



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 5/27/2025

REQUESTER: Peter Wolbach, Staff Engineer

PRESENTER: Peter Wolbach, Staff Engineer

ITEM TITLE:

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AWARDED BID 2425-28 AND CONTRACT K-2425-85: BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY AND WL MCNATT & COMPANY, IN THE AMOUNT OF \$1,787,506 AND CHANGE ORDER ONE, REDUCING THE CONTRACT AMOUNT BY \$668,100 FOR A REVISED CONTRACT AMOUNT OF \$1,119,406; PERFORMANCE BOND B-2425-39; STATUTORY BOND B-2425-40; MAINTENANCE BOND MB-2425-28; FOR THE COMPOST FACILITY SCALE HOUSE AND BUDGET APPROPRIATION AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

This construction contract, K-2425-85, and the related bid documents are for improvements to the Norman Utilities Authority's Compost Facility. The Compost Facility Scale House project (SA0019) will modify the existing City compost facility layout located at Bratcher Minor Road west of Jenkins. This project will facilitate a more efficient operation for the public. The project will install a scale used for weighing large loads of compost, construct a concrete block building for staff to operate out of in coordinating with customers, and will complete other various site improvements. This building will also replace the prefabricated building located at the site.

The design of the project was created by Tricore Group, LLC. The design contract, K-2021-114, was approved May 11, 2021 in the amount of \$30,500. Amendment No. 1 to the design contract was approved on April 12, 2022, in the amount of \$8,500, which upgraded the design of the staff building from a modular building to a concrete structure.

DISCUSSION:

The Invitation to Bid (Bid 2425-28) for the Compost Facility Scale House Project (SA0019) was published in the Norman Transcript on January 23 and January 30, 2025. Three (3) contractors submitted bids. The bids ranged from \$1,787,506 to \$2,526,180. WL McNatt & Company was the lowest responsible bidder with a Total Bid of \$1,787,506 (the bid results are shown in the attached bid summary).

Due to the bid amount exceeding the available funding, Change Order No. 1 has been negotiated with WL McNatt & Company to reduce the total project cost to \$1,119,406, resulting in a reduction of \$668,100. The change order includes modifications to the original scope of work while maintaining the core functionality of the facility. These modifications include reduced project scope, revised site work specifications, and adjusted equipment selections that will provide the necessary functionality at a reduced cost.

The Compost Facility Scale House, Construction account (Account No. 33999975-46101; Project SA0019) has an available balance of \$279,959.31. Staff proposes a budget appropriation from the Sanitation Fund Balance (Account No. 33-2900) in the amount of \$900,000 to the Compost Facility Scale House, Construction account (Account No. 33999975-46101; Project SA0019), for a total of \$1,179,959.31. This should be sufficient to fully fund the project and will provide \$60,553.31, or approximately 5.4 percent in contingency.

Work on this project will commence after Norman Municipal Authority (NMA) approval of the contract and change order. Construction is anticipated to be completed within six (6) months from the notice to proceed. The scale installation will be prioritized to improve operational efficiency as quickly as possible, followed by the modular building construction.

RECOMMENDATION 1:

Staff recommends the NMA accept bids meeting project specifications and award Bid 2425-28 to WL McNatt & Company for the Compost Facility Scale House Project in the amount of \$1,787,506.

RECOMMENDATION 2:

Staff recommends the NMA approve Contract K-2425-85 and associated performance bond B-2425-39, statutory bond B-2425-40, and maintenance bond MB-2425-28.

RECOMMENDATION 3:

Staff recommends the NMA approve Change Order No. One (1) to Contract K-2425-85 with WL McNatt & Company, reducing the contract amount by \$668,100 for a final contract amount of \$1,119,406.

RECOMMENDATION 4:

Staff recommends the NMA approve the appropriation of Sanitation Fund balance (Account No. 33-2900) in the amount of \$900,000 to the Compost Facility Scale House, Construction account (Account No. 33999975-46101; Project SA0019).