



April 20, 2026

Ada City Schools, ISD 19
Attn: Mr. Pat Liticker
324 W. 20th
Ada, OK 74820

Subject: Washinton Grade Center – Dirt and Demolition Package

Re: Bids Received 04/16/26 – Guaranteed Maximum Price

Mr. Liticker,

MacHill Construction received bids on the above referenced project as designed by Redland Childers Architects, on 4/16/26.

After thorough review of all bids received, we recommend proceeding with a Guaranteed Maximum Price of \$1,218,572.30.

The GMP is based on the attached itemized budget which indicates the dollar amount and contractors that were the low and best qualified bids for the project; as well as budgeted items and contingency.

Please let me know if you have any questions in regards to the above.

Thank You,

A handwritten signature in black ink, appearing to read 'Michael Barnes', with a stylized flourish at the end.

Michael Barnes
MacHill Construction Management, LLC

cc: Lashun Huff; Redland Childers Architects

 **AIA**® Document A133™ – 2019 Exhibit A
Guaranteed Maximum Price Amendment

This Amendment dated the Twentieth day of April in the year
Twenty Twenty Six, 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 Thirteenth day of December in
the year Twenty Twenty one (the “Agreement”)
(In words, indicate day, month, and year.)

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

for the following **PROJECT:**

(Name and location or address)

Elementary Grade Centers; Building 1 and Building 2

TBD

GMP is for the Washington Grade Center - Demolition & Dirt Work.
Documents issued by Redland Childers Architects, dated 3/18/26

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.

THE OWNER:

(Name, legal status, and address)

Ada Public Schools ; ISD #19

324 W. 20th

Ada, OK 74820

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

MacHill Construction Management, LLC

19080 CR 1590

Ada, OK 74820

TABLE OF ARTICLES

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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.

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§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed One Million, Two Hundred and Eighteen Thousand, Five Hundred and Seventy Two and Thirty Cents. (\$1,218,572.30), subject to additions and deductions by Change Order as provided in the Contract Documents.

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

(Provide itemized statement below or reference an attachment.)

See attached itemized budget.

§ 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 |
|---------------------|-------|
| See Itemized Budget | |

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

| Item | Price | Conditions for Acceptance |
|------|-------|---------------------------|
|------|-------|---------------------------|

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

| Item | Units and Limitations | Price per Unit (\$0.00) |
|---|-----------------------|-------------------------|
| Haul off and replacement of unsuitable mt | yard | \$13.69 |
| Demo of additional peirs | per foot | \$150.00 |

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

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


- The date of execution of this Amendment.
- Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

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

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

§ A.2.3 Substantial Completion

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

- Not later than () calendar days from the date of commencement of the Work.
- By the following date: Completion Date will coincide with date of the overall building package. 

§ 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 |
|------------------------|------------------------------------|

§ 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 |
|-----------------|--------------|-------------|--------------|

§ A.3.1.2 The following Specifications:

(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Specifications issued by Redland Childers dated 03/18/26

| Section | Title | Date | Pages |
|---------|-------|------|-------|
|---------|-------|------|-------|

§ A.3.1.3 The following Drawings:

(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Drawings Issued by Redland Childers dated 03/18/26

| Number | Title | Date |
|--------|-------|------|
|--------|-------|------|

§ A.3.1.4 The Sustainability Plan, if any:

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

| Title | Date | Pages |
|-------|------|-------|
|-------|------|-------|

Other identifying information:

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

(Identify each allowance.)

| Item | Price |
|---------------------|-------|
| See Itemized Budget | |

MB /

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

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)
Addendum 1 dated 4/9/26

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

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

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

OWNER (Signature)

Pat Liticker, Superintendent

(Printed name and title)



CONSTRUCTION MANAGER (Signature)

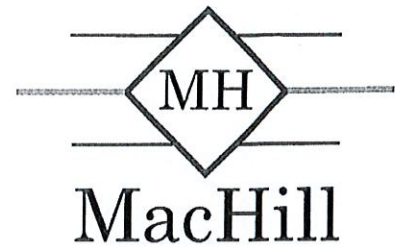
Michael Barnes, Member

(Printed name and title)

Init.

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Ada Washington Grade Center
Demolition and Dirt
OVERALL BUDGET
04.16.26



| <u>Package #:</u> | <u>Description</u> | <u>Contractor</u> | <u>Multi Purpose</u> |
|-------------------|--|-------------------|------------------------|
| | Direct Project Expenses/General Conditions | MacHill | \$ 55,264.05 |
| | Testing | Burgess | \$ 20,000.00 |
| | Misc. Buy out Items (3.2.4) | Budget | \$ 30,000.00 |
| | Project Sign and temp signage | Budget | \$ 3,000.00 |
| | Temp Fence (2,350 LF) | Wilscot | \$ 45,000.00 |
| | Surveying | Budget | \$ 5,000.00 |
| | Misc Equipment Rental | Budget | \$ 5,000.00 |
| | Erosion Control (SWPPP) Entrance Maintenance | Budget | \$ 3,500.00 |
| | Gravel Laydown Regrade | Budget | \$ 15,000.00 |
| 2A | Structure Demolition | Tomahawk | \$ 272,615.00 |
| | Utility Disconnect | Budget | \$ 5,000.00 |
| 2B | Site Concrete Demo and Site Work | Woods Dirt | \$ 578,746.00 |
| | TPO Roofing Membrane (316 LF x 3') | Budget | \$ 14,220.00 |
| | Densglass Sheathing (5100 SF) | Budget | \$ 35,700.00 |
| | Extra Pier Demo (Unit Price) | Budget | \$ 20,000.00 |
| | Utility Repair | Budget | \$ 10,000.00 |
| | Electrical Service | Budget | \$ 5,000.00 |
| | Contingency (3%) | Budget | \$ 37,500.00 |
| | CM Fee | MacHill | \$58,027.25 |
| | | Total | \$ 1,218,572.30 |
| | | | |
| | | | |