



MEMORANDUM

Council Agenda
Item No. IX. AM
5/20/2025

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Amendment No. 2 to Contract for Architectural Services with Allford Hall Monaghan Morris, PC, Project MC-0749, Oklahoma City Riversport Improvements, 800 Riversport Drive, fee increase of \$609,067.96. Ward 7.

Location:

800 Riversport Drive

Background:

This Capital Improvement project provides for an integrated and systematic approach to the planning of currently identified and not-yet-identified work packages at the Oklahoma City Riversport, allowing them to be scheduled around major events, and ensuring that short-term plans do not preclude long-term goals.

Subsequent to the execution of the original contract as previously amended, it has been determined to be in the best interest of the City to pursue the Omniflats system in lieu of the RapidBloc system, which requires a revised Preliminary Report and Plans and Specifications for Package 1. It has also been determined to incorporate additional design elements into Package 2, including a new headgate to allow the competition channel to be shut down to use the recreation channel only, a system to calm turbulence within the channels, possible modifications to the slalom gate masts along the channels, and installation of a Kayak Cross ramp. The Architect will contract with Hydrostadium, the manufacturer of the Omniflat system, and a Whitewater Venue specialist to provide the required design for 1. the Omniflat system; 2. turbulence attenuation; 3. new competition headgates; 4. slalom gate mast modifications; and 5. kayak cross ramps, therefore, Paragraph 16.1 is hereby incorporated to allow Hydrostadium to design. The revised design for Items 2, 3, 4, and 5 as indicated above will be incorporated into a revised Preliminary Report and Final Plans and Specification for Package 2.

It has also been determined several venue improvements are required to be constructed prior to the International Canoe Federation (ICF) World Championships in July 2026; therefore, under Package 2, the Architect will conduct a study to establish the viability of, scope, and preliminary cost estimates of each potential project, and upon direction from the City, may then be developed into full stage design projects by a possible future amendment. These projects include AV/broadcasting infrastructure, terracing of spectator seating area, On-venue results (OVR) building/public facilities, Course lighting, Site wayfinding and Venue signage, and shade structures have been identified as additional projects that would ideally be completed prior to the ICF World Championships in July 2026.

The original contract allowed for Package 3, Olympic Overlay by possible future amendment, it has also been determined to direct the Architect to proceed with Task 1A, Programming and Concept Design for Package. The Engineer will coordinate with the ICF and/or relevant Governing Bodies of prospective sporting events to determine the requirements to accommodate major national and international sporting event, assess the space and infrastructure available to facilitate the planned event, and produce an overlay of the Boathouse District to show what temporary and/or permanent accommodations are required, and how the site will be affected. Services for Preliminary Report, Final Plans and Specification, Bidding, Construction Administration and As-Built services for Package 3 remain possible by future amendment.

Architect:

Allford Hall Monaghan Morris, PC

Architectural Fee:

Original Contract Amount	\$ 657,574.00
Amendment No. 1	135,621.00
Amendment No. 2	<u>609,067.96</u>
Revised Contract Amount	\$1,402,262.96

Source of Funds:

MAPS 3 Sales Tax-RSTR > OCITY > MAPS 3 Convention Center > MAPS 3
Contribution to Riversport Improvements > Architect & Engineering
(1491>1406102> M3-C016>54040001)

Review:

Public Works Department

Recommendation: Amendment be approved.