



# CITY OF LAWTON

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FINANCE DEPARTMENT

May 10, 2024

**REQUEST FOR PROPOSAL  
CL24-016  
Property Insurance**

The City of Lawton is hereby amending the above-mentioned Request for Proposal (RFP) to revise the Property Schedule to reflect appraisal changes. The original bid documentation can be found on at the [City of Lawton website](#), the City Clerk's office at 212 SW 9<sup>th</sup> Street, Lawton, OK 73501 and on the [Bidnet Direct](#) website.

The following attachments are being revised in the Property Insurance bid documents:

- a. [City of Lawton Property Schedule Pages 31-39](#)  
Please use the revised property schedule attached to ensure accurate numbers in your proposal. Thank you!

In the event that it is necessary to further amend, revise or supplement any part of this RFP, additional addenda will be posted to the City's website as well as Bidnet Direct. The City will make a reasonable effort to provide the addenda to all bidders to whom the City provided the initial Invitation to Bid. The City is not responsible for any explanation, clarification, interpretation, or approval made or given in any manner except by written addenda issued by the City.

**ALL BIDDERS SHALL ACKNOWLEDGE AND INCLUDE THIS ADDENDA #1 AS PART OF THEIR SUBMITTAL PACKAGE.**

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**Colbie Garrett**  
Buyer, Financial Services

City of Lawton  
15-16 Property Schedule

	LOCATION	BUILDING	CONTENTS	Business Income	Equipment	Date Constructed	Construction	Total Area
1	City Hall Annex 102 S. 5th Street Purchasing Offices Computer Services Communication (E-911) Equipment City Attorney Municipal Court Accounting Offices	\$3,297,607	\$ 28,983.00 \$66,881 \$434,729 \$222,938 \$11,151 \$ 35,668.00 \$ 35,668.00			1960 - Renovated 1980	Brick & Concrete block; Steel Beam Roof	27,244 Sq. Ft
2	Town Hall (old Carnegie Library) 427 B Avenue	\$1,210,850				1930 - Renovated 1981	Brick & Limestone	11,048 Sq. Ft.
3	Police Station & Jail, (Including 4 each repeaters and 7 antennas)  10 SE 4th St, Lawton, OK	\$3,541,698	\$343,326			1966	Brick & Concrete block; Steel beam & Concrete beam roof	27,102 Sq. Ft.
4	McMahon Auditorium & Parking Area Lights 801 NW Ferris HVAC/Boiler a. Auditorium Sign House (Marquee) b. (1) 12' x 4' McMahon sign c. (2) 5' x 8' Curved routed & backed with acrylic signs d. (2) 8' x 14' cabinets with cutouts for Electronic Message Center & LED strips e. (1) Daktronics GT6-180x288-10-RGB-2V digital sign	\$ 4,806,425.00 \$1,824,302 \$3,758 \$7,875 \$13,020 \$14,112 \$70,589	\$312,114			1956	Steel reinforced concrete block & brick; Roof, built up metal deck w/ steel truss	28,370 Sq. Ft.
5	Community Theatre 1308 NW Bell, Avenue	\$754,045				1949		8,511 Sq. Ft.
8	Museum of the Great Plains 601 NW Ferris  Fine Arts Sculpture – "General Lawton" statue	\$6,897,805  \$137,796				1959 Expanded 1997 from 18,000 to 45,000sqft	Concrete block & brick, Steel beam roof  ***Electronic security & fire protective syst installed	39,834 Sq. Ft.
9	Museum of the Great Plains Machine Shed 601 Ferris	\$41,340						
10	Airport Administration Building and Waiting Room  3500 S.W. 11th	\$13,891,500	\$546,364			Core building built 1949; extensively renovated and expanded (1995-1996) Renovated 2010	Masonry, Non-Cumbustible	31,919 Sq. Ft.
11	Airport Hangar #1 3500 S.W. 11th, Lawton, Oklahoma	\$850,700	\$87,000					
12	Airport Hangar #2 3500 S.W. 11th	\$722,800						
13	Airport Hangar #3 3500 S.W. 11th Street	\$995,000						
14	Maintenance & SRE Building (formerly Sentry Bldg) 3500 S.W. 11th Street	\$1,737,829				1971 Renovation/Addition completed Oct 1, 2017	Prior value before renovation \$541,000	9,858 Sq. Ft.
15	Airport Hangar A 3500 S.W. 11th Street	\$559,800						
16	Airport Hangar D 3500 S.W. 11th Street	\$560,400						
17	Airport Hangar #4 3500 S.W. 11th Street	\$559,400						
18	Steel T Hangar G 3500 S.W. 11th Street	\$273,000						
19	Steel T Hangar H 3500 S.W. 11th Street	\$273,000						
20	Oversize T Hangar I 3500 S.W. 11th Street	\$397,900						
21	Hertz Rent-A-Car Service 3500 S.W. 11th Street	\$220,300						
22	Fire Station #2					2020		10,675 Sq. Ft.

City of Lawton  
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	1614 SW Bishop Rd	\$5,903,888	\$171,949					
23	Fire Station #1 623 D Avenue	\$1,833,178	\$320,362			1930	Brick, concrete & plaster; Built-up roof, hot mopped over steel.	12,217 Sq. Ft.
24	Fire Station #4 2409 Cache Road	\$567,468	\$13,509			1956	Concrete block, roof is hot mopped concrete	4,952 Sq. Ft.
25	Fire Station #3 901 NE Rogers Lane, Lawton, OK	\$559,950	\$12,384					
26	Fire Station #5 #1 N.W. 53rd	\$2,116,311	\$282,017			1964	Concrete block & brick; concrete hot mop roof	4,320 Sq. Ft.

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	LOCATION	BUILDING	CONTENTS	Business Income	Equipment	Date Constructed	Construction	Total Area
27	Fire Station #6 312 N.E. 45th Street	\$559,950	\$12,384			1969	Brick & Concrete Block w/ wood truss roof with composition shingles	5,292 Sq. Ft
28	Fire Station #7 801 N.W. 82nd Street	\$620,081	\$11,258			1981		
29	Fire Department Training Station 1701 W. Lee Blvd.	\$554,941	\$15,762					
30	Fire Department Drill Tower Rear - 1701 W. Lee Blvd.	\$41,340						
31	Old Fire Station #3 (Arts Council) 1701 Ferris	\$382,800						
32	Patterson Center 4 NE Arlington Avenuu	\$1,521,589	\$54,621			1940 major renovation in 1982, major renovation 1987	Wood Frame with wood truss roof	14,000 Sq. Ft.
33	Multi-Purpose Building (Owens Center) 1405 S. 11th Street	\$2,202,053	\$49,047			1971	Brick & Concrete Block w/ Steel Beam Roof	18,050 Sq. Ft.
34	Highland Park Cemetery Office 2205 1/2 Fort Sill Blvd.	\$108,700	\$12,500					
35	Garage & Tool Shed, Cemetery 2205 1/2 Fort Sill Blvd.	\$149,200	\$45,000					
36	Picnic Shelter Elmer Thomas Park 1 Mile North of City Hall	\$31,317	\$5,630					
37	Bath House at Swimming Pool 916 South 11th	\$252,800	\$1,500					
38	Elevated Water Tank (Industrial) 8800 W. Cache Road	\$3,225,669				1978	\$75,000 in contents included in building limit Steel; *One Million Gallon Capacity	60 Ft. in Diameter
39	Pump Station #1 (Pumps & Piping Included) 6705 Cache Road	\$1,060,753						
40	Water Tank on Ground 6705 NW Cache Road	\$5,010,748				1967	Steel; Seven Million Gallon Capacity	172 Ft. in Diameter
41	Pump Station #3 6705 NW Cache Rd Generator	\$805,437 \$107,755						
42	Pump Station #2 4700 Cache Road Generator	\$518,149 \$201,159						
43	Elevated Water Tank (East High Zone) 4700 East Cache Road	\$3,163,034				1977	\$25,000 in contents included in building limit Steel; *One Million Gallon Capacity	60 Ft. in Diameter
44	Elevated Water Tank S.W. 82nd Street	\$2,536,691					\$25,000 in contents included in building limit Steel	
45	Elevated Water Tank (North High Zone) Rogers Lane at N.W. 34th Street	\$3,181,824					\$40,000 in contents included in building limit Steel	

City of Lawton  
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	LOCATION	BUILDING	CONTENTS	Business Income	Equipment	Date Constructed	Construction	Total Area
46	Old Tire Storage Building 2100 SW 6th	\$61,500	\$7,500					
47	Wastewater Collection/Maint. Offices and Garage 2100 SW 6th	\$1,025,014	\$104,223			Shop built in 1940; renovated 1976		
48	Street Division/Solid Waste Offices 2100 SW 6th	\$476,100	\$130,000			1974		
49	Street Equipment Storage 2100 SW 6th	\$121,500	\$32,500					
50	Street Department Garage and Electronics/Metal Maintenance Building 2100 SW 6th	\$561,400	\$147,500					
51	Sewer Rehab Storage (Concrete Block Bldg) 2100 SW 6th	\$25,053	\$11,258					
52	Vehicle Washing Facility 2100 SW 6th	\$501,074	\$112,584					
53	Building Maintenance and Park Services' Offices/Shop Areas 2100 SW 6th	\$252,800	\$80,000					
54	Building Maintenance and Park Services' Storage 2100 SW 6th	\$104,200	\$50,000					
55	Water Distribution Warehouse/Shop/Office 2100 SW 6th	\$180,800	\$300,000					
56	Water Distribution New Storage/Maint area 2100 SW 6th	\$150,600	\$50,000					
57	Sewer Construction Maintenance Shop 2100 SW 6th	\$94,300	\$105,000					
58	Drainage Maintenance Building 2100 SW 6th Street	\$31,500						1,000 sq. ft.
59	Animal Shelter, Kennel Building/Office 2104 SW 6th	\$1,205,700	\$7,500			2014		
60	Lake Patrol Headquarters Lake Lawtonka 23510 State Hwy 58, N.W. of Lawton	\$194,300	\$27,500					
61	Maintenance Building, Lake Lawtonka 12 Miles N.W. of Lawton	\$157,100	\$65,000					

City of Lawton  
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	LOCATION	BUILDING	CONTENTS	Business Income	Equipment	Date Constructed	Construction	Total Area
62	Restrooms, Schoolhouse Slough 12 Miles N.W. of Lawton	\$232,100	\$1,000					
63	Boathouse, Lake Lawtonka 12 Miles N.W. of Lawton	\$101,600						
64	Water Filter Plant - All structures and appurtenances in and on the confines of, and which constitute, the Water Filter Plant. These include, but are not limited to: the main building, chlorine storage building, both clearwells, all valves, all pumps, transmeter building and transmeter, standby power auxiliary generator, security fence, motor fuel tanks, and three propane tanks.  82 Lake Drive, Medicine Park, OK 73557 Property in the Open (Lighting & Fencing) Sludge clarifier Backwash Basin Finished Water Pump Station Underdrain Pump Station Clearwell Lift Station Generator Raw Water Vault	\$45,805,645 \$101,553 \$1,396,122 \$1,470,092 \$1,757,026 \$59,773 \$2,090,486 \$197,214 \$747,599 \$145,674	\$142,124			1965-1967	Brick, Concrete Blocks, bolted steel;	141,662 Sq. Ft.
65	Restrooms East Camp Area Lake Lawtonka	\$62,635						
67	Restrooms Robinson's Landing Lake Lawtonka	\$171,100						
68	Recreation Facility (House) Lake Ellsworth	\$179,800						
69	Maintenance Building Lake Ellsworth	\$132,900	\$35,000					
70	Restrooms at Ralph's Trailer Park Lake Ellsworth	\$97,700						
71	Boathouse at Ralph's Trailer Park Lake Ellsworth	\$61,400						
72	Steel Warehouse & Garage Behind Comanche County Health Department 1010 South Sheridan	\$131,200						

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	LOCATION	BUILDING	CONTENTS	Business Income	Equipment	Date Constructed	Construction	Total Area
73	Maintenance Building at Landfill 5 Miles South of Lawton, 8902 SW 11th Street	\$1,896,331	\$12,229			2018	Red iron steel, sheet metal exterior. Office facilities constructed of cinder block exterior and sheetrock interior	7,250 sqft
74	Police Firing Range Target House 8 Miles S.E. of Lawton	\$91,100	\$11,500					
75	Police Firing Range Restroom & Storage 8 Miles S.E. of Lawton	\$88,600	\$22,500					
76	Wastewater Treatment Plant - All structures and appurtenances located on or in the confines of, and which constitute the Wastewater Treatment Plant. These include, but are not limited to, the Administration/Laboratory Building, Workshop, raw sewage pump house, sludge processing building, return sludge pump house, effluent pump house, phosphorus removal building, final filter building, gas chemical building, transformer building, and the generator building.  8104 SE 15th Street Property in the Open (Lighting & Fencing) Lab Building	\$322,779 \$1,809,878	\$257,716			1977-Major renovation 1987-88	Structures are mainly concrete or concrete block;	
	Influent Pump Station	\$2,466,181						
	Trickling Filter Clarifier 1	\$1,893,869						
	Trickling Filter Clarifier 2	\$1,893,869						
	Trickling Filter Clarifier 3	\$1,893,869						
	Trickling Filter Clarifier 4	\$1,893,869						
	Clarifier Splitter	\$32,213						
	Trickling Filter Pump Station	\$165,240						
	Trickling Filter 1	\$1,844,358						
	Trickling Filter 2	\$1,844,358						
	Trickling Filter 3	\$1,844,358						
	Trickling Filter 4	\$1,844,358						
	Trickling Filter Flume	\$113,581						
	Sampling Station Clarifier	\$33,645						
	North Blend Tank	\$311,748						
	South Blend Tank	\$311,748						
	Blend Tank Pump Station	\$910,784						
	Digester Building	\$2,233,177						
	North Digester	\$1,313,922						
	South Digester	\$1,313,922						
	Feb Basin	\$3,803,009						
	Primary Clarifier 1	\$1,893,869						
	Primary Clarifier 2	\$1,893,869						
	Clarifier Outlet	\$106,660						
	Primary Clarifier 3	\$1,893,869						
	Primary Clarifier 4	\$1,893,869						
	Clarifier Splitter	\$54,523						
	Primary Sludge Pump Station	\$385,001						
	Primary Effluent Pump Station	\$2,098,719						
	Secondary Splitter	\$33,884						
	Nitrification Clarifier 1	\$1,893,869						
	Nitrification Clarifier 2	\$1,893,869						
	Nitrification Clarifier 3	\$1,893,869						
	Nitrification Clarifier 4	\$2,130,335						
	Nitrification Clarifier 5	\$2,130,335						
	Nitrification Clarifier 6	\$2,130,335						
	Nitrification Clarifier Valve Vault	\$180,749						
	Plant Water Pump Station	\$290,750						
	Blower Building	\$1,033,312						
	Aeration Basin	\$9,547,848						
	Nitrification Clarifier Valve Vault	\$187,550						

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	LOCATION	BUILDING	CONTENTS	Business Income	Equipment	Date Constructed	Construction	Total Area
	Grit Separation Basin	\$1,219,073						
	Ras Pump Station	\$2,038,946						
	Chlorine Building	\$506,457						
	Sodium Bisulfite Building	\$355,415						
	Sludge Mixing Tank	\$238,016						
	Primary Chlorine Contact Basin	\$581,739						
	Chlorine Contact Basin 1	\$1,484,171						
	Chlorine Contact Basin 2	\$1,484,171						
	UV Building	\$2,544,446						
	Old Influent Building	\$1,110,265						
	Inversion Structure	\$182,181						
	Effluent Pump Station/Filter	\$3,452,009						
	Filter Backwash Pump Station	\$266,411						
	Sludge Processing Building	\$4,124,659	\$10,589					
	Generator	\$1,386,348						
	Shop/Electrical Building	\$873,233	\$27,309					
	Storage Building (old Ras)	\$26,026	\$10,589					
	Maintenance Building	\$166,255	\$20,064					
77	Public Library 110 S.W. 4th Street Fine arts, "Sunburst" sculpture	\$5,818,062 \$36,328	\$4,518,510			1971	Concrete or Built-up asphalt roofs Brick, steel frame, Steel Beam Roof	45,000 Sq. Ft.
78	McMahon Ball Park, Concession Building, Fences for fields and Lighting for 3 ball fields.	\$313,173						
79	Motor Vehicle Fuel Island 2100 S 6th Street Fuel Tank	\$75,161 \$25,053.00						
80	Mocine Park (Storage, Restrooms, and 3 pavilions). 9th Street & Douglas	\$183,300						
81	Greer Park: "Kid Zone" Play Facility and Lighting, Fencing, and Wind Screens for 8 tennis courts 489-539 NW 38th St	\$497,317						
82	Gate Control House at Lake Lawtonka Dam	\$41,340				1950		84 Sq. Ft.
83	Two Gate Control Houses at Ellsworth Dam	\$339,479						
84	Ellsworth Pump Station 918 NE Bonniefield Rd	\$2,963,451						
85	Pump Station (Lift Station) 67th & Lee Blvd.	\$12,229						



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	LOCATION	BUILDING	CONTENTS	Business Income	Equipment	Date Constructed	Construction	Total Area
86	Woodland Park (2 Pavilions, 1 restroom/storage) 13th & Garfield	\$72,656						
87	Water Distribution Division Office 2100 South 6th	\$112,100	\$80,000					
88	Salt Storage Building 2100 South 6th	\$431,300						
89	Blvd. of Lights Storage Building 212 SW 6th Street	\$42,592						
90	Police Vehicle Maintenance Building 2100 South 6th	\$103,300	\$5,000					
91	Sports Complex: lights, fencing, maint. building; 3 score-keeper 501 SW 52nd and Beta, Lawton, OK	\$866,859				1998		
92	Ball Fields, lighting, fences and Maintenance/Storage Buildings 17 SW G Avenue	\$244,275						
93	Kathleen Wyatt Nicholson Branch Library 1304 N.W. Kingswood	\$247,300	\$233,000					
94	Repeater and Antenna Top of South Mountain Lake Lawtonka, Oklahoma	\$21,296						
95	Storage Shed Lake Ellsworth Dam	\$10,022						
96	Pump Station #4 Hwy 49, Medicine Park Generator	\$2,047,655 \$254,186						
97	Chain Link Fence around Public Works Yard 2100 SW 6th	\$32,570						
98	Street Division Tire Storage Shed 2100 SW 6th	\$6,264	\$5,630					
99	Street Division Equipment Storage Shed 2100 SW 6th	\$6,264						
100	Fuel Tank City of Lawton Landfill 8902 SW 11th Street	\$5,011						
101	Perimeter Fencing (2 miles in length) City of Lawton Landfill 8902 SW 11th Street	\$93,952						
102	Sewer Rehab Office Building 2100 S.W. 6th Street	\$387,400	\$70,000					
103	Public Works Administration Building 2100 S.W. 6th Street	\$642,400	\$80,000			2000		
104	Engineering Storage Building 2204 S.W. 3rd Street	\$26,000	\$7,500					
105	Equipment Maintenance Shop Building 2215 S. W. 3rd Street	\$1,482,914	\$130,866			2001		
106	Hangar #5 (formerly Sterling Coach Hangar) 1602 SW Sterling Road	\$2,829,006						
107	Sewer Rehab/Construction Pole Barn West of Yard)	\$75,161	\$11,258					
108	Southeast Water Tower	\$3,163,034					\$25,000 contents included in building limit	

City of Lawton  
15-16 Property Schedule

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109	Southeast Water Treatment Plant 4596 SE 15th Street Property in the Open (Lighting & Fencing) Screening Facility Clarifier Building Filter/Admin Building Recycle Pump Station Clearwell Raw Water Vault Chemical Building Sludge Pump Station Finished Water Pump Station Raw Water Vault Ozone Building Storage Building Generator	\$193,863 \$451,694 \$3,164,959 \$4,933,438 \$188,861 \$1,554,920 \$168,581 \$3,209,462 \$93,536 \$1,775,516 \$197,094 \$2,066,028 \$56,432 \$143,999	\$105,896			8/3/2010	Concrete, Concrete Blocks	
110	Ellsworth House #1 Randal Hale Dr. Ralph's Resort	\$125,269	\$11,258					
111	Communication (E-911) Bldg 900 & Fire Training Center Bldg 800, Great Plains Tech Center, 4500 SW Lee Blvd		\$1,125,837					
112	New City Hall 212 SW 9th Street	\$33,050,500	\$2,076,668			1915 original Renovated 2010	Brick / Concrete Blocks	116,640 Sq. Ft.
113	Revenue Services Utility drive-thru pay station 212 SW 9th Street	\$508,073				2023		323.8 Ft
115	Armory Dome 600 NW Cache Rd	\$1,874,409				1995	Masonry, Non-Cumbustible	14,314 Sq. Ft.
116	Armory Out Buildings 600 NW Cache Rd	Building #1 - \$567,200 Building #2 - \$303,900 Building #3 - \$100,400	\$45,000 \$40,000 \$20,000					4638 sq ft 2301 sq ft 1600 sq ft
117	Reserve Center 600 NW Cache Rd	\$554,831				1995	Masonry, Non-Cumbustible	19,105 Sq. Ft.
	Police Impound Building 2100 SW 6th	\$83,100						2,640 sq ft
119	Building Maintenance Shop 2100 SW 6th	\$150,600	\$50,000					
120	Library Storage Shed - 2100 SW 6th	\$12,527						
121	HC King Center 1705 NW 20th St	\$1,607,452	\$61,865					
122	Fire Station No 8, 6006 SW Bishop Rd, Lawton, OK  6006 SW Bishop Rd	\$4,520,132	\$412,213			2017	Apparatus Bay 9000sqft; Sprinklered, Bldg includes Industrial Code that includes Fire Wall, Roof - standing metal seam; Walls - CMU constructed	16,205 sq ft
123	New Public Safety Building and Jail  100 S Railroad	\$39,319,891	\$5,076,809			2020	Non-combustible, Main building has 3 stories, north portion 2 stories, Fully sprinklered and fire alarms	100,178 sq ft
124	Support Building 303 SW Larrence Street	\$1,180,778				2020	1 story	6,600 sq ft
125	Central Mall Plaza  200 SW C Ave	\$40,000,000				1979 original Renovated 2004	Steel Frame Construction with a Masonry/brick veneer (Type 11B)	522,518 sqft
126	New Farmer's Market  77 SW 4th Street	\$2,315,250				2022	Masonry Non-combustible, Steel frame & brick, Type 2B Construction	11,912 sqft
127	Lake Lawtonka Convenience Store					2000	Concrete construction	2,096 sqft

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	195 Slough House Rd, Lawton, OK 5,000 gal above ground tank/2 analog pumps & plumbing	\$378,000 \$168,000						
128	5 Dry Storage buildings that house 96 individual garage style door units Lake Lawtonka	\$1,365,000				2000	Metal construction	
129	7 Wet Stall Storage buildings that house 57 storage slips Lake Lawtonka	\$577,500				2000	Metal, wood & floating styrofoam construction	
	<b>Builder's Risk-</b> City Hall Main building renovations	\$7,985,773						
	<b>Builder's Risk-</b> Parking Lot	\$446,762						
	Equipment (see separate tab for list)				\$6,840,048			
	Blanket Business Income			\$2,475,000				