



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 5/10/2022

REQUESTER: Taylor Johnson, Transit and Parking Program Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF AUTHORIZATION, APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EXPENDITURE NO ONE UNDER CONTRACT K-1920-63: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE MCKINNEY PARTNERSHIP ARCHITECTS, P.C. IN THE AMOUNT OF \$111,475 TO PROVIDE PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES FOR THE RENOVATION OF REAL PROPERTY LOCATED AT 320 EAST COMANCHE STREET.

BACKGROUND:

The City has utilized the University's Brooks Street Transfer Station since taking over the public transit operations from the University in July of 2019. During the development of the City's Go Norman Long Range Transit Plan, many sites were considered in the City downtown area for a new Transit Center. Ultimately, The Depot was identified as the preferred site for a City bus transit center; however, after the Plan was completed and approved the City revived interest in purchasing real property at 318-320 East Comanche Street in Norman to be used as the City's transit center. After working with the seller, Council approved a purchase sale agreement (PSA) for the property at 318-320 E. Comanche St. on January 18, 2022. The City assumed ownership of the property on March 4, 2022.

On March 8, 2022, City Council approved the first amendment to Contract K-2021-18 with Nelson\Nygaard to amend the Go Norman Long Range Transit Plan to reflect the new location of the Transit Center and conduct additional analyses related to transit center operations. This additional work is ongoing and will be completed in the summer of 2022.

On October 22, 2019, City Council approved numerous on-call professional services contracts after a qualitative-based selection (QBS) process was completed. Contract K-1920-63 was approved for The McKinney Partnership Architects, P.C. to provide architectural and other associated services.

DISCUSSION:

The existing structure at 320 E Comanche St. was previously utilized as a bank and consists of a 1,166 square foot building with canopies supported by concrete poles and brick structures extending to the east and the west ends of the tract. Upon initial review, staff have identified exterior (pavement conditions on the site and in the alleyway, roof conditions, HVAC system) and interior (ADA compliance, electrical code compliance) issues that will need to be addressed at a base level.

Before the property can accommodate the City's transit operations, the existing building will need to be renovated to meet the needs of the planned transit system. While a full assessment of what renovations are required to make the property functional and efficient will be necessary, some of the renovations could include:

- Pavement and curb improvements to accommodate at least 5 fixed-route buses at once
- ADA and code compliance as needed
- Structural analysis and remediation as necessary
- Route and facility signage
- Bus stop benches/shelters, bike parking, and shade trees
- Bus operator and public restrooms
- Bus operator breakroom
- Water fountain with bottle filling option
- Security system (alarm and surveillance system)
- Route and system maps
- Enhanced pedestrian access and integration to nearby multimodal transportation including downtown sidewalk networks, micromobility motorized scooters, Legacy Trail, and The Depot.
- Electric charging infrastructure for EV buses (grant dependent)
- Public wi-fi and other waiting area improvements

Funds in the City's FYE 2022 Capital Budget for this design work are included in Transit Projects, Design (Account number 50593379-46201; Project BG0254). The not-to-exceed cost of the architectural services is \$111,475 and the target completion date for design work is no later than mid-August 2022. Once the design work is completed, bid documents will be created and solicited for a contractor to begin construction. City Staff anticipate opening the City's new Transit Center in August of 2023 following completion of the construction at 320 E Comanche St., construction of 80 new bus stops, and negotiation of the new routes with EMBARK.

RECOMMENDATION:

Staff recommends approval of an expenditure under K-1920-63 in the amount of \$111,475 to The McKinney Partnership Architects, P.C. to provide architectural and engineering design services for the renovation of 320 East Comanche Street for the purposes of a City Transit Center as outlined in the staff report.