



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 6/13/2023

REQUESTER: James Briggs, Park Development Manager

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE FINAL ACCEPTANCE OF CONTRACT K-1819-132: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND FLINTCO L.L.C., FOR THE REAVES PARK RENOVATION CONSTRUCTION PROJECT AND FINAL PAYMENT OF \$291,713.01.

BACKGROUND:

In October 2015, Norman residents passed the Norman Forward initiative, which funds various quality-of-life projects through a ½ % sales tax increase over 15 years. Included in the Norman Forward initiative is a project to improve Reaves Park, which would result in all youth baseball and softball being played at Reaves. Once the other sports facilities had moved, this project would allow all of Griffin Park to be reconstructed as a soccer-only facility. In addition to baseball/softball improvements at Reaves Park, this project made improvements to the park's festival area and improved the park's infrastructure with new utility lines, streets, and parking.

The architect for the renovation of the Reaves Park project was awarded in a separate contract to Halff Associates (Halff) in March 2020.

Also included in the 2015 Norman Forward initiative was a project to build new adult softball fields and youth football fields at a new "Community Sports Park" on land that was to be purchased by the City. The Community Sports Park project was set up with a total budget of \$2.5 million, which was inadequate to deliver the stand-alone project initially envisioned for the adult softball and youth football programs. Additional funding was proposed in a General Obligation Bond issue considered on August 25, 2020, which was unsuccessful. As a result, the citizen Ad Hoc Groups for the Community Sports Park, Ruby Grant Park, and Reaves Park Complexes determined that the adult softball improvements could be incorporated as part of the Reaves Park project and the youth football improvements could be included as part of the Ruby Grant Park project.

On February 9, 2019, City Council approved Contract K-1819-132 with Flintco, L.L.C. (Flintco) to provide construction management at-risk (CMaR) services for the Reaves Park Renovation and Griffin Park Phase III projects. The initial contract amount of \$55,000 was approved to provide pre-construction services for both projects, including plan review, design assistance, bidding services, and value engineering.

Amendment Number 1 to Contract 1819-132 was awarded to Flintco on July 23, 2019, for \$789,352 for the Griffin Park Phase III Construction. The budget for Reaves Park included the funding necessary to construct a new Park Maintenance facility at the North Base complex.

On September 20, 2021, Council approved Amendment 2 to CMaR Contract 1819-132 with Flintco Construction Company, which awarded work at Reaves Park in the amount of \$7,452,086 for all material, labor, associated costs, fees, contingency, and all other items shown in the G.M.P. Budget. The work included all site grading, demolition of old facilities such as the park maintenance area, tree removal as-needed, excavation of a detention pond, upgrades, and new installation of site utilities (water service, sewer lines, electric service, stormwater, etc.), and construction of a new park road and parking lots with lighting, improved festival infrastructure, four youth baseball fields with concession and restroom facilities, L.E.D. field lighting, covered bleachers and dugouts and extensive spectator paths and amenities.

DISCUSSION:

On February 18, 2023, a final punch walk was done for the Reaves Park improvement project with the Owner, Architect, and Contractor. At that time, all final costs were confirmed for the project, including all instances where the project contingency was utilized to cover expenses associated with the project conditions and all weather delays encountered over the 17 months it took to perform the work.

In April of 2023, the awarded G.M.P. for the Reaves Park Renovation project was converted to a contract Lump Sum once all final costs had been determined. This allowed Flintco to prepare their final project billing based on said Lump Sum. That final project cost was determined to be \$7,426,364.75. This amount includes all unspent project contingency amounts. It is slightly lower than the original G.M.P. Flintco used this amount to get all final accounting done, pay their final costs, and receive all savings from the project back to the City in a final payment request.

RECOMMENDATION:

It is recommended that City Council accept the NORMAN FORWARD Reaves Park Renovation Construction Project as complete and approve the final payment in the amount of \$291,713.02 to Flintco, L.L.C. Funding is available in the Norman Forward Reaves Park Improvements Project, Construction (account 51792205-46101; project NFB006) and the Community Sports Park Project, Construction (account 51794442-46101; project NFB005).