



P.O. BOX 850
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**AGENDA - SPECIAL MEETING
COWETA PUBLIC WORKS AUTHORITY
COWETA CITY HALL, 310 S. BROADWAY
TUESDAY, JANUARY 6, 2026 6:00 PM**

MEETING PROCEDURE: Comments on all scheduled agenda items will be heard immediately following the presentation by staff or the petitioner. Please wait until you are recognized by the Chair and keep your comments as brief as possible. Individuals addressing the Trustees must identify themselves by name prior to making any comments. The Trust Authority will consider, discuss, and may take action on, approve, adopt, amend, reject, deny, table, or not take action on any item listed on this agenda after comments from staff and the Trust Authority have been heard.

I. CALL TO ORDER

II. ROLL CALL

Naomi Hogue _____ Jeremy Barnett _____ Daniel Beatie _____ Joshua Wilburn _____
Donald Vieth _____

III. CONSENT

(All matters under the "Consent Calendar" are considered by the Trustees to be routine and will be enacted by one motion. Any Trustee may, however, remove an item from consent by request.)

1. MINUTES OF REGULAR MEETING

APPROVAL OF THE MINUTES OF THE COWETA PUBLIC WORKS AUTHORITY MEETING HELD ON DECEMBER 1, 2025. MARCY KILGORE, CITY CLERK/TREASURER

IV. CONSIDER, DISCUSS AND TAKE ACTION ON ITEMS REMOVED FROM CONSENT

V. ADMINISTRATION

1. AMENDMENTS TO THE CONSTRUCTION MANAGEMENT CONTRACT WITH FLINTCO, LLC FOR SERVICES RELATED TO THE CONSTRUCTION OF FIRE STATION NO. 1 AND THE POLICE STATION

Discuss and consider action related to the approval of an amended construction management agreement with Flintco, LLC to provide construction management services and project oversight for the construction of Fire Station No. 1 and the Police Station with a guaranteed maximum price of \$17,112,334, and direction to the Trust Manager to execute all necessary documents related thereto.

Julie A. Casteen, Trust Manager

2. AWARD AND ASSIGNMENT OF BID CONTRACTS FOR FIRE STATION NO. 1 AND THE POLICE STATION TO FLINTCO, LLC FOR A GUARANTEED MAXIMUM PRICE OF \$17,112,334 TO BE PAID FROM THE 1% SALES TAX FUND

Discuss and consider action related to the assignment of bid contracts to Flintco, LLC for the

purpose of construction management and project oversight for the construction of Fire Station No. 1 and the Police Station with a guaranteed maximum price of \$17,112,334, to be paid from the 1% Sales Tax Fund, and direction to the Trust Manager to execute all necessary documents related thereto.

Julie A. Casteen, Trust Manager

3. **BID PROCESS FOR 141ST STREET SOUTH LIFT STATION**

Discuss and consider action directing staff to begin the public bid process for the replacement of the 141st Street/267th East Avenue Lift Station.

Julie Casteen, City Manager

4. **AMENDMENTS TO THE PROFESSIONAL SERVICES CONTRACT WITH BKL, INC. FOR LOW VOLTAGE DESIGN SERVICES RELATED TO THE CONSTRUCTION OF FIRE STATION NO. 1 AND THE POLICE STATION FOR AN ADDITIONAL COST OF \$27,500**

Discuss and consider action related to the approval of amendments to the professional services agreement with BKL, Inc. to provide low voltage design services related to the construction of Fire Station No. 1 and the Police Station at an additional cost of \$27,500, and authorization for the Chairman to execute all necessary documents related thereto.

Julie A. Casteen, Trust Manager

VI. ADJOURNMENT

IF YOU REQUIRE A SPECIAL ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY CITY HALL AT LEAST 24 HOURS BEFORE THE MEETING.

**MINUTES OF THE COWETA PUBLIC WORKS AUTHORITY REGULAR MEETING
DECEMBER 1, 2025, 7:00 P.M.**

The agenda for this meeting was posted at least 24 hours prior to the start of this meeting at the entrance of City Hall, 310 S Broadway, Coweta, OK.

The Trustees of the Coweta Public Works Authority met in regular session on Monday, December 1, 2025, at 7:00 p.m. following the meeting of the Coweta City Council at the Coweta City Hall, 310 S Broadway, Coweta, Oklahoma.

TRUSTEES PRESENT: Naomi Hogue, Jeremy Barnett, Joshua Wilburn, Donald Vieth

TRUSTEES ABSENT: None.

I. CALL TO ORDER

The meeting was called to order by Chairman Hogue.

II. ROLL CALL

Roll call taken. Trustees were present as shown above.

III. CONSENT

Motion by Naomi Hogue, second by Jeremy Barnett to approve the consent calendar items:

1. Approval of the minutes of the Coweta Public Works Authority regular meeting held on October 6, 2025.
2. Approval of the Declaration of Surplus of the following items and authorizing the City Manager to dispose of them accordingly: 1. Trimble Geo XT GPS Unit.

Aye: Naomi Hogue
Jeremy Barnett
Joshua Wilburn
Donald Vieth

IV. CONSIDER ITEMS REMOVED FROM CONSENT

No items removed.

V. ADMINISTRATION

**1. AUTHORIZED REPRESENTATIVES CERTIFICATE LISTING PERSONS
AUTHORIZED TO EXECUTE REQUISITIONS FOR FUNDS FROM THE
LOANS ISSUED BY OKLAHOMA WATER RESOURCES BOARD**

**MINUTES OF THE COWETA PUBLIC WORKS AUTHORITY REGULAR MEETING
DECEMBER 1, 2025, 7:00 P.M.**

Trust Manager Julie Casteen led discussion and requested possible action related to the approval of an Authorized Representatives Certificate listing Naomi Hogue, Chairman; Julie Casteen, Trust Manager; and McKay Hale, Assistant Trust Manager as authorized to execute requisitions for funds from the loans issued by the Oklahoma Water Resources Board on October 1, 2019, and September 1, 2022.

Motion by Naomi Hogue, second by Jeremy Barnett to approve an Authorized Representatives Certificate listing Naomi Hogue, Chairman; Julie Casteen, Trust Manager; and McKay Hale, Assistant Trust Manager as authorized to execute requisitions for funds from the loans issued by the Oklahoma Water Resources Board on October 1, 2019, and September 1, 2022.

Aye: Naomi Hogue
Jeremy Barnett
Joshua Wilburn
Donald Vieth

2. RESOLUTION 2025-41 BANK SIGNATORIES

Julie Casteen led discussion and requested possible action related to the adoption of Resolution 2025-41, a resolution of the Coweta Public Works Authority, Oklahoma, approving Naomi Hogue, Julie Casteen, McKay Hale, and Marcy Kilgore as authorized signatories on certain accounts held by the First National Bank of Coweta, RCB Bank of Coweta, and BancFirst of Coweta.

Motion by Naomi Hogue, second by Jeremy Barnett to adopt Resolution 2025-41, a resolution of the Coweta Public Works Authority, Oklahoma, approving Naomi Hogue, Julie Casteen, McKay Hale, and Marcy Kilgore as authorized signatories on certain accounts held by the First National Bank of Coweta, RCB Bank of Coweta, and BancFirst of Coweta.

Aye: Naomi Hogue
Jeremy Barnett
Joshua Wilburn
Donald Vieth

VI. NEW BUSINESS

(Business which was not foreseen prior to the posting of the agenda.)

No new business.

VII. ADJOURNMENT

**MINUTES OF THE COWETA PUBLIC WORKS AUTHORITY REGULAR MEETING
DECEMBER 1, 2025, 7:00 P.M.**

Chairman Hogue adjourned the meeting at 7:00 p.m.

Naomi Hogue, Chairman

Marcy Kilgore, Trust Secretary



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Memorandum

To: Honorable PWA Chairman and Trustees

From: Julie A. Casteen, Trust Manager

Re: **AMENDMENTS TO THE CONSTRUCTION MANAGEMENT CONTRACT
WITH FLINTCO, LLC FOR SERVICES RELATED TO THE CONSTRUCTION OF FIRE
STATION NO. 1 AND THE POLICE STATION**

Date: January 6, 2026

BACKGROUND

As a result of awarding bids for Fire Station No. 1 and the Police Station, the construction management contract with Flintco, LLLC must be amended to reflect the construction cost and other items in the contract. The revised agreement specifies the Maximum Guaranteed Price to be paid for the two buildings.

STAFF RECOMMENDATION

Staff recommends approval of the revised contract with Flintco, LLC.

ATTACHMENTS

1. 260105-A133-2019 Exhibit A (Coweta Public Safety Facility) (FCO Signed)
2. Original Flintco Contract
3. 1st Amendment to Flintco Contract



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 5th day of January in the year 2026, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 13th day of April in the year 2023 (the “Agreement”)
(In words, indicate day, month, and year.)

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

Coweta Public Safety Facility
Lot 2, Block 2 of Coweta Crossing N. 20

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

City of Coweta / Public Works Authority
310 S. Broadway
P.O. Box 850
Coweta, OK 74429

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

Flintco, LLC
323 E Reconciliation Way
Tulsa, OK 74120

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 Seventeen Million One Hundred and Twelve Thousand Three Hundred and Thirty Four Dollars and Zero Cents (\$

ADDITIONS AND DELETIONS:

The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes 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 to or deleted from the original AIA text.

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

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

\$17,112,334.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager’s contingency; alternates; the Construction Manager’s Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

Reference Attached Exhibit A-1

§ 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
Fire Alternate #2 – Under Ground Detention	\$220,257
Fire Alternate #3 – 2x2 Lighting	(\$3,321)
Fire Alternate #4 – Concrete Paving	\$60,319
Police Alternate #2 – PS Primecoat Flooring	\$23,507
Police Alternate #3 – PS 2x2 Lighting	(\$6,988)

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

Item	Price	Conditions for Acceptance
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§ A.1.1.6 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
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ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

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

- ☐ The date of execution of this Amendment.
- ☒ Established as follows:
From date of Notice to Proceed.

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

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments,

allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

[X] Not later than (424) calendar days from the date of commencement of the Work.

[] By the following date:

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

Reference Attached Exhibit A-2

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

Reference Attached Exhibit A-2

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

Title	Date	Pages
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Other identifying information:

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

Item	Price
Polished Concrete	\$110,000
Structural Steel	\$310,000
Steel Coordination	\$25,000
Detention HDW/Doors/Frames	\$220,000
Misc Finishes	\$55,000
Custom Graphics	\$40,000
Visual Display Boards	\$12,500
Relocate/Install Owner Equipment	\$26,000
Extractor	\$45,000
SCBA	\$80,000
Fire Metal Lockers	\$25,000
Fire Plastic Lockers/Bench	\$13,333
Police Restraint Bench	\$4,000
Police Adjustable Shelving	\$8,000
Police Detention Lockers	\$50,000
Police Evidence Pass Through	\$70,500
Police Evidence Storage	\$50,000
Police Metal Lockers	\$6,500
Police Z Lockers	\$17,000
Police Gun Lockers	\$8,000
Residential Equipment	\$25,000
Fire Dorm Furniture	\$20,000
Dorm Wardrobes	\$75,000
FFE	\$284,906
Low Voltage	\$355,000
Unsuitable Soils	\$50,000
Misc Site Demo	\$4,500
Sod	\$51,500
Testing	\$127,000

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

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

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)

(Printed name and title)

Signed by:

Brett Venable

344D5391FAF54E2

CONSTRUCTION MANAGER (Signature)

Brett Venable

VP/Area Manager

(Printed name and title)



Additions and Deletions Report for AIA® Document A133® – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 14:22:25 CST on 12/30/2025.

Changes to original AIA text

PAGE 2

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed ~~(\$Seventeen Million One Hundred and Twelve Thousand Three Hundred and Thirty Four Dollars and Zero Cents~~ (\$17,112,334.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

Item	Price
<u>Fire Alternate #2 – Under Ground Detention</u>	<u>\$220,257</u>
<u>Fire Alternate #3 – 2x2 Lighting</u>	<u>(\$3,321)</u>
<u>Fire Alternate #4 – Concrete Paving</u>	
<u>Police Alternate #2 – PS Primecoat Flooring</u>	<u>\$60,319</u>
<u>Police Alternate #3 – PS 2x2 Lighting</u>	<u>\$23,507</u>
	<u>(\$6,988)</u>

[X] Established as follows:

—(Insert a date or a means to determine the date of commencement of the Work.)

PAGE 3

[X] Not later than (424) calendar days from the date of commencement of the Work.

PAGE 4

Item	Price
<u>Polished Concrete</u>	<u>\$110,000</u>
<u>Structural Steel</u>	<u>\$310,000</u>
<u>Steel Coordination</u>	<u>\$25,000</u>
<u>Detention HDW/Doors/Frames</u>	<u>\$220,000</u>
<u>Misc Finishes</u>	<u>\$55,000</u>
<u>Custom Graphics</u>	<u>\$40,000</u>
<u>Visual Display Boards</u>	<u>\$12,500</u>
<u>Relocate/Install Owner Equipment</u>	<u>\$26,000</u>
<u>Extractor</u>	<u>\$45,000</u>
<u>SCBA</u>	<u>\$80,000</u>

<u>Fire Metal Lockers</u>	<u>\$25,000</u>
<u>Fire Plastic Lockers/Bench</u>	<u>\$13,333</u>
<u>Police Restraint Bench</u>	<u>\$4,000</u>
<u>Police Adjustable Shelving</u>	<u>\$8,000</u>
<u>Police Detention Lockers</u>	<u>\$50,000</u>
<u>Police Evidence Pass Through</u>	<u>\$70,500</u>
<u>Police Evidence Storage</u>	<u>\$50,000</u>
<u>Police Metal Lockers</u>	<u>\$6,500</u>
<u>Police Z Lockers</u>	<u>\$17,000</u>
<u>Police Gun Lockers</u>	<u>\$8,000</u>
<u>Residential Equipment</u>	<u>\$25,000</u>
<u>Fire Dorm Furniture</u>	<u>\$20,000</u>
<u>Dorm Wardrobes</u>	<u>\$75,000</u>
<u>FFE</u>	<u>\$284,906</u>
<u>Low Voltage</u>	<u>\$355,000</u>
<u>Unsuitable Soils</u>	<u>\$50,000</u>
<u>Misc Site Demo</u>	<u>\$4,500</u>
<u>Sod</u>	<u>\$51,500</u>
<u>Testing</u>	<u>\$127,000</u>

Variable Information

PAGE 1

This Amendment dated the 5th day of January in the year 2026, is incorporated into the accompanying AIA Document A133™-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 13th day of April in the year 2023 (the "Agreement")

Coweta Public Safety Facility

Lot 2, Block 2 of Coweta Crossing N. 20

City of Coweta / Public Works Authority

310 S. Broadway

P.O. Box 850

Coweta, OK 74429

Flintco, LLC

323 E Reconciliation Way

Tulsa, OK 74120

PAGE 2

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed ~~(\$Seventeen Million One Hundred and Twelve Thousand Three Hundred and Thirty Four Dollars and Zero Cents~~ (\$17,112,334.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

Reference Attached Exhibit A-1

Item	Price
<u>Fire Alternate #2 – Under Ground Detention</u>	<u>\$220,257</u>
<u>Fire Alternate #3 – 2x2 Lighting</u>	<u>(\$3,321)</u>
<u>Fire Alternate #4 – Concrete Paving</u>	
<u>Police Alternate #2 – PS Primecoat Flooring</u>	<u>\$60,319</u>
<u>Police Alternate #3 – PS 2x2 Lighting</u>	<u>\$23,507</u>
	<u>(\$6,988)</u>

[X] Established as follows:

From date of Notice to Proceed.

PAGE 3

[X] Not later than (424) calendar days from the date of commencement of the Work.

Reference Attached Exhibit A-2

Reference Attached Exhibit A-2

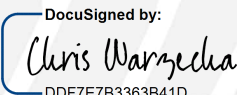
PAGE 4

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<u>Custom Graphics</u>	<u>\$40,000</u>
<u>Visual Display Boards</u>	<u>\$12,500</u>
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<u>Extractor</u>	<u>\$45,000</u>
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<u>Fire Plastic Lockers/Bench</u>	<u>\$13,333</u>
<u>Police Restraint Bench</u>	<u>\$4,000</u>
<u>Police Adjustable Shelving</u>	<u>\$8,000</u>
<u>Police Detention Lockers</u>	<u>\$50,000</u>
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<u>Sod</u>	<u>\$51,500</u>
<u>Testing</u>	<u>\$127,000</u>



Certification of Document's Authenticity
AIA® Document D401™ – 2003

I, Chris Warzecha, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 14:22:25 CST on 12/30/2025 under Order No. 20250159424 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ - 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.

DocuSigned by:

DDF7E7B3363B41D...
(Signed)

Assistant General Counsel
(Title)

12/30/2025 | 2:40 PM CST
(Dated)



DESCRIPTION	Base Bid With Alternates	Fire With Alternates	Police With Alternates
CONSTRUCTION COST			
Division 1 - Project Requirements	613,050	326,011	287,039
Division 2 - Existing Conditions	0	0	0
Division 3 - Concrete	1,421,840	740,790	681,050
Division 4 - Masonry	686,390	197,370	489,020
Division 5 - Metals	335,000	25,000	310,000
Division 6 - Wood & Plastics	360,548	205,071	155,477
Division 7 - Thermal & Moisture Protection	603,919	234,673	369,246
Division 8 - Doors & Windows	917,589	406,298	511,291
Division 9 - Finishes	1,317,976	657,161	660,815
Division 10 - Specialties	642,893	324,439	318,454
Division 11 - Equipment	25,000	25,000	0
Division 12 - Furnishings	406,706	232,527	174,179
Division 13 - Special Construction	796,685	796,685	0
Division 14 - Elevators	0	0	0
Division 21 - Fire Suppression	304,649	159,535	145,114
Division 22 & 23 - Mechanical	2,235,203	1,498,000	737,203
Division 26 - Electrical	1,266,270	707,390	558,880
Division 27 - Communications	0	0	0
Division 28 - Electronic Safety & Security	387,500	192,335	195,165
Division 31 - Earthwork	645,500	413,500	232,000
Division 32 - Exterior Improvements	195,957	147,122	67,850
Division 33 - Utilities	853,000	634,000	219,000
General Conditions	1,356,499	700,966	655,533
Construction Manager's Fee	657,590	369,058	289,349
SUBTOTAL	16,029,764	8,992,931	7,056,666
BONDS & INSURANCE			
Performance & Payment Bond	140,198	78,683	61,689
Subcontractor Default Insurance	209,449	118,707	91,038
Builders Risk	29,065	16,312	12,789
Insurance Premiums	128,230	71,966	56,423
SUBTOTAL	506,942	285,669	221,940
CONTINGENCY			
Contractor's Contingency	560,627	316,916	244,471
Owner's/Architect's Contingency	0	0	0
SUBTOTAL	560,627	316,916	244,471
PRECONSTRUCTION SERVICES			
Preconstruction Services	15,000	7,500	7,500
SUBTOTAL	15,000	7,500	7,500
TOTAL CONSTRUCTION COST	\$17,112,334	\$9,603,017	\$7,530,577

OWNER'S DIRECT COST

Design Fees	\$761,545	\$579,320
IT Design Fees	\$13,000	\$14,000
Communications Tower		\$100,000

Total Project Cost **\$10,377,562** **\$8,223,897**

AVAILABLE FUNDING

\$10,459,142 **\$8,252,163**

Cost Delta *(\$81,580)* *(\$28,266)*



DESCRIPTION	Base Bid	FS Alternate #2 Underground Detention	FS Alternate #3 2x2 Lighting	FS Alternate #4 Concrete Paving	PS Alternate #2 PS Primecoat Flooring	PS Alternate #3 PS 2x2 Lighting
CONSTRUCTION COST						
Division 1 - Project Requirements	613,050	0	0	0	0	0
Division 2 - Existing Conditions	0	0	0	0	0	0
Division 3 - Concrete	1,367,890	0	0	53,950	0	0
Division 4 - Masonry	686,390	0	0	0	0	0
Division 5 - Metals	335,000	0	0	0	0	0
Division 6 - Wood & Plastics	360,548	0	0	0	0	0
Division 7 - Thermal & Moisture Protection	603,919	0	0	0	0	0
Division 8 - Doors & Windows	917,589	0	0	0	0	0
Division 9 - Finishes	1,296,951	0	0	0	21,025	0
Division 10 - Specialties	642,893	0	0	0	0	0
Division 11 - Equipment	25,000	0	0	0	0	0
Division 12 - Furnishings	406,706	0	0	0	0	0
Division 13 - Special Construction	796,685	0	0	0	0	0
Division 14 - Elevators	0	0	0	0	0	0
Division 21 - Fire Suppression	304,649	0	0	0	0	0
Division 22 & 23 - Mechanical	2,235,203	0	0	0	0	0
Division 26 - Electrical	1,275,490	0	(2,970)	0	0	(6,250)
Division 27 - Communications	0	0	0	0	0	0
Division 28 - Electronic Safety & Security	387,500	0	0	0	0	0
Division 31 - Earthwork	653,500	(8,000)	0	0	0	0
Division 32 - Exterior Improvements	195,957	0	0	0	0	0
Division 33 - Utilities	648,000	205,000	0	0	0	0
General Conditions	1,356,499	0	0	0	0	0
Construction Manager's Fee	646,291	8,471	(128)	2,320	904	(269)
SUBTOTAL	15,755,710	205,471	(3,098)	56,270	21,929	(6,519)
BONDS & INSURANCE						
Performance & Payment Bond	137,789	1,806	(27)	495	193	(57)
Subcontractor Default Insurance	205,350	3,073	(46)	842	328	(98)
Builders Risk	28,566	374	(6)	103	40	(12)
Insurance Premiums	126,027	1,652	(25)	452	176	(52)
SUBTOTAL	497,732	6,906	(104)	1,891	737	(219)
CONTINGENCY						
Contractor's Contingency	550,117	7,880	(119)	2,158	841	(250)
Owner's/Architect's Contingency	0	0	0	0	0	0
SUBTOTAL	550,117	7,880	(119)	2,158	841	(250)
PRECONSTRUCTION SERVICES						
Preconstruction Services	15,000					
SUBTOTAL	15,000	0	0	0	0	0
TOTAL CONSTRUCTION COST	\$16,818,559	\$220,257	(\$3,321)	\$60,319	\$23,507	(\$6,988)
TOTAL CONSTRUCTION COSTS WITH ALTERNATES	\$17,112,334					



BID PACKAGE 3A - BUILDING CONCRETE								
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Cantera	Oakridge	TWX	Structurecrete	D Kerns	Contech
Addenda Acknowledged								
Bid Bond								
Base Bid Fire	300,520		300,520	308,000	329,000	334,000	359,000	407,000
Base Bid Police	336,050		336,050	405,000	350,000	369,000	379,000	490,000
Base Bid Combined	636,570		636,570	713,000	675,000	700,000	738,000	897,000
TOTALS	\$636,570							
ALTERNATES								
NONE								

BID PACKAGE 3C - SITE CONCRETE								
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Cantera	TWX	Contech	Structurecrete	Barnes	D Kerns
Addenda Acknowledged								
Bid Bond								
Base Bid Fire	311,320		311,320	350,000	376,500	351,800	377,800	495,000
Base Bid Police	310,000		352,490	310,000	310,000	317,000	327,475	316,000
Base Bid Combined	650,000		663,810	650,000	686,500	665,000	700,270	701,000
TOTALS	\$621,320							
ALTERNATES								
Fire Alternate 04 - Concrete Pavement	53,950		53,950	78,000	40,000		97,000	59,000
								83,000

Exhibit A-1



Coweta Public Safety
Bid Tabulation

BID PACKAGE 3H - POLISHED AND STAINED CONCRETE								
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Allowance					Bomanite*
Addenda Acknowledged								Incomplete Bid
Bid Bond								
Base Bid Fire	75,000		75,000					
Base Bid Police	35,000		35,000					15,970
Base Bid Combined								
TOTALS	\$110,000							
ALTERNATES								
PS Alternate #03 Primecoat Flooring	0							10,625

DIVISION 3 - CONCRETE	
Division Total	\$1,367,890
Fire Alternate 04 - Concrete Pavement	\$53,950
PS Alternate #03 Primecoat Flooring	0

Exhibit A-1



Coweta Public Safety
Bid Tabulation

BID PACKAGE 4A - MASONRY							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Forza	Precision Stone	C&N	Brazeal	
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	197,370		197,370	232,991	250,000	220,000	
Base Bid Police	489,020		489,020	527,182	525,000	510,000	
Base Bid Combined	686,390		686,390	722,165		730,000	
TOTALS	\$686,390						
ALTERNATES							
NONE							

DIVISION 4 - MASONRY	
Division Total	\$686,390



BID PACKAGE 5A - STRUCTURAL AND MISCELLANEOUS STEEL, STEEL STAIRS AND RAILINGS							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Allowance				
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	0		0				
Base Bid Police	310,000		310,000				
Base Bid Combined	310,000		310,000				
TOTALS	\$310,000						
ALTERNATES							
NONE							

ALLOWANCE ITEM							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Misc Steel Coordination				
Base Bid Fire			25,000				
TOTALS	\$25,000		\$25,000				
ALTERNATES							
NONE							

DIVISION 5 - METALS	
Division Total	\$335,000

Exhibit A-1



BID PACKAGE 6B - INTERIOR ARCHITECTURAL WOODWORK AND MILLWORK							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Crawson	Nexspaces	Wood Systems		
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	205,071		205,071	255,660	275,032		
Base Bid Police	158,958		158,958	167,944	163,588		
Base Bid Combined	360,548		360,548	423,604	438,620		
TOTALS	\$360,548						
ALTERNATES							
NONE							

DIVISION 6 - WOOD & PLASTICS	
Division Total	\$360,548



BID PACKAGE 7A - WATERPROOFING & JOINT SEALANTS							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		GDA	OK Building	NDN	Mobile Enterprises	OK Roofing
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	19,186		19,186	28,000	23,041	33,338	36,810
Base Bid Police	11,000		17,544	11,000	26,458	28,527	29,692
Base Bid Combined	36,730		36,730	39,000		60,865	66,502
TOTALS	\$30,186						
ALTERNATES							
NONE							

BID PACKAGE 7B - ROOFING, SHEET METAL FLASHING & TRIM, PREFABRICATED ROOF SPECIALTIES & ROOF ACCESSORIES							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Atwell	JR Co	Sooner	CR Coontz	Next Level
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	215,487		215,487	235,000	253,000	318,000	324,400
Base Bid Police	246,246		246,246	422,000	410,000	473,000	253,400
Base Bid Combined	461,733		461,733	657,000	648,000		567,800
TOTALS	\$461,733						
ALTERNATES							
NONE							

Exhibit A-1



Coweta Public Safety
Bid Tabulation

BID PACKAGE 7C - METAL PANELS							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Next Level	CR Coontz	Sooner	JR Co	MCG
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	0						
Base Bid Police	112,000		112,000	126,000	150,000	198,611	205,468
Base Bid Combined	0						
TOTALS	\$112,000						
ALTERNATES							
NONE							

DIVISION 7 - THERMAL & MOISTURE PROTECTION	
Division Total	\$603,919



BID PACKAGE 8C - HOLLOW METAL DOORS AND FRAMES, WOOD DOORS, DOOR HARDWARE, AND DOOR INSTALLATION							
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	Texoma Building	BSI	Jones CO	FTO		
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	132,996	132,996	150,300	154,305	170,231		
Base Bid Police	98,751	98,751	120,900	140,481	141,399		
Base Bid Combined	231,747	231,747	270,000				
TOTALS	\$231,747						
ALTERNATES							
NONE							

BID PACKAGE 8E - WOOD DOORS (MATERIAL ONLY)							
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	Texoma Building	FTO	Jones Co	Windor		
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	19,113	19,113	23,592	24,096	28,000		
Base Bid Police	18,702	18,702	20,360	21,565	25,000		
Base Bid Combined	37,815	37,815		45,161	52,500		
TOTALS	\$37,815						
ALTERNATES							
NONE							



BID PACKAGE 8H - OVERHEAD DOORS							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Texoma Builders	OH Door Tulsa			
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	139,189		139,189	154,350			
Base Bid Police	46,638		46,638	65,861			
Base Bid Combined	186,480		186,480	220,211			
TOTALS	\$185,827						
ALTERNATES							
FS Alternate #01 - Apparatus Bay Doors	173,249		173,249	129,384			

BID PACKAGE 8L - ALUMINUM STOREFRONT & ENTRANCES, AUTOMATIC ENTRANCES, GLAZED CURTAINWALL, GLASS AND GLAZING							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Coulter	Advantage Glass	Crystal Structures	Green Country	JR Co
							Frontier
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	115,000		115,000	117,350	142,950	143,700	145,321
Base Bid Police	127,200		129,500	127,200	185,850	214,500	218,606
Base Bid Combined	244,500		244,500	244,550	328,800	358,200	363,927
TOTALS	\$242,200						
ALTERNATES							
NONE							

Exhibit A-1



ALLOWANCE ITEM							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Detention Hdwr/ Frames/Doors				
Base Bid Police			220,000				
TOTALS	\$220,000		\$220,000				
ALTERNATES							
NONE							

DIVISION 8 - DOORS & WINDOWS	
Division Total	\$917,589
FS Alternate #01 - Apparatus Bay Doors	\$173,249



BID PACKAGE 9A - DRYWALL, METAL FRAMING, BUILDING INSULATION, INTERIOR WOOD BACKING, ACOUSTICAL CEILINGS, EIFS/STUCCO AND ACOUSTICAL WALL TREATMENT								
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	Higgins Group	GCI	Wiljo	SW Drywall	Narcomy	Real Eagle	MWDW
Addenda Acknowledged								
Bid Bond								
Base Bid Fire	396,000	396,000	442,500	500,500	491,300	609,044	570,714	556,541
Base Bid Police	483,000	483,000	567,100	522,275	532,350	534,080	575,413	713,185
Base Bid Combined	860,000	860,000	1,009,600	1,020,000	1,023,650	1,114,060	1,146,127	1,270,163
TOTALS	\$860,000							
ALTERNATES								
NONE								

BID PACKAGE 9G - CARPETS, RESILIENT FLOORINGS, RESILIENT BASE, STAIR NOSINGS & COVERINGS, TILE AND FLOORING ACCESSORIES								
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	FlorWright, Inc	CWC	All Set				
Addenda Acknowledged								
Bid Bond								
Base Bid Fire	155,400	155,400	208,583	467,250				
Base Bid Police	88,235	134,950	88,235	125,800				
Base Bid Combined	285,350	285,350	296,817	562,050				
TOTALS	\$243,635							
ALTERNATES								
PS Alternate #03 Primecoat Flooring	21,025	3,500	21,025	7,200				



BID PACKAGE 9T - PAINTING & WALL COVERINGS								
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		PT	River Paint	Dannix	Advanced	Real Eagle	Narcomey
								Vale
Addenda Acknowledged								
Bid Bond								
Base Bid Fire	50,761		50,761	57,931	59,696	60,281	69,849	71,230
Base Bid Police	50,655		50,655	52,900	51,412	57,726	58,848	69,810
Base Bid Combined	98,316		98,316	110,831	111,108	118,000	128,697	137,455
TOTALS	\$98,316							
ALTERNATES								
NONE								

ALLOWANCE ITEM								
DESCRIPTION	Contractor							
	LOW BIDDER		Misc Finishes	Custom Graphics				
Base Bid Fire	55,000		35,000	20,000				
Base Bid Police	40,000		20,000	20,000				
TOTALS	\$95,000							
ALTERNATES								
NONE								

DIVISION 9 - FINISHES	
Division Total	\$1,296,951
PS Alternate #03 Primecoat Flooring	\$21,025



BID PACKAGE 10B - SIGNAGE							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		A-Max	J&B	Superior Sign	413	Takeform
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	33,263		33,263	36,177	48,990	51,605	60,000
Base Bid Police	28,871		31,827	28,871		42,130	35,250
Base Bid Combined	65,000		65,000	65,048		93,735	95,250
TOTALS	\$62,134						
ALTERNATES							
NONE							

BID PACKAGE 10C - FIRE EXTINGUISHERS, CABINETS, & ACCESSORIES AND TOILET & BATH ACCESSORIES							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Jones Co	FTO	Czar		
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	34,906		34,906	35,004	47,783		
Base Bid Police	41,663		41,663	41,850	51,413		
Base Bid Combined	98,895				98,895		
TOTALS	\$76,569						
ALTERNATES							
NONE							



BID PACKAGE 10G - FLAGPOLES							
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	Flag & Flagpole	Factory Direct				
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	5,570	5,570					
Base Bid Police	5,570	5,570					
Base Bid Combined	10,940	10,940	34,358				
TOTALS	\$10,940						
ALTERNATES							
NONE							

BID PACKAGE 10H - LOCKERS							
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER						Elite Storage*
Addenda Acknowledged							Incomplete Bid
Bid Bond							
Base Bid Fire	0						74,000
Base Bid Police	0						150,000
Base Bid Combined	0						
TOTALS	\$0						
ALTERNATES							
NONE							



BID PACKAGE 10J - METAL CANOPIES							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Archtype	Play by Design	MCG		
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	60,500		60,500	69,871	130,712		
Base Bid Police	17,250		17,250	27,630	40,053		
Base Bid Combined	77,750		77,750	91,510			
TOTALS	\$77,750						
ALTERNATES							
NONE							

BID PACKAGE 10L - VISUAL DISPLAY BOARDS							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Allowance				
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	7,700		7,700				
Base Bid Police	4,800		4,800				
Base Bid Combined							
TOTALS	\$12,500						
ALTERNATES							
NONE							



ALLOWANCE ITEM							
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	Relocate/Install Owner Equipment	Extractor	SCBA			
Base Bid Fire	144,500	19,500	45,000	80,000			
Base Bid Police	6,500	6,500					
TOTALS	\$151,000						
ALTERNATES							
NONE							

ALLOWANCE ITEM							
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	Fire Metal Lockers	Fire Plastic Lockers/Benches	Police Restraint Benches	Police Adjustable Shelving		
Base Bid Fire	38,000	25,000	13,000				
Base Bid Police	12,000			4,000	8,000		
TOTALS	\$50,000						
ALTERNATES							
NONE							

ALLOWANCE ITEM							
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	Police Detention Lockers	Police Evidence Pass Through	Police Evidence Storage	Police Metal Lockers	Police Z Lockers	Police Gun Lockers
Base Bid Fire	0						
Base Bid Police	202,000	50,000	70,500	50,000	6,500	17,000	8,000
TOTALS	\$202,000						
ALTERNATES							
NONE							

DIVISION 10 - SPECIALTIES	
Division Total	\$642,893

Exhibit A-1



Coweta Public Safety
Bid Tabulation

BID PACKAGE 11B - RESIDENTIAL EQUIPMENT							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Allowance				
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	25,000		25,000				
Base Bid Police	0						
Base Bid Combined	25,000		25,000				
TOTALS	\$25,000						
ALTERNATES							
NONE							

DIVISION 11 - EQUIPMENT	
Division Total	\$25,000



BID PACKAGE 12B - WINDOW TREATMENT							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Craft	Contract Drapery			
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	9,462		9,462	11,900			
Base Bid Police	17,338		17,338	18,200			
Base Bid Combined	26,800		26,800	30,100			
TOTALS	\$26,800						
ALTERNATES							
NONE							

ALLOWANCE ITEM							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		FFE Furniture	Fire Dorm Furniture	Dorm Wardrobes		
Base Bid Fire	223,065		128,065	20,000	75,000		
Base Bid Police	156,841		156,841				
TOTALS	\$379,906						
ALTERNATES							
NONE							

DIVISION 12 - FURNISHINGS	
Division Total	\$406,706

Exhibit A-1



Coweta Public Safety
Bid Tabulation

BID PACKAGE 13D - METAL BUILDING							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Vanguard	Metal Building	Red Dot	Northstar	
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	796,685		796,685	841,427	843,375	1,041,880	
Base Bid Police							
Base Bid Combined	796,685		796,685	841,427	843,375	1,041,880	
TOTALS	\$796,685						
ALTERNATES							
NONE							

DIVISION 13 - SPECIAL CONSTRUCTION	
Division Total	\$796,685

Exhibit A-1



BID PACKAGE 21A - FIRE PROTECTION SYSTEMS							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Summit	VSC	PVE Barker		
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	159,535		159,535	170,605	236,000		
Base Bid Police	151,331		151,331	154,205	208,130		
Base Bid Combined	304,649		304,649	324,810	444,130		
TOTALS	\$304,649						
ALTERNATES							
NONE							

DIVISION 21 - FIRE SUPRESSION	
Division Total	\$304,649



**Coweta Public Safety
Bid Tabulation**

BID PACKAGE 22A/23A - MECHANICAL									
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	HVAC Contractor	HVAC Contractor	HVAC Contractor	HVAC Contractor
	LOW BIDDER	Platinum	Action	OCE	COMBINED	Vision Air	CRS	Mason	OCE
Addenda Acknowledged									
Base Bid Fire Mechanical	2,199,540		2,199,540	2,221,000					
Base Bid Police Mechanical	1,561,331		1,561,331	1,566,000					
Base Bid Combined Mechanical	2,235,203	2,235,203	3,369,871	3,352,000					
MECHANICAL LOW BID	2,235,203								
Base Bid Fire HVAC	555,843			555,843		555,843	577,431	683,157	1,008,000
Base Bid Police HVAC	383,400			383,400		412,643	418,140	383,400	837,000
Base Bid Combined HVAC	960,000			960,000		960,000	995,571	1,050,000	1,845,000
HVAC LOW BID	939,243								
Base Bid Fire PLUMBING	908,515			908,515					
Base Bid Police PLUMBING	472,340			472,340					
Base Bid Combined PLUMBING	1,396,448			1,396,448					
PLUMBING LOW BID	1,380,855								
TOTALS	\$2,235,203								
ALTERNATES									
NONE									

DIVISION 22 & 23 - MECHANICAL	
Division Total	\$2,235,203

Exhibit A-1



Coweta Public Safety
Bid Tabulation

HVAC Contractor	Plumbing Contractor	Plumbing Contractor	Plumbing Contractor	Plumbing Contractor
Action	All American	CRS	Action	OCE
1,250,000				
1,000,000				
2,250,000				
		908,515	1,083,811	1,213,000
	472,340	492,933	701,000	729,000
		1,396,448	1,686,000	1,941,000



**Coweta Public Safety
Bid Tabulation**

BID PACKAGE 26A - ELECTRICAL									
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	2J	Bill's	Lighthouse	Aspen	Valley	Midtown	United	Marrs
Addenda Acknowledged									
Bid Bond									
Base Bid Fire	710,360	753,766	710,360	727,217	734,500	785,000	791,132	805,022	820,000
Base Bid Police	602,252	602,252	675,816	759,839	705,800	800,000	740,115	736,475	820,000
Base Bid Combined	1,275,490	1,275,490	1,386,176	1,472,189	1,435,135	1,585,000	1,531,247	1,541,497	1,640,000
TOTALS	\$1,275,490								
ALTERNATES									
FS Alternate #03 - 2x2 Lighting	(2,970)	(2,970)	(3,505)	(2,971)	(1,500)	(6,625)	(3,000)	(2,972)	(2,500)
PS Alternate #03 - 2x2 Lighting	(6,250)	(6,250)	(7,406)	(6,280)	(3,175)	(1,250)	(6,300)	(6,281)	(5,000)

DIVISION 26 - ELECTRICAL	
Division Total	\$1,275,490
FS Alternate #03 - 2x2 Lighting	(\$2,970)
PS Alternate #03 - 2x2 Lighting	(\$6,250)

Exhibit A-1



Coweta Public Safety
Bid Tabulation

Contractor	Contractor
Reavis	Colburn
883,565	
757,800	
1,641,365	2,116,000
(2,972)	(2,970)
(6,280)	(6,280)



BID PACKAGE 28A - FIRE ALARM SYSTEM								
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Key Commun	Firetrol	JE Systems	Matlock	Advanced	Techsico
								Summit
Addenda Acknowledged								
Bid Bond								
Base Bid Fire	17,335		17,335	26,750	27,650	32,831	36,346	37,780
Base Bid Police	15,165		15,165	16,390	21,291	36,444	27,666	30,466
Base Bid Combined	32,500		32,500	43,140	48,941	69,275	64,012	68,256
TOTALS	\$32,500							
ALTERNATES								
NONE								

ALLOWANCE ITEM								
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Low Voltage					
Base Bid Fire			175,000					
Base Bid Police			180,000					
TOTALS	\$355,000		\$355,000					
ALTERNATES								
NONE								

DIVISION 28 - ELECTRONIC SAFETY & SECURITY	
Division Total	\$387,500



BID PACKAGE 31A - EARTHWORK, SITE CLEARING, SOIL EROSION & SEDIMENT CONTROL								
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	D-Kerns	Wilson	Core Civil	Diversified	TWX	Barnes	Iron Pipe
Addenda Acknowledged								
Bid Bond								
Base Bid Fire	389,000	389,000	442,689		575,000	644,900	679,270	751,600
Base Bid Police	210,000	210,000	212,643		380,000	415,280	237,372	461,700
Base Bid Combined	599,000	599,000	655,332	854,000	950,000	1,060,180	910,270	1,198,300
TOTALS	\$599,000							
ALTERNATES								
FS Alternate #02 - Underground Detention	(8,000)	(8,000)	22,602	14,000	(15,000)	88,208	(9,000)	15,000

ALLOWANCE ITEM								
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	Unsuitable Soils	Misc. Site Demo					
Base Bid Fire	32,500	28,000	4,500					
Base Bid Police	22,000	22,000						
TOTALS	\$54,500							
ALTERNATES								
NONE								

DIVISION 31 - EARTHWORK	
Division Total	\$653,500
FS Alternate #02 - Underground Detention	(8,000)



BID PACKAGE 32B - FENCES & GATES							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		American Fence	Springwater			Fence OKC*
Addenda Acknowledged							Incomplete Bid
Bid Bond							
Base Bid Fire	68,622		68,622	99,870			78,832
Base Bid Police	44,850		51,516	44,850			15,625
Base Bid Combined	94,457		120,137	144,720			94,457
TOTALS	\$94,457						
ALTERNATES							
PS Alternate #01 - Fences & Gates	120,233		120,233	100,855			166,672

BID PACKAGE 32C - ASPHALT PAVING & PAVEMENT MARKINGS							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		APAC				
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	50,000		50,000				
Base Bid Police	0						
Base Bid Combined	50,000		50,000				
TOTALS	\$50,000						
ALTERNATES							
NONE							

Exhibit A-1



Coweta Public Safety
Bid Tabulation

ALLOWANCE ITEM							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Sod				
Base Bid Fire	28,500		28,500				
Base Bid Police	23,000		23,000				
TOTALS	\$51,500						
ALTERNATES							
NONE							

DIVISION 32 - EXTERIOR IMPROVEMENTS	
Division Total	\$195,957
PS Alternate #01 - Fences & Gates	\$120,233



**Coweta Public Safety
Bid Tabulation**

BID PACKAGE 33A - SITE UTILITIES									
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	D Kerns	Barnes	Core Civil	Diversified	TWX	G&P	Wilson	Duncan
Addenda Acknowledged									
Bid Bond									
Base Bid Fire	334,000	334,000	477,000		340,000	378,210	388,503	396,727	375,900
Base Bid Police	187,000	222,000	187,000		230,000	222,222	275,164	280,844	355,626
Base Bid Combined	547,000	556,000	660,000	547,000	570,000	600,432	663,667	677,571	734,526
TOTALS	\$521,000								
ALTERNATES									
FS Alternate #02 - Underground Detention	205,000	205,000	(177,000)	318,000	375,000	210,000	192,000	167,153	284,300

ALLOWANCE ITEM									
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	Testing							
Base Bid Fire	95,000	95,000							
Base Bid Police	32,000	32,000							
TOTALS	\$127,000								
ALTERNATES									
NONE									

DIVISION 33 - UTILITIES	
Division Total	\$648,000
FS Alternate #02 - Underground Detention	\$205,000

Coweta Public Safety Center
Drawing and Specification Log

Exhibit A-2

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Discipline	Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set Name
General	Cover	Cover	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
General	G0-01	SHEET INDEX	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
General	G1-01	GENERAL NOTES & LEGENDS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
General	G1-02	ABBREVIATIONS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
General	G1-03A	ACCESSIBILITY GUIDELINES - FOR REF. ONLY	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
General	G1-03B	ACCESSIBILITY GUIDELINES - FOR REF. ONLY	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
General	G1-03C	ACCESSIBILITY GUIDELINES - FOR REF. ONLY	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
General	G1-03D	ACCESSIBILITY GUIDELINES - FOR REF. ONLY	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
General	G1-04	LIFE SAFETY	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
General	G1-05	COMMUNITY TORNADO SHELTER	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C0-00	TOPOGRAPHIC SURVEY	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C1-00	CIVIL GENERAL NOTES	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C1-01	SITE PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C1-02	DEMOLITION SITE PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C1-03	EROSION CONTROL PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C1-04	PAVING PLAN (1 OF 2)	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C1-05	PAVING PLAN (2 OF 2)	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C1-06	GRADING PLAN (1 OF 2)	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C1-07	GRADING PLAN (2 OF 2)	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C1-08	JOINT LAYOUT (1 OF 2)	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C1-09	JOINT LAYOUT (2 OF 2)	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C1-10	STORM PLAN & PROFILE (1 OF 5)	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C1-11	STORM PLAN & PROFILE (2 OF 5)	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C1-12	STORM PLAN & PROFILE (3 OF 5)	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C1-13	STORM PLAN & PROFILE (4 OF 5)	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C1-14	STORM PLAN & PROFILE (5 OF 5)	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C1-15	FLOODPLAIN MAP	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C1-16	DRAINAGE AREA MAP	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C1-17	SUMMARY SHEET	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C1-18	STORM WATER MANAGEMENT PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C1-19	UTILITY PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C1-20	UTILITY PROFILES	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C2-01	DETAILS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Civil	C2-02	DETAILS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Structural	S0-01	STRUCTURAL NOTES	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Structural	S0-02	STRUCTURAL AXON	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Structural	S1-01	FOUNDATION PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Structural	S1-02	SLAB PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Structural	S1-03	FRAMING PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Structural	S1-04	ELEVATED SLAB PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Structural	S2-01	STRUCTURAL DETAILS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Structural	S2-02	STRUCTURAL DETAILS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Structural	S2-03	STRUCTURAL DETAILS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Structural	S3-01	STORM SHELTER DETAILS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Structural	S3-02	SALLYPORT DETAILS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A1-01	OVERALL FLOOR PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A1-02	DIMENSION PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A1-03	REFLECTED CEILING PLAN - OVERALL	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A1-04	ROOF PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A2-01	BUILDING ELEVATIONS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A3-01	BUILDING SECTIONS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A3-02	BUILDING SECTIONS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A3-03	BUILDING SECTIONS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A3-04	WALL SECTIONS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A3-05	WALL SECTIONS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A3-06	WALL SECTIONS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A3-07	WALL SECTIONS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A3-08	WALL SECTIONS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A3-09	WALL SECTIONS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A3-10	WALL SECTION DETAILS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A3-11	WALL SECTION DETAILS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A3-12	WALL SECTION DETAILS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A3-13	CEILING DETAILS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set

Coweta Public Safety Center
Drawing and Specification Log

Exhibit A-2

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Discipline	Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set Name
Architectural	A4-01	ENLARGED PLANS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A4-02	ENLARGED PLANS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A4-03	ENLARGED PLANS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A4-04	ENLARGED PLANS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A4-05	ENLARGED REFLECTED CEILING PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A4-06	ENLARGED REFLECTED CEILING PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A4-07	ENLARGED REFLECTED CEILING PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A4-08	ENLARGED REFLECTED CEILING PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A4-09	ENLARGED PLAN DETAILS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A5-01	DOOR SCHEDULE & DOOR TYPES	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A5-02	WINDOW TYPES	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A5-03	HM DOOR AND WINDOW DETAILS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A5-04	ALUM DOOR AND WINDOW DETAILS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A5-05	DETENTION DOOR & WINDOW	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A6-01	ENLARGED PLANS - FF&E	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A6-02	ENLARGED PLANS - FF&E	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A6-03	ENLARGED PLANS - FF&E	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A6-04	ENLARGED PLANS - FF&E	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A6-05	ENLARGED INTERIOR PLANS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A6-06	ENLARGED INTERIOR PLANS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A7-01	INTERIOR ELEVATIONS - RR	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A7-02	INTERIOR ELEVATIONS - RR	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A7-03	INTERIOR ELEVATIONS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A7-04	INTERIOR ELEVATIONS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A7-05	INTERIOR ELEVATIONS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A7-06	INTERIOR ELEVATIONS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A7-07	INTERIOR ELEVATIONS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A7-08	INTERIOR ELEVATIONS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A7-09	INTERIOR ELEVATIONS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A7-10	INTERIOR ELEVATIONS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A7-11	INTERIOR ELEVATIONS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A7-12	INTERIOR ELEVATIONS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A7-13	CASEWORK SCHEDULE	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A7-14	CASEWORK DETAILS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A7-15	CASEWORK DETAILS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A8-00	FINISH LEGEND	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A8-01	FINISH PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A8-02	FINISH SCHEDULE	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A8-03	FINISH DETAILS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A9-01	FF&E SCHEDULES	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A9-02	FF&E SCHEDULES	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A9-03	FF&E SCHEDULES	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A9-04	SIGNAGE SCHEDULE AND DETAILS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Architectural	A9-05	FURNITURE PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Fire Protection	FP0-01	FIRE PROTECTION LEGEND & NOTES	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Fire Protection	FP1-01	FIRE PROTECTION PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Plumbing	P0-01	PLUMBING LEGEND & NOTES	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Plumbing	P1-00	PLUMBING UTILITY CONNECTIONS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Plumbing	P1-01	DRAIN, WASTE, AND VENT PLUMBING	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Plumbing	P1-02	GAS & DOMESTIC WATER PLUMBING	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Plumbing	P1-50	ROOF PLUMBING PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Plumbing	P5-01	PLUMBING DETAILS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Plumbing	P6-01	PLUMBING SCHEDULES	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Plumbing	P9-01	PLUMBING RISER DIAGRAMS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Mechanical	M0-01	MECHANICAL LEGEND & NOTES	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Mechanical	M0-11	HVAC ZONING DIAGRAM	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Mechanical	M1-01	HVAC PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Mechanical	M1-50	ROOF MECHANICAL PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Mechanical	M5-01	MECHANICAL DETAILS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Mechanical	M6-01	MECHANICAL SCHEDULES	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Electrical	E0-01	ELECTRICAL COVER SHEET	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Electrical	E0-02	ELECTRICAL ONE-LINE DIAGRAM	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Electrical	E0-03	ELECTRICAL SCHEDULES	0	12/10/2025	12/11/2025	Police - Conformed Bid Set

Coweta Public Safety Center
Drawing and Specification Log

Exhibit A-2

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Discipline	Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set Name
Electrical	E0-04	ELECTRICAL SCHEDULES	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Electrical	E0-05	ELECTRICAL SITE PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Electrical	E1-01	ELECTRICAL LIGHTING PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Electrical	E2-01	ELECTRICAL POWER PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Electrical	E3-01	ELECTRICAL SYSTEMS PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Electrical	E3-02	ROOF ELECTRICAL PLAN	0	12/10/2025	12/11/2025	Police - Conformed Bid Set
Electrical	E5-01	ELECTRICAL DETAILS	0	12/10/2025	12/11/2025	Police - Conformed Bid Set

Discipline	Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set Name
General	COVER	COVER	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
General	G0-01	INDEX	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
General	G1-01	GENERAL NOTES AND LEGENDS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
General	G1-02	ABBREVIATIONS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
General	G1-03A	ADA GUIDELINES FOR REF. ONLY	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
General	G1-03B	ADA GUIDELINES FOR REF. ONLY	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
General	G1-03C	ADA GUIDELINES FOR REF. ONLY	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
General	G1-03D	ADA GUIDELINES FOR REF. ONLY	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
General	G1-04	LIFE SAFETY PLAN & CODE	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
General	G1-05	COMMUNITY TORNADO SHELTER	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C0-00	TOPOGRAPHIC SURVEY	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-00	CIVIL GENERAL NOTES	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-01	OVERALL SITE PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-02	DEMOLITION SITE PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-03	EROSION CONTROL PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-04	PAVING PLAN (1 OF 3)	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-05	PAVING PLAN (2 OF 3)	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-06	PAVING PLAN (3 OF 3)	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-07	OVERALL GRADING PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-08	GRADING PLAN (1 OF 5)	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-09	GRADING PLAN (2 OF 5)	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-10	GRADING PLAN (3 OF 5)	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-11	GRADING PLAN (4 OF 5)	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-12	GRADING PLAN (5 OF 5)	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-13	JOINT LAYOUT (1 OF 4)	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-14	JOINT LAYOUT (2 OF 4)	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-15	JOINT LAYOUT (3 OF 4)	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-16	JOINT LAYOUT (4 OF 4)	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-17	STORM PLAN & PROFILE (1 OF 7)	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-18	STORM PLAN & PROFILE (2 OF 7)	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-19	STORM PLAN & PROFILE (3 OF 7)	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-20	STORM PLAN & PROFILE (4 OF 7)	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-21	STORM PLAN & PROFILE (5 OF 7)	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-22	STORM PLAN & PROFILE (6 OF 7)	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-23	STORM PLAN & PROFILE (7 OF 7)	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-24	EXISTING DRAINAGE AREA MAP	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-25	PROPOSED DRAINAGE AREA MAP	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-26	SUMMARY SHEET	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-27	UTILITY PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-28	WATERLINE PROFILES	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-29	SANITARY SEWER PROFILE	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C1-30	STORM WATER MANAGEMENT PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C2-01	DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C2-02	DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C3-01	UG DET CALCS - ADD ALTERNATE	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C3-02	UG DETENTION - ADD ALTERNATE	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C3-03	ADS UNDERGROUND DETENTION PLANS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Civil	C3-04	ADS UNDERGROUND DETENTION PLANS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Structural	S0-01	STRUCTURAL NOTES	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Structural	S0-02	STRUCTURAL AXON	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Structural	S1-01	FOUNDATION PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Structural	S1-02	SLAB PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Structural	S1-03	FRAMING PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Structural	S2-01	FRAMING SECTIONS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set

Coweta Public Safety Center
Drawing and Specification Log

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Discipline	Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set Name
Structural	S2-02	FRAMING SECTIONS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Structural	S2-03	FRAMING SECTIONS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Structural	S3-01	ENLARGED STRUCTURAL DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Structural	S3-02	ENLARGED STRUCTURAL DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Structural	S3-03	ENLARGED STRUCTURAL DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A1-01	OVERALL FLOOR PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A1-02	OVERALL REFLECTED CEILING PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A1-03	OVERALL ROOF PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A2-01	BUILDING ELEVATIONS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A2-02	BUILDING ELEVATIONS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A3-01	BUILDING SECTIONS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A3-02	BUILDING SECTIONS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A3-03	BUILDING SECTIONS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A3-04	WALL SECTIONS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A3-05	WALL SECTIONS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A3-06	WALL SECTIONS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A3-07	WALL SECTIONS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A3-08	WALL SECTION DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A3-09	WALL SECTION DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A3-10	ROOF DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A4-01	ENLARGED FLOOR PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A4-02	ENLARGED FLOOR PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A4-03	ENLARGED FLOOR PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A4-04	ENLARGED FLOOR PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A4-05	ENLARGED REFLECTED CEILING PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A4-06	ENLARGED REFLECTED CEILING PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A4-07	ENLARGED REFLECTED CEILING PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A4-08	ENLARGED REFLECTED CEILING PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A4-09	ENLARGED REFLECTED CEILING PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A4-10	ENLARGED REFLECTED CEILING PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A4-12	ENLARGED PLAN DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A4-13	ENLARGED PLAN DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A4-14	ENLARGED PLAN DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A5-01	DOOR SCHEDULE	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A5-03	DOOR AND WINDOW ELEVATIONS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A5-04	DOOR AND WINDOW ELEVATIONS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A5-08	DOOR DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A5-09	WINDOW DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A6-01	ENLARGED FLOOR PLAN - FF&E	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A6-02	ENLARGED FLOOR PLANS -	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A6-03	ENLARGED FLOOR PLANS -	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A6-04	ENLARGED FLOOR PLANS -	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A6-05	ENLARGED FLOOR PLANS -	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A6-06	ENLARGED FLOOR PLANS -	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A6-07	ENLARGED FLOOR PLANS -	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A7-01	INTERIOR ELEVATIONS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A7-02	INTERIOR ELEVATIONS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A7-03	INTERIOR ELEVATIONS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A7-04	INTERIOR ELEVATIONS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A7-05	INTERIOR ELEVATIONS - RR	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A7-06	INTERIOR ELEVATIONS - RR	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A7-07	INTERIOR ELEVATIONS - RR	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A7-08	INTERIOR ELEVATIONS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A7-10	CASEWORK DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A7-11	CASEWORK DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A8-01	FINISH PLAN - SOUTH	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A8-02	FINISH PLAN - NORTH	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A8-03	FINISH LEGEND	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A8-04	FINISH SCHEDULE	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A8-05	FINISH DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A8-06	FINISH DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A9-01	FF&E SCHEDULES	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A9-02	FF&E SCHEDULES	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set

Coweta Public Safety Center
Drawing and Specification Log

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Discipline	Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set Name
Architectural	A9-03	FF&E SCHEDULES	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A9-04	FF&E SCHEDULES	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A9-05	SIGNAGE SCHEDULE AND	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Architectural	A9-06	FURNITURE PLAN -FOR REFERENCE ONLY	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Fire Protection	FP0-01	FIRE PROTECTION LEGEND & NOTES	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Fire Protection	FP1-01	FIRE PROTECTION PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Plumbing	P0-00	PLUMBING LEGEND & NOTES	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Plumbing	P1-00	PLUMBING UTILITY CONNECTIONS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Plumbing	P1-01	OVERALL WASTE & VENT PLUMBING	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Plumbing	P1-02	WASTE & VENT PLUMBING PLAN -	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Plumbing	P1-03	WASTE & VENT PLUMBING PLAN -	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Plumbing	P1-11	OVERALL GAS & DOMESTIC WATER PLUMBING PLANS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Plumbing	P1-12	GAS & DOMESTIC WATER PLUMBING PLAN -SOUTH	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Plumbing	P1-13	GAS & DOMESTIC WATER PLUMBING PLAN -NORTH	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Plumbing	P1-50	PLUMBING ROOF PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Plumbing	P5-01	PLUMBING DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Plumbing	P5-02	PLUMBING DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Plumbing	P6-01	PLUMBING SCHEDULES	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Plumbing	P6-02	PLUMBING SCHEDULES	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Plumbing	P9-01	PLUMBING RISER DIAGRAMS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Mechanical	M0-00	MECHANICAL LEGEND & NOTES	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Mechanical	M0-11	HVAC ZONING DIAGRAMS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Mechanical	M1-01	OVERALL MECHANICAL FLOOR PLANS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Mechanical	M1-02	MECHANICAL FLOOR PLAN - SOUTH	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Mechanical	M1-03	MECHANICAL FLOOR PLAN - NORTH	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Mechanical	M1-51	MECHANICAL ROOF PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Mechanical	M5-01	MECHANICAL DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Mechanical	M6-01	MECHANICAL SCHEDULES	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Mechanical	M6-02	MECHANICAL SCHEDULES	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Mechanical	M6-11	KITCHEN VENTILATION HOOD SCHEDULES	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Mechanical	M6-12	KITCHEN VENTILATION HOOD DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Mechanical	M6-13	KITCHEN VENTILATION HOOD SCHEDULES	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Mechanical	M6-14	KITCHEN VENTILATION HOOD DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Mechanical	M6-15	KITCHEN EXHAUST FAN SCHEDULE AND DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Mechanical	M6-16	KITCHEN DOAS SCHEDULE AND DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Mechanical	M6-17	KITCHEN VENTILATION WIRING DIAGRAMS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Mechanical	M6-18	KITCHEN VENTILATION WIRING DIAGRAMS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Mechanical	M6-19	KITCHEN VENTILATION DUCTWORK BOM	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Mechanical	M6-20	KITCHEN EXHAUST DUCTOWRK ISOMETRICS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Electrical	E0-01	ELECTRICAL COVER SHEET	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Electrical	E0-02	ELECTRICAL ONE-LINE DIAGRAM & SCHEDULES	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Electrical	E0-03	ELECTRICAL SCHEDULES	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Electrical	E0-04	ELECTRICAL SCHEDULES	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Electrical	E0-05	ELECTRICAL SCHEDULES	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Electrical	E1-00	ELECTRICAL SITE PLAN	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Electrical	E1-01	FIRST FLOOR - LIGHTING	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Electrical	E2-01	FIRST FLOOR - POWER	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Electrical	E3-01	FIRST FLOOR - SYSTEMS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Electrical	E3-02	ROOF - SYSTEMS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set
Electrical	E5-01	ELECTRICAL DETAILS	0	12/10/2025	12/11/2025	Fire - Conformed Bid Set

Project Specifications

Division	Number	Title	Revision	Issued Date	Received Date	Set
00 - Procurement	00 01 10	Table of Contents	0	12/23/2025	12/23/2025	Bid Specs - Conformed
01 - General Rec	01 10 00	SUMMARY	0	12/23/2025	12/23/2025	Bid Specs - Conformed
01 - General Rec	01 23 00	ALTERNATES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
01 - General Rec	01 25 00	SUBSTITUTION PROCEDURES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
01 - General Rec	01 33 00	SUBMITTAL PROCEDURES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
01 - General Rec	01 40 00	QUALITY REQUIREMENTS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
01 - General Rec	01 50 00	TEMPORARY FACILITIES AND CONTROLS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
01 - General Rec	01 74 19	CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL	0	12/23/2025	12/23/2025	Bid Specs - Conformed
01 - General Rec	01 77 00	CLOSEOUT PROCEDURES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
01 - General Rec	01 78 23	OPERATION AND MAINTENANCE DATA	0	12/23/2025	12/23/2025	Bid Specs - Conformed
01 - General Rec	01 78 39	PROJECT RECORD DOCUMENTS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
01 - General Rec	01 79 00	DEMONSTRATION AND TRAINING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
03 - Concrete	03 20 00	CONCRETE REINFORCING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
03 - Concrete	03 30 00	CAST-IN-PLACE CONCRETE	0	12/23/2025	12/23/2025	Bid Specs - Conformed
03 - Concrete	03 35 43	POLISHED CONCRETE FINISHING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
04 - Masonry	04 22 00	CONCRETE UNIT MASONRY	0	12/23/2025	12/23/2025	Bid Specs - Conformed
04 - Masonry	04 26 13	MASONRY VENEER	0	12/23/2025	12/23/2025	Bid Specs - Conformed
05 - Metals	05 12 00	STRUCTURAL STEEL FRAMING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
05 - Metals	05 12 13	ARCHITECTURALLY EXPOSED STRUCTURAL	0	12/23/2025	12/23/2025	Bid Specs - Conformed
05 - Metals	05 21 00	STEEL JOIST FRAMING – POLICE STATION	0	12/23/2025	12/23/2025	Bid Specs - Conformed
05 - Metals	05 31 00	STEEL DECKING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
05 - Metals	05 40 00	COLD-FORMED METAL FRAMING – POLICE	0	12/23/2025	12/23/2025	Bid Specs - Conformed
05 - Metals	05 53 13	BAR GRATINGS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
06 - Wood, Plast	06 10 00	ROUGH CARPENTRY	0	12/23/2025	12/23/2025	Bid Specs - Conformed
06 - Wood, Plast	06 16 00	SHEATHING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
06 - Wood, Plast	06 41 00	ARCHITECTURAL WOOD CASEWORK	0	12/23/2025	12/23/2025	Bid Specs - Conformed
07 - Thermal anc	07 21 00	THERMAL INSULATION	0	12/23/2025	12/23/2025	Bid Specs - Conformed
07 - Thermal anc	07 27 26	FLUID-APPLIED MEMBRANE AIR BARRIERS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
07 - Thermal anc	07 52 16	STYRENE-BUTADIENE-STYRENE (SBS)	0	12/23/2025	12/23/2025	Bid Specs - Conformed
07 - Thermal anc	07 71 00	ROOF SPECIALTIES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
07 - Thermal anc	07 72 53	SNOW GUARDS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
07 - Thermal anc	07 84 13	PENETRATOIN FIRESTOPPING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
07 - Thermal anc	07 84 43	JOINT FIRESTOPPING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
07 - Thermal anc	07 92 00	JOINT SEALANTS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
08 - Openings	08 11 13	HOLLOW METAL DOORS AND FRAMES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
08 - Openings	08 14 16	FLUSH WOOD DOORS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
08 - Openings	08 33 13	COILING COUNTER DOORS (ADDENDUM)	0	12/23/2025	12/23/2025	Bid Specs - Conformed
08 - Openings	08 33 23	OVERHEAD COILING DOORS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
08 - Openings	08 33 36	ROLLING STEEL STORM SHELTER DOORS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
08 - Openings	08 35 13	FOLDING DOORS – FIRE STATION	0	12/23/2025	12/23/2025	Bid Specs - Conformed
08 - Openings	08 36 13	SECTIONAL OVERHEAD DOORS – FIRE	0	12/23/2025	12/23/2025	Bid Specs - Conformed
08 - Openings	08 41 13	ALUMINUM-FRAMED ENTRANCES AND	0	12/23/2025	12/23/2025	Bid Specs - Conformed
08 - Openings	08 56 53	SECURITY WINDOWS – POLICE STATION	0	12/23/2025	12/23/2025	Bid Specs - Conformed
08 - Openings	08 71 00	DOOR HARDWARE – POLICE STATION	0	12/23/2025	12/23/2025	Bid Specs - Conformed
09 - Finishes	09 22 16	NON-STRUCTURAL METAL FRAMING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
09 - Finishes	09 29 00	GYPSON BOARD	0	12/23/2025	12/23/2025	Bid Specs - Conformed
09 - Finishes	09 30 13	CERAMIC TILING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
09 - Finishes	09 51 13	ACOUSTICAL PANEL CEILINGS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
09 - Finishes	09 65 13	RESILIENT BASE AND ACCESSORIES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
09 - Finishes	09 65 19	RESILIENT TILE AND PLANK FLOORING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
09 - Finishes	09 68 13	TILE CARPETING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
09 - Finishes	09 72 00	WALL COVERINGS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
09 - Finishes	09 84 33	SOUND-ABSORBING WALL UNITS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
09 - Finishes	09 91 13	EXTERIOR PAINTING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
09 - Finishes	09 91 23	INTERIOR PAINTING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
09 - Finishes	09 93 00	STAINING AND TRANSPARENT FINISHING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
09 - Finishes	09 96 00	HIGH PERFORMANCE COATINGS – POLICE	0	12/23/2025	12/23/2025	Bid Specs - Conformed
10 - Specialties	10 11 00	VISUAL DISPLAY UNITS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
10 - Specialties	10 14 16	PLAQUES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
10 - Specialties	10 14 19	DIMENSIONAL LETTER SIGNAGE	0	12/23/2025	12/23/2025	Bid Specs - Conformed

Coweta Public Safety Center
Drawing and Specification Log

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Discipline	Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set Name
10 - Specialties	10 14 23	ROOM-IDENTIFICATON PANEL SIGNAGE	0	12/23/2025	12/23/2025	Bid Specs - Conformed
10 - Specialties	10 26 00	WALL AND DOOR PROTECTION	0	12/23/2025	12/23/2025	Bid Specs - Conformed
10 - Specialties	10 28 00	TOILET, BATH, AND LAUNDRY ACCESSORIES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
10 - Specialties	10 44 13	FIRE PROTECTION CABINETS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
10 - Specialties	10 44 16	FIRE EXTINGUISHERS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
10 - Specialties	10 51 13	METAL LOCKERS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
10 - Specialties	10 51 26	PLASTIC LOCKERS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
10 - Specialties	10 73 13	AWNINGS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
10 - Specialties	10 75 16	GROUND-SET FLAGPOLES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
11 - Equipment	11 19 16	DETENTION GUN LOCKERS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
11 - Equipment	11 30 13	RESIDENTIAL APPLIANCES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
11 - Equipment	11 98 12	DETENTION DOORS AND FRAMES – POLICE	0	12/23/2025	12/23/2025	Bid Specs - Conformed
11 - Equipment	11 98 14	DETENTION DOOR HARDWARE – POLICE	0	12/23/2025	12/23/2025	Bid Specs - Conformed
12 - Furnishings	12 24 13	ROLLER WINDOW SHADES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
12 - Furnishings	12 36 61	SIMULATED STONE COUNTERTOPS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
13 - Special Con	13 34 19	METAL BUILDING SYSTEMS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
21 - Fire Suppre:	21 05 00	FIRE SUPPRESSION PIPING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
21 - Fire Suppre:	21 11 00	FACILITY FIRE-SUPPRESSION WATER	0	12/23/2025	12/23/2025	Bid Specs - Conformed
21 - Fire Suppre:	21 12 00	FIRE SUPPRESSION STANDPIPES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
21 - Fire Suppre:	21 13 00	FIRE SUPPRESSION SPRINKLER SYSTEMS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
22 - Plumbing	22 05 00	BASIC PLUMBING REQUIREMENTS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
22 - Plumbing	22 05 16	EXPANSION FITTINGS AND LOOPS FOR PLUMBING PIPIN	0	12/23/2025	12/23/2025	Bid Specs - Conformed
22 - Plumbing	22 05 19	METERS AND GAUGES FOR PLUMBING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
22 - Plumbing	22 05 23	GENERAL-DUTY VALVES FOR PLUMBING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
22 - Plumbing	22 05 29	HANGERS AND SUPPORTS FOR PLUMBING PIPING AND E	0	12/23/2025	12/23/2025	Bid Specs - Conformed
22 - Plumbing	22 05 33	HEAT TRACING FOR PLUMBING PIPING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
22 - Plumbing	22 05 53	IDENTIFICATION FOR PLUMBING PIPING AND	0	12/23/2025	12/23/2025	Bid Specs - Conformed
22 - Plumbing	22 07 19	PLUMBING PIPING INSULATION	0	12/23/2025	12/23/2025	Bid Specs - Conformed
22 - Plumbing	22 10 05	PLUMBING PIPING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
22 - Plumbing	22 10 06	PLUMBING PIPING SPECIALTIES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
22 - Plumbing	22 30 00	PLUMBING EQUIPMENT	0	12/23/2025	12/23/2025	Bid Specs - Conformed
22 - Plumbing	22 40 00	PLUMBING FIXTURES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
22 - Plumbing	22 46 00	SECURITY PLUMBING FIXTURES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
23 - Heating, Ve	23 05 00	BASIC MECHANICAL REQUIREMENTS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
23 - Heating, Ve	23 05 13	COMMON MOTOR REQUIREMENTS FOR	0	12/23/2025	12/23/2025	Bid Specs - Conformed
23 - Heating, Ve	23 05 29	HANGERS AND SUPPORTS FOR HVAC PIPING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
23 - Heating, Ve	23 05 53	IDENTIFICATION FOR HVAC PIPING AND	0	12/23/2025	12/23/2025	Bid Specs - Conformed
23 - Heating, Ve	23 05 93	TESTING, ADJUSTING, AND BALANCING FOR	0	12/23/2025	12/23/2025	Bid Specs - Conformed
23 - Heating, Ve	23 07 13	DUCT INSULATION	0	12/23/2025	12/23/2025	Bid Specs - Conformed
23 - Heating, Ve	23 09 23	DIRECT DIGITAL CONTROL SYSTEM FOR	0	12/23/2025	12/23/2025	Bid Specs - Conformed
23 - Heating, Ve	23 09 93	SEQUENCE OF OPERATIONS FOR HVAC	0	12/23/2025	12/23/2025	Bid Specs - Conformed
23 - Heating, Ve	23 11 23	FACILITY NATURAL GAS PIPING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
23 - Heating, Ve	23 31 00	HVAC DUCTS AND CASINGS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
23 - Heating, Ve	23 33 00	AIR DUCT ACCESSORIES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
23 - Heating, Ve	23 34 23	HVAC POWER VENTILATORS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
23 - Heating, Ve	23 34 39	HIGH VOLUME, LOW SPEED PROPELLER	0	12/23/2025	12/23/2025	Bid Specs - Conformed
23 - Heating, Ve	23 36 00	AIR TERMINAL UNITS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
23 - Heating, Ve	23 37 00	AIR OUTLETS AND INLETS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
23 - Heating, Ve	23 38 13	COMMERCIAL KITCHEN HOODS – FIRE	0	12/23/2025	12/23/2025	Bid Specs - Conformed
23 - Heating, Ve	23 40 00	HVAC AIR CLEANING DEVICES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
23 - Heating, Ve	23 55 33	FUEL-FIRED UNIT HEATERS – FIRE STATION	0	12/23/2025	12/23/2025	Bid Specs - Conformed
23 - Heating, Ve	23 74 13	PACKAGED OUTDOOR CENTRAL-STATION	0	12/23/2025	12/23/2025	Bid Specs - Conformed
23 - Heating, Ve	23 81 26	SPLIT-SYSTEM AIR-CONDITIONERS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
23 - Heating, Ve	23 82 00	CONVECTION HEATING AND COOLING UNITS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
26 - Electrical	26 05 00	BASIC ELECTRICAL REQUIREMENTS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
26 - Electrical	26 05 19	LOW VOLTAGE ELECTRICAL POWER	0	12/23/2025	12/23/2025	Bid Specs - Conformed
26 - Electrical	26 05 26	GROUNDING AND BONDING FOR	0	12/23/2025	12/23/2025	Bid Specs - Conformed
26 - Electrical	26 05 29	HANGERS AND SUPPORTS FOR ELECTRICAL	0	12/23/2025	12/23/2025	Bid Specs - Conformed
26 - Electrical	26 05 33	Raceway and Boxes for Electrical Systems	0	12/23/2025	12/23/2025	Bid Specs - Conformed
26 - Electrical	26 05 53	IDENTIFICATION FOR ELECTRICAL SYSTEMS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
26 - Electrical	26 05 73	POWER SYSTEM STUDIES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
26 - Electrical	26 09 23	LIGHTING CONTROL DEVICES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
26 - Electrical	26 27 26	WIRING DEVICES	0	12/23/2025	12/23/2025	Bid Specs - Conformed

Coweta Public Safety Center
Drawing and Specification Log

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Discipline	Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set Name
26 - Electrical	26 28 13	FUSES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
26 - Electrical	26 28 16	Enclosed Switches and Circuit Breakers	0	12/23/2025	12/23/2025	Bid Specs - Conformed
26 - Electrical	26 32 13	ENGINE GENERATORS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
26 - Electrical	26 33 23	CENTRAL BATTERY EQUIPMENT	0	12/23/2025	12/23/2025	Bid Specs - Conformed
26 - Electrical	26 33 53	STATIC UNINTERRUPTIBLE POWER SUPPLY	0	12/23/2025	12/23/2025	Bid Specs - Conformed
26 - Electrical	26 36 00	TRANSFER SWITCHES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
26 - Electrical	26 36 33	CONNECTION CABINETS FOR PORTABLE	0	12/23/2025	12/23/2025	Bid Specs - Conformed
26 - Electrical	26 41 13	LIGHTNING PROTECTION	0	12/23/2025	12/23/2025	Bid Specs - Conformed
26 - Electrical	26 43 00	SURGE PROTECTION DEVICES	0	12/23/2025	12/23/2025	Bid Specs - Conformed
26 - Electrical	26 51 00	INTERIOR LIGHTING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
26 - Electrical	26 56 00	EXTERIOR LIGHTING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
26 - Electrical	262416	PANELBOARDS	0	12/23/2025	12/23/2025	Bid Specs - Conformed
27 - Communic:	27 05 00	LOW VOLTAGE SERVICE, PATHWAYS, AND WIRING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
27 - Communic:	27 05 29	HANGERS AND SUPPORTS FOR	0	12/23/2025	12/23/2025	Bid Specs - Conformed
27 - Communic:	27 05 33	CONDUITS AND BACKBOXES FOR COMMUNICATIONS S	0	12/23/2025	12/23/2025	Bid Specs - Conformed
28 - Electronic S	28 46 00	FIRE DETECTION AND ALARM	0	12/23/2025	12/23/2025	Bid Specs - Conformed
31 - Earthwork	31 20 00	EARTH MOVING	0	12/23/2025	12/23/2025	Bid Specs - Conformed
31 - Earthwork	31 31 16	TERMITE CONTROL	0	12/23/2025	12/23/2025	Bid Specs - Conformed

AIA® Document A133® – 2019

Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price

AGREEMENT made as of the 13th day of April in the year 2023
(In words, indicate day, month, and year.)

BETWEEN the Owner:
(Name, legal status, address, and other information)

City of Coweta / Public Works Authority
310 S. Broadway
PO Box 850
Coweta, OK 74429

and the Construction Manager:
(Name, legal status, address, and other information)

Flintco, LLC
323 E. Reconciliation Way
Tulsa, OK. 74120

for the following Project:
(Name, location, and detailed description)

Coweta Public Safety Facility
Lot 2 Block 2 of Coweta Crossing N. 20

The Architect:
(Name, legal status, address, and other information)

BKL, Inc.
1623 East 6th Street
Tulsa, OK. 74120

The Owner and Construction Manager agree as follows.

ADDITIONS AND DELETIONS:

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

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

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

TABLE OF ARTICLES

1	INITIAL INFORMATION
2	GENERAL PROVISIONS
3	CONSTRUCTION MANAGER'S RESPONSIBILITIES
4	OWNER'S RESPONSIBILITIES
5	COMPENSATION AND PAYMENTS FOR PRECONSTRUCTION PHASE SERVICES
6	COMPENSATION FOR CONSTRUCTION PHASE SERVICES
7	COST OF THE WORK FOR CONSTRUCTION PHASE
8	DISCOUNTS, REBATES, AND REFUNDS
9	SUBCONTRACTS AND OTHER AGREEMENTS
10	ACCOUNTING RECORDS
11	PAYMENTS FOR CONSTRUCTION PHASE SERVICES
12	DISPUTE RESOLUTION
13	TERMINATION OR SUSPENSION
14	MISCELLANEOUS PROVISIONS
15	SCOPE OF THE AGREEMENT

EXHIBIT A GUARANTEED MAXIMUM PRICE AMENDMENT

EXHIBIT B INSURANCE AND BONDS

ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.

(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's program for the Project, as described in Section 4.1.1:

(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

To be determined

§ 1.1.2 The Project's physical characteristics:

(Identify or describe pertinent information about the Project's physical characteristics, such as size; location; dimensions; geotechnical reports; site boundaries; topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site, etc.)

To be determined

§ 1.1.3 The Owner's budget for the Guaranteed Maximum Price, as defined in Article 6:

(Provide total and, if known, a line item breakdown.)

\$7 Million Budget

§ 1.1.4 The Owner's anticipated design and construction milestone dates:

.1 Design phase milestone dates, if any:

To be determined

.2 Construction commencement date:

To be determined

.3 Substantial Completion date or dates:

To be determined

.4 Other milestone dates:

To be determined

§ 1.1.5 The Owner's requirements for accelerated or fast-track scheduling, or phased construction, are set forth below:
(Identify any requirements for fast-track scheduling or phased construction.)

Subcontractors shall be selected and contracts let in strict accordance with the provisions of the Oklahoma Public Competitive Bidding Act, 61 O.S. § 101, et seq. (the "Act"). The Construction Manager represents and warrants to the Owner that: (1) the Construction Manager has sufficient experience with the requirements of the Act to effectively and efficiently solicit and receive bids from potential Subcontractors; (2) the Construction Manager will review all proposed contract documents, bidding materials, including bid notices, and bids received from potential Subcontractors for compliance with the Act; and (3) the Construction Manager will verify that all Work performed under the Contract Documents is performed in accordance with the provisions of the Act. Construction Manager may elect to self-perform portions of the Work provided that the Construction Manager competitively bids the Work under the same terms and conditions as other bidders and the Construction Manager is the lowest responsible bidder for that trade scope of work. All bids shall be made and received in accordance with the provisions of the Act.

§ 1.1.6 The Owner's anticipated Sustainable Objective for the Project:
(Identify and describe the Owner's Sustainable Objective for the Project, if any.)

N/A

§ 1.1.6.1 If the Owner identifies a Sustainable Objective, the Owner and Construction Manager shall complete and incorporate AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, into this Agreement to define the terms, conditions and services related to the Owner's Sustainable Objective. If E234–2019 is incorporated into this agreement, the Owner and Construction Manager shall incorporate the completed E234–2019 into the agreements with the consultants and contractors performing services or Work in any way associated with the Sustainable Objective.

§ 1.1.7 Other Project information:
(Identify special characteristics or needs of the Project not provided elsewhere.)

N/A

§ 1.1.8 The Owner identifies the following representative in accordance with Section 4.2:
(List name, address, and other contact information.)

Roger Kolman
310 S. Broadway
PO Box 850
Coweta, OK. 74429

(918) 279-7203 / (918) 209-8796
rkolman@cityofcoweta-ok.gov

§ 1.1.9 The persons or entities, in addition to the Owner's representative, who are required to review the Construction Manager's submittals to the Owner are as follows:
(List name, address and other contact information.)

BKL, Inc.
WDB Engineering

§ 1.1.10 The Owner shall retain the following consultants and contractors:
(List name, legal status, address, and other contact information.)

.1 Geotechnical Engineer:

.2 Civil Engineer:

.3 Other, if any:
(List any other consultants retained by the Owner, such as a Project or Program Manager.)

§ 1.1.11 The Architect's representative:
(List name, address, and other contact information.)

Jenni Hammock
BKL, Inc.
1623 E. 6th St.
Tulsa, OK. 74120
(918) 359-8019
hammock@bklinc.com

§ 1.1.12 The Construction Manager identifies the following representative in accordance with Article 3:
(List name, address, and other contact information.)

Russ Peevy, VP Area Manager
Flintco, LLC
323 E. Reconciliation Way
Tulsa, OK. 74120
(918) 587-8451
rpeevey@flintco.com

§ 1.1.13 The Owner's requirements for the Construction Manager's staffing plan for Preconstruction Services, as required under Section 3.1.9:
(List any Owner-specific requirements to be included in the staffing plan.)

Init.

§ 1.1.14 The Owner's requirements for subcontractor procurement for the performance of the Work:
(List any Owner-specific requirements for subcontractor procurement.)

§ 1.1.15 Other Initial Information on which this Agreement is based:

§ 1.2 The Owner and Construction Manager may rely on the Initial Information. Both parties, however, recognize that such information may materially change and, in that event, the Owner and the Construction Manager shall appropriately adjust the Project schedule, the Construction Manager's services, and the Construction Manager's compensation. The Owner shall adjust the Owner's budget for the Guaranteed Maximum Price and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 Neither the Owner's nor the Construction Manager's representative shall be changed without ten days' prior notice to the other party.

ARTICLE 2 GENERAL PROVISIONS

§ 2.1 The Contract Documents

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract and are as fully a part of the Contract as if attached to this Agreement or repeated herein. Upon the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal, the Contract Documents will also include the documents described in Section 3.2.3 and identified in the Guaranteed Maximum Price Amendment and revisions prepared by the Architect and furnished by the Owner as described in Section 3.2.8. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. If anything in the other Contract Documents, other than a Modification, is inconsistent with this Agreement, this Agreement shall govern. An enumeration of the Contract Documents, other than a Modification, appears in Article 15.

§ 2.2 Relationship of the Parties

The Construction Manager accepts the relationship of trust and confidence established by this Agreement and covenants with the Owner to cooperate with the Architect and exercise the Construction Manager's skill and judgment in furthering the interests of the Owner to furnish efficient construction administration, management services, and supervision; to furnish at all times an adequate supply of workers and materials; and to perform the Work in an expeditious and economical manner consistent with the Owner's interests. The Owner agrees to furnish or approve, in a timely manner, information required by the Construction Manager and to make payments to the Construction Manager in accordance with the requirements of the Contract Documents.

§ 2.3 General Conditions

§ 2.3.1 For the Preconstruction Phase, AIA Document A201™-2017, General Conditions of the Contract for Construction, as modified, shall apply as follows: Section 1.5, Ownership and Use of Documents; Section 1.7, Digital Data Use and Transmission; Section 1.8, Building Information Model Use and Reliance; Section 2.2.4, Confidential Information; Section 3.12.10, Professional Services; Section 10.3, Hazardous Materials; Section 13.1, Governing Law. The term "Contractor" as used in A201-2017 shall mean the Construction Manager.

§ 2.3.2 For the Construction Phase, the general conditions of the contract shall be as set forth in A201-2017, as modified, which document is incorporated herein by reference. The term "Contractor" as used in A201-2017 shall mean the Construction Manager.

ARTICLE 3 CONSTRUCTION MANAGER'S RESPONSIBILITIES

The Construction Manager's Preconstruction Phase responsibilities are set forth in Sections 3.1 and 3.2, and in the applicable provisions of A201-2017 referenced in Section 2.3.1. The Construction Manager's Construction Phase

responsibilities are set forth in Section 3.3. The Owner and Construction Manager may agree, in consultation with the Architect, for the Construction Phase to commence prior to completion of the Preconstruction Phase, in which case, both phases will proceed concurrently. The Construction Manager shall identify a representative authorized to act on behalf of the Construction Manager with respect to the Project.

§ 3.1 Preconstruction Phase

§ 3.1.1 Extent of Responsibility

The Construction Manager shall exercise reasonable care in performing its Preconstruction Services. The Owner and Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of services and information furnished by the Construction Manager. The Construction Manager, however, does not warrant or guarantee estimates and schedules except as may be included as part of the Guaranteed Maximum Price. The Construction Manager is not required to ascertain that the Drawings and Specifications are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Construction Manager shall promptly report to the Architect and Owner any nonconformity discovered by or made known to the Construction Manager as a request for information in such form as the Architect may require.

§ 3.1.2 The Construction Manager shall provide a preliminary evaluation of the Owner's program, schedule and construction budget requirements, each in terms of the other.

§ 3.1.3 Consultation

§ 3.1.3.1 The Construction Manager shall schedule and conduct meetings with the Architect and Owner to discuss such matters as procedures, progress, coordination, and scheduling of the Work.

§ 3.1.3.2 The Construction Manager shall advise the Owner and Architect on proposed site use and improvements, selection of materials, building systems, and equipment. The Construction Manager shall also provide recommendations to the Owner and Architect, consistent with the Project requirements, on constructability; availability of materials and labor; time requirements for procurement, installation and construction; prefabrication; and factors related to construction cost including, but not limited to, costs of alternative designs or materials, preliminary budgets, life-cycle data, and possible cost reductions. The Construction Manager shall consult with the Architect regarding professional services to be provided by the Construction Manager during the Construction Phase.

§ 3.1.3.3 The Construction Manager shall assist the Owner and Architect in establishing building information modeling and digital data protocols for the Project, using AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, and exchange of digital data.

§ 3.1.4 Project Schedule

When Project requirements in Section 4.1.1 have been sufficiently identified, the Construction Manager shall prepare and periodically update a Project schedule for the Architect's review and the Owner's acceptance. The Construction Manager shall obtain the Architect's approval for the portion of the Project schedule relating to the performance of the Architect's services. The Project schedule shall coordinate and integrate the Construction Manager's services, the Architect's services, other Owner consultants' services, and the Owner's responsibilities; and identify items that affect the Project's timely completion. The updated Project schedule shall include the following: submission of the Guaranteed Maximum Price proposal; components of the Work; times of commencement and completion required of each Subcontractor; ordering and delivery of products, including those that must be ordered in advance of construction; and the occupancy requirements of the Owner.

§ 3.1.5 Phased Construction

The Construction Manager, in consultation with the Architect, shall provide recommendations with regard to accelerated or fast-track scheduling, procurement, and sequencing for phased construction. The Construction Manager shall take into consideration cost reductions, cost information, constructability, provisions for temporary facilities, and procurement and construction scheduling issues.

§ 3.1.6 Cost Estimates

§ 3.1.6.1 Based on the preliminary design and other design criteria prepared by the Architect, the Construction Manager shall prepare, for the Architect's review and the Owner's approval, preliminary estimates of the Cost of the Work or the cost of program requirements using area, volume, or similar conceptual estimating techniques. If the Architect or

Construction Manager suggests alternative materials and systems, the Construction Manager shall provide cost evaluations of those alternative materials and systems.

§ 3.1.6.2 As the Architect progresses with the preparation of the Schematic Design, Design Development and Construction Documents, the Construction Manager shall prepare and update, at appropriate intervals agreed to by the Owner, Construction Manager and Architect, an estimate of the Cost of the Work with increasing detail and refinement. The Construction Manager shall include in the estimate those costs to allow for the further development of the design, price escalation, and market conditions, until such time as the Owner and Construction Manager agree on a Guaranteed Maximum Price for the Work. The estimate shall be provided for the Architect's review and the Owner's approval. The Construction Manager shall inform the Owner and Architect in the event that the estimate of the Cost of the Work exceeds the latest approved Project budget, and make recommendations for corrective action.

§ 3.1.6.3 If the Architect is providing cost estimating services as a Supplemental Service, and a discrepancy exists between the Construction Manager's cost estimates and the Architect's cost estimates, the Construction Manager and the Architect shall work together to reconcile the cost estimates.

§ 3.1.7 As the Architect progresses with the preparation of the Schematic Design, Design Development and Construction Documents, the Construction Manager shall consult with the Owner and Architect and make recommendations regarding constructability and schedules, for the Architect's review and the Owner's approval.

§ 3.1.8 The Construction Manager shall provide recommendations and information to the Owner and Architect regarding equipment, materials, services, and temporary Project facilities.

§ 3.1.9 The Construction Manager shall provide a staffing plan for Preconstruction Phase services for the Owner's review and approval.

§ 3.1.10 If the Owner identified a Sustainable Objective in Article 1, the Construction Manager shall fulfill its Preconstruction Phase responsibilities as required in AIA Document E234™-2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, attached to this Agreement.

§ 3.1.11 Subcontractors and Suppliers

§ 3.1.11.1 If the Owner has provided requirements for subcontractor procurement in section 1.1.14, the Construction Manager shall provide a subcontracting plan, addressing the Owner's requirements, for the Owner's review and approval.

§ 3.1.11.2 The Construction Manager shall develop bidders' interest in the Project.

§ 3.1.11.3 The processes described in Article 9 shall apply if bid packages will be issued during the Preconstruction Phase.

§ 3.1.12 Procurement

The Construction Manager shall prepare, for the Architect's review and the Owner's acceptance, a procurement schedule for items that must be ordered in advance of construction. The Construction Manager shall expedite and coordinate the ordering and delivery of materials that must be ordered in advance of construction. If the Owner agrees to procure any items prior to the establishment of the Guaranteed Maximum Price, the Owner shall procure the items on terms and conditions acceptable to the Construction Manager. Upon the establishment of the Guaranteed Maximum Price, the Owner shall assign all contracts for these items to the Construction Manager and the Construction Manager shall thereafter accept responsibility for them.

§ 3.1.13 Compliance with Laws

The Construction Manager shall comply with applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to its performance under this Contract, and with equal employment opportunity programs, and other programs as may be required by governmental and quasi-governmental authorities.

§ 3.1.14 Other Preconstruction Services

Insert a description of any other Preconstruction Phase services to be provided by the Construction Manager, or reference an exhibit attached to this document

(Describe any other Preconstruction Phase services, such as providing cash flow projections, development of a project information management system, early selection or procurement of subcontractors, etc.)

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§ 3.2 Guaranteed Maximum Price Proposal

§ 3.2.1 After the award of subcontracts to Subcontractors, the Construction Manager shall prepare a Guaranteed Maximum Price proposal for the Owner's and Architect's review, and the Owner's acceptance. The Guaranteed Maximum Price in the proposal shall be the sum of the Construction Manager's estimate of the Cost of the Work, the Construction Manager's contingency described in Section 3.2.4, and the Construction Manager's Fee described in Section 6.1.2.

§ 3.2.2 [Reserved]

§ 3.2.3 The Construction Manager shall include with the Guaranteed Maximum Price proposal a written statement of its basis, which shall include the following:

- .1 A list of the Drawings and Specifications, including all Addenda thereto, and the Conditions of the Contract;
- .2 A list of the clarifications and assumptions made by the Construction Manager in the preparation of the Guaranteed Maximum Price proposal, including assumptions;
- .3 A statement of the proposed Guaranteed Maximum Price, including a statement of the estimated Cost of the Work organized by trade categories or systems, including allowances; General Conditions costs; the Construction Manager's contingency set forth in Section 3.2.4; and the Construction Manager's Fee;
- .4 The anticipated date of Substantial Completion upon which the proposed Guaranteed Maximum Price is based; and
- .5 A date by which the Owner must accept the Guaranteed Maximum Price.

§ 3.2.4 In preparing the Construction Manager's Guaranteed Maximum Price proposal, the Construction Manager shall include a contingency for the Construction Manager's exclusive use to cover those costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order.

§ 3.2.5 The Construction Manager shall meet with the Owner and Architect to review the Guaranteed Maximum Price proposal. In the event that the Owner or Architect discover any inconsistencies or inaccuracies in the information presented, they shall promptly notify the Construction Manager, who shall make appropriate adjustments to the Guaranteed Maximum Price proposal, its basis, or both.

§ 3.2.6 If the Owner notifies the Construction Manager that the Owner has accepted the Guaranteed Maximum Price proposal in writing before the date specified in the Guaranteed Maximum Price proposal, the Guaranteed Maximum Price proposal shall be deemed effective without further acceptance from the Construction Manager. Following acceptance of a Guaranteed Maximum Price, the Owner and Construction Manager shall execute the Guaranteed Maximum Price Amendment amending this Agreement, a copy of which the Owner shall provide to the Architect. The Guaranteed Maximum Price Amendment shall set forth the agreed-upon Guaranteed Maximum Price with the information and assumptions upon which it is based.

§ 3.2.7 The Construction Manager shall not incur any cost to be reimbursed as part of the Cost of the Work prior to the execution of the Guaranteed Maximum Price Amendment, unless agreed to in the Guaranteed Maximum Price Amendment or the Owner provides prior written authorization for such costs.

§ 3.2.8 The Owner shall authorize preparation of revisions to the Contract Documents that incorporate the agreed-upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment. The Owner shall promptly furnish such revised Contract Documents to the Construction Manager. The Construction Manager shall notify the Owner and Architect of any inconsistencies between the agreed-upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment and the revised Contract Documents.

§ 3.2.9 The Owner qualifies for exemption from certain state and local sales and use taxes. Upon request from Construction Manager, Owner shall furnish evidence of tax-exempt status. Owner is not obligated to reimburse Construction Manager for taxes paid on items that qualify for tax exemption.

§ 3.3 Construction Phase

§ 3.3.1 General

§ 3.3.1.1 For purposes of Section 8.1.2 of A201–2017, the date of commencement of the Work shall mean the date of commencement of the Construction Phase.

§ 3.3.1.2 The Construction Phase shall commence upon the Owner's execution of the Guaranteed Maximum Price Amendment or, prior to acceptance of the Guaranteed Maximum Price proposal, by written agreement of the parties. The written agreement shall set forth a description of the Work to be performed by the Construction Manager, and any insurance and bond requirements for Work performed prior to execution of the Guaranteed Maximum Price Amendment.

§ 3.3.2 Administration

§ 3.3.2.1 The Construction Manager shall schedule and conduct meetings to discuss such matters as procedures, progress, coordination, scheduling, and status of the Work. The Construction Manager shall prepare and promptly distribute minutes of the meetings to the Owner and Architect.

§ 3.3.2.2 Upon the execution of the Guaranteed Maximum Price Amendment, the Construction Manager shall prepare and submit to the Owner and Architect a construction schedule for the Work and a submittal schedule in accordance with Section 3.10 of A201–2017.

§ 3.3.2.3 Monthly Report

The Construction Manager shall record the progress of the Project. On a monthly basis, or otherwise as agreed to by the Owner, the Construction Manager shall submit written progress reports to the Owner and Architect, showing percentages of completion and other information reasonably required by the Owner.

§ 3.3.2.4 Daily Logs

The Construction Manager shall keep, and make available to the Owner and Architect, a daily log containing a record for each day of weather, portions of the Work in progress, number of workers on site, identification of equipment on site, problems that might affect progress of the work, accidents, injuries, and other information required by the Owner.

§ 3.3.2.5 Cost Control

The Construction Manager shall develop a system of cost control for the Work, including regular monitoring of actual costs for activities in progress and estimates for uncompleted tasks and proposed changes. The Construction Manager shall identify variances between actual and estimated costs and report the variances to the Owner and Architect, and shall provide this information in its monthly reports to the Owner and Architect, in accordance with Section 3.3.2.3 above.

ARTICLE 4 OWNER'S RESPONSIBILITIES

§ 4.1 Information and Services Required of the Owner

§ 4.1.1 The Owner shall provide information with reasonable promptness, regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives, constraints, and criteria, including schedule, space requirements and relationships, flexibility and expandability, special equipment, systems, sustainability and site requirements.

§ 4.1.2 Prior to the execution of the Guaranteed Maximum Price Amendment, the Construction Manager may request in writing that the Owner provide reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. After execution of the Guaranteed Maximum Price Amendment, the Construction Manager may request such information as set forth in A201-2017 Section 2.2.

§ 4.1.3 The Owner shall establish and periodically update the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Article 7, (2) the Owner's other costs, and (3) reasonable contingencies related to all of these costs. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Construction Manager and Architect. The Owner and the Architect, in consultation with the Construction Manager, shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 4.1.4 Structural and Environmental Tests, Surveys and Reports. During the Preconstruction Phase, the Owner shall furnish the following information or services with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Construction Manager's performance of the Work with reasonable promptness after receiving the Construction Manager's written request for such information or services.

The Construction Manager shall be entitled to rely on the accuracy of information and services furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

§ 4.1.4.1 The Owner shall furnish tests, inspections, and reports, required by law and as required by the Contract Documents or otherwise agreed to in writing by the parties.

§ 4.1.4.2 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, restrictive covenants, plats, deeds showing current ownership of the real property making up the site, boundaries and contours of the site; locations, dimensions and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 4.1.4.3 The Owner, when such services are requested, shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 4.1.5 During the Construction Phase, the Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Construction Manager's performance of the Work with reasonable promptness after receiving the Construction Manager's written request for such information or services.

§ 4.1.6 If the Owner identified a Sustainable Objective in Article 1, the Owner shall fulfill its responsibilities as required in AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, attached to this Agreement.

§ 4.2 Owner's Designated Representative

The Owner shall identify a representative authorized to act on behalf of the Owner with respect to the Project. The Owner's representative shall render decisions promptly and furnish information expeditiously, so as to avoid unreasonable delay in the services or Work of the Construction Manager. Except as otherwise provided in Section 4.2.1 of A201–2017, the Architect does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

§ 4.2.1 **Legal Requirements.** The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 4.3 Architect

The Owner shall retain an Architect to provide services, duties and responsibilities as described in the agreement between the Owner and the Architect, Construction Manager as Constructor Edition, including any additional services requested by the Construction Manager that are necessary for the Preconstruction and Construction Phase services under this Agreement. The Owner shall provide the Construction Manager with a copy of the scope of services in the executed agreement between the Owner and the Architect, and any further modifications to the Architect's scope of services in the agreement.

ARTICLE 5 COMPENSATION AND PAYMENTS FOR PRECONSTRUCTION PHASE SERVICES

§ 5.1 Compensation

§ 5.1.1 For the Construction Manager's Preconstruction Phase services described in Sections 3.1 and 3.2, the Owner shall compensate the Construction Manager as follows:

(Insert amount of, or basis for, compensation and include a list of reimbursable cost items, as applicable.)

A lump sum amount of \$15,000

§ 5.1.2 The hourly billing rates for Preconstruction Phase services of the Construction Manager and the Construction Manager's Consultants and Subcontractors, if any, are set forth below.

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(If applicable, attach an exhibit of hourly billing rates or insert them below.)

Individual or Position

Rate

§ 5.1.2.1 Hourly billing rates for Preconstruction Phase services include all costs to be paid or incurred by the Construction Manager, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, and shall remain unchanged unless the parties execute a Modification.

§ 5.1.3 If the Preconstruction Phase services covered by this Agreement have not been completed within () months of the date of this Agreement, through no fault of the Construction Manager, the Construction Manager's compensation for Preconstruction Phase services shall be equitably adjusted.

§ 5.2 Payments

§ 5.2.1 Unless otherwise agreed, payments for Preconstruction Phase services shall be made monthly in proportion to services performed.

§ 5.2.2 Payments for Preconstruction Phase services are due and payable upon presentation of the Construction Manager's invoice. Amounts unpaid forty-six (46) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Construction Manager.

(Insert rate of monthly or annual interest agreed upon.)

Wall Street Journal Prime Rate plus 2%, as published in the printed version of the Wall Street Journal, not to exceed ten percent (10%) per annum.

ARTICLE 6 COMPENSATION FOR CONSTRUCTION PHASE SERVICES

§ 6.1 Contract Sum

§ 6.1.1 The Owner shall pay the Construction Manager the Contract Sum in current funds for the Construction Manager's performance of the Contract after execution of the Guaranteed Maximum Price Amendment. The Contract Sum is the Cost of the Work as defined in Article 7 plus the Construction Manager's Fee.

§ 6.1.2 The Construction Manager's Fee:

(State a lump sum, percentage of Cost of the Work or other provision for determining the Construction Manager's Fee.)

___ Four ___ percent (4%) of the Cost of the Work.

§ 6.1.3 The method of adjustment of the Construction Manager's Fee for changes in the Work:

___ Four ___ percent (4%) of the Cost of the Work.

§ 6.1.4 Limitations, if any, on a Subcontractor's overhead and profit for increases in the cost of its portion of the Work:

§ 6.1.5 Rental rates for Construction Manager-owned equipment shall not exceed one hundred percent (100 %) of the standard rental rate paid at the place of the Project.

§ 6.1.6 Liquidated damages, if any:

(Insert terms and conditions for liquidated damages, if any.)

N/A

Init.

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User Notes:

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§ 6.1.7 Other:

(Insert provisions for bonus, cost savings or other incentives, if any, that might result in a change to the Contract Sum.)

N/A

§ 6.2 Guaranteed Maximum Price

The Construction Manager guarantees that the Contract Sum shall not exceed the Guaranteed Maximum Price set forth in the Guaranteed Maximum Price Amendment, subject to additions and deductions by Change Order as provided in the Contract Documents. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Construction Manager without reimbursement by the Owner.

§ 6.3 Changes in the Work

§ 6.3.1 The Owner may, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions. The Owner shall issue such changes in writing. The Construction Manager may be entitled to an equitable adjustment in the Contract Time as a result of changes in the Work.

§ 6.3.1.1 The Architect may order minor changes in the Work as provided in Article 7 of AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 6.3.2 Adjustments to the Guaranteed Maximum Price on account of changes in the Work subsequent to the execution of the Guaranteed Maximum Price Amendment may be determined by any of the methods listed in Article 7 of AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 6.3.3 Adjustments to subcontracts awarded on the basis of a stipulated sum shall be determined in accordance with Article 7 of A201–2017, as they refer to "cost" and "fee," and not by Articles 6 and 7 of this Agreement. Adjustments to subcontracts awarded with the Owner's prior written consent on the basis of cost plus a fee shall be calculated in accordance with the terms of those subcontracts.

§ 6.3.4 In calculating adjustments to the Guaranteed Maximum Price, the terms "cost" and "costs" as used in Article 7 of AIA Document A201–2017 shall mean the Cost of the Work as defined in Article 7 of this Agreement and the term "fee" shall mean the Construction Manager's Fee as defined in Section 6.1.2 of this Agreement.

§ 6.3.5 If no specific provision is made in Section 6.1.3 for adjustment of the Construction Manager's Fee in the case of changes in the Work, or if the extent of such changes is such, in the aggregate, that application of the adjustment provisions of Section 6.1.3 will cause substantial inequity to the Owner or Construction Manager, the Construction Manager's Fee shall be equitably adjusted on the same basis that was used to establish the Fee for the original Work, and the Guaranteed Maximum Price shall be adjusted accordingly.

ARTICLE 7 COST OF THE WORK FOR CONSTRUCTION PHASE

§ 7.1 Costs to Be Reimbursed

§ 7.1.1 The term Cost of the Work shall mean costs necessarily incurred by the Construction Manager in the proper performance of the Work. The Cost of the Work shall include only the items set forth in Sections 7.1 through 7.7. The Construction Manager shall include in the Guaranteed Maximum Price proposal as part of the Cost of the Work a lump sum amount for General Conditions that shall include all costs of Construction Manager's supervisory and administrative personnel including all associated costs of insurance, taxes, benefits, vehicle allowances, cell phones, radios, telecommunications, computers, software, other miscellaneous office costs, office trailer rental, office utilities, and any other costs required to maintain a construction office at the site. This lump sum amount for General Conditions shall be billed and paid in equal monthly installments commencing with the calendar month next following the date of commencement of construction of the Project through the month of the date of anticipated Substantial Completion. The monthly installment amount may be prorated for part of a calendar month at the commencement of construction. The Construction Manager will provide Owner a General Conditions budget during the Preconstruction Phase.

§ 7.1.2 Where, pursuant to the Contract Documents, any cost is subject to the Owner's prior approval, the Construction Manager shall obtain such approval in writing prior to incurring the cost.

§ 7.1.3 Costs shall be at rates not higher than the standard rates paid at the place of the Project, except with prior approval of the Owner.

§ 7.2 Labor Costs

§ 7.2.1 Wages or salaries of construction workers directly employed by the Construction Manager to perform the construction of the Work at the site or, with the Owner's prior approval, at off-site workshops. Provided, however, that the wages and salaries for such construction workers while performing construction work as part of a self-perform trade scope of work awarded to the Construction Manager pursuant to the Act shall be included in the Construction Manager's lump sum price for that scope of work.

§ 7.2.2 Wages or salaries of the Construction Manager's supervisory and administrative personnel are included in the General Conditions and shall not be charged separately as part of labor.

§ 7.2.2.1 Wages or salaries of the Construction Manager's supervisory and administrative personnel when performing Work and stationed at a location other than the site, but only for that portion of time required for the Work, and limited to the personnel and activities listed below:

(Identify the personnel, type of activity and, if applicable, any agreed upon percentage of time to be devoted to the Work.)

§ 7.2.3 Wages and salaries of the Construction Manager's supervisory or administrative personnel engaged at factories, workshops or while traveling, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work are included in the General Conditions and shall not be charged separately as part of labor costs.

§ 7.2.4 Costs paid or incurred by the Construction Manager, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions (collectively referred to as "Construction Worker Burden"). The Construction Worker Burden shall be at the fixed rate of 49 % of wages and salaries included in the Cost of the Work under Sections 7.2.1.

§ 7.2.5 If agreed rates for labor costs, in lieu of actual costs, are provided in this Agreement, the rates shall remain unchanged throughout the duration of this Agreement, unless the parties execute a Modification.

§ 7.3 Subcontract and Self-Perform Costs

Payments due or made by the Construction Manager to Subcontractors in accordance with the requirements of the subcontracts awarded pursuant to the Act and payments due to the Construction Manager for any self-performed portions of the Work awarded pursuant to the Act. If any portion of the Work is awarded to Construction Manager as a trade contractor pursuant to the Act, the scope of work will be performed on a lump sum basis, and shall be paid on a percentage of completion basis according to a schedule of values provided by the Construction Manager on applications for payment.

§ 7.4 Costs of Materials and Equipment Incorporated in the Completed Construction

§ 7.4.1 Costs, including transportation and storage at the site, of materials and equipment incorporated, or to be incorporated, in the completed construction.

§ 7.4.2 Costs of materials described in the preceding Section 7.4.1 in excess of those actually installed to allow for reasonable waste and spoilage. Unused excess materials, if any, shall become the Owner's property at the completion of the Work or, at the Owner's option, shall be sold by the Construction Manager. Any amounts realized from such sales shall be credited to the Owner as a deduction from the Cost of the Work.

§ 7.5 Costs of Other Materials and Equipment, Temporary Facilities and Related Items

§ 7.5.1 Costs of transportation, storage, installation, dismantling, maintenance, and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by the Construction Manager at the site and fully consumed in the performance of the Work. Costs of materials, supplies, temporary facilities, machinery, equipment, and tools, that are not fully consumed, shall be based on the cost or value of the item at the time it is first used on the Project site less the value of the item when it is no longer used at the Project site. Costs for items not fully consumed by the Construction Manager shall mean fair market value.

§ 7.5.2 Rental charges for temporary facilities, machinery, equipment, and hand tools not customarily owned by construction workers that are provided by the Construction Manager at the site, and the costs of transportation, installation, dismantling, minor repairs, and removal of such temporary facilities, machinery, equipment, and hand tools. Rates and quantities of equipment owned by the Construction Manager, or a related party as defined in Section 7.8, shall be subject to the Owner's prior approval. The total rental cost of any such equipment may not exceed the purchase price of any comparable item.

§ 7.5.3 Costs of removal of debris from the site of the Work and its proper and legal disposal.

§ 7.5.4 Costs of the Construction Manager's site office, including general office equipment and supplies. Costs of document reproductions within the Construction Manager's office at the site, facsimile transmissions and long-distance telephone calls, postage and parcel delivery charges, telephone service at the site and reasonable petty cash expenses of the Construction Manager's site office are included in the General Conditions and shall not be charged separately as part of temporary facilities costs.

§ 7.5.5 Costs of materials and equipment suitably stored off the site at a mutually acceptable location, subject to the Owner's prior approval.

§ 7.6 Miscellaneous Costs

§ 7.6.1 Premiums for that portion of insurance and bonds required by the Contract Documents that can be directly attributed to this Contract at the following fixed rates:

GL, WC, Employer Liability, Auto, Excess Liability premium	Calculated on GMP	0.75 ____ % (\$7.5 ____ per \$1,000)
Builders Risk Insurance premium	Calculated on GMP	\$1,000)
Subcontractor Default Insurance premium	Calculated on total value of enrolled subcontracts	0.18 ____ % (\$1.8 ____ per \$1,000)
Performance and Payment Bond premium	Calculated on GMP	1.5 ____ % (\$15 ____ per \$1,000)
		0.9 ____ % (\$9 ____ per \$1,000)

§ 7.6.1.1 Costs for self-insurance, for either full or partial amounts of the coverages required by the Contract Documents, with the Owner's prior approval.

§ 7.6.1.2 Costs for insurance through a captive insurer owned or controlled by the Construction Manager, with the Owner's prior approval.

§ 7.6.2 Sales, use, or similar taxes, imposed by a governmental authority, that are related to any portion of the Work that is not subject to the Owner's tax-exempt status and for which the Construction Manager is liable.

§ 7.6.3 Fees and assessments for the building permit, and for other permits, licenses, and inspections, for which the Construction Manager is required by the Contract Documents to pay.

§ 7.6.4 Fees of laboratories for tests required by the Contract Documents; except those related to defective or nonconforming Work for which reimbursement is excluded under Article 13 of AIA Document A201-2017 or by other provisions of the Contract Documents, and which do not fall within the scope of Section 7.7.3.

§ 7.6.5 Royalties and license fees paid for the use of a particular design, process, or product, required by the Contract Documents.

§ 7.6.5.1 The cost of defending suits or claims for infringement of patent rights arising from requirements of the Contract Documents, payments made in accordance with legal judgments against the Construction Manager resulting from such suits or claims, and payments of settlements made with the Owner's consent, unless the Construction Manager had reason to believe that the required design, process, or product was an infringement of a copyright or a patent, and the Construction Manager failed to promptly furnish such information to the Architect as required by Article 3 of AIA

Document A201–2017. The costs of legal defenses, judgments, and settlements shall not be included in the Cost of the Work used to calculate the Construction Manager's Fee or subject to the Guaranteed Maximum Price.

§ 7.6.6 Costs for communications services, electronic equipment, and software, directly related to the Work, with the Owner's prior approval, that are not included in the lump sum General Conditions costs.

§ 7.6.7 Costs of document reproductions outside of the Construction Manager's site office and delivery charges.

§ 7.6.8 Deposits lost for causes other than the Construction Manager's negligence or failure to fulfill a specific responsibility in the Contract Documents.

§ 7.6.9 Legal, mediation and arbitration costs, including attorneys' fees, other than those arising from disputes between the Owner and Construction Manager, reasonably incurred by the Construction Manager after the execution of this Agreement in the performance of the Work and with the Owner's prior approval, which shall not be unreasonably withheld.

§ 7.6.10 Expenses incurred in accordance with the Construction Manager's standard written personnel policy for relocation and temporary living allowances of the Construction Manager's personnel required for the Work, with the Owner's prior approval.

§ 7.6.11 That portion of the reasonable expenses of the Construction Manager's supervisory or administrative personnel incurred while traveling in discharge of duties connected with the Work.

§ 7.7 Other Costs and Emergencies

§ 7.7.1 Other costs incurred in the performance of the Work, with the Owner's prior approval.

§ 7.7.2 Costs incurred in taking action to prevent threatened damage, injury, or loss, in case of an emergency affecting the safety of persons and property, as provided in Article 10 of AIA Document A201–2017.

§ 7.7.3 Costs of repairing or correcting damaged or nonconforming Work, provided that such damaged or nonconforming Work was not caused by the negligence of, or failure to fulfill a specific responsibility by, the Construction Manager, and only to the extent that the cost of repair or correction is not recovered by the Construction Manager from insurance, sureties, Subcontractors, suppliers, or others.

§ 7.7.4 The costs described in Sections 7.1 through 7.7 shall be included in the Cost of the Work, notwithstanding any provision of AIA Document A201–2017 or other Conditions of the Contract which may require the Construction Manager to pay such costs, unless such costs are excluded by the provisions of Section 7.9.

§ 7.8 Related Party Transactions

§ 7.8.1 For purposes of this Section 7.8, the term "related party" shall mean (1) a parent, subsidiary, affiliate, or other entity having common ownership of, or sharing common management with, the Construction Manager; (2) any entity in which any stockholder in, or management employee of, the Construction Manager holds an equity interest in excess of ten percent in the aggregate; (3) any entity which has the right to control the business or affairs of the Construction Manager; or (4) any person, or any member of the immediate family of any person, who has the right to control the business or affairs of the Construction Manager.

§ 7.8.2 If any of the costs to be reimbursed arise from a transaction between the Construction Manager and a related party, the Construction Manager shall notify the Owner of the specific nature of the contemplated transaction, including the identity of the related party and the anticipated cost to be incurred, before any such transaction is consummated or cost incurred. If the Owner, after such notification, authorizes the proposed transaction in writing, then the cost incurred shall be included as a cost to be reimbursed, and the Construction Manager shall procure the Work, equipment, goods, or service, from the related party, as a Subcontractor, according to the terms of Article 9. If the Owner fails to authorize the transaction in writing, the Construction Manager shall procure the Work, equipment, goods, or service from some person or entity other than a related party according to the terms of Article 9.

§ 7.9 Costs Not To Be Reimbursed

§ 7.9.1 The Cost of the Work shall not include the items listed below:

- .1 Salaries and other compensation of the Construction Manager's personnel stationed at the Construction Manager's principal office or offices other than the site office, except as specifically provided in Section 7.2, or as may be provided in Article 14;
- .2 Bonuses, profit sharing, incentive compensation, and any other discretionary payments, paid to anyone hired by the Construction Manager or paid to any Subcontractor or vendor, unless the Owner has provided prior approval;
- .3 Expenses of the Construction Manager's principal office and offices other than the site office;
- .4 Overhead and general expenses, except as may be expressly included in Sections 7.1 to 7.7;
- .5 The Construction Manager's capital expenses, including interest on the Construction Manager's capital employed for the Work;
- .6 Except as provided in Section 7.7.3 of this Agreement, costs due to the negligence of, or failure to fulfill a specific responsibility of the Contract by, the Construction Manager, Subcontractors, and suppliers, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable;
- .7 Any cost not specifically and expressly described in Sections 7.1 to 7.7; and
- .8 Costs, other than costs included in Change Orders approved by the Owner, that would cause the Guaranteed Maximum Price to be exceeded.

ARTICLE 8 DISCOUNTS, REBATES, AND REFUNDS

§ 8.1 Cash discounts obtained on payments made by the Construction Manager shall accrue to the Owner if (1) before making the payment, the Construction Manager included the amount to be paid, less such discount, in an Application for Payment and received payment from the Owner, or (2) the Owner has deposited funds with the Construction Manager with which to make payments; otherwise, cash discounts shall accrue to the Construction Manager. Trade discounts, rebates, refunds, and amounts received from sales of surplus materials and equipment shall accrue to the Owner, and the Construction Manager shall make provisions so that they can be obtained.

§ 8.2 Amounts that accrue to the Owner in accordance with the provisions of Section 8.1 shall be credited to the Owner as a deduction from the Cost of the Work.

ARTICLE 9 SUBCONTRACTS AND OTHER AGREEMENTS

§ 9.1 The Construction Manager shall solicit bids for all portions of the Work, including portions that the Construction Manager customarily performs with the Construction Manager's own personnel. The Construction Manager shall solicit bids from Subcontractors, and from suppliers of materials or equipment fabricated especially for the Work, who are qualified to perform that portion of the Work in accordance with the requirements of the Act. The Construction Manager shall deliver such bids to the Architect and Owner with an indication as to which bids the Construction Manager intends to accept. The Owner then has the right to review the Construction Manager's list of proposed subcontractors and suppliers and to object to any subcontractor or supplier in accordance with and as provided in the Act. The Construction Manager shall not be required to contract with anyone to whom the Construction Manager has reasonable objection.

§ 9.1.1 [Reserved]

§ 9.2 Subcontracts or other agreements shall conform to the applicable payment provisions of this Agreement in conformance with applicable laws.

ARTICLE 10 ACCOUNTING RECORDS

The Construction Manager shall keep full and detailed records and accounts related to the Cost of the Work, and exercise such controls, as may be necessary for proper financial management under this Contract and to substantiate all costs incurred. The accounting and control systems shall be satisfactory to the Owner. The Owner and the Owner's auditors shall, during regular business hours and upon reasonable notice, be afforded access to, and shall be permitted to audit and copy, the Construction Manager's records and accounts, including complete documentation supporting accounting entries, books, job cost reports, correspondence, instructions, drawings, receipts, subcontracts, Subcontractor's proposals, Subcontractor's invoices, purchase orders, vouchers, memoranda, and other data relating to this Contract. The Construction Manager shall preserve these records for a period of three years after final payment, or for such longer period as may be required by law. The Owner agrees that (i) lump sum amounts for General Conditions, the lump sum amounts for self-perform work, Subcontractor lump subcontract amounts, rates, multipliers and other fixed percentages and amounts it has agreed that the Construction Manager may charge as a Cost of the Work are subject to the Owner's audit rights only for the Owner to confirm that such lump sum amounts, rates, multipliers, percentages or amounts have been

charged by the Construction Manager in accordance with the Contract Documents, and (ii) the composition of such rates, multipliers, percentages or amounts is not subject to audit by the Owner or the Owner's auditors.

ARTICLE 11 PAYMENTS FOR CONSTRUCTION PHASE SERVICES

§ 11.1 Progress Payments

§ 11.1.1 Based upon Applications for Payment submitted to the Architect and the Owner by the Construction Manager, the Owner shall make progress payments on account of the Contract Sum, to the Construction Manager, as provided below and elsewhere in the Contract Documents.

§ 11.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month.

§ 11.1.3 Provided that an Application for Payment is received by the Architect not later than the 1st day of a month, the Owner shall make payment of the amount certified to the Construction Manager not later than forty-five (45) days after receipt by the Architect. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than forty-five (45) days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 11.1.4 With each Application for Payment, the Construction Manager shall submit payrolls for wages and salaries included in the Cost of the Work under Section 7.2.1, petty cash accounts not included in General Conditions costs, receipted invoices or invoices with check vouchers attached, and any other evidence required by the Owner or Architect to demonstrate that payments already made by the Construction Manager on account of the Cost of the Work equal or exceed progress payments already received by the Construction Manager, plus payrolls for wages and salaries included in the Cost of the Work under Section 7.2.1 for the period covered by the present Application for Payment, less that portion of the progress payments attributable to the Construction Manager's Fee.

§ 11.1.5 Each Application for Payment shall be based on the most recent schedule of values submitted by the Construction Manager in accordance with the Contract Documents. The schedule of values shall allocate the entire Guaranteed Maximum Price among: (1) the various portions of the Work; (2) any contingency for costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order; and (3) the Construction Manager's Fee.

§ 11.1.5.1 The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. The schedule of values shall be used as a basis for reviewing the Construction Manager's Applications for Payment.

§ 11.1.5.2 The allocation of the Guaranteed Maximum Price under this Section 11.1.5 shall not constitute a separate guaranteed maximum price for the Cost of the Work of each individual line item in the schedule of values.

§ 11.1.5.3 When the Construction Manager allocates costs from a contingency to another line item in the schedule of values, the Construction Manager shall submit supporting documentation to the Architect.

§ 11.1.6 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment. The percentage of completion shall be the lesser of (1) the percentage of that portion of the Work which has actually been completed, or (2) the percentage obtained by dividing (a) the expense that has actually been incurred by the Construction Manager on account of that portion of the Work and for which the Construction Manager has made payment or intends to make payment prior to the next Application for Payment, by (b) the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values.

§ 11.1.7 In accordance with AIA Document A201–2017 and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 11.1.7.1 The amount of each progress payment shall first include:

- .1 That portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the most recent schedule of values;

- .2 That portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction or, if approved in writing in advance by the Owner, suitably stored off the site at a location agreed upon in writing;
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified; and
- .4 The Construction Manager's Fee, computed upon the Cost of the Work described in the preceding Sections 11.1.7.1.1 and 11.1.7.1.2 at the rate stated in Section 6.1.2 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work included in Sections 11.1.7.1.1 and 11.1.7.1.2 bears to a reasonable estimate of the probable Cost of the Work upon its completion.

§ 11.1.7.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- .3 Any amount for which the Construction Manager does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Construction Manager intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017;
- .5 The shortfall, if any, indicated by the Construction Manager in the documentation required by Section 11.1.4 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and
- .6 Retainage withheld pursuant to Section 11.1.8.

§ 11.1.8 Retainage

§ 11.1.8.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

Five percent (5%) of the Cost of the Work currently due as set forth in any Application for Payment. After the Work performed by the Construction Manager is fifty percent (50%) percent complete, as determined by the Architect, or the Work performed by a Subcontractor or supplier is fifty percent (50%) percent complete, as determined by the Construction Manager, retainage shall be reduced to two and five-tenths percent (2.5%) of the Cost of the Work currently due as set forth in an Application for Payment.

§ 11.1.8.1.1 The following items are not subject to retainage:

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

Amounts attributable to fee, general conditions, directly purchased materials, field services, insurance and bonds.

§ 11.1.8.2 Reduction or limitation of retainage, if any, shall be as

(Paragraphs deleted)

provided in Section 11.1.8.1.

§ 11.1.8.3 Except as set forth in this Section 11.1.8.3, upon Substantial Completion of the Work, the Construction Manager may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 11.1.8. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:

(Insert any other conditions for release of retainage, such as upon completion of the Owner's audit and reconciliation, upon Substantial Completion.)

All unpaid amounts withheld as retainage, less 150% of the value of remaining punch list Work, shall be paid to the Construction Manager together with the payment following Substantial Completion. The balance of all amounts withheld as retainage shall be paid to the Construction Manager as part the final payment, subject to satisfaction of all conditions precedent to final payment. The Owner shall release the full amount of retainage being held for certain early completion

Init.

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Subcontractors and suppliers, as identified in the Guaranteed Maximum Price Amendment, upon completion of their portion of the Work. The Construction Manager shall execute subcontracts with retainage requirements consistent with this Agreement.

§ 11.1.9 If final completion of the Work is materially delayed through no fault of the Construction Manager, the Owner shall pay the Construction Manager any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 11.1.10 Except with the Owner's prior written approval, the Construction Manager shall not make advance payments to suppliers for materials or equipment which have not been delivered and suitably stored at the site.

§ 11.1.11 The Owner and the Construction Manager shall agree upon a mutually acceptable procedure for review and approval of payments to Subcontractors, and the percentage of retainage held on Subcontracts, and the Construction Manager shall execute subcontracts in accordance with those agreements.

§ 11.1.12 In taking action on the Construction Manager's Applications for Payment the Architect shall be entitled to rely on the accuracy and completeness of the information furnished by the Construction Manager, and such action shall not be deemed to be a representation that (1) the Architect has made a detailed examination, audit, or arithmetic verification, of the documentation submitted in accordance with Section 11.1.4 or other supporting data; (2) that the Architect has made exhaustive or continuous on-site inspections; or (3) that the Architect has made examinations to ascertain how or for what purposes the Construction Manager has used amounts previously paid on account of the Contract. Such examinations, audits, and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

§ 11.2 Final Payment

§ 11.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Construction Manager when

- .1 the Construction Manager has fully performed the Contract, except for the Construction Manager's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment;
- .2 the Construction Manager has submitted a final accounting for the Cost of the Work and a final Application for Payment; and
- .3 a final Certificate for Payment has been issued by the Architect in accordance with Section 11.2.2.2.

§ 11.2.2 Within 30 days of the Owner's receipt of the Construction Manager's final accounting for the Cost of the Work, the Owner shall conduct an audit of the Cost of the Work or notify the Architect that it will not conduct an audit.

§ 11.2.2.1 If the Owner conducts an audit of the Cost of the Work, the Owner shall, within 10 days after completion of the audit, submit a written report based upon the auditors' findings to the Architect.

§ 11.2.2.2 Within seven days after receipt of the written report described in Section 11.2.2.1, or receipt of notice that the Owner will not conduct an audit, and provided that the other conditions of Section 11.2.1 have been met, the Architect will either issue to the Owner a final Certificate for Payment with a copy to the Construction Manager, or notify the Construction Manager and Owner in writing of the Architect's reasons for withholding a certificate as provided in Article 9 of AIA Document A201–2017. The time periods stated in this Section 11.2.2 supersede those stated in Article 9 of AIA Document A201–2017. The Architect is not responsible for verifying the accuracy of the Construction Manager's final accounting.

§ 11.2.2.3 If the Owner's auditors' report concludes that the Cost of the Work, as substantiated by the Construction Manager's final accounting, is less than claimed by the Construction Manager, the Construction Manager shall be entitled to request mediation of the disputed amount without seeking an initial decision pursuant to Article 15 of AIA Document A201–2017. A request for mediation shall be made by the Construction Manager within 30 days after the Construction Manager's receipt of a copy of the Architect's final Certificate for Payment. Failure to request mediation within this 30-day period shall result in the substantiated amount reported by the Owner's auditors becoming binding on the Construction Manager. Pending a final resolution of the disputed amount, the Owner shall pay the Construction Manager the amount certified in the Architect's final Certificate for Payment.

§ 11.2.3 The Owner's final payment to the Construction Manager shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment.

§ 11.2.4 If, subsequent to final payment, and at the Owner's request, the Construction Manager incurs costs, described in Sections 7.1 through 7.7, and not excluded by Section 7.9, to correct defective or nonconforming Work, the Owner shall reimburse the Construction Manager for such costs, and the Construction Manager's Fee applicable thereto, on the same basis as if such costs had been incurred prior to final payment, but not in excess of the Guaranteed Maximum Price. If adjustments to the Contract Sum are provided for in Section 6.1.7, the amount of those adjustments shall be recalculated, taking into account any reimbursements made pursuant to this Section 11.2.4 in determining the net amount to be paid by the Owner to the Construction Manager.

§ 11.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

Wall Street Journal Prime Rate plus 2%, as published in the printed version of the Wall Street Journal, not to exceed ten percent (10%) per annum.

ARTICLE 12 DISPUTE RESOLUTION

§ 12.1 Initial Decision Maker

§ 12.1.1 Any Claim between the Owner and Construction Manager shall be resolved in accordance with the provisions set forth in this Article 12 and Article 15 of A201-2017.

§ 12.1.2

(Paragraphs deleted)

[Reserved]

§ 12.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by mediation pursuant to Article 15 of AIA Document A201-2017, the method of binding dispute resolution shall be as follows:

(Check the appropriate box.)

☐ Arbitration pursuant to Article 15 of AIA Document A201-2017

☒ Litigation in a court of competent jurisdiction

☐ Other: *(Specify)*

If the Owner and Construction Manager do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 13 TERMINATION OR SUSPENSION

§ 13.1 Termination Prior to Execution of the Guaranteed Maximum Price Amendment

§ 13.1.1 If the Owner and the Construction Manager do not reach an agreement on the Guaranteed Maximum Price, the Owner may terminate this Agreement upon not less than seven days' written notice to the Construction Manager, and the Construction Manager may terminate this Agreement, upon not less than seven days' written notice to the Owner.

§ 13.1.2 In the event of termination of this Agreement by the Owner pursuant to Section 13.1.1, the Construction Manager shall be compensated for Preconstruction Phase services and Work performed prior to receipt of a notice of termination, in accordance with the terms of this Agreement.

§ 13.1.3 Prior to the execution of the Guaranteed Maximum Price Amendment, the Owner may terminate this Agreement upon not less than seven days' written notice to the Construction Manager for the Owner's convenience and without

cause, and the Construction Manager may terminate this Agreement, upon not less than seven days' written notice to the Owner, for the reasons set forth in Article 14 of A201–2017.

§ 13.1.4 In the event of termination of this Agreement pursuant to Section 13.1.3, the Construction Manager shall be equitably compensated for Preconstruction Phase services and Work performed prior to receipt of a notice of termination. In no event shall the Construction Manager's compensation under this Section exceed the compensation set forth in Section 5.1.

§ 13.1.5 If the Owner terminates the Contract pursuant to Section 13.1.3 after the commencement of the Construction Phase but prior to the execution of the Guaranteed Maximum Price Amendment, the Owner shall pay to the Construction Manager an amount calculated as follows, which amount shall be in addition to any compensation paid to the Construction Manager under Section 13.1.4:

- .1 Take the Cost of the Work incurred by the Construction Manager to the date of termination;
- .2 Add the Construction Manager's Fee computed upon the Cost of the Work to the date of termination at the rate stated in Section 6.1 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion; and
- .3 Subtract the aggregate of previous payments made by the Owner for Construction Phase services.

§ 13.1.6 The Owner shall also pay the Construction Manager fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Construction Manager that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 13.1.5.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Construction Manager shall, as a condition of receiving the payments referred to in this Article 13, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Construction Manager, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Construction Manager under such subcontracts or purchase orders. All Subcontracts, purchase orders and rental agreements entered into by the Construction Manager will contain provisions allowing for assignment to the Owner as described above.

§ 13.1.6.1 If the Owner accepts assignment of subcontracts, purchase orders or rental agreements as described above, the Owner will reimburse or indemnify the Construction Manager for all costs arising under the subcontract, purchase order or rental agreement, if those costs would have been reimbursable as Cost of the Work if the contract had not been terminated. If the Owner chooses not to accept assignment of any subcontract, purchase order or rental agreement that would have constituted a Cost of the Work had this agreement not been terminated, the Construction Manager will terminate the subcontract, purchase order or rental agreement and the Owner will pay the Construction Manager the costs necessarily incurred by the Construction Manager because of such termination.

§ 13.2 Termination or Suspension Following Execution of the Guaranteed Maximum Price Amendment

§ 13.2.1 Termination

The Contract may be terminated by the Owner or the Construction Manager as provided in Article 14 of AIA Document A201–2017.

§ 13.2.2 Termination by the Owner for Cause

§ 13.2.2.1 If the Owner terminates the Contract for cause as provided in Article 14 of AIA Document A201–2017, the amount, if any, to be paid to the Construction Manager under Article 14 of AIA Document A201–2017 shall not cause the Guaranteed Maximum Price to be exceeded, nor shall it exceed an amount calculated as follows:

- .1 Take the Cost of the Work incurred by the Construction Manager to the date of termination;
- .2 Add the Construction Manager's Fee, computed upon the Cost of the Work to the date of termination at the rate stated in Section 6.1 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion;
- .3 Subtract the aggregate of previous payments made by the Owner; and
- .4 Subtract the costs and damages incurred, or to be incurred, by the Owner under Article 14 of AIA Document A201–2017.

§ 13.2.2.2 The Owner shall also pay the Construction Manager fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Construction Manager that the Owner elects to retain and that is

not otherwise included in the Cost of the Work under Section 13.2.2.1.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Construction Manager shall, as a condition of receiving the payments referred to in this Article 13, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Construction Manager, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Construction Manager under such subcontracts or purchase orders.

§ 13.2.3 Termination by the Owner for Convenience

If the Owner terminates the Contract for convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Construction Manager a termination fee as follows:

(Insert the amount of or method for determining the fee, if any, payable to the Construction Manager following a termination for the Owner's convenience.)

§ 13.3 Suspension

The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017; in such case, the Guaranteed Maximum Price and Contract Time shall be increased as provided in Article 14 of AIA Document A201–2017, except that the term "profit" shall be understood to mean the Construction Manager's Fee as described in Sections 6.1 and 6.3.5 of this Agreement.

ARTICLE 14 MISCELLANEOUS PROVISIONS

§ 14.1 Terms in this Agreement shall have the same meaning as those in A201–2017. Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 14.2 Successors and Assigns

§ 14.2.1 The Owner and Construction Manager, respectively, bind themselves, their partners, successors, assigns and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 14.2.2 [Reserved]

§ 14.3 Insurance and Bonds

§ 14.3.1 Preconstruction Phase

The Construction Manager shall maintain the following insurance for the duration of the Preconstruction Services performed under this Agreement. If any of the requirements set forth below exceed the types and limits the Construction Manager normally maintains, the Owner shall reimburse the Construction Manager for any additional cost.

§ 14.3.1.1 Commercial General Liability with policy limits of not less than Two Million Dollars (\$ 2,000,000) for each occurrence and Four Million Dollars (\$ 4,000,000) in the aggregate for bodily injury and property damage.

§ 14.3.1.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Construction Manager with policy limits of not less than One Million Dollars (\$ 1,000,000) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

§ 14.3.1.3 The Construction Manager may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided that such primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 14.3.1.1 and 14.3.1.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ 14.3.1.4 Workers' Compensation at statutory limits and Employers Liability with policy limits not less than statutory limits.

§ 14.3.1.5 [Reserved]

§ 14.3.1.6 Other Insurance

(List below any other insurance coverage to be provided by the Construction Manager and any applicable limits.)

Coverage

Limits

§ 14.3.1.7 Additional Insured Obligations. To the fullest extent permitted by law, the Construction Manager shall cause the primary and excess or umbrella policies for Commercial General Liability and Automobile Liability to include the Owner as an additional insured for claims caused in whole or in part by the Construction Manager's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations.

§ 14.3.1.8 The Construction Manager shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section 14.3.1.

§ 14.3.2 Construction Phase

After execution of the Guaranteed Maximum Price Amendment, the Owner and the Construction Manager shall purchase and maintain insurance as set forth in AIA Document A133™-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, Exhibit B, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 14.3.2.1 The Construction Manager shall provide bonds as set forth in AIA Document A133™-2019 Exhibit B, and elsewhere in the Contract Documents.

§ 14.4 Notice in electronic format, pursuant to Article 1 of AIA Document A201-2017, may be given in accordance with AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:

(If other than in accordance with AIA Document E203-2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 14.5 Other provisions:

ARTICLE 15 SCOPE OF THE AGREEMENT

§ 15.1 This Agreement represents the entire and integrated agreement between the Owner and the Construction Manager and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Construction Manager.

§ 15.2 The following documents comprise the Agreement:

- .1 AIA Document A133™-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, as modified
- .2 AIA Document A133™-2019, Exhibit A, Guaranteed Maximum Price Amendment, if executed
- .3 AIA Document A133™-2019, Exhibit B, Insurance and Bonds as modified
- .4 AIA Document A201™-2017, General Conditions of the Contract for Construction as modified
- .5 AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:

(Insert the date of the E203-2013 incorporated into this Agreement.)

Init.

not applicable

.6 Other Exhibits:
(Check all boxes that apply.)

☐ AIA Document E234™-2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, dated as indicated below:
(Insert the date of the E234-2019 incorporated into this Agreement.)

☐ Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
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.7 Other documents, if any, listed below:

(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201-2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Construction Manager's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

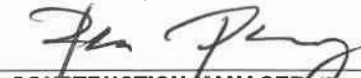
This Agreement is entered into as of the day and year first written above.

CITY OF COWETA


OWNER (Signature)

Roger Kolman, City/Trust Manager
(Printed name and title)

FLINTCO, LLC


CONSTRUCTION MANAGER (Signature)

Russ Peevy Vice President
(Printed name and title)

Init.

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User Notes:

(1984646724)

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**FIRST AMENDMENT TO STANDARD FORM OF AGREEMENT BETWEEN OWNER
AND CONSTRUCTION MANAGER AS CONTRACTOR**

This First Amendment to the Standard Form of Agreement Between Owner and Construction Manager as Contractor (the "First Amendment") modifies the Standard Form of Agreement Between Owner and Construction Manager as Contractor (AIA Document A133 – 2019) dated April 13, 2023, between City of Coweta / Public Works Authority and Flintco, LLC (the "Agreement").

The Parties to the Agreement hereby agree that the Name, Description and Location(s) of the Project which is the subject of the Agreement shall be revised on the first page of the Agreement to read as follows:

Project Name: Coweta Public Safety Facility

Project Description: Construction of a new Public Safety Facility and a new Fire Station building, each to be constructed in different physical locations within the City of Coweta.

Location of Public Safety Facility: Lot 5, Block 1 of Coweta Crossing South 45

Location of Fire Station: 14428 S 305th E Ave

The Parties further agree, in accordance with Section 1.2 of the Agreement, that Section 1.1.8 is amended to identify the Owner's representative as follows:

Julie Casteen
Coweta City/Trust Manager
310 South Broadway
P.O. Box 850
Coweta, OK. 74429
Phone: 918-279-7216
Mobile: 918-500-1354
jcasteen@cityofcoweta-ok.gov

This First Amendment is agreed to by the Parties to the Agreement as of August 5th, 2024.

"Owner"
City of Coweta / Public Works Authority

"Construction Manager"
Flintco, LLC

By Julie Casteen
Name Julie Casteen
Title Trust manager

By [Signature]
Name Brett Wenable
Title Project Director



P.O. BOX 850
COWETA, OK 74429
PH. (918) 486-2189
FAX (918) 486-5366
www.cityofcoweta-ok.gov

Memorandum

To: Honorable PWA Chairman and Trustees

From: Julie A. Casteen, Trust Manager

Re: **AWARD AND ASSIGNMENT OF BID CONTRACTS FOR FIRE STATION NO. 1 AND THE POLICE STATION TO FLINTCO, LLC FOR A GUARANTEED MAXIMUM PRICE OF \$17,112,334 TO BE PAID FROM THE 1% SALES TAX FUND**

Date: January 6, 2026

BACKGROUND

In August of 2022, the PWA approved a contract with Flintco, LLC to provide Construction Manager At Risk (CMAR) services for the proposed public safety facility. Due to a public safety building no longer being viable at the original location, the contract was revised in August, 2024 to include two separate buildings for Police and Fire at different locations.

City staff held extensive discussions with the architecture team from BKL and the pre-construction coordinators from Flintco to develop high-quality designs for both buildings that would meet the needs of the community and the Fire and Police departments, while remaining responsible stewards of the citizens' funds.

Flintco then worked closely with City staff and BKL to facilitate the bidding process for the two buildings. Bids were received for both buildings on December 10, 2025.

There were 22 separate bid categories with eight alternates included in the original bid documents. The alternates were items that could be removed as cost-saving measures if needed. Over 100 bids were received across various categories.

The final amount for both buildings comes to **\$17,112,334**. This amount includes a contingency of \$560,627, which is intended for use only if unknown conditions arise that would change the scope of work. This contingency may only be utilized with authorization from the PWA after any and all alternatives are considered between the City, BKL, and Flintco. Any change order or subsequent bid award and additional work outside the original scope of work shall be authorized by the Coweta Public Works Authority.

The total cost stands at about \$110,000 below the total approved budget.

Due to the nature of the Professional Services Contract with Flintco for construction management services, and per the State Competitive Bidding Act of 1974, the Coweta Public Works Authority is responsible for awarding successful bids. Concurrent with the award of bids, the bid contracts are assigned to Flintco as the construction management firm.

Per the original agreement, the general compensation to Flintco for construction management services will be \$560,627, or 4% of the total construction cost, not including preconstruction services of \$15,000.

STAFF RECOMMENDATION

Staff recommends the award and assignment of bid contracts for Fire Station No. 1 and the Police Station to Flintco, LLC for a guaranteed maximum price of \$17,112,334.

ATTACHMENTS

1. City of Coweta Authorization to Award



Flintco, LLC
323 E. Reconciliation Way, Tulsa, OK 74120
(918) 587-8451 • fax (918) 582-7506
www.flintco.com

December 19, 2025

Ms. Julie Casteen
City of Coweta
310 S. Broadway
Coweta, OK 74429

RE: City of Coweta Public Safety Fire Station and Police Station
Preliminary Request for Contract and Authorization to Issue Notice of Intent to Contractors

Dear Ms. Casteen:

Bids were received for the Coweta Public Safety Fire Station and Police Station on December 10, 2025. After meeting with the apparent most responsive low bidders to verify that they have included the scopes of work defined in the listed bid packages, it is our recommendation that the companies listed on the attached bid tabulation be awarded subcontracts for their respective amounts. These companies all represent the lowest responsive bids received and the award amounts include the scope of work.

Flintco, LLC hereby requests that a Contract Amendment #2 be issued by The City of Coweta to incorporate the attached scope including FS Alternate 2, 3 and 4 as well as PS Alternate 2 & 3 and that the project proceed ahead with Letters of Intent to the attached subcontractors. In addition to the scope of work below, the requested contract shall incorporate all allowances, site requirements, contingency, bond cost, insurance cost, general conditions and fee as outlined on attached Project Bid Recap // Bid Tabulation with a GMP in the following amount:

Seventeen Million One Hundred and Twelve Thousand Three Hundred and Thirty Four Dollars and No/100----- (\$17,112,334.00) .

If you have any questions, please contact Flintco at (918) 587-8451 or one of the following:

Brittney Driskill (918) 378-5394 cell

Jarrett (BJ) Fay (918) 706-5832 cell

Ross Smith (918) 313-8866 cell

Sincerely,

Brittney Driskill
Preconstruction Manager, Flintco, LLC.

OK to proceed with award of the above Bid Packages

Julie Casteen
City Manager
Owner Authorized Representative

Date: _____

Attachment: Project Bid Recap // Bid Tabulation
Jarrett Fay, Ross Smit, Eric VanGilder, Flintco File



DESCRIPTION	Base Bid With Alternates	Fire With Alternates	Police With Alternates
CONSTRUCTION COST			
Division 1 - Project Requirements	613,050	326,011	287,039
Division 2 - Existing Conditions	0	0	0
Division 3 - Concrete	1,421,840	740,790	681,050
Division 4 - Masonry	686,390	197,370	489,020
Division 5 - Metals	335,000	25,000	310,000
Division 6 - Wood & Plastics	360,548	205,071	155,477
Division 7 - Thermal & Moisture Protection	603,919	234,673	369,246
Division 8 - Doors & Windows	917,589	406,298	511,291
Division 9 - Finishes	1,317,976	657,161	660,815
Division 10 - Specialties	642,893	324,439	318,454
Division 11 - Equipment	25,000	25,000	0
Division 12 - Furnishings	406,706	232,527	174,179
Division 13 - Special Construction	796,685	796,685	0
Division 14 - Elevators	0	0	0
Division 21 - Fire Suppression	304,649	159,535	145,114
Division 22 & 23 - Mechanical	2,235,203	1,498,000	737,203
Division 26 - Electrical	1,266,270	707,390	558,880
Division 27 - Communications	0	0	0
Division 28 - Electronic Safety & Security	387,500	192,335	195,165
Division 31 - Earthwork	645,500	413,500	232,000
Division 32 - Exterior Improvements	195,957	147,122	67,850
Division 33 - Utilities	853,000	634,000	219,000
General Conditions	1,356,499	700,966	655,533
Construction Manager's Fee	657,590	369,058	289,349
SUBTOTAL	16,029,764	8,992,931	7,056,666
BONDS & INSURANCE			
Performance & Payment Bond	140,198	78,683	61,689
Subcontractor Default Insurance	209,449	118,707	91,038
Builders Risk	29,065	16,312	12,789
Insurance Premiums	128,230	71,966	56,423
SUBTOTAL	506,942	285,669	221,940
CONTINGENCY			
Contractor's Contingency	560,627	316,916	244,471
Owner's/Architect's Contingency	0	0	0
SUBTOTAL	560,627	316,916	244,471
PRECONSTRUCTION SERVICES			
Preconstruction Services	15,000	7,500	7,500
SUBTOTAL	15,000	7,500	7,500
TOTAL CONSTRUCTION COST	\$17,112,334	\$9,603,017	\$7,530,577

OWNER'S DIRECT COST

Design Fees	\$761,545	\$579,320
IT Design Fees	\$13,000	\$14,000
Communications Tower		\$100,000

Total Project Cost **\$10,377,562** **\$8,223,897**

AVAILABLE FUNDING

\$10,459,142 **\$8,252,163**

Cost Delta *(\$81,580)* *(\$28,266)*



DESCRIPTION	Base Bid	FS Alternate #2 Underground Detention	FS Alternate #3 2x2 Lighting	FS Alternate #4 Concrete Paving	PS Alternate #2 PS Primecoat Flooring	PS Alternate #3 PS 2x2 Lighting
CONSTRUCTION COST						
Division 1 - Project Requirements	613,050	0	0	0	0	0
Division 2 - Existing Conditions	0	0	0	0	0	0
Division 3 - Concrete	1,367,890	0	0	53,950	0	0
Division 4 - Masonry	686,390	0	0	0	0	0
Division 5 - Metals	335,000	0	0	0	0	0
Division 6 - Wood & Plastics	360,548	0	0	0	0	0
Division 7 - Thermal & Moisture Protection	603,919	0	0	0	0	0
Division 8 - Doors & Windows	917,589	0	0	0	0	0
Division 9 - Finishes	1,296,951	0	0	0	21,025	0
Division 10 - Specialties	642,893	0	0	0	0	0
Division 11 - Equipment	25,000	0	0	0	0	0
Division 12 - Furnishings	406,706	0	0	0	0	0
Division 13 - Special Construction	796,685	0	0	0	0	0
Division 14 - Elevators	0	0	0	0	0	0
Division 21 - Fire Suppression	304,649	0	0	0	0	0
Division 22 & 23 - Mechanical	2,235,203	0	0	0	0	0
Division 26 - Electrical	1,275,490	0	(2,970)	0	0	(6,250)
Division 27 - Communications	0	0	0	0	0	0
Division 28 - Electronic Safety & Security	387,500	0	0	0	0	0
Division 31 - Earthwork	653,500	(8,000)	0	0	0	0
Division 32 - Exterior Improvements	195,957	0	0	0	0	0
Division 33 - Utilities	648,000	205,000	0	0	0	0
General Conditions	1,356,499	0	0	0	0	0
Construction Manager's Fee	646,291	8,471	(128)	2,320	904	(269)
SUBTOTAL	15,755,710	205,471	(3,098)	56,270	21,929	(6,519)
BONDS & INSURANCE						
Performance & Payment Bond	137,789	1,806	(27)	495	193	(57)
Subcontractor Default Insurance	205,350	3,073	(46)	842	328	(98)
Builders Risk	28,566	374	(6)	103	40	(12)
Insurance Premiums	126,027	1,652	(25)	452	176	(52)
SUBTOTAL	497,732	6,906	(104)	1,891	737	(219)
CONTINGENCY						
Contractor's Contingency	550,117	7,880	(119)	2,158	841	(250)
Owner's/Architect's Contingency	0	0	0	0	0	0
SUBTOTAL	550,117	7,880	(119)	2,158	841	(250)
PRECONSTRUCTION SERVICES						
Preconstruction Services	15,000					
SUBTOTAL	15,000	0	0	0	0	0
TOTAL CONSTRUCTION COST	\$16,818,559	\$220,257	(\$3,321)	\$60,319	\$23,507	(\$6,988)
TOTAL CONSTRUCTION COSTS WITH ALTERNATES	\$17,112,334					



BID PACKAGE 3A - BUILDING CONCRETE								
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Cantera	Oakridge	TWX	Structurecrete	D Kerns	Contech
Addenda Acknowledged								
Bid Bond								
Base Bid Fire	300,520		300,520	308,000	329,000	334,000	359,000	407,000
Base Bid Police	336,050		336,050	405,000	350,000	369,000	379,000	490,000
Base Bid Combined	636,570		636,570	713,000	675,000	700,000	738,000	897,000
TOTALS	\$636,570							
ALTERNATES								
NONE								

BID PACKAGE 3C - SITE CONCRETE								
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Cantera	TWX	Contech	Structurecrete	Barnes	D Kerns
Addenda Acknowledged								
Bid Bond								
Base Bid Fire	311,320		311,320	350,000	376,500	351,800	377,800	385,000
Base Bid Police	310,000		352,490	310,000	310,000	317,000	327,475	316,000
Base Bid Combined	650,000		663,810	650,000	686,500	665,000	700,270	701,000
TOTALS	\$621,320							
ALTERNATES								
Fire Alternate 04 - Concrete Pavement	53,950		53,950	78,000	40,000		97,000	59,000



BID PACKAGE 3H - POLISHED AND STAINED CONCRETE								
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	Allowance						Bomanite*
Addenda Acknowledged								Incomplete Bid
Bid Bond								
Base Bid Fire	75,000	75,000						
Base Bid Police	35,000	35,000						15,970
Base Bid Combined								
TOTALS	\$110,000							
ALTERNATES								
PS Alternate #03 Primecoat Flooring	0							10,625

DIVISION 3 - CONCRETE	
Division Total	\$1,367,890
Fire Alternate 04 - Concrete Pavement	\$53,950
PS Alternate #03 Primecoat Flooring	0



BID PACKAGE 4A - MASONRY							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Forza	Precision Stone	C&N	Brazeal	
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	197,370		197,370	232,991	250,000	220,000	
Base Bid Police	489,020		489,020	527,182	525,000	510,000	
Base Bid Combined	686,390		686,390	722,165		730,000	
TOTALS	\$686,390						
ALTERNATES							
NONE							

DIVISION 4 - MASONRY	
Division Total	\$686,390



BID PACKAGE 5A - STRUCTURAL AND MISCELLANEOUS STEEL, STEEL STAIRS AND RAILINGS							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Allowance				
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	0		0				
Base Bid Police	310,000		310,000				
Base Bid Combined	310,000		310,000				
TOTALS	\$310,000						
ALTERNATES							
NONE							

ALLOWANCE ITEM							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Misc Steel Coordination				
Base Bid Fire			25,000				
TOTALS	\$25,000		\$25,000				
ALTERNATES							
NONE							

DIVISION 5 - METALS	
Division Total	\$335,000



BID PACKAGE 6B - INTERIOR ARCHITECTURAL WOODWORK AND MILLWORK							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Crawson	Nexspaces	Wood Systems		
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	205,071		205,071	255,660	275,032		
Base Bid Police	158,958		158,958	167,944	163,588		
Base Bid Combined	360,548		360,548	423,604	438,620		
TOTALS	\$360,548						
ALTERNATES							
NONE							

DIVISION 6 - WOOD & PLASTICS	
Division Total	\$360,548



BID PACKAGE 7A - WATERPROOFING & JOINT SEALANTS							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		GDA	OK Building	NDN	Mobile Enterprises	OK Roofing
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	19,186		19,186	28,000	23,041	33,338	36,810
Base Bid Police	11,000		17,544	11,000	26,458	28,527	29,692
Base Bid Combined	36,730		36,730	39,000		60,865	66,502
TOTALS	\$30,186						
ALTERNATES							
NONE							

BID PACKAGE 7B - ROOFING, SHEET METAL FLASHING & TRIM, PREFABRICATED ROOF SPECIALTIES & ROOF ACCESSORIES							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Atwell	JR Co	Sooner	CR Coontz	Next Level
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	215,487		215,487	235,000	253,000	318,000	324,400
Base Bid Police	246,246		246,246	422,000	410,000	473,000	253,400
Base Bid Combined	461,733		461,733	657,000	648,000		567,800
TOTALS	\$461,733						
ALTERNATES							
NONE							



BID PACKAGE 7C - METAL PANELS							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Next Level	CR Coontz	Sooner	JR Co	MCG
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	0						
Base Bid Police	112,000		112,000	126,000	150,000	198,611	205,468
Base Bid Combined	0						
TOTALS	\$112,000						
ALTERNATES							
NONE							

DIVISION 7 - THERMAL & MOISTURE PROTECTION	
Division Total	\$603,919



BID PACKAGE 8C - HOLLOW METAL DOORS AND FRAMES, WOOD DOORS, DOOR HARDWARE, AND DOOR INSTALLATION							
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	Texoma Building	BSI	Jones CO	FTO		
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	132,996	132,996	150,300	154,305	170,231		
Base Bid Police	98,751	98,751	120,900	140,481	141,399		
Base Bid Combined	231,747	231,747	270,000				
TOTALS	\$231,747						
ALTERNATES							
NONE							

BID PACKAGE 8E - WOOD DOORS (MATERIAL ONLY)							
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	Texoma Building	FTO	Jones Co	Windor		
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	19,113	19,113	23,592	24,096	28,000		
Base Bid Police	18,702	18,702	20,360	21,565	25,000		
Base Bid Combined	37,815	37,815		45,161	52,500		
TOTALS	\$37,815						
ALTERNATES							
NONE							



BID PACKAGE 8H - OVERHEAD DOORS							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Texoma Builders	OH Door Tulsa			
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	139,189		139,189	154,350			
Base Bid Police	46,638		46,638	65,861			
Base Bid Combined	186,480		186,480	220,211			
TOTALS	\$185,827						
ALTERNATES							
FS Alternate #01 - Apparatus Bay Doors	173,249		173,249	129,384			

BID PACKAGE 8L - ALUMINUM STOREFRONT & ENTRANCES, AUTOMATIC ENTRANCES, GLAZED CURTAINWALL, GLASS AND GLAZING							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Coulter	Advantage Glass	Crystal Structures	Green Country	JR Co Frontier
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	115,000		115,000	117,350	142,950	143,700	145,321 147,000
Base Bid Police	127,200		129,500	127,200	185,850	214,500	218,606 166,000
Base Bid Combined	244,500		244,500	244,550	328,800	358,200	363,927 313,000
TOTALS	\$242,200						
ALTERNATES							
NONE							



ALLOWANCE ITEM							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Detention Hdwr/ Frames/Doors				
Base Bid Police			220,000				
TOTALS	\$220,000		\$220,000				
ALTERNATES							
NONE							

DIVISION 8 - DOORS & WINDOWS	
Division Total	\$917,589
FS Alternate #01 - Apparatus Bay Doors	\$173,249



BID PACKAGE 9A - DRYWALL, METAL FRAMING, BUILDING INSULATION, INTERIOR WOOD BACKING, ACOUSTICAL CEILINGS, EIFS/STUCCO AND ACOUSTICAL WALL TREATMENT								
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	Higgins Group	GCI	Wiljo	SW Drywall	Narcomy	Real Eagle	MWDW
Addenda Acknowledged								
Bid Bond								
Base Bid Fire	396,000	396,000	442,500	500,500	491,300	609,044	570,714	556,541
Base Bid Police	483,000	483,000	567,100	522,275	532,350	534,080	575,413	713,185
Base Bid Combined	860,000	860,000	1,009,600	1,020,000	1,023,650	1,114,060	1,146,127	1,270,163
TOTALS	\$860,000							
ALTERNATES								
NONE								

BID PACKAGE 9G - CARPETS, RESILIENT FLOORINGS, RESILIENT BASE, STAIR NOSINGS & COVERINGS, TILE AND FLOORING ACCESSORIES								
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	FlorWright, Inc	CWC	All Set				
Addenda Acknowledged								
Bid Bond								
Base Bid Fire	155,400	155,400	208,583	467,250				
Base Bid Police	88,235	134,950	88,235	125,800				
Base Bid Combined	285,350	285,350	296,817	562,050				
TOTALS	\$243,635							
ALTERNATES								
PS Alternate #03 Primecoat Flooring	21,025	3,500	21,025	7,200				



BID PACKAGE 9T - PAINTING & WALL COVERINGS								
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		PT	River Paint	Dannix	Advanced	Real Eagle	Narcomey
								Vale
Addenda Acknowledged								
Bid Bond								
Base Bid Fire	50,761		50,761	57,931	59,696	60,281	69,849	71,230
Base Bid Police	50,655		50,655	52,900	51,412	57,726	58,848	69,810
Base Bid Combined	98,316		98,316	110,831	111,108	118,000	128,697	137,455
TOTALS	\$98,316							134,787
ALTERNATES								
NONE								

ALLOWANCE ITEM								
DESCRIPTION	Contractor							
	LOW BIDDER		Misc Finishes	Custom Graphics				
Base Bid Fire	55,000		35,000	20,000				
Base Bid Police	40,000		20,000	20,000				
TOTALS	\$95,000							
ALTERNATES								
NONE								

DIVISION 9 - FINISHES	
Division Total	\$1,296,951
PS Alternate #03 Primecoat Flooring	\$21,025



BID PACKAGE 10B - SIGNAGE								
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor	
	LOW BIDDER		A-Max	J&B	Superior Sign	413	Takeform	Best
Addenda Acknowledged								
Bid Bond								
Base Bid Fire	33,263		33,263	36,177	48,990	51,605	60,000	90,905
Base Bid Police	28,871		31,827	28,871		42,130	35,250	71,640
Base Bid Combined	65,000		65,000	65,048		93,735	95,250	162,545
TOTALS	\$62,134							
ALTERNATES								
NONE								

BID PACKAGE 10C - FIRE EXTINGUISHERS, CABINETS, & ACCESSORIES AND TOILET & BATH ACCESSORIES							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Jones Co	FTO	Czar		
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	34,906		34,906	35,004	47,783		
Base Bid Police	41,663		41,663	41,850	51,413		
Base Bid Combined	98,895				98,895		
TOTALS	\$76,569						
ALTERNATES							
NONE							



BID PACKAGE 10G - FLAGPOLES							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Flag & Flagpole	Factory Direct			
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	5,570		5,570				
Base Bid Police	5,570		5,570				
Base Bid Combined	10,940		10,940	34,358			
TOTALS	\$10,940						
ALTERNATES							
NONE							

BID PACKAGE 10H - LOCKERS							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER						Elite Storage*
Addenda Acknowledged							Incomplete Bid
Bid Bond							
Base Bid Fire	0						74,000
Base Bid Police	0						150,000
Base Bid Combined	0						
TOTALS	\$0						
ALTERNATES							
NONE							



BID PACKAGE 10J - METAL CANOPIES							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Archtype	Play by Design	MCG		
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	60,500		60,500	69,871	130,712		
Base Bid Police	17,250		17,250	27,630	40,053		
Base Bid Combined	77,750		77,750	91,510			
TOTALS	\$77,750						
ALTERNATES							
NONE							

BID PACKAGE 10L - VISUAL DISPLAY BOARDS							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Allowance				
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	7,700		7,700				
Base Bid Police	4,800		4,800				
Base Bid Combined							
TOTALS	\$12,500						
ALTERNATES							
NONE							



ALLOWANCE ITEM							
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	Relocate/Install Owner Equipment	Extractor	SCBA			
Base Bid Fire	144,500	19,500	45,000	80,000			
Base Bid Police	6,500	6,500					
TOTALS	\$151,000						
ALTERNATES							
NONE							

ALLOWANCE ITEM							
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	Fire Metal Lockers	Fire Plastic Lockers/Benches	Police Restraint Benches	Police Adjustable Shelving		
Base Bid Fire	38,000	25,000	13,000				
Base Bid Police	12,000			4,000	8,000		
TOTALS	\$50,000						
ALTERNATES							
NONE							

ALLOWANCE ITEM							
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	Police Detention Lockers	Police Evidence Pass Through	Police Evidence Storage	Police Metal Lockers	Police Z Lockers	Police Gun Lockers
Base Bid Fire	0						
Base Bid Police	202,000	50,000	70,500	50,000	6,500	17,000	8,000
TOTALS	\$202,000						
ALTERNATES							
NONE							

DIVISION 10 - SPECIALTIES	
Division Total	\$642,893



BID PACKAGE 11B - RESIDENTIAL EQUIPMENT							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Allowance				
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	25,000		25,000				
Base Bid Police	0						
Base Bid Combined	25,000		25,000				
TOTALS	\$25,000						
ALTERNATES							
NONE							

DIVISION 11 - EQUIPMENT	
Division Total	\$25,000



BID PACKAGE 12B - WINDOW TREATMENT							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Craft	Contract Drapery			
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	9,462		9,462	11,900			
Base Bid Police	17,338		17,338	18,200			
Base Bid Combined	26,800		26,800	30,100			
TOTALS	\$26,800						
ALTERNATES							
NONE							

ALLOWANCE ITEM							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		FFE Furniture	Fire Dorm Furniture	Dorm Wardrobes		
Base Bid Fire	223,065		128,065	20,000	75,000		
Base Bid Police	156,841		156,841				
TOTALS	\$379,906						
ALTERNATES							
NONE							

DIVISION 12 - FURNISHINGS	
Division Total	\$406,706



BID PACKAGE 13D - METAL BUILDING							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Vanguard	Metal Building	Red Dot	Northstar	
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	796,685		796,685	841,427	843,375	1,041,880	
Base Bid Police							
Base Bid Combined	796,685		796,685	841,427	843,375	1,041,880	
TOTALS	\$796,685						
ALTERNATES							
NONE							

DIVISION 13 - SPECIAL CONSTRUCTION	
Division Total	\$796,685



BID PACKAGE 21A - FIRE PROTECTION SYSTEMS							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Summit	VSC	PVE Barker		
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	159,535		159,535	170,605	236,000		
Base Bid Police	151,331		151,331	154,205	208,130		
Base Bid Combined	304,649		304,649	324,810	444,130		
TOTALS	\$304,649						
ALTERNATES							
NONE							

DIVISION 21 - FIRE SUPPRESSION	
Division Total	\$304,649



BID PACKAGE 22A/23A - MECHANICAL									
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	HVAC Contractor	HVAC Contractor	HVAC Contractor	HVAC Contractor
	LOW BIDDER	Platinum	Action	OCE	COMBINED	Vision Air	CRS	Mason	OCE
Addenda Acknowledged									
Base Bid Fire Mechanical	2,199,540		2,199,540	2,221,000					
Base Bid Police Mechanical	1,561,331		1,561,331	1,566,000					
Base Bid Combined Mechanical	2,235,203	2,235,203	3,369,871	3,352,000					
MECHANICAL LOW BID	2,235,203								
Base Bid Fire HVAC	555,843			555,843		555,843	577,431	683,157	1,008,000
Base Bid Police HVAC	383,400			383,400		412,643	418,140	383,400	837,000
Base Bid Combined HVAC	960,000			960,000		960,000	995,571	1,050,000	1,845,000
HVAC LOW BID	939,243								
Base Bid Fire PLUMBING	908,515			908,515					
Base Bid Police PLUMBING	472,340			472,340					
Base Bid Combined PLUMBING	1,396,448			1,396,448					
PLUMBING LOW BID	1,380,855								
TOTALS	\$2,235,203								
ALTERNATES									
NONE									

DIVISION 22 & 23 - MECHANICAL	
Division Total	\$2,235,203



HVAC Contractor	Plumbing Contractor	Plumbing Contractor	Plumbing Contractor	Plumbing Contractor
Action	All American	CRS	Action	OCE
1,250,000				
1,000,000				
2,250,000				
		908,515	1,083,811	1,213,000
	472,340	492,933	701,000	729,000
		1,396,448	1,686,000	1,941,000



BID PACKAGE 26A - ELECTRICAL									
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	2J	Bill's	Lighthouse	Aspen	Valley	Midtown	United	Marrs
Addenda Acknowledged									
Bid Bond									
Base Bid Fire	710,360	753,766	710,360	727,217	734,500	785,000	791,132	805,022	820,000
Base Bid Police	602,252	602,252	675,816	759,839	705,800	800,000	740,115	736,475	820,000
Base Bid Combined	1,275,490	1,275,490	1,386,176	1,472,189	1,435,135	1,585,000	1,531,247	1,541,497	1,640,000
TOTALS	\$1,275,490								
ALTERNATES									
FS Alternate #03 - 2x2 Lighting	(2,970)	(2,970)	(3,505)	(2,971)	(1,500)	(6,625)	(3,000)	(2,972)	(2,500)
PS Alternate #03 - 2x2 Lighting	(6,250)	(6,250)	(7,406)	(6,280)	(3,175)	(1,250)	(6,300)	(6,281)	(5,000)

DIVISION 26 - ELECTRICAL	
Division Total	\$1,275,490
FS Alternate #03 - 2x2 Lighting	(\$2,970)
PS Alternate #03 - 2x2 Lighting	(\$6,250)



Contractor	Contractor
Reavis	Colburn
883,565	
757,800	
1,641,365	2,116,000
(2,972)	(2,970)
(6,280)	(6,280)



BID PACKAGE 28A - FIRE ALARM SYSTEM								
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	Key Commun	Firetrol	JE Systems	Matlock	Advanced	Techsico	Summit
Addenda Acknowledged								
Bid Bond								
Base Bid Fire	17,335	17,335	26,750	27,650	32,831	36,346	37,780	43,129
Base Bid Police	15,165	15,165	16,390	21,291	36,444	27,666	30,466	36,796
Base Bid Combined	32,500	32,500	43,140	48,941	69,275	64,012	68,256	78,726
TOTALS	\$32,500							
ALTERNATES								
NONE								

ALLOWANCE ITEM								
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	Low Voltage						
Base Bid Fire		175,000						
Base Bid Police		180,000						
TOTALS	\$355,000	\$355,000						
ALTERNATES								
NONE								

DIVISION 28 - ELECTRONIC SAFETY & SECURITY	
Division Total	\$387,500



BID PACKAGE 31A - EARTHWORK, SITE CLEARING, SOIL EROSION & SEDIMENT CONTROL								
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	D-Kerns	Wilson	Core Civil	Diversified	TWX	Barnes	Iron Pipe
Addenda Acknowledged								
Bid Bond								
Base Bid Fire	389,000	389,000	442,689		575,000	644,900	679,270	751,600
Base Bid Police	210,000	210,000	212,643		380,000	415,280	237,372	461,700
Base Bid Combined	599,000	599,000	655,332	854,000	950,000	1,060,180	910,270	1,198,300
TOTALS	\$599,000							
ALTERNATES								
FS Alternate #02 - Underground Detention	(8,000)	(8,000)	22,602	14,000	(15,000)	88,208	(9,000)	15,000

ALLOWANCE ITEM								
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	Unsuitable Soils	Misc. Site Demo					
Base Bid Fire	32,500	28,000	4,500					
Base Bid Police	22,000	22,000						
TOTALS	\$54,500							
ALTERNATES								
NONE								

DIVISION 31 - EARTHWORK	
Division Total	\$653,500
FS Alternate #02 - Underground Detention	(8,000)



BID PACKAGE 32B - FENCES & GATES							
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	American Fence	Springwater				Fence OKC*
Addenda Acknowledged							Incomplete Bid
Bid Bond							
Base Bid Fire	68,622	68,622	99,870				78,832
Base Bid Police	44,850	51,516	44,850				15,625
Base Bid Combined	94,457	120,137	144,720				94,457
TOTALS	\$94,457						
ALTERNATES							
PS Alternate #01 - Fences & Gates	120,233	120,233	100,855				166,672

BID PACKAGE 32C - ASPHALT PAVING & PAVEMENT MARKINGS							
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	APAC					
Addenda Acknowledged							
Bid Bond							
Base Bid Fire	50,000	50,000					
Base Bid Police	0						
Base Bid Combined	50,000	50,000					
TOTALS	\$50,000						
ALTERNATES							
NONE							



ALLOWANCE ITEM							
DESCRIPTION	Contractor		Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER		Sod				
Base Bid Fire	28,500		28,500				
Base Bid Police	23,000		23,000				
TOTALS	\$51,500						
ALTERNATES							
NONE							

DIVISION 32 - EXTERIOR IMPROVEMENTS	
Division Total	\$195,957
PS Alternate #01 - Fences & Gates	\$120,233



BID PACKAGE 33A - SITE UTILITIES									
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	D Kerns	Barnes	Core Civil	Diversified	TWX	G&P	Wilson	Duncan
Addenda Acknowledged									
Bid Bond									
Base Bid Fire	334,000	334,000	477,000		340,000	378,210	388,503	396,727	375,900
Base Bid Police	187,000	222,000	187,000		230,000	222,222	275,164	280,844	355,626
Base Bid Combined	547,000	556,000	660,000	547,000	570,000	600,432	663,667	677,571	734,526
TOTALS	\$521,000								
ALTERNATES									
FS Alternate #02 - Underground Detention	205,000	205,000	(177,000)	318,000	375,000	210,000	192,000	167,153	284,300

ALLOWANCE ITEM									
DESCRIPTION	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor	Contractor
	LOW BIDDER	Testing							
Base Bid Fire	95,000	95,000							
Base Bid Police	32,000	32,000							
TOTALS	\$127,000								
ALTERNATES									
NONE									

DIVISION 33 - UTILITIES	
Division Total	\$648,000
FS Alternate #02 - Underground Detention	\$205,000



P.O. BOX 850
COWETA, OK 74429
PH. (918) 486-2189
FAX (918) 486-5366
www.cityofcoweta-ok.gov

Memorandum

To: Honorable PWA Chairman and Trustees

From: Julie A. Casteen, Trust Manager

Re: **AMENDMENTS TO THE PROFESSIONAL SERVICES CONTRACT WITH BKL, INC. FOR LOW VOLTAGE DESIGN SERVICES RELATED TO THE CONSTRUCTION OF FIRE STATION NO. 1 AND THE POLICE STATION FOR AN ADDITIONAL COST OF \$27,500**

Date: January 6, 2026

BACKGROUND

BKL has been contracted to provide architectural services related to the construction of the police and fire stations. The overall design is complete, except for the plans needed for various low-voltage systems, such as access control, security cameras, Wi-Fi antenna systems, etc. The low-voltage system design was originally intended to be provided by the Public Works Authority, but conflicts arose between city vendors being able to propose a design and then also bid on the work to be performed. To avoid potential conflicts of interest, BKL has recommended a firm to provide the design services.

STAFF RECOMMENDATION

Staff recommends approval of the amendment to the contract with BKL, Inc. for \$27,500.

ATTACHMENTS

1. 260105-G802-2017 - Amendment 001 Low Voltage - Final
2. 260105-Attachment A CRUX Scope of Services
3. 240805- Original- B104-2017 - BKL-Coweta Police and Fire -Final



AIA® Document G802® – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*
Coweta Police and Fire Facilities

AGREEMENT INFORMATION:
Date: July 24, 2024

AMENDMENT INFORMATION:
Amendment Number: 001
Date: December 30, 2025

OWNER: *(name and address)*
Coweta Public Works Authority
310 S. Broadway
Coweta, OK 74429

ARCHITECT: *(name and address)*
BKL, Inc.
1623 E. 6th St.
Tulsa, OK 74120

The Owner and Architect amend the Agreement as follows:
Design for Low Voltage, Security, and Technology for both Police and Fire Station 1 facilities. Refer to Attachment A for scope of services by sub-consultant.

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:
\$27,500 (\$13,200 for Fire Station 1 and \$14,300 for Police Station)

Schedule Adjustment:
N/A

SIGNATURES:

BKL, Inc.

ARCHITECT *(Firm name)*

Coweta Public Works Authority

OWNER *(Firm name)*

SIGNATURE
Jennifer Hammock, President

PRINTED NAME AND TITLE
12/30/25

DATE

SIGNATURE
Naomi Hogue, Mayor

PRINTED NAME AND TITLE

DATE

Attachment A

Scope of Services

Re: Coweta New Police and Fire Stations Coweta, OK

12-16-2025

Design and CA Services Included in Proposal

CRUX proposal to provide professional technology consulting services as indicated in the table below.

If you choose to add any additional services, please check the check box next to the service(s) you wish to add. *Any additional services will require an additional fee.*

Design Service/Consultant	In Base Proposal	Additional Service
Structured Cabling Systems (SCS)		
Voice & data cabling & pathways design	☒	
CATV/MATV/SMATV cabling & pathways design	☒	
CATV/MATV/SMATV head end & distribution design	☒	
Outside Plant (OSP) communications cabling & pathways design	☒	
Service Provider coordination (cable, satellite, voice/internet)	☒	
Fiber optic cabling & pathways design (Fiber to the Edge/GPON/POL)		☐
Network Operations Center (NOC) design		☐
Physical Security – Access Control System (ACS) & Video Surveillance System (VSS)		
VSS system design (cameras & monitors)	☒	
Access control system design	☒	
Intrusion detection systems (IDS) design (door contacts, motion detectors, & alarm panels)	☒	
Weapons detection system design		☐
Panic/duress buttons & door release design	☒	
Security intercom system design	☒	

Security Operations Center (SOC) design		☐
Physical Security Information Management (PSIM) system design		☐
Site security design (external to building)	☒	
Integration with existing site security systems		☐
Electronic door locking hardware coordination	☒	
Remote help (blue) phone design		☐
Dedicated security data network		☐
Parking & vehicle barrier/roadblock system specification & design	☒	
Audio/Visual (AV)		
AV presentation systems design	☒	
AV conferencing systems design	☒	
Sound reinforcement systems design	☒	
Public address/overhead paging systems design	☒	
Sound masking system design		☐
Digital signage systems design	☒	
IPTV system design		☐
Environmental media (experiential media used for branding, art, etc.) systems design		☐
Wireless Communication Systems		
Wi-Fi antenna system design	☒	
2-way radio system design		☐
Emergency responder communications enhancement system (ERCES)		☐
RF assessment		☐
Cellular reinforcement system - Distributed Antenna Systems (DAS)		☐
Program/Project Management		

Technical project management for technology systems		☐
Technical program management for technology systems		☐
Attend owner/architect/contractor (OAC) meetings		☐
Construction Administration (CA) Available Upon Request		
Review bids, if requested		☐
Respond to RFIs and provide design clarifications as needed		☐
Review product submittals		☐
Review substitution requests		☐
Site inspection for half-wall, open-ceiling, and final		☐
Review Contractor close-out documents		☐
Intelligent Building Systems		
Intelligent lighting system design		☐
DC Microgrid power design		☐
Class four touchsafe power design		☐
Building IoT systems design		☐

NOTES TO THE ABOVE TABLE:

In Base Proposal: Included in this Base Proposal.

Additional Service: Service not included in Base Proposal but can be added for an additional fee upon client's authorization.

Scope of Services

I. Design Phase Services

This phase will begin with a kickoff meeting with the Client's selected representative to develop technology program requirements, team responsibilities, methods of approval, project procedures, and schedule requirements.

Following this meeting we will incorporate all feedback and owner direction into a set of technology drawings and specifications. Once the documents are created we will review with the Owner to

ensure correctness and completeness. We will also coordinate the technology plans with the design team to include electrical design, interiors, and architectural.

Deliverables

- 'For Review' design drawings & specifications
- 'For Construction' design drawings & specifications

Meetings

- One (1) Client Discovery meeting
- At least one (1) Design coordination meeting
- One (1) Door hardware coordination meeting
- One (1) Client Review meeting

II. Hourly Construction Phase Services (Construction Administration)

CRUX will work with the Client and contractors to assist in confirming the designed systems are procured and installed in accordance with the Construction Documents. We will review shop drawings and applicable product submittals as one complete package. We will make periodic scheduled field visits corresponding to the period of construction activity affecting the technology systems to observe field conditions and assist in resolving issues relevant to the technology systems. CA services will be billed hourly as needed based on Attachment B.

Deliverables (if requested)

- Review and respond to contractor shop drawings to determine conformance to design intent (includes one submission per discipline)
- Review and respond to contractor product submissions if appropriate
- Provide written responses to contractor Requests for Information (RFI's)
- Assist the Client in reviewing contractor Requests for Change Orders
- Provide site observation report as appropriate
- Final acceptance observation letter

Meetings

- Attend OAC Meetings if requested
- Provide Technology Onsite progression observations if requested

Assumptions

- *Drawings will be prepared using Revit.*
- *Mileage outside of the metro area will be billed at the current allowable amount from the CRUX office in Tulsa.*
- *Any required travel will be billed at actual cost and is subject to approval by the Client prior to traveling.*
- *Existing insurance coverage limits are assumed to be adequate.*
- *Any fees (i.e.: for permitting) not listed herein are excluded.*
- *Scope not listed specifically referenced is explicitly excluded.*
- *Wireless site survey is not included.*

Client's Responsibilities

- *Client to be provide design requirements, operational standards & guidelines for their specific organization & the facility to be built.*
- *Provide and maintain the project schedule.*
- *Requirements for technology purchasing to include a budget broken down into technology spend for individual systems.*
- *A representative to act on the Client's behalf who shall make decisions with respect to the project.*
- *Review of design documents submitted by CRUX and decisions pertaining thereto promptly, to avoid delay in the process of design services.*
- *CRUX shall provide information and specifications for products and their manufacturers, sufficient to convey design intent. However, CRUX will not bear any liability should the Client choose to have the product made by a third party. It is the sole responsibility of the Client not to infringe on any copyright, trademark or design-right of the original manufacturers specified.*
- *Client warrants that in transmitting existing documents prepared by other designers or design professionals, or any other information, Client is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.*

END OF SCOPE OF SERVICES

AIA® Document B104® – 2017

Standard Abbreviated Form of Agreement Between Owner and Architect

AGREEMENT made as of the 24 day of July in the year 2024
(In words, indicate day, month and year.)

BETWEEN the Architect's client identified as the Owner:
(Name, legal status, address and other information)

Coweta Public Works Authority
310 S. Broadway
Coweta, OK 74429

and the Architect:
(Name, legal status, address and other information)

BKL, Inc.
1623 E. 6th St.
Tulsa, OK 74120

for the following Project:
(Name, location and detailed description)

Coweta Police and Fire Facilities
Coweta, OK 74429

The Owner and Architect agree as follows.

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.

TABLE OF ARTICLES

1	INITIAL INFORMATION
2	ARCHITECT'S RESPONSIBILITIES
3	SCOPE OF ARCHITECT'S BASIC SERVICES
4	SUPPLEMENTAL AND ADDITIONAL SERVICES
5	OWNER'S RESPONSIBILITIES
6	COST OF THE WORK
7	COPYRIGHTS AND LICENSES
8	CLAIMS AND DISPUTES
9	TERMINATION OR SUSPENSION
10	MISCELLANEOUS PROVISIONS
11	COMPENSATION
12	SPECIAL TERMS AND CONDITIONS
13	SCOPE OF THE AGREEMENT

ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth below:

(State below details of the Project's site and program, Owner's contractors and consultants, Architect's consultants, Owner's budget for the Cost of the Work, and other information relevant to the Project.)

Refer to attached Proposal dated 7/24/24

§ 1.2 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that such information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the schedule, the Architect's services and the Architect's compensation. The Owner shall adjust the Owner's budget for the Cost of the Work and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form.

§ 1.3.1 Any use of, or reliance on, all or a portion of a building information model without agreement to protocols governing the use of, and reliance on, the information contained in the model and without having those protocols set forth in AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, and the requisite AIA Document G202™–2013, Project Building Information Modeling Protocol Form, shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

ARTICLE 2 ARCHITECT'S RESPONSIBILITIES

§ 2.1 The Architect shall provide the professional services set forth in this Agreement consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar

Init.

circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

§ 2.2 The Architect shall maintain the following insurance until termination of this Agreement. If any of the requirements set forth below are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect as set forth in Section 11.8:

(Identify types and limits of insurance coverage, and other insurance requirements applicable to the Agreement, if any.)

.1 General Liability

\$125,000/person/incident - \$1,000,000/incident

.2 Automobile Liability

\$125,000/person/incident - \$1,000,000/incident

.3 Workers' Compensation

Statutory Requirements \$500,000/person/incident

.4 Professional Liability

\$1,000,000 per claim - \$2,000,000 aggregate

ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES

§ 3.1 The Architect's Basic Services consist of those described in this Article 3 and include usual and customary structural, mechanical, and electrical engineering services. Services not set forth in this Article 3 are Supplemental or Additional Services.

§ 3.1.1 The Architect shall coordinate its services with those services provided by the Owner and the Owner's consultants. The Architect shall be entitled to rely on (1) the accuracy and completeness of the services and information furnished by the Owner and (2) the Owner's approvals. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission, or inconsistency in such services or information.

§ 3.1.2 As soon as practicable after the date of this Agreement, the Architect shall submit for the Owner's approval a schedule for the performance of the Architect's services. Once approved by the Owner, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the Architect or Owner. With the Owner's approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction.

§ 3.1.3 The Architect shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

§ 3.2 Design Phase Services

§ 3.2.1 The Architect shall provide programming and space needs study as stated in the attached Proposal dated 3/27/23. Refer also Article 4 of this contract.

§ 3.2.2 The Architect shall discuss with the Owner the program, schedule, budget for the Cost of the Work, Project site, and alternative approaches to design and construction of the Project. The Architect shall reach an understanding with the Owner regarding the Project requirements.

§ 3.2.3 The Architect shall consider the relative value of alternative materials, building systems and equipment, together with other considerations based on program, aesthetics, and any sustainable objectives, in developing a design for the Project that is consistent with the Owner's schedule and budget for the Cost of the Work.

§ 3.2.4 Based on the Project requirements, the Architect shall prepare Design Documents for the Owner's approval consisting of drawings and other documents appropriate for the Project and the Architect shall prepare and submit to the Owner an estimate of the Cost of the Work prepared in accordance with Section 6.3.

§ 3.2.5 The Architect shall submit the Design Documents to the Owner, and request the Owner's approval.

§ 3.3 Construction Documents Phase Services

§ 3.3.1 Based on the Owner's approval of the Design Documents, the Architect shall prepare for the Owner's approval Construction Documents consisting of Drawings and Specifications setting forth in detail the requirements for the construction of the Work. The Owner and Architect acknowledge that in order to construct the Work the Contractor will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 3.4.4.

§ 3.3.2 The Architect shall incorporate the design requirements of governmental authorities having jurisdiction over the Project into the Construction Documents.

§ 3.3.3 The Architect shall submit the Construction Documents to the Owner, update the estimate for the Cost of the Work and advise the Owner of any adjustments to the estimate of the Cost of the Work, take any action required under Section 6.5, and request the Owner's approval.

§ 3.3.4 The Architect, following the Owner's approval of the Construction Documents and of the latest estimate of the Cost of the Work, shall assist the Owner in obtaining bids or proposals and awarding and preparing contracts for construction.

§ 3.4 Construction Phase Services

§ 3.4.1 General

§ 3.4.1.1 The Architect shall provide administration of the Contract between the Owner and the Contractor as set forth below and in AIA Document A104™–2017, Standard Abbreviated Form of Agreement Between Owner and Contractor. If the Owner and Contractor modify AIA Document A104–2017, those modifications shall not affect the Architect's services under this Agreement unless the Owner and the Architect amend this Agreement.

§ 3.4.1.2 The Architect shall advise and consult with the Owner during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control over or charge of and shall not be responsible for, acts or omissions of the Contractor or of any other persons or entities performing portions of the Work.

§ 3.4.1.3 Subject to Section 4.2, the Architect's responsibility to provide Construction Phase Services commences with the award of the Contract for Construction and terminates on the date the Architect issues the final Certificate for Payment.

§ 3.4.2 Evaluations of the Work

§ 3.4.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 4.2.2, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect shall keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work.

§ 3.4.2.2 The Architect has the authority to reject Work that does not conform to the Contract Documents and has the authority to require inspection or testing of the Work.

§ 3.4.2.3 The Architect shall interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 3.4.2.4 When making such interpretations and decisions, the Architect shall endeavor to secure faithful performance by both Owner and Contractor, shall not show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith.

§ 3.4.2.5 The Architect shall render initial decisions on Claims between the Owner and Contractor as provided in the Contract Documents.

§ 3.4.3 Certificates for Payment to Contractor

§ 3.4.3.1 The Architect shall review and certify the amounts due the Contractor and shall issue certificates in such amounts. The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's evaluation of the Work as provided in Section 3.4.2 and on the data comprising the Contractor's Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified.

§ 3.4.3.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 3.4.4 Submittals

§ 3.4.4.1 The Architect shall review and approve, or take other appropriate action, upon the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility. The Architect's review shall not constitute approval of safety precautions or any construction means, methods, techniques, sequences or procedures.

§ 3.4.4.2 If the Contract Documents specifically require the Contractor to provide professional design services or certifications by a design professional related to systems, materials or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review and take appropriate action on Shop Drawings and other submittals related to the Work designed or certified by the Contractor's design professional, provided the submittals bear such professional's seal and signature when submitted to the Architect. The review shall be for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect shall be entitled to rely upon, and shall not be responsible for, the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals.

§ 3.4.4.3 The Architect shall review and respond to written requests for information about the Contract Documents. The Architect's response to such requests shall be made in writing within any time limits agreed upon, or otherwise with reasonable promptness.

§ 3.4.5 Changes in the Work

The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Subject to Section 4.2.3, the

Architect shall prepare Change Orders and Construction Change Directives for the Owner's approval and execution in accordance with the Contract Documents.

§ 3.4.6 Project Completion

The Architect shall conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion; forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract Documents and received from the Contractor; and issue a final Certificate for Payment based upon a final inspection indicating that, to the best of the Architect's knowledge, information, and belief, the Work complies with the requirements of the Contract Documents.

ARTICLE 4 SUPPLEMENTAL AND ADDITIONAL SERVICES

§ 4.1 Supplemental Services are not included in Basic Services but may be required for the Project. The Architect shall provide the Supplemental Services indicated below, and the Owner shall compensate the Architect as provided in Section 11.2. Supplemental Services may include programming, site evaluation and planning, environmental studies, civil engineering, landscape design, telecommunications/data, security, measured drawings of existing conditions, coordination of separate contractors or independent consultants, detailed cost estimates, on-site project representation beyond requirements of Section 4.2.2, value analysis, interior architectural design, tenant related services, preparation of record drawings, commissioning, sustainable project services, and any other services not otherwise included in this Agreement. *(Identify below the Supplemental Services that the Architect is required to provide and insert a description of each Supplemental Service, if not further described in an exhibit attached to this document.)*

n/a

§ 4.2 The Architect may provide Additional Services after execution of this Agreement without invalidating the Agreement. Upon recognizing the need to perform Additional Services, the Architect shall notify the Owner. The Architect shall not provide the Additional Services until the Architect receives the Owner's written authorization. Except for services required due to the fault of the Architect, any Additional Services provided in accordance with this Section 4.2 shall entitle the Architect to compensation pursuant to Section 11.3.

§ 4.2.1 The Architect shall provide services necessitated by a change in the Initial Information, changes in previous instructions or approvals given by the Owner, or a material change in the Project including size; quality; complexity; the Owner's schedule or budget for Cost of the Work; or procurement or delivery method as an Additional Service.

§ 4.2.2 The Architect has included in Basic Services thirty (30) visits to the site by the Architect during construction. The Architect shall conduct site visits in excess of that amount as an Additional Service.

§ 4.2.3 The Architect shall, as an Additional Service, provide services made necessary by a Contractor's proposed change in the Work. The Architect shall prepare revisions to the Architect's Instruments of Service necessitated by Change Orders and Construction Change Directives as an Additional Service.

§ 4.2.4 If the services covered by this Agreement have not been completed within thirty-two (32) months of the date of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.

ARTICLE 5 OWNER'S RESPONSIBILITIES

§ 5.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives, schedule, constraints and criteria, including space requirements and relationships, flexibility, expandability, special equipment, systems and site requirements.

§ 5.2 The Owner shall establish the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 6.1; (2) the Owner's other costs; and, (3) reasonable contingencies related to all of these costs. The Owner shall update the Owner's budget for the Project as necessary throughout the duration of the Project until final completion. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Architect. The Owner and the Architect shall thereafter agree to a corresponding change in the Project's scope and quality.

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| (Paragraph deleted)

§ 5.4 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall require that its consultants and contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

§ 5.5 The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests; tests for air and water pollution; and tests for hazardous materials.

§ 5.6 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 5.7 The Owner shall provide prompt written notice to the Architect if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

§ 5.8 The Owner shall endeavor to communicate with the Contractor through the Architect about matters arising out of or relating to the Contract Documents.

§ 5.9 The Owner shall provide the Architect access to the Project site prior to commencement of the Work and shall obligate the Contractor to provide the Architect access to the Work wherever it is in preparation or progress.

§ 5.10 Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of, or enforce lien rights.

ARTICLE 6 COST OF THE WORK

§ 6.1 For purposes of this Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include contractors' general conditions costs, overhead and profit. The Cost of the Work also includes the reasonable value of labor, materials, and equipment, donated to, or otherwise furnished by, the Owner. The Cost of the Work does not include the compensation of the Architect; the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of the Owner.

§ 6.2 The Owner's budget for the Cost of the Work is provided in Initial Information, and shall be adjusted throughout the Project as required under Sections 5.2, 6.4 and 6.5. Evaluations of the Owner's budget for the Cost of the Work, and the preliminary estimate of the Cost of the Work and updated estimates of the Cost of the Work prepared by the Architect, represent the Architect's judgment as a design professional. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials or equipment; the Contractor's methods of determining bid prices; or competitive bidding, market or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's budget for the Cost of the Work, or from any estimate of the Cost of the Work, or evaluation, prepared or agreed to by the Architect.

§ 6.3 In preparing estimates of the Cost of Work, the Architect shall be permitted to include contingencies for design, bidding and price escalation; to determine what materials, equipment, component systems and types of construction are to be included in the Contract Documents; to recommend reasonable adjustments in the program and scope of the Project; and to include design alternates as may be necessary to adjust the estimated Cost of the Work to meet the Owner's budget. The Architect's estimate of the Cost of the Work shall be based on current area, volume or similar conceptual estimating techniques. If the Owner requires a detailed estimate of the Cost of the Work, the Architect shall provide such an estimate, if identified as the Architect's responsibility in Section 4.1, as a Supplemental Service.

§ 6.4 If, through no fault of the Architect, construction procurement activities have not commenced within 90 days after the Architect submits the Construction Documents to the Owner the Owner's budget for the Cost of the Work shall be adjusted to reflect changes in the general level of prices in the applicable construction market.

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§ 6.5 If at any time the Architect's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work, the Architect shall make appropriate recommendations to the Owner to adjust the Project's size, quality or budget for the Cost of the Work, and the Owner shall cooperate with the Architect in making such adjustments.

§ 6.6 If the Owner's current budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services is exceeded by the lowest bona fide bid or negotiated proposal, the Owner shall

- .1 give written approval of an increase in the budget for the Cost of the Work;
- .2 authorize rebidding or renegotiating of the Project within a reasonable time;
- .3 terminate in accordance with Section 9.5;
- .4 in consultation with the Architect, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or
- .5 implement any other mutually acceptable alternative.

§ 6.7 If the Owner chooses to proceed under Section 6.6.4, the Architect shall modify the Construction Documents as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services, or the budget as adjusted under Section 6.6.1. If the Owner requires the Architect to modify the Construction Documents because the lowest bona fide bid or negotiated proposal exceeds the Owner's budget for the Cost of the Work due to market conditions the Architect could not reasonably anticipate, the Owner shall compensate the Architect for the modifications as an Additional Service pursuant to Section 11.3; otherwise the Architect's services shall be without additional compensation. In any event, the Architect's modification of the Construction Documents shall be the limit of the Architect's responsibility under this Article 6.

ARTICLE 7 COPYRIGHTS AND LICENSES

§ 7.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.

§ 7.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 7.3 The Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations under this Agreement, including prompt payment of all sums when due pursuant to Article 9 and Article 11. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Contractor, Subcontractors, Sub-subcontractors, and suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service, subject to any protocols established pursuant to Section 1.3, solely and exclusively for use in performing services or construction for the Project. If the Architect rightfully terminates this Agreement for cause as provided in Section 9.4, the license granted in this Section 7.3 shall terminate.

§ 7.3.1 In the event the Owner uses the Instruments of Service without retaining the authors of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 7.3.1. The terms of this Section 7.3.1 shall not apply if the Owner rightfully terminates this Agreement for cause under Section 9.4.

§ 7.4 Except for the licenses granted in this Article 7, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the

Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

§ 7.5 Except as otherwise stated in Section 7.3, the provisions of this Article 7 shall survive the termination of this Agreement.

ARTICLE 8 CLAIMS AND DISPUTES

§ 8.1 General

§ 8.1.1 The Owner and Architect shall commence all claims and causes of action against the other and arising out of or related to this Agreement, whether in contract, tort, or otherwise, in accordance with the requirements of the binding dispute resolution method selected in this Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 8.1.1.

§ 8.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents, and employees of the other, for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A104–2017, Standard Abbreviated Form of Agreement Between Owner and Contractor. The Owner or the Architect, as appropriate, shall require of the contractors, consultants, agents, and employees of any of them, similar waivers in favor of the other parties enumerated herein.

§ 8.1.3 The Architect and Owner waive consequential damages for claims, disputes or other matters in question, arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 9.6.

§ 8.2 Mediation

§ 8.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 8.2.2 Mediation, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 8.2.3 If the parties do not resolve a dispute through mediation pursuant to this Section 8.2, the method of binding dispute resolution shall be the following:

(Check the appropriate box.)

- ☐ Arbitration pursuant to Section 8.3 of this Agreement
- ☒ Litigation in a court of competent jurisdiction
- ☐ Other: *(Specify)*

If the Owner and Architect do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.

§ 8.3 Arbitration

§ 8.3.1 If the parties have selected arbitration as the method for binding dispute resolution in this Agreement, any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by,

mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement.

§ 8.3.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.

§ 8.3.2 The foregoing agreement to arbitrate, and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement, shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

§ 8.3.3 The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 8.3.4 Consolidation or Joinder

§ 8.3.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 8.3.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 8.3.4.3 The Owner and Architect grant to any person or entity made a party to an arbitration conducted under this Section 8.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Architect under this Agreement.

§ 8.4 The provisions of this Article 8 shall survive the termination of this Agreement.

ARTICLE 9 TERMINATION OR SUSPENSION

§ 9.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Owner shall pay the Architect all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 9.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 9.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 9.6 In the event of termination not the fault of the Architect, the Architect shall be compensated for services performed prior to termination, Reimbursable Expenses incurred, and all costs attributable to termination, including the costs attributable to the Architect's termination of consultant agreements.

§ 9.7 In addition to any amounts paid under Section 9.6, if the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this Agreement pursuant to Section 9.3, the Owner shall pay to the Architect the following fees:

(Set forth below the amount of any termination or licensing fee, or the method for determining any termination or licensing fee.)

.1 Termination Fee:

None

§ 9.8 Except as otherwise expressly provided herein, this Agreement shall terminate one year from the date of Substantial Completion.

ARTICLE 10 MISCELLANEOUS PROVISIONS

§ 10.1 This Agreement shall be governed by the law of the place where the Project is located excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 8.3.

§ 10.2 Terms in this Agreement shall have the same meaning as those in AIA Document A104–2017, Standard Abbreviated Form of Agreement Between Owner and Contractor.

§ 10.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement, including any payments due to the Architect by the Owner prior to the assignment.

§ 10.4 If the Owner requests the Architect to execute certificates or consents, the proposed language of such certificates or consents shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services or responsibilities beyond the scope of this Agreement.

§ 10.5 Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or Architect.

§ 10.6 The Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 10.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. However, the Architect's materials shall not include information the Owner has identified in writing as confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project. This Section 10.7 shall survive the termination of this Agreement unless the Owner terminates this Agreement for cause pursuant to Section 9.4.

§ 10.8 The invalidity of any provision of the Agreement shall not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or

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unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Agreement.

ARTICLE 11 COMPENSATION

§ 11.1 For the Architect's Basic Services described under Article 3, the Owner shall compensate the Architect as follows:

- .1 Stipulated Sum
(Insert amount)

Central Fire Station: \$796,545.00
Police Station: \$544,320.00

(Paragraphs deleted)

Total Stipulated Sum: \$1,340,865.00

§ 11.2 For Supplemental Services identified in Section 4.1, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)

§ 11.3 For Additional Services that may arise during the course of the Project, including those under Section 4.2, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation.)

To be negotiated as needed.

§ 11.4 Compensation for Supplemental and Additional Services of the Architect's consultants when not included in Section 11.2 or 11.3, shall be the amount invoiced to the Architect plus zero percent (0%), or as follows:

§ 11.5 Where compensation for Basic Services is based on a stipulated sum or percentage of the Cost of the Work, the compensation for each phase of services shall be as follows:

Schematic Design Phase	Eighteen	percent (	18	%)
Design Development Phase	Thirty-Four	percent (	34	%)
Construction Documents Phase	Twenty-Eight	percent (	28	%)
Bidding & Construction Phase	Twenty	percent (	20	%)
Total Basic Compensation	one hundred	percent (	100	%)

§ 11.6 When compensation identified in Section 11.1 is on a percentage basis, progress payments for each phase of Basic Services shall be calculated by multiplying the percentages identified in this Article by the Owner's most recent budget for the Cost of the Work. Compensation paid in previous progress payments shall not be adjusted based on subsequent updates to the Owner's budget for the Cost of the Work.

§ 11.6.1 When compensation is on a percentage basis and any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not the Construction Phase is commenced.

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(Table deleted)

(Paragraphs deleted)

§ 11.8 Compensation for Reimbursable Expenses

§ 11.8.1 Reimbursable Expenses are in addition to compensation for Basic, Supplemental, and Additional Services and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

- .1 Transportation and authorized out-of-town travel and subsistence;
- .2 Long distance services, dedicated data and communication services, Project web sites, and extranets;
- .3 Permitting and other fees required by authorities having jurisdiction over the Project;
- .4 Printing, reproductions, plots, and standard form documents;
- .5 Postage, handling, and delivery;
- .7 Physical models, mock-ups, and professional photography, requested by the Owner or required for the Project;
- .8 Expense of professional liability insurance dedicated exclusively to this Project or the expense of additional insurance coverage or limits requested by the Owner in excess of that normally maintained by the Architect and the Architect's consultants;
- .9 All taxes levied on professional services and on reimbursable expenses;
- .10 Site office expenses; and
- .11 Other similar Project-related expenditures.

§ 11.8.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus zero percent (0 %) of the expenses incurred.

§ 11.9 Payments to the Architect

§ 11.9.1 Initial Payment

An initial payment of zero (\$ 0) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

§ 11.9.2 Progress Payments

§ 11.9.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid thirty (30) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.

(Insert rate of monthly or annual interest agreed upon.)

0 %

§ 11.9.2.2 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

§ 11.9.2.3 Records of Reimbursable Expenses, expenses pertaining to Additional Services, and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times.

ARTICLE 12 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Agreement are as follows:

(Include other terms and conditions applicable to this Agreement.)

None.

ARTICLE 13 SCOPE OF THE AGREEMENT

§ 13.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and Architect.

§ 13.2 This Agreement is comprised of the following documents identified below:

Init.

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User Notes:

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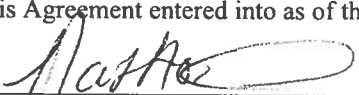
- .1 AIA Document B104™–2017, Standard Abbreviated Form of Agreement Between Owner and Architect

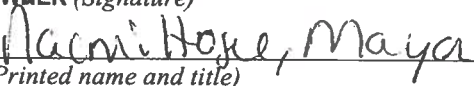
- .3 Exhibits:
(Clearly identify any other exhibits incorporated into this Agreement, including any exhibits identified in Section 4.1.)

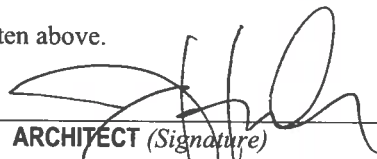
BKL Proposal dated 7/24/24

- .4 Other documents:
(List other documents, if any, including additional scopes of service forming part of the Agreement.)

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


OWNER (Signature)


(Printed name and title)


ARCHITECT (Signature)

Jennifer Hammock, Vice President
(Printed name, title, and license number, if required)

Init.