



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/14/2022

REQUESTER: Jason Olsen, Director of Parks

PRESENTER: Jason Olsen, Director of Parks

ITEM TITLE: CONSIDERATION OF ACCEPTANCE, GRANTING, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASEMENT E-2122-55: TO OKLAHOMA GAS AND ELECTRIC COMPANY (OG&E), FOR THE PURPOSE OF RELOCATING PAD MOUNT TRANSFORMERS AT PORTER AND FINDLAY AVENUES .

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 Wellness Center. After much public input and Council discussion, the Senior Wellness Center is located on City-owned land on the southeast corner of Norman Regional Health System's (NRHS) Porter Campus, off North Findlay Avenue. While the Senior Wellness Center was included in the Norman Forward initiative in 2015, it was unfunded. The Senior Wellness Center was later funded through two Council actions: transferred savings from a long term land lease instead of a land purchase at Griffin Park (\$7.4 million); and an appropriation of \$4.8 million (Resolution R-2021-69) from federal Coronavirus Aid, Relief & Economic Security (CARES) Act reimbursements, for a total of a \$12.4 million budget for construction and design.

On April 13, 2021, City Council approved Contract K-2021-115 with Crossland Construction to provide construction manager 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 No. One to Contract K-2021-115 with Crossland Construction for a Guaranteed Maximum Price (GMP) of \$2,022,408 for steel fabrication and erection. This GMP amendment also included construction contingency, general conditions for the entire project, and indirect costs, including bonding, insurance, and CMaR fees.

On February 22, 2022, City Council approved Amendment No. Two to CMaR Contract K-2021-15 with Crossland Construction Company, Inc., in the amount of \$2,758,145 for a revised contract amount of \$4,806,873 for construction services for additional portions of the facility's

construction, including site demolition, foundation, pools, utilities, and upward construction for the Senior Wellness Center project.

On March 22, 2022, Amendment No. 3 was presented to Council for approval. Construction bids for this portion of construction include the fabrication and installation of the HVAC system for the Senior Wellness Center. This bid was opened on January 25, 2022. The total amount for work on the construction phase on Amendment No 3. is (\$1,206,750) with additional indirect costs and fees of (\$88,450) for a total of \$1,295,200.

The Senior Wellness Center project will have a fourth and final Amendment/GMP that will include bid packages that either did not receive bids on the January 25 bid opening and/or the City rejected the bid packages, and the design team is adjusting scopes for more affordable options. The final bid opening will be in mid-April.

DISCUSSION:

Part of the design and revisions on this project included relocating overhead electrical wires that ran over the north side of the new construction. Those are being relocated underground and require an easement from the City of Norman to OG&E. The City of Norman owns lots located in the NRHS along Porter and Findlay Avenues. OG&E will be relocating the upgraded line by boring from Findlay Avenue to pad mount transformers, three of which are located on the west end of the City-owned lots in question.

RECOMMENDATION:

City Council grant the easement to OG&E in order to reroute lines by boring from Findlay Ave to the pad mount transformers located on the west side of the City-owned lots, identified in the attached Easement, located on the grounds of NRHS's Porter Campus.