



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 11/22/2022

**REQUESTER:** Joseph Hill, Streets Program Manager

**PRESENTER:** Shawn O'Leary, Director of Public Works

**ITEM TITLE:** CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT NO. ONE TO CONTRACT K-2122-42: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND PARKHILL, SMITH & COOPER, INC. INCREASING THE CONTRACT AMOUNT BY \$12,824 FOR A REVISED CONTRACT AMOUNT OF \$47,190 TO PROVIDE ADDITIONAL DESIGN SERVICES FOR THE MCCULLOUGH STREET AND ALLEY RECONSTRUCTION PROJECT.

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### **BACKGROUND:**

On Tuesday, April 6, 2021, Norman residents voted to approve the 2021-2026 Street Maintenance Bond Program, including the issuance of \$27 million in bonds to fund the resurfacing, rehabilitation, and reconstruction of neighborhood streets as part of a 5-year, 5-category program. The Five categories include (1) Asphalt Pavement Street Rehabilitation, (2) Urban Concrete Street Rehabilitation, (3) Urban Road Reconstruction, (4) Rural Road Rehabilitation, and (5) Preventative Maintenance. Prior to the election, the City provided a list of all streets included in the program based upon the pavement condition data from the City's current Pavement Management System. The following is the list of the Urban Road Reconstruction locations for FYE 2022:

- Grover Lane from Berry Road to Hall Avenue
- McCullough Street from Monnett Avenue to Front Street (East Alley)

On September 14, 2021, Council approved Contract K-2122-42 with Parkhill in the amount of \$34,366 for design services on the McCullough Street and Alleys project.

Design on the project was completed and on March 24, 2022, six bids were submitted and opened. Parathon Construction, LLC of Edmond, Oklahoma submitted the combined low bid in the amount of \$315,863.50. Construction on this project began in May of 2022 with a 145-day contract timeline.

During early construction on the project, it was discovered that a portion of the right-of-way where the east alley is proposed, was abandoned by the City of Norman prior to 1926, leaving only 3.3 feet' of alley ROW to facilitate drainage from McCullough Street south to the historical

discharge point near Boyd Street at the Railroad ROW. This was missed during the initial survey conducted by the City's engineering design consultant. With this information, staff and our engineering consultant began discussions with the property owner to obtain the appropriate easement necessary to complete the project as designed. Discussions with the property owner slowed initially due to a sale of the property, which was previously scheduled. This property is now under new ownership and negotiations for obtaining the additional easement necessary to complete this project have concluded.

**DISCUSSION:**

Parkhill provided three cross section exhibits as options to modify the original design and provided easement survey and exhibits based on the selected solution in order to obtain easements necessary to complete the project.

Staff has reviewed the attached Amendment to Contract K-2122-42 feel it is appropriate to amend Contract K-2122-42 with Parkhill for additional services provided to resolve project changes. In addition to the provided engineering solutions and easement exhibit documents, Parkhill will also provide final revision of plan sheets relating to East Alley design change. Funds are available in the Streets Division Alley Program SC0725 Account # 50593369-46101.

K-2122-42 Original Contract	\$34,366
K-2122-42 Amendment #1	\$12,824
Total K-2122-42	\$47,190

The total budget for the McCullough Street project was \$690,000. The construction project was awarded at \$315,863.50, and Change Order #1 was approved on October 11, 2022 for \$16,227. To date, the total project cost (design and construction) of \$404,914.50 is \$285,085.50, or 41.3%, below budget. Any surplus funds from this project will be used by other voter-approved projects in the 2021-2026 Street Maintenance Bond Program.

**RECOMMENDATION:**

Staff recommends the approval of Amendment No. 1 to contract K-2122-42 with Parkhill, Smith & Cooper, Inc. in the amount of \$12,824 additional design services on the Street Maintenance Bond Program –Urban Reconstruct FYE 2022 Location – McCullough Street and Alley Project.