



# MEMORANDUM

Council Agenda  
Item No. IX. AW  
8/27/2024

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ratifying and approving Addenda Nos. 1, 2 and 3; adopting resolution extending time to award contract and awarding contract to Wynn Construction Co., Inc., Project MP-0591, Hefner Golf Clubhouse, 4491 South Lake Hefner Drive, \$10,393,000; assigning Standard Testing and Engineering Company as the testing laboratory; and approving contract and bonds. Ward 2.

**Location:**

4491 South Lake Hefner Drive

**Background:**

This 2017 General Obligation Bond and Capital Improvement project provides for construction of a two-story golf clubhouse that includes a pro shop, grab-and-go food and beverage space, office space, locker and shower rooms, restrooms and a restaurant and meeting space on the second floor. A future phase is planned that will include cart storage and a banquet space.

The project was advertised and bids were received from prospective bidders. Addenda were required to answer bid questions and to add drawings and specifications.

Provisions of the Public Competitive Bidding Act of 1974, provide for a public improvement construction contract be awarded within 30 days or within 45 days for good cause shown or within 120 days upon mutual agreement between the lowest responsible bidder and the awarding public agency.

Time to award the project was extended. due to the time required to receive executed contract and bonds and the time necessary to route documentation and prepare the item for City Council consideration.

A letter agreeing to honor the bid for 55 days has been received from the lowest responsible bidder.

Construction is scheduled to begin Summer 2024 and be completed in early 2026.

**Architect:**

Allford Hall Monaghan Morris, LLC

**Tabulation of Bids:**

On July 3, 2024, the following bids were received:

	Base Bid Base	Bid + Alt 2, 3, 4, and 5
Wynn Construction Co., Inc	\$10,199,000	\$10,393,000
Lippert Bros., Inc.	\$10,840,000	\$11,072,400
Downey Contracting, L.L.C.	\$11,638,000	\$11,944,700

**Testing Laboratory:**

Standard Engineering and Testing Company

**Lowest and Best Bid:**

Wynn Construction Co., Inc., in the amount of \$10,393,000 for the Base bid plus alternates 2, 3, 4, and 5.

**Notification:**

Addendum No. 1 was issued to prospective bidders on June 17, 2024.

Addendum No. 2 was issued to prospective bidders on June 24, 2024.

Addendum No. 3 was issued to prospective bidders on June 28, 2024

**Source of Funds:**

\$9,346,483.87 – 2024 TXBL Bonds-2017 Auth-Rstr > OCITY> Proposition 5, Parks and Recreational Facilities> Section C > Parks New Building > GO Bond Listed > Bond No C.3, Project MP-0591, Hefner Golf Clubhouse > Construction in Progress (2244>3305420>LISTD>B1705030003>54040007)

\$1,046,516.13 – Capital Improvement-Asng > OCITY > CIP-Parks & Recreation > Other Capital> Project GOLF00097> Hefner Golf-Irrigation > Construction in Progress (1611>5503900>OTHCP>GOLF00097>54040007)

**Review:**

Public Works Department

**Recommendation:** Addenda be ratified and approved, resolution be adopted.