



# MEMORANDUM

The City of  
**OKLAHOMA CITY**

Council Agenda  
Item No. VII.AD.  
3/29/2016

TO: Mayor and City Council

FROM: James D. Couch, City Manager

Resolution ratifying and approving Addenda Nos. 1 and 2, and awarding contract to W.L. McNatt & Company, Project M3-H003, MAPS 3 Senior Health and Wellness Center No. 2, 4021 South Walker Avenue, \$10,480,000, Ward 4.

Location 4021 South Walker 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 clarify and modify the plans and specifications.

Bids were opened March 3, 2016, and the low bid was under the construction budget. However, staff has determined Atlas General Contractors, LLC is not the lowest responsible bidder nor the lowest and best bidder due to the reasons listed in Attachment A to the Resolution. Therefore, the next low bidder, W.L. McNatt & Company, is being recommended as the lowest responsible bidder and the lowest and best bidder for award of the contract for the base bid only. W.L. McNatt's base bid is over the construction budget by \$11,777.

Upon approval of the Resolution awarding the contract to W.L. McNatt & Company, an executed contract with bonds and insurance will be presented to City Council for consideration within no more than 60 days.

The MAPS 3 Citizens Advisory Board recommended approval on March 24, 2016.

Previous Action Resolution approving final plans and specifications and authorizing City Clerk to advertise for bids adopted by City Council, February 9, 2016 (Item No. VII.AW.2.)

Resolution approving Preliminary Report adopted by City Council, January 27, 2015 (Item No. VI.AB.)

Resolution approving Memorandum of Understanding and Agreement with Independent School District No. 89 of Oklahoma County adopted by City Council, July 1, 2014 (Item No. VI.CW.)

Resolution approving Contract for Architectural Services adopted by City Council, July 1, 2014 (Item No. VI.CV.)

Consultant Review Report received and resolution authorizing negotiation of a contract adopted by City Council, April 29, 2014 (Item No. VI.AF.1.)

Bids Received

March 3, 2016

Architect

Frankfurt-Short-Bruza Associates, P.C.

Tabulation of Bids

	Base Bid	Alternates 1 through 5	Total Bid
Atlas General Contractors, LLC	\$10,329,000	\$363,000	\$10,692,000
W.L. McNatt & Company	\$10,480,000	\$384,200	\$10,864,200
Timberlake Construction Co., Inc.	\$10,599,000	\$351,800	\$10,950,800
Wynn Construction Co., Inc.	\$10,640,000	\$372,000	\$11,012,000
Crossland Construction Company, Inc.	\$10,735,000	\$396,000	\$11,131,000
Anderson & House, Inc.	\$10,736,000	\$409,100	\$11,145,100
Lippert Brothers, Inc	\$10,773,000	\$394,305	\$11,167,305
Flintco, LLC	\$10,895,000	\$410,000	\$11,305,000

Lowest Responsible Bid

W.L. McNatt & Company, base bid only in an amount of \$10,480,000

Notification

Addenda Nos. 1 and 2 were issued February 26 and 29, 2016, respectively.

Construction Budget

\$10,468,223

Source of Funds

MAPS 3 Sales Tax-MAPS 3 Health/Wellness-Sr Health & Wellness-Center 2-Construction in Progress  
(OCITY-715-1778-0406104-M3-H003-54040007)

Review

MAPS Office

Recommendation: Resolution be adopted.