



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 3/15/2022

**REQUESTER:** Jason Olsen

**PRESENTER:** Jason Olsen, Director of Parks and Recreation

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT NO. FOUR TO CONTRACT K-2021-115: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND CROSSLAND CONSTRUCTION COMPANY, INC., INCREASING THE CONTRACT AMOUNT BY \$5,056,449 FOR A REVISED CONTRACT AMOUNT OF \$11,158,521 FOR CONSTRUCTION SERVICES FOR THE SENIOR WELLNESS CENTER.

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### **BACKGROUND:**

In October of 2015, Norman citizens passed the NORMAN FORWARD initiative, funding various quality of life projects through a ½% sales tax increase over 15 years. The NORMAN FORWARD Initiative included authorization for a project to construct a new Senior Wellness Center.

The Senior Wellness Center is to be located on City-owned land on the southeast corner of Norman Regional Health System's (NRHS) "Porter Campus," off of North Findlay Avenue. The new Senior Wellness Center will include an indoor heated saltwater pool with lap swimming, water walking, and hydrotherapy seating; an indoor walking track and training space; fitness-classroom area; lounge and game rooms; both wet and dry craft areas; small prep and demonstration kitchen; and multipurpose rooms that can be used for eating, events, classes, theatrical plays, games, and much more.

Oklahoma City architectural and engineering (A/E) firm Frankfurt, Short, Bruza (FSB) was selected as the A/E consultant for this project in March 2018. FSB has completed the project's schematic design phase, is proceeding with design development and construction documents, and will assist with construction administration through the project completion.

The Senior Wellness Center was included in the Norman Forward initiative in 2015 but was unfunded. The Senior Center was later funded through two Council actions: savings from a long-term land lease instead of a land purchase at Griffin Park (\$7.6 million); and an allocation of \$4.8 million from federal Coronavirus Aid, Relief & Economic Security (CARES) Act reimbursements, for a total of a \$12.4 million budget for construction and design.

## **DISCUSSION:**

On April 13, 2021, City Council approved Contract K-2021-115 with Crossland Construction to provide construction management at-risk (CMaR) services for the Senior Wellness project. The initial contract amount of \$26,320 was approved to provide pre-construction services which, to date, have included plan review, design assistance, bidding services, and value engineering.

On December 14, 2021, City Council approved Amendment No. One to Contract K-2021-155 for a Guaranteed Maximum Price (GMP) of \$2,022,408 for steel fabrication and erection. The first GMP also included construction contingency, general conditions for the entire project, and indirect costs, including bonding, insurance, and CMaR fees (profit).

On February 22, 2022, City Council approved Amendment No. Two to Contract K-2021-155 for \$2,758,144 with Crossland Construction for site demolition, foundation, pools, utilities, and portions of the upward construction.

On March 22, 2022, City Council approved Amendment No. Three to Contract K-2021-155 for \$1,295,200 with Crossland Construction to fabricate and install the HVAC system for the Senior Wellness Center.

Construction bids for this portion of construction (Amendment No. Four) include - Masonry; Miscellaneous Steel; Roofing; Millwork; Metal Panels; Windows and Glazing; Doors; Sheetrock; Flooring; Signage; Plumbing; Site Utilities; Electrical; and relocating AT&T utility lines for the Senior Wellness Center. These bids were opened on April 19, 2022. The total amount for work on this construction phase is (\$4,851,291) with additional indirect costs and fees of (\$178,420) for a total of \$5,056,449.

This project is proposed to have a fifth and final Amendment/GMP that will include bid packages that total approximately \$1.6 million that currently will not be in the project budget until the City closes on the Porter campus property with Norman Regional Health System (approximately \$426,000) and the potential sale of 718 N. Porter to Cleveland County (approximately \$1,200,000). The Parks Department placed the highest cost/risk bid packages in this current amendment, and the remaining bid packages will be added after both properties mentioned above close. The total cost of construction for the Senior Wellness Center is estimated to be \$12,000,000, with an estimated \$600,000 in soft costs related to the project.

Our Consultants from ADG have participated throughout the entire process up to our current point of beginning construction of the project. Further, the amendment documents have been reviewed and approved by the City Attorney's office.

Adequate funds are available for this contract in the Norman Forward Senior Wellness project; Construction (account 51793365-46101; project NFP108).

## **RECOMMENDATION:**

It is recommended that City Council approve Amendment No. Four to CMaR Contract K-2021-115 with Crossland Construction Company, Inc., in the amount of \$5,056,449 for a

revised contract amount of \$11,158,521 for construction services for the Senior Wellness Center project for the Parks and Recreation Department.