



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: K-1920-133

File ID: K-1920-133	Type: Contract	Status: ATS Review
Version: 1	Reference: Item 21	In Control: City Council
Department: City Clerk Department	Cost: \$32,390.00	File Created: 03/18/2020
File Name: Municipal Complex Renovations	Final Action:	

Title: CONTRACT K-1920-133: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA; THE NORMAN MUNICIPAL AUTHORITY; AND CROSSLAND CONSTRUCTION COMPANY, INC., IN THE AMOUNT OF \$32,390 TO PROVIDE PRECONSTRUCTION SERVICES UNDER CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR THE MUNICIPAL COMPLEX RENOVATION PROJECT AND BUDGET TRANSFERS BETWEEN PROJECT ACCOUNTS.

Notes: ACTION NEEDED: Acting as the City Council and the Norman Utilities Authority, motion to approve or reject Contract K-1920-133 with Crossland Construction Company, Inc., in the amount of \$32,390; authorize the execution thereof and the Norman Utilities Authority as part of the contract to pay subcontractors for equipment and supplies for the Municipal Complex Renovation Project; and transfer \$110,000 from Project BG0247, Admin Carpet Replacement, Construction (50595540 46101), \$150,000 from Project EF0169, Painting, Construction (50196677 46101), \$1,389 from Project EF0110, Westwood Pro Shop Roof, Construction (50196677 46101), \$65,000 from Project EF1004, Building Lighting, Construction (50595540 46101); \$150,000 from Project BG0248, Clerk's Office Remodel, Design (50193365 46201); \$2,522 from Project BG0027, Chambers Audio Video, Construction (50193365 46101); \$274,067.30 from Project BG0069, Security Replacement, Construction (50193365 46101); and \$14,563 from Project BG0041, Demolition 1 West Gray, Construction (50193365 46101) designating \$50,000 to Project BG0075, Municipal Complex Reno/Expansion (Paygo), Design (50196644 46201) and \$717,541.30 to Project BG0075, Municipal Complex Reno/Expansion (Paygo), Construction (50196644-46101).-

ACTION TAKEN: _____

Agenda Date: 03/24/2020

Agenda Number: 21

Attachments: K-1920-133 CMaR - Crosslands

Project Manager: Brenda Hall, City Clerk

Entered by: brenda.hall@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-1920-133

Body

BACKGROUND: City Council, in its meeting of January 22, 2019, approved Contract K-1819-99, with The McKinney Partnership Architects (McKinney) to provide the initial assessment and schematic design services related to the renovation of the Norman Municipal Complex as authorized by Norman residents as part of the 2008 General Obligation Bond.

DISCUSSION: A Request for Qualifications was issued on January 22, 2020, for a Construction Manager at Risk (CMaR) for the Municipal Complex Renovation Project and proposals were received from nine management service companies. All companies were well qualified and five companies were selected for interviews, which were conducted on March 4, 2020. Based on their experience with other similar projects, Crossland Construction Company, Inc., (Crossland) was selected as the company having the best proposal for managing the construction work at the Municipal Complex.

Construction Manager at Risk is a process where the City of Norman ("Owner") will hire a Construction Manager to handle all of the bidding of the different sections of the work and all the subsequent construction activity for the project for a Guaranteed Maximum Price (GMP). The GMP is subsequently considered as an amendment to the CMaR contract after the most responsible bids are secured through the proper bidding procedures that govern public projects. Project bids are sealed and opened consistent with the City's bidding policies. This method allows the CMaR to work for the Owner while they gather bids from their best pre-qualified vendors and subcontractors, who have a history of working with the CMaR. This can deliver better bid pricing to a known project manager. Also, the CMaR process often maximizes opportunities to get participation from local, smaller sub-contractors and can result in quicker project delivery without change orders, due to the GMP agreed-on at the time of awarding the construction contract(s) to the CMaR.

The construction will be fully bonded at the time when the construction bids are awarded for the GMP. At that stage, the CMaR contract includes all of the necessary professional liability and insurance and affidavits that come with all professional services contracts. Crossland has used this method on many of their projects in the past with excellent results.

The amount being awarded via this contract is for preconstruction services and once plans and specifications are complete, Crossland will secure all bids and create the GMP that will be awarded by amendment to this contract. The GMP will also include all of Crossland's profit on the project, which will be itemized in the amendment. Whereas the costs and profits of a "hard bid" design-bid-build project are often not known (since those are a lump sum bid submitted by each general contractor bidding on the work), the CMaR method allows for full transparency of the budget and costs for each division of work, including profit. This way, all the fees and services are stated and memorialized in the contract agreement.

Funding for the Municipal Building 201 is currently in several different Capital Project Accounts and will need to be transferred to Project BG0075, Municipal Complex Reno/Expansion (paygo), Design 50196644 46201 (\$50,000) and Construction, 50196644 46101 (\$717,541.30) from the accounts listed below.

- Project BG0247, Admin Carpet Replacement, Construction 50595540 46101 - \$110,000
- Project EF0169, Painting, Construction 50196677 46101 - \$150,000
- Project EF0110, Westwood Pro Shop Roof, Construction 50196677 46101 - \$1,389
- Project EF1004, Building Lighting, Construction 50595540 46101 - \$65,000
- Project BG0248, Clerk's Office Remodel, Design 50193365 46201 - \$150,000
- Project BG0027, Chambers Audio Video, Construction 50193365 46101 - \$2,522
- Project BG0069, Security Replacement, Construction 50193365 46101 - \$274,067.30
- Project BG0041, Demolition 1 West Gray, Construction 50193365 46101 - \$14,563

Funding for the 2008 General Obligation Bond portion are available in Project BP0045, Municipal Complex Reno/Expansion (2008 GOB) 50196644 46101 and 46201.

RECOMMENDATION No. 1: It is recommended that City Council approve Contract K-1920-133 with Crossland Construction Company, Inc., in the amount of \$32,390 for Construction Management at Risk Services for the Municipal Complex Renovation Project.

RECOMMENDATION No. 2: It is recommended that the City Council approve the transfers outlined above to provide funding for this project.