



City of Norman, OK

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

Master

File Number: K-1213-195

File ID: K-1213-195

Type: Contract

Status: Consent Item

Version: 2

Reference: Item No. 12

In Control: City Council

Department: Planning and
Community
Development
Department

Cost: \$1,325,500.00

File Created: 06/20/2013

File Name: Police/Fire Investigations Facility

Final Action:

Title: CONSIDERATION OF AWARDING OF BID NO. 1213-86, APPROVAL OF CONTRACT NO. K-1213-195 WITH DOWNEY CONTRACTING, L.L.C., IN THE AMOUNT OF \$1,325,500; PERFORMANCE BOND NO. B-1213-89; STATUTORY BOND NO. B-1213-90, MAINTENANCE BOND NO. MB-1213-82, AND RESOLUTION R-1213-156 FOR THE REHABILITATION OF THE POLICE/FIRE INVESTIGATIONS FACILITY LOCATED AT 1507 WEST LINDSEY STREET.

Notes: ACTION NEEDED: Motion to accept or reject all bids meeting specifications; and, if accepted, award the bid in the amount of \$1,325,500 to Downey Contracting, L.L.C., as the lowest and best bidder meeting specifications; approve Contract No. K-1213-195 and the performance, statutory, and maintenance bonds; authorize execution of the contract and bonds; direct the filing of the bonds, and adopt Resolution No. R-1213-156.

ACTION TAKEN: _____

Agenda Date: 07/09/2013

Agenda Number: 12

Attachments: Text File Police Fire Building, Bid Record Police Fire,
K-1213-195 Police Fire, Perf B-1213-89, Stat
B-1213-90, MB-1213-82, R-1213-156

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

Body

BACKGROUND: In April 2006 the City of Norman was notified that the Joe A. Smalley Army Reserve Center had been identified for closure by the Base Realignment and Closure Commission (BRAC) and the City established a Local Redevelopment Authority (LRA) to develop a reuse plan for the facility. The final recommendation of the LRA was to request that the facility be transferred to the City of Norman, and that the land and building be used for virtually all aspects of the City of Norman police and fire investigation activity,

including administration, supervisors, investigators, the laboratory, property custody, and specialties for police and fire investigations, and eventually a patrol substation, training area, and special events facility. To achieve approval for this use the City had to submit an application to the Department of Justice for approval of the use; and to the U.S. Department of Housing & Urban Development for approval of compliance with the Base Closure Community Redevelopment and Homeless Assistance Act of 1994.

On August 14, 2007 the Department of Justice informed the City that the transfer request had been approved. The U.S. Department of Housing & Urban Development informed the City on September 11, 2007 that the redevelopment plan complied with the requirements of the Base Closure Community Redevelopment and Homeless Assistance Act of 1994. Those two actions were required for the transfer to be initiated.

In December 2010 the building was vacated by the Army. Due to continued delays, the property was not transferred to the City until September 2012. However, to continue to move the project along, Contract No. K-1011-57 was approved by the City Council with Architects in Partnership (AIP) for architectural services for preparation of plans and specifications for the renovation of the building.

Due to the extended time the building was vacant without conditioned air, interior deterioration required that additional elements be added to the rehabilitation.

DISCUSSION: Plans and specifications were completed in May 2013 and bids were advertised in The Norman Transcript on May 9 and 16, 2013. Notice was also provided to several groups that provide information to general contractors. A mandatory pre-bid meeting was held on site on June 6, 2013 with eighteen general contractors in attendance. Eight general contractors submitted bids that were opened on June 6, 2013.

Base bids ranged from \$1,311,000 to \$1,458,000. One alternate was also bid for replacement of light fixtures. The low bidder was Downey Contracting, LLC with a bid of \$1,311,000 and the alternate bid at \$14,500 for a total of \$1,325,500. That combined bid was lower than the next lowest base bid. Funds are available in Smalley Center Renovation (account 050-9540-419.61-01, project EF1001).

The changes that are included in the bid are the complete remodel of the building interior including demolition, reconstruction and new construction; replacement of boilers, chillers and light fixtures; installation of a flume hood in the laboratory, new air conditioning in a portion of the building that did not have it, and a back-up generator.

Some additional changes to the building may be needed as construction occurs and were not included in the bid. These include IT installations, equipment for the laboratory and property custody and some furniture items.

RECOMMENDATION NO. 1: Staff and the consultant reviewed the bids for completeness and recommend that Bid No. 1213-86 for the City of Norman Police and Fire Investigation Facility be awarded to the low bidder, Downey Contracting, LLC for \$1,325,500.

RECOMMENDATION NO. 2: Staff further recommends that, upon approval of Bid No. 1213-86, the following contract and bonds be approved:

Contract No. K-1213-195
Performance Bond No. B-1213-89
Statutory Bond No. B-1213-90
Maintenance Bond No. MB-1213-82

RECOMMENDATION NO. 3: Staff further recommends that, upon approval of Bid No. 1213-86, Downey Contracting, LLC be authorized and appointed as project agent via Resolution No. R-1213-156.