



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 2/14/2023

REQUESTER: Wade Thompson, Parks and Facilities Manager

PRESENTER: Jason Olsen, Parks and Recreation Director

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AND/OR POSTPONEMENT OF AMENDMENT NO. THREE TO CONTRACT K-2122-81 BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY AND CROSSLAND CONSTRUCTION COMPANY, INC., ESTABLISHING THE GUARANTEED MAXIMUM PRICE IN THE AMOUNT OF \$568,189 FOR PHASE 6-B OF THE GRIFFIN PARK REMODEL PROJECT.

BACKGROUND:

On October 13, 2015, Norman citizens passed the Norman Forward Initiative, which will fund various projects through a ½ % sales tax increase over 15 years. Included in the Norman Forward Initiative is an upgrade of the Griffin Park Soccer Complex. Eventually, all of the Griffin Park sports fields will be converted to soccer and will include the creation of 22 youth fields.

DISCUSSION:

On December 14, 2021, City Council approved Contract K-2122-81 with Crossland Construction to provide construction management at-risk (CMaR) service for the Griffin Park Remodel Project. The initial contract amount of \$14,450 was approved to provide pre-construction services which, to date, have included plan review, scheduling, and bidding services.

On February 8, 2022, NMA/City Council approved Amendment / Guaranteed Maximum Price (GMP) #1, which included earthwork; demolition; site concrete; painting; fencing and landscaping; estimating and construction contingencies; general conditions for the entire project; and indirect costs, which included bonding, insurance, and CMaR fees (profit). The total for GMP #1 was \$1,370,970 (making the then-cumulative total for Contract K-2122-81 of \$1,385,420).

On July 26, 2022, NMA/City Council Approved Amendment / Guaranteed Maximum Price (GMP) #2, which included demolition; concrete and masonry work; structural steel; door assemblies supply; flooring and wall tile; painting; signage; plumbing; HVAC; electrical; earthwork; additional site concrete work; asphalt; additional fencing; irrigation; turf sprigging, sod & mulch; site furnishings and utilities; and storm sewer systems. The total for the work bid on GMP 2 was \$6,576,243 (making the then-cumulative total for Contract K-2122-81 of \$7,961,663).

Construction bids for the current amendment were opened on December 22, 2022. This project is for a road connecting the southeast parking lot to the intersection at 12 Avenue NE and High Meadows Drive. This was identified as part of the traffic study specifically for the Griffin Park Remodel in 2017, and it outlined this section of road to be added to handle the anticipated increase in the flow of traffic entering and exiting Griffin Park. The bid package included additional earthwork; site concrete; asphalt; sod; and storm sewer systems. The total for the work bid is \$518,374.

The total for GMP/Amendment #3 is \$568,189, which includes the indirect costs and fees of \$49,815 making the current cumulative total \$8,529,852 for Contract K-2122-81 with Crossland Construction Company.

The City/Norman Municipal Authority's Project Consultants from ADG have participated throughout the entire process of the project. Further, the amendment documents have been reviewed and approved by the City Attorney's office.

Adequate funds are available for this contract in the Griffin Park Remodel project, Construction (account 51796639-46101; project NFB001).

RECOMMENDATION:

It is recommended that the City Council, acting as the Norman Municipal Authority, approve Amendment No. 3 to Contract K-2122-81 with Crossland Construction Company, Inc., establishing a Guaranteed Maximum Price in the amount of \$568,189 for Phase 6-B of the Griffin Park Remodel Project.