



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: K-1617-68 Final

File ID: K-1617-68 Final

Type: Contract

Status: Consent Item

Version: 2

Reference: Item 11

In Control: City Council

Department: City Manager
Department

Cost:

File Created: 11/28/2018

File Name: Final Acceptance Norman Forward East Side Library

Final Action:

Title: FINAL ACCEPTANCE AND FINAL PAYMENT OF CONTRACT K-1617-68 BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY AND GLOBE CONSTRUCTION COMPANY FOR THE NORMAN FORWARD EAST BRANCH LIBRARY PROJECT.

Notes: ACTION NEEDED: Motion to accept or reject the project; and, if accepted, direct final payment in the amount of \$75,000 to Globe Construction Company.

ACTION TAKEN: _____

Agenda Date: 12/11/2018

Agenda Number: 11

Attachments: NEB - Pay App#18 - Signed

Project Manager: Terry Floyd, Development Coordinator

Entered by: terry.floyd@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-1617-68 Final

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, was \$190,661 under the estimated budget, allowing for the inclusion of the Alternates listed above.

Contract K-1617-68 provided for a 464 day completion with liquidated damages of \$500 per day if the project was not completed on time. All work was done in advance of the contractual deadline and no liquidated damages were assessed. A ribbon-cutting ceremony was held for the completion of the project on July 20, 2018.

On June 15, 2018, the project reached substantial completion. Additional work to complete all noted punch-list items was completed in November 2018. All the work under Contract K-1617-68 is complete with the exception of some reseeding and soil treatments for areas in the native grass plantings on the north side of the project. The optimal time to complete this work is during the Spring. Per the Competitive Bidding Act, Globe has submitted a \$20,000 Certificate of Deposit for the work to ensure its completion this Spring. A final pay application of \$75,000 was submitted by the contractor on October 10, 2018. The total work completed amounted to \$3,739,475.54.

This contract was accounted for in NORMAN FORWARD Library Projects, Construction (account number 051-9507-455.61-01; project NFB017) and budgeted funds are available to cover the final payment.

RECOMMENDATION: Staff recommends final acceptance and payment in the amount of \$75,000 for Contract K-1617-68 with Globe Construction Company.