



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/8/2024

REQUESTER: Jason Olsen, Director of Parks and Recreation

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FINAL ACCEPTANCE AND FINAL PAYMENT OF CONTRACT K-2021-97: BY AND BETWEEN THE CITY OF NORMAN, THE NORMAN MUNICIPAL AUTHORITY AND GE JOHNSON CONSTRUCTION COMPANY, FOR THE NORMAN FORWARD YOUNG FAMILY ATHLETIC CENTER PROJECT AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

In October of 2015, Norman citizens passed the Norman Forward Initiative, funding various projects through a ½% sales tax increase over 15 years. The Norman Forward Initiative included projects to construct a new Multi-Sport Complex and Indoor Aquatic Facility.

The Multi-Sport Complex and Indoor Aquatic Facility were initially proposed as separate projects. After extensive public input and consideration by the City Council, acting as Trustees of the Norman Municipal Authority (NMA), these projects were combined into one more extensive project in 2018, located at the southeast corner of 24th Avenue NW and Rock Creek Road. This sports and aquatic complex includes eight full-sized basketball or 12 volleyball courts; a 25-meter, eight-lane lap pool; a 25-yard, four-lane warm-up pool; concession stands; retail space; administration offices; and, through a partnership with Norman Regional Health System (NRHS), a health and wellness clinic.

The building and the project were named the Young Family Athletic Center ("YFAC") in July of 2021 (K-2122-27) after the Trae Young Family Foundation (TYFF) agreed to donate \$4,000,000 to the construction of the building. NRHS committed a minimum of \$6.7 million through a contract approved by the City Council in June of 2023 (K-2122-99) towards constructing a human sports and performance clinic inside the YFAC called "N-Motion." The YFAC officially opened to the public in February of 2024.

DISCUSSION:

On February 9, 2021, the NMA/City Council approved Contract K-2021-97 with GE Johnson Construction Company to provide construction management at-risk (CMaR) services for the YFAC project. The initial contract amount of \$85,000 was approved to provide pre-construction services, which included plan review, design assistance, bidding services, and value engineering.

On September 14, 2021, NMA/City Council approved Amendment / Guaranteed Maximum Price (GMP) #1, which included earthwork, site clearing, and mass excavation; estimating and construction contingencies; general conditions for the entire project; and indirect costs, which included bonding, insurance, and CMaR fees. The total for GMP #1 was \$3,404,474.

On November 30, 2021, NMA/Council approved Amendment / GMP #2, which included building concrete, steel/joist/deck fabrication & erection, swimming pools, concrete/asphalt exterior paving, site utilities, and construction contingency, bonding/insurance and CMaR fees. The total for GMP #2 was \$12,875,632.

On February 22, 2022, NMA/Council approved / Amendment / GMP #3, which included bids for masonry, millwork, metal panels, roofing, windows, painting, flooring, elevators, plumbing/HVAC/mechanical, electrical, landscaping, and various other aspects of upward construction. The total for GMP #3 was \$22,659,079.

On June 6, 2022, NMA/Council approved / Amendment / GMP #4, which included bids for miscellaneous steel, specialty doors, hanger doors, project signage, saunas, a change order for civil and utility work due to an error in the design of the project's stormwater system and various other aspects of upward construction. The total for GMP #4 was \$2,653,243.

On September 12, 2023, NMA/Council approved / Amendment / GMP #5, which included large change orders for the Video Board in the gymnasium area and building signage. The video board change included electrical upgrades and steel to support the video boards' weight, signage near the roundabout on Trae Young Drive, and building signage at the front of the building. The total for GMP #5 was \$308,751.

Construction began at the YFAC in the Fall of 2021. The project was substantially completed in March of 2024, with the facility partially opening with the gymnasium and common areas in January 2024 and the natatorium opening at the end of March 2024. All items have been completed, and the project is ready for final acceptance. The final amount of the construction contract totaled \$42,011,304. The final payment for the contractor, once all retainage is released, is in the amount of \$1,554,161.71. There are adequate funds available for this contract in the Indoor Sports Facility YFAC Project, Construction (Account 51790601-46101; Project NFP110).

RECOMMENDATION:

It is recommended that the City Council and the Norman Municipal Authority accept the NORMAN FORWARD Young Family Athletic Center Project and approve payment in the amount of \$1,554,161.71 to GE Johnson Construction Company.