



SCHILT MANAGEMENT SERVICES, INC.

Addendum #2: Cover Page

To: Prospective Bidders (Bid Packages 1-16)

Date: July 22nd, 2025

Project: Allen Bowden Public Schools – Activity Center

RE: Addendum #2

ATTACHMENTS:

Attachment #1: SMS (CM) Addendum #2 (10 Pages) – including:

- i. SMS Bid Clarifications (3 Pages)
- ii. REVISED 01230 List of Alternates** (5 Pages)
- iii. Sapulpa Rural Water Line Info (2 Pages)
 - a. Email Narrative 4-15-2025 (1 Page)
 - b. Water Line Map Screenshot (1 Page)

**List of Alternates: Deleted “Base Bid +”, replaced with “ADD” to align with Bid Form.

Attachment #2: Martin Design (Architect) Addendum (3 Pages) – including:

- i. Martin Design Addendum #2 (1 Page)
- ii. SD-2 (1 Page)
- iii. REVISED Sheet A300 (1 Page)

GENERAL NOTES:

- A. This addendum forms a part of the Contract Documents and modifies the SMS Bidding Documents (73 Pages), the A/E Project Manual (278 Pages), and A/E Drawings (36 Sheets) all dated July 10th, 2025 as well as Addendum #1 (3 Pages) dated July 16th / July 17th.
- B. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may disqualify the Bidder.
- C. This Addendum consists of this Cover (1 Page) + Attachments (13 Pages) = 14 Pages Total



SCHILT MANAGEMENT SERVICES, INC.

Addendum #2: SMS Bid Clarifications

To: Prospective Bidders (Bid Packages 1-16) Date: July 22nd, 2025

Project: Allen Bowden Public Schools – Activity Center

RE: SMS Bid Clarifications

SMS BID CLARIFICATIONS:

- CL #1: **Project Start** – ALL BID PACKAGES to be aware Sitework is By Owner. Once the building pad is completed, SMS will schedule Bid Package #1: Concrete and the remainder of the Bid Packages accordingly. All Bid Packages with exterior work should be prepared to start in September, 2025.
- CL #2: **Bonding Cost** – ALL BID PACKAGES to include in Base Bid amount the cost of bonding required (if any) for Base Bid. Bonding requirements are outlined in the SMS Bidding Documents. Any Additional Bonding Cost for Alternate(s) (if awarded) should be included in the amount for the Alternate(s), see “BOND” note in the SMS Bidding Documents, Section 01230 List of Alternates.
- CL #3: **Authority Having Jurisdiction (AHJ)** – ALL BID PACKAGES to be aware this project will be submitted to the Oklahoma State Fire Marshall (OSFM) as the AHJ. Bid Package #15: Sprinkler Systems and Bid Package #16: Fire Alarm to include design for their respective systems submitted to the OSFM.
- CL #4: **Excavation** – ALL BID PACKAGES with ANY Excavation must take proper precautions and call for locates before starting excavation. Assuming these precautionary steps are taken, repairing damage to unmarked lines is not included in any Bid Package.
- CL #5: **Transformer Pad** – Bid Package #1: Concrete includes 6’x6’ Transformer Pad in approximate location shown on Addendum #1. For Bidding Purposes include 10” of Gravel and 8” Slab Thickness.
- CL #6: **Survey** – Please note the following change to Survey from the Summary of Work: Bid Package #1: Concrete to include all Survey(s) needed for concrete including marking the building. SMS and the Owner will not engage a Surveyor to mark the Building.
- CL #7: **Waterproofing** – Martin Design Addendum #2, Item A2-1 effectively removes Section 07135 Bentonite Panel Waterproofing and Section 07160 Cementitious Crystalline Waterproofing from Bid Package #1: Concrete. Also, Bid Package #1: Concrete includes Section 07181 Water Repellent Coating for Interior Concrete Only, NOT Exterior Concrete.
- CL #8: **Masonry / Metal Studs (A2-5)** – Bid Package #2: Masonry and Bid Package #6: Drywall & Ceilings to take note of masonry / metal stud clarification on Martin Design Addendum #2, Item A2-5.



CL #9: **Testing** – Please note the following changes to Testing from the Summary of Work:

- a. Bid Package #0: Sitework (BY OWNER) – All Independent 3rd Party Testing related to Sitework will be by Owner. This includes Dirt Proctor(s), Proofroll(s), and Nuclear Density Test(s). Before beginning work, Bid Package #1: Concrete will be provided with electronic copies of Sitework test reports.
- b. Bid Package #1: Concrete – All Independent 3rd Party Testing related to Concrete will be included in Bid Package #1: Concrete. Engage Testing Services from Aimright Testing & Engineering (Provided Geotech Report). This includes Bearing Capacity (Bottom of Footings), Concrete Pour Observations – Rebar Inspections, Air Tests, Slump Tests, etc. (See S011), and Concrete Compressive Strength Tests (7 Day / 28 Day Breaks). Independent Testing is not required for non-structural flat work such as Sidewalks and HVAC Pads. Test Reports need to be distributed to SMS, the Owner, and A/E. Any requirements or recommendations from the Testing Agency that are beyond the scope of the documents are not included in this Bid Package.
- c. Bid Package #2: Masonry – All Independent 3rd Party Testing related to Masonry will be included in Bid Package #2: Masonry. This includes Masonry Observations (See S001), and Grout / Mortar Compressive Strength Tests (7 Day / 28 Day Breaks). Test Reports need to be distributed to SMS, the Owner, and A/E.

CL #10: **Caps (A2-2, SD-2)** – Bid Package #9: PEMB to take note of Pre-Finished metal liner panels and Bid Package #6: Drywall & Ceilings to take note of metal studs / gyp walls on Martin Design Addendum #2, Item A2-2 and related SD-2.

CL #11: **Pre-Finished Metal Panels** – Bid Package #8: Painting will not paint Pre-Finished Metal Panels.

CL #12: **Paint Structure** – Bid Package #8: Painting includes painting exposed PEMB structure as noted in 09000 Finish Selections, 1.02 J.

CL #13: **Handrails** – Bid Package #8: Painting and Bid Package #10: Handrails and Railings take note of handrails on Martin Design Addendum #2, Item A2-3 and related revisions to sheet A300.

CL #14: **Interior Walls (A100)** – Regarding all Interior Walls included in Base Bid and Alternate #2: Wall Finishing / Painting – Bid Package #8: Painting to provide One (1) Coat of Prime and Two (2) Finish Coats in coordination with Bid Package #6: Drywall & Ceilings in this sequence –

- a. Prime + 1st Finish Coat
 - i. Ceiling installed and Permanent Lights on
 - ii. Wall Conditions to be evaluated by Drywall (Pkg #6) and Painting (Pkg #8)
 - iii. Repairs by Drywall (Pkg #6)
- b. 2nd Finish Coat
- c. Ready for Punch List



SCHILT MANAGEMENT SERVICES, INC.

CL #15: Perimeter Safety –

- a. Bid Package #9: PEMB to include providing and installing toe board and two (2) cables around the perimeter of the building before starting PEMB erection.
- b. Bid Package #10: Handrails and Railing to include providing and installing temporary handrail posts in sleeves and orange fence at transition to recessed gym floor after concrete is cured.

CL #16: HVAC Power – Bid Package #13: Electrical includes power for all HVAC Equipment.

CL #17: Fire Protection Line – Bid Package #14B: Site Plumbing will be responsible for bringing the Fire Protection Line to 1' above FF with flanges in two (2) locations in the Riser Room 104 as shown on Civil Utility Plan and P100. Bid Package #15: Sprinkler Systems to coordinate exact locations for 1' above FF in Riser Room 104 for Sprinkler System and FDC and to continue both from those points.

CL #18: Fire Department Connection (FDC) – Please note the following change to FDC from the Summary of Work: Bid Package #15: Sprinkler Systems to provide and install the Wall Mounted Fire Department Connection (FDC). This effectively removes the FDC from Bid Package #14A: Plumbing.

CL #19: Water Service / Sanitary Sewer – Bid Package #14B: Site Plumbing to bring Water Service and Sanitary Sewer within 5ft of penetrations into building footprint shown in drawings. Bid Package #14A: Plumbing to continue from those points. Bid Package #14B: Site Plumbing Responsible for "Water and Water Meter" Notes and "Sanitary Sewer" Notes on Sisemore Utility Plan.

- a. **Water Service (A2-4) –** Bid Package #14B: Site Plumbing to take note of domestic water service clarification on Martin Design Addendum #2, Item A2-4.

CL #20: Gas – Bid Package #14B: Site Plumbing to bring Gas to Gas Meter. Bid Package #14A: Plumbing includes all Gas from the meter into the building coordinated with Bid Package #12: HVAC. Bid Package #14A: Plumbing and Bid Package #14B: Site Plumbing Responsible for "Gas Service" Notes on Sisemore Utility Plan on their respective side of the meter.

Section 01230
List of Alternates



Addendum #2
7-22-2025
REVISED FORM

GENERAL NOTES REGARDING ALTERNATES:

- **ADDS / DEDUCTS:** Please ensure Amounts written on the Alternate Lines ADD to or DEDUCT from Base Bid – DO NOT INCLUDE BASE BID AMOUNT IN ALTERNATE LINES.
- **BOND:** Include any additional cost for required Bonds in the Alternate(s) amount. While a Bid Bond is not required for Base Bids under \$50K, if acceptance of any Alternate(s) may result in a contract amount over \$50K, include the additional bonding cost in the Alternate Amount.
- **Bidder Responsibility:** Each Bidder for every Bid Package is responsible for reviewing the Alternates for Bid Pricing impact (if any) and including that in your bid. If your Bid Package is not listed under an Alternate that affects your Bid Pricing – it's your responsibility as the bidder to notify CM before questions are due so the Bid Form can be updated.

During Construction, Change Orders will not be considered for foreseeable Alternate Conditions regardless of Alternate line items shown or not shown under individual Bid Packages on the Bid Form.

ALTERNATES

I. ALTERNATE #1: Sidewalks / Paving – 1A, 1B, 1C (See Civil Paving Plan, A100)

– Bid Package #1: Concrete

- Base Bid: Concrete for Base Bid Condition –
 - Concrete Paving is limited to 15ft x 40ft at main entry and small porches at ALL exterior doors (including exterior doors on the east side) as well as HVAC Pads.  **All Structural Concrete is in Base Bid.**
- Alternate #1A (Sidewalks): Concrete for Alternate Condition –
 -  **ADD** Sidewalks (See Paving Plan).
- Alternate #1B (Parking Lot): Concrete for Alternate Condition –
 -  **ADD** Parking Lot Area including Concrete Wheel Stops, Striping, and Handicap Signs (See Paving Details).
- Alternate #1C (Trickle Channel): Concrete for Alternate Condition –
 -  **ADD** Trickle Channel (See Paving Plan).

II. ALTERNATE #2: Wall Finishing / Painting – 2A, 2B, 2C (See A100)

– Bid Package #6: Drywall & Ceilings

- Base Bid: Drywall Base Bid Condition –
 - Mud, Tape / Bed, and Finish all walls as shown in A/E Documents EXCEPT Hall 101, 3 Classrooms (102/105/106), and Meeting Room 107. Unfinished sheetrock in these rooms.
- Alternate #2A (Hall 101): Drywall for Alternate Condition –
 -  **ADD** Mud, Tape / Bed and Finish walls in Hall 101.
- Alternate #2B (3 Classrooms): Drywall for Alternate Condition –
 -  **ADD** Mud, Tape / Bed and Finish walls in 3 Classrooms (102/105/106).
- Alternate #2C (Meeting Room): Drywall for Alternate Condition –
 -  **ADD** Mud, Tape / Bed and Finish walls in Meeting Room 107.

– Bid Package #8: Painting

- Base Bid: Painting Base Bid Condition –
 - Painting on all walls according to Bidding Documents EXCEPT Hall 101, 3 Classrooms (102/105/106), and Meeting Room 107. No Paint on walls in these rooms.
- Alternate #2A (Hall 101): Painting for Alternate Condition –
 -  **ADD** Painting walls in Hall 101 according to Bidding Documents.
- Alternate #2B (3 Classrooms): Painting for Alternate Condition –
 -  **ADD** Painting walls in 3 Classrooms (102/105/106) according to Bidding Documents.
- Alternate #2C (Meeting Room): Painting for Alternate Condition –
 -  **ADD** Painting walls in Meeting Room 107 according to Bidding Documents.

III. ALTERNATE #3: Signage – 3A, 3B, 3C (See Section 10420)

– Bid Package #4B: Specialties (Material)

- Base Bid: Signage Base Bid Condition –
 - All Signage (Material) in A/E Documents EXCEPT
 - a. Exterior Letters:
 - i. “ALLEN BOWDEN WILDCATS” (2|A200, Section 10420)
 - ii. “WILDCAT CENTER” (3|A200, Section 10420)
 - b. Interior Letters:
 - i. “HOME OF THE WILDCATS” (1|A201, Section 10420)
 - c. Logo Signs:
 - i. Logo Sign #1: “AB WILDCATS” (2|A200, Section 10420)
 - ii. Logo Sign #2: “AB WILDCATS” (3|A200, Section 10420)
- Alternate #3A (Exterior Letters): Signage (Material) for Alternate Condition –
 -  **ADD** Exterior Letters:
 - i. “ALLEN BOWDEN WILDCATS” (2|A200, Section 10420)
 - ii. “WILDCAT CENTER” (3|A200, Section 10420)
- Alternate #3B (Interior Letters): Signage (Material) for Alternate Condition –
 -  **ADD** Interior Letters:
 - i. “HOME OF THE WILDCATS” (1|A201, Section 10420)
- Alternate #3C (Logo Signs): Signage (Material) for Alternate Condition –
 -  **ADD** Logo Signs:
 - i. Logo Sign #1: “AB WILDCATS” (2|A200, Section 10420)
 - ii. Logo Sign #2: “AB WILDCATS” (3|A200, Section 10420)

III. ALTERNATE #3: Signage – 3A, 3B, 3C (See Section 10420) [CONTINUED]

– Bid Package #4C: Doors, HM Frames, Hardware, and Specialties (Install)

- Base Bid: Signage (Install) Base Bid Condition –
 - All Signage (Install) in A/E Documents EXCEPT
 - a. Exterior Letters:
 - i. “ALLEN BOWDEN WILDCATS” (2|A200, Section 10420)
 - ii. “WILDCAT CENTER” (3|A200, Section 10420)
 - b. Interior Letters:
 - i. “HOME OF THE WILDCATS” (1|A201, Section 10420)
 - c. Logo Signs:
 - i. Logo Sign #1: “AB WILDCATS” (2|A200, Section 10420)
 - ii. Logo Sign #2: “AB WILDCATS” (3|A200, Section 10420)
- Alternate #3A (Exterior Letters): Signage (Install) for Alternate Condition –
 -  **ADD** Exterior Letters:
 - i. “ALLEN BOWDEN WILDCATS” (2|A200, Section 10420)
 - ii. “WILDCAT CENTER” (3|A200, Section 10420)
- Alternate #3B (Interior Letters): Signage (Install) for Alternate Condition –
 -  **ADD** Interior Letters:
 - i. “HOME OF THE WILDCATS” (1|A201, Section 10420)
- Alternate #3C (Logo Signs): Signage (Install) for Alternate Condition –
 -  **ADD** Logo Signs:
 - i. Logo Sign #1: “AB WILDCATS” (2|A200, Section 10420)
 - ii. Logo Sign #2: “AB WILDCATS” (3|A200, Section 10420)

IV. ALTERNATE #4: Rubber Base (See A001)

– **Bid Package #5: Ceramic Tile**

- Base Bid: Rubber Base for Base Bid Condition –
 - NO Rubber Base in this Bid Package.
- Alternate #4 (Rubber Base): Rubber Base for Alternate Condition –
 -  **ADD to** Provide and install Rubber Base as outlined on Room Finish Schedule (RFS) on A001

END OF SECTION

----- Forwarded message -----

From: **Sapulpa Rural Water** <saprwc2@gmail.com>

Date: Tue, Apr 15, 2025 at 4:20 PM

Subject: FW: Sapulpa Rural Waterlines

To: <sweems@allenbowden.org>

April 15, 2025

Shawna,

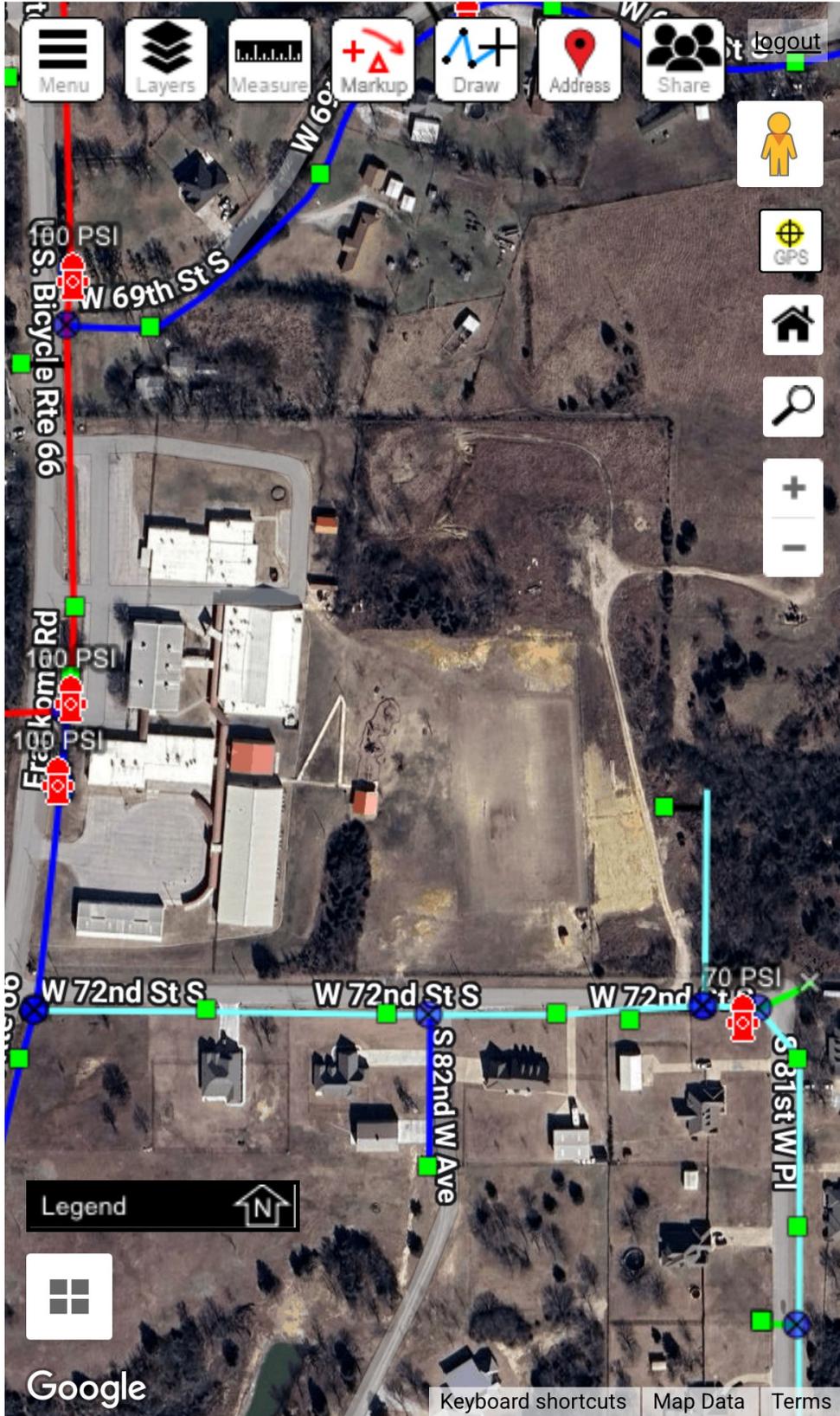
Please find attached a screenshot of where Sapulpa Rural's waterlines are located. There is 6-inch line on Frankoma Road and a 6-inch line on W. 72nd St. S. and a 10-inch line on the east side of the football field. The line on W. 72nd St. S. is on the south side of the street so it would require a road bore to take water to the north side of the street. If there are any questions, please contact us. Thank you.

Linda Daniels

Sapulpa Rural Water Company

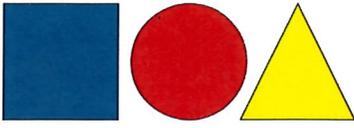
918-224-4974

saprwc2@gmail.com



AA diamondmaps.com





Addenda

Date: **July 21, 2025**

Addendum Number: **Two (2)**

Project: **Allen Bowden Activity Center**

Allen Bowden Public Schools

Total Pages: **Three (3)**

From: **Mike Martin AIA**

This addendum forms part of the contract documents and modifies the original bidding documents dated **July 10, 2025**. Acknowledge receipt of this addendum in the space provided on the bid form. Failure to do so may subject bidder to disqualification.

PLEASE ACKNOWLEDGE THE FOLLOWING ADDENDA ON YOUR BID FORM:

Addenda 1: July 17, 2025, Addenda 2: July 21, 2025

Description:

- A2-1** Project Manual Section 07135 and Section 07160 have been deleted and not part of the work.,
A.
- A2-2** Room 113 and Room 115 will have a cap as shown attached SD-2. The intent to frame a sloping roof from metal stud and liner for roof. The gyp board ceilings shown on Reflected Ceiling Plan A400 have been eliminated
- A2-3** Drawing Sheet A300 has been revised to change Railing Heights and to show Lobby Side Railing (Attached)
- A2-4** Site and Plumbing (Clarification) The domestic water service to the building is a 2-inch line at 26gpm.
- A2-5** Drawings sheets A100 and A200 (South wall of Building and Entry Arch) (Clarification): The Masonry (brick and CMU) is 4 inch veneer wrapping a 6" metal Stud frame at the arch. The colors are to match the existing arches on Campus. If the price is too high we will change later.
- A2-6** **Approved Equals for Bidding Purposes:**

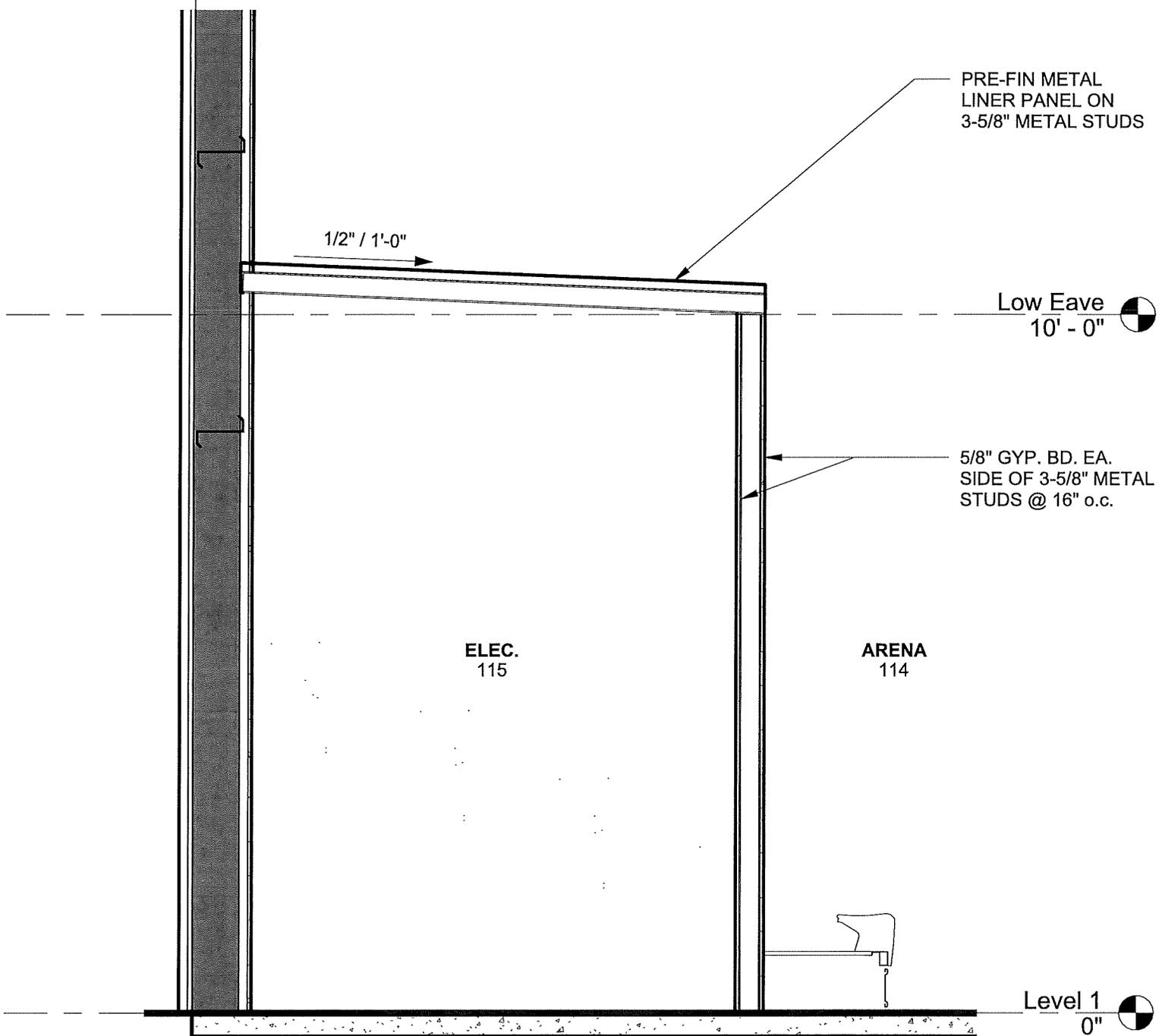
*The following is a list of prior approvals for items submitted. **The burden of proof of the merit of the proposed substitution is on the proposer.** This is not a complete list: **NOTE: If you are bidding as a contractor (your work) Substitution requests are not necessary since you must follow the spec.***

Item:
Toilet Compartments
Lighting

Proposer
Scranton Products (Hiny Hidders)
Smith Lighting Sales

END OF ADDENDA

B



1 Section @ Elec. Room 115

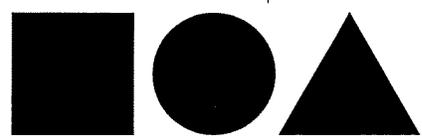
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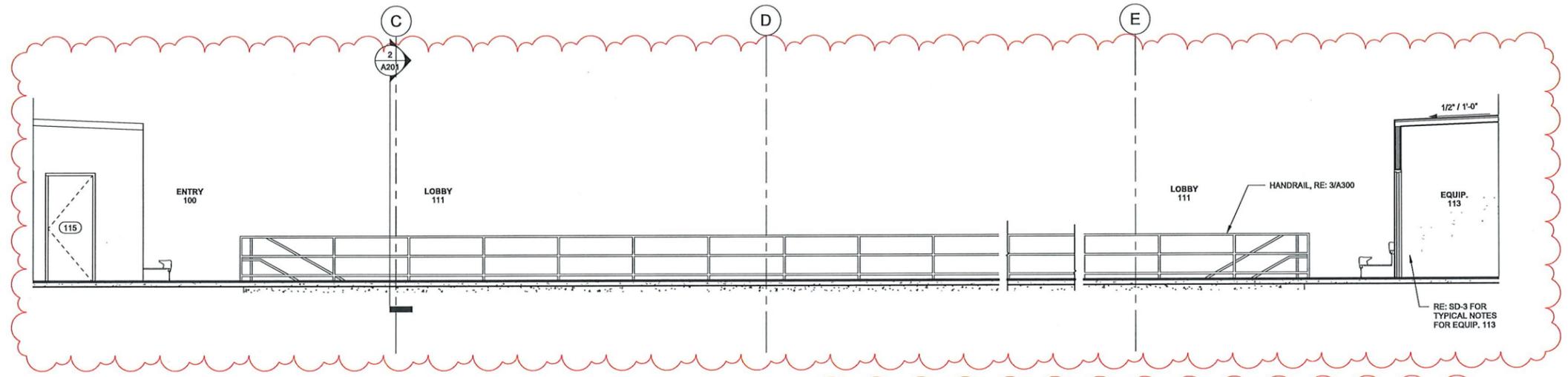
7/17/2025 2:35:18 PM

2508 ALLEN BOWDEN
ACTIVITY CENTER

SD-2

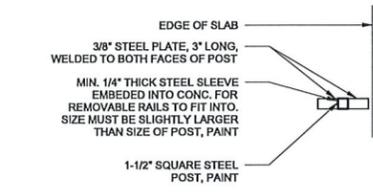
Martin Design
318 West Broadway
Muskogee, OK. 74401
918-682-0900





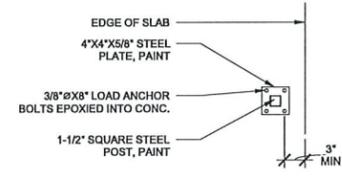
7 Lobby Railing Elevation

Scale: 1/4" = 1'-0"



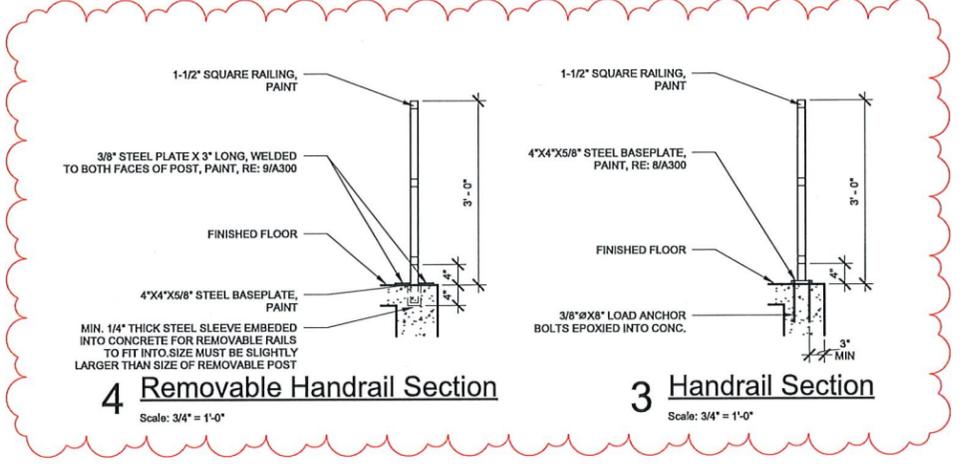
6 Removable Handrail Base Plate

Scale: 1" = 1'-0"



5 Handrail Base Plate

Scale: 1" = 1'-0"

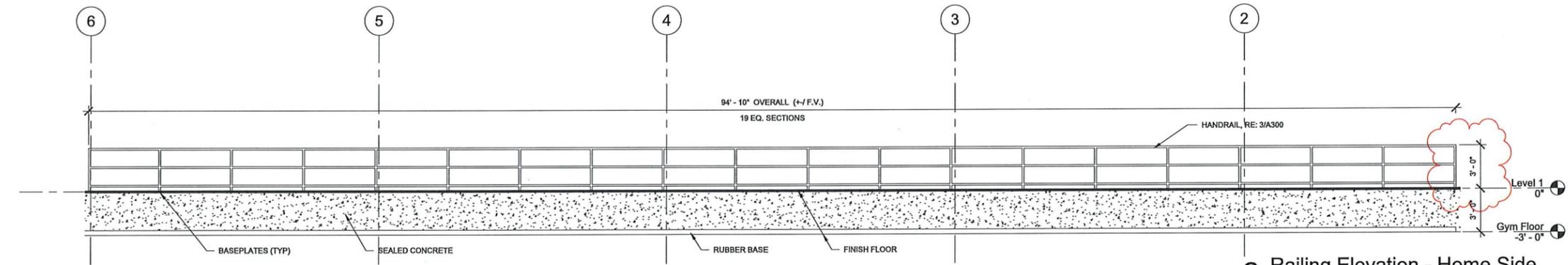


4 Removable Handrail Section

Scale: 3/4" = 1'-0"

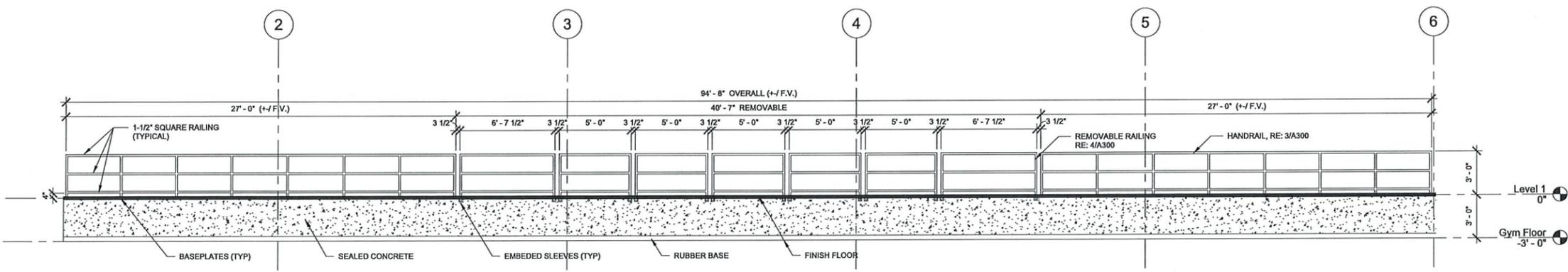
3 Handrail Section

Scale: 3/4" = 1'-0"



2 Railing Elevation - Home Side

Scale: 1/4" = 1'-0"



1 Railing Elevation - Visitor Side

Scale: 1/4" = 1'-0"

THIS BUILDING IS FULLY SPRINKLED PER NFPA

Allen Bowden Public Schools
Phase I

7049 Frankoma Rd., Tulsa, OK.



Date: 7/10/25
Proj. No.: 2508
Revision: 1

07/21/2025
INTERIOR ELEVATIONS

A300

7/17/2025 2:34:55 PM