



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/24/2024

REQUESTER: Rachel Croft

PRESENTER: Rachel Croft, Water Treatment Plant Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT THREE TO CONTRACT K-2122-115: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND CROSSLAND CONSTRUCTION COMPANY, DECREASING THE CONTRACT AMOUNT BY \$107,187.69 FOR THE NEW LINE MAINTENANCE FACILITY, FINAL ACCEPTANCE OF THE PROJECT, AND FINAL PAYMENT IN THE AMOUNT OF \$207,136.74 AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

This project considered the expected growth of the Line Maintenance Division over the next 20 years by building a 26,243 square foot facility that consists of an Administration Building, Water Line Maintenance Building, Sewer Line Maintenance Building, and Outdoor Storage Structure. This facility is located northwest of the Water Treatment Plant on the former Hall Park wastewater lagoon site, which had been platted to accommodate the new Emergency Communication and Operations Center (ECOC). The previous facility was located on the North Base property adjacent to the Fleet offices and vehicle servicing areas. This new Line Maintenance Facility will allow the Water and Sewer Line Maintenance Divisions to more efficiently accomplish their mission.

Contract K-1920-109 was negotiated and approved by the Norman Utilities Authority (NUA) on January 28, 2020 with Barrett L. Williamson Architects in the amount of \$124,550. Amendment 1 to this contract in the amount of \$261,800 was approved by the NUA on September 28, 2021 which included proceeding to final design, bidding, construction, and record document services and to account for the increased size of the facility.

On January 18, 2022, the Norman Municipal Authority/City of Norman awarded Contract K-2122-88 with Crossland Construction Company, Inc. for the ECOC facility. On April 26, 2022, the NUA/City of Norman awarded Contract K-2122-115 to Crossland Construction Company, Inc., in the amount of \$14,650 for preconstruction services for the Line Maintenance Facility. Crossland was selected for the Line Maintenance Facility due to their expertise and due to their work on the adjacent ECOC that will result in efficiencies between the projects.

Following bidding, staff approved Alternate 1 on October 7, 2022 to Contract K-2122-115 for a Guaranteed Maximum Price of \$8,492,657.32 that incorporated the base bid plus Alternates 1, 2, and 9. The additional bays under Alternates 1 and 2 provide sufficient space for the facility now and into the future, and Alternate 9, for the main drive off Robinson connecting the new Line Maintenance and ECOC buildings, has been jointly funded by NUA and the ECOC project.

Amendment 2 to Contract K-2122-115 was approved by Council on August 22, 2023. This amendment decreased the contract by \$100,000 for a revised contract amount of \$8,407,307.32. This amendment allowed us to pay for services such as security camera installation, access control, and low voltage, which were not included in the original contract.

DISCUSSION:

A grand opening was held on January 9, 2024, and Line Maintenance staff has been working at this new facility ever since. Contractors have been making minor repairs and have recently finished all trade work under the contract. Following the final retainage payment of \$207,136.74, there will be \$105,641.78 left over in contingency and \$1,545.91 left over in Project Requirements. Staff is proposing to reduce the contract amount by these amounts (\$107,187.69 total) and return these funds to the Water Construction project account (31995521-46101 / WA0329).

RECOMMENDATION:

Staff recommends the NUA approve Amendment 3 decreasing Contract K-2122-115 with Crossland Construction Company, Inc., in the amount of \$107,187.69 for a revised contract amount of \$8,300,119.63 for the New Line Maintenance Facility, and authorize final acceptance of the project and payment in the amount of \$207,136.74 to Crossland Construction Company, Inc.