



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: K-1415-97

File ID: K-1415-97

Type: Contract

Status: Consent Item

Version: 1

Reference: Item 17

In Control: City Council

Department: Parks and Recreation
Department

Cost: \$49,890.00

File Created: 01/15/2015

File Name: Westwood Clubhouse Restroom Renovation Project

Final Action:

Title: CONTRACT K-1415-97: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND MOHR CONSTRUCTION, L.L.C., IN THE AMOUNT OF \$49,890 AND PROJECT AGENT RESOLUTION R-1415-72 FOR THE WESTWOOD CLUBHOUSE RESTROOM RENOVATION PROJECT AND BUDGET APPROPRIATION FROM THE CAPITAL FUND BALANCE.

Notes: ACTION NEEDED: Motion to approve or reject Contract K-1415-97; and, if approved, authorize the execution thereof and the Mayor to sign Performance Bond B-1415-60, Statutory Bond B-1415-61, and Maintenance Bond MB-1415-56 contingent upon the City Attorney's approval, adopt Resolution No. R-1415-72, and appropriate \$54,500 from the Capital Fund Balance (050-0000-253.20-00) to Project PR0168, Westwood Clubhouse Restroom Renovation Project, Construction (050-9372-452.61-01).

ACTION TAKEN: _____

Agenda Date: 01/27/2015

Agenda Number: 17

Attachments: K-1415-97.pdf, R-1415-72.pdf, Mohr Requisition.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-1415-97

Body

BACKGROUND: In March of 2014, we worked with Mr. Leon Younger of Pro's Consulting, LLC on a follow-up customer service training program for the Westwood Golf staff and volunteers. One of the recommendations that came from those sessions was to consider a renovation of the clubhouse restrooms and locker rooms that are used by our customers. Of primary concern was the need for significant changes to the men's restroom facilities, relative to ADA space requirements. ADA accommodations had been made to the facility previously, however revisions to the accessibility requirements have since changed.

During the summer, we followed up with Mr. Rick McKinney, a local Architect who is familiar with the Westwood Golf facilities. Mr. McKinney has reviewed the proposed changes and at our request has produced a set of plans and construction documents to address the renovation needs. Following the preparation of plans and

specifications, Parks and Recreation staff requested proposals from three local contractors to determine the cost of the project.

All three contractors submitted sealed proposals on December 10, 2014. The lowest proposal was submitted by Mohr Construction, LLC in the amount of \$59,862. Our staff met with Mr. Mohr and Mr. McKinney to review the detailed costs for the project. After significant discussion, Mr. Mohr revised his proposal to the amount of \$49,890, which we feel is a very competitive price for the proposed work.

Since the original construction of the Westwood clubhouse was completed in 1966, we suspected the use of asbestos insulation material on the water lines located in the ceiling. We hired EST Engineering Services in Norman to test the material. The insulation did test positive for asbestos and will have to be abated by a certified removal company if we proceed with this project. EST Engineering has gathered quotes for that service; the lowest being \$2,650. We plan to have that work done independently from our contract with Mohr Construction, LLC since they are not certified for removal of that material.

DISCUSSION: This project will include the removal and relocation of two interior walls to provide for adequate space in the men's restroom. A new countertop, sinks, restroom fixtures and partitions will also be installed, along with new floor and ceiling tile in the men's restroom. Existing floor space in the men's locker room and the existing handicap toilet area will be incorporated into the renovated restroom. While there are no ADA issues to resolve in the women's restroom and locker room, a new countertop and sink will be installed there as part of this renovation project.

The Westwood Clubhouse Restroom Renovation is an un-programmed project in the FYE 2015 Capital Budget. Total cost for permits, construction and asbestos abatement is estimated to be \$54,500. In order to move ahead with this project, we are recommending a budget appropriation from the Capital Fund Balance, Account Number 050-0000-253.20-00, in the amount of \$54,500 to the Westwood Clubhouse Restroom Renovation Project, Account Number 050-9372-452.61-01 - PR0168.

RECOMMENDATION 1: It is recommended that City Council approve Contract K-1415-97.

RECOMMENDATION 2: It is recommended that the Mayor be authorized to sign Performance Bond B-1415-60, Statutory Bond B-1415-61, and Maintenance Bond B-1415-57 contingent upon approval by the City Attorney

RECOMMENDATION 3: It is further recommended that Mohr Construction, LLC be authorized and appointed as project agent for the Westwood Clubhouse Restroom Renovation Project by Resolution R-1415-72.

RECOMMENDATION 4: It is further recommended that \$54,500 be appropriated from the Capital Fund Balance, Number 050-0000-253.20-00, to the Westwood Clubhouse Restroom Renovation Project, Number 050-9372-452.61-01-PR0168.