



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, ADOPTION, REJECTION, AND/OR POSTPONEMENT OF AMENDMENT NO. THREE TO CONTRACT K-1920-40: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND FRANKFURT-SHORT-BRUZA ASSOCIATES, P.C. (FSB) INCREASING THE CONTRACT AMOUNT BY \$105,000 FOR A REVISED CONTRACT AMOUNT OF \$3,330,975 TO PROVIDE ADDITIONAL PROFESSIONAL DESIGN SERVICES FOR THE SENIOR WELLNESS CENTER AND BUDGET TRANSFER AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

On August 27, 2019, the Norman City Council approved Contract K-1920-40 with Frankfurt-Short-Bruza Associates, P.C. (FSB) in the amount of \$1,980,800 for Professional Design Services for the Norman Forward Indoor Aquatic Center, Multi-Sport Facility, and the Senior Wellness Center.

On June 9, 2020, the Norman City Council approved Amendment No. 1 to Contract K-1920-40 in the amount of \$324,925 for additional design work through the schematic design phase to accommodate a more extensive scope for the facilities, as requested through the Citizen Ad-Hoc Groups.

On February 9, 2021, Norman City Council approved Amendment No. 2 to Contract K-1920-40 in the amount of \$920,250 for additional design fees. Amendment No. 2 covered the remainder of design fees for both projects, including construction, that is needed to accommodate the increase in project scope that was identified by the Ad-Hoc groups in the conceptual stage.

FSB has been working with the Senior Wellness and Multi Sports and Aquatics Ad-Hoc Groups, various stakeholders, and City Staff and has completed the construction documents for both facilities.

DISCUSSION:

The Senior Wellness Center is to be located on City-owned land on the southeast corner of Norman Regional Health System's (NRHS) Porter Campus, off of North Findlay Avenue. The new Senior Wellness Center will include an indoor heated saltwater pool with lap swimming, water walking, and hydrotherapy seating. An indoor walking track, and training space, fitness

classroom area, lounge, and game rooms, both wet and dry craft areas, small prep and demonstration kitchen, and multipurpose rooms that could be used for eating, events, classes, theatrical plays, games, and much more. Oklahoma City architectural and engineering (A/E) firm Frankfurt, Short, Bruza (FSB) was selected as the A/E consultant for this Project in March 2018. FSB has completed the project's schematic design phase, is proceeding with design development and construction documents, and will assist with construction administration through the project completion.

The Senior Wellness Center was included in the Norman Forward initiative in 2015 but was unfunded. The Senior Wellness Center was later funded through two council actions, savings from a long term land lease instead of a land purchase at Griffin Park (\$7.4 million) and then followed by a budget transfer (\$4.8 million) from the Coronavirus Act, Relief & Economic Security Act (CARES ACT) for a total of a \$12.4 million budget for construction and design.

In the design development portion of the phase, City Staff and the Ad-Hoc committee agreed to value engineer (V/E) out the Multi-use Athletic Center, including one pickleball court and a small basketball court. The Ad-Hoc group decided that the pickleball space would interfere too much with the indoor walking track, and they also preferred the larger workout area. Staff would like to have FSB, the A/E team, design a more extensive MAC gym which will consist of a full-size basketball court, three pickleball courts, and the potential to play volleyball that is a standalone area inside the Wellness Center. The gym is to be placed on the west side of the building.

Similar to Amendment No.1 and No. 2 to Contract K-1920-40, FSB has submitted Amendment Number No. 3, which provides additional design fees that will cover and accommodate the increase in project scope that the Ad-Hoc identified to have a MAC gym. The design of the MAC gym will help the City to discover an accurate cost estimate for this portion of the building, which was a priority with the Seniors and the Senior Wellness Ad-Hoc before this portion of the building was V/E out. Once the City gets an accurate cost estimate, it will give the City opportunities to seek additional funding at a later time to build the MAC gym as an addition to the Senior Wellness Center.

ADG, Inc., our Project Management Consultant, has reviewed this Amendment and agrees that it is appropriate for the proposed work.

Funds are available for this project in the NORMAN FORWARD Fund, as follows:

\$1,028,976.81 in the Senior Wellness Facility, Design Account (51793365-46201; project NFP108)

RECOMMENDATION NO. 1: Staff recommends approval of Amendment No. 3 to Contract K-1920-40 with FSB in the amount of \$105,000 for design services to include Design Development, Construction Document, and Construction Administration services for the Senior Wellness Center project.

RECOMMENDATION NO. 2: Staff recommends approval of a transfer of funds in the amount of \$105,000 from Project NFP108, NORMAN FORWARD Senior Wellness Facility Construction account (51793365-46101) to Project NFP108, NORMAN FORWARD Senior Wellness Facility Design account (51793365-46201).