



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/10/2023

REQUESTER: Brandon Brooks, Staff Engineer

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT NO. ONE TO CONTRACT K-2122-49: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND ADG BLATT (FORMERLY ADG, P.C.) INCREASING THE CONTRACT AMOUNT BY AN AMOUNT NOT-TO-EXCEED \$44,000 FOR A REVISED CONTRACT AMOUNT NOT-TO-EXCEED \$143,600 TO PROVIDE ADDITIONAL DESIGN SERVICES FOR THE FLEET MAINTENANCE FACILITIES LOCATED ON NORTH BASE.

BACKGROUND:

Public Works Fleet and Traffic Divisions and Utilities field operations are carried out from the North Base Site. Public Works Streets and Stormwater Divisions are operating at Lindsey Yard. This has presented a special set of challenges. Staff believes there is an opportunity to introduce efficiency into the day-to-day operations of Public Works and Utilities field activities by adopting a more thoughtful approach to facility utilization.

When the City acquired the North Base site, Public Works inherited the buildings that occupied that space. Most of the existing facilities are more than 50 years old and are unsuitable for current needs as they were built in the early 1940s to accommodate United States Navy operations.

Currently, the Public Works Department has operations at two major locations: North Base and Lindsey Yard. North Base is a 26-acre site that houses Fleet Operations and Maintenance, Traffic Operations and Maintenance, Utilities Maintenance facilities, Sewer and Waterline Maintenance, Sanitation Operations and Maintenance, Norman Utilities Authority material storage facilities, and a fueling station. This location is currently being expanded to handle the City's Transit Operations and Maintenance, Fire Department fleet storage and practice facility, and Parks Department equipment and maintenance facilities, as well as EV charging stations.

Lindsey Yard is a 6-acre site that currently acts as a base of operations for the City's Street Maintenance Division and Stormwater Maintenance Division. Lindsey Street Yard houses both Divisions' maintenance materials, heavy equipment storage, traffic control device storage, aggregate stockpile, construction materials, and brine tanks.

The Public Works Department prepared a Request for Proposals (RFP) to solicit the engineering services necessary to prepare a sound, actionable, and fiscally responsible master plan for the redevelopment of the North Base Site to establish a framework for the anticipated needs of the Public Works and Utilities departments for the next 30 years. The master plan focuses on the preservation and potential readapting of current facilities as well as the identification of and/or planning for new facilities.

On September 14, 2021, the City Council approved Contract K-2122-49 with ADG, PC, now ADG Blatt, in the amount of \$99,600 for the North Base Master Plan Project.

DISCUSSION:

The master plan is currently in Final Draft. During the preparation of the master plan, Utilities Line Maintenance has completed plans to relocate operations to the Hall Park location. This will result in a large portion of the existing Line Maintenance/Fleet facility on North Base being unutilized in late 2023 or early 2024. The current Fleet Maintenance area is at capacity and is not the most efficient design. This necessitated that design would need to be conducted to plan how the current building would be modified to meet the needs of the Public Works/Fleet Maintenance Division. Consequently, additional design fees in the amount of \$44,000 are required for ADG Blatt to complete the plans for this added scope. The proposed amendments are set forth in Amend. 1 to K-2122-49, including revised **Exhibits A, B, and C2**.

This additional scope (set forth in new Exhibit A – Basic Services) includes an existing conditions assessment and schematic design for the whole building. Renovations to accomplish the proposed design will be phased and will be addressed after completion of schematic design. One key element of this contract is to inform the City's upcoming FYE 2024 Budget process. Effective use of City funds is critical given that the existing building has exceeded its useful life, but adequate funding for new facilities is not readily available. The schedule for completion of these items is set forth in Exhibit B (Project Schedule) to the Amendment. The compensation for this Amendment is set forth in Exhibit C2 (Compensation and Schedule of Values), which includes a "not to exceed" amount of \$1,000.00 in Reimbursable Expenses (as defined in the Amendment) that may be invoiced by ADG at cost plus 15%.

Finally, this amendment accomplishes a substitution of parties. Since entering into K-2122-49, ADG, P.C. merged with Blatt Architects (in June of 2022), and is now known as "ADG Blatt." Adoption of this amendment will also formally recognize ADG Blatt as the "Consultant" under the contract.

If this amendment is approved, a study regarding the Fleet Maintenance building renovation will commence to accomplish the scope listed above.

Staff is requesting the appropriation an additional \$44,000 from the Capital Fund Balance (Account No. 50-29000).

RECOMMENDATION 1:

Staff recommends the appropriation of \$44,000 from the Capital Fund Balance (Account No. 50-29000) to the North Base Feasibility Study, Design (Account 50593388-46201; Project BG0165).

RECOMMENDATION 2:

Staff further recommends approval of Amendment No. 1 to Contract K-2122-49 with ADG Blatt.