



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 1/28/25

**REQUESTER:** Paul D'Andrea, Capital Projects Engineer

**PRESENTER:** Scott Sturtz, Interim Public Works Director

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER THREE TO CONTRACT K-2223-33: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND L5 CONSTRUCTION, L.L.C., INCREASING THE CONTRACT AMOUNT BY \$56,031 FOR A REVISED CONTRACT AMOUNT OF \$2,365,923 FOR VARIOUS CHANGES TO PROJECT DESIGN, AND UNFORSEEN SITE CONDITIONS AT THE NORTH BASE PHASE 2 VEHICLE WASH FACILITY PROJECT AND BUDGET TRANSFERS AS OUTLINED IN THE STAFF REPORT.

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### **BACKGROUND:**

The Norman Forward Program includes a Maintenance Facility for the City of Norman Parks and Recreation Department. This facility was originally to be relocated from Reaves Park to Griffin Park; however, the City subsequently changed the plans to construct a new Parks, and City Transit/Public Safety Maintenance Facility adjacent to the City's current Fleet Maintenance Facility at the North Base Complex, located at 1301 Da Vinci Street near the Norman Municipal Airport. The proposed multi-departmental facility provides maintenance for City Parks and Recreation vehicles and equipment, City Transit System busses, and Public Safety vehicles and equipment.

The second phase of the North Base Fleet and Parks Maintenance facilities project is to add an automatic vehicle wash facility to the site. This facility will be capable of washing all vehicles in the City fleet. The wash will be operated by the Fleet Management Division, but will be authorized for use by all City vehicles through the internal service charge system used for fuel purchases.

On February 8, 2022, the Norman City Council approved appropriation of funds, in the amount of \$1,800,000 for the construction of the North Base Complex Phase 2 Project, to provide a vehicle wash facility at the North Base Complex capable of serving all City fleet vehicles and transit busses.

On June 2, 2022, The City of Norman opened bids for the North Base Phase 2 Vehicle Wash Facility project. The low bid, from L5 Construction, L.L.C., was \$2,688,000. This was nearly \$900,000 over the project budget. Consequently, the bids were rejected.

On November 8, 2022, after rebidding the project, the Norman City Council awarded Contract K-2223-33, to L5 Construction, L.L.C., in the amount of 2,185,500, for construction of the North Base Phase 2 Vehicle Wash Facility project.

On June 27, 2023, The Norman City Council approved Change Order 1 to Contract K-2223-33 with L5 Construction, L.L.C., in the amount of \$97,648, for a revised contract amount of \$2,283,148, for various changes to the project design and unforeseen sight conditions.

On May 1, 2024, The City Manager approved Change Order 2 to contract K-2223-33 with L5 Construction, L.L.C., in the amount of \$26,744, for a revised contract amount of \$2,309,892 for various changes to the project design and unforeseen site conditions.

## **DISCUSSION:**

Change Order 3 to Contract K-2223-33, in the amount of \$56,031 is required to cover additional work required to address design changes requested by the City during the final punch list process, to improve safety and operations of the facility. This will result in a final construction cost of \$2,365,923 or 8.26% over the original construction contract. This project has been approved for a federal grant that will reimburse 32% of the cost of the project upon final payment.

The project account has \$6,476.14 available to cover a portion of this final change order cost. The remaining cost will require balance transfers totaling \$49,554.86 to the project construction accounts. Staff recommends transferring this amount from the remaining balance of the previously completed Robinson West of I-35 capital project.

## **RECOMMENDATION:**

Staff recommends the following:

1. A fund transfer in the amount of \$33,288.38 from Robinson West of I-35, Land (Account 50595552-46001; Project TR0104), to North Base Phase 2 Vehicle Wash Facility, Construction (Account 50590078-46101; Project BG0260) .
2. A fund transfer in the amount of \$16,266.48 from Robinson West of I-35, Land (Account 50595552-46001; Project TR0104), to the Special Grants Fund, North Base Phase 2 Vehicle Wash Facility, Construction (Account 22590303-46101; Project BG0260).
3. Acceptance of Change Order 3 to Contract K-2223-33, with L5 Construction, L.L.C., in the amount of \$56,031.