

CITY COUNCIL STUDY SESSION

**MUNICIPAL BUILDING CONFERENCE ROOM
201 WEST GRAY, NORMAN, OK**

APRIL 28, 2015

5:30 P.M.

- 1. CHANGE ORDER NO. TWO TO CONTRACT K-1314-112: WITH RDNJ, INC., D/B/A A-TECH PAVING, INCREASING THE CONTRACT AMOUNT BY \$700,000 FOR A REVISED CONTRACT AMOUNT \$1,409,375 FOR THE 2014 URBAN CONCRETE REHABILITATION BOND PROJECT.**
- 2. DISCUSSION REGARDING THE FYE 2016 CAPITAL BUDGET.**

Item 1

CHANGE ORDER FYE 2014 URBAN CONCRETE



Legislation Text

File #: K-1314-112 CO#2, Version: 1

CHANGE ORDER NO. TWO TO CONTRACT K-1314-112: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND RDNJ, INC., D/B/A A-TECH PAVING, INCREASING THE CONTRACT AMOUNT BY \$700,000. FOR A REVISED CONTRACT AMOUNT \$1,509,375 FOR THE 2014 URBAN CONCRETE REHABILITATION BOND PROJECT AND BUDGET TRANSFER FROM PROJECT ACCOUNTS.

BACKGROUND: In the Norman Street Maintenance Bond Election of March 2010, voters approved \$19 million in funding over a 5-year period for the purpose of maintenance and improvement of neighborhood streets throughout the city. The 2010 Street Maintenance Bond Program includes the following:

- Over 200 lane miles of street maintenance
- \$8,250,000 (43%) for urban asphalt streets
- \$4,500,000 (24%) for urban concrete streets
- \$2,250,000 (12%) for rural roads
- \$4,000,000 (21%) for total reconstruction of urban streets
- Reduces inventory of unpaved roads from 15 miles to 10 miles

The current status of the 5-year, 2010 Street Maintenance Bond Program is as follows:

- FYE 2011 Projects - Complete
- FYE 2012 Projects - Complete
- FYE 2013 Projects:
 - Urban Asphalt Streets - Complete
 - Urban Concrete Streets - Complete
 - Rural Roads - 85% Complete
 - Total Reconstruction - Completion by December 2015
- FYE 2014 Projects:
 - Urban Asphalt Streets - Complete
 - Urban Concrete Streets - 50% Complete
 - Rural Roads - 85% Complete
 - Total Reconstruction - Under design, complete by Spring 2016
- FYE 2015 Projects:
 - Urban Asphalt Streets - Complete
 - Urban Concrete Streets - Completion by December 2015
 - Rural Roads - 20% Complete
 - Total Reconstruction - Under design, complete by Spring 2016

On March 25, 2014, the City Council awarded the FYE 2014 Urban Concrete Street Project to RDNJ, Inc. (dba A-Tech Paving) of Edmond, OK in the amount of \$709,375. The Engineer's estimate for the project was \$890,000. The project included a number of residential streets in the Smoking Oaks Addition located southeast of McGee and Lindsey and approximately three miles of concrete street repairs on Main Street between Berry Road and 48th Avenue SW. The street repairs on Main Street began in May, 2014. The project on Main Street will be completed in two weeks for the area east of Interstate 35. The remaining street repairs on Main Street include the 1-mile section between 36th Avenue West and 48th Avenue West.

DISCUSSION: Since the scope of the 2014 Urban Concrete Street Project was first established prior to the Bond Election in 2010, additional large areas of concrete pavement have deteriorated significantly. The additional repairs on Main Street between Interstate Drive East and Berry Road have utilized all the available funds originally allocated for the project. In addition, more concrete pavement repairs than originally anticipated are needed on Main Street between 36th Avenue West and 48th Avenue West. Staff has negotiated the attached Change Order No. 2 with A-Tech Paving to perform the

balance of the street repairs needed on Main Street beginning in April, 2015 if approved by Council. If the additional work is approved, a time extension of eight months from notice to proceed will be added to the contract with A-Tech Paving. However, it is likely that the street repairs on Main Street will be completed by early fall 2015.

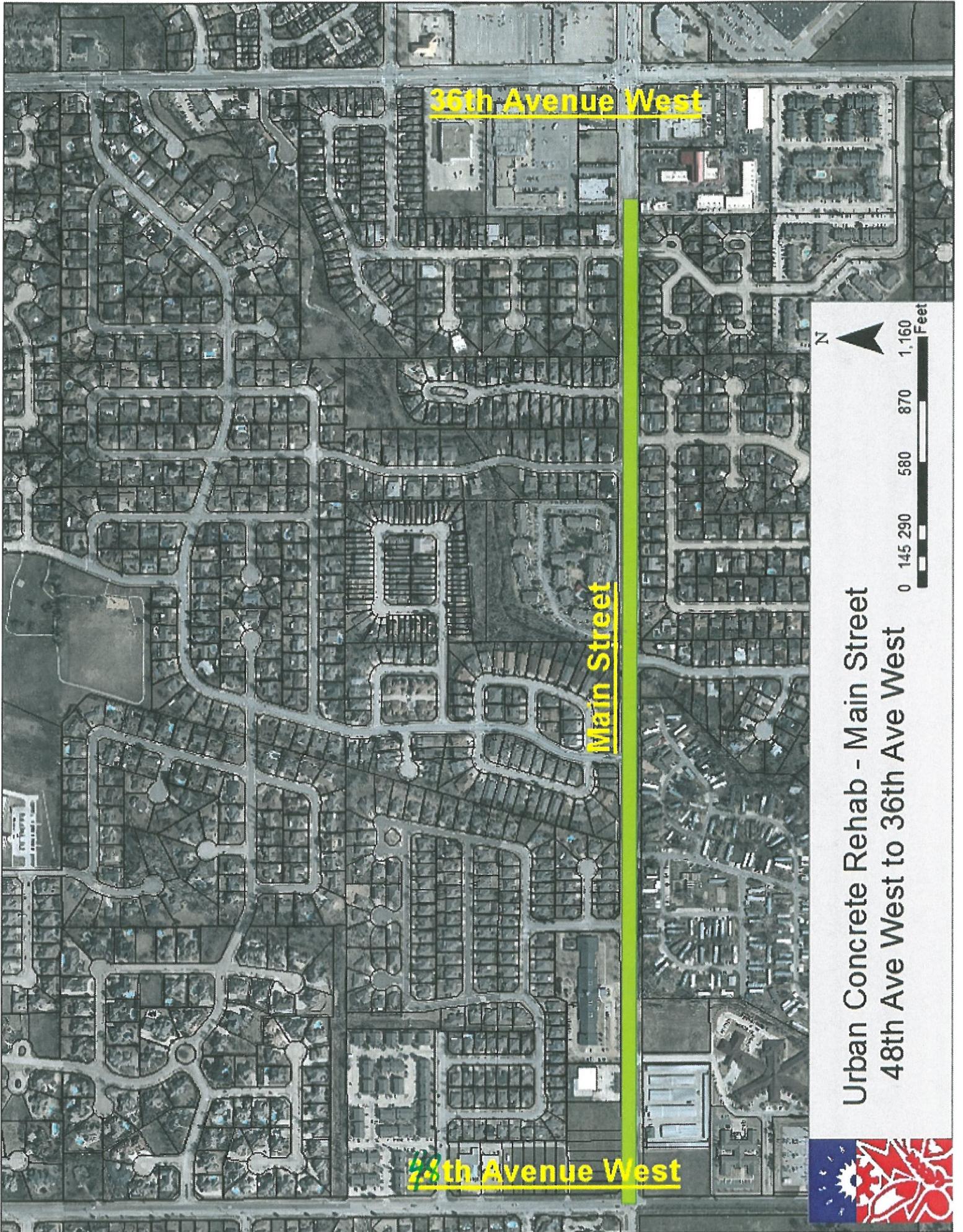
Contract K-1314-112 with A-Tech Paving was approved on March 25, 2014, in the amount of \$709,375. Change Order No. One was also approved in the additional amount of \$100,000 for a total contract amount of \$809,375. Change Order No. Two in the amount of \$700,000 will increase the contract amount to \$1,509,375.

Change Order No. 1 involved additional pavement replacement at the intersections of Main Street and 26th Avenue S.W./Interstate Drive East and at Main Street and 24th Avenue West. Both intersections had additional areas of concrete pavement to be replaced at night (to avoid high traffic periods) using modified (high early strength) concrete materials. Change Order No. 1 also allowed for the replacement of the areas of asphalt paving that remained on Main Street at the 26th Avenue S.W./Interstate Drive East intersection where it connected with the recently completed Main Street and I-35 interchange project.

There is currently a surplus balance in the 2010 Street Maintenance Bond Program based upon the planned annual allocations, funds spent, current encumbrances and anticipated remaining projects. The current balance in the Urban Asphalt Street Program is \$1,777,506, due primarily to a favorable bidding climate throughout the program. All of the urban asphalt streets contained in the original Bond Election language have been completed. Therefore, staff is recommending a transfer of funds within the Bond Program from the Urban Asphalt Streets category to the Urban Concrete Streets projects in order to address the additional needs on this project.

RECOMMENDATION NO. 1: Staff recommends approval of Change Order No. 2 to Contract No. K-1314-112 in the amount of \$700,000. If approved, the total contract amount with A-Tech Paving will increase to \$1,509,375.

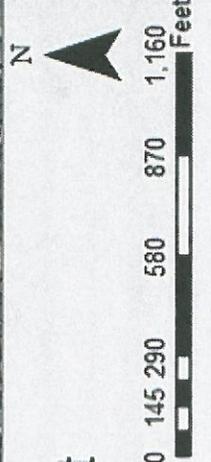
RECOMMENDATION NO. 2: Staff further recommends a transfer of \$700,000 from Urban Asphalt Pavement Rehabilitation FYE 2015, Construction (Account 050-9401-431.61-01; Project BP0246) to Main Street: Berry - 48th Avenue West, Construction (Account 050-9393-431.61-01; Project BP0236).



36th Avenue West

Main Street

48th Avenue West



Urban Concrete Rehab - Main Street
48th Ave West to 36th Ave West



CHANGE ORDER SUMMARY
CITY OF NORMAN
CLEVELAND COUNTY, OKLAHOMA

CHANGE ORDER NO.: 2 Date: April 6, 2015

CONTRACT NO.: K-1314-112

PROJECT: URBAN CONCRETE PAVEMENT REHABILITATION PROJECTS

PROJECTS NOS.: BP0236 and BP0237

CONTRACTOR: RDNJ, INC. dba A-TECH PAVING
P.O. Box 2865
Edmond, OK 73082

ORIGINAL CONTRACT AMOUNT: \$ 809,375.00

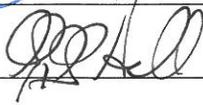
(Increase) this change order 2

DESCRIPTION	DECREASE	INCREASE
See Page 3 – Change Order Detail	-0-	\$ 700,000.00

Note: This change order is based completely on the unit bid prices from the original contract.

NET CHANGE	\$ 700,000.00
REVISED CONTRACT AMOUNT	\$ 1,509,375.00

CONTRACTOR:  DATE: 4/7/15

PROJECT MGR.:  DATE: 7/7/15

CITY ATTORNEY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____
(Mayor)

CHANGE ORDER DETAIL
CHANGE ORDER NO. 2
City of Norman
Cleveland County, Oklahoma

Contract No.:	K-1314-112	Project Mgr.: Greg Hall
Project Account Number:	050-9393-431.61-01	Street Superintendent
Project No. BP0236 and BP0237		P.O. Box 370
		405-329-2524

Change Order No. 2 Applies To:

URBAN CONCRETE PAVEMENT REHABILITATION BOND PROJECTS

A. Change Orders or addenda to public construction contracts of One Million Dollars (\$1,000,000.00) or less shall not exceed a fifteen percent (15%) cumulative increase in the original contract amount.

B. Change orders or addenda to public construction contracts of over One Million Dollars (\$1,000,000.00) shall not exceed the greater of One Hundred Fifty Thousand Dollars (\$150,000.00) or a ten percent (10%) cumulative increase in the original contract amount.

C. Change orders or cumulative change orders which exceed the limits of subsection A or B of this section shall require a readvertising for bids on the incomplete portions of the contract.

G. 1. All materials with cost per item;
2. Itemization of all labor with number of hours per operation and cost per hour;
3. Itemization of all equipment with the type of equipment, number of each type, cost per hour for each type, and number of hours of actual operation for each type.
4. Itemization of insurance cost, bond cost, social security, taxes, workers' compensation, employee fringe benefits and overhead cost; and
5. Profit for the contractor.

H. 1. If a construction contract contains unit bid pricing, and the change order pertains to the unit bid price, the change order will not be subject to subsection A or B of this section.

2. When the unit price change does not exceed Ten Thousand Dollar (\$10,000.00), the unit price change order computation may be based on an acceptable unit price basis in lieu of cost itemization as required in paragraphs 1,2,3,4 and 5 of subsection G of this section.

I. Alternates or add items bid with the original bid and contained in the awarded contract as options of the awarding public agency shall not be construed as change orders under the provisions of the Public Competitive Bidding Act of 1974.

DETAILED COST ITEMIZATION

ORIGINAL CONTRACT:

URBAN CONCRETE PAVEMENT REHABILITATION BOND PROJECTS

CHANGE ORDER NO. 1 to Contract No. K-1314-112

Applied To: Project Nos.: BP0236 and BP0237

Streets:

PROJ #	STREET
BP0236	Main Street
	Berry Road – 48 th Ave. West
BP0237	Smoking Oaks Addition

Original Bid Proposal and Pay Item Numbers

RDNJ, INC. dba A-TECH PAVING					
URBAN CONCRETE PAVEMENT REHABILITATION BOND PROJECTS					
BID 1314-42					
ITEM	DESCRIPTION\$	UNIT	UNIT PRICE	QUANTITY	TOTAL PRICE
1	Aggregate Base (2)	CY	\$40.00	500	\$20,000
6	Dowel Jointed P.C.C. Pavement Placement (13, 16, 18)	SY	\$24.00	10,500	\$252,000
7	8” P.C. Concrete for Pavement (9, 10, 17, 18)	CY	\$115.00	2,294	\$263,810
10	8” Barrier Integral curb (9, 10, 13)	LF	\$10.00	1,000	\$10,000
12	8” Barrier Curb & Gutter (9, 10, 13)	LF	\$10.00	1,000	\$10,000
13	Sawing Pavement	LF	\$10.00	5,000	\$50,000
17	Removal of Curb and Gutter (11)	LF	\$3.00	1,980	\$5,940
18	Removal of Concrete Pavement (11, 12)	SY	\$6.50	10,500	\$68,250
19	4” Stripe (Multi-polymer) (6, 7)	LF	\$8.00	1,000	\$8,000
20	Mobilization	LSUM	\$7,000.00	1	\$7,000
21	Construction Traffic Control	LSUM	\$5,000.00	1	\$5,000
	TOTAL INCREASE				\$700,000.00

Item 2

FYE 2016 CAPITAL BUDGET

FYE 2016 Capital Improvement Projects Budget

And

FYE 2017 – 2020 Capital Improvements Plan (CIP)

City Council Capital Budget Retreat April 28, 2015

Fiscal Year 2015-2016 Summarized Budget Calendar

- **Council Budget Work Session (11/18/2014)**
[Status report FYE15 budgeted projects;
Council priorities and new projects]
- Council Finance Committee Budget Discussions
- Council Mid-Year Budget Review (1/15/2015)
- **Council Capital Budget Study Session (2/24/2015)**
[Council review of a proposed FYE16 Budget for Fund 50 Capital Fund]
- Council Budget Study Session – General and Special Revenue Funds Budget (4/14/2015)
- Council Study Session – Enterprise Funds (4/21/2015)
- **Council Study Session – Capital Funds (4/28/2015)**
[Council review of proposed FYE16 Capital Budget & Plan, all funds with capital projects not discussed since 2/24/15]
- Public Budget Hearing – (5/26/2015)
- Council Considers Budget For Adoption – (6/9/2015)

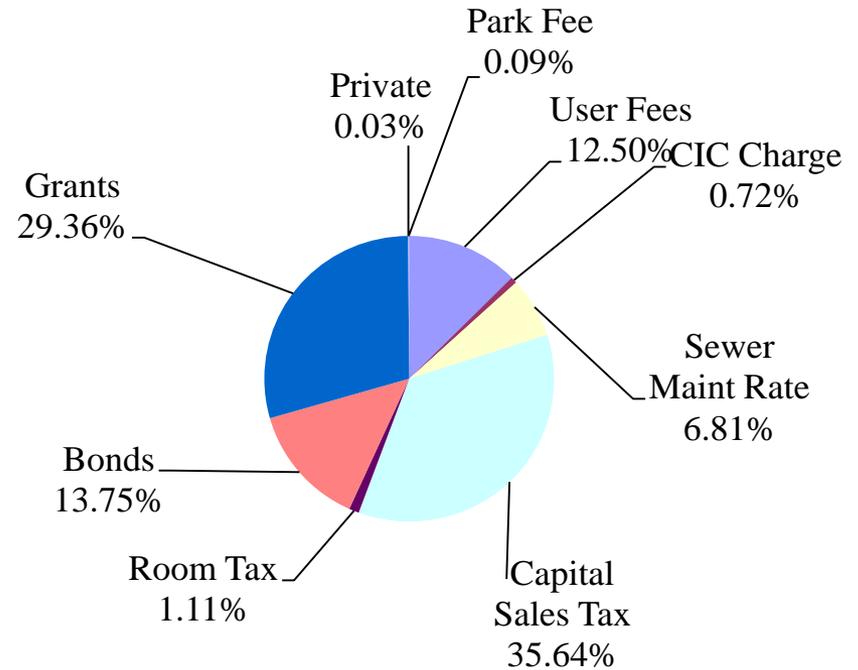
What Funds are Involved in the CIP?

- 15 – Public Safety Sales Tax
- 21 – CDBG
- 22 – Special Revenue
- 23 – Room Tax
- 27 – Campus Corner TIF
- 31 - Water
- 32 – Water Reclamation
- 33 – Sanitation
- 321 – Sewer Maintenance
- 322 – New Development Excise Tax
- 323 – Sewer Sales Tax
- 50 – Capital
- 52 – Park Land and Development
- 57 – University North Park TIF
- 78 – Arterial Road Recoupment

FYE16 Capital Budget

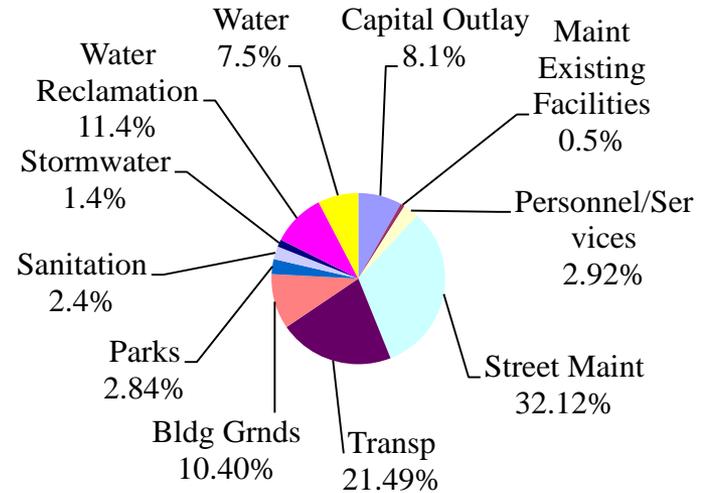
Revenue Sources – All Funds

User Fees	\$5,115,000
Capital Improvement Charge	295,000
Sewer Replacement Charge	0
Sewer Maintenance Rate	2,785,000
Sewer Excise Tax	0
Capital Sales Tax	14,581,768
Tax Increment Financing	454,767
Public Safety Sales Tax	0
Room Tax	212,500
Bonds	5,624,544
Grants	12,012,575
Private	11,556
Park Fee	37,500
<hr/>	
	\$41,130,210



FYE16 Capital Budget Expenditure Purposes – All Funds

Capital Outlay	\$3,344,085
Maint of Existing Facilities	323,000
Personnel & Services	1,202,470
Street Maintenance	13,210,886
Transportation	8,837,047
Buildings & Grounds	4,278,722
Parks & Recreation	1,167,000
Sanitation	1,000,000
Stormwater	572,000
Water Reclamation	4,099,000
Water	3,096,000
<hr/>	
Total	\$41,130,210



Enterprise Funds – FYE16 Budget

- Project expenses & revenues are included above in the total but the individual projects are not included in this presentation because these were presented previously.
- Fund 31 - Water
- Fund 32 – Water Reclamation
- Fund 33 – Sanitation
- Fund 321 – Sewer Maintenance
- Fund 322 – New Development Excise Tax
- Fund 323 – Sewer Sales Tax

Funds 22, 27 & 78

- No projects proposed in FYE16. Any projects will be presented to Council for approval.
- Special Revenue Fund 22
- Campus Corner TIF Fund 27
- Arterial Road Recoupment Fund 78

Room Tax Fund 23

- No changes to the previous 5 year plan for FYE16.
 - Citywide Disc Golf Improvements [\$35,000].
 - Saxon Community Park Development, 2nd year [\$50,000].
 - Sports Complex Bleacher Replacement, match Park Land funds, 2nd year [\$37,500].
 - Whittier & Irving Recreation Center Bleacher Replacement [\$90,000].

Park Land and Development Fund 52

- Sports Complex Bleacher Replacements, match Room Tax funds, 2nd year [\$37,500]
- Park Shelters [\$40,000] – included in the printed Preliminary Budget; discovered it was duplicated in Fund 50; proposed budget amendment to remove this project from Fund 52.

University North Park TIF Fund 57

- Robinson Street west of I-35 – [\$454,767], design of preferred alternative identified in the Garver Study. This project improves the west side of the Robinson Street Interchange at I-35. Preliminary estimate is higher than funds available in Fund 57 so there will be additional funding from the Capital Fund and federal funds. See page 218 of the Preliminary Budget for more information.

PSST Fund 15

- Fund 15 was added to the CIP because FYE16 capital project expenses will be directly from this fund, not a transfer of PSST revenues to and expense from Fund 50 as before.
- Sources for FYE16 are bonds that will be repaid with future PSST revenues.
 - Emergency Communications Center - \$500,000 in FYE15 and \$6,000,000 in FYE16.
 - Emergency Communications System - \$600,747 in FYE15 and \$14,339,253 in FYE16.

CDBG Fund 21

- Fund 21 was added to the CIP because capital projects are funded with a Fund 50 fund transfer to Fund 21 and repaid with a reimbursement from a CDBG-Disaster Relief grant.
 - 84th Ave E: Rock Creek to N End - \$354,600
 - 84th Ave E: Tecumseh to Franklin - \$1,163,200
 - 96th Ave E: Tecumseh to Arrowhead - \$1,163,200
 - 108th Ave E: Etowah to SH9 - \$3,475,600
 - 120th Ave E: Etowah to SH9 - \$1,016,000
 - Rock Creek Rd E: 108th to 120th - \$344,400
 - Tecumseh Rd E: 84th to 120th - \$3,475,600
 - Total Amount \$10,992,600 in FYE16, continued from FYE15.

CDBG-DR Grant Program

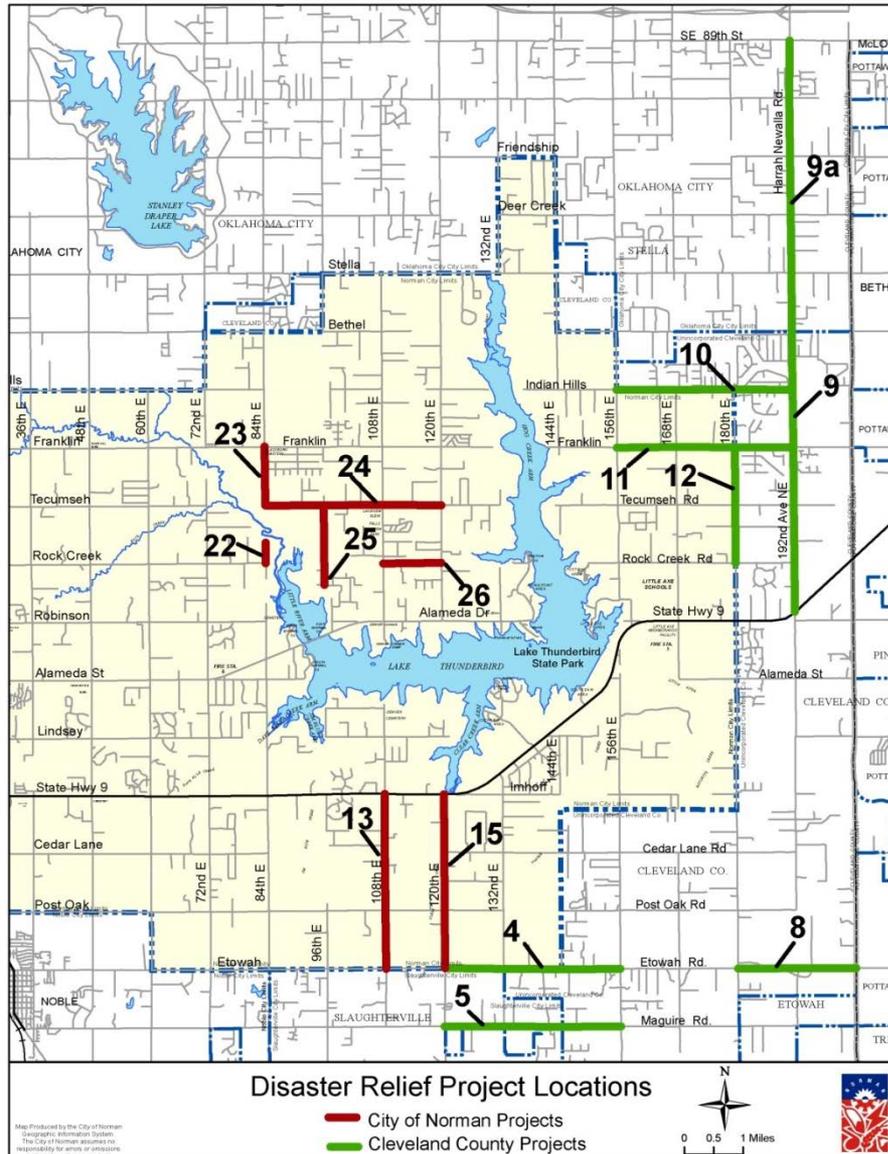
City of Norman:

- ▣ 7 Rural Road Projects
- ▣ 12.3 Miles of Road Rehabilitation
- ▣ \$12.05 Million in Federal Funds
- ▣ 3-Year Schedule of Phased Improvements

Cleveland County:

- ▣ 8 Rural Road Projects
- ▣ 27 Miles of Road Rehabilitation
- ▣ \$10.77 Million in Federal Funds
- ▣ 3-Year Schedule of Phased Improvements

Total Grant = \$22.83 Million



Capital Fund 50 Proposed Changes

City Council Budget Review

- Park Shelter & Restroom Maintenance [add \$25,000] – proposed amendment to increase via decrease in Traffic Calming project.
- Police Firearm Berm Replacement [\$120,000 engineering] – proposed amendment to postpone until FYE17 for Council evaluation.

Capital Fund 50 – FYE16 Budget

Impact Projects Underway Next Phase of Funding

- Roofs, HVAC, Lighting in Municipal Buildings
- City pavement overlays (Lindsey, Constitution, Imhoff, Alameda)
- Indian Hill Road Signals
- Lindsey: 24th SW to Berry widening (2012 Bond)
- Downtown Improvements (Main Street)
- Railroad Quiet Zone
- Rock Creek/12th/Trailwoods Signal
- State Highway 9 widening 36th – 72nd SE, ODOT to award bid May 2015
- I-35 South – SH 9 & Lindsey Street Interchanges , ODOT continuing until about June 2017

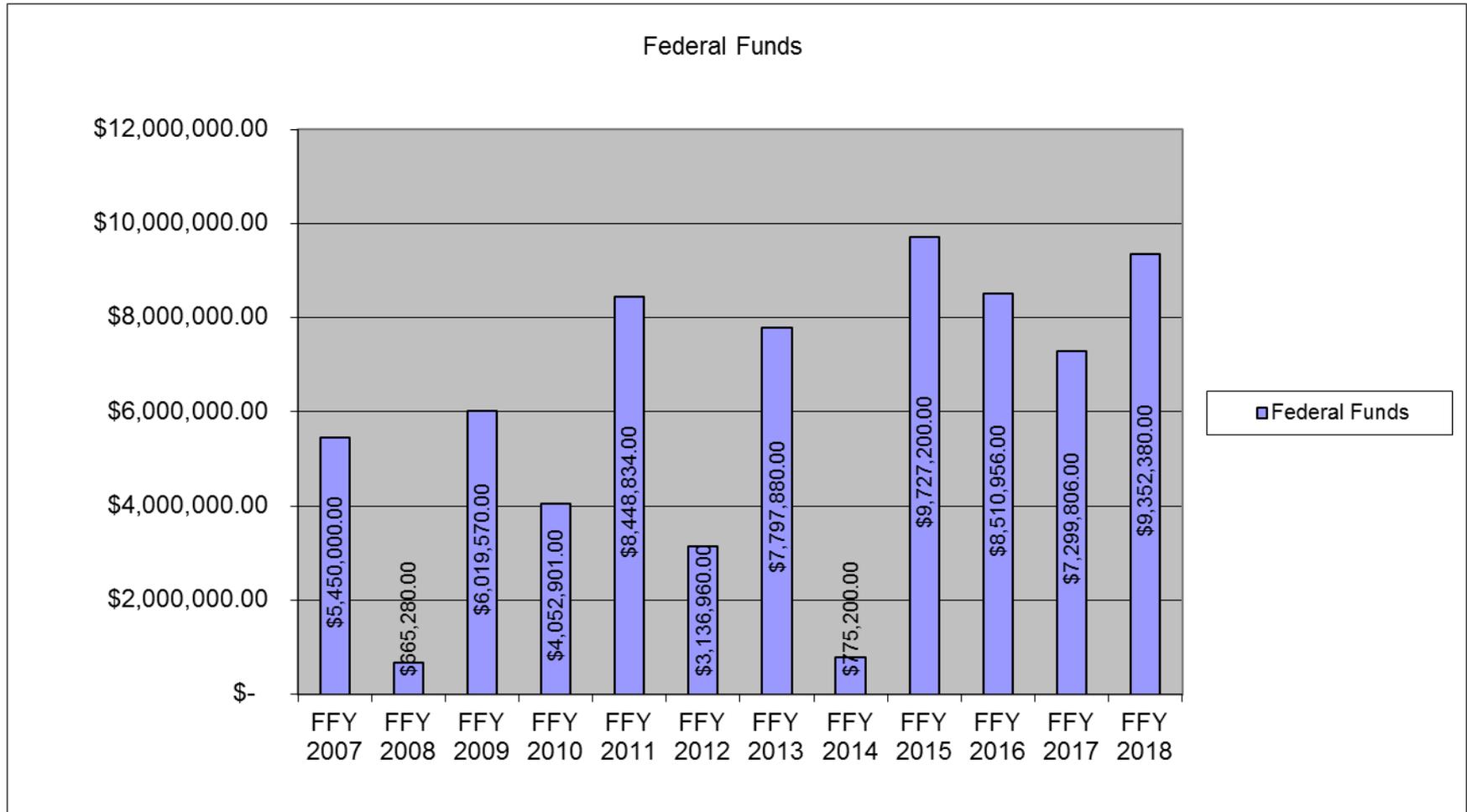
Capital Fund 50 – FYE16 Budget

Impact Projects New/First Year Funding

- Robinson Street west of I-35 (design)
- 36th Ave NW: Indian Hills to City limits (design)
- Network Storage Infrastructure Expansion
- City Fiber Infrastructure Repair & Expansion
- Comprehensive Land Use Plan Update
- Golf Pro Shop Roof Replacement
- Griffin Park Trail & Parking Lot
- Highland Village Park development
- Franklin Road Bridge (2012 Bond project)
- Main Street Bridge (2012 Bond project)
- Southlake Park development
- Park Shelters New Construction
- Sutton Wilderness Dam Repair
- Sutton Wilderness Trail

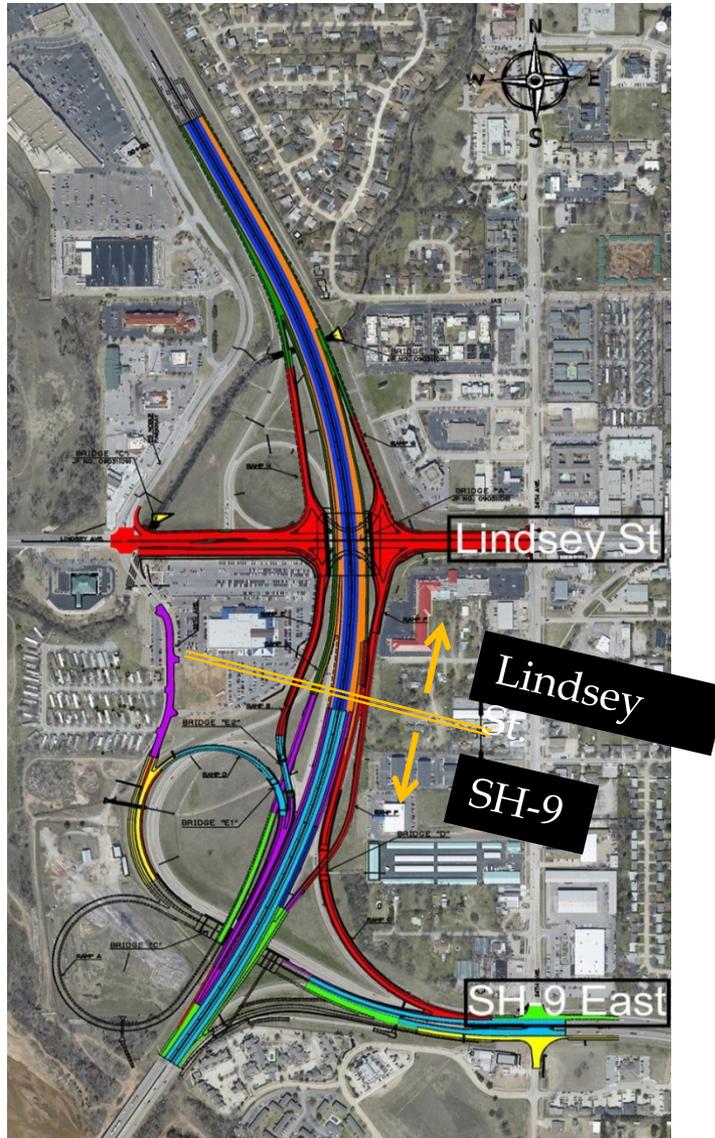
Transportation Federal Funds Thru the Years

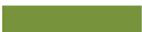
The following chart depicts the federal funds received from FFY 2007 through 2015, as well as those anticipated for Norman for Federal Fiscal Years 2016 thru 2018.



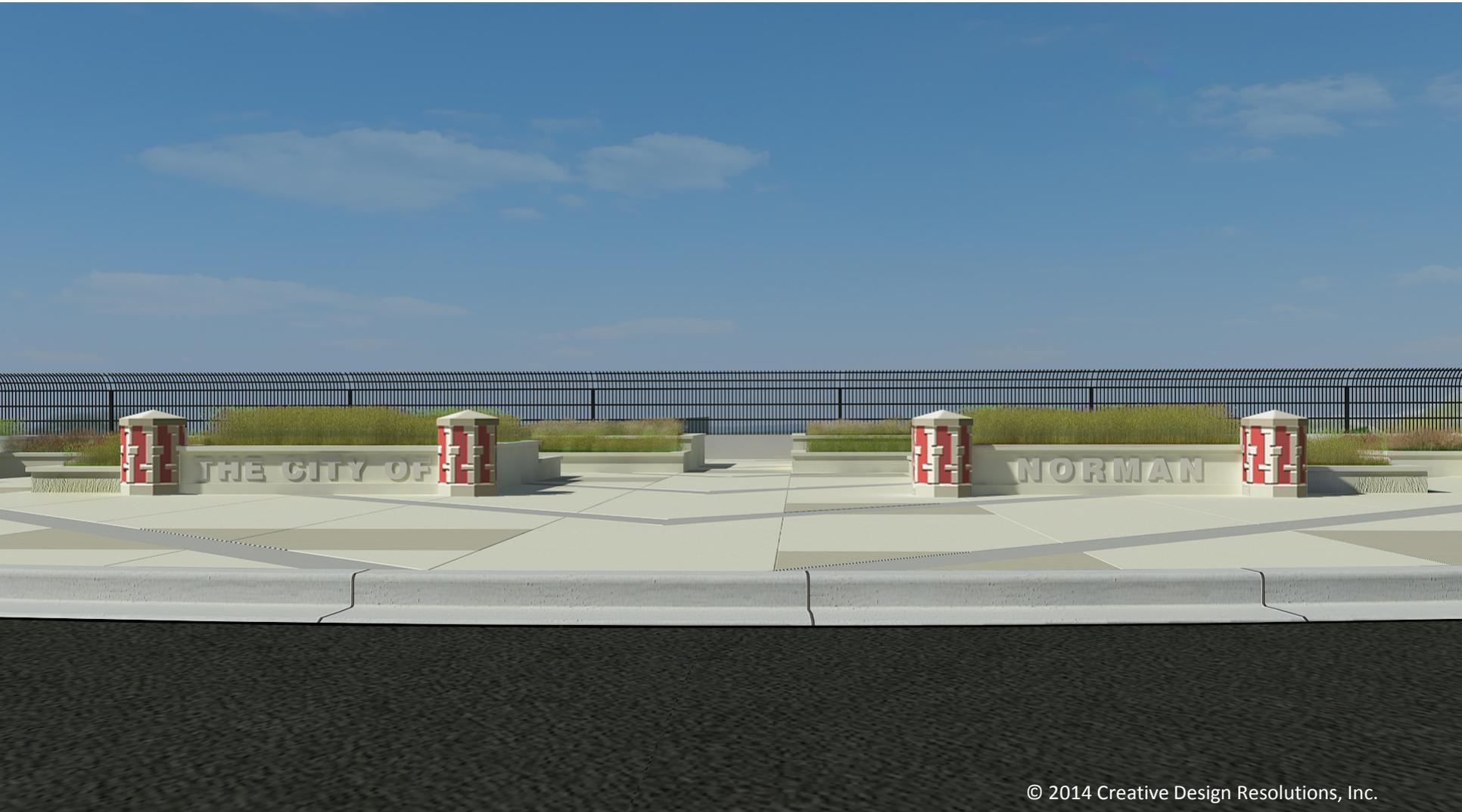
Project readiness is critical in the score of a project. Funding of pre-construction activities (e.g., engineering design, right-of-way acquisition and utility relocations) is critical for projects in FFY 2015 and beyond.

I-35/SH-9E and I-35/Lindsey St Interchanges



- Phase 1 = 
- Phase 2 = 
- Phase 3 = 
- Phase 4 = 
- Phase 5 = 
- Phase 6 = 
- Phase 7 = 
- Phase 8 = 

Interstate 35 and Lindsey Street Interchange Collegiate Columns and Block Letters



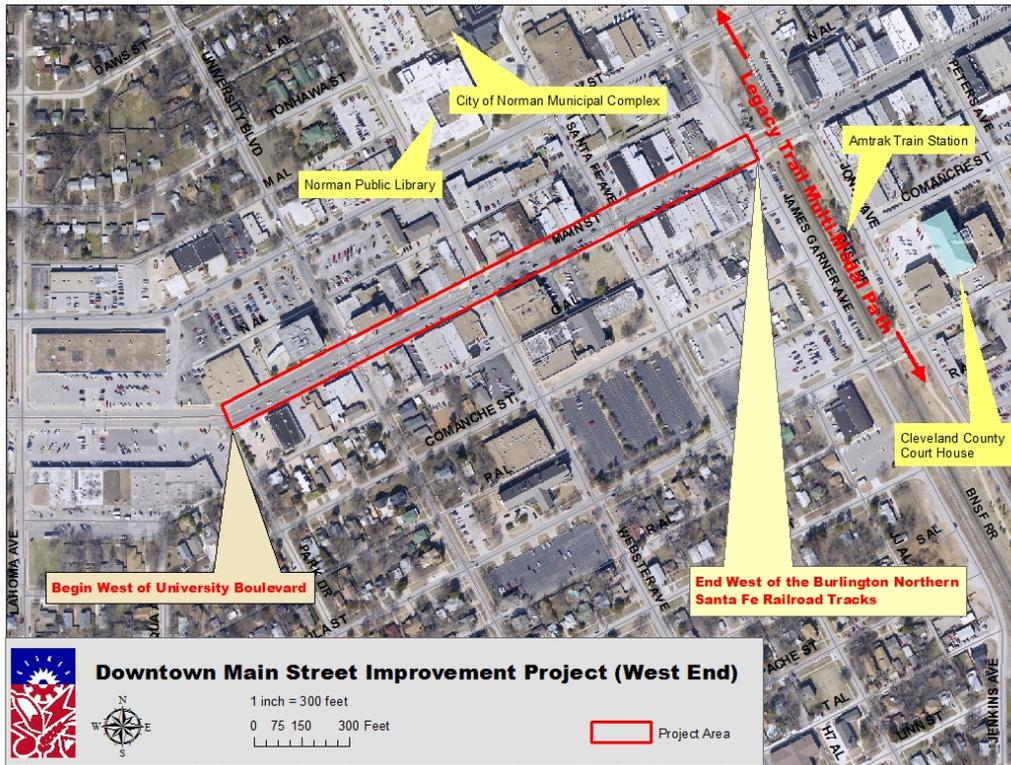
Downtown Main Street Improvements Project – West End (Transportation Enhancement)

Extends from west of University Blvd. to Railroad Track.
In conjunction with two other projects (STP-UZA project to interconnect traffic signals and upgrade lighting, and Water Line Replacement project.

Landscaping
Street Furniture
Sidewalks
ADA Ramps

Decorative Lighting
Stamped and Colored Asphalt
Cobblestone Paving Band

Project Activity	City	Federal		Private	Total
		Transportation Alternatives	STP-UZA		
Design	\$120,000				\$120,000
Utilities	\$412,000				\$412,000
Construction	\$465,000	\$600,000	\$470,000	\$75,000	\$1,610,000
Total	\$997,000	\$1,070,000		\$75,000	\$2,142,000



The “look” before improvements



The “look” after improvements



2010 Street Maintenance Bond Projects

➤ **Proposition 1**

- Street Maintenance *[Year 1] FYE 2011 [Complete]*
- Street Maintenance *[Year 2] FYE 2012 [Complete]*
- Street Maintenance *[Year 3] FYE 2013*
 - Urban Asphalt Pavement *[Complete]*
 - Urban Concrete Pavement *[Complete]*
 - Rural Road Improvements *[85% Complete]*
 - Road Reconstruction *[Complete by Dec 2015]*
- Street Maintenance *[Year 4] FYE 2014*
 - Urban Asphalt Pavement *[Complete]*
 - Urban Concrete Pavement *[80% complete]*
 - Rural Road Improvements *[85% complete]*
 - Road Reconstruction *[Under design, Complete by Spring 2016]*
- Street Maintenance *[Year 5] FYE 2015*
 - Urban Asphalt Pavement *[Complete]*
 - Urban Concrete Pavement *[Bids in July 2015]*
 - Rural Road Improvements *[35% Complete]*
 - Road Reconstruction *[Under design, Complete by Spring 2016]*

Bond Urban Asphalt Project



Broad Lane

Bond Urban Concrete Project



Main Street

Bond Rural Road Project



Indian Hills Road

Bond Urban Road Reconstruction Project



Iowa Street

2012 Transportation/Storm Water Bond Program

Cedar Lane Road: 12th Avenue – ½ Mile East of 24th Avenue SE

- Construction 90% complete

Lindsey Street: 24th Avenue SW to Berry Road

- Design 75% complete
- Phase 1 storm water complete
- Phase 2 storm water underway
- Utility Relocation underway
- Roadway Phase 1 bid in November 2015

Main Street Bridge: ½ Mile West of 36th Avenue SW

- Design 75% complete
- Right of Way Acquisition and Utility Relocation underway

Franklin Road Bridge: ½ Mile West of 12th Avenue NW

- Design complete
- Right of Way Acquisition and Utility Relocation Complete
- Environmental Review underway

12th Avenue SE: SH-9 to Cedar Lane Road

- Design 40% complete

24th Avenue East: Lindsey Street – Robinson Street

- Design 40% complete

36th Avenue NW: Tecumseh Road – Indian Hills Road

- Design 40% complete

Alameda Street: 1/2 Mile East of 24th Avenue SE – 48th Avenue SE

- Design 30% complete

Questions?