

ENGINEER'S REPORT 300  
HAL MULDROW DRIVE  
DBA Norman Creek Apartments

## Introduction

Improvements at the aforementioned location is a large apartment complex consisting of six separate apartment buildings and related parking facilities. The acreage associated with this complex is 2.36 acres. This complex was constructed circa 1969. The current owner purchased this property in October, 2022.

This complex is impacted by a significant floodplain; therefore a floodplain permit is required. The objective of this submittal is to obtain a floodplain permit. Floodplain details are covered in a following section, below.

## Directions to location

Beginning at the intersection of West Main Street and 24<sup>th</sup> Avenue SW in Norman, go east to Hal Muldrow Drive; then go south to this apartment complex. The office is located on the west side of the street, in Building #2. A sign exists near the office.

## Proposed modifications

Modifications are proposed for Buildings #2 and Building #6. In Building #2, upstairs, at the south end there is a unit that has historically been used as a maintenance room. The plan is to modify the interior of this room to create an apartment. A floor plan showing proposed adjustments to be made is attached to this submittal. In addition to removing and adding walls, modifications will need to be made to mechanical, electrical and plumbing utilities in this unit.

A laundry room is located downstairs at the south end in Building #2. Modifications to this unit include constructing a closet to enclose one or two new water heaters. And, one or two electric water heaters will be installed in the closet. A floor plan showing existing and proposed details of the laundry unit is attached to this report.

Historically, at the east end of Building #6, there was a swimming pool accessory room. The swimming pool was located outdoors, just south of Building #6, but the pool no longer exists. The former owners made modifications to the pool room with the intent of converting this room to a residential unit. However, the current owner now desires to use this unit as a maintenance room to replace the upstairs maintenance unit located in Building #2, described above. The pool room is also known as Unit # 127. Apparently, the previous owner did not know that certain building permits were required to make alterations to Unit #27 and did so without obtaining these permits.

Improvements made in Unit #127 include constructing interior partition walls to create a storage closet, a bathroom with facilities, including a shower; a kitchen area with counters, cabinets and miscellaneous items. The walls were painted and new flooring was installed. It appears that modifications were made to electrical and plumbing systems. The heat and air system was existing and has not been replaced. The exterior walls of this unit have not been altered. The current owner

intends to obtain the required building permits and cooperate fully with the City's inspectors in regard to correcting this oversight.

#### Market value of structures in this complex

County records show that this apartment complex sold in October, 2022 for \$5,200,000. And the county records also show the market value of this complex to be the same. The county also shows that the value of the land to be \$1,147,502. Accordingly the value of the structures is \$4,052,498. Incidentally, the owners (buyers) had this business evaluated based upon fore casted performance and placed a present value of approximately \$8,000,000 on this project. For purposes of this permit application, the Cleveland County values are being used. The county records show that the total square footage of the six apartment building is 54,982 square feet, which equates to \$73.11 per square foot ( $4,052,498 / 54,982$ ). This unit value is used to determine the value of Building #2 and Building #6, the two building being altered.

The area of Building #6 is 6,512 square feet, and the value at \$73.11 / square foot is \$480,000. (rounded). The area of Unit #127 in Building #6 is 425 square feet and the estimated value of making improvement to unit #127 is \$50. per square foot, being \$21,250.00. This value is 4.4 percent of the value of the overall structure (Building #6). This value is far below the 50% value that would trigger a "substantial improvement" and additional regulatory requirements.

Improvements in Building #2 are limited to the historic maintenance room, located upstairs and proposed to become a rental unit and modifications to the laundry room, located downstairs. Both are located at the south end of Building #2.

The area of the historic maintenance room, Unit #213 is 619 square feet. The estimated cost of proposed alterations to this unit is \$50. per square foot for a total cost of \$30,950. Proposed work will require removal of a partition wall, construction of additional partition walls, installing mechanical system, alterations to the electrical and plumbing systems, replacing flooring and miscellaneous work.

In the laundry unit, located in Building #2, the proposed work includes constructing a closet for two electric water heaters and the installation of two water heaters. The estimated cost of this work is \$7,000. Alterations will be required to plumbing and electrical systems.

The total cost of alterations to Building #2 is \$37,950. The total value of Building #2 is  $\$73.11 \times 11,324$  square feet, which equals \$827,896. The percent of improvement to the structure is  $\$37,950 / \$827,896$ , which equals 4.6 percent, which is less than the 50% value that triggers additional regulatory requirements.

Consequently, the proposed improvements will not be classified as a "substantial improvement".

#### Floodplain details

This property is located on the east bank of Merkle Creek, a few hundred feet south of West Main Street in Norman. The effective firm ( FIRM Pane 40027C0280J) shows that this property is located in the 100-year floodplain but not in the floodway. This apartment complex consists of six residential apartment buildings. The floodplain impacts this property with the 100-year floodplain elevation (BFE) being approximately one foot higher than the elevation of the lowest floors of the apartment buildings.

A cross-section of the stream has been prepared and is attached as an exhibit. This cross-section is based on contours available on the city's GIS system. This exhibit also shows the BFE and lowest floor elevations of the two apartment building being impacted by the proposed work. All of the proposed alterations are located inside apartment buildings #2 and #6; therefore, there will be no impact on the floodplain or floodway.

#### Summary

The owner desires to make modifications to three units, located in two buildings. Since this property is located in the regulatory floodplain (but not in the floodway), a floodplain permit is required prior to issuance of a building permit. All of the proposed work is located inside existing buildings, with no outside work. Accordingly, this work will not impact the floodplain nor the floodway. The cost of the proposed work is only a small fraction of the market value of the structures being modified; therefore, this work will not be a "substantial improvement" as defined by FEMA. Accordingly, the City should approve this application. Several exhibits are being submitted for review as shown by the attached document title, List of Exhibits.

#### Engineer's Certification

I Earl (Gary) Keen, PE, a professional licensed as such in the State of Oklahoma, PE 11438, do certify that the work proposed in this floodplain permit will not result in any increase in the BFE, and this work will not have any impact and the floodplain or the floodway of Merkle Creek at any location in the community.

Signed and Sealed on this 30 day of November, 2023

Earl (Gary) Keen, PE  
11438 PO Box 891200  
Oklahoma City, OK  
73189 Cell: (405) 823-  
8240  
Email: [garykeen47@att.net](mailto:garykeen47@att.net)



*Earl "Gary" Keen*