Legislation Text

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SUBMISSION AND ACKNOWLEDGING RECEIPT OF THE CITY MANAGER'S CHANGE ORDER REPORT AND DIRECTING THE FILING THEREOF.

INFORMATION: City Council, in its meeting of November, 8, 2011, adopted Resolution R-1112-55 delegating administrative authority to the City Manager or his designee, at his discretion, to approve change order requests that result in adjustments up to forty thousand dollars ($40,000) or 10% of any contract, whichever is less. The resolution also required that the administrative approvals of change orders be reported to the City Council with the City Manager's Weekly Report at the next regularly scheduled Council meeting and then filed with the original contract in the permanent records of the City Clerk.

DISCUSSION: The City Council, acting as the Norman Municipal Authority, approved Contract K-1718-112 in the amount of $142,403.91 with L&M Office Furniture of Tulsa, Oklahoma, on March 13, 2018 for the purchase and installation of furniture and accessories for Norman Public Library East. The bid was split into nine (9) different furniture groups and L&M Office Furniture's contract included Groups A-G listed below:.

Group A (Community): Lectern
Group B (Freshcoat): Small accessory chairs
Group C (JSI): Study tables
Group D (Keilhauer): Visitor/public area seats and table
Group E (Leland): Hard-backed chairs, chair dolly and tables
Group F (Mitylite): Fold-out tables and table transport cart
Group G (MJ Industries): Library Shelving

Change Order No. One increasing the contract amount by $4,335.44 is being requested due to changes in the fabric and furniture to increase durability and the lifespan of the fabric and structural elements of the furniture. Additionally, the contractor is requesting additional funds for bonding and tax changes not anticipated during the bidding process. .The change order in the amount of $4,335.44 constitutes a 3% change in the contract amount. The contract amount has been increased to $146,739.35.

Contract K-1617-83 with Flintco, L.L.C., for the Central Library Project in the amount of $25,858,000 was approved by City Council on April 19, 2017. There have been nine change orders approved by the City Manager. They are as follows:

- Change Order No. One in the amount of $36,033 was approved by the City Manager on August 29, 2017, providing additional pier depth drilling, concrete, reinforcement, and labor and adding three (3) calendar days to the contract.
- Change Order No. Two in the amount of $33,245 was approved by the City Manager on October 9, 2017 as a result of changes to electrical, fire suppression, steel and geothermal wellfield pump locations due to the relocation of the City's new fiber optic line feed into the east side of the building, adjustment of geothermal well depths and layout, and relocation of the backflow preventer. Seven (7) weather delay days are also requested by the contractor due to wet weather conditions at the site.
- Change Order No. Three in the amount of $31,302 was approved by the City Manager on November 28, 2017. This change order included the relocation of a generator connection needed for temporary generator service for future emergency power, if needed. Pumping of stormwater from the site was also needed due to the ongoing work still pending for the James Garner Intersection Project. Steel reinforcements for decorative concrete were added to replace fiber mesh in the plaza area. An additional seven (7) weather days were needed due to wet weather conditions at the site.
- Change Order No. Four in the amount of $36,588 was approved by the City Manager on January 15, 2018. This change order is necessary because of changes incurred related to adjustments in locations, product/construction clarifications, and associated work for structural steel joist adjustments, mechanical system and electrical panel

board revisions, and adjustments to landscaping and plumbing fixtures. The total contract amount after all change order is increased to $25,995,168.

- Change Order No. Five increasing the contract amount by $22,088 was approved by the City Manager on February 28, 2018. This change order was necessitated by field changes incurred for a number of items related to structural steel column lengths, a change in electrical boxes due to discontinuation of specified model, added light pole elements to accommodate future security camera placement, additional electrical work to accommodate the 24-hour library, additional bracing for the sail shade at the third floor balcony area. One (1) weather delay day was requested by the contractor and approved for this Change Order due to high winds that affected the placement of structural steel and associated work on the 2nd and 3rd stories.
- Change Order No. Six increasing the contract amount by $21,602 was approved by the City Manager on April 17, 2018. Change Order No. Six included additional work associated for structural steel joist adjustments, mechanical system revisions, electrical panel board revisions, landscape adjustments, and plumbing fixtures.
- Change Order No. Seven in the amount of $23,717 was approved by the City Manager on June 18, 2018. The change order provided protective metal panels for recessed lights in the north covered walkway, millwork revisions for self-check kiosks, transition strips for air barrier/weather barrier on building exterior; additional bike racks added for LEED certification points; and sheet and brick revisions for exterior and interior elements of the building.
- Change Order No. Eight was approved by the City Manager on July 31, 2018, in the amount of $25,052. The change order provided protective metal panels for slab cutting for Central Library curtain wall system; roofing work related to the moisture dam for the curtain wall system; work related to the ladder clearance for elevator pit; steel tariff impacts for steel in the underfloor system slab; brick support for transition areas in the staff lounge area to the curtain wall on the third floor to ensure structural integrity; addition of fire-rated fabric in children's area alcoves for fire rating requirements and revision to the add TPO roofing material to the roof parapet area to ensure warranty is maintained.
- Change Order No. Nine was approved by the City Manager on August 14, 2018, in the amount of $33,554 which provided for coordination and work associated with building modifications needed for the building structural elements for the Public Art piece, revisions needed to the steel structure for third-level skylight, stormwater pumping during the project needed due to a lack of stormwater piping during the course of the project (now resolved with the stormwater pipe installed as part of the James Garner Avenue Intersection project), and additional added concrete pedestals to ensure structural stability of restroom elements on Levels 2 & 3.

Change Order No Ten is being requested by the contractor in the amount of $39,344. This change order has been reviewed and is being recommended by the project architect, Meyers, Scherer and Rockcastle, Ltd. (MSR), and has been further reviewed and recommended by the NORMAN FORWARD program management firm, ADG. The change order will:

1) allow for modifications to accommodate the building code for lighting on the north covered walkway,
2) provide a credit due to a modification in wall painting,
3) sealant addition to ensure air seal for the access floor plenum to increase air distribution and system integrity
4) inclusion of gyp board to accommodate building code near the elevator ledge, 5) increased amperage for a dryer in the building,
5) modifications to the roof slope to ensure proper roof drainage to roof drains and scuppers, and
6) a revision to the mezzanine ladder to access the mechanical room

A memo further explaining the adjustments has been provided by MSR, along with a memo confirming agreement with the Change Order from ADG. Six (6) weather delay days are being requested.

The total amount of all ten approved change orders is $302,525, which is an increase of 0.01% to the original contract. The contract amount after adding all ten change orders is increased to $26,160,525 (1%).

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