



MEMORANDUM

Council Agenda
Item No. IX. AY
5/21/2024

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Acceptance of a Special Warranty Deed from The Greenbrier, LLC, Project SB-2021-00001, Oversized Sanitary Sewer Main Extension under Policy B-1 procedures to serve Redstone Ranch offsite, south of Hefner Road and east of Piedmont Road. Ward 1.

Location:

South of Hefner Road and east of Piedmont Road.

Purpose:

The Special Warranty Deed transfers ownership of the newly installed sanitary sewer main to The City of Oklahoma City for maintenance and operation by the Utilities Department. This allows the Oklahoma City Water Utilities Trust (OCWUT) to purchase the oversized main on behalf of the City.

Background:

OCWUT received an application from The Greenbrier, LLC to extend an oversized sanitary sewer main to serve Redstone Ranch Off Site located south of Hefner Road and east of Piedmont Road on October 19, 2021. The Greenbrier, LLC has completed the project in accordance with City and OCWUT standards, requirements, and policies as established by Policy B-1. This project extended 1,450 linear feet of 24-inch sanitary sewer main and 4,590 of 15-inch sanitary sewer main.

Fidelity and Deposit Company of Maryland is the surety company for the two-year maintenance bond. Bond No. 9389847 will remain in effect until the contractor and surety have fulfilled all responsibilities under the maintenance bond. Maintenance bond was accepted and placed into effect on April 25, 2023.

Engineer:

Crafton Tull & Associates, Inc

Contractor:

Downey Contracting, L.L.C.

Developer:

The Greenbrier, LLC

Final Inspection:

On October 19, 2022, the following attended:

Dan Poencet	Crafton Tull & Associates, Inc.
James Locke	Public Works Dept.-Field Services
Isaac Locke	Public Works Dept.-Field Services

The punch list was completed on October 19, 2022. It was agreed by all that the project has been completed according to plans and specifications.

Final Claim:

\$152,940

Final Construction Cost:

Total Construction Cost	\$1,020,492.25
OCWUT Purchase Price	\$ 152,940.00 (14.99% of construction cost)

Source of Funds:

OCWUT Wastewater Facility Fund–Wastewater Trust Capital-Sewer Interceptors-Project SB-2021-00001-Infrastructure

(6560-3801600-W7140-SB202100001-54130002)

This project is funded from the Sewer Impact Fund and paid out of the Sewer Facility Fund.

Review:

Utilities Department

Recommendation: Special Warranty Deed be accepted and recorded by law.