



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 1/10/2023

REQUESTER: Wade Thompson, Parks and Facilities Manager

PRESENTER: Jason Olsen, Parks and Recreation Director

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, ADOPTION, REJECTION, AND/OR POSTPONEMENT AMENDMENT NO. 1 TO CONTRACT K-2122-81 BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY AND CROSSLAND CONSTRUCTION COMPANY, INC., FOR GRIFFIN PARK PHASE V OF THE GRIFFIN PARK REMODEL PROJECT, FINAL PAYMENT IN THE AMOUNT OF \$61,399.28 AND FINAL ACCEPTANCE OF THE PROJECT.

BACKGROUND:

In October 2015, Norman residents passed the Norman Forward initiative, which funded various projects through a ½% sales tax increase over 15 years. Included in Norman Forward is an upgrade of the Griffin Park Soccer Complex. Eventually, all of the Griffin Park sports fields will be converted to soccer and will include the creation of 22 youth fields. The Griffin Park fields were built originally with a crowned or curved surface, which was the preferred construction at that time. The Norman Youth Soccer Association approached the City of Norman with this project, requesting a more current soccer field design that calls for a flat playing surface. A flat surface enhances the flow and speed of the game. Changing the grade and resurfacing, as well as removing the old drainage areas and addition of ADA accessibility between the fields, enhances the visibility and overall experience for fans and players

DISCUSSION:

On December 14, 2021, the Norman Municipal Authority approved Contract K-2122-81 with Crossland Construction to provide construction management at-risk (CMaR) service for the Griffin Park Remodel Project. The initial contract amount of \$14,450 was approved to provide pre-construction services which included plan review, scheduling, and bidding services.

On January 27, 2022, Guaranteed Maximum Price (GMP) #1 bids were opened for demolishing existing site structures; re-painting the silos; earthwork; site concrete; fencing and landscape; Irrigation; and plantings for \$1,074,392. This GMP also included construction contingency (\$32,232), general conditions (\$137,040) for phase V of construction, and indirect costs, which include bonding, insurance, and CMaR fees (\$127,306) for a total of \$1,370,970.

On February 8, 2022, AMD #1 for Contract K-2122-81 with Crossland Construction was approved by NMA to begin construction of Phase V of the Griffin Park Remodel Project.

On November 1, 2022, the project reached substantial completion. Crossland Construction has completed all work under Contract K-2122-81 AMD #1.

Ten pay applications were submitted and approved throughout the project, totaling \$1,109,040.85 to the contractor, \$118,944.08 in owner-direct payment invoices, and a contingency reimbursement for \$142,985.07. The Parks Department recommends that the project contingency be returned to the Norman Forward Griffin project balance to ensure there is enough funding to finish the NORMAN FORWARD Griffin Park Soccer Complex project. The final payment application submitted by the contractor on December 21, 2022, is in the amount of \$61,399.28. Adequate funds are available for this contract in the Griffin Park Remodel project, Construction (account 51796639-46101; project NFB001).

RECOMMENDATION:

1. Staff recommends that The Norman Municipal Authority accept the NORMAN FORWARD Griffin Park Phase 5 – Northeast Field Improvements Project as final and approve payment in the amount of \$61,399.28 to Crossland Construction. Funding is available in the Norman Forward Griffin Park Phase V of the Griffin Park Remodel Project, Construction (account 51796639-46101; project NFB001).
2. Staff recommends that the \$142,985.07 project contingency be returned to the Norman Forward Griffin project balance.