



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/25/2023

REQUESTER: Brenda Hall

PRESENTER: Brenda Hall, City Clerk

ITEM TITLE: CONSIDERATION OF APPROVAL, ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT FIVE TO CONTRACT K-1920-133: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, THE NORMAN MUNICIPAL AUTHORITY, AND CROSSLAND CONSTRUCTION COMPANY, INC., INCREASING THE CONTRACT BY \$3,200,000 TO ESTABLISH GUARANTEED MAXIMUM PRICE FOR THE RECONSTRUCTION OF BUILDING C (HR AND IT DEPARTMENTS) AND THE ENCLOSURE OF THE PARKING LOT AT THE POLICE DEPARTMENT, AND ASSOCIATED IMPROVEMENTS FOR THE MUNICIPAL COMPLEX RENOVATION PROJECT.

BACKGROUND:

City Council and Norman Municipal Authority, in its meeting of March 12, 2020, approved Contract K-1920-133 with Crossland Construction Company, Inc., in the amount of \$32,390, to provide Construction Manager at Risk Services (CMaR) for the Municipal Complex Renovation Project. On March 23, 2021, Amendment One was approved by Council to establish the guaranteed maximum price (GMP) of \$6,392,330 for the Development Center portion of the project. On October 26, 2021, City Council approved Amendment Two to K-1920-133, setting a GMP of \$667,562 for the City Hall portion of the project. Amendment Three to Contract K-1920-133 in the amount of \$492,185.38 covered additional costs related to asbestos removal in the Development Center portion of the project. Amendment Four to Contract K-1920-133 in the amount of \$3,500,000 covered the reconstruction of Building A for the Municipal Court facility, which is now under construction.

DISCUSSION:

Construction bids for the reconstruction of the former "Building C", for the Human Resources and Information Technology Departments and fencing in of the Police Headquarters Parking Lot were opened on April 6, 2023. Initial review of the bids exceeded the available funding for the project. Once staff and the Project Management Team and CMaR conducted a "value engineering" process (potential cost savings identification) to alter some materials without reducing the quality of the end product, the negotiated Guaranteed Maximum Price (GMP) is now within budgeted funds.

A guaranteed maximum price (GMP) of \$3,200,000 for construction has been established for this project and can be awarded by amendment. Funds are available for this GMP in Municipal Complex Renovation/Expansion, Construction (Account 50196644-46101; Project BG0075).

RECOMMENDATION:

Staff recommends City Council approve Amendment Five to Contract K-1920-133 with Crossland Construction Company, Inc., increasing the Municipal Complex Renovation Contract by \$3,200,000 for the Human Resources/Information Technology Building (Building C) Renovation and Police Headquarters Parking Enclosure.