



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 05/14/2024

**REQUESTER:** City of Norman, Oklahoma

**PRESENTER:** Elisabeth Muckala, Assistant City Attorney

**ITEM TITLE:** CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A CONVEYANCE BY QUIT CLAIM DEED: BY THE CITY OF NORMAN, OKLAHOMA, TO THE CITY OF NORMAN, OKLAHOMA, FOR PROPERTY LOCATED AT THE NE CORNER OF ROBINSON AVE. AND 24<sup>TH</sup> AVE NE IN ORDER TO CONSOLIDATE RECORD TITLE IN ADVANCE OF PLATTING AS THE HALL PARK COMPLEX.

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### BACKGROUND:

On April 1, 2014, the voters of Norman approved Ordinance O-1314-33, extending the dedicated ½ percent Public Safety Sales Tax (PSST) permanently (effective October 1, 2015) to certain Critical Public Safety Capital Needs projects, including more than \$21M in funds to finance the Emergency Communications (Radio) System and Emergency Operations Center (ECOC) facilities.

A Request for Qualifications (RFQ 1516-58) was issued on May 16, 2016 asking for firms to present their qualifications for architectural and engineering design of the ECOC. Following vetting, including interviews and presentations, the Architects Design Group of Winter Park, Florida was selected for this project, its work to be completed in phases pursuant to Contract K-1617-69. Amendments have been brought to augment the scope of design based on funding.

On May 25, 2021, the City Council appropriated \$9,500,000 in American Recovery Plan Act entitlement funding (Resolution R-2021-128) to provide for the full completion of the ECOC project. The 19,800 square foot design provides for all necessary components and fully hardens the entire structure to help ensure its usability in the event of severe weather emergencies

It was ultimately determined a Construction Manager at Risk (CMaR) format was preferable for this project much as for the City's many ongoing Norman Forward projects. On November 5,

2021, the City advertised its Request for Qualifications and on November 17, 2021 received CMAA service proposals from four (4) construction management service companies. Based on their experience with other similar projects, Crossland Construction Company, Inc. was selected as the firm having the best proposal for managing the construction work on the ECOC. The CMAA contract, K-2122-88, for \$32,250 was approved by City Council on January 18, 2022.

Part of this City's plan to develop the ECOC includes platting the property on which it will sit, as well as surrounding contiguous properties previously acquired by the City of Norman. Wallace Engineering was retained to work on the platting of this property, all located at the NE corner of the intersection of Robinson Ave. and 24 Ave. NE, to be platted as the Hall Park Complex. As part of Wallace Engineering's efforts, it was suggested that the City of Norman prepare record title to the platted property by combining the multiple tracts into one tract conveyed under one deed, the Quit Claim Deed presented for the City Council's consideration.

#### **DISCUSSION:**

City Staff has reviewed the conveyance, as well as the plans for final-platting the property and is satisfied that the plan represents the best course for the City's management and future use of these properties. Particularly, the property that is now and will continue to be operated and utilized by the Norman Utilities Authority will ultimately be platted as a lot separate and apart from that utilized as trails, open space, and the ECOC facility. This conveyance is one step in the process of preparing for the City's final platting of this property.

#### **RECOMMENDATION:**

City Staff recommends that City Council approve the conveyance and acceptance of the Quit Claim Deed for the Hall Park Complex property, and direct staff to take other actions as necessary, including the filing of record of the same, to accomplish the final platting of the same.