



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: RPT-1920-37

File ID: RPT-1920-37 **Type:** Communication or Report **Status:** Consent Item

Version: 1 **Reference:** Item 12 **In Control:** City Council

Department: City Clerk Department **Cost:** **File Created:** 01/06/2020

File Name: City Manager's Change Order Report **Final Action:**

Title: SUBMISSION AND ACKNOWLEDGING RECEIPT OF THE CITY MANAGER'S CHANGE ORDER REPORT AND DIRECTING THE FILING THEREOF.

Notes: ACTION NEEDED: Motion to acknowledge receipt of the report and direct the filing thereof.

ACTION TAKEN: _____

Agenda Date: 01/14/2020

Agenda Number: 12

Attachments: Memo Change Order, Change Order 24, Memo CO #25, Change Order 25

Project Manager: Brenda Hall, City Clerk

Entered by: ellen.usry@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 RPT-1920-37

Body

INFORMATION: City Council, in its meeting of November, 8, 2011, adopted Resolution R-1112-55 delegating administrative authority to the City Manager or his designee, at his discretion, to approve change order requests that result in adjustments up to forty thousand dollars (\$40,000) or 10% of any contract, whichever is less. The resolution also required that the administrative approvals of change orders be reported to the City Council with the City Manager's Weekly Report at the next regularly scheduled Council meeting and then filed with the original contract in the permanent records of the City Clerk.

DISCUSSION: Contract K-1617-83 with Flintco, L.L.C., for the Central Library Project in the amount of \$25,858,000 was approved by City Council on April 19, 2017. There have been thirteen change orders approved by the City Manager. They are as follows:

- Change Order No. 1 in the amount of \$36,033 was approved by the City Manager on August 29, 2017, providing additional pier depth drilling, concrete, reinforcement, and labor and adding three (3) calendar days to the contract.
- Change Order No. 2 in the amount of \$33,245 was approved by the City Manager on October 9, 2017 as a result of changes to electrical, fire suppression, steel and geothermal wellfield pump locations due to the relocation of the City's new fiber optic line feed into the east side of the building, adjustment of geothermal well depths and layout, and relocation of the backflow preventer. Seven (7) weather delay days are also requested by the contractor due to wet weather conditions at the site.
- Change Order No. 3 in the amount of \$31,302 was approved by the City Manager on November 28, 2017. This change order included the relocation of a generator connection needed for temporary generator service for future emergency power, if needed. Pumping of stormwater from the site was also needed due to the ongoing work still pending for the James Garner Intersection Project. Steel reinforcements for decorative concrete were added to replace fiber mesh in the plaza area. An additional seven (7) weather days were needed due to wet weather conditions at the site.
- Change Order No. 4 in the amount of \$36,588 was approved by the City Manager on January 15, 2018. This change order is necessary because of changes incurred related to adjustments in locations, product/construction clarifications, and associated work for structural steel joist adjustments, mechanical system and electrical panel board revisions, and adjustments to landscaping and plumbing fixtures. The total contract amount after all change order is increased to \$25,995,168.
- Change Order No. 5 increasing the contract amount by \$22,088 was approved by the City Manager on February 28, 2018. This change order was necessitated by field changes incurred for a number of items related to structural steel column lengths, a change in electrical boxes due to discontinuation of specified model, added light pole elements to accommodate future security camera placement, additional electrical work to accommodate the 24-hour library, additional bracing for the sail shade at the third floor balcony area. One (1) weather delay day was requested by the contractor and approved for this Change Order due to high winds that affected the placement of structural steel and associated work on the 2nd and 3rd stories.
- Change Order No. 6 increasing the contract amount by \$21,602 was approved by the City Manager on April 17, 2018. Change Order No. Six included additional work associated for structural steel joist adjustments, mechanical system revisions, electrical panel board revisions, landscape adjustments, and plumbing fixtures.
- Change Order No. 7 in the amount of \$23,717 was approved by the City Manager on June 18, 2018. The change order provided protective metal panels for recessed lights in the north covered walkway, millwork revisions for self-check kiosks, transition strips for air barrier/weather barrier on building exterior; additional bike racks added for LEED certification points; and sheet and brick revisions for exterior and interior elements of the building.

- Change Order No. 8 was approved by the City Manager on July 31, 2018, in the amount of \$25,052. The change order provided protective metal panels for slab cutting for Central Library curtain wall system; roofing work related to the moisture dam for the curtain wall system; work related to the ladder clearance for elevator pit; steel tariff impacts for steel in the underfloor system slab; brick support for transition areas in the staff lounge area to the curtain wall on the third floor to ensure structural integrity; addition of fire-rated fabric in children's area alcoves for fire rating requirements and revision to the add TPO roofing material to the roof parapet area to ensure warranty is maintained.
- Change Order No. 9 in the amount of \$33,554 was approved by the City Manager on August 14, 2018. The change order provided for coordination and work associated with building modifications needed for the building structural elements for the Public Art piece, revisions needed to the steel structure for third-level skylight, stormwater pumping during the project needed due to a lack of stormwater piping during the course of the project (now resolved with the stormwater pipe installed as part of the James Garner Avenue Intersection project), and additional added concrete pedestals to ensure structural stability of restroom elements on Levels 2 & 3.
- Change Order No. 10 in the amount of \$39,344 was approved by the City Manager on October 26, 2018. This change order allowed for modifications to accommodate the building code for lighting on the north covered walkway, provided a credit due to a modification in wall painting, added a sealant addition to ensure air seal for the access floor plenum to increase air distribution and system integrity, provided for inclusion of gyp board to accommodate building code near the elevator ledge, 5) increased amperage for a dryer in the building, made modifications to the roof slope to ensure proper roof drainage to roof drains and scuppers, and provided for a revision to the mezzanine ladder to access the mechanical room
- Change Order No. 11 in the amount of \$277,289 was approved by City Council on November 13, 2018... This change order added the fabrication and installation of the art piece of the project. The public art portion of the contract is to be paid from the public art allocation in the NORMAN FORWARD Sales Tax Fund.
- Change Order No. 12 increasing the contract by \$33,924 for a revised contract amount of \$26,471,738 was signed by the City Manager on December 28, 2018. This change order provided relocation of an exhaust fan in the mechanical room for improved maintenance access; stem wall modifications to ensure a sealed floor in the staff room; improved durability of elevator thresholds; work and materials to increase efficiency of underfloor distribution system; addition of digital locks in library areas; relocation of electric floor boxes for furniture accommodations; reroute of ventilation pipe in selected areas; adjustments to recess lighting in children's area; additional work for the parking lot connection to roadways; and additional steel backup for finish installation at the north vestibule column.
- Change Order No. 13 increasing the contract amount by \$39,756 was signed by the Interim City Manager on February 14, 2019. The change order included modifications to the glass decorative railing around the central monument stair related to fire safety. This change is required to accommodate code safety elements deemed necessary by the code official and building inspector. The revised contract amount is \$26,461,493.

- Change Order No. 14 in the amount of \$39,843 was approved by the Interim City Manager on March 27, 2019. This Change Order included a millwork piece that was contemplated during the design phase and the budget for the project included a line item allowance for this piece of millwork. After consideration of value engineering options, the original design was used and funds have been transferred from the project account to pay the costs.
- Change Order No. 15 in the amount of \$39,638 was approved by the Interim City Manager on April 23, 2019. This Change Order included miscellaneous revisions to interior and site drainage/parking lot items. These items included ventilation and support system changes for the Pioneer Library System's "Maker Space Equipment", enhanced paint coverage and work needed for ceiling grid covers, additional enhancements to areas in the building for future manned lift systems utilized for maintenance, parking lot drainage swale and paint revisions, and additional work needed for roller shades and other window details. The total amount of the contract after this change order is \$26,540,974.
- Change Order No. 16 in the amount of \$39,248 was approved by the Interim City Manager on May 16, 2019. This Change Order provided for installation of six lights on Legacy Trail that were removed as part of the James Garner Intersection/Library construction project. This change order increased the contract amount to \$26,630,222
- Change Order No. 17 increasing the contract amount by \$39,955 was approved by the Interim City Manager on June 6, 2019. This change order provided revisions to the plaza site for drainage; additional aggregate to assist in the sidewalk installation for the James Garner Avenue project; light fixture revisions; door closer conditions; interior wall revisions to ensure proper treatment of the wood; and a shelving addition. The total contract amount after Change Order 17 is \$26,670,177.
- The Interim City Manager signed Change Order No. 18 on July 11, 2019. This change order increases the contract amount by \$37,546 and largely relate to operator changes and site changes related to landscaping and architectural details. The contract total after Change Order No. 18 is \$26,707,703. Change Order No 19 to Contract K-1617-83 increasing the contract by \$39,576 was approved by the City Manager on August 6, 2019. The change order provided permanent irrigation for bio-swales, parking edges and areas on the east side of building; light fixture coordination; installation of door closers at staircase; and relocation of light pole for better site/parking lot lighting. The contract total after Change Order No. 19 is \$26,747,299.
- Change Order No. 20 to Contract K-1617-83 increasing the contract by \$39,325 was signed by the City Manager on August 16, 2019, which provided for domestic water pressure loss corrections; repainted wall at staff workroom; pointed guy brake metal; posts for tree staking; permanent irrigation at apartment area; steel and mullion gap; and projector and light discrepancy in digital classroom. The contract total after Change Order No. 20 is \$26,786,624.
- Change Order No. 21 in the amount of \$39,057 was approved by the City Manager on August 30, 2019. This change order provided furniture installation for owner provided equipment; underfloor duct system capping; foundation support for bike

rack maintenance and quality; elevator additions due to requirements from State of Oklahoma inspection; shelving end panel changes; and structural and exit sign changes for inspection requirements. The total amount of the contract is now \$26,825,68.

- Change Order No. 22 increasing the contract amount by \$39,794 was approved by the City Manager on October 28, 2019. This change order provided revisions that included a canopy for the 24-hour library; relocation of the diffuser at Branch Manager's office; additional aggregate under exterior drains; No Parking signs at the fire lanes required by the Fire Marshall; door switch discrepancy; lowering large pendant lights to ensure no conflict with fire suppression water spray recommended by the Fire Marshall; and gerbil cage modifications recommended by PLS.
- Change Order No. 23 in the amount of \$39,794 was approved by the City Manager on November 22, 2019. This change order addressed low water pressure problem at the green roof irrigation; labor and material to install j-boxes needed for a connection from the furniture whips to the floor boxes; correction to the amperage for coffee maker in catering kitchen; adding j-boxes required to hardwire ten (10) John Marshall desks; labor and material to add solid surface around columns at wood access floor locations where a gap was exposed as requested by the Building Inspector; installing fire extinguisher at Level 3 Public Elevation as requested by the Electrical Inspector; labor to add protection wall at stair two corner where gap was exposed as requested by the Building Inspector; and removal of stone next to the site entry sign to make sign clearly visible from Acres Street. This change order increases contract to a total of \$26,901,865.

Change Order No. 24 in the amount of \$23,187 was approved by the City Manager on December 4, 2019. This change order removed a spacing gap between monumental stairs and glass; addressed discrepancies in door pivots, and graded the north parking lot sidewalk area to address flooding.

Change Order No. 25 in the amount of \$5,672 was approved by the City Manager on January 7, 2020. This change order added leak detection sensors below the raised floors throughout the facility and removed \$7000 from the glass overlays along the main staircase to lease the stair as installed instead of correcting a misalignment.

These change orders increase the contract amount to \$26,930,724 The change orders have been reviewed and are being recommended by the project architect, Meyers, Scherer and Rockcastle, Ltd. (MSR) and have been further reviewed and recommended by the NORMAN FORWARD program management firm, ADG.