



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 1/09/2024

REQUESTER: Ken Giannone

PRESENTER: Ken Giannone, Capital Projects Engineer

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT ONE TO CONTRACT K-2021-67: A CONTRACT BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND GREELEY HANSEN, LLC, FOR ENGINEERING SERVICES FOR THE WATER RECLAMATION FACILITY ADMINISTRATION BUILDING UPGRADES AND NEW MAINTENANCE BUILDING IN THE AMOUNT OF \$50,601 AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

The Norman Utilities Authority operates the Wastewater Reclamation Facility (WRF) located at 3501 Jenkins Avenue. Over the last 40 years, the WRF has had numerous projects to upgrade treatment processes and other infrastructure. The laboratory in the Main Building, which is necessary for regulatory compliance, was constructed in 1982 with minimal improvements in the intervening years. Over that same time period, regulations have consistently expanded in scope and this is expected to continue in future, which has greatly expanded both the types and quantities of testing required of the laboratory. As a result, it has become increasingly imperative that the laboratory facilities in the Main Building 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, the areas previously used for maintenance activities in the Main Building have been reduced repeatedly due to conversion of former maintenance space for other critical needs. The reduced maintenance space has made it increasingly difficult for maintenance staff to store necessary tools, equipment and spare parts and to perform basic maintenance tasks. The necessary expansion of the laboratory discussed above will require that additional maintenance space be repurposed. For these reasons, a new maintenance building has been deemed necessary.

A Request for Proposal for this project was issued by staff on August 14, 2020. Proposals were received on September 11, 2020, and twelve (12) Architects/Engineers submitted proposals. Three firms were “short-listed” and were interviewed on October 23, 2020. Greeley and Hansen, LLC was selected as the best consultant for the project. Norman Utilities Authority (NUA) approved the Contract K-2021-67 for engineering services on June 8, 2021.

DISCUSSION:

During the preliminary design phase of this project, two issues arose that were not considered in negotiating the original Agreement for Engineering Services. One issue was associated with the location of the new maintenance building. Greeley and Hansen, LLC determined that a more desirable and cheaper location was the location of the former sludge drying beds just south of the WRF Main Building. In order to utilize this space, however, the former drying beds would have to be backfilled to raise the area up to the surrounding grade. This would require additional effort by Greeley and Hansen, LLC's structural engineer to ensure appropriate backfill material and compaction regimen was used to accommodate foundations of the new maintenance building. The second issue relates to installing a cut in and a canopy at the northeast entrance to the Main Building. This would allow equipment and staff to be protected from the weather when entering and leaving the building.

There were also two additional scope items discovered after completion of the preliminary design that required additional effort on the part of Greeley and Hansen, LLC. Specifically, Greeley and Hansen, LLC's electrical engineer discovered two critical systems, an existing fire alarm system and an existing uninterrupted power supply (UPS) that had not been identified while the original contract was being negotiated.

In addition to the above-referenced design changes, the project delivery method is proposed to change from Construction Manager at Risk (CMAR) to traditional design-bid-build. This results in a net increase since Greeley and Hansen, LLC's contract outlined delivery of this project by CMAR.

The proposed increase for Amendment 1 is \$50,601 and the amendment contains a detailed breakdown of cost revisions. Funding for Amendment 1 will be from Wastewater Reclamation Facility Main Control Building Renovation, Design (Account 32999911-46201; Project WW0325), which has an unencumbered balance of \$103,781.

RECOMMENDATION:

Staff recommends the NUA approve Amendment 1 to Engineering Services Contract K-2021-67 with Greeley and Hansen LLC for engineering services in the amount of \$50,601.