



Legislation Text

File #: K-1617-46 CO#1, **Version:** 2

CHANGE ORDER NO. ONE TO CONTRACT K-1617-46: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND PHOENIX CONSTRUCTION DISASTER SERVICES, INC., INCREASING THE CONTRACT AMOUNT BY \$58,842.58 FOR A REVISED CONTRACT AMOUNT OF \$525,742.58 TO ADD STRUCTURAL REPAIRS TO THE NORMAN TRAIN DEPOT RECONSTRUCTION PROJECT AND BUDGET TRANSFERS BETWEEN PROJECT ACCOUNTS.

BACKGROUND: 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 damage investigation, temporary shoring was installed beneath the roof joists in 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 engineer discovered that the cast stone parapet cap was cracked and had allowed moisture to penetrate the building and deteriorate the wall structure to a point where the only feasible solution was to tear down the entire damaged section of the Depot structure and rebuild it.

On October 25, 2016, City Council approved Contract K-1617-46 with Phoenix Construction Disaster Services, Inc, in the amount of \$466,900 for the Norman Train Depot Reconstruction Project. This contract price included the base bid and three add-alternates.

DISCUSSION: Work on the Norman Train Depot Reconstruction Project has progressed since the contract for repairs was awarded. Approximately 60% of the project demolition has been completed, most of which has taken place on the south end of the structure. Based on the discovery of additional damage to the Depot discovered during this project, Phoenix Construction Disaster Services, Inc. has submitted Change Order No. One in the total amount of \$58,842.58. Following is a description of work to be completed:

- Brace decorative beams for removal of the brick and wall framing, remove brick and stone approximately 3' from corner on each side and save for reinstallation.
- Remove existing deteriorated wall framing approximately 3' from corner on each side, framing will be removed as carefully as possible to limit damage to plaster on interior sides.
- Install new wall framing where removed and attach interior plaster to new framing.
- Repair interior plaster where damaged, and touch up repairs as needed.
- Install metal brackets by architects drawing recommendation.
- Reset decorative beams and reinstall brick and stone.
- Remove the two interior layers of brick from the top plate to the ridge on the west side of the gable.
- Install new wood framing with plywood sheathing and anchor the 3rd layer of undisturbed brick to the new gable framing.
- Replace two rafters and anchor the existing steel rod beam support to new rafters.
- Install new flashing per engineer's new provided specification.
- Replace existing deteriorated wall framing, sheathing and four rafters and decking.
- Rebuild two window frames and reinstall existing windows, reinstall brick and stone as needed.
- Remove chimney and south gable brick veneer, pour concrete beam.
- Install brick veneer (north & south side) and new chimney, paint two windows.
- Remove brick from north and south corner, repair framing.
- Remove designed rafters.
- Reinstall glulam beam
- Install custom made bracket holding glulam beams.

Total cost of the change order for this item is \$58,842.58.

We have reviewed this change order request with Larry Curtis who is our structural engineer from KFC Engineering on this project. Mr. Curtis agrees that the request is appropriate and recommends approval.

RECOMMENDATION NO. 1: It is recommended that City Council approve Change Order No. One to Contract K-1617-46 increasing the contract amount by \$58,842.58, to provide necessary structural repairs for the Norman Train Depot Reconstruction Project.

RECOMMENDATION NO. 2: It is recommended that City Council approve the transfer of \$34,795 from Westwood Golf Tournament Shelter, Construction (account 050-9372-452.61-01; project PR0150), \$10,000 from Andrews Park Electrical Upgrade, Construction (050-9677-419.61-01; project EF0177), and \$14,048 from Park Maintenance Office Rewire, Construction (050-9677-419.61-01; EF0192) to Norman Train Depot Reconstruction Project , Construction (050-9677-419.61-01; project EF0201)

The funding became available in the Westwood Golf Tournament Shelter Project because the project was completed under the estimated budget. The Andrews Park Electrical Upgrade Project and Park Maintenance Office Re-Wire Project were approved prior Norman Forward being approved. Both of these projects will now be addressed as part of Norman Forward.