



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: K-1617-56

File ID: K-1617-56	Type: Contract	Status: Consent Item
Version: 1	Reference: Item 16	In Control: City Council
Department: Parks and Recreation Department	Cost: \$10,167,000.00	File Created: 09/21/2016
File Name: Westwood Family Aquatic Center Project	Final Action:	

Title: CONSIDERATION OF AWARDING BID 1617-18 AND APPROVAL OF CONTRACT K-1617-56 BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY AND W.L. MCNATT & COMPANY IN THE AMOUNT OF \$10,167,000 FOR THE NORMAN FORWARD WESTWOOD FAMILY AQUATIC CENTER PROJECT.

Notes: ACTION NEEDED: Acting as the Norman Municipal Authority, motion to accept or reject all bids meeting specifications; and, if accepted, award the bid in the amount of \$10,167,000 to W.L. McNatt & Company as the lowest and best bidder meeting specifications; approve Contract K-1617-56; and authorize the Mayor to sign Contract K-1617-56, Performance Bond B-1516-20; Statutory Bond B-1616-21; and Maintenance Bond MB-1617-19 contingent upon the City Attorney's approval.

ACTION TAKEN: _____

Agenda Date: 09/27/2016

Agenda Number: 16

Attachments: Bid Record, Waters Edge Recommendation, Westwood Pool Contract with Att A, Engineer Estimate, Contractor's Qualification Statement

Project Manager: Jud Foster, Director of Parks and Recreation

Entered by: suzanne.terry@normanok.gov

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File K-1617-56

Body

BACKGROUND: On 13 October 2015, Norman citizens passed the Norman Forward Initiative funding a variety of projects through a ½ cent sales tax increase over 15 years. Included in the Norman Forward Initiative was a project to construct a new Westwood Family Aquatic Center.

The Westwood Family Aquatic Center Project includes the demolition of the existing Westwood Swim Complex constructed in 1967 and the construction of a modern, multi-featured facility at this same location.

The Westwood Family Aquatic Center will include a 50 meter lap pool and diving area with a family slide; lazy

river; zero depth entry family pool with toddler play features; and a wet deck with dumping buckets and spray features similar to a splash pad. The project also includes a variety of shade features, and a bath house containing an entry/office area, restrooms, showers, changing areas with lockers and a redesigned and enlarged parking lot to accommodate more guests.

DISCUSSION: Bid 1617-18 was advertised in The Norman Transcript, as well as in Construction Market Data, Bid News, Reed Construction Data, Southwest Construction News and e-Plan on 26 August 2016. The pre-bid conference occurred on 6 September 2016, including Parks and Recreation staff, the project design team, seven general contractors and several sub-contractors.

The bid was opened on 15 September 2016. Three complete bids were received, the lowest being from W.L. McNatt & Company, for a total of \$10,167,000 including three alternates. The base bid from W.L. McNatt & Company is \$10,014,000; Alternate No. 1 for an additional open flume slide is \$51,000; Alternate No. 3 for the lap pool water heating system is \$60,000; and, Alternate No. 4 for additional parking is \$42,000. Due to concerns from the State Health Department, as well as available budget, two alternates (No. 2 - additional drop slide and No. 5 - additional rock scape, were removed from the bid sheet prior to bidding. The engineers' estimate for this project was \$10,500,000. The low bid is \$333,000 under the estimated budget, allowing for the purchase of amenities such as additional shade structures, deck chairs and entry/office furniture and equipment.

Contract K-1617-56 provides for a 270 day completion with an incentive of \$5,000 per day, up to 20 days for early completion. The contract also provide for a disincentive of \$1,500 per day should the project not be completed on time.

RECOMMENDATION NO. 1: It is recommended that Norman Municipal Authority award Bid 1617-18 for the Norman Forward Westwood Family Aquatic Center Project to W.L. McNatt and Company in the amount of \$10,167,000. Funds are available in Project NFB018, Westwood Family Aquatic Center, Construction (051-9404-451.61-01)

RECOMMENDATION NO. 2: It is further recommended that Contract K-1617-56 be approved and the Mayor be authorized to sign Performance Bond B-1617-20, Statutory Bond B-1617-21, and Maintenance Bond MB-1617-19 contingent upon the City Attorney's approval.