



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/11/2022

REQUESTER: Joseph Hill, Streets Program Manager

PRESENTER: Shawn O'Leary, Director of Public Works

ITEM TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER NO ONE TO CONTRACT K-2122-89: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND PARATHON CONSTRUCTION, L.L.C., INCREASING THE CONTRACT AMOUNT BY \$16,227 FOR A REVISED CONTRACT AMOUNT OF \$332,090.50 FOR THE MCCULLOUGH STREET AND ALLEY RECONSTRUCTION PROJECT, AND BUDGET TRANSFER AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

On Tuesday, April 6, 2021, Norman residents authorized the 2021-2026 Street Maintenance Bond Program, which includes the issuance of \$27 million in bonds to fund the resurfacing, rehabilitation and reconstruction of neighborhood streets. The five categories of street maintenance include (1) Urban Asphalt Street Rehabilitation, (2) Urban Concrete Street Rehabilitation, (3) Urban Road Reconstruction, (4) Rural Road Rehabilitation, and (5) Preventive Maintenance. McCullough Street is one of the designated urban road reconstruction projects for fiscal year 2021-2022 (FYE 2022).

The project includes reconstruction of the existing street, installation of parallel parking lanes, and reconstruction of the existing parallel alley to the south. Additionally, a new east alley is proposed at the east end, linking McCullough Street and the alley to south.

The Notice to Bidders and bid documents for the Street Maintenance Bond Program –Urban Reconstruct FYE 2022 Location – McCullough Street and Alley were emailed to 39 contractors on February 24, 2022 and four contractors attended a pre-bid conference on March 3, 2022. The project was publically advertised on March 11, 2022 and March 18, 2022. While this was after the pre-bid conference, it was sufficient notice in accordance with State Law, and allowed potential bidders more than a week before the question period ended. Six bids were submitted and opened on March 24, 2022. The project was awarded to Parathon Construction, LLC at the April 26, 2022 City Council Meeting in the amount of \$315,863.50 with a 145-day construction schedule.

This project was designed for reconstruction to meet Center City Form-Based Code (CCFBC) criteria. Upon start of construction, it was determined that in order to meet these criteria some changes in plan would need to occur, including: some additional sidewalk replacement, due to pre-existing conditions being inadequate for new matching infrastructure; installation of a landing

area for one ADA-accessible parking space; and a plan adjustment at the east end of the project providing additional parallel parking space.

In addition to the above changes, it was also discovered that a portion of the right-of-way for the proposed east alley was abandoned by the City of Norman prior to 1926, which was missed during the initial survey conducted by the City’s engineering design consultant. With this information, staff and our consultant began discussions with the property owner to obtain an easement necessary to complete the project as designed. Discussions with property owner slowed initially due to a previously-scheduled sale of property. This property is now under new ownership and negotiations for obtaining the additional easement necessary to complete this project are ongoing.

With the discovery of having less right-of-way, design alternatives were discussed in order to provide adequate stormwater drainage needs in the area. One of these options will be constructed, but the final layout will depend on the easement acquired.

Contract time has been suspended during the easement negotiations and alley redesign. Original project completion was tentatively established for October 23, 2022. With the suspension of time, this schedule is anticipated to extend to the end of November 2022.

DISCUSSION:

Major portions of the McCullough Street reconstruction have reached substantial completion; however, final completion time for the project has been suspended in order to appropriately obtain the necessary changes in plan and required easements to complete the reconstruction project.

The site has been left in an orderly and accessible fashion until construction resumes. In order to account for the above referenced changes, staff is requesting additional quantities for concrete sidewalk, concrete pavement and the addition of a new bid item for 6-inch Mountable Curb to be installed as a part of the change in plan on the east alley connection. These additions result in an estimated contract increase of \$16,227 or 5.1% of project construction. If approved, time on project will resume and the contractor will complete the remaining parking and pavement along McCullough Street section at east alley and begin work on the south alley portion of project. Original project funding as awarded on April 26, 2022 has been outlined in the below table:

Project	Number and Account	Amount
Base Bid: McCullough Street	Construction Account:50593385-46101; Project BP0498	\$205,960
Add Alternate: Alleys	McCullough Front Alley, Construction Account: 50593369-46101; Project SC0728	\$109,903.50
Original Contract Total:		\$315,863.50

Additional funding for this change in plan has been identified in the table below:

Funding transfer for Change Order No. 1

To	From	Amount
McCullough Front Alley, Construction Acct. 50593369-46101; Proj. SC0728	FYE'21 Alley Repair Program Acct. # 50593369-46101; Project SC0622	\$16,227
Proposed Contract Total		\$332,090.50

RECOMMENDATION NO. 1:

Staff recommends the approval of Change Order #1 to Contract K-2122-89 with Parathon Construction, LLC in the amount of \$16,227.

RECOMMENDATION NO. 2:

Staff further recommends the transfer of funds in the amount of \$16,227 from FYE '21 Alley Repair, Construction to McCullough Front Alley, Construction.