

**AMENDMENT NO. 4 TO  
CONSTRUCTION MANAGER AT RISK AGREEMENT  
BETWEEN  
THE CITY OF NORMAN, NORMAN MUNICIPAL AUTHORITY AND  
CROSSLAND CONSTRUCTION COMPANY, INC.**

THIS AMENDMENT NO. 4 TO CONSTRUCTION MANAGER AT RISK AGREEMENT (this “Third Amendment”) is made as of January 24, 2023, between the Norman Municipal Authority, a public trust having as its sole beneficiary, the City of Norman, Oklahoma (“NMA”), the City of Norman, Oklahoma, (“CON”) a municipality and CROSSLAND CONSTRUCTION COMPANY, INC., an Oklahoma corporation (the “Construction Manager”).

**RECITALS:**

A. NMA, CON and Construction Manager entered into that certain Construction Manager at Risk Agreement (Contract K-1920-133), dated March 24, 2020 (the “Agreement”), for design phase review and complete construction services related to the Municipal Complex Renovation Project, located at 201 West Gray Street, Norman, Oklahoma (the “Municipal Complex”). Agreement No. 1 was for the Development Center portion of the project and Amendment No. 2 was for Building 201 (City Hall). Amendment No. Three covered the additional costs associated with the abatement of asbestos in the Development Center. Amendment No. 4 is for the Municipal Court Renovation (Building A). Unless otherwise set forth herein, all capitalized terms used in this Fourth Amendment shall have the meanings ascribed to them in the Agreement.

B. Pursuant to Section 2.2 of the Agreement, (i) once the drawings and specifications are complete, and after the award of subcontracts to subcontractors, the Construction Manager shall propose a guaranteed maximum price (“GMP”), which shall be the sum of all subcontracts, lump sum self-perform amounts, including allowances and contingencies, and the Construction Manager’s fee.

C. The Construction Manager has submitted the GMP Proposal based on the bids received.

**AGREEMENT:**

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, other such good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the promises and covenants set forth below, the City, NMA and the Construction Manager hereby agree as follows:

1. GMP Established. The Construction Manager’s guaranteed maximum price for the Municipal Court portion of the Work inclusive of all subcontracts, lump sum self-perform amounts, including allowances and contingencies and the Construction Manager’s fee, is hereby agreed to be \$3,500,000. The GMP is the total compensation from the City

for its fee for the performance of the work in accordance with Contract Documents and pursuant to any of the following documents, as applicable:

A. Basis for GMP. A written statement of its basis for the GMP proposal is attached hereto as Exhibit A and incorporated herein by reference.

B. Documents. A list of the Drawings and Specifications, including all addenda that were used in preparation of the GMP Proposal, is attached hereto as Exhibit B and incorporated herein by reference.

C. Allowances. A list of allowances related to the Work and a statement of their basis is attached hereto as Exhibit C and incorporated herein by reference.

D. Assumptions. A list of the assumptions and clarifications made by the Construction Manager in the preparation of the GMP Proposal to supplement the information contained in the Drawings and Specifications is attached hereto as Exhibit D and incorporated herein by reference.

E. Proposed GMP. The proposed GMP, including a statement of the estimated cost organized by trade categories, allowances, contingency, General Conditions, and other items and the Fee that comprise the GMP is attached hereto as Exhibit E and incorporated herein by reference.

F. Substantial Completion. The Substantial Completion date upon which the GMP Proposal is based and a schedule of the Construction Documents issuance dates upon which the date of Substantial Completion is based is attached hereto as Exhibit F and incorporated herein by reference.

I. Acceptance Period. The time limit for acceptance of the GMP Proposal is attached hereto as part of Exhibit I.


2. Effect of Amendment. In all other respects, the Agreement is affirmed and ratified and, except as expressly modified herein, all terms and conditions of the Agreement shall remain in full force and effect.

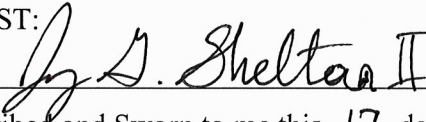
3. Non-Default. By executing this Fourth Amendment, the Construction Manager affirmatively asserts that (i) NMA is not currently in default, nor has been in default at any time prior to this First Amendment, under any of the terms or conditions of this Agreement and (ii) any and all claims, known and unknown, relating to the Agreement and existing on or before the date of this First Amendment are forever waived.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Parties have executed this FOURTH AMENDMENT in multiple copies on the respective dates herein below reflected to be effective on the date executed by the Chairperson of the Norman Municipal Authority.

**CONSTRUCTION MANAGER  
(CROSSLAND CONSTRUCTION COMPANY, INC.)**

By:   
Name: Aaron Stoops  
Title: VP- O&C  
Date: 1-17-23

ATTEST:  
By:   
Subscribed and Sworn to me this 17 day of Jan, 2023.

Commission Number: 22016896  
Expiration Date: 12/23/2026



**NORMAN MUNICIPAL AUTHORITY**

Reviewed and approved for form and legality this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Office of the General Counsel

Approved by The City of Norman on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Larry Heikkila, Mayor

ATTEST:

By: \_\_\_\_\_  
Brenda Hall, City Clerk

**Exhibit A – Basis for GMP**  
K-1920-113 - Municipal Courts Renovation  
January 13<sup>th</sup>, 2023

408 NE 145th Place  
Oklahoma City, OK 73013  
tel 405.748.5043  
fax 405.748.7214

Brenda Hall  
City Clerk  
City of Norman

RE: City of Norman Municipal Complex Renovation – Municipal Courts  
Recommendation Award Letter Bid Package #01 - Letter #1

Dear Mrs. Hall,

For the above referenced project, we are proposing a guaranteed maximum price (GMP) of three million five hundred thousand dollars (**\$3,500,000**).

Bids for the City of Norman Courts Renovation – Bid Package #1, were received and publicly read aloud in the city council chambers at 201 W Gray St. Norman, OK on January 5<sup>th</sup>, 2023 at 2:00 PM CST. The bidding process was conducted in accordance with the Oklahoma Public Competitive Bidding Act, 61 O.S. 1974, §101

Crossland Construction Company has reviewed the bids for qualifications, completeness, responsiveness, cost, & best value to the owner. For additional information, see breakout pages & summaries below.

<u>Subcontractor / Supplier</u>	<u>Total</u>
<b>2A Demolition (M&amp;M Wrecking)</b>	<b>\$64,600</b>
<ul style="list-style-type: none"><li>Crossland Construction is recommending responsive low bidder, M&amp;M Wrecking, for this trade contract. Scope includes the entirety of trade contract 2A as detailed in Bid Package #01 documents.</li></ul>	
<b>3A Concrete (Crossland)</b>	<b>\$120,000</b>
<ul style="list-style-type: none"><li>Crossland Construction is recommending responsive low bidder, Crossland, for this trade contract. Scope includes the entirety of trade contract 3A as detailed in Bid Package #01 documents.</li></ul>	
<b>5A Structural Steel (Weibee Steel)</b>	<b>\$110,000</b>
<ul style="list-style-type: none"><li>Crossland Construction is recommending responsive low bidder, Weibee Steel, for this trade contract. Scope includes the entirety of trade contract 5A as detailed in Bid Package #01 documents.</li></ul>	
<b>6A Millwork (FADCO)</b>	<b>\$329,015</b>
<ul style="list-style-type: none"><li>Crossland Construction is recommending responsive low bidder, FADCO, for this trade contract. Scope includes the entirety of trade contract 6A as detailed in Bid Package #01 documents.</li></ul>	
<b>7B Joint Sealants and Waterproofing (OK Building Solutions)</b>	<b>\$16,910</b>
<ul style="list-style-type: none"><li>Crossland Construction is recommending responsive low bidder, OK Building Solutions, for this trade contract. Scope includes the entirety of trade contract 7B as detailed in Bid Package #01 documents.</li></ul>	

- 8A Door Assemblies Supply (Piper Weatherford) \$96,425**
- Crossland Construction is recommending responsive low bidder, Piper Weatherford, for this trade contract. Scope includes the entirety of trade contract 8A as detailed in Bid Package #01 documents.
- 8B Door Assemblies Install (GIO Construction) \$11,202**
- Crossland Construction is recommending responsive low bidder, GIO Construction, for this trade contract. Scope includes the entirety of trade contract 8B as detailed in Bid Package #01 documents.
- 8C Glass and Glazing (Accent Glass) \$121,600**
- Crossland Construction is recommending responsive low bidder, Accent Glass, for this trade contract. Scope includes the entirety of trade contract 8C as detailed in Bid Package #01 documents.
- 9A Gypsum Assemblies (Express Drywall) \$237,185**
- Crossland Construction is recommending responsive low bidder, Express Drywall, for this trade contract. Scope includes the entirety of trade contract 9A as detailed in Bid Package #01 documents.
- 9B Flooring and Wall Tile (Bryan's Flooring) \$133,200**
- Crossland Construction is recommending responsive low bidder, Bryan's Flooring, for this trade contract. Scope includes the entirety of trade contract 9B as detailed in Bid Package #01 documents.
- 9C Painting (Baca and Sons) \$48,333**
- Crossland Construction is recommending responsive low bidder, Baca and Sons, for this trade contract. Scope includes the entirety of trade contract 9C as detailed in Bid Package #01 documents.
- 10A Specialties (Czarniecki) \$34,324**
- Crossland Construction is recommending responsive low bidder, Czarniecki, for this trade contract. Scope includes the entirety of trade contract 10A as detailed in Bid Package #01 documents.
- 10B Signage (Lektron) \$29,145**
- Crossland Construction is recommending responsive low bidder, Lektron, for this trade contract. Scope includes the entirety of trade contract 10B as detailed in Bid Package #01 documents.
- 12A Window Treatments (Russel Interiors) \$5,430**
- Crossland Construction is recommending responsive low bidder, Lektron, for this trade contract. Scope includes the entirety of trade contract 12A as detailed in Bid Package #01 documents.
- 13A Canopies (Accent Glass) \$20,200**
- Crossland Construction is recommending responsive low bidder, Accent Glass, for this trade contract. Scope includes the entirety of trade contract 13A as detailed in Bid Package #01 documents.
- 21A Fire Suppression (Fraiser Fire) \$59,750**
- Crossland Construction is recommending responsive low bidder, Fraiser Fire, for this trade contract. Scope includes the entirety of trade contract 21A as detailed in Bid Package #01 documents.
- 22A Plumbing (Pippin Brothers) \$199,000**
- Crossland Construction is recommending responsive low bidder, Pippin Brothers, for this trade contract. Scope includes the entirety of trade contract 22A as detailed in Bid Package #01 documents.
- 23A HVAC (DeHart Air) \$351,100**
- Crossland Construction is recommending responsive low bidder, DeHart Air, for this trade contract. Scope includes the entirety of trade contract 23A as detailed in Bid Package #01 documents.
- 26A Electrical (Wade Electric) \$462,478**
- Crossland Construction is recommending responsive low bidder, Wade Electric, for this trade contract. Scope includes the entirety of trade contract 26A as detailed in Bid Package #01 documents.

**27A Audio Visual Systems (Techsico)**

**\$130,724**

- Crossland Construction is recommending responsive low bidder, Techsico, for this trade contract. Scope includes the entirety of trade contract 27A as detailed in Bid Package #01 documents.

**27B Structured Cabling (Techsico)**

**\$76,717**

- Crossland Construction is recommending responsive low bidder, Techsico, for this trade contract. Scope includes the entirety of trade contract 27B as detailed in Bid Package #01 documents.

**28A Fire Alarm (Minntech)**

**\$14,685**

- Crossland Construction is recommending responsive low bidder, Minntech, for this trade contract. Scope includes the entirety of trade contract 28A as detailed in Bid Package #01 documents.

**28B Access Control & Security (Trans-Tel)**

**\$59,085**

- Crossland Construction is recommending responsive low bidder, Trans-Tel, for this trade contract. Scope includes the entirety of trade contract 28B as detailed in Bid Package #01 documents.

**33A Site Utilities (H&H Plumbing)**

**\$56,180**

- Crossland Construction is recommending responsive low bidder, H&H Plumbing, for this trade contract. Scope includes the entirety of trade contract 33A as detailed in Bid Package #01 documents.

Please contact me should you have any questions.

Sincerely,



Justin Lockwood  
Director of Preconstruction  
Crossland Construction Company



**Specifications Dated 11.15.22 from The McKinney Partnership Architects**

**PROCUREMENT AND CONTRACTING REQUIREMENTS**

**DIVISION 00 -- PROCUREMENT AND CONTRACTING REQUIREMENTS**

- 000110 - Table of Contents
- Structural Engineers Table of Contents
- MEP Engineers Table of Contents
- Technology Engineers Table of Contents
- 004323 - Alternates Form
- 004325 - Substitution Request Form - During Procurement

**SPECIFICATIONS**

**DIVISION 01 -- GENERAL REQUIREMENTS**

- 012000 - Price and Payment Procedures
- 012300 - Alternates
- 012500 - Substitution Procedures
- 013000 - Administrative Requirements
- 014000 - Quality Requirements
- 016000 - Product Requirements
- 016116 - Volatile Organic Compound (VOC) Content Restrictions
- 017000 - Execution and Closeout Requirements
- 017800 - Closeout Submittals
- 017900 - Demonstration and Training

**DIVISION 02 -- EXISTING CONDITIONS**

- 024100 - Demolition

**DIVISION 03 -- CONCRETE - REFER TO THE ATTACHED KFC ENGINEERING TABLE OF CONTENTS**

**DIVISION 04 -- MASONRY**

- 042000 - Unit Masonry

**DIVISION 05 -- METALS - REFER TO THE ATTACHED KFC ENGINEERING TABLE OF CONTENTS AND BELOW**

- 055213 - Pipe and Tube Railings

**DIVISION 06 -- WOOD, PLASTICS, AND COMPOSITES**

- 061000 - Rough Carpentry
- 062000 - Finish Carpentry
- 064100 - Architectural Wood Casework

**DIVISION 07 -- THERMAL AND MOISTURE PROTECTION**

- 072100 - Thermal Insulation
- 072400 - Exterior Insulation and Finish Systems
- 072500 - Weather Barriers
- 075300 - Elastomeric Membrane Roofing
- 076200 - Sheet Metal Flashing and Trim
- 079200 - Joint Sealants



**DIVISION 08 -- OPENINGS**

- 081113 - Hollow Metal Doors and Frames
- 081116 - Aluminum Doors and Frames (Interior)
- 081416 - Flush Wood Doors
- 083100 - Access Doors and Panels
- 084313 - Aluminum-Framed Storefronts (Exterior)
- 087100 - Door Hardware
- 088000 - Glazing

**DIVISION 09 -- FINISHES**

- 092116 - Gypsum Board Assemblies
- 093000 - Tiling
- 095100 - Acoustical Ceilings
- 095126 - Wall Units
- 096500 - Resilient Flooring
- 096813 - Tile Carpeting
- 099113 - Exterior Painting
- 099123 - Interior Painting

**DIVISION 10 -- SPECIALTIES**

- 102100 - Toilet Compartments
- 102600 - Wall and Door Protection
- 102800 - Toilet, Bath, and Laundry Accessories
- 104400 - Fire Protection Specialties
- 107316.13 - Metal Canopies

**DIVISION 11 -- EQUIPMENT**

**DIVISION 12 -- FURNISHINGS**

- 122400 - Window Shades
- 123600 - Countertops

**DIVISION 13 -- SPECIAL CONSTRUCTION**

- 131010 - Bullet Resistant Partitions and Equipment

**DIVISION 14 -- CONVEYING EQUIPMENT**

**DIVISION 32 -- EXTERIOR IMPROVEMENTS**

- 321623 - Sidewalks
- 323313 - Site Bicycle Racks

Section Section Title..... pages  
 Structural Specification Table of Contents (KFC) ..... 1-1

**DIVISION 03 – CONCRETE**

03 3000 – Cast In Place Concrete (KFC)..... 1-14

**DIVISION 05 – METALS**

05 1200 – Structural Steel (KFC) ..... 1-9  
 05 3000 – Metal Deck (KFC) ..... 1-3  
 05 4000 – Cold-Formed Metal Framing (KFC) ..... 1-4

**DIVISION 21 - FIRE SUPPRESSION**

210517 SLEEVES AND SLEEVE SEALS FOR FIRE-SUPPRESSION PIPING  
 210518 ESCUTCHEONS FOR FIRE-SUPPRESSION PIPING  
 210523 GENERAL-DUTY VALVES FOR WATER-BASED FIRE-SUPPRESSION PIPING  
 210533 HEAT TRACING FOR FIRE-SUPPRESSION PIPING  
 210553 IDENTIFICATION FOR FIRE-SUPPRESSION PIPING AND EQUIPMENT  
 210700 FIRE-SUPPRESSION SYSTEMS INSULATION  
 211119 FIRE-DEPARTMENT CONNECTIONS  
 211313 WET-PIPE SPRINKLER SYSTEMS  
 211316 DRY-PIPE SPRINKLER SYSTEMS

**DIVISION 22 - PLUMBING**

220513 COMMON MOTOR REQUIREMENTS FOR PLUMBING EQUIPMENT  
 220516 EXPANSION FITTINGS AND LOOPS FOR PLUMBING PIPING  
 220517 SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING  
 220518 ESCUTCHEONS FOR PLUMBING PIPING  
 220519 METERS AND GAGES FOR PLUMBING PIPING  
 220523 GENERAL-DUTY VALVES FOR PLUMBING PIPING  
 220529 HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT  
 220529 HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT  
 220533 HEAT TRACING FOR PLUMBING PIPING  
 220548 VIBRATION AND SEISMIC CONTROLS FOR PLUMBING PIPING AND EQUIPMENT  
 220553 IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT  
 220716 PLUMBING EQUIPMENT INSULATION  
 220719 PLUMBING PIPING INSULATION  
 221116 DOMESTIC WATER PIPING  
 221119 DOMESTIC WATER PIPING SPECIALTIES  
 221123.21 INLINE, DOMESTIC-WATER PUMPS  
 221316 SANITARY WASTE AND VENT PIPING  
 221319 SANITARY WASTE PIPING SPECIALTIES  
 221413 FACILITY STORM DRAINAGE PIPING  
 221423 STORM DRAINAGE PIPING SPECIALTIES  
 223400 FUEL-FIRED, DOMESTIC-WATER HEATERS  
 224100 PLUMBING FIXTURES

**DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)**

230130.52 EXISTING HVAC AIR DISTRIBUTION SYSTEM CLEANING  
 230513 COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT  
 230516 EXPANSION FITTINGS AND LOOPS FOR HVAC PIPING  
 230517 SLEEVES AND SLEEVE SEALS FOR HVAC PIPING  
 230518 ESCUTCHEONS FOR HVAC PIPING

230519	METERS AND GAGES FOR HVAC PIPING	18
230523.10	GLOBE VALVES FOR HVAC PIPING	22
230529	HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT	13
230553	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT	4
230593	TESTING, ADJUSTING, AND BALANCING FOR HVAC	27
230713	DUCT INSULATION	12
230716	HVAC EQUIPMENT INSULATION	14
230719	HVAC PIPING INSULATION	17
232113	HYDRONIC PIPING	10
232116	HYDRONIC PIPING SPECIALTIES	8
232300	REFRIGERANT PIPING	5
232500	HVAC WATER TREATMENT	7
232513	WATER TREATMENT FOR CLOSED-LOOP HYDRONIC SYSTEMS	9
233113	METAL DUCTS	14
233346	FLEXIBLE DUCTS	4
233416	CENTRIFUGAL HVAC FANS	16
233423	HVAC POWER VENTILATORS	11
233713.13	AIR DIFFUSERS	6
238126	SPLIT-SYSTEM AIR-CONDITIONERS	11
<b>DIVISION 26 - ELECTRICAL</b>		
260000	GENERAL ELECTRICAL REQUIREMENTS	12
260519	LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES	7
260526	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS	9
260529	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	6
260533	RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS	10
260544	SLEEVES AND SLEEVE SEALS FOR ELECTRICAL RACEWAYS AND CABLING	4
260553	IDENTIFICATION FOR ELECTRICAL SYSTEMS	9
260923	LIGHTING CONTROL DEVICES	7
262416	PANELBOARDS	12
262726	WIRING DEVICES	6
262813	FUSES	4
262816	ENCLOSED SWITCHES AND CIRCUIT BREAKERS	11
263213	ENGINE GENERATORS	11
263600	AUTOMATIC TRANSFER SWITCHES	10
265119	LED INTERIOR LIGHTING	8
<b>DIVISION 28 - ELECTRONIC SAFETY AND SECURITY</b>		
283111	DIGITAL, ADDRESSABLE FIRE-ALARM SYSTEM	18

**Other reports to be included as part of the contract documents:**

Crossland Construction – Bid Package #1 Dated 12/6/2022

**Allowances**

- **Roofing Allowance** **\$10,487**
  - Per City of Norman the intent is to re-roof the entirety of the new Municipal Court Building along with the small portion of new roof and tying in of new roof penetrations. Based on acceptance of discussed VE items the roofing allowance will be increased by the amount equal to the any formally approved value engineering items. Once all VE is approved the roofing scope is to be re-bid per Title 61 requirements.

**Assumptions.**

1. City of Norman to provide relocation of metal detector, safe and refrigerated noted in plans to be moved by contractor.
2. City of Norman to complete the entirety of Landscaping and Irrigation in contract documents.
3. City of Norman is covering cost differential between roofing allowance shown for repairs in the contract documents and the cost to cover a full re-roof of the building.

**Proposed GMP  
Bid Tab**

<b>CoN Municipal Court Renovation</b>			
<b>GMP Summary</b>		<b>Subcontractor</b>	
<b>SF:</b>	<b>14,550</b>		
<b>Date:</b>	<b>1/16/2023</b>		
<b>BP#</b>	<b>Description</b>	<b>Bid Price</b>	<b>Subcontractor</b>
2A	Demolition	\$ 64,600	M&M
3A	Concrete	\$ 120,000	Crossland
4A	Masonry	\$ 25,000	ALLOWANCE
5A	Structural Steel	\$ 110,000	Weibee Steel
6A	Architectural Millwork	\$ 329,015	Fadco
7A	Roofing	\$ 10,487	ALLOWANCE
7B	Joint Sealants & Waterproofing	\$ 16,910	OK Building Sol.
8A	Door Assemblies – Supply	\$ 96,425	Piper Weatherford
8B	Door Assemblies – Install	\$ 11,202	GIO Const.
8C	Glass & Glazing	\$ 121,600	Accent Glass
9A	Gypsum Assemblies	\$ 237,185	Express Drywall
9B	Flooring & Wall Tile	\$ 133,200	Bryans Flooring
9C	Painting & Wall Covering	\$ 48,333	Baca
10A	Specialties	\$ 34,324	Czarniecki
10B	Signage	\$ 29,145	Lektron
12A	Window Treatments	\$ 5,430	Russel Interiors
13A	Special Construction	\$ 20,200	Accent Glass
21A	Fire Suppression	\$ 59,750	Fraiser Fire
22A	Plumbing	\$ 199,000	Pippen Bros
23A	HVAC	\$ 351,100	DeHart
26A	Electrical	\$ 462,478	Wade Electric
27A	Audio Visual	\$ 130,724	Techsico
27B	Structured Cabling	\$ 76,717	Techsico
28A	Fire Alarm	\$ 14,685	Minntech
28B	Access Control & Security	\$ 59,085	Trans-Tel
32D	Landscape, Irrigation, & Plantings		BY Owner
33A	Site Utilities (Gas, Water, Sewer)	\$ 56,180	H&H Plumbing
	Cost for relocating misc. fixtures		BY Owner
	Cost to fix existing systems		BY Owner
	<b>Subtotal Direct Costs</b>	<b>\$ 2,822,776</b>	
	<b>Construction Contingency</b>	<b>\$ 112,911</b>	
	<b>General Conditions</b>	<b>\$ 274,050</b>	
	<b>Project Requirements</b>	<b>\$ 167,012</b>	
	<b>Construction Phase Fee</b>	<b>\$ 123,251</b>	
<b>Construction Total</b>		<b>\$ 3,500,000</b>	

### Trade Specific Bid Tabs

Trade Contract Identification									
2A Demolition									
Trade Contractor - Bid Summary									
Contractor:	Midwest wrecking	Total Demo	M&M	Rush OK					
Base Bid:	\$ 96,240	\$ 70,955	\$ 64,600	\$ 86,500					
Alt 1									
Alt 2									
Alt 3									
Alt 4									
Alt 5									
Alt 6									
Alt 7									
Alt 8									
Total:	\$ 96,240	\$ 70,955	\$ 64,600	\$ 86,500					

Crossland Construction Recommendation		
		Price
BASE BID:	M&M	\$ 64,600.00
TOTAL +/- ALT		\$ -

Trade Contract Identification									
3A Concrete									
Trade Contractor - Bid Summary									
Contractor:	Crossland								
Base Bid:	\$ 120,000								
Alt 1									
Alt 2									
Alt 3									
Alt 4									
Alt 5									
Alt 6									
Alt 7									
Alt 8									
Total:									

Crossland Construction Recommendation		
		Price
BASE BID:	Crossland	\$ 120,000.00
TOTAL +/- ALT		\$ -

Trade Contract Identification									
4A Masonry									
Trade Contractor - Bid Summary									
Contractor:									
Base Bid:									
Alt 1									
Alt 2									
Alt 3									
Alt 4									
Alt 5									
Alt 6									
Alt 7									
Alt 8									
Total:									

Crossland Construction Recommendation		
	Recommended Trade Contractor	Price
BASE BID:	#N/A	\$ -
TOTAL +/- ALT		\$ -

Trade Contract Identification									
5A Structural Steel									
Trade Contractor - Bid Summary									
Contractor:	Weibee Steel	Clint's Welding							
Base Bid:	\$ 110,000	\$ 83,265							
Alt 1									
Alt 2									
Alt 3									
Alt 4									
Alt 5									
Alt 6									
Alt 7									
Alt 8									
Total:									

Crossland Construction Recommendation		
	Recommended Trade Contractor	Price
BASE BID:	Clint's Welding	\$ 83,265.00
TOTAL +/- ALT		\$ -

Trade Contract Identification									
6A Millwork									
Trade Contractor - Bid Summary									
Contractor:	Fadco	Bearwood							
Base Bid:	\$ 329,015	\$ 383,406							
Alt 1									
Alt 2									
Alt 3									
Alt 4									
Alt 5									
Alt 6									
Alt 7									
Alt 8									
Total:									

Crossland Construction Recommendation		
	Recommended Trade Contractor	Price
BASE BID:	Fadco	\$ 329,015.00
TOTAL +/- ALT		\$ -

Trade Contract Identification							
7A Roofing							
Trade Contractor - Bid Summary							
Contractor:							
Base Bid:							
Alt 1							
Alt 2							
Alt 3							
Alt 4							
Alt 5							
Alt 6							
Alt 7							
Alt 8							
Total:							
Crossland Construction Recommendation							
Recommended Trade Contractor		Price					
BASE BID:	#N/A						\$ -
TOTAL +/- ALT							\$ -

Trade Contract Identification							
7B Joint Sealants & Waterproofing							
Trade Contractor - Bid Summary							
Contractor:	OK Building Sol.						
Base Bid:	\$ 16,910						
Alt 1							
Alt 2							
Alt 3							
Alt 4							
Alt 5							
Alt 6							
Alt 7							
Alt 8							
Total:							
Crossland Construction Recommendation							
Recommended Trade Contractor		Price					
BASE BID:	OK Building Sol.						\$ 16,910.00
TOTAL +/- ALT							\$ -

Trade Contract Identification							
8A DFHW-Supply							
Trade Contractor - Bid Summary							
Contractor:	CBS Manhattan	Piper Weatherford					
Base Bid:	\$ 102,700	\$ 96,425					
Alt 1							
Alt 2							
Alt 3							
Alt 4							
Alt 5							
Alt 6							
Alt 7							
Alt 8							
Total:							
Crossland Construction Recommendation							
Recommended Trade Contractor		Price					
BASE BID:	Piper Weatherford						\$ 96,425.00
TOTAL +/- ALT							\$ -

Trade Contract Identification							
8B DFHW-Install							
Trade Contractor - Bid Summary							
Contractor:	GIO Const.	Red Mountain					
Base Bid:	\$ 11,202	\$ 17,200					
Alt 1							
Alt 2							
Alt 3							
Alt 4							
Alt 5							
Alt 6							
Alt 7							
Alt 8							
Total:							
Crossland Construction Recommendation							
Recommended Trade Contractor		Price					
BASE BID:	GIO Const.						\$ 11,202.45
TOTAL +/- ALT							\$ -

Trade Contract Identification							
8C Glass & Glazing							
Trade Contractor - Bid Summary							
Contractor:	Advantage Glass	Accent Glass	Crystal	Ave. C Glass			
Base Bid:	\$ 184,000	\$ 121,600	\$ 140,285	\$ 152,360			
Alt 1							
Alt 2							
Alt 3							
Alt 4							
Alt 5							
Alt 6							
Alt 7							
Alt 8							
Total:							
Crossland Construction Recommendation							
Recommended Trade Contractor		Price					
BASE BID:	Accent Glass						\$ 121,600.00
TOTAL +/- ALT							\$ -



Trade Contract Identification							
9A Gypsum Assemblies							
Trade Contractor - Bid Summary							
Contractor:	Wiljo	Higgins Group	Ok Ceiling Sys.	Corona	Express Drywall	Green Country	
Base Bid:	\$ 284,950	\$ 431,750	\$ 251,840	\$ 325,583	\$ 237,185	\$ 319,535	
Alt 1							
Alt 2							
Alt 3							
Alt 4							
Alt 5							
Alt 6							
Alt 7							
Alt 8							
Total:							
Crossland Construction Recommendation							
Recommended Trade Contractor							
						Price	
BASE BID :						Express Drywall	\$ 237,185.00
TOTAL +/- ALT							\$ -

Trade Contract Identification							
9B Flooring & Wall Tile							
Trade Contractor - Bid Summary							
Contractor:	TCS Flooring	UC Flooring	Bryans Flooring				
Base Bid:	\$ 176,413	\$ 203,821	\$ 133,200				
Alt 1							
Alt 2							
Alt 3							
Alt 4							
Alt 5							
Alt 6							
Alt 7							
Alt 8							
Total:							
Crossland Construction Recommendation							
Recommended Trade Contractor							
						Price	
BASE BID :						Bryans Flooring	\$ 133,200.00
TOTAL +/- ALT							\$ -

Trade Contract Identification									
9C Painting									
Trade Contractor - Bid Summary									
Contractor:	Cherokee Painting	Real Eagle	Quality Interiors	Martin Bros	Vegas Drywall	C&J Painting	ALPR	Baca	
Base Bid:	\$ 62,380	\$ 79,126	\$ 78,605	\$ 74,500	\$ 73,140	\$ 105,625	\$ 74,000	\$ 48,333	
Alt 1									
Alt 2									
Alt 3									
Alt 4									
Alt 5									
Alt 6									
Alt 7									
Alt 8									
Total:									
Crossland Construction Recommendation									
Recommended Trade Contractor									
								Price	
BASE BID :								Baca	\$ 48,333.00
TOTAL +/- ALT									\$ -

Trade Contract Identification							
10A Specialties							
Trade Contractor - Bid Summary							
Contractor:	Czarniecki	Red Mountain					
Base Bid:	\$ 34,324	\$ 49,900					
Alt 1							
Alt 2							
Alt 3							
Alt 4							
Alt 5							
Alt 6							
Alt 7							
Alt 8							
Total:							
Crossland Construction Recommendation							
Recommended Trade Contractor							
						Price	
BASE BID :						Czarniecki	\$ 34,324.42
TOTAL +/- ALT							\$ -

Trade Contract Identification							
10B Signage							
Trade Contractor - Bid Summary							
Contractor:	Lektron						
Base Bid:	\$ 29,145						
Alt 1							
Alt 2							
Alt 3							
Alt 4							
Alt 5							
Alt 6							
Alt 7							
Alt 8							
Total:							
Crossland Construction Recommendation							
Recommended Trade Contractor							
						Price	
BASE BID :						Lektron	\$ 29,145.00
TOTAL +/- ALT							\$ -

Trade Contract Identification							
12A Window Treatments							
Trade Contractor - Bid Summary							
Contractor:	Russel Interiors	Contract Drapery					
Base Bid:	\$ 5,430	\$ 6,785					
Alt 1							
Alt 2							
Alt 3							
Alt 4							
Alt 5							
Alt 6							
Alt 7							
Alt 8							
Total:							
Crossland Construction Recommendation							
Recommended Trade Contractor		Price					
BASE BID :	Russel Interiors					\$ 5,430.00	
TOTAL +/- ALT						\$ -	

Trade Contract Identification							
13A Aluminum Canopies							
Trade Contractor - Bid Summary							
Contractor:	Accent Glass	Flowers Const					
Base Bid:	\$ 20,200	\$ 21,885					
Alt 1							
Alt 2							
Alt 3							
Alt 4							
Alt 5							
Alt 6							
Alt 7							
Alt 8							
Total:							
Crossland Construction Recommendation							
Recommended Trade Contractor		Price					
BASE BID :	Accent Glass					\$ 20,200.00	
TOTAL +/- ALT						\$ -	

Trade Contract Identification							
21A Fire Suppression							
Trade Contractor - Bid Summary							
Contractor:	Kanske Fire	Fraiser Fire					
Base Bid:	\$ 77,600	\$ 59,750					
Alt 1	\$ 35,000	\$ 35,000					
Alt 2							
Alt 3							
Alt 4							
Alt 5							
Alt 6							
Alt 7							
Alt 8							
Total:							
Crossland Construction Recommendation							
Recommended Trade Contractor		Price					
BASE BID :	Fraiser Fire					\$ 59,750.00	
TOTAL +/- ALT						\$ -	

Trade Contract Identification							
22A Plumbing							
Trade Contractor - Bid Summary							
Contractor:	Pippen Bros	Metropolitan	Waggoner's	Air Engineering			
Base Bid:	\$ 199,000	\$ 570,920	\$ 213,077	\$ 293,710			
Alt 1							
Alt 2							
Alt 3							
Alt 4							
Alt 5							
Alt 6							
Alt 7							
Alt 8							
Total:							
Crossland Construction Recommendation							
Recommended Trade Contractor		Price					
BASE BID :	Pippen Bros					\$ 199,000.00	
TOTAL +/- ALT						\$ -	

Trade Contract Identification							
23A HVAC							
Trade Contractor - Bid Summary							
Contractor:	Pippen Bros	Metropolitan	Waggoner's	DeHart	Air Engineering		
Base Bid:	\$ 432,000	\$ 570,920	\$ 614,025	\$ 351,100	\$ 584,721		
Alt 1							
Alt 2							
Alt 3							
Alt 4							
Alt 5							
Alt 6							
Alt 7							
Alt 8							
Total:							
Crossland Construction Recommendation							
Recommended Trade Contractor		Price					
BASE BID :	DeHart					\$ 351,100.00	
TOTAL +/- ALT						\$ -	

Trade Contract Identification							
26A Electrical							
Trade Contractor - Bid Summary							
Contractor:	Prime Electric	Wade Electric	Bright Electric	Minntech			
Base Bid:	\$ 591,611	\$ 462,478	\$ 541,180	\$ 498,400			
Alt 1							
Alt 2							
Alt 3							
Alt 4							
Alt 5							
Alt 6							
Alt 7							
Alt 8							
Total:							
Crossland Construction Recommendation							
Recommended Trade Contractor				Price			
BASE BID:	Wade Electric			\$ 462,478.00			
TOTAL +/- ALT				\$ -			

Trade Contract Identification							
27A Audio Visual System							
Trade Contractor - Bid Summary							
Contractor:	Ford AV	Techsico	Trans-Tel	AVL Systems			
Base Bid:	\$ 236,293	\$ 130,724	\$ 203,724	\$ 138,810			
Alt 1							
Alt 2							
Alt 3							
Alt 4							
Alt 5							
Alt 6							
Alt 7							
Alt 8							
Total:							
Crossland Construction Recommendation							
Recommended Trade Contractor				Price			
BASE BID:	Techsico			\$ 130,724.00			
TOTAL +/- ALT				\$ -			

Trade Contract Identification							
27B Structured Cabling							
Trade Contractor - Bid Summary							
Contractor:	Techsico	Trans-Tel	Prime Electric				
Base Bid:	\$ 76,717	\$ 231,947	\$ 88,018				
Alt 1							
Alt 2							
Alt 3							
Alt 4							
Alt 5							
Alt 6							
Alt 7							
Alt 8							
Total:							
Crossland Construction Recommendation							
Recommended Trade Contractor				Price			
BASE BID:	Techsico			\$ 76,717.00			
TOTAL +/- ALT				\$ -			

Trade Contract Identification							
28A Fire Alarm							
Trade Contractor - Bid Summary							
Contractor:	Techsico	Johnson Controls	Minntech	Hi Tech Tronics			
Base Bid:	\$ 27,852	\$ 15,584	\$14,685	\$23,463			
Alt 1							
Alt 2							
Alt 3							
Alt 4							
Alt 5							
Alt 6							
Alt 7							
Alt 8							
Total:							
Crossland Construction Recommendation							
Recommended Trade Contractor				Price			
BASE BID:	Minntech			\$ 14,685.00			
TOTAL +/- ALT				\$ -			

Trade Contract Identification							
28B Access Control & Security							
Trade Contractor - Bid Summary							
Contractor:	Techsico	Trans-Tel					
Base Bid:	\$ 64,118	\$ 59,085					
Alt 1							
Alt 2							
Alt 3							
Alt 4							
Alt 5							
Alt 6							
Alt 7							
Alt 8							
Total:							
Crossland Construction Recommendation							
Recommended Trade Contractor				Price			
BASE BID:	Trans-Tel			\$ 59,085.15			
TOTAL +/- ALT				\$ -			

Trade Contract Identification							
32D Landscape, Irrigation & Plantings							
Trade Contractor - Bid Summary							
Contractor:	GreenShade	Grissom					
Base Bid:	\$ 28,941	\$ 19,605					
Alt 1							
Alt 2							
Alt 3							
Alt 4							
Alt 5							
Alt 6							
Alt 7							
Alt 8							
Total:							
Crossland Construction Recommendation							
BASE BID :		Recommended Trade Contractor		Price			
TOTAL +/- ALT		Grissom		\$ 19,605.00			
				\$ -			

Trade Contract Identification							
33A Site Utilities							
Trade Contractor - Bid Summary							
Contractor:	H&H Plumbing	Commercial	Young	Grooms & Pollard			
Base Bid:	\$ 56,180	\$ 64,970	\$ 140,750	\$ 92,099			
Alt 1							
Alt 2							
Alt 3							
Alt 4							
Alt 5							
Alt 6							
Alt 7							
Alt 8							
Total:							
Crossland Construction Recommendation							
BASE BID :		Recommended Trade Contractor		Price			
TOTAL +/- ALT		H&H Plumbing		\$ 56,180.00			
				\$ -			

Trade Contract Identification							
Combination Pricing							
Trade Contractor - Bid Summary							
Contractor:	Air Engineering	Pippen Bros	Metropolitain	Prime Electric	Mintech	TrasnTel	
Individual Price							
22A	\$ 293,710	\$ 199,000					
23A	\$ 584,721	\$ 432,000					
26A				\$ 591,611	\$ 498,400		
27A						\$ 203,724	
27B				\$ 88,018		\$ 231,947	
28A					\$ 14,685.00		
28B						\$ 59,085	
Combo Pricing	\$ 852,078	\$ 619,000	\$ 570,920	\$ 772,308	\$ 505,200	\$ 494,756	
Crossland Construction Recommendation							
		Recommended Trade Contractor		Price			

**Project Requirements**

Project Requirements			
	Project Duration (mo)	10	<b>CROSSLAND</b> CONSTRUCTION COMPANY, INC.
	Total SF	14550	
CoN Municipal Court Renovation			
Construction Services	\$	Cost Type	Notes for Clarity
1	CM Field Office, Furniture, & Furnishings	\$ 10,000.00	PRs \$1000 @ 10 mo & \$0
2	Office Supplies	\$ 1,000.00	PRs \$100 @ 10 mo & \$0
3	Project Sign	\$ 1,000.00	PRs \$1000 @ 1 each & \$0
4	Superintendent Vehicles	\$ 10,000.00	PRs \$1000 @ 10 mo & \$0
4	PM Vehicles	\$ 10,000.00	PRs \$1000 @ 10 mo & \$0
5	Superintendent Fuel Expense	\$ 6,000.00	PRs \$600 @ 10 mo & \$0
5	PM Fuel Expense	\$ 6,000.00	PRs \$600 @ 10 mo & \$0
6	Jobsite Radios/Phones & Internet	\$ 5,000.00	PRs \$500 @ 10 mo & \$0
7	Copy Machine & Maintenance	\$ 500.00	NC \$50 @ 10 mo & \$0
8	Computers, Usage, Software & Maintenance	\$ -	NC No Charge
9	Reproduction Expenses	\$ 1,000.00	NC \$0 @ & \$1000
10	Field Office Telephone & Internet	\$ -	NC No Charge
11	Postage & Expressage	\$ -	NC No Charge
12	Office Janitorial	\$ 500.00	NC \$50 @ 10 mo & \$0
13	Mobilization / Demobilization	\$ -	PRs \$0 @ 1 ea & \$0
14	Punchlist/Misc	\$ 12,000.00	PRs \$2000 @ 6 wks & \$0
15	Construction Photo's & Video's	\$ 3,500.00	PRs \$350 @ 10 mo & \$0
16	Job Meetings & Ceremony Expenses	\$ -	NC No Charge
17	Record Drawings / Closeout Manuals	\$ -	NC No Charge
18	Material Handling	\$ -	PRs \$0 @ 0 mo & \$0
19	Temporary Electric Service	\$ -	Owner \$0 @ 14550 sf & \$0
20	Temporary Water	\$ -	Owner \$0 @ 10 mo & \$0
21	Temporary Gas	\$ -	Owner \$0 @ 14550 sf & \$0
22	Temporary Construction Services: Fencing	\$ 7,000.00	PRs \$14 @ 500 lf & \$0
23	Security	\$ -	NC No Charge
24	Temporary Toilets	\$ 8,150.00	PRs \$200 @ 4 ea per mo & \$150
24	Water/Ice	\$ 1,000.00	PRs \$100 @ 1 ea per mo & \$0
25	Temporary Tool /Storage Trailers	\$ 4,500.00	PRs \$350 @ 1 ea per mo & \$1000
26	Dumpsters	\$ 12,750.00	PRs \$425 @ 3 ea per mo & \$0
27	Safety	\$ 1,455.00	PRs \$0.1 @ 14550 sf & \$0
28	Weekly Cleanup	\$ 8,800.00	PRs \$880 @ 10 mo & \$0
29	Final Cleanup - Need to include pressure washing of brick	\$ 7,857.00	PRs \$0.54 @ 14550 sf & \$0
30	Meals & Lodging	\$ -	Cost of Work
31	Utility Connection Permits	\$ -	Cost of Work
32	Concrete Testing & Inspections	\$ -	Owner
33	Operational Permits	\$ -	Cost of Work
34	Testing Laboratory Services	\$ -	Owner
35	Building Permit	\$ 2,500.00	PRs
36	Misc Site Repairs/Sod at Demobilization	\$ -	Cost of Work
37	Site Survey Control Points	\$ -	PRs \$0 @ 1 ea & \$0
38	Dewatering	\$ 1,500.00	PRs \$150 @ 10 days & \$0
39	Temporary Heat	\$ 25,000.00	PRs \$2500 @ 10 days & \$0
40	Opening and Floor Protection	\$ 20,000.00	PRs \$0.35 @ 14550 sf & \$0
<b>Total Construction GCs &amp; PRs</b>		<b>\$ 167,012.00</b>	

**General Conditions**

General Conditions		<b>CROSSLAND</b> CONSTRUCTION COMPANY, INC.														Total Hours	Total \$		
CoN Municipal Court Renovation		Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24			Apr-24	May-24
Team Members	(\$/hr)	Staff Assignments																	
<b>Construction Staffing</b>																			
TBD	\$ 115	Sr. Project Manager																0	\$ -
TBD	\$ 105	Project Manager	87	87	87	87	87	87	87	87	87							870	\$ 91,350.00
TBD	\$ 85	Asst. Project Manager																0	\$ -
TBD	\$ 75	Project Engineer																0	\$ -
TBD	\$ 105	Project Superintendent	174	174	174	174	174	174	174	174	174							1740	\$ 182,700.00
TBD	\$ 85	Asst. Superintendent																0	\$ -
TBD	\$ 75	Field Engineer																0	\$ -
TBD	\$ 65	Safety Inspector																0	\$ -
<b>Total Labor in General Conditions</b>																	2610	\$ 274,050.00	

### **Substantial Completion**

Substantial Completion is set as February 14<sup>th</sup>, 2024. This is based on this amendment being executed within the acceptance period listed in Exhibit I.

**Acceptance Period**

1. Acceptance of GMP No. 4 is required on or before February 3<sup>rd</sup>, 2023 (30 days from the date bids/proposals were received.)
2. Should the pricing and terms of the GMP Amendment No. 4 not be accepted prior to the above referenced date, the pricing for the scope of work included with GMP Amendment No. 3 will be null and void and the work will be re-advertised and re-bid.