



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/10/2026

REQUESTER: Lance Harper, Facilities and Construction Program Manager

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2526-141: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND STREETS MECHANICAL, L.L.C., IN THE AMOUNT OF \$199,494.00 FOR THE NORMAN INVESTIGATION CENTER (NIC) AIR HANDLER REPLACEMENT; PERFORMANCE BOND B-2526-17, STATUTORY BOND B-2526-18, AND MAINTENANCE BOND MB-2526-48. (Ward 2)

BACKGROUND:

The Facility Maintenance Division has several HVAC tradesmen who maintain the heating and air conditioning systems for all City of Norman facilities. These tradesmen have serviced the HVAC system for the Norman Investigation Center (NIC), located at 1507 W. Lindsey Street, Norman, Oklahoma, since the City acquired the building several years ago.

The primary air handler serving the NIC is approximately 40–45 years old. Air handlers of this type are typically designed to last 15–20 years. Due to its age and condition, the unit has experienced numerous issues. It is unable to properly balance outside air intake, resulting in excessive outside air and humidity being introduced into the system. This condition contributed to a mold outbreak within the building.

In addition to these issues, the unit's overall age has further impacted its reliability and performance. A third-party contractor inspected the air handler to provide an estimate for repair or replacement and advised that the unit is well beyond its intended life expectancy and is not cost-effective to repair or rebuild. As a result, a Request for Proposals (RFP) was issued for the replacement of the air handler.

DISCUSSION:

Four proposals to remove and replace the air handler at the NIC were opened on January 13, 2026, from the following HVAC contractors:

1. **Streets Mechanical, L.L.C.** — \$199,494.00
2. **WSM** — \$206,747.00
3. **Harrison Orr** — \$221,600.00
4. **Saker Mechanical** — \$279,000.00

The proposals were reviewed and evaluated by the Parks and Recreation Facilities Maintenance Division based on experience providing similar services, references, cost, and overall ability to deliver the specified services. After evaluating each proposal, the staff recommended the proposal submitted by **Streets Mechanical, L.L.C.**, which was the lowest bid and met all requirements outlined in the Request for Proposal.

Streets Mechanical, L.L.C., is a full-service commercial HVAC company located in south Oklahoma City, Oklahoma. Streets Mechanical, L.L.C., currently has several work agreements with the City, including preventive maintenance services for the Animal Welfare building and maintenance of all boiler systems within City buildings.

The proposal submitted by Streets Mechanical, L.L.C., includes a base cost of \$199,494.00 to remove the existing air handler and replace it with a new, energy-efficient system. The scope of work includes making all necessary connections, replacing all associated valves, installing the control system, and hauling off all removed materials. The City currently utilizes the ES2 control system, which will be incorporated into the new installation.

Funding for this project will come from the Capital Improvement account designated for the replacement of outdated HVAC equipment, namely Building HVAC/Mechanical (Project EF1003, Account No. 50595540-46301 Materials).

If approved, the contractor will begin work as soon as possible. Streets Mechanical will start fabrication of the air handler immediately, with an estimated build time of approximately 90 days. Installation will be scheduled upon completion of the unit.

RECOMMENDATION 1:

It is recommended that the City Council approve **Contract K-2526-141** to Streets Mechanical, L.L.C., in the amount of **\$199,494.00**.

RECOMMENDATION 2:

Staff further recommends that, upon approval of Contract K-2526-141, the following bonds be approved:

- Performance Bond B-2526-64
- Statutory Bond B-2526-65
- Maintenance Bond MB-2526-48