



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/13/2021

REQUESTER: Paul D'Andrea, Capital Projects Engineer

PRESENTER: Shawn O'Leary, Director of Public Works

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER NO. TWO TO CONTRACT K-2021-35: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, THE NORMAN MUNICIPAL AUTHORITY, AND FLINTCO L.L.C., INCREASING THE CONTRACT AMOUNT BY \$75,156.98 FOR A REVISED CONTRACT AMOUNT OF \$8,787,894.63 AND ADDING 39 ADDITIONAL CALENDAR DAYS TO THE CONTRACT FOR THE NORTH BASE COMPLEX, PHASE 1.

BACKGROUND:

Parks Maintenance Facility: On October 13, 2015, the citizens of Norman voted to fund the Norman Forward Program with a limited term $\frac{1}{2}$ percent sales tax increase for 15 years. This initiative included a number of high-priority projects outlined in the 2014 Library Master Plan Update, the 2009 Norman Parks and Recreation Master Plan and additional projects designed to provide recreational opportunities for Norman residents. One such project was the construction of the Griffin Park Sports Complex.

The Norman Forward Program includes a Maintenance Facility for the City of Norman Parks and Recreation Department. This facility was originally to be relocated from Reaves Park to Griffin Park; however, the City now intends to construct a new Parks, and City Transit/Public Safety Maintenance Facility adjacent to the City's current Fleet Maintenance Facility at the North Base Complex, located at 1301 Da Vinci Street near the Norman Municipal Airport. The proposed multi-departmental facility will provide maintenance for City Parks and Recreation vehicles and equipment, City Transit System buses, and Public Safety vehicles and equipment.

Transit Maintenance Facility: In August of 2018, University of Oklahoma officials advised City of Norman staff of their desire to transfer non-campus bus services in Norman to another operator by the end of the 2019 fiscal year. On July 1, 2019, operation of non-campus bus services in Norman were transferred from the University to the City.

On July 30, 2019, the City Council approved Contract K-1920-32, leasing a portion of University owned property located at 510 Chesapeake, commonly referred to as the OU Transportation Operations Center, for office space, maintenance bays, and fleet storage, until December 31,

2019. On December 10, 2019, the City and the University extended that lease agreement until June 30, 2020. On April 28, 2020, the City and the University extended that lease agreement until December 31, 2020. The latest extension of this agreement lasts through September, 2021.

Staff is currently negotiating with University officials to extend the lease of the Transportation Operations Center Through the end of construction of the North Base Facility.

North Base Complex Design: On March 14, 2017, the Norman City Council approved Contract No. K-1617-114 between the City of Norman and PDG, LLC, d.b.a. Planning Design Group, in the amount of \$761,000 for Professional Architectural Design Services for the Griffin Park Sports Complex.

Because PDG, LLC, was performing the professional architectural design services for the Griffin Park Sports Complex, city staff recommended amending their contract to include design of the new Parks Maintenance Facility. These services were over and above those included in Contract K-1617-114. Due to the desire to co-locate the Parks, City Transit and Public Safety Maintenance Facilities at the North Base Campus, staff further recommended including master planning and design of the City Transit and Public Safety Maintenance Facilities in the amended contract.

On August 27, 2019, the Norman City Council approved Amendment No. 1 to Contract K-1617-114 between the City of Norman and PDG, LLC d.b.a. Planning Design Group, in the amount of \$430,280 for additional Professional Architectural Design Services to add the City Park Maintenance Facility and Transit/Public Safety Maintenance Facility to the existing contract for the Griffin Park Sports Complex.

On April 14, 2020, the Norman City Council approved Amendment No. 3 to Contract K-1617-114 between the City of Norman and PDG, LLC, d.b.a. Planning Design Group, in the amount of \$316,370 for additional Professional Architectural Design Services to provide for an increased project scope and to add bidding services and construction administration services for the City Park Maintenance Facility and Transit/Public Safety Maintenance Facility to the existing contract for the Griffin Park Sports Complex.

On September 8, 2020, the Norman City Council approved Amendment No. 5 to Contract K-1617-114 between the City of Norman and PDG, LLC, d.b.a. Planning Design Group, in the amount of \$49,500 for additional architectural design services for the proposed City Parks and Transit/Public Safety Maintenance Facility to include proposed building and parking revisions, project phasing, renderings, and inclusion of federal third party contracting requirements needed for FTA Grant funding.

On September 8, 2020, the Norman City Council approved Amendment No. 4 to Contract K-1516-110 between the City of Norman, Oklahoma, the Norman Municipal Authority, and ADG, P.C., in the amount of \$157,180 adding Construction Phase Services for the North Base Complex, Phase 1 Project to the scope of projects receiving program management services.

On October 13, 2020, the Norman City Council awarded Contract K-2021-35 between the City of Norman, Oklahoma, and Flintco, LLC, in the amount of \$8,648,000, for the construction of the City Park Maintenance Facility and the Transit/Public Safety Maintenance Facility.

On March 9, 2021, the Norman City Council approved Change Order No. 1 to Contract K-2021-35 between the City of Norman, Oklahoma, and Flintco, LLC, in the amount of \$64,737.65 and 20 Calendar Days, for the construction of the City Park Maintenance Facility and the Transit/Public Safety Maintenance Facility.

DISCUSSION:

Subsequent to the issuance of the notice to proceed for the project, design revisions were submitted to the contractor to cover elements of the design and conditions of the project federal grant funding not originally accounted for in the bid documents but required for the successful completion of the project scope. These changes include the following items:

- Additional Equipment installation and site work for Electric Vehicle Charging Stations
- Required lengthening of columns for the Parks Shed
- Door Hardware Additions
- Removal of the Fall Arrest System from Flintco's Contract (Deduct to be purchased by Owner)
- Sealed Concrete Substitution (Deduct)
- Weather Delay Days

These changes result in an overall increase of the lump sum contract amount of \$75,156.98 or 0.87% of the original contract amount. Of that amount \$394.76 would apply to the Base Bid (Transit/Public Safety Maintenance Facility), Alternate 1, the Parks Maintenance Facility, changes result in a deduct of -\$1,788.24, and the changes required to accommodate the Electric Vehicle Charging Stations result in an increase of \$76,550.46 to be billed as a separate alternate. If approved, the overall contract amount will increase from \$8,712,737.65 to \$8,787,894.63 or 0.75%.

In addition to the cost increase, an additional 39 construction days are required to account for the project weather delays. The additional days would result in a completion date of September 27, 2021.

Funds for the Base Bid increase are currently available within the Transit/Fire Maintenance Facility, Construction Project (Account 50193365-46201; Project BG0252), the deduct for Alternate 1 does not require additional funding, and the funds for the Electric Vehicle Charging Stations increase are available in and will be charged to (Account 50590078-46101, Project BG0081)

RECOMMENDATION:

Staff recommends approval of Change Order No. 2 for the North Base Complex, Phase 1, Contract K-2021-35 with Flintco, LLC, of Oklahoma City, Oklahoma, for \$75,156.98 and 39 additional calendar days, for the Base Bid, Bid Alternate No. 1, and Electric Vehicle Charging Stations.