



## CITY OF NORMAN, OK STAFF REPORT

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**DATE:** 11/9/21

**REQUESTER:** Nate McNeely, Engineering Assistant

**PRESENTER:** Shawn O'Leary, Director of Public Works

**ITEM TITLE:** CONSIDERATION FOR APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CHANGE ORDER NO. ONE TO CONTRACT K-2021-120: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND RUDY CONSTRUCTION COMPANY INCREASING THE CONTRACT AMOUNT BY \$20,734.80 FOR A REVISED CONTRACT AMOUNT OF \$155,584.80 FOR THE 2021 CAMPUS CORNER CAPITAL IMPROVEMENT PROJECT, FINAL ACCEPTANCE OF THE PROJECT, FINAL PAYMENT IN THE AMOUNT OF \$27,477.30 AND BUDGET TRANSFER AS OUTLINED IN THE STAFF REPORT.

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### BACKGROUND:

The developers and the local business community in the Campus Corner area (the “community”) requested City support in addressing infrastructure improvements. This area runs east & west from Asp Avenue to University Boulevard and north & south from Boyd Street to White Street. The community brought forth a presentation of 30 areas that required repair/replacement of curbs, sidewalk and ADA ramps. Engineering Division staff surveyed the area, and identified significantly more areas that required remediation. To control project costs, City staff developed a project package which included the 30 identified areas plus 11 additional areas.

A critical element of this project was rapid mobilization and project execution to ensure the work was complete and contractors were demobilized by August 13, 2021, when University of Oklahoma students and their families would return for the Fall 2021 semester. Due to this time constraint, this project moved swiftly from customer request to complete project package and bid solicitation in less than a week. The available budget for this project was \$200,000 from the Capital Fund, Community-Neighborhood Improvements, Construction (Account 505-93373-46101; Project CD0001). This portion of the project addressed the sidewalk, curb, approaches, ramps and parking pay station pads for the Campus Corner improvement initiative.

City Council awarded the contract to Rudy Construction Company on May 25, 2021 in the amount of \$134,850; construction began on June 4, 2021, and was complete by the end of July.

## **DISCUSSION:**

This project had a 15.38% project overrun, resulting in a final cost of \$155,584.80. This \$20,734.80 overrun was due to a couple of factors. First, unforeseen site conditions in this aged town area were exposed during the excavation phase of this project. Specifically:

1. An underground concrete utility vault and concrete access lid were found to be compromised and presented a hazard to pedestrians and a vulnerability to our underground utilities. Although this hazard was unrelated to the project, it required an immediate emergency repair at City cost and Engineering Staff approved the reconstruction by the contractor on site to make the needed repair and avert a work stoppage. The cost of this repair was \$8,000.
2. 26 additional utility covers were found to be detached from their columns and/or required resetting flush with the slope of the new sidewalk to mitigate tripping hazards. The cost of these corrections was \$5,565.

Additionally, a portion of this project was contingent upon obtaining right-of-way from a property owner to relocate a property-owned pipe-rail fence and constructing City-maintained ADA compliant sidewalk along the south-side of White Street. The City and property owner could not reach a legal agreement, and City efforts were redirected to another area identified during the project's pre-development survey. This was considered to be a low-risk/high-reward modification due to: condition of the area, electrical improvements & parking pay station implementation costs being lower than projected.

## **RECOMMENDATION NO. 1:**

Staff recommends the approval of the attached FYE 2021 Campus Corner Capital Improvement Project Change Order No. 1, increasing the original contract by \$20,734.80. Funds are available in the Capital Fund, Citywide Sidewalks and Trails, Construction (Account 505-91179-46101; Project TC0262).

## **RECOMMENDATION NO. 2:**

Staff recommends approval of final acceptance and payment by:

- The transfer of the Change Order No. 1 amount of \$20,734.80 from Citywide Sidewalks (Account 505-91179-46101; Project TC0262) to Community-Neighborhood Improvements (Account 505-93373-46101; Project CD0001).
- Final payment in the amount of \$27,477.30 from Community-Neighborhood Improvements (Account 505-93373-46101; Project CD0001)