



City of Norman, OK

Norman Public Schools -
Administrative Services
Center
131 South Flood Avenue
Norman, OK 73069

Master

File Number: K-1213-195 CO#3

File ID: K-1213-195 CO#3

Type: Contract

Status: Consent Item

Version: 1

Reference: Item No. 12

In Control: City Council

Department: Planning and
Community
Development
Department

Cost: \$5,511.03

File Created: 02/10/2014

File Name: K-1213-195 Final Acceptance and Payment

Final Action:

Title: CHANGE ORDER NO. THREE TO CONTRACT NO. K-1213-195: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND DOWNEY CONTRACTING, L.L.C., INCREASING THE CONTRACT BY \$5,511.03 FOR A REVISED CONTRACT PRICE OF \$1,447,075.60 FOR THE REHABILITATION OF THE CITY OF NORMAN INVESTIGATIONS CENTER LOCATED AT 1507 WEST LINDSEY STREET AND FINAL ACCEPTANCE OF THE PROJECT.

Notes: ACTION NEEDED: Motion to approve or reject Change Order No. Three to Contract No. K-1213-195 with Downey Contracting, L.L.C., increasing the contract amount by \$5,511.03 for a revised contract price of \$1,447,075.60; and, if approved, authorize the execution thereof, accept the project, and direct final payment in the amount of \$96,818.57 to Downey Contracting, L.L.C.

ACTION TAKEN: _____

Agenda Date: 02/25/2014

Agenda Number: 12

Attachments: CO #3 K-1213-195

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#3

Body

BACKGROUND: On July 9, 2013, City Council approved Contract No. K-1213-195 with Downey Contracting, L.L.C. in the amount of \$1,325,500 to renovate the Joe A. Smalley Army Reserve Center at 1507 West Lindsey Street into the City of Norman Investigations Center, with a time frame of 150 days for completion. 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.

Change Order # 1, which increased the contract amount by \$80,966.19 and extended the term of the contract by fourteen days to December 21, 2013, was approved by City Council on October 22, 2013. Change Order #

2, which increased the contract amount by \$35,098.38 for accessibility modifications, and extended the term of the contract for four weeks to January 18, 2014, was approved by City Council on December 10, 2013 resulting in a revised total contract amount of \$1,441,564.54.

DISCUSSION: Change Order # 3 in the amount of \$5,511.03 incorporates twelve changes, most of which were deemed necessary in final inspections of the building. This final change order brings the total contract sum to \$1,447,075.60. Funds to cover this change order are available in the Smalley Center Renovation project (account number 050-9540-419.61-01; project EF1001).

The Certificate of Occupancy was approved on February 11, 2014. Payments to date have totaled \$1,350,257.03, leaving a balance due of \$96,818.57.

RECOMMENDATION No. 1: Staff recommends approval of Change Order #3 increasing Contract K-1213-195 by \$5,511.03.

RECOMMENDATION NO. 2: Staff further recommends final acceptance of the Smalley Center Renovation project for a total contract cost of \$1,447,075.60 and final payment in the amount of \$96,818.57 to Downey Contracting, L.L.C.