



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Text File

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Title

CHANGE ORDER ONE TO CONTRACT NO. K-1213-86: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND TERRELL ELECTRIC, INC., INCREASING THE CONTRACT AMOUNT BY \$215.40 FOR THE NORMAN PUBLIC LIBRARY LIGHTING REPLACEMENT PROJECT AND FINAL ACCEPTANCE OF THE PROJECT.

Body

BACKGROUND: City Council, in its meeting of November 13, 2012, approved Contract No. K-1213-89 with Terrell Electric, Inc., in the amount of \$485,500 for the Library Lighting Replacement Project. The original contract replaced T12 light fixtures with T8 fixtures as T12 fixtures are no longer manufactured. Additionally, the T8 fixtures use one third less energy resulting in lower electric cost.

DISCUSSION: The base contract did not include emergency lighting for the restrooms or battery backup exit lights. The battery backup exit lights will enhance the current emergency lighting system for the library to assist people in exiting the building should a power outage occur. Additionally, the restrooms do not have emergency lighting and in the event of a power outage, become extremely dark making it difficult to navigate to the hallway.

Many of the current ceiling tiles throughout the Library were stained from prior roof leakage and/or discolored due to age and replacement of the tiles was included as an alternate line item in the bid to be included if adequate funds were available. Council approved this alternate when the contract was awarded in November, 2012. The main lighting in the north corridor of the building was not included as part of this contract as it was replaced in 2009 with the T8 fixtures included in this project and as a result, the ceiling tiles were not included for replacement in the alternate.

The total amount of new items is \$5,215.40; however, the original contract included a \$5,000 contingency to address issues that may arise during the project resulting in a net increase of \$215.40 for a revised contract amount of \$485,715.40. Staff felt strongly the items be included as a part of the contract and the items were completed while the project was underway to avoid delay with the overall project.

The project is now complete and final inspection was done on May 24, 2013, and all works meets or exceeds the contract requirements. Staff recommends the change order and final acceptance and payment of the contract be approved. Funds are available in the Capital Budget, Building Lighting, Construction (050-9540-419.61-01; project EF1004), which will cover the cost of the change order.

STAFF RECOMMENDATION: Staff recommends Change Order One to Contract No. K-1213-89 with Terrell Electric, Inc., increasing the contract amount by \$215.40 be approved, the Library Lighting Replacement Project be accepted, and final payment in the total amount of \$36,355.90 be authorized.