



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: RPT-1819-4

File ID: RPT-1819-4

Type: Communication or Report

Status: Consent Item

Version: 1

Reference: Item 11

In Control: City Council

Department: City Clerk Department

Cost:

File Created: 07/09/2018

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: 08/14/2018

Agenda Number: 11

Attachments: Change Order 8- Central Library, Change Order 7 - East Library

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-1819-4

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.

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.

The first seven change orders are as follows:

- Change Order No. One 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. Two 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. Three 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. Four 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. Five 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. Six 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. Seven increasing the contract amount by \$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. Eight was approved by the City Manager on July 31, 2018, increasing the contract amount by \$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.

The total amount of all eight approved change orders is \$229,627, which is an increase of 0.89% to the original contract. The contract amount after adding all eight change orders is increased to \$26,087,627.

Contract K-1617-68 with Globe Construction Company for the East Branch Library Project in the amount of \$3,654,500 was approved by City Council on February 28, 2017.

There have been five change orders approved to date:

- Change Order No. One in the amount of \$7,588.12 was approved by the City Manager on August 24, 2017, providing additional drilling, concrete, reinforcement, and labor to install piers to additional depth as recorded by the engineer for the project and adding seven (7) calendar days to the contract.
- Change Order No. Two in the amount of \$7,814.35 was approved by the City Manager on August 29, 2017, adding a Bent Plate at Window Heads; relocating electrical devices for more flexibility; adding Foreman Lockers and electrical in the AMH Room; and adding five (5) calendar days to the contract.
- Change Order No. Three was approved by the City Manager on October 19, 2017, increasing the contract by \$3,648.20 and adding six (6) additional weather days. The work for this change order is due to obstructions in the light monitor opening in the ceiling of the building.

- Change Order No. Four was approved by the City Manager on January 15, 2018, increasing the contract by \$34,126.26 and adding eight (8) calendar days. This change order included making adjustments in location for hand dryers in the public restrooms; adding a fan coil unit in the library sorting room; removal of part of a steel beam; adding a sidewalk west of the driveway entrance; and work associated with cable and data port locations for Internet/Technology infrastructure for public and library operations. The contract amount after adding the four change orders is increased to \$3,707,676.93.
- Change Order No. Five was approved by the City Manager on April 17, 2018, increasing the contract by \$6,476 which included a credit for the deletion of sidewalk on the east side of the project drive because it would have been taken out and replaced when the Alameda Widening project takes place. Additional work included enhanced finishes to increase durability of the ceiling trim and 24-hour library canopy panels and infrastructure within the building. The total contract amount now totals \$3,714,422.93.
- Change Order No. Six increasing the contract amount by \$12,747.36 was approved by the City Manager on June 18, 2018. Change Order No. Six includes mechanical ductwork changes and paint changes on interior door frames. The contract amount has been increased to \$3,727,170.29.

Change Order No. Seven increasing the contract amount by \$12,536.78 was signed by the City Manager on August 6, 2018. This change order provides software and equipment for the door locking system (\$10,620.50); work related to installation of changing stations in restrooms (\$2,626.39); additional parking lot signage (\$2,258); electrical work needed for installation of powered furniture (\$1,359.49); assorted paint and aesthetic items related to interior maintenance and durability (\$1,956.91); movement of the exterior horn strobe due to conflicts with the public art locations (\$2,233.78); and subtracting a credit of \$8,508.29 due to custom millwork pieces that are not needed.

The total amount of all seven approved change orders is \$84,974.71, which is an increase of 2.3% to the original contract. The contract amount after adding all eight change orders is increased to \$3,739,474.71.

Both MSR and ADG have reviewed the Change Orders and both confirm the changes are acceptable.