



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/14/2023

REQUESTER: Taylor Johnson, Transit and Parking Program Manager

PRESENTER: Shawn O'Leary, Public Works Director

ITEM TITLE: CONSIDERATION OF AWARDING, APPROVAL, ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BID 2223-36 AND CONTRACT K-2223-72: A CONTRACT BY AND BETWEEN CITY OF NORMAN AND STRONGHOLD CONSTRUCTION L.L.C., IN THE AMOUNT OF \$875,334, PERFORMANCE BOND B-2223-42, STATUTORY BOND B-2223-43, MAINTENANCE BOND MB-2223-39, FOR THE TRANSIT CENTER REMODEL PROJECT, RESOLUTION R-2223-71 GRANTING TAX-EXEMPT STATUS, AND BUDGET TRANSFER AND BUDGET APPROPRIATION AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

The City of Norman took over the operations of the City public transportation system on June 1, 2019, from the University of Oklahoma. Since then, staff has worked diligently to maintain operation of the service and to evaluate how to better serve Norman's citizens. This work has included collaborating with EMBARK for day to day operations, pursuing grant opportunities to maximize local funding, and developing and implementing the Go Norman Transit Plan.

During the education campaign for the Public Transit Sales Tax in September-November 2019, staff heard from the community and Council about the need to update our long-term vision for the transit system in Norman since the City took over operations.

Using Request for Qualifications (RFQ) Number 1920-60, City staff solicited proposals to update the City's Long Range Transit Plan. There were many key objectives proposed in RFQ-1920-60, with one being "provide recommendations on a new transfer station location/area and recommend route changes to accommodate the new location/area". An evaluation committee made up of City staff, stakeholders, and community members scored and ranked the proposals received in response to RFQ-1920-60. At the conclusion of the evaluation process, Nelson\Nygaard Consulting Associates, Inc. (Nelson\Nygaard) was selected as the most qualified firm for the proposed project.

Project kickoff occurred in August 2020 and following an 11-month process of evaluation, including receiving community and stakeholder feedback, the Go Norman Transit Plan was developed. The finalized plan, which was unanimously adopted by Council on June, 22, 2021,

serves as a guide for improving Norman's public transportation system in the immediate, near, and long term. Along with evaluations of the existing route system and fare analysis, the plan made recommendations for location of a new transit center, route changes and expansions, bus stop locations, and capital replacement. An adopted, current plan also makes the City more competitive with securing grant funding for improvements.

The City has made progress on multiple projects that work towards the initial recommendations in the Go Norman Transit Plan. Those concerning the proposed new transit center include the following:

Evaluation and acquisition of property at 320 East Comanche Street, to be renovated as the new City Transit Center. Council approved a purchase sale agreement for the property on January 19, 2022 and the City assumed ownership on March 4, 2022.

Council then approved a contract with McKinney Architects to provide Architectural and Engineering services for the property on May 10, 2022.

In order to integrate the property at 320 E. Comanche into the recommendations of the Go Norman Transit Plan, a contract amendment with Nelson/Nygaard was proposed and approved by Council on March 8, 2022. This work included updating the system and route maps to realign with the new property, develop transit center bus bay requirements and transfer matrix, develop a new downtown transit center map, and to assist with identifying potential transit center amenities. This work was completed and presented to the City Council Community Planning and Transportation Committee on June 23, 2022. Separate from this amendment, Nelson/Nygaard provided technical expertise to the architect for the transit center renovations.

Throughout fall 2022, Staff worked with the architect to finalize designs. Once finalized in December 2022, bid documents were solicited and a mandatory pre-bid meeting was conducted.

On January 4, 2023, the City of Norman opened bids for the City Transit Center Remodel project. The low bid, from Stronghold Construction, was \$875,334. This was \$322,750.91 over the remaining project budget, which had included the land purchase and architectural services.

DISCUSSION:

The City Transit Center Remodel project includes retrofitting the existing facility to provide restrooms and a breakroom for operators, as well as a restroom and indoor waiting area for the public (with access to vending machines and water). Exterior modifications include making sure the drive through and parking areas are accessible for the large buses, proper site circulation for pedestrians, and amenities such as trash cans, benches and shelters.

Proposed improvements align with the Go Norman Transit Plan and would provide additional amenities for passengers and staff at the current transit hub, the Brooks Street Transfer Station.

The bid documents and specifications for the construction of the City Transit Center Remodel Project were advertised on December 8 and 15, 2022 according to State Law. Four (4) bids were received on January 4, 2023. Upon receipt of the bid proposals, The McKinney Partnership Architects, the design consultant for the project, analyzed the bids and found no errors.

There were three bid alternates considered for the addition of a complete roof replacement, a complete HVAC replacement, and adding an exterior bus shelter respectively. Based on the bid amounts, all alternates are recommended to be included in the contract along with the base bid. Including Alternates 1 and 2 in the project would assist the City in facility maintenance costs. Including Alternate 3 would make the facility more passenger friendly in inclement weather, if for some reason the interior lobby were closed or full of other passengers.

The low bidder for the recommended base bid and alternates is Stronghold Construction, LLC in the amount of \$875,334, which is \$92,126 less than the next lowest bidder. The consultant's final estimate for the project is \$1,161,692.98, approximately 25% more than the low bid. Staff has done a comparative analysis of these bids, and believes the low bid is competitive and fair. Stronghold Construction, LLC employees and staff have completed several comparable construction projects within Oklahoma and has met the bidding requirements set forth in the bid documents.

The remaining budget for this project is \$677,804.88 after land acquisition, architectural and engineering services, and miscellaneous other costs. The allocations made to this project were completed before a site was finalized and costs began to be estimated. Based on the actual bids and other cost estimates, a total project budget of \$1,000,555.79 is needed to cover all anticipated project costs. A project budget breakdown is shown in the table below:

Projected Remaining Costs		
Remodel Bid Amount	\$875,274.00	Actual
Project Sign (Image 360)	\$1,000.00	Estimated
Access Control & CCTV (Convergint)	\$26,655.02	Estimated
FF&E	\$30,000.00	Estimated
Fiber Connection (Trans-Tel)	\$19,981.26	Estimated
Change orders and Contingency (5%)	\$47,645.51	Estimated
Total Project Cost	\$1,000,555.79	

If the contract is awarded, an additional \$323,098.91 in funds will be required to cover the projected remaining costs of the project. \$180,000 of this additional cost is available to be transferred from the Transit and Parking Fund, Fleet Internal Service Fleet Parts (account 27550276-43802). The remaining additional funding need of \$143,098.91 is requested to be appropriated from Capital Fund balance (account 50-29000).

RECOMMENDATION No. 1:

Staff recommends a transfer of \$180,000 from Transit Fleet Internal Service Fleet Parts (account 27550276-43802) and an appropriation of \$143,098.91 from the Capital Fund Balance (50-29000), to the Capital Fund, City Transit Center Remodel, Construction (Account 50593379-46101; Project BG0254).

RECOMMENDATION No. 2:

Staff further recommends Bid Number 2223-36, for the City Transit Center Remodel Project, be awarded to the selected bidder, Stronghold Construction, LLC of Oklahoma City, Oklahoma for \$875,274 for the Base Bid and Bid Alternates 1, 2, and 3.

RECOMMENDATION No. 3:

Staff further recommends that, upon approval of Bid 2223-36, the following contract and bonds be approved:

Contract K-2223-72,
Performance Bond B-2223-42,
Statutory Bond B-2223-43 and
Maintenance Bond MB-2223-39

RECOMMENDATION No. 4:

Staff further recommends that, upon approval of Bid 2223-36, Stronghold Construction, LLC be authorized and appointed as Project Agent via Resolution R-2223-71 to avoid the payment of sales taxes on materials purchases related to the project.