



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 12/14/2021

**REQUESTER:** Jason Olsen

**PRESENTER:** Jason Olsen, Director of Parks and Recreation

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT NO. ONE TO CONTRACT K-2021-115 BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND CROSSLAND CONSTRUCTION COMPANY, INC., INCREASING THE CONTRACT AMOUNT BY \$2,022,408 FOR A REVISED CONTRACT AMOUNT OF \$2,048,728 FOR CONSTRUCTION MANAGEMENT AT-RISK SERVICES TO PROVIDE STEEL FABRICATION AND ERECTION FOR THE CONSTRUCTION OF THE SENIOR WELLNESS CENTER AND RESOLUTION R-2122-74 GRANTING TAX-EXEMPT STATUS.

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### **BACKGROUND:**

In October of 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 Citizen's Center.

After much public input and Council discussion, the Senior Wellness Center is to be located on City-owned land on the southeast corner of Norman Regional Health System's (NRHS) Porter Campus, off of North Findlay Avenue. The new Senior Wellness Center will include an indoor heated saltwater pool with lap swimming, water walking, and hydrotherapy seating. An indoor walking track, and training space, fitness classroom area, lounge, and game rooms, both wet and dry craft areas, small prep and demonstration kitchen, and multipurpose rooms that could be used for eating, events, classes, theatrical plays, games, and much more. Oklahoma City architectural and engineering (A/E) firm Frankfurt, Short, Bruza (FSB) was selected as the A/E consultant for this project in March 2018. FSB has completed the project's schematic design phase, is proceeding with design development and construction documents, and will assist with construction administration through the project completion.

The Senior Wellness Center was included in the Norman Forward initiative in 2015 but was unfunded. The Senior Wellness Center was later funded through two Council actions: a transfer of allocated funding from a long term land lease instead of a land purchase at Griffin Park (\$7.4 million); and then an appropriation of \$4.8 million in Coronavirus Aid, Relief & Economic Security

Act (CARES Act) reimbursement funds. The total allocation for the Senior Wellness Center is \$12.4 million.

## **DISCUSSION:**

On April 13, 2021, City Council approved Contract K-2021-115 with Crosslands Construction to provide construction management 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. Construction bids for the steel fabrication and erection were opened for this portion of the project on December 7, 2021. This will be the first of two Guaranteed Maximum Price's (GMP) for the project. The second GMP will be for site work, utilities, pool, foundation, and upward construction.

In addition to the steel fabrication and erection (\$1,200,000), this first GMP includes construction contingency (\$36,000), general conditions (\$487,320) for the entire project, and project cost, which include bonding, insurance, and CMaR fees (\$299,088) for a total of \$2,022,408.

Our Consultants from ADG have participated throughout the entire process up to our current point of beginning construction of the project. Further, the amendment documents have been reviewed and approved by the City Attorney's office.

Adequate funds are available for this contract in the NORMAN FORWARD Senior Wellness Project; Construction (account 51793365- 46101; project NFP108).

## **RECOMMENDATION:**

It is recommended that City Council approve Amendment #1 to CMaR Contract K-2021-115 with Crossland Construction Company, Inc., in the amount of \$2,022,408 for steel fabrication and erection and contractor contingency costs for a revised contract amount of \$2,048,728 for the Senior Wellness Center project for the Parks and Recreation Department.