



Legislation Text

File #: K-1617-86 CO#1, **Version:** 1

CHANGE ORDER NO. ONE TO CONTRACT K-1617-86: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND PHOENIX CONSTRUCTION DISASTER SERVICES, INC., INCREASING THE CONTRACT AMOUNT BY \$54,136.88 FOR A REVISED CONTRACT AMOUNT OF \$103,986.88 ADDING ADDITIONAL STRUCTURAL REPAIRS TO THE SANTA FE DEPOT RECONSTRUCTION PROJECT AND BUDGET APPROPRIATION FROM THE CAPITAL FUND BALANCE.

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 the original construction 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.

On December 13, 2016, City Council approved Change Order No. One to the original Contract K-1617-46 with Phoenix Construction Disaster Services, Inc., in the amount of \$58,842.58 for the Santa Fe Depot Reconstruction Project. This change order included the repair of additional damage to the Depot discovered during the project.

On January 10, 2017, City Council approved a second Contract K-1617-86 with Phoenix Construction Disaster Services, Inc., in the amount of \$49,850 for additional repairs that were discovered since the original contract approval. This second contract was necessary to prevent exceeding the allowable change order limit on the original contract.

DISCUSSION: Work on the Norman Train Depot Reconstruction Project has progressed since the contract for repairs was awarded. Approximately 50% of the total project has been completed based on the Project Schedule of Values submitted by Phoenix Construction Disaster Services, Inc. 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 to the second Contract K-1617-86 in the total amount of \$54,136.88 using per unit pricing included in contract K-1617-86. Following is a description of work to be completed:

- Remove 770 sq. ft. of brick, clean, and reinstall (including brick ties and weeps and necessary thru-wall flashing).
- Remove and replace 107 linear feet of 2x6 studs (includes treated sill base and caps).
- Remove and replace 596 sq. ft. of wall sheathing with ¾" and ½" plywood sheathing.
- Install 596 sq. ft. of fluid applied waterproofing (Tyvek WB).
- Connect 527 sq. ft. of plaster walls to new studs, patch and paint interior.
- Replace 3 pieces of stone header.
- Remove, salvage and reframe one existing arch window for reuse.
- Remove, salvage and reframe five existing rectangle windows for reuse.

Total cost of the change order for this item is \$54,136.88.

We have reviewed this change order request with Larry Curtis, Structural Engineer at KFC Engineering on this project. Mr. Curtis agrees that the request is appropriate and reasonable, and recommends approval.

RECOMMENDATION NO. 1: It is recommended that City Council approve Change Order No. One to Contract K-1617-86 increasing the contract amount by \$54,136.88 to provide necessary structural repairs for the Norman Train Depot Reconstruction Project.

RECOMMENDATION NO. 2: It is recommended that City Council approve an appropriation of \$54,136.88 from the Capital Fund Balance (account 050-0000-253.20-00), to Santa Fe Depot Reconstruction Project, Construction (050-9677-419.61-01; project EF0201)