



Legislation Text

File #: K-1617-3 CO#1, **Version:** 1

CHANGE ORDER NO. ONE TO CONTRACT K-1617-3: BY AND BETWEEN THE NORMAN TAX INCREMENT FINANCE AUTHORITY AND RDNJ, L.L.C. D/B/A A-TECH PAVING, INCREASING THE CONTRACT AMOUNT BY \$20,169.18 FOR A REVISED CONTRACT AMOUNT OF \$831,484.68 FOR THE 24TH AVENUE AND RADIUS WAY TRAFFIC SIGNAL AND INTERSECTION IMPROVEMENT PROJECT, FINAL ACCEPTANCE OF THE PROJECT, AND BUDGET APPROPRIATION FROM THE UNIVERSITY NORTH PARK TIF FUND BALANCE.

BACKGROUND: On August 22, 2006, City Council approved Contract K-0607-45 by and between the City of Norman and the University Town Center L.L.C., regarding Development Agreement No. 1 for the initial project activities associated with the traffic improvements needed to mitigate the additional traffic generated by the University North Park (UNP) development. The attached Exhibit A was included in Development Agreement No. 1 and includes the list of required traffic/transportation improvements for the UNP Development. Among the projects listed in Exhibit "A" are five intersections on 24th Avenue NW. Development Agreement No. 1 addresses the funding of these projects through the University North Park Tax Increment Finance Authority.

The City has constructed all of the five intersections along 24th Avenue NW, as listed below:

- Mount Williams Drive
- Conference Center Drive
- Legacy Park Drive
- Corporate Center Drive
- Radius Way

The fifth and final intersection under that agreement was Radius Way, which is located halfway between Rock Creek Road and Corporate Center Drive.

On October 25, 2016, City Council approved Contract K-1617-03 with RDNJ LLC dba A-Tech Paving for the construction of the traffic signals and intersection improvements for the 24th Avenue and Radius Way Project for \$811,315.50. The Engineer's estimate for the project was \$899,789.99.

DISCUSSION: Construction projects are awarded to the lowest responsible bidder. Contractor bids are determined using estimated plan quantities, multiplied by the contractor's unit prices for all bid items of the contract. The total of all of these costs represents the contractor's bid. During construction, each quantity was measured in the field and the contractor is to be reimbursed based on the actual quantity. This final Change Order No. 1 adjusts the contract based on the previously estimated quantity costs to the actual measured quantity costs. In all, 19 bid item quantities changed; 15 bid items increased for a total increase of \$22,035.18, and 4 bid items decreased for a total decrease of \$1,868. The net contract change is an increase of \$20,169.18 or 2.5%. The original contract amount was \$811,315.50, with a final contract value of \$831,484.68.

Reconcile "as-bid" quantities to "as-built" quantities

Quantity adjustments resulting in a net-cost increase of \$20,169.18 are included. The most significant changes are as follows:

1. Bid items 102, 105, 106, 107, 108 and 112: The plans illustrated north and south limits for new concrete pavement that did not meet the joint pattern of the existing concrete panels. Constructing the pavement per plan would have resulted in a narrower pavement panel row between the new pavement and existing pavement. Expanding the concrete pavement area an additional fifteen-feet (15') to the north and fifteen-feet (15') to the south allowed for a uniform concrete panel arrangement and more aesthetic roadway. Extending the concrete pavement limits resulted in an overrun of roadway related quantities with a cost increase of \$14,883.68.

2. Bid item 118: Plans did not include enough quantities to construct a continuous ten-foot (10') wide Legacy Trail sidewalk that was Americans with Disabilities Act (ADA) compliant. This resulted in an additional sixty-eight feet (68') of Legacy Trail sidewalk and an increase of \$4,180.

RECOMMENDATION NO. 1: Staff recommends approval of Final Change Order No. 1 with RDNJ, LLC (dba A-Tech Paving), increasing the contract amount by \$20,169.18 for a final contract value of \$831,484.68.

RECOMMENDATION NO. 2: Staff further recommends acceptance of the Traffic Signals and Intersection Improvements for 24th Avenue and Radius Way Project and authorizes final payment in the amount of \$22,035.18.

RECOMMENDATION NO. 3: Staff further recommends a budget appropriation of \$13,097 from UNP TIF Fund Balance Account (057-0000-253.20-00) to the 24th Avenue NW and Radius Way Intersection Improvement Project (057-9403-431.61-01, UT0012).