



City of Norman, OK

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

Text File

File Number: K-1213-89

Agenda Date: 11/13/2012

Version: 1

Status: Consent Item

In Control:

File Type: Contract

Title

CONSIDERATION OF ACCEPTANCE AND AWARDED OF BID NO. 1213-45; APPROVAL OF CONTRACT NO. K-1213-89 WITH TERRELL ELECTRIC, INC., IN THE AMOUNT OF \$485,500; PERFORMANCE BOND NO. B-1213-36; STATUTORY BOND NO. B-1213-37, AND MAINTENANCE BOND NO. MB-1213-28; AND ADOPTION OF PROJECT AGENT RESOLUTION NO. R-1213-70 FOR THE LIBRARY LIGHTING REPLACEMENT PROJECT.

Body

BACKGROUND: The Capital Budget includes a Building Lighting Replacement Project in the amount of \$898,000 for the replacement of light fixtures for the following City facilities:

Animal Welfare

Municipal Buildings B and C (complete)

Fire Administration and Fire Stations 1, 2, 4, 5 and 6 (complete)

Griffin Park Concession Building

Library

12th Avenue, Irving, Little Axe and Whittier Recreation Centers (complete)

Park Maintenance Facility

Police Pistol Range - Classroom A (complete)

Reaves Center (complete)

Senior Citizens Center

Westwood Golf Clubhouse and Pool

DISCUSSION: This contract is for the Library Lighting Replacement Project. The project will replace approximately 900 T12 light fixtures with T8 fixtures. The T12 fixtures are no longer being manufactured. Additionally, the T8 fixtures use one third less energy resulting in lower electric costs.

Plans and specifications for the project were prepared by Architects in Partnership working with Flynt and Kallenberger, Inc., (Electrical Engineers). The Bid was advertised in the Norman Transcript on September 27, 2012, and bid information and specifications were also placed on file for public inspection at F.W. Dodge Room, Southwestern Construction News, Bid News Report, Triangle A&E, and Architects in Partnership. A mandatory pre-bid conference was held on October 9, 2012. Bids were opened on October 18, 2012, and four bids were received.

A request was made by a potential bidder to allow for a substitute fixture package to be bid. To allow for flexibility in the event the bids exceeded budgeted funds, an Addendum was issued on October 16th to allow for the substitute package. However, since there was not enough time for the architect/engineer to review specifications for the substitute package, the Addendum stipulated the bidder must also bid the specified fixture package listed in the plans and specifications and the City reserved the right to evaluate the substitute package after the bids were received for compliance with the specifications.

After receipt of the bids, the substitute fixture package was reviewed by the City's architect/engineer for the project who recommended the contract be awarded with the specified fixtures outlined in the bid specifications. It was their opinion the overall quality and construction of the specified fixtures exceeds the substitute fixtures.

Additionally, Staff included the replacement of the ceiling tiles throughout the Library as an alternate line item to be included if adequate funds were available. Many of the current tiles are stained from prior roof leakage and/or discolored due to age.

The low bid was received from Terrell Electric, Inc., of Norman in the amount of \$371,000 for the base bid and \$114,500 for Alternate No. 4, replacement of ceiling tiles, for a total bid amount of \$485,500. When the Comprehensive Lighting Project was originally submitted in the Capital Budget in FYE 2011, the Library portion was estimated at \$300,000. While costs have increased since that time, Staff did not request additional funds in the FYE 2013 Budget due to savings on other facilities included in the overall project. Funds in the amount of \$693,365 are remaining in the Capital Budget, Project No. EF1004, Building Lighting, Construction (050-9540-419.61-01) and \$100,000 is estimated as adequate funds for the remaining facilities not yet completed.

STAFF RECOMMENDATION: Staff recommends that all bids submitted under Bid No. 1213-45 meeting specifications be accepted and the bid be awarded to Terrell Electric, Inc., for the base bid amount of \$371,000 plus Alternate 4 (ceiling tiles) in the amount of \$114,500 for a total amount of \$485,500. Staff further recommends Contract No. K-1213-89 with Terrell Electric, Inc., in the amount of \$485,500 and the subsequent performance, statutory, and maintenance bonds be approved and Project Agent Resolution No. R-1213-70 granting tax-exempt status to Terrell Electric, Inc., be adopted.