



City of Norman, OK

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

Master

File Number: K-1213-47 CO#1

File ID: K-1213-47 CO#1

Type: Contract

Status: Consent Item

Version: 1

Reference: Item No. 27

In Control: City Council

Department: Public Works
Department

Cost: \$1,308.60

File Created: 07/08/2013

File Name: Bldg. A Renovation Project-Phse 2 CO#1

Final Action:

Title: CHANGE ORDER NO. ONE TO CONTRACT NO. K-1213-47: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA AND SUN CONSTRUCTION SERVICES, L.L.C., INCREASING THE CONTRACT BY \$1,308.60 FOR A REVISED CONTRACT AMOUNT OF \$78,864.60 FOR THE BUILDING "A" RENOVATION PROJECT, PHASE 2, AND FINAL ACCEPTANCE OF THE PROJECT.

Notes: ACTION NEEDED: Motion to approve or reject Change Order No. One to Contract No. K-1213-47 with Sun Construction Services, L.L.C., increasing the contract amount by \$1,308.60 for a revised contract amount of \$78,864.60; and, if approved, authorize the execution of the contract, accept the project, and direct final payment in the amount of \$1,308.60 to Sun Construction Services, L.L.C.

ACTION TAKEN: _____

Agenda Date: 07/23/2013

Agenda Number: 27

Attachments: Change Order No. 1-Phase 2.pdf

Project Manager: Scott Sturtz, City Attorney

Entered by: pam.jones@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File K-1213-47 CO#1

body

BACKGROUND: Building A on the City Hall campus was constructed in 1978 and currently houses the following two city departments including 61 employees: (1) Planning and Community Development and (2) Public Works. Improvements made to the building since it was originally constructed include roof repair and HVAC replacement. The building did not meet current accessibility standards of the Americans with Disabilities Act (ADA). In addition, customer service and public meetings were compromised due to a lack of adequate space. Employees were cramped in small working spaces. The original carpet (34 years old) still remained in the building. Many of the customers of this building are developers, builders, business and property owners. Regular meetings in the building include Pre-Development, Flood Plain Permit Committee, Greenbelt Commission, Board of Zoning Appeals, Board of Adjustment, Historic District Commission and

Reapportionment Commission.

The Building A Renovations in 2011/2012 were constructed in two phases to accommodate Capital Fund budget limitations. In addition, service to the City's customers was never allowed to be interrupted. The project eventually fulfilled all needs including ADA accessibility, space utilization and customer service enhancements. The project was designed and administered by The McKinney Partnership Architects.

Bid documents and specifications for the Building A Renovation Project, Phase 2, were advertised according to State Law. Seven (7) potential bidders acquired plans and specifications and four (4) bids were received on August 17, 2012.

The low bidder was Sun Construction Services, LLC, Noble, Oklahoma, in the amount of \$63,420, or approximately \$2,788 less than the next lowest bidder.

There were two (2) bid alternates listed in the bid documents. These items were separated out from the base bid to insure that the base bid was within the project budget. Add Alternate Number One was the replacement of the four (4) exterior steel doors and hardware at the four corners of the building at a cost of \$7,650. Replacing these doors and hardware made the building more secure. Add Alternate Number Two was the installation of four (4) interior glass and aluminum doors at a cost of \$6,496. These doors provided security within the building and were recognized by the police department as effective security measures for staff and citizens. The total cost for both add alternates was \$14,146.

The total cost for the base bid and the add alternates was \$77,566. Funding for this project was allocated from City Hall Building A Improvements, Construction (account 050-9677-419.61-01; project EF0120).

DISCUSSION: Change Order No. 1 was submitted to the City by Sun Construction Services, LLC for additional work that was completed during construction. The change order includes the painting of existing paneling in one office, electrical work, modifications to exterior doors, additional millwork, removal of track lighting, installation of the northeast door and installation of closet shelving.

The total amount of Change Order No. 1 is \$1,308.60 or approximately a 1.69% increase over the original contract amount of \$77,566. The project is now complete and the current unencumbered balance for this account contains the funds to cover this Change Order. These funds are located in City Hall Building A Improvements, Construction (account No. 050-9677-419.61-01; project EF0120).

RECOMMENDATION NO. 1: Staff recommends approval of Change Order No. 1 increasing Contract No. K-1213-47 by \$1,308.60.

RECOMMENDATION NO. 2: Staff further recommends final acceptance of the Building A Improvements Phase 2 in the amount of \$78,874.60.