



## Legislation Text

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**File #:** K-1920-109, **Version:** 1

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**CONTRACT K-1920-109:** A CONTRACT BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND BARRETT L. WILLIAMSON ARCHITECTS, INC., IN THE AMOUNT OF \$124,550 TO PROVIDE PRELIMINARY SITE AND BUILDING DESIGN SERVICES FOR THE LINE MAINTENANCE FACILITY LOCATED NEAR 3000 EAST ROBINSON STREET.

**BACKGROUND:** Under this contract, a new Line Maintenance Facility will be designed to allow the Water and Sewer Line Maintenance Divisions to more efficiently accomplish their mission. This project assumes construction of a new 20,000 square foot (SF) building, pavement improvements, fencing and connection to water and sewer facilities. It will be located NW of the Water Treatment Plant on the former Hall Park wastewater lagoon site which was recently platted to accommodate the new Emergency Communications Center.

The Line Maintenance Division currently consists of 49 existing employees including 6 administrative staff, 25 water line maintenance employees and 18 sewer line maintenance employees. The project will consider expected growth of the Division over the next 20 years. The existing main building located in the City Service Facility at 1307 Da Vinci Avenue (11,000 SF) contains administrative offices, an employee breakroom and training area, as well as inadequate restroom and laundry facilities. Separate buildings are provided for storage and repair of (1) wastewater pumps, piping and repair parts (2,000 SF); (2) fire hydrants, water meters, piping and repair parts (1,200 SF); and (3) emergency generation equipment (400 SF). These work areas may be combined at the new building. Paved exterior area for employee and visitor parking, maintenance vehicle parking and pipe storage will be constructed of asphalt; interior space for 5 or more pumper trucks is expected be provided.

The existing facility is located on the North Base property adjacent to the Fleet offices and vehicle servicing areas. Additionally, due to acquisition of the former CART bus services, vacation of the existing Line Maintenance space may help alleviate demands by Fleet for additional space at the North Base property. The new Line Maintenance Facility will be designed to provide a safe, energy efficient workspace for water and sewer maintenance functions now and in the future.

For the new Line Maintenance Facility, water service is available off the 24-inch main feeding the High Pressure Plane elevated water storage tower. Sewer service would need to be extended north about 1,200 feet from Robinson Street to the facility; we may be able to convert the 8-inch force main from the Hall Park North Lift Station into a gravity sewer.

**DISCUSSION:** Request for Proposal RFP-1819-05 was issued for eleven water, wastewater, and sanitation projects on June 12, 2018, and 26 proposals were received July 10, 2018. Five Utilities Department staff members reviewed the proposals independently and then met on August 7, 2018, to discuss consultant qualifications and compare results of the individual consultant review rankings. Ultimately, ten consultants were selected on August 19, 2018, for the eleven projects; Barrett L Williamson Architects was selected for the design of the Water and Sewer Line Maintenance Facility.

Proposed Contract K-1920-109 authorizes Barrett L Williamson Architects to proceed with the preliminary site and building design services. It is assumed a contract amendment will be processed in the future to complete final design, bidding, construction administration, and record drawing services for the project. A Preliminary Design Report will be completed prior to final design to provide a more detailed construction scope of work and cost estimate for the project.

The proposed scope of the work and its cost have been negotiated with Barrett L Williamson Architects; the proposed not to exceed fee is \$124,550. Attachment A details the proposed schedule, Attachment B details the proposed work scope, and Attachment C defines the costs for the work to be completed. As detailed in the contract, the initial tasks to be performed include:

- Confirm the needs for the facility and develop configurations for efficient customer and employee flow;
- Determine building layout and sizing to meet required needs;
- Develop site design including required utilities; and
- Prepare preliminary design report with estimated cost for the improvements.

In the future after a detailed work scope and budget is defined, the following additional scope will likely be required.

- Prepare final plans and specifications for the project;
- Generate bidding documents to bid the projects and provide bidding services; and
- Prepare final as-built record documents.

The fiscal year 2019-2020 (FYE20) budget for the Line Maintenance Facility (projects WA0329 and WW0329) includes \$150,000 in design account 31995521-46201 (Water Fund 31) and \$150,000 in design account 32995521-46201 (Water Reclamation Fund 32). The not-to-exceed design fee of \$124,550 will be split equally (\$62,275) between the Water and Water Reclamation design accounts.

**RECOMMENDATION:** Staff recommends that the Norman Utilities Authority approve Contract K-1920-109 with Barrett L. Williamson Architects, Inc. to provide preliminary design for the Line Maintenance Facility for a total fee of \$124,550.