



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 07/25/2023

**REQUESTER:** Ken Giannone, PE, Capital Projects Engineer

**PRESENTER:** Ken Giannone, PE, Capital Projects Engineer

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CHANGE ORDER NO. ONE TO CONTRACT K-2223-118: BY AND BETWEEN THE CITY OF NORMAN UTILITIES AUTHORITY AND KRAPFF-REYNOLDS CONSTRUCTION COMPANY IN THE AMOUNT OF \$55,714 FOR AN EMERGENCY REPAIR TO A COLLAPSED SANITARY SEWER MAIN AS OUTLINED IN THE STAFF REPORT.

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### **BACKGROUND:**

In January 2023, Norman Utilities Authority (NUA) learned that an existing 24" aerial sanitary sewer stream crossing south of State Highway 9, between Chautauqua and Jenkins (in what is colloquially known as "Oliver's Woods") was functioning but in the early stages of collapse. NUA staff prepared bid documents for the Sanitary Sewer Stream Crossing Replacement Project (WW0178), and bids were opened on March 9, 2023. Krapff-Reynolds Construction Company was deemed the lowest and best bidder, and Contract K-2223-118 in the amount of \$593,630 was awarded to them on March 28, 2023. Krapff-Reynolds mobilized to the project site and commenced work on the project in early May 2023.

On June 6, 2023, concurrent with work on, but otherwise unrelated to the Sanitary Sewer Stream Crossing Replacement, NUA discovered that an existing clay sanitary sewer main had collapsed during repair of the sewer lateral to 340 Windbrook Drive by a private plumbing contractor, and immediate repair was necessary. The main was approximately 16 feet deep and located in a narrow back yard with extremely limited accessibility as well as danger of undermining the foundation of the home and/or the brick privacy wall around the backyard. NUA Line Maintenance staff were able to temporarily restore flow in the existing main, but due to the aforementioned constraints at the repair location, they lacked the specialized shoring and excavation equipment to complete the repair with internal resources.

### **DISCUSSION:**

Because of the critical nature of the work, which, as noted, included the potential danger of undermining the foundations of existing structures, NUA immediately solicited cost proposals from several experienced, local contractors to complete the repair on an emergency basis. One of the contractors from which a proposal was solicited was Krapff-Reynolds Construction Co., and, among the proposals received, Krapff-Reynolds' proposal in the amount of \$55,714 was deemed lowest and best. Because the repair was deemed critical, Krapff-Reynolds was directed to proceed with the repair on June 9, 2023 on the basis of their submitted cost proposal. Since Krapff-Reynolds was already under Contract for the aforementioned Sanitary Sewer Stream Crossing Replacement and since work on this emergency sanitary sewer repair would have some minor

impacts on the schedule for work on Contract K-2223-118, it was decided that, rather than issue a separate purchase order to Krapff-Reynolds for this work, Change Order No. 1 to Contract K-2223-118 would be executed that would add the work to that Contract instead.

If approved, Change Order 1 will increase the total cost for Contract K-2223-118 to \$649,344 (\$593,630 + \$55,714 = \$649,344), which is a 9.39% increase over the original contract value. In order to quickly commence work on this critical repair, Krapff-Reynolds mobilized staff and equipment from the nearby and ongoing Sanitary Sewer Stream Crossing Replacement Project. As a result, Change Order 1 also includes a 7-Calendar-Day time extension. If approved, Change Order 1 will revise the contract duration to 97 calendar days (90 days for original contract + 7 calendar days for CO 1), which results in a revised Contract Completion Date of August 13, 2023..

Due to the critical and unplanned nature of emergency work like this, NUA maintains a separate project account for emergency projects, Sanitary Sewer Emergency Repairs, Construction (Account 32199974-46101; Project WW0249). Consequently, if approved, NUA will charge the total cost of this change order, \$55,714, to that emergency project account.

#### **RECOMMENDATION:**

Staff recommends that Change Order 1 to Contract K-2223-118 in the amount \$55,714 be approved.