



**To:** Mr. Rob Armstrong  
Sapulpa Public Schools  
511 East Lee  
Sapulpa, OK 74066

**From:** Jordan Knutson  
Project Manager, Nabholz Construction Corporation

**Ref:** Guaranteed Maximum Price Amendment #5 for SPS Capital Improvements Recommendation Letter

April 13, 2026

Dear Mr. Armstrong,

Bids for the SHS Ag Facility & JROTC Building were received and publicly read aloud in the Administration Center on Thursday, March 26, 2026. The bidding process was conducted in accordance with the Oklahoma Public Competitive Bidding Act, 61. O.S. 1974, §101. Fifty-four (54) bids were received for twenty (20) packages from Sub-Contractors. All recommended bidder submissions followed Bidding Requirements as defined in the Nabholz Construction Manager's Manual.

Nabholz Construction Corporation recommends that all bid packages, noted as recommended, be accepted.

We have reviewed all bids and it is our recommendation that the identified bidders for each bid package be assigned to Nabholz Construction Corporation. It is our recommendation that a GMP Amendment to our construction management Agreement be approved in the amount of **Six million, eight hundred and three thousand, nine hundred and eighty-nine dollars** (\$ 6,803,989.00). This amount includes monies for all recommended work covered in the bidding documents, project requirements, allowances, insurances, and fees. A cost breakdown sheet (Exhibit B) is included. Alternates #1 - Ag Facility, #1 - JROTC Building and #2 - JROTC Building are included in this Amendment. This Amendment also includes the cost for the walk grid per PR 03 for the Sapulpa High School & PAC project.

Thank You,

*Jordan Knutson*

Jordan Knutson  
Project Manager

Attachments

Cc: GMP Amendment #5 Documents



# AIA Document A133<sup>®</sup> – 2019 Exhibit A

## Guaranteed Maximum Price Amendment

This Amendment dated the 13 day of April in the year 2026, is incorporated into the accompanying AIA Document A133<sup>TM</sup>-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 20 day of September in the year 2023 (the "Agreement") (In words, indicate day, month, and year.)

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

SHS Ag Facility & JROTC Building  
Multiple Addresses  
Sapulpa, Oklahoma

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

Sapulpa Public Schools ISD 19-033  
511 E Lee Ave, Sapulpa, OK 74066

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

Nabholz Construction Corporation  
10319 E 54<sup>th</sup> Street, OK 74146

### TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

#### ARTICLE A.1 GUARANTEED MAXIMUM PRICE

##### § A.1.1 Guaranteed Maximum Price

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

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed One hundred and twenty-two million, nine hundred and sixty-three thousand, eight hundred and eighty-seven dollars (\$ 122,963,887.00 ), subject to

#### 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<sup>TM</sup>-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.

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.)*

GMP Amendment #1: \$129,628.00  
GMP Amendment #2: \$3,419,415.00  
GMP Amendment #3: \$89,277,866.00  
GMP Amendment #4: \$23,332,989.00  
GMP Amendment #5: \$6,803,989.00

Total GMP Amount: \$122,963,887.00

**§ 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
Refer to Exhibit B	

**§ 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)
------	-----------------------	-------------------------

## 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.)*

X ] 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

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User Notes:

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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: 10/31/2027

**§ 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
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**§ A.3.1.2** The following Specifications:

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

Refer to Exhibit C

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.)*

Refer to Exhibit C

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
------	-------

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

Refer to Exhibit D

§ 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.)

Refer to Exhibit C

**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.)

Refer to Exhibit B

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

\_\_\_\_\_  
OWNER (Signature)

\_\_\_\_\_  
(Printed name and title)

  
\_\_\_\_\_  
CONSTRUCTION MANAGER (Signature)

Justin R. Woolverton  
(Printed name and title) EVP OF OPERATIONS

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

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

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 18:33:08 CDT on 04/08/2026.

## Changes to original AIA text

### PAGE 2

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed ~~(\$ One hundred and twenty-two million, nine hundred and sixty-three thousand, eight hundred and eighty-seven dollars~~ (\$ 122,963,887.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

~~§ GMP Amendment #1: \$129,628.00~~

GMP Amendment #2: \$3,419,415.00

GMP Amendment #3: \$89,277,866.00

GMP Amendment #4: \$23,332,989.00

GMP Amendment #5: \$6,803,989.00

Total GMP Amount: \$122,963,887.00

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

Item	Price
<u>Refer to Exhibit B</u>	

~~X~~  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.)

### PAGE 3

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

~~X~~  By the following date: 10/31/2027

## Variable Information

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PAGE 1

This Amendment dated the 13 day of April 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 20 day of September in the year 2023 (the "Agreement")

SHS Ag Facility & JROTC Building  
Sapulpa Public Schools ISD 19-033

511 E Lee Ave, Sapulpa, OK 74066  
Nabholz Construction Corporation

10319 E 54<sup>th</sup> Street, OK 74146

PAGE 2

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed One hundred and twenty-two million, nine hundred and sixty-three thousand, eight hundred and eighty-seven dollars (\$ 122,963,887.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

The date of execution of this Amendment.

Established as follows:

PAGE 3

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

By the following date: 10/31/2027

Refer to Exhibit C

Refer to Exhibit C

PAGE 4

Refer to Exhibit D

Refer to Exhibit C

Refer to Exhibit B

## Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Jordan Knutson, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 18:33:08 CDT on 04/08/2026 under Order No. 20240038907 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ - 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.



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(Signed)

Project Manager

---

(Title)

04/09/2026

---

(Dated)






**SPS Capital Improvements GMP Breakdown (Amendments 1 - 5)**

*Exhibit B*

#	ITEM	Project	Subtotals	NOTES
<b>1</b>	<b>GMP Amendments</b>			
1.1	GMP Amendment #1 - Prep Work	High School	\$129,628.00	Approved July 2024
1.2	GMP Amendment #2 - Site Preperation Package	High School	\$3,419,415.00	Approved November 2024
1.3	GMP Amendment #3 - High School and PAC	High School	\$89,277,866.00	Approved April 2025
1.4	GMP Amendment #4 - Chieftain Center Addition & End Zone Building	Chieftain Center Addition & End Zone Building	\$23,332,989.00	Approved October 2025
1.5.1	GMP Amendment #5 - Ag Facility & JROTC Building	Ag Facility & JROTC Building	\$6,075,784.00	Presenting April 13, 2026
1.5.2	GMP Amendment #5 - PR 03 Walk Grid	High School	\$453,373.00	Presenting April 13, 2026
1.5.2	GMP Amendment #5 - PR 06 Fencing & Landscaping	High School	\$274,832.00	Presenting April 13, 2026
<b>2</b>	<b>Total Construction Costs for High School To Date</b>		<b>\$93,555,114.00</b>	
<b>3</b>	<b>Total Construction Costs for High School To Date</b>		<b>\$23,332,989.00</b>	
<b>4</b>	<b>Total Construction Costs for Ag Facility &amp; JROTC Building To Date</b>		<b>\$6,075,784.00</b>	
<b>5</b>	<b>TOTAL GMP TO DATE (Amendments #1 - 5)</b>		<b>\$122,963,887.00</b>	



<b>Project name</b>	Sapulpa School - Ag Facility & JROTC
<b>Estimator</b>	Danny Duncan
<b>Project</b>	GMP



**PROJECT CONFIDENTIAL**

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**PROJECT NAME** Sapulpa School - Ag Facility & JROTC  
**PROJECT LOCATION** ,  
**REVIEW DATE**  
**ARCHITECT**  
**ESTIMATED DURATION** Mnth  
**BUILDING SIZE** SF

Item	Description	Takeoff Qty	Unit Cost	Subcontract		Name	Other	Total
				Amount	Amount		Amount	Amount
<b>01.01 Sapulpa High School</b>								
<b>01-0000 General Conditions &amp; Requirements</b>								
----	General Conditions & General Requirements	1.00	LS	0.00			630,000	630,000
<b>01-0000 General Conditions &amp; Requirements</b>							<b>630,000</b>	<b>630,000</b>
<b>01-1000 Construction Allowances</b>								
n ----	Allowance - Misc. Coordination	1.00	LS	50,000.00 /LS	50,000		-	50,000
n ----	Allowance - Existing Conditions	1.00	LS	25,000.00 /LS	25,000		-	25,000
n ----	Alternate #1 - Ag Facility	1.00	LS	221,785.00 /LS	221,785		-	221,785
n ----	Alternate #1 - JROTC	1.00	LS	12,691.00 /LS	12,691		-	12,691
n ----	Alternate #2 - JROTC Building	1.00	LS	8,123.00 /LS	8,123		-	8,123
<b>01-1000 Construction Allowances</b>							<b>317,599</b>	<b>317,599</b>
<b>01-4523 Testing</b>								
n	0015 Testing 3rd Party - By Owner	0.00	LS	0.00	0		-	
<b>03-0010 Building and Site Concrete</b>								
n	0200 Concrete Complete	1.00	LS	374,500.00 /LS	374,500	Site Development Services	-	374,500
<b>03-0010 Building and Site Concrete</b>							<b>374,500</b>	<b>374,500</b>
<b>04-2000 Masonry</b>								
n	2000 Masonry	1.00	LS	123,000.00 /LS	123,000	RB Weatherman Masonry	-	123,000
<b>04-2000 Masonry</b>							<b>123,000</b>	<b>123,000</b>
<b>06-2000 General Works</b>								

**PROJECT NAME** Sapulpa School - Ag Facility & JROTC  
**PROJECT LOCATION** ,  
**REVIEW DATE**  
**ARCHITECT**  
**ESTIMATED DURATION** Mnth  
**BUILDING SIZE** SF

Item	Description	Takeoff Qty	Unit Cost	Subcontract		Other	Total
				Amount	Name	Amount	Amount
<b>06-2000 General Works</b>							
n 5450	General Works Package	1.00	LS 231,472.00 /LS	<u>231,472</u>	Nabholz Construction	-	<u>231,472</u>
	<b>06-2000 General Works</b>			<b>231,472</b>			<b>231,472</b>
<b>06-2200 Millwork</b>							
n 5450	Millwork	1.00	LS 95,000.00 /LS	<u>95,000</u>	Nabholz Construction	-	<u>95,000</u>
	<b>06-2200 Millwork</b>			<b>95,000</b>			<b>95,000</b>
<b>08-1113 Doors / Frames / Hardware</b>							
n 0020	Doors, Frames, Hardware	1.00	LS 142,653.00 /LS	<u>142,653</u>	Jones Commercial Hardware	-	<u>142,653</u>
	<b>08-1113 Doors / Frames / Hardware</b>			<b>142,653</b>			<b>142,653</b>
	0.941 Labor hours						
<b>08-3323 Coiling Doors</b>							
0050	Coiling Doors and Service Doors	1.00	LS 49,990.00 /LS	<u>49,990</u>	Overhead Door of Tulsa	-	<u>49,990</u>
	<b>08-3323 Coiling Doors</b>			<b>49,990</b>			<b>49,990</b>
<b>08-4100 Entrances &amp; Storefronts</b>							
n 0530	Glazing	1.00	LS 62,391.00 /LS	<u>62,391</u>	Glassco	0	<u>62,391</u>
	<b>08-4100 Entrances &amp; Storefronts</b>			<b>62,391</b>			<b>62,391</b>
<b>09-2116 Framing, Drywall, &amp; Acoustical</b>							
n 2825	Light Gauge Framing, Drywall, Acoustical	1.00	LS 332,824.00 /LS	<u>332,824</u>	Green Country Interiors	-	<u>332,824</u>
	<b>09-2116 Framing, Drywall, &amp; Acoustical</b>			<b>332,824</b>			<b>332,824</b>

**PROJECT NAME** Sapulpa School - Ag Facility & JROTC  
**PROJECT LOCATION** ,  
**REVIEW DATE**  
**ARCHITECT**  
**ESTIMATED DURATION** Mnth  
**BUILDING SIZE** SF

Item	Description	Takeoff Qty	Unit Cost	Subcontract		Other	Total
				Amount	Name	Amount	Amount
<b>09-3013 Commercial Flooring</b>							
n 1000	Tile and Commercial Flooring	1.00	LS 98,700.00 /LS	<u>98,700</u>	Redbud Commercial Flooring	-	<u>98,700</u>
	<b>09-3013 Commercial Flooring</b>			<b>98,700</b>			<b>98,700</b>
<b>09-9100 Painting</b>							
n 1280	Painting and Wallcovering	1.00	LS 48,590.00 /LS	<u>48,590</u>	Talon Construction Services	-	<u>48,590</u>
	<b>09-9100 Painting</b>			<b>48,590</b>			<b>48,590</b>
<b>10-1100 Lockers</b>							
n 10.10.60	Lockers	1.00	LS 10,000.00 /LS	<u>10,000</u>	Allowance	-	<u>10,000</u>
	<b>10-1100 Lockers</b>			<b>10,000</b>			<b>10,000</b>
<b>10-1416 Signage</b>							
n ----	Signage	1.00	LS 10,843.00 /LS	<u>10,843</u>	Acura Neon	-	<u>10,843</u>
	<b>10-1416 Signage</b>			<b>10,843</b>			<b>10,843</b>
<b>10-2800 Specialties</b>							
n 0900	Building Specialties	1.00	LS 17,556.00 /LS	<u>17,556</u>	Jones Commercial Hardware	-	<u>17,556</u>
	<b>10-2800 Specialties</b>			<b>17,556</b>			<b>17,556</b>
<b>12-2100 Window Treatment</b>							
n 0020	Window Treatments	1.00	LS 6,650.00 /LS	<u>6,650</u>	Contract Drapery	-	<u>6,650</u>
	<b>12-2100 Window Treatment</b>			<b>6,650</b>			<b>6,650</b>
<b>13-3419 PEMB (Pre-Engineered Metal Building)</b>							

**PROJECT NAME Sapulpa School - Ag Facility & JROTC**  
 PROJECT LOCATION ,  
 REVIEW DATE  
 ARCHITECT  
 ESTIMATED DURATION Mnth  
 BUILDING SIZE SF

Item	Description	Takeoff Qty	Unit Cost	Subcontract		Other	Total
				Amount	Name	Amount	Amount
<b>13-3419</b>				<b>PEMB (Pre-Engineered Metal Building)</b>			
12.20.10	PEMB - Supply & Erect	1.00 LS	615,365.00 /LS	<u>615,365</u>	Vanguard Builders	-	615,365
	<b>13-3419 PEMB (Pre-Engineered Metal Building)</b>			<b>615,365</b>			<b>615,365</b>
<b>14-9200</b>				<b>Greenhouse</b>			
0100	Greenhouse	1.00 LS	150,000.00 /LS	<u>150,000</u>	Allowance	-	150,000
	<b>14-9200 Greenhouse</b>			<b>150,000</b>			<b>150,000</b>
	226.920 Labor hours						
<b>21-0000</b>				<b>Fire Suppression Sprinkler Systems</b>			
n 3730	Fire Suppression System	1.00 LS	55,104.00 /LS	<u>55,104</u>	Firetrol	-	55,104
	<b>21-0000 Fire Suppression Sprinkler Systems</b>			<b>55,104</b>			<b>55,104</b>
<b>23-0500</b>				<b>Mechanical Complete</b>			
n 1300	Mechanical Complete	1.00 LS	999,000.00 /LS	<u>999,000</u>	Action Inc.	-	999,000
	<b>23-0500 Mechanical Complete</b>			<b>999,000</b>			<b>999,000</b>
<b>26-0500</b>				<b>Electrical</b>			
n 0100	Electrical	1.00 LS	676,603.00 /LS	<u>676,603</u>	Bills Electric	-	676,603
	<b>26-0500 Electrical</b>			<b>676,603</b>			<b>676,603</b>
<b>32-1216</b>				<b>Asphalt Paving</b>			
n ----	Asphalt Paving	1.00 LS	58,000.00 /LS	<u>58,000</u>	APAC	-	58,000

**PROJECT NAME** Sapulpa School - Ag Facility & JROTC  
**PROJECT LOCATION** ,  
**REVIEW DATE**  
**ARCHITECT**  
**ESTIMATED DURATION** Mnth  
**BUILDING SIZE** SF

Item	Description	Takeoff Qty	Unit Cost	Subcontract		Other	Total
				Amount	Name	Amount	Amount
	<b>32-1216 Asphalt Paving</b>			<u>58,000</u>			<u>58,000</u>
<b>32-4755</b>	<b>Earthwork</b>						
n ----	Earthwork & Storm Drainage	1.00 LS	600,000.00 /LS	<u>600,000</u>	JL Earthwork	-	<u>600,000</u>
	<b>32-4755 Earthwork</b>			<u>600,000</u>			<u>600,000</u>
<b>01.01 Sapulpa High School</b>				<b>5,075,840</b>		<b>630,000</b>	<b>5,705,840</b>
	227.861 Labor hours						

**PROJECT NAME** Sapulpa School - Ag Facility & JROTC  
**PROJECT LOCATION** ,  
**REVIEW DATE**  
**ARCHITECT**  
**ESTIMATED DURATION** Mnth  
**BUILDING SIZE** SF

### Estimate Totals

Description	Amount	Totals	
Labor			
Material			
Equipment			
Subcontract	5,075,840		
General Conditions & Requirements	<u>630,000</u>		
<b>Cost of Work</b>	<b>5,705,840</b>	<b>5,705,840</b>	
Building Permit			
<b>Permits and Fees</b>		<b>5,705,840</b>	
General Liability	60,758		
Builder's Risk	<u>7,291</u>		
<b>Insurance</b>	<b>68,049</b>	<b>5,773,889</b>	
Subcontractor Surety			
Performance Payment Bond			
<b>Bonds</b>		<b>5,773,889</b>	
Escalation Contingency			
Design Contingency			
Construction Contingency	<u>150,000</u>		
<b>Contingency</b>	<b>150,000</b>	<b>5,923,889</b>	
Project Fee	<u>151,895</u>		2.500 %
<b>Contractors Fee</b>	<b>151,895</b>	<b>6,075,784</b>	
<b>Total</b>		<b>6,075,784</b>	

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**Project name** Sapulpa School - HS & PAC

**Estimator** Danny Duncan

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**PROJECT NAME** Sapulpa School - HS & PAC  
**PROJECT LOCATION** ,  
**REVIEW DATE**  
**ARCHITECT**  
**ESTIMATED DURATION** Mnth  
**BUILDING SIZE** SF

Item	Description	Takeoff Qty	Unit Cost	Subcontract		Other	Total
				Amount	Name	Amount	Amount
<b>01.01 Sapulpa High School</b>							
<b>32-3113</b>							
32.30.10	Ag Facility Fencing	1.00 LS	192,018.00 /LS	<u>192,018</u>	Pro-Line Fence	-	<u>192,018</u>
	<b>32-3113 Fencing</b>			<b>192,018</b>			<b>192,018</b>
<b>32-9323</b>							
32.70.20	Ag Facility Landscaping	1.00 LS	73,140.00 /LS	<u>73,140</u>	Greenshade Trees	-	<u>73,140</u>
	<b>32-9323 Landscaping</b>			<b>73,140</b>			<b>73,140</b>
<b>01.01 Sapulpa High School</b>				<b>265,158</b>		<b>0</b>	<b>265,158</b>

**PROJECT NAME** Sapulpa School - HS & PAC  
**PROJECT LOCATION** ,  
**REVIEW DATE**  
**ARCHITECT**  
**ESTIMATED DURATION** Mnth  
**BUILDING SIZE** SF


### Estimate Totals

Description	Amount	Totals	
Labor			
Material			
Equipment			
Subcontract	265,158		
General Conditions & Requirements			
<b>Cost of Work</b>	<b>265,158</b>	<b>265,158</b>	
Building Permit			
<b>Permits and Fees</b>		<b>265,158</b>	
General Liability	2,748		
Builder's Risk	55		
<b>Insurance</b>	<b>2,803</b>	<b>267,961</b>	
Subcontractor Surety			
Performance Payment Bond			
<b>Bonds</b>		<b>267,961</b>	
Escalation Contingency			
Design Contingency			
Construction Contingency			
<b>Contingency</b>		<b>267,961</b>	
Project Fee	6,871		2.500 %
<b>Contractors Fee</b>	<b>6,871</b>	<b>274,832</b>	
<b>Total</b>		<b>274,832</b>	

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<b>Project name</b>	Sapulpa High School
<b>Estimator</b>	Danny Duncan
<b>Project</b>	PR#3



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**PROJECT NAME** Sapulpa High School  
**PROJECT LOCATION** ,  
**REVIEW DATE**  
**ARCHITECT**  
**ESTIMATED DURATION** Mnth  
**BUILDING SIZE** SF

Item	Description	Takeoff Qty	Unit Cost	Subcontract		Other	Total
				Amount	Name	Amount	Amount
<b>01.01 Sapulpa High School</b>							
<b>03-0010 Building and Site Concrete</b>							
n 0200	Pre-Cast Concrete Cutting	1.00	LS	2,185.38	/LS		2,185
	<b>03-0010 Building and Site Concrete</b>			<u>2,185</u>		-	<u>2,185</u>
<b>05-1205 Structural Steel</b>							
n 3210	Steel Revisions	1.00	LS	373,184.00	/LS		373,184
	<b>05-1205 Structural Steel</b>			<u>373,184</u>		-	<u>373,184</u>
<b>08-3323 Coiling Doors</b>							
0050	Overhead Door Revisions	1.00	LS	3,125.00	/LS		3,125
	<b>08-3323 Coiling Doors</b>			<u>3,125</u>		-	<u>3,125</u>
<b>09-9100 Painting</b>							
n 1280	Paint Revisions	1.00	LS	2,950.00	/LS		2,950
	<b>09-9100 Painting</b>			<u>2,950</u>		-	<u>2,950</u>
<b>10-2800 Specialties</b>							
n 0900	Division 10 Revisions	1.00	LS	823.00	/LS		823
	<b>10-2800 Specialties</b>			<u>823</u>		-	<u>823</u>
<b>11-6100 Theatrical Rigging</b>							
n 0600a	Theatrical Equipment Revisions	1.00	LS	14,963.00	/LS		14,963

**PROJECT NAME** Sapulpa High School  
**PROJECT LOCATION** ,  
**REVIEW DATE**  
**ARCHITECT**  
**ESTIMATED DURATION** Mnth  
**BUILDING SIZE** SF

Item	Description	Takeoff Qty	Unit Cost	Subcontract		Other	Total
				Amount	Name	Amount	Amount
	<b>11-6100 Theatrical Rigging</b>			<u>14,963</u>			<u>14,963</u>
<b>21-0000</b>	<b>Fire Suppression Sprinkler Systems</b>						
n	3730 Fire Protection Revisions	1.00	LS 30,090.00 /LS	<u>30,090</u>		-	30,090
	<b>21-0000 Fire Suppression Sprinkler Systems</b>			<u>30,090</u>			<u>30,090</u>
<b>26-0500</b>	<b>Electrical</b>						
n	0100 Electrical Revisions	1.00	LS 9,097.00 /LS	<u>9,097</u>		-	9,097
	<b>26-0500 Electrical</b>			<u>9,097</u>			<u>9,097</u>
<b>01.01 Sapulpa High School</b>				<b>436,417</b>		<b>0</b>	<b>436,417</b>

**PROJECT NAME Sapulpa High School**  
 PROJECT LOCATION ,  
 REVIEW DATE  
 ARCHITECT  
 ESTIMATED DURATION Mnth  
 BUILDING SIZE SF

**Estimate Totals**

Description	Amount	Totals	
Labor			
Material			
Equipment			
Subcontract	436,417		
General Conditions & Requirements			
<b>Cost of Work</b>	<b>436,417</b>	<b>436,417</b>	
Building Permit			
<b>Permits and Fees</b>		<b>436,417</b>	
General Liability	4,534		
Builder's Risk	1,088		
<b>Insurance</b>	<b>5,622</b>	<b>442,039</b>	
Subcontractor Surety			
Performance Payment Bond			
<b>Bonds</b>		<b>442,039</b>	
Escalation Contingency			
Design Contingency			
Construction Contingency			
<b>Contingency</b>		<b>442,039</b>	
Project Fee	11,334		2.500 %
<b>Contractors Fee</b>	<b>11,334</b>	<b>453,373</b>	
<b>Total</b>		<b>453,373</b>	

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Sapulpa High School  
Allowance Tracking Log

Cost Code	Allowance Description	Original Amount	Billed
<b>90-1000</b>	<b>Prep Work</b>	\$ 100,000.00	
	Temp Walls	\$ (13,595.00)	Pay App #1 (\$11,960), Pay App #6 (\$1,635)
	Electrical Work - August 2024	\$ (1,308.45)	Pay App #1
	Temp Sidewalks	\$ (30,895.00)	Pay App #1
	CMU Cutting	\$ (3,747.00)	Pay App #1
	Potholing	\$ (3,304.39)	Pay App #1
	Misc Materials (Paint, Temp Partitions) - August 2024	\$ (1,321.78)	Pay App #1
	Door & Hardware	\$ (5,214.00)	Pay App #2
	Gravel Parking Lot	\$ (30,000.00)	Pay App #2
	Gate at Courtyard	\$ (3,317.00)	Pay App #2
	Tennis Court Fence Modifications	\$ (5,934.00)	Pay App #9
	Current Balance	\$ 1,363.38	
<b>90-2000</b>	<b>Existing Conditions</b>	\$ 700,000.00	
	Haul-off & Replace w/ Shale	\$ (231,810.30)	Pay App #8
	Basement Removal	\$ (91,715.95)	Pay App #7
	Additional Woodlawn Abatement	\$ (35,555.06)	Pay App #8
	RFI 15 - Sanitary Sewer Revisions	\$ (59,773.00)	Pay App #8
	Replace Stadium Sanitary	\$ (32,119.00)	Pay App #8
	Existing Water Line Differing Conditions	\$ (1,114.00)	Pay App #8
	Refeed Water to Science Labs	\$ (10,176.00)	Pay App #9
	Additional Tree Removal	\$ (21,305.94)	Pay App #9 (18,337.13), Pay App #11 (\$2,968.81)
	Overlay Bus Road	\$ (31,450.00)	Pay App #10
	Fill Existing Storm Drain at Tennis Court	\$ (24,144.25)	Pay App #13
	Demo Additional Tennis Court	\$ (7,563.40)	Pay App #11
	Lower Gas Main	\$ (25,551.00)	Pay App #13
	Undercut at South Parking Lot	\$ (16,872.00)	Pay App #17
	RFI 209 - CMU at Tie-In	\$ (4,509.91)	
	Current Balance	\$ 106,340.19	
<b>90-3000</b>	<b>Utilities</b>	\$ 100,000.00	
	RFI 18 - Additional Water Meter	\$ (18,665.00)	
	Water Line by Chieftain Center	\$ (42,456.50)	Pay App #8
	Current Balance	\$ 38,878.50	
<b>90-4000</b>	<b>Misc Coordination</b>	\$ 605,602.00	
	RFI 28 - Added Backflow Preventers	\$ (76,752.00)	Pay App #8
	ASI 01	\$ (11,314.00)	Pay App #12 (\$5,989.00)
	ASI 02	\$ (74,100.00)	Pay App #13 (\$450.00), Pay App #16 (\$21,728.00)
	ASI 03	\$ (15,450.00)	Pay App #13 (\$10,038.00)



	<u>ASI 04 (Running Total)</u>	\$ (68,583.15)	Pay App #13 (\$5,230.00)
	<u>ASI 05</u>	\$ (11,238.00)	Pay App #14 (\$4,000.00)
	<u>ASI 06 (Running Total)</u>	\$ (28,483.00)	Pay App #13 (\$7,425.00), Pay App #14 (\$819.00)
	<u>ASI 07 (Running Total)</u>	\$ (28,011.00)	Pay App #13 (\$21,572.00)
	<u>ASI 08 (Running Total)</u>	\$ (87,895.00)	Pay App #13 (\$12,721.00)
	<u>ASI 09 (Running Total)</u>	\$ (6,079.29)	Pay App #14 (\$1,155.00)
	<u>Food Service Revisions (A2L &amp; Submittal Review)</u>	\$ 10,799.49	
	<u>RFI 79 (Added Steel)</u>	\$ (3,099.00)	Pay App #13
	<u>PR 01</u>	\$ (190,829.00)	Pay App #13 (\$12,000.00), Pay App #15 (\$46,000), Pay App #16 (\$35,000), Pay App #17 (\$39,000)
	<u>Added Removable Theater Seats</u>	\$ (941.26)	
	<u>PR 04</u>	\$ 4,256.50	
	<u>RFI 200 - Added Furr Out</u>	\$ (1,735.00)	
	<u>RFI 197 - PAC Balcony Metal Deck Revision</u>	\$ (3,729.00)	
	<u>Lab Casework Revisions</u>	\$ 37,790.00	
	<u>Current Balance</u>	\$ 50,209.29	
<b>90-5000</b>	<b>Site Logistics</b>	\$ 150,000.00	
	<u>Gravel Lots</u>	\$ (23,520.30)	Pay App #6 (\$1,550.92), Pay App #10 (\$21,969.38)
	<u>Temp Sidewalks - Running Total</u>	\$ (26,545.90)	Pay App #6 (\$6,747.50), Pay App #10 (\$19,798.40)
	<u>Temporary Walls - Running Total</u>	\$ (45,296.44)	Pay App #9 (\$45,296.44)
	<u>Traffic Control - Running Total</u>	\$ (16,983.68)	Pay App #9 (\$1,454.93), Pay App #10 (\$1,503.42), Pay App #11 (\$1,310.10), Pay App #12 (\$2,832.12), Pay App #14 (\$7,137.13), Pay App #15 (\$1,372.99), Pay App #17 (\$1,372.99)
	<u>Security Cameras - Running Total</u>	\$ (27,118.71)	Pay App #9 (\$3,880.74), Pay App #10 (\$1,677.87), Pay App #11 (\$3,435.10), Pay App #12 (\$3,200.00), Pay App #13 (\$2,125.00), Pay App #14 (\$6,400.00), Pay App #15 (\$1,600), Pay App #16 (\$1,600), Pay App #17 (\$1,600)
	<u>Wheel Stops for Temp Parking Lots (60 Total)</u>	\$ (6,000.00)	Pay App #9
	<u>Current Balance</u>	\$ 4,534.97	
	Total Used	\$ (1,476,157.76)	
	Total Remaining	\$ 201,326.33	
	Original Amount	\$ 1,655,602.00	



Sapulpa High School  
Contingency Tracking Log

Contingency Description	Amount	Billed
<u>Finalize Intercom System Buyout</u>	\$ 53,625.00	
<u>PR 02</u>	\$ 61,963.81	
<u>Division 10 Contract Adjustment</u>	\$ 6,524.99	
<u>Side Discharge Units</u>	\$ 78,745.00	Pay App #15 (\$7,727.00)
<u>Extra Travel Distance to Precast Plant</u>	\$ 40,372.00	Pay App #15
<u>Change ZWL Fixtures to Color Changing</u>	\$ 28,264.00	
<u>ASI 10</u>	\$ 16,020.91	Pay App #14 (\$4,230)
<u>ASI 11</u>	\$ 14,456.37	
<u>Storm Louver Steel</u>	\$ 3,142.00	Pay App #16
<u>Concrete Blocks for Precast Braces</u>	\$ 44,000.00	Pay App #17
<u>Waterproofing at Saferoom Roof</u>	\$ 17,280.00	Pay App #16
<u>City Required Strainers</u>	\$ 43,216.00	Pay App #17
<u>FIN Revisions</u>	\$ 35,793.00	
<u>Gray Pants - Increased Fixture Cost</u>	\$ 9,163.00	
<u>Temporary Generators</u>	\$ 9,950.00	
<u>ASI 12</u>	\$ 118,134.28	
<u>ASI 13</u>	\$ 12,209.00	

Total Used	\$	592,859.36
Total Remaining	\$	<b>2,257,140.64</b>
Original Amount	\$	2,850,000.00



SHS - Chieftain Center Addition & End Zone Building  
Allowance Tracking Log

Cost Code	Allowance Description	Original Amount	Billed
<b>90-1000</b>	<b>Misc Coordination &amp; Improvements</b>	\$ 150,000.00	
	Security Cameras	\$ (12,800.00)	Pay App #2 (\$4,800), Pay App #3 (\$3,200), Pay App #4 (\$3,200), Pay App #5 (\$1,600)
	PR 01 - Endzone	\$ (32,393.00)	
	PR 01 - Chieftain Center	\$ (98,437.70)	Pay App #5 (\$6,000)
	ASI 01 - Chieftain Center	\$ (5,844.00)	
	Brick Revision	\$ (9,240.00)	
	Deduct Alterante #2 Roofing	\$ 40,248.00	
	Current Balance	\$ 31,533.30	
<b>90-2000</b>	<b>Prep Work</b>	\$ 200,000.00	
	Fiber Reroute	\$ (17,335.00)	Pay App #1
	Power prep work at Chieftain Center	\$ (17,185.42)	Pay App #1
	Fire Suppression prep work at Chieftain Center	\$ (3,874.50)	Pay App #1
	Roofing Rework at Chieftain Center	\$ (9,245.00)	Pay App #2 (\$3,750.00), Pay App #4 (\$5,495)
	Added Elevator Sump Pump (Plumbing Cost Only)	\$ (28,980.00)	
	ASI 02 - Chieftain Center	\$ (8,358.40)	
	ASI 03 - Chieftain Center	\$ (1,645.00)	
	PR 02 - Chieftain Center	\$ (41,628.00)	
	Current Balance	\$ 71,748.68	
<b>90-3000</b>	<b>Owner Furnished Items</b>	\$ 50,000.00	
	Current Balance	\$ 50,000.00	
<b>90-4000</b>	<b>High Density Storage</b>	\$ 50,000.00	
	Southwest Solutions Contract	\$ (46,356.66)	
	Current Balance	\$ 3,643.34	
<b>90-5000</b>	<b>Existing Conditions</b>	\$ 75,000.00	
	City Required Water Line Changes	\$ (21,884.00)	
	Current Balance	\$ 53,116.00	

Total Used	\$ (302,693.68)
Total Remaining	\$ 210,041.32
Original Amount	\$ 525,000.00



SHS - Chieftain Center Addition & End Zone Building  
Contingency Tracking Log

Contingency Description	Amount	Billed
<u>Shale for top 18" of Building Pad</u>	\$ <b>99,803.00</b>	Pay App #2 (\$19,960.60), Pay App #3 (\$79,842.40)
<u>Flooring Contract Adjustment</u>	\$ <b>(111,701.00)</b>	
<u>Shoring at Chieftain Center</u>	\$ <b>190,773.14</b>	Pay App #4 (\$152,618.51)
<u>Low Voltage Credit</u>	\$ <b>(224,918.00)</b>	
<u>PR 02 - End Zone Building</u>	\$ <b>248,024.23</b>	Pay App #5 (\$12,000)
<u>Scoreboard Demo (Running Total)</u>	\$ <b>6,666.00</b>	
<u>Rubber Flooring Revisions</u>	\$ <b>47,472.54</b>	
<u>Remove Wrestling Mats</u>	\$ <b>(31,331.81)</b>	

Total Used                  \$                  224,788.10  
 Total Remaining            \$                  **619,001.90**  
 Original Amount            \$                  843,790.00

## **EXHIBIT C**

### **Plans, Specifications, and Addenda**

#### **Reed Architects & Interiors**

*Sapulpa High School*

*Reed Architects & Interiors documents titled "Ag Facility"& "JROTC Building"*

Plans and Specifications dated February 16, 2026

Addendum #01A dated March 6, 2026

Addendum #01J dated March 19, 2026

Geotechnical Engineering Report dated April 3, 2024

Geotechnical Engineering Report – Ag Facility dated June 5, 2025

Construction Manager's Manual dated February 20, 2026

CM Clarification #1 dated February 20, 2026

CM Clarification #2 dated March 6, 2026

CM Clarification #3 dated March 13, 2026

CM Clarification #4 dated March 20, 2026

## **EXHIBIT D**

### **Contract & Scope Clarifications**

1. This GMP includes the Bid Packages for SHS Chieftain Center Addition and End Zone Building as specifically shown in the referenced drawings in Exhibit A. This GMP Amendment also includes the General Conditions, General Requirements, CM Allowances, Contingency, Insurances, & Fees as outlined within the GMP Contract Amendment 5 Exhibit B Financial Breakdown.
2. Sales tax is excluded.
3. Permit fees have been excluded.
4. Third party testing costs have been excluded.
5. Alternates #1 for the Ag Facility and Alternates #1 and #2 for the JROTC Building are included in this Amendment.
6. Landscaping and fencing are being funded by the 'Sapulpa High School and PAC' project. The associated costs will be added to that GMP amount.
7. An allowance of \$150,000 is included for each greenhouse (one in base bid, one in Alternate #1). This scope will be bought out at a later date.
8. A financial breakdown of all Allowance and Contingency allocation for all projects to date is included in this Amendment. Approval of this Amendment also acts as approval of these items.
9. The Division 27 and 28 scopes are excluded from this GMP Amendment. These scopes will be bought out as a complete package including all projects on campus. Associated rough-in is included.
10. The Substantial Completion for this scope of work in this GMP Amendment is March 31, 2027.
11. Substantial Completion is subject to change if caused by factors outside of Nabholz' control.
12. Cost associated with utility services to the building (or others items noted as 'By Utility') have been excluded from this Amendment.
13. City, State, Special Testing, and Inspections, as well as all Design or Soft costs are excluded. These may include, but not be limited to the following: Architectural, Engineering, Civil, and other design consultant's fees and design, Geotechnical Investigation, Special Testing and Inspections, Asbestos Remediation beyond scope included reports provided by Sapulpa Public Schools, Furniture, Fixtures, Equipment, Technology, Owner's Insurance, Errors and Omissions Insurance, or Offsite Utility costs.
14. Nabholz shall locate all existing utilities but shall not be responsible for any unforeseen conditions. Any utility relocations required due to existing conditions that are not shown on the Construction Documents shall be considered unforeseen conditions.
15. All remediation associated to any potential underground appurtenances and associated soil removal, lead or any other material requiring remediation is excluded.
16. Nabholz has included all elements of the Construction Documents unless clarified or agreed elsewhere within this GMP Amendment 5, or the Prime Contract. Should there be any missing elements not detailed or drawn, but intended, there may be cost and time impact.