



Board of Education Special Meeting  
Wednesday, April 22, 2026 11:00 AM  
Yukon Public School District ISD #27 Administration Bldg., Board Room, 600 Maple Street, Yukon, OK 73099

### **Agenda**

The following is a list of the business to be conducted by the Board of Education at the above meeting:

1. Call to Order and Roll Call
2. Reorganization of the board and oath of office
  - 2.A. Vote to elect board president
  - 2.B. Vote to elect board vice-president
  - 2.C. Vote to elect board clerk
  - 2.D. Vote to elect board deputy clerk
  - 2.E. Vote to elect board member
  - 2.F. Reorganization of the board and oath of office
3. Discussion and possible action on guaranteed maximum price for Skyview facade
4. Personnel
  - 4.A. Vote to convene, or vote not to convene, in executive session pursuant to State 25 O.S. 307 (B)(1) of the Open Meeting Act to discuss the resignations, employment of support and certified personnel, promotions, recommendation of change of assignment, and/or transfers as listed on the attached Exhibit A.
  - 4.B. Acknowledge the board has returned from executive session. Executive session minutes compliance announcement.
  - 4.C. Discussion and possible action on the attached Exhibit A, Personnel items.
5. Adjournment

**ITEM FOR CONSIDERATION**  
**Board of Education Meeting**  
April 22, 2026

**TOPIC: 2026 Contract with Manhattan Construction – Skyview Façade GMP.**

**RATIONALE FOR RECOMMENDATION:** This agreement provides the Guaranteed Maximum Price for the Skyview Elementary Façade Project.

**FISCAL NOTE:** GPM of: \$916,572 for the construction of the project.

**CONTACT PERSON:** James Edwards, Chief Operation Officer





**Skyview Elementary Renovation  
Yukon, Oklahoma  
Guaranteed Maximum Price**

Exhibit A

April 16, 2026



Builder-Driven  
Pre-Construction®

## Skyview Elementary Renovation Yukon, Oklahoma

### Prepared For:

Yukon Public Schools  
600 S Maple Street  
Yukon, Oklahoma 73099

### Prepared By:

Manhattan Construction Company  
410 N Walnut Avenue Suite 105  
Oklahoma City, OK, 73104

### Contact at Manhattan:

Dominique Harris  
[DDHarris@manhattanconstruction.com](mailto:DDHarris@manhattanconstruction.com)  
405-534-9903

Mike Holland  
[MHolland@manhattanconstruction.com](mailto:MHolland@manhattanconstruction.com)  
405-213-7307

## Contents:

- Section 1: Executive Summary
- Section 2: Clarifications and Assumptions
- Section 3: Schedule
- Section 4: Document Log
- Section 5: Logistics Plan



## **Skyview Elementary Renovation**

**Yukon, Oklahoma**

April 16, 2026



### **Section 1: Executive Summary**

Yukon Public Schools - Skyview Elementary  
Reno

April 16, 2026

Estimate Version: GMP

Yukon Public Schools



DESCRIPTION	TOTAL
02.00 Demolition	\$18,570
03.10 Turnkey Concrete - Structural	\$33,522
04.00 Masonry - Turnkey	\$75,250
05.10 Structural Steel	\$106,837
07.10 Waterproofing & Caulking	\$26,135
07.42 Metal Siding	\$133,788
09.29 Drywall / Acoustical / In-wall Blocking	\$242,133
09.90 Painting & Wallcovering	\$5,700
10.14 Signs	\$13,282
26.00 Electrical Systems	\$28,000
32.90 Landscape & Irrigation	\$1,960
<b>Estimate Totals</b>	<b>\$685,177</b>
General Conditions	\$76,875
General Requirements	\$56,110
1.25%    General Liability Insurance	\$11,457
0.25%    Builders Risk Insurance	\$2,291
<b>Subtotal</b>	<b>\$831,911</b>
3.75%    Fee	\$34,371
Preconstruction Services	\$15,000
0.86%    GC Bond	\$7,883
<b>Subtotal 1</b>	<b>\$889,165</b>
4.00%    Construction Contingency	\$27,407
<b>Total</b>	<b>\$916,572</b>

Yukon Public Schools - Skyview Elementary  
Reno

April 16, 2026

Estimate Version: GMP

Yukon Public Schools



DESCRIPTION	QUANTITY	UNIT	TOTAL
<b>02.00 Demolition</b>			\$18,570
<b>02.00 Demolition</b>			
Selective Demolition - Turnkey	1.00	LSUM	\$18,570.00
<b>02.00 Demolition</b>			<b>\$18,570</b>
<b>02.00 Demolition</b>			<b>\$18,570</b>
<b>03.10 Turnkey Concrete - Structural</b>			\$33,522
<b>03.10 Turnkey Concrete - Structural</b>			
Concrete Footings and Sidewalks - Turnkey	1.00	LSUM	\$33,522.00
<b>03.10 Turnkey Concrete - Structural</b>			<b>\$33,522</b>
<b>03.10 Turnkey Concrete - Structural</b>			<b>\$33,522</b>
<b>04.00 Masonry - Turnkey</b>			\$75,250
<b>04.00 Masonry - Turnkey</b>			
Masonry - Turnkey	1.00	LSUM	\$75,250.00
<b>04.00 Masonry - Turnkey</b>			<b>\$75,250</b>
<b>04.00 Masonry - Turnkey</b>			<b>\$75,250</b>
<b>05.10 Structural Steel</b>			\$106,837
<b>05.10 Structural Steel</b>			
Structural Misc. Metals - Turnkey	1.00	LSUM	\$106,837.00
<b>05.10 Structural Steel</b>			<b>\$106,837</b>
<b>05.10 Structural Steel</b>			<b>\$106,837</b>
<b>07.10 Waterproofing &amp; Caulking</b>			\$26,135
<b>07.10 Waterproofing &amp; Caulking</b>			
Waterproofing and Caulking - Turnkey	1.00	LSUM	\$26,135.00
<b>07.10 Waterproofing &amp; Caulking</b>			<b>\$26,135</b>
<b>07.10 Waterproofing &amp; Caulking</b>			<b>\$26,135</b>
<b>07.42 Metal Siding</b>			\$133,788
<b>07.42 Metal Siding</b>			
Membrane Roofing, Standing Seam and Metal Wall Panels - Turnkey	1.00	LSUM	\$93,788.00
Composite Wall Panels - Turnkey	1.00	LSUM	\$40,000.00
<b>07.42 Metal Siding</b>			<b>\$133,788</b>
<b>07.42 Metal Siding</b>			<b>\$133,788</b>
<b>09.29 Drywall / Acoustical / In-wall Blocking</b>			\$242,133
<b>09.29 Drywall / Acoustical / In-wall Blocking</b>			
Drywall and EIFS - Turnkey	1.00	LSUM	\$242,133.00
<b>09.29 Drywall / Acoustical / In-wall Blocking</b>			<b>\$242,133</b>
<b>09.29 Drywall / Acoustical / In-wall Blocking</b>			<b>\$242,133</b>

Yukon Public Schools - Skyview Elementary  
Reno

April 16, 2026

Estimate Version: GMP

Yukon Public Schools



DESCRIPTION	QUANTITY	UNIT	TOTAL
<b>09.90 Painting &amp; Wallcovering</b>			<b>\$5,700</b>
<b>09.90 Painting &amp; Wallcovering</b>			
Painting - Turnkey	1.00	LSUM	\$5,700.00
<b>09.90 Painting &amp; Wallcovering</b>			<b>\$5,700</b>
<b>09.90 Painting &amp; Wallcovering</b>			<b>\$5,700</b>
<b>10.14 Signs</b>			<b>\$13,282</b>
<b>10.14 Signs</b>			
Signage - Turnkey	1.00	LSUM	\$13,282.00
<b>10.14 Signs</b>			<b>\$13,282</b>
<b>10.14 Signs</b>			<b>\$13,282</b>
<b>26.00 Electrical Systems</b>			<b>\$28,000</b>
<b>26.00 Electrical Systems</b>			
Electrical - Turnkey	1.00	LSUM	\$28,000.00
<b>26.00 Electrical Systems</b>			<b>\$28,000</b>
<b>26.00 Electrical Systems</b>			<b>\$28,000</b>
<b>32.90 Landscape &amp; Irrigation</b>			<b>\$1,960</b>
<b>32.90 Landscape &amp; Irrigation</b>			
Sodding	2,000.00	SQFT	\$0.98
<b>32.90 Landscape &amp; Irrigation</b>			<b>\$1,960</b>
<b>32.90 Landscape &amp; Irrigation</b>			<b>\$1,960</b>



# BID TABULATION SHEET

Project Name: YPS Skyview Elementary Reno  
 MCC Project Number: 8996  
 Bid Date: 7-Apr-26  
 Bid Location: Manhattan Construction Company – 410 N. Walnut, Suite 105 Oklahoma City, OK

	Reached out to
	Scheduled
	Complete

02-02.10 Selective Demolition								\$	-
Bidder's Name:	Midwest								
Base Bid:	18,210								
Performance and Payment	360								
Bid Bond:									
Bid Affidavit:	Y								
Addenda Acknowledged:									
MCC Clarifications									
02-03.10 Building.Site Concrete								\$	-
Bidder's Name:	4G	WW Builders	Tuff Construction	Wild Oaks	Cantera	RB Concrete			
Base Bid:	32,800	48,200	34,315	48,500	64,000	62,100			
Performance and Payment	722		785		548	2300			
Bid Bond:	-	Y			Y	Y			
Bid Affidavit:	Y	Y	Y	Y	Y	Y			
Addenda Acknowledged:	Y	Y	Y	Y	Y	Y			
MCC Clarifications	Y	Y	Y	Y	Y	Y			
02-04.10 Masonry								\$	-
Bidder's Name:	The Masonry Crew	CIA Masonry	Sun Valley	Justin Dallas					
Base Bid:	73,370	149,900	96,798	97,379					
Performance and Payment	1,880	3,000	872	1,377					
Alternate 1 - Deduct	-8,000	-2,000	-17338	0					
Bid Bond:	Y	Y	Y	Y					
Bid Affidavit:	Y	Y	Y	Y					
Addenda Acknowledged:	Y	Y	Y	Y					
MCC Clarifications	Y	Y	Y	Y					
02-05.10 Structural Misc. Metals								\$	-
Bidder's Name:	AcuFab Oklahoma	Buffalo Steel	Black Iron Metalworks	Structural Dynamics	Midwest Steel Fab				
Base Bid:	108,990	103,225	191,658	111,343	80000				
Performance and Payment	410	3,612	5749	-	0				
Bid Bond:	Y	Y	Y	-	-				
Bid Affidavit:	Y	Y	Y	-	INCOMPLETE				
Addenda Acknowledged:	Y	Y	Y	-	-				
MCC Clarifications	Y	Y	Y	-	-				

**02-07.10 Waterproofing and Caulking** \$ -

Bidder's Name:	Alpha	GDA	CHM Weatherguard	Sooner Recon	OK Building Solutions		
Base Bid:	25,850	39,752	34,050	49,500	38900		
Performance and Payment	285	472	851.25	495	-		
Bid Bond:		Y	Y	Y	Y		
Bid Affidavit:	Y	Y	Y	Y	Y		
Addenda Acknowledged:	Y	Y	Y	Y	Y		
MCC Clarifications	Y	Y	Y	Y	Y		

**02-07.50 Membrane Roofing Standing Seam and Metal Panels** \$ -

Bidder's Name:	WW Builders	Sooner Recon	Standard Business	Next Level Roofing	3Coren		
Base Bid:	91,500	178,900	158,417	145,000	48000		
Performance and Payment	2288	1789	5544	7,250	-		
Bid Bond:	Y	Y	-	-	-		
Bid Affidavit:	Y	Y	-	Y	INCOMPLETE		
Addenda Acknowledged:	Y	Y	-	Y	-		
MCC Clarifications	Y	Y	-	Y	-		

**02-07.60 Aluminum Composite Metal Panels** \$ -

Bidder's Name:	3Coren	Next Level Roofing	Sooner Recon	Metal Roof Contractors			
Base Bid:	40,000	85,000	55,800	83,400			
Performance and Payment	-	4,250	558	900			
Bid Bond:	-	Y	Y	Y			
Bid Affidavit:	-	Y	Y	Y			
Addenda Acknowledged:	Y	Y	Y	Y			
MCC Clarifications	Y	Y	Y	LATE			

**02-09.10 Drywall** \$ -

Bidder's Name:	Southwest	Midwest					
Base Bid:	230,603	370,224					
Performance and Payment	11,530	4,440					
Add Alternate 1	15,000	15,000					
Bid Bond:	Y	Y					
Bid Affidavit:	Y	-					
Addenda Acknowledged:	Y	-					
MCC Clarifications	Y	-					

**02-09.90 Painting** \$ -

Bidder's Name:	Arreaga	Martin Brothers	DRL Coatings				
Base Bid:	6,500	13,800	5,700				
Performance and Payment	0	0	0				
Bid Bond:	-	-	-				
Bid Affidavit:	Y	Y	Y				

Addenda Acknowledged:	Y	Y	Y				
MCC Clarifications	Y	Y	Y				
<b>02-10.14 Signage</b>							\$ -
Bidder's Name:	Sign Innovation	Hardman Signs	Vital Signs	Red Elephant	Encinos	Endura	
Base Bid:	13,282	27,850	31,798	25,433	19363	29991.4	
Performance and Payment	0	393	0	-	473	0	
Bid Bond:	-	0	-	-	-	-	
Bid Affidavit:	Y	-	Y	-	Y	LATE	
Addenda Acknowledged:	Y	Y	Y	-	Y	-	
MCC Clarifications	Y	Y	Y	-	Y	-	
<b>02-26 Electrical</b>							\$ -
Bidder's Name:	Tankco MEP	Prompt Electric	Aligned Electric	Kelvin Electric			
Base Bid:	28,000	19,500	39,305	35,386			
Performance and Payment	0	0	0	-			
Bid Bond:	-	-	-	-			
Bid Affidavit:	Y	INCOMPLETE	Y	LATE			
Addenda Acknowledged:	Y	-	Y	-			
MCC Clarifications	Y	-	Y	-			



April 16, 2026

James Edwards  
Yukon Public Schools  
600 S Maple Street  
Yukon, OK 73099

REF: Yukon Public Schools – Skyview Elementary Renovation  
Subcontractor Intent to Award Notice

Gentlemen,

It is Manhattan's recommendation and intent as Construction Manager at Risk to enter into a Subcontract Agreement with the following Subcontractors:

Bid Package 02.10 Selective Demolition	Midwest Wrecking Co.
• Bid and P&P Bonds: \$18,570	
Bid Package 03.10 Building Site Concrete	4G Concrete
• Bid and P&P Bonds: \$33,522	
Bid Package 04.10 Masonry	The Masonry Crew
• Bid and P&P Bonds: \$75,250	
• Does not include deduct for OPCI CM1 and CM2 materials.	
Bid Package 05.10 Structural Misc. Metals	Buffalo Steel
• Bid and P&P Bonds: \$106,837	
Bid Package 07.10 Waterproofing and Caulking	Alpha Waterproofing
• Bid and P&P Bonds: \$26,135	
Bid Package 07.50 Membrane & Metal Roofing and Panels	WW Builders
• Bid and P&P Bonds: \$93,788	
Bid Package 07.60 Aluminum Composite Metal Panels	3COREN
• Bid: \$40,000	
Bid Package 09.10 Drywall	Southwest Drywall
• Bid and P&P Bonds: \$242,133	
• Cost above includes wash for Alternate 1 CFMF and 2x Wood Allowance	
Bid Package 09.90 Painting	DRL Coatings
• Bid: \$5,700	
Bid Package 10.14 Signage	Sign Innovation
• Bid: \$13,282	
Bid Package 26 Electrical	Tankco MEP
• Bid: \$28,000	

The Subcontractors were involved in a competitive bid process for the scope of the work and were selected based on their price as well as applicable qualifications for this type of work. Attached is the bid summary for these scopes of work.



Please let us know if you have any comments or reasonable objections with this Subcontractor selection. Upon receipt of this signed authorization form or five working days from the date this request was issued whichever occurs first, we are releasing these subcontractors to start work in order to maintain our project schedule.

Sincerely,

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Dominique Harris  
Senior Estimator  
Manhattan Construction

Agreed,

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James Edwards  
Chief Operations Officer  
Yukon Public Schools

cc: Michael Holland, Manhattan Construction  
Phil Brandt, Manhattan Construction



## **Skyview Elementary Renovation**

**Yukon, Oklahoma**

April 16, 2026



## **Section 2: Clarifications and Assumptions**

## Clarifications, Qualifications & Assumptions (“CQA”)

Project Name: Yukon Public Schools – Skyview Elementary Renovation

Description: The project consists of demo and replacement of existing fascia at perimeter of existing building as shown on the roof plan. This consists of demo and replacement of existing roofing membrane, gravel stop metal coping, and existing wood framing. Demolition of existing sidewalks, footings, and light pole base. Light pole base to be relocated to accommodate construction of new structural steel canopy with a combination of masonry, cast stone, metal panel walls, metal panel soffits, and metal roofing finishes.

Location: 650 South Yukon Parkway; Yukon, OK 73099

Pre-construction Phase: 100% Construction Documents

Date: 2026.04.16

### Narrative

1. Yukon Skyview Elementary Renovation, around 900 LF of existing fascia replacement, roughly 1850 SF of new structural steel canopy with metal roofing, metal panels, paint, cast stone, burnished block, and glazed block façade.
2. Existing site conditions consist of asphalt parking lot, unirrigated grass, concrete sidewalks.

### Document Acknowledgement

1. Project Documents per Manhattan Documents Log attached as part of this proposal.
2. Project Drawings – Construction Documents Package dated **March 02, 2026**, prepared by **The Stacy Group**.
3. Architectural Drawings – Construction **Documents** Package dated **March 02, 2026**, prepared by **The Stacy Group**.
4. Structural Drawings – Construction **Document** Package dated **March 02, 2026**, prepared by **Wallace Design Collective**
5. Electrical Drawings – Construction **Documents** Package dated **March 02, 2026**, prepared by **Wallace Design Collective**.
6. Specifications – Construction **Documents** Package dated **March 02, 2026** prepared by **Architect**.
7. Addenda numbers 001 and 002 dated March 24, 2026 and April 01, 2026 respectively.
8. RFI responses dated through **April 03, 2026**.

### General

- 1) The term Manhattan refers to Manhattan Construction Company, LLC, Contractor, or Construction Manager.
- 2) Architect, Engineer, Designer, AOR, EOR, collectively refers to the Owner's Architect and its consultants, The Stacy Group.

- 3) The terms 'Trade Partner' and 'Subcontractor' are used interchangeably and have the Contract definition of a Subcontractor.
- 4) These CQA govern and control over any conflicting provisions of the Contract Documents including without limitation the Agreement between the Owner and Manhattan
- 5) Manhattan shall not be liable for any failure to perform its obligations or have our right to proceed be restricted where such failure arises out of Acts of God / Nature (including fire, flood, earthquake, storm, hurricane or other natural disaster), war, invasion, act of public enemies, hostilities (whether war is declared or not), civil war, rebellion, revolution, insurrection, military or usurped power or confiscation, terrorist activities, riot, nationalization, government actions, tariffs, blockage, embargo, transportation delays not reasonably foreseeable, labor dispute, strike, lockout, disease outbreak, epidemics, pandemics, quarantine restrictions, or interruption or failure of power sources, or any cause beyond our control. To the extent these conditions may occur and impact the Project, there shall be equitable adjustments to the Contract.
- 6) Manhattan's proposal is contingent on executing a contract with modifications mutually agreed to by Owner and Manhattan.
- 7) Manhattan must be provided with the following no later than May 06, 2026: Executed GMP, Notice-To-Proceed ("NTP") and all required Permits necessary to start the Work. Manhattan reserves the right to adjust the contract sum and/or time if this date is not met.
- 8) Issuance of a NTP for construction constitutes acceptance of the Manhattan recommended lowest responsible bidders contained within the GMP. The NTP authorizes Manhattan to issue contracts to listed bidders in the GMP. The GMP is based on the listed Trade Contractors' acceptance and execution of Manhattan's standard subcontract to perform the work. Rejection of a bid of a Trade Contractor listed within the GMP by the Owner will require an adjustment to the GMP value and schedule to accommodate an alternate responsible bidder.
- 9) Acceptance of these CQA and their inclusion as a Contract Document is a mandatory condition of our Proposal. We specifically exclude any Bid and/or Contract Document requirements to the contrary, and these CQA shall supersede any Drawings, Specifications, proposed Contract language, and/or all other Bid Document requirement.
- 10) Our Proposal is based on a 04-month Construction Schedule as it may be adjusted during the Project. Substantial Completion will be achieved within 04 months of receipt of the later of both the required permits and Notice to Proceed.
- 11) Manhattan will use software programs including Procore, Phoenix Scheduling program, and Pype, for Project scheduling, processing and turnover of all project documents including but not limited to submittals, RFIs, punch list, the Architects field reports, operation and maintenance manuals, and similar functions and documents.
- 12) This Proposal is based on the free / no cost use of CAD file backgrounds of the Architects plans for purposes of distributing these to the subcontractors. Manhattan and or the subcontractors receiving these files will sign the appropriate waiver for the use of these files.
- 13) Manhattan's Proposal is based on receiving payment for stored materials and payment terms as noted in subcontractor quotes.
- 14) The following items are not included in this Proposal, but should be taken into consideration or provided by the Owner or its Architect:
  - 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) Maintenance agreements beyond Substantial Completion, unless specifically stated within the Contract Documents.
  - e) Testing services and inspection work including but not limited to soils, geotechnical, concrete, steel, weld, and others as needed are assumed to be provided and paid for by the Owner and shall support the construction scope and schedule indicated in this Proposal. Manhattan's Proposal does not include any inspection or testing services overtime premiums needed to maintain the construction schedule.
  - f) Cost of building permit and inspection fees.
  - g) The Subcontractors will provide and pay for the basic, major trade permits **only** (Electrical). The major Building permits, the Use & Occupancy permits, all utility permits / coordination / fees, tap fees, public space permits, etc. and all other non-primary major trade permits are all to be provided and paid for by the Owner.
  - h) Electric, Gas, and / or Water municipal impact fees, as well as utility company charges or deposits for permanent power, telephone service and CATV.
  - i) Cost for permanent water, sewage, gas, and electrical power usage.
  - j) The unloading, stocking, distribution and installation of Owner FF&E items (e.g.: furniture, wall hangings, point of sale items, etc...)
  - k) The design and engineering cost to revise the structure to accommodate the use of tower cranes inside the building and garage footprints is not included. It will require some additional services by the Architect and its consultants. The structure modifications cost to accommodate the use of tower cranes inside the building and garage footprints is considered cost of work.
  - l) The design and engineering cost to revise the structure to accommodate the use of a concrete placing boom inside the building footprint is not included. It will require some additional services by the Architect and its consultants. The structure modifications cost to accommodate the use of a concrete placing boom inside the building footprint is considered cost of work.
  - m) This Proposal does not include cost for LEED or Green Globes. Any sustainability requirements other than installing the products specified in the Contract Documents is not included.
  - n) All existing buildings or structures to remain in the project are assumed to be capable of withstanding all new imposed loads and code requirements without additional reinforcement or work being added.
  - o) This proposal assumes that all referenced or listed products and designs carry a UL listing. Any cost and schedule impacts associated with third party inspections or certifications to achieve a required product assembly rating will be the responsibility of the Owner.
- 15)** This Work Authorization includes the costs for Manhattan's temporary conditions and general conditions. This time frame is based on the current Project schedule.
- 16)** Manhattan is providing a warranty via the subcontractors performing the respective work for a period of one year from the date of Substantial Completion and excludes any implied warranties. Any extended specific warranties required by the Contract Documents will be administered directly with the subcontractor or

manufacturer providing the extended warranty. Manhattan's obligation to perform any warranty work is specifically contingent upon Manhattan having received full and final payment.

- 17) In preparing Manhattan's Guaranteed Maximum Price proposal, Manhattan has included a contingency amount for Manhattan's exclusive use to protect against unanticipated costs incurred and unplanned impacts which must be addressed in order to complete the Work in accordance with the Contract Documents. These Contingency funds are not to be used for work that would otherwise qualify as a change order. Manhattan shall provide written notice to Owner in a timely fashion after it has reason to believe that any such item may be charged to Manhattan's Contingency and prior to any actual expenditures from Manhattan's Contingency; however, Owner's approval shall not be required for reimbursement of costs to Manhattan from the Manhattan Contingency. In addition, Manhattan shall furnish to Owner, upon Owner's request, documentation supporting any expenditures from Manhattan's Contingency. Manhattan's Contingency shall be shown in a schedule of values and clearly identified as the Manhattan Contingency. Upon expiration of the one-year warranty period, any sums remaining in Manhattan's Contingency after final payment shall accrue to Owner.
- 18) Manhattan's Fee, General Conditions, General Requirements, reimbursement of insurances, bonds, equipment rental, and material purchases will not be subject to any retainage or withholdings.
- 19) Notwithstanding anything in the Contract Documents, the only elements of delegated design that are included in the Proposal are:
  - Cold Formed Metal Framing
  - Structural connections not provided by Structural Engineer of Record.
- 20) Whether this area has experienced earthquakes or not, the Architect shall specifically detail and show any seismic work required. Manhattan will not be liable for any seismic duties or liabilities because of general notes in the plans and specs.
- 21) The GMP excludes any costs incurred or assessed in responding to comments from or requirements of the building department, health department, fire department, police department, traffic control, code officials and any other Authority Having Jurisdiction provided that Manhattan remains responsible for the cost of performing the Work in compliance with the Contract Documents.
- 22) This is not a "line-item" GMP. Any buyout of subcontract scopes will be applied to other line items or the CM Contingency.
- 23) The Architect is responsible for incorporating these CQA's into the Contract Documents and issuing additional drawings and specifications in a timely manner including those needed for permitting so as not to delay the schedule or construction.
- 24) Manhattan Construction has prepared this GMP Proposal based on current market conditions. Manhattan's submission does not include allowances for costs related to unanticipated, irregular, or abnormal volatility in subcontractor labor, equipment and/or material market conditions related to post-Proposal executive orders, changes in law, tariff rates, taxes, any costs that may be imposed, and similar cost items beyond Manhattan's control. Post-Proposal costs incurred in excess of approved cost proposal shall result in a contract modification for cost and time. Notwithstanding anything to the contrary, Manhattan Construction shall not be subject to liquidated, indirect, or punitive damages arising from any event beyond its reasonable anticipation or control such as those listed herein.
- 25) This GMP includes General Conditions through August 2026. Escalation costs have only been captured through May 06, 2026, contingent upon receipt of a fully executed AIA A133 / A201 no later than May 06, 2026. Delay in this execution could result in added costs due to volatility in the current market.
- 26) The GMP includes all currently known and foreseen lead times for materials based on recent information from the trade contractor and vendor market. Note that the construction material market is currently experiencing

extremely volatile conditions. Manhattan will work closely with the project team to mitigate the impacts of any future material lead time disruptions, including solutions for alternate materials or products, however any potential impacts to the project based on unforeseen supply chain issues will be addressed in accordance with Article 7 of the general conditions to the construction agreement.

- 27) Manhattan has prepared this Proposal based on the included schedule and current market conditions. As part of the project team, Manhattan will actively pursue savings by aggressively purchasing the Project and committing contracts early, at the best value to the Owner. We have not included Owner contingency amounts and suggest a separate contingency be carried by the Owner that is appropriate for the current level of design and complexity of the Project.
- 28) All Float in the Construction Schedule shall accrue for the exclusive use of Manhattan, regardless of any bid documents or specifications to the contrary. Manhattan shall be compensated with appropriate time extensions, acceleration costs, General Conditions costs, and other amounts arising out of delays not the fault of Manhattan.
- 29) This Proposal is based on full unobstructed access to all areas necessary to complete the Work in a continuous manner during normal working hours of 8 hours per day and five days a week excluding holidays with Saturday as a make-up. No premium time is included unless specifically noted otherwise elsewhere in our Proposal. However, there shall be no penalty or added costs for Manhattan to work in excess of these times and days.
- 30) The Owner acknowledges that Cantera Construction Company, Manhattan Road and Bridge, Spectrum Contracting, and Safezone, have a common parent company as Manhattan.
- 31) Mark-ups for Manhattan and separate from those of the subcontractors for changed work to be as follows:
  - a) For net positive: 15% OH&P, exclusive of any required General Conditions or General Requirements which might be required by the Change, and which would be listed separately. Bonds, Insurance and PM Systems will be listed separately, calculated at the rates set forth within the GMP Summary.
  - b) For net negative: 0% OH&P. Net negative Changes will include credits as applicable for Bonds, Insurance, SDI, and PM Systems, calculated at the rates set forth within the GMP Summary.
- 32) Authorization Requests submitted by Manhattan must be approved within 7 days of submission. Any Authorization Request which is not approved within the specified timeline will be subject to repricing or cancellation. Unless directed by Owner per the terms and conditions of the Contract, Manhattan is not obligated to proceed with any changes.
- 33) The GMP Summary provided with this Proposal will be the basis for the monthly billing Schedule of Values (SOV). Acceptance of this GMP Proposal constitutes acceptance of the SOV breakdown required for monthly billing.
- 34) The first pay application will include any bonds, insurances, SDI and similar costs and paid in full. The remaining General Conditions amount will be billed in equal increments each month.

## Insurance, Staff Rates and Bonds

1. The attached Exhibit 'D', Standard Rates Schedule, is included as part of this GMP proposal.
2. Builder's Risk ("all-risk") Insurance is included per Manhattan policy terms and conditions. Manhattan will process and act as the adjustor on any claims.
3. Costs for Project Liability Coverage have been included per the amounts specified in the General Conditions. A premium rate (which is not subject to audit) of **(1.25%)** will be applied to the total contract value as amended by changes for this coverage. Note that policy exclusion apply to coverages available despite any other assumed scope or limits.

4. Any deductibles, co-pay amounts, SIR amounts expended, and similar that are assessed to Manhattan are allocatable to Cost of Work or available contingencies.
5. We will comply with code requirements in our role as a contractor but not as a designer. We rely on the Owner for its Architect to provide code and regulation compliant plans and specs. We will assist by making a comprehensive review of the drawings and specs and bringing any questions or concerns to the attention of the Architect. This review and comments are not intended as a substitute for engineering or architectural review by licensed design professionals. Manhattan and our subcontractor's comments represent observations and or suggestions intended for consideration and possible incorporation into the design documents. Items not incorporated into the Contract Documents are excluded from the GMP.
6. 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 with subcontracts, purchase orders, etc. There will be no decrease to Manhattan's Fee or general conditions for any direct purchase of materials period by the Owner.
7. All insurance requirements of the Contract are limited to and must be verified with our standard coverage or increased at additional cost, as necessary. We have not included any "deductibles" for any Owner's insurances; they shall be reimbursed if assessed to Manhattan.
8. Builders Risk insurance typically terminates at Substantial Completion after which the Owners property policy comes into effect. If the Owner requests changes after Substantial Completion, then the Owner for itself and for its property policy insurance carriers shall waive subrogation rights relative to Manhattan and its subcontractors for costs or damages arising out of the changed work.
9. Manhattan is not responsible for building operations after Substantial Completion which includes liability for occupant and visitors who may slip, trip, fall, or otherwise be injured on the Project.
10. The values carried for Permitting, Contractor Collaboration and Technology Systems (PM Systems), Bonds and Insurances will be included in the initial Owner billing at 100%, to be paid without any retainage.

## Safety

1. The Owner and any and all entities or individual in contract to it or that the Owner allows access to the site, shall comply with all applicable regulations, and requirements including OSHA and Manhattan's Over OSHA terms and conditions which are detailed in Exhibit H – Project Site Specific Safety Plan.

## Division 01

2. Costs associated with Energy reviews and Accessibility reviews and inspections are not included.
3. Offsite infrastructure including Utilities, Roadways, and Intersection work is not included beyond the scope required by civil documents.
4. As a general note, seismic bracing is not included in our Proposal for any systems unless specifically detailed in and required by the Construction Documents.
5. Testing Lab Services are considered by Owner and therefor no costs for testing have been included within this budget.
6. It is understood and agreed that the Owner shall be deemed as the generator and owner of hazardous materials. Manhattan shall neither take title to or be deemed the generator of the hazardous material or substance at any time during the abatement, removal, transportation, or disposal of same. The Owner or its designated representative will sign all hazardous material disposal manifest,, waste shipping records, material shipping records, or bills of lading whichever is applicable for this project. Manhattan and our subcontractors are only responsible for any hazardous materials they bring to the site that are not required by the Contract Documents.

7. Remediation or abatement of any and all hazardous materials is limited specifically to the Owner's "Hazardous Materials Survey" and the quantities specifically noted. Any deviations shall be considered Extra Work to the Contract.
8. We do not include any excavation, removal, undercutting, replacement, handling, or any other costs for any "unsuitable soils" for any reason. This includes rock, contaminated materials, hazardous materials, debris, groundwater, trash, waste, high moisture content, and/or anything other than "suitable soils" encountered below the existing top surface of the ground. Suitable soils are defined as existing in a condition ready for immediate re-use as fill material and/or topsoil. All unsuitable soil costs shall be handled by change order and all related delay will be added to the Contract Completion Date and the schedule as appropriate. This qualification supersedes any information contained in the Soils Report, etc. and shall supersede any differing or contradictory requirements anywhere else within the Bid and/or Contract Documents, such as "Un-Classified Soils" requirements, etc.
9. Any use of materials existing at the job site or generated through Manhattan's prosecution of the Work can be used at Manhattan's sole option without incurring any cost liability including but not limited to royalties for mineral rights or any other consideration. Any such use by Manhattan shall not transfer liability for unforeseen or hazardous material conditions to Manhattan.
10. We include pumping / de-watering required due to normal precipitation. We do not include any costs for remediation wells, site de-watering, site pumping, retaining, etc. of springs, offsite flow, or any underground water encountered below the existing ground-surface, etc. This qualification supersedes any information contained in the Soils Report, etc.
11. We do not include any engineering responsibility for design liability for any of the work shown on the Contract Documents, including earth supporting or retaining systems, the Pre-Cast Concrete or Cast Stone structural support, the structural or miscellaneous steelwork, the structural, exterior / perimeter metal stud system, etc. We will submit requests for information and/or subcontractor shop drawings for all such issues for specific direction and/or review, approval, and full acceptance of design liability by the design architect and/or engineer(s) of record. The Architect and the other design consultants are responsible for the complete and proper design and associated design liability.
12. The discovery or development of biological growth can be a differing condition and treated in accordance with the provisions of section 10.3 of AIA Document A201 the provisions of which are incorporated by reference herein.
13. Any requirements within the specifications that are not possible or available as standard are not included within our Proposal (i.e. 5-year manufacturer's warranties, etc.).
14. To the extent these conditions may occur and impact the Project, there shall be an equitable adjustment to the Contract Sum and Time.
15. We have assumed the Owner will provide adequate water, electricity, natural gas, on-site parking, internet access and telephone service for our use at no additional charge up to Substantial Completion.
16. Our Proposal is based on 1850 gross square feet of canopy area and 900 LF of soffit replacement, as shown on the Bid Documents. Any work not specifically shown on these Bid Documents is not included within our Proposal.
17. We have excluded the cost for any Jobsite Security or Building Engineer fees imposed by the Owner / Others. If needed, this is assumed to be furnished and paid for by Others.

18. Any upgrade, repair of existing Code Violations, including those grandfathered under prior building projects are not included unless such remediation work is specifically detailed on the drawings and specs.
19. Manhattan excludes any responsibility or liability for patent, trademark, or copyright infringement claims if such claims arise out of content of the Contract Documents.
20. Manhattan requires that the Architect specifically detail all acceptable concrete moisture contents along with the acceptable testing method or include waterproofing membranes for any slab to receive flooring, roofing, or other impermeable coverings and susceptible to problems with trapped moisture.

## Division 02 Mass Demolition

1. No allowance has been included for the demolition and/or removal of unforeseen subsurface conditions.
2. We do not include any costs for rock excavation and removal. This work will be performed on an as needed.
3. We include pumping / de-watering required due to normal rain, snows, etc. We do not include any costs for remediation wells, site de-watering, site pumping, retaining, etc. of springs or water encountered below the ground surface, etc.
4. We do not include any costs for any “unsuitable soils” for any reason. This includes rock, contaminated materials, hazardous materials, debris, groundwater, trash, waste, high moisture content, and/or anything other than “suitable soils” encountered below the top surface of the ground. Suitable soils are defined as existing in a condition ready for immediate re-use as fill materials and/or topsoil. Unsuitable soils and their delay to the schedule will be handled by change order, as encountered; all related delays will be added to the Schedule and the Contract Completion Date.
5. We have not included any costs associated with “Testing & Inspections” for soils, concrete, masonry, steel and fireproofing, etc. The Owner will retain the services of an independent testing agency that will provide these services, and the liability associated with any long-term failures associated with the Testing and Inspection services. This qualification shall supersede any differing or contradictory requirements elsewhere within the Contract Documents.
6. We have assumed that common Bermuda will be installed at the end of the project and watered in, using owner’s water utilities, at the end of the project.
7. We are not responsible for delays or major cost increases due either directly or indirectly to utility outages, brownouts, or loss of power.
8. We do not include any costs associated with major fluctuations in raw or finish materials prices greater than the current CPI.
9. We have not included any foundation drainage as none has been shown nor specified on the Civil, Architectural, or Structural drawings.

## Division 03 Concrete

1. Foundation obstructions below surface not shown on demolition plans will be priced separately as they are encountered.
2. Concrete replacement is limited to extent as shown per the Contract Documents and identified in RFI.

## Division 04 Masonry

1. It is assumed specified materials will be reviewed and approved in an expedited manner to assist with procurement of materials in a timely manner to meet the project schedule.
2. No rigid insulation anticipated in alignment with the Contract Documents.

## Division 05 Steel

1. We do not include any engineering or design liability for the structural or miscellaneous steelwork; this qualification shall supersede any differing or contradictory requirements anywhere else within the Contract Documents. We will submit requests for information and shop drawings for specific direction and review, approval, and full acceptance of design liability by the design architect and/or engineers of record.

## Division 07 Waterproofing

1. The Owner shall replace sealant joints and other waterproofing per the manufacturer's recommendations in order to maintain water proofing integrity and warranties.
2. Roofing repairs at existing parapets are limited to tie-in to existing as per the contract documents. Repairs of roofing outside of the perimeter of the fascia repairs are excluded from this proposal.
3. No waterproofing on existing brick façade, behind new masonry columns, included in this proposal.

## Division 08 Doors & Glass

1. No doors or glazing have been included in this proposal.

## Division 09 Finishes

1. In circumstances where Finish Schedule conflicts with Floor Finish Plans and RCPs, the Finish Schedule was followed.

## Division 10 Specialties

1. We include Manufacturers' and/or Industry standard colors and sizes only, unless specified otherwise. Custom or special paint colors, finishes, tolerances, sizes, etc. are **not** included.

## Division 11 Equipment

1. Window Washing Davits, Tiebacks, and stabilization anchors are included. Any rigging, stages, or platforms have not been included.

## Division 14 Vertical

1. None included in this proposal.

## Division 21 Fire Sprinkler

1. None included in this proposal.

## Division 22 Plumbing

1. None included in this proposal.

## Division 23 HVAC

1. None included in this proposal.

## Division 26 Electrical

1. The electrical pricing is based on MC Cable where allowable by code.
2. We will replace only the bulbs that are burned out at Substantial Completion.

## Division 27 Tele Data Comm

1. None included in this proposal.

## Division 28 Security CCTV

1. Security System equipment and cabling is considered existing.
2. Removal and replacement of existing cameras are included in this proposal as shown in the contract documents. No new fixtures for existing cameras are included in this proposal.

## Division 29 Audio Visual

1. Audio Visual equipment and cabling is considered existing.
2. Removal and replacement of existing speakers are included in this proposal as shown in the contract documents. No new fixtures for speakers are included in this proposal.

## Division 31 Site Grading

1. Site grading limited to beneath new sidewalks that are demolished and replaced.

## Division 33 Site Utilities

1. None include in this proposal.

## Allowances

No allowances included in this proposal.

## Alternates

Alternate No. 1: Provide CFMF in lieu of 2x wood framing.

ADD \$ 15,000

Alternate No. 2: Provide OFCI CM1 and CM2 materials for subcontractor installation.

DEDUCT \$ 8,000

**EXHIBIT "D"**  
**Yukon Skyview Elementary Renovation**

**STANDARD RATES SCHEDULE**

<b>Hourly Professional Staff Rates</b>				
Description	Effective until 6/30/26	Effective 7/1/26 to 6/30/27	Effective 7/1/27 to 6/30/28	
Project Principal	\$ 336	\$ 353	\$ 371	
Operations Manager	\$ 307	\$ 322	\$ 338	
Project Director	\$ 247	\$ 259	\$ 272	
Senior Project Manager	\$ 203	\$ 213	\$ 224	
Design Manager	\$ 168	\$ 176	\$ 185	
Project Manager 3 & 4	\$ 170	\$ 179	\$ 188	
Project Manager 1 & 2	\$ 151	\$ 159	\$ 167	
Cost Manager 1 & 2	\$ 153	\$ 160	\$ 168	
Asst. Project Manager	\$ 121	\$ 127	\$ 133	
Cost Engineer 1 & 2	\$ 108	\$ 113	\$ 119	
Project Engineer 2	\$ 105	\$ 110	\$ 116	
Project Engineer 1	\$ 85	\$ 89	\$ 93	
General Superintendent	\$ 212	\$ 223	\$ 234	
Senior Superintendent	\$ 198	\$ 208	\$ 219	
Superintendent 3 & 4	\$ 169	\$ 177	\$ 186	
Superintendent 1 & 2	\$ 161	\$ 169	\$ 178	
MEP Superintendent	\$ 169	\$ 177	\$ 186	
Assistant Superintendent	\$ 128	\$ 134	\$ 141	
Field Engineer 2	\$ 115	\$ 121	\$ 127	
Field Engineer 1	\$ 106	\$ 111	\$ 117	
Field Engineer Helper	\$ 67	\$ 70	\$ 74	
Preconstruction Principal	\$ 262	\$ 275	\$ 289	
Preconstruction Director	\$ 245	\$ 257	\$ 270	
Sr. Preconstruction Manager	\$ 219	\$ 230	\$ 242	
Preconstruction Manager	\$ 193	\$ 203	\$ 213	
Sr. Mechanical Estimator	\$ 173	\$ 181	\$ 190	
Sr. Electrical Estimator	\$ 173	\$ 181	\$ 190	
Senior Estimator	\$ 167	\$ 175	\$ 184	
Mechanical Estimator	\$ 115	\$ 121	\$ 127	
Electrical Estimator	\$ 115	\$ 121	\$ 127	
Estimator 2	\$ 108	\$ 113	\$ 119	
Estimator 1	\$ 92	\$ 97	\$ 102	
Safety Director	\$ 191	\$ 201	\$ 211	
Sr. Safety Manager	\$ 171	\$ 180	\$ 189	
Safety Manager 2	\$ 141	\$ 148	\$ 155	
Safety Manager 1	\$ 117	\$ 123	\$ 129	
Safety Engineer 2	\$ 98	\$ 102	\$ 108	
Safety Engineer 1	\$ 80	\$ 84	\$ 88	
Quality Director	\$ 195	\$ 204	\$ 215	
Sr. QA/QC Manager	\$ 180	\$ 189	\$ 199	
QA/QC Manager	\$ 165	\$ 173	\$ 182	
Scheduling Director	\$ 202	\$ 212	\$ 223	
Sr. Scheduler	\$ 190	\$ 199	\$ 209	
Scheduler 3	\$ 163	\$ 171	\$ 180	
Scheduler 2	\$ 139	\$ 146	\$ 153	
Scheduler 1	\$ 126	\$ 133	\$ 139	

**EXHIBIT "D"**  
**Yukon Skyview Elementary Renovation**

**STANDARD RATES SCHEDULE**

<b>Hourly Professional Staff Rates</b>			
Description	Effective until 6/30/26	Effective 7/1/26 to 6/30/27	Effective 7/1/27 to 6/30/28
Accounting Director	\$ 170	\$ 179	\$ 188
Sr. Project Accountant	\$ 145	\$ 152	\$ 159
Project Accountant 3 & 4	\$ 120	\$ 126	\$ 133
Project Accountant 1 & 2	\$ 87	\$ 91	\$ 96
Asst. Project Accountant	\$ 67	\$ 70	\$ 74
VDC Director	\$ 186	\$ 196	\$ 205
Sr. VDC Manager	\$ 160	\$ 168	\$ 176
VDC Manager 1 & 2	\$ 142	\$ 149	\$ 156
VDC Engineer 2	\$ 114	\$ 120	\$ 126
VDC Engineer 1	\$ 90	\$ 94	\$ 99
Director Project Controls	\$ 197	\$ 207	\$ 217
Sr. Manager Project Controls	\$ 161	\$ 169	\$ 178
Project Controls Manager 1 & 2	\$ 128	\$ 135	\$ 141
Project Controls Engineer 2	\$ 105	\$ 111	\$ 116
Project Controls Engineer 1	\$ 88	\$ 92	\$ 97
General Counsel	\$ 362	\$ 380	\$ 399
Sr. Contract Administrator	\$ 97	\$ 102	\$ 107
Contract Administrator 2	\$ 83	\$ 87	\$ 91
Contract Administrator 1	\$ 70	\$ 74	\$ 77
Community Relations Director	\$ 153	\$ 160	\$ 168
Sr. Community Relations Manager	\$ 128	\$ 135	\$ 141
Community Relations Manager	\$ 120	\$ 126	\$ 132
Insurance Coordinator	\$ 92	\$ 96	\$ 101
Prequalification Coordinator	\$ 92	\$ 96	\$ 101
Jobsite Administrator	\$ 67	\$ 70	\$ 74
Other	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -

**Notes:**

- 1 The agreed upon rates set forth above shall be applied as costs for project workers. The above rates are based upon 2,080 annual work hours and the understanding that allowable company leave, holidays and paid time off are job chargeable as allowable cost of work. The application of the rates can be validated during the project; however, the rates themselves are not subject to audit.
- 2 Staff Rates are valid through June 30, 2026.  
Beginning July 1st, the staff rates will increase year over year by: 5.0%
- 3 Staff Rates Include:
  - A Compensation, insurance, taxes, group medical, 401K matching, training and other compensation benefits
  - B Project office computers, server, frame relay and network connection
  - C Cell phone equipment & service plan
- 4 Staff rates do not include:
  - A Project Management / Collaboration software (Procore / Prolog / ProjectSight) or similar technology systems
  - B Mobile devices (tablets, iPads)
  - C Scheduling software (P6 / Phoenix / FUSE) or similar systems
  - D Project specific specialty technology (BIM, Revizto, VR, etc)
  - E Jobsite telephone system
  - F Internal data line wiring, drops to phones, or computer station
  - G Trucks (and related fuel or routine maintenance) for Superintendent / Safety related staff positions.
  - H Network printer / copy equipment
  - I Local, long distance phone company, internet and wifi connection and service charges.

**EXHIBIT "D"**  
**Yukon Skyview Elementary Renovation**

**STANDARD RATES SCHEDULE**

- J Jobsite vehicles.
- K Computer system or network for an onsite Owner's or Architect trailer
- L Cost of living allowances or relocation cost required for staff member not a resident of the area, yet assigned to the project. This includes reasonable cost of living allowance expenses such as housing, travel, transportation, living allowances, medical and those taxes required by the Government.

5 The cost of a vehicle for all Superintendent and Safety related staff positions, along with jobsite use vehicles, will be applied at the rates shown below. Routine maintainance (such as oil changes, tires and brakes) is included in the vehicle rate. The application of the rate can be validated during the project; however, the rates themselves are not subject to audit. Fuel is not included in the rate and will be billed separately to the project. If applicable, business mileage at the current published IRS rate for other staff positions will be covered as cost of work.

1/2 Ton Pick-up Truck	\$1,800 / Month	\$10.38 / Hour	Hourly rate based on 2,080 billable hours /
3/4 Ton Pick-up Truck / SUV	\$2,000 / Month	\$11.54 / Hour	Hourly rate based on 2,080 billable hours /
Passenger Van	\$1,650 / Month	\$9.52 / Hour	Hourly rate based on 2,080 billable hours /

- 6 The cost of the Contractor Collaboration and Technology systems shall be applied at a rate of 0.396% of the total price/sum of the construction contract. These systems include the Project Management Collaboration software (Procore, Prolog ProjectSight or similar), Scheduling systems and analysis (P6 / Phoenix / SmartPM), BIM hardware and software (Autodesk - Revit, Navisworks), DocuSign eSignature and field mobility devices (tablets / iPads). The application of the rate is subject to audit; the rate itself is not subject to audit.
- 7 All direct Manhattan Field Labor benefits will include 19.0% to cover the Group Healthcare and 401K program, in addition to the standard payroll taxes & insurance.
- 8 The cost of the General, Umbrella, Professional and Pollutions Liability Insurance coverage shall be applied at a rate of 1.25% to the total price/sum of the construction contract. The application of the rate is subject to audit; the rate itself is not subject to audit.
- 9 Manhattan can produce project-specific pricing for a broad protective Builder's Risk policy coverage upon request. Actual occurrence deductible charges are job cost reimbursable
- 10 The cost of the Payment and Performance bond coverage shall be applied at a rate of 0.86% to the total value of the construction contract. The application of the rate is subject to audit; the rate itself is not subject to audit.
- 11 Insurance for rental equipment will be billed at rate of 2.3% of the rental rate.
- 12 Manhattan specifically and expressly disclaims any of Manhattan's staff or staff rates are "professional" services related to accounting, engineering, and design services irrespective of job title or function. Manhattan does not employ or utilize licensed accountants, engineers, architects, or design professionals to provide professional services for projects. Manhattan specifically disclaims that it provides any services subject to or in compliance with GAAP, GAAS, certified public accounting standards, professional engineering standards, and/or professional architect standards. Any and all services Manhattan provides, regardless of subject matter or discipline, is as a lay consultant as a constructor. To the extent any professional services are received through a contract with Manhattan, Manhattan relies on a third-party or third-parties to provide the professional services subject to a standard of care.



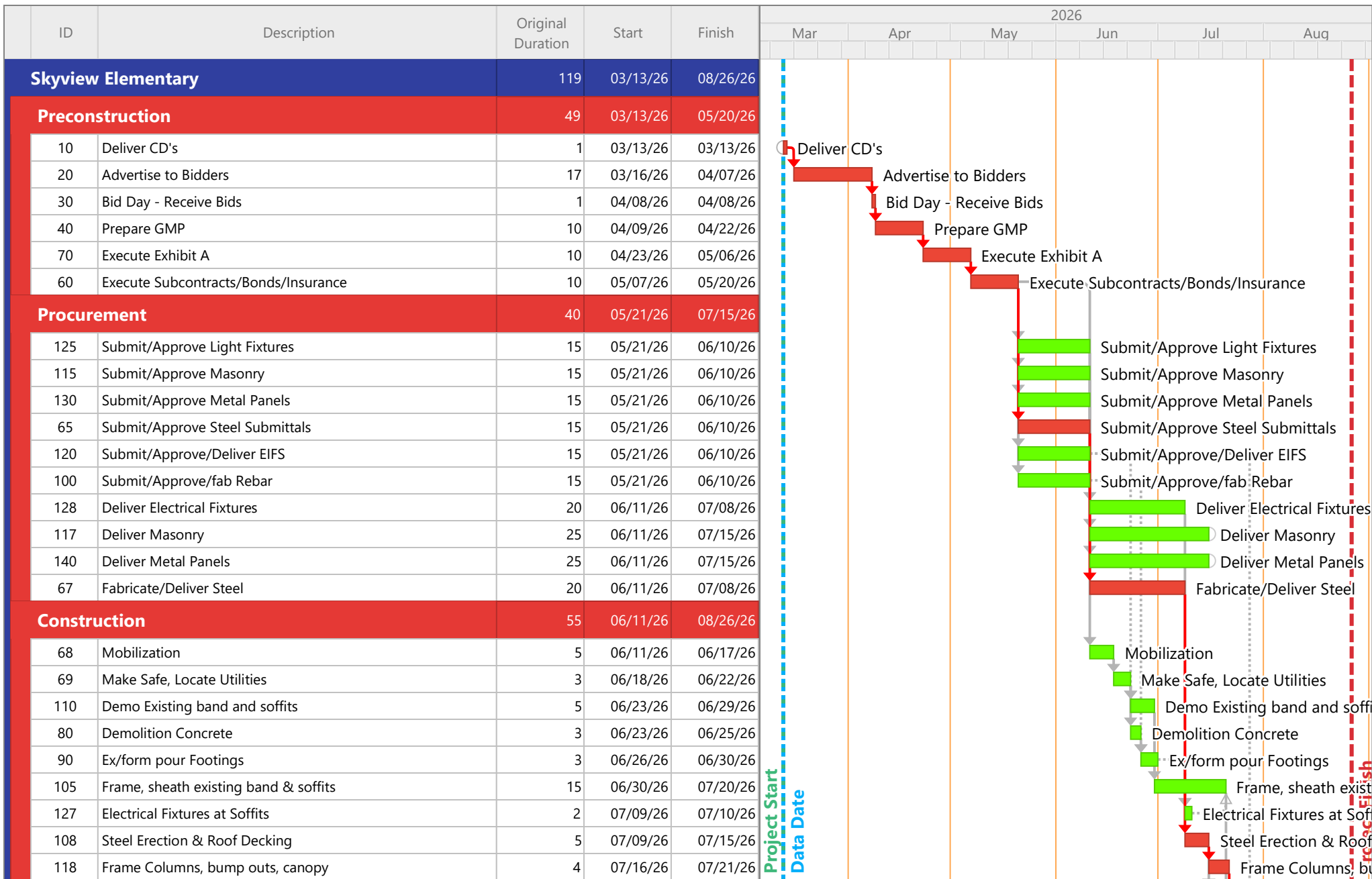
## **Skyview Elementary Renovation**

**Yukon, Oklahoma**

April 16, 2026



**Section 3:  
Schedule**



Start Date: 03/13/26  
 Finish Date: 08/26/26  
 Data Date: 03/13/26  
 Run Date: 04/01/26  
 Skyview Elementary.ppx







## **Skyview Elementary Renovation**

**Yukon, Oklahoma**

April 16, 2026



**Section 4:  
Document Log**

## Current Drawings

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
<b>Architectural</b>					
A100	OVERALL FLOOR PLAN	0	03/02/2026	03/13/2026	100% CDs (03/13/26)
A101	FLOOR PLAN DEMO PLAN	0	03/02/2026	03/13/2026	100% CDs (03/13/26)
A150	ROOF PLAN	0	03/02/2026	03/13/2026	100% CDs (03/13/26)
A300	REFLECTED CEILING PLAN	0	03/02/2026	03/13/2026	100% CDs (03/13/26)
A400	EXTERIOR ELEVATIONS	0	03/02/2026	03/13/2026	100% CDs (03/13/26)
A401	EXTERIOR ELEVATIONS	0	03/02/2026	03/13/2026	100% CDs (03/13/26)
A500	BUILDING SECTIONS	0	03/02/2026	03/13/2026	100% CDs (03/13/26)
A610	SECTIONS, DETAILS	0	03/02/2026	03/13/2026	100% CDs (03/13/26)
A611	SECTIONS, DETAILS	0	03/02/2026	03/13/2026	100% CDs (03/13/26)
<b>Electrical</b>					
E000	ELECTRICAL LEGEND	0	03/02/2026	03/13/2026	100% CDs (03/13/26)
E200	ELECTRICAL LIGHTING & DEMOLITION PLAN	0	03/02/2026	03/13/2026	100% CDs (03/13/26)
E210	ELECTRICAL LIGHTING DETAILS	0	03/02/2026	03/13/2026	100% CDs (03/13/26)
<b>General</b>					
G000	COVER SHEET	0	03/02/2026	03/13/2026	100% CDs (03/13/26)
G001	GENERAL	0	03/02/2026	03/13/2026	100% CDs (03/13/26)
<b>Structural</b>					
S001	GENERAL NOTES	0	03/02/2026	03/13/2026	100% CDs (03/13/26)
S002	SPECIAL INSPECTIONS	0	03/02/2026	03/13/2026	100% CDs (03/13/26)
S003	SCHEDULES AND TYPICAL DETAILS	0	03/02/2026	03/13/2026	100% CDs (03/13/26)
S100	FOUNDATION PLAN	0	03/02/2026	03/13/2026	100% CDs (03/13/26)
S200	FOUNDATION DETAILS	0	03/02/2026	03/13/2026	100% CDs (03/13/26)
S220	FRAMING DETAILS	0	03/02/2026	03/13/2026	100% CDs (03/13/26)
S500	FRAME ELEVATIONS	0	03/02/2026	03/13/2026	100% CDs (03/13/26)

## Current Specifications

Number	Description	Revision	Issued Date	Received Date	Set
<b>00 - Procurement and Contracting Requirements</b>					
000110	Table of Contents	0	03/13/26	03/13/26	100% CDs
<b>01 - General Requirements</b>					
010020	STRUCTURAL SEALS PAGE	0	03/13/26	03/13/26	100% CDs
010110	LIST OF DRAWINGS	0	03/13/26	03/13/26	100% CDs
010700	SALES TAX NOTICE	0	03/13/26	03/13/26	100% CDs
011000	SUMMARY	0	03/13/26	03/13/26	100% CDs
012600	CONTRACT MODIFICATION PROCEDURES	0	03/13/26	03/13/26	100% CDs
012900	Payment Procedures	0	03/13/26	03/13/26	100% CDs
013100	PROJECT MANAGEMENT AND COORDINATION	0	03/13/26	03/13/26	100% CDs
013200	CONSTRUCTION PROGRESS DOCUMENTATION	0	03/13/26	03/13/26	100% CDs
013300	SUBMITTAL PROCEDURES	0	03/13/26	03/13/26	100% CDs
014000	QUALITY REQUIREMENTS	0	03/13/26	03/13/26	100% CDs
015000	TEMPORARY FACILITIES AND CONTROLS	0	03/13/26	03/13/26	100% CDs
016000	PRODUCT REQUIREMENTS	0	03/13/26	03/13/26	100% CDs
017300	EXECUTION	0	03/13/26	03/13/26	100% CDs
017329	CUTTING AND PATCHING	0	03/13/26	03/13/26	100% CDs
017340	WARRANTIES	0	03/13/26	03/13/26	100% CDs
017700	CLOSEOUT PROCEDURES	0	03/13/26	03/13/26	100% CDs
017823	OPERATION AND MAINTENANCE DATA	0	03/13/26	03/13/26	100% CDs
017839	PROJECT RECORD DOCUMENTS	0	03/13/26	03/13/26	100% CDs
017900	DEMONSTRATION AND TRAINING	0	03/13/26	03/13/26	100% CDs
<b>03 - Concrete</b>					
033000	CAST-IN-PLACE CONCRETE	0	03/13/26	03/13/26	100% CDs
<b>04 - Masonry</b>					
042000	UNIT MASONRY	0	03/13/26	03/13/26	100% CDs
<b>05 - Metals</b>					
051200	STRUCTURAL STEEL FRAMING	0	03/13/26	03/13/26	100% CDs
053100	STEEL DECKING	0	03/13/26	03/13/26	100% CDs
054000	COLD-FORMED METAL FRAMING	0	03/13/26	03/13/26	100% CDs
055000	METAL FABRICATIONS	0	03/13/26	03/13/26	100% CDs
<b>06 - Wood, Plastics, and Composites</b>					
061000	ROUGH CARPENTRY	0	03/13/26	03/13/26	100% CDs
061600	SHEATHING	0	03/13/26	03/13/26	100% CDs
<b>07 - Thermal and Moisture Protection</b>					
072100	THERMAL INSULATION	0	03/13/26	03/13/26	100% CDs
072419	WATER-DRAINAGE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)	0	03/13/26	03/13/26	100% CDs

Number	Description	Revision	Issued Date	Received Date	Set
072726	FLUID-APPLIED, VAPOR PERMEABLE AIR/WATER RESISTIVE BARRIERS	0	03/13/26	03/13/26	100% CDs
074215	ALUMINUM COMPOSITE MATERIAL SYSTEM	0	03/13/26	03/13/26	100% CDs
074293	METAL SOFFIT PANELS	0	03/13/26	03/13/26	100% CDs
076200	SHEET METAL FLASHING AND TRIM	0	03/13/26	03/13/26	100% CDs
079500	EXPANSION CONTROL	0	03/13/26	03/13/26	100% CDs
<b>09 - Finishes</b>					
092216	NON-STRUCTURAL METAL FRAMING	0	03/13/26	03/13/26	100% CDs



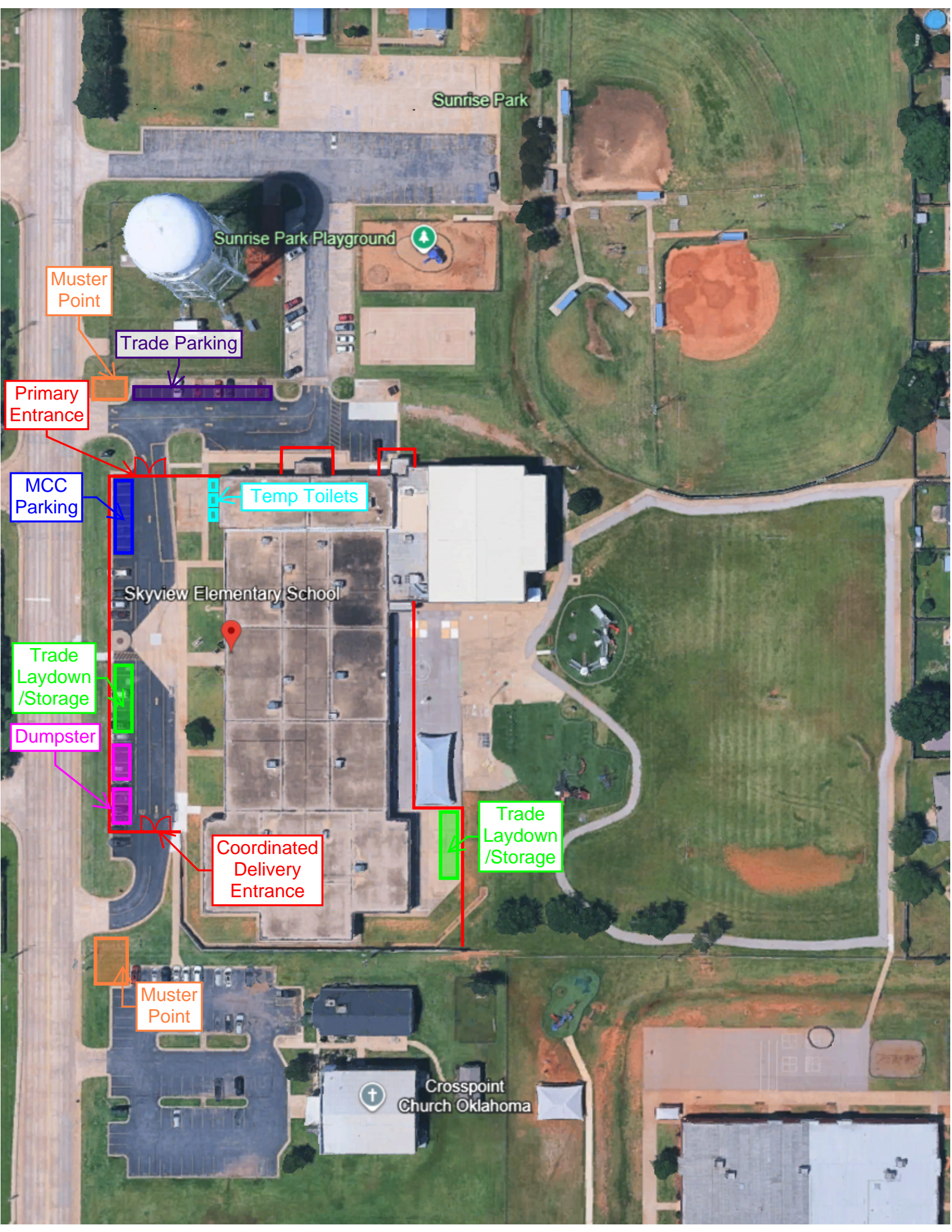
## **Skyview Elementary Renovation**

**Yukon, Oklahoma**

April 16, 2026



**Section 5:  
Logistics Plan**



Sunrise Park

Sunrise Park Playground

Muster Point

Trade Parking

Primary Entrance

MCC Parking

Temp Toilets

Skyview Elementary School

Trade Laydown /Storage

Dumpster

Coordinated Delivery Entrance

Trade Laydown /Storage

Muster Point

Crosspoint Church Oklahoma



# AIA® Document A133® – 2019 Exhibit A

## Guaranteed Maximum Price Amendment

This Amendment dated the 17 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 day of in the year (the "Agreement")

*(In words, indicate day, month, and year.)*

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

Skyview Elementary

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

Yukon Public Schools  
600 Maple Street  
Yukon, OK 73099

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

Manhattan Construction Company  
410 N. Walnut Ave. Ste 105  
Oklahoma City, OK 73104

### 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 Nine hundred and sixteen thousand, five hundred and seventy two dollars (\$ 916,572 ), subject to additions and deductions by Change Order as provided in the Contract Documents.

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

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

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

**§ 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.)*

Exhibit A

**§ 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
Exhibit A	

**§ 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
Exhibit A		

**§ 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)
Exhibit A		

**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.

[ X ] By the following date: 8/26/26

§ 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
NA			

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

Exhibit A

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

Exhibit A

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

Title	Date	Pages
NA		

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.)

Exhibit A

§ 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.)

Exhibit A

**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.)

NA

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

OWNER (Signature)

Keith Sinor - Superintendent  
(Printed name and title)

CONSTRUCTION MANAGER (Signature)

Craig Abbott - Vice President  
(Printed name and title)

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

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

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 15:10:14 ET on 04/17/2026.

## PAGE 1

This Amendment dated the 17 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 day of in the year (the "Agreement")

...

Skyview Elementary

...

Yukon Public Schools  
600 Maple Street  
Yukon, OK 73099

...

Manhattan Construction Company  
410 N. Walnut Ave. Ste 105  
Oklahoma City, OK 73104

...

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Nine hundred and sixteen thousand, five hundred and seventy two dollars (\$ 916,572 ), subject to additions and deductions by Change Order as provided in the Contract Documents.

## PAGE 2

Exhibit A

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Exhibit A

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Exhibit A

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Exhibit A

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**PAGE 3**     The date of execution of this Amendment.

By the following date: 8/26/26

...

NA

...

Exhibit A

...

Exhibit A

...

NA

**PAGE 4**

Exhibit A

...

Exhibit A

...

NA

...

Keith Sinor - Superintendent

Craig Abbott - Vice President

PERSONNEL REPORT

EXHIBIT A

RECOMMENDATION TO HIRE:

ADMINISTRATIVE CONTRACT			
Name	Position	Site/Dept	Effective
	Asst. Princ	Skyview ES	
	Asst. Princ	YMS	

RECOMMENDATION TO HIRE:

CERTIFIED TEMPORARY CONTRACT			
Name	Position	Site/Dept	Effective
	1st grade	Sheddeck ES	
	5th gr ELA/SS	RIS	
	English	YHS	
	3rd grade	Parkland Es	
	3rd grade	Surrey Hills ES	
	3rd grade	Surrey Hills ES	
	3rd grade	Skyview ES	

RECOMMENDATION TO HIRE:

SUPPORT			
Name	Position	Site/Dept	Effective
	substitute	administration	
	Library Media Aide	YHS	
	cafeteria monitor	Central ES	
	substitute	administration	
	substitute	administration	
	substitute	administration	
	5th Math/Sci LTS	RIS	
	substitute	administration	
	Bus Aide	Transportation	
	substitute	administration	
	3rd grade LTS	Parkland Es	
	substitute	Administration	

SEASONAL STUDENT AND/OR ADULT:

Site	Position	Site/Dept	Effective
	Head HS Volleyball	Athletics	
	Para LEAP	RIS	
	Bus Aide	Transportation	
	BSP	Administration	

CHANGE OF POSITION/HOURS LOCATION/RATE OF PAY:

Name	Position	Site/Dept	Effective	From
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	Kindergarten	Ranchwood ES	8/5/2026	
	First Grade teacher	Surrey Hills ES	8/5/2026	
	2nd grade	Ranchwood ES	8/5/2026	
	SpEd Para RISE	Skyview	8/10/2026	
	SpEd teacher	YHS	8/5/2026	
	technology	IIS	8/5/2026	
	third grade teacher	Surrey Hills ES	8/5/2026	
	STEM teacher	Parkland ES	8/5/2026	
	1st grade	Skyview	8/5/2026	
	Custodian	Shedeck ES	8/3/2026	
	kindergarten	Myers ES	8/5/2026	
	STEM teacher	IIS	8/5/2026	
	third grade teacher	Surrey Hills ES	8/5/2026	
	Art teacher	Surrey Hills ES	8/5/2026	
	Spanish teacher	YHS	8/5/2026	
	SpEd Para RISE	Ranchwood ES	8/11/2026	
	First Grade teacher	Surrey Hills ES	8/5/2026	
	PE	IIS/RIS	8/5/2026	
	classroom aide prek	Ranchwood ES	8/11/2026	
	Kindergarten	Skyview	8/5/2026	
	8th SS	YMS	8/5/2026	
	SpEd LEAP Math	YMS	7/1/2026	
	Psychometrist	Special Svcs	7/22/2026	
	7th Geography	YMS	8/5/2026	
	bus driver	Transportation	8/11/2026	
	Capstone teacher	YHS	8/5/2026	

**STIPEND ASSIGNMENT: EXTRA DUTY/2ND JOB:**

Name	Position	Site/Dept	Effective
Anderson, Sydney	Musical Stipend	YHS	1/1/2026
Bannon, Colin	Musical Stipend	YHS	1/1/2026
Bell, Renee	playground monitor	RIS	4/9/2026
Canary-Vawter, Noah	HS Girls Wrestling	Athletics	7/1/2026
Carr, Bridgett	ESY Principal	YHS	4/10/2026
Dudley, Nicholas	SS Math	YHS	6/1/2026
Duffin, Lindsey	Musical Stipend	YHS	1/1/2026
Espinoza, Ashley	SS Spanish	YHS	6/1/2026
Hartley, Sarah	SS History	YHS	6/1/2026
McAtee, Wes	Musical Stipend	YFAC	1/1/2026
Randell, Karen	SS Science	YHS	6/1/2026
Reid, Britni	SS English	YMS	6/1/2026

**RESIGNATIONS/RETIREMENTS/SEPARATIONS:**

Name	Position	Site/Dept	Effective	Reason
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Aldridge, Karen	AD Young Minds	Comm Eng	5/26/2026	retirement
Andraszek, Jaci	1st grade	Skyview ES	5/22/2026	personal
Bass, Madison	first grade	Surrey Hills ES	5/22/2026	no reason given
Brown, Caitlin	cafeteria monitor	Central ES	4/3/2026	personal
Bruce, Shari	4th grade	LIS	5/22/2026	personal
Burnett, Samuel	SpEd teacher	YHS	5/22/2026	personal
Chiartano, Alyssa	playground monitor	IIS	4/10/2026	personal
Clark, Kayden	SpEd teacher	Central ES	5/8/2026	personal
Cypert, Kalei	English	YHS	5/22/2026	personal
Demarco, Riley	Math & Coach	YHS	5/22/2026	no reason given
Dodd, Mariel	third grade	Surrey Hills ES	5/22/2026	no reason given
Drew, Christina	receptionist	YHS	5/26/2026	personal
Greene, Marvin	STEM	IIS	5/22/2026	retire
Grulkey, Shaila	3rd grade	Parkland ES	5/22/2026	personal
Koeltzow, Erin	1st grade	Sheddeck ES	5/22/2026	no reason given
Kolar, John	Business & Coach	YHS	5/22/2026	no reason given
Lara, Randy	crosswalk monitor	IIS	5/21/2026	personal
Lockwood, Cole	Capstone teacher	YHS	5/22/2026	no reason given
Mayle, Harleigh	SpEd teacher	YMS	4/8/2026	personal
Petrocelli, Joseph	substitute	administration	1/30/2026	no reason given
Prewitt, Chelsea	Paraeducator	YHS	4/24/2026	no reason given
Samuel, Mathew	Bus driver	transportation	4/3/2026	no reason given
Solis Sr, Israels	substitute	administration	4/7/2026	personal
Sturiale, Brandon	substitute	administration	2/23/2026	personal
Vander Meulen, Edward	bus driver	transportation	4/3/2026	health
Weatherington, Whisper	SLP	Spec Svcs	8/4/2026	did not start
Wilson, Colton	Math	IIS	5/22/2026	non-rehire

PERSONNEL REPORT

EXHIBIT A

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