



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/10/2024

REQUESTER: Wade Thompson, Parks Manager

PRESENTER: Jason Olsen, Parks and Recreation Director

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF THE FINAL ACCEPTANCE OF CONTRACT K-2122-81: BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY AND CROSSLAND CONSTRUCTION COMPANY, INC., FOR GRIFFIN PARK PHASE VI OF THE GRIFFIN PARK REMODEL PROJECT OF FINAL ACCEPTANCE AND PAYMENT.

BACKGROUND:

In October 2015, Norman citizens passed the Norman Forward Initiative, which will fund various projects through a ½ % sales tax increase over 15 years. The Norman Forward Initiative includes an upgrade of the Griffin Park Soccer Complex. Eventually, all of the Griffin Park sports fields will be converted to soccer and will consist of 22 youth fields.

DISCUSSION:

On December 14, 2021, the 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.

On February 8, 2022, NMA/City Council approved Amendment / Guaranteed Maximum Price (GMP) #1, which included earthwork, demolition, site concrete, painting, fencing, and landscaping; estimating and construction contingencies; general conditions for the entire project; and indirect costs, which included bonding, insurance, and CMaR fees. The total for GMP #1 was \$1,370,970, including pre-construction services for \$14,450. NMA/City Council approved the final payment on January 10, 2023, in the amount of \$61,399.28 for a total of \$1,227,984.96. The remaining contingency funds \$142,985.04 were returned to the Norman Forward Griffin project balance.

On July 26, 2022, NMA/City Council Approved Amendment / Guaranteed Maximum Price (GMP) #2, which included 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 the work bid was \$6,576,243 (making the then-cumulative total for Contract K-2122-81 equaling \$7,947,213).

On January 24, 2023, NMA/City Council Approved Amendment/Guaranteed Maximum Price (GMP) #3 included a drive connecting the southeast parking lot to the High Meadows Dr. intersection. This intersection and entrance movement was identified as part of the traffic study specifically for the Griffin Park Remodel in 2017, and it outlined this section of road to be added to increase the flow of traffic entering and exiting Griffin Park. The Total for GMP #3 was \$568,189 (making the then-cumulative total for contract K-2122-81 equaling \$8,515,402).

On August 22, 2023, NMA/City Council Approved Amendment/Guaranteed Maximum Price (GMP) #4 included a road connecting the Griffin Community Dog Park and Griffin Disc Golf Course to the High Meadows Dr. Intersection and removing the entrance into Griffin Park north of High Meadows Dr. It will also connect to the previously approved East Park Road GMP #3. The additional park road connecting the north and south sides of Griffin Park was also identified as part of the traffic study specifically for the Griffin Park Remodel in 2017, and it outlined this section of road to be added to increase the flow of traffic entering and exiting Griffin Park. The total for GMP #4 was \$347,481 (making the Cumulative total for contract K-2122-81 equaling \$8,862,883)

On September 28, 2023, the project reached substantial completion. Crossland Construction has completed all work under Contract K-2122-18 AMD #2, #3, and #4.

Eighteen pay applications were submitted and approved throughout the project, totaling \$8,862,833 to the contractor and \$7,419,248.78 in owner-direct payment invoices for services and materials. The Final payment Application submitted by the contractor on May 14, 2024, is in the amount of \$185,485.77. Adequate funds are available for this contract in the Griffin Park Remodel project, Construction (account 51796639-46101; NFB001).

RECOMMENDATION:

It is recommended that the City Council/The Norman Municipal Authority accept the NORMAN FORWARD of the Griffin Park Phase 6 – Park Remodel Project as final and approve payment in the amount of \$185,485.77 to Crossland Construction. Funding is available in the Norman Forward Griffin Park Phase VI of the Griffin Park Remodel Project, Construction (account 51796639-46101; project NFB001).