



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: K-1920-40**

**File ID:** K-1920-40

**Type:** Contract

**Status:** Consent Item

**Version:** 1

**Reference:** Item 41

**In Control:** City Council

**Department:** Parks and Recreation  
Department

**Cost:** \$1,980,800.00

**File Created:** 08/16/2019

**File Name:** Indoor Aquatic-Multi-Sport-Senior Wellness Facility

**Final Action:**

**Title:** CONTRACT K-1920-40: A CONTRACT BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY AND FRANKFURT-SHORT-BRUZA ASSOCIATES, P.C.(FSB) IN THE AMOUNT OF \$1,980,800 FOR DESIGN SERVICES TO INCLUDE SCHEMATIC DESIGN, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, AND CONSTRUCTION PHASE COORDINATION FOR THE NORMAN FORWARD INDOOR AQUATIC CENTER AND MULTI-SPORT FACILITY AND THE SENIOR WELLNESS CENTER.

**Notes:** ACTION NEEDED: Acting as the Norman Municipal Authority, motion to approve or reject Contract K-1920-40 with Frankfurt-Short-Bruza Associates, P.C., in the amount of \$1,980,000; and, if approved, authorize the execution thereof.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 08/27/2019

**Agenda Number:** 41

**Attachments:** Staff Report, FSB Contract

**Project Manager:** Jud Foster, Director of Parks and Recreation

**Entered by:** lisa.griggs@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-1920-40

Body

**BACKGROUND:** On October 13, 2015, Norman citizens passed the NORMAN FORWARD Initiative which will fund various projects through a one-half percent (½%) sales tax increase over 15 years. Three of the projects included in the NORMAN FORWARD Initiative are the Indoor Aquatic Facility, Multi-Sport Facility and the Senior Wellness Facility. Total project funding, including all design and construction costs, is available in the amounts of \$14,000,000

for the Aquatic Center, \$8,500,000 for the Multi-Sport Facility and \$7,600,000 for the Senior Wellness Center.

The NORMAN FORWARD Implementation Plan was developed in June of 2016 by ADG, P.C. who was hired by the City of Norman as the Program Manager for the NORMAN FORWARD program. The amended timeline for these projects calls for facility design to begin in the last quarter of 2019, followed by project construction in 2020-2021.

Request for Qualifications for design services for these three projects were issued in March, 2018. Proposals were submitted by 16 different design teams and held until such time as the project sites and funding were identified by City Council. Proposals were reviewed by a staff committee and narrowed to six teams, who were subsequently invited for interviews. The team led by FSB was determined to be the most creative and best fit for these projects, and includes expertise from Barker-Rinker-Seacat, Architecture (Senior Wellness Center and Multi-Sport Facility); Water Technology, Inc. (Indoor Aquatic Center); SMC, Inc. (Platting/Zoning) and various other design professionals with experience in planning and designing these types of facilities.

#### **DISCUSSION:**

Contract K-1920-40 with FSB is a standard American Institute of Architects contract, which includes the following Scope of Services to accomplish these projects:

- Conduct a variety of citizen input activities;
- Work with Ad Hoc Groups and Park Board to gather additional citizen input;
- Gather and document detailed site information;
- Manage geotechnical evaluation for each site;
- Provide rezoning and platting services for the University North Park site;
- Determine all necessary permits required;
- Provide written analysis of design requirements, phasing, project layout and design, cost analysis and coordinate with construction manager;
- Furnish plans and specifications to utility companies as needed;
- Prepare separate preliminary and final contract documents, specifications and bid documents in accordance with local and state bidding codes;
- Attend all project related meetings during plan development, design development, and contract document development;
- Meet with City Staff/City Council as needed.

A detailed scope of services is made a part of the Contract and attached to it as Exhibit A. The estimated time to complete the construction documents for the Senior Wellness Facility is approximately 9 months. Time of construction is estimated to be approximately 12 months. The estimated time to complete the construction documents for the Indoor Aquatic and Multi-Sport Facilities is approximately 10 months. Time of construction is estimated to be approximately 18 months. Design and construction services will proceed concurrently for all three of these projects. The total fee for the services listed above is not to exceed \$1,980,800.

Additional project costs that the City will be responsible for will include reimbursable expenses,

materials testing and geo-technical work; and any additional design services that may be agreed to which are over and above those included in the scope of services.

Funds are available for this project in the NORMAN FORWARD Fund, as follows:

\$926,457 in the Indoor Aquatic Facility, Design Account (051-9546-452.62-01; project NFB002)

\$567,843 in the Multi-Sport Facility, Design Account (051-9601-452.62-01, project NFB003)

\$486,500 in the Senior Wellness Facility, Design Account (051-9365-419.62-01; project NFP108)

Contract K-1920-40 has been reviewed by the staff at ADG, working as NORMAN FORWARD Program Manager, and by the City of Norman Legal Department and is recommended for approval.

**RECOMMENDATION:** It is recommended that the Norman Municipal Authority approve Contract K-1920-40 with FSB in the amount of \$1,980,800 for design services to include Schematic Design, Design Development, Construction Documents, and Construction Phase Coordination for the NORMAN FORWARD Indoor Aquatic Center, Multi-Sport Facilities and Senior Center.