



**CITY OF NORMAN, OK
STAFF REPORT**

MEETING DATE: 10/12/2021

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. THREE TO CONTRACT K-2021-35 BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND FLINTCO L.L.C., INCREASING THE CONTRACT AMOUNT BY \$102,609.21 FOR A REVISED CONTRACT AMOUNT OF \$8,890,503.84 AND ADDING 58 CALENDAR DAYS TO THE CONTRACT TO PROVIDE VARIOUS CHANGES TO PROJECT DESIGN FOR THE NORTH BASE COMPLEX PROJECT, PHASE 1.

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, located at approximately 1300 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 bus services in Norman to another operator by the end of the 2019 fiscal year. On July 1, 2019, operation of non-campus bus 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. The latest extension of this agreement lasts through December 31, 2021.

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

Because PDG 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, City Council approved Amendment No. 1 to Contract K-1617-114 with PDG in the amount of \$430,280 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, City Council approved Amendment No. 3 to Contract K-1617-114 with PDG in the amount of \$316,370 to increase the project scope 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, City Council approved Amendment No. 5 to Contract K-1617-114 with PDG 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 City Council approved Amendment No. 4 to Contract K-1516-110 between the City of Norman, Oklahoma, Norman Municipal Authority, and ADG, P.C., in the amount of \$157,180 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 City Council approved 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 City Council approved Change Order No. 1 to Contract K-2021-35 with Flintco LLC, in the amount of \$64,737.65 and adding 20 Calendar Days to the contract to add design revisions and add conditions of the federal grant funds not originally accounted for in the bid documents 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 with Flintco LLC, in the amount of \$76,156.98 and adding 39 Calendar Days to the contract to

address additional design changes 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 were required for the successful completion of the project scope. Furthermore, the City requested several changes to the original design to provide for better use of the finished facility. In addition, current supply chain issues have affected the availability of certain specified items to the point where the specified items must be replaced with similar alternates that, in some cases, required revisions to the project cost. 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 7 and 8 outlining various minor changes to mechanical, electrical, and plumbing design, to allow for additional and relocated equipment needs.
- Revision 9 for the relocation of the perimeter fence and gate on the west side of the project to encompass the ultimate build out of the entire project site. This requires additional paving and fence to be installed, but will save costs for subsequent planned phases.
- Change of specified tile due to supply issues
- Addition of curbs around roof hydrants
- Change of lubrication equipment and controller due to unavailability of the specified system
- Additional wall finishes required due to clarifications of items not clearly shown on original plans
- Weather delay days
- Additional delay days for steel supply issues outside of the contractor's control.

These changes result in an overall increase of the lump sum contract amount of \$102,609.21 or 1.19% of the original contract amount. Of that amount, \$89,237.84 would apply to the Base Bid (Transit/Public Safety Maintenance Facility), and \$13,371.37 would apply to Bid Alternate No. 1 (Parks Maintenance Facility). If approved, the overall contract amount will have increased from \$8,648,000.00 to \$8,890,503.84 for an overall project increase to date of 2.80%.

In addition to the cost increase, an additional 58 construction days are required to account for the project weather and supply chain delays. The additional days would result in a completion date of November 24, 2021.

Funds for the increase are currently available within the Transit/Fire Maintenance Facility, Construction Project Construction account (Account 50193365-46101; Project BG0252).

RECOMMENDATION:

Staff recommends approval of Change Order No. 3 for the North Base Complex, Phase 1, Contract K-2021-35 with Flintco, LLC of Oklahoma City, Oklahoma in the amount of \$102,609.21 plus 58 additional calendar days, for the Base Bid and Bid Alternate No. 1.

