



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: K-1819-47

File ID: K-1819-47

Type: Contract

Status: Consent Item

Version: 1

Reference: Item 10

In Control: City Council

Department: Parks and Recreation
Department

Cost: \$65,017.00

File Created: 07/11/2018

File Name: Sooner Theatre Dressing Room Renovation

Final Action:

Title: CONSIDERATION OF AWARDING REQUEST FOR PROPOSAL RFP-1718-72, APPROVAL OF CONTRACT K-1819-47 BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND SUN CONSTRUCTION SERVICES, L.L.C., IN THE AMOUNT OF \$65,017; PERFORMANCE BOND B-1819-22, STATUTORY BOND B-1819-23, MAINTENANCE BOND MB-1819-11, FOR THE SOONER THEATRE DRESSING ROOM RENOVATION PROJECT AND RESOLUTION R-1819-17 GRANTING TAX-EXEMPT STATUS.

Notes: ACTION NEEDED: Motion to accept or reject Request for Proposal RFP-1718-72 with Sun Construction Services for the Sooner Theatre Dressing Room Renovation Project; and, if accepted, approve Contract K-1819-47 in the amount of \$65,017 and the performance, statutory, and maintenance bonds; authorize the execution of the contract and bonds; direct the filing of the bonds; and adopt Resolution R-1819-17.

ACTION TAKEN: _____

Agenda Date: 07/24/2018

Agenda Number: 10

Attachments: Sooner Theatre Bid Tab, Contract K-1819-47, Perf B-1819-23, Stat B-1819-24, MB-1819-11, Sun Construction Project Agent, Requisition

Project Manager: James Briggs, Park Planner

Entered by: james.briggs@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-1819-47

Body

BACKGROUND: During the Fiscal Year Ending 2018 budget process, City Council approved a project for seat replacement and other interior renovations for the Sooner Theatre. Last year we completed a project to replace all 535 seats in the space and also replace the audio system in the auditorium, which has greatly enhanced the experience for the patrons. Also, several different rounds of improvements have been done over the past decades to improve the theatre's mechanical systems, offices, sweet shop, carpet, stage curtains, roof, sign, box office, fixtures, and finishes. It is now time to make improvements to the dressing room space below the stage, in order to make a much-needed upgrade to the performer's experience at the theatre.

DISCUSSION: Several of the improvements at the Sooner Theatre have been guided by the design team from Krittenbrink Architecture-who is our architect-of-record for the theatre's multi-year project. Parks and Recreation and Sooner Theatre staff worked with Krittenbrink's team again to produce a program of improvements to the wall and floor finishes, prop and costume storage spaces, stairway surfacing, dressing and microphone prep areas and kitchenette area below the main stage. A Request for Proposals (RFP) for construction of the designed improvements was advertised in The Norman Transcript on May 25 and June 1 of this year, and was also sent to several plan rooms for advertisement. Plans were distributed to eight local general contractors, three of whom submitted complete proposals for the work shown in the plans and specifications from Krittenbrink.

Proposals were received on June 15, 2018 (Bid Tabulation attached). The lowest and best proposal to meet specifications was received from Sun Construction Services. The proposals were evaluated based on the total construction cost of the project as shown in the plans from Krittenbrink Architecture. The price includes all items of work, except for an add-alternate for work to provide and install additional aisle lighting in the seating area; which will be addressed by the City dealing directly with electrical contractors in cooperation with our own staff electricians in order to realize a significant savings for that work.

There is a substantial amount of "dark" time at the Theatre during August, after the summer production schedule has concluded, which will allow us to schedule the planned improvements during a time when the theatre has no events or shows booked into the space. This way, the dressing rooms and stage area are completely available, so they can be used by the contractor to store and transport material without interruption to any of the theatre's production schedule or the contractor's daily work plan.

The budget for the current projects at the theatre was \$225,000, which included the already completed seat and speaker replacements, along with upgrades to the dressing room, stage lighting, and rigging. The bid from Sun Construction Services for the dressing room project is \$65,017, which is within the remaining budget for the project. Funding is available in the Room Tax Fund, Sooner Theatre Seat Replacement and Interiors, Construction (023-9814-452.6101; project RT0087). The remaining funds will be used to complete the rigging improvements at a later date, which can be done during the production season.

RECOMMENDATION NO. 1: It is recommended that City Council approve RFP-1718-72 for the Sooner Theatre Dressing Room Renovation Project and award project to Sun Construction Services in the amount of \$65,017. Funding is available in Project RT0087, Sooner Theatre Seating and Interiors, Construction (023-9814-452.61-01)

RECOMMENDATION NO.2: It is further recommended that the following contract and bonds be approved:
Contract K-1819-47
Maintenance Bond MB-1819-11
Performance Bond B-1819-22
Statutory Bond B-1819-23

RECOMMENDATION NO.3: It is further recommended Sun Construction Services be authorized and appointed as project agent for the Sooner Theatre Dressing Room Renovation Project by Resolution R-1819-17 to avoid the payment of sales tax on the purchase of materials for the project.