



# CITY OF NORMAN, OK CITY COUNCIL STUDY SESSION

Municipal Building, Executive Conference Room, 201 West Gray, Norman,  
OK 73069

Tuesday, February 21, 2023 at 5:30 PM

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## AGENDA

*It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, retaliation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

### CALL TO ORDER

### AGENDA ITEMS

1. PRESENTATION OF THE NORTH BASE FACILITIES MASTER PLAN.
2. DISCUSSION REGARDING THE NEIGHBORHOOD ALLIANCE PROGRAM.
3. DISCUSSION REGARDING APPOINTMENTS FOR THE COMPREHENSIVE PLAN AD HOC COMMITTEE AND STRONG TOWN AD HOC COMMITTEE.
4. DISCUSSION REGARDING THE APPOINTMENT TO FILL THE VACANT WARD ONE COUNCIL SEAT.

### ADJOURNMENT

# North Base Facilities Master Plan

Final Report Presentation

02.21.2022

**ADG** | BLATT  
architects



Item 1.

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EXISTING  
CONDITIONS



TASK OF  
MASTER PLAN



PROPOSED  
DESIGN



EXISTING  
CONDITIONS



TASK OF  
MASTER PLAN



PROPOSED  
DESIGN





North Base Complex: 25.8  
Acres





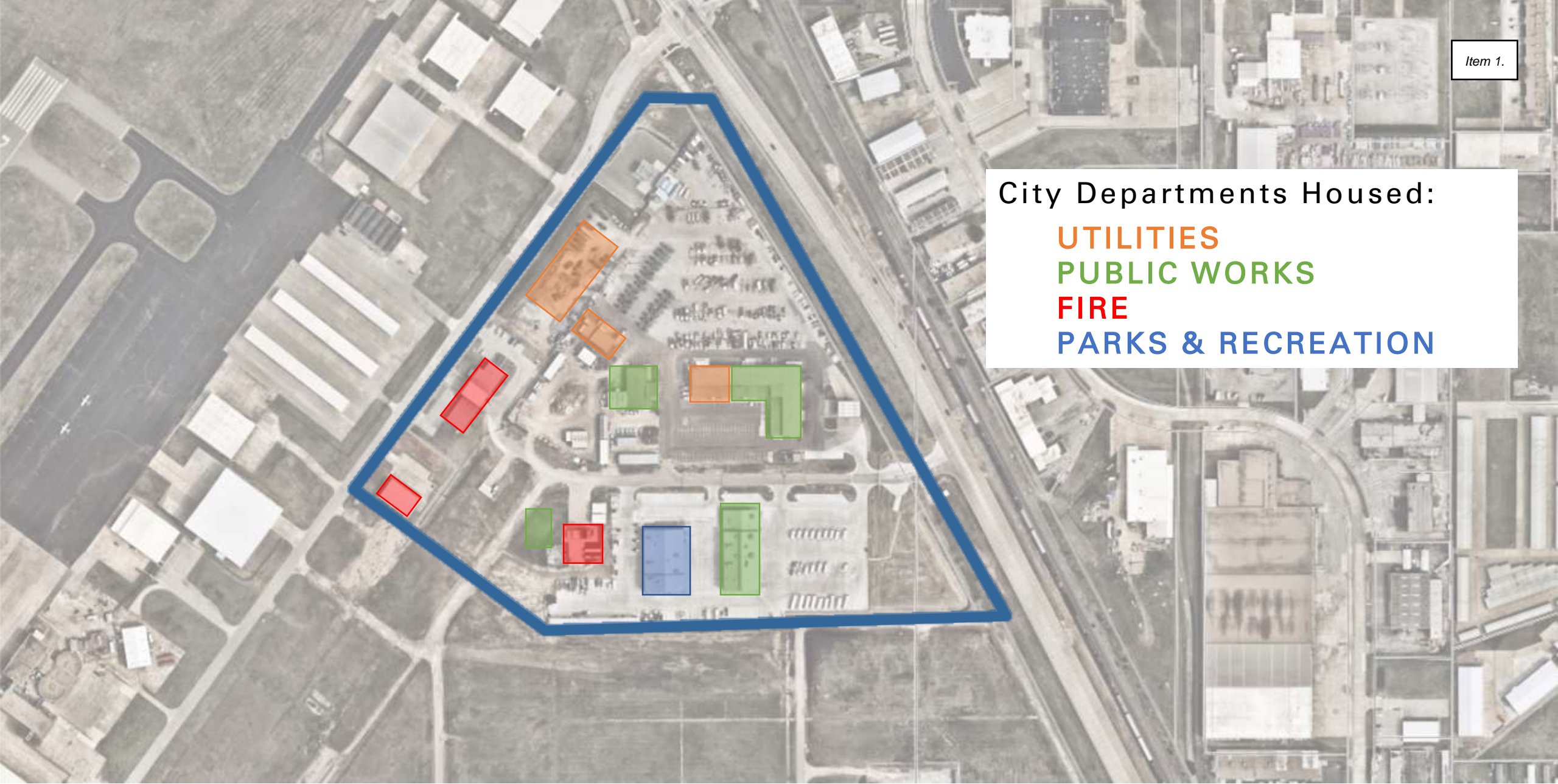
City Departments Housed:

UTILITIES

PUBLIC WORKS

FIRE

PARKS & RECREATION





Lindsey Yard: 5.2 Acres





City Departments Housed:  
PUBLIC WORKS  
INFORMATION  
TECHNOLOGY





- 70-year old facility constructed by US Navy
- No insulation
- Poor ventilation
- Not energy efficient
- Asbestos







- No drive-thru bays
- Multiple modifications by City
- Inadequate vertical clearance
- Fleet Maintenance is half of its benchmark size according to 3<sup>rd</sup> Party Fleet Management Study conducted in 2015





- Insufficient storage
- Need for systemized organization
- Hodge-podge storage facilities, existing from Navy base (Quonset huts)
- Storage needs overlap into different programmed spaces







- Inadequate lay down space for large tools, construction materials, and bulk storage
- Material storage concerns
- Equipment staging in weather events
- Salt barn capacity





- Inefficient circulation of vehicles
- Limited employee parking
- Need for parking of staged or WIP vehicles
- Need for secure parking of vehicles
- Need for systemized circulation of vehicles





- Lack of adequate employee spaces
- Lack of gathering areas, properly-sized meeting spaces
- Employee growth is limited to space





EXISTING  
CONDITIONS



TASK OF  
MASTER PLAN



PROPOSED  
DESIGN



# Goal of North Base Master Plan

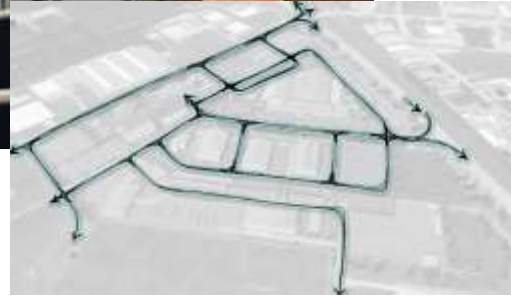


*To develop a sound, actionable, and fiscally responsible facilities master plan that supports all aspects of multiple City of Norman departments' operational needs existing now and for the next 30 years.*



# Master Plan Process

- Information Gathering
- Operational Analysis
  - Staff interviews
- Program Projections and Space Allocations
- Conceptual Development
  - City staff involvement and feedback
- Feasibility Study
- Final Report and Recommendations







EXISTING  
CONDITIONS



TASK OF  
MASTER PLAN



PROPOSED  
DESIGN

Land Acquisition: 13.3 Acres  
\$1.7-Million Appraised Value

Lindsey Sale: 5.2 Acres  
\$1.4-Million Appraised Value

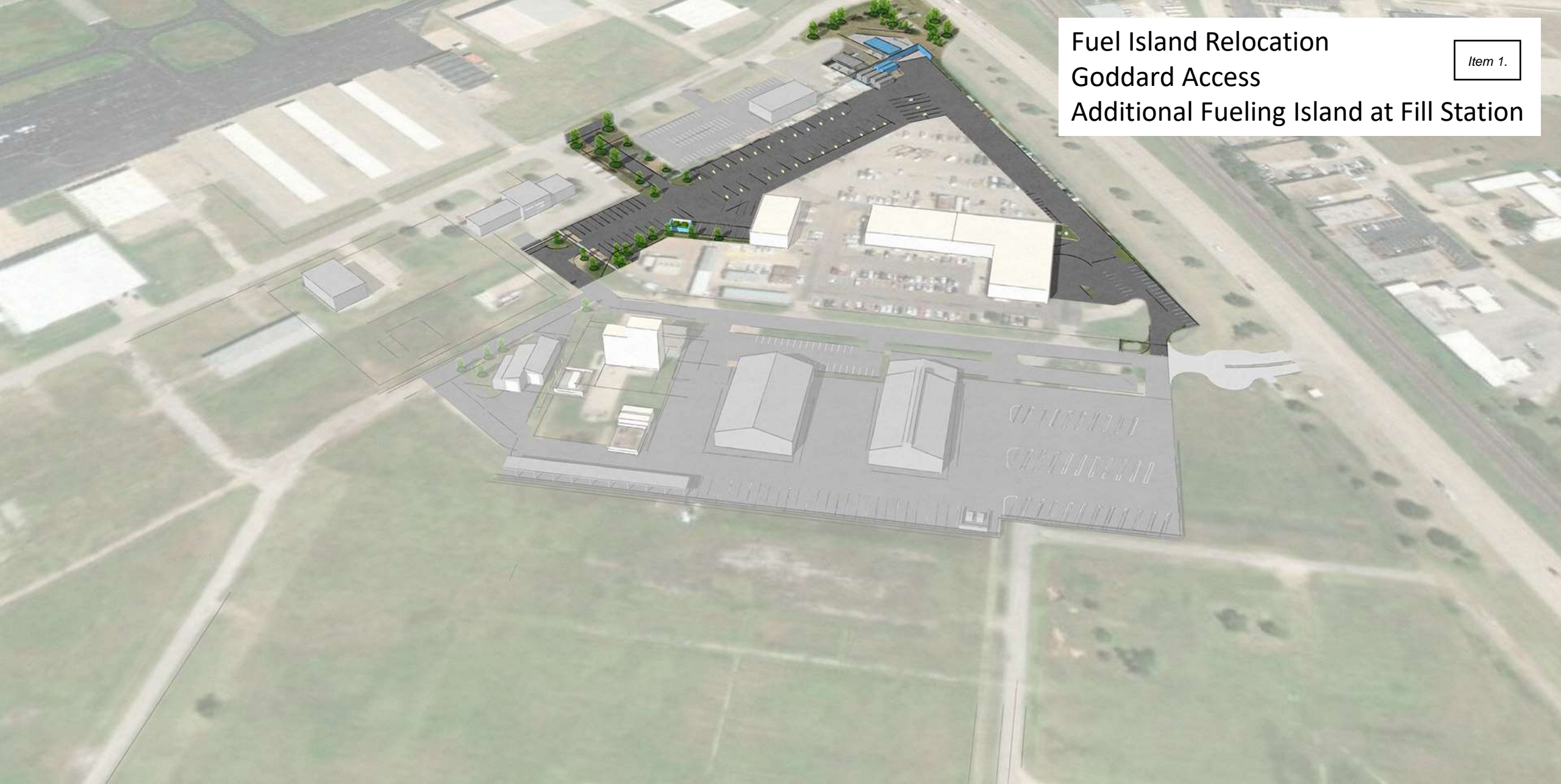






Item 1.





Fuel Island Relocation  
Goddard Access  
Additional Fueling Island at Fill Station

Item 1.

# PHASE 1

2023	2033	2053
\$4.3M - \$5.6M	\$11M - \$14.5M	\$51.7M - \$67.8M







Address Overhead Power

Item 1.

## PHASE 2

2023	2033	2053
\$670k - \$895k	\$1.7M - \$2.3M	\$8.1M - \$10.8M





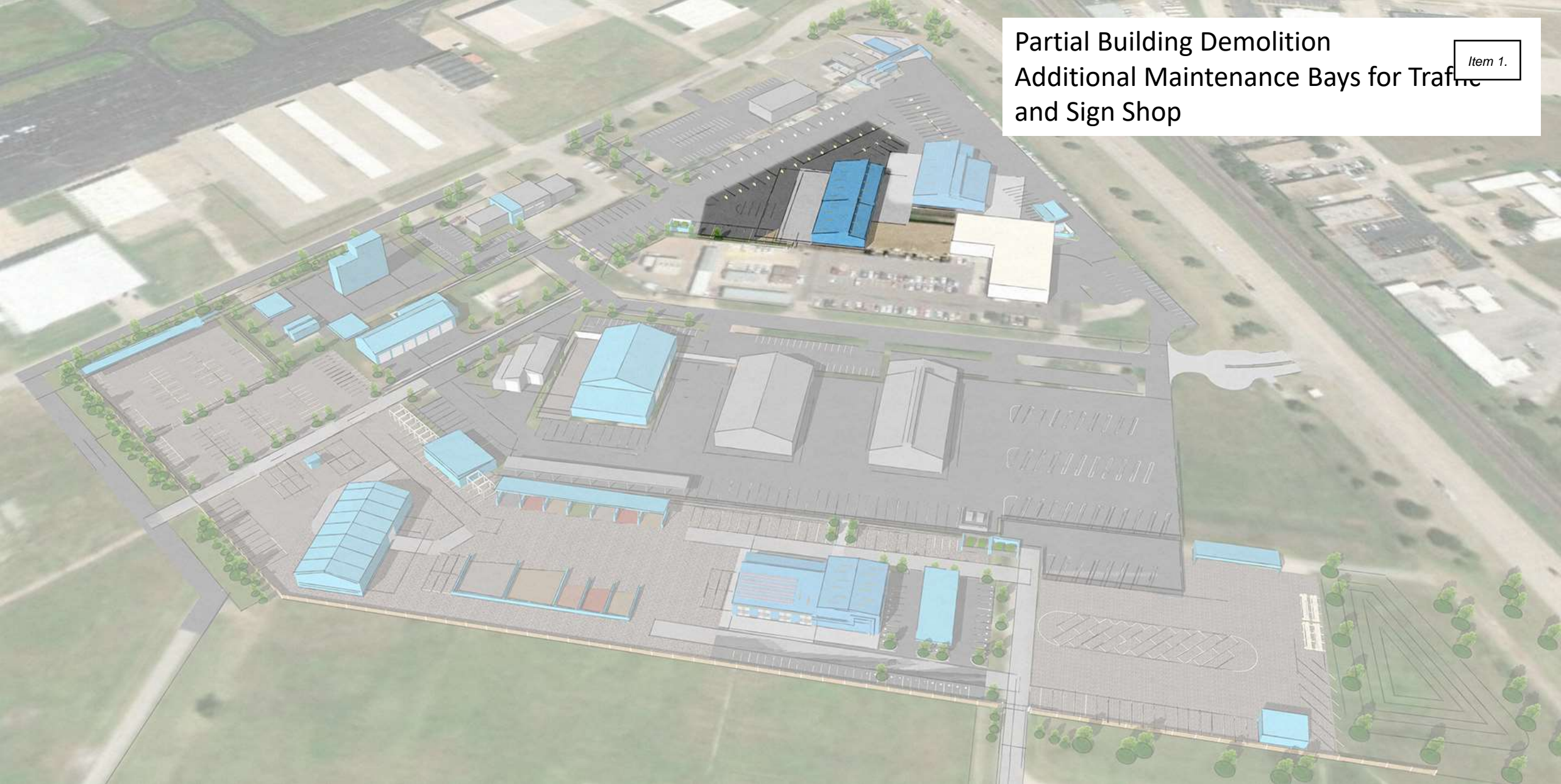
Fleet Maintenance Bays  
Maintaining Daily Operations

Item 1.

# PHASE 3

2023	2033	2053
\$7.5M - \$12.2M	\$19.4M - \$31.8M	\$90.4M - \$148M





Partial Building Demolition  
Additional Maintenance Bays for Traffic  
and Sign Shop

Item 1.

# PHASE 4

2023	2033	2053
\$5.1M - \$8.3M	\$13.3M - \$21.6M	\$62.1M - \$101M







Final Facility Build-out  
Covered Parking / EV Charging

Item 1.

# PHASE 5

2023	2033	2053
\$13M - \$18.9M	\$33.7M - \$49M	\$157M - \$229M





Administration Construction  
Employee Parking Construction

Item 1.

PHASE 6

2023	2033	2053
\$11.2M - \$15.4M	\$29M - \$40M	\$135M - \$187M





Fire Training Tower demolition and relocation  
Facility Maintenance Building

Item 1.

# PHASE 7

2023	2033	2053
\$10.5M - \$14.4M	\$27.2M - \$37.3M	\$127M - \$174M







Fire Training Tower Relocation  
Fire Department Expansion  
Additional Department Maintenance and Storage

Item 1.

PHASE 8

2023	2033	2053
\$7.9M - \$10.3M	\$20.5M - \$26.7M	\$95.4M - \$124M





Secure “Auction” Parking Lot  
Supplemental Fleet and Employee Parking  
Salt Barn and Brine Production  
Bulk Material Storage  
Equipment Staging and Light Pole Storage

Item 1.

# PHASE 9

2023	2033	2053
\$12.2M - \$17.5M	\$36.9M - \$54M	\$184M - \$271M





Additional Work/Maintenance Bays, all  
Administration function and offices to  
remain at North Building.  
Covered Parking / EV Charging

Item 1.

# PHASE 10

2023	2033	2053
\$15.4M - \$22.9M	\$40.1M - \$59.3M	\$187M - \$277M

PHASE	2023	2033	2053
1	\$4.3M - \$5.6M	\$11M - \$14.5M	\$51.7M - \$67.8M
2	\$670k - \$895k	\$1.7M - \$2.3M	\$8.1M - \$10.8M
3	\$7.5M - \$12.2M	\$19.4M - \$31.8M	\$90.4M - \$148M
4	\$5.1M - \$8.3M	\$13.3M - \$21.6M	\$62.1M - \$101M
5	\$13M - \$18.9M	\$33.7M - \$49M	\$157M - \$229M
6	\$11.2M - \$15.4M	\$29M - \$40M	\$135M - \$187M
7	\$10.5M - \$14.4M	\$27.2M - \$37.3M	\$127M - \$174M
8	\$7.9M - \$10.3M	\$20.5M - \$26.7M	\$95.4M - \$124M
9	\$12.2M - \$17.5M	\$36.9M - \$54M	\$184M - \$271M
10	\$15.4M - \$22.9M	\$40.1M - \$59.3M	\$187M - \$277M
TOTAL	\$75.6M - \$109M	\$196M - \$282.5M	\$913.9M - \$1.3B

TOTAL COST







# Next Steps



ADOPT  
PLAN



ACQUIRE  
LAND



EXPLORE  
FINANCING  
OPTIONS



# North Base Facilities Master Plan

Final Report Presentation  
02.21.2022



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1366	1367	1368	1369	1370	1371	1372
1373						





Item 3.

# Delivering Norman's Plan for 2045:

*Your Playbook for the Future*

**RFP 2223-29**  
**Norman Planning Public Initiative**

February 21, 2023





We understand the **local dynamics** and have a **national perspective** for a fresh set of eyes.



PLAN OKC

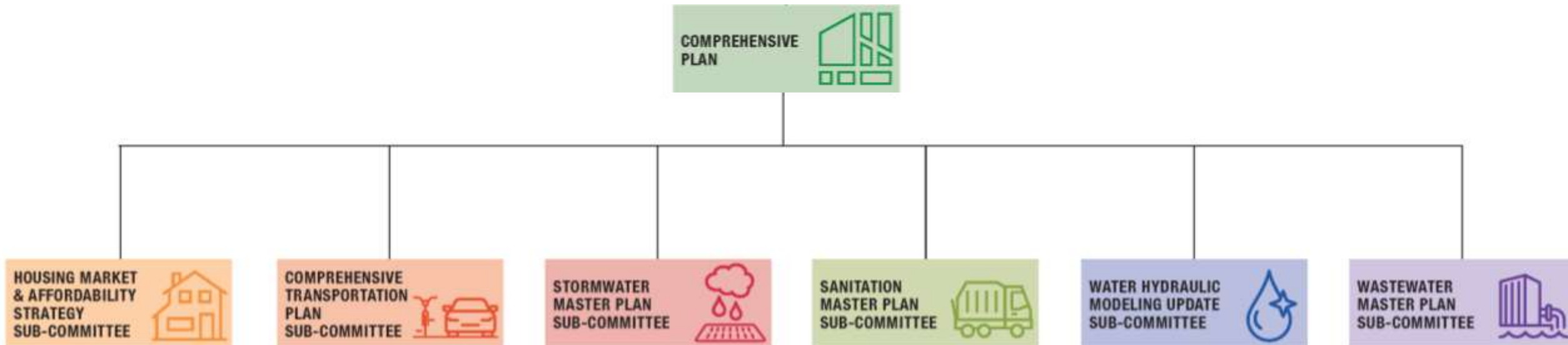




# Norman's Plan for 2045 is comprehensive!



Item 3.







**Together** we will put together a playbook that provides a win for the community and its future.



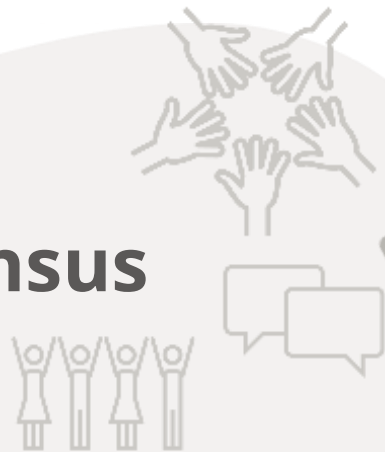
*Goal #1*

**Produce Something  
Realistically Visionary**



*Goal #2*

**Build Consensus**



*Goal #3*

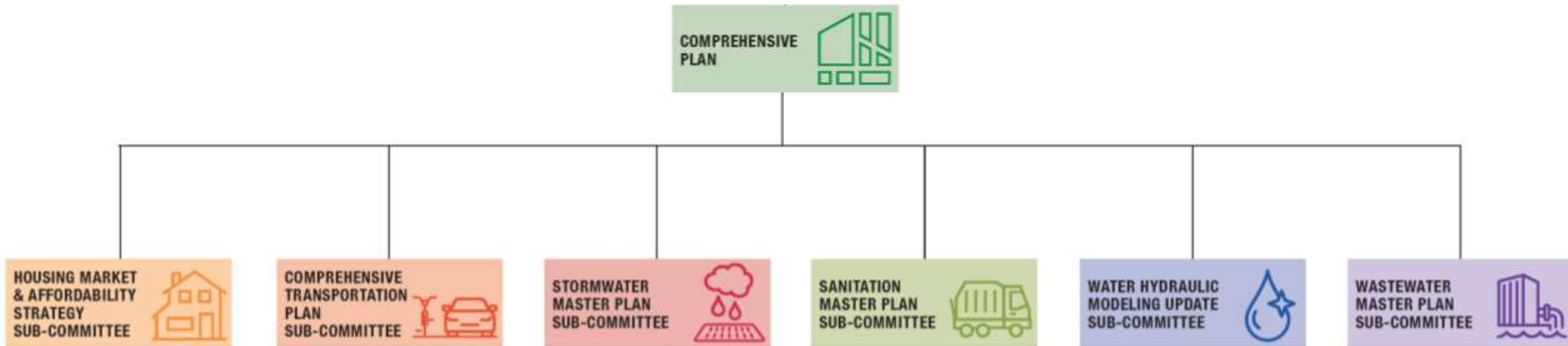
**Create a useful plan**



# To accomplish these goals, an effective steering committee is critical to success!



Item 3.





# To accomplish these goals, an effective steering committee is critical to success!



Item 3.

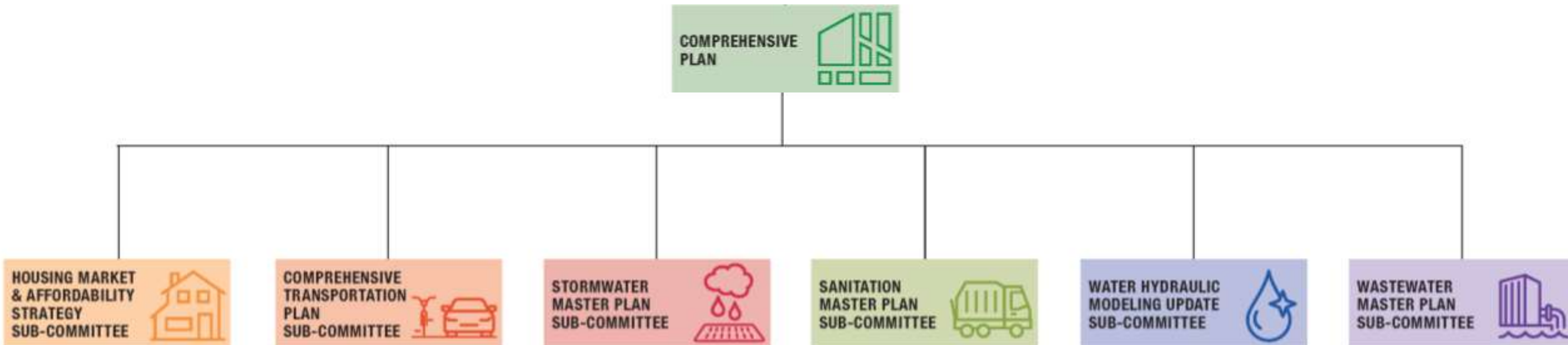


# To accomplish these goals, an effective steering committee is critical to success!



Item 3.

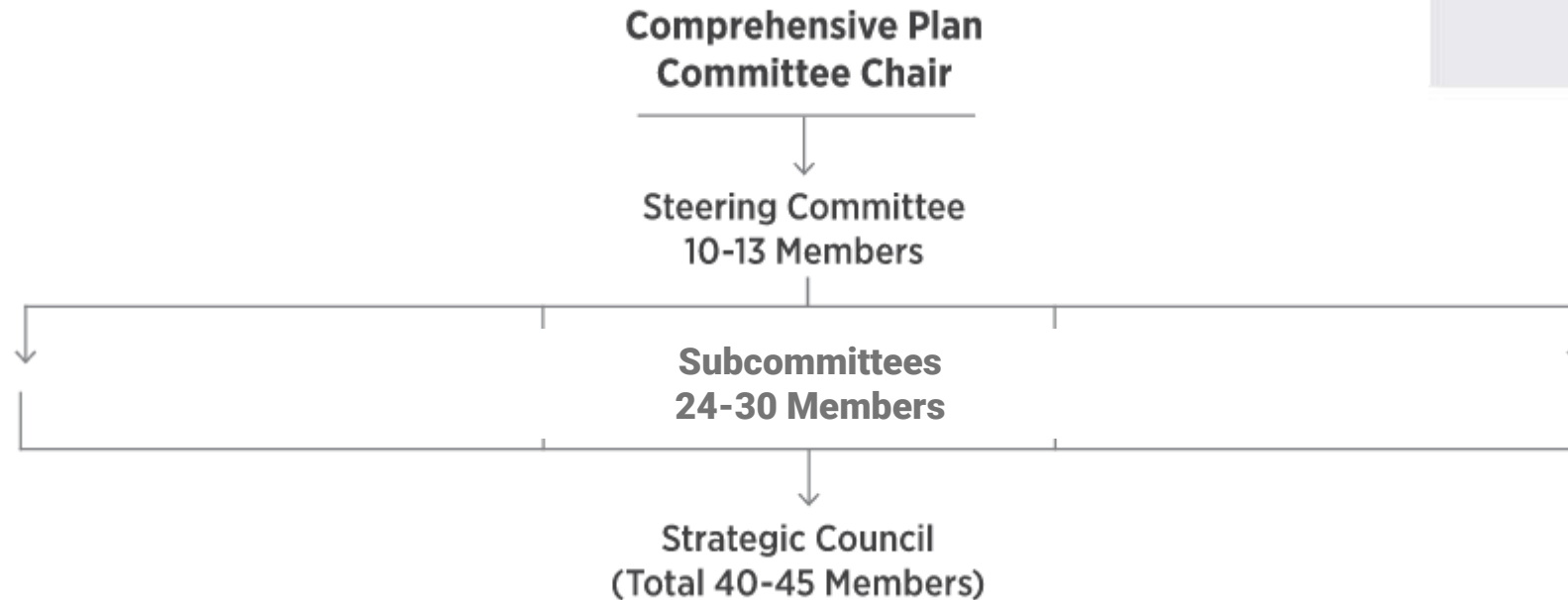
Core Management Team  
&  
Steering Committee





# To accomplish these goals, an effective steering committee is critical to success!

Item 3.



**Core Management Team  
&  
Steering Committee**



# To accomplish these goals, an effective steering committee is critical to success!

Item 3.



**Core Management Team  
&  
Steering Committee**







## The Steering Committee will ensure the flavor and feel of the Comprehensive Plan reflects the desires of the community AND:



Review Master Plans' recommendations



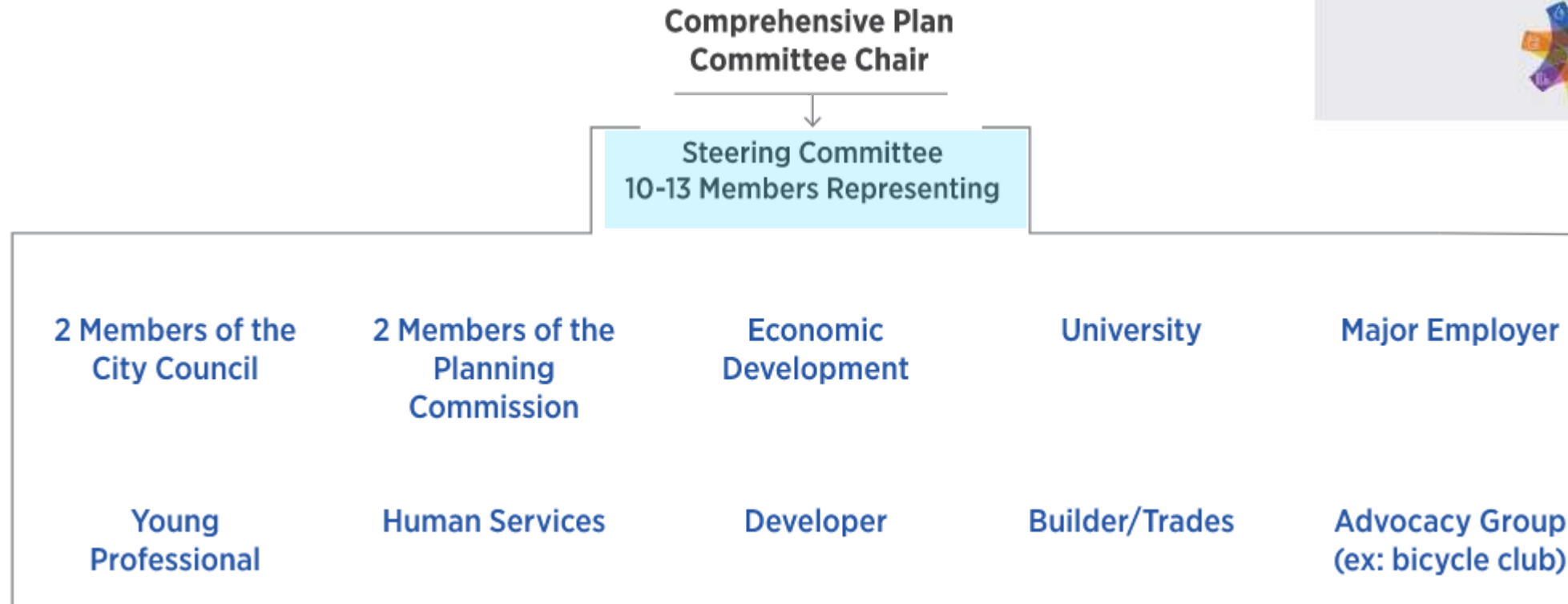
Ensure the master plans work as a family of documents, reinforcing and supporting the Plan for 2045 vision



Represent the diversity and variety of Norman's citizens

# To accomplish these goals, an effective steering committee is critical to success!

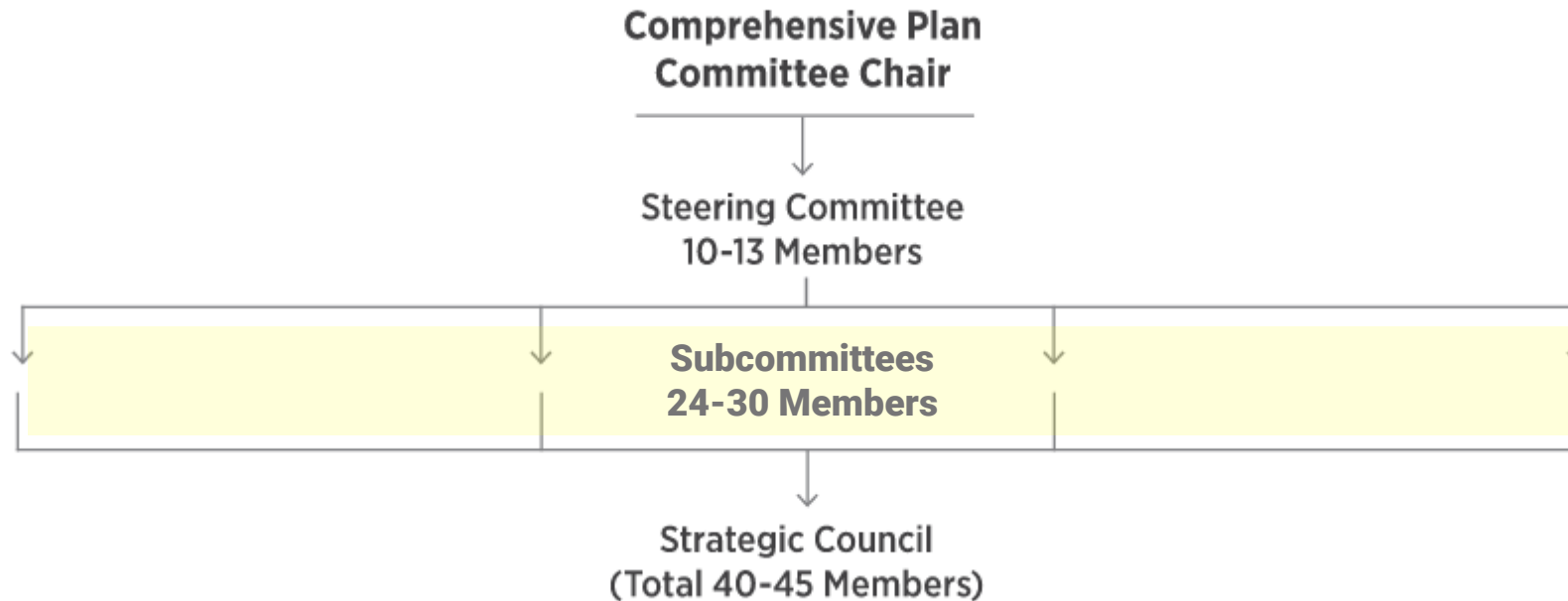
Item 3.



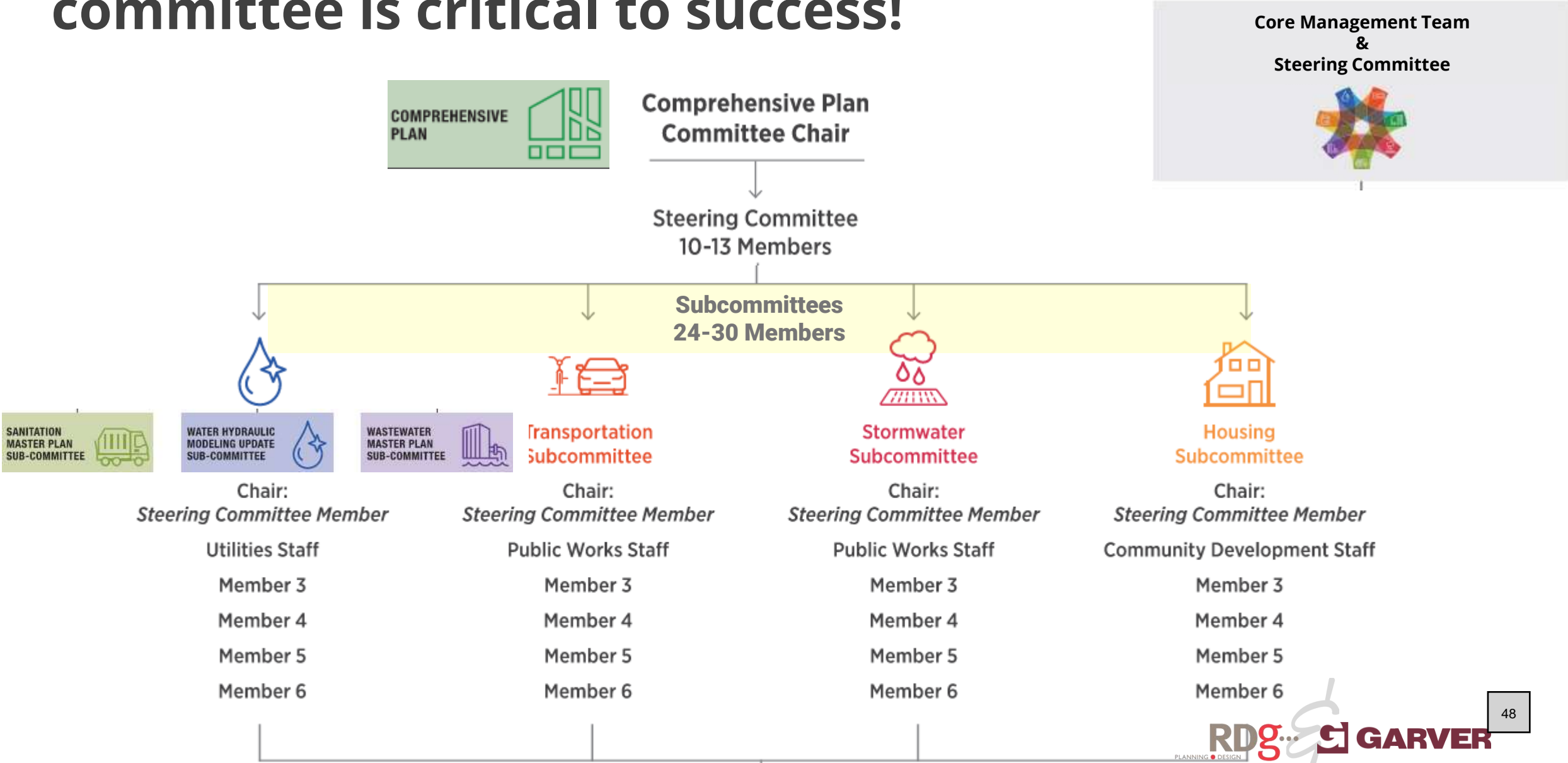


**The Subcommittees are meant to provide guidance at the Master Plan level and give input on subject matters for which they have experience, expertise, or a particular passion.**

Item 3.



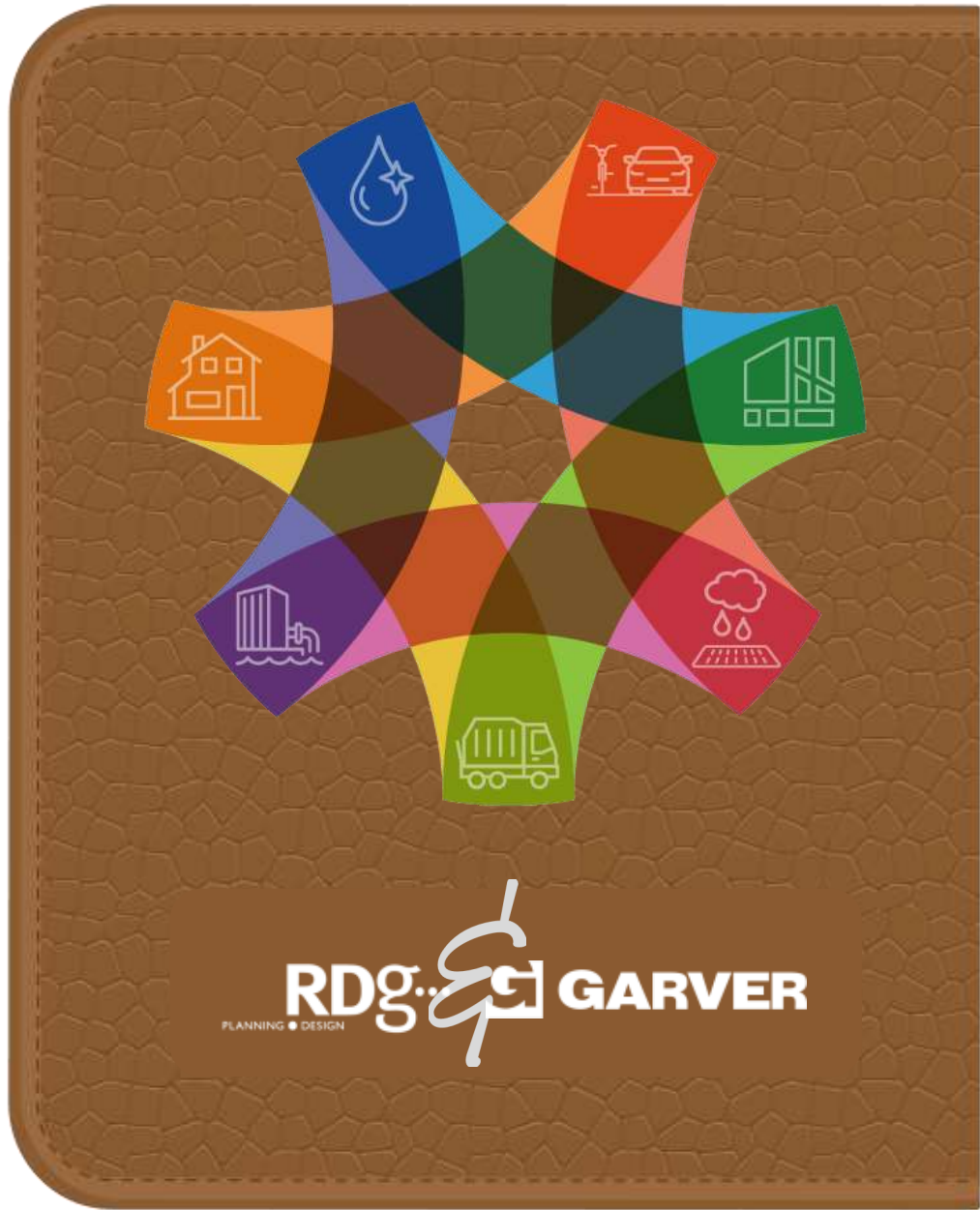
# To accomplish these goals, an effective steering committee is critical to success!





# To accomplish these goals, an effective steering committee is critical to success!





**Thank you**