



CITY OF NORMAN, OK  
**STAFF REPORT**

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**MEETING DATE:** 10/26/2021

**REQUESTER:** Brenda Hall

**PRESENTER:** Brenda Hall, City Clerk

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT NO. TWO TO CONTRACT K-1920-133: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, THE NORMAN MUNICIPAL AUTHORITY, AND CROSSLAND CONSTRUCTION COMPANY, INC., INCREASING THE CONTRACT AMOUNT BY \$667,562 TO PROVIDE FOR THE GUARANTEED MAXIMUM PRICE FOR CONSTRUCTION SERVICES FOR BUILDING 201 (CITY HALL) PORTION OF THE MUNICIPAL COMPLEX RENOVATION PROJECT, PROJECT AGENT R-2122-49 AND BUDGET TRANSFER BETWEEN PROJECTS.

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**BACKGROUND:**

City Council, in its meeting of January 22, 2019, approved Contract K-1819-99 with the McKinney Partnership Architects (McKinney) to provide the initial assessment and schematic design services related to the renovation of the Norman Municipal Complex. On March 24, 2020, the City Council and the Norman Municipal Authority approved Contract K-1920-133 with Crossland Construction Company, Inc., to provide Construction Manager at Risk Services (CMaR) for the entire Municipal Complex Renovation Project.

Construction Manager at Risk is a process where the City of Norman (“Owner”) hires a Construction Manager to handle all of the bidding of the different sections of the work and all the subsequent construction activity for the project for a Guaranteed Maximum Price (GMP). The GMP is subsequently considered as an amendment to the CMaR contract after the most responsible bids are secured through the proper bidding procedures that govern public projects. Project bids are sealed and opened consistent with the City’s bidding policies. This method allows the CMaR to work for the Owner while they gather bids from their best pre-qualified vendors and subcontractors, who have a history of working with the CMaR. This can deliver better bid pricing to a known project manager. Also, the CMaR process often maximizes opportunities to get participation from local, smaller sub-contractors and can result in quicker project delivery without change orders, due to the GMP agreed-on at the time of awarding the construction contract(s) to the CMaR.

**DISCUSSION:** The Municipal Complex Renovation Project includes the renovation of all buildings on the Municipal Campus located on Gray Street. The former Norman Public Library,

Central building will become the Development Center housing all departments included in the development process, to create a seamless method for applicants going through that process. The vacating of those departments from other buildings on the Municipal Complex campus will allow for renovations for a new Municipal Court building and improvements to the Police Department (“Building B”), Human Resources (“Building C”), and City Hall to address space needs for each department and City function.

Construction bids were opened for the City Hall portion of the project on October 14, 2021. The overall base bids received from subcontractors total \$426,435. Through this project, a guaranteed maximum price (GMP) of \$667,562 for construction and project oversight has been established and can now be awarded by amendment to the current contract. The GMP includes pricing for all items of work, as well as the CMaR’s general conditions, materials for job site, and project overhead.

Funding for City Hall in the amount of \$656,215 is included in Municipal Complex Renovation/Expansion, Construction (Account 50196644-46101; Project BG0075); in the amount of \$100,000 in Painting Municipal Complex, Construction (Account 50196677-46101; Project EF0169); and \$51,800 in ADA Compliance Audit and Repair, Construction (Account 50592206-46101; Project TC0038). Funds are proposed to be re-allocated from the painting account and ADA projects to the Municipal Complex Renovation/Expansion Project account.

Project Management consultants, ADG, have participated throughout the entire process up to our current point of beginning construction of the project. Further, the amendment documents have been reviewed and approved by the City Attorney’s Office.

**RECOMMENDATION:** It is recommended that City Council approve Amendment No. Two to CMaR Contract K-1920-133 with Crossland Construction Company, Inc., in the amount of \$667,562 for the City Hall portion of the Municipal Complex Renovation Project, adoption of Project Agent Resolution R-2122-49 granting tax-exempt status, and the transfer of funds as outlined above.