



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/14/2023

REQUESTER: Ken Giannone, PE

PRESENTER: Ken Giannone, PE, Capital Projects Engineer

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CHANGE ORDER NO. TWO TO CONTRACT K-2223-118: BY AND BETWEEN THE CITY OF NORMAN UTILITIES AUTHORITY AND KRAPFF-REYNOLDS CONSTRUCTION CO., IN THE AMOUNT OF \$18,893 AND A TIME EXTENSION OF 90 CALENDAR DAYS, TO BE CHARGED TO THE PROJECT ACCOUNT AS OUTLINED IN STAFF REPORT.

BACKGROUND:

In January 2023, Norman Utilities Authority (NUA) learned that an existing twenty-four inch (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 bidding documents for Sanitary Sewer Stream Crossing Replacement Project, and bids were opened on March 9, 2023. Krapff-Reynolds Construction Company (KRCC) 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. KRCC mobilized to the project site and commenced work on the project in early May 2023.

DISCUSSION:

In June 2023, NUA experienced an unrelated sanitary sewer collapse on the southwest side of Norman near the location of this project. Emergency repairs were required, and NUA Line Maintenance Division staff did not possess the necessary equipment to complete the repair. Because of their proximity and willingness to perform the work using pay items from this Contract, NUA decided to have KRCC complete this repair. On July 25, 2023, Change Order 1 to Contract K-2223-118 was approved by NUA for this emergency repair. It resulted in a cost increase of \$55,714 (9.3% of contract) to total \$649,344 and a time extension of 7 calendar days to 97 days.

Since the approval of Change Order 1, two unrelated issues have arisen on the project that have resulted in additional cost and/or additional time to complete the project. The first issue relates to manholes furnished on the project. Interior surfaces of manholes were not specified to be coated, and frames and covers were specified to be composed of cast iron. Based on further evaluation after contract award, however, it has been determined that the segment of sanitary sewer being replaced on this project is likely subject to periodic high levels of corrosive gases, and, therefore, corrosion protection inside the new manholes would be imperative to ensure they do not experience rapid deterioration. As a consequence, cost proposals were solicited from KRCC to furnish and install an anti-corrosion epoxy coating on all interior surfaces of the

manholes and to replace cast iron frames and covers, which are subject to corrosion, with frames and covers composed of a composite material, which are not subject to corrosion. A cost of \$13,893 was negotiated for this change, along with a 90 calendar day time extension (due to lead time on composite manhole frames and covers).

The second issue relates to groundcover installation. This project is located within the Oliver's Woods Ecological Laboratory and Natural Area, which is managed by the University of Oklahoma (OU). For this reason, NUA consulted with OU staff during design to determine appropriate restoration requirements. OU asked that since the work was being performed mid-summer, which is not an advantageous time to establish permanent native groundcover in central Oklahoma, that the Contractor plant a temporary groundcover to be sown immediately after any location within Oliver's Woods was disturbed by the work. The project is now near completion and the contractor would like to plant the final permanent native groundcover. NUA negotiated an additional cost of \$5,000 for this permanent groundcover planting.

If approved, Change Order 2 will have a total cost of \$18,893 ($\$13,893 + \$5,000 = \$18,893$), and it will increase the Contract Amount to \$668,237 ($\$649,344 + \$18,893 = \$668,237$), which is an additional 3.18% over the original Contract Amount. Change Order 2 also includes a 90 calendar day time extension. If approved, Change Order 2 will revise the contract duration to 187 calendar days, which results in a revised Contract Completion Date of November 11, 2023.

Funding for Change Order 2 would come from the Water Fund, Wellfield Blending Project, Construction (account 32193338-46101; project WW0178), which has an unencumbered balance of \$26,370.

RECOMMENDATION:

Staff recommends that Change Order 2 to Contract K-2223-118 in the amount \$18,893 and a 90 calendar day time extension, be approved.