



Date: September 1, 2015

To: Steve Lewis
City Manager

From: Jim Maisano
Deputy Chief

Subject: Change Order #5 for Animal Welfare Construction Project

Background: Tevis Architect developed plans for the renovation and expansion project for the Norman Animal Welfare Center. Contract, K-1213-190, was made with Cooley Construction and approved by City Council on July 9, 2013.

Discussion: During the construction of Phase 1 of the renovation and expansion project at the Animal Welfare Center three issues have been identified which must be addressed. During the value engineering review to obtain a workable contract with Cooley Construction several minor changes were made to the initial design of the project. The first issue identified from a change from a double dumpster pad and enclosure to a single dumpster pad and enclosure. City sanitation personnel brought it to our attention that the dumpster pad, as designed, would be too narrow to safely allow them to raise and lower the dumpsters they are using on the current dumpster pad site. Because of this safety issue the dumpster pad needs to be widened 2 feet.

The second issue is from the redesign of the parking lot area. Part of the landscaping space adjacent to the parking lot was reduced in size. This modification does not allow space for an upright sign to be placed in the landscaped area. A price was obtained from the sign vendor to have the signage placed onto the side of the building with letter mounted on the masonry walls. This also allows for the adoption section of the building to still be named the Denese Miles Adoption Center as the previous area had been named.

The last issue is a glass storefront wall located at the entry area of the building. The building was designed with two sets of doors to enter the building. The original concept was to allow for a modification to have the two entries serve separate purposes. One entry would be into the adoption area of the building and the other entry would be for animal drop-off and redemption. The building was designed so a glass storefront wall could be installed which would divide the two areas and to serve as a

office memorandum

limited disease control barrier between the two different areas. Now that staff has been operating in the Phase 1 building the importance of the dividing storefront wall has been realized as an important feature which needs to be added to aid in disease control when the building is fully operational.

Barrett Williams Architect firm has viewed this change order and believes it is a reasonable request based on the scope of work being added for the listed price.

To address the funding issue it is noted that in FY14 and FY 15 funding was budgeted for an emergency generator at the Animal Welfare Center in account 050-9677-419-61-01, EF0171. In FY15 the generator and transfer switch were fully installed. There is a current balance in this account of \$8,473. The remaining balance is requested from savings from a FY12 Animal Welfare Center project (in the same account, EF0149) to replace a door. There is a current balance in this account of \$3,815. With the transfer of these remaining funds, this project will be closed out.

Recommendation: It is recommended that the City of Norman accept Change Order #5 to Contract K-1213-190 with Cooley Construction increasing the contract amount by \$9,865 for a revised contract amount of \$2,848,036.78. Funds in the amount of \$8,473 from the Capital Projects Account 050-9677-419-61-01, Project EF0171 and \$3,815 from Project EF0149 will be transferred into Project EF0003 in the same account to pay for the increase in the contract amount.

Attachments: Change Order #5 with attachments

Reviewed by: Clint Mercer, Chief Accountant 

Reviewed by: Anthony Francisco, Finance Director 

Reviewed by: Kathryn Walker, Assistant City Attorney 

Reviewed by: Steve Lewis, City Manager

APPROVE: 

Date: 9-17-15

DISAPPROVE: _____

Date: _____