



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 9/12/2023

**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 AMENDMENT NO. FIVE TO CONTRACT K-2021-97: BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY AND GE JOHNSON CONSTRUCTION COMPANY INCREASING THE CONTRACT AMOUNT BY \$333,876 FOR A REVISED CONTRACT AMOUNT OF \$42,011,304 FOR CONSTRUCTION MANAGEMENT AT-RISK SERVICES FOR THE CONSTRUCTION OF THE YOUNG FAMILY ATHLETIC CENTER.

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### BACKGROUND:

In October of 2015, Norman citizens passed the Norman Forward Initiative, funding various projects through a ½% sales tax increase over 15 years. The Norman Forward Initiative included projects to construct a new Multi-Sport Complex and Indoor Aquatic Facility.

The Multi-Sport Complex and Indoor Aquatic Facility were initially proposed as separate projects. After extensive public input and consideration by the City Council, acting as Trustees of the Norman Municipal Authority (NMA), these projects were combined into one more extensive project in 2018, located at the southeast corner of 24th Avenue NW and Rock Creek Road. This new sports and aquatic complex will include eight full-sized basketball or 12 volleyball courts; a 25-meter, eight-lane lap pool; a 25-yard, four-lane warm-up pool; concession stands; retail space; administration offices; and, through a partnership with Norman Regional Health System (NRHS), a health and wellness clinic to be placed between the multi-sports and aquatic complexes.

Oklahoma City firm Frankfurt, Short, Bruza (FSB) was selected as the project's architectural and engineering (A/E) consultant in March 2018. The building and the project were named the Young Family Athletic Center ("YFAC") in July of 2021 (K-2122-27) after the Trae Young Family Foundation (TYFF) agreed to donate \$4,000,000 to the construction of the building. NRHS has committed a minimum of \$6.7 million through a contract approved by the City Council in June of

2023 (K-2122-99) towards constructing a human sports and performance clinic inside the YFAC called "N-Motion."

## **DISCUSSION:**

On February 9, 2021, the NMA/City Council approved Contract K-2021-97 with GE Johnson Construction Company to provide construction management at-risk (CMaR) services for the YFAC project. The initial contract amount of \$85,000 was approved to provide pre-construction services, which included plan review, design assistance, bidding services, and value engineering.

On September 14, 2021, NMA/City Council approved Amendment / Guaranteed Maximum Price (GMP) #1, which included earthwork, site clearing, and mass excavation; 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 \$3,404,474 (making a then-cumulative total for Contract K-2021-97 of \$3,489,474).

On November 30, 2021, NMA/Council approved Amendment / GMP #2, which included building concrete, steel/joist/deck fabrication & erection, swimming pools, concrete/asphalt exterior paving, site utilities, and construction contingency, bonding/insurance and CMaR fees. The total for GMP #2 was \$12,875,632 (making a then-cumulative total for Contract K-2021-97 of \$16,365,106).

On February 22, 2022, NMA/Council approved / Amendment / GMP #3, which included bids for masonry, millwork, metal panels, roofing, windows, painting, flooring, elevators, plumbing/HVAC/mechanical, electrical, landscaping, and various other aspects of upward construction. The total for GMP #3 was \$22,659,079 (making the then-cumulative total for Contract K-2021-97 of \$39,024,185).

On June 6, 2022, NMA/Council approved / Amendment / GMP #4, which included bids for miscellaneous steel, specialty doors, hanger doors, project signage, saunas, a "Change Order" for civil and utility work due to an error in the design of the project's stormwater system and various other aspects of upward construction. The total for GMP #4 was \$2,653,243 (making the then-cumulative total for Contract K-2021-97 of \$41,677,428).

Amendment / GMP #5 is for two change orders that added scope to the YFAC project. The first change order is PR-45 for the Video Board (\$205,930), which will be large LED boards placed in the gym and aquatics area. The video board change includes electrical upgrades and steel to support the weight of the video boards. The second change order is PR-47 for building signage (\$102,821). The signage for the building includes signage near the roundabout on Trae Young Drive and building signage on front of the building.

The total amount for GMP / Amendment #5 is \$308,751 including indirect costs and fees of \$25,125, making the current cumulative total for Contract K-2021-97 is \$42,011,304. This is anticipated to be the project's fifth and final Amendment/GMP.

Our Project Consultants from ADG have participated throughout the entire process up to our current point of construction for this project. Further, the City Attorney's Office has reviewed and approved the amendment documents.

There are adequate funds available for this contract in the Indoor Sports Facility YFAC Project, Construction (Account 51790601-46101; Project NFP110).

**RECOMMENDATION:**

It is recommended that the City Council, acting as the Norman Municipal Authority, approve Amendment #5 to CMaR Contract K-2021-97 with GE Johnson Construction Company in the amount of \$279,469 for a total contract of \$42,011,304 for the Young Family Athletic Center project for the Parks and Recreation Department.