



Legislation Text

File #: K-1213-190 CO#6, **Version:** 1

CHANGE ORDER NO. SIX TO CONTRACT K-1213-190: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND JIM COOLEY CONSTRUCTION, INC., INCREASING THE CONTRACT BY \$23,338.24 FOR A REVISED CONTRACT AMOUNT OF \$2,871,375.02 FOR THE RENOVATION AND EXPANSION OF THE NORMAN ANIMAL WELFARE CENTER BOND PROJECT AND FINAL ACCEPTANCE OF THE PROJECT.

BACKGROUND: On July 9, 2013, City Council approved Contract K-1213-190 with Jim Cooley Construction, Inc., for the Norman Animal Welfare Impound Facility Renovation and Expansion Bond Project in the amount of \$2,624,000 and Change Order No. One which increased the contract by \$179,000 for a modified contract amount of \$2,803,000. Change Orders No. Two through Five were submitted to the City Manager and approved for a revised contract of \$2,848,036.78 with Jim Cooley Construction.

Change Order no. Six (final) in the amount of \$23,338.24 is attached to address a few minor issues which were identified during the final construction steps, Phase 2 review, and the final City of Norman inspection process. This item seeks approval of this final change order and the final acceptance of the Norman Animal Welfare Center Bond Project.

DISCUSSION: During the final construction steps for Phase 2 of the Animal Welfare Renovation Project, some minor issues were identified. Because of the critical nature and requirement of these changes for the building to function properly they have all been addressed before this recommendation for final acceptance of the building.

When the gas main line was moved to its final location the gas main line was setup with 5 pounds per square inch (psi) of gas flow which is necessary to run the incinerators. Intermittent issues with the HVAC units operating correctly occurred. The issue identified by the engineering company was that the HVAC and all other gas units in the building, such as the hot water heaters, are designed to operate on a 2 psi system. The excess gas pressure was forcing the HVAC units to automatically shut down in a safety default mode. To correct this issue a single gas regulator step-down was needed in the supply line, after the incinerator supply line, as the main gas line feeds into the building. The HVAC units on Phase 2 could be operated properly until this issue was resolved.

Due to the height of the garage doors it was necessary to relocate where the gas heater was attached on the roof beams inside the sally port. The relocation of the heater unit caused the exhaust vent to be too far away from the gas unit to function properly. The vent was relocated closer to the unit, which included the installation of a new roof vent for the unit.

When the commercial dishwasher was being installed it was found that the manufacturer recommended and supplied a larger gauge wiring power supply line for the unit than what was originally planned. A new electrical line and conduit was installed to the breaker box which would meet the recommended wiring specifications for safe operation of the dishwashing unit.

During the final steps by the engineers to obtain optimal and needed air balancing within the entire building it was determined that a fresh air vent needed to be installed and attached to the air handling unit in the surgery area. This duct work and new roof vent were installed. This has improved the fresh air flow in the surgery and medical area of the facility.

During the final inspection by the City's Inspectors, there were a few issues identified which have been corrected. These items included a filter in the output drain for the heater unit in the sally port, an upgrade from water resistant to water proof lighting fixtures in the sally port, relocation of the air scavenger unit to a location below the ceiling tile level, and the placement of safety rails adjacent to two of the HVAC units on the roof top due to the proximity of the grill covers to the edge of the building. All of these issues have been addressed. An inline filter was installed on the drain line for the heater unit. The lights in the sally port have all been changed from water resistant to water proof lighting fixtures. The air scavenger unit has been relocated below the ceiling level inside the medical gas closet. Two sets of OSHA approved safety rails have been obtained and installed on two areas of the roof as required by the City Inspector.

The last two items included in Change Order No. Six were not previously addressed during the design or construction. First, an electrical supply line was needed to relocate a power supply for a controller unit for an irrigation system for the facility. The second item was needed to pay for a bronze building dedication plaque inside the vestibule of the building. It was found that the vendor had overlooked the submission of an earlier invoice for the design and preparation of the plaque, which has been delivered and installed. This was an owner supplied item on the specification sheet for the building signage.

The Barrett Williamson Architect firm has reviewed this change order and all the attached documentation. On March 24, 2017, all City of Norman inspections were complete and the permanent Certificate of Occupancy was issued.

A final request for payment from Jim Cooley Construction, Inc. has been submitted which includes the cost increases associated with the modifications made in Change Order No. Six. Funds to cover this change order are available in remaining Bond funds as follows: \$2,423 from Animal Shelter Renovation, Construction (account 050-9677-419.61-01, project EF0003), plus \$20,916 from Animal Welfare Impound Construction (account 050-9699-441.61-01, project BP0188).

RECOMMENDATION NO. 1: Staff recommends approval of Change Order No. Six increasing the Contract K-1213-190 by \$23,338.24 for a revised contract amount of \$2,871,375.02.

RECOMMENDATION NO. 2: Staff further recommends final acceptance of the Norman Animal Welfare Impound Facility Renovation and Expansion project and final payment in the amount of \$43,338.24 to Jim Cooley Construction, Inc. (Payment would come from \$20,000 remaining on the existing Jim Cooley Construction Inc., purchase order #243506, plus the \$23,339 to cover Change Order No. Six described above).