



December 29, 2016

Mr. Matthew S. Hendren  
Parks Superintendent  
City of Norman  
201-C West Gray Street  
Norman, OK 73069

Re: Norman Train Depot Reconstruction Project – Additional Services Request  
Norman, Oklahoma

Dear Mr. Hendren:

Kirkpatrick Forest Curtis PC (KFC) is making an additional services request (ASR) based upon unforeseen conditions encountered at the Norman Train Depot located at 200 South Jones Ave in Norman, Oklahoma. KFC provided a proposal for original services on June 3, 2016 which led to contract K-1617-36 being approved at Norman City Council Meeting on July 26, 2016 and fully executed on July 29, 2016. Our ASR and proposal for said services are outlined below.

**Unforeseen Conditions:** At the October 25, 2016 Norman City Council meeting, Phoenix Construction Disaster Services, Inc. was approved to perform construction services at the train depot based upon their September 29, 2016 bid. The bid was based upon contract documents signed sealed and dated September 8, 2016 with Addendum No. 1 issued September 21, 2016 and Addendum No. 2 issued September 26, 2016. In general, the work is related to reconstructing the south office portion of the depot, straightening the four gables in the center section and replacing all cast stone parapet caps to make them watertight. The ASR is fully related to unforeseen conditions encountered in the center portion of the depot. Items that have been unforeseen that have resulted in additional time and effort and some not yet determined are addressed below.

1. Existing rafter framing within two feet of the back side of gable has been observed to be deteriorated at the west and south gable framing. This has resulted in additional site visits to observe deteriorated framing.
2. At the south gable, the existing brick framing was not well tied as filler brick was not interconnected to the outer brick wythes. This resulted in requiring removal of the existing brick gable and chimney due to instability. Immediate action was required on our part to make this decision. Ultimately we developed drawings using a concrete tie beam at the top of existing stable brick wall, adding wood framing to support brick veneer and chimney. It also allowed us to develop rafter



framing recommendations. These items are documented by sketches SSK-001 and SSK-002 dated 11-29-2016, SSK-003 dated 11-30-2016, and full drawing S3.1 issued on 12-9-2016.

3. Stud degradation was encountered at the southwest and southeast corners of the center portion of the building where the roof overhangs are connected. Upon further review of this condition, we found that the existing brackets were not directly connected to the stud framing. KFC issued sketches SSK-004 thru 007, inclusive, dated 12-01-2016 to support the low roof brackets at the southeast and southwest corners of the building. Essentially, this required the addition of stud framing, replace degraded framing, and adding two metal brackets to support the strut and beams that comprised the bracket assemblies.
4. At the west gable framing, additional degradation was encountered at the wall framing in the corners and the side returns back to the main roof. During discovery of the degraded framing, it was also determined that the main roof overhang support beams (5.5 in. x 14 in.) were not supported by wood framing below the west gable, but were just bearing on the brick veneer. We reissued S3.0 on 12-09-2016 with details 6 & 7/S3.0 defining support of these beams back to the main stud wall.
5. Based on items encountered above and based upon our field reviews with the contractor, we have determined that similar issues will be encountered at the east and north gables, northeast and northwest corners at the overhang brackets. Additionally, we anticipate no support for the roof overhang beam exists between the beam and wall framing below the east gable. With all these conditions, brick veneer thru-wall flashing details have become necessary as well. Thus, on December 15, 2016 we issued four (4) new sheets (3 structural and 1 architectural) for supplemental bid to address these conditions.
6. Because of the uncovered stud degradation in many locations, the bid package identified above has defined unit pricing for framing and window repairs and cleaning and resetting brick. Based on these yet uncovered conditions we anticipate additional field time and potentially additional sketches to continue the progress of construction.

**Proposed Additional Services Request:** Based upon our additional efforts to date, we have expended approximately \$7,250.00 for work outlined above and already. We believe we will have some additional field time to review some additional unforeseen conditions. Thus, to cover all of our anticipated additional services, we propose an added fee of \$9,500. If accepted, our fee will be invoiced monthly based upon the hourly rates expended on the project. Hourly billing rates are in the contract identified above. KFC Engineering bill rates are listed below for reference.

**Hourly Billing Rates:** KFC's hourly billing rates for basic services and changes in our scope of services are as follows:

<b>Hourly Rates For:</b>	<b>Amount (\$/hour)</b>
Principal Structural Engineer	\$ 165.00
Senior Structural Engineer	\$ 115.00
Structural Engineer	\$ 90.00
Intern Structural Engineer II	\$ 75.00
Intern Structural Engineer I	\$ 52.50
Senior CADD Technician	\$ 73.00
CADD Technician	\$ 55.00
Clerical Support	\$ 50.00

KFC appreciates consideration of this ASR by the City of Norman. Should you have any questions, please contact our office at your earliest convenience.

Sincerely,

KIRKPATRICK FOREST CURTIS PC



Larry E. Curtis, P.E.  
Principal