



# City of Norman, OK

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

## Master

**File Number: K-1213-195 CO #1**

**File ID:** K-1213-195 CO #1

**Type:** Contract

**Status:** Consent Item

**Version:** 1

**Reference:** Item No. 25

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:** \$80,966.19

**File Created:** 10/10/2013

**File Name:** Change Order for Police/Fire Investigations Facility

**Final Action:**

**Title:** CHANGE ORDER NO. ONE TO CONTRACT NO. K-1213-195: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND DOWNEY CONTRACTING, L.L.C., INCREASING THE CONTRACT AMOUNT BY \$80,966.19 FOR A REVISED CONTRACT AMOUNT OF \$1,405,992.16 AND EXTENDING THE CONTRACT UNTIL DECEMBER 21, 2013, FOR THE REHABILITATION OF THE POLICE/FIRE INVESTIGATIONS FACILITY LOCATED AT 1507 WEST LINDSEY STREET.

**Notes:** ACTION NEEDED: Motion to approve or reject Change Order No. One to Contract No. K-1213-195 with Downey Contracting, L.L.C., increasing the contract amount by \$80,966.19 for a revised contract price of \$1,405,992.16 and extending the contract to December 21, 2013; and, if approved, authorize the execution thereof.

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

**Agenda Date:** 10/22/2013

**Agenda Number:** 25

**Attachments:** PDF AIA form Change Order No. 1 K-1213-195 with  
Downey, Backup Documents to Change Order No. 1  
K-1213-195 with Downey, PR Downey Police Fire

**Project Manager:** Linda Price, Revitalization Manager

**Entered by:** linda.price@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-1213-195 CO #1

Body

**BACKGROUND:** On July 9, 2013, City Council approved a contract with Downey Contracting, LLC in the amount of \$1,325,500 for the renovation of the Joe A. Smalley Army Reserve Center, now known as the City of Norman Investigations Center. The building was acquired through the Base Realignment and Closure process (BRAC) from the federal government with a deed transfer in September 2012 after a seven and a half year process.

During construction, the necessary opening of walls and ceilings revealed situations that had not been anticipated, and discussions about security issues have led to a variety of changes needed in construction. The contractor, architect, and City have worked closely together to reach reasonable solutions to remedy the problems.

**DISCUSSION:** The change order line items are noted in the attached documents, and include hardware and keying changes, revised layouts of several spaces, power upgrades and the addition of power at doors for security purposes, relocation of the generator, some ductwork revisions, additional fire line work required by the Utilities Department, removal of paper backed fiberglass insulation required by the Fire Department, the addition of an accessible entry on the west side of the building, and providing a wall sign to replace the proposed ground sign. The total of all sixteen changes equals \$80,966.19, or 6.1% of the contract price. Because of the changes, the contractor has additionally requested a fourteen day extension to the contract to December 21, 2013. Funds are available in Smalley Center Renovation (account 050-9540-419.61-01; project EF1001).

Every effort has been made to incorporate all changes in one change order. However, it is possible that additional unforeseen issues may arise.

**RECOMMENDATION:** The architect has reviewed and approved the change order request. Staff recommends approval of Change Order No. One to Contract No. K-1213-195 in the amount of \$80,966.19 and the requested extension of the contract to December 21, 2013.