



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/10/2024

REQUESTER: Ken Giannone, Capital Projects Engineer

PRESENTER: Ken Giannone, Capital Projects Engineer

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CHANGE ORDER ONE TO CONTRACT K-2324-142 BY AND BETWEEN NORMAN UTILITIES AUTHORITY AND SOUTHWEST WATER WORKS, L.L.C., DECREASING THE CONTRACT AMOUNT BY \$72,685.00, FOR A REVISED CONTRACT AMOUNT OF \$3,177,571.00, FOR THE PARSONS ADDITION WATERLINE REPLACEMENT - PHASE II; FINAL ACCEPTANCE OF THE PROJECT, AND FINAL PAYMENT IN THE AMOUNT OF \$152,565.75.

BACKGROUND:

Contract (K-1819-87) with Cabiness Engineering, LLC (now part of Garver) was approved by Norman Utilities Authority (NUA) on December 11, 2018 to design the replacement of approximately 10,000 linear feet of water line in the Parsons Addition. Due to the project's close proximity to campus, the design process included public meetings to solicit input from University of Oklahoma (OU), OU's sororities and fraternities, homeowners and landlords who could be impacted by the work on this project. Based on that input as well as discussions with consultant and potential contractors, it was determined that the best of course of action would be to divide the project into two phases that would proceed generally during summer months when OU is not in regular session. Phase I was scheduled and completed during the summer of 2019. Phase II was originally scheduled for the summer of 2020, but was eventually deferred until the summer of 2024.

Phase II of the Parsons Addition Waterline Replacement project was advertised on March 7, 2024, and bids were opened on March 28, 2024. The lowest and best bidder was determined to be Southwest Water Works, LLC (SWWW) of Oklahoma City, OK. A contract in the amount of \$3,250,256.00 was awarded by NUA at the April 9, 2024 City Council Meeting. Notice to Proceed on this project was issued as of May 13, 2024, and work commenced immediately thereafter.

DISCUSSION:

On July 30, 2024, SWWW advised that, in their opinion, the project was substantially complete. NUA staff performed an inspection later on that date and confirmed that project was substantially complete. NUA also prepared a punchlist that was transmitted to SWWW. On August 1, 2024, SWWW advised that all items on the punchlist had been addressed and requested a final inspection on the project. On August 6, 2024, representatives from NUA, Garver, and SWWW

completed a final inspection of the project, and all attendees agreed that the punchlist had been fully addressed and the Parsons Waterline Replacement – Phase II project was complete.

During the course of the project, minor adjustments in the quantities of the various contract line items were required in order to complete the work, which is typical on projects of this type. Change Order No. 1 is proposed in order to revise the quantities of contract line items to match the “as-built” quantities that were required to complete the work. If approved, Change Order No. 1 will result in a net decrease to the contract in the amount of \$72,685.00. This would result in a final contract price of \$3,177,571.00, a reduction of 2.2% over the original contract price. There is no change in Contract Time associated with this proposed change order.

As of this date, SWWW and SWWW’s vendors have been paid a total of \$3,018,692.45 in progress payments on the project, and, as noted above, proposed Change Order No. 1, if approved, will decrease the total contract amount to \$3,177,571.00. In addition, a total of \$6,312.80 is being paid to vendors for remaining invoice on the project. As a result and as shown in the attached Final Invoice, a final payment in the amount of \$152,565.75 is still owed to SWWW for the project. This amount represents SWWW’s remaining retainage.

RECOMMENDATION NO. 1:

Staff recommends that Final Acceptance of Contract K-2324-142, Project WA0246, Parsons Additional Waterline Replacement – Phase II, be approved.

RECOMMENDATION NO. 2:

Staff recommends that Change Order No. 1 to Contract K-2324-142, Project WA0246, Parsons Additional Waterline Replacement – Phase II, decreasing the contract amount by \$72,685.00 for a revised contract amount of \$3,177,571.00, be approved.

RECOMMENDATION NO. 3:

Staff recommends that Final Payment to Southwest Water Works, LLC in the amount of \$152,565.75, as detailed above and including release of all retainage, be authorized.