



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 03/24/2026

**REQUESTER:** Ken Giannone

**PRESENTER:** Ken Giannone, Capital Projects Engineer

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT TWO TO CONTRACT K-2021-67: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND GREELEY AND HANSEN, L.L.C., INCREASING THE CONTRACT AMOUNT BY \$149,700 FOR A REVISED CONTRACT AMOUNT OF \$587,301 FOR THE NORMAN WATER RECLAMATION MAIN CONTROL BUILDING RENOVATION AND WATER RECLAMATION FACILITY NEW MAINTENANCE STORAGE BUILDING PROJECTS AND FUND TRANSFER AS OUTLINED IN THE STAFF REPORT. (CITY)

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### **BACKGROUND:**

The laboratory in the Main Control Building at the Norman Water Reclamation Facility (WRF) was constructed in 1982. In spite of changing regulations that have consistently expanded the quantity and types of testing required, the laboratory has only had minimal improvements in the years since. As a result, it has become increasingly critical that the laboratory facilities at the WRF be both improved and expanded in order for the facilities to continue to comply with current and future regulations. In addition, over the past several decades, areas in the Main Control Building that were originally dedicated to WRF maintenance activities have been gradually repurposed to accommodate other critical needs. An expansion of the laboratory would necessarily result in the repurposing of the limited remaining maintenance space. For all of these reasons, a renovation of the Main Control Building including upgrades and expansion of the laboratory and the construction of a new dedicated Maintenance Building were deemed necessary.

A Request for Proposal was issued on August 14, 2020 for a project combining the WRF Main Control Building Renovation (WW0325) and the WRF New Maintenance Storage Building (WW0318) projects. Greeley and Hansen, L.L.C., (G&H) was selected as the consultant, and Norman Utilities Authority (NUA) approved Contract K-2021-67 for Consulting Services in the amount of \$384,000 on June 8, 2021, which called for completing these projects using Construction Management at Risk (CMAR) project delivery. Design efforts commenced immediately thereafter. In June 2022, when final design was ongoing but before procurement of the Construction Manager at Risk commenced, NUA decided to defer construction of this project so that other critical projects at the WRF could proceed. As a result, G&H was directed

to complete final design on the basis of a traditional design-bid-build (DBB) project delivery in lieu of CMAR with final design to be completed immediately and with the project to be bid at a future date to be determined. Amendment No. 1 to the contract, in the amount of \$50,601.00, was executed on December 12, 2023, and it covered additional fees related to minor scope revisions and fee impacts to the design and bidding processes resulting from changing the project delivery method from CMAR to DBB.

In March 2024, NUA learned that it had awarded a federal Community Funding Grant administered by United States Environmental Protection Agency (USEPA) in the amount of \$5,000,000 for the construction of an unrelated project at the WRF. However, that project had been bid in 2023, and the bidding documents had not been compliant with newly-updated USEPA funding requirements. For this reason, USEPA approved a technical correction in September 2024 that allowed this grant to be used for the construction of these two projects instead.

### **DISCUSSION:**

Proposed Amendment No. 2 would cover the following fee revisions to their Contract:

- Review and update technical specifications to meet requirements of USEPA Community Funding Grant;
- Review and update final design for compliance with latest building codes;
- Revise construction administration services associated with the change in project delivery methodology from CMAR to DBB; and
- Revise construction administration services associated with requirements of USEPA Community Funding Grant.

The proposed amendment would increase the contract by \$149,700 for a revised contract amount of \$587,301. Funding is proposed to be from the WRF Main Control Building Renovation design account (32999911-46201 / Project WW0325) which has an available balance of \$53,117. To fully fund the project, a budget transfer of \$100,000 is proposed from the WRF Main Control Building Renovation construction account (32999911-46101 / Project WW0325), which has an available balance of \$3,000,000, into the WRF Main Control Building Renovation design account. With the transfer, the new available balance in the WRF Main Control Building Renovation design account (32999911-46201 / Project WW0325) will be \$153,117.

The EPA Community Funding Grant has been awarded and funding should be available for drawdown as soon as construction costs on this project are incurred. Upon approval of the amendment, G&H will immediately commence review and updating of design documents, and project should be ready for bidding by in summer 2026.

### **RECOMMENDATION NO 1:**

Staff recommends Norman Utilities Authority approve Amendment Two to Contract K-2021-67 by and between Norman Utilities Authority and Greeley and Hansen, L.L.C., increasing the contract by \$149,700 for a revised contract total of \$587,301 for the Norman WRF Water Reclamation Facility Main Control Building Renovation (WW0325) and the Norman WRF New Maintenance Storage Building (WW0318).

**RECOMMENDATION NO. 2:**

Staff recommends that NUA approve the fund transfer as outlined in the Staff Report.