



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/10/2024

REQUESTER: Jason Olsen, Director of Parks and Recreation

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FINAL ACCEPTANCE AND PAYMENT OF CONTRACT K-2021-115: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA AND CROSSLAND CONSTRUCTION COMPANY, INC., FOR THE NORMAN FORWARD SENIOR WELLNESS PROJECT.

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 construct a new Senior Citizen's Recreation Center. Supplemental funding for the project was also allocated by the City Council from the City's Congressional Coronavirus Aid, Recovery and Economic Security Act reimbursements (Resolution R-2021-69). After ongoing community input, the scope of the project was expanded into a Senior Wellness Center.

The Senior Wellness Center (Adult Wellness and Education Center, or "AWE Center") is located on City-owned land on the southeast corner of Norman Regional Health System's (NRHS) Porter Campus, off North Findlay Avenue. The AWE Center includes an indoor heated saltwater pool with lap swimming, water walking, and hydrotherapy seating; an indoor walking track and training space; a fitness-classroom area; lounge and game rooms; both wet and dry craft areas; small prep and demonstration kitchen; and multipurpose rooms that can be used for eating, events, classes, theatrical plays, games, and much more. The AWE Center opened to the public on November 13, 2023.

DISCUSSION:

On April 13, 2021, the City Council approved Contract K-2021-115 with Crossland Construction to provide construction management at-risk (CMaR) services for the Senior Wellness project. The initial contract amount of \$26,320 was approved to provide pre-construction services, which included plan review, design assistance, bidding services, and value engineering.

On December 14, 2021, the City Council approved Amendment One to Contract K-2021-115 for a Guaranteed Maximum Price (GMP) of \$2,022,408 for steel fabrication and erection. The first

GMP included construction contingency, general conditions for the entire project, and indirect costs, including bonding, insurance, and CMAA fees (profit), making a then-cumulative total for Contract K-2021-115 of \$2,048,728.

On February 22, 2022, City Council approved Amendment Two to Contract K-2021-115 for \$2,758,144 with Crossland Construction for site demolition, foundation, pools, utilities, and portions of the upward construction, making the then-cumulative total for Contract K-2021-115 of \$4,806,872.

On March 22, 2022, City Council approved Amendment Three to Contract K-2021-115 for \$1,295,200 with Crossland Construction to fabricate and install the HVAC system for the Senior Wellness Center, making a then-cumulative total for Contract K-2021-115 of \$6,102,072.

On May 24, 2022, the City Council approved Amendment Four to Contract K-2021-115 for \$5,056,449 with Crossland Construction for Masonry, Miscellaneous Steel, Roofing, Millwork, Metal Panels, Windows and Glazing, Doors, Sheetrock Flooring, Signage, Plumbing, Site Utilities, Electrical, and moving AT&T utility lines for the Senior Wellness Center, making a then-cumulative total for Contract K-2021-115 of \$11,158,521.

On June 28, 2022, the City Council approved Amendment Five to Contract K-2021-115 for \$423,737 with Crossland Construction for waterproofing; Exterior Finish and Insulation Systems; flooring and wall tile specialties; and partitions for the Senior Wellness Center, making the then-cumulative total for Contract K-2021-115 \$11,582,258.

On December 12, 2022, the City Council approved Amendment Six to Contract K-2021-115 for \$1,197,276.74 with Crossland Construction for architectural stone masonry, painting and wallcoverings, signage, a fire alarm system, asphalt paving, fencing, and the outdoor pickleball court for the Senior Wellness Center, making the then-cumulative total for Contract K-2021-115 \$12,779,534.74.

Construction began in the winter of 2021 and was substantially completed in October 2023, with the facility opening to the public in November of 2023. All items have been completed, and the project is ready for final acceptance. The final amount of the construction contract totaled \$12,747,055.77, a savings of \$6,161.97. The final payment application submitted by the contractor on May 14, 2024, is in the amount of \$649,450.77. Adequate funds are available for this contract in the Norman Forward Senior Wellness Project; Construction (account 51793365-46101; project NFP111).

RECOMMENDATION:

It is recommended that the City Council accept the NORMAN FORWARD Senior Wellness Project and approve payment in the amount of \$649,450.77 to Crossland Construction.