



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

Guaranteed Maximum Price Amendment

This Amendment dated the 23rd day of June 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 11th day of April in the year 2023. (the “Agreement”)

for the following **PROJECT**:

Amendment No. 3 (Base Bid + Alternate 1 + Unit Price)

SPS Bond 2023
High School Athletics Phase 1
MultiSport, Pom_Cheer, Soccer_Track

THE OWNER:

Independent School District No. 16 of Payne County
314 S Lewis Street
Stillwater, OK 74074

THE CONSTRUCTION MANAGER:

Willowbrook, Inc.
Successor by name change to CMSWillowbrook, Inc.
620 NE 36th Street
Oklahoma City, OK 73105

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ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Sixteen Million, Five Hundred Ninety Thousand, One Hundred Seventy-three Dollars and Twenty cents (\$16,590,173.20), subject to additions and deductions by Change Order as provided in the Contract Documents.

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.

§ 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.

See Exhibit A, Attachment No. 1 – Detail of Clarifications, Assumptions, Allowances

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
Alternate #1: Site Lighting at Artificial Turf Practice Field	\$ 282,990.00

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

Item	Price	Conditions for Acceptance
Alternate #2: Remove Wall Tile from Wet Walls at CMU Walls	\$ (30,344.68)	Expires July 3, 2026
Alternate #3: Furnish & Install Security Cameras	\$ 0.00	Expires July 3, 2026

§ A.1.1.6 Unit prices, if any:

Item	Units and Limitations	Price per Unit (\$0.00)
Unit Price #1: Drilled Concrete Piers	ADD/LF	\$65.00
Unit Price #2: Drilled Concrete Piers	DEDUCT/LF	\$0.00

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

The date of execution of this Amendment.

Established as follows:

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

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

Not later than () calendar days from the date of commencement of the Work.

By the following date: September 2028

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
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§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Specification Book	Project Manual	April 17, 2026	All
Addendum	No. 1	May 7, 2026	All
Addendum	No. 2	May 15, 2026	All
Addendum	No. 3	May 19, 2026	All

§ A.3.1.2 The following Specifications:

See Attachment No. 2 – Index of Documents and Drawings

§ A.3.1.3 The following Drawings:

See Attachment No. 2 – Index of Documents and Drawings

§ A.3.1.4 The Sustainability Plan, if any:

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:

Item	Price
Flooring	\$482,932.00
Polished Concrete	\$45,000.00
Appliances	\$20,000.00
Signage	\$202,053.52
Security	\$150,000.00
Media Equipment	\$30,000.00
Intercom	\$70,000.00
Protect Existing	\$30,000.00
Unforeseen Conditions	\$50,000.00
Testing	\$85,000.00
Permit	\$40,000.00
Temporary Utilities	\$50,000.00
Dumpster Enclosures	\$75,000.00
Added Peir Depths	\$30,000.00

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

See Attachment No. 5 – Assumptions and Clarifications

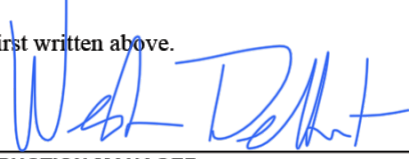
§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:

See Attachment No. 3 – Recommendation of Bids
See Attachment No. 4 – Bid Qualifications

ARTICLE A.4 CONSTRUCTION MANAGER’S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

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

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



OWNER *(Signature)*

CONSTRUCTION MANAGER *(Signature)*

(Printed name and title)

Weston DeHart, President

(Printed name and title)

BID PACKAGE	DESCRIPTION	BASE BID	Alternate 1: Site Lighting at Artificial Turf Practice Field	Alternate 2: Remove Tile from Wet Walls at CMU Walls	Alternate 3: Furnishing & Installing Security Cameras	TOTAL	CONTRACTOR	NOTES
	General Conditions	\$ 1,076,855.00	\$ -	\$ -	\$ -	\$ 1,076,855.00		
11	Concrete	\$ 1,143,000.00	\$ -	\$ -	\$ -	\$ 1,143,000.00	Concrete Enterprises Inc.	
12	Masonry	\$ 775,000.00	\$ -	\$ -	\$ -	\$ 775,000.00	JAMM Co., LLC	
13	Structural Steel	\$ 1,579,935.00	\$ -	\$ -	\$ -	\$ 1,579,935.00	Shawnee Fabricators Inc.	
14	Rough Carpentry	\$ 101,000.00	\$ -	\$ -	\$ -	\$ 101,000.00	Willowbrook Inc.	
15	Millwork	\$ 136,896.00	\$ -	\$ -	\$ -	\$ 136,896.00	Contemporary Concepts Inc.	
16	Waterproofing & Sealants	\$ 77,000.00	\$ -	\$ -	\$ -	\$ 77,000.00	OK Building Solutions LLC	
17	Roofing	\$ 898,000.00	\$ -	\$ -	\$ -	\$ 898,000.00	Coontz Roofing Inc.	
18	Metal Panels	\$ 94,000.00	\$ -	\$ -	\$ -	\$ 94,000.00	Willowbrook Inc.	
19	Doors, Frames & Hardware	\$ 137,628.00	\$ -	\$ -	\$ -	\$ 137,628.00	LaForce, LLC dba Piper Weatherford	#3
20	Overhead Doors & Grilles	\$ 56,650.00	\$ -	\$ -	\$ -	\$ 56,650.00	DH Pace Overhead Door Services	
21	Glass & Glazing	\$ 639,500.00	\$ -	\$ -	\$ -	\$ 639,500.00	Binswanger Glass	
22	Drywall & Ceilings	\$ 946,630.00	\$ -	\$ -	\$ -	\$ 946,630.00	SW Drywall LLC	
23	Painting & Wallcovering	\$ 200,000.00	\$ -	\$ -	\$ -	\$ 200,000.00	Arreaga Painting, LLC	
24	Flooring	\$ 482,932.00	\$ -	\$ (28,109.00)	\$ -	\$ 482,932.00	ALLOWANCE	#1
25	Polished Concrete	\$ 45,000.00	\$ -	\$ -	\$ -	\$ 45,000.00	ALLOWANCE	#1
26	Wood Athletic Flooring	\$ 120,000.00	\$ -	\$ -	\$ -	\$ 120,000.00	Baseline Sport Floors LLC	#3
27	Specialties	\$ -	\$ -	\$ -	\$ -	\$ -		
a	Visual Display Surfaces	\$ 121,400.00	\$ -	\$ -	\$ -	\$ 121,400.00	DH Pace	
b	Compartments & Cubicles	\$ 45,000.00	\$ -	\$ -	\$ -	\$ 45,000.00	Oklahoma Specialty Supply	
c	Plastic Toilet Compartments	\$ -	\$ -	\$ -	\$ -	\$ -	Included in 27.a	
d	Shower Compartments	\$ -	\$ -	\$ -	\$ -	\$ -		
e	Folding Panel Partitions	\$ 37,192.00	\$ -	\$ -	\$ -	\$ 37,192.00	Best Companies	
f	Wall Protection	\$ 2,734.00	\$ -	\$ -	\$ -	\$ 2,734.00	YI Specialties	#3
g	Toilet Accessories	\$ -	\$ -	\$ -	\$ -	\$ -	Included in 27.a	
h	Fire Protection Cabinets	\$ -	\$ -	\$ -	\$ -	\$ -	Included in 27.a	
i	Fire Extinguishers	\$ -	\$ -	\$ -	\$ -	\$ -	Included in 27.a	
j	Metal Lockers	\$ 260,467.54	\$ -	\$ -	\$ -	\$ 260,467.54	Longhorn Locker Company LLC	#3
k	Football Lockers	\$ -	\$ -	\$ -	\$ -	\$ -	Included w/ above	
l	Appliances	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00	ALLOWANCE	#1
m	Mobile Storage Shelving Units	\$ 48,995.00	\$ -	\$ -	\$ -	\$ 48,995.00	Southwest Solutions Group	#3
28	Signage	\$ 202,053.52	\$ -	\$ -	\$ -	\$ 202,053.52	ALLOWANCE	#1
29	Window Treatments	\$ 10,530.00	\$ -	\$ -	\$ -	\$ 10,530.00	Russell Interiors Inc.	
30	Gymnasium Equipment	\$ 283,250.00	\$ -	\$ -	\$ -	\$ 283,250.00	Specialty Sales Associates Inc.	
31	Fire Suppression	\$ 199,650.00	\$ -	\$ -	\$ -	\$ 199,650.00	Frazier Fire, LLC dba Pye Barker	
32	Plumbing	\$ 2,721,180.00	\$ -	\$ -	\$ -	\$ 2,721,180.00	Omni Mechanical Services LLC	
33	HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	Included w/ above	
34	Electrical	\$ 1,239,000.00	\$ 257,944.00	\$ -	\$ -	\$ 1,496,944.00	Colburn Electric LLC	
35	Telecommunications/Low Voltage	\$ 67,744.00	\$ -	\$ -	\$ -	\$ 67,744.00	Adept Patriot Services LLC	
36	Security	\$ 150,000.00	\$ -	\$ -	\$ -	\$ 150,000.00	ALLOWANCE	#1
37	Fire Alarm	\$ 49,295.00	\$ -	\$ -	\$ -	\$ 49,295.00	Stryker Integrated Solutions LLC	
38	Translucent Polycarbonate Panels	\$ 145,191.00	\$ -	\$ -	\$ -	\$ 145,191.00	Duo-Gard Industries, Inc.	
39	Media Equipment	\$ 30,000.00	\$ -	\$ -	\$ -	\$ 30,000.00	ALLOWANCE	#1
40	Intercom	\$ 70,000.00	\$ -	\$ -	\$ -	\$ 70,000.00	ALLOWANCE	#1
41	Resilient Flooring	\$ 95,713.14	\$ -	\$ -	\$ -	\$ 95,713.14	Vector Concepts Inc.	
	Allowance - Protect Existing	\$ 30,000.00	\$ -	\$ -	\$ -	\$ 30,000.00	ALLOWANCE	#1
	Allowance - Unforeseen Conditions	\$ 50,000.00	\$ -	\$ -	\$ -	\$ 50,000.00	ALLOWANCE	#1
	Allowance - Testing	\$ 85,000.00	\$ -	\$ -	\$ -	\$ 85,000.00	ALLOWANCE	#1
	Allowance - Permits	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 40,000.00	ALLOWANCE	#1
	Allowance - Temporary Utilities	\$ 50,000.00	\$ -	\$ -	\$ -	\$ 50,000.00	ALLOWANCE	#1
	Allowance - Dumpster Enclosures	\$ 75,000.00	\$ -	\$ -	\$ -	\$ 75,000.00	ALLOWANCE	#1
	Allowance - Added Pier Depths	\$ 30,000.00	\$ -	\$ -	\$ -	\$ 30,000.00	ALLOWANCE	#1
		\$ -	\$ -	\$ -	\$ -	\$ -		
							Bid Recommendations	#2
	Subtotal	\$ 14,669,421.20	\$ 257,944.00	\$ (28,109.00)	\$ -	\$ 14,927,365.20		
	Owner Contingency	\$ 440,083.00	\$ 7,738.00	\$ -	\$ -	\$ 447,821.00		
	CM Contingency	\$ 440,083.00	\$ 7,738.00	\$ (843.27)	\$ -	\$ 447,821.00		
	Bonds	\$ 96,528.00	\$ -	\$ (170.82)	\$ -	\$ 96,528.00		
	Builders Risk Insurance	\$ 45,810.00	\$ -	\$ (81.54)	\$ -	\$ 45,810.00		
	General Liability Insurance	\$ 63,807.00	\$ -	\$ (113.90)	\$ -	\$ 63,807.00		
	Subtotal	\$ 15,755,732.20	\$ 273,420.00	\$ (29,318.53)	\$ -	\$ 16,029,152.20		
	CM Fee	\$ 551,451.00	\$ 9,570.00	\$ (1,026.15)	\$ -	\$ 561,021.00		
	TOTAL ESTIMATED CONSTRUCTION COST	\$ 16,307,183.20	\$ 282,990.00	\$ (30,344.68)	\$ -	\$ 16,590,173.20	<<< GMP	#3

Note #1: Final costs that are under/over this allowance will increase/decrease the CM's contingency amount. Any remaining portion of the CM's contingency will be returned to the Owner by a deduct change order at the end of the project.

Note #2: The bids have been solicited on the basis of award within 45 days.

Note #3: Bid Qualification

Note #4: This GMP excludes A/E fee, civil engineering fee, CM pre-construction fee, FF&E, sales tax, 3rd party commissioning of mechanical or electrical systems, items provided by Owner, any requirements by the Authority Having Jurisdiction that are not specifically depicted or indicated on the Contract Documents, temporary & permanent utility cost during construction to start-up and occupying the building.

Stillwater Public Schools
Bond 2023 High School Athletics Phase 1

Exhibit "A"
SUMMARY OF FUNDS AS ISSUED TO WILLOWBROOK
(Includes all approved change orders)

	<u>DATE</u>	<u>AMOUNT</u>	<u>EXTENDED AMOUNT</u>
Pre-Construction Fee	2/10/2026	\$ -	\$ -
<u>Amendment No. 1 - SHS Athletics Demolition (Base Bid)</u>	2/10/2026		
GENERAL REQUIREMENTS		\$ 48,925.00	
GENERAL CONDITIONS		\$ 34,400.00	
Bid Package 1 - Demolition - Midwest Wrecking Co., LLC		\$ 834,840.00	
Allowance - Unforeseen Conditions		\$ 50,000.00	
Allowance - Utility Disconnects		\$ 15,000.00	
Allowance - Demo Baseball/Softball Building		\$ 22,110.00	
Owner Contingency		\$ 50,264.00	
CM Contingency		\$ 30,158.00	
Bonds		\$ 7,924.00	
Builders Risk Insurance		\$ 5,857.00	
General Liability Insurance		\$ 10,106.00	
CM Fee		\$ 38,835.00	
		\$ 1,148,419.00	\$ 1,148,419.00
Pre-Construction Fee	4/14/2026	\$ -	\$ -
<u>Amendment No. 2 - SHS Athletics Civil & Landscape (Base Bid + Alternate 1)</u>	4/14/2026		
GENERAL REQUIREMENTS		\$ -	
GENERAL CONDITIONS		\$ 312,902.00	
Bid Package 2 Earthwork - MK Excavation		\$ 496,750.00	
Bid Package 3 Site Utilities - Patriot Construction Services, Inc.		\$ 571,000.00	
Bid Package 4 Paving & Walks - Timber Wolf Excavating		\$ 565,000.00	
Bid Package 5 Landscape & Irrigations - AAA Landscaping		\$ 284,713.97	
Bid Package 6 Fencing - A Better Fence Construction		\$ 58,800.00	
Bid Package 7 Athletic Fields - United Turf & Track		\$ 1,231,500.00	
Bid Package 8 Flagpoles - Factory Direct Flagpoles & Accessories		\$ 5,070.00	
Bid Package 9 Misc. Metals - Clint's Welding		\$ 69,216.00	
Bid Package 10 Concrete Retaining Wall - Timber Wolf Excavating		\$ -	
Allowance - Unforeseen Conditions		\$ 75,000.00	
Allowance - Patch/Repair Paving		\$ 15,000.00	
Allowance - Athletic Equipmeny		\$ 175,000.00	
Allowance - Building Permit - Pom/Cheer		\$ 1,000.00	
Owner Contingency		\$ 193,048.00	
CM Contingency		\$ 115,829.00	
Bonds		\$ 25,792.00	
Builders Risk Insurance		\$ 12,241.00	
General Liability Insurance		\$ 17,049.00	
CM Fee		\$ 147,871.00	
		\$ 4,372,781.97	\$ 5,521,200.97
Pre-Construction Fee	6/23/2026	\$ 76,470.00	\$ 5,597,670.97
<u>Amendment No. 3 - SHS Athletics MultiSport, Pom, Cheer, Soccer, Track (Base Bid + Alt 1)</u>	6/23/2026		
GENERAL CONDITIONS		\$ 1,076,855.00	
Bid Package 11 Concrete - Concrete Enterprises, Inc.		\$ 1,143,000.00	
Bid Package 12 Masonry - JAMM Co. LLC		\$ 775,000.00	
Bid Package 13 Structural Steel - Shawnee Fabricators		\$ 1,579,935.00	
Bid Package 14 Rough Carpentry - Willowbrook		\$ 101,000.00	
Bid Package 15 Millwork - Contemporary Concepts		\$ 136,896.00	
Bid Package 16 Waterproofing & Sealants - OK Building Solutions		\$ 77,000.00	
Bid Package 17 Roofing - Coontz Roofing		\$ 898,000.00	
Bid Package 18 Metal Panels - Willowbrook		\$ 94,000.00	
Bid Package 19 DFH - Piper Weatherford		\$ 137,628.00	
Bid Package 20 OH Doors - DH Pace		\$ 56,650.00	
Bid Package 21 Glass & Glazing - Binswanger		\$ 639,500.00	
Bid Package 22 Drywall & Ceilings - SW Drywall		\$ 946,630.00	
Bid Package 23 Painting & Wallcoverings - Arreage Painting		\$ 200,000.00	
Bid Package 24 Flooring - Allowance		\$ 482,932.00	
Bid Package 25 Polished Concrete - Allowance		\$ 45,000.00	
Bid Package 26 Wood Athletic Flooring - Baseline Sport Floor		\$ 120,000.00	
Bid Package 27a Visual Display Surfaces - DH Pace		\$ 121,400.00	

Bid Package 27b Compartments & Cubicles - Oklahoma Specialty Supply	\$	45,000.00	
Bid Package 27c Plastic Toilett Compartments	\$	-	
Bid Package 27d Shower Compartments	\$	-	
Bid Package 27e Folding Panel Partitions - Best Companies	\$	37,192.00	
Bid Package 27f Wall Protection - Y.I. Specialties	\$	2,734.00	
Bid Package 27g Toilet Accessories - Y.I. Specialties	\$	-	
Bid Package 27h Fire Protection Cabinets - Oklahoma Specialty Supply	\$	-	
Bid Package 27i Fire Extinguishers - included w/ 27h	\$	-	
Bid Package 27j Metal Lockers - Longhorn Locker Company	\$	260,467.54	
Bid Package 27k Football Lockers - included w/ 27j	\$	-	
Bid Package 27l Appliances - Allowance	\$	20,000.00	
Bid Package 27m Mobile Storage Shelving Units - Southwest Solutions Group	\$	48,995.00	
Bid Package 28 Signage - Allowance	\$	202,053.52	
Bid Package 29 Window Treatments - Russell Interiors	\$	10,530.00	
Bid Package 30 Gym Equip - Specialty Sales Associates	\$	283,250.00	
Bid Package 31 Fire Suppression - Pye Barker	\$	199,650.00	
Bid Package 32 Plumbing - Omni Mechanical	\$	2,721,180.00	
Bid Package 33 HVAC - included in BP32	\$	-	
Bid Package 34 Electrical - Colburn Electric	\$	1,496,944.00	
Bid Package 35 Telecomm/Low Voltage - Adept Patriot Services	\$	67,744.00	
Bid Package 36 Security & Access Control	\$	150,000.00	
Bid Package 37 Fire Alarm - Stryker Integrated Solutions	\$	49,295.00	
Bid Package 38 Translucent Poly Panels - Duo-Gard Industries	\$	145,191.00	
Bid Package 39 Media Equipment	\$	30,000.00	
Bid Package 40 Intercom & Clock	\$	70,000.00	
Bid Package 41 Resilient Flooring - Vector Concepts Inc.	\$	95,713.14	
Allowance - Protect Existing	\$	30,000.00	
Allowance - Unforeseen Conditions	\$	50,000.00	
Allowance - Testing	\$	85,000.00	
Allowance - Permits	\$	40,000.00	
Allowance - Temporary Utilities	\$	50,000.00	
Allowance - Dumpster Enclosures	\$	75,000.00	
Allowance - Added Pier Depths	\$	30,000.00	
Owner Contingency	\$	447,821.00	
CM Contingency	\$	447,821.00	
Bonds	\$	96,528.00	
Builders Risk Insurance	\$	45,810.00	
General Liability Insurance	\$	63,807.00	
CM Fee	\$	561,021.00	
	\$	16,590,173.20	\$
			22,187,844.17

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M102 MECHANICAL PLAN - SOUTH
M170 ROOF MECHANICAL PLAN
M171 ROOF MECHANICAL PLAN - NORTH
M172 ROOF MECHANICAL PLAN - SOUTH
M401 MECHANICAL DETAILS
M501 MECHANICAL SCHEDULES

ELECTRICAL

E001 ELECTRICAL SYMBOLS
E002 FIXTURE SCHEDULE AND ELECTRICAL DETAILS
E003 ELECTRICAL DETAILS
E004 NUMBERED NOTES
E100 OVERALL POWER PLAN
E101 POWER PLAN - NORTH

E102 POWER PLAN - SOUTH
E103 ENLARGED PLANS
E171 ROOF POWER PLAN - NORTH
E172 ROOF POWER PLAN - SOUTH
E200 OVERALL LIGHTING PLAN
E201 LIGHTING PLAN - NORTH
E202 LIGHTING PLAN - SOUTH
E300 OVERALL LOW VOLTAGE PLAN
E301 LOW VOLTAGE PLAN - NORTH
E302 LOW VOLTAGE PLAN - SOUTH
E400 OVERALL FIRE ALARM PLAN
E401 FIRE ALARM PLAN - NORTH
E402 FIRE ALARM PLAN - SOUTH
E600 ONE-LINE DIAGRAM
E601 PANELBOARD SCHEDULES
E602 PANELBOARD SCHEDULES

PLUMBING

P001 PLUMBING NOTES, SYMBOLS AND ABBREVIATIONS
P100 OVERALL PLUMBING PLAN
P101 PLUMBING PLAN - NORTH
P102 PLUMBING PLAN - SOUTH
P170 ROOF PLUMBING PLAN
P171 ROOF PLUMBING PLAN - NORTH
P172 ROOF PLUMBING PLAN - SOUTH
P201 ENLARGED PLUMBING PLANS
P202 ENLARGED PLUMBING PLANS
P401 PLUMBING DETAILS
P501 PLUMBING SCHEDULES

FIRE PROTECTION

F001 FIRE PROTECTION NOTES, SYMBOLS AND ABBREVIATIONS
F100 FIRE PROTECTION PLAN
F101 FIRE PROTECTION PLAN - NORTH
F102 FIRE PROTECTION PLAN – SOUTH

POM/CHEER PLANS, dated February 20, 2026, consisting of:

SHEET INDEX

G001 GENERAL INFORMATION AND CODE ANALYSIS
G004 ACCESSIBILITY REQUIREMENTS
AS101 ARCHITECTURAL SITE PLAN

ARCHITECTURAL

A101 FLOOR PLANS - POM & CHEER
A150 REFLECTED CEILING PLAN AND ROOF PLAN
A201 EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATIONS AND BUILDING SECTIONS
A601 SCHEDULES, PARTITION TYPES, AND DETAILS
A901 ISOMETRIC VIEWS

STRUCTURAL

S001 GENERAL NOTES
S011 SPECIAL INSPECTIONS

S101 FOUNDATION PLAN
S103 ROOF FRAMING PLAN
S501 FOUNDATION DETAILS
S523 EXISTING BUILDING DETAILS
S603 TYPICAL NON-LOAD-BEARING MASONRY DETAILS
S611 CFS STUD DETAILS

MECHANICAL

M001 MECHANICAL NOTES, SYMBOLS AND ABBREVIATIONS
M101 MECHANICAL PLANS - POM & CHEER

ELECTRICAL

E001 ELECTRICAL SYMBOLS
E101 POWER/LIGHTING PLANS

PLUMBING

P001 PLUMBING NOTES, SYMBOLS AND ABBREVIATIONS

SOCCER/TRACK PLANS, dated February 20, 2026, consisting of:

SHEET INDEX

G001 GENERAL INFORMATION AND CODE ANALYSIS
G002 ACCESSIBILITY REQUIREMENTS
AS101 ARCHITECTURAL SITE PLAN

ARCHITECTURAL

A101 FLOOR PLANS - SOCCER & TRACK
A150 REFLECTED CEILING PLAN AND ROOF PLAN
A201 EXTERIOR ELEVATIONS AND BUILDING SECTIONS
A601 SCHEDULES, PARTITION TYPES, AND DETAILS

STRUCTURAL

S001 GENERAL NOTES
S011 SPECIAL INSPECTIONS
S101 FOUNDATION PLAN
S102 ROOF FRAMING PLAN
S521 ROOF FRAMING DETAILS
S522 EXISTING BUILDING DETAILS
S601 TYPICAL NON-LOAD-BEARING MASONRY DETAILS

MECHANICAL

M001 MECHANICAL NOTES, SYMBOLS AND ABBREVIATIONS
M101 MECHANICAL PLANS - SOCCER & TRACK
M401 MECHANICAL DETAILS
M501 MECHANICAL SCHEDULES

ELECTRICAL

E001 ELECTRICAL SYMBOLS
E101 POWER/ SYSTEM PLANS
E201 LIGHTING PLAN

PLUMBING

P001 PLUMBING NOTES, SYMBOLS ABBREVIATIONS AND DETAILS
P101 PLUMBING PLANS AND SCHEDULES - SOCCER & TRACK

FIRE PROTECTION

F001 FIRE PROTECTION NOTES, SYMBOLS AND ABBREVIATIONS

ADDENDA

Addendum No 1, dated May 7, 2026

MultiSport: G001, A101, A102, A151, A401, A402, A523, E003, E004, E100, E101, E102, E103, E171, E172, E200, E201, E202, E300, E301, E302, E400, E401, E402, E500, E600, E601, E602, P101, P201

Pom_Cheer: A101, A201, A601, E101

Soccer_Track: A101, A150, A201, A601, M501, E101, E201

Addendum No 2, dated May 15, 2026

MultiSport: G001, A551, A553, S101, S502, E001, E003, E004, E171, E201, E301, E302, E600, E601

Pom_Cheer: A601, E101

Soccer_Track: A601, E101

Addendum No 3, dated May 19, 2026

MultiSport: G001, A171, S101, S501, E600

END OF SECTION

Stillwater High School Athletics
Multi-Sport Facility, Pom_Cheer, Track_Soccer

Bid Recommendation (Base Bid + Alternate 1 + Unit Prices)

Sealed Bids were opened and read aloud in accordance with the Advertisement for Bids at 2:00 PM on May 21, 2026 for the following:

Subcontractor	Base Bid	Alt 1: Site Lighting at Artificial Turf Practice Field	Alt 2: Remove Wall Tile from Wet Walls at CMU Walls	Alt 3: Furnish & Install Security Camers	Total
11 - Concrete					
Concrete Enterprises Inc	\$ 1,143,000.00				\$ 1,143,000.00
Tuff Construction Services LLC	\$ 1,270,000.00				\$ 1,270,000.00
L.A.M Construction LLC	\$ 1,500,000.00				\$ 1,500,000.00
4G Concrete Inc	\$ 2,597,800.00				\$ 2,597,800.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Concrete Enterprises, Inc., for a total contract amount of \$1,143,000.00.					
12 - Masonry					
JAMM Co. LLC	\$ 775,000.00				\$ 775,000.00
Design Build Masonry LLC	\$ 835,000.00				\$ 835,000.00
C&N Masonry Inc	\$ 856,600.00				\$ 856,600.00
The Masonry Crew	\$ 874,800.00				\$ 874,800.00
CIA Masonry, LLC	\$ 914,500.00				\$ 914,500.00
Sun Valley Masonry Inc	\$ 1,019,691.00				\$ 1,019,691.00
Justin Dallas Construction LLC	\$ 1,283,446.00				\$ 1,283,446.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, JAMM Co. LLC, for a total contract amount of \$775,000.00.					
13 - Structural Steel					
Shawnee Fabricators Inc	\$ 1,579,935.00				\$ 1,579,935.00
Bennett Steel Inc	\$ 1,650,600.00				\$ 1,650,600.00
Clint's Welding LLC	\$ 1,717,946.00				\$ 1,717,946.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Shawnee Fabricators Inc., for a total contract amount of \$1,579,935.00.					

Stillwater High School Athletics
Multi-Sport Facility, Pom_Cheer, Track_Soccer

Subcontractor	Base Bid	Alt 1: Site Lighting at Artificial Turf Practice Field	Alt 2: Remove Wall Tile from Wet Walls at CMU Walls	Alt 3: Furnish & Install Security Camers	Total
14 - Rough Carpentry					
Willowbrook Inc.	\$ 101,000.00				\$ 101,000.00
Red Mountain Company	\$ 130,000.00				\$ 130,000.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Willowbrook Inc., for a total contract amount of \$101,000.00.					
15 - Millwork					
Contemporary Concepts Inc	\$ 136,896.00				\$ 136,896.00
Wood Systems Inc	\$ 140,610.59				\$ 140,610.59
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Contemporary Concepts Inc., for a total contract amount of \$136,896.00.					
16 - Waterproofing & Sealants					
OK Building Solutions LLC	\$ 77,000.00				\$ 77,000.00
Oklahoma Roofing & Sheet Metal, a Tecta American Company, LLC	\$ 91,523.00				\$ 91,523.00
Sooner Recon LLC	\$ 107,777.15				\$ 107,777.15
GDA Contractors	\$ 131,060.00				\$ 131,060.00
Alpha Insulation & Waterproofing	\$ 149,990.00				\$ 149,990.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, OK Building Solutions LLC, for a total contract amount of \$77,000.00.					

Stillwater High School Athletics
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Subcontractor	Base Bid	Alt 1: Site Lighting at Artificial Turf Practice Field	Alt 2: Remove Wall Tile from Wet Walls at CMU Walls	Alt 3: Furnish & Install Security Camers	Total
17 - Roofing					
Next Level Roofing	\$ 779,000.00				\$ 779,000.00
Coontz Roofing Inc	\$ 898,000.00				\$ 898,000.00
Oklahoma Roofing & Sheet Metal, a Tecta American Company, LLC	\$ 906,073.00				\$ 906,073.00
Standard Roofing Company	\$ 978,825.00				\$ 978,825.00
Universal Roofing & Sheet Metal Inc	\$ 1,013,559.00				\$ 1,013,559.00
Sooner Recon LLC	\$ 1,045,000.00				\$ 1,045,000.00
American Roofing and Construction LLC	\$ 1,077,690.00				\$ 1,077,690.00
Alva Roofing Company	\$ 1,285,978.00				\$ 1,285,978.00
WW Builders Inc.	\$ 1,363,098.00				\$ 1,363,098.00
RECOMMENDATION: The apparent low bidder has past performance issues documented by the construction manager. Therefore, we recommend awarding the Base Bid to the second low responsible bidder, Coontz Roofing Inc., for a total amount of \$898,000.00.					
18 - Metal Panels					
Willowbrook Inc	\$ 94,000.00				\$ 94,000.00
ArtForm LLC	\$ 151,459.00				\$ 151,459.00
Sooner Recon LLC	\$ 215,000.00				\$ 215,000.00
Next Level Roofing	\$ 844,200.00				\$ 844,200.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Willowbrook Inc., for a total contract amount of \$94,000.00.					

Stillwater High School Athletics
Multi-Sport Facility, Pom_Cheer, Track_Soccer

Subcontractor	Base Bid	Alt 1: Site Lighting at Artificial Turf Practice Field	Alt 2: Remove Wall Tile from Wet Walls at CMU Walls	Alt 3: Furnish & Install Security Camers	Total
19 - Doors, Frames, Hardware					
LaForce, LLC dba Piper Weatherford of Oklahoma LL	\$ 137,628.00				\$ 137,628.00
CBS Door and Hardware, LLC	\$ 150,900.00				\$ 150,900.00
Kendell Doors & Hardware LLC	\$ 164,000.00				\$ 164,000.00
Tex-Oma Builders Supply Co (Combo 19, 21)	\$ 619,611.00				\$ 619,611.00
RECOMMENDATION: The combination low bidder did not provide a complete scope of work and is considered non-responsive. Therefore, we recommend awarding the Base Bid to the second low responsible bidder, LaForce, LLC dba Piper Weatherford of Oklahoma LLC, for a total contract amount of \$137,628.00.					
20 - Overhead Doors & Grilles					
DH Pace Overhead Door Services	\$ 56,650.00				\$ 56,650.00
Tex-Oma Builders Supply Co	\$ 70,452.00				\$ 70,452.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, DH Pace Overhead Door Services, for a total contract amount of \$56,650.00.					
21 - Glass & Glazing					
Tex-Oma Builders Supply Co (Combo 19, 21)	\$ 619,611.00				\$ 619,611.00
Binswanger Glass	\$ 639,500.00				\$ 639,500.00
Lee Glass & Window LLC	\$ 730,000.00				\$ 730,000.00
Avenue C Glass LLC	\$ 754,700.00				\$ 754,700.00
RECOMMENDATION: The combination low bidder did not provide a complete scope of work and is considered non-responsive. Therefore, we recommend awarding the Base Bid to the second low responsible bidder, Binswanger Glass, for a total contract amount of \$639,500.00.					

Stillwater High School Athletics
Multi-Sport Facility, Pom_Cheer, Track_Soccer

Subcontractor	Base Bid	Alt 1: Site Lighting at Artificial Turf Practice Field	Alt 2: Remove Wall Tile from Wet Walls at CMU Walls	Alt 3: Furnish & Install Security Camers	Total
22 - Drywall & Ceilings					
SW Drywall LLC	\$ 946,630.00				\$ 946,630.00
RLS Construction LLC	\$ 1,107,100.00				\$ 1,107,100.00
Integrity Commercial Interiors	\$ 1,141,014.00				\$ 1,141,014.00
Midwest Drywall Co. Inc	\$ 1,164,000.00				\$ 1,164,000.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, SW Drywall, LLC, for a total contract amount of \$946,630.00.					
23 - Painting & Wallcoverings					
GE Construction LLC	\$ 158,888.00				\$ 158,888.00
Arreaga Painting, LLC	\$ 200,000.00				\$ 200,000.00
ALPR Construction, LLC	\$ 238,000.00				\$ 238,000.00
Advanced Commercial Painting LLC	\$ 242,550.00				\$ 242,550.00
Vega's Drywall & Painting LLC	\$ 247,750.00				\$ 247,750.00
Real Eagle Construction	\$ 329,797.00		\$ 5,589.00		\$ 329,797.00
RECOMMENDATION: The apparent low bidder has admitted to an error in their bid and request that their bid be set aside. Therefore, we recommend awarding the Base Bid to the low responsible bidder, Arreaga Painting, LLC, for a total contract amount of \$200,000.00.					
24 - Flooring					
Mill Creek Commercial Company	\$ 359,310.00				\$ 359,310.00
Bryan's Floor Systems LLC	\$ 482,932.00		\$ (28,109.00)		\$ 482,932.00
Andeco Flooring & Blinds LLC	\$ 489,400.00		\$ (7,700.00)		\$ 489,400.00
RECOMMENDATION: Carry the second low base bid pending further review of the low responsible bidder.					

Stillwater High School Athletics
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Subcontractor	Base Bid	Alt 1: Site Lighting at Artificial Turf Practice Field	Alt 2: Remove Wall Tile from Wet Walls at CMU Walls	Alt 3: Furnish & Install Security Camers	Total
25 - Polished Concrete					
Bryan's Floor Systems LLC	\$ 29,702.00				\$ 29,702.00
Bryan's Floor Systems LLC (Add Alt Skudo)	\$ 18,741.00				\$ 18,741.00
KNC Services, LC	\$ 35,149.64				\$ 35,149.64
Mill Creek Commercial Company	\$ 90,870.00				\$ 90,870.00
RECOMMENDATION: Reject all bids. Carry an allowance and receive competitive quotes.					
26 - Wood Athletic Flooring					
Sports Unlimited Inc.	\$ 107,780.00				\$ 107,780.00
Baseline Sport Floors LLC	\$ 120,000.00				\$ 120,000.00
Tri State Floors Inc.	\$ 124,500.00				\$ 124,500.00
RECOMMENDATION: The apparent low bidder submitted an unapproved product and is considered non-responsive. Therefore we recommend awarding the Base Bid to the low responsible bidder, Baseline Sport Floors LLC, for a total contract amount of \$120,000.00.					
27a - Visual Display Surfaces					
Willowbrook Inc.	\$ 128,475.00				\$ 128,475.00
DH Pace (Combo for material only)	\$ 121,400.00				\$ 121,400.00
RECOMMENDATION: The combination bid submitted for 27a, c, g, h, and i is lower than the individual bids. Therefore, we recommend awarding the combination base bid to DH Pace for a combined total contract amount of \$121,400.00.					
27b - Compartments & Cubbies					
Oklahoma Specialty Supply LLC	\$ 45,000.00				\$ 45,000.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Oklahoma Specialty Supply LLC, for a total contract amount of \$45,000.00.					

Stillwater High School Athletics
Multi-Sport Facility, Pom_Cheer, Track_Soccer

Subcontractor	Base Bid	Alt 1: Site Lighting at Artificial Turf Practice Field	Alt 2: Remove Wall Tile from Wet Walls at CMU Walls	Alt 3: Furnish & Install Security Camers	Total
27c - Plastic Toilet Compartments					
Willowbrook Inc.	\$ 21,345.00				\$ 21,345.00
Oklahoma Specialty Supply LLC	\$ 41,000.00				\$ 41,000.00
DH Pace (Combo for material only)	\$ 121,400.00				\$ 121,400.00
RECOMMENDATION: Award included as a combination bid in Bid Package #27a recommendation.					
27d - Shower Compartments					
RECOMMENDATION: No bids were received for this package. As per Title 61, Section 119.1, the Owner may negotiate up to \$50,000.00; therefore, we recommend receiving solicitations of competitive quotes for procurement of this bid package.					
27e - Folding Panel Partitions					
Best Companies Inc	\$ 37,192.00				\$ 37,192.00
Murray Womble Inc	\$ 37,400.00				\$ 37,400.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Best Companies Inc., for a total contract amount of \$37,192.00.					
27f - Wall Protection					
YI Specialties	\$ 2,734.00				\$ 2,734.00
Oklahoma Specialty Supply LLC	\$ 7,000.00				\$ 7,000.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, YI Specialties, for a total contract amount of \$2,734.00.					

Stillwater High School Athletics
Multi-Sport Facility, Pom_Cheer, Track_Soccer

Subcontractor	Base Bid	Alt 1: Site Lighting at Artificial Turf Practice Field	Alt 2: Remove Wall Tile from Wet Walls at CMU Walls	Alt 3: Furnish & Install Security Camers	Total
27g - Toilet Accessories					
YI Specialties	\$ 24,073.00				\$ 24,073.00
Oklahoma Specialty Supply LLC	\$ 39,000.00				\$ 39,000.00
DH Pace (Combo for material only)	\$ 121,400.00				\$ 121,400.00
RECOMMENDATION: Award included as a combination bid in Bid Package #27a recommendation.					
27h - Fire Protection Cabs					
Oklahoma Specialty Supply LLC (Combo h, i)	\$ 6,000.00				\$ 6,000.00
DH Pace (Combo for material only)	\$ 121,400.00				\$ 121,400.00
RECOMMENDATION: Award included as a combination bid in Bid Package #27a recommendation.					
27i - Fire Ext					
Oklahoma Specialty Supply LLC (Combo h, i)	\$ 6,000.00				\$ 6,000.00
DH Pace (Combo for material only)	\$ 121,400.00				\$ 121,400.00
RECOMMENDATION: Award included as a combination bid in Bid Package #27a recommendation.					
27j - Metal Lockers					
Longhorn Locker Company LLC (combo 27j & 27k)	\$ 260,467.54				\$ 260,467.54
Elite Storage Products	\$ 267,525.00				\$ 267,525.00
RECOMMENDATION: The combination bid submitted for Metal Lockers and Football Lockers is lower than the individual bids. Therefore, we recommend awarding the Combination Base Bid to the low responsible bidder, Longhorn Locker Company LLC, for a total contract amount of \$260,467.54.					

Stillwater High School Athletics
Multi-Sport Facility, Pom_Cheer, Track_Soccer

Subcontractor	Base Bid	Alt 1: Site Lighting at Artificial Turf Practice Field	Alt 2: Remove Wall Tile from Wet Walls at CMU Walls	Alt 3: Furnish & Install Security Camers	Total
27k - Football Lockers					
Wildcat Manufacturing & Fitness	\$ 101,099.50				\$ 101,099.50
Longhorn Locker Company LLC (combo 27j & 27k)	\$ 260,467.54				\$ 260,467.54
RECOMMENDATION: Award included as a combination bid in Bid Package #27j recommendation.					
27l - Appliances					
RECOMMENDATION: No bids were received for this package. As per Title 61, Section 119.1, the Owner may negotiate up to \$50,000.00; therefore, we recommend receiving solicitations of competitive quotes for procurement of this bid package.					
27m - Mobile Storage Shelving Units					
Design Storage Solutions LLC	\$ 39,823.00				\$ 39,823.00
Southwest Solutions Group	\$ 48,995.00				\$ 48,995.00
RECOMMENDATION: The apparent low bidder submitted an unapproved product and is considered non-responsive. Therefore we recommend awarding the Base Bid to the low responsible bidder, Southwest Solutions Group, for a total contract amount of \$48,995.00.					
28 - Signage					
Interior Sign Solutions, Inc (Sign Innovations)	\$ 66,700.00				\$ 66,700.00
J&B Graphics Inc	\$ 202,053.52				\$ 202,053.52
RECOMMENDATION: Reject all bids. Revise documents and rebid.					

Stillwater High School Athletics
Multi-Sport Facility, Pom_Cheer, Track_Soccer

Subcontractor	Base Bid	Alt 1: Site Lighting at Artificial Turf Practice Field	Alt 2: Remove Wall Tile from Wet Walls at CMU Walls	Alt 3: Furnish & Install Security Camers	Total
29 - Window Treatments					
Russell Interiors Inc	\$ 10,530.00				\$ 10,530.00
Speciality Sales Associates Inc.	\$ 12,598.00				\$ 12,598.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Russell Interiors Inc., for a total contract amount of \$10,530.00.					
30 - Gym Equipment					
Specialty Sales Associates Inc.	\$ 283,250.00				\$ 283,250.00
ADP Lemco Inc.	\$ 315,066.00				\$ 315,066.00
SOPA Inc	\$ 322,847.00				\$ 322,847.00
Sportstech Quality Cardio 1 LLC	\$ 330,000.00				\$ 330,000.00
ACS Playground Adventures Inc.	\$ 346,167.00				\$ 346,167.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Specialty Sales Associates Inc., for a total contract amount of \$283,250.00.					
31 - Fire Suppression					
Frazier Fire, LLC dba Pye Barker Fire & Safety	\$ 199,650.00				\$ 199,650.00
P&L Fire Protection, Inc.	\$ 210,765.00				\$ 210,765.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Frazier Fire, LLC dba Pye Barker Fire & Safety, for a total contract amount of \$199,650.00.					
32 - Plumbing					
Omni Mechanical Services LLC (Combo 32, 33)	\$ 2,721,180.00				\$ 2,721,180.00
RECOMMENDATION: The combination bid submitted for Plumbing and HVAC is lower than the individual bids. Therefore, we recommend awarding the Combination Base Bid to the low responsible bidder, Omni Mechanical Services LLC, for a total contract amount of \$2,721,180.00.					

Stillwater High School Athletics
Multi-Sport Facility, Pom_Cheer, Track_Soccer

Subcontractor	Base Bid	Alt 1: Site Lighting at Artificial Turf Practice Field	Alt 2: Remove Wall Tile from Wet Walls at CMU Walls	Alt 3: Furnish & Install Security Camers	Total
33 - HVAC					
Omni Mechanical Services LLC (Combo 32, 33)	\$ 2,721,180.00				\$ 2,721,180.00
Dense Mechanical	\$ 1,094,940.00				\$ 1,094,940.00
VisionAir Services LLC	\$ 1,134,646.00				\$ 1,134,646.00
WSM MEP Inc.	\$ 1,240,778.00				\$ 1,240,778.00
RECOMMENDATION: Award included as a combination bid in Bid Package #32 recommendation.					
34 - Electrical					
Colburn Electric LLC	\$ 1,239,000.00	\$ 257,944.00			\$ 1,496,944.00
RECOMMENDATION: Award the Base Bid plus Alternate 1 to the low responsible bidder, Colburn Electric, LLC, for a total contract amount of \$1,496,944.00.					
35 - Telecomm/Low Voltage					
Adept Patriot Services LLC	\$ 67,744.00				\$ 67,744.00
Professional Wiring/Communication Teknologies	\$ 94,788.00				\$ 94,788.00
RF-IP, Inc.	\$ 136,037.12				\$ 136,037.12
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Adept Patriot Services, LLC, for a total contract amount of \$67,744.00.					
36 - Security & Access Control					
RECOMMENDATION: No bids were received. Rebid.					
37 - Fire Alarm					
Stryker Integrated Solutions LLC	\$ 49,295.00				\$ 49,295.00
Adept Patriot Services LLC	\$ 60,736.00				\$ 60,736.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Stryker Integrated Solutions, LLC, for a total contract amount of \$49,295.00.					

Stillwater High School Athletics
Multi-Sport Facility, Pom_Cheer, Track_Soccer

Subcontractor	Base Bid	Alt 1: Site Lighting at Artificial Turf Practice Field	Alt 2: Remove Wall Tile from Wet Walls at CMU Walls	Alt 3: Furnish & Install Security Camers	Total
38 - Translucent Poly Panels					
Duo-Gard Industries, Inc.	\$ 145,191.00				\$ 145,191.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Duo-Gard Industries, Inc., for a total contract amount of \$145,191.00.					
39 - Media Equipment					
RECOMMENDATION: No bids were received for this package. As per Title 61, Section 119.1, the Owner may negotiate up to \$50,000.00; therefore, we recommend receiving solicitations of competitive quotes for procurement of this bid package.					
40 - Intercom & Clock					
RECOMMENDATION: No bids were received for this package. Rebid.					
41 - Resilient Flooring					
Dynamic Sports Construction Inc.	\$ 79,250.00				\$ 79,250.00
Performance Surfaces LLC	\$ 91,514.00				\$ 91,514.00
Vector Concepts Inc	\$ 95,713.14				\$ 95,713.14
Mill Creek Commercial Company	\$ 114,130.00				\$ 114,130.00
Bryan's Floor Systems LLC	\$ 118,265.00				\$ 118,265.00
RECOMMENDATION: The apparent first and second low bidders submitted unapproved products and are considered non-responsive. Therefore we recommend awarding the Base Bid to the low responsible bidder, Vector Concepts Inc, for a total contract amount of \$95,713.14.					

Stillwater High School Athletics
Multi-Sport Facility, Pom_Cheer, Track_Soccer

Subcontractor	Unit Price 1: Drilled Concrete Piers ADD/LF				Unit Price 2: Drilled Concrete Piers DEDUCT/LF			
	P24-3	P24-4	P30-4	P30-5	P24-3	P24-4	P30-4	P30-5
11 - Concrete								
Concrete Enterprises Inc	\$ 58.00	\$ 58.00	\$ 65.00	\$ 65.00	\$ -	\$ -	\$ -	\$ -
Tuff Construction Services LLC	\$ 115.00	\$ 117.00	\$ 135.00	\$ 137.00	\$ 7.00	\$ 9.00	\$ 9.00	\$ 10.00
L.A.M Construction LLC	\$ 230.00	\$ 230.00	\$ 285.00	\$ 285.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00
4G Concrete Inc	\$ 227.00	\$ 227.00	\$ 294.00	\$ 294.00	\$ 10.00	\$ 10.00	\$ 12.00	\$ 12.00

Attachment No. 4 – Bid Qualifications

Bid Package 19 Doors, Frames, Hardware – LaForce, LLC dba Piper Weatherford of Oklahoma

Bid Package 26 Wood Athletic Flooring – Baseline Sport Floors LLC

Bid Package 27f Specialties, Wall Protection – YI Specialties

Bid Package 27j & 27K Specialties, Metal Lockers & Football Lockers – Longhorn Locker Company LLC

Bid Package 27m Specialties, Mobile Storage Shelving Units – Southwest Solutions Group

WILLOWBROOK INC
620 NE 36TH ST
OKLAHOMA CITY, OK 73105-7202

RE: STILLWATER HS- PH. 1 MULTI-SPORT FACILITIES
STILLWATER, OK
Our Bid #: 285648
Contact: Ty Horstman
214.343.9000

Architectural Drawings Dated: 4/17/2026
Addendum: 1, 2, 3

- This quotation is subject to acceptance within 30 calendar days from the date of this quotation. If not accepted by that date it may be withdrawn or modified without notice.
- All tariffs and surcharges, if any, in effect as of the date of this quotation are included in the quoted pricing. Any new or increased tariffs or surcharges imposed after the date of this quotation that impact material costs may be added to the price without prior notice.

F.O.B. JOBSITE (MATERIAL ONLY)

NO TAX INCLUDED ON ALL PRICING

SECTIONS:

081113 Hollow Metal Doors and Frames
087100 Door Hardware

\$137,628.00

52 Doors - Hollow Metal
44 Frames - Hollow Metal 3 Sided
1 Frame - Hollow Metal Elevation
Hardware

GENERAL QUALIFICATIONS

- Our price for all materials is based upon receipt of full approval and release by 11/13/2026 for delivery by the manufacturer's standard leadtimes as quoted. If this timetable does not meet the requirements of this project, please call us to discuss further.
- Our price assumes as hollow metal the doors associated with the hollow metal frames in the "Multi-Sport" portion, as noted on interior elevations.
- Please note, this price includes Payment and Performance bond costs.

Hollow Metal Doors and Frames

Leadtimes after Approval and Answers to all Questions:

- Hollow Metal Doors 7-9 Weeks
- Hollow Metal Frames Please call us to discuss

Exclusions:

- Prefinishing
- Glass
- Field Measuring
- Bituminous coating

Inclusions:

- One door shipment
- Two frame shipments

Qualifications:

- Lite kits for hollow metal doors will be shipped loose to be field installed by others.

Door Hardware

Leadtimes after Approvals and Answers to all Questions

- Hardware: 7-8 Weeks
- Please note that lead times are subject to change due to fluctuating availability

Exclusions

- Aluminum Storefront Door Hardware
- Overhead Door Hardware
- Glass Door Hardware
- Installation of automatic door operators
- Conduit, blocking of header, power to the operator, along with mounting and wiring of the push plates.
- Card Readers
- Wiring Diagrams

Inclusions

- Furnishing only of the automatic door operators

Qualifications

- This price does not include the repair or modification of existing material to be reused.
- The specification indicates to match an existing key system. This key system is undefined and unknown at the time of bidding. This price is based on furnishing a standard key system from the approved lockset manufacturer.

THIS QUOTATION INCLUDES AND IS SUBJECT TO THE ONE PAGE OF TERMS AND CONDITIONS LOCATED AT THE END OF THIS QUOTATION.

Sincerely,



Ty Horstman
214.343.9000

Ty.Horstman@lforceinc.com

ACCEPTED BY	
Company	_____
Date	_____
Signature	

TERMS AND CONDITIONS

1. This quotation is subject to prompt acceptance within 30 calendar days from the date of this quotation. If not accepted by that date it may be withdrawn or modified without notice.
2. No sales, use or other taxes are included unless otherwise stated herein. No installation, utilities or bonding are included unless otherwise stated herein.
3. To approved credit, payment terms are Net 30 days from the date of Seller's invoice without retainage. Any invoice or part of invoice, which is not paid when due shall bear interest at the rate of 1½% per month.
4. Buyer is solely responsible for all necessary building permits from government authorities and associated fees.
5. Installation, programming, and training, if any, will be performed during normal business hours of 7:30 am to 4:30 pm Monday through Friday excluding holidays. If other than normal business hours are required, additional charges will apply.
6. Seller shall only be required to furnish material, labor, or services, which are explicitly described in this quotation, or which are, in the Seller's sole judgment, explicitly described in those portions of the plans, drawings, and specifications explicitly referenced in this quotation. Any items not so explicitly described herein or not in Seller's sole judgment so explicitly described in such portions of the plans and specifications are not offered to be sold or furnished under this quotation.
7. Deliveries will be made based upon manufacturer's delivery schedule at the time when final approved shop drawings and schedules describing the materials have been furnished by Buyer to Seller and Buyer has furnished Seller with all other information required by the manufacturers of the materials being furnished including but not limited to field dimensions and hardware and door schedules. Seller shall not be liable for delay due to fire, war, natural catastrophes, sabotage, civil insurrection, acts of God, labor disputes, material shortages, or other unforeseeable occurrences, which are beyond the reasonable control of the Seller.
8. Seller has no responsibility for field conditions whether or not concealed, or conditions preventing or interfering with delivery of materials and performance of work. Buyer is obligated to provide access to the jobsite so that the materials can be delivered in a commercially reasonable manner. If there shall be any alteration in the schedule of deliveries or work so as to increase the Seller's cost, Seller shall be entitled to compensation thereof. If storage is required, minimum monthly storage charges will be \$200 or 1% of the sell price of the materials, whichever is greater.
9. If the material or work is covered by a change order or order for extra work or materials, no material need be ordered and no work need be performed or scheduled unless or until, Buyer has furnished Seller with a written change order thereof or other written authorization signed by the Buyer and by the Owner or someone authorized to sign on behalf of the Owner describing the extra materials to be provided and the extra work to be performed and stating the agreed price thereof.
10. Seller warrants only that a) the goods provided by Seller will be free from defects in material for a period of one (1) year after delivery and b) installation rendered by Seller, if any, will be free from defects in workmanship for a period of one (1) year from the date of installation, except for installation of electrical or motorized goods rendered by Seller in which case the warranty period is reduced to ninety (90) days from the date of installation. Seller's warranty does not cover defects due to neglect, misuse, abuse, structural settlement, improper installation, lack of proper maintenance or any cause other than defects directly attributable to Seller. SELLER DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN SELLER'S QUOTATION UNLESS SPECIFICALLY MADE IN WRITING AND SIGNED BY SELLER. Notice of any defect in goods or installation or nonconformity of same with the requirements of the contract between the parties shall be given to Seller by Buyer within three (3) days of discovery by Buyer, and Seller shall be given a reasonable time to cure the defect, or nonconformity, or the defect or nonconformity shall be deemed waived. Use of any defective or nonconforming items without notice of the defect or nonconformity shall waive all claims on account of such defect or nonconformity. Seller shall in no event be liable for any incidental, special, liquidated, or consequential damages.
11. This quotation is made in accordance with the provisions appearing in this quotation, but only in accordance with these Terms and Conditions. All contrary or additional terms appearing in any document previously received by Seller or in an acknowledgement or response hereto are rejected. In the event this quotation is referred to or in any way becomes a part of the contract between the parties, the provisions of this quotation including but not limited to these Terms and Conditions shall have priority over any conflicting provisions of any other document. No term in any form used by Buyer shall be binding upon Seller unless Seller has consented in writing thereto. Any response to this quotation which does not expressly reject it, and any order for any of the work, labor, or material described herein shall constitute acceptance of all of the provisions, terms and conditions of this quotation, including but not limited to these Terms and Conditions.



ProAction Flex™ Floor System

SYSTEM TYPE: FLOATING RESILIENT



Option to specify Action Hardwood Premium Sheathing (HPS)



Strong, stable, double layer 15/32" (12 mm) thick, APA exposure 1 rated sheathing minimum APA span rating of 32/16

7/16" (11 mm) Action AirTech II Natural Rubber pads with pneumatic vertical air cells

MFMA NORTHERN HARD MAPLE BY ACTION:

Random Length (RL).
Action Long Length (FJ)
Expansion Ridge Technology (ERT)

TESTING AGENCY:

Certified by ISSS

PERFORMANCE MEETS OR EXCEEDS:

EN 14904

SLAB DEPRESSION 7/16" (11 mm) PAD:

25/32" (20 mm): 2-1/8" (54 mm)
33/32" (27 mm): 2-3/8" (60 mm)

LEED:



FloorScore®-certified
Proprietary certified EPD®
FSC®-certified Maple and Subfloor available
MR credits – based on products, selected materials and facility locations

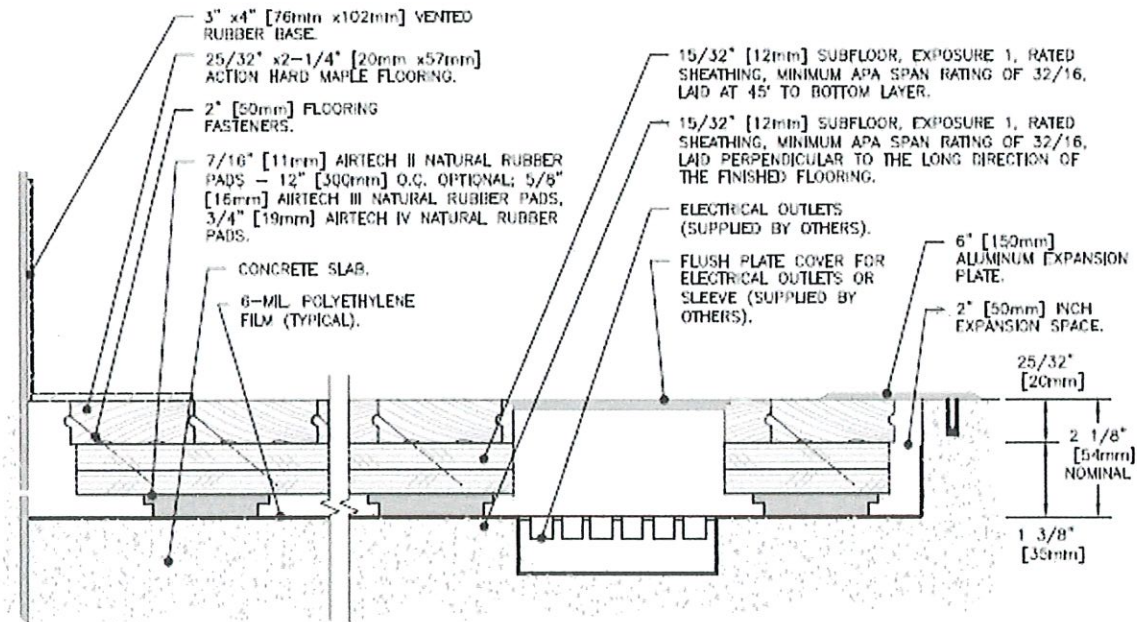
PERFORMANCE AND SYSTEM STABILITY:

- Stable double layer APA sheathing subfloor system
- AirTech 5/8" (16 mm) and 3/4" (19 mm) pad options available
- SCORES Compliant
- Performance can be matched to activity needs through pad option
- System features a low profile height
- Excellent playability, ball bounce and floor uniformity
- Consistent playing surface with very good shock absorption



NEGATIVE carbon footprint
100% FSC VERIFIED

- Delivers uniform surface, the floor system can be tuned to meet your performance expectations.
- Features the proven stability and playability of double layer 15/32" (12 mm) sheathing subfloor design.
- The manufacturer and flooring shall be independently verified by the guidelines of the ISO 14040:2006 and ISO 14044:2006 Life Cycle Assessment (LSA) confirming a negative carbon footprint.
- Carbon Evaluation must be inclusive and based on all corporate facilities, offices and mills.
- The manufacturer and flooring shall be independently verified by the guidelines of the ISO 14064-1:2006 World Resources Institute Greenhouse Gas Protocol, Scope 1, 2 and 3.
- The manufacturer and flooring shall be registered in the Collaborative for High Performance Schools (CHPS) Product Database.
- Floor system manufacturer must provide a Life Cycle Assessment and an Environmental Product Declaration (EPD®) in accordance with the Product Category Rule Version 2.2014.
- Floor system manufacturer must be FloorScore® Certified in accordance with CDPH 01350.



Complete product specifications and system drawings are available online at: www.actionfloors.com



ACTION FLOOR SYSTEMS, LLC
 4781 N. US Hwy 51 • Mercer, WI 54547
 TOLL FREE: 800-746-3512 • VOICE: 715-476-3512
 FAX: 715-476-3585 • EMAIL: info@actionfloors.com
actionfloors.com

QUOTATION

Y.I. SPECIALTIES, INC.
13801 SOUTH SOONER ROAD
EDMOND, OKLAHOMA 73034
PHONE (405) 348-8480
FAX (405) 348-8773

TO: ERIK WILLIAMS
FIRM: WILLOWBROOK CONSTRUCTION CO.
FROM: BEN YOUNG

DATE: 5-21-26

PROJECT: STILLWATER PUBLIC SCHOOLS HIGH SCHOOL ATHLETICS PHASE 1-
STILLWATER, OK
ARCHITECT: 505 ARCHITECTS, LLC.

Total pages including cover: 1

Reference: 102600 WALL AND DOOR PROTECTION
CORNER GUARDS – SURFACE MOUNTED, #4 BRUSHED TYPE 304 STAINLESS STEEL
FINISH, 2” WINGS, 90 DEGREES, 16 GAUGE, ADHESIVE MOUNTED.

(21) 4’ LONG CORNER GUARDS

MATERIALS ONLY, FURNISHED FREIGHT ALLOWED= **\$2,734.00**

NO TAX INCLUDED!

Proposed by: Ben Young

Price is based on one shipment of materials and acceptance within 30 days from date of quote. Terms are 100% NET 30 DAYS on material shipment. Consignee responsible for unloading, storage, **AND NOTATION OF DAMAGES!** Allow 4 to 5 weeks for delivery from date of receipt of approved drawings and color selection!

Acceptance: _____ Date: _____



LONGHORN LOCKER COMPANY, LLC

PO Box 375, VENUS, TX 76084
OFFICE (972)223-2023 ~ FAX (972)-223-1008
KELLY@LONGHORNLOCKERS.COM

TO: WILLOWBROOK, INC.
FROM: KELLY ANDERSON

5/19/2026
PAGES: 2

RE: STILLWATER HIGH SCHOOL



CUSTOM METAL LOCKERS – BY AIM

110 – 24x24x72” CONQUEROR ATHLETIC LOCKERS W/ LOCK BOX (110- 120 FOOTBALL LOCKER ROOM)

- HD 16GA POWDER COATED GALVANNEALED METAL (FULLY WELDED 1-PIECE CONSTRUCTION) – FOOTLOCKER BOX, SEAT LID AND SEAT STIFFENER, HAT SHELF AND LOCK BOX COMPARTMENT WITH DOOR
- **LOCKS: BY ZEPHYR**
- HD 10GA KNUCKLE HINGES ON SEAT LID
- 2 – 12GA LARGE HOOKS ON BACK PANEL
- 2 – 12GA J-HOOKS ON SIDE PANELS
- SLIDE IN NAME PLATE HOLDER
- SLIDE IN NAME PLATE (1ST SET INCLUDED)
- BLACK MINI TEXTURED SEAT
- CUSTOM LASER LOGO INTO FOOT LOCKER FACE
- PRINTED 16” LOGO
- FULL BATTLE GEAR RACK
- CLEAT RACKS
- **BASE: BY OTHERS**
- **COLOR – STANDARD COLOR POWDER COATING**
- **MANUFACTURER – AMERICAN INDEPENDENCE MANUFACTURING (AIM) BY LONGHORN LOCKERS**

LEAD TIMES:

- **SUBMITTALS – 3-4 WEEKS, FOLLOWING AN EXECUTED CONTRACT, NOT INCLUDING RESUBMITTALS FROM CHANGES**
- **MANUFACTURING – 12-14 WEEKS AFTER FULL AND FINAL APPROVALS**

TERMS: 40% DEPOSIT WITH ORDER, 35% PRIOR TO SHIPPING, NET 30 DAYS

METAL LOCKERS

39 – 1-TIER 18x18x72 MARQUIS HDV KD SINGLE POINT METAL LOCKERS

(5- 104A VOLLEYBALL OFFICE, 25- 104C VOLLEYBALL LOCKER ROOM,
5- 144 MENS LOCKER ROOM, 4- 142 WOMENS LOCKER ROOM)

- Z-BASE
- SLOPE TOP PER LAYOUT
- KNOCK DOWN CONSTRUCTION
- BODY COLOR TO MATCH DOOR COLOR
- **STANDARD MANUFACTURER COLOR**
- **LOCKS- BY OTHERS**
- **MANUFACTURED BY LIST INDUSTRIES**

METAL LOCKERS

47 – 2-TIER 18x18x72 MARQUIS HDV KD METAL LOCKERS

(16- 140G BOYS WRESTLING, 16- 140E GIRLS WRESTLING,
5- 104C VOLLEYBALL LOCKER, 10- PIONEER HALL OF FAME)

5-

- Z-BASE
- SLOPE TOP PER LAYOUT
- KNOCK DOWN CONSTRUCTION
- BODY COLOR TO MATCH DOOR COLOR
- **STANDARD MANUFACTURER COLOR**
- **LOCKS- BY OTHERS**
- **MANUFACTURED BY LIST INDUSTRIES**

METAL LOCKERS

18 – 3-TIER 18x18x72 MARQUIS HDV KD METAL LOCKERS

(4- 140G BOYS WRESTLING, 4- 140E GIRLS WRESTLING,
10- PIONEER HALL OF FAME)

- Z-BASE
- SLOPE TOP PER LAYOUT
- KNOCK DOWN CONSTRUCTION
- BODY COLOR TO MATCH DOOR COLOR
- **STANDARD MANUFACTURER COLOR**
- **LOCKS- BY OTHERS**
- **MANUFACTURED BY LIST INDUSTRIES**

BENCHES

4- 48x9.5x1.25 HARDWOOD MAPLE BUTCHER BLOCK BENCHTOP
(2- 140G BOYS WRESTLING, 2- 140E GIRLS WRESTLING)

- CAST-IRON HEAVY-DUTY PEDESTALS
- STANDARD PAINT COLOR, ADDITIONAL COST TO MATCH LOCKER PAINT COLOR
- **MANUFACTURED BY LIST INDUSTRIES**

MATERIALS DELIVERED, UNLOADED AND INSTALLED

\$258,387.15

LEAD TIMES:

- SUBMITTALS – 3-4 WEEKS, FOLLOWING AN EXECUTED CONTRACT, NOT INCLUDING RESUBMITTALS FROM CHANGES
- MANUFACTURING – 12-14 WEEKS AFTER FULL AND FINAL APPROVALS

RESPECTFULLY SUBMITTED BY:
KELLY ANDERSON
ESTIMATOR

No tax or bond included in above pricing.
(Add 0.81% to any number for P&P Bond Amount.)
Price valid for 15 days

TERMS: 50% Deposit/Net prior to pick up
Contract for service will need to be signed

Our std insurance cert. provided, Additional insured & waiver of subrogation add \$350.00, OCIP participation add \$250.00
Quote good as qualified and quantified above

Longhorn Locker Company, LLC © 2026

Hub Certified - WBE Certified Woman Owned
HUB CERTIFICATION #1203118002400
WBE CERTIFICATION #800515690

Southwest Solutions Group, Inc.
 1701 NW 5th Street, Suite A
 Oklahoma City, OK 73106
 Phone: (405) 879-3448
 Fax: (405) 879-3370



Quote # 162489

Date: May 11, 2026

Project # 136997

Page 1 of 4

Quote valid for 30 days.

SouthwestSolutions.com

BILL TO:
 Stillwater Public Schools
 314 S Lewis St
 Stillwater, OK 74074

INSTALL TO:

SALESPERSON	QUOTE NAME	PAYMENT TERMS	LEAD TIME
Steve Story Steve Story 405-401-4445 sstory@southwestsolutions.com	Multi Sport Facility	Net 30 - Billable upon shipment, payment due in 30 days	18 to 20 weeks (after receipt of order)

136997-1: 505 Architects Stillwater HS Athletics: Wheelhouse System: INSTALLED: EQUALIS

#	DESCRIPTION	
1	<p>Per Drawing: 136997-1</p> <p>Athletics Wheelhouse System</p> <p>One single faced stationary unit, 14'0" long x 30" deep x 100 1/4" high. One single faced moving unit, High Capacity Hand Crank System, 14'0" long x 24" deep x 100 3/4" high. One single faced moving unit, High Capacity Hand Crank System, 14'0" long x 30" deep x 100 3/4" high. One double faced moving unit, High Capacity Hand Crank System, 14'0" long x 30" deep x 100 3/4" high. One double faced moving unit, High Capacity Hand Crank System, 14'0" long x 32" deep x 100 3/4" high. All shelving will be provided with custom openings per face, see layout 136997-1 for details. Low profile 1/2" tall beveled edge ADA compliant rail. Carpet or tile up to and between rails by others. Hand Crank carriers with safety recessed shelving retainer and ergonomic 3-spoke operator with push pin anti-roll mechanism. Exposed ends of the units will be finished with a laminate face panel, your choice of manufacturer's standard colors.</p> <p>Includes all design services, manufacturing, packaging, freight, inside delivery, installation by factory certified (non-union/non-prevailing wage) technicians during normal business hours, cleanup of area, removal of all debris, and warranty. Assumes clear access to all loading docks, elevators and installation sites. Seismic-rated equipment, calculations and permitting are not included unless otherwise specified.</p> <p>Pricing quoted combines the economies to scale to offer you the most favorable pricing. If all quoted equipment or areas are not ordered, shipped and installed together, changes to your quote will result.</p> <p>Because of market volatility impacting freight/shipping rates, fuel, and steel, this quote is valid for 30 days. Orders placed after that will be subject to a 5% price increase. Lead times are subject to change until time of purchase.</p> <p>Lead Time Notice Lead time refers to the estimated time for material shipment only and begins once all of the following have been received: Signed shop drawings Final color selections Receipt of down payment (as outlined in the payment terms) Installation will be scheduled separately based on project availability and coordination with your assigned SSG Project Manager.</p> <p>Per Equals Contract, orders are to be placed with:</p> <p>Southwest Solutions Group 2535 East State Highway 121, Suite 110-B Lewisville, TX 75056</p> <p>So that we may process your order in a timely manner, please address contract as shown above.</p> <p>Equals Contract No: R10-1176Q</p>	\$48,995.00



Southwest Solutions Group, Inc.
 1701 NW 5th Street, Suite A
 Oklahoma City, OK 73106
 Phone: (405) 879-3448
 Fax: (405) 879-3370

SOUTHWESTSOLUTIONSGROUP
We Make People & Space Work Better Together

Quote # 162489

Date: May 11, 2026

Project # 136997

Page 2 of 4

Quote valid for 30 days.

SouthwestSolutions.com

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136997-1: 505 Architects Stillwater HS Athletics: Wheelhouse System: INSTALLED: EQUALIS

#	DESCRIPTION

Subtotal: \$48,995.00

Plus, Applicable Sales Tax:

Total: \$48,995.00

Financing options available. [Click here to apply.](#)

[We accept Credit Cards and eChecks.](#)

Add sales tax and tariffs if applicable.

Credit Card payments over \$25,000 are subject to a 2.50% Convenience Fee. No Convenience Fee on eChecks. Southwest Solutions Federal Tax ID #: 75-2703228

Authorized Signature: _____

Date: _____

P.O. #: _____

SOUTHWESTSOLUTIONSGROUP
business efficiency systems



Steve Story

c. (405) 401-4445
 o. (405) 879-3448
 toll free. (800) 803-1083
 14320 N Lincoln Blvd, Unit 406
 Edmond, OK 73013
 sstory@southwestsolutions.com

Maximize Space Efficiency & Productivity



SouthwestSolutions.com

Scope of Work

The following are the responsibilities of Southwest Solutions Group (SSG) and Client to ensure the completion of the project in an efficient, timely manner. The items and services listed in this section, unless otherwise specified herein, have not been included in the equipment or services pricing and will be the responsibility and at the expense and liability of Client.

BY SSG	
TYPE	DESCRIPTION
General	All charges associated and incurred for manufacturing, freight, local delivery, installation, cleanup, staff training, and warranty, unless specified otherwise.
Installation	Complete turnkey installation services by factory certified technicians and training of staff. All installation to take place during normal business hours (8:00 a.m. to 5:00 p.m. Monday-Friday). If work is required outside of these hours, overtime charges will apply.
Warehouse Storage	Provide two (2) weeks cost-free storage at local warehouse. When additional storage time is needed due to a change in customer requirements, warehouse storage charges will be accrued at the rate of \$5.00 per hundred weight per month up to 90 days. \$7.50 per hundred weight per month over 90 days.
Direct Ship	Coordinate manufacturing to meet required delivery schedules. Includes all charges associated and incurred for freight, dock to dock delivery and warranty.
Design	Provide accurate representations of equipment in the client's space, based on site verification or CAD/Revit created layouts. Includes recessed rail detail, power requirements, data requirements and/or floor loading information as available and applicable.
Project Management	Assign a designated Project Manager to communicate and coordinate logistics and delivery of material ship dates with manufacturer. Communicate, update and revise project timelines when applicable. Schedule installation crews based on material arrival dates.
Recessed Rail Requirements	Will provide rail centers and trough requirements to contractor as applicable.
Installation Technicians	Provide trained technicians to complete installation of equipment per the approved drawing. Technicians shall perform work in a professional, safe and courteous manner, and according to predetermined and agreed upon completion dates.
Service	Provide training, on-site and phone support as needed for repairs and preventative maintenance of equipment. (Outside of Warranty/Service Agreement normal hourly rates, travel and parts apply)
Extended Warranty/Service Agreements	Offer an optional extended warranty and service agreement. Maintain equipment through a purchased service program after the original Manufacturer's warranty expires.

BY CLIENT	
TYPE	DESCRIPTION
Receipt of Freight	Quote is based on standard truck delivery directed to a dock facility that is designed to receive freight. All other special services, such as, but not limited to: Pre-notification prior to delivery, limited access/non-commercial, residential, government, school deliveries, lift gate, inside deliveries, etc. are available for additional charges and will be billed accordingly.
Direct Ship	Indicate any lift gate, limited access, special delivery requirements to SSG for coordination of freight services.
Drawing Approval	Approve and sign SSG provided design drawing so that material's can be ordered to meet delivery and installation schedule. Design drawing will include "in space" representation of the equipment and its requirements. Lead times begin after receipt of drawing approval.
Access to Work Area	Provide unobstructed space within the site of installation to permit the incorporation of the systems as shown on any drawings that form a part of this Agreement. Prepare the work site to permit the unloading, installation, testing and acceptance of the equipment. If area is not prepared prior to installer's arrival, additional charges will be applied. Provide hoisting and elevator services for SSG equipment and personnel.
Building Obstructions	Remove and/or relocate any building obstructions, such as ducting, lighting fixtures and wiring, drains, piping, structural steel, electrical wiring, conduit, etc. which interfere with the equipment clearances. Provide sprinkler and fire safety devices including sprinkler design. Ensure that all equipment will pass through building access doors or other openings as necessary.
Foundation Preparation	Provide verification through facility management or other certified engineer of floor's weight carrying capacity to properly hold equipment (floor load). Provide location information of any conduit running through concrete floors (drilling may be required).
Modifications to Room Dimensions	If room dimensions differ from those provided in proposal, it is the responsibility of the client to inform SSG at least 4 weeks prior to shipping time to delay shipment from factory. Modifications after purchase orders (change orders) are processed by SSG are subject to delayed shipment and installation, and price increases.
Project Delays	It is the responsibility of the client to inform SSG at least 4 weeks prior to acknowledged ship date. If the installation site is not ready when scheduled work is to be performed and our technicians have been dispatched, a \$325.00 trip charge will be added. Please provide a minimum of 72 hours notice to reschedule installation. Modifications after purchase orders (change orders) are processed by SSG are subject to delayed shipment and installation, and price increases.
Loading of Contents	Transfer contents of existing system into new system unless option chosen to have movement of material handled by SSG's moving teams.
Product Training	Provide personnel for a scheduled product training session. Includes one training session for staff.

HIGH-CAPACITY STORAGE SYSTEM WITH RAIL INSTALLATION, IF APPLICABLE	
TYPE	DESCRIPTION
Floorless Requirements	Floorless High-Capacity System should be installed on solid concrete floor or VCT covered concrete floor. Any existing carpet must be removed prior to installation at the rail's locations. Floor levelness should meet standard General Contractor code of 1/8" over 10'. If your floor does not meet these minimum standards, it will result in a different rail/subfloor system being provided, or your existing concrete floor leveled to meet the standard at your expense.
Recessed Rail Requirements/Foundation Preparation	Provide backfill of cement into troughs. Provide verification through facility management or other certified engineer of floor's weight carrying capacity to properly hold equipment. It is recommended that the slab have a minimum thickness of 5" with a capacity rating of 4,000 PSI. Verify that the concrete slab possesses the minimum levelness specification of 1/4" over a 20' span. Provide location information of any conduit or post-tension cables running through concrete floors (drilling may be required). Sonogramming or X-Ray of floor not included.
Electrical Preparation	If hardwired electrical system is selected, provide dedicated 120 VAC, 60 HZ, 20-amp circuit that must be hardwired by a certified electrician compliant with local Electrical Codes. If plug in electrical system is selected, provide dedicated/isolated 120 VAC, 60 HZ, 20-amp circuit with a 20-amp outlet that must be hardwired by a certified electrician compliant with local Electrical Codes. Multiple outlets may be required based on moving system design.

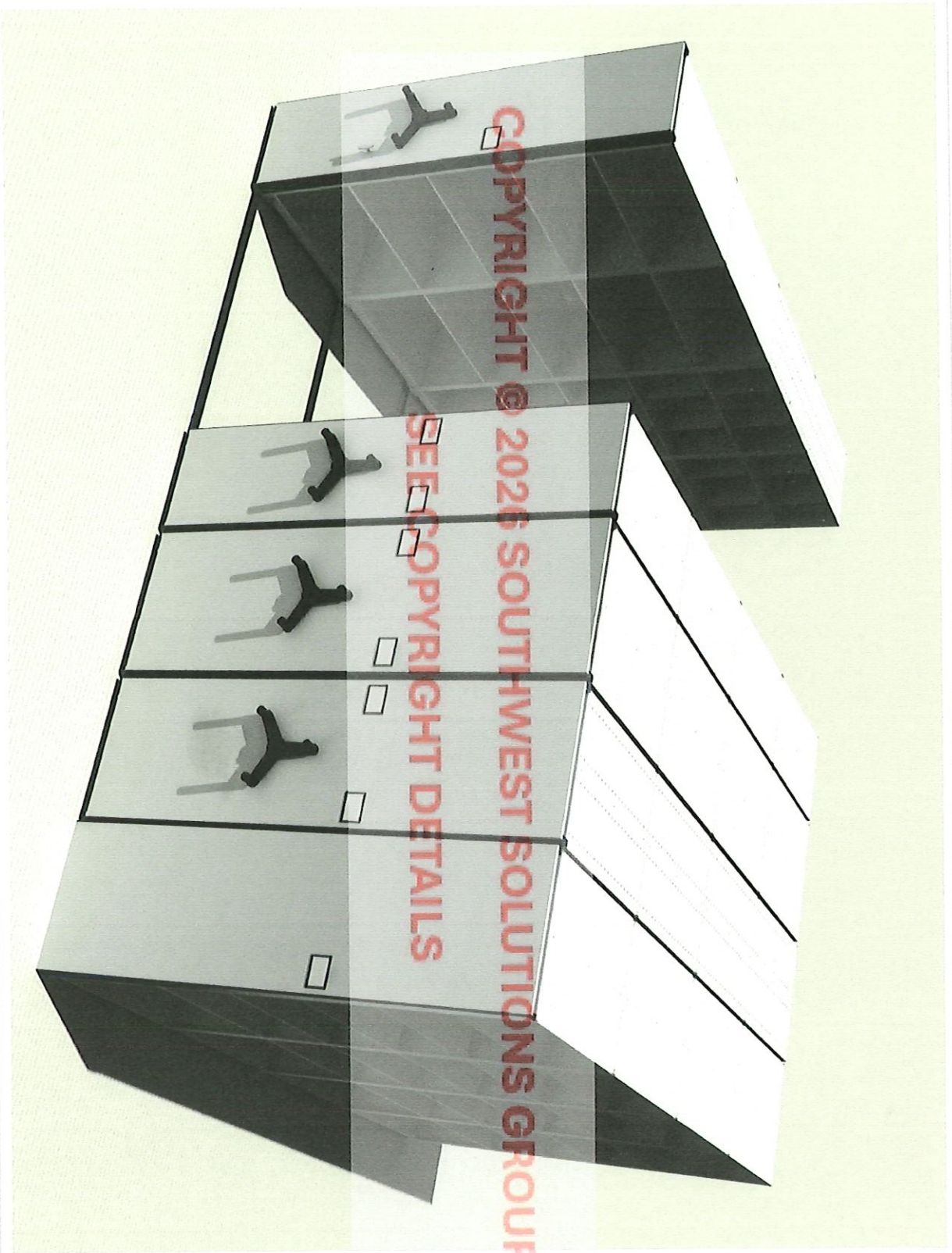
CAROUSEL AND LIFT INSTALLATION, IF APPLICABLE	
TYPE	DESCRIPTION
Electrical Preparation	Provide all electrical utility outlets and wiring as required and as noted on drawing supplied by SSG. Provide suitable electric current, lighting, compressed air, water, heat, precise power, and air drop locations as required for installation, testing, acceptance, and operation of the system. Client is to supply power drops from the plant power supply up to, and including, disconnects at each control panel. All power and hardware shall be in accordance with the applicable electrical codes.
Material Handling Responsibilities	Perform unloading and carting of materials and equipment by appropriate personnel from the common carrier to a safe storage area at the installation site. (Unless this service is accepted as proposed on the price page of this Agreement.) Machine crates to remain unopened until technicians' arrival. Collect and remove all packing materials from equipment shipping. SSG is responsible to maintain a clean work area and place trash in Client provided containers. SSG personnel will provide and operate lift truck equipment within Client's facility. Provide hoisting and elevator services for SSG equipment and personnel.
Vertical Storage Training	Ensure that Client's personnel attend and participate in scheduled training sessions. Includes one training session for staff.
Loading of Vertical Storage	Perform installation of any trays, totes, dividers, drawers, or other accessories in the storage unit after the installation is completed. Provide for the physical loading of inventory and any containers into the system, stock counting, building the inventory database and back-up systems and procedures for use in integrating the system into the existing operation.

Terms, Conditions & Warranty

The following terms and conditions form a part of the agreement between Southwest Solutions Group, Inc. ("SSG") and the party executing this proposal ("Customer") relating to the installation of that certain equipment more fully described above (collectively, the "Equipment").

1. **WARRANTY.**
 - (a) The Equipment is provided to Customer with a limited warranty on parts and materials, excluding usual wear and tear.
 - (b) Except as provided for above, SSG hereby disclaims all warranties and representations with respect to the Equipment or SSG's installation services, whether express, implied, or otherwise, INCLUDING THE WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, NON-INFRINGEMENT, TITLE, USE, OR QUIET ENJOYMENT. No rights or remedies referred to in Article 2A of the Uniform Commercial Code, including any variations thereon as may be in effect in the state in which Customer is located, will be conferred on Customer unless expressly granted herein. No oral or written information or advice given by SSG or its owners, agents, or employees shall create a warranty or in any way increase the scope of any warranty provided herein. SSG shall have no responsibility if the Equipment has been altered or misused by any party other than SSG in any way.
2. **LIMITATION OF LIABILITY.**
 - (a) SSG shall not be liable to Customer or any third party for any indirect, special, incidental, punitive, cover, or consequential damages (including, but not limited to, damages for the inability to use equipment or access data, loss of business, loss of profits, business interruption, or the like), arising out of the use of, or inability to use, the Equipment, and based on any theory of liability including breach of contract, breach of warranty, tort (including negligence), product liability, or otherwise, even if SSG had or should have had any knowledge, actual or constructive, of the possibility of such damages and even if a remedy set forth herein is found to have failed of its essential purpose.
 - (b) SSG's total liability to user for actual damages for any cause whatsoever will be limited to the amount actually paid by Customer to SSG for the Equipment. The foregoing limitations on liability are intended to apply to all aspects of this proposal.
3. **BASIS OF BARGAIN.** The foregoing warranty disclaimers and limitations on liability are fundamental elements of the basis of this proposal and agreement between SSG and Customer. SSG would not be able to provide the Equipment and associated installation services on an economic basis without such limitations. Such warranty disclaimers and limitations on liability inure to the benefit of the suppliers of the Equipment.
4. **INDEMNIFICATION.** Customer hereby agrees to indemnify, defend, and hold harmless SSG from and against any and all claims, suits, causes, actions, liabilities, damages, expenses, legal fees, and obligations of any kind arising out of or from, either directly or indirectly, Customer's breach of any provision, term, or condition of this proposal.
5. **NOTICE.** All notices or other communication required or permitted by this proposal to be served on or given to either party to this proposal by the other party must be in writing to primary address of party as indicated in this proposal and shall be deemed duly served and given when personally delivered, by receipted delivery, to the party to whom it is directed or, in lieu of such personal service, when sent by confirmed facsimile transmission, by registered or certified U.S. mail, or overnight delivery.
6. **SECURITY INTEREST.** Until such time as SSG has been paid in full for the Equipment and all related installation services, regardless of whether or not any invoice may be disputed by Customer, Customer hereby grants to SSG a security interest in the Equipment and authorizes SSG to perfect such security interest through the filing of Uniform Commercial Code financing statements. Customer agrees to cooperate with all reasonable requests of SSG relating to the granted security interest and, should SSG opt to exercise its rights of recovery of the Equipment for failure of Customer to pay for the same, Customer shall permit SSG entrance to the facilities where the Equipment is located upon reasonable notice of the same and during reasonable hours.
7. **MISCELLANEOUS.**
 - (a) **Governing Law; Venue.** This proposal shall be construed and enforced under and in accordance with the laws of the State of Texas, without regard to conflicts of laws principles. The language in this proposal shall be interpreted as to its fair meaning and not strictly for or against any party. Any dispute arising under this Agreement shall be subject to exclusive jurisdiction and venue in Denton County, Texas.
 - (b) **Late Fees; Disputes.** All overdue payments to SSG shall incur interest in the amount of 1.5% per month, or such lesser rate as may otherwise be required by law. Customer agrees SSG shall be entitled to recover reasonable attorneys' fees and court costs expended in connection with any litigation or legal action initiated to enforce the provisions of this proposal.
 - (c) **Entire Agreement.** This proposal constitutes the entire agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting this subject matter, including, but not limited to, any representations made in any presentation or proposal submitted or provided prior to the execution date of this proposal. Except as otherwise expressly referenced herein, there are no other understandings or agreements between the parties regarding this subject matter.
 - (d) **Amendment.** This proposal may not be amended or modified except by a written instrument executed by each party's respective authorized representatives.
 - (e) **Successors and Assigns; Assignment.** This proposal shall bind and inure to the benefit of and be enforceable by the parties hereto and their respective successors, heirs and personal and legal representatives, but no assignment shall relieve any party of its obligations hereunder. Customer may not assign this Agreement or any portion thereof without the prior written consent of SSG. SSG may assign this proposal or any portion thereof without providing written notice to Customer. Any attempted assignment in violation of this will be null and void. SSG shall be permitted to subcontract or delegate to third parties the performance of any or all of the services contemplated herein.
 - (f) **Waiver.** No provision hereof shall be deemed waived unless such waiver shall be in writing and signed by an officer of the waiving party. Any failure by a party to require strict performance by the other party or any waiver by a party of any breach of any provision of this proposal shall not constitute a continuing waiver or a waiver of any subsequent breach of the same or a different provision of this proposal.
 - (g) **Severability.** In case any one or more of the provisions contained in this proposal shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this proposal, and this proposal must be construed as if the invalid, illegal, or unenforceable provision had never been contained in this proposal.
 - (h) **Survival.** Except as otherwise expressly provided in this proposal, each of the representations and warranties of the parties contained in this proposal, or in any certificate, document, or other instrument furnished or to be furnished under this proposal, and any action arising out of any thereof, including without limitation any cause of action for failure of any such representation to be true when made or as of the execution date of this proposal, and the parties' covenants, agreements, and obligations set forth in this proposal, shall survive in perpetuity beyond the execution date and termination of this proposal.
8. **CANCELLATIONS.** Southwest Solutions Group, Inc. will accept cancellation of firm orders prior to completion of delivery and installation, subject to the following conditions:
 - (a) The notice of cancellation must be in writing by the customer to SSG.
 - (b) SSG will use reasonable commercial efforts to cancel any firm order(s) for materials which have been submitted by SSG to the manufacturer or supplier related to the cancelled customer order:
 - (i) To the extent that any firm order(s) for materials to the manufacturer or supplier are cancelled without cost to SSG, the same will be cancelled and removed from the customer order. Otherwise, any cost of such cancellation will be borne by the customer.
 - (ii) Please note that automated solutions are custom designed to meet the customer's exact specifications. As such factories often impose cancellation fees after an order has been placed with the manufacturer. Any such cancellation fees will be borne by the customer.
 - (iii) For products that have shipped from the source for which a return is allowed by the manufacturer or supplier, the cost of return shipping shall also be borne by the customer.
 - (c) If the cancelled order included delivery and installation, the cost of all delivery and installation services provided up to the date of cancellation will be borne by the customer.
 - (d) A minimum charge of 50% of the original purchase order price will be imposed for changes or cancellation.
 - (e) Southwest Solutions Group, Inc. will not accept returns for materials delivered to the customer and installed (whether by SSG or others).

B:2 PKg 27
 Mobile Storage Units



Project Data

136997-1 Number

Athletics Name

S05 Architects Company
Stillwater HS

Tulsa OK - Oklahoma Location

5/4/2026 Date

Garbriel (GT) Rowland Planner

510895176V Sals

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Approval
 This drawings is approved by:

Customer _____

Date _____

Sheet _____

Isometric

Sheet **3**

Project Data

136997-1 Number

Athletics Name

SOS Architects Company

Stillwater HS Location

Tulsa Location

5/4/2026 Date

Gabriel G. Townsend Planner

STORAGE Name

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Approval

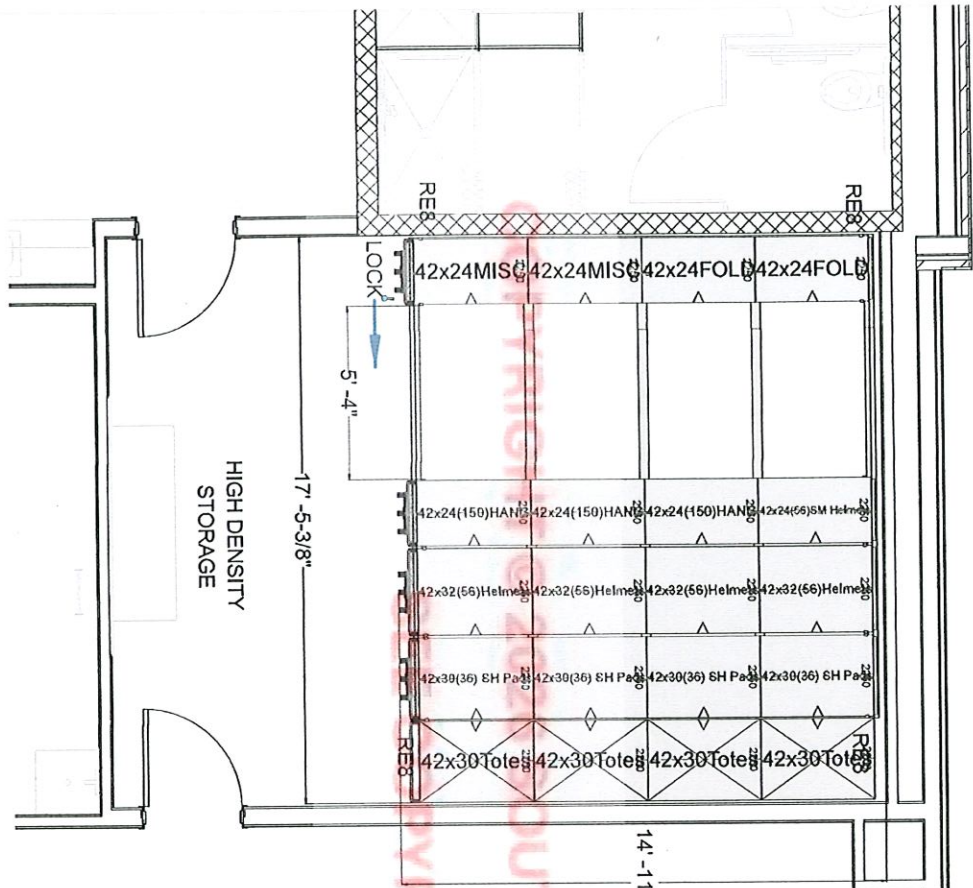
This drawing is approved by:

Customer

Date

Sheet

Overall



Southwest Solutions Group High Capacity System should be installed on solid concrete floor or VCT covered concrete floor. Any existing carpet may be removed prior to installation at the rail locations.

Floor levelness should meet General Contractor code of 1/8" over 10'-0".

RIGHTS RESERVED BY SOUTHWEST SOLUTIONS GROUP

Project Data

136997-1 Number

Athletics Name

505 Architects Company

Stillwater HS Location

OK - Oklahoma Location

5/4/2026 Date

Gabriel TCH Townsend Planner

STONESTONE Sales

Approval

This drawings is approved by:

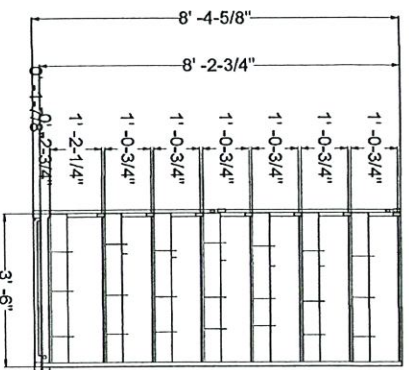
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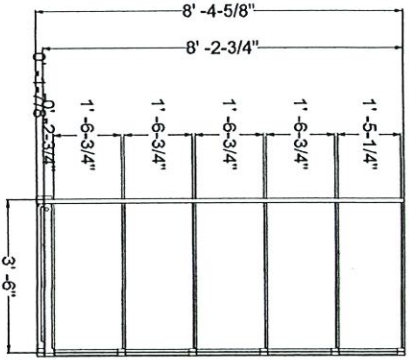
Sheets

Elevations

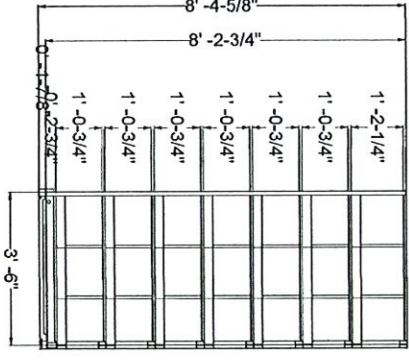
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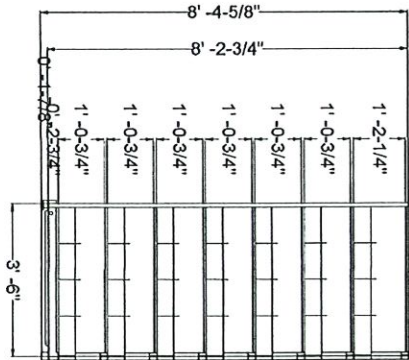
42x24(56) SM Helmets



42x24MISC

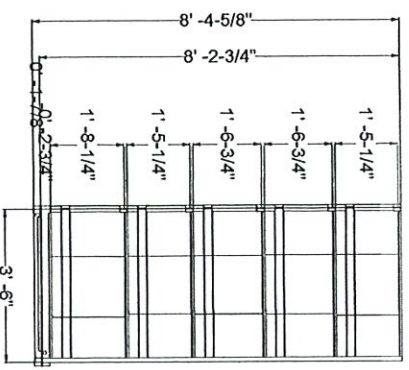


42x30(36) SH Pads

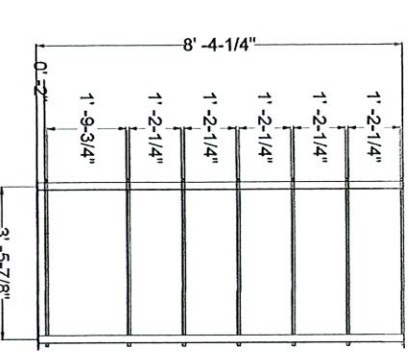


42x32(56) Helmets

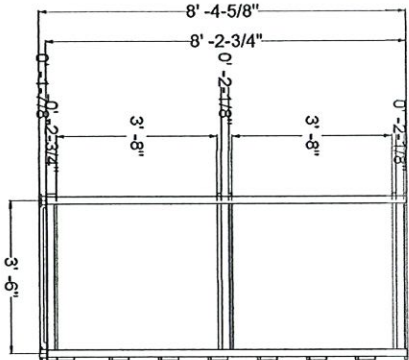
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42x24FOLD



42x30Totes



42x24(150)HANG

Item: Quantity Needed/Capacity
 Helmets: 240 / 280
 Shoulder Pads: 155 / 144
 Jerseys: 4 sets of 0-99 400 / 450
 50 Tubs: 24D x 16w x 14\"/>

Attachment No. 5 – Assumptions and Clarifications

We have listed below the assumptions and clarifications that we have considered so that we both fully understand what is and what is not included in the Guaranteed Maximum Price (GMP). Where actual events on the project differ from the assumptions and clarifications listed below, the GMP will require adjustments for the resulting additional costs and expenses. These assumptions and clarifications are specifically used to establish the basis of the GMP and as such are intended to clarify and take precedence over details or items shown on Contract Documents, in the event there is a discrepancy between or among any of them.

Project: Stillwater High School Athletics MultiSport, Pom_Cheer, Soccer_Track

Date: June 23, 2026

Schedule

1. The work is scheduled to start July 2026 with completion in September 2028.
2. The bids have been solicited on the basis of award within 45 days.

Document Acknowledgement

3. This GMP is based on the Attachment No. 2 Index of Documents and Drawings included in this proposal.
4. This GMP is based on the 100% Final Bid Documents, dated April 17, 2026, prepared by 505 Architects.
5. This GMP is based on these Assumptions and Clarifications.

General

6. Stillwater District Standards scope, information, or direction not specifically incorporated into the Drawings, Specifications and/or Owner-CM Agreement are not included.
7. This GMP includes the cost for Willowbrook's General Conditions and Requirements. This time frame is based on the current project schedule. General Conditions and Requirements are lump sum.
8. Willowbrook will use Microsoft Project or P6 scheduling program for all project scheduling, and we assume that this program will satisfy all project schedule requirements.
9. Willowbrook will utilize the Construction Managers cloud-based management software for project administration including the processing of submittals, RFIs, emails, etc.
10. This GMP is based on the recommendation of bids entering and executing a contract.
11. This GMP is based on Design team will provide necessary CAD files to Willowbrook for various shop drawings and submittals at no additional costs.
12. Willowbrook has prepared this GMP based on current market conditions and escalations are not included.
13. This GMP is based on normal working hours. No premium time is included unless specifically noted otherwise.
14. Willowbrook shall not be liable nor have our right to proceed to be restricted for any failure to perform its obligations where such failure arises out of Acts of Nature including natural disasters, act of public enemies, hostilities (whether war is declared or not), civil war, rebellion, revolution, insurrection, military or usurped power of confiscation, riot, nationalization, government actions, tariffs, blockage, embargo, transportation delays not reasonably foreseeable, strike, lockout, disease outbreak, epidemics, pandemics, quarantine restrictions, or interruption of failure of power sources. To the extent these conditions may occur and impact the Project, there shall be an equitable adjustment to the Contract.
15. The following items are **NOT INCLUDED** in the GMP:
 - a. Design Fees for Architects and Consultants.
 - b. Verification that the design indicated in the drawings and specifications meets code requirements.

- c. Verification that the design indicated meets owner insurance and operational requirements.
 - d. PreConstruction Fee. This will be invoiced separately.
 - e. Abatement, mitigation and/or removal of hazardous or contaminated materials unless previously agreed upon.
 - f. Maintenance agreements beyond substantial completion, unless specifically stated within the contract documents.
 - g. Construction Testing and Inspection Services.
 - h. Temporary and permanent utility cost during construction.
 - i. Electric, Gas or Water municipal impact fees, as well as utility company charges for permanent power, telephone service and CATV.
 - j. Permanent utility cost during construction start-up, test and occupy the building.
 - k. Cost of permanent water and electrical power usage.
 - l. Furniture, Fixtures and Equipment unless previously agreed upon.
 - m. Sales Tax.
 - n. Items provided by Owner.
 - o. Owner and/or Design contingency.
 - p. Requirements by any Authority Having Jurisdiction that are not specifically depicted or indicated on the Contract Documents.
16. This GMP assumes that Owner furnished items will be on-site in accordance with the Construction Manager's schedule.
17. A Construction Manager's construction contingency is included in the GMP. This contingency is intended to cover the scope of work, including but not limited to events such as listed below. The construction contingency shall be the exclusive use of the Construction Manager.
- a. Unforeseen and/or unknown field conditions, as practical to keep schedule. Terms as stated in AIA-A201 – 3.7.4 Concealed or Unknown Conditions still apply.
 - b. Mitigation of weather impact, such as abnormal inclement weather.
 - c. Losses, expenses or damages not covered by insurance, including any deductible amount.
 - d. Subcontractor failures not covered by a subcontractor performance and payment bond.
 - e. Increases in quantity or quality, which should have been reasonably inferable from the Contract Documents but not specifically shown therein.
 - f. Items not properly coordinated or left out of the Bid Package scope of work.
 - g. Underestimating
 - h. Schedule acceleration and overtime including unexcused schedule delays due to subcontractor work, performance, or schedule.
 - i. Any unused construction contingency will be returned to the Owner by a deduct change order at the end of the project.
18. The order of precedence of the documents in the event that there is a conflict between documents is:
- a. Future change orders.
 - b. Assumptions and Clarifications
 - c. Agreement between Owner and Construction Manager.
 - d. Addenda as issued by the Architect.
 - e. Contract drawings and specifications, as prepared by the Architect.

Tariff Fees and Import Duties

19. The parties acknowledge that fluctuation in tariff rates, import duties, or similar governmental imposed fees may impact the cost of materials and equipment used in this project. The Construction Manager shall use reasonable efforts to mitigate such costs, including sourcing alternate materials or suppliers but cannot guarantee avoiding future tariffs being imposed.
20. Any subsequent increases, new tariffs, or changes in trade regulations that result in additional costs shall be treated as follows:
 - a. If tariffs or import duties increase after the contract date, such increases shall be treated as an allowable adjustment to the GMP through a Change Order.
 - b. The Construction Manager shall promptly notify the Owner of any potential tariff-related cost impacts and shall provide supporting documentation for any requested adjustment.
21. If additional tariffs or duties result in increased costs, the Construction Manager shall submit a written request for a Change Order, detailing the specific materials affected, the original and adjusted cost due to tariffs, and reasonable efforts made to mitigate the increase.
22. The Owner shall review and, if justified, approve an adjustment to the GMP.

Insurance and Bonds

23. Builder's Risk Insurance is included for new construction only. Any renovation work shall be included on the Owner's existing property insurance policy.
24. We have not included any sales tax and will require a Sales Tax Exemption Certificate as a condition precedent to the issuance of any notices to proceed, subcontracts, purchase orders, etc.