

**AMENDMENT NO. 5 TO
CONSTRUCTION MANAGER AT RISK AGREEMENT
BETWEEN
THE CITY OF NORMAN, NORMAN MUNICIPAL AUTHORITY AND
CROSSLAND CONSTRUCTION COMPANY, INC.**

THIS AMENDMENT NO. 5 TO CONSTRUCTION MANAGER AT RISK AGREEMENT (this "Fifth Amendment") is made as of April 14th, 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") and CROSSLAND CONSTRUCTION COMPANY, INC., an Oklahoma corporation (the "Construction Manager").

RECITALS:

A. NMA and the Construction Manager entered into that certain Construction Manager at Risk Agreement (Contract No. 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 is for the Development Center portion of the project, Amendment No. 2 was for Building 201 (city hall), and Amendment No. 3 covers the additional costs associated with the abatement of asbestos in the Development Center. Amendment No. 4 is for the Municipal Court Renovation (Building A).. Amendment No. 5 is for the Municipal IT-HR Renovation (Building C). Unless otherwise set forth herein, all capitalized terms used in this Fifth 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, NMA and the Construction Manager hereby agree as follows:

1. GMP Established. The Construction Manager's guaranteed maximum price for 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 \$3,200,000. The GMP is the total compensation from the City to the Construction

Manager 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 Fifth 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 FIFTH 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: [Signature]
Name: Aaron Stapp
Title: VP-CC
Date: 4/19/23

ATTEST:

By: Paulina Rodriguez

Subscribed and sworn to me this 19 day of April, 2023.

Commission Number: 21009617
Expiration Date: 07/22/25



NORMAN MUNICIPAL AUTHORITY

Reviewed and approved for form and legality this 20 day of April, 2023.

[Signature]
Office of the General Counsel

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

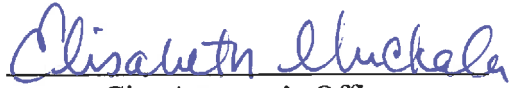
By: _____
Larry Heikkila, Mayor

ATTEST:

By: _____
Brenda Hall, City Clerk

CITY OF NORMAN

Approved as to form and legality this 20 day of April, 2023.


City Attorney's Office

By: _____
Mayor

ATTEST:

City Clerk

Exhibit A – Basis for GMP
K-1920-113 - Municipal IT-HR Renovation
April 14th, 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 – IT-HR
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 one hundred sixty thousand six hundred and twenty-six dollars (\$3,200,000).

Bids for the City of Norman IT-HR Renovation – Bid Package #1, were received and publicly read aloud in the city council chambers at 201 W Gray St. Norman, OK on April 6th, 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.

Subcontractor / Supplier

Total

GMP 1 (BP1):

2A Demolition (Total Demo)

\$75,600

- Crossland Construction is recommending responsive low bidder, Total Demo, for this trade contract. Scope includes the entirety of trade contract 2A as detailed in Bid Package #01 documents.

3A Concrete (Crossland)

\$156,000

- 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.

5A Structural Steel (Clints Welding)

\$18,700

- Crossland Construction is recommending responsive low bidder, Clints Welding, for this trade contract. Scope includes the entirety of trade contract 5A as detailed in Bid Package #01 documents.

6A Millwork (FADCO)

\$82,087

- 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.

- 7B Joint Sealants and Waterproofing (OK Building Solutions) \$17,900**
- 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.
- 8A Door Assemblies Supply (CBS Doors and Hardware) \$103,950**
- Crossland Construction is recommending responsive low bidder, CBS Doors, 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) \$12,549**
- 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 Services) \$49,420**
- Crossland Construction is recommending responsive low bidder, Accent Glass Services, for this trade contract. Scope includes the entirety of trade contract 8C as detailed in Bid Package #01 documents.
- 9A Gypsum Assemblies (Wiljo Interiors) \$180,120**
- Crossland Construction is recommending responsive low bidder, Wiljo Interiors, 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) \$123,160**
- 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 (Cherokee Painting) \$66,003**
- Crossland Construction is recommending responsive low bidder, Cherokee Painting, for this trade contract. Scope includes the entirety of trade contract 9C as detailed in Bid Package #01 documents. Quad Cities was apparent low bidder of this package on bid day. Quad Cities sent email correspondence noting missing bid items and is considered non-responsive.
- 10A Specialties (Czarnecki Construction) \$23,587**
- Crossland Construction is recommending responsive low bidder, Czarnecki, for this trade contract. Scope includes the entirety of trade contract 10A as detailed in Bid Package #01 documents.
- 10B Signage (Lektron) \$36,454**
- 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 (Contract Drapery) \$6,135**
- Crossland Construction is recommending responsive low bidder, Contract Drapery, for this trade contract. Scope includes the entirety of trade contract 12A as detailed in Bid Package #01 documents.
- 13A Canopies (Specialty Sales) \$11,848**
- Crossland Construction is recommending responsive low bidder, Specialty Sales, for this trade contract. Scope includes the entirety of trade contract 13A as detailed in Bid Package #01 documents.
- 21A Fire Suppression (Kanske Fire) \$62,000**
- Crossland Construction is recommending responsive low bidder, Kanske Fire, for this trade contract. Scope includes the entirety of trade contract 21A as detailed in Bid Package #01 documents.

- 22A Plumbing (Hames Brothers Mechanical) \$86,580**
- Crossland Construction is recommending responsive low bidder, Hames Brothers, for this trade contract. Scope includes the entirety of trade contract 22A as detailed in Bid Package #01 documents.
- 23A HVAC (Harrison Orr) \$398,800**
- Crossland Construction is recommending responsive low bidder, Harrison Orr, for this trade contract. Scope includes the entirety of trade contract 23A as detailed in Bid Package #01 documents.
- 26A Electrical (Messer Electric) \$329,552**
- Crossland Construction is recommending responsive low bidder, Messer Electric, for this trade contract. Scope includes the entirety of trade contract 26A as detailed in Bid Package #01 documents.
- 27A Audio Visual (Techsico) \$173,859**
- 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.
- 28A Fire Alarm (High Tech Tronics) \$25,813**
- Crossland Construction is recommending responsive low bidder, High Tech Tronics, for this trade contract. Scope includes the entirety of trade contract 28A as detailed in Bid Package #01 documents.
- 33A Site Utilities (Arrow) \$79,978**
- Crossland Construction is recommending responsive low bidder, Arrow, 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

Enc: Bid Tab & Cost Summary, Allowances, Divisional Bid Tabs, General Conditions Matrix, & Project Requirements

Project Documents List

Municipal Court Renovation

Drawings Dated 11.15.22 from The McKinney Partnership Architects

GENERAL INFORMATION		MECHANICAL	
A0.0	PROJECT INFORMATION	M0.1	MECHANICAL LEGENDS AND ABBREVIATIONS
A0.1	PARTITION TYPES	MD1.1	MECHANICAL DEMOLITION PLAN
A0.2	ACCESSIBLE FIXTURES AND MOUNTING / TOILET ACCESSORY SCHEDULE	MD1.2	MECHANICAL PIPING DEMOLITION PLAN
A0.3	EXISTING SITE SURVEY	M1.1	HVAC PLAN
		M1.2	MECHANICAL PIPING PLAN
		M1.5	MECHANICAL ROOF PLAN
		M5.1	MECHANICAL DETAILS
		M5.2	MECHANICAL DETAILS
		M5.3	MECHANICAL DETAILS
		M6.1	MECHANICAL SCHEDULES
CIVIL			
C-101	UTILITY PLAN		
C-201	TYPICAL DETAILS		
C-202	TYPICAL DETAILS		
STRUCTURAL			
S1.1	GENERAL NOTES		
S1.2	SPECIAL INSPECTION		
S2.0	OVERALL PLAN		
S2.1	FOUNDATION AND FRAMING PLAN		
S3.0	FRAMING ELEVATIONS		
S4.1	FOUNDATION DETAILS		
S5.1	FRAMING DETAILS		
LANDSCAPE		ELECTRICAL	
L1.0	LANDSCAPE PLAN	E0.1	ELECTRICAL NOTES AND LEGEND
L1.1	LANDSCAPE DETAILS	ED1.1	ELECTRICAL DEMO PLAN
		E1.1	ELECTRICAL POWER PLAN
		E1.2	ELECTRICAL EQUIPMENT PLAN
		E1.3	ELECTRICAL ROOF PLAN
		E2.1	ELECTRICAL LIGHTING PLAN
		E2.2	ELECTRICAL LIGHTING SCHEDULE
		E3.1	ELECTRICAL RISER DIAGRAM
		E3.2	ELECTRICAL SCHEDULES
		E4.1	ELECTRICAL DETAILS
		E4.2	FIRE ALARM
ARCHITECTURAL		PLUMBING	
LSF1.0	LIFE SAFETY PLAN/CODE REVIEW	P0.1	PLUMBING LEGENDS AND ABBREVIATIONS
D1.0	DEMOLITION SITE PLAN	P1.1	PLUMBING WASTE & VENT PLAN
D2.0	DEMOLITION ELEVATIONS	P2.1	PLUMBING SUPPLY PLAN
D3.0	DEMOLITION FLOOR PLAN	P3.1	ENLARGEMENTS - PLUMBING
D4.0	DEMOLITION ROOF PLAN	P4.1	DETAILS - PLUMBING
D5.0	DEMOLITION FLOOR PLAN-EXISTING MUNICIPAL COURT	P4.2	DETAILS - PLUMBING
A1.0	SITE PLAN	P4.3	DETAILS - PLUMBING
A1.1	SITE PLAN DETAILS	P6.1	PLUMBING SCHEDULES
A1.2	SITE PLAN DETAILS		
A2.0	FLOOR PLAN		
A2.1	DIMENSIONAL PLAN		
A2.2	ENLARGED PLANS		
A2.3	ENLARGED PLANS		
A2.4	ENLARGED PLANS		
A2.5	ENLARGED PLANS		
A2.6	ENLARGED PLANS		
A3.0	REFLECTED CEILING PLAN		
A3.1	CEILING-DETAILS		
A4.0	ROOF PLAN		
A5.0	EXTERIOR ELEVATIONS		
A5.1	ENLARGED EXTERIOR ELEVATIONS		
A5.2	ENLARGED EXTERIOR ELEVATIONS		
A6.0	BUILDING SECTIONS	FIRE PROTECTION	
A6.1	WALL SECTIONS / DETAILS	FPQ.1	FIRE PROTECTION TITLE SHEET
A6.2	DETAILS	FP1.1	FLOOR PLAN - FIRE PROTECTION
A7.0	INTERIOR ELEVATIONS		
A7.1	INTERIOR ELEVATIONS		
A7.2	INTERIOR ELEVATIONS		
A7.3	INTERIOR ELEVATIONS		
A7.4	INTERIOR ELEVATIONS	TECHNOLOGY	
A7.5	INTERIOR ELEVATIONS	T0.0	TELECOM SYMBOLS AND ABBREVIATIONS
A7.6	INTERIOR ELEVATIONS	TD1.1	FIRST FLOOR DEMO PLAN-TELECOM
A8.0	DOOR AND WINDOW SCHEDULE / DOOR AND WINDOW ELEVATIONS	T1.1	FLOOR PLAN-TELECOM
A8.1	DOOR HARDWARE SCHEDULE	T2.0	ENLARGED FLOOR PLANS-TELECOM
A8.2	DOOR DETAILS	T3.0	RISERS-TELECOM
A8.3	DOOR DETAILS	T3.1	RISERS-TELECOM
A9.0	FINISH SCHEDULE / DETAILS	T4.0	DETAILS-TELECOM
A9.1	FLOOR FINISH PLAN	T4.1	DETAILS-TELECOM
A9.2	WALL FINISH PLAN	T4.2	DETAILS-TELECOM
A10.0	MILLWORK SECTIONS	T4.3	DETAILS-TELECOM
A10.1	MILLWORK SECTIONS	T4.4	DETAILS-TELECOM
A10.2	MILLWORK SECTIONS	T4.5	DETAILS-TELECOM
A10.3	MILLWORK SECTIONS	T5.0	SCHEDULES-TELECOM
		T5.1	SCHEDULES-TELECOM

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
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DIVISION 03 – CONCRETE

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

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230529	HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT	13
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230719	HVAC PIPING INSULATION	17
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233713.13	AIR DIFFUSERS	6
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DIVISION 26 - ELECTRICAL		
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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	8
262813	FUSES	4
262816	ENCLOSED SWITCHES AND CIRCUIT BREAKERS	11
263213	ENGINE GENERATORS	11
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265119	LED INTERIOR LIGHTING	8
DIVISION 28 - ELECTRONIC SAFETY AND SECURITY		
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

• Masonry	\$81,500
• Roofing Allowance	\$84,360
• Fencing	\$53,170
• Add #3 HVAC Changes	\$15,900
• Add #3 Demo Changes	\$10,000

Assumptions.

1. No assumptions.

**Proposed GMP
Bid Tab**

CoN IT-HR Bid Package # 1 Bid Tab				
CoN IT-HR	Bid Package # 1	Subcontractor	Alternate P1 - Police Exterior Building	Alternate 3 - Backflow Preventor
SF: 17,779				
Date: 4/19/2023				
BP#	Description	Bid Price	Bid Price	Bid Price
2A	Demolition	\$ 69,100	Total Demolition Services \$ 6,500	\$ -
3A	Concrete	\$ 156,000	Crossland Construction \$ -	\$ -
4A	Masonry	\$ 81,500	ALLOWANCE -	-
5A	Structural Steel	\$ 18,700	Clmt's Welding \$ -	\$ -
6A	Architectural Millwork	\$ 82,087	FADCO \$ -	\$ -
7A	Roofing	\$ 84,360	ALLOWANCE -	-
7B	Joint Sealants & Waterproofing	\$ 17,900	OK Building Solutions \$ -	\$ -
8A	Door Assemblies – Supply	\$ 95,025	CBS Doors and Hardware \$ 8,925	\$ -
8B	Door Assemblies – Install	\$ 11,924	G.I.O. Construction \$ 625	\$ -
8C	Glass & Glazing	\$ 47,720	Accent Glass Services \$ 1,700	\$ -
9A	Gypsum Assemblies	\$ 180,120	Willjo Interiors \$ -	\$ -
9B	Flooring & Wall Tile	\$ 123,160	Bryans Flooring \$ -	\$ -
9C	Painting & Wall Covering	\$ 63,253	Cherokee Painting \$ 2,750	\$ -
10A	Specialties	\$ 23,587	Czarniecki Construction \$ -	\$ -
10B	Signage	\$ 36,454	Lektron Branding Solutions \$ -	\$ -
12A	Window Treatments	\$ 6,135	Contract Drapery & Blind \$ -	\$ -
13A	Canopies	\$ 11,848	Specialty Sales Associates \$ -	\$ -
21A	Fire Suppression	\$ 62,000	Kanske Fire \$ -	\$ -
22A	Plumbing	\$ 75,500	Hames Brothers Mechanical \$ -	\$ 11,080
23A	HVAC	\$ 398,800	Harrison Orr \$ -	\$ -
26A	Electrical	\$ 329,552	Messer Electric \$ -	\$ -
27A	Audio Visual	\$ 173,859	TECHSICO \$ -	\$ -
28A	Fire Alarm	\$ 25,813	High Tech Tronics \$ -	\$ -
32C	Fencing (Police Ext. Bldg. Improvements)	\$ 53,170	ALLOWANCE -	-
33A	Site Utilities (Gas, Water, Sewer)	\$ 79,978	Arrow Contracting & Utilities \$ -	\$ -
	Allowances	\$ 25,900		
	Subtotal Direct Costs	\$ 2,333,445	\$ 20,500	\$ 11,080
	Construction Contingency	\$ 179,868	\$ 1,025	\$ 554
	General Conditions	\$ 375,660		
	Project Requirements	\$ 147,033		
	Insurance	\$ 17,501	\$ 154	\$ 83
	Construction Phase Fee	\$ 111,453	\$ 806	\$ 428
	Construction Total	\$ 3,164,960	\$ 22,895	\$ 12,145
		Accepted?	Y	Y
	Base BP#01 Total w/Accepted Alternates	\$ 3,200,000		

[illegible]

[illegible]

Trade Equipment System									
Submittal - Equipment									
Equipment	Qty	Unit Price	Subtotal						
Trade Eq.	1	10,454.50	10,454.50						
EA 1 - Mesh Screen									
EA 2 - Police Car Improvements									
EA 3 - TV Charging Station									
EA 4 - 8 Wire Fence & Gates									
EA 5									
EA 6									
EA 7									
EA 8									
Total w/ Alternates	1	10,454.50	10,454.50	0	0	0	0	0	0
Recommended Trade Contractor									
EA 1 (EA)									
EA 2 (EA)									
Trade Equipment System									
Submittal - Equipment									
Equipment	Qty	Unit Price	Subtotal						
Trade Eq.	1	10,454.50	10,454.50						
EA 1 - Mesh Screen									
EA 2 - Police Car Improvements									
EA 3 - TV Charging Station									
EA 4 - 8 Wire Fence & Gates									
EA 5									
EA 6									
EA 7									
EA 8									
Total w/ Alternates	1	10,454.50	10,454.50	0	0	0	0	0	0
Recommended Trade Contractor									
EA 1 (EA)									
EA 2 (EA)									
Trade Equipment System									
Submittal - Equipment									
Equipment	Qty	Unit Price	Subtotal						
Trade Eq.	1	10,454.50	10,454.50						
EA 1 - Mesh Screen									
EA 2 - Police Car Improvements									
EA 3 - TV Charging Station									
EA 4 - 8 Wire Fence & Gates									
EA 5									
EA 6									
EA 7									
EA 8									
Total w/ Alternates	1	10,454.50	10,454.50	0	0	0	0	0	0
Recommended Trade Contractor									
EA 1 (EA)									
EA 2 (EA)									
Trade Equipment System									
Submittal - Equipment									
Equipment	Qty	Unit Price	Subtotal						
Trade Eq.	1	10,454.50	10,454.50						
EA 1 - Mesh Screen									
EA 2 - Police Car Improvements									
EA 3 - TV Charging Station									
EA 4 - 8 Wire Fence & Gates									
EA 5									
EA 6									
EA 7									
EA 8									
Total w/ Alternates	1	10,454.50	10,454.50	0	0	0	0	0	0
Recommended Trade Contractor									
EA 1 (EA)									
EA 2 (EA)									
Trade Equipment System									
Submittal - Equipment									
Equipment	Qty	Unit Price	Subtotal						
Trade Eq.	1	10,454.50	10,454.50						
EA 1 - Mesh Screen									
EA 2 - Police Car Improvements									
EA 3 - TV Charging Station									
EA 4 - 8 Wire Fence & Gates									
EA 5									
EA 6									
EA 7									
EA 8									
Total w/ Alternates	1	10,454.50	10,454.50	0	0	0	0	0	0
Recommended Trade Contractor									
EA 1 (EA)									
EA 2 (EA)									

Trade Contract Identification									
228 Plumbing									
Trade Contract Identification									
228 Plumbing									
Contractor	Contract Description	Start Date	End Date	Start Date	End Date	Start Date	End Date	Start Date	End Date
Base Bid		01/01/20	01/01/20	01/01/20	01/01/20	01/01/20	01/01/20	01/01/20	01/01/20
AP 1 - Mechanical									
AP 2 - HVAC									
AP 3 - Electrical									
AP 4 - Plumbing									
AP 5 - Fire Alarm									
AP 6 - Security									
AP 7 - Other									
AP 8 - Other									
Contract Description									
Recommended Trade Contract									
Base Bid									
AP 1 - Mechanical									
AP 2 - HVAC									
AP 3 - Electrical									
AP 4 - Plumbing									
AP 5 - Fire Alarm									
AP 6 - Security									
AP 7 - Other									
AP 8 - Other									
Contract Description									
Recommended Trade Contract									
Base Bid									
AP 1 - Mechanical									
AP 2 - HVAC									
AP 3 - Electrical									
AP 4 - Plumbing									
AP 5 - Fire Alarm									
AP 6 - Security									
AP 7 - Other									
AP 8 - Other									
Contract Description									
Recommended Trade Contract									
Base Bid									
AP 1 - Mechanical									
AP 2 - HVAC									
AP 3 - Electrical									
AP 4 - Plumbing									
AP 5 - Fire Alarm									
AP 6 - Security									
AP 7 - Other									
AP 8 - Other									
Contract Description									
Recommended Trade Contract									
Base Bid									
AP 1 - Mechanical									
AP 2 - HVAC									
AP 3 - Electrical									
AP 4 - Plumbing									
AP 5 - Fire Alarm									
AP 6 - Security									
AP 7 - Other									
AP 8 - Other									
Contract Description									
Recommended Trade Contract									
Base Bid									
AP 1 - Mechanical									
AP 2 - HVAC									
AP 3 - Electrical									
AP 4 - Plumbing									
AP 5 - Fire Alarm									
AP 6 - Security									
AP 7 - Other									
AP 8 - Other									
Contract Description									

Trade Lineup Item Details									
Job Details - 8/8/2020									
Contractor									
Line Item									
AD 1: Admittance									
AD 2: Pressure Drop Measurements									
AD 3: Piping/Flow Meters									
AD 4: Piping Flow & Control									
AD 5									
AD 6									
AD 7									
AD 8									
Total of Alternates	2			3		5		5	
Recommended Trade Comments									
Assignment Line Item									
Line Item									
AD 1: Admittance									
AD 2: Pressure Drop Measurements									
AD 3: Piping/Flow Meters									
AD 4: Piping Flow & Control									
AD 5									
AD 6									
AD 7									
AD 8									
Total of Alternates	2			3		5		5	
Recommended Trade Comments									
Assignment Line Item									
Line Item									
AD 1: Admittance									
AD 2: Pressure Drop Measurements									
AD 3: Piping/Flow Meters									
AD 4: Piping Flow & Control									
AD 5									
AD 6									
AD 7									
AD 8									
Total of Alternates	2			3		5		5	
Recommended Trade Comments									
Assignment Line Item									
Line Item									
AD 1: Admittance									
AD 2: Pressure Drop Measurements									
AD 3: Piping/Flow Meters									
AD 4: Piping Flow & Control									
AD 5									
AD 6									
AD 7									
AD 8									
Total of Alternates	2			3		5		5	

Project Requirements

Project Requirements			
		Project Duration (mo)	9
CoN IT-HR		Total SF	17779
CROSSLAND CONSTRUCTION COMPANY, INC.			
Construction Services	\$	Cost Type	Notes for Clarity
1 CM Field Office, Furniture, & Furnishings (Complex cost based on Senior Center)	\$ 6,900.00	PRs	\$600 /sq. 9 mo & \$1500
2 Office Supplies	\$ 1,350.00	PRs	\$150 /sq. 9 mo & \$0
3 Project Sign	\$ 2,000.00	PRs	\$2000 /sq. 1 each & \$0
4 Superintendent Vehicles	\$ 9,000.00	PRs	\$1000 /sq. 9 mo & \$0
4 PM Vehicles	\$ 9,000.00	PRs	\$1000 /sq. 9 mo & \$0
5 Superintendent Fuel Expense	\$ 5,400.00	PRs	\$600 /sq. 9 mo & \$0
5 PM Fuel Expense	\$ 5,400.00	PRs	\$600 /sq. 9 mo & \$0
6 Jobsite Radios/Phones & Internet	\$ 4,500.00	PRs	\$500 /sq. 9 mo & \$0
7 Copy Machine & Maintenance	\$ -	NC	\$0 /sq. 9 mo & \$0
8 Computers, Usage, Software & Maintenance	\$ 1,800.00	NC	\$200 /sq. 9 mo & \$0
9 Reproduction Expenses	\$ 3,000.00	NC	\$2000 /sq. 1 ea & \$1000
10 Field Office Telephone & Internet	\$ 1,935.00	NC	\$215 /sq. 9 mo & \$0
11 Postage & Expressage	\$ -	NC	No Charge
12 Office Janitorial	\$ 450.00	NC	\$50 /sq. 9 mo & \$0
13 Mobilization / Demobilization	\$ 1,500.00	PRs	\$1500 /sq. 1 ea & \$0
14 Punchlist/Misc	\$ 3,000.00	PRs	\$500 /sq. 6 wks & \$0
15 Construction Photo's & Video's (Includes Drone Videos)	\$ 2,025.00	PRs	\$225 /sq. 9 mo & \$0
16 Job Meetings & Ceremony Expenses	\$ -	NC	No Charge
17 Record Drawings / Closeout Manuals	\$ 750.00	NC	\$750 /sq. 1 ea & \$0
18 Material Handling	\$ 3,000.00	PRs	\$3000 /sq. 1 ea & \$0
19 Temporary Electric Service	\$ -	Owner	\$0 /sq. 17779 sf & \$0
20 Temporary Water	\$ -	Owner	\$0 /sq. 9 mo & \$0
21 Temporary Gas	\$ -	Owner	\$0 /sq. 17779 sf & \$0
22 Temporary Construction Services: Fencing	\$ 1,850.00	PRs	\$6.75 /sq. 200 ft & \$500
23 Security	\$ -	NC	No Charge
24 Temporary Toilets	\$ 13,290.00	PRs	\$365 /sq. 4 ea per mo & \$150
24 Water/Ice	\$ -	PRs	\$0 /sq. 1 ea per mo & \$0
25 Temporary Tool /Storage Trailers	\$ 4,150.00	PRs	\$350 /sq. 1 ea per mo & \$1000
26 Dumpsters	\$ 13,095.00	PRs	\$485 /sq. 3 ea per mo & \$0
27 Safety	\$ 1,600.00	PRs	\$1600 /sq. 1 ea & \$0
28 Weekly Cleanup	\$ 13,500.00	PRs	\$1500 /sq. 9 mo & \$0
29 Final Cleanup	\$ 8,889.50	PRs	\$0.5 /sq. 17779 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	\$ 20,000.00	PRs	
36 Misc Site Repairs/Sod at Demobilization	\$ 5,000.00	PRs	
37 Site Survey Control Points	\$ 5,000.00	PRs	\$5000 /sq. 1 ea & \$0
38 Negative Air Machine at IT Closet	\$ 3,125.00	PRs	\$125 /sq. 9 mo & \$2000
39 Temporary Heat	\$ 2,250.00	PRs	\$75 /sq. 30 days & \$0
40 Floor Protection	\$ 5,333.70	PRs	\$0.3 /sq. 17779 sf & \$0
Total Construction GCs & PRs		\$	158,093.20

General Conditions

General Conditions			CROSSLAND CONSTRUCTION COMPANY, INC.																	
CoN IT-HR																				
Team Members	(\$/hr)	Staff Assignments	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	Jun 24	Jul 24	Aug 24	Total Hours	Total \$
Construction Staffing																				
TBD	\$ 110	gr. Project Manager																	0	\$
TBD	\$ 100	Project Manager	87	87	87	87	87	87	87	87	87								783	\$ 78,300.00
TBD	\$ 60	Asst. Project Manager	87	87	87	87	87	87	87	87	87								783	\$ 46,980.00
TBD	\$ 70	Project Engineer																	0	\$
TBD	\$ 105	Project Superintendent	173	173	173	173	173	173	173	173	173								1557	\$ 163,485.00
TBD	\$ 85	Asst. Superintendent	87	87	87	87	87	87	87	87	87								783	\$ 66,555.00
TBD	\$ 75	Field Engineer																	0	\$
TBD	\$ 65	Safety Inspector	8	8	8	8	8	8	8	8	8								72	\$ 4,680.00
Total Labor in General Conditions																			3378	\$ 378,990.00

Substantial Completion

Substantial Completion is set as March 5th, 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 March 6th, 2023 (30 days from the date bids/proposals were received.)
2. Should the pricing and terms of the GMP Amendment No. 5 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.