



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: K-1516-110 AMD#4

File ID: K-1516-110 AMD#4

Type: Contract

Status: Consent Item

Version: 1

Reference: Item 21

In Control: City Council

Department: Public Works
Department

Cost: \$157,180.00

File Created: 08/25/2020

File Name: Item 21ADG - PHASE SERVICES FOR NORTH
BASE COMPLEX

Final Action:

Title: AMENDMENT NO. FOUR TO CONTRACT K-1516-110: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, THE NORMAN MUNICIPAL AUTHORITY, AND ADG, P.C., INCREASING THE CONTRACT AMOUNT BY \$157,180 FOR A REVISED CONTRACT AMOUNT OF \$3,709,588.14 ADDING CONSTRUCTION PHASE SERVICES FOR THE NORTH BASE COMPLEX, PHASE 1 PROJECT TO THE SCOPE OF PROJECTS RECEIVING PROGRAM MANAGEMENT SERVICES AND BUDGET TRANSFER.

Notes: ACTION NEEDED: Acting as the City Council and the Norman Municipal Authority, motion to approve or reject Amendment No. One to Contract K-1516-110 with ADG, P.C.; increasing the contract amount by \$157,180 for a revised contract amount of \$3,709,588.14; and, if approved, authorize the execution thereof and transfer \$26,740 from Project NFB006, Norman Forward Reaves Park, Construction (51792205-46101 NFB006) to Design (51792205; 46201) and transfer \$130,440 from the BG0064, Public Safety Sales Tax Fire Apparatus Storage and Maintenance Building, Construction (15693377-46101) to Design (15693377-46201 BG0064).

ACTION TAKEN: _____

Agenda Date: 09/08/2020

Agenda Number: 21

Attachments: Norman Forward Amendment No. 4 to K-1516-110
ADG, Location Map, North Base Complex -
Rendering, North Base Complex - Site Plan, Funding
Source Table

Project Manager: Jason Spencer, Capital Proejects Engineer

Entered by: cydney.karstens@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File K-1516-110 AMD#4

Body

BACKGROUND: On February 23, 2016, City Council approved Contract K-1516-110 with ADG, P.C. (ADG) in an amount not-to-exceed \$1,747,644.14 for the purpose of providing services including: facility assessment; planning and programming; architectural and engineering plan review; design and construction coordination; and construction observation for certain NORMAN FORWARD construction projects. Specifically, the Central Library, East Branch Library, Westwood Aquatic Center, Indoor Soccer Facility, Senior Citizen Center, Indoor Multi-Sport Facility, and Indoor Aquatic Facility.

Amendment No. 1 to Contract K-1516-110, increasing the contract amount by \$130,037 for a revised contract amount of \$1,877,681.14, was approved by City Council on June 27, 2017, which added additional program management services for Reaves Park, Griffin Park, and the Westwood Indoor Tennis Facility.

Amendment No. 2 to Contract K-1516-110 increasing the contract amount by \$1,411,727 for a revised contract amount of \$3,289,408.14 was approved by City Council on February 26, 2019, and included additional program management services for Ruby Grant Park, the Park Maintenance Building, and the Adult Softball and Football Complex.

Amendment No. 3 to Contract K-1516-110 increasing the contract amount by \$263,000 for a revised contract amount of \$3,552,408.14 was approved by City Council on March 24, 2020, and included additional program management services for the Municipal Complex Renovation project.

DISCUSSION: The Norman Forward Program includes a Maintenance Facility for the City of Norman Parks and Recreation Department. This facility was originally to be relocated from Reaves Park to Griffin Park; however, the City now intends to construct a new Parks, City Transit, and Public Safety Maintenance Facility adjacent to the City’s current Fleet Maintenance Facility at the North Base Complex, located at 1301 Da Vinci Street near the Norman Municipal Airport. The proposed multi-departmental facility will provide maintenance for City Parks and Recreation vehicles and equipment, City Transit System buses, and Public Safety vehicles and equipment.

This proposed Council action is to amend the current contract (K-1516-110) with ADG, P.C. to add Construction Phase Services for the North Base Complex, Phase 1 to the scope of projects receiving program management services. The added Construction Phase services include weekly site visits, weekly field reports, contractor pay application reviews, schedule reviews, reviews of change orders, and tracking of RFI’s and changes. In addition, this amendment adds Federal Transit Administration grant administration services, including Davis-Bacon Act prevailing wage compliance.

Based on these additions to the program management scope, ADG, P.C. has proposed an additional design fee of \$157,180. The current contract with ADG, P.C. is in the amount of \$3,552,408.14. If approved, the revised contract amount will be \$3,709,588.14, which represents a 4.4% increase.

The additional services proposed in Amendment No. 4 are crucial to the successful completion of this project on time, per FTA grant requirements, and within budget. The in-house time and expertise required to provide the levels and types of construction administration, is not available given the existing projects and current level of City staffing.

If approved, the timeline for this facility design process will be on the fast track in order to meet the expectations of each stakeholder group. The Bus Transit Facility will receive high priority due to the urgent need for the City to move out of the OU fleet facility; however, the Parks Maintenance Facility and the Emergency Vehicle Maintenance Facility are equally important, and timeliness is critical. The North Base Complex, Phase 1, including the Parks Maintenance Facility and the Fleet/Transit Maintenance Facility are expected to receive bids on September 17, 2020. Assuming successful bids are received, construction is anticipated to begin in October 2020.

Funds for the contract amendment will be available within the Norman Forward Fund, Reaves Park, Design (Account Org 51792205; Object 46101; Project NFB006) and the Public Safety Sales Tax Fund, Fire Apparatus Storage and Maintenance Building, Construction (Account Org 15693377; Object 46101; Project BG0064) with approval of the fund transfer request below and summarized on the attached Funding Source Table.

RECOMMENDATION NO. 1: Staff recommends approval of Amendment No. 4 for Contract K-1516-110 between the City of Norman and ADG, P.C. in the amount of \$157,180 adding Construction Phase Services for the North Base Complex, Phase 1 Project to the scope of projects receiving program management services.

RECOMMENDATION NO. 2: Staff further recommends approval of a transfer of funds in the amount of \$26,740 from the Norman Forward Fund, Reaves Park Construction Account (51792205-46101; NFB006) to the Design Account (51792205; 46201 NFB006); and a transfer of funds in the amount of \$130,440 from the Public Safety Sales Tax Fund, Fire Apparatus Storage and Maintenance Building Construction Account (15693377-46101 BG0064) to the Design Account (15693377-46201 BG0064).