



# MEMORANDUM

Council Agenda  
Item No. IX. BO  
4/8/2025

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ratifying and approving Addenda Nos. 1, 2 and 3, Project M4-MJ010, MAPS 4 Family Justice Center, 1135 North Hudson Avenue; awarding contract to Crossland Construction Company, Inc., \$28,735,000; and approving contract and bonds. Ward 6.

**Location:**

1135 North Hudson Avenue

**Background:**

As a part of the MAPS 4 Program, The City of Oklahoma City will build a Family Justice Center. The new Family Justice Center will enable Palomar to continue its ongoing mission of assisting children exposed to trauma, as well as victims of domestic violence, sexual assault, elder abuse, and human trafficking.

Addendum No. 1 was issued February 18, 2025 to revise the bid date and modify the plans and specifications. Addendum No. 2 was issued February 20, 2025 to modify the specifications. Addendum No. 3 was issued March 3, 2025 to modify the plans and specifications.

Three bids were received. The project architect and City staff reviewed the bids and recommend awarding the base bid plus Alternates 1, 2, 3, 5, 6, 7 and 8 to the lowest and best bidder, Crossland Construction Company, Inc.

A funding plan has been developed to fund the project utilizing multiple MAPS 4 funding sources. In addition to the entire construction budget, \$300,000 will be moved from the design budget, \$200,000 from the administration budget, \$200,000 from the testing budget, and \$623,963.54 from the project contingency. Additionally, MAPS 4 funds will be used to encumber the contract amount which exceeds the budget by \$2 million. It is anticipated to utilize \$2 million of Capitol funds, which are now in the investment fund to replace those funds.

**Bids Received:**

March 12, 2025

**Architect:**

Allford Hall Monaghan Morris, LLC

**Tabulation of Bids:**

	Base Bid	Alternates 1, 2, 3, 5, 6, 7 and 8	Total Bid
Crossland Construction Company, Inc.	\$25,096,000	\$3,639,000	\$28,735,000
Downey Contracting, LLC	\$26,694,000	\$3,719,800	\$30,413,800
JE Dunn Construction	\$27,693,320	\$4,008,677	\$31,701,997

**Lowest and Best Bid:**

Crossland Construction Company, Inc., base bid plus Alternates 1, 2, 3, 5, 6, 7 and 8 in the amount of \$28,735,000

**Source of Funds:**

OCITY > MAPS 4 PROGRAM > MAPS 4 FAMILY JUSTICE CENTER > CONSTRUCTION AND FF&E > FAMILY JUSTICE CENTER > CONSTRUCTION IN PROGRESS (OCITY > 1531 > 1406242 > CONST > M4-MJ010 > 54040007)

**Review:**

MAPS Office

**Recommendation:** Addend(a) be ratified and approved, contract be awarded, and contract and bonds be approved.