



WHITE & ASSOCIATES

May 13, 2026

Oklahoma County Government
320 Robert S Kerr
Oklahoma City, OK 73102

Attn: Stacey Trumbo
County Engineer at Oklahoma County

RE: Investors Capitol Building ASI 005.1 Dated April 28, 2026

Dear Mr. Trumbo,

White and Associates has reviewed the current condition and installation of the existing ICB structure. White is in concert with the Engineer of Record (EOR) and find the building as having a significant deficiency in the proper performance of intended structural system. Having determined the cost to correct the deficiency as an allowable cost, White recommends the continued corrective action for these items under the submitted competitive bid prices proposed by the contractor Lingo Construction Services.

White believes the work described to be necessary and reasonable for the proper and efficient accomplishment of the project and program objectives, and the tests show these items are verifiable and required. White believes these items meet the standards of 2 CFR 200.300 and 200.403 as required for the subrecipient records.

The Competitive Bid price option allows for timely implementation and the efficient execution of the project without excessive extended general conditions of the prime contractor. As this unknown condition was discovered and as the EOR has designed the correction to the deficiency, the contractor may now proceed timely and without additional claims to correct the structure.

White has reviewed the prices and believes the Integrity of Prices as defined by FARS is maintained and in place. The contractor has demonstrated the cost of the supplies and the labor for installation to be consistent and without distortion.

White completed the proposal analysis under the guides of FAR 15.404-1 and recommends to Oklahoma County the amounts shown in the attachment are fair and reasonable.

Please contact this office if you have any questions.

Sincerely,
White and Associates

A handwritten signature in black ink, appearing to read 'W. White, Jr.', written in a cursive style.

William White, Jr.



24-030 OK County ICB - Exterior Concrete Reinforcement

ASI 05.1
5/5/2026

01 General Conditions	
Project Management and Site Supervision	\$ 407,804
03 Concrete	
Demo, formwork, rebar, concrete	\$ 437,754
Added demo scope (interior gussets, basement slabs)	\$ 26,868
Concrete skim coat at exterior to accept waterproofing	\$ 27,539
Added rebar (roughly 8.9 tons)	\$ 25,684
Basement slab / concrete wall pourback	\$ 8,846
Sidewalk curb at base of curtainwall	\$ 18,138
Added elevation of shoring to decrease timeframe	\$ 23,697
Grout top of HSS beams	\$ 13,363
Place & finish stair landings	\$ 2,526
05 Metals	
Structural Steel - Fab & Erect	\$ 391,156
Added parapet steel	\$ 82,878
Added stair steel deck	\$ 20,648
07 Thermal/Moisture Protect	
Replace expired waterproofing material	\$ 22,303
Spray applied fireproofing to steel members	\$ 77,213
09 Finishes	
Framing pull back adjustments to accommodate new concrete columns	\$ 23,051
Framing adjustments at parapet wall	\$ 24,357
Exterior framing adjustments to façade	\$ 47,207
15 Mechanical	
Remove and reroute plumbing/roof drains	\$ 73,828
Remove and re-install fire sprinkler lines	\$ 15,783
16 Electrical	
Remove and re-install electrical	\$ 22,489
Subtotal	\$ 1,793,132
	Unforeseen work covered by current contingency \$ 154,000
	Owner Contingency \$ 200,000
	Lingo OH&P 4.75% \$ 101,989
Total Estimate	\$ 2,249,121

Spreadsheet Report
Investors Capital Bldg Estimate

Group	Phase	Phase	Description	Labor Amount	Material Amount	Sub Amount	Other Amount	Equip Amount	Grand Total Amount
01000			GENERAL CONDITIONS						
	01310		PROJECT MANAGEMENT						
		01310	Project Manager Billable to Proejct - 50%	44,096	4,608	-	-	-	66,144
			PROJECT MANAGEMENT	44,096	4,608				66,144
	01312		FIELD PERSONNEL						
		01312	Super Full Time	80,672	9,184	-	-	-	121,762
		01312	Assistant Superintendent	59,136	9,184	-	-	-	91,708
			FIELD PERSONNEL	139,808	18,368				213,470
	01320		CONSTRUCTION DOCUMENTS						
		01320	Construction Documents - Third Party Printing	-	1,750	-	-	-	1,750
		01320	Web Based Documents - Procore	-	2,138	-	-	-	2,138
		01320	Web Based Documents - Touchplan	-	2,138	-	-	-	2,138
			CONSTRUCTION DOCUMENTS		6,027				6,027
	01410		PERMITS & FEES						
		01410	Work Zone Permit per week	-	800	-	-	-	800
			PERMITS & FEES		800				800
	01411		Builders Risk Insurance						
		01411	Builders Risk Remodel over 1 million	-	0	-	-	-	0
		01411	Bonding	-	0	-	-	-	0
	01510		TEMPORARY UTILITIES						
		01510	Monthly Mobile/ Hotspot Costs	-	1,600	-	-	-	1,600
			TEMPORARY UTILITIES		1,600				1,600
	01520		CONSTRUCTION FACILITIES						
		01520	Temporary Toilet for 1 Toilet	-	5,561	-	-	-	5,561
		01520	Ice Cups Water	1,280	640	-	-	-	2,426
			CONSTRUCTION FACILITIES	1,280	6,201				7,987
	01530		TEMPORARY CONSTRUCTION						
		01530	Construction Fence Rental	500	-	2,110	-	-	2,817
		01530	Off Site Parking/ Yard	-	5,138	-	-	-	5,138
		01530	Traffic Control Signage	-	13,170	-	-	-	13,170
			TEMPORARY CONSTRUCTION	500	18,308	2,110			21,125
	01540		CONST. EQUIPMENT						
		01540	Equipment Fuel	-	1,600	-	-	-	1,600
		01540	Maintenance/ Delivery per Week	1,440	-	-	-	-	2,010
		01540	Supers Tool Box	-	-	-	-	11,160	11,160
		01540	Division 3 Misc Tools per Thousand	-	-	-	-	7,700	7,700
		01540	Telehandler	-	-	-	-	12,800	12,800
		01540	Large scissor lift - by concrete	-	-	-	-	0	0
		01540	Large man lift - by concrete	-	-	-	-	0	0
			CONST. EQUIPMENT	1,440	1,600			31,660	35,270
	01740		PROJECT CLEANING						
		01740	Foreman	23,040	-	-	-	-	32,152
		01740	Clean Up During Construction - 4 hr day	10,240	640	-	-	-	14,930
		01740	Dumpster	-	8,300	-	-	-	8,300
			PROJECT CLEANING	33,280	8,940				55,382
			GENERAL CONDITIONS	220,404	66,451	2,110		31,660	407,804
03000			CONCRETE						
	03010		CONCRETE SUBCONTRACTOR						
		03010	Total Concrete Subcontractor	-	-	435,836	-	-	437,754
		03010	Shoring Bid (5 months) - by concrete	-	-	0	-	-	0
		03010	Added demo scope (int. gusssets, basement slabs)	-	-	26,750	-	-	26,868
		03010	Concrete patch at face for waterproofing	-	-	27,418	-	-	27,539
		03010	Added rebar (approx 8.9 tons)	-	-	25,571	-	-	25,684
		03010	Basement slab / concrete wall pourback	-	-	8,807	-	-	8,846

Group	Phase	Phase	Description	Labor Amount	Material Amount	Sub Amount	Other Amount	Equip Amount	Grand Total Amount
	03010		CONCRETE SUBCONTRACTOR						
		03010	Sidewalk curb at base of curtainwall	-	-	18,059	-	-	18,138
		03010	Added elevation of shoring to decrease time	-	-	23,593	-	-	23,697
		03010	Grout top of HSS beams	-	-	13,306	-	-	13,365
		03010	Place & finish stair landings	-	-	2,515	-	-	2,526
			CONCRETE SUBCONTRACTOR			581,855			584,415
			CONCRETE			581,855			584,415
05000			METALS						
	05120		STRUCTURAL STEEL						
		05120	Structural Steel - Furnish and Install	-	-	389,442	-	-	391,156
		05120	Structural Steel - Added parapet steel	-	-	82,515	-	-	82,878
		05120	Structural Steel - Added stair deck and steel	-	-	20,558	-	-	20,648
			STRUCTURAL STEEL			492,515			494,682
			METALS			492,515			494,682
07000			THERMAL/MOISTURE PROTECT						
	07120		WATERPROOFING						
		07120	Replace expired waterproofing material	-	-	22,205	-	-	22,303
			WATERPROOFING			22,205			22,303
	07810		APPLIED FIREPROOFING						
		07810	Spray Fireproofing Bid	-	-	76,875	-	-	77,213
			APPLIED FIREPROOFING			76,875			77,213
			THERMAL/MOISTURE PROTECT			99,080			99,516
09000			FINISHES						
	09010		INTERIOR FINISH ALLOWANCE						
		09010	Framing adjustments to accommodate concrete	-	-	22,950	-	-	23,051
		09010	<i>Framing Firewrapping - Add \$43650</i>	-	-	0	-	-	0
		09010	Framing adjustments at Parapet wall	-	-	24,250	-	-	24,357
		09010	Exterior framing adds	-	-	47,000	-	-	47,207
			INTERIOR FINISH ALLOWANCE			94,200			94,614
			FINISHES			94,200			94,614
15000			MECHANICAL						
	15100		PLUMBING						
		15100	Remove and reroute plumbing/roof drains	-	-	73,505	-	-	73,828
			PLUMBING			73,505			73,828
	15300		FIRE PROTECTION						
		15300	Remove and re-install fire sprinkler lines	-	-	15,714	-	-	15,783
			FIRE PROTECTION			15,714			15,783
			MECHANICAL			89,219			89,612
16000			ELECTRICAL						
	16010		SITE ELECTRICAL						
		16010	Remove and re-install electrical	-	-	22,390	-	-	22,489
			SITE ELECTRICAL			22,390			22,489
			ELECTRICAL			22,390			22,489



24-030 OK County ICB - Exterior Concrete Reinforcement

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Bid Results

01 General Conditions

Lingo Construction Services \$ 407,804

03 Concrete

Lingo Construction Services - Self-perform Concrete \$ 584,415

Pedro's Concrete Did not bid

Lithko Concrete Did not bid

05 Metals

Shawnee Fabricators - Fabrication and Erection \$ 494,682

07 Thermal/Moisture Protect

Alpha Waterproofing - Replace expired waterproofing material \$ 22,303

True Fireproofing - Spray applied fireproofing to steel members \$ 77,213

09 Finishes

United Acoustics - Framing and Sheathing \$ 94,615

15 Mechanical

United Mechanical - Remove and reroute plumbing/roof drains \$ 73,828

Control Fire - Remove and re-install fire sprinkler lines \$ 15,783

16 Electrical

Osborne Electric - Remove and re-install electrical \$ 22,489

Subtotal \$ 1,793,132

Unforeseen work covered by current contingency \$ 154,000

Owner Contingency \$ 200,000

Lingo OH&P 4.75% \$ 101,989

Total Estimate \$ 2,249,121

GENERAL PROJECT INFORMATION

Job: Investors Capital Building	Date: 5/13/2026
Address:	
City, State and Zip Code: Oklahoma City, OK	
Document Prepared by: Adam Compton	Update: 5/13/2026

To Whom It May Concern,

This letter serves as confirmation that Pedro's Concrete Company (PCC GROUP), declined to bid for the concrete remediation on the Investors Capital Building project.

Please feel free to contact us at Adam Compton (405)818-0900 if further information is needed.

Sincerely,

Adam Compton
PCC Group - Concrete





Date 5-14-2026

Lingo Construction Services
1135 N Robinson Ave
Oklahoma City, OK 73103

RE: Investors Capital Building

Thanks for reaching out on the project above but at this time we will not be able to provide a price on this project. We do not have a team available at the time this project will be built. Please keep us in mind for the next project.

Sincerely,

Lithko Contracting, LLC

A handwritten signature in black ink, appearing to read "Adam Burgess", is written over a horizontal line.

Adam Burgess
Pre-Construction Lead