



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

From: Jordan Knutson
Senior Project Manager, Nabholz Construction Corporation

Ref: Guaranteed Maximum Price Amendment #6 for SPS Capital Improvements Recommendation Letter

June 9, 2026

Dear Mr. Armstrong,

It is our recommendation that a GMP Amendment to our construction management Agreement be approved in the amount of **Eight hundred and twenty-one thousand, two hundred and sixty-three dollars** (\$ 821,263.00). This amount includes monies for all recommended work covered in the bidding documents, project requirements, contingency, insurances, and fees. A cost breakdown sheet (Exhibit B) is included.

Thank You,

Jordan Knutson

Jordan Knutson
Senior Project Manager

Attachments

Cc: GMP Amendment #6 Documents



Document A133[®] – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 9 day of June in the year 2026, is incorporated into the accompanying AIA Document A133TM-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 20 day of September in the year 20233 (the "Agreement") (In words, indicate day, month, and year.)

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

SHS Chieftain Center Addition & End Zone Building
Multiple Addresses
Sapulpa, OK

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

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

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

Nabholz Construction Corporation
10319 E 54th St, 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 one hundred and twenty-three million, seven hundred and eighty-five thousand, one hundred and fifty dollars (\$ 123,785,150.00), subject to

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

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

AIA Document A201TM-2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

additions and deductions by Change Order as provided in the Contract Documents.

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

(Provide itemized statement below or reference an attachment.)

Refer to Exhibit B

§ 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
------	-------

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

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

§ A.1.1.6 Unit prices, if any:

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

Item	Units and Limitations	Price per Unit (\$0.00)
------	-----------------------	-------------------------

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

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

(Check one of the following boxes.)

The date of execution of this Amendment.

Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

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

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

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

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

By the following date: 10/31/2027

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
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§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

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

Refer to Exhibit C

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

Refer to Exhibit C

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

Title	Date	Pages
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Other identifying information:

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

(Identify each allowance.)

Item

Price

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

Refer to Exhibit D

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

Refer to Exhibits B & C

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

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:

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

Refer to Exhibit B

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

OWNER *(Signature)*

CONSTRUCTION MANAGER *(Signature)*

(Printed name and title)

(Printed name and title)

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

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

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 13:22:53 CDT on 06/04/2026.

Changes to original AIA text

PAGE 2

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed ~~(\$ one hundred and twenty-three million, seven hundred and eighty-five thousand, one hundred and fifty dollars~~ (\$ 123,785,150.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

The date of execution of this Amendment.

Established as follows:

___ (Insert a date or a means to determine the date of commencement of the Work.)

PAGE 3

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

By the following date: 10/31/2027

Variable Information

PAGE 1

This Amendment dated the 9 day of June in the year 2026, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 20 day of September in the year 20233 (the “Agreement”)

SHS Chieftain Center Addition & End Zone Building

Multiple Addresses

Sapulpa, OK

Sapulpa Public Schools ISD 19-033

511 E Lee Ave, Sapulpa, OK 74066

Nabholz Construction Corporation

10319 E 54th St, Tulsa, OK 74146

PAGE 2

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed one hundred and twenty-three million, seven hundred and eighty-five thousand, one hundred and fifty dollars (\$ 123,785,150.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

Refer to Exhibit B

The date of execution of this Amendment.

Established as follows:

PAGE 3

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

By the following date: 10/31/2027

Refer to Exhibit C

Refer to Exhibit C

PAGE 4

Refer to Exhibit D

Refer to Exhibits B & C

Refer to Exhibit B

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Jordan Knutson, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 13:22:53 CDT on 06/04/2026 under Order No. 20240038907 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ - 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.



(Signed)

Senior Project Manager

(Title)

06/04/2026

(Dated)



SPS Capital Improvements GMP Breakdown (Amendments 1 - 6)

Exhibit B

#	ITEM	Project	Subtotals	NOTES
1	GMP Amendments			
1.1	GMP Amendment #1 - Prep Work	High School	\$129,628.00	Approved July 2024
1.2	GMP Amendment #2 - Site Preperation Package	High School	\$3,419,415.00	Approved November 2024
1.3	GMP Amendment #3 - High School and PAC	High School	\$89,277,866.00	Approved April 2025
1.4	GMP Amendment #4 - Chieftain Center Addition & End Zone Building	Chieftain Center Addition & End Zone Building	\$23,332,989.00	Approved October 2025
1.5.1	GMP Amendment #5 - Ag Facility & JROTC Building	Ag Facility & JROTC Building	\$6,075,784.00	Approved April 2026
1.5.2	GMP Amendment #5 - PR 03 Walk Grid	High School	\$453,373.00	Approved April 2026
1.5.2	GMP Amendment #5 - PR 06 Fencing & Landscaping	High School	\$274,832.00	Approved April 2026
1.6	GMP Amendment #6 - Chieftain Center Reroof	Chieftain Center Addition & End Zone Building	\$821,263.00	Presenting June 9, 2026
2	Total Construction Costs for High School To Date		\$93,555,114.00	
3	Total Construction Costs for High School To Date		\$24,154,252.00	
4	Total Construction Costs for Ag Facility & JROTC Building To Date		\$6,075,784.00	
5	TOTAL GMP TO DATE (Amendments #1 - 6)		\$123,785,150.00	

Project name	Sapulpa Chieftain Center
Estimator	Danny Duncan
Project	Reroof GMP

PROJECT CONFIDENTIAL

Property of Nabholz Construction Corporation Not for Duplication or Distribution

This document includes data that is deemed trade secret or proprietary to Nabholz and prepared in conjunction with the Project. This document is shared with the Project team solely for use on this Project consistent with the responsibilities of the Project team. The Recipients shall not duplicate, use, or disclose, in whole or in part, to any person, entity, or party outside the Project team without Nabholz' prior written authorization.

PROJECT NAME Sapulpa Chieftain Center
PROJECT LOCATION ,
REVIEW DATE
ARCHITECT
ESTIMATED DURATION Mnth
BUILDING SIZE SF

Item	Description	Takeoff Qty	Unit Cost	Subcontract		Other	Total
				Amount	Name	Amount	Amount
01.01 Sapulpa Chieftain Center							
07-5000 Roofing							
n	0020 Roofing	1.00	LS	686,425.00 /LS	<u>686,425</u>	-	<u>686,425</u>
	07-5000 Roofing				686,425		686,425
	0.161 Labor hours						
23-0500 Plumbing							
n	1300 Plumbing	1.00	LS	48,988.00 /LS	<u>48,988</u>	-	<u>48,988</u>
	23-0500 Plumbing				48,988		48,988
26-0500 Electrical							
n	0100 Electrical	1.00	LS	5,462.00 /LS	<u>5,462</u>	-	<u>5,462</u>
	26-0500 Electrical				5,462		5,462
01.01 Sapulpa Chieftain Center					740,875	0	740,875
	0.161 Labor hours						

PROJECT NAME Sapulpa Chieftain Center
PROJECT LOCATION ,
REVIEW DATE
ARCHITECT
ESTIMATED DURATION Mnth
BUILDING SIZE SF

Estimate Totals

Description	Amount	Totals	
Labor			
Material			
Equipment			
Subcontract	740,875		
General Conditions & Requirements			
Cost of Work	740,875	740,875	
Building Permit			
Permits and Fees		740,875	
General Liability	8,213		
Builder's Risk	1,643		
Insurance	9,856	750,731	
Subcontractor Surety			
Performance Payment Bond			
Bonds		750,731	
Escalation Contingency			
Design Contingency			
Construction Contingency	50,000		
Contingency	50,000	800,731	
Project Fee	20,532		2.500 %
Contractors Fee	20,532	821,263	
Total		821,263	

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EXHIBIT C

Plans, Specifications, and Addenda

Reed Architects & Interiors

Sapulpa High School

Reed Architects & Interiors documents titled "Chieftain Center Addition"& "End Zone Building"

Plans and Specifications dated August 20, 2025

Addendum #01 dated September 8, 2025

Addendum #01C dated September 10, 2025

Addendum #02E dated September 18, 2025

Addendum #02C dated September 18, 2025

Geotechnical Engineering Report dated April 3, 2024

Construction Manager's Manual dated September 8, 2025

CM Clarification #1 dated September 8, 2025

CM Clarification #2 dated September 17, 2025

CM Clarification #3 dated September 22, 2025

CM Clarification #4 dated September 23, 2025

EXHIBIT D

Contract & Scope Clarifications

1. This GMP includes the cost associated for reroofing the existing Chieftain Center as specifically shown in the referenced drawings in Exhibit A. This GMP Amendment also includes the Contingency, Insurances, & Fees as outlined within the GMP Contract Amendment 6 Exhibit B Financial Breakdown.
2. Sales tax is excluded.
3. Permit fees have been excluded.
4. Third party testing costs have been excluded.
5. Some investigation of existing conditions was performed prior to pricing, but some areas are not accessible without substantial demolition. Any conditions that are different that what was assumed may be subject to additional cost.
6. The new roof system will have a 20-year warranty from the time of completion of that scope.
7. The same thickness of the existing roof system will be installed with the new roof. The same r-value will be achieved.
8. All new gas piping will be installed on the roof.
9. Special care and coordination will be taken to minimize risk of damage to items in existing building. If unexpected or unforeseen circumstances are encountered, contingency shall be used to repairs and replacement to damaged property.
10. Substantial Completion is subject to change if caused by factors outside of Nabholz' control.
11. City, State, Special Testing, and Inspections, as well as all Design or Soft costs are excluded. These may include, but not be limited to the following: Architectural, Engineering, Civil, and other design consultant's fees and design, Geotechnical Investigation, Special Testing and Inspections, Asbestos Remediation beyond scope included reports provided by Sapulpa Public Schools, Furniture, Fixtures, Equipment, Technology, Owner's Insurance, Errors and Omissions Insurance, or Offsite Utility costs.
12. Nabholz shall locate all existing utilities but shall not be responsible for any unforeseen conditions. Any utility relocations required due to existing conditions that are not shown on the Construction Documents shall be considered unforeseen conditions.
13. All remediation associated to any potential underground appurtenances and associated soil removal, lead or any other material requiring remediation is excluded.
14. Nabholz has included all elements of the Construction Documents unless clarified or agreed elsewhere within this GMP Amendment 6, or the Prime Contract. Should there be any missing elements not detailed or drawn, but intended, there may be cost and time impact.