



# City of Lawton

Lawton City Hall  
212 SW 9th Street  
Lawton, Oklahoma  
73501-3944

## Master

**File Number: 23-429**

**File ID:** 23-429

**Type:** Consent Agenda

**Status:** Agenda Ready

**Version:** 1

**Agenda  
Section:**

**In Control:** City Council

**Department:**

**Cost:**

**File Created:** 05/04/2023

**Subject:**

**Final Action:**

**Title:**

### Internal Notes:

### Code Sections:

**Agenda Date:** 05/09/2023

### Indexes:

**Agenda Number:** 36.

### Sponsors:

**Enactment Date:**

**Attachments:** EN2004A GMP 2 0509.2023

**Enactment Number:**

### Recommendation:

**Hearing Date:**

**Entered by:** sneha.dongre@lawtonok.gov

**Effective Date:**

### Related Files:

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/4/2023	Timothy Wilson	Approve	5/8/2023
1	2	5/5/2023	John Ratliff	Approve	5/8/2023
1	3	5/5/2023	Traci Hushbeck	Approve	5/9/2023

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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**Text of Legislative File 23-429**

**ITEM TITLE:**

Subject to the approval of Item 23-432 and Item 23-433 on this agenda, consider approving Amendment No. 2 Guaranteed Maximum Price (GMP) to the contract with Construction Manager At-Risk CMS Willowbrook, Inc. for Project EN2004A City Hall Renovation Main Building Package, including any floor amendments related thereto.

**INITIATOR:** Director of Engineering, Joseph Painter, P.E.

**STAFF INFORMATION SOURCE:** Director of Engineering, Joseph Painter, P.E.

**BACKGROUND:** Development of design and construction drawings by MA+ Architecture, LLC for this project was authorized by Council on September 28, 2021. Construction drawings and specifications for this project are complete.

On May 10, 2022, council authorized an agreement with CMS Willowbrook, Inc. (CMS) to serve as Construction Manager At-Risk for this project. Council approved Amendment 1 to the contract with CMS on August 23, 2022, to establish the Guaranteed Maximum Price (GMP) for the Early Paving and HVAC Unit purchase portion of this project. The parking lot construction portion of this project is complete, and delivery of HVAC units is estimated for June 2023.

The Main Building portion of this project consists of renovations to approximately 35,500 SF of the existing building space. Renovation will take place on the first, second, third and fourth floors and includes demolition, framing, plumbing, electrical and room finishes. The estimated construction time required for this phase of the contract is 19 months from Notice to Proceed.

On December 13, 2022, Council approved the design and authorized soliciting bids for the Main Building Package portion of the project. Bid opening was held on February 8, 2023. CMS presented the results of the bid opening to Council on March 28, 2023. Council considered and reviewed this item again at a Special Meeting on May 2, 2023. As a result of these reviews Staff recommends approving Amendment No. 2 to include all items as bid except Alternate 7 (Drive-thru Building Steel Frame) and Alternate 10 (Additional 1 Year Maintenance Bond).

**EXHIBIT:** Proposed Amendment No. 2 (GMP No. 2) - Project EN2004A

**KEY ISSUES:** Click or tap here to enter text.

**FUNDING SOURCE:** Propel FY23 (2019 CIP)

**STAFF RECOMMENDED COUNCIL ACTION:** Subject to the approval of Item 23-432 and Item 23-433 on this agenda, approve Amendment No. 2 Guaranteed Maximum Price (GMP) for Project EN2004A City Hall Renovation Main Building Package with Construction Manager At-Risk

consultant CMS Willowbrook, Inc., including any floor amendments that may be made to the proposed Amendment.

