



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

File Number: K-1617-114 Amd#6

File ID: K-1617-114 Amd#6	Type: Contract	Status: Consent Item
Version: 1	Reference: Item 15	In Control: City Council
Department: Public Works Department	Cost: \$40,000.00	File Created: 05/04/2021
<b>File Name:</b> Amendment No. 6 for Professional Design Services for North Base Complex		<b>Final Action:</b>
<b>Title:</b> CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT NO. SIX TO CONTRACT K-1617-114 BY AND BETWEEN THE CITY OF NORMAN, THE NORMAN MUNICIPAL AUTHORITY, AND PDG, L.L.C., D/B/A PLANNING DESIGN GROUP, INCREASING THE CONTRACT AMOUNT BY \$40,000 FOR A REVISED CONTRACT AMOUNT OF \$1,787,150 TO PROVIDE ADDITIONAL PROFESSIONAL ARCHITECTURAL DESIGN SERVICES FOR THE TRANSIT/PUBLIC SAFETY MAINTENANCE FACILITY.		

**Notes:**

**Agenda Date:** 05/25/2021

**Agenda Number:** 15

**Attachments:** K-1617-114 Amendment #6, Location Map - Griffin  
Park Contract Amendment, North Base Complex -  
Site Plan

**Project Manager:** Paul D'Andrea, Capital Projects Engineer

**Entered by:** brenda.gomez@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

### Text of Legislative File K-1617-114 Amd#6

Body

**BACKGROUND:** On October 13, 2015, the citizens of Norman voted to fund the Norman Forward Program with a limited term ½% sales tax increase for 15 years. This initiative included a number of high-priority projects outlined in the 2014 Library Master Plan Update, the 2009 Norman Parks and Recreation Master Plan and additional projects designed to provide recreational opportunities for Norman residents. One such project was the construction of the Griffin Park Sports Complex.

In December 2016, Request for Proposal RFP-1617-32 for Professional Design Services for the Griffin Park Sports Complex, was advertised in the Norman Transcript. The RFP was sent to several Architects, Landscape Architects and Engineers throughout the state and regional area, and also advertised in Bid News, Southwest Construction News and Dodge Report. Completed proposals were received from 14 design teams.

The Review Committee, consisting of Jud Foster (Director of Parks and Recreation), Scott Sturtz (City Engineer), James Briggs (Park Planner), Matt Hendren (Parks Superintendent), and Debbie Hoover (Parks Board Representative), selected three firms for interviews and subsequently recommended engaging the services of PDG, LLC for this project. The committee felt that PDG had the greatest amount of related experience with this type of project, assembled an excellent team of sub-consultants from the Oklahoma City and Norman areas who are familiar with the project site, placed a high value on the public input process, had excellent information and commitment to designing a facility that will fit within the available budget, and had excellent references.

On March 14, 2017, the Norman City Council, acting as the Norman Municipal Authority (NMA), approved Contract K-1617-114 between the City of Norman, the NMA and PDG, LLC d.b.a. Planning Design Group, in the amount of \$761,000 for Professional Architectural Design Services for the Griffin Park Sports Complex.

On August 27, 2019, the City Council/NMA approved Amendment No. 1 to Contract K-1617-114 between the City of Norman, NMA, and PDG, LLC d.b.a. Planning Design Group, in the amount of \$430,280 for additional Professional Architectural Design Services to add the City Park Maintenance Facility and Transit/Fire Maintenance Facility to the existing contract for the Griffin Park Sports Complex.

On November 12, 2019, the NMA/City Council approved Amendment No. 2 to Contract K-1617-114 in the amount of \$120,000 for additional Professional Architectural Design Services to add bidding services and construction administration services for Griffin Park to the contract for the Griffin Park Sports Complex.

On April 14, 2020, the NMA/Council approved Amendment No. 3 to Contract K-1617-114 in the amount of \$316,370 for additional Professional Architectural Design Services to provide for an increased project scope and to add bidding services and construction administration services for the City Park Maintenance Facility and Transit/Fire Maintenance Facility to the existing contract for the Griffin Park Sports Complex.

On April 29, 2020, the NMA/Council approved Amendment No. 4 to Contract K-1617-114 in the amount of \$70,000 for additional Professional Architectural Design Services for the Griffin Park Sports Complex Project including schematic design documents for a +/- 100,000 square foot Indoor Soccer facility with offices, training areas, restrooms, concession areas, storage space, and associated items.

On September 8, 2020, the NMA/Council approved Amendment No. 5 to Contract K-1617-114 in the amount of \$49,500 for design services associated with the proposed City Parks and

Transit/Public Safety Maintenance Facility, including proposed building and parking revisions, project phasing, renderings, and inclusion of federal third-party contracting requirements needed for FTA Grant funding.

**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 facility is now being constructed adjacent to the City's current Fleet Maintenance Facility at the North Base Complex, located at 1300 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 large chassis public safety vehicles and equipment (primarily fire trucks).

This proposed action is to amend the current contract (K-1617-114) with PDG, LLC d.b.a. Planning Design Group, increasing the contract amount for architectural design services for the proposed City Parks and Transit/Public Safety Maintenance Facility to include additional scope of work for addition of a full-length, manual wash bay on the east side of the proposed automatic wash facility.

Based on these additions to the design scope, PDG, LLC d.b.a. Planning Design Group has proposed an additional design fee of \$40,000. The current contract with PDG, LLC d.b.a. Planning Design Group is in the amount of \$1,747,150. If approved, the revised contract amount will be \$1,787,150, which represents a 2.3% increase.

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. Design for Phase 2A, including the wash facility, will be completed this summer, with a target construction date for the project in the fall pending Council/NMA approval of funding for Phase 2A.

Funds for the contract amendment are currently available within the Fire/Transit Facility Fund, Design (Account Org 50193365; Object 46201; Project BG0252).

**RECOMMENDATION:** Staff recommends approval of Amendment No. 6 for Contract K-1617-114, between the City of Norman, the Norman Municipal Authority and PDG, LLC d.b.a. Planning Design Group, in the amount of \$40,000 for Professional Architectural Design Services for the Griffin Park Sports Complex.