



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/15/2024

REQUESTER: Ken Giannone, Capital Projects Engineer

PRESENTER: Ken Giannone, Capital Projects Engineer

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CHANGE ORDER TWO TO CONTRACT K-2324-70: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND KRAPFF-REYNOLDS CONSTRUCTION CO., FOR THE FYE19 SEWER MAINTENANCE PROJECT AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

In 2001, the citizens of Norman approved a five dollar per month sewer maintenance fee to provide for the systematic replacement of aged and deteriorating neighborhood sewer lines. The FYE19 Sewer Maintenance Project (SMP-19) study area is shown on the attached map. After extensive study by Norman Utilities Authority's (NUA's) Consultant, Parkhill, and by NUA Sewer Line Maintenance Division and Utilities Engineering staff, the sanitary sewer lines within the study area were categorized into segments requiring replacement, rehabilitation using pipe-bursting, rehabilitation using cured-in-place-piping, or no action due to the pipe and appurtenances being in good condition.

As illustrated on the map, the SMP-19 study area is generally bounded by Lindsey Street to the north, 24th Avenue SW to the west, Highway 9 and Westbrooke Terrace to the south, and Berry Avenue to the east. It will replace over 32,000 linear feet (6.1 miles) of old sewer lines and rehabilitate or replace more than 150 manholes. This project was advertised on September 14 and 21, 2023, and bids were opened on October 5, 2023. Krapff-Reynolds Construction Co (KRCC) of Oklahoma City, Oklahoma was deemed the lowest and best bidder, and a contract in the amount of \$5,468,900.50 was awarded on November 14, 2024. Notice to Proceed was issued to KRCC on February 15, 2024 (which results in a Contract Completion Date of August 18, 2025). Work on the project commenced immediately thereafter, and KRCC has continued to make consistent and steady progress on the work since then.

DISCUSSION:

In recent months, several potential changes in the work have been identified on this contract. These include the following:

1. The original contract included two (2) point repairs. However, during the course of the work to date, a total of four (4) locations within the project area have been identified as requiring point repairs so we propose adding two (2) additional point repairs to the contract so the remaining two (2) point repairs can be completed.
2. At the northeast corner of W. Lindsey Street and S. Berry Road, there is a segment of 6" clay sanitary sewer pipe that is in poor condition and was scheduled for replacement in a future SMP project. However, construction recently started on a new restaurant at this location and, when

construction is complete, the manholes on this segment will be in the new parking lot. In order to avoid the expense and impact of excavating and repairing this new parking lot in the future, we propose adding 493.5 linear feet of pipe bursting to the contract so this segment can be replaced now before construction of the parking lot is complete.

3. The project includes the trenchless replacement of a segment of sanitary sewer running under W. Lindsey Street east of 24th Ave. SW. However, prior to the work on this segment, the pipe was determined to be steel instead of clay. Pipe bursting steel pipe requires static pipe bursting equipment, which was not part of the contract requirements. This equipment is more robust and requires additional efforts to operate on the part of the contractor. We propose reimbursing KRCC for these additional costs so this line segment can be replaced as intended.
4. The original contract identified a total of four (4) manholes requiring full replacement. Recently, another manhole (MH No. 208119) adjacent to the project area was discovered to be damaged and in need of immediate replacement. We propose to add the replacement of an additional manhole to the contract so this manhole can be replaced in the most timely and cost effective manner.

The table below summarizes the costs of the above-described items:

Item No.	Description	Units	Quan.	Unit Price	Total Cost
4	Point Repair – 8”	EA	2	\$25,000.00	\$50,000.00
9	Pipe Bursting – 8”	LF	493.5	\$96.00	\$47,376.00
16	Construct new 4-foot diameter MH up to 6’ deep	EA	1	\$3,000.00	\$3,000.00
CO 2.1	Static Pipe Bursting Equipment	LS	1	\$32,050.00	\$32,050.00
Total Cost of Proposed Change Order No. 2 =					\$132,426.00

If approved, proposed Change Order No. 2 would add a total of \$132,426.00 to the contract, or 2.42% of the original contract total. The combined value of Change Order Nos. 1 and 2 to the contract would be -\$47,910.00, or -0.88%, which would result in a revised contract amount of \$5,420,990.50. Funding for proposed Change Order No. 2 would come from funds already budgeted for Sewer Maintenance Project FY19 construction account (32193338-46101 / WW0321).

No time extension has been requested for any of the revisions contemplated by proposed Change Order No. 2 so, if approved, completion date of the contract would be unchanged at August 19, 2025.

RECOMMENDATION:

Staff recommends that Change Order No. 2 to Contract K-2324-70, Sewer Maintenance Project – 19 (Project WW0321), between Norman Utilities Authority and Krapff-Reynolds Construction Co. in the amount \$132,426.00 be approved.