



# City of Norman, OK

Municipal Building Council  
Chambers  
201 West Gray Street  
Norman, OK 73069

## Master

**File Number: K-1213-195 CO # 2**

**File ID:** K-1213-195 CO # 2

**Type:** Contract

**Status:** Consent Item

**Version:** 2

**Reference:** Item No. 20

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 11/25/2013

**File Name:** K-1213-195 CO # 2 with Downey Contracting, LLC

**Final Action:**

**Title:** CHANGE ORDER NO. TWO TO CONTRACT K-1213-195: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND DOWNEY CONTRACTING, L.L.C., INCREASING THE CONTRACT AMOUNT BY \$35,098.38 FOR A REVISED CONTRACT AMOUNT OF \$1,441,564.54 AND EXTENDING THE CONTRACT UNTIL JANUARY 18, 2014, FOR THE REHABILITATION OF THE CITY OF NORMAN INVESTIGATIONS CENTER LOCATED AT 1507 WEST LINDSEY STREET AND BUDGET TRANSFER.

**Notes:** ACTION NEEDED: Motion to approve or reject Change Order No. Two to Contract No. K-1213-195 with Downey Contracting, L.L.C., increasing the contract amount by \$35,098.38 for a revised contract price of \$1,441,564.54 and extending the contract to January 18, 2014; and, if approved, authorize the execution thereof and transfer \$33,000 from Public Safety Sales Tax Office Furniture (015-6121-421.52-01) to Project No. EF1001, Smalley Center Renovation, Construction, (050-9540-419.61-01).

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 12/10/2013

**Agenda Number:** 20

**Attachments:** CO # 2 K-1213-195 with Downey Contracting LLC  
12-13, PR Downey.pdf

**Project Manager:** Linda Price, Revitalization Manager

**Entered by:** linda.price@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

### Text of Legislative File K-1213-195 CO # 2

Body

**BACKGROUND:** On July 9, 2013, City Council approved a contract with Downey Contracting, LLC in the amount of \$1,325,500 for the renovation of the Joe A. Smalley Army Reserve Center, now known as the City of Norman Investigations Center. The building was acquired through the Base Realignment and Closure process (BRAC) from the federal government with a deed transfer in September 2012 after a seven and a half year

process.

City Council, on October 22, 2013, approved Change Order Number One to Contract K-1213-195 in the amount of \$80,966.19 and extension of the contract to December 21, 2013. This change order included several change order line items such as hardware and keying changes, revised layouts of several spaces, power upgrades and the addition of power at doors for security purposes, relocation of the generator, some ductwork revisions, additional fire line work required by the Utilities Department, removal of paper backed fiberglass insulation required by the Fire Department, the addition of an accessible entry on the west side of the building, and providing a wall sign to replace the proposed ground sign.

In discussions about the access to the building for persons with disabilities, it was determined that the existing access will no longer be appropriate for public use because it opens to a secured area of the building.

**DISCUSSION:** An assessment was completed with the contractor, architect and City of Norman Permit Manager and an alternate solution to make the primary front entry accessible was completed. That change involves a new ramped sidewalk, replacing both sets of entry doors, extending the exterior doors at least two feet to the south, tiling the new entry area to match the existing area, and the addition of a push-button system for opening the doors. Because of the changes, the contractor has additionally requested a four week extension to the contract to January 18, 2014.

**RECOMMENDATION:** The architect has reviewed and approved the change order request. Staff recommends approval of Change Order Number Two to Contract K-1213-195 in the amount of \$35,098.38 and the requested extension of the contract to January 18, 2014. It is also requested that \$33,000 be transferred from Public Safety Sales Tax Office Furniture (account 015-6121-421.52-01) to Smalley Center Renovation, Construction, (account 050-9540-419.61-01; project EF1001)