



MEMORANDUM

OCPPA Agenda
Item No. PPA. A
2/25/2025

The City of OKLAHOMA CITY

TO: Chairman and Trustees of the Oklahoma City Public Property Authority

FROM: Craig Freeman, City Manager/General Manager, OCPPA

Ratifying and approving Addenda Nos. 1 and 2; awarding contract to Flintco, LLC, Project MB-1717, Fairgrounds Barn 3 HVAC Improvements, 327 Chisholm Trail, \$640,725; and approving contract and bonds. Ward 6.

Location:

327 Chisholm Trail

Background:

This Oklahoma City Public Property Authority (OCPPA) project provides air conditioning and climate control improvements to the Fairgrounds Barn 3 and an adjacent restaurant. The existing rooftop chiller system is non-functional and irreparable. The City is currently renting an outdoor portable chiller station to provide comfort. A new chiller system will provide the necessary regulated flow of cooled air as needed throughout the facility. To install the new system, improvements are needed to the building's structure which include the storefront, roof and upgraded electrical service.

The project was advertised and bids were received from prospective bidders. Addenda were required to respond to plan review comments and respond to bidder's questions. These addenda modify and take precedence over the original plans and specifications.

Construction is scheduled to begin in early 2025 and be completed in late 2025.

Engineer:

Studio Architecture, P.C

Tabulation of Bids:

On January 29, 2025, the following bids were received:

	Base Bid	Base Bid + Alt. 1
Flintco, LLC	\$367,835	\$640,725
Shiloh Enterprises, Inc.	\$429,000	\$684,000
Downey Contracting, LLC	\$556,256	\$813,942
*Calm Construction, LLC	\$505,000	\$821,777
Wynn Construction Co., Inc.	\$549,000	\$857,000
Terra Construction, Inc.	\$546,400	\$873,800
Hunter Mechanical & Controls, Inc.	\$413,350	\$941,800

*Calm Construction, LLC, did not submit an awardable bid as they failed to note the correct Bid Bond awarding agency.

Lowest and Best Bid:

Flintco, LLC, in the amount of \$640,725 for the Base Bid plus alternate 1

Notification:

Addendum No. 1 was issued to prospective bidders on January 17, 2025.

Addendum No. 2 was issued to prospective bidders on January 24, 2025.

Source of Funds:

Fair Hotel Tax Reserve-Rstr > OCPPA > Fair Administration > Other Capital > Project MB-1717,
Fairgrounds Barn 3 HVAC Improv > Non-Capital Construction
(4331>5700101>OTHCP>MB-1717>52044007)

Review:

Public Works Department

Recommendation: Addenda be ratified and approved, contract be awarded, and contract and bonds be approved.