



## Legislation Text

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**File #:** K-1516-150 AMD 1, **Version:** 2

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**AMENDMENT NO. ONE TO CONTRACT K-1516-150:** BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY AND BURNS AND MCDONNELL ENGINEERING COMPANY, INC., INCREASING THE CONTRACT AMOUNT BY \$11,680 FOR A REVISED CONTRACT AMOUNT OF \$92,040 TO PROVIDE ADDITIONAL COMMISSIONING SERVICES FOR THE CONSTRUCTION OF THE UNDERFLOOR SYSTEM AT THE NEW CENTRAL LIBRARY.

**BACKGROUND:** On June 28, 2016, the Norman Municipal Authority entered into a contract with Burns and McDonnell Engineering Company, Inc. (BMcD) to conduct commissioning services for both the new Central and East Branch Libraries. Commissioning services are a requirement for Leadership in Energy and Environmental Design (LEED) certification of buildings and are required to be performed by qualified firms.

Commissioning a building is a quality assurance process that begins during building design and continues through construction, occupancy and operations. During the commissioning process equipment is installed and tested, and problems are identified and corrected. Commissioning ensures that a new building operates initially as intended and that building staff are prepared to operate and maintain its systems and equipment.

As part of their initial contract, BMcD has worked with the project architect and project consultants to lead project efforts to acquire LEED credits for project commissioning.

Initial Commissioning Services for the East Branch and Central Libraries Include:

- Mechanical Systems
- Plumbing Systems
- Building Automation/Integrated Control Systems

These services will be provided during the design phase, construction phase, acceptance (final completion of project) and warranty phase.

**DISCUSSION:** The original contract amount for the Project was \$80,360. The costs for the services was divided for each new Library project (East Branch - \$25,890; Central - \$54,470) and allocated accordingly from each project's budget to fund the entire contract amount.

The proposed contract amendment expands the scope of work to include services to provide additional commissioning services for the underfloor air distribution system (UADS) for the Central Library. With the development of the underfloor system (part of the raised floor system in the new Central Library) the need for this additional commissioning became needed. The inclusion of a raised floor system was still undetermined when the original Request for Qualifications and subsequent contract scope of work was agreed to in the original contract. With the inclusion of the raised floor system and underfloor distribution system for heat and air for the building, there is a critical need to ensure the pressure and performance of this system operates properly. The work in this contract amendment includes design phase review of the system, submittal reviews, and testing of the system. The contract amount will be paid from Central Library, Construction (account 051-9507-455.61-01; project NFB016) and funds are available to cover the additional cost. All other terms of the original contract remain unchanged.

**RECOMMENDATION:** Staff recommends that the Trustees of the Norman Municipal Authority/City Council approve Amendment No. 1 to Contract K-1516-150 in the amount of \$11,680 with Burns and McDonnell Engineering Company, Inc. for additional work related to the commissioning services needed for the underfloor system as part of the construction of the new Central Library.