



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: K-1617-68**

**File ID:** K-1617-68

**Type:** Contract

**Status:** Non-Consent Items

**Version:** 2

**Reference:** Item 24

**In Control:** City Council

**Department:** City Manager  
Department

**Cost:** \$3,654,500.00

**File Created:** 02/22/2017

**File Name:** Norman Library East Construction Contract

**Final Action:**

**Title:** CONSIDERATION OF AWARDING BID 1617-38 AND APPROVAL OF CONTRACT K-1617-68 BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY AND GLOBE CONSTRUCTION COMPANY IN THE AMOUNT OF \$3,654,500 FOR THE NORMAN FORWARD EAST BRANCH LIBRARY PROJECT.

**Notes:** ACTION NEEDED: Acting as the Norman Municipal Authority, motion to accept or reject all bids meeting specifications; and, if accepted, award the bid in the amount of \$3,654,500 to Globe Construction Company as the lowest and best bidder meeting specifications; approve Contract K-1617-68 and authorize the Mayor to sign Performance Bond B-1617-26, Statutory Bond B-1617-27, and Maintenance Bond MB-1617-27 contingent upon the City Attorney's approval.

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

**Agenda Date:** 02/28/2017

**Agenda Number:** 24

**Attachments:** Bid Tab East Library, K-1617-68 - East Side Library,  
Perf B-1617-26, Stat B-1617-27, MB-1617-27

**Project Manager:** Terry Floyd, Development Coordinator

**Entered by:** terry.floyd@normanok.gov

**Effective Date:**

### History of Legislative File

| Version: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
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### Text of Legislative File K-1617-68

Body

**BACKGROUND:** On 13 October 2015, Norman citizens passed the Norman Forward Initiative funding a variety of projects through a ½ percent sales tax increase over 15 years. Included in the Norman Forward Initiative was a project to construct a new Library Branch on East Alameda St. near Fire Station #9.

The 12,000 square foot (sq. ft.) East Branch Library will include 3,700 sq. ft. of adult/teen space (with 38 reader seats and 20 computer stations), 1,100 sq. ft. of children's space, a public meeting room with seating for 100, study room, public/staff meeting room, tablet lending services, staff space, and public area open seating. This Library will also be a Leadership in Energy and Environmental Design - Certified project, with native plants and grasses incorporated into the landscaping.

**DISCUSSION:** Bid 1617-38 was advertised in The Norman Transcript on January 25 and February 2, 2017. A pre-bid conference was held on February 2, and included staff, the project design team, seven general contractors and several sub-contractors.

The bid was opened on February 16, 2017. Six (6) complete bids were received, the lowest being from Globe Construction Company, for a total of \$3,654,500 including ten (10) alternates. The base bid from Globe Construction Company is \$3,498,000; Alternate No. 1 is for pre-weathered Corten steel for the exterior of the building for \$32,000; Alternate No. 2 is for an interior wood brow for \$28,000; Alternate No. 3 is for enhanced lightning protection for the building for \$25,000; Alternate No. 4 is for additional millwork for staff storage for \$15,000; Alternate No. 5 is for a hearing assistance loop for \$17,000; Alternate No. 6 is for decorative paving for aesthetic enhancement of the outdoor plaza area for \$22,000; Alternate No. 7 is for booth seating in the staff break room for \$10,000; Alternate No. 8 is for window shades for \$4,500; Alternate No. 9 was not used in the bid documents; and Alternate No. 10 was for an irrigation system for areas around the building for \$3,000. Alternates were discussed and approved by the Library Ad Hoc Group at their January 23, 2017, meeting to finalize the documents for the East Branch Library. The architect's construction estimate for this project was \$3,845,161. The low bid, with all alternates, is \$190,661 under the estimated budget, allowing for the purchase of the Alternates listed above.

Contract K-1617-68 provides for a 464 day completion with liquidated damages of \$500 per day should the project not be completed on time.

**RECOMMENDATION NO. 1:** It is recommended that Norman Municipal Authority award Bid 1617-38 for the Norman Forward East Branch Library Project to Globe Construction Company in the amount of \$3,654,500. Funds are available in East Branch Library, Construction (account 051-9507-455-62-01; project NFB017).

**RECOMMENDATION NO. 2:** It is further recommended that Contract K-1617-56 be approved and the Mayor/NMA Chair be authorized to sign Performance Bond B-1617-26, Statutory Bond B-1617-27, and Maintenance Bond MB-1617-27 contingent upon the City Attorney/NMA General Counsel's approval.