



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/22/2024

REQUESTER: Ken Giannone, Capital Projects Engineer

PRESENTER: Ken Giannone, Capital Projects Engineer

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CHANGE ORDER ONE TO CONTRACT K-2324-70: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND KRAPFF-REYNOLDS CONSTRUCTION CO., IN THE NET AMOUNT OF -\$180,336, FOR THE SEWER MAINTENANCE PROJECT - 2019.

BACKGROUND:

In 2001, the citizens of Norman approved a five dollar (\$5) per month sewer maintenance fee to provide for the systematic replacement of aged and deteriorating neighborhood sewer lines. The FYE 2019 Sewer Maintenance Project (SMP-19) study area is shown on the attached map. After extensive study by Norman Utilities Authority's (NUA's) Consultant, Parkhill, and by NUA Sewer Line Maintenance Division and Utilities Engineering staff, the sanitary sewer lines within the study area were categorized into segments requiring replacement, rehabilitation using pipe-bursting, rehabilitation using cured-in-place-piping, or no action due to the pipe and appurtenances being in good condition.

As illustrated on the map, the SMP-19 study area is generally bounded by Lindsey Street to the north, 24th Avenue SW to the west, Highway 9 and Westbrooke Terrace to the south, and Berry Avenue to the east. It will replace over 32,000 linear feet (6.1 miles) of old sewer lines and rehabilitate or replace more than 150 manholes. This project was advertised on September 14 and 21, 2023, and bids were opened on October 5, 2023. Krapff-Reynolds Construction Company (KRCC) of Oklahoma City, Oklahoma was deemed the lowest and best bidder, and a contract in the amount of \$5,468,900.50 was awarded to them on November 14, 2024. Notice to Proceed was issued to KRCC on February 15, 2024 (which results in a Contract Completion Date of August 18, 2025), and work on the project commenced immediately thereafter.

DISCUSSION:

Since the contract was awarded, several potential changes in the work have arisen. First, after inspection of the manholes slated for rehabilitation under this project, KRCC made a value engineering proposal to NUA, proposing to replace the specified epoxy coating material in certain manholes with a cementitious material that would provide roughly equivalent protection for a lower price. They also proposed to reuse existing manhole rings and lids when they are in reasonably good condition rather than replace them in all manholes being rehabilitated. NUA has evaluated this proposal and agrees that this would result in equivalent condition in all rehabilitated manholes for a substantial cost savings. Cost changes would be as outlined in the following table:

Decrease Quantity of Contract Line Item 13, <i>Seal & Coat Manhole with New Ring and Lid to 6-Foot Depth</i> , by 136 Manholes	-\$428,400
Decrease Quantity of Contract Line Item 14, <i>Seal & Coat Additional Manhole Wall Greater than 6-Foot Depth</i> , by 242 Vertical Feet	-\$106,480
Create New Line Item 13A, <i>Seal & Coat Manhole to 6-Foot Depth using Strong MS-2C Cementitious Coating</i>	\$142,200
Create New Line Item 13B, <i>Replace Manhole Ring & Lid</i>	\$10,000
Create New Line Item 14A, <i>Seal & Coat Additional Manhole Wall Greater than 6-Foot Depth using Strong MS-2C Cementitious Coating</i>	\$66,000
Net Cost for Manhole Value Engineering Changes =	-\$316,680

In addition to the manhole value engineering changes, Norman Utilities Authority Line Maintenance staff recently identified approximately 1,389 linear feet (LF) of additional 8" sewer line adjacent to this project that are in very poor condition and in need of immediate rehabilitation. Because of the critical nature of the work, NUA proposes to have KRCC complete this work using Contract Line Item 8, *Pipe Bursting – 8-Inch*, which has a bid unit price of \$96/LF, for a total extra cost not to exceed \$133,344 (1,389 LF x \$96/LF = \$133,344).

Lastly, the Contract calls for KRCC to include reconnection of 4" sewer services from using no more than 10 LF of 4" PVC service line in their cost to replace sanitary sewer mains. However, in order to avoid unanticipated conflicts with existing utilities or other existing structures adjacent to the easement, KRCC has, in some cases, been required to use more than 10 LF to reconnect the sewer service. NUA proposes to reimburse KRCC for this extra work if it occurs, by creating a new line item for installation of 4" sanitary sewer service in excess of 10 LF from the sewer main. A unit price of \$30/LF has been negotiated for this new line item, and it is estimated that no more than 100 LF will be needed to complete the project, resulting in a total extra cost not to exceed \$3,000 (100 LF x \$30/LF = \$3,000).

Total net cost of this Change Order is estimated at -\$180,336.00 (-\$316,680 + \$133,344 + \$3,000 = -\$180,336) or a 3.3% reduction of the contract total. This will decrease the total contract price to \$5,288,564.50 (\$5,468,900.00 - \$180,336.00 = \$5,288,564.50). There will be no change in Contract Time so Contract Completion Date would remain August 18, 2025.

RECOMMENDATION:

Staff recommends that Change Order 1 to Contract K-2324-70, Project WW0321, Sewer Maintenance Project – 2019 (Project WW0321), in the net amount of -\$180,336 be approved.