



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 4/26/2022

REQUESTER: Paul D'Andrea, Capital Projects Engineer

PRESENTER: Shawn O'Leary, Public Works Director

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER NO. FIVE TO CONTRACT K-2021-35: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND FLINTCO, L.L.C., INCREASING THE CONTRACT AMOUNT BY \$81,184.41 FOR A REVISED CONTRACT AMOUNT OF \$9,064,937.37 AND ADDING 14 CALENDAR DAYS TO THE CONTRACT FOR THE NORTH BASE PROJECT, PHASE 1, TO MAKE VARIOUS CHANGES TO PROJECT DESIGN, AND BUDGET APPROPRIATION AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

Parks Maintenance Facility: On October 13, 2015, the citizens of Norman voted to fund the Norman Forward Program with a limited term ½ percent sales tax increase for 15 years. This initiative included a number of high-priority projects outlined in the 2014 Library Master Plan Update, the 2009 Norman Parks and Recreation Master Plan and additional projects designed to provide recreational opportunities for Norman residents. One such project was the construction of the Griffin Park Sports Complex.

The Norman Forward Program includes a Maintenance Facility for the City of Norman Parks and Recreation Department. This facility was originally to be relocated from Reaves Park to Griffin Park; however, the City constructed the new Parks and City Transit/Public Safety Maintenance Facility adjacent to the City's current Fleet Maintenance Facility at the North Base Complex, located at 1301 Da Vinci Street near Max Westheimer Airport. The multi-departmental facility provides maintenance for City Parks and Recreation vehicles and equipment, City Transit System buses, and Public Safety vehicles and equipment.

Transit Maintenance Facility: In August of 2018, University of Oklahoma officials advised City of Norman staff of their desire to transfer non-campus bus services in Norman to another operator by the end of the 2019 fiscal year. On July 1, 2019, operation of non-campus bus services in Norman was transferred from the University to the City.

On July 30, 2019, City Council approved Contract K-1920-32 leasing a portion of University-owned property located at 510 Chesapeake, commonly referred to as the OU Transportation Operations Center, for office space, maintenance bays, and fleet storage. That lease was extended until the Transit and Public Safety Vehicle Maintenance Facility opened in early 2022.

North Base Complex Design: On March 14, 2017, City Council approved Contract K-1617-114 with PDG, LLC d.b.a. Planning Design Group, in the amount of \$761,000 for Professional Architectural Design Services for the Griffin Park Sports Complex.

Because PDG, LLC was performing the professional architectural design services for the Griffin Park Sports Complex, City staff recommended amending their contract to include design of the new Parks Maintenance Facility. These services were over and above those included in contract K-1617-114. Due to the desire to co-locate the Parks, City Transit and Public Safety Maintenance Facilities at the North Base Campus, staff further recommended including master planning and design of the City Transit and Public Safety Maintenance Facilities in the amended contract.

On August 27, 2019, City Council approved Amendment No. 1 to Contract K-1617-114 with PDG, LLC d.b.a. Planning Design Group, in the amount of \$430,280 for additional Architectural Design Services to add the City Park Maintenance Facility and Transit/Public Safety Maintenance Facility to the existing contract for the Griffin Park Sports Complex.

On April 14, 2020, City Council approved Amendment No. 3 to Contract K-1617-114 with PDG, LLC d.b.a. Planning Design Group, in the amount of \$316,370 for additional Architectural Design Services to provide an increased project scope and to add bidding services and construction administration services for the City Park Maintenance Facility and Transit/Public Safety Maintenance Facility to the existing contract for the Griffin Park Sports Complex.

On September 8, 2020, City Council approved Amendment No. 5 to Contract K-1617-114 with PDG, LLC d.b.a. Planning Design Group, in the amount of \$49,500 for additional architectural design services for the proposed City Parks and Transit/Public Safety Maintenance Facility to include proposed building and parking revisions, project phasing, renderings, and inclusion of federal third party contracting requirements needed for FTA Grant funding.

On May 25, 2021, City Council approved Amendment No. 6 to the contract to provide additional architectural design services for the Transit/Public Safety Maintenance Facility.

On September 8, 2020, City Council approved Amendment No. 4 to Contract K-1516-110 between the City of Norman, Oklahoma, The Norman Municipal Authority, and ADG, P.C., in the amount of \$157,180 adding Construction Phase Services for the North Base Complex, Phase 1 Project to the scope of projects receiving program management services.

On October 13, 2020, the City Council approved contract K-2021-35 with Flintco LLC, in the amount of \$8,648,000 for the construction of the City Park Maintenance Facility and the Transit/Public Safety Maintenance Facility.

On March 9, 2021, City Council approved Change Order No. 1 to Contract K-2021-35 with Flintco LLC, in the amount of \$64,737.65 and 20 Calendar Days for the construction of the City Park Maintenance Facility and the Transit/Public Safety Maintenance Facility.

On July 13, 2021, City Council approved Change Order No. 2 to Contract K-2021-35 with Flintco LLC, in the amount of \$76,156.98 and 39 Calendar Days for the construction of the City Park Maintenance Facility and the Transit/Public Safety Maintenance Facility.

On October 12, 2021, City Council approved Change Order No. 3 to Contract K-2021-35 with Flintco LLC, in the amount of \$102,609.21 and 58 Calendar Days, for the construction of the City Park Maintenance Facility and the Transit/Public Safety Maintenance Facility.

On January 25, 2022, City Council approved Change Order No. 4 to Contract K-2021-35 with Flintco LLC, in the amount of \$93,249.12 and 41 Calendar Days for the construction of the City Park Maintenance Facility and the Transit/Public Safety Maintenance Facility.

DISCUSSION:

As construction progressed on the North Base Phase 1 project, design revisions were submitted to the contractor to cover elements of the design and conditions of the project not originally accounted for in the bid documents, but which were required for the successful completion of the project scope and to avoid structural or equipment conflicts. Furthermore, the city requested several changes to the original design to provide for better use of the finished facility. Finally, supply chain issues have caused delays outside of the contractor's control, prompting the need to amend the contract completion date. These changes include the following items:

- Additional base boards not included in original design plans
- Addition of bollards to protect site equipment
- Revised and additional signage
- Adjustments to IR heaters to avoid conflicts
- Changes to location of irrigation equipment
- Additional door hardware to prevent and repair wind damage
- Adjustment of vehicle lift equipment due to error in manufacturer drawings
- Safety paint on light pole bases
- Drainage improvements north of Da Vinci to relieve ponding at new entrance
- Automatic drain for waste oil system
- Miscellaneous work due to change in flooring in Parks Building admin area
- Addition of dams for cleaning bay to prevent water from escaping
- Addition of one fire extinguisher cabinet
- Cost associated to test the addition of air blender to one MAU as a solution to the unbalanced air heating issue.
- Additional delay days for supply issues outside of the contractor's control.

These changes result in an increase of the lump sum contract amount of \$81,184.41 or 0.93% of the original contract amount. Of that amount, \$51,189.75 would apply to the Base Bid (Transit/Public Safety Maintenance Facility), and \$29,994.66 would apply to Bid Alternate No. 1

(Parks Maintenance Facility). If approved, the overall contract amount will have increased from \$8,648,000 to \$9,064,937.37 for an overall project increase to date of 4.82%.

In addition to the cost increase, an additional 14 construction days are required to account for the supply chain delays. The additional days address the substantial completion date of January 21, 2022.

The change order will require a budget appropriation from the Capital Fund Balance (50-29000) to the Transit/Fire Maintenance Facility, Construction account (50193365-46201; Project BG0252), to cover these additional costs.

RECOMMENDATION:

Staff recommends the following:

1. Approval of Change Order No. 5 for the North Base Complex, Phase 1, Contract K-2021-35 with Flintco, LLC in the amount of \$81,184.41 plus 14 additional calendar days for the Base Bid and Bid Alternate No. 1.
2. Approval of a budget appropriation in the amount of \$24,000 from the Capital Balance Fund (50-29000), to the Transit/Fire Maintenance Facility, Construction Project Construction (50193365-46201; Project BG0252).