



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/10/2023

REQUESTER: Brandon Brooks, Capital Projects Engineer

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT TWO TO CONTRACT K-2122-49: BY AND BETWEEN THE CITY OF NORMAN AND ADG BLATT INCREASING THE CONTRACT AMOUNT BY \$49,950 FOR A REVISED CONTRACT AMOUNT OF \$193,550 TO PROVIDE ADDITIONAL DESIGN SERVICES FOR THE FLEET MAINTENANCE FACILITIES LOCATED ON NORTH BASE AS OUTLINED IN THE STAFF REPORT.

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 and Utilities 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 1940's 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 has been expanded to include 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 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.

During the preparation of the master plan, Utilities Line Maintenance 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 to be 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 could be conducted to plan how the current building may be modified to meet the needs of the Public Works/Fleet Maintenance Division resulting in Amendment 1 to Contract K-2122-49. On January 10, 2023, City Council approved Amendment No. 1 to Contract K-2122-49 with ADG Blatt in the amount of \$44,000 to complete schematic designs for the renovation of the Fleet Maintenance Building.

DISCUSSION:

Following completion of the schematic designs, staff met with ADG Blatt to discuss plans and costs for the renovation of the Fleet Maintenance facility. Due to the cost constraints of the full construction design and renovation of the building, staff determined a more cost-effective approach would be to complete both the designs and construction in 3 phases and 2 sub phases: Phases 1a, 1b, 2, and 3. This approach will allow the Fleet Maintenance division to maximize the efficient use of the space while minimizing the short-term cost. Attached is the scope and fee that staff negotiated with ADG Blatt for the work necessary to complete the first phase of the renovation. Additional design fees in the amount of \$49,950 are required for ADG Blatt to complete the plans for this added scope.

This additional scope includes construction design documents for Phase 1a and associated construction administration services. 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.

Staff was able to fund Amendment 1 with professional consultant funds from FYE 2023, saving \$44,000 in the North Base Feasibility Study (Project BG0165). Staff is requesting the appropriation an additional \$5,950 from the Capital Fund Balance (Account 50-29000) to fully fund the proposed contract amendment.

RECOMMENDATION 1:

Staff recommends the appropriation of \$5,950 from the Capital Fund Balance (Account 50-29000) to the North Base Feasibility Study (Account 50593388-46201; Project BG0165).

RECOMMENDATION 2:

Staff further recommends approval of Amendment 2 to Contract K-2122-49, between the City of Norman and ADG Blatt.