



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/14/2021

REQUESTER: Jason Olsen

PRESENTER: Jason Olsen, Parks and Recreation Director

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2122-79 BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY, AND CEC CORPORATION IN THE AMOUNT OF \$139,447.25 TO PROVIDE CONSTRUCTION TESTING AND SPECIAL INSPECTION SERVICES FOR THE NORMAN FORWARD MULTI-SPORT AND AQUATICS CENTER PROJECT.

BACKGROUND:

In October of 2015, Norman citizens passed the Norman Forward Initiative, funding a variety of projects through a ½% sales tax increase over 15 years. Included in the Norman Forward Initiative was a project to construct a new Multi-Sport Complex and Indoor Aquatic Facility.

The Multi-Sport Complex and Indoor Aquatic Facility were initially proposed as two separate projects. These projects were combined into one project in 2018, to be located generally at the southeast corner of 24th Avenue NW and Rock Creek Road in the University North Park commercial development. This new sports and aquatic complex will include eight full-sized basketball or 12 volleyball courts; a 25 yard - 8 lane lap pool; a 25 yard - 4 lane warm-up pool; concession stands; retail space; administrative offices; and, through a partnership with Norman Regional Health System (NRHS), a health and wellness clinic to be placed between the multi-sports and aquatic complexes. Oklahoma City firm Frankfurt, Short, Bruza (FSB) was selected as the architectural and engineering (A/E) consultant for this project in March 2018. FSB has completed the schematic design phase of the project and is proceeding with design development, construction documents and assistance with construction administration through the project completion. The building and the project were named the Young Family Athletic Center ("YFAC", by Contract K-2122-27) in July of 2021 after the Trae Young Family Foundation agreed to donate \$4,000,000 to the construction of the building.

On February 9, 2021, the City Council approved a construction contract K-2021-97 with GE Johnson to construct the NORMAN FORWARD Young Family Athletic Center. As part of the construction process, testing and special inspection services for the project are to be provided by the project owner (City).

DISCUSSION:

The proposed contract (K-2122-79) with CEC Corporation will provide for construction testing and special inspection services as required for the construction of the Young Family Athletic Center. These services include:

- Concrete compression testing;
- Soils and Aggregates composition and compaction testing;
- Asphalt composition testing;
- On-Site Observation of related material installation

These special third-party inspection and testing services are standard for most building projects. They are different than building permit inspections provided by City's Development Services Division staff, due to the unique expertise needed for these inspections. Testing and Special Inspection reports are filed with the Development Services Division as part of the permit record once they are completed by the testing agency.

Contract K-1920-57 was approved by Council on October 22, 2019, which provided CEC Corporation as the on-call survey/property services company on an as-needed basis for capital projects. Funding for the contract will be provided from NORMAN FORWARD Fund, Multi-Sport and Aquatics Complex projects, Construction (account 51796601-46101; project NFB003; and account 51795546-46101; project NFB002).

RECOMMENDATION:

Staff recommends that the City Council, acting jointly as Trustees of the Norman Municipal Authority, approve Contract K-2122-79 with CEC Corporation in the amount of \$139,447.25 to provide construction testing and special inspection services for the Young Family Athletic Center.