



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 2/13/2023

REQUESTER: Taylor Johnson, Transit and Parking Program Manager

PRESENTER: Scott Sturtz, Interim Director of Public Works

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, ADOPTION, REJECTION, AND/OR POSTPONEMENT OF THE RATIFICATION OF THE DECLARATION OF AN EMERGENCY TO REPAIR THE NORMAN TRANSIT CENTER AT 320 EAST COMANCHE STREET BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND CAVINS CONSTRUCTION AND ENVIRONMENTAL GROUP IN THE AMOUNT OF \$124,033.46 AND BUDGET APPROPRIATION AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

Following the development of the Go Norman Transit Plan, which was approved in June 2021, the property at 320 East Comanche Street was evaluated and then recommended to be purchased by the City to remodel into a new Norman Transit Center. Council approved the purchase sale agreement for 320 East Comanche Street on January 19, 2022, and the City assumed ownership on March 4, 2022.

City Council then approved a contract with McKinney Architects to provide Architectural and Engineering services for the property on May 10, 2022.

On January 4, 2023, the City of Norman opened bids for the City Transit Center Remodel project. On February 14, 2023, City Council approved contract K-2223-72 with Stronghold Construction.

The Norman Transit Center was substantially completed on October 6, 2023. The facility opened, and the transit-modified route network began operating out of the Norman Transit Center on October 16, 2023. As of November 10, 2023, Stronghold Construction had completed all work associated with the Norman Transit Center Project contract. All final punch list items had been addressed at this point. City Council approved the final acceptance and payment for the project on November 28, 2023.

DISCUSSION:

Late in the evening on October 26, 2023, City Transit Staff received a message from EMBARK staff that the lower level staff restrooms had backed up and flooding was occurring. The Transit and Parking Program Manager went to the site immediately. After consultation with the Director

of Parks and Recreation, who oversees Facility Maintenance, and the Director of Public Works, it was concluded that quick and decisive action was necessary to avert potential human health hazards (i.e., unsanitary wastewater contact) and exponential recovery costs.

Staff coordinated with a Norman-owned business, Cavins Construction and Environmental Group (CCEG), to conduct an on-site inspection immediately that evening. They reaffirmed our conclusion that rapid action was required. They immediately began remediating the facility where wastewater had made contact. This work continued into the early morning hours of October 27, 2023. The remediation was only to the lower level of staff restrooms. Remediation included removing the lower two feet of drywall and the vinyl tile flooring, which is standard industry practice.

Staff were told that the reason for the backup was the decay of the old wastewater pipes. As these pipes were iron, they had begun rusting and flaking, causing debris to be caught. This is what ultimately led to the incident.

On October 28, 2023, the City Manager declared this situation an emergency to repair per the attached memo. CCEG began to repair the damage to the Norman Transit Center immediately.

The City Code allows for emergency actions and contractual arrangements to be approved by the City Manager, exempted from normal competitive bidding and contractual approval requirements. The City Council is requested to ratify these emergency actions.

To cover payment, it is requested that \$124,033.46 in funds be appropriated from General Fund Balance (account 10-29000) to the Public Transit and Parking Fund, Building Maintenance (account 27550277-44210).

RECOMMENDATION 1:

It is recommended that the City of Norman City Council ratify staff actions and approve payment to Cavins Construction and Environmental Group in the amount of \$124,033.46 for the wastewater remediation and build back at the Norman Transit Center, 320 East Comanche Street.

RECOMMENDATION 2:

It is recommended that the City of Norman City Council approve an appropriation from General Fund Balance (account 10-29000) to the Public Transit and Parking Fund, Building Maintenance (account 27550277-44210) to cover the costs of the repairs.