



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: K-1617-59

File ID: K-1617-59

Type: Contract

Status: Consent Item

Version: 1

Reference: Item 11

In Control: City Council

Department: City Clerk Department

Cost: \$273,091.00

File Created: 11/02/2016

File Name: 201 W Gray Admin Building Mech Renovation Project

Final Action:

Title: CONSIDERATION OF AWARDING BID 1617-19, APPROVAL OF CONTRACT K-1617-59 BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND STREETS L.L.C. IN THE AMOUNT OF \$273,091; PERFORMANCE BOND B-1617-22, STATUTORY BOND B-1617-23, MAINTENANCE BOND MB-1617-20, AND PROJECT AGENT RESOLUTION R-1617-53 FOR 201 WEST GRAY ADMINISTRATION BUILDING MECHANICAL RENOVATION PROJECT AND RESOLUTION R-1617-43 TRANSFERRING FUNDS.

Notes: ACTION NEEDED: Motion to accept or reject all bids meeting specifications; and, if accepted, award the base bid in the amount of \$273,091 to Streets, L.L.C., as the lowest and best bidder meeting specifications; approve Contract K-1617-59 and the performance, statutory, and maintenance bonds; authorize execution of the contract and bonds; direct the filing of the bonds; adopt project agent Resolution R-1617-43, and Resolution R-1617-58 transferring funds for the project.

ACTION TAKEN: _____

Agenda Date: 11/22/2016

Agenda Number: 11

Attachments: Bid tab 1617-19, K-1617-59, Maintenance Bond, Statutory Bond, Performance Bond, R-1617-43

Project Manager: Matthew Smith

Entered by: dpoe@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-1617-59

Body

BACKGROUND: The 201 West Gray Administration Building Mechanical Renovation Project is to replace the heating and air conditioning equipment in the Administration Building at 201 West Gray.

DISCUSSION: The Administration Building is 17,000 square feet with a boiler chiller system. The system, installed in 1999, has exceeded its useful life and requires weekly maintenance to keep it functioning. The project will include replacement of the entire heating, ventilation and air conditioning (HVAC) systems, with the exception of the ductwork. It will be controlled by the same Automated Logic Control System currently used throughout the Municipal Complex, which will allow them to be monitored via computer from a remote location.

Bid documents and specifications for the project were advertised according to state law. Six potential bidders acquired plans and specifications and attended the mandatory pre-bid conference held on October 14, 2016. Two (2) bids were received on October 27, 2016.

The low bid was received from Streets, L.L.C., of Oklahoma City, OK, in the amount of \$262,979 for the base bid and adding an alternate for rehabilitation of air handlers in the amount of \$10,112 for a total bid price of \$273,091, which is \$9,359 less than the next lowest bidder. The preliminary estimate for the project was \$260,000. The project is expected to be completed 210 days after notice to proceed. The contractor will be required to phase work during the project in such a manner that has the least amount of impact to the operations of the building, which will remain open throughout the project.

The project was requested during the FYE 2017 Capital Budget process; however, due to budgetary constraints, the project was not funded. Since that time the system has continued to experience failures resulting in the loss of cooling and heating for the building. Staff reviewed other projects budgeted and recommends transferring funds as outlined below to complete this project. Some funds are from completed projects while others were taken from budgeted projects. Funds transferred from budgeted projects are multi-year projects and the transfers are not expected to adversely impact the portion of the projects scheduled for FYE 2017. Additional funds will most likely be needed in future fiscal years to complete the projects that the funds were originally allocated for.

The following funds will need to be transferred to the Capital Fund, 201 West Gray Mechanical Renovation HVAC Renovation/Construction (*account 050-9935-419.61-01; project BG0065*) to complete the project:

- Building A HVAC, Design - \$5,083 (project BG0039; account, 050-9935-419.62-01)
- Council Audio/Visual, Construction - \$81,832 (project BG0027; account 050-9365-419.61-01)
- Council Audio/Visual, Design - \$4,566 (project BG0027; account 050-9365-419.62-01)
- Library Automatic Sliding Doors, Construction - \$29,714 (project BG0059; account 050-9507-455.61-01)
- HVAC Commissioning Building C, Construction - \$11,900 (project EF0130; account 050-9677-419.61-01)
- Library Furniture Replacement, Construction - \$25,138 (project EF0167; account 050-9677-419.61-01)
- Building Lighting Project, Construction - \$100,000 (project EF1004; account 050-9540-419.61-01)
- Painting Municipal Complex, Construction - \$14,858 (project EF0169; account 050-9677-419.61-01)

TOTAL - \$273,091

RECOMMENDATION: Staff recommends Bid 1617-19 for the Building A Mechanical Renovation Project be awarded to Streets, L.L.C., in the amount of \$273,091 as the lowest and best bidder meeting specifications. Upon the awarding of the bid, staff further recommends approval of the following contract, bonds, and project agent resolution granting tax exemption for the purchase of equipment and materials related to the project. Finally, Staff recommends adoption of Resolution R-1617-43 transferring funds as outlined above to provide funding for the project.