



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 7/26/2022

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. SIX TO CONTRACT K-2021-35: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND FLINTCO, L.L.C., INCREASING THE CONTRACT AMOUNT BY \$32,821.05 FOR A REVISED CONTRACT AMOUNT OF \$9,097,758.42 FOR THE ADDITION OF AIR BLENDERS TO THE HVAC SYSTEM FOR THE PARK MAINTENANCE FACILITY AND THE TRANSIT/PUBLIC SAFETY MAINTENANCE FACILITY 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 now intends to construct a 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 the Norman Municipal Airport. The proposed multi-departmental facility will provide 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 were transferred from the University to the City.

On July 30, 2019, the 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, until December 31, 2019. On December 10, 2019, the City and the University extended that lease agreement until June 30, 2020. On April 28, 2020, the City and the University extended that lease agreement until December 31, 2020. The latest extension of this agreement lasted through January 31, 2022, or until substantial completion and occupancy.

North Base Complex Design: On March 14, 2017, the Norman City Council approved Contract K-1617-114 with City of Norman and 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 approved by City council on March 14, 2017. 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 Professional 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 in the amount of \$316,370 for additional Professional Architectural Design Services to provide for 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 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 September 8, 2020, City Council approved Amendment No. 4 to Contract K-1516-110 between the City of Norman, 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, City Council awarded Contract K-2021-35 to 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, the Norman City Council approved Change Order No. 1 to Contract K-2021-35 with Flintco LLC, in the amount of \$64,737.65 and adding 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 adding 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 adding 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 adding 41 Calendar Days, for the construction of the City Park Maintenance Facility and the Transit/Public Safety Maintenance Facility.

On April 26, 2022, City Council approved Change Order No. 5 to Contract K-2021-35 with Flintco LLC, in the amount of \$81,184.41 and adding 14 Calendar Days, for the construction of the City Park Maintenance Facility and the Transit/Public Safety Maintenance Facility.

DISCUSSION:

Upon completion of the North Base facility and prior to the final project punch list being completed, city staff observed that during the winter months, the building was getting extremely cold at night, putting strain on the gas heaters in the building. Also, when the compressed natural gas (CNG) ventilation system was in operation, only half of the vents were blowing heated air as designed and the other vents were just passing cold air from outside into the building causing the temperature in the immediate area of these cold vents to drop to uncomfortable, and possibly unsafe, levels. Upon a detailed investigation, it was determined that there were two issues contributing to this.

The first was that the CNG ventilation system controls were improperly set up, so it was running more often than intended. This problem was remedied through software adjustments and is now working properly.

The second issue was due to the way the heating element in the air handlers operates at its low setting combined with the way the duct work was configured. Essentially, the heater was only heating one side of the air column and the extreme difference in temperature was not allowing the hot and cold air to mix before being split between the two duct runs coming out of each unit. This resulted in one duct receiving all the heated air and the other only receiving air at outdoor temperatures.

The engineer proposed adding air blenders to each of the units to allow the hot and cold air to mix before being divided. This method was tested on one unit before implementing it thoroughly in the building (the cost of the test was approved in change order No. 5). The test results showed that the solution worked and produced balanced air temperatures between the ducts as originally

designed. This change order provides for the cost of adding the air blenders at all remaining ventilation units.

This change results in an increase of the lump sum contract amount of \$32,821.05 or 0.38% of the original contract amount. If approved, the overall contract amount will have increased from \$8,648,000.00 to \$9,097,758.42 for an overall project increase to date of 5.20%. No additional contract time is added with this change order.

The change order will require a budget appropriation from the Capital Balance Fund, Acct. No. 50-29000, to the Transit/Fire Maintenance Facility, Construction Project Construction account (Account 50193365-46101; Project BG0252), to cover these additional costs.

RECOMMENDATION:

Staff recommends the following:

1. Approval of Change Order No. 6 for the North Base Complex, Phase 1, Contract K-2021-35 with Flintco, LLC the amount of \$32,821.05.
2. Approval of a budget appropriation in the amount of \$32,821.05 from the Capital Balance Fund (50-29000), to the Transit/Fire Maintenance Facility, Construction Project Construction (50193365-46101; Project BG0252).