



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/14/2021

REQUESTER: Nate McNeely, Engineering Assistant

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER NO. ONE TO CONTRACT K-2122-26: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND PARATHON CONSTRUCTION, L.L.C., INCREASING THE CONTRACT AMOUNT BY \$120,066 FOR A REVISED CONTRACT AMOUNT OF \$312,486.50 FOR THE FYE 2022 24TH AVENUE N.W. SIDEWALK ACCESSIBILITY CONSTRUCTION PROJECT.

BACKGROUND:

The City of Norman ADA Transition Plan (June 2018) identifies sidewalk corridors out of compliance with the Americans with Disability Act (ADA) Guidelines. The ADA Transition Plan Program is funded annually via the Capital Sales Tax Fund, Sidewalk Accessibility, Construction (Account 50592206-46101; Project TC0038) to meet the medium and long-term goals of the Plan. On June 14, 2021, the City's ADA Citizen Advisory Committee recommended that this project be included in the City's fiscal year 2021-2022 (FYE 2022) Capital Improvement Program.

Over the past few years, the City addressed Main Street from 24th Avenue NW to Berry Road, north and south sides. A larger segment of the plan includes 24th Avenue NW/SW, from West Lindsey Street to West Robinson Street, east and west sides. Due to the scope and cost of the 24th Avenue segment of the ADA Transition Plan, the project was broken down into four phases to accommodate contractor availability and the City's annual budget allocation for the ADA Transition Plan. Accordingly, City staff developed and solicited bids for Phase I of the project; a sidewalk and ramp project along 24th Avenue NW from West Main Street to West Robinson Street, along the east side.

City Council approved Contract K-2122-26, Capital Improvement Project – 24th Avenue NW in the amount of \$192,420.50 to Parathon Construction LLC of Edmond, OK on August 24, 2021.

DISCUSSION:

After the contract was approved by City Council, the City's ADA Technician was able to make available additional funds from the Sidewalk Accessibility account to be used toward the ADA Transition Plan and suggested we utilize these funds to advance into Phase II of the project.

Construction for the original contract began on November 8, 2021. If approved Change Order No. 1 will authorize a seamless transition to Phase II, which was originally planned for FYE 2023. The contractor will complete the original requirements along the east side of 24th Avenue NW, and Change Order No. 1 will enable the continuation southward from Robinson Street down the west side of 24th Avenue NW to Boardwalk Street. Completion of Phase II, III & IV will be programmed in subsequent years, and includes the continuation on 24th Avenue SW to Lindsey Street on the east and west sides.

Change Order No. 1 reflects a 62.4% cost increase to the contract by expanding the project scope to get a “head start” on Phase II, versus waiting until FYE 2023. These costs are associated with existing line item quantities from the original contract, and does not add new items to the contract. The change order also adds 75 days to the existing contract establishing a new completion date no later than May 15, 2022. However, Staff anticipates this work will be complete late winter to early spring of 2022.

RECOMMENDATION:

Staff recommends approval of Change Order No. One to Contract K-2122-26 for the FYE 2022 24th Avenue N.W. Sidewalk Accessibility Construction Project increasing the cost by \$120,066 for a total price of \$312,486.50.

Funds for this Change Order are available in ADA Sidewalk Completion Audit/Repair (Account 50592206-46101; Project TC0038).