



MEMORANDUM

The City of
OKLAHOMA CITY

Council Agenda
Item No. VII.BA.
8/4/2015

TO: Mayor and City Council

FROM: James D. Couch, City Manager

Resolution ratifying and approving Addenda Nos. 1 and 2, Project M3-H002, MAPS 3 Senior Health and Wellness Center No. 1, 11501 North Rockwell Avenue; extending time to award contract; awarding contract to W.L. McNatt & Company, base bid plus Alternates 1 and 4, \$9,248,200; funding the project using Oklahoma City Capital Improvement Program Contingency Funds in an amount of \$599,333; and approving contract and bonds. Ward 8.

Location 11501 North Rockwell Avenue

Background As a part of the MAPS 3 Program, The City of Oklahoma City intends to construct four senior health and wellness centers to encourage healthy lifestyles and serve as gathering places for active seniors.

Addenda Nos. 1 and 2 were issued to revise the project completion date and to clarify and modify the plans and specifications.

Bids were opened June 30, 2015, and all bids were over the construction budget. The MAPS 3 Senior Health and Wellness Centers subcommittee and MAPS 3 Citizens Advisory Board recommended awarding the construction contract to the low bidder, W.L. McNatt & Company, for the base bid plus Alternates 1 and 4, which includes various finish upgrades and LED lighting throughout the facility. They further recommended the project be funded with budgeted construction project funds and excess Oklahoma City Capital Improvement (MAPS 3) program contingency funds.

Additionally, the contract award is beyond the provisions of the Public Competitive Bidding Act mandate that a contract for construction be awarded within 30 days of bid opening or within 45 days when good cause is shown for a reasonable extension of the 30 day period. Due to the meeting schedules of the MAPS 3 Senior Health and Wellness Centers subcommittee, MAPS 3 Citizens Advisory Board and City Council, W.L. McNatt & Company has agreed to hold their bid prices until the contract is awarded.

The MAPS 3 Citizens Advisory Board recommended approval of this item on July 23, 2015.

Previous Action Resolution approving final plans and specifications and authorizing City Clerk to advertise for bids adopted by City Council, June 2, 2015 (Item No. VII.AQ.)

Resolution approving Preliminary Report adopted by City Council, September 9, 2014 (Item No. VI.BF.)

Resolution approving Amendment No. 1 to Contract for Architectural Services adopted by City Council, March 18, 2014 (Item No. VI.AB.)

Resolution approving Amendment No. 1 to Contract for Architectural Services deferred by City Council, March 4, 2014 (Item No. VI.R.)

Resolution approving Architectural Services Contract adopted by City Council, November 20, 2012 (Item No. VI.T.)

Consultant Review Committee Report received and resolution authorizing contract negotiation adopted by City Council, February 7, 2012 (Item No. VI.AL.)

Bid(s) Received June 30, 2015

Architect GSB, Inc.

Tabulation of Bids

	Base Bid	Alternates 1 and 4	Alternates 2, 3, 5, 6, 7, 8	Total Bid
W.L. McNatt & Company	\$8,948,000	\$300,200	\$512,200	\$9,760,400
Atlas General Contractors, LLC	\$9,175,000	\$312,000	\$373,000	\$9,860,000
Timberlake Construction Co., Inc.	\$9,710,000	\$269,000	\$418,200	\$10,397,200
Crossland Construction Company, Inc.	\$10,557,000	\$256,000	\$467,000	\$11,280,000

Lowest and Best Bid W.L. McNatt & Company, base bid plus Alternates 1 and 4 in an amount of \$9,248,200

Notification Addenda Nos. 1 and 2 were issued June 10 and 25, 2015, respectively.

Construction Budget \$8,648,867

Source of Funds MAPS 3 Sales Tax-MAPS 3 Health/Wellness-Sr Health & Wellness-
Center 1-Construction in Progress
(OCITY-715-1778-0406104-M3-H002-54040007)

Review MAPS Office

Recommendation: Resolution be adopted.