



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: K-1819-133 AMD#3**

**File ID:** K-1819-133 AMD#3

**Type:** Contract

**Status:** Consent Item

**Version:** 1

**Reference:** Item 15

**In Control:** City Council

**Department:** Parks and Recreation  
Department

**Cost:** \$324,567.00

**File Created:** 06/02/2021

**File Name:** Ruby Grant Southeast Parking Addition

**Final Action:**

**Title:** CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT NO THREE TO CONTRACT K-1819-133: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, THE NORMAN MUNICIPAL AUTHORITY, AND CROSSLAND CONSTRUCTION COMPANY, INC., INCREASING THE CONTRACT AMOUNT BY \$324,567 FOR A REVISED CONTRACT AMOUNT OF \$6,637,913 FOR THE CONSTRUCTION OF THE SOUTHEAST PARKING ADDITION AT RUBY GRANT PARK (PHASE 1B).

### Notes:

**Agenda Date:** 06/08/2021

**Agenda Number:** 15

**Attachments:** Ruby Grant - Southwest Parking Addition -  
Recommendation Letter - Revision #1, GMP #3 - Ruby  
Grant Park - Southeast Parking Addition R2 - For  
Signature

**Project Manager:** James Briggs, Park Planner

**Entered by:** lisa.griggs@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-1819-133 AMD#3

Body

**BACKGROUND:** On October 13, 2015, the citizens of Norman voted to fund the Norman Forward Quality of Life projects with a limited term ½% sales tax increase for 15 years. This initiative included several high-priority projects identified in the 2014 Library Master Plan Update, the 2009 Norman Parks and Recreation Master Plan, and additional projects designed to provide recreational opportunities for Norman residents. One such project was the initial construction of Ruby Grant Park. Another project was constructing an adult softball facility and youth football practice facility ("Community Sports Park").

On April 9, 2019, City Council approved Contract K-1819-133 with Crossland Construction Company, Inc. in the amount of \$17,575 to provide construction management at-risk (CMaR) services for the Ruby Grant Park project. On October 22, 2019, City Council approved Amendment Number 1 to Contract K-1819-133 to establish a guaranteed maximum price (GMP) of \$5,134,292 to construct the park improvements.

The Community Sports Park project was set up with a total budget of \$2.5 million, which is inadequate to deliver a stand-alone project initially envisioned for the adult softball and youth football programs. Additional funding was proposed in a General Obligation Bond issue considered on August 25, 2020, which was not successful. As a result, the citizen Ad Hoc Groups for the Community Sports Park, Ruby Grant Park, and Reaves Park Complexes determined that the adult softball improvements could be incorporated as part of the Reaves Park project, and the youth football improvements could be incorporated as part of the Ruby Grant Park project.

On November 10, 2020, Amendment Number 2 to Contract K-1718-123 with Howell and VanCuren, Landscape Architects, was approved by City Council for additional design services for the youth football improvements at Ruby Grant Park. That design work has been completed, and Crossland Construction Inc. has subsequently bid out the construction work for the youth football improvements.

On February 9, 2021, Amendment Number 2 to Contract K-1819-133 with Crossland Construction Company was approved by City Council for the youth football improvements (Phase 1A), which includes the construction of a restroom facility, additional parking, walkways to access the practice fields, and other work to the practice field surfaces already constructed as part of the initial Ruby Grant project. This work is currently being completed.

On March 23, 2021, Council authorized final acceptance and final payment for Phase 1 of Contract K-1819-133.

**DISCUSSION:** On March 23, 2021, City Council passed Resolution R-2021-105, appropriating \$62,000 from the Room Tax Fund Balance and \$280,407 from the Community Park Land Development Fund Balance for construction of the expanded parking lot in the southeast corner of Ruby Grant Park (Phase 1B). The additional parking spaces will significantly help relieve the overflow parking situation in that part of the park, which serves both the disc golf course and the dog park area, as well as access to the extensive walking trail and one of the restroom buildings. This additional parking lot has always been on the Ruby Grant Park master plan-originally to be built in a later phase. However, since the park opened, the original lot in that area is often packed with additional cars parking along the I-35 frontage road and grass around the lot. The March 23 appropriation included the cost of additional design services from Howell & VanCuren to complete the design of the southeast parking lot and prepare the construction documents that Crossland could use to get pricing for the work from on-site and outside contractors.

Bids for the Ruby Grant Park Southeast Parking Addition Project (Phase 1B), bid package #4,

were received on May 18, 2021. Since the bid opening, Crossland Construction Company has worked with our design consultants, project management consultants, and City staff through a value engineering effort to get the southeast parking addition improvements within the appropriated funds. Through this process, a guaranteed maximum price (GMP) of \$324,567 has been established for the work and can now be awarded by amendment to the current contract. The GMP includes all pricing for all items of work, as well as the CMaR's general conditions and profit on the work.

Our Project Management Consultants from ADG have participated throughout the entire process and agree with the proposed GMP amendment. Further, the amendment documents have been reviewed and approved by our City Attorney's office.

**RECOMMENDATION:** It is recommended that the City Council and the Norman Municipal Authority approve Amendment Number 3 to CMaR Contract K-1819-133 with Crossland Construction Company in the amount of \$324,567 for construction costs for the Southeast Parking Addition at Ruby Grant Park (Phase IB) for the Parks and Recreation Department. Funds are available for this project in the Room Tax Fund, Ruby Grant Community Park Development - Construction (Account 23794442-46101; Project PR0172) and the Park Land Development Fund, Ruby Grant Community Park Development, Construction (Account 52794442-46101; Project PR0172).