



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/24/2023

REQUESTER: Brenda Hall

PRESENTER: Brenda Hall, City Clerk

ITEM TITLE: CONSIDERATION OF APPROVAL, ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT NO. FOUR TO CONTRACT K-1920-133: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, THE NORMAN MUNICIPAL AUTHORITY, AND CROSSLAND CONSTRUCTION COMPANY, INC., INCREASING THE GUARANTEED MAXIMUM PRICE BY \$3,500,000 TO PROVIDE FOR THE GUARANTEED MAXIMUM PRICE FOR THE CONSTRUCTION OF THE NORMAN MUNICIPAL COURT PORTION OF THE MUNICIPAL COMPLEX RENOVATION PROJECT AND BUDGET APPROPRIATION AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

City Council and Norman Municipal Authority, in its meeting of March 12, 2020, approved Contract K-1920-133 with Crossland Construction Company, Inc., in the amount of \$32,390, to provide Construction Manager at Risk Services (CMaR) for the Municipal Complex Renovation Project. On March 23, 2021, Amendment No. One was approved by Council to establish the guaranteed maximum price (GMP) of \$6,392,330 for the Development Center portion of the project. On October 26, 2021, City Council approved Amendment No. Two to K-1920-133, setting a GMP of \$667,562 for the City Hall portion of the project. Amendment No. Three to K-1920-133 in the amount of \$492,185.38 covered additional costs related to asbestos removal in the Development Center portion of the project.

DISCUSSION: Construction bids for the Norman Municipal Court were opened on January 5, 2023. Initial review appeared bids to have been over the project budget; however, once staff met with the Project Team and conducted a “value engineering” (potential cost savings identification) process to alter some materials without reducing the quality of the end product, the GMP is now within budgeted funds.

A guaranteed maximum price (GMP) of \$3,500,000 for construction has been established for this project and can be awarded by amendment to this current project. \$3,307,325 of the 2008 Bond funds remain unappropriated for this project and are planned to go towards construction of the new Municipal Court building. Additional funds to cover the remaining costs are budgeted in the Municipal Complex Renovation/Expansion, Construction (Account 50196644-46101; Project BG0075).

RECOMMENDATION: Staff recommends City Council approve Amendment No. Four to Contract K-1920-133 with Crossland Construction Company, Inc., increasing the Municipal Court GMP by \$3,500,000. Staff further recommends \$3,307,325 be appropriated from Capital Fund Balance – 2020A GO Bond (Account 50-29000) to Municipal Complex Renovation/Expansion, Construction (Account 50196644-46101, Project BP0045).