

Revised

NOTICE TO ARCHITECTS, ENGINEERS, AND PLANNERS

NOTICE IS HEREBY GIVEN, that the City of Oklahoma City has a project that requires the services of a consulting firm.

In order to be considered, the Consultant must comply with the Resolution establishing procedure for "Selection of Architects, Engineers, and Planners" adopted by the City Council on November 18, 1986, a copy of which may be obtained at <http://okc.gov/departments/public-works/engineer-architect-resources/notice-to-a-e> from the office of the Public Works Department Director.

The Project is as follows: MB-1421, Union Station Programming/Renovation Study

Project scope: This project includes a study with recommendations and cost estimates to program and renovate the Union Station located at SW 7th and Hudson Ave. near the south edge of the new MAPS 3 Park. The study should include a review of the following:

- Scissortail Park associated park programs
- Ability to serve as a public event center with catering kitchen
- Scissortail Park maintenance offices with horticulture facilities
- Expansion of restroom facilities

Space planning should consider any previous reports or information to determine the best use for the building. The previously completed reports and additional information can be viewed on the Public Works website at <http://okc.gov/departments/public-works/engineer-architect-resources/notice-to-a-e>.

The study should also include a survey and evaluation with recommendations for long term improvements of all building systems including:

- Electrical system
- Plumbing system
- HVAC system/boiler condition
- Roof system and roof drain
- Accessibility

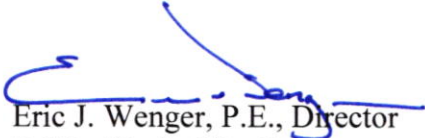
All building improvements should conform to the State Historical Preservation requirements and current codes.

As a part of your Letter of Interest, provide your understanding of the project and your expertise and experience on similar projects.

Refer to the basic contract located on <http://okc.gov/departments/public-works/engineer-architect-resources/notice-to-a-e>. All contracts with the City or its related Trusts use this contract. Please review the contract to ensure insurance and indemnity requirements will be met.

Please include a 254 Form with your Letter of Interest.

Time Schedule for the above project: Preliminary Report required within sixty (60) days and Final Plans and Specifications in ninety (90) days of the issuance of the Work Order. Last date for submitting Letter of Interest **(two copies of letter and all attachments and an electronic copy, provided on a CD or flash drive)** to the Public Works Department Director, 420 W. Main Street, Suite 700, Oklahoma City, OK 73102: prior to 5:00 p.m. April 17, 2018. Emailed submittals are not being accepted at this time. A tour of Union Station will be held April 10, 2018 from 1:30 – 2:30 p.m. in the lobby of Union Station.



Eric J. Wenger, P.E., Director
Public Works/City Engineer

July 2014 presentation

The following MAPS 3 Downtown Public Park power point presentation includes the interior space of the Union Station.

Plan sheets

Plan sheet C-005-P2 is the Civil Site System Schematic shows park improvements. Plan Sheet C-107-P2 is the Civil Demolition Plan from MAPS 3 Park project. This sheet shows paving demolition.

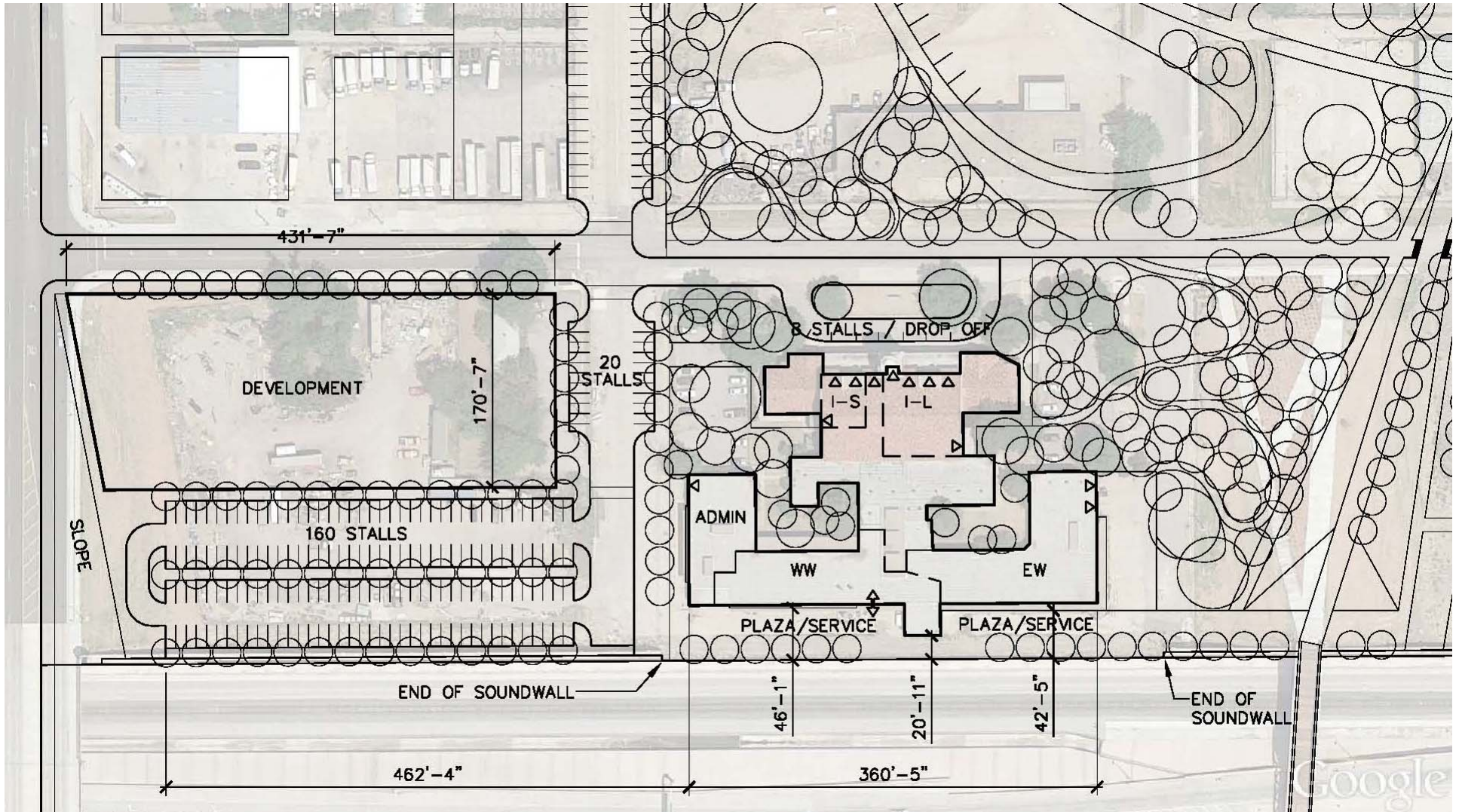
Color renderings

These drawings are from the MAPS 3 Transit/Modern Streetcar Storage and Maintenance Facility presentation. These drawings show the parking and the parking garage at the Modern Streetcar Storage and Maintenance Facility.

The Union Station building is not included in the MAPS program.

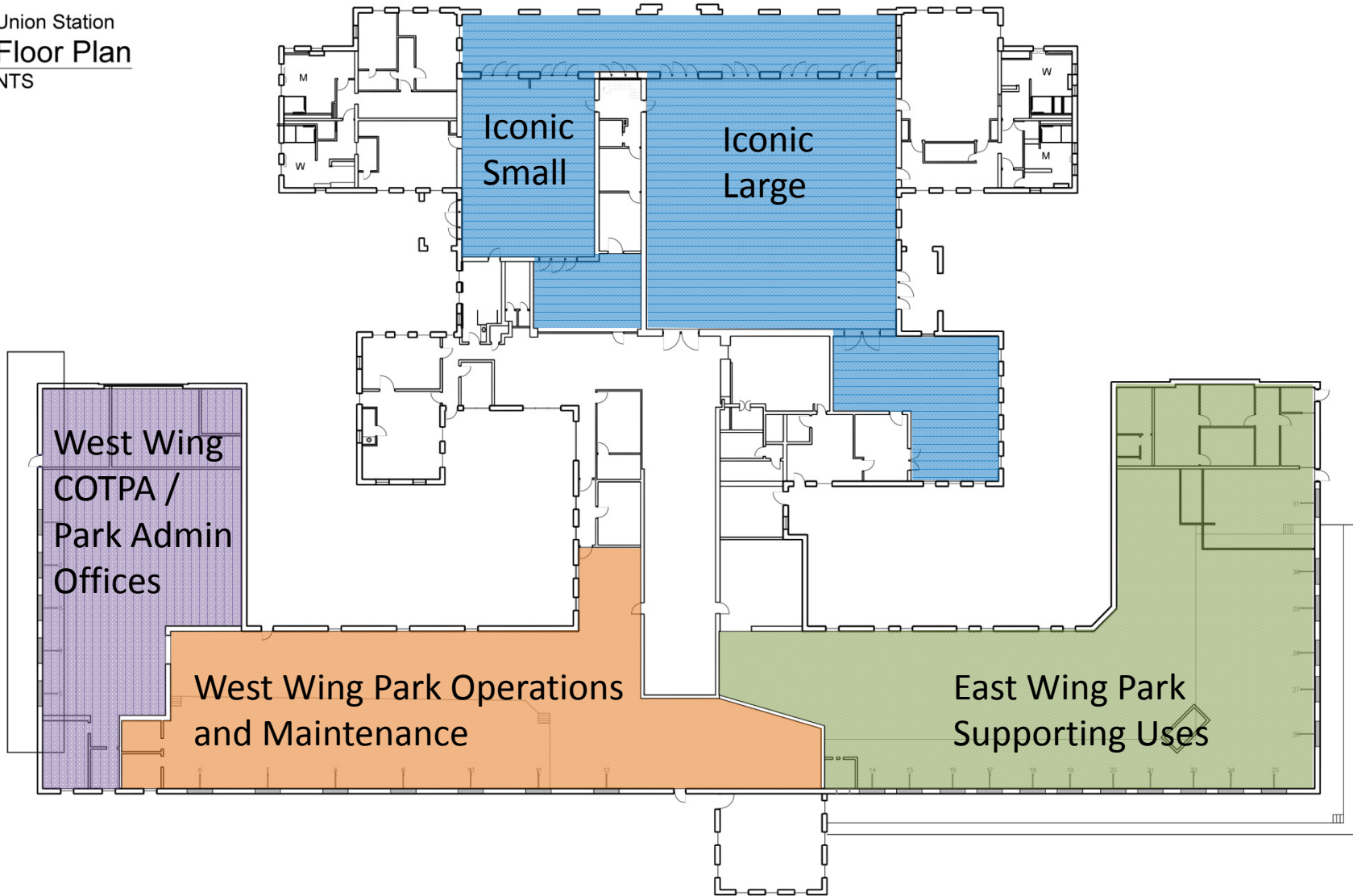
Union Station

Union Station Access and Parking

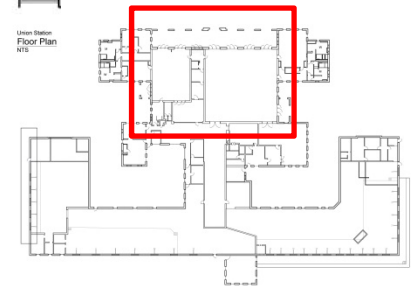
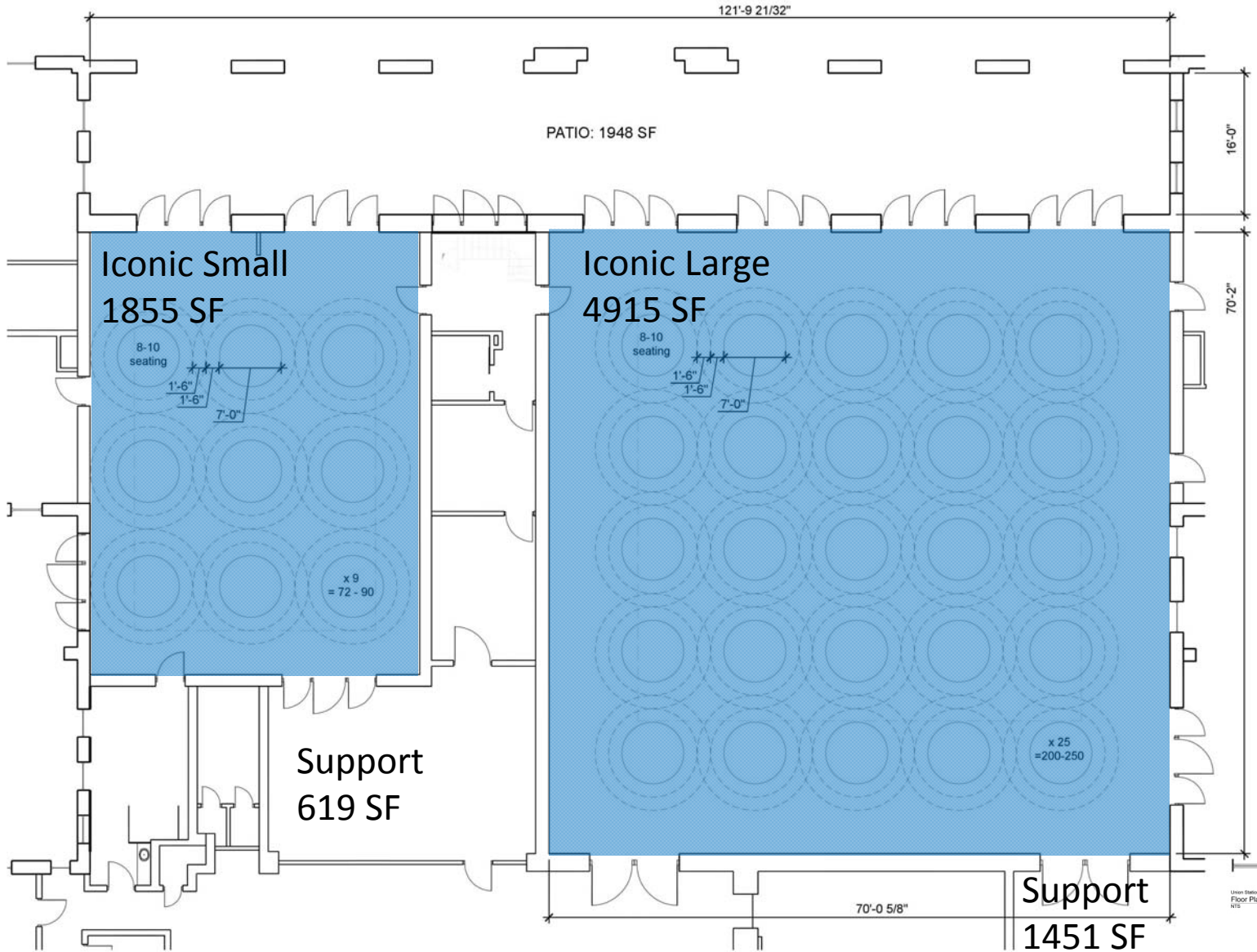


Union Station Precedents

Union Station
Floor Plan
NTS



Union Station Interior Uses – Iconic Small and Large Event Spaces, Table Layout



ESTIMATED RENOVATION COST - \$1.1M - \$1.5M
\$125-\$175/SF

Hargreaves Associates
 Design Team
 July 2, 2014
 MAPS Kickoff and Design Progress

MAPS 3 DOWNTOWN PUBLIC PARK Ph 1
 City of Oklahoma City

Union Station Precedents



SANTA FE TRAIN STATION, OKLAHOMA CITY

LOCAL LARGE ICONIC



SANTA FE TRAIN STATION, OKLAHOMA CITY



GAYLORD-PICKENS MUSEUM, OKLAHOMA CITY



GAYLORD-PICKENS MUSEUM, OKLAHOMA CITY

Union Station Precedents



KITCHEN NO. 24 (HISTORIC PAIL R. BRANIFF'S AIRLINE CO. BUILDING)



KITCHEN NO. 24 (HISTORIC PAIL R. BRANIFF'S AIRLINE CO. BUILDING)

LOCAL SMALL ICONIC



ELEMENTAL CAFÉ, ADAPTIVE REUSE

Union Station Precedents

LARGE ICONIC



THE RATHSKELLER; INDIANA



MARCHE BONSECOURS ; MONTEAL

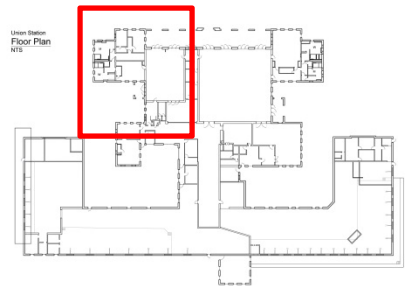
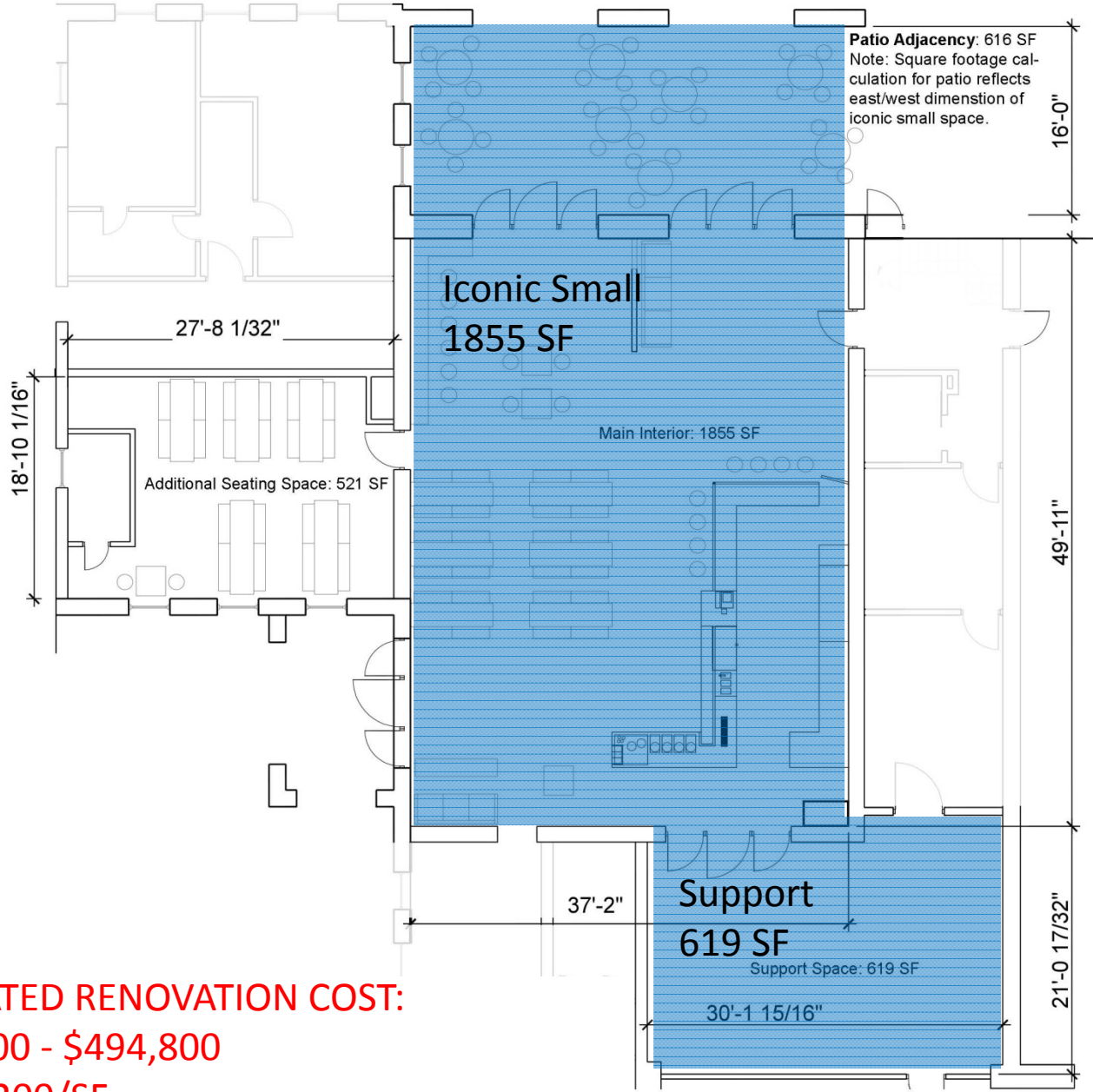


TRAXX RESTAURANT IN HISTORIC UNION STATION: LOS ANGELES



MARCHE BONSECOURS ; MONTEAL

Union Station Interior Uses – Beer Garden/ Informal Food in Iconic Small Space



ESTIMATED RENOVATION COST:
\$371,100 - \$494,800
\$150-\$200/SF

Union Station Precedents

SMALL ICONIC



THE RATHSKELLER; INDIANA



THE RATHSKELLER; INDIANA

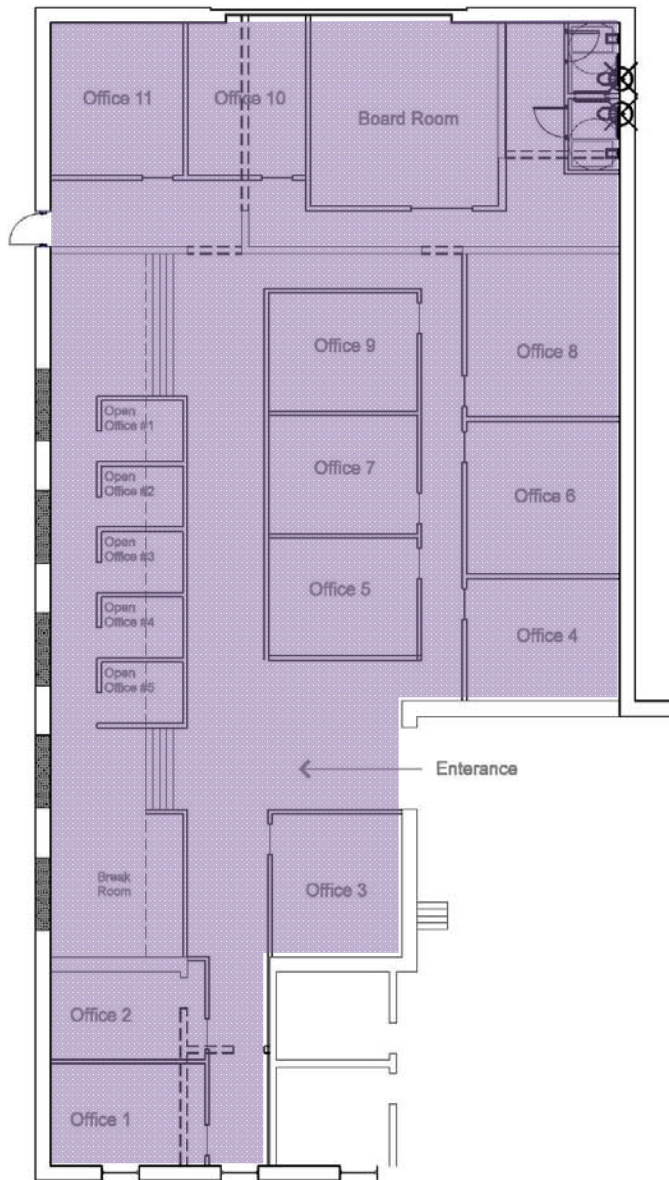


THE HEARTLAND BREWERY ; NY

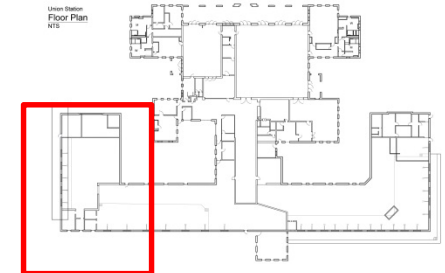


THE HEARTLAND BREWERY ; NY

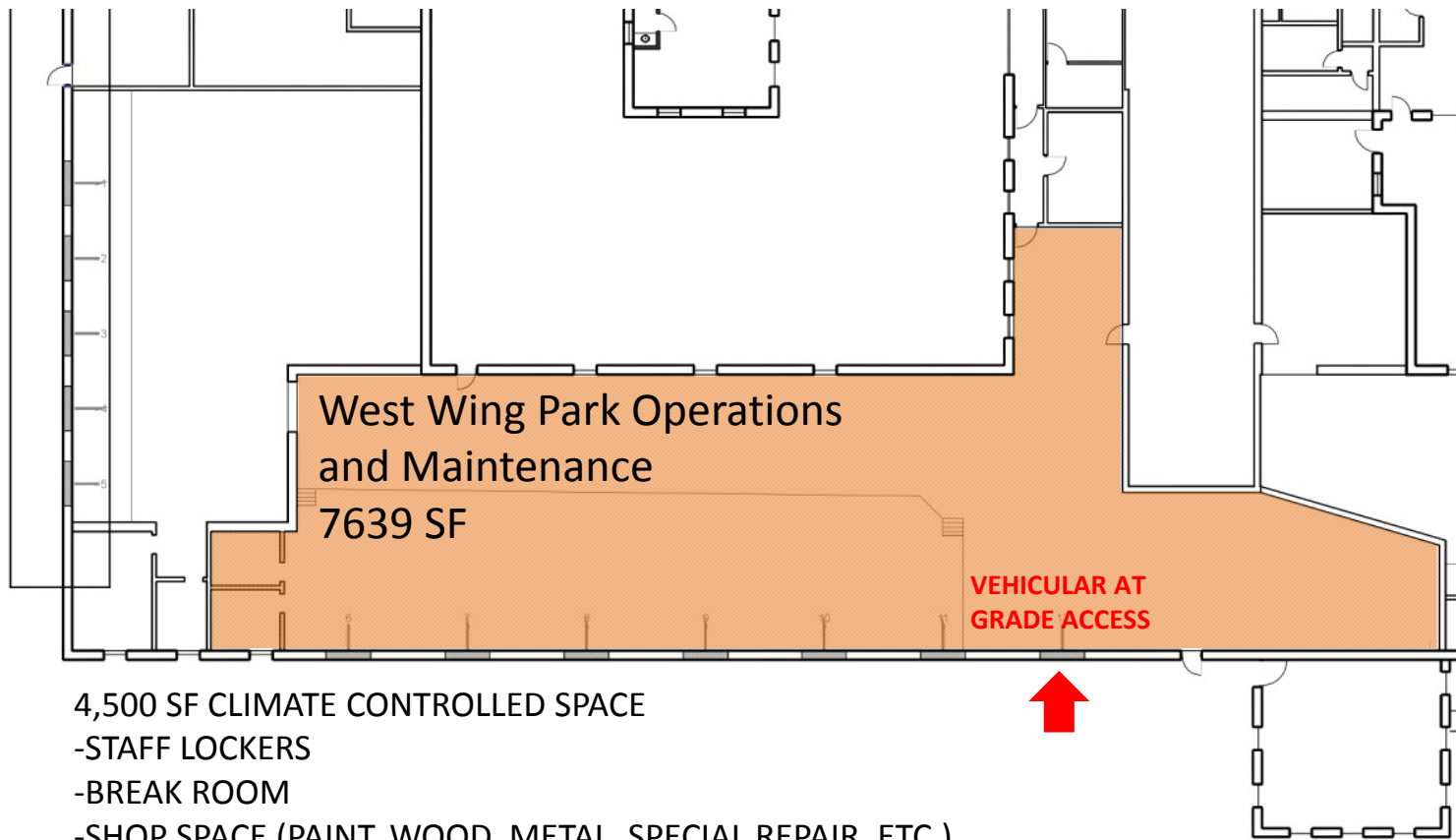
Union Station Interior Uses – COTPA or Park Administration Offices in West Wing (5008 SF)



ESTIMATED RENOVATION COST: \$500,800 - \$751,200
\$100-\$150/SF



Union Station Interior Uses – West Wing Park Operations and Maintenance



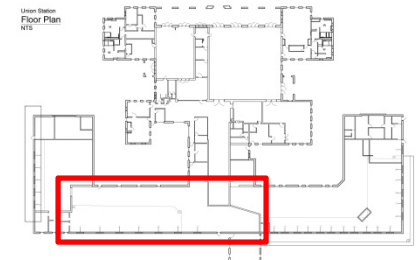
4,500 SF CLIMATE CONTROLLED SPACE

- STAFF LOCKERS
- BREAK ROOM
- SHOP SPACE (PAINT, WOOD, METAL, SPECIAL REPAIR, ETC.)
- STORAGE (PAINT, CHEMICALS, WINTER STORAGE OF BULBS, ETC.)

5,000 SF NON-CLIMATE CONTROLLED SPACE **ESTIMATED RENOVATION COST: \$573,000 - \$955,000**

- SMALL VEHICLE STORAGE AND REPAIR
- MATERIAL STORAGE (ATTIC STOCK, ICE MELTER, FERTILIZERS, ETC.)
- GARDEN TOOL STORAGE
- EVENT SUPPORT STORAGE

\$75-\$125/SF



PROJECT INFORMATION

MAPS 3 Paik

OKLAHOMA CITY, OKLAHOMA

CITY OF OKLAHOMA CITY - POWER

DATE: 11/11/14

DESIGNED BY: MAPS 3 Paik

CHECKED BY: CHRIS

DATE: 11/11/14

SCALE: 1" = 60'

PROJECT NO: 14-0000000000

PROJECT NAME: CIVIL SYSTEM SCHEMATIC

PROJECT LOCATION: 1000 N. LINCOLN BLVD., OKLAHOMA CITY, OK 73102

PROJECT OWNER: CITY OF OKLAHOMA CITY

PROJECT DESCRIPTION: CIVIL SYSTEM SCHEMATIC

PROJECT PHASE: PRELIMINARY

PROJECT STATUS: IN PROGRESS

PROJECT CONTACT: JOHN PAIK

PROJECT PHONE: 405.233.1234

PROJECT FAX: 405.233.1234

PROJECT EMAIL: john.paik@maps3paik.com

PROJECT WEBSITE: www.maps3paik.com

PROJECT ADDRESS: 1000 N. LINCOLN BLVD., OKLAHOMA CITY, OK 73102

PROJECT ZIP: 73102

PROJECT COUNTY: OKLAHOMA

PROJECT STATE: OKLAHOMA

PROJECT COUNTRY: USA

PROJECT CONTINENT: NORTH AMERICA

PROJECT TIMEZONE: CST

PROJECT CURRENCY: USD

PROJECT LANGUAGE: ENGLISH

PROJECT METRIC: FEET

PROJECT UNIT: 1" = 60'

PROJECT SCALE: 1" = 60'

PROJECT DRAWING: CIVIL SYSTEM SCHEMATIC

PROJECT SHEET: C-005-P2

PROJECT DATE: 11/11/14

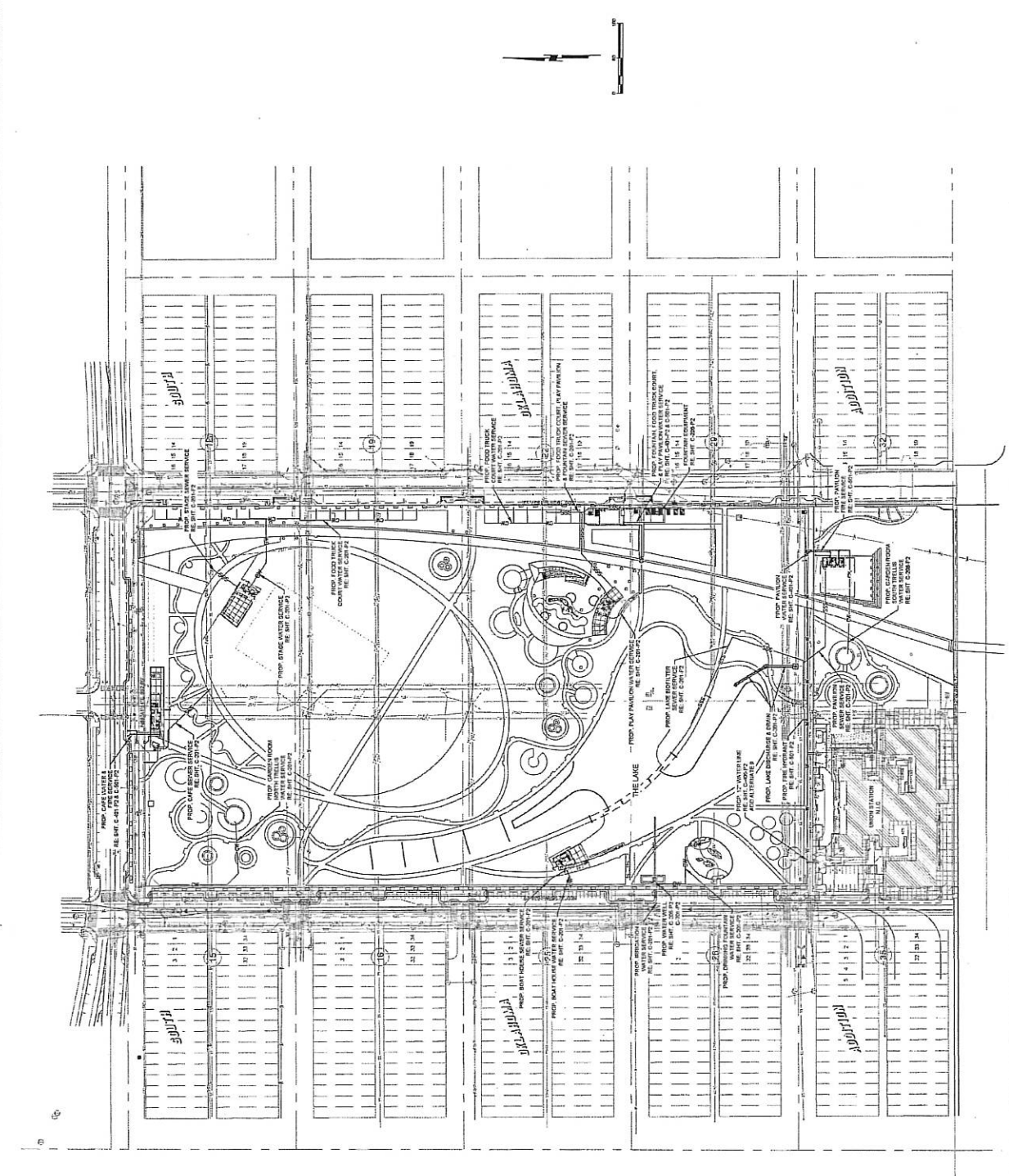
PROJECT VERSION: 1.0

PROJECT REVISION: 1.0

PROJECT APPROVAL: [Signature]

PROJECT TITLE: CIVIL SYSTEM SCHEMATIC

PROJECT NUMBER: C-005-P2



JOHN PAIK
 PROFESSIONAL ENGINEER
 STATE OF OKLAHOMA
 LICENSE NO. 11111

DATE: 11/11/14

PROJECT: CIVIL SYSTEM SCHEMATIC

SHEET: C-005-P2

SCALE: 1" = 60'

DATE: 11/11/14

PROJECT: CIVIL SYSTEM SCHEMATIC

SHEET: C-005-P2

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PROJECT: CIVIL SYSTEM SCHEMATIC

SHEET: C-005-P2

SCALE: 1" = 60'

DATE: 11/11/14

PROJECT INFORMATION
MAPS 3 Park
 OKLAHOMA CITY, OKLAHOMA
 City of Oklahoma City - Owner
 MAPS 3 Park
 1000 North Lincoln
 Oklahoma City, Oklahoma 73102
 (405) 241-1100
 www.ok.gov

ENGINEER
 LINDSEY ARCHITECTS & ASSOCIATES
 1000 North Lincoln
 Oklahoma City, Oklahoma 73102
 (405) 241-1100
 www.lindseyarchitects.com

ARCHITECT
 BREWSTER ASSOCIATES
 1000 North Lincoln
 Oklahoma City, Oklahoma 73102
 (405) 241-1100
 www.brewsterassoc.com

CONSULTANTS
 Site Civil Engineering & C
 1111 North Lincoln
 Oklahoma City, Oklahoma 73102
 (405) 241-1100
 www.sitecivil.com

GENERAL CONTRACTOR
 JACOBS
 1000 North Lincoln
 Oklahoma City, Oklahoma 73102
 (405) 241-1100
 www.jacobs.com

DATE
 PRELIMINARY DESIGN 06/20/2017
 DEVELOPMENT 07/20/2017
 MULTISCALE CONCEPTS 08/20/2017
 NEW PAVEMENT CONCEPTS 09/20/2017



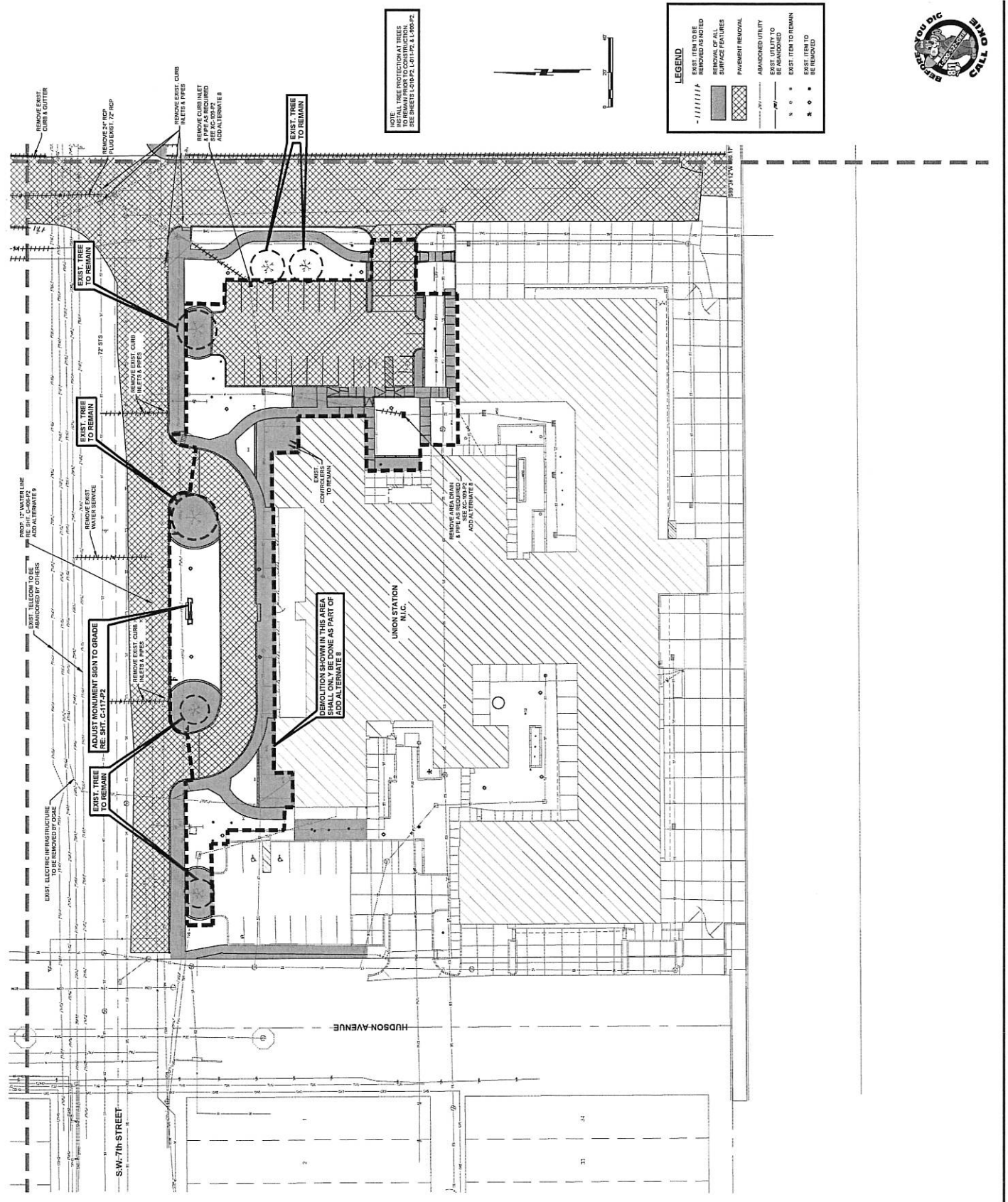
REVISIONS

NO.	DESCRIPTION	DATE
A	PRELIMINARY DESIGN	06/20/2017
B	DEVELOPMENT	07/20/2017
C	MULTISCALE CONCEPTS	08/20/2017
D	NEW PAVEMENT CONCEPTS	09/20/2017

PROJECT INFORMATION
 Project No.: OKC 1401
 Package: P2 SITE TECHNICAL PACKAGE
 Drawn By: CS
 Checked By: CRS
 Date: 03/08/2017
 Scale: 1" = 30'
 SHEET TITLE

**CIVIL
 SITE DEMOLITION PLAN
 SHEET 7**

C-107-P2



Recommended Storage & Maintenance Facility (Site 9 with Garage)



NOTE: Proposed Parking Garage is not in MAPS 3 Budget

Recommended Storage & Maintenance Facility (Site 9)



Future MAPS3
Downtown Public Park

Recommended Storage & Maintenance Facility (Site 9 with Garage)



NOTE: Proposed Parking Garage is not in MAPS 3 Budget