

TO:

Darrel Pyle, City Manager

FROM:

Brenda Hall, City Clerk

DATE:

November 18, 2019

SUBJECT:

Change Order #23 – Norman Public Library Central

City Council Resolution R-1112-55 grants administrative authority to the City Manager to approve change order requests up to \$40,000 or 10% of contract amount, whichever is less, and subsequently report those approvals to the City Council. Due to the ongoing Norman Public Library Central Project, a change order is being requested by Flintco, LLC in the amount of \$39,794. This change order has been reviewed and is being recommended by the project architect, Meyers, Scherer and Rockcastle, Ltd. (MSR), and has been further reviewed and recommended by the NORMAN FORWARD program management firm, ADG.

Attached is a Change Order Summary and quote for the following revisions:

- Green roof irrigation
- Furniture whip connections
- Coffee maker power
- Gaps around columns in wood access flooring
- Fire extinguisher at Level 3 public elevator
- Gap at stair two corners
- Stone removal for address visibility on signage

These items largely relate to operator changes and changes related to inspection requirements and architectural details. An accompanying Memo from MSR is included to further detail the above noted items.

We have reviewed the change order with both MSR and ADG to confirm that the items listed therein are acceptable. At this time, we recommend approval of the change order from Flintco, LLC in the amount of \$36,390. Funding is available in construction account number 051-9507-455.61-01 - Project NFB. 016.

51/175507-46/101

Reviewed by: Kathryn Walker, City Attorney

Anthony Francisco, Finance Director A Freuer

Approved by:

Darrel Pyle, City Manager

_ Date: 11 - 22 - 19



ADG. PC 920 W Main Oklahoma City. OK 73106 405.232.5700 • www.adgokc.com

MEMO

DATE:

11/19/2019

TO:

Brenda Hall

FROM:

ADG Team

SUBJECT: NORMAN FORWARD - Central Library - Change Order #023

PROJECT:

NORMAN FORWARD - Central Library

PROJECT NO: 16-003

PHASE NO: Construction

ADG has reviewed the summary of the referenced Change Order #023 provided by MSR along with their explanation and estimate of cost for each item. ADG is in agreement with MSR's recommendations.

Randy W. Hill

Project Manager Program Management





MAIA Document G701 – 2017

Change Order

PROJECT: (Name and address) Norman Public Library Central 103 West Acres Street Norman, OK 73069

OWNER: (Name and address) City of Norman 201 W. Gray Street

Norman, OK 73069

CONTRACT INFORMATION:

Contract For: General Construction Date: June 12, 2017

ARCHITECT: (Name and address) MSR Design

710 S. 2nd Street, 8th Floor Minneapolis, MN 55401

CHANGE ORDER INFORMATION:

Change Order Number: 023 Date: November 15, 2019

CONTRACTOR: (Name and address)

Flintco, LLC 2303 S. Prospect Oklahoma City, 73129

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

PCO-141 - Green Roof Irrigation Pressure Issue (RFI 141) - \$12,816

PCO-146 - Furniture Whip Connections (RFI 518) - \$4,709

PCO-154 - Coffee Make Power Condition (RFI 535) - \$2,433

PCO-156 - Furniture Whip Condition (RFI 533) - \$9,616

PCO-159 - Gaps around Columns in Wood Access Flooring (RFI 536) - \$2,735

PCO-161 - Fire Extinguisher at Level 3 Public Elevator (RFI 525) - \$1,015

PCO-164 - Gap at Stair Two Inspection Note (RFI 527) - \$488

PCO-166 - Stone Removal for Address Visibility (RFI 543) - \$2,578

CO #023 Total Cost: \$36,390

The original Contract Sum was The net change by previously authorized Change Orders The Contract Sum prior to this Change Order was The Contract Sum will be increased by this Change Order in the amount of The new Contract Sum including this Change Order will be

The Contract Time will be increased by Zero (0) days. The new date of Substantial Completion will be August 21, 2019

25,858,000.00 1,007,475.00 \$ 26,865,475.00 36,390.00 26,901,865.00

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

MER DESIGN	Flintco, LLC	
ARCHITECT (Firm name)	CONTRACTOR (Firm name)	OWNER (Firm name)
The this	Ella Tein	
SIGNATURE	SIGNATURE	SIGNATURE
THOMAS HALLER (MSR)	Ethan Treisa	
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
11.15.2019	11/18/2019	
DATE	DATE	DATE

MEMORANDUM

MSH

Date:

11/15/2019

Project Name:

Norman Central Branch Library

Project No:

2016005.00

To:

CO #023

From:

Thomas Haller (MSR)

Cc:

N/A

Re: NORMAN CENTRAL LIBRARY CO #023 EXPLANATIONS

Architecture Interiors and Urban Design

The description below is intended to explain the reasons for the change in CO #023, and the associated costs for each change. Reference CO #23 for the formalized and signed document outlining these changes. Reference the potential change orders produced by Flintco Construction for the origination of stated costs.

PCO-141 - Green Roof Irrigation Pressure Issue (RFI 141) - \$12,816

Explanation: This cost covers the labor and material to address the low water pressure at the green roof irrigation. This will be a new drip irrigation system. MSR recommended.

PCO-146 – Furniture Whip Connections (RFI 518) - \$4,709

Explanation: This cost covers the labor and material to install the j-boxes needed for a connection from the furniture whips to the floor boxes. MSR recommended.

PCO-154 - Coffee Make Power Condition (RFI 535) - \$2,433

Explanation: The cost covers the adjustment to the correct amperage for the coffee maker specified in the catering kitchen on Level 3. A new breaker and larger cabling will be the fix. MSR recommended.

PCO-156 - Furniture Whip Condition (RFI 533) - \$9,616

Explanation: The cost covers the labor and material for adding the j-boxes required to hardwire the 10 John Marshall desks. This was noted as a requirement by the electrical inspector. MSR recommended.

PCO-159 – Gaps around Columns in Wood Access Flooring (RFI 536) - \$2,735

Explanation: The cost covers the labor and material to add solid surface around the columns at wood access floor locations. The access floor cannot be cut to provide rounded edges at the column locations. MSR recommended.

PCO-161 - Fire Extinguisher at Level 3 Public Elevator (RFI 525) - \$1,015

Explanation: The cost covers a request made by the Building Inspector, requiring an accessible fire extinguisher outside of Level 3 elevator. MSR recommended.

PCO-164 – Gap at Stair Two Inspection Note (RFI 527) - \$488

Explanation: The cost covers the labor to add a protection wall at the stair two corner where a gap was exposed at the Level 3 landing. This has been required by the Building Inspector. MSR recommended.

MSR

PCO-166 – Stone Removal for Address Visibility (RFI 543) - \$2,578

Explanation: The cost covers the removal of the stone next to the site entry sign, to ensure the signage is clearly visible from Acres Street. MSR recommended.

CO #023 Total Cost: \$36,390

Thomas Haller, Associate
612.375.8708 T tom@msrdesign.com E