



# MEMORANDUM

Council Agenda  
Item No. VII.X.  
8/18/2015

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: James D. Couch, City Manager

Ratifying and approving Addenda Nos. 1 through 4; adopting resolution extending time to award contract and awarding contract to Jim Cooley Construction, LLC, Project MB-1194, Phase I - Revised, Intermodal Transportation Hub including the Santa Fe Depot, 100 South E.K. Gaylord Boulevard, \$4,916,100; assigning Terracon Consultants, Inc. as testing laboratory; and approving contract and bonds. Ward 7.

Location 100 South E.K. Gaylord Boulevard

Purpose of Addenda Addendum No. 1 moved the bid date to allow bidders more time to formalize their bids due to miscellaneous changes in documents.

Addendum No. 2 added the plans and specifications for replacement of existing metal windows along with locating fire extinguisher cabinets.

Addendum No. 3 moved the bid date to allow replacement window subcontractors more time to formalize their bids.

Addendum No. 4 added Add Alternate No. 6 for Replacement Windows.

Included in the bid were six add alternate items. Add Alternate No. 1 for interior storm windows was not accepted. Add Alternate Nos. 2 through 6 include the removal of the parapet capstones and their replacement, tenant improvement to the office/retail space, adding upgrades to the existing elevator, stone sealing and graffiti protection and the replacement of metal windows. The project will be awarded as total Base Bid plus Add Alternate Nos. 2 through 6.

Background The Intermodal Transportation Hub will support the Oklahoma City Transportation System. The project will provide Amtrak passengers with improved amenities at the historic Santa Fe Depot. The building's renovation will include a grand hall and common area while the project will also create streetscape improvements on E.K. Gaylord Boulevard to provide connectivity among the various travel modes, including the new modern streetcar, improved bicycle and pedestrian facilities oriented to Bricktown, Downtown and the surrounding area and improved public access and open space in and around the Hub.

This project will be completed in four phases. This Phase I construction will renovate the interior spaces to create the required amenities while beautifying the exterior façade of the existing building. Phase II will encompass the parking and streetscape improvements on E.K. Gaylord Boulevard including Project 180 with the streetcar rail. The pedestrian underpass/tunnel from the depot to Bricktown will be Phase III. Additionally, Phase IV will connect the new underpass entrance on the east side of the depot with stairs and walkways at a Bricktown Plaza.

This project is expected to start in the summer of 2015 and to be completed in the winter of 2016.

#### Previous Action

Addendum No. 1 ratified and approved, rejected bids, revised Plans and Specifications for MB-1194 - Phase I - Revised approved by Council, June 2, 2015 (Item No. VII.T).

Final Plans and Specifications for MB-1194 - Phase I approved by Council, April 21, 2015 (Item No. VII.J.2).

Acceptance of Preliminary Report and authorization to prepare final plans and specifications approved by Council, April 7, 2015 (Item No. VII.O.)

Amendment No. 1 to Contract for Architectural Services, Project MB-1194, the Intermodal Transportation Hub, fee increase of \$1,493,090 approved by Council, December 16, 2014 (Item No. VII.Q.)

Resolution authorizing the City Engineer to execute and submit periodic grant financial reports to the United States Department of Transportation Federal Railroad Administration and memorandums of understanding with Burlington Northern Santa Fe (BNSF) Railroad related to the design and construction of the Intermodal Transportation Hub, Project MB-1194, including renovation of the Santa Fe Depot approved by Council, December 16, 2014 (Item No. VII.X.)

Resolution ratifying the action of the City Engineer in executing the Grant/Cooperative Agreement; and accepting a \$13,591,178 grant from the United States Department of Transportation, Project MB-1194, design and construction of the Intermodal Transportation Hub, including renovation of the Santa Fe Depot approved by Council, September 9, 2014 (Item No. VI.AP.)

Contract for Architectural Services with TAP/The Architectural Partnership, P.C. dba TAP Architecture, to provide the Intermodal Transportation Hub Programming Report, fee of \$267,500, approved by Council May 27, 2014 (Item No. VI.BB.)

Consultant Review Committee Report, Intermodal Transportation Hub Programming Report and Improvements to Santa Fe Depot received, and authorization to negotiate a contract approved by City Council, January 7, 2014 (Item No. VI.I.)

Resolution approving submittal for Grant, approved by City Council May 28, 2013 (Item No. VI.BE.)

Bid(s) Received July 7, 2015

Architect TAP Architecture

Tabulation of Bids	Base Bid and Add Alternates 2 thru 6
Jim Cooley Construction, LLC	\$4,916,100
Landmark Construction Group, LLC	\$5,268,000
CMSWillowbrook	\$5,487,800

Testing Laboratory Terracon Consultants, Inc.

Lowest and Best Bid Jim Cooley Construction, L.L.C., Base Bid plus Add Alternate Nos. 2 through 6 in the amount of \$4,916,100.

Notification All perspective bidders received Addenda Nos. 1, 2, 3 and 4 on June 9, June 25, June 26 and July 2, 2015 respectively.

Source of Funds The project funding is to be provided from the TIGER Grant, MAPS 3, Project 180, ACOG and ODOT funds as follows:

TIGER Grant Funds	\$13,591,178
Local Funds (MAPS 3)	9,750,000
Local Funds (Project 180)	1,588,694
ODOT Contribution	1,500,000
ACOG Contribution	2,000,000
Total Construction Costs	\$28,429,872

Grant funds received will be deposited into Grants Management – Federal Rail Road Admin – Public Works-Economic Development – Administration – OKC Intermodal Transportation-Construction in Progress (019-6700-3303500-G0000-G98900)

Review Public Works Department and MAPS Office

Recommendation: Ratify and approve Addenda and adopt resolution.