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Friday, October 28, 2022

Mr. Paul D’Andrea | Capital Projects Engineer  
 City of Norman | Public Works  
 201 West Gray Street - Building A  
 Norman, Oklahoma 73069

Project: 191650 – Phase 2 | Fleet Wash Facility at Norman North Base Complex  
 Subject: Evaluation & Recommendation – Bid #2223-14

Mr. D’Andrea

As requested, attached please find our tabulation of the bids as received at 2:00 PM on October 27, 2022, for the construction of the Fleet Wash Facility at the City of Norman North Base Fleet Maintenance Complex. Below is our evaluation and recommendation:

In total, five (5) bids were received from prospective bidders with the bid from L5 Construction of Oklahoma City being the apparent lowest and best bid, as follows:

Base Bid:	\$2,149,000.00	
Alternate 01:	\$36,500.00	Spot Free Rinse
Alternate 02:	\$326,000.00	Manual Wash Bay & Equipment
Alternate 03:	-\$27,000.00	R-Panel Roof instead of SSM Roof

Given our understanding of the Owner’s budget for this project and the high volatility observed in the construction market, our office recommends acceptance of the base bid + Alternate 01 for a Bid Total of \$2,185,500.00. Our office would not recommend acceptance of Alternate 02 (Manual Wash Bay & Equipment) at this time due to the available budget, nor would we recommend the acceptance of the Alternate 03 (R-Panel Roof) as we believe that the amount of savings does not outweigh the long-term durability of a standing seam metal roof versus an R-Panel roofing system.

A consideration was given to have paving, some foundations and underslab plumbing for Alternate 02, included in the base bid, if Alternate 02 was not taken at the time of bid. With this consideration, the manual wash bay and equipment could be added by the Owner later and this infrastructure would already be present to construct the manual wash bay. However, given the budget constraints, construction market volatility and tight schedule for the current FAA permit, we would further recommend that the cost for these items be value engineered out of the base bid to bring the project closer to the available funding and begin the project as soon as possible. Further, this office has been contacted by the apparent low bidder with one or two more potential opportunities for VE items for the Owner to consider.

Should you have any further questions, please feel free to contact me at (405) 848-9549 or msegroves@gsb-inc.com

Respectfully,

Michael Segroves AIA / AICP  
 Project Architect | GSB, Inc. Architects & Planners

cc: Carolyn Bennett / David Stanton / Ryan Eshelman / Phil Elwell | GSB, Inc. Architects & Planners  
 Geoff Evans | Planning Design Group – Tulsa  
 Samuel Crabtree | L5 Construciton

Attachments: Bid Tabulation – 2022 10 27



## 191650 – PHASE 2 | BID TABULATION

CITY OF NORMAN – 201 WEST GRAY STREET – October 27, 2022 – 2:00 PM

Bidder	Bid Amounts	Total Bid
A/Engineer Estimate White & Associates	Base Bid	\$2,410,725.85
	Alternate 01:	\$29,500.00
	Alternate 02:	\$298,000.00
	Alternate 03:	- (\$24,000.00)
TCS Construction	Base Bid	\$2,212,000.00
	Alternate 01:	\$29,600.00
	Alternate 02:	\$357,000.00
	Alternate 03:	- (\$9,900.00)
Anderson & House Construction	Base Bid	\$2,440,000.00
	Alternate 01:	\$31,000.00
	Alternate 02:	\$392,000.00
	Alternate 03:	- (\$13,000.00)
L5 Construction	Base Bid	\$2,149,000.00
	Alternate 01:	\$36,500.00
	Alternate 02:	\$326,000.00
	Alternate 03:	- (\$27,000.00)
W.L. McNatt & Co. Construction	Base Bid	\$2,180,000.00
	Alternate 01:	\$37,000.00
	Alternate 02:	\$351,000.00
	Alternate 03:	\$0.00
Crossland Construction	Base Bid	\$2,347,000.00
	Alternate 01:	\$44,000.00
	Alternate 02:	\$416,000.00
	Alternate 03:	-(\$11,000.00)