



Legislation Text

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

FINAL ACCEPTANCE AND FINAL PAYMENT OF CONTRACT K-1617-86 BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND PHOENIX CONSTRUCTION DISASTER SERVICES, INC., FOR THE FOR THE SANTA FE SUPPLEMENTAL RECONSTRUCTION SERVICES PROJECT.

BACKGROUND: In December, 2015, City staff became aware that the west parapet wall of the south office area had noticeably rotated inward toward the roof when compared to previous years. An initial on-site investigation by KFC Engineering noted that the parapets at the center of the 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.

Work on the Norman Train Depot Reconstruction Project 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 to 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 was cost per unit pricing that could be utilized in the event that additional damage to the Depot was uncovered.

Discussion: On January 10, 2017, City Council approved Contract K-1617-86 with Phoenix Construction Disaster Services, Inc, in the amount of \$49,850 for the Supplemental Norman Train Depot Reconstruction Project. On February 28, 2016, City Council approved Change Order No. One to contract K-1617-86 increasing the contract amount by \$54,136.88 for a revised contract amount of \$103,986.88 to add structural repairs to the Norman Train Depot Reconstruction Project. Partial payments have been made as work was completed throughout the project. All work has now been completed on the project. On June 29, 2017, KFC Engineering inspected and approved the work and recommends the authorization of the final payment.

Recommendation: It is recommended that the City Council accept the Norman Train Depot Reconstruction Project as complete and authorize final payment in the amount of \$5,199.34 to Phoenix Construction Disaster Services, Inc. Funding is available in Santa Fe Depot Repair Project, Construction (account 050-9677-419.61-01; project EF0201).