

AGENDA FOR BOARD OF EDUCATION SPECIAL MEETING

Bartlesville Public Schools

Education Service Center - Board of Education Meeting Room, Po Box 1357,
Bartlesville, OK 74005

Friday, May 10, 2024 at 9:00 AM

- I. Call Meeting to Order
- II. Recommendation, consideration, and vote to accept the Guaranteed Maximum Price proposed by Manhattan Construction Company for the Ranch Heights Elementary Project as set out on Attachment "A"
- III. Approval of Purchase Orders and Change Orders to date as set out on Attachment "B"
- IV. Approval of Lease Purchase Items as set out on Attachment "C"
- V. Adjournment

AIA Document A133[®] – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 9th day of May in the year 2024, 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 19th day of December in the year 2022 (the "Agreement")

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

for the following **PROJECT**:

(Name and address or location)

Bartlesville Public Schools
Ranch Heights Elementary
5101 Woodland Rd
Bartlesville, Oklahoma 74006

THE OWNER:

(Name, legal status, and address)

Bartlesville Public Schools – Independent School District #30
1100 SW Jennings Ave
Bartlesville, OK 74003

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

Manhattan Construction Company
5601 South 122nd East Avenue
Tulsa, 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 Ten Million Two Hundred Forty Nine Thousand Four Hundred Twenty Dollars and NO / 100

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.

Init.

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User Notes:

(1312380744)

(\$ 10,249,420.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

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

As indicated in Section One – Guaranteed Maximum Price of attached Guaranteed Maximum Price (GMP) Proposal dated May 09, 2024.

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

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

§ A.1.1.5 Alternates

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

Item	Price
Alternate 2 – Elevator Addition	Included in GMP

§ 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)
Rock Excavation	CUYD	\$350.00
P1 – 18" Pier Depth Add	LNFT	\$81.00
P1 – 18" Pier Depth Deduct	LNFT	-\$5.00
P2 – 24" Pier Depth Add	LNFT	\$112.00
P2 – 24" Pier Depth Deduct	LNFT	-\$5.00

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

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

(Check one of the following boxes.)

The date of execution of this Amendment.

Established as follows: May 20th, 2024

(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.

Init.

§ 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: As indicated in Section Five – Project Schedule of attached Guaranteed Maximum Price (GMP) Proposal dated May 09, 2024.

§ 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
N/A	

§ 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
(None)			

§ A.3.1.2 The following Specifications:

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

As indicated in Section Four – Contract Documents of attached Guaranteed Maximum Price (GMP) Proposal dated May 09, 2024.

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.)

As indicated in Section Four – Contract Documents of attached Guaranteed Maximum Price (GMP) Proposal dated May 09, 2024.

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
N/A

Date

Pages

Other identifying information:

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

Allowance 01	Temp Power to Trailer	\$	2,500
Allowance 02	Agg Base Construction Lay Down	\$	50,000
Allowance 03	Temp Protection of Existing	\$	20,000
Allowance 04	Construction Testing	\$	45,000
Allowance 05	Temp Construction	\$	10,000
Allowance 06	Demolition Allowance	\$	160,000
Allowance 07	Elevator EIFS Allowance	\$	10,000
Allowance 08	Flooring Moisture Mitigation	\$	15,000
Allowance 09	Signage Allowance	\$	21,000
Allowance 10	Rerouting of Roof Drains	\$	5,000
Allowance 11	Plumbing Make Safe	\$	5,000
Allowance 12	Elec/Mech Roof Penetrations	\$	10,000
Allowance 13	RTU Curb Design	\$	10,500
Allowance 14	Exhaust Fan Duct	\$	6,000
Allowance 15	Condensate Lines	\$	6,500
Allowance 16	HVAC Structural Support	\$	6,000
Allowance 17	Electrical Make Safe	\$	5,000
Allowance 18	All Fiber & Wireless Access Control Points	\$	15,000
Allowance 19	Existing Fire Alarm Capacity	\$	5,000
Allowance 20	Sidewalk Labeled Asphalt	\$	50,000
Allowance 21	Fences and Gate	\$	15,000
Allowance 22	Landscape & Irrigation Scope Gap	\$	10,000
Allowance 23	Security Film	\$	20,000

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

As indicated in Section Three – Assumptions and Clarifications of attached Guaranteed Maximum Price (GMP) Proposal dated May 09, 2024.

(Paragraphs deleted)

§ 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.)

As indicated in Section Six – Award Recommendation Letter of attached Guaranteed Maximum Price (GMP) Proposal dated May 09, 2024.

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:

Init.

(List name, discipline, address, and other information.)

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

OWNER *(Signature)*

Chuck McCauley, Superintendent
(Printed name and title)

CONSTRUCTION MANAGER *(Signature)*

Ryan Haynie Vice President
(Printed name and title)

Init.

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User Notes:

(1312380744)

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 07:55:20 ET on 05/09/2024.

PAGE 1

This Amendment dated the 9th day of May in the year ~~2024~~, 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 19th day of December in the year 2022 (the "Agreement")

...

Bartlesville Public Schools
Ranch Heights Elementary
5101 Woodland Rd
Bartlesville, Oklahoma 74006

...

Bartlesville Public Schools – Independent School District #30
1100 SW Jennings Ave
Bartlesville, OK 74003

...

Manhattan Construction Company
5601 South 122nd East Avenue
Tulsa, OK 74146

...

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Ten Million Two Hundred Forty Nine Thousand Four Hundred Twenty Dollars and NO / 100 (\$ 10,249,420.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

PAGE 2

As indicated in Section One – Guaranteed Maximum Price of attached Guaranteed Maximum Price (GMP) Proposal dated May 09, 2024.

...

Alternate 2 – Elevator Addition

Included in GMP

...

Rock Excavation

CUYD

\$350.00

<u>P1 – 18" Pier Depth Add</u>	<u>LNFT</u>	<u>\$81.00</u>
<u>P1 – 18" Pier Depth Deduct</u>	<u>LNFT</u>	<u>-\$5.00</u>
<u>P2 – 24" Pier Depth Add</u>	<u>LNFT</u>	<u>\$112.00</u>
<u>P2 – 24" Pier Depth Deduct</u>	<u>LNFT</u>	<u>-\$5.00</u>

...

[X] Established as follows: May 20th, 2024

PAGE 3

[X] By the following date: As indicated in Section Five – Project Schedule of attached Guaranteed Maximum Price (GMP) Proposal dated May 09, 2024.

...

N/A

...

(None)

...

As indicated in Section Four – Contract Documents of attached Guaranteed Maximum Price (GMP) Proposal dated May 09, 2024.

...

As indicated in Section Four – Contract Documents of attached Guaranteed Maximum Price (GMP) Proposal dated May 09, 2024.

PAGE 4

N/A

...

<u>Item</u>	<u>Price</u>
<u>Allowance 01</u>	<u>Temp Power to Trailer</u> \$ 2,500
<u>Allowance 02</u>	<u>Agg Base Construction Lay Down</u> \$ 50,000
<u>Allowance 03</u>	<u>Temp Protection of Existing</u> \$ 20,000
<u>Allowance 04</u>	<u>Construction Testing</u> \$ 45,000
<u>Allowance 05</u>	<u>Temp Construction</u> \$ 10,000
<u>Allowance 06</u>	<u>Demolition Allowance</u> \$ 160,000
<u>Allowance 07</u>	<u>Elevator EIFS Allowance</u> \$ 10,000
<u>Allowance 08</u>	<u>Flooring Moisture Mitigation</u> \$ 15,000
<u>Allowance 09</u>	<u>Signage Allowance</u> \$ 21,000
<u>Allowance 10</u>	<u>Rerouting of Roof Drains</u> \$ 5,000
<u>Allowance 11</u>	<u>Plumbing Make Safe</u> \$ 5,000
<u>Allowance 12</u>	<u>Elec/Mech Roof Penetrations</u> \$ 10,000
<u>Allowance 13</u>	<u>RTU Curb Design</u> \$ 10,500

Allowance 14	Exhaust Fan Duct	\$	6,000
Allowance 15	Condensate Lines	\$	6,500
Allowance 16	HVAC Structural Support	\$	6,000
Allowance 17	Electrical Make Safe	\$	5,000
Allowance 18	All Fiber & Wireless Access Control Points	\$	15,000
Allowance 19	Existing Fire Alarm Capacity	\$	5,000
Allowance 20	Sidewalk Labeled Asphalt	\$	50,000
Allowance 21	Fences and Gate	\$	15,000
Allowance 22	Landscape & Irrigation Scope Gap	\$	10,000
Allowance 23	Security Film	\$	20,000

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

As indicated in Section Three – Assumptions and Clarifications of attached Guaranteed Maximum Price (GMP)
Proposal dated May 09, 2024.

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

...

As indicated in Section Six – Award Recommendation Letter of attached Guaranteed Maximum Price (GMP)
Proposal dated May 09, 2024.

PAGE 5

Chuck McCauley, Superintendent

Ryan Haynie Vice President

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, _____, 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 07:55:20 ET on 05/09/2024 under Order No. 3104239501 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.

(Signed)

(Title)

(Dated)

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

I, _____, 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 16:39:58 ET on 05/07/2024 under Order No. 3104239501 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.

(Signed)

(Title)

(Dated)



**Bartlesville Public Schools
Ranch Heights Elementary School**

**Guaranteed Maximum Price -
Work Authorization**



Bartlesville Public Schools

▶ **Ranch Heights Elementary School**

Prepared for:

Bartlesville Public Schools
1100 SW Jennings Ave.
Bartlesville, OK 74003

Prepared by:

Manhattan Construction Company
5601 South 122nd East. Ave.
Tulsa, OK 74146

Manhattan Preconstruction Team:

P. J. Baker, Preconstruction Manager
pbaker@manhattanconstruction.com
918.271.1219

Adam Stogner, Project Director
astogner@manhattanconstruction.com
918.878.3391

Contents

Section 1: Guaranteed Maximum Price

Section 2: Bid Tabs

Section 3: Assumptions and Clarifications

Section 4: Contract Documents

Section 5: Project Schedule

Section 6: Award Recommendation Letter



**Bartlesville Public Schools
Ranch Heights Elementary School**
Section 01 – Guaranteed Maximum Price



Project Name: Ranch Heights Elementary
Project No: 8406

Bid Date:

4/30/2024

Scope Package	Description	Base Bid + ALT 02	Subcontractor
SP 03.01	Concrete	\$ 641,000	D-Kerns Construction, Inc.
SP 04.01	Masonry	\$ 825,900	Forza Construction
SP 05.01	Structural Steel	\$ 469,820	Advantage Terra Fab
SP 06.01	Millwork	\$ 224,507	WOOD Systems, Inc.
SP 07.01	Waterproofing and Sealants	\$ 48,704	GDA Contractors
SP 07.02	Roofing and Metal Panels	\$ 311,734	Turner Roofing and Sheet Metal
SP 08.01	Doors, Frames, and Hardware	\$ 288,856	FTO Building Specialties
SP 08.02	Glass and Glazing	\$ 193,750	Coulter and Company
SP 09.01	Drywall and Ceiling	\$ 552,195	Wiljo Interiors, Inc.
SP 09.02	Flooring	\$ 228,699	Talon Commercial Services
SP 09.04	Painting	\$ 85,442	Real Eagle Construction
SP 09.05	Epoxy Flooring	\$ 138,800	Redbud Commercial Flooring
SP 10.02	Toilet Partitions & Accessories	\$ 26,830	Felix Thomson Company
SP 12.01	Window Treatments	\$ 5,450	Contract Drapery & Blind Inc.
SP 14.01	Elevators	\$ 91,825	Schindler Elevator Corporation
SP 21.01	Fire Sprinkler	\$ 189,350	All American Fire Systems Inc.
SP 22.01	Plumbing	\$ 855,750	Daigle Plumbing, Inc.
SP 23.01	HVAC	\$ 626,443	Timmons Sheet Metal
SP 26.01	Electrical	\$ 994,893	Holtz Electric Inc.
SP 31.01	Earthwork and Storm	\$ 446,627	KSL Dirtworks LLC
SP 32.01	Asphalt Paving	\$ 43,219	KSL Dirtworks LLC
SP 32.02	Planting & Irrigation	\$ 76,275	Greenshade
SP 32.03	Fencing and Gates	\$ 7,915	Mills Fence Services
SP 33.01	Utilities	\$ 182,000	Civil Builders
Allowance 01	Temp Power to Trailer	\$ 2,500	
Allowance 02	Agg Base Construction Lay Down	\$ 50,000	
Allowance 03	Temp Protection of Existing	\$ 20,000	
Allowance 04	Construction Testing	\$ 45,000	
Allowance 05	Temp Construction	\$ 10,000	
Allowance 06	Demolition Allowance	\$ 160,000	
Allowance 07	Elevator EIFS Allowance	\$ 10,000	
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Allowance 17	Electrical Make Safe	\$ 5,000	
Allowance 18	All Fiber & Wireless Access Control Points	\$ 15,000	
Allowance 19	Existing Fire Alarm Capacity	\$ 5,000	
Allowance 20	Sidewalk Labeled Asphalt	\$ 50,000	
Allowance 21	Fences and Gate	\$ 15,000	
Allowance 22	Landscape & Irrigation Scope Gap	\$ 10,000	
Allowance 23	Security Film	\$ 20,000	
RATE	SUBTOTALS	\$ 8,058,484	
	Staff /GR / GC	\$ 1,263,998	
	Permits / Fees		
0.50%	Preconstruction .05%	\$ 51,247	
1.50%	General Liability 1.50%	\$ 153,741	
0.20%	Builder's Risk .01/100/Mo	\$ 20,499	
5.00%	Contingency	\$ 402,924	
	TOTAL COST	\$ 9,950,893	
3.00%	Fee	298,527	
0.0%	GC Bond		Excluded
	TOTALS	10,249,420	



**Bartlesville Public Schools
Ranch Heights Elementary School**

Section 02 – Bid Tabs

8406: Bartlesville Public Schools - Ranch Heights Elementary

Prepared by Manhattan Construction - 5601 S 122nd E Ave, Tulsa, OK 74146, USA

Bid Package Lead: P. J. Baker (pbaker@manhattanconstruction.com)

Project Location: Education Service Center, 1100 SW Jennings Ave, Bartlesville, 74003, United States of America

05.01: Structural Steel

Generated May 7, 2024

Leveled Bid

Base Bid

LINE ITEMS

Structural Steel

ALTERNATES

Alternate 1 - Cafeteria/Kitchen

Alternate 2 - Elevator and Elevator Shaft

INCLUSIONS

APPLICABLE SPECIFICATIONS

05 12 00 - Structural Steel Framing

05 21 00 - Steel Joists

05 31 23 - Steel Roof Decking

05 50 00 - Miscellaneous Metals

Leveled Bid Total

Advantage Terra Fab

Submitted by Mason Goodman

\$469,820

\$462,320

Revision #2, May 6, 2024

Unit	Qty	Unit Cost	Total Cost
			\$462,320
			\$7,500
			\$0
			\$7,500
			\$0
			\$0
		YES	

\$469,820

Bennett Steel, Inc.

Submitted by Mason Goodman

\$564,200

\$544,800

Revision #1, May 6, 2024

Unit	Qty	Unit Cost	Total Cost
			\$544,800
			\$19,400
			\$0
			\$19,400
			\$0
			\$0
		YES	

\$564,200

8406: Bartlesville Public Schools - Ranch Heights Elementary

Prepared by Manhattan Construction - 5601 S 122nd E Ave, Tulsa, OK 74146, USA

Bid Package Lead: P. J. Baker (pbaker@manhattanconstruction.com)

Project Location: Education Service Center, 1100 SW Jennings Ave, Bartlesville, 74003, United States of America

06.01: Millwork

Generated May 7, 2024

Leveled Bid

Base Bid

LINE ITEMS

Millwork

ALTERNATES

Alternate 1 - Cafeteria/Kitchen

Alternate 2 - Elevator and Elevator Shaft

INCLUSIONS

APPLICABLE SPECIFICATIONS

06 20 00 - Finish Carpentry

Leveled Bid Total

WOOD Systems, Inc.

Submitted by Mason Goodman

\$224,507

\$224,507

Revision #1, May 6, 2024

Unit	Qty	Unit Cost	Total Cost
			\$224,507
			\$0
			\$0
			\$0
			YES
			\$224,507

Bearwood Native

Submitted by Mason Goodman

\$227,821

\$227,821

Original Proposal, May 6, 2024

Unit	Qty	Unit Cost	Total Cost
			\$227,821
			\$0
			\$0
			\$0
			YES
			\$227,821

8406: Bartlesville Public Schools - Ranch Heights Elementary

Prepared by Manhattan Construction - 5601 S 122nd E Ave, Tulsa, OK 74146, USA

Bid Package Lead: P. J. Baker (pbaker@manhattanconstruction.com)

Project Location: Education Service Center, 1100 SW Jennings Ave, Bartlesville, 74003, United States of America

07.01: Waterproofing & Joint

Sealants

Generated May 7, 2024

Leveled Bid

Base Bid

LINE ITEMS

Waterproofing & Joint Sealants

ALTERNATES

Alternate 1 - Cafeteria/Kitchen

Alternate 2 - Elevator and Elevator Shaft

INCLUSIONS

APPLICABLE SPECIFICATIONS

07 13 26 - Sheet Waterproofing

07 92 00 - Joint Sealants

Leveled Bid Total

GDA Contractors

Submitted by Mason Goodman

\$48,704

\$45,954

Revision #1, May 6, 2024

Unit	Qty	Unit Cost	Total Cost
			\$45,954
			\$2,750
			\$0
			\$2,750
			\$0
			\$0
		YES	
		YES	
			\$48,704

8406: Bartlesville Public Schools - Ranch Heights Elementary

Prepared by Manhattan Construction - 5601 S 122nd E Ave, Tulsa, OK 74146, USA

Bid Package Lead: P. J. Baker (pbaker@manhattanconstruction.com)

Project Location: Education Service Center, 1100 SW Jennings Ave, Bartlesville, 74003, United States of America

07.02: Roofing and Metal Panels

Generated May 7, 2024

Leveled Bid

Base Bid

LINE ITEMS

Roofing and Metal Panels

ALTERNATES

Alternate 1 - Cafeteria/Kitchen

Alternate 2 - Elevator and Elevator Shaft

INCLUSIONS

APPLICABLE SPECIFICATIONS

07 42 13.13 - Formed Metal Wall Panels
and Soffit

07 04 23 - Thermoplastic Polyolefin
Roofing

Leveled Bid Total

Turner Roofing and Sheet Metal, Inc.

Submitted by Mason Goodman

\$311,734

\$300,350

Revision #1, May 6, 2024

Unit	Qty	Unit Cost	Total Cost
			\$300,350
			\$11,384
			\$8,000
			\$11,384
			\$0
			\$0
		YES	
		YES	
Leveled Bid Total			\$311,734

8406: Bartlesville Public Schools - Ranch Heights Elementary

Prepared by Manhattan Construction - 5601 S 122nd E Ave, Tulsa, OK 74146, USA

Bid Package Lead: P. J. Baker (pbaker@manhattanconstruction.com)

Project Location: Education Service Center, 1100 SW Jennings Ave, Bartlesville, 74003, United States of America

08.01: Doors, Frames & Hardware

Generated May 7, 2024

Leveled Bid Base Bid

LINE ITEMS

Doors, Frames & Hardware

ALTERNATES

Alternate 1 - Cafeteria/Kitchen

Alternate 2 - Elevator and Elevator Shaft

INCLUSIONS

APPLICABLE SPECIFICATIONS

08 11 00 - Metal Doors & Frames

Frames

08 14 00 - Wood Doors

08 71 00 - Door Hardware

Leveled Bid Total

FTO Building Specialties

Submitted by Mason Goodman

\$288,856

\$280,256

Revision #1, May 6, 2024

Unit	Qty	Unit Cost	Total Cost
			\$280,256
			\$8,600
			\$4,317
			\$8,600
			\$0
			\$0
		YES	
			\$288,856

8406: Bartlesville Public Schools - Ranch Heights Elementary

Prepared by Manhattan Construction - 5601 S 122nd E Ave, Tulsa, OK 74146, USA

Bid Package Lead: P. J. Baker (pbaker@manhattanconstruction.com)

Project Location: Education Service Center, 1100 SW Jennings Ave, Bartlesville, 74003, United States of America

08.02: Glass and Glazing

Generated May 7, 2024

Leveled Bid

Base Bid

LINE ITEMS

Glass and Glazing

ALTERNATES

Alternate 1 - Cafeteria/Kitchen

Alternate 2 - Elevator and Elevator Shaft

INCLUSIONS

APPLICABLE SPECIFICATIONS

08 41 13 - Metal Framed Entrances

08 52 00 - Aluminum Windows

08 71 00 - Door Hardware, Complete as applicable

08 81 00 - Glass and Glazing

Coulter and Company

Submitted by Mason Goodman

\$193,750

\$193,750

Revision #1, May 6, 2024

Unit	Qty	Unit Cost	Total Cost
			\$193,750
			\$0
			\$0
			\$0
			\$0
			\$0
		YES	
			\$193,750

Leveled Bid Total

8406: Bartlesville Public Schools - Ranch Heights Elementary

Prepared by Manhattan Construction - 5601 S 122nd E Ave, Tulsa, OK 74146, USA

Bid Package Lead: P. J. Baker (pbaker@manhattanconstruction.com)

Project Location: Education Service Center, 1100 SW Jennings Ave, Bartlesville, 74003, United States of America

09.01: Drywall and Ceilings, EIFS

Generated May 7, 2024

Leveled Bid

Base Bid

LINE ITEMS

Drywall and Ceilings, EIFS

ALTERNATES

Alternate 1 - Cafeteria/Kitchen

Alternate 2 - Elevator and Elevator Shaft

INCLUSIONS

APPLICABLE SPECIFICATIONS

- 06 16 00 - Zip System Sheathing
- 07 21 00 - Foil Faced Rigid Insulation
- 07 21 16 - Thermal Insulation
- 07 24 19 - EIFS
- 09 22 16 - Non-Structural Metal Framing
- 09 29 00 - Gypsum Board
- 09 51 00 - Acoustical Ceilings
- 10 11 43 - Visual Wall Display Panels
- 10 26 00 - Wall Protectors
- 10 26 23 - Protective Wall Coverings

Leveled Bid Total

Wijjo Interiors, Inc.

Submitted by Mason Goodman

\$552,195

\$543,580

Revision #1, May 6, 2024

Unit	Qty	Unit Cost	Total Cost
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			\$543,580
--	--	--	-----------

			\$8,615
--	--	--	----------------

			\$39,400
--	--	--	----------

			\$8,615
--	--	--	---------

			\$0
--	--	--	-----

			\$0
--	--	--	-----

- | | | | |
|--|--|-----|--|
| | | YES | |

\$552,195

Green Country Interiors, Inc.

Submitted by Mason Goodman

\$664,787

\$642,587

Revision #1, May 6, 2024

Unit	Qty	Unit Cost	Total Cost
------	-----	-----------	------------

			\$642,587
--	--	--	-----------

			\$22,200
--	--	--	-----------------

			\$39,700
--	--	--	----------

			\$22,200
--	--	--	----------

			\$0
--	--	--	-----

			\$0
--	--	--	-----

- | | | | |
|--|--|-----|--|
| | | YES | |

\$664,787

Midwest Drywall Co., Inc

Submitted by Mason Goodman

\$684,445

\$673,000

Revision #1, May 6, 2024

Unit	Qty	Unit Cost	Total Cost
------	-----	-----------	------------

			\$673,000
--	--	--	-----------

			\$11,445
--	--	--	-----------------

			\$40,360
--	--	--	----------

			\$11,445
--	--	--	----------

			\$0
--	--	--	-----

			\$0
--	--	--	-----

- | | | | |
|--|--|-----|--|
| | | YES | |

\$684,445

8406: Bartlesville Public Schools - Ranch Heights Elementary

Prepared by Manhattan Construction - 5601 S 122nd E Ave, Tulsa, OK 74146, USA

Bid Package Lead: P. J. Baker (pbaker@manhattanconstruction.com)

Project Location: Education Service Center, 1100 SW Jennings Ave, Bartlesville, 74003, United States of America

09.05: Epoxy Flooring

Generated May 7, 2024

Leveled Bid

Base Bid

LINE ITEMS

Epoxy Flooring

OTHER COSTS

Scope Hold - Incomplete Bid

ALTERNATES

Alternate 1 - Cafeteria/Kitchen

Alternate 2 - Elevator and Elevator Shaft

INCLUSIONS

APPLICABLE SPECIFICATIONS

09 67 23 - Resinous Flooring

Leveled Bid Total

Redbud Commercial Flooring

Submitted by Mason Goodman

\$138,800

\$138,800

Revision #1, May 6, 2024

Unit	Qty	Unit Cost	Total Cost
			\$138,800

			\$0
--	--	--	-----

			\$46,800
--	--	--	----------

			\$0
--	--	--	-----

			YES
--	--	--	-----

\$138,800

Epoxy Coating Specialists, Inc.

Submitted by Mason Goodman

\$140,850

\$80,850

Original Proposal, May 6, 2024

Unit	Qty	Unit Cost	Total Cost
			\$80,850

			\$60,000
--	--	--	----------

			\$0
--	--	--	-----

			\$0
--	--	--	-----

			\$0
--	--	--	-----

			NO
--	--	--	----

\$140,850

8406: Bartlesville Public Schools - Ranch Heights Elementary

Prepared by Manhattan Construction - 5601 S 122nd E Ave, Tulsa, OK 74146, USA

Bid Package Lead: P. J. Baker (pbaker@manhattanconstruction.com)

Project Location: Education Service Center, 1100 SW Jennings Ave, Bartlesville, 74003, United States of America

10.02: Specialties

Generated May 7, 2024

Leveled Bid

Base Bid

Felix Thomson Company

Submitted by Mason Goodman

\$26,830

\$26,830

Revision #1, May 6, 2024

WOOD Systems, Inc.

Submitted by Mason Goodman

\$27,523

\$27,523

Original Proposal, May 6, 2024

Czarnecki Construction

Submitted by Mason Goodman

\$29,509

\$29,509

Original Proposal, May 6, 2024

LINE ITEMS	Unit	Qty	Unit Cost	Total Cost	Unit	Qty	Unit Cost	Total Cost	Unit	Qty	Unit Cost	Total Cost
SPECIALTIES				\$26,830				\$27,523				\$29,509
ALTERNATES				\$0				\$0				\$0
Alternate 1 - Cafeteria/Kitchen				\$0				\$0				\$0
Alternate 2 - Elevator and Elevator Shaft				\$0				\$0				\$0
INCLUSIONS				\$0				\$0				\$0
APPLICABLE SPECIFICATIONS				\$0				\$0				\$0
10 21 13 - Phenolic Core Toilet Partitions			YES				YES				YES	
10 28 00 - Toilet and Bath Accessories			YES				YES				YES	
10 44 00 - Fire Protection Specialties			YES				YES				YES	
Leveled Bid Total				\$26,830				\$27,523				\$29,509

8406: Bartlesville Public Schools - Ranch Heights Elementary

Prepared by Manhattan Construction - 5601 S 122nd E Ave, Tulsa, OK 74146, USA

Bid Package Lead: P. J. Baker (pbaker@manhattanconstruction.com)

Project Location: Education Service Center, 1100 SW Jennings Ave, Bartlesville, 74003, United States of America

12.01: Window Treatment

Generated May 7, 2024

Leveled Bid

Base Bid

LINE ITEMS

Window Treatment

ALTERNATES

Alternate 1 - Cafeteria/Kitchen

Alternate 2 - Elevator and Elevator Shaft

INCLUSIONS

APPLICABLE SPECIFICATIONS

12 21 13 - Horizontal Louver Blinds

Leveled Bid Total

Contract Drapery & Blind Inc

Submitted by Mason Goodman

\$5,450

\$5,450

Original Proposal, May 6, 2024

Unit	Qty	Unit Cost	Total Cost
			\$5,450
			\$0
			\$0
			\$0
		YES	
			\$5,450

8406: Bartlesville Public Schools - Ranch Heights Elementary

Prepared by Manhattan Construction - 5601 S 122nd E Ave, Tulsa, OK 74146, USA

Bid Package Lead: P. J. Baker (pbaker@manhattanconstruction.com)

Project Location: Education Service Center, 1100 SW Jennings Ave, Bartlesville, 74003, United States of America

14.01: Elevators

Generated May 7, 2024

Leveled Bid

Base Bid

LINE ITEMS

Elevators

ALTERNATES

Alternate 1 - Cafeteria/Kitchen

Alternate 2 - Elevator and Elevator Shaft

INCLUSIONS

APPLICABLE SPECIFICATIONS

ELEVATOR - Electric Modern Passenger

Elevator

Leveled Bid Total

Schindler Elevator Corporation

Submitted by Mason Goodman

\$91,825

\$0

Revision #1, May 6, 2024

Unit	Qty	Unit Cost	Total Cost
<hr/>			
			\$91,825
Alternate 1 - Cafeteria/Kitchen			\$0
Alternate 2 - Elevator and Elevator Shaft			\$91,825
			<hr/>
			\$91,825

N/A

\$91,825

TK Elevator

Submitted by Mason Goodman

\$106,500

\$0

Original Proposal, May 6, 2024

Unit	Qty	Unit Cost	Total Cost
<hr/>			
			\$106,500
			\$0
			\$106,500
			<hr/>
			\$106,500

YES

\$106,500

22 05 00 - Identification for Plumbing
Piping and Equipment

YES

22 07 00 - Plumbing Insulation

YES

22 11 16 - Domestic Water Piping

YES

22 11 19 - Domestic Water Piping

Specialties

YES

22 11 23 - Domestic Water Pumps

YES

22 13 10 - Sanitary Waste Piping

Specialties

YES

22 13 19 - Sanitary Waste Piping

Specialties

YES

22 34 00 - Fuel-Fired Domestic Water

Heaters

YES

22 40 00 - Plumbing Fixtures

YES

22 47 00 - Drinking Fountains

YES

Leveled Bid Total

\$855,750

8406: Bartlesville Public Schools - Ranch Heights Elementary

Prepared by Manhattan Construction - 5601 S 122nd E Ave, Tulsa, OK 74146, USA

Bid Package Lead: P. J. Baker (pbaker@manhattanconstruction.com)

Project Location: Education Service Center, 1100 SW Jennings Ave, Bartlesville, 74003, United States of America

23.01: HVAC

Generated May 7, 2024

Leveled Bid

Base Bid

LINE ITEMS

HVAC

ALTERNATES

Alternate 1 - Cafeteria/Kitchen

Alternate 2 - Elevator and Elevator Shaft
Alternate 3 - 8 hour training in lieu of 40
hours

Alternate 4 - Duct Access Doors

Timmons Sheet Metal

Submitted by Mason Goodman

\$626,443

\$624,941

Original Proposal, May 6, 2024

Unit	Qty	Unit Cost	Total Cost
			\$624,941
			\$1,502
			\$162,760
			\$1,502
			-\$1,500
			-\$6,000

INCLUSIONS**APPLICABLE SPECIFICATIONS**

23 05 00 - Common work Results for HVAC
23 05 13 - Common Motor Requirements for HVAC Equipment
23 05 18 - Expansion Fittings and Loops for HVAC Piping
23 05 19 - Meters and Gages for HVAC Piping
23 05 23 - General-Duty Valves for HVAC Piping
23 05 29 - Hangers and Supports for HVAC Piping and Equipment
23 05 40 - Vibration Isolation for HVAC Piping and Equipment
23 05 55 - Identification for HVAC Piping and Equipment
23 05 95 - Testing, Adjusting, and Balancing for HVAC
23 07 00-5 - HVAC Insulation
23 11 23 - Facility Natural-Gas Piping
23 21 00 - Condensate Piping
23 23 00 - Refrigerant Piping
23 31 13 - Metal Ducts
23 33 00 - Air Duct Accessories
23 34 16-1 - Centrifugal HVAC Fans
23 34 23-1 - HVAC Power Ventilators
23 37 13-1 - Diffusers, Registers, and Grilles
23 54 00-1 - Furnaces
23 55 13-1 - Air-Cooled Refrigerant Condensers
23 72 00-1 - Air to Air Energy Recovery Equipment
23 74 13-1 - Packaged Rooftop Heating & Cooling Units
Conditioners
23 82 39-1 - Unit Heaters

\$0**\$0**

YES

Leveled Bid Total

\$626,443

8406: Bartlesville Public Schools - Ranch Heights Elementary

Prepared by Manhattan Construction - 5601 S 122nd E Ave, Tulsa, OK 74146, USA

Bid Package Lead: P. J. Baker (pbaker@manhattanconstruction.com)

Project Location: Education Service Center, 1100 SW Jennings Ave, Bartlesville, 74003, United States of America

26.01: Electrical, Fire Alarm, and Security

Generated May 7, 2024

Leveled Bid

Base Bid

LINE ITEMS

Electrical, Fire Alarm, and Security

ALTERNATES

Alternate 1 - Cafeteria/Kitchen

Alternate 2 - Elevator and Elevator Shaft

INCLUSIONS

APPLICABLE SPECIFICATIONS

- 26 05 00 - Common Work Requirements
- Electrical
- 26 05 10 - Low Voltage Electrical
- Power Conductors and Cables
- 26 05 20 - Grounding and Bonding for Electrical Systems
- 26 05 20 - Grounding and Bonding for Electrical Systems
- 26 05 30 - Raceways and Boxes for Electrical Systems
- 26 05 30 - Raceways and Boxes for Electrical Systems
- 26 24 16 - Panelboards
- 26 27 26 - Wiring Devices
- 26 27 30 - Enclosed Switches and Circuit Breakers
- 27 53 13 - Clock Systems
- 26 05 70 - Conductors and Cables for Electronic Safety and Security
- 26 01 10 - Digital, Addressable Fire Alarm Systems

Leveled Bid Total

Holtz Electric Inc.

Submitted by Mason Goodman

\$994,893

\$979,083

Original Proposal, May 6, 2024

Unit	Qty	Unit Cost	Total Cost
------	-----	-----------	------------

\$979,083

\$15,810

\$62,651

\$15,810

\$0

\$0

YES

\$994,893

Colburn Electric

Submitted by Mason Goodman

\$1,200,700

\$1,184,500

Original Proposal, May 6, 2024

Unit	Qty	Unit Cost	Total Cost
------	-----	-----------	------------

\$1,184,500

\$16,200

\$56,600

\$16,200

\$0

\$0

YES

\$1,200,700

8406: Bartlesville Public Schools - Ranch Heights Elementary

Prepared by Manhattan Construction - 5601 S 122nd E Ave, Tulsa, OK 74146, USA

Bid Package Lead: P. J. Baker (pbaker@manhattanconstruction.com)

Project Location: Education Service Center, 1100 SW Jennings Ave, Bartlesville, 74003, United States of America

31.01: Earthwork, Storm Sewer, Site

Demolition

Generated May 7, 2024

Leveled Bid

Base Bid

KSL Dirtworks LLC

Submitted by Mason Goodman

\$446,627

\$443,127

Revision #1, May 6, 2024

D-Kerns Construction, Inc.

Submitted by Mason Goodman

\$632,000

\$632,000

Revision #1, May 6, 2024

Timber Wolf Excavating, LLC

Submitted by Mason Goodman

\$679,431

\$679,431

Revision #1, May 6, 2024

	Unit	Qty	Unit Cost	Total Cost	Unit	Qty	Unit Cost	Total Cost	Unit	Qty	Unit Cost	Total Cost
LINE ITEMS				\$443,127				\$632,000				\$679,431
Earthwork				\$230,013				\$312,000				\$362,800
Site Demolition				\$24,852				\$43,000				\$26,406
Storm Sewer				\$188,262				\$277,000				\$290,225
ALTERNATES				\$3,500				\$0				\$0
Alternate 1 - Cafeteria/Kitchen				\$1,000								\$0
Alternate 2 - Elevator and Elevator Shaft				\$3,500								\$0
INCLUSIONS				\$0				\$0				\$0
APPLICABLE SPECIFICATIONS				\$0				\$0				\$0
31 05 00 - Earthwork			YES				YES				YES	
31 10 00 - Site Clearing			YES				YES				YES	
31 20 00 - Earth Moving			YES				YES				YES	
Leveled Bid Total				\$446,627				\$632,000				\$679,431
SCOPE-SPECIFIC INFORMATION												
Rock Excavation	per cubic yard			\$250.00	per cubic yard			\$350.00	per cubic yard			\$120.00



**Bartlesville Public Schools
Ranch Heights Elementary School**

Section 03 – Assumptions and Clarifications

Clarifications & Assumptions

Project Name: Ranch Heights Elementary School

Description: Addition and Renovation

Location: Bartlesville, OK 74003

Pre-construction Phase: Construction Documents

Date: 05/09/2024

Document Acknowledgement

1. Project Documents per Manhattan Documents Log attached as part of this proposal.
2. Project Drawings – Construction Document dated April 5, 2024, prepared by Keleher Architects.
3. Civil Drawings – Construction Document dated April 5, 2024, prepared by Cedar Creek.
4. Landscape Drawings – Construction Document dated April 5, 2024, prepared by Keleher Architects.
5. Architectural Drawings – Construction Document dated April 5, 2024, prepared by Keleher Architects.
6. Structural Drawings – Construction Documents dated April 5, 2024, prepared by Phillips, Slaughter, Rose.
7. MEPS Drawings – Construction Documents dated April 5, 2024, prepared by MPW Engineering.
8. Specifications – Construction Document dated April 5, 2024, prepared by Keleher Architects.
9. Geotechnical Exploration for Project dated July 12, 2023, prepared by Belongia Consultants, Inc.
10. Addendum 01 dated April 14, 2024, prepared by Keleher Architects.
11. Addendum 02 dated April 23, 2024, prepared by Keleher Architects.
12. Addendum 03 dated April 24, 2024, prepared by Keleher Architects.
13. Addendum 04 dated April 25, 2024, prepared by Keleher Architects.
14. RFI responses through April 30, 2024.

General

1. Manhattan shall not be liable nor have our right to proceed be restricted for any failure to perform its obligations where such failure arises out of Acts of 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. To the extent these conditions may occur and impact the Project, there shall be an equitable adjustment to the Contract.
2. Manhattan's price and proposal is specifically contingent on executing a standard AIA Contract, any modifications must be mutually agreed to by Owner and Manhattan. We specifically exclude any Bid and/or Contract Document requirements contrary to this clarification.
3. Acceptance of these Clarifications and their inclusion as a Contract Document is condition-precedent to our Proposal. We specifically exclude any Bid and/or Contract Document requirements to the contrary, as these Assumptions and Clarifications shall supersede any other Drawings, Specifications, proposed Contract language, and/or all other Bid Documents.
4. Our Proposal is based on the attached Construction Schedule.
5. Manhattan will use the Phoenix Scheduling program for all project scheduling, and we assume that this program will satisfy all project schedule requirements.
6. Proposal is based on receiving payment for stored materials and payment terms as noted in subcontractor quotes e.g.: Elevators
7. The following items are not included in this estimate, but should be taken into consideration or provided by the Owner or Design Team:
 - 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) Cost for materials and/or geotechnical engineering.
 - f) Abatement, mitigation and/or removal of hazardous or contaminated materials.
 - g) Cost of building permit and inspection fees.
 - h) The Subcontractors will provide and pay for the basic, major trade permits **only** (Plumbing, Mechanical and 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 unless agreed to otherwise.

- i)** Electric, Gas or Water municipal impact fees, as well as utility company charges for permanent power, telephone service and CATV.
 - j)** Cost of permanent water and electrical power usage.
 - k)** The unloading, stocking, distribution, and installation of Owner FF&E items (e.g.: furniture, wall hangings, point of sale items, etc.)
 - l)** Cost to engineer structure to accommodate the use of tower cranes inside the building and garage footprints is not included. The structure cost to accommodate the use of tower cranes inside the building and garage footprints is considered cost of work.
 - m)** Cost to engineer structure to accommodate the use of a concrete placing boom inside the building footprint is not included. The structure cost to accommodate the use of a concrete placing boom inside the building footprint is considered cost of work.
- 8.** This Work Authorization includes the costs for Manhattan's temporary conditions and general conditions. This time frame is based on the current project schedule.
- 9.** Manhattan is providing an express warranty for a period of one year from the date of Substantial Completion and excludes all implied warranties beyond the specific warranties required by the Contract Documents.
- 10.** In preparing Manhattan's Guaranteed Maximum Price proposal, Manhattan has included a contingency amount for the Manhattan 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. 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 final completion, any sums remaining in Manhattan's Contingency after final payment shall accrue to Owner.
- 11.** All Value Management is to be specifically approved and accepted by the Architect and designers. The costs proposed are order of magnitude cost. Scope of work revisions must be incorporated into the drawings and specifications by the Architect and designers. All re-design cost are by Owner. (VM) Value Management cost will be reconciled once subcontractor and supplier bids are received based on documents incorporating the accepted (VM) Value Management items.
- 12.** Manhattan has strived to include allowances for design items identified by Manhattan as missing from project documents. Manhattan will reconcile these allowances based on Construction Documents when they are provided for use. Items not fully detailed and located on the contract project documents will also be priced once final Construction Documents are received by Manhattan.

13. Submittal of RFI's is an ongoing process. Additional RFI's will be submitted and upon receipt of a full response Manhattan will provide pricing adjustments as needed
14. Manhattan has prepared this GMP based on current market conditions and escalations are not included.
15. All construction Float in the Construction Schedule shall accrue for the exclusive use of Manhattan Construction Company, unless mutually agreed otherwise, regardless of any bid documents or specifications to the contrary. Manhattan Construction Company shall be compensated with Time Extensions and General Conditions costs for time delays not the fault of Manhattan Construction Company.
16. In the absence of an agreement by the Owner and the Contractor on the method of proceeding with Construction Change Directives prior to proceeding with Change Order work, the Owner and Contractor agree to proceed with such Changes on an "Open Book, Time & Materials" basis with Costs as outlined in the General Conditions. Such Work shall be substantiated with signed tickets in the field by the Contractor's Superintendent or the Owner's other designated representative.
17. This project is based on normal working hours. No premium time is included unless specifically noted otherwise elsewhere in our Proposal.
18. We exclude any contractual provisions contained in the Invitation to Bidders or other pre-bid documents.
19. The storm shelter is to be built to meet FEMA per the drawings and specifications but will not receive FEMA storm shelter certification.
20. Acceptance of the GMP constitutes acceptance of Award Recommendation Letter.

Insurance, Staff Rates and Bonds

1. The Owner is assumed to provide an "all risk" (Builders Risk) policy with terms, limits, form and deductibles acceptable to the Contractor.
2. Builder's Risk ("all-risk") Insurance is included per Manhattan policy terms and conditions.
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 **(1.50%)** will be applied to the total contract value for this coverage.
4. Utilized Staff rates are included per Exhibit C.
5. It is Manhattan's understanding that Manhattan is not required to provide a payment and performance bond. A quote and/or bond can be provided upon request.
6. We do not include any requirements for meeting or fulfilling Code Requirements but will assist by a comprehensive review of the drawings and specs and bringing any questions or concerns to the attention of the Architect.

7. We have not included any sales tax and will require a Sales Tax Exemption Certificate as a condition precedent to the issuance of any notices to proceed, subcontracts, purchase orders, etc.
8. Builders Risk Insurance and any and all insurance deductibles are not included. Our insurance coverage is limited to those terms, conditions, and limits of coverage. 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 at cost if needed.
9. Performance and Payment Bonds for all subcontracts exceeding \$50,000 are included. Additionally, any contracts involved in exterior wall assemblies, regardless of contract amount, are required to provide a performance and payment bond.
10. Performance and Payment Bonds for Manhattan and associated costs are not included.

Division 01

1. Costs associated with Energy reviews and Accessibility reviews and inspections are not included.
2. Offsite infrastructure including Utilities, Roadways, and Intersection work is not included beyond the scope required by civil documents.
3. USGBC Fees or Enhanced Commissioning costs are not included.
4. As a general note, seismic bracing is not included in our proposal for any systems unless incorporated into the construction documents.
5. “Testing & Inspections” for soils, concrete, masonry, steel, and fireproofing, etc. is included by allowance listed below.
6. 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.
7. 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 soils shall be handled by change order per unit prices as encountered and all related delay will be added to the Contract Completion Date and the schedule on a day-for-day basis. This clarification 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.
8. 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 any other

underground water encountered below the existing ground-surface, etc. This clarification supersedes any information contained in the Soils Report, etc.

- 9.** 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.
- 10.** The discovery or development of mold shall be a differing condition required to be reported to the Owner and treated in accordance with the provisions of section 10.3 of AIA Document A201 - 1997, the provisions of which are incorporated by reference herein.
- 11.** 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.).
- 12.** We exclude additional costs and/or time as a result of a broadly defined act of war or terrorism or increases in security or procedures and/or security instituted or enforced as a result of or during any government alert or threat condition level above a "Guarded Condition".
- 13.** We do not include the costs for reproductions of drawings and specifications. These costs will be submitted as a reimbursable cost.
- 14.** We have assumed the Owner will provide adequate sources of water, electricity, natural gas, on-site parking, and telephone service for our use at no additional charge.
- 15.** 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.
- 16.** Repair of existing Code Violations unless the remediation work is specifically detailed on the drawings, of any nature, is not included.
- 17.** We have assumed that any signage required during construction for the re-routing of traffic, personnel, etc. during the construction will be provided by the Owner / others.
- 18.** Manhattan excludes any responsibility or liability for patent, trademark, or copyright infringement claims based on content of the Contract Documents.
- 19.** 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.
- 20.** All RFI Responses provided on or after Tuesday April 30, 2023, have not been incorporated into GMP and may require a cost adjustment.

21. We do not include any costs associated with major fluctuations in raw or finish materials prices greater than the current CPI.

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 basis in accordance with the unit price schedule.

Division 03 Concrete

1. Foundation obstructions below surface not shown on demolition plans will be priced separately as they are encountered.
2. Per the Geotechnical Report the borings did not indicate the presence of water, so the drilled piers do not include casing and no deduct for casing will be provided.
3. Pier depth is assumed to be 7'6" below top of slab elevation. The subcontractor may adjust accordingly per unit rates provided.
4. We do not include the costs for winter protection, blankets, concrete additives, and/or temporary heat. These costs can vary significantly depending on the weather conditions for a particular season. Winter / weather protection and temporary heat will be provided on an as-needed, time and materials basis as a change order to the Contract.

Division 04 Masonry

1. The Masonry (Both CMU & Brick) scope is included in this GMP.
2. No water repellent / brick sealer is included.

Division 05 Steel

1. Miscellaneous and structural steel has been provided as shop-primed material in non-exterior locations. Touch up paint for steel bolts is not included. All locations exposed to the elements have been provided as galvanized.
2. We do not include any engineering or design liability for the structural or miscellaneous steelwork; this clarification 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 06 Finish Carpentry

1. Millwork has been included as fabricated and installed by AWI Standards.

2. Quartz Window Sills - Wilsonart Winters Veil is discontinued and no longer available. Wilsonart Arashi Q4011 is included per the manufacture's recommendations.
3. Stainless Steel Tops – A402 Elevation H is based on an 11' long x 2' deep with 4" integrated backsplash. Elevation G is based on a 14' 6" long x ~2' deep with cutout for customer's drop-in sink. Separate 14' 6" x 18" tall backsplash will have one seam with divider bar at 8' 6" off the wall to line up with cabinet seam. The counter and backsplash are 2 separate pieces.

Division 07 Waterproofing

1. Roofing bid is based on 60 mil internally scimmed TPO.

Division 08 Doors & Glass

1. Per plan notes, ten (10) Type A are provided as Owner Furnished/Contractor Installed. One (1) Type A window is Contractor Furnished/Contractor Installed.

Division 09 Finishes

1. Included per contract documents.

Division 10 Specialties

2. An allowance for signage has been included for future buyout.
3. Fire Protection cabinets, fire extinguishers, and toilet accessories are included based on floor plans. No new toilet accessories or FEC's are shown in the renovation areas.

Division 11 Equipment

1. No Food Service Equipment has been included. All costs associated with Alternate 1 for Kitchen/Cafeteria work is excluded.

Division 12 Furnishings

1. Cost for window coverings as shown on the contract documents is included in the GMP.

Division 14 Vertical

1. Cost for one Schindler 3100 MRL traction elevator is included.
2. It is assumed the project site can store the elevators once manufactured. No additional storage of elevators has been bought from the manufacturer.
3. Temporary use of elevators is excluded.

Division 21 Fire Sprinkler

1. Wet fire sprinkler system installed per NFPA 13 and local codes.
2. All material to be UL Listed.
3. Seismic bracing is not included.
4. Fire protection piping is not painted unless stated in construction documents.

Division 22 Plumbing

1. Perforated pipe drainage system is included under slab where noted.
2. Clean out or "Snaking of existing plumbing systems is not included within the GMP.

Division 23 HVAC

1. LEED Air quality testing cost is not included.
2. Vacuuming of existing ductwork is not included.
3. Third Party QA/QC Services or testing is not included.
4. RTU curbs are bid as 18" uninsulated knockdown curbs. Incomplete design and no detail Allowance \$10,500
5. Exhaust fan duct was bid to have a gooseneck on the roof. Incomplete design and no detail of exhaust fan duct Allowance \$6,000.00
6. All condensate lines are bid ¾" in size minimum or connection size and ran to nearest floor or roof drain. Incomplete design C&As No plans indicate scope \$6,500.00
7. Structural support for (2) mini splits and (1) Furnace coil split is not shown for roof location on a standing seam metal building roof. Add - \$6,000.00

Division 26 Electrical

1. Electrical systems are included as described on the construction documents.

Division 27 Tele Data Comm

1. Tray/conduit is provided for clock system by division 26 subcontractor. Clock system is to be provided by owner.

Division 28 Security CCTV

1. Security System equipment and cabling is considered OFOI. Cable Tray/conduit is provided by Division 26 Electrical. No conduit is provided at non-plenum conditions.
2. Fire alarm as specified is included by Division 26 subcontractor.

Division 31 Site Grading

1. Earthwork is provided as described in contract documents.

Division 32 Site Improvements

1. An allowance of \$50,000 is included for the sidewalk area north of the addition between the ramp and the library. This area is marked asphalt on the site plan and not included in the concrete subcontract.
2. No landscaping, paving, or other finishes are shown in the “courtyard” created between the existing building and the addition, and thus not included.
3. Irrigation is included at the planting locations only. No irrigation is included at sodded areas.

Division 33 Site Utilities

1. Site utility work will be installed per plans and specifications.

Allowances

Allowances listed below include but are not limited to labor, materials, equipment, waste, material delivered to the jobsite, subcontractor overhead and subcontractor fee.

Allowances include cost for subcontractor bonding, Manhattan general conditions, insurance, permits, inspection, contingency or Manhattan fee. These allowances are included in the GMP and will be reconciled at the appropriate time.

A timely redesign and release of allowance funding is critical for a fully functional facility. Delays in either may have detrimental impacts on the timeline for a fully functional facility as well as cost impacts.

Allowance 01	Temp Power to Trailer	\$	2,500
Allowance 02	Agg Base Construction Lay Down	\$	50,000
Allowance 03	Temp Protection of Existing	\$	20,000
Allowance 04	Construction Testing	\$	45,000
Allowance 05	Temp Construction	\$	10,000
Allowance 06	Demolition Allowance	\$	160,000
Allowance 07	Elevator EIFS Allowance	\$	10,000

Allowance 08	Flooring Moisture Mitigation	\$	15,000
Allowance 09	Signage Allowance	\$	21,000
Allowance 10	Rerouting of Roof Drains	\$	5,000
Allowance 11	Plumbing Make Safe	\$	5,000
Allowance 12	Elec/Mech Roof Penetrations	\$	10,000
Allowance 13	RTU Curb Design	\$	10,500
Allowance 14	Exhaust Fan Duct	\$	6,000
Allowance 15	Condensate Lines	\$	6,500
Allowance 16	HVAC Structural Support	\$	6,000
Allowance 17	Electrical Make Safe	\$	5,000
Allowance 18	All Fiber & Wireless Access Control Points	\$	15,000
Allowance 19	Existing Fire Alarm Capacity	\$	5,000
Allowance 20	Sidewalk Labeled Asphalt	\$	50,000
Allowance 21	Fences and Gate	\$	15,000
Allowance 22	Landscape & Irrigation Scope Gap	\$	10,000
Allowance 23	Security Film	\$	20,000

Alternates

Alternate No. 2: Elevator Addition

Included in GMP

Unit Cost

Item	Units	Price per Unit
Rock Excavation	CUYD	\$350.00
P1 – 18” Pier Depth Add	LNFT	\$81.00
P1 – 18” Pier Depth Deduct	LNFT	(-\$5.00)
P2 – 24” Pier Depth Add	LNFT	\$112.00
P2 – 24” Pier Depth Deduct	LNFT	(-\$5.00)



**Bartlesville Public Schools
Ranch Heights Elementary School**

Section 04 – Contract Documents

Current Specifications

Number	Description	Revision	Issued Date	Received Date	Set
00 - Procurement and Contracting Requirements					
00 00 00	COVER PAGE	0	04/08/24	04/09/24	CD 4/8/2024
00 01 10	Table of Contents	0	04/23/24	04/23/24	Addendum 2
00 01 15	LIST OF DRAWING SHEETS	0	04/08/24	04/09/24	CD 4/8/2024
00 11 53	CONTRACTORS QUALIFICATION STATEMENT	0	04/08/24	04/09/24	CD 4/8/2024
00 31 32	GEOTECHNICAL DATA	0	04/08/24	04/09/24	CD 4/8/2024
00 43 25	SUBSTITUTION REQUEST FORM	0	04/08/24	04/09/24	CD 4/8/2024
00 65 19.16	LIEN RELEASE FORM	0	04/08/24	04/09/24	CD 4/8/2024
01 - General Requirements					
01 18 13	SITE UTILITIES	0	04/08/24	04/09/24	CD 4/8/2024
01 29 00	PAYMENT PROCEDURES	0	04/08/24	04/09/24	CD 4/8/2024
01 33 00	SUBMITTAL PROCEDURES	0	04/08/24	04/09/24	CD 4/8/2024
01 57 13	EROSION AND SEDIMENTATION CONTROL	0	04/08/24	04/09/24	CD 4/8/2024
01 60 00	PRODUCT REQUIREMENTS	0	04/08/24	04/09/24	CD 4/8/2024
01 71 23	FIELD ENGINEERING	0	04/08/24	04/09/24	CD 4/8/2024
01 76 00	PROTECTING INSTALLED CONSTRUCTION	0	04/08/24	04/09/24	CD 4/8/2024
02 - Existing Conditions					
02 41 19	SELECTIVE DEMOLITION	0	04/08/24	04/09/24	CD 4/8/2024
02 4116	DEMOLITION	0	04/08/24	04/09/24	CD 4/8/2024
03 - Concrete					
03 20 00	CONCRETE REINFORCING & ACCESSORIES	0	04/08/24	04/09/24	CD 4/8/2024
03 30 00	CAST IN PLACE CONCRETE	0	04/08/24	04/09/24	CD 4/8/2024
04 - Masonry					
04 21 13	BRICK MASONRY	0	04/08/24	04/09/24	CD 4/8/2024
04 22 00	CONCRETE UNIT MASONRY	0	04/08/24	04/09/24	CD 4/8/2024
05 - Metals					
05 12 00	STRUCTURAL STEEL FRAMING	0	04/08/24	04/09/24	CD 4/8/2024
05 21 00	STEEL JOISTS	0	04/08/24	04/09/24	CD 4/8/2024
05 31 23	STEEL ROOF DECKING	0	04/08/24	04/09/24	CD 4/8/2024
05 50 00	MISCELLANEOUS METALS	0	04/08/24	04/09/24	CD 4/8/2024
06 - Wood, Plastics, and Composites					
06 10 53	ROUGH CARPENTRY	0	04/08/24	04/09/24	CD 4/8/2024
06 16 00	ZIP SYSTEM SHEATHING	0	04/08/24	04/09/24	CD 4/8/2024

Number	Description	Revision	Issued Date	Received Date	Set
06 20 00	FINISH CARPENTRY	0	04/08/24	04/09/24	CD 4/8/2024
07 - Thermal and Moisture Protection					
07 13 26	SHEET WATERPROOFING	0	04/08/24	04/09/24	CD 4/8/2024
07 21 00	FOIL FACED RIGID INSULATION	0	04/08/24	04/09/24	CD 4/8/2024
07 21 16	THERMAL INSULATION	0	04/08/24	04/09/24	CD 4/8/2024
07 24 19	EIFS	0	04/08/24	04/09/24	CD 4/8/2024
07 42 13.13	FORMED METAL WALL PANELS AND SOFFIT	0	04/08/24	04/09/24	CD 4/8/2024
07 54 23	THERMOPLASTIC POLYOLEFIN ROOFING	0	04/08/24	04/09/24	CD 4/8/2024
07 60 00	SHEET METAL & FLASHINGS	0	04/08/24	04/09/24	CD 4/8/2024
07 84 00	FIRESTOPPING	0	04/08/24	04/09/24	CD 4/8/2024
07 92 00	JOINT SEALANTS	0	04/08/24	04/09/24	CD 4/8/2024
08 - Openings					
08 11 00	METAL DOORS & FRAMES	0	04/08/24	04/09/24	CD 4/8/2024
08 11 13	HOLLOW METAL DOORS AND FRAMES	0	04/08/24	04/09/24	CD 4/8/2024
08 14 00	WOOD DOORS	0	04/08/24	04/09/24	CD 4/8/2024
08 41 13	METAL FRAMED STOREFRONT	0	04/08/24	04/09/24	CD 4/8/2024
08 52 00	ALUMINUM WINDOWS	0	04/08/24	04/09/24	CD 4/8/2024
08 71 00	DOOR HARDWARE	0	04/08/24	04/09/24	CD 4/8/2024
08 81 00	GLASS AND GLAZING	0	04/08/24	04/09/24	CD 4/8/2024
09 - Finishes					
09 22 16	NON-STRUCTURAL METAL FRAMING	0	04/08/24	04/09/24	CD 4/8/2024
09 29 00	GYPSUM BOARD	0	04/08/24	04/09/24	CD 4/8/2024
09 51 00	ACOUSTICAL CEILINGS	0	04/08/24	04/09/24	CD 4/8/2024
09 65 00	RESILIENT FLOORING	0	04/08/24	04/09/24	CD 4/8/2024
09 65 19	Rubber Tile Flooring	0	04/23/24	04/23/24	Addendum 2
09 68 16	CARPETING	0	04/08/24	04/09/24	CD 4/8/2024
09 90 00	PAINTING AND COATINGS	0	04/08/24	04/09/24	CD 4/8/2024
096723	RESINOUS FLOORING	0	04/08/24	04/09/24	CD 4/8/2024
10 - Specialties					
10 11 43	VISUAL WALL DISPLAY PANELS	0	04/08/24	04/09/24	CD 4/8/2024
10 21 13	PHENOLIC CORE TOILET PARTITIONS	0	04/08/24	04/09/24	CD 4/8/2024
10 26 00	WALL PROTECTORS	0	04/08/24	04/09/24	CD 4/8/2024
10 26 23	PROTECTIVE WALL COVERING	0	04/08/24	04/09/24	CD 4/8/2024
10 28 00	TOILET AND BATH ACCESSORIES	0	04/08/24	04/09/24	CD 4/8/2024
10 44 00	FIRE PROTECTION SPECIALTIES	0	04/08/24	04/09/24	CD 4/8/2024
11 - Equipment					
11 41 23	WALK IN COOLER	0	04/08/24	04/09/24	CD 4/8/2024

Number	Description	Revision	Issued Date	Received Date	Set
12 - Furnishings					
12 21 13	HORIZONTAL LOUVER BLINDS	0	04/08/24	04/09/24	CD 4/8/2024
14 - Conveying Equipment					
14 2123	Electric Traction Passenger Elevator	1	04/18/04	04/22/24	Addendum 1
21 - Fire Suppression					
21 13 00	FIRE SPRINKLER SYSTEMS	1	04/18/04	04/22/24	Addendum 1
22 - Plumbing					
22 0500	Common Work Results for Plumbing	0	04/18/04	04/22/24	Addendum 1
22 0513	Common Motor Requirements for Plumbing Equipment	0	04/18/04	04/22/24	Addendum 1
22 0516	Expansion Fittings and Loops for Plumbing Piping	0	04/18/04	04/22/24	Addendum 1
22 0519	Meters and Gages for Plumbing Piping	0	04/18/04	04/22/24	Addendum 1
22 0523	General-Duty Valves for Plumbing Piping	0	04/18/04	04/22/24	Addendum 1
22 0529	Hangers and Supports for Plumbing Piping and Equipment	0	04/18/04	04/22/24	Addendum 1
22 0548	Vibration and Seismic Controls for Plumbing Piping and Equipment	0	04/18/04	04/22/24	Addendum 1
22 0553	Identification for Plumbing Piping and Equipment	0	04/18/04	04/22/24	Addendum 1
22 0700	Plumbing Insulation	0	04/18/04	04/22/24	Addendum 1
22 1116	Domestic Water Piping	0	04/18/04	04/22/24	Addendum 1
22 1119	Domestic Water Piping Specialties	0	04/18/04	04/22/24	Addendum 1
22 1123	Domestic Water Pumps	0	04/18/04	04/22/24	Addendum 1
22 1316	Sanitary Waste and Vent Piping	0	04/18/04	04/22/24	Addendum 1
22 1319	Sanitary Waste Piping Specialties	0	04/18/04	04/22/24	Addendum 1
22 3400	Fuel-Fired Domestic Water Heaters	0	04/18/04	04/22/24	Addendum 1
22 4000	Plumbing Fixtures	0	04/18/04	04/22/24	Addendum 1
22 4700	Drinking Fountains and Water Coolers	0	04/18/04	04/22/24	Addendum 1
23 - Heating, Ventilating, and Air Conditioning (HVAC)					
23 74 13	Packaged, Outdoor, Central-Station Air-Handling Units	0	04/18/04	04/22/24	Addendum 1
23 0513	Common Motor Requirements for HVAC Equipment	0	04/18/04	04/22/24	Addendum 1
23 0516	Expansion Fittings and Loops for HVAC Piping	0	04/18/04	04/22/24	Addendum 1
23 0519	Meters and Gages for HVAC Piping	0	04/18/04	04/22/24	Addendum 1
23 0523	General-Duty Valves for HVAC Piping	0	04/18/04	04/22/24	Addendum 1
23 0529	Hangers and Supports for HVAC Piping and Equipment	0	04/18/04	04/22/24	Addendum 1
23 0548	Vibration and Seismic Controls for HVAC	0	04/18/04	04/22/24	Addendum 1
23 0553	Identification for HVAC Piping and Equipment	0	04/18/04	04/22/24	Addendum 1
23 0593	Testing, Adjusting, and Balancing for HVAC	0	04/18/04	04/22/24	Addendum 1
23 0700	HVAC Insulation	0	04/18/04	04/22/24	Addendum 1
23 1123	Facility Natural-Gas Piping	0	04/18/04	04/22/24	Addendum 1
23 2110	Condensate Piping	0	04/18/04	04/22/24	Addendum 1

Number	Description	Revision	Issued Date	Received Date	Set
23 2300	Refrigerant Piping	0	04/18/04	04/22/24	Addendum 1
23 3113	Metal Ducts	0	04/18/04	04/22/24	Addendum 1
23 3300	Air Duct Accessories	0	04/18/04	04/22/24	Addendum 1
23 3416	Centrifugal HVAC Fans	0	04/18/04	04/22/24	Addendum 1
23 3423	HVAC Power Ventilators	0	04/18/04	04/22/24	Addendum 1
23 3713	Diffusers, Registers, and Grilles	0	04/18/04	04/22/24	Addendum 1
23 6313	Air-Cooled Refrigerant Condensers	0	04/18/04	04/22/24	Addendum 1
23 8126	Split-System Air-Conditioners	0	04/18/04	04/22/24	Addendum 1
230500	Common Work Results for HVAC	0	04/18/04	04/22/24	Addendum 1
235400	Furnaces	0	04/18/04	04/22/24	Addendum 1
237200	Air-to-Air Energy Recovery Equipment	0	04/18/04	04/22/24	Addendum 1
238239	Unit Heaters	0	04/18/04	04/22/24	Addendum 1
26 - Electrical					
26 05 00	Common Work Results for Electrical	0	04/18/04	04/22/24	Addendum 1
26 05 19	Low-Voltage Electrical Power Conductors and Cables	0	04/18/04	04/22/24	Addendum 1
26 05 26	Grounding and Bonding for Electrical Systems	0	04/18/04	04/22/24	Addendum 1
26 05 29	Hangers and Supports for Electrical Systems	0	04/18/04	04/22/24	Addendum 1
26 05 33	Raceway and Boxes for Electrical Systems	0	04/18/04	04/22/24	Addendum 1
26 24 16	Panelboards	0	04/18/04	04/22/24	Addendum 1
26 27 26	Wiring Devices	0	04/18/04	04/22/24	Addendum 1
26 28 16	Enclosed Switches and Circuit Breakers	0	04/18/04	04/22/24	Addendum 1
27 - Communications					
275313	Clock Systems	0	04/18/04	04/22/24	Addendum 1
28 - Electronic Safety and Security					
28 05 13	Conductors and Cables for Electronic Safety and Security	0	04/18/04	04/22/24	Addendum 1
28 31 11	Digital, Addressable Fire-Alarm Systems	0	04/18/04	04/22/24	Addendum 1
31 - Earthwork					
31 05 00	EARTHWORK	0	04/08/24	04/09/24	CD 4/8/2024
31 10 00	SITE CLEARING	0	04/08/24	04/09/24	CD 4/8/2024
31 20 00	EARTH MOVING	0	04/08/24	04/09/24	CD 4/8/2024
31 31 16	TERMITE CONTROL	0	04/08/24	04/09/24	CD 4/8/2024
32 - Exterior Improvements					
32 12 16	ASPHALT PAVING	0	04/08/24	04/09/24	CD 4/8/2024
32 12 36.13	ASHPALT SEAL AND FOG COAT	0	04/08/24	04/09/24	CD 4/8/2024
32 13 13	CONCRETE PAVING CURB AND SIDEWALK	0	04/08/24	04/09/24	CD 4/8/2024
32 13 73	CONCRETE PAVING JOINT SEALANTS	0	04/08/24	04/09/24	CD 4/8/2024
32 84 00	PLANTING IRRIGATION	0	04/08/24	04/09/24	CD 4/8/2024

Number	Description	Revision	Issued Date	Received Date	Set
32 92 00	TURF AND GRASSES	0	04/08/24	04/09/24	CD 4/8/2024
32 93 00	PLANTS	0	04/08/24	04/09/24	CD 4/8/2024
33 - Utilities					
33 10 00	WATER UTILITIES	0	04/08/24	04/09/24	CD 4/8/2024
33 30 00	SANITARY SEWAGE UTILITIES	0	04/08/24	04/09/24	CD 4/8/2024
33 41 00	STORM UTILITY DRAINAGE PIPING	0	04/08/24	04/09/24	CD 4/8/2024

Current Drawing Set - Current Drawings

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
General					
04.25.2024	Addendum 4 Narrative	0	04/25/2024		Addendum 4 (04/25/24)
G000	COVER SHEET	1	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
G001	GENERAL INFORMATION	0	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
Architectural					
A101	FLOOR PLANS	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
A102	ENLARGED ADDITION PLAN	3	04/24/2024	04/24/2024	Addendum 3 (04/24/24)
A103	ENLARGED OFFICE AND LIBRARY	4	04/25/2024		Addendum 4 (04/25/24)
A103.1	ENLARGED PLANS	1	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
A103.2	ELEVATOR PLANS	1	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
A104	ENLARGED CAFETERIA	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
A104.1	ENLARGED CAFETERIA	1	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
A105	ROOF PLAN	0	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
A106	REFLECTED CEILING PLAN	1	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
A106.1	REFLECTED CEILING PLAN	1	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
A201	EXTERIOR ELEVATIONS	0	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
A301	BUILDING SECTIONS	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
A302	BUILDING SECTIONS	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
A303	BUILDING SECTIONS	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
A304	SECTIONS	1	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
A305	ELEVATOR SECTIONS	1	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
A401	INTERIOR ELEVATIONS	1	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
A402	INTERIOR ELEVATIONS	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
A403	INTERIOR ELEVATIONS	1	04/25/2024		Addendum 4 (04/25/24)
A404	CORRIDOR WALL ELEVATION	0	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
A501	ENLARGED OFFICE AND LIBRARY	1	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
A501.1	ENLARGED ADDITION PLAN	0	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
A501.2	400 ROOM FLOOR PLAN	0	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
A502	DOOR SCHEDULE	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
A502.1	DOOR PLANS	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
A503	WINDOW SCHEDULE	2	04/25/2024		Addendum 4 (04/25/24)
AC101	SITE PLAN	1	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
D101	DEMO PLAN	1	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
D102	DEMO PLAN	0	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
Civil					
C1.00	DEMOLITION PLAN	2	04/18/2024	04/22/2024	Addendum 1 (04/18/24)
C1.01	SURVEY C1.01	0	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
C2.00	SITE PLAN	1	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
C2.01	SITE PLAN	2	04/18/2024	04/22/2024	Addendum 1 (04/18/24)
C3.00	OVERALL GRADING PLAN	1	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
C3.01	GRADING PLAN	1	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
C3.02	GRADING PLAN	1	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
C4.00	DRAINAGE MAP	1	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
C5.00	UTILITY PLAN	2	04/18/2024	04/22/2024	Addendum 1 (04/18/24)
C6.00	STORM SEWER LINE 1 & 3 PLAN & PROFILE	2	04/18/2024	04/22/2024	Addendum 1 (04/18/24)
C6.01	STORM SEWER LINE 2 PLAN & PROFILE	0	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
C7.00	EROSION CONTROL PLAN	0	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
C8.00	STANDARD DETAILS	0	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
C8.01	STANDARD DETAILS	0	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
Electrical					
E001	ELECTRICAL: LEGEND & GENERAL NOTES	3	04/24/2024	04/24/2024	Addendum 3 (04/24/24)
E002	ELECTRICAL: LEGEND & GENERAL NOTES	0	04/08/2024	04/09/2024	CD 4/8/2024 (04/08/24)
E003	ELECTRICAL: SITE PLAN	2	04/24/2024	04/24/2024	Addendum 3 (04/24/24)
E101	ELECTRICAL: 1ST FLOOR PLAN	1	04/08/2024	04/09/2024	CD 4/8/2024 (04/08/24)
E301	ELECTRICAL: ENLARGED LIGHTING PLANS	1	04/08/2024	04/09/2024	CD 4/8/2024 (04/08/24)
E302	ELECTRICAL: ENLARGED LIGHTING PLANS	1	04/08/2024	04/09/2024	CD 4/8/2024 (04/08/24)
E303	ELECTRICAL: ENLARGED LIGHTING PLANS	2	04/24/2024	04/24/2024	Addendum 3 (04/24/24)
E304	ELECTRICAL: ENLARGED POWER PLANS	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
E305	ELECTRICAL: ENLARGED POWER PLANS	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
E306	ELECTRICAL: ENLARGED POWER PLANS	4	04/25/2024		Addendum 4 (04/25/24)
E307	ELECTRICAL: ENLARGED HVAC POWER PLANS	1	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
E308	ELECTRICAL: ENLARGED HVAC POWER PLANS	0	04/08/2024	04/09/2024	CD 4/8/2024 (04/08/24)
E309	ELECTRICAL: ENLARGED HVAC POWER PLANS	2	04/24/2024	04/24/2024	Addendum 3 (04/24/24)
E310	ELECTRICAL: ENLARGED SPECIAL SYSTEMS PLANS	0	04/08/2024	04/09/2024	CD 4/8/2024 (04/08/24)
E311	ELECTRICAL: ENLARGED SPECIAL SYSTEMS PLANS	0	04/08/2024	04/09/2024	CD 4/8/2024 (04/08/24)
E312	ELECTRICAL: ENLARGED SPECIAL SYSTEMS PLANS	2	04/24/2024	04/24/2024	Addendum 3 (04/24/24)
E401	ELECTRICAL: ENLARGED FIRE ALARM PLANS	2	04/24/2024	04/24/2024	Addendum 3 (04/24/24)
E402	ELECTRICAL: ENLARGED FIRE ALARM PLANS	2	04/24/2024	04/24/2024	Addendum 3 (04/24/24)
E403	ELECTRICAL: ENLARGED FIRE ALARM PLANS	1	04/24/2024	04/24/2024	Addendum 3 (04/24/24)
E501	ELECTRICAL: PANEL SCHEDULES	0	04/08/2024	04/09/2024	CD 4/8/2024 (04/08/24)
E502	ELECTRICAL: PANEL SCHEDULES	0	04/08/2024	04/09/2024	CD 4/8/2024 (04/08/24)
E503	ELECTRICAL: PANEL SCHEDULES	0	04/08/2024	04/09/2024	CD 4/8/2024 (04/08/24)

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
E504	ELECTRICAL: PANEL SCHEDULES	2	04/24/2024	04/24/2024	Addendum 3 (04/24/24)
E601	ELECTRICAL ONE-LINE DIAGRAM	1	04/24/2024	04/24/2024	Addendum 3 (04/24/24)
Fire Protection					
FP0	FIRE RISER DETAILS AND NOTES	0	04/08/2024	04/09/2024	CD 4/8/2024 (04/08/24)
FP1	FIRE PROTECTION CRITERIA PLAN	0	04/08/2024	04/09/2024	CD 4/8/2024 (04/08/24)
Landscape					
L101	LANDSCAPE PLAN	0	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
Mechanical					
M001	LEGEND & GENERAL NOTES	1	04/08/2024	04/09/2024	CD 4/8/2024 (04/08/24)
M101	1ST FLOOR HVAC PLAN	1	04/08/2024	04/09/2024	CD 4/8/2024 (04/08/24)
M201	HVAC ENLARGED PLANS	1	04/08/2024	04/09/2024	CD 4/8/2024 (04/08/24)
M202	MECHANICAL: HVAC ENLARGED PLANS	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
M203	MECHANICAL: HVAC ENLARGED PLANS	1	04/08/2024	04/09/2024	CD 4/8/2024 (04/08/24)
M204	MECHANICAL: HVAC ENLARGED PLANS	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
M205	MECHANICAL: HVAC ENLARGED PLANS	1	04/08/2024	04/09/2024	CD 4/8/2024 (04/08/24)
M206	MECHANICAL: HVAC ENLARGED PLANS	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
M301	MECHANICAL: DETAILS	1	04/08/2024	04/09/2024	CD 4/8/2024 (04/08/24)
M401	MECHANICAL SCHEDULES	1	04/08/2024	04/09/2024	CD 4/8/2024 (04/08/24)
M402	MECHANICAL SCHEDULES	1	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
M501	HOOD DRAWINGS	1	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
M502	HOOD DRAWINGS	1	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
M503	HOOD DRAWINGS	1	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
Plumbing					
P001	PLUMBING: GENERAL NOTES	1	04/08/2024	04/09/2024	CD 4/8/2024 (04/08/24)
P101	PLUMBING: FIRST FLOOR UTILITY PLAN	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
P201	PLUMBING: ENLARGED PLANS	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
P202	PLUMBING: ENLARGED PLANS	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
P203	PLUMBING: ENLARGED PLANS	3	04/25/2024		Addendum 4 (04/25/24)
P204	PLUMBING: ENLARGED PLANS	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
P301	PLUMBING: DETAILS	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
P401	PLUMBING: SCHEDULES	2	04/25/2024		Addendum 4 (04/25/24)
P901	DRAIN, WASTE & VENT RISERS	2	04/25/2024		Addendum 4 (04/25/24)
P902	DOM. WATER SUPPLY RISER	2	04/25/2024		Addendum 4 (04/25/24)
Structural					
S100	STRUCTURAL NOTES	1	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
S101	FOUNDATION PLAN - NORTH	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
S102	FOUNDATION PLAN - SOUTH	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
S103	FRAMING PLAN - NORTH	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
S104	FRAMING PLAN - SOUTH	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
S105	ELEVATOR PLANS	0	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
S106	ELEVATOR SECTIONS	1	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
S200	SHELTER SECTIONS	1	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
S201	SECTIONS	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
S202	SECTIONS	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
S203	SECTIONS	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
S204	SECTIONS	1	04/05/2024	04/09/2024	CD 4/8/2024 (04/08/24)
S205	SECTIONS	2	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
S206	CANOPY SECTIONS	1	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
S300	SCHEDULES AND JOIST DIAGRAM	1	04/23/2024	04/23/2024	Addendum 2 (04/23/24)
SKS	LIGHT POLE BASE SECTION	0	04/25/2024		Addendum 4 (04/25/24)

RFI LOG

#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
PRFI-038	Window Types C1 and C2	Open		None	Keleher, Dan (Kel... Goad, Trey (Keleh...	04/25/2024	Ben Cain	04/30/2024		Cain, Ben (Manhat...		N/A		N/A
	<p>Q: Ben Cain Sent Thu Apr 25, 2024 at 09:25 am CDT Reference: A503</p> <p>The window types on A503 show types "C1" and "C2" windows, but these window types are not shown in any locations. Please specify locations for types C1 and C2 windows.</p> <p>A: Trey Goad (Keleher Architects) Responded Thu Apr 25, 2024 at 02:05 pm CDT See Addendum #4</p>													
PRFI-037	Furniture in Library	Open		None	Goad, Trey (Keleh... Keleher, Dan (Kel...	04/24/2024	Ben Cain	04/29/2024		Cain, Ben (Manhat...	Renovation	N/A		N/A
	<p>Q: Ben Cain Sent Wed Apr 24, 2024 at 01:53 pm CDT Reference: A103 and Attachment</p> <p>A103 shows what seems to be furniture in the library. Please advise if this is any type of millwork or owner-furnishings. Library Furniture.jpg</p> <p>A: Dan Keleher (Keleher Architects) Responded Wed Apr 24, 2024 at 03:10 pm CDT Library desk is shone on A403. The square shown on A103 is the roof window above the. A 403 will need a revision.</p>													
PRFI-036	PL2 Finish	Closed		None	Goad, Trey (Keleh... Keleher, Dan (Kel...	04/24/2024	Ben Cain	04/29/2024	04/25/24			N/A		N/A
	<p>Q: Ben Cain Sent Wed Apr 24, 2024 at 01:42 pm CDT Keynote #3 on A401 calls for PL2 to be Wilsonart Evening Tigris (4674-60) while the finish materials on A403 call for PL-2 to be Wilsonart Pearl Soapstone 4886-38. Please advise which finish is correct for PL-2.</p> <p>A: Dan Keleher (Keleher Architects) Responded Wed Apr 24, 2024 at 03:11 pm CDT PL-2 shown on A401 is correct. PL-2 on A403 is not. A403 will be republished.</p>													
PRFI-035	Sink in Art Room	Open		None	Goad, Trey (Keleh... Keleher, Dan (Kel...	04/24/2024	Ben Cain	04/29/2024		Cain, Ben (Manhat...	New Addition	N/A		N/A
	<p>Q: Ben Cain Sent Wed Apr 24, 2024 at 01:38 pm CDT Reference: G/A402, 1/P203</p> <p>G/A402 shows what appears to be a sink labelled "16 GA. NO. 3 Finish". However this is not shown on the plumbing drawings. Please advise what this product is.</p> <p>A: Dan Keleher (Keleher Architects) Responded Thu Apr 25, 2024 at 04:48 pm CDT plumbing plan revisions to add sink are in addendum 4</p>													

#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
	A: Ben Cain (Manhattan - Tulsa) Responded Wed Apr 24, 2024 at 03:27 pm CDT Will there be a sink at this location? If so, please update plumbing drawings.													
	A: Dan Keleher (Keleher Architects) Responded Wed Apr 24, 2024 at 03:08 pm CDT That note is for the stainless steel backsplash not the sink. Leader is in wrong position.													
PRFI-034	Existing Panelboard Manufacturer	Closed		None	Keleher, Dan (Kel... Goad, Trey (Keleh...	04/24/2024	Ben Cain	04/29/2024	04/25/24			N/A		N/A
	Q: Ben Cain Sent Wed Apr 24, 2024 at 01:28 pm CDT Reference: Panelboard Note #10 on E501, E502, E503, & E504 Panelboard note #10 calls to replace a circuit breaker and to match the existing equipment for manufacturer and type. Please advise who the manufacturer is on the existing equipment and type.													
	A: Trey Goad (Keleher Architects) Responded Wed Apr 24, 2024 at 03:47 pm CDT There are several manufacturers and types of panels on this site. Contractor is to visit the site to obtain required knowledge of the site before bid. Refer to note # 2 General Power Notes sheet E001.													
PRFI-033	Locations for Window Blinds	Closed		None	Goad, Trey (Keleh... Keleher, Dan (Kel...	04/24/2024	Ben Cain	04/29/2024	04/25/24			N/A		N/A
	Q: Ben Cain Sent Wed Apr 24, 2024 at 11:15 am CDT Reference: Specification Section 12 21 13 There is a specification section for Horizontal Louver Blinds, but window blinds cannot be found on the drawings. Please advise if blinds are included in this project, and the locations of these blinds.													
	A: Dan Keleher (Keleher Architects) Responded Wed Apr 24, 2024 at 03:12 pm CDT Window blinds shall be roller shades not Horizontal louvers. Delete louver spec. New shade spec and shade locations are shown on revised plans in addendum 3.													
PRFI-032	Detail at New to Existing Slab	Open		None	Keleher, Dan (Kel... Goad, Trey (Keleh...	04/23/2024	Tatiana Oje	04/25/2024		Oje, Tatiana (Man...		N/A		N/A
	Q: Tatiana Oje Sent Tue Apr 23, 2024 at 04:43 pm CDT S101 between grids EM & EK, along existing PreK, 3/S205 is given. This detail shows the interaction between existing footing and new spread footing, there is no detail showing what is necessary between footings. What is needed between spread footings? Thickened slab, continuous footing?													
	A: Trey Goad (Keleher Architects) Responded Wed Apr 24, 2024 at 11:13 am CDT Use thickened slab similar to 2/S205.													
PRFI-031	Detail at New to Existing Footing	Open		None	Keleher, Dan (Kel... Goad, Trey (Keleh...	04/23/2024	Tatiana Oje	04/28/2024		Oje, Tatiana (Man...		N/A		N/A
	Q: Tatiana Oje Sent Tue Apr 23, 2024 at 04:40 pm CDT S101, gridline 3 & existing, does this footing dowel into existing?													
	A: Trey Goad (Keleher Architects) Responded Wed Apr 24, 2024 at 03:48 pm CDT Yes, continuous footings that stop at existing footings shall have (2) #4 x 24" dowels top and bottom with 6" embedment and HY200 adhesive.													

#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
PRFI-030	Foundation Detail at Anchor Bolts Clarification	Open		None	Keleher, Dan (Kel... Goad, Trey (Keleh...	04/23/2024	Tatiana Oje	04/25/2024		Oje, Tatiana (Man...		N/A		N/A
	<p>Q: Tatiana Oje Sent Tue Apr 23, 2024 at 04:38 pm CDT Details 2/S203, 4/S204, 1/S205, & 2/S206, are these individual pilasters? Or is there a small stem wall between elevation 97.6 (FF) & 96.00 (top of footing)?</p> <p>A: Trey Goad (Keleher Architects) Responded Wed Apr 24, 2024 at 04:18 pm CDT Yes, these are individual square pilasters that will have to be field adjusted in length depending on where the final footing locations end up being because of the bedrock elevation. We currently show a turn down slab, but a stem wall could be poured if the footing is lower than expected.</p>													
PRFI-029	Civil Concrete to Asphalt Detail	Open		None	Keleher, Dan (Kel... Goad, Trey (Keleh...	04/23/2024	Tatiana Oje	04/25/2024		Oje, Tatiana (Man...		TBD		TBD
	<p>Q: Tatiana Oje Sent Tue Apr 23, 2024 at 04:17 pm CDT C2.01, addenda 2, provides a concrete to asphalt joint detail. This detail shows a footing centered under the concrete and asphalt transition. This asphalt is existing, will the asphalt be removed back to install this footing?</p> <p>A: Trey Goad (Keleher Architects) Responded Wed Apr 24, 2024 at 11:17 am CDT Detail is incorrect. Provide thickened edge of concrete as shown cut clean edge on existing asphalt. No footing required.</p>													
PRFI-028	Civil Sidewalk Expansion Joint	Open		None	Keleher, Dan (Kel... Goad, Trey (Keleh...	04/23/2024	Tatiana Oje	04/25/2024		Oje, Tatiana (Man...		TBD		TBD
	<p>Q: Tatiana Oje Sent Tue Apr 23, 2024 at 04:16 pm CDT C800, sidewalk detail, section states "no 1/2" expansion joint required" pointing to curb and sidewalk joint. 3rd note below sidewalk at inlets states "sidewalk expansion material is required between sidewalk and curb". Please clarify if expansion joint is required between curb and sidewalk.</p> <p>A: Trey Goad (Keleher Architects) Responded Wed Apr 24, 2024 at 11:22 am CDT Expansion material is required between curb and sidewalk</p>													
PRFI-027	Music and Art Rm Promethean Board	Open		None	Goad, Trey (Keleh... Keleher, Dan (Kel...	04/23/2024	Tatiana Oje	04/28/2024		Oje, Tatiana (Man...	New Addition	TBD		TBD
	<p>Q: Tatiana Oje Sent Tue Apr 23, 2024 at 12:55 pm CDT E312 note 4 is missing in New Addition Music 235 and Art 232. Please confirm design intent to include promethean board rough in these rooms.</p> <p>A: Dan Keleher (Keleher Architects) Responded Tue Apr 23, 2024 at 01:41 pm CDT yes, coming in addendum 2</p>													
PRFI-026	Fire Alarm Riser Diagram	Closed		None	Keleher, Dan (Kel... Goad, Trey (Keleh...	04/22/2024	Ben Cain	04/27/2024	04/25/24			N/A		N/A
	<p>Q: Ben Cain Sent Mon Apr 22, 2024 at 11:51 am CDT Reference: E402 & Attachment</p>													

#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
	<p>4/E402 shows a communication link between 2 Firelite fire alarm control panels, which is no longer available. An alternative for this (see attachment) is to replace the existing fire alarm control panel with one of larger capacity, and use a remote annunciator in the Admin Office in lieu of another control panel. To resolve the voice evacuation portion, the main voice system equipment would be installed adjacent to the new fire alarm control panel in Electrical Room 204, and connect it to a Local Operator Control panel in the Admin Office. The local Operator controller duplicates the functions for paging purposes.</p> <p>Please advise if acceptable. Document1.pdf</p> <p>A: Trey Goad (Keleher Architects) Responded Wed Apr 24, 2024 at 11:25 am CDT See Addendum #3</p>													
PRFI-025	Lighting Prior Approval Request	Open		None	Goad, Trey (Keleh... Keleher, Dan (Kel...	04/19/2024	Tatiana Oje	04/24/2024		Goad, Trey (Keleh... Keleher, Dan (Kel...		TBD		TBD
	<p>Q: Tatiana Oje Sent Fri Apr 19, 2024 at 03:13 pm CDT See attached lighting Prior Approval Request and photometric layouts for review. PRFI-025 - Photometric layouts.pdf PRFI-025 - BARTLESVILLE_PS_RANCH_HEIGHTS_ELEMENTARY_-_PRIOR_APPROVAL_REQUEST.pdf</p>													
PRFI-024	Elevator - Otis Substitution Request	Open		None	Goad, Trey (Keleh... Keleher, Dan (Kel...	04/19/2024	Tatiana Oje	04/24/2024		Oje, Tatiana (Man...	Elevator	TBD		TBD
	<p>Q: Tatiana Oje Sent Fri Apr 19, 2024 at 03:04 pm CDT Please confirm the attached elevator substitutions request is acceptable. PRFI-024 - Otis Elevator Substitution Request.pdf</p> <p>A: Dan Keleher (Keleher Architects) Responded Fri Apr 19, 2024 at 04:02 pm CDT New spec will be for 3500 LB elevator. Otis product is approved assuming it meets new forthcoming spec.</p>													
PRFI-023	Elevator Door Finish	Open		None	Goad, Trey (Keleh... Keleher, Dan (Kel...	04/19/2024	Tatiana Oje	04/24/2024		Oje, Tatiana (Man...	Elevator	TBD		TBD
	<p>Q: Tatiana Oje Sent Fri Apr 19, 2024 at 02:59 pm CDT Conflict in Elevator Door Finish. Some say Stainless Steel Frames and Doors and some say Painted Primer. Please confirm.</p> <p>A: Dan Keleher (Keleher Architects) Responded Fri Apr 19, 2024 at 03:56 pm CDT New specification will reflect stainless steel finish on doors and frames for elevator.</p>													
PRFI-022	Elevator Hoistway Size	Open		None	Goad, Trey (Keleh... Keleher, Dan (Kel...	04/19/2024	Tatiana Oje	04/24/2024		Oje, Tatiana (Man...	Elevator	TBD		TBD
	<p>Q: Tatiana Oje Sent Fri Apr 19, 2024 at 02:52 pm CDT A103.2 - Elevator appears to be a 3500LB Capacity Elevator based on hoistway size. Specified elevator calls for a 4000LB Service Duty with a 7' 8 1/2" Clear cab Inside Depth. The plan only provides for a 6' 11" Clear Hoistway Depth. Please confirm this.</p>													

#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
	<p>A: Dan Keleher (Keleher Architects) Responded Fri Apr 19, 2024 at 03:54 pm CDT Drawings is correct. The elevator spec is incorrect. Will be replaced in addendum 1.</p>													
PRFI-021	Water Heater Detail	Open		None	Keleher, Dan (Kel... Goad, Trey (Keleh...	04/18/2024	Tatiana Oje	04/22/2024		Oje, Tatiana (Man...		TBD		TBD
	<p>Q: Tatiana Oje Sent Thu Apr 18, 2024 at 03:38 pm CDT P301 - Detail 12 is for a Electric water heater, the schedule calls for a gas fired water heater. Please provide a detail for gas fired water heaters.</p> <p>A: Trey Goad (Keleher Architects) Responded Tue Apr 23, 2024 at 02:30 pm CDT See Addendum #2</p>													
PRFI-020	Elevator Separator Spec	Open		None	Goad, Trey (Keleh... Keleher, Dan (Kel...	04/18/2024	Tatiana Oje	04/22/2024		Oje, Tatiana (Man...		TBD		TBD
	<p>Q: Tatiana Oje Sent Thu Apr 18, 2024 at 03:35 pm CDT P201 - #4 shows an elevator separator, please provide schedule and specifications.</p> <p>A: Dan Keleher (Keleher Architects) Responded Thu Apr 18, 2024 at 04:24 pm CDT The separator is being removed from the project. The elevator is not hydraulic. This will be reflected in the updated plans.</p>													
PRFI-019	Water Pressure Testing	Open		None	Goad, Trey (Keleh... Keleher, Dan (Kel...	04/18/2024	Tatiana Oje	04/22/2024		Oje, Tatiana (Man...		TBD		TBD
	<p>Q: Tatiana Oje Sent Thu Apr 18, 2024 at 03:34 pm CDT P001 - note 11 states and sheet P101 states: "Plumbing contractor (PC) shall verify existing water pressure prior to construction. If water pressure at building entrance prior to the backflow preventer is less than 50 PSI, PC shall install water pressure booster system for entire building. If water pressure is between 50 PSI and 79 PSI, no booster system will be necessary. If water pressure exceeds 80 PSI, PC shall install pressure reducing valve." Please advise if this testing is required for this project.</p> <p>A: Dan Keleher (Keleher Architects) Responded Tue Apr 23, 2024 at 01:40 pm CDT We will get water pressure testing from city. Not required by contractor.</p>													
PRFI-018	MEP Specifications	Open		None	Goad, Trey (Keleh... Keleher, Dan (Kel...	04/18/2024	Tatiana Oje	04/23/2024		Oje, Tatiana (Man...		TBD		TBD
	<p>Q: Tatiana Oje Sent Thu Apr 18, 2024 at 03:21 pm CDT Please provide all plumbing, electrical, mechanical and electronic safety and security specifications, none received.</p> <p>A: Dan Keleher (Keleher Architects) Responded Tue Apr 23, 2024 at 01:39 pm CDT Added in addendum 1</p>													
PRFI-017	CU 18, 19 and 20 Locations	Open		None	Keleher, Dan (Kel... Goad, Trey (Keleh...	04/18/2024	Tatiana Oje	04/23/2024		Oje, Tatiana (Man...		TBD		TBD

#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
	<p>Q: Tatiana Oje Sent Thu Apr 18, 2024 at 02:55 pm CDT M206 - Where is the location for CU 18, 19 and 20? If they are to be located on the roof, it appears the roof is sloped. Please advise on the type of equipment rails that will be required. If the CUs are located on the roof, what is the required access to the units and will there be any fall protection that will need to be provided for future maintenance?</p> <p>A: Trey Goad (Keleher Architects) Responded Tue Apr 23, 2024 at 02:28 pm CDT See Addendum #2</p>													
PRFI-016	Kitchen - DOAS Louver Tag	Open		None	Keleher, Dan (Kel... Goad, Trey (Keleh...	04/18/2024	Tatiana Oje	04/23/2024		Oje, Tatiana (Man...		TBD		TBD
	<p>Q: Tatiana Oje Sent Thu Apr 18, 2024 at 02:54 pm CDT M206 - The louver for DOA1 is not tagged, please advise on the tag allocation and size.</p> <p>A: Trey Goad (Keleher Architects) Responded Tue Apr 23, 2024 at 02:27 pm CDT See Addendum #2</p>													
PRFI-015	Kitchen - DOAS Duct Size and Fitment with WH-2	Open		None	Keleher, Dan (Kel... Goad, Trey (Keleh...	04/18/2024	Tatiana Oje	04/23/2024		Oje, Tatiana (Man...		TBD		TBD
	<p>Q: Tatiana Oje Sent Thu Apr 18, 2024 at 02:53 pm CDT M206- the basis of design DOAS unit is 56" long x 42" deep x 60" wide and needs 36" of clearance on the right side of the unit and 6" clearance on all other sides. The room according to the prints is 8ft 6in x 8ft. 3in. It appears that the unit may not fit in the room with the gas water heater. Ductwork sizes are not shown on the drawings as well. Please verify that the Basis of design DOAS unit and the Gas Water heater will fit in the space with all required clearances.</p> <p>A: Trey Goad (Keleher Architects) Responded Tue Apr 23, 2024 at 02:27 pm CDT See Addendum #2</p>													
PRFI-014	Roof Penetrations - ICC-500 Requirements	Open		None	Goad, Trey (Keleh... Keleher, Dan (Kel...	04/18/2024	Tatiana Oje	04/23/2024		Oje, Tatiana (Man...		TBD		TBD
	<p>Q: Tatiana Oje Sent Thu Apr 18, 2024 at 02:46 pm CDT ICC-500 requires protection for all openings larger than 3.5 square inches in area for rectangular penetrations of 2-1/16" in diameter. Detail for protective steel baffles surrounding all openings and penetrations shown on 5/S202. M204- Please advise if these baffles are required for flue penetrations and refrigerant pipe penetrations into the saferoom area. P203, P901 - Please provide size of waste vent to roofs and if size requires protections.</p> <p>A: Dan Keleher (Keleher Architects) Responded Tue Apr 23, 2024 at 01:38 pm CDT 18 baffles will be required. Flue and sanitary vents. Approximate locations show on revised structural sheets S103 and S104. addendum 2</p>													
PRFI-013	M001 - HVAC General Notes	Open		None	Keleher, Dan (Kel... Goad, Trey (Keleh...	04/18/2024	Tatiana Oje	04/22/2024		Oje, Tatiana (Man...		TBD		TBD
	<p>Q: Tatiana Oje Sent Thu Apr 18, 2024 at 02:36 pm CDT M202- It appears that CU-13 is too close to the edge of the roof, please provide an acceptable location to move the unit.</p>													

#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
	M204- It appears that CU-14 and CU15 is too close to the edge of the roof, please provide an acceptable location to move the unit.													
	A: Trey Goad (Keleher Architects) Responded Tue Apr 23, 2024 at 02:24 pm CDT See Addendum #2													
PRFI-012	E001 Low-Voltage System Notes	Open	Holtz Electric, Inc.	Holtz, Todd (Holtz Electric, Inc.)	Keleher, Dan (Kel... Goad, Trey (Keleh...	04/18/2024	Tatiana Oje	04/23/2024		Oje, Tatiana (Man...		TBD		TBD
	Q: Tatiana Oje Sent Thu Apr 18, 2024 at 02:24 pm CDT Please confirm notes E-001 Low-Voltage System Notes #3 and #4. Are all communications, television, and data drop wiring provided by Owner or Contractor?													
	A: Trey Goad (Keleher Architects) Responded Tue Apr 23, 2024 at 02:24 pm CDT See Addendum #2													
PRFI-011	Asphalt at North Parking Lot	Open		None	Goad, Trey (Keleh... Keleher, Dan (Kel...	04/17/2024	Ben Cain	04/22/2024		Cain, Ben (Manhat...		N/A		N/A
	Q: Ben Cain Sent Wed Apr 17, 2024 at 11:03 am CDT Reference: C2.01 Please advise if it is acceptable to install concrete in lieu of asphalt at the North parking lot. If acceptable, please update C2.01 to show concrete at North parking lot.													
	A: Dan Keleher (Keleher Architects) Responded Wed Apr 24, 2024 at 03:14 pm CDT use the detail shown for "heavy duty" It is actually light duty. 5" over 6" rock.													
	A: Tatiana Oje (Manhattan - Tulsa) Responded Tue Apr 23, 2024 at 04:18 pm CDT C2.01, addenda 2, the paving has been changed from light duty asphalt to light duty concrete, no section is provided for light duty concrete, only a heavy-duty dumpster concrete pavement section. Please provide light duty concrete section (if the heavy-duty section is correct but misnamed, please provide what size WWF is required).													
	A: Trey Goad (Keleher Architects) Responded Tue Apr 23, 2024 at 02:23 pm CDT North parking lot paving to match HEAVY DUTY DUMPSTER CONCRETE PAVING detail on Sheet C2.01													
PRFI-010	New Addition: Promethean Boards in Music & Art Rooms	Closed		None	Keleher, Dan (Kel... Goad, Trey (Keleh...	04/17/2024	Ben Cain	04/22/2024	04/25/24		New Addition	N/A		N/A
	Q: Ben Cain Sent Wed Apr 17, 2024 at 10:56 am CDT Reference: E306, E312, & A102 Please advise if Promethean Boards are to be installed in Music 235 & Art 232. If so, please update A102, E312, and E306 to reflect promethean boards.													
	A: Trey Goad (Keleher Architects) Responded Tue Apr 23, 2024 at 02:21 pm CDT See Addendum #2													
PRFI-009	New Addition: L4 in Electrical Room	Closed		None	Keleher, Dan (Kel... Goad, Trey	04/17/2024	Ben Cain	04/22/2024	04/25/24			N/A		N/A

#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
					(Keleh...									
PRFI-008	New Addition: Clocks in Corridors	Closed		None	Keleher, Dan (Kel... Goad, Trey (Keleh...	04/17/2024	Ben Cain	04/22/2024	04/25/24		New Addition	N/A		N/A
PRFI-007	Existing Flag Pole	Closed		None	Goad, Trey (Keleh... Keleher, Dan (Kel...	04/17/2024	Ben Cain	04/22/2024	04/25/24			N/A		N/A
PRFI-006	North Parking Lot: Light Pole	Open		None	Goad, Trey (Keleh... Keleher, Dan (Kel...	04/17/2024	Ben Cain	04/22/2024		Cain, Ben (Manhat...		N/A		N/A

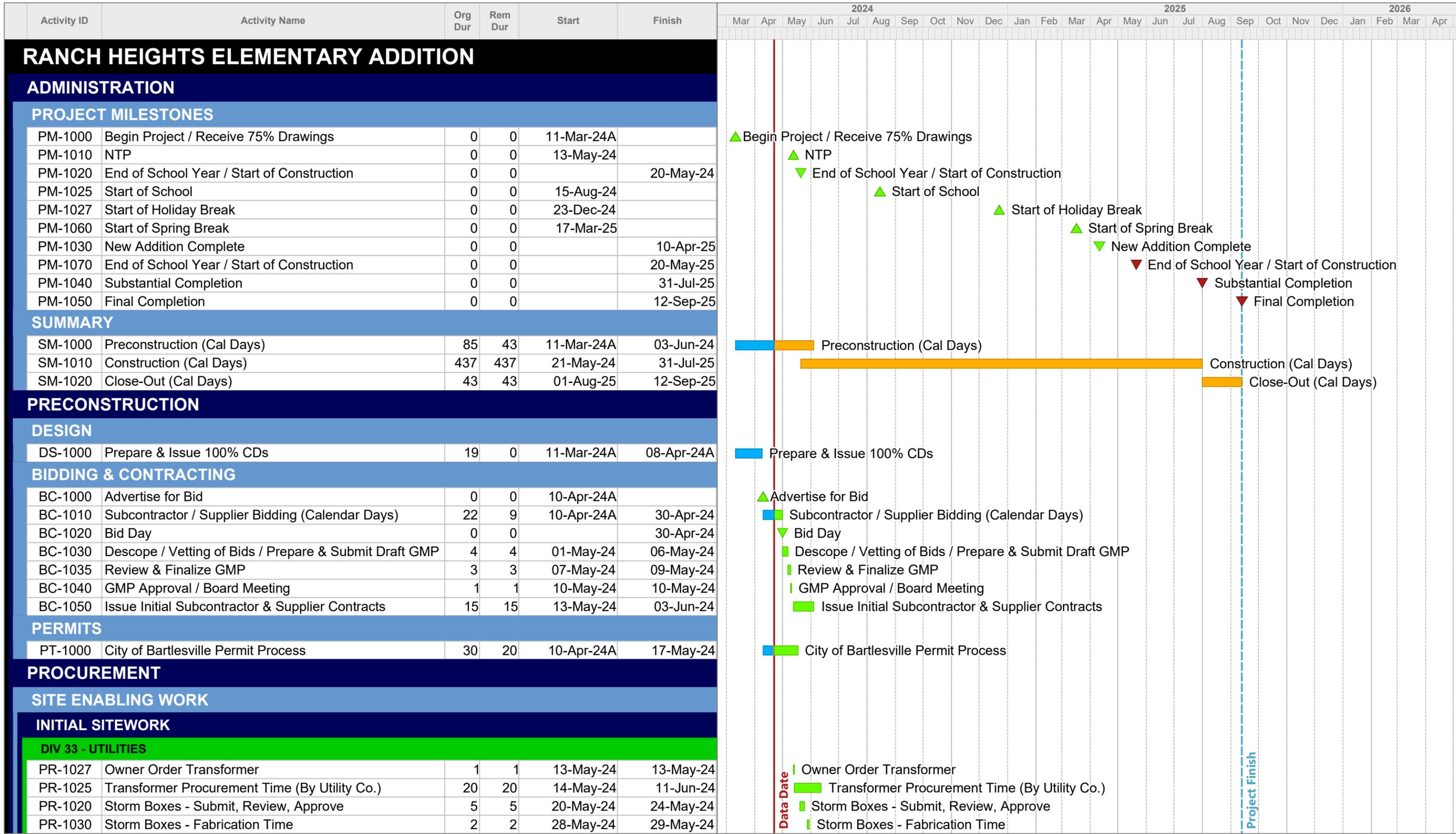
#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
PRFI-005	Elevator: Door Schedule	Closed		None	Keleher, Dan (Kel... Goad, Trey (Keleh...	04/17/2024	Ben Cain	04/22/2024	04/25/24			N/A		N/A
<p>Ben Cain Sent Wed Apr 17, 2024 at 09:03 am CDT Reference: A502 & A502.1</p> <p>Q: 1. Doors 241, 241A, and 242 should say "Alternate #2" in the notes on A502 Door Schedule. 2. A502.1 states that all elevator work is Bid Alternate #1, as it should be Bid Alternate #2. Please update drawings to reflect the above information.</p> <p>A: Trey Goad (Keleher Architects) Responded Tue Apr 23, 2024 at 02:01 pm CDT See Addendum #2</p>														
PRFI-004	New Addition: Finish Notes	Open		None	Keleher, Dan (Kel... Goad, Trey (Keleh...	04/17/2024	Ben Cain	04/22/2024		Cain, Ben (Manhat...		N/A		N/A
<p>Ben Cain Sent Wed Apr 17, 2024 at 08:50 am CDT Reference: A501, A501.1, A501.2, & A403</p> <p>Q: The General Finish Notes say to reference A401.1 for wall finish details, but there is not an A401.1 in the set. It is believed that the notes should reference A403 instead. Please update drawings to reference correct sheet.</p> <p>A: Trey Goad (Keleher Architects) Responded Tue Apr 23, 2024 at 02:01 pm CDT See Addendum #2</p>														
PRFI-003	New Addition: CMU not shown on Structural drawings	Closed		None	Keleher, Dan (Kel... Goad, Trey (Keleh...	04/16/2024	Ben Cain	04/21/2024	04/25/24			N/A		N/A
<p>Ben Cain Sent Tue Apr 16, 2024 at 03:01 pm CDT Reference: A102, S101, & S102</p> <p>A102 Shows CMU walls at the following rooms, while the structural drawings do not. Please update drawings to match.</p> <p>Q:</p> <ul style="list-style-type: none"> • 230 • 231 • 236 • 204 • 205 <p>A: Trey Goad (Keleher Architects) Responded Tue Apr 23, 2024 at 02:00 pm CDT See Addendum #2</p>														
PRFI-002	Kitchen/Elevator: Tie in to Sanitary Sewer	Closed		None	Keleher, Dan (Kel... Goad, Trey	04/16/2024	Ben Cain	04/22/2024	04/25/24		Kitchen	N/A		N/A

#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
					(Keleh...									
	<p>Ben Cain Sent Tue Apr 16, 2024 at 02:52 pm CDT Reference: C5.00 & P101</p> <p>Q: Please update the civil drawings to show continuation of the sanitary line from the kitchen/elevator as noted in P101.</p> <p>A: Trey Goad (Keleher Architects) Responded Tue Apr 23, 2024 at 02:00 pm CDT See Addendum #1</p>													
PRFI-001	New Addition: Sanitary Sewer Size and Location	Closed		None	Keleher, Dan (Kel... Goad, Trey (Keleh...	04/16/2024	Ben Cain	04/22/2024	04/25/24		New Addition	N/A		N/A
	<p>Ben Cain Sent Tue Apr 16, 2024 at 02:43 pm CDT Reference: C5.00 & P101</p> <p>Q: The size and location of the main sewer line do not match between the plumbing and civil drawings. Please update these drawings to match.</p> <p>A: Trey Goad (Keleher Architects) Responded Tue Apr 23, 2024 at 01:59 pm CDT See Addendum #1</p>													
(None)	New Addition: Header at North and South Corridors	Draft		None	Unassigned		Ben Cain				Cain, Ben (Manhat...	N/A		N/A
	<p>Ben Cain Sent Wed Apr 17, 2024 at 08:39 am CDT Reference: 2&3/A302 & Attachment</p> <p>Q: The headers at the North and South corridors will need to be widened to accommodate above-ceiling MEP items. Please update drawings to show the widened headers. SK-PRFI004.pdf</p>													



**Bartlesville Public Schools
Ranch Heights Elementary School**

Section 05 – Project Schedule





**Bartlesville Public Schools
Ranch Heights Elementary School**

Section 6 – Award Recommendation Letter

May 09, 2024

Mr. Chuck McCauley
 Bartlesville Public Schools
 Bartlesville, OK

RE: Ranch Heights Elementary School
 Award Recommendation Letter

Dear Mr. McCauley,

We have received and evaluated proposals for the Bartlesville Ranch Heights Elementary School project. This evaluation included review of the bidder’s scope, pricing, and relevant past experience.

We request authorization to issue Subcontract agreements to the following Subcontractors for their respective Bid Packages in the amounts listed below (including accepted Alternates).

Scope Package	Description	Base Bid + ALT 02	Subcontractor
SP 03.01	Concrete	\$ 641,000	D-Kerns Construction, Inc.
SP 04.01	Masonry	\$ 825,900	Forza Construction
SP 05.01	Structural Steel	\$ 469,820	Advantage Terra Fab
SP 06.01	Millwork	\$ 224,507	WOOD Systems, Inc.
SP 07.01	Waterproofing and Sealants	\$ 48,704	GDA Contractors
SP 07.02	Roofing and Metal Panels	\$ 311,734	Turner Roofing and Sheet Metal
SP 08.01	Doors, Frames, and Hardware	\$ 288,856	FTO Building Specialties
SP 08.02	Glass and Glazing	\$ 193,750	Coulter and Company
SP 09.01	Drywall and Ceiling	\$ 552,195	Wiljo Interiors, Inc.
SP 09.02	Flooring	\$ 228,699	Talon Commercial Services
SP 09.04	Painting	\$ 85,442	Real Eagle Construction
SP 09.05	Epoxy Flooring	\$ 138,800	Redbud Commercial Flooring
SP 10.02	Toilet Partitions & Accessories	\$ 26,830	Felix Thomson Company
SP 12.01	Window Treatments	\$ 5,450	Contract Drapery & Blind Inc.
SP 14.01	Elevators	\$ 91,825	Schindler Elevator Corporation
SP 21.01	Fire Sprinkler	\$ 189,350	All American Fire Systems Inc.
SP 22.01	Plumbing	\$ 855,750	Daigle Plumbing, Inc.
SP 23.01	HVAC	\$ 626,443	Timmons Sheet Metal
SP 26.01	Electrical	\$ 994,893	Holtz Electric Inc.
SP 31.01	Earthwork and Storm	\$ 446,627	KSL Dirtworks LLC
SP 32.01	Asphalt Paving	\$ 43,219	KSL Dirtworks LLC
SP 32.02	Planting & Irrigation	\$ 76,275	Greenshade
SP 32.03	Fencing and Gates	\$ 7,915	Mills Fence Services
SP 33.01	Utilities	\$ 182,000	Civil Builders



The recommendation for award of this package is based on a complete review of each firm’s quotation, experience, and availability to provide adequate labor to meet the project schedule. There were multiple other firms issued a solicitation for this work but were either not the successful bidder or did not bid.

We are recommending the above-referenced subcontractors based on the best value for the project. Upon receiving approval, Manhattan will issue a formal Subcontract agreement for execution along with their bond and insurance certificate.

Your approval of this recommendation is appreciated. If you have any questions, please feel free to contact me.

Respectfully submitted,
Manhattan Construction Co.

P. J. Baker
Sr. Preconstruction Manager
Date: 5/9/2024

Bartlesville Public Schools

Chuck McCauley
Superintendent of Schools
Date: _____

Change Order Listing

Options: Fund: 21-Building Fund, Year: 2023-2024, ReferenceDate: Prior To Begin Date, Date Range: 4/12/2024 - 5/8/2024, PO Range: 1 - 32, Minimum Percentage Change: 25.01%, Include Negative Changes: False

PO No	Date	Vendor No	Vendor	Description	Amount
29	04/05/2024	79709	SCHOOL SPECIALTY, LLC	FURN/261/WAY	9,175.99
Non-Payroll Total:					\$9,175.99
Payroll Total:					\$0.00
Report Total:					\$9,175.99

Bartlesville Public Schools Encumbrance Register

Year 2023-2024 Fund 21

21-Building Fund

PO No	Date	Vendor	Description	Amount
33	04/29/2024	DAN J KELEHER JR PLLC	ARCH/ENG FEES/246/JP PO for engineering/architectural services for GATE renovation	9,500.00
34	05/08/2024	MANHATTAN CONSTRUCTION COMPANY	CONST/262/RH Blanket po for GMP on Ranch Heights expansion and renovation	36,725.30

Report Total: \$46,225.30

Bartlesville Public Schools Encumbrance Register

Year 2023-2024 Fund 22

22-Child Nutrition Programs Fund

PO No	Date	Vendor	Description	Amount
65	04/24/2024	PACIFIC STEAMEX CLEANING SYSTEM INC	MACHINERY-385/CND SINGLE USE PO FOR NEW FLOOR CLEANING MACHINE, SERVICE, PARTS AND SHIPPING ETC.	6,762.10

Report Total: \$6,762.10

Bartlesville Public Schools

Encumbrance Register

Year 2023-2024 Fund 11

11-General Fund (For Operation)

PO No	Date	Vendor	Description	Amount
1468	04/12/2024	AMAZON CAPTIAL SERVICES INC	COPY-SPLYS-015/CENTRAL INK CARTRIDGES FOR ISS ROOM PRINTER SEE ATTACHED CART	33.95
1469	04/12/2024	STAPLES CONTRACT & COMMERCIAL INC	supplies-412/AG/HS Blanket - supplies for AG program to include paper, ink, etc.	400.00
1470	04/12/2024	GRAPHIC SOLUTIONS GROUP, INC.	maintenance-412/AG/HS Digital preventative maintenance on vinyl printer.	950.00
1471	04/12/2024	ASHLEY L DARSOW	travel-541/Fed Prog/ESC Travel expenses while attending CASE Institute in Tipton, MO, May 29-May 31, 2024.	700.00
1472	04/12/2024	ARVEST BANK CORPORATE VISA	hotel-541/Fed Prog/ESC Hotel expenses for Ashley Darsow while attending CASE Institute in Tipton, MO May 29-31, 2024.	1,300.00
1473	04/12/2024	SCHOOL DISTRICT R6 TIPTON	registration-541/Fed Prog/ESC Registration for Ashley Darsow to attend CASE Institute training in Tipton, MO May 29-31, 2024.	750.00
1474	04/17/2024	SCHOOL SPECIALTY, LLC	GENL-OFFICE-SUPLYS-015/CENTRAL CORRIDOR PASSES - SEE ATTACHED QUOTE (CART # 1042525557)	142.30
1475	04/17/2024	STAPLES CONTRACT & COMMERCIAL INC	CLASSROOM GENL-SUPPLIES-015/CENTRAL TICONDEROGA PRE-SHARPENED PENCILS, 72 CT *USED FOR STATE TESTING*	129.25
1476	04/18/2024	OKLAHOMA SCHOOLS INSURANCE GROUP	INSUR/000/DIST PO for 2023-24 additions to policy	1,039.00
1477	04/18/2024	AMAZON CAPTIAL SERVICES INC	STEM CLASSRM SUPLYS - 412/CENTRAL BLANKET PO FOR CLASSROOM SUPPLIES PER ATTACHED CART DATED 4/16/24	3,623.92
1478	04/18/2024	SHERRY L LANGHAM	travel-054/SS/ESC Out-of-district travel expenses to Tulsa Little Lighthouse for site visit.	62.98
1479	04/18/2024	MARISSA K LYONS LIVINGSTON	travel-054/SS/ESC Out-of-district travel expenses to Tulsa Little Lighthouse for site visit.	62.98
1480	04/18/2024	AMAZON CAPTIAL SERVICES INC	STEM COCURR CLASSROOM SUPPLIES-412/CENTRAL BLANKET PO FOR STEM CLASSROOM SUPPLIES PER CART DATED 4/16/24	581.88
1481	04/18/2024	STAPLES CONTRACT & COMMERCIAL INC	copy-supplies-412/AG/HS Toner cartridge for AG program	266.17
1482	04/19/2024	STAPLES CONTRACT & COMMERCIAL INC	GENERAL, COPY, TECH SUPPLIES, FURNITURE BLANKET PO TO PURCHASE MISC OFFICE SUPPLIES, INCLUDING PENS, TONER, ENVELOPES, PAPER CLIPS, CONSUMABLE TECHNOLOGY, DURABLE SUPPLIES, ETC.	200.00
1483	04/25/2024	ESSENTIAL EDUCATION	test vouchers-731/Fed Prog/HS GED Ready - GED Testing Service Official GED Practice Test	475.00
1484	04/25/2024	TECHNOLOGY STUDENT ASSOCIATION	registration-552/Fed Prog/ESC Registration students and advisors for 2024 National TSA Conference in Orlando, FL, June 26-30, 2024. See attached.	2,125.00
1485	04/25/2024	LAURA L WILLIAMS	travel-552/Fed Prog/ESC Travel expenses while attending 2024 National TSA Conference in Orlando, FL June 25-30, 2024.	800.00
1486	04/25/2024	JEREMY A WILLIAMS	travel-552/Fed Prog/ESC	800.00

Bartlesville Public Schools

Encumbrance Register

Year 2023-2024 Fund 11

11-General Fund (For Operation)

PO No	Date	Vendor	Description	Amount
			Travel expenses while attending 2024 National TSA Conference in Orlando, FL June 25-30, 2024.	
1487	04/25/2024	SCOTT R KOHNLE	travel-552/Fed Prog/ESC	800.00
			Travel expenses while attending 2024 National TSA Conference in Orlando, FL June 25-30, 2024.	
1488	04/25/2024	LANE F ULLRICH	travel-552/Fed Prog/ESC	800.00
			Travel expenses while attending 2024 National TSA Conference in Orlando, FL June 25-30, 2024.	
1489	04/25/2024	ASHLEE R HIGHTOWER	travel-552/Fed Prog/ESC	800.00
			Travel expenses while attending 2024 National TSA Conference in Orlando, FL June 25-30, 2024.	
1490	04/25/2024	RECOGNITION PRODUCTS, INC	CAP/GOWNS FOR JOM SENIORS-563/OEJOM/MMS CAP AND GOWNS FOR JOM SENIORS-	1,230.00
1491	04/25/2024	CRAZY CROW TRADING POST	SUPPLIES FOR JOHNSON O'MALLEY CLASS-563/OEJOM/MMS BLANKET PO FOR SUPPLIES FOR JOHNSON O'MALLEY CULTURAL CLASSES	200.00
1492	04/25/2024	MARY LORRAINE ROBINSON	AWARDS/INCENTIVES FOR JOM STUDENTS-563/OEJOM BLANKET PO FOR AWARDS AND INCENTIVES FOR JOM STUDENTS	2,240.00
1493	04/25/2024	MARY LORRAINE ROBINSON	SUPPLIES FOR JOM STUDENTS-563/OEJOM/MMS BLANKET PO FOR SUPPLIES FOR JOM STUDENTS CULTURAL CLASS -BLANKET PURCHASE ORDER	800.00
1494	04/25/2024	NEW HOPE INDIAN UNITED METHODIST	EXTRACURR-SPLYS-563/OEJOM/MMS 100 MEALS FOR JOM AWARDS BANQUET	1,150.00
1495	04/29/2024	AMAZON CAPTIAL SERVICES INC	ESY supplies-054/SS/ESC Supplies for ESY special education summer school to include report covers, paint sticks, construction paper, digital timer.	100.00
1496	04/29/2024	SPEARS WORLD TRAVEL SERVICE, INC	airline tickets-552/Fed Prog/ESC Airline tickets for students and staff to attend TSA Nationals in Orlando, FL June 25-30, 2024.	8,000.00
1497	04/29/2024	OKACTE	registration- 795/Fed Prog/ESC Registration for staff to attend Annual OK Summit - Career Tech in Tulsa, OK August 1-2, 2024.	2,400.00
1498	04/29/2024	PROJECT LEAD THE WAY, INC.	registration-541/Fed Prog/ESC Registration for Project Lead the Way Summit in San Diego, CA, Oct. 2-5, 2024. Stephanie Curtis, LaDonna Chancellor, Michael Harp, Joey Eidson, Matt Hancock, Jeremy Hanks, Renate Salerno, Laura Williams.	5,960.00
1499	04/30/2024	AMAZON CAPTIAL SERVICES INC	COPY SUPPLIES PRINTER TONER FOR HP 206X - BLACK, 2 PK	79.89
1500	04/30/2024	OSSBA, INC.	registration-000/Fed Prog/ESC Registration for Stephanie Curtis to attend virtual Title IX: An Introduction to the New Regulations on May 9, 2024.	100.00
1501	04/30/2024	OK ASSOC SCHOOL BUSINESS	DUES/FEES/000/FIN Blanket po for registration for OKASBO conference	300.00
1502	05/01/2024	STAPLES CONTRACT & COMMERCIAL INC	COPY SUPPLIES PO TO PURCHASE MISC BLACK AND COLOR TONER CARTRIDGES PER STAPLES QUOTE	300.00
1503	05/03/2024	OKACTE	Registration-795/Fed Prog/ESC	1,060.00

Bartlesville Public Schools Encumbrance Register

Year 2023-2024 Fund 11

11-General Fund (For Operation)

PO No	Date	Vendor	Description	Amount
			Registration for 4 new BMITE teachers, TBD, to attend Career Tech Oklahoma Summit in Tulsa, OK August 1-2, 2024.	
1504	05/03/2024	MIDWEST BUS SALES, INC.	OTHER EQUIP VEHICLE SRVCS-011/TRANSPORTATION Blanket PO for misc bus supplies, parts, services, etc.	4,500.00
1505	05/03/2024	PHILLIP R FIELD	TRAVEL-019/TECH/ESC BLANKET PO FOR IN-DISTRICT TRAVEL	1,000.00
1506	05/08/2024	CLAMPITT PAPER CO	PAPER/012/DIST Blanket po for paper, supplies, and equipment	3,000.00
1507	05/08/2024	JONES SCHOOL SUPPLY CO INC	GIFTS, AWARDS, REGALIA TO PURCHASE MISC ACADEMIC EXCELLENCE SEALS ETC INCLUDING SHIPPING PER QUOTE NO. 2096080	38.00
1508	05/08/2024	AMAZON CAPTIAL SERVICES INC	CLASSROOM SUPPLIES BLANKET PO FOR STEM CLASSROOM SUPPLIES PER ATTACHED CART DATED 4/23/24	228.92
1509	05/08/2024	MARY JO SIMPSON	student services-621/SS/ESC Contracted Psychological Services for remainder of SY 23/24.	5,000.00
1510	05/08/2024	OKLAHOMA CAREER AND TECH EDUCATION	registration-795/Fed Prog/ESC Registration for 3 new BMITE teachers to attend BMITE New Teacher Academy in Guthrie, OK Justin Olinghouse- High School July 16-18, 2024 Scott Kohnle - Central Tawyna Hanigan - Madison	255.00

Report Total: \$54,784.24

Bartlesville Public Schools

Encumbrance Register

Year 2023-2024 Fund 81

81-GIFTS FUND

PO No	Date	Vendor	Description	Amount
4	04/23/2024	AYDON LYLES	SCHOLARSHIP-100/MADISON/BEV SMITH/JOEY EIDSON BILL KIRKSEY AWARD FOR PE STUDENT OF THE YEAR 2023-2024 SEND CHECK TO MADISON AND WE WILL GIVE TO THE STUDENT. WE WILL LET YOU KNOW WHEN WE RECEIVE THE CHECK. WE NEED THESE BY MAY 14, 2024	25.00
5	04/23/2024	SKY SINGLETON	SCHOLARSHIP-100/MADISON/BEV SMITH/JOEY EIDSON BILL KIRKSEY AWARD FOR PE STUDENT OF THE YEAR 2023-2024 SEND CHECK TO MADISON AND WE WILL GIVE TO THE STUDENT. WE WILL LET YOU KNOW WHEN WE RECEIVE THE CHECK. WE NEED THESE BY MAY 14, 2024	25.00
6	04/30/2024	OKLAHOMA BAPTIST UNIVERSITY	SCHOLARSHIP-197/TREAS/ESC SECOND HALF OF SCHOLARSHIP PAYMENT FOR HARRY AND WANNA BROOKBY LEADERSHIP SCHOLARSHIP AWARDED TO LORNA DARLING (STUDENT ID #01447142) VERIFICATION OF ENROLLMENT RECEIVED ON 4/26/24 PLEASE MAIL CHECK TO: OKLAHOMA BAPTIST UNIVERSITY OFFICE OF BURSAR 500 W UNIVERSITY, BOX 61207 SHAWNEE, OK 74804	2,500.00

Report Total: \$2,550.00

Bartlesville Public Schools Encumbrance Register

Year 2023-2024 Fund 31

31-2019 BOND - 2022 PROJECTS

PO No	Date	Vendor	Description	Amount
49	05/08/2024	MANHATTAN CONSTRUCTION COMPANY	CONST/262/RH Blanket po for GMP on Ranch Heights expansion and renovation	267,682.12

Report Total: \$267,682.12

Bartlesville Public Schools Encumbrance Register

Year 2023-2024 Fund 39

39-Bond Interest

PO No	Date	Vendor	Description	Amount
3	05/08/2024	MANHATTAN CONSTRUCTION COMPANY	CONST/262/RH Blanket po for GMP on Ranch Heights expansion and renovation	100,849.18

Report Total: \$100,849.18

Bartlesville Public Schools Encumbrance Register

Year 2023-2024 Fund 32

32-2021 BOND - 2023 PROJECTS

PO No	Date	Vendor	Description	Amount
233	05/03/2024	CHICKASAW TELECOM, INC.	TECH-SRVS-019/TECH/ESC BLANKET FOR WIRELESS CONTROLLER, LICENSES, INSTALLATION & CONFIGURATION	15,956.35
234	05/08/2024	MANHATTAN CONSTRUCTION COMPANY	CONST/262/RH Blanket po for GMP on Ranch Heights expansion and renovation	114,749.04

Report Total: \$130,705.39

Bartlesville Public Schools Encumbrance Register

Year 2023-2024 Fund 05

05-2023 BOND - BEA LEASE PURCHASE

PO No	Date	Vendor	Description	Amount
5	04/29/2024	KRUEGER INTERNATIONAL	FURN/258/VOAG Blanket po for Vo-Ag building furniture	52,432.65

Report Total: \$52,432.65

Bartlesville Public Schools Encumbrance Register

Year 2023-2024 Fund 03

03-2021 BOND - PROJECTS - BEA LEASE PURCHASE

PO No	Date	Vendor	Description	Amount
5	04/29/2024	KRUEGER INTERNATIONAL	FURN/258/VO AG Blanket po for Vo-Ag building furniture	13,711.85

Report Total: \$13,711.85

Bartlesville Public Schools Encumbrance Register

Year 2023-2024 Fund 06

2024 BEA L/P RANCH HEIGHTS

PO No	Date	Vendor	Description	Amount
1	05/08/2024	MANHATTAN CONSTRUCTION COMPANY	CONST/262/RH Blanket po for GMP on Ranch Heights expansion and renovation	9,729,414.36

Report Total: **\$9,729,414.36**