



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/13/2022

REQUESTER: Veronica Tracy, Recreation Manager

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT SIX TO CONTRACT K-2021-115: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND CROSSLAND CONSTRUCTION COMPANY, INC., INCREASING THE CONTRACT AMOUNT BY \$1,197,276.74 FOR A REVISED CONTRACT AMOUNT OF \$12,753,217.74 FOR CONSTRUCTION SERVICES FOR THE SENIOR WELLNESS CENTER AND BUDGET APPROPRIATION AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

In October of 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. After ongoing community input, the scope of the project was expanded into a Senior Wellness Center.

The Senior Wellness Center will be located on City-owned land on the southeast corner of Norman Regional Health System's (NRHS) Porter Campus, off North Findlay Avenue. The new Senior Wellness Center will include 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.

Oklahoma City architectural and engineering (A/E) firm Frankfurt, Short, Bruza (FSB) was selected as the A/E consultant for this project in March 2018. FSB has completed the project's schematic design and construction documents, and is assisting with construction administration through the project's completion.

The Senior Wellness Center was authorized in the NORMAN FORWARD initiative in 2015 but was unfunded at that time. The Senior Center was later funded through two Council actions: re-allocation of Norman Forward funds, through securing the Griffin Park land with a long-term land lease instead of a land purchase at the Griffin Park Soccer Complex (\$7.4 million); and an allocation of \$4.8 million from federal Coronavirus Aid, Relief & Economic Security (CARES) Act

reimbursements (Resolution R-2021-63); for a total of a \$12.4 million budget for construction and design.

DISCUSSION:

On April 13, 2021, 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, to date, have included plan review, design assistance, bidding services, and value engineering.

On December 14, 2021, 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 CMaR 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, City Council approved Amendment Four to Contract K-2021-115 for \$5,056,449 with Crossland Construction for Masonry, Misc. 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, 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.

Construction bids for the final portion of construction include architectural stone masonry; painting and wallcoverings; signage; a fire alarm system; asphalt paving; fencing; and paving the outdoor pickleball court. This Guaranteed Maximum Price (GMP) bid was opened on December 1, 2022. The total amount for work on the construction phase on Amendment 6 is \$1,197,276.74, which includes indirect costs and fees of \$350,366 for a total new amended contract of \$12,779,534.74. As noted in Exhibit A to GMP # 6, the apparent low bidder for the masonry work requested that its bid be withdrawn due to a clerical error. The next lowest responsive bidder is included in GMP # 6.

This sixth and final Amendment/GMP includes the remaining bid packages plus construction contingency that totals approximately \$1.2 million. The Parks Department, as project manager, attempted to wait until funding from the potential sale of 718 N. Porter to Cleveland County

(\$1,200,000) was available to finalize this Amendment as recommended by the Norman Forward Citizen's Financial Oversight Board and discussed by the City Council, but due to the nature of construction work and timelines, Parks needs to ensure the continuity of the work on the Senior Wellness Center in advance of the potential sale of the 718 N. Porter property by funding this Amendment now.

Amendment/GMP #6 funds are recommended to be made available through a transfer from the General Fund in the amount of \$1,197,276.74, which will be replenished once the potential sale of 718 N. Porter is finalized.

Our project management consultants from ADG have participated throughout the entire process up to our current point of beginning construction of the project. Further, the City Attorney's office has reviewed and approved the amendment documents.

With the proposed appropriations and current funding, adequate funds will be available for this contract in the Norman Forward Senior Wellness Project; Construction (account 51793365-46101; project NFP111).

RECOMMENDATION NO.1:

It is recommended that City Council approve Amendment Six to CMaR Contract K-2021-115 with Crossland Construction Company, Inc., in the amount of \$1,197,276.74 for a revised contract amount of \$12,779,534.74 for construction services for the Senior Wellness Center project for the Parks and Recreation Department.

RECOMMENDATION NO. 2:

It is further recommended that the City Council appropriate \$1,197,277 from the General Fund balance (account 10-29000) to the Senior Wellness Center Project.