



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/09/2024

REQUESTER: Brenda Hall, City Clerk

PRESENTER: Brenda Hall, Project Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT SIX 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 \$387,838.56 TO ESTABLISH GUARANTEED MAXIMUM PRICE FOR THE REPLACEMENT OF THE GENERATOR FOR BUILDING 201 ASSOCIATED WITH IMPROVEMENTS FOR THE MUNICIPAL COMPLEX RENOVATION PROJECT AND TRANSFER OF FUNDS FROM OTHER PROJECTS.

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. Amendment Five to Contract K-1920-133 in the amount of \$3,300,000 covered the reconstruction of Building C for Human Resources and IT.

DISCUSSION:

Initially, Staff solicited competitive bids for replacement of the generator for Building 201 as a standalone project twice; however, no bids were received. As a result Staff consulted with Crossland Construction, Inc., (Crossland), who is the City's current Construction Manager at Risk (CMAR) contractor for the Municipal Complex Renovation Project, to see if they would consider the project as an amendment to the City's current contract. Crossland agreed to do so and solicited competitive bids under the CMAR process. Construction bids were opened on June 11, 2024.

A guaranteed maximum price (GMP) of \$387,838.56 for purchase and installation has been established for this project and can be awarded by amendment. Funds in the amount of \$138,500 remain in 201 W. Gray Admin. Building Generator, Construction (Account 50196644-46101; Project BG0067) and it is necessary to transfer funds from other completed projects to have adequate funds for this project.

RECOMMENDATION:

Staff recommends City Council approve Amendment Six to Contract K-1920-133 with Crossland increasing the Municipal Complex Renovation Contract by \$387,838.56 for the Building 201 Generator Replacement Project.

Staff also recommends City Council approve the transfer of capital project funds as outlined below:

FROM

\$121,000 from Building A Generator, Construction (50196644-46101; Project BG0078)

\$50,000 from Building C Restroom Renovation, Construction (50196677-46101; Project EF0225)

\$78,399 from Municipal Complex Renovation, Construction (50196644-46101; Project BG0075)

To

201 W. Gray Admin. Building Generator, Construction (50196644-46101; Project BG0067).