



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: K-1516-81

File ID: K-1516-81

Type: Contract

Status: Consent Item

Version: 1

Reference: Item 19

In Control: City Council

Department: Parks and Recreation
Department

Cost: \$99,040.00

File Created: 11/23/2015

File Name: Norman Senior Center Interior Renovation Project

Final Action:

Title: CONSIDERATION OF REQUEST FOR PROPOSAL RFP-1516-27, APPROVAL OF CONTRACT K-1516-81 WITH FREDGREN QUALITY WORKS, LC., IN THE AMOUNT OF \$99,040, PERFORMANCE BOND B-1516-34, STATUTORY BOND B-1516-35; MAINTENANCE BOND MB-1516-24 FOR THE NORMAN SENIOR CENTER INTERIOR RENOVATION PROJECT AND ADOPTION OF PROJECT AGENT RESOLUTION R-1516-59.

Notes: ACTION NEEDED: Motion to accept or reject Request for Proposal RFP-1516-27 with Fredgren Quality Works, LC., for the Norman Senior Center Interior Renovation Project; and, if accepted, approve Contract K-1516-81 in the amount of \$99,040 and the performance, statutory, and maintenance bonds; authorize the execution of the contract and bonds; direct the filing of the bonds; and adopt Resolution R-1516-59.

ACTION TAKEN: _____

Agenda Date: 12/08/2015

Agenda Number: 19

Attachments: Text File Senior Center, Bid Tabulation Senior Center, K-1516-81, Perf B-1516-34, Stat B-1516-35, MB-1516-24, Project Agent Resoluton, PR Senior center

Project Manager: James Briggs, Park Planner

Entered by: james.briggs@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-1516-81

Body

BACKGROUND: Each year, the Capital Improvement Project Budget includes a project to cover costs associated with existing facility maintenance; and includes all City departments' requests. In the Fiscal Year 2015 Budget, there was an item for the Restroom and Basement Remodel project at the Norman Senior Citizens Center (\$75,000). Firms were interviewed, and Krittenbrink Architecture was chosen at that time to design the improvements, which included bringing the second floor restrooms into compliance with current ADA Guidelines, as well as a design program to improve the functionality and finishes in the basement classrooms. As Fiscal Year 2016 began, we were able to combine the funding for this project with another existing facility maintenance project for the Senior Center Flooring and Painting improvements (\$58,000). This brought our

total project budget up to \$133,000.

A substantial portion of this work is necessary, in order to be compliant with current ADA requirements. Part of the work done by Krittenbrink Architecture was to have a structural engineer inspect the basement walls, to insure the cracks in the walls in that space were not indicating a structural failure. Mid-State Engineering has provided a letter confirming that all cracks were surficial failures in the old plaster, and did not pose a threat to the building's structure.

The plan we are using was reviewed by the Center Supervisor to make sure the major problems were addressed. The final design included the aforementioned compliance upgrades to the restrooms, as well as removal of old, unused shelving and art lockers in the arts and crafts room, improvements to the stairs leading out of the main classroom, renovation of the kiln room sink and counter space, removal of old equipment in the kiln room, and removal of a partition wall in the hallway storage room. Repairs and repainting will also be done as needed to each room's walls, ceilings, windows and floors.

DISCUSSION: An RFP, including a complete set of architectural plans and specifications, was prepared for bids. On 16 and 23 November 2015, RFP Number 1516-27 for the Norman Senior Citizens Center Interior Renovation Project was advertised in The Norman Transcript, as well as in Bid News, Construction Market Data, Reed Construction Data, i-Square Foot and e-Plan. Requests for Proposals were distributed to five contractors, three of whom responded with complete proposals. The lowest and best proposal for the project was received from Fredgren Quality Works, LC, in the amount of \$99,040. The bid amount we propose to award is below the total project budget for the two combined Existing Facility Maintenance Projects.

RECOMMENDATION NO.1: It is recommended that City Council approve RFP Number 1516-27 in the total amount of \$99,040 submitted by Fredgren Quality Works, LC, for the Norman Senior Citizens Center Interior Renovation Project for the Parks and Recreation Department Funding of \$68,451.34 is available in Project EF0161, Senior Center Bathroom/Basement, Construction (050-9677-419.61-01) and \$30,588.66 is available in Project EF0199, Senior Center Flooring and Painting, Construction (050-9677-419.61-01). The estimated budget for this project is \$133,000.

RECOMMENDATION NO.2: It is further recommended upon approval of RFP Number 1516-27 that the following contract and bonds be approved:

Contract K-1516-81
Maintenance Bond MB-1516-24
Performance Bond B-1516-34
Statutory Bond B-1516-35

RECOMMENDATION NO.3: It is further recommended upon approval of RFP 1516-27 that Fredgren Quality Works, LC be authorized and appointed as project agent for the Norman Senior Citizens Center Interior Renovation Project by Resolution R-1516-59.