



office memorandum

Date: December 2, 2022

To: Darrel Pyle, City Manager

From: Chris Mattingly, P.E., Director of Utilities *CM*

Subject: Contract K-2122-92 – Change Order No. 2
Project SA-0021 Sanitation Office Building

On April 26, 2022, the Norman Municipal Authority (NMA) approved Contract K-2122-92 with Crossland Construction Company, Inc. (Crossland) for the construction of Project SA0021, Sanitation Office Building, in the amount of \$2,782,000. The project was designed by The McKinney Partnership (TMP) and covers the construction of a new, 6,300+ SF facility for the Sanitation Department complete with appurtenant parking. Change Order No. One (1) in the amount of \$13,912.38, which covered several minor changes to the Work that arose during Crossland's initial buyout of the project, was executed in September 2022, and it increased the contract amount to \$2,795,912.38 or by 0.50%.

Attached is proposed Change Order No. Two (2) in the amount of \$6,585.00, which will cover two (2) additional changes which have arisen on the project since Change Order No. One (1) was executed with details as described below:

1. The Contract Documents contained details for construction of control and expansion joints in the concrete paving for the parking lot along with a written description of where and how many control and expansion joints should be installed. Prior to commencing work on the paving, Crossland submitted a sketch to the Architect showing their proposed layout for control and expansion joints based on the description in the Contract Documents and requested confirmation that this layout was acceptable. Upon review, TMP's engineer determined that additional joints would be required in certain locations, which had the effect of increasing the total length of both control and expansion joints on the project. This change order item, in the amount of \$6,140.00 with no extension of time, will reimburse Crossland for the additional labor and materials required to install the additional lengths of control and expansion joints.
2. The Contract Documents listed door hardware for each type of door to be furnished on the project. While attempting to finalize vendor contracts on the project, Crossland learned that, due to supply chain issues, the hardware specified for one type of door would have a lead-time in excess of 6 months, which would have delayed delivery to beyond the expected completion date of the project and could have delayed occupancy of the building. For this reason, Crossland proposed revised hardware for these doors from a different manufacturer who could deliver in a reasonable time frame. TMP has reviewed and confirmed that the proposed hardware was equal or better quality compared to what was specified. This change order item, in the amount of \$445.00 with no extension of time, will reimburse Crossland for the additional material cost associated with this revised hardware.


The total extra cost for these two (2) change order items is \$6,585.00 ($\$6,140.00 + \$445.00 = \$6,585.00$) with no extension of time. If approved, this would increase the total contract cost to \$2,802,497.38 ($\$2,795,912.38 + \$6,585.00 = \$2,802,497.38$), which is a 0.24% increase over the original contract value. The Contract Completion Date would not be impacted by this Change Order and would remain at April 30, 2023. If Change Order No. Two (2) is approved, the total value of all Change Orders on the project to date would be \$20,497.38, which is a 0.74% increase over the original contract value. The Architect for the project, The McKinney Partnership (TMP), has approved this change order and recommends acceptance.

Funding for Change Order No. Two (2) would come from within the SA0021 – New Sanitation Facility (Org 33999975 – Object 46101) account, which has an unencumbered balance of \$30,238.80.

Pursuant to Resolution No. R-1112-55, since Change Order No. Two (2) is less than \$40,000, the City Manager may approve this item and approval by the City Council is not required. Approval of Change Order No. Two (2) is recommended.

cc: Kenneth J. Giannone, P.E., Capital Projects Engineer
Nathan Madenwald, P.E., Utilities Engineer
Ellen Usry, City Clerk
File

Approved by:



Darrel Pyle, City Manager

NORMAN UTILITIES AUTHORITY
CITY OF NORMAN
CLEVELAND COUNTY, OKLAHOMA

DATE: October 31, 2022
CHANGE ORDER NO.: Two (2)
CONTRACT NO.: K-2122-92
PROJECT: SA0021 - Sanitation Department Office Building
CONTRACTOR: Crossland Construction Company, Inc.
408 NE 145th Place, Oklahoma City, OK 73013

	<u>Contract Time</u>	<u>Contract Amount</u>	
ORIGINAL:	365 calendar days	\$2,782,000.00	
PREVIOUS CHANGE ORDERS:	1 calendar days	\$13,912.38	0.50%
THIS CHANGE ORDER:	0 calendar days	\$6,585.00	0.24%
REVISED AMOUNT:	366 calendar days	\$2,802,497.38	
ORIGINAL START DATE:	April 29, 2022		
ORIGINAL COMPLETION DATE:	April 29, 2023		
PREVIOUS COMPLETION DATE:	April 30, 2023		
NEW COMPLETION DATE:	April 30, 2023		

DESCRIPTION:	Increase / Decrease	
	Cost (\$)	Time (Cal Days)
CO 2.1 (PCO-12) - Revisions to quantity of control joints and expansion joints in parking lot based on additional review by engineer.	\$6,140.00	0
CO 2.2 (PCO-13) - Approved revisions to door hardware at several locations due to difficulty in obtaining specified hardware resulting from supply chain issues.	\$445.00	0

Crossland Construction Company, Inc. agrees to complete the work as amended and modified by Change Order No. Two (2) as described above.

SUBMITTED BY
CONTRACTOR:


Crossland Construction Company, Inc.

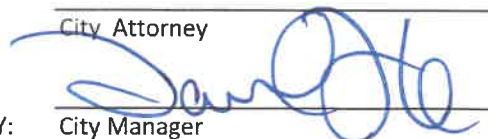
Date: 11/4/22

RECOMMENDED BY
ARCHITECT:


Toni Bragg, The McKinney Partnership

Date: 11/4/22

APPROVED AS TO FORM
AND LEGALITY:


City Attorney

Date: _____

ACCEPTED BY
NORMAN MUNICIPAL AUTHORITY:


City Manager

Date: 12-7-22

Attachment 1

AMENDMENT PAY ITEM REVISIONS (i.e. Revisions to quantity of existng bid items):

Line Item No.	Description	Units	Unit Price	Previous		This Change Order		% Change
				Quantity	Cost	Quantity	Cost	
	No revisions to bid item quantities in this change order.							
SUBTOTAL AMENDMENTCHANGE ORDER PAY ITEMS =							\$0.00	0.00%

CHANGE ORDER PAY ITEMS (i.e. Revisions to work not covered by existing bid item unit prices)

CO 2.1	Revisions to quantity of control joints and expansion joints in parking lot	Lump Sum	0	\$6,140.00	\$0.00	1.00	\$6,140.00	0.22%
CO 2.2	Revisions to door hardware at several locations	Lump Sum	0	\$445.00	\$0.00	1.00	\$445.00	0.02%
SUBTOTAL CHANGE ORDER PAY ITEMS =							\$6,585.00	0.24%
TOTAL FOR ENTIRE CHANGE ORDER =							\$6,585.00	0.24%

Original Contract Amount	\$2,782,000.00	
Change Order No. One (1) - Executed 10/4/2022	\$13,912.38	0.50%
Change Order No. Two (2)	<u>\$6,585.00</u>	0.24%
Revised Contract Amount	\$2,795,912.38	0.74%