

DRAFT AIA® Document A133® – 2019

Exhibit A

Guaranteed Maximum Price Amendment

TBD

This Amendment No. 1 dated the «Thirtieth» day of «January» in the year «Two Thousand Twenty-Five», 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 «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 »« »
« »

TABLE OF ARTICLES

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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

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.

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.

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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.

TBD

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed «Thirteen Million Four Hundred Twenty-Two Thousand Six Hundred Seventy-Five Dollars» (\$ «13,422,675»), 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.

☒ [« X »] Established as follows:

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

« Construction will commence March 10, 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.

§ 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:

§ 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
<input type="text"/>	<input type="text"/>

§ 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
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

§ A.3.1.2 The following Specifications:

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

Section	Title	Date	Pages
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

§ A.3.1.3 The following Drawings:

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

Number	Title	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>

§ 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

J. E. Dunn Construction Company

By:

OWNER (Signature)

By:

CONSTRUCTION MANAGER (Signature)

« »« »

(Printed name and title)

« »« »

(Printed name and title)



Attachment 1 to GMP Amendment

Scope, Pricing, Alternates, Allowances, and Clarifications

Olathe FireStation 09			
January 31, 2025			
	SCOPE	TRADE PARTNER	
	General Conditions	JE Dunn	\$ 604,800
	General Requirements	JE Dunn	\$ 421,864
	Allowances	Allowance	\$ 612,078
	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		\$ 12,234,176
	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		\$ 13,380,846
01123	Preconstruction Fee	JE Dunn	\$ 79,000
01123	Added Preconstruction Fee	JE Dunn	\$ 17,500
	Total Amendment Value	JE Dunn	\$ 13,477,346

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. \$[] 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:

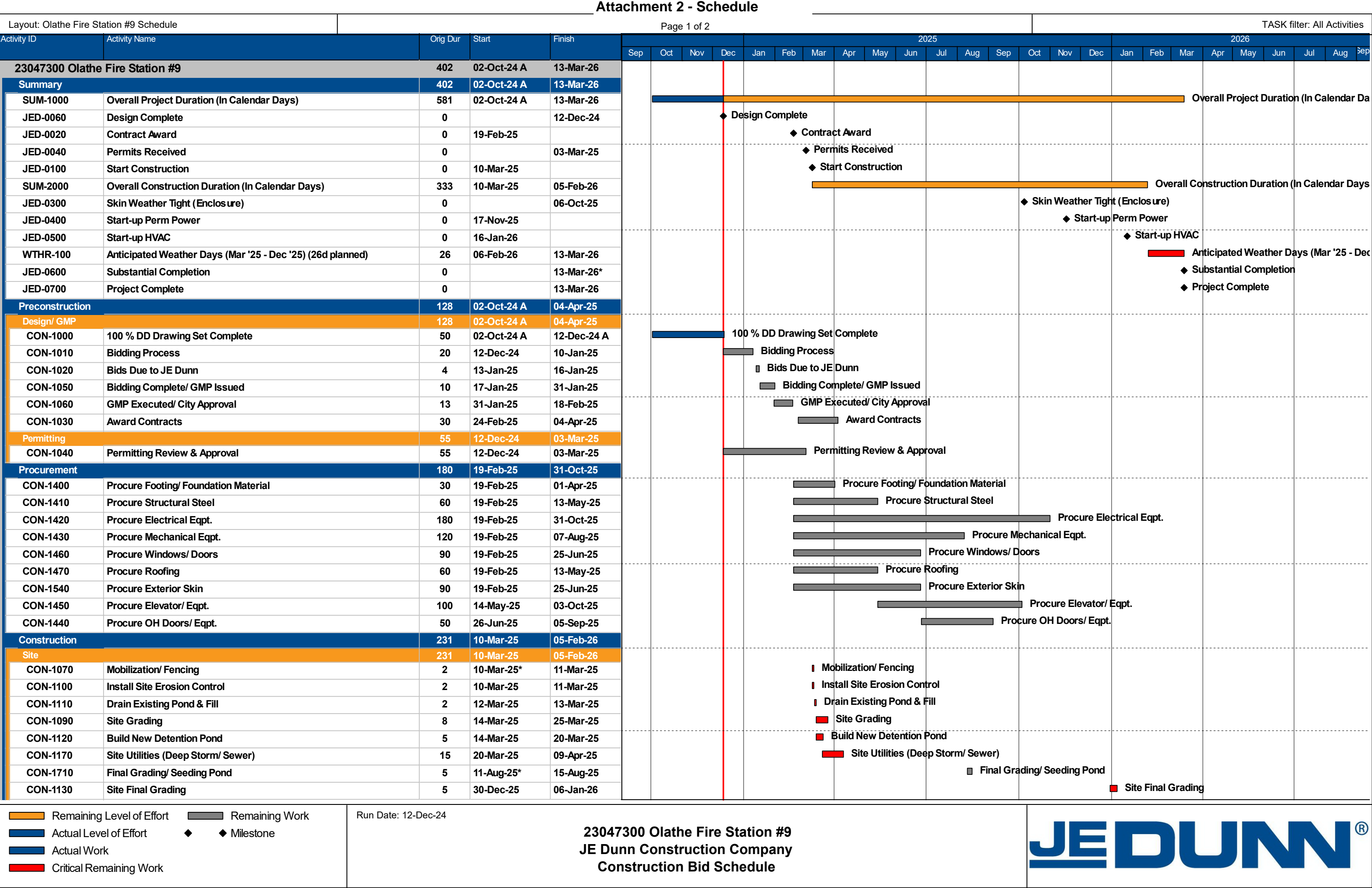
1. Abatement or testing of hazardous materials if any.
2. Labor to unload or install Owner furnished equipment except as required by the Contract Documents.
3. Special inspection services.
4. Relocation of items not shown on the Contract Documents.

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 February 21, 2025.

- End of Attachment 1 -



Layout: Olathe Fire Station #9 Schedule			Page 2 of 2															TASK filter: All Activities														
Activity ID	Activity Name	Orig Dur	Start	Finish					2025												2026											
					Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep			
CON-1700	Site Paving (Drives & Sidewalks)	10	07-Jan-26	21-Jan-26																												
CON-1360	Site-work/ Landscaping	10	22-Jan-26	04-Feb-26																												
CON-1390	Demobilization	1	05-Feb-26	05-Feb-26																												
Footing/ Foundations		30	10-Apr-25	21-May-25																												
CON-1140	Building Pad Prep	3	10-Apr-25	14-Apr-25																												
CON-1150	Footings/ Foundations	15	17-Apr-25	07-May-25																												
CON-1640	MEP Rough-in (Underground)	10	01-May-25	14-May-25																												
CON-1220	CMU Edge Form	3	12-May-25	14-May-25																												
CON-1160	SOG Pour	5	15-May-25	21-May-25																												
Structure/ Enclosure		95	22-May-25	06-Oct-25																												
CON-1190	CMU Framing (Ext. Walls 1st Floor)	20	22-May-25	19-Jun-25																												
CON-1180	Structural Steel	25	06-Jun-25	11-Jul-25																												
CON-1230	CMU Framing (Int. Walls 1st Floor)	20	20-Jun-25	18-Jul-25																												
CON-1650	Slab on Deck Pour (2nd Floor)	5	14-Jul-25	18-Jul-25																												
CON-1670	Roof Blocking Install/ RTU Curbs/ Roof Penetrations	5	21-Jul-25	25-Jul-25																												
CON-1210	Roof Install	10	28-Jul-25	08-Aug-25																												
CON-1660	Slab on Deck MEP Coring (2nd Floor)	5	04-Aug-25	08-Aug-25																												
CON-1500	Exterior Skin	40	11-Aug-25	06-Oct-25																												
Interior/ Finishes		133	21-Jul-25	29-Jan-26																												
CON-1200	Framing (Ext. Walls 1st & 2nd Floor)	10	21-Jul-25	01-Aug-25																												
CON-1680	MEP Wall Rough-in & OH	15	28-Jul-25	15-Aug-25																												
CON-1300	Window Install	10	04-Aug-25	15-Aug-25																												
CON-1690	Temp Cooling Ready	0	15-Aug-25*																													
CON-1260	Drywall Install	15	18-Aug-25	08-Sep-25																												
CON-1270	Drywall T/S/F	15	09-Sep-25	29-Sep-25																												
CON-1280	Prime & First Coat	10	30-Sep-25	13-Oct-25																												
CON-1310	OH Doors/ Accs	8	14-Oct-25	23-Oct-25																												
CON-1350	MEP Trim-out	15	14-Oct-25	03-Nov-25																												
CON-1490	Flooring/ Base	15	14-Oct-25	03-Nov-25																												
CON-1570	Apparatus Bay MEP Trim-out	5	14-Oct-25	20-Oct-25																												
CON-1580	Special Systems (~~~)	20	14-Oct-25	10-Nov-25																												
CON-1550	Terrazzo/ Polish Flooring (Phase 1)	5	28-Oct-25	03-Nov-25																												
CON-1560	Terrazzo/ Polish Flooring (Phase 2)	5	04-Nov-25	10-Nov-25																												
CON-1590	Sealing Floors	3	04-Nov-25	06-Nov-25																												
CON-1600	Hang Doors	5	04-Nov-25	10-Nov-25																												
CON-1290	Doors & Hardware	5	06-Nov-25	12-Nov-25																												
CON-1480	Final Paint Coat	10	13-Nov-25	26-Nov-25																												
CON-1250	Elevator Install	15	17-Nov-25	09-Dec-25																												
CON-1620	Final MEP Trim-out	5	01-Dec-25	05-Dec-25																												
CON-1610	JED Pre-Punch Walk	5	10-Dec-25	16-Dec-25																												
CON-1370	Punch Walk	2	13-Jan-26	14-Jan-26																												
CON-1380	Punchlist Corrections	10	15-Jan-26	29-Jan-26																												
Electrical		0	12-Jan-26	12-Jan-26																												
CON-1340	Electrical & IT Room Turn-over to Owner	0		12-Jan-26*																												
Mechanical		0																														
Commissioning		21	15-Jan-26	13-Feb-26																												
CON-1510	Commission Electrical Scope	20	15-Jan-26	12-Feb-26																												
CON-1520	Commission Mechanical Scope	20	16-Jan-26	13-Feb-26																												
Closeout		0																														

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
A3.10	WALL SECTIONS	12.12.24
A3.11	WALL SECTIONS	12.12.24
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A3.13	WALL SECTIONS	12.12.24
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A3.16	WALL SECTIONS	12.12.24
A3.17	WALL SECTIONS	12.12.24
A3.18	WALL SECTIONS	12.12.24
A3.19	WALL SECTIONS	12.12.24
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A4.02	ENLARGED LOCKER ROOMS PLANS AND ELEVATIONS	12.12.24
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A4.14	INTERIOR ELEVATIONS	12.12.24
A5.01	CASEWORK DETAILS	12.12.24
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A5.03	CASEWORK AND INTERIOR DETAILS	12.12.24
A5.04	INTERIOR DETAILS	12.12.24
A5.10	CEILING DETAILS	12.12.24
A6.01	VERTICAL CIRCULATION MAIN STAIR	12.12.24
A6.02	VERTICAL CIRCULATION SECONDARY STAIR	12.12.24
A6.03	VERTICAL CIRCULATION ELEVATOR	12.12.24
A7.01	FINISH SCHEDULE AND DETAILS	12.12.24
A7.11	LEVEL1 FINISH FLOOR PLAN	12.12.24

A7.12	LEVEL 2 FINISH FLOOR PLAN	12.12.24
A8.01	DOOR AND WINDOW SCHEDULE AND DETAILS	12.12.24
A8.02	DOOR DETAILS	12.12.24
A9.10	LEVEL 1 FURNITURE AND EQUIP. PLAN	12.12.24
A9.11	LEVEL 2 FURNITURE AND EQUIP. PLAN	12.12.24
S0.01	GENERAL NOTES	12.12.24
S0.02	ISOMETRIC	12.12.24
S0.03	BUILDING SECTION	12.12.24
S1.01	FOUNDATION PLAN	12.12.24
S1.02	SLAB ON GRADE PLAN	12.12.24
S2.01	2 ND FLOOR FRAMING PLAN	12.12.24
S2.02	ROOF FRAMING PLAN	12.12.24
S2.03	ENLARGED CANOPY FRAMING PLAN	12.12.24
S2.04	ENLARGED FRAMING PLANS AND DETAILS	12.12.24
S2.05	MAIN STAIR FRAMING PLAN AND DETAILS	12.12.24
S3.01	TYPICAL FOUNDATION DETAILS	12.12.24
S3.02	FOUNDATION DETAILS	12.12.24
S4.01	COLD FORMED FRAMING DETAILS	12.12.24
S4.02	TYPICAL MASONRY DETAILS	12.12.24
S4.03	TYPICAL FRAMING DETAILS	12.12.24
S4.04	FRAMING DETAILS	12.12.24
S4.05	FRAMING DETAILS	12.12.24
S4.06	FRAMING DETAILS	12.12.24
MEP0.01	COVER SHEET	12.12.24
MEP0.02	THROUGH PENETRATION DETAILS	12.12.24
MEP0.03	THROUGH PENETRATION DETAILS	12.12.24
MEP1.01	SITE PLAN	12.12.24
MEP1.02	ROOF PLAN	12.12.24
M1.01	HVAC PLAN	12.12.24
M2.01	CONTROLS SCHEMATICS	12.12.24
M3.01	MECHANICAL SCHEDULES	12.12.24
M4.01	MECHANICAL DETAILS	12.12.24
M4.02	HOOD DETAILS	01.02.25
F1.01	FIRE PROTECTION PLAN	12.12.24
P1.01	DOMESTIC WATER PLAN	12.12.24
P2.01	WASTE AND VENT PLAN	12.12.24
P3.01	PLUMBING SCHEDULES	12.12.24
P4.01	PLUMBING DETAILS	12.12.24
E1.01	LIGHTING PLAN	12.12.24
E1.02	LIGHTING SCHEDULES	12.12.24
E2.01	POWER PLAN	12.12.24
E3.01	SPECIAL SYSTEMS PLAN	12.12.24
E3.02	SPECIAL SYSTEMS DETAILS	12.12.24
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:

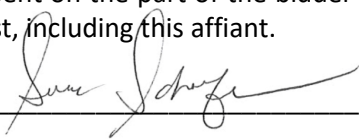
(2) He/she is fully informed of the contents of the attached bid and of all the circumstances surrounding the preparation of such bid;

(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

