



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: K-1617-46

File ID: K-1617-46

Type: Contract

Status: Consent Item

Version: 2

Reference: Item 12

In Control: City Council

Department: Parks and Recreation
Department

Cost: \$466,900.00

File Created: 10/10/2016

File Name: Norman Train Depot Reconstruction Project

Final Action:

Title: CONSIDERATION OF AWARDING OF BID 1617-10, APPROVAL OF CONTRACT K-1617-46 BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND PHOENIX CONSTRUCTION DISASTER SERVICES, INC., IN THE AMOUNT OF \$466,900; PERFORMANCE BOND B-1617-15, STATUTORY BOND B-1617-16, AND MAINTENANCE BOND MB-1617-15 FOR THE NORMAN TRAIN DEPOT RECONSTRUCTION PROJECT, PROJECT AGENT RESOLUTION R-1617-20; BUDGET APPROPRIATION FROM THE ROOM TAX FUND BALANCE AND BUDGET TRANSFERS BETWEEN PROJECT ACCOUNTS.

Notes: ACTION NEEDED: Motion to accept or reject all bids meeting specifications; and, if accepted, award the bid in the amount of \$466,900 to Phoenix Construction Disaster Services, Inc., as the lowest and best bidder meeting specifications; approve Contract K-1617-46 and the performance, statutory, and maintenance bonds; authorize execution of the contract and bonds; direct the filing of the bonds; adopt Resolution R-1617-20; and transfer \$400,000 from Project BG0048, Fire Maintenance/Storage Building Project, Construction (050-9092-419.61-01) to Project EF0201, Santa Fe Depot Repair, Construction (050-9677-419.61-01); appropriate \$66,900 from Room Tax Fund Balance (023-0000-253.20-00) to Project EF0201, Santa Fe Depot Repair, Construction (050-9677-419.61-01); transfer \$27,524 from the FYE 2017 Budget, Project RT0086, Santa Fe Depot Renovation, Design (023-9181-451.62-01) to the FYE 2016, Project RT0086, Santa Fe Depot Renovation, Design (023-9181-451.62-01); and transfer \$13,262 from the FYE 2017 Budget, Project RT0086, Santa Fe Depot Renovation, Construction (023-9181-451.61-01 to FYE 2016 Project RT0086, Santa Fe Depot Renovation, Construction (023-9181-451.61-01).

ACTION TAKEN: _____

Agenda Date: 10/25/2016

Agenda Number: 12

Attachments: Depot Bid Tab 1, K-1617-46, Performance Bond,
Statutory Bond, Maintenance Bond, R-1617-20

Project Manager: Matt Hendren, Parks Supt.

Entered by: matthew.hendren@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-1617-46

Body

BACKGROUND: The Santa Fe Depot is a wood framed, brick clad structure built in 1909. The structure consists of three distinct areas: a south office area of approximately 610 square feet, a center waiting area of approximately 1,340 square feet and a north porte-cochere that covers approximately 380 square feet. Originally built for passengers of the Atchison, Topeka and Santa Fe Railroad (ATSF), the Depot was used in that capacity until 1979 when passenger service was discontinued and the Depot building was subsequently closed.

In 1986, ownership of the Depot was transferred to the City of Norman and in 1989 the building was rehabilitated to restore some of the original features including the clay tile roof, replicating baggage doors and tuck pointing of the brick mortar. The building was reopened in 1990 as an adapted multipurpose community center for exhibits, meetings and special events.

The Santa Fe Depot was added to the National Register of Historic Places on 25 January 1991. In 1999, passenger rail service returned to the Norman Depot, with the establishment of Amtrak's "Heartland Flyer", daily service between Oklahoma City and Fort Worth, Texas. In 2003 new baggage doors, lighting and heat and air conditioning were installed. In 2013, new roofs were installed on the south office and porte-cochere areas.

In December 2015, City staff became aware that the west parapet wall of the south office area had noticeably rotated inward towards the roof when compared to the previous year. An initial on-site investigation by KFC Engineering noted that the parapets at the center clay tile roofs appeared to be out of plumb as well.

Following the initial investigation, temporary shoring was installed beneath the roof joist at the south office area to brace the roof. The plaster ceiling was removed from the south office area and shoring was installed to brace the parapet on the roof of the south office area. Further investigation by the engineers discovered that the cast stone parapet cap is cracked and has allowed moisture penetration causing such a deteriorated condition that the only feasible solution is to tear down that portion of the Depot structure and rebuild.

DISCUSSION: On September 9 & 16, 2016, Bid 1617-10 for the Norman Train Depot Reconstruction Project was advertised in the *Norman Transcript*. The project was also advertised in *Reid Construction Data*, *Bid News*, *Southwest Construction News*, and on *e-plan*. Twelve contractors attended the mandatory pre-bid conference, six of whom responded with complete bids.

The lowest and best bid to meet specifications was received from Phoenix Construction Disaster Services, Inc., of Edmond, Oklahoma. The bids were evaluated based on the total cost of the project as specified in the bid scope. The base bid from Phoenix Construction Disaster Services, Inc. is for a total cost of \$432,820, with three additive alternate bids totaling \$34,080. The total cost of the project is \$466,900.

During the FYE 2016 Capital Budget process, funding was approved for the Fire Equipment Maintenance and Storage Project in the amount of \$800,000. That project is now to be funded from the Public Safety Sales Tax Fund. When preparing the FYE-17 Capital Budget, \$400,000 was held back anticipating the Santa Fe Depot repairs. At this time we are requesting that \$400,000 be re-allocated to the Santa Fe Depot Repair Project. Additionally it is recommended that \$66,900 be appropriated from the Parks Capital Project portion of the Room Tax Fund Balance to the Santa Fe Depot Repair Project. Adequate fund balance would remain in the Parks portion of the Room Tax Fund balance if this appropriation is approved.

Further, we are requesting the approval of two additional transfers (between fiscal years) which total \$40,785.25. These costs were for temporary bracing and engineering investigation work which occurred in FYE-16 but were not invoiced until FYE-17.

RECOMMENDATION NO 1: It is recommended that the following transfers and appropriation be made to fund the project and pay for the repairs totaling \$40,785.25 that were done in FYE 2016:

- Transfer \$400,000 from Project BG0048, Fire Maintenance/Storage Building Project, Construction (050

-9092-419.61-01) to Project EF0201, Santa Fe Depot Repair, Construction (050-9677-419.61-01)

- Appropriate \$66,900 from Room Tax Fund balance (023-0000-253.20-00) to Project EF0201, Santa Fe Depot Repair, Construction (050-9677-419.61-01);
- Transfer \$27,524 from the FYE 2017 Budget, Project RT0086, Santa Fe Depot Renovation, Design (023-9181-451.62-01) to the FYE 2016, Project RT0086, Santa Fe Depot Renovation, Design (023-9181-451.62-01).
- Transfer \$13,262 from the FYE 2017 Budget, Project RT0086, Santa Fe Depot Renovation, Construction (023-9181-451.61-01 to FYE 2016 Project RT0086, Santa Fe Depot Renovation, Construction (023-9181-451.61-01)

RECOMMENDATION NO. 2: It is recommended that City Council accept Bid 1617-10 for the Santa Fe Depot Repair Project and award the bid to Phoenix Construction Disaster Services, Inc., in the amount of \$466,900.

RECOMMENDATION NO 3: It is also recommended that the following contract and bonds be approved:

Contract K-1617-46
Performance Bond Number B-1617-15
Statutory Bond Number B-1617-16
Maintenance Bond MB-1617-15

RECOMMENDATION NO 4: It is further recommended that Phoenix Construction Disaster Services, Inc. be authorized and appointed as project agent for the Santa Fe Depot Repair Project by Resolution R-1617-20 to avoid the payment of sales taxes on purchases of materials related to the project.