



Oakdale Public School Board of Education Special Meeting
Thursday, October 24, 2024
5:30 PM

Fine Arts Building - Auditorium, 10901 N. Sooner Road, Edmond, Oklahoma 73013

1. **Routine Items:**
 - Call to Order
 - Roll Call
 - Establishment of Quorum
 - Possible vote to approve agenda
2. Discussion and possible action on GMP Amendment No. 1 Oakdale Bond Issue 2024 to the Guarantee Maximum Price Contract with Willowbrook for construction management services. Expenditures are to be paid from Bond Fund 2024.
3. Discussion and possible action on approving General Fund payment to Drive Research, payment #875
4. Discussion and possible action on approving Agreement for Assistance with Oklahoma County commissioners.
5. **Discussion on long-range planning for district.**
6. **Adjourn**

Notice of this meeting was given to the Oklahoma County Clerk on

_____.

This agenda was posted on the school web page, at the south (main) entrance of the school, and at the Kim Lanier Fine Arts Building on _____ at _____ PM by Marlene Martinez, Board Clerk.



AIA Document A133[®] – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 24th day of October in the year 2024, is incorporated into the accompanying AIA Document A133TM-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 13th day of February in the year 2024 (the "Agreement")

for the following PROJECT:
Amendment No. 1 (Base Bid, Alternates 1, 2)

Oakdale Public School Bond Issue 2024
10901 N. Sooner Rd.
Edmond, OK 73013

THE OWNER: Oakdale Public School
Elementary School District Number 29 of Oklahoma County
10901 N. Sooner Rd.
Edmond, OK 73013

THE CONSTRUCTION MANAGER:
Willowbrook, Inc.
620 NE 36th Street
Oklahoma City, Oklahoma 73105

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

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.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Nine Million Forty-Four Thousand One Hundred Fifty Nine Dollars and Zero Cents (\$9,044,159.00), 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

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 A201TM-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.

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Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

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: HVAC Unit Replacement (1/MD201)	\$239,713.00
Alternate No. 2: HVAC Unit Replacement (2/MD201)	\$120,376.00

§ 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.

Item	Price	Conditions for Acceptance
Alternates NOT included in the GMP are:		
Alternate No. 3: Canopy C	\$82,733.00	Expires November 9, 2024
Alternate No. 4: Gym Lockers	(\$15,242.00)	Expires November 9, 2024

§ A.1.1.6 Unit prices, if any:

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:

- 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:

- Not later than () calendar days from the date of commencement of the Work.
- By the following date: June 1, 2026

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§ 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
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§ 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	August 30, 2024	All
Addendum	No. 1	September 27, 2024	All
Addendum	No. 2	October 4, 2024	All
Addendum	No. 3	October 7, 2024	All

§ A.3.1.2 The following Specifications:

See Attachment No. 2 – Index of Documents and Drawings

Section	Title	Date	Pages
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§ A.3.1.3 The following Drawings:

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; 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:

Item	Price
Roofing	\$600,000.00
Residential Appliances	\$30,000.00
Permits	\$35,000.00
Testing	\$25,000.00

Unforeseen Conditions	\$50,000.00
Patch/Repair Paving	\$10,000.00
Rock Excavation	\$25,000.00
Protect Existing	\$10,000.00
Misc. Steel	\$20,000.00
Landscaping/Sod	\$25,000.00
Specialty Lighting	\$30,000.00

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:

See Attachment No. 5 – Clarifications and Assumptions

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:

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

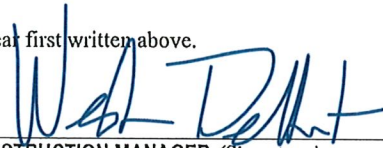
§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:

(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)*
 Kimber Shoop, Board President

(Printed name and title)



 CONSTRUCTION MANAGER *(Signature)*
 Weston DeHart, President

(Printed name and title)

OAKDALE PUBLIC SCHOOLS BOND 2024
 Exhibit "A"
 SUMMARY OF FUNDS AS ISSUED TO WILLOWBROOK
 (Includes all approved change orders)

	<u>DATE</u>	<u>AMOUNT</u>	<u>Extended Amount</u>
PreConstruction Fee - Amendment 1	10/24/2024	\$ 90,441.59	\$ 90,441.59
<u>Amendment No.1 - Bond 2024 Projects</u>	10/24/2024		
GENERAL REQUIREMENTS		\$ 378,500.00	
GENERAL CONDITIONS		\$ 670,200.00	
Bid Package #1 - Earthwork - Seek Construction, LLC		\$ 197,000.00	
Bid Package #2 - Demolition - Total Demolition Services, LLC		\$ 85,200.00	
Bid Package #3 - Site Utilities - WW Builders Inc.		\$ 238,000.00	
Bid Package #4 - Paving & Walks - Bishop Construction, LLC		\$ 62,800.00	
Bid Package #5 - Concrete - Concrete Enterprises, Inc.		\$ 331,100.00	
Bid Package #6 - Masonry - Justin Dallas Construction, LLC		\$ 124,430.00	
Bid Package #7 - Structural Steel - Clint's Welding		\$ 564,400.00	
Bid Package #8 - Roofing - ALLOWANCE		\$ 600,000.00	
Bid Package #9 - General Trades - Willowbrook, Inc.		\$ 289,000.00	
Bid Package #10 - Millwork - EGR Construction, Inc.		\$ 471,375.00	
Bid Package #11 - Waterproofing & Sealants - Bone Dry Waterproofing, LLC		\$ 28,601.00	
Bid Package #12 - Doors, Frames & Hardware - Piper Weatherford of Oklahoma		\$ 146,160.00	
Bid Package #13 - Glass & Glazing - Associated Glass Company		\$ 236,840.00	
Bid Package #14 - Drywall & Ceilings - Modern Coatings, LLC		\$ 505,052.00	
Bid Package #15 - Painting - ALPR Construction, LLC		\$ 114,000.00	
Bid Package #16 - Flooring - Andeco Flooring		\$ 418,000.00	
Bid Package #17 - Specialties (Signage) - Sign Innovations		\$ 38,280.00	
Bid Package #17 - Specialties (Folding Panel Partitions) - Best Companies		\$ 23,285.00	
Bid Package #17 - Specialties (Metal Locker) - Oklahoma Specialty Supply, LLC		\$ 101,000.00	
Bid Package #17 - Specialties (Residential Appliances) - ALLOWANCE		\$ 30,000.00	
Bid Package #17 - Specialties (Patient Lifts) - BMSI		\$ 8,137.00	
Bid Package #17 - Specialties (Window Treatments) - Russell Interiors, Inc.		\$ 8,350.00	
Bid Package #18 - Coiling Counter Doors - DH Pace		\$ 4,872.00	
Bid Package #19 - Fire Protection - VSC Fire & Security		\$ 57,423.00	
Bid Package #20 - Plumbing - Patriot Construction Services Inc.		\$ 475,000.00	
Bid Package #21 - HVAC - DeHart Air Conditioning		\$ 963,500.00	
Bid Package #22 - Electrical - T&B Electric, LLC		\$ 563,717.00	
Bid Package #23 - Tile - Bryan's Flooring		\$ 46,140.00	
Allowance - Permits		\$ 35,000.00	
Allowance - Testing		\$ 25,000.00	
Allowance - Unforeseen Conditions		\$ 50,000.00	
Allowance - Patch/Repair Paving		\$ 10,000.00	
Allowance - Rock Excavation		\$ 25,000.00	
Allowance - Protect Existing		\$ 10,000.00	
Allowance - Misc. Steel		\$ 20,000.00	
Allowance - Landscaping/Sod		\$ 25,000.00	
Allowance - Specialty Lighting		\$ 30,000.00	
CM Contingency		\$ 400,519.00	
Bonds		\$ 77,380.00	
Builders Risk Insurance		\$ 52,627.00	
General Liability Insurance		\$ 72,597.00	
CM Fee		\$ 430,674.00	
Total - Amendment No. 1		<u>\$ 9,044,159.00</u>	<u>\$ 9,134,600.59</u>

Oakdale Public School
2024 Bond Issue
Attachment No. 2

Index of Documents and Drawings

INDEX OF DOCUMENTS AND DRAWINGS

SPECIFICATIONS, dated August 30, 2024, consisting of:

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

Architectural TOC consisting of: Division 1 through 12

Mechanical/Electrical/Civil Engineer TOC consisting of: Division 21 through 33

PLANS, dated August 30, 2024, consisting of:

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G-000	COVER SHEET
G-100	SHEET INDEX, SYMBOLS AND ABBREVIATIONS
G-101	GENERAL CONVENTIONS
G-200	BUILDING CODE ANALYSIS
G-201	OVERALL LIFE SAFETY PLAN
G-202	LIFE SAFETY PLAN – AREA A
G-300	ACCESSIBILITY REQUIREMENTS

CIVIL

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C-101	CURRENT CONDITIONS
C-102	CURRENT CONDITIONS
C-103	GENERAL CONSTRUCTION NOTES
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C-201	SITE DEMOLITION PLAN
C-300	OVERALL SITE PLAN
C-301	CANOPY C SITE PLAN & GRADING PLAN
C-302	CANOPY D SITE PLAN & GRADING PLAN
C-303	SITE PLAN & GRADING PLAN
C-304	SITE PLAN & GRADING PLAN
C-305	CANOPY B – SITE PLAN & GRADING PLAN
C-306	SITE PLAN
C-307	SITE CONSTRUCTION DETAILS
C-400	GRADING PLAN
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S-200	OVERALL FOUNDATION PLAN
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S-202	FOUNDATION PLAN AREA B / AREA C / CANOPY B
S-203	CANOPY A/C/D FOUNDATION PLANS
S-300	FOUNDATION DETAILS
S-301	FOUNDATION DETAILS
S-302	FOUNDATION DETAILS
S-400	OVERALL ROOF FRAMING PLAN

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S-402	ROOF FRAMING PLANS AREA B / AREA C
S-403	CANOPY ROOF FRAMING PLANS
S-500	FRAMING DETAILS
S-501	FRAMING DETAILS
S-502	FRAMING DETAILS
S-600	CANOPY FRAMING DETAILS
S-601	CANOPY FRAMING DETAILS
S-602	CANOPY FRAMING DETAILS
S-700	BRACING ELEVATIONS / DETAILS

DEMOLITION

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AD002	DEMOLITION SITE DETAILS
AD110	DEMOLITION OVERALL FLOOR PLAN
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AD112	DEMOLITION FLOOR PLAN – AREA B
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AD114	DEMOLITION FLOOR PLAN – AREA D
AD115	DEMOLITION FLOOR PLAN – AREA E
AD131	DEMOLITION REFLECTED CEILING PLAN – AREA A
AD132	DEMOLITION REFLECTED CEILING PLAN – AREA B
AD133	DEMOLITION REFLECTED CEILING PLAN – AREA C
AD134	DEMOLITION REFLECTED CEILING PLAN – AREA D
AD135	DEMOLITION REFLECTED CEILING PLAN – AREA E
AD200	DEMOLITION BUILDING ELEVATIONS
AD310	DEMOLITION WALL SECTIONS
AD311	DEMOLITION WALL SECTIONS

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A-001	ARCHITECTURAL SITE PLAN
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A-003	ENLARGED SITE PLAN & DETAILS – CANOPY A
A-004	ENLARGED SITE PLAN & DETAILS – CANOPY B
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A-154	ROOF DETAILS
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A-513	VERTICAL DETAILS – AREA C
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A-602	TYPICAL DOOR & WINDOW DETAILS (HEAD, JAMB, SILL)
A-610	WINDOW ELEVATIONS & SCHEDULE
A-620	INTERIOR PARTITION TYPES
A-621	TYPICAL INTERIOR PARTITION TYPE DETAILS
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A-702	INTERIOR DETAILS
A-703	INTERIOR SIGN DETAILS
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A-724	INTERIOR SPECIALTIES PLAN – AREA D
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A-734	INTERIOR ELEVATIONS – AREA B
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A-740	CASEWORK DETAILS
A-741	CASEWORK DETAILS
A-742	CASEWORK DETAILS (RECEPTION)
A-743	CASEWORK DETAILS (SUPER. RECEPTION)
A-900	ARCHITECTURAL RENDERINGS

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F-104	FIRE PROTECTION PLAN – AREA D
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MECHANICAL

M-000	MECHANICAL TITLE SHEET
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MD-102	MECHANICAL DEMOLITION PLAN – AREA C
MD-103	MECHANICAL DEMOLITION PLAN – AREA D
MD-104	MECHANICAL DEMOLITION PLAN – AREA E
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M-100	MECHANICAL CANOPY PLAN
M-101	MECHANICAL DUCTWORK PLAN – AREA A
M-102	MECHANICAL DUCTWORK PLAN – AREA B
M-103	MECHANICAL DUCTWORK PLAN – AREA C
M-104	MECHANICAL DUCTWORK PLAN – AREA D
M-105	MECHANICAL DUCTWORK PLAN – AREA E
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M-202	MECHANICAL ROOF PLAN – AREA C AND AREA E
M-203	MECHANICAL ROOF PLAN – ALTERNATE
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P-000	PLUMBING TITLE SHEET
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PD-103	PLUMBING DEMOLITION PLAN – AREA C
PD-104	PLUMBING DEMOLITION PLAN – AREA D
PD-105	PLUMBING DEMOLITION PLAN – AREA E
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P-103	PLUMBING PLAN – BELOW GRADE – AREA C
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P-105	PLUMBING PLAN – BELOW GRADE – AREA E
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P-112	PLUMBING PLAN – ABOVE GRADE – AREA C
P-113	PLUMBING PLAN – ABOVE GRADE – AREA D
P-114	PLUMBING PLAN – ABOVE GRADE – AREA E
P-115	PLUMBING SITE PLANS – CANOPY D
P-116	PLUMBING SITE PLANS – CANOPY A
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ED-103	ELECTRICAL DEMOLITION PLAN – AREA D
ED-104	ELECTRICAL DEMOLITION PLAN – AREA E
E-001	ELECTRICAL SITE PLAN – ENLARGED VIEWS
E-002	ELECTRICAL SITE PLAN – ENLARGED VIEWS
E-101	ELECTRICAL LIGHTING PLAN – AREA A
E-102	ELECTRICAL LIGHTING PLAN – AREA B
E-103	ELECTRICAL LIGHTING PLAN – AREA C
E-104	ELECTRICAL LIGHTING PLAN – AREA D
E-105	ELECTRICAL LIGHTING PLAN – AREA E
E-200	ELECTRICAL POWER PLAN - OVERALL
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E-202	ELECTRICAL POWER PLAN – AREA B

E-203	ELECTRICAL POWER PLAN – AREA C
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E-403	ELECTRICAL RISER DIAGRAM – ADDITION
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TD-103	TECHNOLOGY DEMO PLAN – AREA C
TD-104	TECHNOLOGY DEMO PLAN – AREA C
TD-105	TECHNOLOGY DEMO PLAN – AREA E
T-101	TECHNOLOGY PLAN – AREA A
T-102	TECHNOLOGY PLAN – AREA B
T-103	TECHNOLOGY PLAN – AREA C
T-104	TECHNOLOGY PLAN – AREA D
T-105	TECHNOLOGY PLAN – AREA E
T-501	TECHNOLOGY DETAILS
T-502	TECHNOLOGY DETAILS
T-503	TECHNOLOGY DETAILS

ADDENDA

Addendum No. 1 dated September 27, 2024

21 Plans; G100, C102, C201, C306, C400, C500, AD111, AD115, A003, A004, A111, 1311, A313, 1601, A711, M000, M100, M101, M106, M601, P116

Addendum No. 2 dated October 4, 2024

5 Plans; A312, A700, A711, M102, M601

Addendum No. 3 dated October 7, 2024

2 Plans; A601, A733

END OF SECTION

Oakdale Public School
2024 Bond Issue
Attachment No. 3

Recommendation of Bids

BID RECOMMENDATIONS: BASE BID, ALTERNATES # 1, # 2

Sealed bids were opened and read aloud in accordance with the Advertisement for Bids at 2:00 PM, on October 10th, 2024 for the following:

BID PACKAGE 1: EARTHWORK	Base Bid	Alternate #1: HVAC Unit Replacement (ref: 1/IMD201)	Alternate #2: HVAC Unit Replacement (ref: 2/IMD201)	Alternate #3: Exterior Walkway Canopies	Alternate #4: Gym Lockers	Total Bid
Seek Construction, LLC	\$ 197,000.00			\$ 1,000.00		\$ 197,000.00
WW Builders Inc.	\$ 219,850.00					\$ 219,850.00
Great Plains Construction, LLC	\$ 365,750.00					\$ 365,750.00

RECOMMENDATION: Award the Base Bid to the low responsible bidder, Seek Construction, LLC, for a total contract amount of \$197,000.00.

BID PACKAGE 2: DEMOLITION	Base Bid	Alternate #1: HVAC Unit Replacement (ref: 1/IMD201)	Alternate #2: HVAC Unit Replacement (ref: 2/IMD201)	Alternate #3: Exterior Walkway Canopies	Alternate #4: Gym Lockers	Total Bid
Total Demolition Services, LLC	\$ 85,200.00					\$ 85,200.00
Native Wrecking Services, LLC	\$ 107,310.00					\$ 107,310.00
Midwest Wrecking Co., LLC	\$ 137,840.00					\$ 137,840.00

RECOMMENDATION: Award the Base Bid to the low responsible bidder, Total Demolition Services, LLC, for a total contract amount of \$85,200.00.

BID PACKAGE 3: SITE UTILITIES	Base Bid	Alternate #1: HVAC Unit Replacement (ref: 1/IMD201)	Alternate #2: HVAC Unit Replacement (ref: 2/IMD201)	Alternate #3: Exterior Walkway Canopies	Alternate #4: Gym Lockers	Total Bid
WW Builders Inc.	\$ 238,000.00					\$ 238,000.00
Patriot Construction Services, Inc.	\$ 299,000.00					\$ 299,000.00
Grooms & Pollard Utilities, LLC	\$ 302,135.00					\$ 302,135.00

RECOMMENDATION: Award the Base Bid to the low responsible bidder, WW Builders Inc. for a total contract amount of \$238,000.00.

BID PACKAGE 4: PAVING AND WALKS	Base Bid	Alternate #1: HVAC Unit Replacement (ref: 1/IMD201)	Alternate #2: HVAC Unit Replacement (ref: 2/IMD201)	Alternate #3: Exterior Walkway Canopies	Alternate #4: Gym Lockers	Total Bid
Bishop Construction, LLC	\$ 62,800.00					\$ 62,800.00
Turning Point Industries, Inc.	\$ 95,000.00			\$ (9,500.00)		\$ 95,000.00
WW Builders Inc.	\$ 124,500.00			\$ (6,985.00)		\$ 124,500.00
Cantera Concrete Company, LLC	\$ 143,350.00					\$ 143,350.00

RECOMMENDATION: Award the Base Bid to the low responsible bidder, Bishop Construction, LLC, for a total contract amount of \$62,800.00.

BID PACKAGE 5: CONCRETE	Base Bid	Alternate #1: HVAC Unit Replacement (ref: 1/IMD201)	Alternate #2: HVAC Unit Replacement (ref: 2/IMD201)	Alternate #3: Exterior Walkway Canopies	Alternate #4: Gym Lockers	Total Bid
Concrete Enterprises, Inc.	\$ 331,100.00			\$ 20,000.00		\$ 331,100.00
L&E Paving	\$ 369,990.00			\$ 2,500.00		\$ 369,990.00
4G Concrete, Inc.	\$ 374,700.00			\$ 47,800.00		\$ 374,700.00
WW Builders Inc.	\$ 409,901.00			\$ (4,500.00)		\$ 409,901.00
Lithko Contracting, LLC	\$ 494,400.00			\$ 7,100.00		\$ 494,400.00
Cantera Concrete Company, LLC	\$ 581,710.00			\$ 14,030.00		\$ 581,710.00

RECOMMENDATION: Award the Base Bid to the low responsible bidder, Concrete Enterprises, Inc., for a total contract amount of \$331,100.00.

BID PACKAGE 6: MASONRY	Base Bid	Alternate #1: HVAC Unit Replacement (ref: 1/IMD201)	Alternate #2: HVAC Unit Replacement (ref: 2/IMD201)	Alternate #3: Exterior Walkway Canopies	Alternate #4: Gym Lockers	Total Bid
Justin Dallas Construction, LLC	\$ 124,430.00					\$ 124,430.00
Swift Corp. dba Swift Exteriors	\$ 138,000.00					\$ 138,000.00
KBA Constructors, LLC	\$ 144,600.00					\$ 144,600.00
Al Slattery Masonry, Inc	\$ 159,669.00					\$ 159,669.00
Mid-Continental Restoration Company, Inc.	\$ 166,000.00			\$ 72,000.00		\$ 166,000.00
Sun Valley Masonry, Inc.	\$ 175,000.00					\$ 175,000.00
Jill Lonestar Industries, LLC	\$ 220,900.00					\$ 220,900.00
C & N Masonry, Inc.	\$ 290,375.00					\$ 290,375.00

RECOMMENDATION: Award the Base Bid to the low responsible bidder, Justin Dallas Construction, LLC for a total contract amount of \$124,430.00.

BID PACKAGE 7: STRUCTURAL STEEL (MATERIAL AND ERECTION)	Base Bid	Alternate #1: HVAC Unit Replacement (ref: 1/IMD201)	Alternate #2: HVAC Unit Replacement (ref: 2/IMD201)	Alternate #3: Exterior Walkway Canopies	Alternate #4: Gym Lockers	Total Bid
Clint's Welding, LLC	\$ 564,400.00			\$ 41,320.00		\$ 564,400.00
Weibee Steel, Inc.	\$ 595,000.00			\$ (14,920.00)		\$ 595,000.00
Dale Miller Group, LLC dba Larrance Steel	\$ 652,520.00			\$ 34,632.00		\$ 652,520.00
Shawnee Fabricators, Inc.	\$ 873,000.00			\$ 24,500.00		\$ 873,000.00
HK&S Iron Co., Inc.	\$ 1,080,000.00			\$ 35,000.00		\$ 1,080,000.00

RECOMMENDATION: Award the Base Bid to the low responsible bidder, Clint's Welding, LLC for a total contract amount of \$564,400.00.



BID PACKAGE 8: ROOFING	Base Bid	Alternate #1: HVAC Unit Replacement (ref: 1/IMD201)	Alternate #2: HVAC Unit Replacement (ref: 2/IMD201)	Alternate #3: Exterior Walkway Canopies	Alternate #4: Gym Lockers	Total Bid
No Bids Received						
RECOMMENDATION: Rebid. The cost report includes an allowance to cover procurement of this bid package.						
BID PACKAGE 9: GENERAL TRADES	Base Bid	Alternate #1: HVAC Unit Replacement (ref: 1/IMD201)	Alternate #2: HVAC Unit Replacement (ref: 2/IMD201)	Alternate #3: Exterior Walkway Canopies	Alternate #4: Gym Lockers	Total Bid
Willowbrook, Inc.	\$ 289,000.00					\$ 289,000.00
Red Mountain Company	\$ 340,000.00					\$ 340,000.00
WV Builders Inc.	\$ 745,000.00					\$ 745,000.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Willowbrook, Inc. for a total contract amount of \$289,000.00.						
BID PACKAGE 10: MILLWORK	Base Bid	Alternate #1: HVAC Unit Replacement (ref: 1/IMD201)	Alternate #2: HVAC Unit Replacement (ref: 2/IMD201)	Alternate #3: Exterior Walkway Canopies	Alternate #4: Gym Lockers	Total Bid
EGR Construction, Inc.	\$ 471,375.00					\$ 471,375.00
Wood Systems, Inc.	\$ 518,155.00					\$ 518,155.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, EGR Construction, Inc. for a total contract amount of \$471,375.00.						
BID PACKAGE 11: WATERPROOFING & SEALANTS	Base Bid	Alternate #1: HVAC Unit Replacement (ref: 1/IMD201)	Alternate #2: HVAC Unit Replacement (ref: 2/IMD201)	Alternate #3: Exterior Walkway Canopies	Alternate #4: Gym Lockers	Total Bid
Bone Dry Waterproofing, LLC	\$ 28,601.00					\$ 28,601.00
Oklahoma Roofing & Sheet Metal, LLC	\$ 29,802.00					\$ 29,802.00
CHM Weatherguard	\$ 44,820.00					\$ 44,820.00
Ok Building Solutions, LLC	\$ 84,000.00					\$ 84,000.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Bone Dry Waterproofing, LLC for a total contract amount of \$28,601.00.						
BID PACKAGE 12: HOLLOW METAL DOOR AND FRAMES/WOOD DOORS/HARDWARE	Base Bid	Alternate #1: HVAC Unit Replacement (ref: 1/IMD201)	Alternate #2: HVAC Unit Replacement (ref: 2/IMD201)	Alternate #3: Exterior Walkway Canopies	Alternate #4: Gym Lockers	Total Bid
Piper Weatherford of Oklahoma	\$ 146,160.00					\$ 146,160.00
Scovil & Sides Hardware Company	\$ 168,227.00					\$ 168,227.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Piper Weatherford of Oklahoma for a total contract amount of \$146,160.00.						

BID PACKAGE 13: GLASS AND GLAZING	Base Bid	Alternate #1: HVAC Unit Replacement (ref: 1/IMD201)	Alternate #2: HVAC Unit Replacement (ref: 2/IMD201)	Alternate #3: Exterior Walkway Canopies	Alternate #4: Gym Lockers	Total Bid
Associated Glass Company	\$ 236,840.00					\$ 236,840.00
Accent Glass Services, LLC	\$ 237,000.00					\$ 237,000.00
Lee Glass & Window Inc	\$ 248,000.00					\$ 248,000.00
Tiestsort LLC	\$ 256,185.00					\$ 256,185.00

RECOMMENDATION: Award the Base Bid to the low responsible bidder, Associated Glass Company for a total contract amount of \$236,840.00.

BID PACKAGE 14: DRYWALL AND CEILINGS	Base Bid	Alternate #1: HVAC Unit Replacement (ref: 1/IMD201)	Alternate #2: HVAC Unit Replacement (ref: 2/IMD201)	Alternate #3: Exterior Walkway Canopies	Alternate #4: Gym Lockers	Total Bid
Modern Coatings, LLC	\$ 505,052.00					\$ 505,052.00
Wiljo Interiors, Inc.	\$ 582,640.00					\$ 582,640.00

RECOMMENDATION: Award the Base Bid to the low responsible bidder, Modern Coatings, LLC for a total contract amount of \$505,052.00.

BID PACKAGE 15: PAINTING	Base Bid	Alternate #1: HVAC Unit Replacement (ref: 1/IMD201)	Alternate #2: HVAC Unit Replacement (ref: 2/IMD201)	Alternate #3: Exterior Walkway Canopies	Alternate #4: Gym Lockers	Total Bid
WH Baca & Son's Construction, LLC	\$ 68,000.00					\$ 68,000.00
Advanced Commercial Painting, LLC	\$ 110,200.00			\$ 1,500.00		\$ 110,200.00
ALPR Construction, LLC	\$ 114,000.00			\$ 5,900.00		\$ 114,000.00
Cherokee Painting	\$ 150,080.00					\$ 150,080.00
Vega's Drywall & Painting, LLC	\$ 188,050.00					\$ 188,050.00

Title 61; Section 117 Award to Other Than Lowest Bidder states: If an award is made to other than the lowest bidder, the awarding public agency shall accompany its action with a publicized statement setting forth the reason for its action. Such a statement shall be placed on file, open to public inspection and be a matter of public record.

RECOMMENDATION: The apparent low bidder, WH Baca & Son's Construction, LLC, has admitted an error in the preparation of their bid and respectfully requests their bid be set aside. See attached letter. The second low bidder, Advanced Commercial Painting, LLC has past performance issues documented by the construction manager. Therefore, we recommend awarding the base bid to the third low bidder, ALPR Construction, LLC, for a total contract amount of \$114,000.00.

BID PACKAGE 16: FLOORING	Base Bid	Alternate #1: HVAC Unit Replacement (ref: 1/IMD201)	Alternate #2: HVAC Unit Replacement (ref: 2/IMD201)	Alternate #3: Exterior Walkway Canopies	Alternate #4: Gym Lockers	Total Bid
Andeco Flooring & Blinds, LLC	\$ 418,000.00					\$ 418,000.00
Bryan's Flooring, LLC	\$ 420,784.00					\$ 420,784.00

RECOMMENDATION: Award the Base Bid to the low responsible bidder, Andeco Flooring & Blinds, LLC for a total contract amount of \$418,000.00.

Katy Olson

Subject: FW: Oakdale Bid

From: Yoyma Pedroso WH Baca Construction <baca@whbacasonsconstruction.com>

Sent: Tuesday, October 15, 2024 12:25 AM

To: Cory Pivniska <cory.pivniska@willowbrook.build>

Cc: Rick Watts <rick.watts@willowbrook.build>; Hilary Peters <hilary.peters@willowbrook.build>

Subject: Oakdale Bid

Cory,

After carefully considering our conversation this afternoon, we must pass it along to the next bidder. We greatly appreciate the opportunity, but we overlooked the exterior canopies, and you are correct, it is a lot of work to cover with that low budget.

We are very grateful for your call this afternoon and talking to us about it. We overlooked the canopies, didn't see that as an Alternative either, and we didn't address it into our budget.

We were talking about it all day long, and I can't sleep thinking about it still, so please do pass it on. We would like to take full responsibility, but we did make a huge mistake.

Please accept our apologies. We will continue to bid on future projects more carefully.

Thank you for understanding,

Yoyma Pedroso

405 268 4448

WH Baca & Son's Construction

BID PACKAGE 17: NEXT PAGE						
BID PACKAGE 18: OVERHEAD COILING DOORS	Base Bid	Alternate #1: HVAC Unit Replacement (ref: 1/IMD201)	Alternate #2: HVAC Unit Replacement (ref: 2/IMD201)	Alternate #3: Exterior Walkway Canopies	Alternate #4: Gym Lockers	Total Bid
DH Pace Door Services, Inc.	\$ 4,872.00					\$ 4,872.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, DH Pace Door Services, Inc. for a total contract amount of \$4,872.00.						
BID PACKAGE 19: FIRE PROTECTION	Base Bid	Alternate #1: HVAC Unit Replacement (ref: 1/IMD201)	Alternate #2: HVAC Unit Replacement (ref: 2/IMD201)	Alternate #3: Exterior Walkway Canopies	Alternate #4: Gym Lockers	Total Bid
VSC Fire & Security, Inc.	\$ 57,423.00					\$ 57,423.00
Frazier Fire, LLC	\$ 74,000.00					\$ 74,000.00
APS FireCo, LLC	\$ 103,026.52					\$ 103,026.52
RECOMMENDATION: Award the Base Bid to the low responsible bidder, VSC Fire & Security, Inc. for a total contract amount of \$57,423.00.						
BID PACKAGE 20: PLUMBING	Base Bid	Alternate #1: HVAC Unit Replacement (ref: 1/IMD201)	Alternate #2: HVAC Unit Replacement (ref: 2/IMD201)	Alternate #3: Exterior Walkway Canopies	Alternate #4: Gym Lockers	Total Bid
Patriot Construction Services, Inc.	\$ 475,000.00					\$ 475,000.00
Denali Plumbing LLC	\$ 564,566.00					\$ 564,566.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Patriot Construction Services, Inc. for a total contract amount of \$475,000.00.						
BID PACKAGE 21: HVAC	Base Bid	Alternate #1: HVAC Unit Replacement (ref: 1/IMD201)	Alternate #2: HVAC Unit Replacement (ref: 2/IMD201)	Alternate #3: Exterior Walkway Canopies	Alternate #4: Gym Lockers	Total Bid
DeHart Air Conditioning and Electronics, Inc.	\$ 648,500.00	\$ 210,000.00	\$ 105,000.00			\$ 963,500.00
Waggoners' Heating and Air Conditioning Inc.	\$ 682,388.00	\$ 395,129.00	\$ 114,790.00			\$ 1,192,317.00
RECOMMENDATION: Award the Base Bid plus Alternate No. 1 and Alternate No. 2 to the low responsible bidder, DeHart Air Conditioning and Electronics, Inc. for a total contract amount of \$963,500.00.						

BID PACKAGE 22: ELECTRICAL	Base Bid	Alternate #1: HVAC Unit Replacement (ref: 1/IMD201)	Alternate #2: HVAC Unit Replacement (ref: 2/IMD201)	Alternate #3: Exterior Walkway Canopies	Alternate #4: Gym Lockers	Total Bid
T&B Electric, LLC	\$ 559,788.00	\$ 2,312.00	\$ 1,617.00	\$ 5,156.00		\$ 563,717.00
Don Schimmels Electric Inc.	\$ 597,000.00	\$ 15,500.00	\$ 4,000.00	\$ 5,500.00	\$ 1,500.00	\$ 616,500.00
Bright Electric	\$ 650,000.00			\$ 15,000.00	\$ 15,000.00	\$ 650,000.00
KL Bradley Electric Inc	\$ 712,000.00	\$ 28,000.00	\$ 15,000.00	\$ 9,800.00		\$ 755,000.00
RECOMMENDATION: Award the Base Bid plus Alternate No. 1 and Alternate No. 2 to the low responsible bidder, T&B Electric, LLC. for a total contract amount of \$563,717.00.						
BID PACKAGE 23: TILE	Base Bid	Alternate #1: HVAC Unit Replacement (ref: 1/IMD201)	Alternate #2: HVAC Unit Replacement (ref: 2/IMD201)	Alternate #3: Exterior Walkway Canopies	Alternate #4: Gym Lockers	Total Bid
Bryan's Flooring, LLC	\$ 46,140.00					\$ 46,140.00
Andeco Flooring and Blinds, LLC	\$ 79,900.00					\$ 79,900.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Bryan's Flooring, LLC. for a total contract amount of \$46,140.00.						

BID PACKAGE 17: SPECIALTIES	Signage	Folding Panel Partitions	Residential Appliances	Patient Lifts	Window Treatment	Metal Lockers	Metal Lockers Alt
A-Max Sign Company Inc	\$ 68,000.00						
Best Companies, Inc. dba Best Companies		\$ 23,285.00				\$ 102,271.00	\$ (8,406.00)
BMSI (Building Material Supply Inc.)				\$ 8,137.00			
Contract Drapery & Blind Inc.					\$ 21,800.00		
J&B Graphics	\$ 48,298.69						
Murray Womble		\$ 27,570.00					
OK Specialty Supply						\$ 101,000.00	\$ (13,500.00)
Russell Interiors Inc.							
Sign Innovations	\$ 38,280.00				\$ 8,350.00		
Vital Signs	\$ 49,885.40						
Wildcat Manufacturing						\$ 43,848.50	

Title 61; Section 117 Award to Other Than Lowest Bidder states: If an award is made to other than the lowest bidder, the awarding public agency shall accompany its action with a publicized statement setting forth the reason for its action. Such a statement shall be placed on file, open to public inspection and be a matter of public record.

Title 61; Section 119.1 Certain Contract to be Negotiated When No Bid is Received; Subsection A states: If no timely bid is received after bid notices have been published on any proposed public construction contract which does not exceed Fifty Thousand Dollars (\$50,000.00): 1. The governing body of a county, city, town or school district may direct its employees or agents to negotiate the contract with a prospective contractor.

RECOMMENDATION: The apparent low bidder for metal lockers did not include installation, therefore considered non-responsive. Award the Base Bid to the low bidders highlighted as listed pending architectural review and approval of the proposed products and quantities specified. No bids were received for Residential Appliances. 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. The cost report includes an allowance to cover procurement for the residential appliances.

Detail of Bid Package #17 - Specialties:

Signage	\$ 38,280.00	Sign Innovations
Folding Panel Partitions	\$ 23,285.00	Best Companies, Inc. dba Best Companies
Residential Appliances	\$ 30,000.00	Allowance
Patient Lifts	\$ 8,137.00	BMSI (Building Material Supply Inc.)
Window Treatment	\$ 8,350.00	Russell Interiors Inc.
Metal Lockers	\$ 101,000.00	Oklahoma Specialty Supply, LLC
Total Combined	\$ 209,052.00	

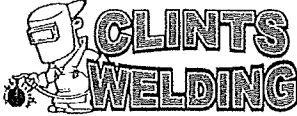
Oakdale Public School
2024 Bond Issue
Attachment No. 4
Bid Qualifications

BP #7 – Structural Steel

BP #17 – Specialties (Signage)

BP# 7 Structural Steel (Material & Erection)

24-138 Oakdale Public School Bond Project 2024 Steel Proposal.xlsx



P.O. Box 95271
Oklahoma City, OK 73143
Phone:(405) 677-3957
Fax:(405) 672-0187

Proposal

Bid Date: 10/10/2024

Proposed To:	
Name:	Willowbrook Construction Services
Address:	620 NE. 36th St.
City/State:	Oklahoma City, OK
Contact:	Katy Olson
Phone:	405-224-1554
Mobile:	N/A
Email:	Katy.Olson@willowbrook.build

Work to be performed at:	
Project:	Oakdale Public School Bond Project 2024
Address:	10901 N. Sooner Rd. Edmond, OK
Plans:	Structural, Architectural
Date of Plans:	8/30/2024
Specs:	Division 5
Engineer:	James Alan Hoffman - 18879
Addendum:	1 (9-27-24), 2 (10-04-24), 3 (10-7-24)

We hereby propose to furnish all material and/or perform the labor necessary for completion of:

SCOPE OF WORK:

STRUCTURAL AND MISCELLANEOUS STEEL INCLUDING:

Shop Drawings; Structural Steel per plans: (126) Columns, (51) Wide Flange Beams, (167) HSS Beams, (85) Channel Beams, (6) Wind Braces, (103) Edge Angle, (71) Kickers, (15) Embed Angles (Delivery Only), (1) RTU Frame, (7) Roof Opening Frames. ; Misc. Steel per plans: (651ft) Guardrail, (1) Parapet Ships Ladder, (Up to 11,600Sqft) Metak Deck, (Up to 154) Joists

FABRICATION ONLY (with DELIVERY) FOR...	\$363,700	(tax exempt, bid bond Included)
COMBINED FABRICATION & ERECTION FOR...	\$564,400	

The "Qualifications", "Specific Exclusions" and "Standard Exclusions" below are all part of this proposal. Please read ALL carefully.

** ANY MATERIAL PRICE INCREASE INCURRED BY CLINT'S WELDING, LLC. AFTER THE EFFECTIVE DATE OF THIS BID, WILL BECOME PART OF THIS BID IN THE FORM OF CHANGE ORDERS. NO MARKUP OR ADDITIONAL COST/PROFIT WILL BE ADDED. **

QUALIFICATIONS:

- * Material Prices Subject to Change Due to Mill Increases and Proposed Tariff's
- * Engineering calculations, engineering stamps, or other design work is excluded. Shop drawings are not reviewed or stamped by an engineer.
- * All items will receive one standard red oxide shop coat after fabrication. Touch up painting after delivery is excluded.
- * Contract drawings requiring multiple RFI's may be subject to additional detailing charges.
- * If bonding is required, an additional 5% minimum will be added to the total cost.

All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and in accord with the AISC Specification for Structural Steel Buildings 13th Edition, and warranted for 12 months.

Schedule of Earned Values

Description of Work	Value
Project Name: Oakdale Public School Bond Project 2024	Total Job Weight: 81.6 TONS
* Shop Drawings & Engineering	\$17,000
* Materials	\$240,900
* Fabrication & Delivery	\$95,800
* Erection	\$195,700
* Bid Bond @ 3%	\$15,000
Sub-Total (not including tax)	\$564,400
plus tax of	\$0
Total	\$564,400

We look forward to working with you,
Aaron Ainsworth - Estimator

Note - This proposal may be withdrawn by us if not accepted within 14 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, conditions and exclusions below are satisfactory and are hereby accepted. Clint's Welding, LLC. is authorized to do the work as specified.

Company: _____

Signature: _____

Date: _____

Position: _____

DELIVERY

Shop drawings to be submitted for approval four to five weeks after order placed and final drawings provided, steel manufactured four to five weeks after receipt of approved shop drawings, installation schedule to be coordinated prior to contract.

SUPPLY & INSTALLATION EXCLUSIONS SPECIFIC TO THIS PROJECT

- 1 Light gauge steel framing; Cold formed steel deck support angles. Sheet metal items, metal studs or tracks.
- 2 Bituminous Paint
- 3 All Stainless Steel Railing
- 4 Any New Ballards (No Location Given)
- 5
- 6
- 7
- 8
- 9

STANDARD EXCLUSIONS FOR ALL PROJECTS

- 10 Liquidated Damages of any kind
- 11 Indemnity clauses absolving contractor from any negligence will not be accepted on the project contract
- 12 All ferro and/or RT scanning of existing conditions.
- 13 Premium for nights, weekends, or after-hours work. Proposal based on standard Monday through Friday work week, unless specifically noted otherwise.
- 14 Requirements for AESS finish. Proposal based on standard SSPC-2 cleaning and finish.
- 15 Off-loading of steel deliveries. All labor and equipment to off-load is by others.
- 16 Installation of any and all embedded items.
- 17 Reinforcing steel of any kind
- 18 Surveying and marking of lines, grades, or elevations
- 19 Shoring or shoring materials.
- 20 Items shown on Civil, Landscape, or MEP drawings, such as cast iron grates, frames, and bicycle racks.
- 21 Signs or supports
- 22 Toilet partitions or accessories
- 23 Pre-engineered metal building components or accessories
- 24 Hat or furring channels
- 25 Specialty metals (Aluminum, Brass, Bronze, Copper, Cor-Ten Steel, Stainless Steel, or Wrought Iron)
- 26 Masonry anchors or ties
- 27 Steel allowances or Bonds; Monetary bonds of any kind
- 28 Supply or installation of grout
- 29 Gutters, downspouts, boots, or hanger straps
- 30 Metal windows, doors, louvers, or grilles
- 31 Manhole rings or covers
- 32 Light gauge steel framing; Cold formed steel deck support angles. Sheet metal items, metal studs or tracks.
- 33 All Simpson products.
- 34 Bolts for other trades to attach to our steel
- 35 All costs of inspection or testing other than standard mill test reports
- 36 Sandblasting, Powdercoating, and/or any finish coat (ie:Tnemec) brand paint
- 37 Light poles or anchor bolts for light poles
- 38 Materials not sized or drawn on plans
- 39 Galvanized products may have a non-uniform appearance. All galvanizing meets industry standards. Filling of weep holes is excluded.

STANDARD EXCLUSIONS FOR ALL ERECTED PROJECTS

- 40 Establishment of all control lines, both North & South, East & West at each elevation
- 41 Establishment of reference elevations on slabs or piers for all trades to refer to
- 42 Cleaning of anchor bolts or weld embed plates
- 43 Costs to modify steel for attachment to anchor bolts or embed items installed by others outside tolerances of AISC Code 7.5.x
- 44 Costs of Demolition, Protection, Field Surveying and Dimensioning, or Hazardous Materials Abatement of Existing Structures In accord with AISC Code Section 1.7
- 45 Costs of removal of backing bars in excess of requirements AISC Code 6.3.2
- 46 Field painting of bolt heads and nuts, field welds, abrasions, repairs of damage to painted surfaces, and/or removal of foreign materials due to adverse job site conditions
- 47 Erection, Shoring, or Hoisting of any materials not specifically included in proposal
- 48 Any allowances for steel erection
- 49 Opening or closing of roof penetrations, cuts, alterations or holes in installed material for accommodation of work by others (Specifically RTU Units)
- 50 Installation of wall mounted handrails, or any layout of "Blocking" for mounting Items
- 51 Concrete core drilling
- 52 The correction of minor misfits by moderate amounts of reaming, grinding, welding or cutting, and drawing of elements into line with drift pins, shall be considered normal erection operations in accord with AISC Code 7.14, and will be permitted.
- 53 Additional costs to erect & finish architecturally exposed structural steel (AESS)
- 54 Safety protection for other trades after erection operations are complete; Leading Edge or Any Safety Cable
- 55 Costs of revision or placing on hold fabricated or erected material after it has once been released for construction, or costs of significant delay in fabrication or erection for the convenience of others
- 56 Unless otherwise noted, deck will be fastened to structural steel by powder actuated fastening system.
- 57 All insulation installation is excluded with acoustical or Epic type deck purchase.
- 58 Review OSHA 1926CFR Subpart R for General Contractor responsibilities, including but not limited to: anchor bolt placement, concrete curing, adequate jobsite roads for deliveries and crane set-up, control lines, and finished floor elevation locations.
- 59 Any costs to excavate, fill, re-sod, re-fence, or replace plants and shrubs if damaged in course of normal erection operations.

BP#17 Specialties (Signage)



SIGN INNOVATIONS

#1178

10/9/2024

Prepared For:

CMS Willowbrook Construction
Katy Olson
620 N.E. 36th St
Oklahoma City, OK 73105

Phone: 405-600-9207 Fax: 405-600-9213
Alt. Phone: 405-574-2606
E-Mail: mroberts@cmswillowbrook.com

Prepared By:

Michael Gipson
Sign Innovations
1333 SE 38th St
Oklahoma City, OK 73129
USA

Direct Line: 405-819-6349
Phone: 405-840-1151 Fax: 405-840-1162
Alt. Phone:
E-Mail: michael@signin.net

Description:

Oakdale Public Schools- Administration Building, 10901 N. Sooner Rd. Edmond, OK 73013

Estimated time for production: 30 working days

Quantity	Description	Each	Total	Taxable
23	ADA Sign type 1	85.00	\$1,955.00	
37	ADA Sign type 2	65.00	\$2,405.00	
12	ADA Sign type 3	95.00	\$1,140.00	
1	ADA Sign type 5	85.00	\$85.00	
15	ADA Sign type EX1	30.00	\$450.00	
1	Reception Sign- "HOME OF THE ROCKETS" Flat cut acrylic lettering 6"/8" Aluminum Logo- halo-lit	5820.00	\$5,820.00	
1	"OAKDALE PUBLIC SCHOOL" - 1/4" Aluminum lettering 6"/ 10" - Interior	1565.00	\$1,565.00	
1	"CONCESSIONS"- Vinyl applied graphic with di-cut lettering	800.00	\$800.00	
1	"ROCKET CAFETERIA"- 1/4" Aluminum lettering 12" - interior	1950.00	\$1,950.00	
1	"OAKDALE"- 10" Halo lit lettering "R- Logo"- 48"x 5'-11"	3760.00	\$3,760.00	
1	"OAKDALE PUBLIC SCHOOL" 1/2" Aluminum lettering 9"- exterior	1900.00	\$1,900.00	
1	"GYM ENTRANCE" Reverse Channel letters non lit 3" Depth 12"H- exterior	2300.00	\$2,300.00	
1	Interior wall vinyl- includes lettering & logo "BE KIND, BE COURAGEOUS." "BE A ROCKET!"	2500.00	\$2,500.00	
1	Installation	11500.00	\$11,500.00	
1	Site Survey	150.00	\$150.00	
		Subtotal	\$38,280.00	
		Total	\$38,280.00	

Terms:

Payment Due Upon Completion

Visa - MC - Amex - Discover Accepted - 3% Convenience Fee



SIGN INNOVATIONS

#1178

10/9/2024

Production time begins after artwork/submittals have been approved.

Customer is Responsible for Primary Service and Electrical Hook Up where applicable.

* Additional costs may be incurred based on unforeseen circumstances beyond our control during installation .

For Purchase Agreement /Terms / Warranty Information Please go to www.signin.net

By my signature, I authorize work to begin and agree to pay the above amount in full according to the terms on this agreement.

Signed by

Date

Amt. Paid Today

Oakdale Public School
2024 Bond Issue
Attachment No. 5

Assumptions and Clarifications

Assumptions and Clarifications

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 Oakdale Public School, as prepared by Larson Design Group, dated August 30, 2024, 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 December 2024.
4. All off-site permits are not included and shall be paid by the Owner.
5. Any requirements by Oakdale Public Schools, City of Oklahoma City, 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 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 Smartsheet.
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. Unforeseen and/or unknown field conditions, as practical to keep schedule. Terms as stated in AIA-A201 – 3.7.4 Concealed or Unknown Conditions still apply.
 - b. Mitigation of weather impact, such as abnormal inclement weather.
 - c. Losses, expenses or damages not covered by insurance, including any deductible amount.
 - d. Subcontractor failures not covered by a subcontractor performance and payment bond.

- e. Increases in quantity or quality, which should have been reasonably inferable from the Contract Documents but not specifically shown therein.
 - f. Items not properly coordinated or left out of the Bid Package scope of work.
 - g. Underestimating
 - h. Schedule acceleration and overtime including unexcused schedule delays due to subcontractor work, performance, or schedule.
 - i. 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 October 24th, 2024.
 - 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 December 2024.
17. The following items are **NOT INCLUDED** in the GMP: A/E fees, CM PreConstruction Fee, Owner contingency, Furniture, Fixtures and Equipment, Sales Tax, 3rd party tax commissioning of mechanical or electrical systems, Items provided by Owner, and requirements by the Authority Having Jurisdiction that are not specifically depicted or indicated on the Contract Documents, permanent utility cost during construction start-up, test and occupying the building.
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, test and occupy 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. Roofing
 - b. Residential Appliances
 - c. Permits
 - d. Testing
 - e. Unforeseen Conditions
 - f. Patch/Repair Paving
 - g. Rock Excavation
 - h. Protect Existing
 - i. Misc. Steel
 - j. Landscaping/Sod
 - k. Specialty Lighting

Payment Register

Options: Year: 2024-2025, Fund: GEN FUND-FOR OP, Date Range: 10/23/2024 - 10/23/2024, Payment Range: 875 - 875,
Print Payroll Payments: False, Print Details: False

Payment No	Date	Vendor No	Vendor	Type	Date Voided	Void Amount	Amount
875	10/23/2024	4662	DRIVE RESEARCH				\$8,750.00
Non-Payroll Total:							\$8,750.00
Payroll Total:							\$0.00
Balance Foward:							\$1,926,173.44
Total:							\$1,934,923.44

AGREEMENT FOR SPECIFIC ASSISTANCE BETWEEN

OAKDALE PUBLIC SCHOOLS

&

THE BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY

THIS AGREEMENT (Agreement) is entered into this 9th day of October , 2024, between the **OAKDALE PUBLIC SCHOOLS**, a public school organized and existing under the laws of the State of Oklahoma (the "School"), and the **BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY**, a political subdivision organized and existing under the laws of the State of Oklahoma (the "County"). The terms and conditions of the General Mutual Cooperation Agreement for the current fiscal year entered into between the parties is incorporated by reference herein and made a part of this specific agreement.

RECITALS:

WHEREAS, the parties have previously entered into a General Mutual Cooperation Agreement allowing for the County to assist School in reconstruction, repairs and improvements, which cover the fiscal year beginning July 1, 2024 and ending June 30, 2025; and

WHEREAS, the School, physically located at 10901 N Sooner in Edmond, Oklahoma, is in need of construction of a parking lot located on the school's property; and

WHEREAS, it is in the mutual interest and benefit of School and the County to share in the construction, repair, and/or improvement to the aforementioned school property; and

WHEREAS, the School desires to retain the use of the County's equipment, materials, personnel and subcontractors to reconstruct, repair or improve that portion of the aforementioned school property; and

WHEREAS, the County agrees to provide the equipment, materials, personnel and subcontractors for the project at an estimated cost of Thirty-Two Thousand Seven Hundred Ninety-Nine Dollars and Thirty-One Cents (\$32,799.31), and in no event to exceed Thirty-Two Thousand Seven Hundred Ninety-Nine Dollars and Thirty-One Cents (\$32,799.31) without further written agreement; and

WHEREAS, Oklahoma County Highway Cash will be made 100% whole with District 1 General Funds reimbursing Highway Cash for the cost of labor & equipment (\$13,972.81) and the school reimbursing all material costs (\$18,826.50), to Oklahoma County Highway Cash; and

WHEREAS, this agreement is authorized and provided for by Oklahoma Statutes, specifically by Oklahoma Statutes Title 19, 339 (18) and Title 19, 359; and

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

1. **PURPOSE OF AGREEMENT:** This agreement is a part of and an addendum to the original Mutual Cooperation Agreement entered into between the parties on the 1st day of July, 2024. The purpose of this agreement is to permit the County to assist the School with improvements, repairs, or maintenance on property owned by the School. County may, at their discretion, perform the requested work on property that is owned by the School, more specifically described as: construction of a parking lot located on property owned by School.

2. **DESCRIPTION OF SERVICE:**

A. **COUNTY SHALL:**

- I. Administer the Agreement.
- II. Agree to incur costs for labor, equipment, surveys, materials, traffic control, and subcontractors as necessary to complete the work/project in an amount not to exceed Thirty-Two Thousand Seven Hundred Ninety-Nine Dollars and Thirty-One Cents (\$32,799.31), as outlined in the attached project estimates. (See Attachment "A").
- III. Provide joint oversight and inspection of the project.

B. **SCHOOL SHALL:**

- I. Upon completion of the project and receipt of invoicing from the County, School shall reimburse the County for all material costs, in the amount of Eighteen Thousand Eight Hundred Twenty-Six Dollars and Fifty Cents (\$18,826.50), as outlined in the attached project estimate.
- II. Provide for joint inspection and oversight of the project.

3. **AUTHORIZED ADMINISTRATOR(S):** For purposes of administering this agreement, the Chief Deputy of County's District No. 1 and the School Superintendent shall be responsible for administering this agreement. Also, it is expressly understood that County shall have no right, claim or title to any real or personal property used in this project, other than that already owned by the County.

4. **PROPERTY OWNERSHIP:** School represents and warrants to County that the School owns any and all real property involved in the project and upon which work is to be performed. In the event that any person or entity attempts to hold County liable for work done on the property subject to this specific agreement, the School agrees to defend and indemnify County against any loss related to such defense, including attorney fees and costs, to the extent allowed by Oklahoma law.

5. **COMMENCEMENT OF AGREEMENT:** This agreement shall commence on the date on which the Agreement is executed in writing by all parties and will continue through completion of the project, or until the end of the current fiscal year. The parties agree that they remain bound by the terms of the original General Mutual Cooperation Agreement executed between the parties.

6. **COMMENCEMENT OF PROJECT:** The project shall commence after the agreement has been fully executed and based on the availability of the County's equipment, materials, personnel, etc.
7. **FISCAL YEAR LIMITATION:** The parties agree and understand that in the event that the project outlined in this Agreement is not completed during the fiscal year in which it was executed, Municipality must submit payment for any work completed during the fiscal year, and if funds or materials are required to be encumbered for the succeeding fiscal year in order to complete the project, that the parties are must enter into another written Agreement.
8. **INDEMNIFICATION:** Other than the defend and indemnify provisions outlined in paragraph # 4 "Property Ownership", the parties further agree and covenant that in exchange for the considerations set out herein that each party shall only be liable for their own negligence, acts or omissions, or the negligence, acts or omissions of their respective employees, nor shall any party be required to indemnify another party for the same. The parties understand and agree that this Agreement in no way relieves the School of their primary statutory duties to maintain said property in a reasonably safe condition, including for the duration of the above described project agreement.
9. **REVISIONS AND AMENDMENTS:** The parties agree that the terms of this Agreement may not be revised or amended in any form or fashion without obtaining a fully executed written revision or written amendment from the parties.
10. **ASSIGNMENT:** The rights and duties under this agreement are not assignable except upon prior written consent of the parties hereto.
11. **THIRD PARTY BENEFICIARIES:** No third party beneficiaries are created by this agreement and that is the express intent of the parties hereto.
12. **COMPLETE AGREEMENT:** The parties acknowledge and agree that this Agreement sets out the complete and total agreement between the parties.
13. **VENUE:** In the event of litigation regarding any aspect of this Agreement, the parties agree that venue shall lie in the District Court of Oklahoma County.
14. **CAPTIONS:** The captions, title, and headings contained herein are for convenience only and shall not control the interpretation of any provision.
15. **INTERPRETATION:** Any word used herein in the singular shall also include the plural, and vice versa, except where a contrary intention plainly appears. The masculine shall also include the feminine and vice versa.
16. **PRESERVATION OF RIGHTS:** Neither party waives any defenses or rights available to them under the Governmental Tort Claims Act, 51 O.S. § 151 et seq., common law, pertinent statutes and constitutions.

17. **WHOLE AGREEMENT:** This document constitutes the entire agreement, covenants and provisions agreed upon by the parties, and no agent or administrator to this agreement has authority to alter or change the terms hereof, except as provided herein, and except as provided in the original General Mutual Cooperation Agreement. No party shall be bound by any statement or representation not in conformity with this written agreement.

18. **TERMINATION OF AGREEMENT:** Prior to commencement of the project, either party may terminate this agreement by giving seven (7) days written notice to the administrator for the other party. After the commencement of the project, either party may terminate this agreement, with or without cause, by giving written notice of such termination to the administrator of the other party. In the event work has already begun by County, School shall reimburse the County for any work already performed. Otherwise, this Agreement shall terminate automatically upon completion of the project and upon receipt of the final payment of expenses by the municipality.

APPROVED by the Oakdale Public Schools of Oklahoma County, Oklahoma this _____ day of October, 2024.

OAKDALE PUBLIC SCHOOLS

By _____
Superintendent of School

ATTEST:

Board Clerk

COUNTY

ADOPTED AND APPROVED by the Board of County Commissioners this 9th day
of October, 2024.

BOARD OF COUNTY COMMISSIONERS
OF OKLAHOMA COUNTY, OKLAHOMA

By [Signature]
Chairman

ATTEST:
Manana Grant
County Clerk



By Jessica Clayton
Member

By Joe R Blaylock
Member

APPROVED as to form and legality this 3rd day of Oct, 2024.

[Signature]
Assistant District Attorney

PO 22502468



" ATTACHMENT A "
Project Work Order Estimate

Tuesday, September 24, 2024

Scope of Work for Work Order Number: 21918

Page: 1

**Activity: 66020 - GENERAL LABOR - SCHOOL
Special Project - Oakdale School Parking Lot P & P.**

Cost Type	Task	Description	Qty.	Rate	Amount
Equipment	1	DA320-00114 - 2005 BOMAG 120 AD SMOOTH DRUM ROLLER	8.0000	64.05	\$512.40
Equipment	1	DA320-00110 - 2003 HAMM 3412 P PADD FOOT ROLLER	16.0000	64.05	\$1,024.80
Equipment	1	DA312-00116 - 2014 JOHN DEERE 333 E SKID STEER TRACK LOADER	24.0000	78.88	\$1,893.12
Equipment	1	DA302-00245 - 2022 INTERNATIONAL DUMP TRUCK w/ VIKING DUMP BODY	32.0000	94.94	\$3,038.08
Equipment	1	DA312-00114 - 2013 JOHN DEERE 624 K LOADER	16.0000	95.09	\$1,521.44
Equipment	1	DA307-00114 - 2020 JOHN DEERE 672G MOTOR GRADER	16.0000	164.35	\$2,629.60
Equipment for Task 1 - Special Project - Oakdale School Parking Lot P & P.				Sub Totals:	\$10,619.44
Equipment Sub Totals:					\$10,619.44
Labor	1	Equipment Operator Labor Rate	112.0000	24.00	\$2,688.00
Labor for Task 1 - Special Project - Oakdale School Parking Lot P & P.				Sub Totals:	\$2,688.00
Labor Sub Totals:					\$2,688.00
Labor & Equipment & Overhead Combined Total:					\$13,307.44
Materials	1	Paving Fabric SY	2,500.0000	1.19	\$2,975.00
Materials	1	1 1/2" Crusher Run	500.0000	29.91	\$14,955.00
Materials for Task 1 - Special Project - Oakdale School Parking Lot P & P.				Sub Totals:	\$17,930.00
Materials Sub Totals:					\$17,930.00
Supply, Inventory, Outsourcing Sub Total:					\$17,930.00
				Contingency (5.000000 Percent):	\$1,561.87
Grand Totals:					\$32,799.31

Estimate Created By: _____



Oakdale School District

10901N. Sooner Rd
Edmond, OK 73013

www.oakdale.org

O:405-771-3373
F:844-678-5846

Carrie Blumert
Commissioner
Oklahoma County District 1

Brian L. Jasper
Superintendent
Oklahoma County District 1

Mr. Jasper,

Oakdale Public School requests the assistance of Oklahoma County District 1 in constructing a parking lot on school property.

This proposed parking area will be the area along Hefner road and east of the main entrance.

Please provide instructions for submitting any required documentation.

Thank you for your assistance,

Carl Johnson, Ph.D.
Superintendent
Oakdale Public School



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=====
Bill To                               Requisition 12502729-00  FY 2025
OK COUNTY - DISTRICT 1
7321 NE 23rd St.
                                     Acct No:
                                     10191000-54047
OKLAHOMA CITY, OK                   Review:
73141                                 Buyer: 6065d1temtra
                                     Status: Released
                                     Page 1
=====

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Vendor                               Ship To
OKLAHOMA COUNTY HWY DIS1             OK COUNTY - DISTRICT 1
320 ROBERT S KERR AVE                7321 NE 23rd St.
                                     OKLAHOMA CITY, OK 73141
OKLAHOMA CITY, OK 73102
=====

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Deliver To
OK COUNTY - DISTRICT 1
7321 NE 23rd St.
OKLAHOMA CITY, OK 73141

```

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/03/24	000135				District #1

LN	Description / Account	Qty	Unit Price	Net Price
001	Reimbursement for Labor & Equipment for the Oakdale Parking Lot P & P. Work Order 21918	1.00	18826.50000	18826.50
		EACH		

1 10191000-54047 18826.50

```

Ship To
OK COUNTY - DISTRICT 1
7321 NE 23rd St.
OKLAHOMA CITY, OK 73141

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Deliver To
OK COUNTY - DISTRICT 1
7321 NE 23rd St.
OKLAHOMA CITY, OK 73141

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Requisition Link
Requisition Total 18826.50

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***** General Ledger Summary Section *****
Account                               Amount  Remaining Budget
10191000-54047                         18826.50  77165.62
District #1                             Project Reimbursement

```

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***** Approval/Conversion Info *****
Activity Date      Clerk      Comment
Approved 10/03/24  Mike "Tex" Cobb  Auto approved by orig/apprvr:
Approved 10/03/24  Temetra Trail    Auto approved by orig/apprvr:
Approved 10/03/24  Mike "Tex" Cobb  Auto approved by orig/apprvr:
Approved 10/03/24  Temetra Trail    Auto approved by orig/apprvr:

```



Bill To
 OK COUNTY - DISTRICT 1
 7321 NE 23rd St.

OKLAHOMA CITY, OK
 73141

Requisition 12502729-00 FY 2025

Acct No:
 10191000-54047
 Review:
 Buyer: 6065d1temtra
 Status: Released

Page 2

Vendor
 OKLAHOMA COUNTY HWY DIS1
 320 ROBERT S KERR AVE

OKLAHOMA CITY, OK 73102

Ship To
 OK COUNTY - DISTRICT 1
 7321 NE 23rd St.

OKLAHOMA CITY, OK 73141

Deliver To
 OK COUNTY - DISTRICT 1
 7321 NE 23rd St.

OKLAHOMA CITY, OK 73141

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/03/24	000135				District #1

LN	Description / Account	Qty	Unit Price	Net Price
Rejected	10/03/24 Sheena McGrady		REJECT PER TEX	
Queued	10/03/24 Albert Rodriguez		REJECT PER TEX	
Queued	10/03/24 Deborah McDonald		REJECT PER TEX	
Queued	10/03/24 Maria Pinley		REJECT PER TEX	
Queued	10/03/24 Sheena McGrady		REJECT PER TEX	
Queued	10/03/24 Chantel Boso		REJECT PER TEX	
Pending	Chantel Boso		REJECT PER TEX	
Pending	Ashley Franklin		REJECT PER TEX	
Pending	Ashley McMichael		REJECT PER TEX	
Pending	Lauren Adkison		REJECT PER TEX	
Pending	Long Tran		REJECT PER TEX	