

CITY COUNCIL CONFERENCE MINUTES

August 25, 2015

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in a conference at 5:30 p.m. in the Municipal Building Conference Room on the 25th day of August, 2015, and notice and agenda of the meeting were posted at the Municipal Building at 201 West Gray, and the Norman Public Library at 225 North Webster 48 hours prior to the beginning of the meeting.

PRESENT: Councilmembers Allison, Castleberry, Heiple, Holman, Jungman, Lang, Miller, Williams, and Mayor Rosenthal

ABSENT: None

Item 1, being:

CHANGE ORDER NO. THREE TO CONTRACT K-1314-114 WITH SILVER STAR CONSTRUCTION COMPANY, INC., DECREASING THE CONTRACT AMOUNT BY \$245,601.75 FOR A REVISED CONTRACT AMOUNT OF \$3,785,551.35 FOR THE INTERSTATE DRIVE EAST EXTENSION PROJECT AND FINAL ACCEPTANCE OF THE PROJECT.

Mr. Tim Miles, Capital Projects Engineer, said City Council approved Contract K-1314-114 with Silver Star Construction Company, Inc., for the Interstate Drive East Extension Project on April 22, 2014. During the design of the project, the scope of work was changed to include sidewalks, a 12-inch waterline, increased stormwater system, and a roundabout. Change Order No. One removed the sidewalk from the project as sidewalks are considered a development improvement and will be constructed by each subsequent development parcel located along Interstate Drive.

On July 22, 2014, Council approved Change No. Two to Contract K-1314-114 increasing the contract amount by \$131,094.25 for a revised total contract amount of \$4,031,152.10. Change Order No. Two allowed for a chemical additive substitution of quicklime instead of cement kiln dust for the soil stabilization after high sulfate levels were discovered in the soil during construction. The soil could swell and potentially damage the asphalt pavement.

Change Order No. Three to Contract K-1314-114 adjusts the contract based on the previously estimated quantity costs to actual measured quantity costs. In all, 54 bid items were changed since Change Order No. Two was approved that included 14 increases for a total increase of \$94,967.33 and 40 decreases for a total decrease of \$340,589.08. The net contract change is a savings of \$245,601.75. The original contract amount of \$3,900,058.85 has been reduced to \$3,785,551.35, which is a 2.94% decrease.

Items submitted for the record

1. Text File No. K-1314-114, Change Order No. Three, dated August 10, 2015, by Tim Miles, Capital Projects Engineer, with Attachment A, location map
2. Change Order No. Three to Contract K-1314-114

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Item 2, being:

CHANGE ORDER NO. ONE TO CONTRACT K-1415-91 WITH URBAN CONTRACTORS, L.L.C., INCREASING THE CONTRACT AMOUNT BY \$105,454 FOR A REVISED CONTRACT PRICE OF \$2,978,474 AND EXTENDING THE CONTRACT TIME BY 40 CALENDAR DAYS FOR THE FYE 2013 SEWER MAINTENANCE PROJECT.

Mr. Charlie Thomas, Capital Projects Engineer, said on March 24, 2015, the Norman Utilities Authority approved Contract K-1415-91 with Urban Contractors, L.L.C. (Urban) in the amount of \$2,873,020 to replace sewer lines and manholes for the annual Sewer Maintenance Project. As with any project, field adjustments and modifications are necessary. Two contract modifications are proposed as a part of this change order.

Item 2, continued:

- 1) The Sewer Line Maintenance Division requested assistance on sewer system rehabilitation for an area not in the project area to replace 1,300 feet of sewer along Porter Avenue south of Rock Creek Road at an estimated cost of \$83,350. Urban agreed to replace those lines and manholes at the contract unit prices creating an excellent value for supplementary work during the project. The estimated cost of sewer line replacement under this change order is about \$65 per foot while in the past, typical sewer replacement costs have approached \$100 per foot.
- 2) On Walnut Road, a sewer main failure, compounded by extreme rains during May, caused a large cavity adjacent to a customer's driveway. Urban agreed to repair the damage; however, sandy soils and the wet conditions required extensive dewatering and extra shoring to overcome quicksand type conditions during the repair. The negotiated lump sum cost of \$22,104 is fair, reasonable, and appropriate for the extreme conditions encountered.

Additionally, Urban requested a 40 calendar day time extension for completion of the extra work for a new completion date of May 15, 2016.

Change Order No. One to Contract K-1415-91 will increase the contract amount by \$105,454 for a total contract amount of \$2,978,474.

Items submitted for the record

1. Text File K-1415-91, Change Order No. One, dated August 3, 2015, by Charlie Thomas, Capital Projects Engineer
2. Location map
3. Change Order No. One to Contract K-1415-91

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Item 3, being:

CHANGE ORDER NO. ONE TO CONTRACT K-1314-136 WITH ARCHER WESTERN CONSTRUCTION, L.L.C., EXTENDING THE CONTRACT TIME BY 47 CALENDAR DAYS FOR THE WATER RECLAMATION FACILITY PHASE 2 IMPROVEMENTS AND A STATUS UPDATE ON THE PROJECT.

Mr. Ken Komiske, Director of Utilities, said the Water Reclamation Facility Construction Project has three (3) components: regulatory driven improvements (consent order issued by the Oklahoma Department of Environmental Quality (ODEQ), operations and maintenance needs, and capacity upgrades. The project will replace/repair outdated equipment, some that have a risk of failure of key treatment units, and reduce the costs to maintain and repair equipment. The existing facility is currently at 92% capacity and many components are operating at or above rated capacity. The water reclamation plant construction will provide a footprint and hydraulic path for future treatment as well as increased capacity (from 12 million gallons per day to 17 million gallons per day); disinfection of effluent; increased dissolved oxygen in receiving stream; odor control; overall reduction in pollutants to receiving stream; emergency generators; and a more marketable effluent.

Phase 2A, a regulatory project, includes ultra violet (UV) disinfection; post aeration; new discharge outfall piping; solids handling; standby power; site electrical; and instrument and controls.

Phase 2B, a capacity and replacement project that includes headworks improvements; effluent flow measurement and splitting; primary clarifier upgrades; aeration basin upgrades; secondary clarifier upgrades; odor control; standby power; site electrical; and instrument and controls.

Item 3, continued:

Mr. Komiske said the facilities extend 16 to 18 feet into the ground and wells have to be dug around the perimeter to dewater the construction areas. Mayor Rosenthal asked where the water from the wells goes and Mr. Komiske said it is ground water that flows into a stream that runs parallel to the WRF.

Mr. Komiske said by January 2016, the post aeration and UV disinfection must be completed in order for the City to obtain the necessary permits from ODEQ to continue operating. He said this should be completed by November 2015 and the completion of the entire project is scheduled for January 2017; however, the City experienced a lot of rainfall in May, which extended the project timeline off. He said the WRF has to be fully operational within six months of completion of the project, which would be July 2017. Change Order No. One to Contract K-1314-136 will extend the contract time by 47 calendar days.

Mr. Komiske said \$500,000 was built into the contract for changes that may occur during construction and the City will be using \$392,451.18 of that on work change directives requested by the City as well as changes related to additional electrical, operation and maintenance needs, and unanticipated issues found during excavation.

Councilmember Castleberry asked if Staff is anticipating staying within the existing budget and Mr. Komiske said yes. Mr. Mark Daniels, Utilities Engineer, said he does not anticipate going over the \$500,000 allowance. Mr. Michael Graves, Garver Engineers, said there are still areas that could create additional increases when older areas of the plant are excavated, but the project is in great shape right now although a lot of work still needs to be done.

Mayor Rosenthal asked if Staff is concerned about weather issues such as El Niño and Mr. Graves said weather does impact construction timelines so the City may need to approach ODEQ regarding extension of the consent order dates. He does not see the need for that at this time, but if weather does delay the project he believes ODEQ will understand that and work with the City.

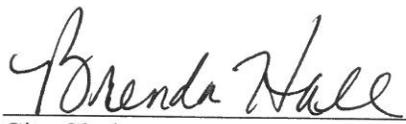
Items submitted for the record

1. PowerPoint presentation entitled, "Norman WRF Phase 2 Improvements Construction Progress Presentation"

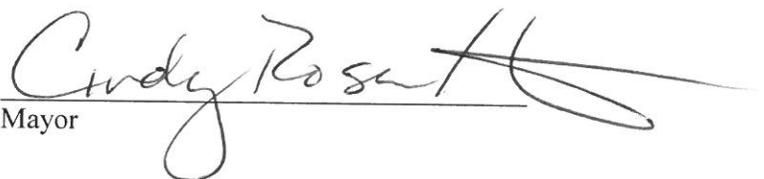
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The meeting adjourned at 6:04 p.m.

ATTEST:



City Clerk



Mayor

