



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/23/2021

REQUESTER: Joseph Hill, Streets Program Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER NO. ONE TO CONTRACT K-2122-83: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND RUDY CONSTRUCTION COMPANY INCREASING THE CONTRACT AMOUNT BY \$28,577.60 FOR A REVISED AMOUNT OF \$118,402.60 FOR THE ADA RAMP REPAIR PROJECT, FYE 2022 LOCATIONS, FINAL ACCEPTANCE OF THE PROJECT, AND FINAL PAYMENT IN THE AMOUNT OF \$33,068.85.

BACKGROUND:

On Tuesday, April 6, 2021, Norman residents voted to approve the issuance of \$27 million in bonds to fund the resurfacing, rehabilitation and reconstruction of neighborhood streets as part of a 5-year, 5-category program. The five categories include (1) Urban Asphalt Street Rehabilitation, (2) Urban Concrete Street Rehabilitation, (3) Urban Road Reconstruction, (4) Rural Road Rehabilitation, and (5) Preventative Maintenance. Prior to the election, the City provided a list of all streets included in the program based upon the pavement condition data from the City's current Pavement Management System. The following streets were repaved in FYE 2022 as part of the Urban Asphalt Street Rehabilitation program:

ADDITION	STREET NAME
Classen-Miller Addition	Classen Boulevard
Parsons Addition	Flood Avenue
Oakridge Addition	Pickard Avenue
Berkley Addition	Bishops Court

Federal law requires upgrading pedestrian facilities to current ADA standards when street work is performed adjacent to those facilities. Council awarded contract K-2122-83 to Rudy Construction Company at the March 22, 2022 meeting. The contract was for replacing ADA ramps adjacent to the asphalt paving work. The start date of the project was postponed to allow construction when the University of Oklahoma was not in session. Rudy Construction Co. completed the work efficiently and satisfactorily.

DISCUSSION:

Construction projects are awarded to the lowest responsible bidder. Contractor bids are determined using estimated quantities multiplied by the contractor's unit prices for all bid items of the contract. The total of all of these costs represents the contractor's bid. During construction, each quantity is verified in the field and the contractor is to be reimbursed based on the actual quantity of materials and/or labor used. On a project like this, we often proceed without a formal design, and lay out the new ramps in the field after removal of the existing ramps to meet field conditions. This saves considerable time and expense because formally designing ADA ramps requires detailed survey data and ramps are typically required to be adjusted in the field. However, it increases the chance of quantity estimates not being representative of field conditions.

Of the eighteen (18) bid items, fourteen (14) items had a quantity change. Seven (7) quantity changes resulted in increased cost, while seven (7) quantity changes resulted in decreased cost, for an overall net contract increase of \$28,577.60 or 31.8%. On this particular set of ADA ramps, much more concrete was necessary to install compliant ramps than was removed from the old ramps. In addition, more removals were required to achieve compliant grades. The contract increased from \$89,825 to \$118,402.60 (please see the attached Change Order No. 1 for a complete list of bid item cost increases and decreases). Funds for this change order are available in the Street Maintenance Bond program as remaining funds in the FYE 2022 the Urban Asphalt Street Rehabilitation program.

This project installed 30 ADA ramps at nine intersections. In some cases, a single ramp was replaced with two directional ramps. Current ADA standards require that the ramp guide pedestrians in the correct direction to cross the street.

The final payment amount owed to Rudy Construction Co. is \$33,068.85, which includes the full 5% retainage. The below identified funds will be used to address the increased cost for this project:

ADDITION	PROJECT #	ACCOUNT #	COST INCREASE
Classen-Miller Addition	BP0483	50594401-46101	\$2,738.00
Parsons Addition	BP0484	50594401-46101	\$23,189.60
Berkley Addition	BP0486	50594401-46101	\$2,650.00
TOTAL:			\$28,577.60

RECOMMENDATION 1:

Staff recommends that Change Order No. 1, increasing Contract K-2122-83 for the ADA Ramp Repair, FYE 2022 Locations project with Rudy Construction Company by \$28,577.60 from \$89,825 to \$118,402.60 be approved.

RECOMMENDATION 2:

Staff further recommends final acceptance of the ADA Ramp Repair, FYE 2022 Locations project, Contract K-2122-83 and final payment to Rudy Construction Co. be approved in the amount of \$33,068.85.