

**CITY OF CATOOSA, OKLAHOMA
PUBLIC NOTICE OF A CITY COUNCIL MEETING**

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TYPE OF MEETING: Special Meeting
DAY: **Monday**
DATE: February 6, 2023
TIME: **5:30 p.m.**
PLACE: City Hall, Council Chambers
214 South Cherokee
Catoosa, Oklahoma 74015

AGENDA

I: Meeting Convened:

- A. Call to Order**
- B. Invocation**
- C. Pledge of Allegiance**
- D. Roll Call**

II: Agenda Items:

Item #1: Withdrawal of Bids by Narcomey Construction LLC and Exoneration of Bid Bond

Information: Discussion, consideration, and possible action to approve the request of Narcomey Construction LLC to withdraw its bids for Hamby-Lynch Public Safety Center Bid Package II-9A – Metal Studs & Drywall (Police Station), Bid Package III-9A – Metal Studs & Drywall (Fire Station), Bid Package I-9C – Painting (Civil), Bid Package II-9C – Painting (Police Station), and Bid Package III-9C – Painting (Fire Station), exonerate Narcomey Construction LLC’s bid bond for these Bid Packages due to excusable bidder error, and authorize the Mayor to execute any required documents. **(John Blish, City Manager) (Eddie Faulkner, Asst. City Manager)**

Item #2: Award Bid Packages for Final Cleaning of Police Station and Fire Station

Information: Discussion, consideration, and possible action to award Hamby-Lynch Public Safety Center Bid Package II-1A – Final Cleaning (Police Station) in the amount of \$7,500 and Bid Package III-1A – Final Cleaning (Fire Station) in the amount of \$10,750 to Myers-Cherry Construction, LLC, the lowest responsible bidder who submitted responsive bids, as recommended by Myers-Cherry and the City Attorney, subject to required bonds and insurance, City Attorney review and approval, and authorize the Mayor to execute the contract documentation. **(John Blish, City Manager) (Eddie Faulkner, Asst. City Manager) (Enclosure)**

Item #3: Award Bid Packages Listed on “Exhibit A” to the Agenda

Information: Discussion, consideration, and possible action to award the Hamby-Lynch Public Safety Center Bid Packages shown on “Exhibit A” attached to this Agenda to the lowest responsible bidders for the amounts listed on “Exhibit A,” all as recommended by the Construction Manager, Myers-Cherry Construction, LLC, subject to required bonds and insurance, City Attorney review and approval, and authorize the Mayor to execute the contract documentation. **(John Blish, City Manager) (Eddie Faulkner, Asst. City Manager) (Enclosure)**

Item #4: Construction Management Contract Amendment No. 2

Information: Discussion, consideration, and possible action to approve, approve with conditions or deny Amendment No. 2 to the Construction Management At Risk contract between Myers-Cherry Construction and the City of Catoosa dated May 12, 2022 (the “Agreement”) to establish a Guaranteed Maximum Price for the Work for the Hamby-Lynch Public Safety Complex – Police Station, Fire Station and Remaining Civil Packages. The Construction Manager’s Guaranteed Maximum Price for the Work to be completed on the Project, including the estimated Cost of the Work as defined in Article 6 of the Agreement and the Construction Manager’s Fee as defined in Article 5 of the Agreement is \$15,418,314.00 which includes alternate 01. **(Eddie Faulkner, Asst. City Manager) (Dave Myers/Brian Cherry, Myers-Cherry Construction) (Enclosure)**

III: Adjourn:

This agenda was filed in the office of the City Clerk and posted **February 3, 2023 by 5:00 p.m.** on the bulletin board located on the North side of the Catoosa City Hall building, 214 South Cherokee, Catoosa, Oklahoma 74015, and on the City’s website at: www.cityofcatoosa.org/agendacenter.



Vicky Sutton, City Clerk



"Exhibit A"

City of Catoosa Hamby-Lynch Public Safety Center				
23-Jan-23				
GMP Amendment 2 - Volume I Civil - Exhibit "A"				
	Base Bid	Alternate 01	Trade Name	Notes
	Amount	IDP Waterline		
Bid Package I-7A: Waterproofing & Sealants	\$ 20,500	\$ -	Alpha Insulation and Waterproofing, LLC	
Bid Package I-9C: Painting	\$ 2,157	\$ -	PT Enterprises, LLC	
Bid Package I-10A: Signage	\$ 22,087	\$ -	Ballard Two, LLC dba Precision Sign	Breakout for SOV / Only Combo Received
Bid Package I-10H: Flagpoles	\$ 26,290	\$ -	Myers-Cherry Construction, LLC	
Bid Package I-32A: Site Paving	\$ 891,123	\$ -	Timberwolf Excavating, LLC	
Bid Package I-32B: Landscape & Irrigation	\$ 316,136	\$ -	AAA Landscape, Inc.	
Bid Package I-32C: Fences & Gates	\$ 167,027	\$ -	Hardian Fence, LLC	
Bid Package I-33A: Site Utilities	\$ 921,350	\$ -	Timberwolf Excavating, LLC	
Construction Cost	\$ 2,366,670	\$ 101,600	Total of trade packages	
Owner's Contingency Allowance	\$ 47,333	\$ 2,032	2% of Construction Cost (Balance Returned to Owner)(No CM Fee Applied Currently)	
Construction Manager's Contingency	\$ 23,667	\$ 1,016	1% of Construction Cost (Balance Returned to Owner)(No CM Fee Applied Currently)	
General Conditions & General Requirements	\$ 590,393	\$ -	Additional 12 Months (3 Months included in Amendment 1)	
Insurances	\$ 30,281	\$ 1,046	GL, WC, BR, and Umbrella per AIA A133	
CM Fee	\$ 95,878	\$ 4,106	Per AIA A133	
Civil Construction Total	\$ 3,154,221	\$ 109,800		

City of Catoosa Hamby-Lynch Public Safety Center				
23-Jan-23				
GMP Amendment 2 - Volume II - Police - Exhibit "A"				
	Base Bid	Apparent Low	Trade Name	Notes
	Amount			
Bid Package II-1A: Final Cleaning	\$ 7,500	Myers-Cherry Construction, LLC		
Bid Package II-3A: Cast-in-Place Concrete	\$ 272,000	Timberwolf Excavating, LLC		
Bid Package II-4A: Masonry	\$ 335,000	C&N Masonry, Inc		
Bid Package II-5A: Structural & Misc. Steel	\$ 310,400	Bennett Steel, INC		
Bid Package II-6A: Millwork & Casework	\$ 72,748	Arnold Brothers Cabinets, LLC		
Bid Package II-7A: Waterproofing & Sealants	\$ 56,396	Alpha Insulation and Waterproofing, LLC		
Bid Package II-7B: Roof & Wall Panels	\$ 420,000	CPR of Tulsa, LLC		
Bid Package II-7C: EIFS	\$ 8,510	Wiljo Interiors, INC		
Bid Package II-8A: Hollow Metal & Hardware	\$ 106,628	Felix Thomson Company, INC		
Bid Package II-8B: Wood Doors	\$ 13,161	Felix Thomson Company, INC		
Bid Package II-8C: Glass & Glazing	\$ 99,318	Binswanger Enterprises, LLC		
Bid Package II-8D: Overhead Doors	\$ 10,949	Overhead Door Company of Tulsa, INC		
Bid Package II-9A: Metal Studs & Drywall	\$ 720,851	Premiere Interiors, LLC		
Bid Package II-9B: Flooring	\$ 95,683	Carroll's Commercial Floors, INC		
Bid Package II-9C: Paint Sub	\$ 31,040	PT Enterprises, LLC		
Bid Package II-9D: Access Flooring	\$ 38,483	Myers-Cherry Construction, LLC		
Bid Package II-9E: Fluid Applied Flooring	\$ 20,000	Allowance / No Bids	Advertise & Rebid Package	
Bulletin Board Allowance	\$ 2,500	Allowance / No Bids		
Bid Package II-10A: Signage	\$ 22,087	Ballard Two, LLC dba Precision Sign	Breakout for SOV / Only Combo Bid Received	
Bid Package II-10B: Awnings	\$ 30,750	Murray Womble, INC		
Bid Package II-10C: Toilet Partitions	\$ 6,200	Murray Womble, INC		
Bid Package II-10D: Toilet Accessories	\$ 9,944	Felix Thomson Company, INC		
Bid Package II-10E: Fire Extinguishers & Cabinets	\$ 2,458	Felix Thomson Company, INC		
Allowance for Locker Room Benches	\$ 10,000	Allowance		
Bid Package II-10F: Lockers	\$ 51,295	Southwest Solutions Group	Breakout for SOV / Only Combo Bid Received	
Bid Package II-11A: Mobile Shelving & Storage	\$ 95,619	Southwest Solutions Group	Breakout for SOV / Only Combo Bid Received	
Bid Package II-11B: Detention Equipment	\$ 47,998	Sweeper Metal Fabricators, Corp.		
Bid Package II-11C: Appliances	\$ 22,850	Myers-Cherry Construction, LLC		
Bid Package II-11E: Commercial Laundry Equipment	\$ 5,620	Myers-Cherry Construction, LLC		
Bid Package II-12A: Window Treatments	\$ 11,560	Contract Drapery & Blind, INC		
Bid Package II-12C: Manufactured Metal Casework	\$ 85,000	Allowance / No Bids	Advertise & Rebid Package	
Bid Package II-21A: Fire Suppression	\$ 46,300	Frazier Fire, LLC		
Bid Package II-22A: Plumbing	\$ 160,000	Stevenson Plumbing, INC	Breakout for SOV / Only Combo Bid Received	
Bid Package II-23A: HVAC	\$ 385,402	Calema, LLC dba KMS		
Bid Package II-26A: Electrical	\$ 1,167,266	Midtown Electric, INC.	SOV & VE	
Construction Cost	\$ 4,781,515	Total of trade packages		
Owner's Contingency Allowance	\$ 95,630	2% of Construction Cost (Balance Returned to Owner)(No CM Fee Applied Currently)		
Construction Manager's Contingency	\$ 47,815	1% of Construction Cost (Balance Returned to Owner)(No CM Fee Applied Currently)		
Insurances	\$ 49,250	GL, WC, BR, and Umbrella per AIA A133		
CM Fee	\$ 193,231	Per AIA A133		
Police Department Construction Total	\$ 5,167,441			

City of Catoosa Hamby-Lynch Public Safety Center				
23-Jan-23				
GMP Amendment 2 - Volume III - Fire - Exhibit "A"				
	Base Bid	Apparent Low	Trade Name	Notes
	Amount			
Bid Package III-1A: Final Cleaning	\$ 10,750	Myers-Cherry Construction, LLC		
Bid Package III-3A: Cast-in-Place Concrete	\$ 494,270	Barnes Construction Solutions, INC		
Bid Package III-4A: Masonry	\$ 483,957	DMG Masonry Construction, LTD		
Bid Package III-5A Structural Steel	\$ 323,800	Bennett Steel, INC		
Bid Package III-6A Millwork & Casework	\$ 92,660	Arnold Brothers Cabinets, LLC		
Bid Package III-7A: Waterproofing & Sealants	\$ 80,915	Alpha Insulation and Waterproofing, LLC		

Bid Package III-7B: Roofing & Wall Panels	\$ 701,822	DP Byers Company, LLC	
Bid Package III-7C: EIFS	\$ 20,780	Wiljo Interiors, INC	
Bid Package III-7D: Expansion Joint Covers	\$ 13,830	Myers-Cherry Construction, LLC	
Bid Package III-8A: Doors, Frames, Hardware	\$ 84,930	Felix Thomson Company, INC	
Bid Package III-8B: Wood Doors	\$ 10,631	Felix Thomson Company, INC	
Bid Package III-8C: Glass & Glazing	\$ 133,335	Binswanger Enterprises, LLC	
Bid Package III-8D: Overhead Doors	\$ 214,392	Tulsa Overhead Door, LLC	
Bid Package III-8E: FEMA Shutters	\$ 71,100	Burgess Building Company, LLC	
Bid Package III-9A: Metal Studs & Drywall	\$ 737,300	Wiljo Interiors, INC	
Bid Package III-9B: Flooring	\$ 99,449	Carroll's Commercial Floors, INC	
Bid Package III-9C: Paint Sub	\$ 80,616	Real Eagle Construction, LLC	
Bid Package III-9E: Fluid Applied Flooring	\$ 23,500	Allowance / No Bids	Advertise & Rebid Package
Bid Package III-10A: Signage	\$ 22,087	Ballard Two, LLC dba Precision Sign	Breakout for SOV Only Combo Bid Received
Bid Package III-10D: Toilet Accessories	\$ 13,145	Felix Thomson Company, INC	
Bid Package III-10E: Fire Extinguishers & Cabinets	\$ 2,458	Felix Thomson Company, INC	
Bid Package III-10F: Lockers	\$ 70,000	Allowance / No Bids	Advertise & Rebid Package
Bid Package III-11C: Appliances	\$ 31,750	Myers-Cherry Construction, LLC	
Bid Package III-11D: Projection Screens	\$ 11,645	Myers-Cherry Construction, LLC	
Bid Package III-11E: Commercial Laundry Equipment	\$ 25,000	Allowance / No Bids	Advertise & Rebid Package
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Bid Package III-12C: Manufactured Metal Casework	\$ 85,000	Allowance / No Bids	Advertise & Rebid Package
Bid Package III-13A: Pre-Engineered Metal Building	\$ 267,475	Vanguard Builders, Inc.	
Bid Package III-21A: Fire Suppression	\$ 60,000	FPS Technologies, Inc.	
Bid Package III-22A: Plumbing	\$ 405,711	Stevenson Plumbing, INC	Breakout for SOV / Only Combo Bid Received
Bid Package III-23A: HVAC	\$ 643,020	Calema, LLC dba KMS	
Bid Package III-26A: Electrical	\$ 1,136,722	Reavis Electrical Services, INC	
Construction Cost	\$ 6,465,045	Total of trade packages	
Owner's Contingency Allowance	\$ 129,301	2% of Construction Cost (Balance Returned to Owner)(No CM Fee Applied Currently)	
Construction Manager's Contingency	\$ 64,650	1% of Construction Cost (Balance Returned to Owner)(No CM Fee Applied Currently)	
Insurances	\$ 66,590	GL, WC, BR, and Umbrella per AIA A133	
CM Fee	\$ 261,265	Per AIA A133	
Fire Station Construction Total	\$ 6,986,852		
Fire Station Square Foot Cost (No FF&E)	\$ 316.15		

Civil Subtotal	\$ 3,154,221		
Police Station Subtotal	\$ 5,167,441		
Fire Station Subtotal	\$ 6,986,852	Alt. 1 - IDP Waterline	
Foral Project Construction Cost	\$ 15,308,514	\$ 109,800	



"Exhibit A"

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	Base Bid Amount	Alternate 01 IDP Waterline	Trade Name	Notes
Bid Package I-7A: Waterproofing & Sealants	\$ 20,500	\$ -	Alpha Insulation and Waterproofing, LLC	
Bid Package I-9C: Painting	\$ 2,157	\$ -	PT Enterprises, LLC	
Bid Package I-10A: Signage	\$ 22,087	\$ -	Ballard Two, LLC dba Precision Sign	Breakout for SOV / Only Combo Received
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Civil Subtotal	\$ 3,154,221		
Police Station Subtotal	\$ 5,167,441		
Fire Station Subtotal	\$ 6,986,852	Alt. 1 - IDP Waterline	
Total Project Construction Cost	\$ 15,308,514	\$ 109,800	