



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/27/2023

REQUESTER: Brenda Hall, Project Manager

PRESENTER: Brenda Hall, City Clerk

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER TWO TO CONTRACT K-1920-133; BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, THE NORMAN MUNICIPAL AUTHORITY, AND CROSSLAND CONSTRUCTION COMPANY, INC., DECREASING THE CONTRACT AMOUNT BY \$61,788.78 FOR THE DEVELOPMENT CENTER PORTION OF THE MUNICIPAL COMPLEX RENOVATION PROJECT AND FINAL ACCEPTANCE AND PAYMENT OF THE PROJECT AS OUTLINED IN THE STAFF REPORT.

BACKGROUND: City Council, in its meeting of January 22, 2019, approved Contract K-1819-99 with the McKinney Partnership Architects (McKinney) to provide the initial assessment and schematic design services related to the renovation of the Norman Municipal Complex.

On March 24, 2020, City Council approved Contract K-1920-133 with Crossland Construction Company, Inc., to provide construction management at risk (CMaR) services for the Municipal Complex Renovation Project. The initial contract amount of \$32,390 was approved for the purpose of providing pre-construction services which, to date, have included plan review, design assistance, bidding services and value engineering.

The Norman Municipal Authority, in its meeting of March 23, 2021, approved Amendment One to Contract K-1920-133 with Crossland Construction Company, Inc., to establish the Guaranteed Maximum Price of \$6,392,330 for the Development Center portion of the Municipal Complex Renovation Project.

The Norman Municipal Authority, in its meeting of June 28, 2022, approved Amendment Three to Contract K-1920-133 with Crossland Construction Company, Inc., to increase the Guaranteed Maximum Price by \$492,185.38 the Development Center portion of the Municipal Complex Renovation Project to address additional costs associated with asbestos abatement.

DISCUSSION: Construction began in April 2021 and was substantially completed in December 2022, after a six month delay due to asbestos abatement. Delivery delays of audio/visual equipment lengthened the time to have the final items completed. All items have now been completed and the project is ready for final acceptance. The final amount of the contract totaled

\$6,822,817.60, which is a savings of \$61,788.78. This project was accounted for in Municipal Complex Renovation, Construction (Account 50196644-46101; Project BP0045). Change Order Two reconciles all quantities and returns contingency in the amount of \$61,788.78 to the owner.

RECOMMENDATION: It is recommended that City Council approve Change Order Two to Contract K-1920-133 with Crossland Construction Company, Inc., decreasing the contract amount by \$61,788.78 and acceptance the project as complete for the Development Center portion of the Municipal Complex Renovation Project.