



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: K-2021-35

File ID: K-2021-35

Type: Contract

Status: Consent Item

Version: 1

Reference: Item 14

In Control: City Council

Department: Public Works
Department

Cost: \$8,648,000.00

File Created: 10/06/2020

File Name: Award of North Base Complex Phase 1

Final Action:

Title: CONSIDERATION OF AWARDING BID 2021-22; APPROVAL OF CONTRACT K-2021-35 BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, THE NORMAN MUNICIPAL AUTHORITY, AND FLINTCO, L.L.C., IN THE AMOUNT OF \$8,648,000; PERFORMANCE BOND B-2021-30; STATUTORY BOND B-2021-31; AND MAINTENANCE BOND MB-2021-17 FOR THE NORTH BASE COMPLEX PROJECT, PHASE 1; AND RESOLUTION R-2021-33 GRANTING TAX EXEMPT STATUS.

Notes: ACTION NEEDED: Acting as the City Council and Norman Municipal Authority, motion to accept or reject all bids as meeting specifications; and, if accepted, award the bid in the amount of \$8,648,000 to Flintco, L.L.C., as the lowest and best bidder meeting specifications; approve Contract K-2021-35 and the performance, statutory, and maintenance bonds; authorize execution of the contract and bonds; direct the filing of the bonds, and adopt Resolution R-2021-33.

ACTION TAKEN: _____

Agenda Date: 10/13/2020

Agenda Number: 14

Attachments: Bid Tab, Contract K-2021-35, Performance Bond B-2021-30, Statutory Bond B-2021-31, Maintenance Bond MB-2021-17, R-2021-33, Location Map, North Base Complex - Rendering, North Base Complex - Site Plan, Funding Source Table

Project Manager: Jason Spencer, Capital Projects Engineer

Entered by: cydney.karstens@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File K-2021-35

Body

BACKGROUND:

Parks Maintenance Facility: On October 13, 2015, the citizens of Norman voted to fund the Norman Forward program with a limited term ½% sales tax increase for 15 years. This initiative included a number of high-priority projects outlined in the 2014 Library Master Plan Update, the 2009 Norman Parks and Recreation Master Plan and additional projects designed to provide recreational opportunities for Norman residents. One such project was the construction of the Griffin Park Sports Complex.

The Norman Forward Program includes a Maintenance Facility for the City of Norman Parks and Recreation Department. This facility was originally to be relocated from Reaves Park to Griffin Park; however, the City now intends to construct a new Parks and City Transit/Public Safety Maintenance Facility adjacent to the City's current Fleet Maintenance Facility at the North Base Complex, located at 1300 Da Vinci Street near the Norman Municipal Airport. The proposed multi-departmental facilities will provide maintenance for City Parks and Recreation vehicles and equipment, City Transit System buses, and large chassis Public Safety vehicles and equipment.

In order to construct the proposed Norman Forward improvements at Reaves Park, the existing parks maintenance facility must be demolished and the maintenance services moved to a new facility, creating an urgent need for the City to timely design and construct the new Parks Facility at North Base.

Transit Maintenance Facility: In August of 2018, University of Oklahoma officials advised City of Norman staff of their desire to transfer non-campus bus services in Norman to another operator by the end of the 2019 fiscal year. On July 1, 2019, operation of non-campus bus services in Norman was transferred from the University to the City.

On July 30, 2019, the City Council approved Contract K-1920-32, leasing a portion of University-owned property located at 510 Chesapeake, commonly referred to as the OU Transportation Operations Center, for office space, maintenance bays, and fleet storage, until December 31, 2019. On December 10, 2019, the City and the University extended that lease agreement until June 30, 2020. On April 28, 2020, the City and the University extended that lease agreement until December 31, 2020.

Due to the expiring lease agreement with the University, there is an urgent need for the City to timely design and construct its own Bus Transit Facility and to move out of the OU fleet facility. Staff is currently negotiating with University officials to extend the lease of the Transportation Operations Center.

North Base Complex Design: On March 14, 2017, the Norman City Council approved Contract K-1617-114 with PDG, LLC d.b.a. Planning Design Group, in the amount of \$761,000 for professional architectural design services for the Griffin Park Sports Complex.

Because PDG, LLC was performing the professional architectural design services for the Griffin Park Sports Complex, City staff recommended amending their contract to include design of the new Parks Maintenance Facility. These services are over and above those included in Contract K-1617-114. Due to the desire to co-locate the Parks, City Transit and Public Safety Maintenance Facilities at the North Base Campus, staff further recommended including master planning and design of the City Transit and Public Safety Maintenance Facilities in the amended contract.

On August 27, 2019, the Norman City Council approved Amendment No. 1 to Contract K-1617-114 between the City of Norman and PDG, LLC d.b.a. Planning Design Group, in the amount of \$430,280 for additional professional architectural design services to add the City Park Maintenance Facility and Transit/Fire Maintenance Facility to the existing contract for the Griffin Park Sports Complex.

On April 14, 2020, the Norman City Council approved Amendment No. 3 to Contract K-1617-114 between the City of Norman and PDG, LLC d.b.a. Planning Design Group, in the amount of \$316,370 for additional professional architectural design services to provide for an increased project scope and to add bidding services and construction administration services for the City Park Maintenance Facility and Transit/Fire Maintenance Facility to the existing contract for the Griffin Park Sports Complex.

On September 8, 2020, the Norman City Council approved Amendment No. 5 to Contract K-1617-114 between the City of Norman and PDG, LLC d.b.a. Planning Design Group, in the amount of \$49,500 for additional architectural design services for the proposed City Parks and Transit/Public Safety Maintenance Facility to include proposed building and parking revisions, project phasing, renderings, and inclusion of federal third-party contracting requirements needed for FTA Grant funding.

On September 8, 2020, the Norman City Council/Norman Municipal Authority approved Amendment No. 4 to Contract K-1516-110 between the City of Norman, Oklahoma, The Norman Municipal Authority, and ADG, P.C., in the amount of \$157,180 adding construction phase services for the North Base Complex, Phase 1 Project to the scope of projects receiving program management services.

DISCUSSION: Bid documents for Bid 2021-22 for construction of the North Base Complex, Phase 1 were advertised in the Norman Transcript on August 27, 2020 and September 3, 2020 in accordance with State Law. On September 24, 2020, the City of Norman received a total of twelve (12) bid proposals for said project. The following day, five (5) of the twelve 12 bidders provided the required completed bid packets with all of the mandatory documents stipulated in the Notice to Bidders & Requirements for Bidders, thereby meeting the requirements for qualified bids for review.

A Review Committee, consisting of Shawn O'Leary (Director of Public Works), Travis King (Fire Chief), Wade Thompson (Parks Superintendent), Taylor Johnson (Public Transit Coordinator), and Jason Spencer (Capital Projects Engineer) reviewed the completed bid

packets of each of the five (5) qualified bidders, and subsequently recommended award of the project to Flintco, LLC of Oklahoma City. Flintco, LLC submitted the lowest price bid and shortest construction duration of the five 5 qualified bidders. The Committee felt that Flintco LLC's low price, aggressive construction schedule, and extensive construction experience was a great value to the City and the public.

Flintco, LLC of Oklahoma City submitted the lowest bid (base bid and alternate 1 combined) in the amount of \$8,648,000. This is \$2,609,817.99 or 23% below the Architect/Engineer's Estimate of \$11,257,817.99. Staff has done a comparative analysis of these bids, and believes the bid to be competitive and represents a fair price. The bid tabulation is attached.

The funding sources for these projects are summarized in the attached Funding Source Table. Funds for this project are currently available within the Project NFB006, Norman Forward Fund, Reaves Park, Construction (Org 51792205-46101; Project NFB006); Public Safety Sales Tax (PSST) Fund, Fire Apparatus Storage and Maintenance Building, Construction (account 15693377-46101; Project BG0064) and the Capital Fund, Transit/Fire Maintenance Facility, Construction (Account 50193365-46101; Project BG0252). The FYE 2021 budget appropriated CARES Act Federal Transit Administration Grant funds to Project BG0252 in the amount of \$5,057,371.

If approved, the timeline for construction of this facility is anticipated to begin in early November 2020 with substantial completion by July 30, 2021.

RECOMMENDATION NO. 1: Staff recommends Bid 2021-22 for the North Base Complex, Phase 1 be awarded to the selected bidder, Flintco, LLC of Oklahoma City, Oklahoma for \$8,648,000 for the Base Bid and Bid Alternate 1.

RECOMMENDATION NO. 2: Staff further recommends that the following contract and bonds be approved:

Contract K-2021-35,
Performance Bond B-2021-30,
Statutory Bond B-2021-31 and
Maintenance Bond MB-2021-17

RECOMMENDATION NO. 3: Staff further recommends that Flintco, LLC be authorized and appointed as Project Agent via Resolution R-2021-33 to avoid the payment of sales taxes on the Capital and PSST Fund materials purchases.