



# MEMORANDUM

Council Agenda  
Item No. IX. BR  
3/11/2025

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Resolution extending time to award contract, Project M3-H005B, MAPS 3 Senior Health and Wellness Center No. 4 Additional Improvements, 13660 South Western Avenue; awarding the contract to Pillar Contracting, Inc., \$647,000; authorizing the use of excess collections and/or interest in the amount of \$97,000 to fund a portion of the construction contract; and approving contract and bonds. Ward 5.

**Location:**

13660 South Western Avenue

**Background:**

As a part of the MAPS 3 Program, the City of Oklahoma City constructed four senior health and wellness centers to encourage healthy lifestyles and serve as gathering places for active seniors. Final acceptance of MAPS 3 Senior Health and Wellness Center No. 4 was approved on October 8, 2024. At the operator's request, a pickleball pavilion was designed by the architect.

The project architect and City staff reviewed the bids and recommend awarding the base bid plus alternate 1 to the lowest and best bidder, Pillar Contracting, Inc. The contract amount exceeds the available budget by \$97,000. Staff is requesting excess collections and/or interest to fund the balance of the construction contract.

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 but no more than 45 days upon mutual written agreement between the contractor and City. The contractor has submitted a letter agreeing to hold the bid prices beyond the 30-day limit until approval of the contract by City Council.

**Bids Received:**

February 5, 2025

**Architect:**

GSB, Inc.

**Tabulation of Bids:**

	Base Bid	Alternate 1	Total Bid
Pillar Contracting, Inc.	\$378,000	\$269,000	\$647,000
Shiloh Enterprises, Inc.*	\$467,000	\$270,000	\$737,000
Hoey Construction	\$524,300	\$360,000	\$884,300

\*Bid Bond to the incorrect awarding agency

**Lowest and Best Bid:**

Pillar Contracting, Inc., base bid plus alternate 1 in the amount of \$647,000

**Source of Funds:**

OCITY > MAPS 3 SALES TAX-RSTR > MAPS 3 HEALTH / WELLNESS > SR. H&W -  
CENTER 4 - ADDITIONAL IMPROVEMENT > CONSTRUCTION IN PROGRESS  
(OCITY > 1491 > 1406104 > M3-H005B > 54040007)

**Review:**

MAPS Office

**Recommendation:** Resolution be adopted.