



MEMORANDUM

Council Agenda
Item No. IX. AR
2/13/2024

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Preliminary Report, Project MB-1654, City Hall Sanitary Sewer and Roof Drain Line Replacement, 200 North Walker Avenue; and authorizing preparation of final plans and specifications. Ward 6.

Location:

200 North Walker Avenue

Background:

City Hall was constructed in the 1930's and completed in 1937 with cast iron piping for the sanitary sewer lines and storm drains. Major renovations took place between 1995 and 1998 which modified the building's drainage system, mostly adding breakroom sinks. At some point, an undocumented renovation took place, removing a large portion of drinking fountains located throughout the floors of the building. Throughout the extent of the renovations, the majority of the original piping appears to have been retained. This shows the longevity of the materials used during construction in 1937.

In recent years, numerous leaks have been reported and complaints of sewer gas odors have become a recurring issue. In order to evaluate the condition of the sanitary sewer and roof drain systems, the General Services Department performed video surveying of those lines to determine the conditions of the existing sanitary and storm drain systems.

Regarding the existing cast iron sanitary sewer system, it was concluded that the condition of most of the vertical and horizontal soil lines in the building merit replacement. The video survey indicated that several of the sanitary vents through the roof are in good condition and do not need to be replaced. It also revealed that some of the existing sanitary vents through the roof have been disconnected from the building plumbing and abandoned. These unused roof penetrations should be capped in place to prevent access by moisture or pests.

It was determined that the cast iron roof drain lines remain in good condition throughout the building and there was no need to incur the expense and complications associated with replacing these lines.

Engineer:

GSB, Inc.

Estimated Construction Cost:

\$3,100,000.00

Source of Funds:

039-0175-3503900-C20009-54000001 (Capital Improvement Projects Fund – Operating Unit 0175 – General Services Department – City Hall Repairs – Construction)

Review:

General Services

Recommendation: Report be approved; and the City Engineer authorized to direct the consultant to begin final plans and specifications.