



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 1/25/2022

REQUESTER: Paul D'Andrea, Capital Projects Engineer

PRESENTER: Shawn O'Leary, Public Works Director

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER NO. FOUR TO CONTRACT K-2021-35 BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND FLINTCO L.L.C., INCREASING THE CONTRACT AMOUNT BY \$93,249.12 FOR A REVISED CONTRACT AMOUNT OF \$8,983,752.96 AND ADDING 41 CALENDAR DAYS FOR THE NORTH BASE COMPLEX PROJECT, PHASE 1, IN ORDER TO MAKE VARIOUS CHANGES TO THE PROJECT DESIGN AND BUDGET APPROPRIATION AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

Parks Maintenance Facility: On October 13, 2015, the citizens of Norman voted to fund the Norman Forward Program with a limited term ½ percent sales tax increase for 15 years. This initiative included a number of high-priority projects outlined in the 2014 Library Master Plan Update, the 2009 Norman Parks and Recreation Master Plan and additional projects designed to provide recreational opportunities for Norman residents. One such project was the construction of the Griffin Park Sports Complex.

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 now intends 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, approximately located at 1310 Da Vinci Street, near the Norman Municipal Airport. The proposed multi-departmental facility will provide maintenance for City Parks and Recreation vehicles and equipment, City Transit System buses, and Public Safety vehicles and equipment.

Transit Maintenance Facility: In August of 2018, University of Oklahoma officials advised City of Norman staff of their desire to transfer non-campus public transportation services in Norman to another operator by the end of the 2019 fiscal year. On July 1, 2019, operation of non-campus public transportation services in Norman were transferred from the University to the City.

On July 30, 2019, the City Council approved Contract K-1920-32, leasing a portion of University-owned property located at 510 Chesapeake, commonly referred to as the OU Transportation Operations Center, for office space, maintenance bays, and fleet storage, until December 31,

2019. On December 10, 2019, the City and the University extended that lease agreement until June 30, 2020. On April 28, 2020, the City and the University extended that lease agreement until December 31, 2020. Another extension of this agreement to December 31, 2021 was entered on August 24, 2021. The last extension was entered on December 14, 2021, extending the lease to January 31, 2022 or until substantial completion of North Base, whichever occurred first.

North Base Complex Design: On March 14, 2017, the Norman City Council approved Contract K-1617-114 between the City of Norman and PDG, LLC d.b.a. Planning Design Group, in the amount of \$761,000 for Professional Architectural Design Services for the Griffin Park Sports Complex.

Because PDG, LLC was performing the professional architectural design services for the Griffin Park Sports Complex, City staff recommended amending their contract to include design of the new Parks Maintenance Facility. These services were over and above those included in contract K-1617-114. Due to the desire to co-locate the Parks, City Transit and Public Safety Maintenance Facilities at the North Base Campus, staff further recommended including master planning and design of the City Transit and Public Safety Maintenance Facilities in the amended contract.

On August 27, 2019, the Norman City Council approved Amendment No. 1 to Contract K-1617-114 between the City of Norman and PDG, LLC d.b.a. Planning Design Group, in the amount of \$430,280 for additional Professional Architectural Design Services to add the City Park Maintenance Facility and Transit/Public Safety Maintenance Facility to the existing contract for the Griffin Park Sports Complex.

On April 14, 2020, the Norman City Council approved Amendment No. 3 to Contract K-1617-114 with PDG, LLC d.b.a. Planning Design Group, in the amount of \$316,370 for additional Professional Architectural Design Services to provide for an increased project scope and to add bidding services and construction administration services for the City Park Maintenance Facility and Transit/Public Safety Maintenance Facility to the existing contract for the Griffin Park Sports Complex.

On September 8, 2020, the Norman City Council approved Amendment No. 5 to Contract K 1617-114 with PDG, LLC d.b.a. Planning Design Group, in the amount of \$49,500 for additional architectural design services for the proposed City Parks and Transit/Public Safety Maintenance Facility to include proposed building and parking revisions, project phasing, renderings, and inclusion of federal third party contracting requirements needed for FTA Grant funding.

On September 8, 2020, the Norman City Council approved Amendment No. 4 to Contract K-1516-110 with City of Norman, The Norman Municipal Authority, and ADG, P.C., in the amount of \$157,180.00 adding Construction Phase Services for the North Base Complex, Phase 1 Project to the scope of projects receiving program management services.

On October 13, 2020, the Norman City Council awarded Contract K-2021-35 with Flintco LLC, in the amount of \$8,648,000, for the construction of the City Park Maintenance Facility and the Transit/Public Safety Maintenance Facility.

On March 9, 2021, the Norman City Council approved Change Order No. 1 to Contract K-2021-35 between the City of Norman, Oklahoma, and Flintco LLC, in the amount of \$64,737.65 and 20 Calendar Days, for the construction of the City Park Maintenance Facility and the Transit/Public Safety Maintenance Facility.

On July 13, 2021, the Norman City Council approved Change Order No. 2 to Contract K-2021-35 between the City of Norman, Oklahoma, and Flintco LLC, in the amount of \$76,156.98 and adding 39 Calendar Days, for the construction of the City Park Maintenance Facility and the Transit/Public Safety Maintenance Facility.

On October 12, 2021, the Norman City Council approved Change Order No. 3 to Contract K-2021-35 with Flintco LLC, in the amount of \$102,609.21 and adding 58 Calendar Days, for the construction of the City Park Maintenance Facility and the Transit/Public Safety Maintenance Facility.

DISCUSSION:

As construction progressed on the North Base Phase 1 project, design revisions were submitted to the contractor to cover elements of the design and conditions of the project not originally accounted for in the bid documents, but which were required for the successful completion of the project scope and to avoid structural or equipment conflicts. Furthermore, the City requested several changes to the original design to provide for better use of the finished facility. Finally, weather and supply chain issues have caused delays outside of the contractor's control, prompting the need to amend the contract completion date. These changes include the following items:

- Revisions to HVAC Ductwork due to interference with structural steel members;
- Relocation of heaters and addition of heat shields to protect lubrication equipment from heat damage;
- Additional power supply, data supply, and security equipment to office areas, entry gates, and flagpole;
- Addition of a ladder to Transit roof for safe access to lower roof level;
- Relocation of CNG evacuation ducts to accommodate other equipment;
- Change of lubrication equipment and controller due to unavailability of the specified system;
- Various revisions to condensate lines, vent routing and other mechanical and utility systems;
- Addition of sliding windows to Parts Room in Transit Building;
- Addition of conference room televisions and wall mounts for both buildings;
- Addition of removable sections of second story handrails for ease of loading materials into the storage areas in both buildings;
- Deduction for the removal of decorative box frames around maintenance bay doors for both buildings;
- Weather delay days;

- Additional delay days for supply issues outside of the contractor's control.

Change Order No. 4 results in an increase of the lump sum contract amount of \$93,249.12 or 1.08% of the original contract amount. Of that amount, \$86,336.24 would apply to the Base Bid (Transit/Public Safety Maintenance Facility), and \$6,912.88 would apply to Bid Alternate No. 1 (Parks Maintenance Facility). If approved, the overall contract amount will have increased from \$8,648,000 to \$8,983,752.96 for an overall project increase to date of 3.88%.

In addition to the cost increase, an additional 41 construction days are required to account for the project weather and supply chain delays. The additional days would result in a completion date of January 7, 2022.

The change order will require a budget appropriation from the Capital Fund Balance (Account 50-29000), to Transit/Fire Maintenance Facility, Construction (Account 50193365-46101; Project BG0252), to cover these additional costs.

RECOMMENDATIONS:

Staff recommends the following:

1. Approval of Change Order No. 4 for the North Base Complex, Phase 1, Contract K-2021-35 with Flintco, LLC in the amount of \$93,249.12 plus 41 additional calendar days, for the Base Bid and Bid Alternate No. 1.
2. Approval of a budget appropriation in the amount of \$93,249.12 from the Capital Fund Balance (Acct. No. 50-29000), to Transit/Fire Maintenance Facility, Construction (Account 50193365-46101; Project BG0252).