



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/08/2023

REQUESTER: Wade Thompson, Park and Facility Manager

PRESENTER: Jason Olsen, Parks and Recreation Director

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AND/OR POSTPONEMENT OF RATIFICATION OF THE DECLARATION OF AN EMERGENCY TO REMEDIATE THE FIRE TRAINING FACILITY PROPERTY AT 2207 GODDARD AVENUE BY AND AUTHORIZE PAYMENT TO CAVINS CONSTRUCTION GROUP IN THE AMOUNT OF \$210,081.08 AND BUDGET APPROPRIATION FROM THE RISK MANAGEMENT FUND BALANCE AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

On Thursday, April 27, 2023, the Fire Training Chief reported a wet ceiling tile at the Fire Training Center, co-located with Fire Station 7, at 2207 Goddard Avenue. The City of Norman Facility Maintenance requested a third-party contractor to inspect the roof, at the facility, to ascertain the cause of the wet ceiling tiles. During the facility's interior inspection, mold was visible on the ceiling tile.

DISCUSSION:

With mold being visually present at the Fire Training Center in the training area and the Training Chiefs' office, the request for immediate testing by Cavins Group was approved by City Staff. The initial scope of work included air testing and sample testing of the areas with visual mold present. Upon receiving lab results from the tests, mold presence was confirmed by Cavins Group's third-party testing lab. Still, the air quality tests determined no airborne presence, not producing a human health concern. Nevertheless, an immediate remediation project was approved to prevent the progression of the potential hazard and further infestation.

The initial visual inspection was that the mold presence was limited to a few areas where leaks had gone unreported. As the contractor removed and mitigated the mold in the visually noticed areas, the continuous testing revealed a much larger scope of work as drywall was removed from the walls, revealing water penetrating areas of the exterior wall that staff from the Fire Department of Facility Maintenance were unaware of.

The remediation was an extensive operation, including partitioning off the remediation area, removing and cleaning all contents within the fire training building, removing the bottom 3 feet

of drywall throughout the office and classroom, treating the area, resealing areas of water intrusion, roof repairs, a complete HVAC system cleaning and extensive air scrubbing. Testing was then performed, and third-party certified a clean, mold-free facility ready for build-back, reassembly, and return of area contents that had been removed, taken off-site for cleaning and storage until the facility was ready and built back.

It is recommended that funds be appropriated to cover these expenses from the Risk Management Fund Balance (Account 43-29000) to the Risk Management Fund, Miscellaneous Services – Uninsured Losses (Account 43330104-4479).

RECOMMENDATION 1:

It is recommended that The City of Norman approve payment with Cavins Group, in the amount of \$210,081.08, for mold remediation and build-back repairs at the Fire Training Center located at 2207 Goddard Avenue.

RECOMMENDATION 2:

It is recommended that \$210,081.08 be appropriated from Risk Management Fund Balance (Account 43-29000) to the Risk Management Fund, Miscellaneous Services – Uninsured Losses (Account 43330104-4479).