

**AMENDMENT NO. 1
TO
CITY OF BROKEN ARROW
AGREEMENT FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES
DATED: 02/27/2025
PROJECT LOCATION: JAIL EXPANSION AND RENOVATION
PROJECT NUMBER: 203019**

1. Professional Service Provider:

- a. Name: Myers-Cherry Construction LLC
- b. Telephone No.: 918.615.2225
- c. Address: 824 W Jasper St, Broken Arrow, OK 74011

2. Amendment(s):

The contract identified above ("Original Agreement") is amended as follows:

Exhibit A: Project Schedule, additional information is provided upon approval of GMP #1. (See Attachment 1)

Exhibit B: Cost of Work, additional information is provided upon approval of GMP # 1 for Summary of Guaranteed Maximum Price; Summary of the Construction and Base Bid Costs; and Preconstruction Program and Conceptual Design Services Guaranteed Maximum Price. (See Attachment 1)

3. Entirety of Agreement: Except as amended herein and pursuant to all other properly executed amendments, the terms and provisions of the Original Agreement continue in full force and effect.

4. Effective Date: This Amendment #1 is effective upon signature of both parties.

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PROJECT NUMBER: 203019
ATTACHMENT 1:**

**Amendment No. 1 to Agreement
Between Owner and Construction Manager**

Pursuant to Article 2.B.9 of the Agreement Between Owner and Construction Manager dated February 27, 2025 (the "Agreement") between the City of Broken Arrow (the "Owner") and Myers-Cherry Construction, LLC (the "Construction Manager"), the Owner and the Construction Manager hereby establish an Estimated Guaranteed Maximum Price for the Work as set forth below for the Broken Arrow Jail Expansion.

ARTICLE 2.B.9 GUARANTEED MAXIMUM PRICE

The Construction Manager's Estimated Guaranteed Maximum Price for the Work to be completed on the Project, including the Estimated Cost of the Work and the Construction Manager's Fee as defined in the Agreement, is \$4,512,299 for the base bid scope of work. Alternate 01 for the Re-Roof of the existing facility is \$356,785. Alternate 02 for additional flooring as defined in the contract documents is \$7,345.

The Substantial Completion Date for this amendment will be as follows: 365 calendar days from the Notice to Proceed, which is estimated to be issued on December 8, 2025.

The Guaranteed Maximum Price is for the performance of the Work in accordance with the Contract Documents listed and attached to this Agreement and marked as Exhibits A and B, as follows:

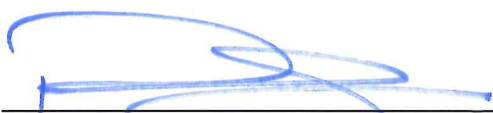
Exhibit "A"	Baseline Preconstruction Schedule
Exhibit "B"	Summary of Guaranteed Maximum Price
Exhibit "B.1"	Drawings, Specifications, addenda and General, Supplemental, and other Conditions of the Contract on which the Guaranteed Maximum Price is based.

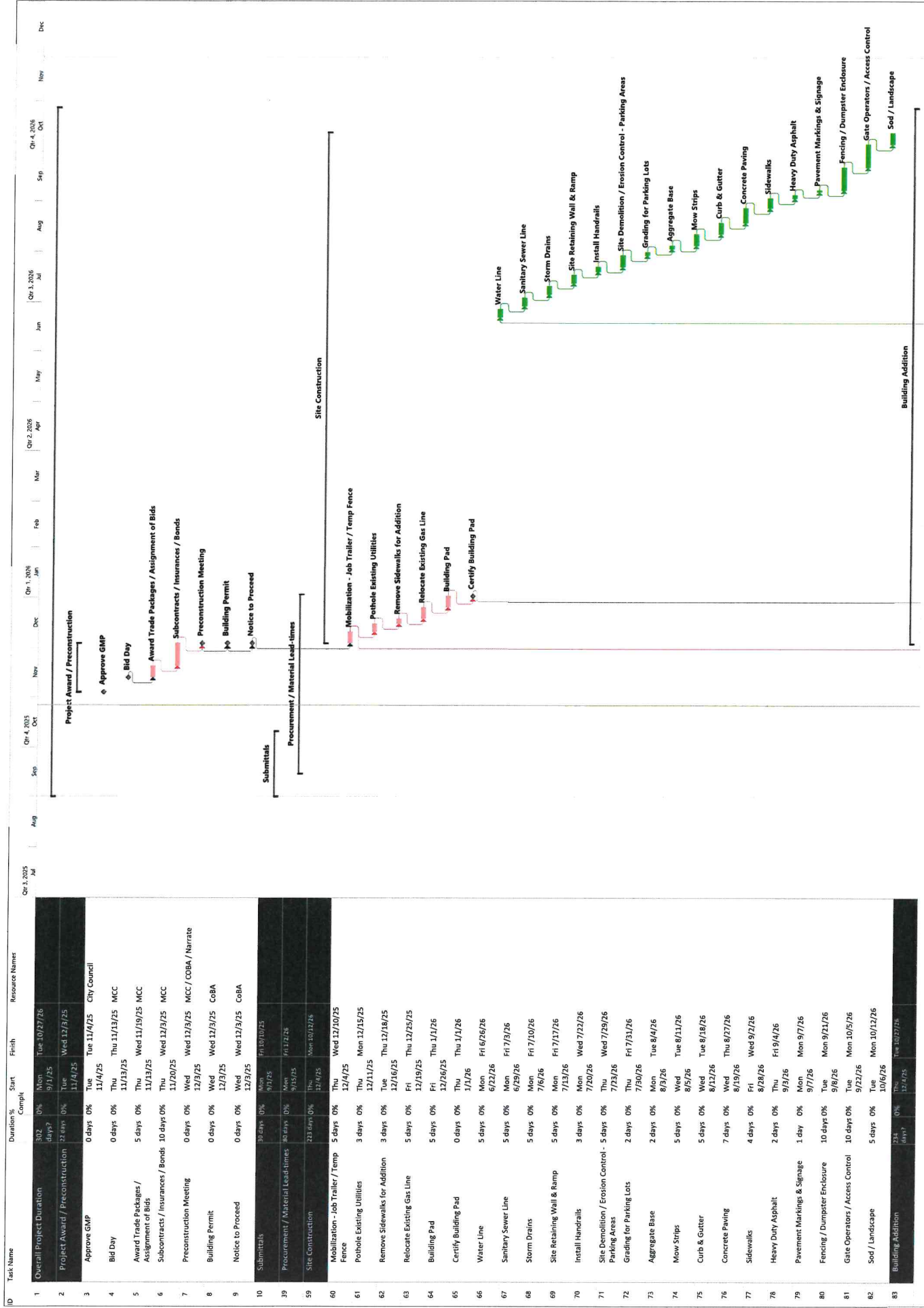
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of November 4, 2025.

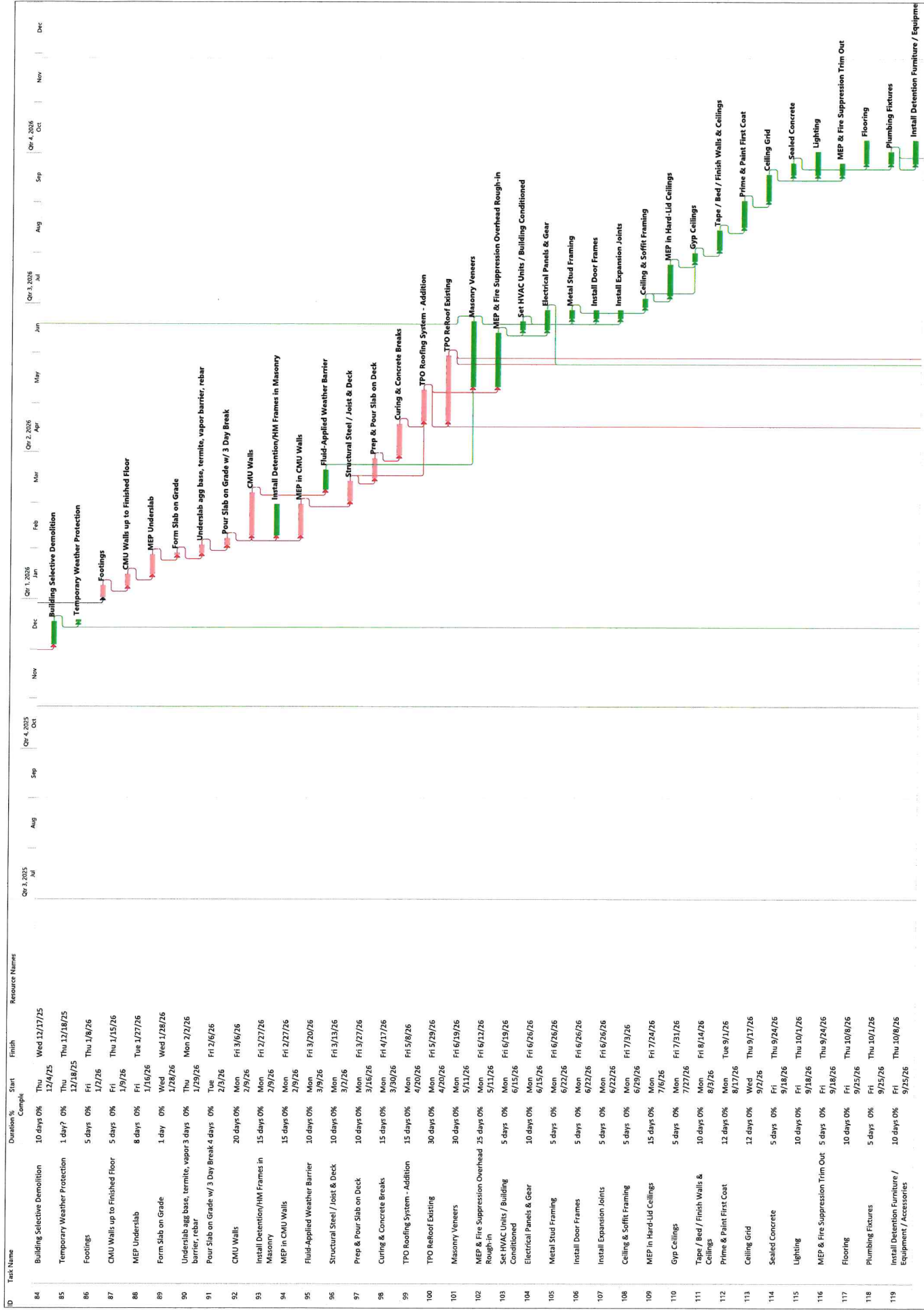
**City of Broken Arrow
"Owner"**

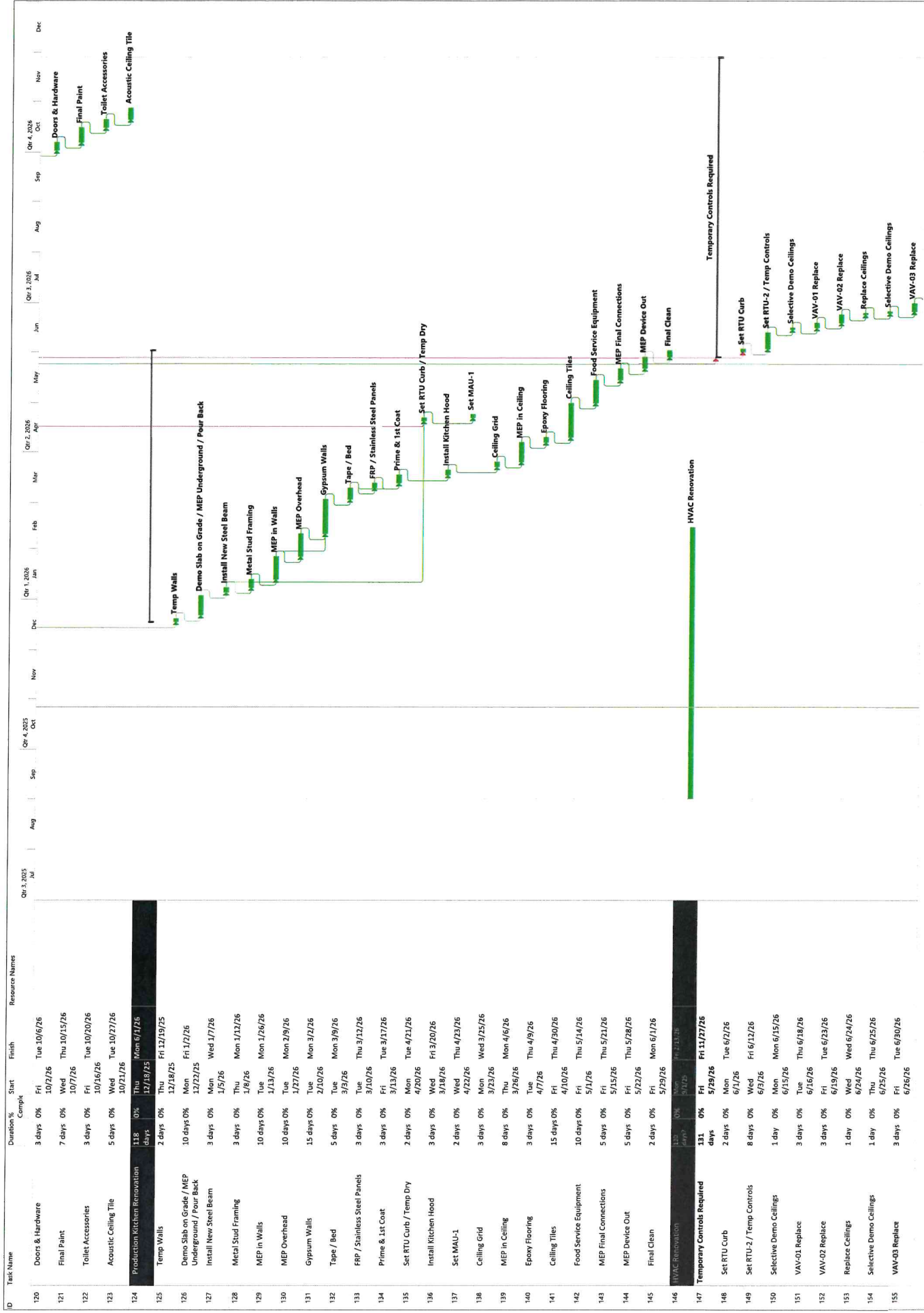
**Myers-Cherry Construction, LLC
"CONSTRUCTION MANAGER"**

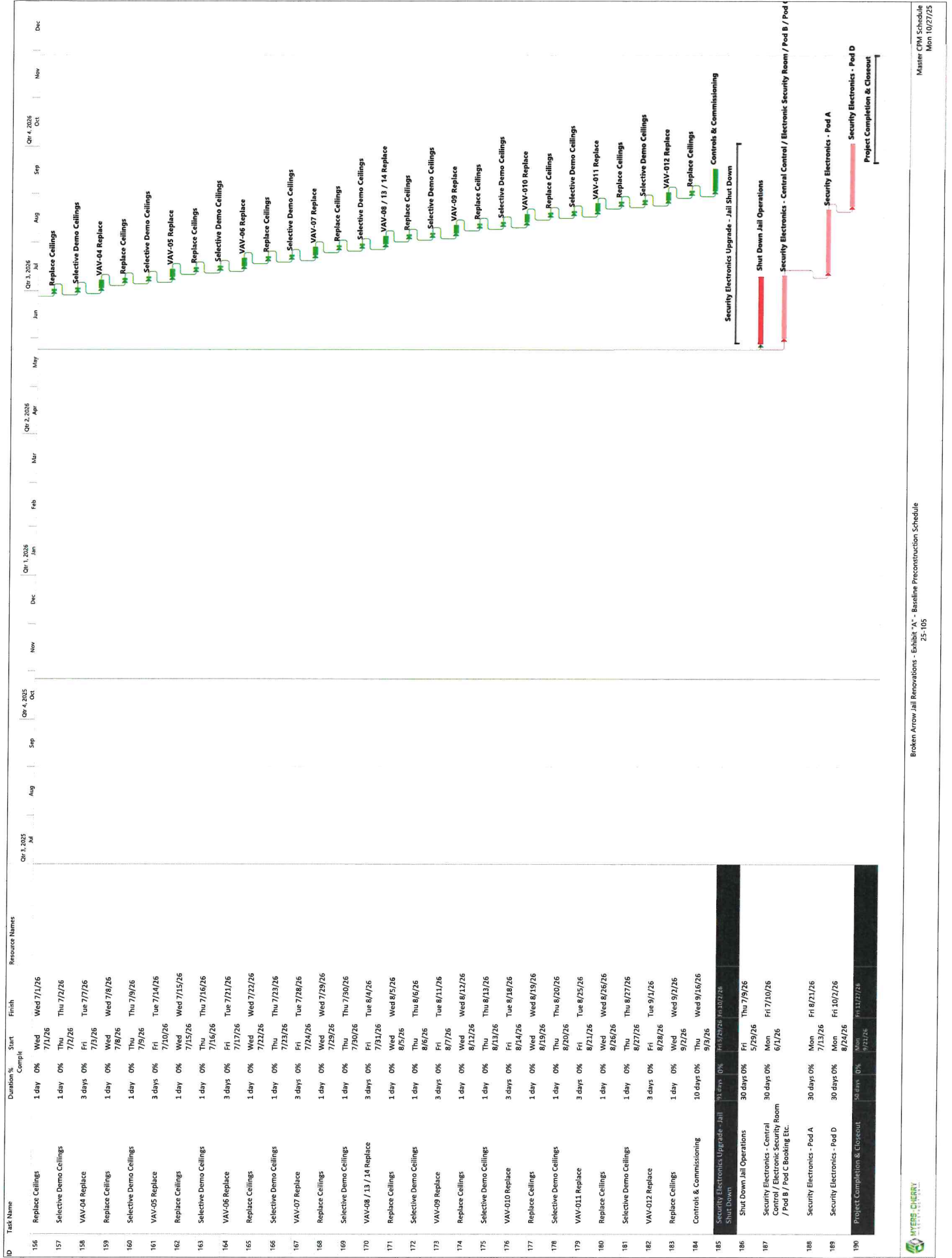
By: _____
Michael Spurgeon, City Manager

By:  _____
David Myers, Managing Member









City of Broken Arrow Jail Expansion

27-Oct-25

Proposed GMP - Exhibit "B"

	Base Bid Amount	Alt. 1 ReRoof	Alt. 2 Flooring	Notes
Bid Package 1A: Final Cleaning	\$ 1,500	\$ -	\$ -	
Bid Package 2A: Selective Demolition	\$ 40,000	\$ -	\$ -	Includes Slab Removal
Bid Package 3A: Cast-in-Place Concrete	\$ 190,000	\$ -	\$ -	Building & Site Concrete
Bid Package 4A: Masonry	\$ 275,000	\$ -	\$ -	Includes Cast Stone
Bid Package 5A: Structural & Miscellaneous Steel	\$ 165,000	\$ -	\$ -	Includes Roof Screens & Composite Deck
Bid Package 6A: Millwork & Casework	\$ 12,000	\$ -	\$ -	
Bid Package 7A: Waterproofing & Sealants	\$ 45,000	\$ -	\$ -	Includes Security Sealants & Expansion Joint Covers
Bid Package 7B: Roofing	\$ 75,000	\$ 315,000	\$ -	
Bid Package 8A: Hollow Metal Doors, Frames, and Hardware	\$ 30,500	\$ -	\$ -	Standard Doors, Frames, and Hardware
Bid Package 9A: Metal Studs & Drywall	\$ 75,000	\$ -	\$ -	Includes Allowance for Ceiling Repair w/ HVAC Upgrades
Bid Package 9B: Flooring	\$ 12,000	\$ -	\$ 6,485	
Bid Package 9C: Fluid-Applied Flooring	\$ 12,500	\$ -	\$ -	
Bid Package 9D: Painting	\$ 26,500	\$ -	\$ -	Includes Sealed Concrete
Bid Package 10B: Signage	\$ 2,500	\$ -	\$ -	Building Plaque Allowance
Bid Package 10D: Toilet Accessories	\$ 1,500	\$ -	\$ -	Standard Accessories / Detention by Detention Sub
Bid Package 10E: Fire Extinguishers & Cabinets	\$ 1,000	\$ -	\$ -	
Bid Package 11A: Detention Equipment	\$ 300,000	\$ -	\$ -	Furniture, Padding, Accessories, Doors, Frames, Hardware
Bid Package 11B: Food Service Equipment	\$ 150,000	\$ -	\$ -	
Bid Package 12A: Window Treatments	\$ 1,000	\$ -	\$ -	
Bid Package 21A: Fire Suppression	\$ 35,000	\$ -	\$ -	
Bid Package 22A: Plumbing	\$ 195,000	\$ -	\$ -	Includes Grease Interceptor
Bid Package 23A: HVAC	\$ 475,000	\$ -	\$ -	Includes Kitchen Hood
Bid Package 26A: Electrical	\$ 600,000	\$ -	\$ -	Includes Fire Alarm
Generator Allowance	\$ 175,000	\$ -	\$ -	48-Hour Run Time / Includes ATS
Bid Package 26B: Access Control	\$ -	\$ -	\$ -	Raceways & Boxes by 26A / Access Control by Owner
Bid Package 28A: Security Electronics	\$ 300,000	\$ -	\$ -	
Bid Package 31A: Site Demolition, Erosion Control, and Earthwork	\$ 100,000	\$ -	\$ -	
Bid Package 32A: Asphalt Paving	\$ 45,000	\$ -	\$ -	Includes Pavement Markings & Signage
Bid Package 32B: Fences & Gates	\$ 116,933	\$ -	\$ -	Includes Chain-Link & Operators / Dumpster Enclosure
Bid Package 32C: Landscape & Sod	\$ 20,000	\$ -	\$ -	No Irrigation
Bid Package 33A: Site Utilities	\$ 55,000	\$ -	\$ -	Water Line, Sanitary Sewer, Storm Sewer, Gas Line
Construction Cost	\$ 3,532,933	\$ 315,000	\$ 6,485	Total of trade packages
Design Development Contingency	\$ 176,647	\$ 15,750	\$ 324	Design Development Contingency
Construction Manager's Contingency	\$ 70,659	\$ 6,300	\$ 130	Construction Manager's Contingency
General Conditions	\$ 334,000	\$ -	\$ -	Lump Sum per Contract Agreement
General Requirements	\$ 110,912	\$ -	\$ -	
Insurances	\$ 49,371	\$ 4,045	\$ 83	GL, WC, BR, and Umbrella
Bonds	\$ 25,000	\$ -	\$ -	Penal Bond After Bidding
CM Fee	\$ 197,778	\$ 15,690	\$ 323	
Preconstruction Services	\$ 15,000	\$ -	\$ -	
Total Project Cost	\$ 4,512,299	\$ 356,785	\$ 7,345	

EXHIBIT "B.1"

SUMMARY OF GUARANTEED MAXIMUM PRICE

Basis of Guaranteed Maximum Price (GMP)

The GMP is based upon the specified scope of work as per the drawings, specifications, addenda, General, Supplemental, and other Conditions of the Bidding Documents included with the following:

1. Drawings: Cover Sheet / G001 through G004 / DA101 through DA201 / C001 through C507 / L101 through L102 / AS101 through AS501 / A101 through A901 / A1101 through A1103 / S000 through S601 / P001 through P502 / M001 through M502 / E001 through E602 / F001 through F101 / FS101 through FS504 / ES001 through ES503.
2. Project Manual: Division 00 – Bidding Requirements and Contract Forms, Division 01 – General Requirements, Division 02 – Existing Conditions, Division 03 – Concrete, Division 04 – Masonry, Division 05 – Metals, Division 06 – Wood, Plastics, and Composites, Division 07 – Thermal and Moisture Protection, Division 08 – Openings – Division 09 – Finishes, Division 10 – Specialties – Division 11 – Equipment, Division 12 – Furnishings, Division 21 – Fire Protection, Division 22 – Plumbing, Division 23 – Heating, Ventilation, and Air-Conditioning (HVAC), Division 26 – Electrical, Division 28 – Electronic Safety and Security, and Division 32 – Exterior Improvements.
3. No Addenda at this time.