



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/22/2023

REQUESTER: Rachel Croft, Capital Projects Engineer

PRESENTER: Rachel Croft, Capital Projects Engineer

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT TWO TO CONTRACT K-2122-115: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND CROSSLAND CONSTRUCTION COMPANY, INC., DECREASING THE CONTRACT AMOUNT BY \$100,000 FOR A REVISED CONTRACT AMOUNT OF \$8,407,307.32 FOR THE NEW LINE MAINTENANCE BUILDING AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

A new Line Maintenance Facility will allow the Water and Sewer Line Maintenance Divisions to more efficiently accomplish their mission. The facility will be located northwest of the Water Treatment Plant on the former Hall Park wastewater lagoon site, which was recently platted to accommodate the new Emergency Communication and Operations Center (ECOC). The existing facility is located on the North Base property adjacent to the Fleet offices and vehicle servicing areas. Vacation of the existing Line Maintenance space may help alleviate demands by Fleet and other City departments for additional space at the North Base property.

The Line Maintenance Division currently consists of 59 existing employees including 6 administrative staff, 25 water line maintenance employees, 18 sewer line maintenance, and 10 water meter employees. The project will consider expected growth of the division over the next 20 years. The existing main building (11,000 square feet) contains administrative offices, an employee breakroom and training area, as well as inadequate restroom and laundry facilities. Separate buildings are provided for storage and repair of (1) wastewater pumps, piping and repair parts (2,000 SF), (2) fire hydrants, water meters, piping and repair parts (1,200 SF) and (3) emergency generation equipment (400 SF).

Contract K-1920-109 was negotiated and approved by the Norman Utilities Authority (NUA) on January 28, 2020 with Barrett L. Williamson Architects in the amount of \$124,550. Amendment 1 to this contract in the amount of \$261,800 was approved by the NUA on September 28, 2021 which included proceeding to final design, bidding, construction, and record document services and to account for the increased size of the facility.

On January 18, 2022, the Norman Municipal Authority/City of Norman awarded Contract K-2122-88 with Crossland Construction Company, Inc. for the ECOC facility. On April 26, 2022, the

NUA/City of Norman awarded Contract K-2122-115 to Crossland Construction Company, Inc., in the amount of \$14,650 for preconstruction services for the Line Maintenance Facility. Crossland was selected for the Line Maintenance Facility due to their expertise and due to their work on the adjacent ECOC that will result in efficiencies between the projects.

Following bidding, staff approved Alternate 1 on October 7, 2022 to Contract K-2122-115 for a Guaranteed Maximum Price (GMP) of \$8,492,657.32 that incorporated the base bid plus Alternates 1, 2, and 9. The additional bays provide sufficient space for the facility now and into the future and this will be the most economical time for this work. Alternate 9 will be jointly funded by NUA and the ECOC project so it was bid as an alternate for transparency but is a needed item for completion of the project since it is the main drive to the Line Maintenance and ECOC facilities, and stormwater detention is required for any construction.

DISCUSSION:

Following approval of Amendment 1 to K-2122-115 in October 2022, construction on this project began and has been ongoing since. The entire project is slated to be complete in November 2023. Amendment 1 included contingency and allowances for the project which, based on the current stage of the contract, don't appear to be necessary for completion of the project.

Additionally, this contract did not include services for security cameras, access control, and low voltage. Staff obtained a proposal from TransTel to do the low voltage work for this project in the amount of \$81,646.43. There is \$1,933.75 and \$7,604.61 currently available in the project Construction accounts in the Water Fund (Account 31995521-46101; Project WA0329) and Wastewater Reclamation Fund (Account 32995521-46101; Project WW0329), respectively, which is not sufficient for funding this work. In order to fund the low voltage requirements, staff has proposed to decrease the Construction Manager at Risk (CMaR) contract with Crossland by \$100,000 (\$25,000 from Contingency and \$75,000 from Allowance) and pay Trans-Tel with the freed up funds. The following describes this in greater detail:

1. Decrease CMAR contract K-2122-115 by \$100,000
 - a. Original contract: \$8,507,307.32
 - b. Revised contract if approved: \$8,407,307.32
2. Water Fund Line Maintenance Facility Construction Account
 - a. Current Balance - \$1,933.75
 - b. Revised Balance if approved: \$51,933.75
3. Wastewater Reclamation fund Line Maintenance Facility Construction Account
 - a. Current Balance - \$7,604.61
 - b. Revised Balance if approved - \$57,604.61

RECOMMENDATION:

Staff recommends the NUA approve Amendment 2 decreasing Contract K-2122-115 with Crossland Construction Company, Inc., in the amount of \$100,000 for a revised contract amount of \$8,407,307.32 for the Line Maintenance Facility Construction Project