



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: K-1920-90

File ID: K-1920-90

Type: Contract

Status: Consent Item

Version: 1

Reference: Item 11

In Control: City Council

Department: Police Department

Cost: \$256,812.00

File Created: 12/02/2019

File Name: Emergency HVAC Replacement - Animal Welfare

Final Action:

Title: CONSIDERATION OF THE RATIFICATION OF THE DECLARATION OF AN EMERGENCY TO REPLACE THE HEATING AND AIR CONDITIONING SYSTEM AT THE ANIMAL WELFARE CENTER, APPROVAL OF CONTRACT K-1920-90 WITH STREETS, L.L.C., IN THE AMOUNT OF \$256,812 INCLUDING PERFORMANCE BOND B-1920-59, STATUTORY BOND B-1920-60, MAINTENANCE BOND MB-1920-30; RESOLUTION R-1920-84 GRANTING TAX-EXEMPT STATUS AND BUDGET APPROPRIATION FROM THE CAPITAL FUND BALANCE.

Notes: ACTION NEEDED: Motion to ratify the declaration of an emergency to replace the heating and air conditioning system at the Animal Welfare Center; and, if ratified, approve Contract K-1920-90 with Streets, L.L.C., in the amount of \$256,812 and the performance, statutory, and maintenance bonds; authorize execution the contract and bonds; direct the filing of the bonds; adopt Resolution R-1920-84; appropriate \$56,455 from the Capital Fund balance (Org 50, Object 29000) Project BG00251 Animal Welfare HVAC,Construction (Org 50696699, Object 46101).

ACTION TAKEN: _____

Agenda Date: 12/10/2019

Agenda Number: 11

Attachments: City Manager Emergency Approval for AWC HVAC, K-1920-90 - AWC, HVAC AWC BONDS, Pertinent Code Provisions, Streets Tax Exempt Resolution, Master

Project Manager: Lieutenant David Tuescher

Entered by: brenda.hall@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File K-1920-90

Body

BACKGROUND: The Animal Welfare Center has been experiencing problems with the heating, ventilating and air conditioning (HVAC) system due to the corrosive environment of being located next to the Water Reclamation Facility and the corrosiveness of the urine within the facility. Staff contacted the original architect and engineer who designed the system in 2013 and the engineer wanted to do an extensive review and design work towards a solution for the system, which would have taken weeks to reach a solution and add further costs. The cost for the companies to come on site and perform a preliminary review was approximately \$5,400. In the meantime, Facility Maintenance staff was trying to keep the air conditioning functioning at extensive cost to the Facility Maintenance Division budget.

As a result, Staff reached out to Streets, L.L.C. (“Streets”), on October 7, 2019, who made an initial assessment and was willing to begin work immediately to address the problems. To expedite the project as quickly as possible and reduce further down time for the HVAC system, the City Manager approved an emergency on October 14, 2019, as authorized under Section 8-204(b)(4) and 8-203(a)(2) of the Code of Ordinances of the City of Norman, a copy of which is attached to this agenda item. Streets performed the assessment at a cost of \$9,000.

DISCUSSION: On November 14, 2019, Streets provided a thorough report and scope of work needed to resolve the problems. This proposal replaces all HVAC units with coated units; provides repairs and modifications to the existing ductwork; provides for air flow test and balancing; and includes building automation controls that will allow the Facility Maintenance Superintendent to look at the system remotely and identify areas of need. Total cost of the contract is \$256,812.

Funds in the amount of \$250,000 were budgeted in the FYE 2020 Capital Budget (Project BG0251). Funds in the amount of \$15,000 have been expended to date for review and assessment by the original architect and engineer as well as Streets, L.L.C. A budget appropriation from the Capital Fund balance (Account Org 50, Object 29000) in the amount of \$56,455 (Account Org 50696699, Object 46101) is needed to complete the project.

STAFF RECOMMENDATION: Staff recommends ratification of the emergency HVAC system for the Animal Welfare Center be approved including the execution of Contract K-1920-90, Performance Bond B-1920-59, Statutory Bond B-1920-60, Maintenance Bond MB-1920-30 and Resolution R-1920-84. Staff also recommends that the above-described budget appropriation be approved.