



Date: August 15, 2022
To: Darrell Pyle, City Manager
From: Chris Mattingly, P.E., Director of Utilities *CM*
Subject: Contract K-2122-92 – Change Order No. 1
Project SA-0021 Sanitation Office Building

On April 26, 2022, the Norman Municipal Authority (NMA) approved Contract K-2122-92 with Crossland Construction Company, Inc. (Crossland) for the construction of Project SA0021, Sanitation Office Building in the amount of \$2,782,000. The project covers the construction of a new, 6,300+ SF facility for the Sanitation Department complete with appurtenant parking. During the first three months of the project, Crossland completed their subcontracts and material purchase agreements, potholed utilities, and submitted and had approved the large majority of the shop drawings required for the project. During the course of these activities, several issues were identified that will result in extra cost to the project:

1. While investigating requirements for gas service, Crossland learned that the service would have to be run from an existing gas main on the north side of Goddard rather than from the City of Norman's adjacent natural gas pumps as per the contract, and the water service would also have to be slightly adjusted to avoid conflict with the new gas service and to minimize permit fees. This will result in a total extra cost of \$11,511.43 and a one (1) calendar day delay in the project.
2. Restroom windows were specified as clear glass because it was felt they were small enough and high enough off the ground to allow for natural light to enter but still maintain privacy. However, after discussions during shop drawing review process, NMA requested that a frosted glass be furnished instead for maximum privacy. Revising to frosted glass will result in a total extra cost of \$502.50 and no time delay.
3. Trench drains were specified as unfinished which is typical for most industrial-type buildings. However, based on discussions during shop drawing review process, NMA determined that a coating would both increase the life of the drain and would better match the look of the rest of the new facility. Adding the coating will result in an extra cost of \$1,450.00 and no time delay.
4. Bathroom mirrors were specified with standard glass, but, based on discussions during shop drawing review process, NMA determined that, given the wear and tear the mirrors were likely to experience in this application, a tempered glass mirror would be safer and more durable. Revising mirrors to tempered glass will result in an extra cost of \$448.45 and no time delay.

The total extra cost for these four (4) items is \$13,912.38 (\$11,511.43+\$502.50+\$1,450.00+\$448.45 = \$13,912.38) and total time extension for these four (4) items is one (1) calendar-day. This will increase the total contract cost to \$2,795,912.38 (\$2,782,000.00 + \$13,912.38 = \$2,795,912.38). or a 0.50% increase over the original contract value. It will also revise the Contract Completion Date from April 29, 2023 to April 30, 2023. Funding for Change Order No. One (1) would come from within the SA0021 – New Sanitation Facility (Org

office memorandum

August 15, 2022

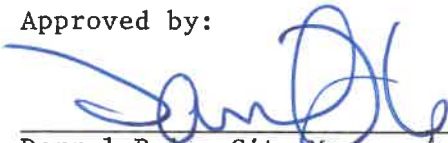
33999975 – Object 46101) account, which has an unencumbered balance of \$147,775.25. The Architect for the project, The McKinney Partnership (TMP), has approved this change order.

Pursuant to Resolution No. R-1112-55 since Change Order No. One (1) is less than \$40,000, the City Manager may approve this item and approval by the City Council is not required. Approval of Change Order No. One (1) is recommended.

cc: Kenneth J. Giannone, P.E., Capital Projects Engineer
Ellen Usry, City Clerk
File



Approved by:



Darrel Pyle, City Manager / General Manager

NORMAN UTILITIES AUTHORITY
CITY OF NORMAN
CLEVELAND COUNTY, OKLAHOMA

DATE: July 12, 2022

CHANGE ORDER NO.: One (1)

CONTRACT NO.: K-2122-92

PROJECT: SA0021 - Sanitation Department Office Building

CONTRACTOR: Crossland Construction Company, Inc.
408 NE 145th Place, Oklahoma City, OK 73013

	<u>Contract Time</u>		<u>Contract Amount</u>	
ORIGINAL:	365	calendar days	\$2,782,000.00	
PREVIOUS CHANGE ORDERS:	0	calendar days	\$0.00	0.00%
THIS CHANGE ORDER:	1	calendar days	\$13,912.38	0.50%
REVISED AMOUNT:	366	calendar days	\$2,795,912.38	
ORIGINAL START DATE:	April 29, 2022			
ORIGINAL COMPLETION DATE:	April 29, 2023			
PREVIOUS COMPLETION DATE:	April 29, 2023			
NEW COMPLETION DATE:	April 30, 2023			

DESCRIPTION:	Increase / Decrease	
	Cost (\$)	Time (Cal Days)
CO 1.1 (PCO-2) - Revisions to Various Site Utilities as Per McKinney Partnership PR-01: After award, it was discovered (1) that gas service would have to be run from existing main in Goddard rather than from Norman's existing natural gas pumps adjacent to project site, and (2) that minor revisions to water and fire service layout would be necessary to accommodate other utilities.	\$11,511.43	1
CO 1.2 (PCO-4) - Frosted Glass for Restroom Windows: Revise restroom windows from regular clear glass to a "frosted" glass so that light can enter but people cannot see into room.	\$502.50	0
CO 1.3 (PCO-9) - Finish for Trench Drains: Trench drains were original intended to be unfinished, but, after discussion, it was determined that coated trench drains would better match the look of the rest of the building.	\$1,450.00	0
CO 1.4 (PCO-10) - Revise Glass for Bathroom Mirrors: Mirrors were originally designed with standard glass, but, after discussion, it was agreed that mirrors would tempered glass would be more appropriate for this application.	\$448.45	0

Crossland Construction Company, Inc. agrees to complete the work as amended and modified by Change Order No. 1 as described above.

SUBMITTED BY
CONTRACTOR:


Crossland Construction Company, Inc.

Date:

8/12/22

RECOMMENDED BY
ARCHITECT:


Toni Bragg, The McKinney Partnership

Date:

8/12/22

APPROVED AS TO FORM
AND LEGALITY:


City Attorney

Date:

10/3/22

ACCEPTED BY
NORMAN MUNICIPAL AUTHORITY:


City Manager

Date:

10-3-22

Attachment 1

BID ITEMS: No revisions to bid items in this change order.

CHANGE ORDER PAY ITEMS

CO 1.1	Revisions to Various Site Utilities as Per McKinney Partnership PR-01	Lump Sum	0	\$11,511.43	\$0.00	1.00	\$11,511.43	0.41%
CO 1.2	Frosted Glass for Restroom Windows	Lump Sum	0	\$502.50	\$0.00	1.00	\$502.50	0.02%
CO 1.3	Finish for Trench Drains	Lump Sum	0	\$1,450.00	\$0.00	1.00	\$1,450.00	0.05%
CO 1.4	Revise Glass for Bathroom Mirrors	Lump Sum	0	\$448.45	\$0.00	1.00	\$448.45	0.02%
SUBTOTAL					\$0		\$13,912.38	0.50%
Original Contract Amount				\$2,782,000.00				
Change Order No. One (1)				\$13,912.38		0.50%		
Revised Contract Amount				\$2,795,912.38				