



# MEMORANDUM

OCPPA Agenda  
Item No. PPA. D  
8/13/2024

## The City of OKLAHOMA CITY

TO: Chairman and Trustees of the Oklahoma City Public Property Authority

FROM: Craig Freeman, City Manager/General Manager, OCPPA

Resolution waiving formal competitive bidding and authorizing the open market purchase of plumbing and mechanical services from United Mechanical, related to the extension of chilled water lines and construction of boiler plant inside the Paycom Center, 100 West Reno Avenue, estimated cost \$278,263.32. Ward 7.

**Location:**

100 West Reno Avenue

**Purpose:**

The central plant located in the Prairie Surf Studio facility (former Cox Convention Center) that provides heating hot water and chilled water to the Paycom Center will be demolished as part of a new Oklahoma City arena project. Replacement of the hot water and chilled water supply must be performed within a window of time to provide continuous services to the Paycom Center. The provision of heat and air condition climate control is a contract requirement and health and safety concern. The City has selected Vicinity as the provider of heating hot water and chilled water for the Paycom Center. Vicinity has contracted with United Mechanical to extend the Vicinity chilled water system to the Paycom Center and construct a heating hot water system at the Paycom Center. In addition, to transfer heating hot water and chilled water services from the Prairie Surf Studio facility to the Vicinity system in the Paycom Center, valves and connections are needed to be installed by a licensed plumber. The heating and air conditioning systems for the Paycom Center have pressure couplings that seal when under pressure and the release of pressure, even temporarily, can cause leaks. The installation of the valves and necessary connections will cause a temporary release of pressure in the heating and air conditioning systems.

**Background:**

On December 12, 2023, the City presented to its citizens a temporary 72-month 1% (\$0.01) sales tax to construct a new arena, which was passed by an overwhelming majority of voters. This new temporary tax will not take effect until after the expiration of the MAPS 4 sales tax and will be used to fund the costs associated with the design and construction of the new arena for both the City's and Team's use.

On June 4, 2024, the Oklahoma City Public Property Authority voted to amend the Lease and Facility Occupancy Agreement between the OCPPA and Prairie Surf Media to cease use of the former Cox Convention Center on December 31, 2024. This is one year prior to the original termination date of Dec 31, 2025. This will allow the City of Oklahoma City to start the demolition

and construction process of the new arena at that site.

United Mechanical has historical knowledge of these systems at the Paycom Center. When the Paycom Center heating and air conditioning system was last serviced, multiple leaks were created throughout the systems and United Mechanical was hired to provide plumbing and mechanical services to resolve those leaks. United Mechanical has provided plumbing and mechanical services for the Paycom Center and is specially qualified to perform plumbing and mechanical services at this site. Contracting with United Mechanical will be of unique value and service to Oklahoma City as it will provide uniformity and continuity of responsibility and warranty of service and function of the systems.

MAPS staff has obtained a quote from United Mechanical to provide these plumbing and mechanical contractor services within the required timeline.

**Estimated Cost:**

\$278,263.32

**Source of Funds:**

(OCPPA>4685>1406300>CONST>AE-0005>54040007)

OCPPA>NEW NBA ARENA>NBA ARENA>CONSTRUCTION AND FF&E>PAYCOM  
ARENA - UNITED MECHANICAL>CONSTRUCTION IN PROGRESS

**Review:**

Finance Department

**Recommendation:** Resolution be adopted.