



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/22/2023

REQUESTER: Brenda Hall, City Clerk

PRESENTER: Brenda Hall, City Clerk

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT THREE TO CONTRACT K-1819-99: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, THE NORMAN MUNICIPAL AUTHORITY, AND THE MCKINNEY PARTNERSHIP ARCHITECTS INCREASING THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$53,431 FOR A REVISED CONTRACT AMOUNT OF \$1,085,556 FOR ADDITIONAL SERVICES RELATED TO PHASE 1 OF THE NORMAN MUNICIPAL COMPLEX RENOVATION PROJECT (DEVELOPMENT CENTER, MUNICIPAL COURT, AND BUILDING 201).

BACKGROUND:

City Council, in its meeting of January 22, 2019, approved Contract K-1819-99 with The McKinney Partnership Architects (McKinney), which provided for design services in the amount of \$215,000, including initial assessment and schematic design, related to the renovation of the Norman Municipal Complex as authorized by Norman voters as part of the 2008 General Obligation Bond (GOB) referendum. In addition to designing the facilities, the services included in the contract authorized the assessment of current needs of each primary department within the Municipal Complex. As part of the contract, McKinney was required to coordinate with the City to review the 2015 Updated Municipal Complex Study to provide an updated space utilization study and phased Master Plan including projected areas and proposed locations of each department, with a preliminary cost estimate.

After full assessment, an update of the Municipal Complex Space Utilization Study/Master Plan was presented to Council in a study session in September 2019. The overall scope of the project was expanded from \$11.2 million to \$16.4 million due to the additional modifications to the buildings not included in the 2008 study or 2015 update.

City Council, in its meeting of March 24, 2020, approved Amendment One to Contract K-1819-99, providing for architectural/design services for Phase One of the construction portion of the project, which included the Development Center ("Building D") and Municipal Court ("Building A") to be paid with funding from the 2008 GO Bond authorization. Additionally, Building 201 was also included in Phase One of the Municipal Complex construction, with funding allocated from the Capital Fund.

Amendment Two to Contract K-1819-99 approved by City Council on April 11, 2023, provided for architectural/design services for Phase Two of the construction portion of the project; Human Resources/Information Technology (“Building C”), and increased the contract by \$187,500 for an overall contract amount of \$1,044,500.

DISCUSSION:

Amendment Three to Contract K-1819-99 provides for additional costs for extended and enhanced Construction Site Observation for Phase 1 of the project due to extra observation requirements necessitated by asbestos remediation and other project challenges, and is proposed to increase the contract by \$53,431 for an overall contract amount of \$1,097,931.

Funding for Amendment Three is available in, Municipal Complex Renovation, Design (Account 50196644-46201; Project BP0045).

RECOMMENDATION:

It is staff’s recommendation that City Council approve Amendment Three to Contract K-1819-99 with McKinney Partnership Architects for additional extended enhanced Construction Site Observation provided for Phase 1 portion of the Norman Municipal Complex Renovation Project in the amount of \$53,431.