



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: K-1617-83

File ID: K-1617-83

Type: Contract

Status: Non-Consent Items

Version: 2

Reference: Item 30

In Control: City Council

Department: City Manager
Department

Cost: \$25,858,000.00

File Created: 04/19/2017

File Name: Central Library Project

Final Action:

Title: CONSIDERATION OF AWARDING BID 1617-43, APPROVAL OF CONTRACT K-1617-83 BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY AND FLINTCO, L.L.C., IN THE AMOUNT OF \$25,858,000; PERFORMANCE BOND B-1617-37, STATUTORY BOND B-1617-38, MAINTENANCE BOND MB-1617-35 FOR THE NORMAN FORWARD CENTRAL LIBRARY 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 25,858,000 to Flintco, L.L.C., as the lowest and best bidder meeting specifications; approve Contract K-1617-83; authorize the execution thereof and the Mayor to sign Performance Bond B-1617-37, Statutory Bond B-1617-38, and Maintenance Bond MB-1617-35 contingent upon the City Attorney's approval, and direct the filing of the bonds.

ACTION TAKEN: _____

Agenda Date: 04/25/2017

Agenda Number: 30

Attachments: Bid Tab Library, Contract K-1617-83, Performance B-1617-37, Statutory Bond B-1617-38, MB-1617-35

Project Manager: Terry Floyd - Development Coordinator

Entered by: terry.floyd@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-1617-83

Body

BACKGROUND: On October 12, 2015, Norman citizens passed the Norman Forward Initiative funding a variety of projects through a ½ percent sales tax increase over 15 years. Included in the Norman Forward Initiative was a project to construct a new Central Library on Acres St., north of Andrews Park, near the intersection of James Garner Ave.

The 78,700 square foot (sq. ft.) Central Library will include:

- Adult space with 200 reader seats and 42 computer stations;
- Teen space with 24 reader seats and 6 computer stations;
- Children's area with 102 reader seats, 4 early literacy reader alcoves and 2,000 sq. ft. Story Time Room;
- Public meeting room with seating for 300;
- Public meeting room with seating for 56;
- Conference room with seating for 20;
- 6 Collaborative study rooms;
- 1 Shared staff/public meeting room for 8;
- Digital Classroom for 26;
- Mobile service approach and tablet lending services;
- Leadership in Energy and Environmental Design (LEED) Certified project, with native plants and grasses incorporated into the landscaping.

DISCUSSION: Bid 1617-43 was advertised in The Norman Transcript on February 25 and March 1, 2017. A mandatory pre-bid conference was held on March 2, 2017, and included staff, the project design team, and seven general contractors.

Bids were opened on March 23, 2017. Three (3) complete bids were received, the lowest being from Flintco, LLC, for a total of \$25,858,000 including three (3) alternates. The base bid from Flintco, LLC is \$25,795,000; Alternate No. 1 is for a lightning protection system for \$11,000; Alternate No. 2 is for textured exterior steel panels for \$20,000; and Alternate No. 3 is for butt glazing for the vertical mullions for \$32,000. Alternates were discussed and approved by the Norman Forward Library Ad Hoc Group at their February 23, 2017 meeting to finalize the documents for the Central Library. The architect's construction estimate for this project was \$28,704,302. The low bid, with all alternates, is \$2,846,302 under the estimated budget, allowing for the purchase of the Alternates listed above.

Contract K-1617-83 provides for a 730 day completion with liquidated damages of \$500 per day should the project not be completed on time.

RECOMMENDATION NO. 1: It is recommended that Norman Municipal Authority award Bid 1617-43 for the Norman Forward Central Library Project to Flintco, LLC in the amount of \$25,858,000. Funds are available in Central Library, Construction (account 051-9507-455.61-01; project NFB016).

RECOMMENDATION NO. 2: It is further recommended that Contract K-1617-83 be approved and the Mayor/NMA Chair be authorized to sign Performance Bond B-1617-37, Statutory Bond B-1617-38, and Maintenance Bond MB-1617-35 contingent upon the City Attorney's approval.