



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 9/10/2024

**REQUESTER:** Paul D'Andrea, Capital Projects Engineer

**PRESENTER:** Scott Sturtz, Interim Public Works Director

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT TWO TO CONTRACT K-1920-116: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN AND COWAN GROUP ENGINEERING, INCREASING THE CONTRACT AMOUNT BY \$6,200 FOR A REVISED CONTRACT AMOUNT OF \$609,215 TO PROVIDE ADDITIONAL DESIGN SERVICES FOR THE JAMES GARNER-ACRES STREET TO DUFFY STREET 2019 BOND PROJECT.

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### **BACKGROUND:**

On April 2, 2019, the citizens of Norman voted in favor of a \$72 million transportation bond issue, which includes nineteen (19) projects. With the anticipated \$67 million in federal transportation grant funds being leveraged for these projects, approximately \$139 million is budgeted for the nineteen (19) projects.

On August 19, 2019, City staff advertised Request for Proposal RFP 1920-16 to solicit Consulting Engineering Services for the fourteen (14) bond projects still requiring design. This RFP was written to select a group of consultants to complete the design on the remaining 2019 Transportation Bond Projects that will be completed over the next ten (10) years. Twenty-two (22) proposals were received by the 4:00 pm deadline on September 12, 2019. The selection committee consisting of three (3) City staff (Scott Sturtz- City Engineer, Tim Miles-Capital Projects Engineer and Paul D'Andrea- Capital Projects Engineer) and two (2) citizens (Luis Malave- ODOT Purcell Resident Engineer and Brent Everett- OU Assistant Director of Architectural & Engineering Services) "shortlisted" nine (9) consultant teams for interviews held on October 2, 2019. Five (5) consultant teams were selected after interviews to complete the design on the first set of projects:

Cabbiness Engineering, Norman  
Cowan Group, Oklahoma City  
Freese and Nichols, Oklahoma City  
MacArthur Associated Consultants, Oklahoma City  
Olsson Associates, Oklahoma City

These consultants were assigned the various projects by City staff based on capacity, performance on their current projects and capabilities of their firm to complete a specific project. An additional selection process for professional services may be needed in the future if these five firms are not able to complete the program to the City's expectations.

On April 25, 2020 the City Council approved Contract K-1920-116, with Cowan Group Engineering, in the amount of \$526,600 for design of the James Garner-Acres Street to Duffy Street 2019 Bond Project.

On May 14, 2024 the City Council approved Amendment 1 to Contract K-1920-116, with Cowan Group Engineering in the amount of \$76,415, as compensation for changes in design scope and time required for plan revisions.

## **DISCUSSION:**

Due to rising construction costs, the James Garner Phase 3 2019 Bond Project 90% estimate showed the project being higher than the original engineer's estimate from 2019. In looking for ways to cut cost without modifying the original intent of the project, city staff and the design consultant, Cowan Group Engineering, identified that the landscaping irrigation for this project was a significant and disproportionate cost to the project. Simultaneously, through discussions with the Parks Maintenance Department, we were informed that the type of system designed, is no longer preferred by Parks Maintenance due to the difficulty and cost associated with repairing and maintaining this type of irrigation system. Therefore, the design team in conjunction with the City Parks Maintenance Staff, have identified several changes that can be made to the irrigation system to reduce construction cost for the project and make maintenance of the system easier and more cost effective once it is in operation.

First, the two-wire irrigation system originally designed, would be replaced with either a conventional system or individual battery-operated timers. The controls for these types of systems are significantly cheaper, and are preferred by maintenance staff due to their relative ease of finding faults in the system, and lower cost for replacement parts.

Secondly, the irrigation system would be limited to only planting beds that require much more water for maintenance of shrubs and decorative plants. Sections of the system that only serve tree plantings and lawns, required to be maintained by adjacent property owners, would be eliminated. In these areas, water bags and hand watering would be used for the first year to water trees until they are established.

By making these changes we believe the project cost could be reduced by as much as approximately \$100,000. It will require additional design time to make changes to the plans. Therefore, Cowan Group Engineering, has requested a contract amendment in the amount of \$6,200 to make the design changes to the irrigation system.

Funds to cover this amendment are available in the project Design Account (50594019-46201; Project BP0419)

**RECOMMENDATION:**

Staff recommends approval of Amendment 2 to Contract K-1920-116 between the City of Norman, OK and Cowan Group Engineering, in the amount of \$6,200, to provide additional design services utilizing funds from the James Garner-Acres Street to Duffy Street 2019 Bond Project (Account 50594019-46201; Project BP0419).