



AIA[®]

Document A133[®] – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment No. 1 dated the _____ day of _____ in the year Two Thousand Twenty-Five, 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 Twenty-Second day of November in the year Two Thousand Twenty-Three (the "Agreement")
(In words, indicate day, month, and year.)

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

Olathe Fire Station No. 9
Project No. 6-C-013-23

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

City of Olathe, Kansas
100 E. Santa Fe
P.O. Box 768
Olathe, KS 66061

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

J. E. Dunn Construction Company
1001 Locust Street
Kansas City, MO 64106

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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.

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 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.

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§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Fourteen Million Fifty-Seven Thousand Three Hundred Forty-Six Dollars (\$ 14,057,346), 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.)

See **Attachment 1** – Scope, Pricing, Alternates, Allowances, and Clarifications.

The parties understand and agree upon an additional amount of Seventeen Thousand Five Hundred Dollars (\$17,500) for Preconstruction Phase services as set forth in Section 5.1.1 of the Agreement, for a total of Ninety-Six Thousand Five Hundred Dollars (\$96,500). This total is included in the GMP.

§ 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
See Attachment 1	

§ 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
See Attachment 1.		

§ 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)
N/A		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

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

(Check one of the following boxes.)

The date of execution of this Amendment.

Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

Construction will commence March 24, 2025, per the schedule in Attachment 2.

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.

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User Notes:

(879186809)

§ 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: March 27, 2026

§ 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
N/A			

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

See Attachment 3 – Contract Documents.

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.)

See Attachment 3.

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	Date	Pages
N/A		

Other identifying information:

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

Item	Price
See Attachment 1.	

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

See Attachment 1

§ 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.)

See all Attachments, incorporated herein.
The parties understand and agree that:

- (a) Exhibit 2 to the Agreement (Construction Manager Hourly Rate Schedule) is hereby deleted and replaced with Attachment 4 to this Amendment No. 1.
- (b) Exhibit 6 to the Agreement (Appointment of Process Agent) is not required because Construction Manager qualifies for an exception under K.S.A. 16-113 as a foreign corporation qualified to do business and in good standing in the State of Kansas as of the date of the Agreement and this Amendment No. 1.
- (c) Exhibit 7 to the Agreement (Non-Collusive Affidavit) is hereby deleted and replaced with Attachment 5 to this Amendment No. 1, as completed by Construction Manager for the GMP.

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.)

See Attachment 1.

List of Attachments to this Amendment No. 1, which are attached hereto and incorporated herein:

- Attachment 1 – Scope, Pricing, Alternates, Allowances, and Clarifications
- Attachment 2 – Schedule
- Attachment 3 – Contract Documents
- Attachment 4 – Construction Manager's Personnel Rates
- Attachment 5 – Noncollusive Affidavit of Prime Bidder

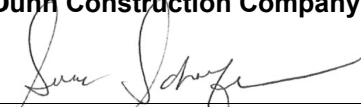
This Amendment No. 1 to the Agreement entered into as of the day and year first written above.

City of Olathe, Kansas

By: _____
OWNER (Signature)

(Printed name and title)

J. E. Dunn Construction Company

By:  _____
CONSTRUCTION MANAGER (Signature)
Susan Schaefer, VP

(Printed name and title)

AH DMF

Attachment 1 to GMP Amendment

Scope, Pricing, Alternates, Allowances, and Clarifications

Olathe FireStation 09			
	SCOPE	TRADE PARTNER	
	General Conditions	JE Dunn	\$ 604,800
	General Requirements	JE Dunn	\$ 421,864
	Allowances	Allowance	\$ 1,192,078
	Building and Site Concrete	JED SP	\$ 1,192,289
	Masonry and Stone	JED SP	\$ 1,991,318
	Structural and Misc Steel	Red Cedar	\$ 761,028
	Carpentry	Royal CS	\$ 580,874
	GFRC OkoSkin	JE Dunn Self Perform	\$ 550,900
	Roofing	Western Specialty Contractors	\$ 310,423
	Air Barrier, Joint Seal & Waterproofing	DH Restoration	\$ 140,710
	Overhead Doors	Overhead Door	\$ 122,559
	Glazing	Midwest Glass	\$ 336,472
	Drywall & Ceilings	PCI	\$ 560,930
	Painting	INSCO	\$ 86,194
	Tile	Great Plains Tile & Stone	\$ 42,800
	Flooring	Regents	\$ 41,150
	Epoxy & Terrazzo	Desco	\$ 137,620
	Signage	Star Signs	\$ 27,950
	Residential Appliances	JE Dunn Self Perform	\$ 47,928
	Roller Shades	Czarniecki	\$ 10,305
	Elevator	Schindler	\$ 91,340
	Fire Supression	Aegis	\$ 94,000
	Plumbing	Metro Air	\$ 625,872
	HVAC	Saladino Mechanical	\$ 548,600
	Facility Maintenance Equipment	Air Cleaning Technology	\$ 22,980
	Electrical	Westhues	\$ 939,935
	Low Voltage	Aptitude	\$ 411,918
	Earthwork	Kaw Valley	\$ 302,000
	Landscape & Irrigation	Audrie Seeley	\$ 131,648
	Fencing	Collins & Hermann	\$ 196,684
	Site Utilities	Global Earthwork & Underground	\$ 289,007
	SUB-TOTAL of Awarded Scopes		\$ 12,814,176
	Building Permit		\$ -
	General Liability (0.93%)		\$ 124,442
	Subcontractor Default Program (1.15%)		\$ 118,982
	Builders Risk Insurance		\$ 25,000
	P&P Bonds (0.65%)		\$ 86,976
	Construction Contingency (4%)		\$ 503,583
	Fee (2.15%)		\$ 287,688
	Construction GMP		\$ 13,960,846
01123	Preconstruction Fee	JE Dunn	\$ 79,000
01123	Added Preconstruction Fee	JE Dunn	\$ 17,500
	Total Amendment Value	JE Dunn	\$ 14,057,346

ALTERNATES

1. Omit Aluminum Security Fence + associated man-gates and bi-fold gates - \$150,000 deduct
2. Polished Concrete in lieu of Terrazzo flooring - \$116,000 deduct
 - a. Topping slabs for polished concrete are excluded.
3. Asphalt drive in lieu of concrete - \$31,300 deduct
4. EIFS soffit in lieu of Facil Façade Aluminum Soffit - \$14,900 deduct
5. Ulma Stoneo Manufactured Stone in lieu of Limestone Veneer - \$234,000 deduct
 - a. This price is a rough order of magnitude based on material changes only and will be finalized upon the updated Contract Documents incorporating the change. Any further modifications to other building elements are not accounted for.
6. Ulma Stoneo K-Slat in lieu of Oko Skin GFRC - \$95,500 deduct
 - a. This price is a rough order of magnitude based on material changes only and will be finalized upon the updated Contract Documents incorporating the change. Any further modifications to other building elements are not accounted for.

ALLOWANCES

The parties understand and agree that all Allowances are subject to the terms of A201 Section 3.8, such that the below Allowance amounts are not caps but are subject to Change Orders for any adjustments (whether up or down).

1. \$100,000 Rock Excavation
2. \$20,000 Signage Design Finalization
3. \$55,051 ERRCS Testing and System
4. \$150,000 College Road Work Modifications
5. \$50,000 Enclosure Mockup
6. \$50,000 Temporary Conditions
7. \$82,027 Temporary Utilities
8. \$100,000 Seismic Design Finalization
9. \$5,000 Structural Peer Review Comment
10. \$580,000 Owner Allowance for Owner changes

CLARIFICATIONS

Specific Exclusions:

1. Development fees, permit fees or special assessments.
2. Owner fixtures and furnishings other than those described in the project documents with delineated purchasing and installation responsibilities.
3. Insurance for Owner supplied items during construction.
4. Removal of unforeseen structures or obstructions.
5. Utilities service company capital cost, drainage fees, tap fees, water meter charges, investment fees, and/or line extension charges, as well as primary electrical fees.
6. Guard services or Security services.

7. Design project contingency.
8. All general notes not specifically called out within the Contract Documents.
9. Any measures beyond the \$100,000 Seismic Design Finalization Allowance and \$5,000 Structural Peer Review Comments Allowance for design changes or clarifications after January 23, 2025.

General Exclusions:

1. Abatement or testing of hazardous materials if any.
2. Labor to unload or install Owner furnished equipment except as required by the Contract Documents.
3. Special inspection services.
4. Relocation of items not shown on the Contract Documents.

Clarifications / Qualifications:

1. Cost associated with delays resulting from adjacent project operations and infrastructure work, which is not a part of, or under the control of this project team is not included in this proposal.
2. Work in the Evergy easement is limited to using equipment below 14'. Any additional safety measures or modifications to normal work practices required by Evergy in this easement are excluded.
3. JE Dunn will set working hours and holiday schedule, abiding by City Ordinances as applicable.
4. Slab on metal deck to assumed to be designed to carry load of concrete without any need for shoring /reshoring.
5. House compressor included as Ingersoll Rand Electric Stationary Air Compressor, model # 5L5SS, 5 HP, 230V/1PH.
6. Gear Washer Extractor is UNIMAC: UC30, 30 LB washer as stated on note E07 from A9.11.
7. ERRCS testing and system not included in base bid. Allowance held above.
8. Drive lane to be 12" of heavy-duty concrete paving. North parking spaces to be 5" of light-duty concrete paving.
9. Fencing PL-1 is included as 6' tall fencing. The south drive Wallace gate is 8' tall along with the adjacent Ameristar picket fencing and associated man gate to the east of the Wallace gate.
10. The gate at the north property line is included as a manual double swing gate to match the 6' Ameristar picket fence along the north and east property lines. The Wallace gate at this location is excluded.
11. Interior signage and exterior building signage are included as listed on the Contract Documents. An allowance is held above for finalization of the design of the 3M vinyl wall covering, addition of the building dedication plaque, design finalization of signage included on the Contract Documents and additional signs at the Owner's request.
12. Vapor Lock is included in concrete slabs to receive flooring.
13. Fire Suppression includes a side wall system for exterior area coverage. A dry pipe system is excluded.
14. The trash enclosure design is based on the architectural drawings. The stone and stone cap shown on the structural drawings are excluded.
15. Athletic flooring AF-01 has been included as square edge glue down pieces and installation method.

16. (1) Exterior emergency phone and associated infrastructure is included. Phone system tie-in to be provided by Owner.
17. Louver LV-7 on M1.01 has been included as an exhaust louver in lieu of the intake louver as shown on the Contract Documents.
18. (1) elevator hoist beam has been included as shown on the Contract Documents.
19. EIFS finish to be from standard finish options.
20. Given the information provided on the Contract Documents as of Addendum 02, a price of \$75/SF for the 1,125 SF of retaining wall has been included.
21. The \$5,000 Structural Peer Review Comment Allowance is the only consideration made for any modifications resulting from the Structural Peer Review.
22. Seismic considerations beyond an importance factor of 1.0 for Mechanical, Electrical, Plumbing and Low Voltage systems are excluded. The \$100,000 Seismic Design Finalization allowance is being held for updates to these considerations.
23. Alternates listed above are not included in the base bid pricing at this time.
24. Pursuant to Section 3.2.3 of the Agreement, the date by which the Owner must accept this Guaranteed Maximum Price proposal is March 7, 2025.

Attachment 2 - Schedule

Activity ID	Activity Name	Orig Dur	Remaining	Start	Finish	2025												2026				
						Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
23047300 Olathe Fire Station #9																						
Summary																						
SUM-1000	Overall Project Duration (In Calendar Days)	581	471	02-Oct-24 A	27-Mar-26	[Gantt bar from Dec 2024 to Mar 2026]												Overall P				
JED-0060	Design Complete	0	0		12-Dec-24	◆ Design Complete																
JED-0020	Contract Award	0	0	19-Feb-25		◆ Contract Award																
JED-0040	Permits Received	0	0		03-Mar-25	◆ Permits Received																
JED-0100	Start Construction	0	0	24-Mar-25		◆ Start Construction																
SUM-2000	Overall Construction Duration (In Calendar Days)	333	333	24-Mar-25	19-Feb-26	[Gantt bar from Mar 2025 to Feb 2026]												Overall Constru				
JED-0300	Skin Weather Tight (Enclosure)	0	0		20-Oct-25	◆ Skin Weather Tight (Enclosure)																
JED-0400	Start-up Perm Power	0	0	17-Nov-25		◆ Start-up Perm Power																
JED-0500	Start-up HVAC	0	0	16-Jan-26		◆ Start-up HVAC																
WTHR-100	Anticipated Weather Days (Mar '25 - Dec '25) (26d planned)	26	26	20-Feb-26	27-Mar-26	[Red bar from Feb 2026 to Mar 2026]												Anticipat				
JED-0600	Substantial Completion	0	0		27-Mar-26*	◆ Substant																
JED-0700	Project Complete	0	0		27-Mar-26	◆ Project C																
Preconstruction																						
Design/ GMP																						
CON-1010	Bidding Process	20	20	12-Dec-24	10-Jan-25	[Grey bar from Dec 2024 to Jan 2025]												Bidding Process				
CON-1020	Bids Due to JE Dunn	4	4	13-Jan-25	16-Jan-25	[Grey bar from Jan 2025 to Jan 2025]												Bids Due to JE Dunn				
CON-1050	Bidding Complete/ GMP Issued	10	10	17-Jan-25	31-Jan-25	[Grey bar from Jan 2025 to Jan 2025]												Bidding Complete/ GMP Issued				
CON-1060	GMP Executed/ City Approval	13	13	31-Jan-25	18-Feb-25	[Grey bar from Jan 2025 to Feb 2025]												GMP Executed/ City Approval				
CON-1030	Award Contracts	30	30	24-Feb-25	04-Apr-25	[Grey bar from Feb 2025 to Apr 2025]												Award Contracts				
Permitting																						
CON-1040	Permitting Review & Approval	55	55	12-Dec-24	03-Mar-25	[Grey bar from Dec 2024 to Mar 2025]												Permitting Review & Approval				
Procurement																						
CON-1400	Procure Footing/ Foundation Material	30	30	19-Feb-25	01-Apr-25	[Grey bar from Feb 2025 to Apr 2025]												Procure Footing/ Foundation Material				
CON-1410	Procure Structural Steel	60	60	19-Feb-25	13-May-25	[Grey bar from Feb 2025 to May 2025]												Procure Structural Steel				
CON-1420	Procure Electrical Eqpt.	180	180	19-Feb-25	31-Oct-25	[Grey bar from Feb 2025 to Oct 2025]												Procure Electrical Eqpt.				
CON-1430	Procure Mechanical Eqpt.	120	120	19-Feb-25	07-Aug-25	[Grey bar from Feb 2025 to Aug 2025]												Procure Mechanical Eqpt.				
CON-1460	Procure Windows/ Doors	90	90	19-Feb-25	25-Jun-25	[Grey bar from Feb 2025 to Jun 2025]												Procure Windows/ Doors				
CON-1470	Procure Roofing	60	60	19-Feb-25	13-May-25	[Grey bar from Feb 2025 to May 2025]												Procure Roofing				
CON-1540	Procure Exterior Skin	90	90	19-Feb-25	25-Jun-25	[Grey bar from Feb 2025 to Jun 2025]												Procure Exterior Skin				
CON-1450	Procure Elevator/ Eqpt.	100	100	14-May-25	03-Oct-25	[Grey bar from May 2025 to Oct 2025]												Procure Elevator/ Eqpt.				
CON-1440	Procure OH Doors/ Eqpt.	50	50	26-Jun-25	05-Sep-25	[Grey bar from Jun 2025 to Sep 2025]												Procure OH Doors/ Eqpt.				
Construction																						
Site																						
CON-1070	Mobilization/ Fencing	2	2	24-Mar-25*	25-Mar-25	[Red bar from Mar 2025 to Mar 2025]												Mobilization/ Fencing				
CON-1100	Install Site Erosion Control	2	2	24-Mar-25	25-Mar-25	[Red bar from Mar 2025 to Mar 2025]												Install Site Erosion Control				

Remaining Level of Effort	Critical Remaining Work
Actual Level of Effort	Remaining Work
Actual Work	◆ Milestone



Activity ID	Activity Name	Orig Dur	Remaining Duration	Start	Finish	2025												2026					
						Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
CON-1550	Terrazzo/ Polish Flooring (Phase 1)	5	5	11-Nov-25	17-Nov-25													■	Terrazzo/ Polish Flooring (Phase 1)				
CON-1250	Elevator Install	15	15	17-Nov-25	09-Dec-25													■	Elevator Install				
CON-1560	Terrazzo/ Polish Flooring (Phase 2)	5	5	18-Nov-25	24-Nov-25													■	Terrazzo/ Polish Flooring (Phase 2)				
CON-1590	Sealing Floors	3	3	18-Nov-25	20-Nov-25													■	Sealing Floors				
CON-1600	Hang Doors	5	5	18-Nov-25	24-Nov-25													■	Hang Doors				
CON-1290	Doors & Hardware	5	5	20-Nov-25	26-Nov-25													■	Doors & Hardware				
CON-1480	Final Paint Coat	10	10	01-Dec-25	12-Dec-25													■	Final Paint Coat				
CON-1620	Final MEP Trim-out	5	5	15-Dec-25	19-Dec-25													■	Final MEP Trim-out				
CON-1610	JED Pre-Punch Walk	5	5	22-Dec-25	29-Dec-25													■	JED Pre-Punch Walk				
CON-1370	Punch Walk	2	2	13-Jan-26	14-Jan-26													■	Punch Walk				
CON-1380	Punchlist Corrections	10	10	15-Jan-26	29-Jan-26													■	Punchlist Corrections				
Electrical																							
CON-1340	Electrical & IT Room Turn-over to Owner	0	0		12-Jan-26*													◆	Electrical & IT Room Tu				
Commissioning																							
CON-1510	Commission Electrical Scope	20	20	15-Jan-26	12-Feb-26													■	Commission Elec				
CON-1520	Commission Mechanical Scope	20	20	16-Jan-26	13-Feb-26													■	Commission Mec				

■ Remaining Level of Effort ■ Critical Remaining Work
■ Actual Level of Effort ■ Remaining Work
■ Actual Work ◆ Milestone



Attachment 3
Olathe Fire Station No. 9
JE Dunn Project No. 23047300
CONTRACT DOCUMENTS

1. The Agreement (including all exhibits) between Owner and Contractor dated November 22, 2023.
2. Contractor's Front End Documents dated December 12, 2024.
3. Project Manual, prepared by Finkle + Williams Architecture, dated December 12, 2024, including specification sections.
4. Drawings prepared by Finkle + Williams Architecture, as follows:

Number	Title	Date
A0.00	COVER SHEET	12.12.24
G0.01	EXISTING CONDITIONS	12.12.24
G0.02	GENERAL INFORMATION	12.12.24
C0.01	DEMOLITION PLAN	12.12.24
C1.01	SITE PLAN	12.12.24
C1.02	DIMENSION PLAN	12.12.24
C1.03	GRADING PLAN	12.12.24
C1.031	DETAIL GRADING PLAN	12.12.24
C1.04	UTILITY PLAN	12.12.24
C1.05	EXISTING DRAINAGE	12.12.24
C1.06	PROPOSED DRAINAGE	12.12.24
C1.07	STORM PLAN AND PROFILE	12.12.24
C1.08	STORM PLAN AND PROFILE	12.12.24
C1.09	ROOF DRAIN PLAN	12.12.24
C1.10	EROSION CONTROL PLAN (PRE-CONSTRUCTION)	12.12.24
C1.11	EROSION CONTROL PLAN	12.12.24
C5.01	CIVIL DETAILS	12.12.24
C5.02	CIVIL DETAILS	12.12.24
C5.03	CIVIL DETAILS	12.12.24
C5.04	CIVIL DETAILS	12.12.24
C5.05	CIVIL DETAILS	12.12.24
C5.06	EROSION CONTROL DETAILS	12.12.24
L1.00	LANDSCAPE PLAN	12.12.24
L1.01	LANDSCAPE DETAILS	12.12.24
L2.00	IRRIGATION PLAN	12.12.24
A0.01	LEGENDS AND GEN. NOTES	12.12.24
A0.02	INTERIOR PARTITION TYPES	12.12.24
A0.03	UL DETAILS	12.12.24
A0.04	ADA DETAILS	12.12.24
A0.05	CODE ANALYSIS	12.12.24
A0.20	ARCHITECTURAL SITE PLAN AND DETAILS	12.12.24
A1.10	LEVEL 1 FLOOR PLAN	12.12.24
A1.11	LEVEL 1 REFLECTED CEILING PLAN	12.12.24

A1.20	LEVEL 2 FLOOR PLAN	12.12.24
A1.21	LEVEL 2 REFLECTED CEILING PLAN	12.12.24
A1.30	SLAB COORDINATION PLANS	12.12.24
A1.50	ROOF PLAN	12.12.24
A2.00	EXTERIOR WALL ASSEMBLIES	12.12.24
A2.01	EXTERIOR AXONS	12.12.24
A2.10	EXTERIOR ELEVATIONS	12.12.24
A3.01	BUILDING SECTIONS	12.12.24
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A3.11	WALL SECTIONS	12.12.24
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A3.13	WALL SECTIONS	12.12.24
A3.14	WALL SECTIONS	12.12.24
A3.15	WALL SECTIONS	12.12.24
A3.16	WALL SECTIONS	12.12.24
A3.17	WALL SECTIONS	12.12.24
A3.18	WALL SECTIONS	12.12.24
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A3.51	DETAILS	12.12.24
A3.52	DETAILS	12.12.24
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A4.02	ENLARGED LOCKER ROOMS PLANS AND ELEVATIONS	12.12.24
A4.10	INTERIOR ELEVATIONS	12.12.24
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A4.12	INTERIOR ELEVATIONS	12.12.24
A4.13	INTERIOR ELEVATIONS	12.12.24
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A6.01	VERTICAL CIRCULATION MAIN STAIR	12.12.24
A6.02	VERTICAL CIRCULATION SECONDARY STAIR	12.12.24
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S0.03	BUILDING SECTION	12.12.24
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S2.01	2 ND FLOOR FRAMING PLAN	12.12.24
S2.02	ROOF FRAMING PLAN	12.12.24
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MEP0.01	COVER SHEET	12.12.24
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E2.01	POWER PLAN	12.12.24
E3.01	SPECIAL SYSTEMS PLAN	12.12.24
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E4.01	ELECTRICAL RISER AND SCHEDULES	12.12.24
E4.02	ELECTRICAL SCHEDULES AND DETAILS	12.12.24
E4.03	ELECTRICAL SCHEDULES AND DETAILS	12.12.24

5. Addenda as follows:

Addendum No. 01 dated January 2, 2025.

Addendum No. 02 dated January 10, 2025.

Addendum No. 03 dated January 13, 2025.

- End of Attachment 3 -

Attachment 4

OLATHE FIRE STATION No. 09 – TENANT IMPROVEMENT

2024 PERSONNEL RATES AS OF 01/01/2025 through 03/31/2025

Group Manager 2*	\$239 / hour
Group Manager 1*	\$192 / hour
Senior Project Manager*	\$150 / hour
Estimating Director*	\$218/ hour
Senior Estimator*	\$156/ hour
Project Manager 1*	\$104 / hour
Project Manager 2*	\$124 / hour
Estimator Manager*	\$124 / hour
Estimator 1 or 2*	\$83 / hour
Project Engineer*	\$93 / hour
Scheduling	\$111/ hour
BIM	\$104 / hour
Engineering Services (MEP)	\$130 / hour
Commissioning Services	\$171 / hour
Safety	\$106 / hour
Quality Assurance	\$124 / hour
Lean Specialist	\$116 / hour
Aptitude	\$115 /hour

Administrative Assistant	\$78 / hour
Senior Project Coordinator	\$70 / hour
Project Coordinator	\$53 / hour
General Superintendent	\$202 / hour
Senior Superintendent	\$166 / hour
Superintendent 3	\$145 / hour
Superintendent 2	\$135 / hour
Superintendent 1	\$106 / hour
Field Engineer	\$78 / hour
Carpenter Foreman	\$86 / hour

The above rates are currently hourly rates through March 31, 2025, and will be adjusted annually thereafter. Changes in these rates will not affect the General Conditions or GMP amount.

Each identified position (*) shall be charged at the rate shown plus \$5.15 per hour for office support. Such office support includes the following departments: logistics, purchasing, and payments.

-End of Attachment 4-

Attachment 5

NONCOLLUSIVE AFFIDAVIT OF PRIME BIDDER

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

Susan Schaefer, being first duly sworn, deposes and states that:

(1) He/she is officer (owner, partner, officer, representative or agent) of JE Dunn Construction Company, (company) the bidder having submitted the attached bid:

(2) He/she is fully informed of the contents of the attached bid and of all the circumstances surrounding the preparation of such bid;

(3) Such bid is genuine and is not a collusive or sham bid;

(4) Neither the said bidder nor any of its officers, partners, owners, representatives, employees, or parties interest, including this affiant, has in any way colluded, conspired, connived, or agreed, directly or indirectly, with any other bidder, firm, or person to:

(a) submit a collusive or sham bid in connection with the contract for which the attached bid has been submitted;

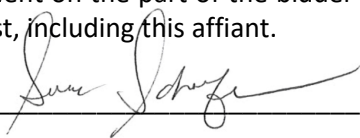
(b) refrain from bidding in connection with such contract;

(c) fix the price or prices in the attached bid, or the price or prices of any other bidder;

(d) fix any overhead, profit, or cost element of the bid price, or the bid prices of any other bid;

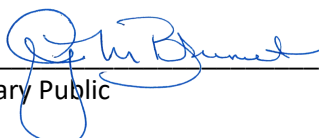
(e) secure an unlawful advantage against the City of Olathe, Kansas, or any person interested in the proposed contract.

(5) The price or prices quoted in the attached bid are fair and proper and not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the bidder or any of its agents, representatives, owners, employees, or parties interest, including this affiant.

By 
Title Vice President

Subscribed to and sworn to before me, the undersigned, a Notary Public, this 30th day of January, 20 25.

(Seal)


Notary Public

My Commission Expires: 01.29.28

