



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/18/2022

REQUESTER: James Briggs, Park Development Manager

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT NO. THREE TO CONTRACT K-1819-132: BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY AND FLINTCO, L.L.C., INCREASING THE CONTRACT AMOUNT BY \$153,635.64 FOR A REVISED CONTRACT AMOUNT OF \$8,450,093.64 TO PROVIDE CONSTRUCTION OF THE NORMAN FORWARD YOUTH BASEBALL/SOFTBALL AND ADULT SOFTBALL IMPROVEMENTS PROJECTS AT REAVES PARK.

BACKGROUND:

In October of 2015, Norman residents passed the Norman Forward initiative, funding various projects through a ½% sales tax increase over 15 years. In the Norman Forward initiative was a project to renovate Reaves Park to be the home for all youth baseball and softball leagues in Norman. Also included was a project to build new adult softball fields and youth football fields at a new “Community Sports Park” on land to be purchased by the City.

On February 9, 2019, City Council approved Contract K-1819-132 with Flintco, L.L.C. (Flintco) to provide construction management at-risk (CMaR) services for the Reaves Park Renovation and Griffin Park Phase III projects. The initial contract amount of \$55,000 was approved to provide pre-construction services for both projects, including plan review, design assistance, bidding services, and value engineering. Subsequently, Amendment Number 1 to Contract K-1819-132 was awarded to Flintco on July 23, 2019, in the amount of \$789,352 for the Griffin Park Phase III Construction. That work has been completed.

The Community Sports Park project was set up with a total budget of \$2.5 million, which is inadequate to deliver the stand-alone project initially envisioned for the adult softball and youth football programs. Additional funding was proposed in a General Obligation Bond issue considered on August 25, 2020, which was unsuccessful. As a result, the citizen Ad Hoc committees for the Community Sports Park, Ruby Grant Park, and Reaves Park Complexes determined that the adult softball improvements could be incorporated as part of the Reaves Park project. Further, the Ad-Hoc committees recommended that youth football improvements could be included as part of the Ruby Grant Park project. The Ruby Grant youth football has been completed, as designed and funded from a portion of the Community Sports Park project.

The design firm for Reaves Park (Halff Associates) worked to make design changes to the park plan to include modifications to the existing six softball fields in Reaves to be utilized by both the adult and the youth softball programs. Once the redesign was completed, the Parks Department worked with Flintco and Halff to develop a cost estimate to determine how much of the funding initially proposed for the Adult Softball portion of the New Community Sports Park project would need to be used for the improvements at Reaves Park to allow youth and adult softball leagues to co-exist at the park.

On September 28, 2021, City Council approved Amendment Number 2 to Contract 1819-132; and awarded \$7,452,086 to Flintco for the Reaves Park Renovation Project Construction. That cost included all demolition work (including demolition of the existing park maintenance facilities), earthwork, utilities, construction of a new 4-plex of youth ballfields including a concession and restroom building, all concrete and asphalt work for the new walkways, park road, and parking lots, lighting, tree planting, fencing, and site amenities, as shown in the attached plan. Several add-alternates were included in that award for vendor power pedestals (for Medieval Fair and other events), concrete header curbs along the main park road, trees, and irrigation. Also included was the park road and construction of an additional “west parking lot,” as shown on the park masterplan. Also included in the bid were all project requirements and general conditions, contractor fees, insurance costs, bonding, and a 3% contingency for the project as described in the GMP Budget that was provided at that time. The work is ongoing, with an anticipated completion before the spring of 2023, baseball/softball seasons start practicing in February 2023.

DISCUSSION:

Once the project started, we have had bi-weekly meetings with the Owner, Architect, and Contractor (OAC) to discuss project status and review all project constraints and potential contingency changes, as is common practice with all of the NORMAN FORWARD Projects. To keep the project on schedule, there have been several items of work approved to be paid for from the built-in contingency awarded with the GMP for Reaves Park. However, some of the work items that have been identified thus far should more accurately be identified as “additional work” requested by City staff during the project.

Specifically, there have been five costs identified since construction began that are currently shown in the “contingency” ledger of the OAC notes. Those items are: 1) costs associated with changes in the Civil Engineering-related earthwork, as required by a more detailed review of the drainage report once construction had been awarded (\$18,365.96); 2) additional cost for work by a utility sub-contractor to change construction methods, at City’s request (\$30,480); 3) Construction of a redesigned sidewalk and drainage structure tie-in at Jenkins Avenue/Wadsack Drive intersection as a partial solution for that intersection that will be completed during the Jenkins Avenue widening project that was not part of the original design for Reaves Park (\$20,198.96); 4) Addition of handrails at two headwalls close to the new park road, as per suggestion of city inspection during construction (\$6,370.32); and, 5) several costs associated with changes to the construction details for the new ballfields, restroom/concession building, bleacher shade covers, sidewalks, park furnishings and fixtures that were recommended and/or requested as part of the building permit review of the plans, that was completed after the GMP work had begun in September, 2021, (all items being changed were reviewed at the OAC

meetings, while demolition and initial site grading and drainage work was happening) (\$78,220.40).

These items amount to \$153,635.64, which is being proposed here to be paid for from the remaining balance in the project budget. Those funds not initially awarded to Flintco for the original GMP are being utilized as needed to hire additional contractors at Reaves Park to do further work on park fencing, paving, existing ballfield building improvements, and other smaller projects that are outside of Flintco's and Halff Associates' scope of work. We will continue to do other small improvement projects to the Reaves athletic fields with the remaining budget as they are identified during the playing season by our staff or our league operator (Ballclubs of Norman).

Our Program Managers from ADG have participated in developing the revised Reaves Park Youth and Adult fields plan and agree with the proposed GMP Amendment Number 3. Further, the amendment documents have been reviewed and approved by the City Attorney's office.

Adequate funds are available for this contract in the Norman Forward Sales Tax Fund, New Community Sports Park project; Construction (account 51794442 - 46101; project NFB005).

RECOMMENDATION:

It is recommended that City Council approve Amendment #3 to CMaR Contract K-1819-132 with Flintco Construction Company in the amount of \$153,635.64 for all material, labor, associated costs, fees, and all other expenses described herein for the Reaves Park Improvements project for the Parks and Recreation Department.