




Date: November 12, 2014

To: Steve Lewis
City Manager

From: Jim Maisano 
Deputy Chief

Subject: Change Order #4 for Animal Welfare Construction Project

Background: Tevis Architect developed plans for the renovation and expansion project for the Norman Animal Welfare Center. Contract, K-1213-190, was made with Cooley Construction and approved by City Council on July 9, 2013.

Discussion: During the construction of Phase 1 of the renovation and expansion project at the Animal Welfare Center an issue has been identified which must be addressed as soon as possible. During the design phase, there were no as-built drawings available for the incinerator area currently at the facility. During the construction and relocation of the natural gas meter as part of Phase 1, it was identified that the natural gas line that provides service to the incinerators must be relocated. In its current location the natural gas line would lie under the concrete slab to be constructed in Phase 2. The natural gas line must be moved to a new location. This move needs to take place as soon as possible because the City of Norman Inspector has indicated that the relocation of the natural gas line needs to take place before the inspection will be approved and the natural gas can be turned on for the Phase 1 building.

A second issue to be addressed in this change order is the installation of a 2" steel support column adjacent to the multi-purpose room where the doors will be located. The installation of the support column is necessary to provide support and stability to the CMU Header. There was no steel lintel placed under this CMU Header as the CMU wall was constructed. Later during the construction, to accommodate some of the ductwork, small sections of the header had to be cut out. The issue was reviewed by the architect and the construction company. The installation of the steel support column was identified as the easiest and most cost effective method to ensure the stability of the CMU Header.

office memorandum




Barrett Williams Architect firm has viewed this change order and believes it is a reasonable request based on the scope of work being added for the listed price.

To address the funding issue it is noted that in FY14 initial funding was budgeted in the amount of \$45,000 for an emergency generator at the Animal Welfare Center in account 050-9677-419-61-01, EF0171. In FY15 an additional \$51,000 was budgeted into this same project (EF0171) for the generator and its installation.

A generator has been purchased in the amount of \$48,259. Pricing was obtained for the installation of the generator, setting of a concrete pad, installation of the conduit and wiring, and installation of the Automatic Transfer Switch. Parker Electric was already on-site doing trenching and conduit work as part of the construction project. By doing the work while already on-site, Parker Electric did not have to re-mobilize his equipment or re-trench the same area again so his price was substantially lower. We were able to get substantial cost savings by having the two projects worked on at the same time. The cost for the installation was \$30,070. The total cost for the generator and its installation is \$78,329. This leaves a current balance of \$17,671 in project EF0171.

Recommendation: It is recommended that the City of Norman accept Change Order #4 to Contract K-1213-190 with Cooley Construction increasing the contract amount by \$9,198 for a revised contract amount of \$2,863,314,000. Funds from the Capital Projects Account 050-9677-419-61-01, Project EF0171 will be transferred into Project EF003 in the same account and will be utilized to pay for the increase in the contract amount.

Attachments: Change Order #4 with attachments

Reviewed by: Clint Mercer, Chief Accountant 
Reviewed by: Anthony Francisco, Finance Director 
Reviewed by: Kathryn Walker, Assistant City Attorney 
Reviewed by: Steve Lewis, City Manager

APPROVE: _____

Date: 11/16/14

DISAPPROVE: _____

Date: _____