



Legislation Text

File #: K-1617-86, **Version:** 2

CONTRACT K-1617-86: A SUPPLEMENTAL CONTRACT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND PHOENIX CONSTRUCTION DISASTER SERVICES, INC., IN THE AMOUNT OF \$49,850 AND BUDGET TRANSFERS BETWEEN PROJECT ACCOUNTS.

BACKGROUND: In December, 2015, City staff became aware that the west parapet wall of the south office area at the Norman Train Depot 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 Number 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.

On December 13, 2016, City Council approved Change Order Number One to Contract Number K-1617-46 with Phoenix Construction Disaster Services, Inc. increasing the contract amount by \$58,842.58 in order to address additional structural repair issues that had been discovered during construction.

DISCUSSION: Work on the Norman Train Depot Reconstruction Project has progressed and based on the discovery of additional damage to the Depot since the approval of Change Order No. One and the fact that 84% of the change order limit has been used, quotes were solicited for supplemental reconstruction services. The engineers estimate for the additional work totaled \$49,000.

The lowest quote 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 \$49,850. Included in the bid is cost per unit pricing that can be utilized in the event that additional damage to the Depot is uncovered.

Phoenix Construction Disaster Services, Inc. was awarded the contract for the original Norman Train Depot Reconstruction Project which included a performance, statutory, and maintenance bond. This contract does not include bonds, but does include a bond rider increasing Phoenix Construction Disaster Services, Inc. bonded amount by \$49,850 to cover this additional work.

At this time we are requesting that \$49,850 be transferred from the Westwood Club House, Santa Fe Depot Roof Replacement, and Rehabilitation of Norman Investigations Center Roof Project to the Santa Fe Depot Repair Project.

RECOMMENDATION NO 1: It is recommended that the \$49,850 be transferred from Project EF1002, Building - Roofs, Construction (050-9540-419.61-01) to Project EF0201, Santa Fe Depot Repair, Construction (050-9677-419.61-01) to fund the project and pay for the repairs totaling \$49,850:

RECOMMENDATION NO. 2: It is recommended that City Council approve Contract K-1617-86 for the Santa Fe Depot Supplemental Reconstruction Services Project with Phoenix Construction Disaster Services, Inc., in the amount of \$49,850.