



Mr. Taylor S. Johnson  
Transit and Parking Program Manager  
City of Norman  
1310 Da Vinci Street  
Norman, Oklahoma 73069

Tuesday, January 17, 2023

Project: BG0254 Norman Transit Center at 318 E. Comanche  
Subject: Evaluation & Recommendation – Bid #2223-36

Mr. Johnson,

As requested, attached please find our tabulation of the bids as received at 2:00 PM on January 4, 2023, for the construction of the Norman Transit Center, located at 318 E. Comanche. Below is our evaluation and recommendation:

In total, four (4) bids were received from prospective bidders with the bid from Stronghold Construction, LLC of Warr Acres, Oklahoma being the apparent lowest and best bid, as follows:

|               |              |                             |
|---------------|--------------|-----------------------------|
| Base Bid:     | \$625,400.00 |                             |
| Alternate 01: | \$149,892.00 | 115 mil TPO Fleeceback roof |
| Alternate 02: | \$58,542.00  | Mechanical system           |
| Alternate 03: | \$41,500.00  | Outdoor Covered Seating     |

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 plus all three (3) Alternates for a Bid Total of \$875,334.00.

Should you have any further questions, please feel free to contact me at (405) 360-1400 or [mckinney@tmparch.com](mailto:mckinney@tmparch.com).

Respectfully,

  
Richard S. McKinney Jr., AIA  
President

Attachments: Bid Tabulation Form

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Suite 200  
Norman, Oklahoma  
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[tmparch.com](http://tmparch.com)

## BID TABULATION FORM

CITY OF NORMAN – 201 WEST GRAY STREET – January 4, 2023 – 2:00 PM

| <b>Bidder</b>                             | <b>Bid Amounts</b> |              | <b>Total Bid</b> |
|---|--------------------|--------------|------------------|
| A/Engineer Estimate<br>White & Associates | Base Bid           | \$829,908.00 | \$1,035,532.00   |
|   | Alternate 01:      | \$121,424.00 |                  |
|   | Alternate 02:      | \$84,220.00  |                  |
|   | Alternate 03:      | \$0.00       |                  |
| TCS Construction                          | Base Bid           | \$736,600.00 | \$ 971,000.00    |
|   | Alternate 01:      | \$162,300.00 |                  |
|   | Alternate 02:      | \$31,000.00  |                  |
|   | Alternate 03:      | \$42,000.00  |                  |
| Anderson & House<br>Construction          | Base Bid           | \$687,000.00 | \$ 967,400.00    |
|   | Alternate 01:      | \$183,400.00 |                  |
|   | Alternate 02:      | \$30,000.00  |                  |
|   | Alternate 03:      | \$67,000.00  |                  |
| Stronghold<br>Construction                | Base Bid           | \$625,400.00 | \$ 875,334.00    |
|   | Alternate 01:      | \$149,892.00 |                  |
|   | Alternate 02:      | \$58,542.00  |                  |
|   | Alternate 03:      | \$41,500.00  |                  |
| W.L. McNatt & Co.<br>Construction         | Base Bid           | \$748,000.00 | \$1,006,000.00   |
|   | Alternate 01:      | \$186,000.00 |                  |
|   | Alternate 02:      | \$29,000.00  |                  |
|   | Alternate 03:      | \$67,000.00  |                  |