



City of Norman, OK

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

Master

File Number: K-1213-67 CO #3

File ID: K-1213-67 CO #3

Type: Contract

Status: Consent Item

Version: 1

Reference: Item No. 19

In Control: City Council

Department: Parks and Recreation
Department

Cost: \$74,743.98

File Created: 01/30/2014

File Name: Change Order #3 to Contract #K-1213-67

Final Action:

Title: CHANGE ORDER NO. THREE TO CONTRACT NO. K-1213-67: BY AND BETWEEN THE NORMAN TAX INCREMENT FINANCE AUTHORITY AND CGC, L.L.C., INCREASING THE CONTRACT AMOUNT BY \$74,743.98 FOR A REVISED CONTRACT PRICE OF \$6,507,549.98 IN ORDER TO MODIFY CONCRETE FOOTINGS AND PIER DEPTHS AND TO ADD ELECTRICAL CONDUIT, JUNCTION BOXES, AND ROLLED PIPE FOR THE LEGACY PARK PROJECT AND BUDGET APPROPRIATION.

Notes: ACTION NEEDED: Acting as the Norman Tax Increment Finance Authority, motion to approve or reject Change Order No. Three to Contract No. K-1213-67 with CGC, L.L.C., increasing the contract amount by \$74,743.98 for a revised contract price of \$6,507,549.98; authorize the execution thereof, and appropriate \$74,743.98 from the North Park TIF Fund Balance (057-0000-253.20-00) to Project No. UT0098, UNP Legacy Park and Trail, Construction (057-9518-431.51-01).

ACTION TAKEN: _____

Agenda Date: 02/11/2014

Agenda Number: 19

Attachments: Change Order Three K-1213-67.pdf

Project Manager: Jud Foster, Director of Parks and Recreation

Entered by: suzanne.terry@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-1213-67 CO #3

Body

BACKGROUND: On January 22, 2013 the Norman Tax Increment Finance Authority (NTIFA) approved Contract No. K-1213-67 with CGC, LLC in the amount of \$5,897,900, which included the base bid and eight of the alternate bids. On June 11, 2013, NTIFA awarded Alternate Number 11 from the original bid in the amount of \$865,000, establishing the total contract amount of \$6,762,900 for the Legacy Park Project. On June 11, 2013, NTIFA also approved Change Order No. One for changes to the fountain and lighting package for a net deduct of \$343,600 reducing the contract amount to \$6,419,300. On August 23, 2013, the City Manager administratively approved Change Order No. Two in the total amount of \$13,506 which included additional masonry work on the 24th Avenue wall; increasing the size of four storm drain inlets; removing additional

asphalt from an existing roadway and installing a 2" clean-out valve on the water supply line for the restroom building. The revised contract amount was \$6,432,806 after both change orders.

DISCUSSION: Work on Legacy Park has progressed throughout the fall and winter months. Approximately 40% of the project construction has been completed, most of which has been underground work such as pond excavation, wall footings, support piers, utility line installation and site grading. CGC, LLC has now submitted Change Order No. Three in the total amount of \$74,743.98. This change order is a combination of four items. Following is a description of each item:

1. Additional footing width for the arbor footings, as directed by the Structural Engineer. As excavation occurred around the arbor walls, several areas of soft, spongy subsoil were discovered. After consulting with the Structural Engineer, it was determined that the best and safest solution would be to increase the width of the wall footing to provide adequate and proper support for the arbor structure. Total cost of the change order for this item is \$20,876.

2. Extra depth of concrete piers for the arbor, amphitheater and entry portals, as directed by the Structural Engineer. Bids for pier construction were based on drilling to a depth of 15 feet. It was understood at the time the bids were prepared that if additional pier depth was needed to establish a secure foundation, any additional construction cost would be addressed with a change order. Pier depth in several locations had to go beyond 15 feet and in some cases had to go to 30 feet to provide adequate structural support. Total cost of the change order for this item is \$35,863.98.

Burgess Engineering and Testing, Inc. provided the subsurface exploration testing for the project. A total of nine test holes were drilled around the site at locations strategic to the project design. Three test holes were drilled in areas where the arbor wall is being constructed and two test holes were drilled in the entry portal areas. The test results were taken into consideration by the Consulting Engineer during project design, as well as during actual construction. Staff has reviewed the Burgess report with our Consultant, as well as with our City Engineering staff. We are all in agreement that the amount of testing was reasonable, relative to the project design and that it was done properly. It is nearly impossible, and certainly impractical, to provide geo-testing on every pier location and sub-surface footing location. Further, it is not uncommon to discover unstable soil conditions when constructing a project that contains large areas of underground footings and pier support as this one does.

3. Add 1,010 linear feet of 1" electrical conduit and junction boxes for future sound system at amphitheater and arbor areas. A speaker system for programmed or recorded music was not considered in the original design of the project. After construction was underway, it was determined that adding electrical conduit to support a future sound system around the arbor and promenade area would be easier and less costly to install at this time, as opposed to after construction is completed. This change order item only considers the installation of electrical conduit and does not include speakers or wiring. Those items can be added at a later time if the NTIFA elects to do so. Cost of this change order item is \$5,086.

4. Add 5" extra-strong rolled pipe sections to amphitheater stage structure for fabric support. The original design of the stage cover provided for a tensile fabric installed to make a flat surface. After the contract was awarded, members of the consulting design team met with city staff and the fabricators of the stage structure and determined that a rolled surface would result in a tighter fabric attachment and be less likely to move in high winds. It was also determined the rolled surface would have a more appealing appearance. This change order item includes an added cost of \$13,878 for new structural materials and a deduction of \$960 for three mid-span supports that will no longer be needed. The net total of this item is \$12,918.

Staff has reviewed this change order request with Scott Howard of Howard-Fairbairn Site Design, who is our primary Consultant on this project, and with the City's Legal staff. All agree that the request is appropriate and recommend approval.

RECOMMENDATION: It is recommended that NTIFA approve Change Order No. Three to Contract No. K-1213-67, increasing the contract amount by \$74,743.98 to provide for modifications to the Concrete Footings and Pier Depths and to Add Electrical Conduit, Junction Boxes, and Rolled Pipe for the Legacy Park Project.

It is further recommended that \$74,743.98 be appropriated from the University North Park Tax Increment Finance Fund Balance (#057-0000-253.2000) to UNP Legacy Park Construction (account 057-9518-431.61-01; project UT0098) to provide funding for this change order.