



**MINUTES OF THE  
REGULAR MEETING OF THE  
BARTLESVILLE CITY COUNCIL  
Monday, February 3, 2020  
at 7 p.m.**

City Hall, Council Chambers  
401 S. Johnstone Avenue  
Bartlesville, OK 74003

**Mayor Dale Copeland  
918-338-4282**

**MINUTES**

(Notice posted December 13, 2019 and Agenda posted at 5:30 p.m. on Thursday, January 30, 2020.)

Council members present were Mayor Dale Copeland, Vice Mayor Alan Gentges, Councilmen Jim Curd, Jr., Trevor Dorsey and Paul Stuart.

City staff present were Mike Bailey, City Manager; Jason Muninger, City Clerk/CFO; Jess Kane, City Attorney; Terry Lauritsen, Director of Water Utilities; Micah Siemers, PE, Director Engineering, Laura Sanders, Director of Human Resources; Police Captain Kelly Thomas, Security; and Kelli Williams, Chief Communications Officer.

- 1. Mayor Copeland called the Business Meeting of the Bartlesville City Council to order at 7:00 p.m.**
- 2. Roll call was conducted and a quorum established.**
- 3. The invocation will be provided by Rev. Susan Payne, First Christian Church.**
- 4. Citizens to be heard.**

There were no citizens to be heard.

**5. City Council Announcements and Proclamations.**

Mayor Copeland welcomed members of Scout Troop #1 who were in attendance to earn their Citizenship in Community Badge.

Mayor Copeland also read the Black History Month Proclamation and presented it to Lorront Carney, Executive Director of the Westside Community Center.

Mr. Carney then proceeded to recognize City Employee Beverly Robinson as the first African American to work for the Bartlesville Fire Department, and to her son, Broderick Guise as the first African American to be promoted to Captain in the Bartlesville Fire Department. Fire Chief John Banks presented Captain Guise with his Captain pin and spoke highly of Captain Guise and his family. Congratulations were shared by all of the City Council, and by many firefighters, friends and family attending the meeting.

**6. Authorities, Boards, Commissions and Committee Openings**

- One opening on the Construction and Fire Code Appeals Board

Mayor Copeland read the openings and encouraged citizens to volunteer on City Committees. Applications can be found at [www.cityofbartlesville.org](http://www.cityofbartlesville.org) or at City Hall in the City Manager's Office.

## **7. Consent Docket**

### **a. Approval of Minutes**

- i. The Special Meeting Minutes of January 21 and January 27, 2020.

### **b. Approval of Appointments, Reappointments and Ratifications to Authorities, Boards, Commissions and Committees**

- i. Appointment of Ms. Sara Freeman to fill an unexpired term on the City Planning Commission at the recommendation of Vice Mayor Gentges.
- ii. Reappointment of Mr. Ted Lockin to a three-year term on the Park Board at the recommendation of Mr. Curd.
- iii. Reappointment of Mr. Jessie Gonzales to a three-year term on the Board of Adjustment at the recommendation of Mayor Copeland.

### **c. Approval of Resolution**

- i. Amending the budget of the City of Bartlesville, Oklahoma for Fiscal Year 2019-2020, appropriating unanticipated grant revenue from the Oklahoma Highway Safety Office.

### **d. Approval of Agreements, Contracts, Engagement Letters and Conveyances**

- i. Third Amendment to the Tower/Ground Lease Agreement between the City of Bartlesville and New Cingular Wireless PCS, LLC for a portion of the property located at Highway 75 to Dirt Road Right ½ Mile to site, Bartlesville, OK.
- ii. Second Amendment to the Tower/Ground Lease Agreement between the City of Bartlesville and New Cingular Wireless PCS, LLC for a portion of the property located at Highway 123, Bartlesville, OK.

### **e. Dedication of Easement**

- i. Dedication of a 10' wide Underground Right-of-Way Easement to Public Service Company of Oklahoma to facilitate primary electric supply for the Price Fields Phase 3 Project.

### **f. Receipt of Financials**

- i. Interim financials for six months ending December 31, 2019.

### **g. Receipt of Bids**

- i. Bid No. 2019-2020-019 for the Water Utilities Building Renovation.

Mayor Copeland read the consent docket in its entirety.

Mr. Curd moved to approve the consent docket, seconded by Mr. Stuart.

Aye: Mr. Stuart, Mr. Dorsey, Mr. Curd, Vice Mayor Gentges, Mayor Copeland  
Nay: None  
Motion: Passed

**8. Discuss and take possible action to approve a Sponsorship Agreement between the City of Bartlesville and ConocoPhillips Company. Presented by Jess Kane, City Attorney.**

Prior to discussion, Mr. Stuart recused himself due to his employment with ConocoPhillips.

Mr. Kane reported that ConocoPhillips provided \$100,000 to the Tower Center at Unity Square Project. The Sponsorship Agreement states the ConocoPhillips will be the exclusive sponsor of all of the lawn areas and adjacent gather spaces within the project, as well having exclusive naming rights for any street or public thoroughfare that is identified, constructed or otherwise opened that is connected with or adjacent to the venue. Vice Mayor Gentges added that ConocoPhillips will also be responsible for all costs and expenses associated with any third-party services used in the development and expense of any monument signage exclusive to ConocoPhillips, above and beyond the \$100,000. Mr. Curd added his appreciation to ConocoPhillips.

Vice Mayor Gentges moved to approve the Sponsorship Agreement as presented, seconded by Mr. Curd.

Aye: Mr. Dorsey, Mr. Curd, Vice Mayor Gentges, Mayor Copeland  
Nay: None  
Absent: Mr. Stuart  
Motion: Passed

**9. Discuss and take possible action on the award of Bid No. 2019-2020-019 for the Water Utilities Building Renovation. Presented by Vice Mayor Gentges.**

Vice Mayor Gentges with the assistance of Mr. Lauritsen presented the bid.

Vice Mayor Gentges moved to 1) accept the bids highlighted in orange on the attached tabulation; 2) authorize staff to negotiate contracts on bid packages 8A (Wood Doors) and 10A (Signage), since no bids were received but the bid value is less than \$50,000; 3) provide a 15-day extension for a potential acceptance of bids on alternates 2 (sidewalk), 3 (landscape and irrigation), and 4 (asphalt), which are highlighted in blue on the attached tabulation, pending the rebid results of the rejected bids; and 5) reject the bids for bid packages 9B (Painting) and 31 (Site Clearing & Earthwork), due to bids coming in over the available budget with the total of the recommended accepted and negotiated bids is \$1,055,039 seconded by Mr. Dorsey.

Aye: Mr. Curd, Vice Mayor Gentges, Mr. Stuart, Mr. Dorsey, Mayor Copeland  
Nay: None  
Motion: Passed

**10. Discuss and take possible action to declare Lot 3-J in the subdivision known as a Replat of Lot 3, Woodland Park 28<sup>th</sup> Addition to the City of Bartlesville, Washington County, State of Oklahoma as Surplus Property. Presented by Jess Kane, City Attorney.**

Mr. Kane reported that City staff has negotiated an agreement for sale of a vacant lot adjacent to Civitan Park to Garret Parr for \$35,000.00. In order to enter into an Agreement for Sale of Real Estate with the prospective buyer, the property must be declared surplus.

Mr. Dorsey moved to declare Lot 3-J in the subdivision known as Replat of Lot 3, Woodland Park 28<sup>th</sup> Addition to the City of Bartlesville, Washington County, State of Oklahoma as Surplus Property, seconded by Mr. Stuart.

Aye: Vice Mayor Gentges, Mr. Stuart, Mr. Dorsey, Mr. Curd, Mayor Copeland  
Nay: None  
Motion: Passed

**11. Discuss and take possible action to approve proposed Agreement for Sale of Real Estate between the City of Bartlesville ("City") and Garret Parr ("Parr") for Lot 3-J in the subdivision known as a Replat of Lot 3, Woodland Park 28<sup>th</sup> Addition to the City of Bartlesville, Washington County, State of Oklahoma. Presented by Jess Kane, City Attorney.**

Mr. Kane reported that City Staff has negotiated an agreement for sale of a vacant lot adjacent to Civitan Park to Garret Parr for \$35,000.00. This agreement calls for conveyance of the property by Warranty Deed. Since the buyer requested conveyance of the property by Warranty Deed, it was necessary to go through the process of updating the abstract and having it reviewed by an attorney prior to closing. Staff recommends approval of the proposed Agreement for Sale of Real estate. Vice Mayor Gentges inquired as to what Mr. Parr was planning for property. Mr. Parr came forward and announced he would be building and operating an Edward Jones Financial Services office.

Further discussion covered the value of the property; that \$35,000 is over the amount of the land's value; and since the transaction was over the amount the City Charter allows the City Manager to approve, the City Council must approve the sale.

Mr. Dorsey moved to approve the Agreement for Sale of Real Estate between the City of Bartlesville and Garret Parr for Lot 3-J in the subdivision known as Replat of Lot 3, Woodland Park 28<sup>th</sup> Addition to the City of Bartlesville, Washington County, State of Oklahoma for \$35,000.00, seconded by Mr. Stuart.

Aye: Mr. Stuart, Mr. Dorsey, Mr. Curd, Vice Mayor Gentges, Mayor Copeland  
Nay: None  
Motion: Passed

**12. Discuss and take possible action to approve proposed Agreement between the City of Bartlesville and Cana B. Mize for provision of legal services as City Prosecutor as an independent contractor. Presented by Jess Kane, City Attorney.**

Mr. Kane reported that he has served as City Prosecutor since January 2014 at the rate of \$600 per month. He serves as both City Prosecutor and City Attorney since January 1, 2019 without additional compensation for his services as City Prosecutor. Due to the workload associated with both positions, staff recommends that Cana B. Mize be retained as an independent contractor to serve as City Prosecutor at the rate of \$600 per month.

Vice Mayor Gentges moved to approve the Agreement between the City of Bartlesville and Cana B. Mize for provision of legal services as City Prosecutor as an independent contractor in the amount of \$600.00 per month, seconded by Mr. Dorsey.

Aye: Mr. Dorsey, Mr. Curd, Vice Mayor Gentges, Mr. Stuart, Mayor Copeland  
Nay: None  
Motion: Passed

**13. Discuss and take possible action to approve proposed Release of Oil and Gas Lease. Presented by Jess Kane, City Attorney.**

Mr. Kane reported that on February 1, 1989, Lena Keefer deeded the SW/4 of Section 14, Township 26 North, Range 13 East, Washington County, Oklahoma to the City of Bartlesville to create the Bartlesville Industrial Park. At that time, the property was burdened by an active oil and gas lease. The operator of the lease assigned its interest in the lease to the City of Bartlesville as to said SW/4. Even though the lease has not been active for over 30 years, it is still reflected as an oil and gas lease in the Washington County land records and will constitute a cloud on ABB's title to the property. The leasehold interest has no value to the City and has expired under Oklahoma law due to its inability to produce oil or gas in paying quantities. Therefore, staff requests release of the lease in order to clear the title to the property for ABB. Mr. Kane further explained the Habendum Clause which defines the primary term and secondary term of the lease.

Mr. Dorsey moved to approve the Release of Oil and Gas lease on the SW/4 of Section 14, Township 26 North, Range 13 East, Washington County, Oklahoma, seconded by Vice Mayor Gentges.

Aye: Mr. Curd, Vice Mayor Gentges, Mr. Stuart, Mr. Dorsey, Mayor Copeland  
Nay: None  
Motion: Passed

**14. Discuss and take action to approve an Ordinance of the Council of the City of Bartlesville, Oklahoma, authorizing the calling and holding of a special election in the City of Bartlesville, State of Oklahoma (the "City"), on the 7<sup>th</sup> day of April, 2020, for the purpose of submitting to the registered qualified electors of said City the question of the issuance of General Obligation Bonds of said City in an amount not to exceed the sum of Sixteen Million Four Hundred Thousand Dollars (\$16,400,000) to be issued in series to provide funds for the purposes of: (i) acquiring, constructing, expanding, renovating, repairing, and/or equipping public safety buildings, facilities, and equipment, all to be owned exclusively by the City; (ii) acquiring, constructing, expanding, renovating, repairing, and/or equipping municipal buildings, facilities, and equipment, all to be owned exclusively by the City; (iii) constructing, reconstructing, repairing, improving, and rehabilitating existing streets, roads, bridges, and intersections in the city (including lighting, sidewalks/bikepaths, landscaping, related drainage improvements, driveway reconstruction, and other related improvements); and (iv) constructing, expanding, repairing, which may also include improving, renovating, acquiring and equipping parks and recreational facilities, all to be owned exclusively by the City; all to be completed with or without the use of other funds, and levying and collecting an annual tax, in addition to all other taxes, upon all the taxable property in said City for the payment of the interest and principal on said Bonds; providing for election procedures; authorizing professional services agreements pertaining to the issuance of said Bonds; declaring an emergency; and containing other provisions related thereto. Presented by Nate Ellis, The Public Finance Law Group PLLC.**

Mr. Ellis reported that this action approves the next series of General Obligation Bonds, the projects and how this will keep the mil levy at 15. He further explained how a few of the projects were reorganized from the list he was provided by City staff, and how the propositions are set out in the ordinance. He concluded that the deadline to call the election is Thursday, February 7, 2020 in order for the election to be held April 7, 2020.

Vice Mayor Gentges moved to approve the Ordinance as presented, seconded by Mr. Dorsey.

Aye: Vice Mayor Gentges, Mr. Stuart, Mr. Dorsey, Mr. Curd, Mayor Copeland  
Nay: None  
Motion: Passed

Mr. Curd moved to declare adoption of this Ordinance an emergency, seconded by Mr. Stuart.

Aye: Mr. Stuart, Mr. Dorsey, Mr. Curd, Vice Mayor Gentges, Mayor Copeland  
Nay: None  
Motion: Passed

- 15. Discuss and take action to approve an Ordinance extending the levy of a one-half of one percent sales tax which tax is currently levied and authorized by Ordinance 2716 and extended by Ordinance 2784, Ordinance 3001, Ordinance 3097, Ordinance 3264, and Ordinance 3404, in addition to all other State, County and City sales taxes upon the gross proceeds or gross receipts derived from all sales to any person taxable under the sales tax law of Oklahoma including but not limited to certain enumerated sales listed therein; providing for subsisting state permits; providing for the purpose of the tax and earmarking the same; providing for effective date and duration of said tax; incorporating certain provisions of prior City Ordinances; authorizing City Council to make administrative and technical changes and additions; making the tax cumulative; providing severability of provisions; requiring approval this ordinance by a majority of registered qualified electors voting at an election held for such purpose as provided by law; and containing other provisions related thereto. Presented by Nate Ellis, The Public Finance Law Group PLLC.**

Mr. Ellis reported that this action will continue an existing sales tax that does not expire until June 2021. The approval by voters will allow this extension to immediately go into effect once the previous extension expires.

Mr. Dorsey moved to approve the Ordinance as presented, seconded by Mr. Curd.

Aye: Mr. Dorsey, Mr. Curd, Vice Mayor Gentges, Mr. Stuart, Mayor Copeland  
Nay: None  
Motion: Passed

- 16. Discuss and take action to approve a Resolution authorizing the calling and holding of a special election in the City of Bartlesville, Oklahoma, on Tuesday, April 7, 2020, for the purpose of submitting to the registered qualified electors of said City the question of approval or rejection of Ordinance No. 3522 of the City relating to the extension of a one-half of one percent (0.5%) excise tax (sales tax) through June 30, 2026, all as more fully set out in Ordinance No. 3522 of said City; and containing other provisions related thereto. Presented by Nate Ellis, The Public Finance Law Group PLLC.**

Mr. Ellis reported that this is the call for election for the extension of the one-half of one percent excise tax through June 30, 2026 on April 7, 2020.

Mr. Curd moved to approve the Resolution as presented, seconded by Mr. Stuart.

Aye: Mr. Curd, Vice Mayor Gentges, Mr. Stuart, Mr. Dorsey, Mayor Copeland  
Nay: None

Motion: Passed

**17. New Business.**

There was no new business to address.

**18. City Manager and Staff Reports.**

Mr. Bailey thanked the City Council, committees and all of the citizens who participated in the development of projects for the GO Bond and Half Cent Sales Tax Extension election. A committee will be formed to present to organizations who would like to hear about the projects. He added that this is the result of a tremendous amount of work and appreciated the City Council's engagement in the process. These projects will greatly affect the quality of life in Bartlesville, and he concluded that he is excited to get started on the campaign and the election. The Mayor concurred that the projects are good and he has heard many compliments on what has been chosen to bring before the voters.

**19. City Council Comments and Inquiries.**

Mr. Curd commented on how the work at Price Fields is starting to make progress. He is looking forward to the completion, which will not be this season, but the next. He added that the old lights at Price Field have been salvaged and will be used on the soccer fields.

Vice Mayor Gentges commented on how the Tower Center at Unity Square project is coming along despite the rainy weather. The call for artists for design of the water feature is now being considered by the committees.

Mr. Stuart commented on his ride-along with Fire Captain Guise the past weekend. Mayor Copeland again congratulated Captain Guise on his recognition this evening. Mr. Bailey concurred adding that the recognition was a long-time coming.

Mayor Copeland commented on the good job the City staff does and how they should not be taken for granted. There will be a snow event Tuesday evening, and Mr. Bailey reported that our Public Works Department is ready to sand the streets if needed.

**20. There being no further business to conduct, Mayor Copeland adjourned the meeting at 7:53 p.m.**

  
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Jason Muninger, City Clerk/CFO

  
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Dale W. Copeland, Mayor



**Bid Tabulation**  
**Water Utilities Building Renovation**  
 Bids Received - January 23, 2020

Legend

Staff recommends acceptance of bid

**Bid Package 2 - Interior Demolition (M&L)**

Subcontractor Name	GH Masonry (Bartlesville, OK)	Ark Wrecking (Tulsa, OK)
Base Bid Cost	\$49,500.00	\$76,410.00
Alternate #1 (shed - add)	\$4,500.00	\$10,780.00

**Bid Package 3 - Concrete (M&L)**

Subcontractor Name	GH Masonry (Bartlesville, OK)	KSL (Bartlesville, OK)	J Graham Const (Coffeyville, KS)
Base bid Cost	\$153,853.00	\$320,100.00	\$320,196.00
Alternate #1 (slab mtl bldg) - add	\$45,648.00	\$83,000.00	\$78,581.00
Alternate #2 (sidewalk - add)	\$26,760.00	\$26,000.00	\$42,690.00
Concrete Paving Unit Cost - 5"	\$5.75	\$6.00	\$7.00
Concrete Sidewalk Unit Cost - 4"	\$6.00	\$5.00	\$10.00
Concrete Curb & Gutter Unit Cost	\$18.00	\$20.00	\$27.00

Staff requesting a 15 day extension on accepting alternate contingent on the rebid results of the rejected bid packages.

**Bid Package 4 - Masonry (M&L)**

Subcontractor Name	GH Masonry (Bartlesville, OK)	Strong Masonry (Frontenac, KS)	Mathews Masonry (Stilwell, OK)
Base Bid Cost	\$65,392.00	\$77,440.00	\$99,500.00

**Bid Package 5 - Structural/Misc. Metals (M&L)**

Subcontractor Name	Bennett (Sapulpa, OK)
Base Bid Cost	\$47,200.00

**Bid Package 6 - Interior Architectural Woodwork (M&L)**

Subcontractor Name	Arnold Brothers (Beggs, OK)	REAL Cabinets (Bartlesville, OK)
Base Bid Cost	\$20,012.00	\$22,769.00

**Bid Package 6A - General Carpentry (M&L)**

Subcontractor Name	McAnaw (Bartlesville, OK)
Base Bid Cost	\$41,305.00

**Bid Package 7 - Metal Wall Panels/Metal Roofing Panels (M&L)**

Subcontractor Name	Vanguard (Broken Arrow, OK)	Cantrell (Choctaw, OK)	Tecta America (Muskogee, OK)	Alert Roofing (Erie, KS)
Base Bid Cost - skin/screw dwn	\$129,825.00	\$135,650.00	\$227,000.00	\$229,335.00
Alternate #1 Cost -skin/screw dwn	\$40,030.00	\$25,155.00	\$70,000.00	\$59,265.00
Alternate #5 Cost - SSR only	\$30,250.00	\$215,225.00	\$248,000.00	\$27,310.00

**Bid Package 7A - EIFS (M&L)**

Subcontractor Name	Talon (Tulsa, OK)	PT Enterprises (Catoosa, OK)
Base Bid Cost	\$10,860.00	\$12,620.00

**Bid Package 8 - Steel Doors & Frames (Material only)**

Subcontractor Name	Murray Womble (Owasso, OK)
Base Bid Cost	\$17,958.00

**Bid Package 8A - Wood Doors (Material only)**

Subcontractor Name	Windor (Tulsa, OK)	Precision Door (Owasso, OK)
Base Bid Cost	\$1,026.00	\$1,303.00

No bid received (the bids shown were received after bid opening). Per Section 61-119.1 of state law, staff requests authorization to negotiate contract



**Bid Tabulation**  
**Water Utilities Building Renovation**  
 Bids Received - January 23, 2020

Legend

Staff recommends acceptance of bid

**Bid Package 8B - Aluminum Framed Entrances and Storefronts (M&L)**

Subcontractor Name	Arch. Fab. (Bartlesville, OK)
Base Bid Cost	\$4,900.00

**Bid Package 8C - Door Hardware (Material Only)**

Subcontractor Name	Murray Womble (Owasso, OK)
Base Bid Cost	\$22,466.00

**Bid Package 8D - Doors & Door Hardware Install (Labor only)**

Subcontractor Name	McAnaw (Bartlesville, OK)
Base Bid Cost	\$3,967.00

**Bid Package 8E - Overhead Doors & Hardware (M&L)**

Subcontractor Name	Overhead Door (Tulsa, OK)
Base Bid Cost	\$25,333.00

**Bid Package 9 - Metal Framing, Gyp. Bd., Acoustical Panel Ceilings & Insulation (M&L)**

Subcontractor Name	Six Guns (Broken Arrow, OK)
Base Bid Cost	\$49,990.00
	Bennett/Cahill (Tulsa, OK)
	\$57,272.00

**Bid Package 9A - Flooring - Carpet, Tile & Resilient Base (M&L)**

Subcontractor Name	Architectural Firing (Prior, OK)
Base Bid Cost	\$15,371.00
	MACHT (Cashion, OK)
	\$20,439.00

**Bid Package 9B - Painting (M&L)**

Subcontractor Name	PT Enterprises (Tulsa, OK)
Base Bid Cost	\$96,584.00
Alternate #1 (shed - add)	\$5,645.00

**Bid Package 10 - Building Specialties & Accessories (M&L)**

Subcontractor Name	Murray Womble (Owasso, OK)
Base Bid Cost	\$15,375.00

**Bid Package 10A - Signage (M&L)**

Subcontractor Name	Arch Sign & Gphics (Yukon, OK)
Base Bid Cost	\$2,520.00
	Arch Sign Design (Owasso, OK)
	\$2,944.00

**Bid Package 12 - Window Coverings (M&L)**

Subcontractor Name	Contract Drapery (Tulsa, OK)
Base Bid Cost	\$1,810.00

**Bid Package 13 - Metal Building (M&L)**

Subcontractor Name	Vanguard (Broken Arrow, OK)
Base Bid Cost - structure only	\$30,000.00
Opt A: Alt. #1 Cost - struct/skin	\$69,270.00
Opt B: Alt. #1 Cost - struct only	\$29,240.00

Staff recommends to reject the bid due to the pricing exceeding the budget. Bid package will be rebid.

No bid received (the bids shown were received after bid opening). Per Section 61-119.1 of state law, staff requests authorization to negotiate contract

**Bid Tabulation**  
**Water Utilities Building Renovation**  
 Bids Received - January 23, 2020

Legend  Staff recommends acceptance of bid

**Bid Package 22 - Plumbing (M&L)**

Subcontractor Name	APSCO (Broken Arrow, OK)	Daigle (Bartlesville, OK)	APEX (Tulsa, OK)
Base Bid Cost	\$64,000.00	\$93,727.00	\$101,842.00

**Bid Package 23 - HVAC (M&L)**

Subcontractor Name	K & M (Tulsa, OK)	Mech. Air Sys. (Broken Arrow, OK)	Ernest. (Bartlesville, OK)	Air Comfort (Jenks, OK)
Base Bid Cost	\$96,891.00	\$107,559.00	\$124,243.00	\$127,014.90

**Bid Package 26 - Electrical (M&L)**

Subcontractor Name	GW Electric (Catoosa, OK)	Shoemaker (Tulsa, OK)	Holtz (Bartlesville, OK)
Base Bid Cost	\$148,485.00	\$163,800.00	\$167,088.00
Alternate #1 (shed - add)	\$26,345.00	\$35,660.00	\$14,925.00

**Bid Package 31 - Site Clearing & Earthwork (M&L)**

Subcontractor Name	KSL (Bartlesville, OK)		
Base Bid Cost	\$147,000.00		
Alternate #2 (sidewalk - add)	\$7,500.00		
Alternate #4 (grading for asphalt-add)	\$18,700.00		
Excav. Unsuit. Soils Unit Cost cy	\$20.00		
Install Suitable Soils Unit Cost cy	\$25.00		
Rock Excavation cy	\$220.00		
Concrete Paving Removal sf	\$3.00		

Staff recommends to reject the bid due to the pricing exceeding the budget. Bid package will be rebid.

**Bid Package 32 - Landscape (M&L)**

Subcontractor Name	Evans (Bartlesville, OK)	Grass Solutions (Catoosa, OK)
Alternate #3 Cost	\$21,050.00	\$23,633.87

**Bid Package 32A - Asphalt (M&L)**

Subcontractor Name	Brent Bell (Nowata, OK)	KSL (Bartlesville, OK)
Alternate #4 Cost	\$66,317.50	\$70,000.00

Staff requesting a 15 day extension on accepting alternates contingent on the rebid results of the rejected bid packages.

**Bid Package 32B - Fences & Gates (M&L)**

Subcontractor Name	Drytect (Tulsa, OK)	Claremore Fence (Claremore, OK)	Owasso Fence (Owasso, OK)	American Fence (OKC, OK)	Grass Solutions (Catoosa, OK)
Base Bid Cost	\$26,100.00	\$32,661.00	\$41,500.00	\$48,400.00	\$49,619.00

**Bid Package 33 - Site Utilities (M&L)**

Subcontractor Name	KSL (Bartlesville, OK)	
Base Bid Cost	\$10,900.00	

TOTAL OF ACCEPTED AND NEGOTIATED BIDS \$1,055,039.00

McANAW'S FEES ON ACPTD & NEGOTIATED BIDS (14%) \$147,705.46

TOTAL PROJECT COST (with CM fees and accepted/negotiated bids) \$1,202,744.46

AVAILABLE BUDGET \$1,493,500.00