



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 7/26/2022

REQUESTER: Wade Thompson, Parks and Facilities Manager

PRESENTER: Jason Olsen, Parks and Recreation Director

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, ADOPTION, REJECTION, AND/OR POSTPONEMENT OF AMENDMENT NO. TWO TO CONTRACT K-2122-81: BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY AND CROSSLANDS CONSTRUCTION COMPANY INC., INCREASING THE CONTRACT AMOUNT BY \$6,576,243 FOR A REVISED CONTRACT AMOUNT OF \$7,961,785 FOR THE CONSTRUCTION MANAGEMENT AT-RISK SERVICES FOR THE NORMAN FORWARD GRIFFIN PARK RENOVATION PROJECT, PHASE 5

BACKGROUND:

In October 2015, Norman citizens passed the NORMAN FORWARD initiative, funding various quality of life projects through a ½% sales tax increase over 15 years. The NORMAN FORWARD Initiative included authorization for a project to renovate Griffin Community Park.

City Council approved the Master Plan for Griffin Community Park in August 2017 with Planning Design Group (PDG) as the project architect. The project would include 22 soccer fields, restroom/concession facilities, new parking, walkways, a new playground area, and new pedestrian plaza areas.

The first five phases of park renovations have been completed, which include 14 renovated soccer fields, new sports lighting, irrigation, ADA-compliant sidewalks, fencing, new restrooms and concession buildings, and painting of the silos on the Griffin Park property. The total renovation cost at Griffin Park through the first five phases was approximately \$4.2 million.

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.

Construction bids for this phase include demolishing existing site structures, earthwork, concrete, fencing, landscape, irrigation, restroom and concession buildings, and parking lots.

This will be the second Guaranteed Maximum Price (GMP) of this portion of the Griffin Park Remodel Project. One more amendment to this contract is anticipated for NORMAN FORWARD work at Griffin Park, including street work and the widening of Robinson Avenue for improved ingress and egress to/from the Griffin Soccer Complex.

On February 22, 2022, NMA/City Council approved Amendment / Guaranteed Maximum Price (GMP) #1, which included earthwork, demolition, site concrete, painting, fencing, and landscaping; estimating, construction contingencies; general conditions for the entire project, indirect costs, (which included bonding), insurance, and CMaR fees. The total for GMP #1 was \$1,370,970 (making the then-cumulative total for Contract K-2122-81 of \$1,385,420).

Construction bids for the current amendment were opened on June 30, 2022. Bid packages included in GMP #2 include – demolition, concrete, masonry, structural steel, door assemblies supply, flooring, and wall tile, painting, signage, plumbing, HVAC, electrical, earthwork, site concrete, asphalt, fencing, irrigation, sprigging, sod & mulch, site furnishings, site utilities, and storm sewer systems. The total for bid work is \$6,237,897.

The City in this GMP #2 also recommends accepting three alternates in the bid packages:

- Alternate #1 \$30,463 – Patio Roof is an extension to the roof to cover the exterior front of the concession stands.
- Alternate #2 \$322,927 – The restroom building is an additional building on the park's east side.
- Alternate #4 (-\$15,043) The removal of sidewalks between fields 12 and 13. These fields will remain accessible through other sidewalk pathways.

The total amount for GMP/Amendment #2 is \$6,576,243, which includes the indirect costs and fees of \$828,418 (making the current cumulative total for contract K-2122-81 \$7,961,663).

Our Project Consultants from ADG have participated throughout the entire process up to our current point of the beginning construction 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 City Council, acting as the Norman Municipal Authority, approve Amendment No. 2 to Contract K 2122-81 with Crossland Construction Company Inc., in the amount of \$6,576,243 for a total contract of \$7,961,663 for Griffin Park Phase V of the Griffin Park Remodel Project.