



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 3/14/2023

REQUESTER: Brandon Brooks, Staff Engineer

PRESENTER: Shawn O'Leary, Director of Public Works

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2223-107: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, ADOPTING THE 2023 NORTH BASE MASTER PLAN FINAL REPORT DATED FEBRUARY 2023.

BACKGROUND:

Public Works, Utilities and Parks field operations and Fire Station No. 7/Emergency Operations Center are at the North Base Site located at the southwest corner of Flood Avenue and Rock Creek Road. Public Works Streets and Stormwater Divisions are operating at Lindsey Yard located at 668 East Lindsey Street. This has presented a special set of challenges over the years. Staff believes there is an opportunity to introduce efficiency into the day-to-day operations of Public Works', Utilities', Parks', and Fire Department's field activities by adopting a more thoughtful approach to facility utilization.

When the City acquired the North Base site in 1999, the City inherited the buildings that occupied that space. Most of the existing facilities are more than 70 years old and are unsuitable for current and future needs as they were built in the early 1940s to accommodate United States Navy operations.

Currently, the Public Works Department has operations at two major locations: North Base and Lindsey Yard. North Base is a 26-acre site that houses Fleet Operations and Maintenance, Traffic Operations and Maintenance, Utilities Line Maintenance facilities, Sewer and Waterline Maintenance, Sanitation Operations and Maintenance, Norman Utilities Authority material storage facilities, Fire Station No. 7, City Emergency Operations Center and a fueling station. This location was expanded in January 2022 to facilitate the City's Transit Operations and Maintenance, Emergency Vehicle Maintenance and Storage, and Parks Department equipment and maintenance facilities, as well as EV charging stations. Currently, Utilities Line Maintenance has a planned relocation to the new facility in Hall Park in 2023 or 2024. City Utilities Department/Sanitation Division is currently completing a new Operation Center at North Base.

Lindsey Yard is a 6-acre site that currently acts as a base of operations for the Street Maintenance Division and Stormwater Maintenance Division. Lindsey Yard houses both

Divisions' maintenance materials, heavy equipment storage, traffic control device storage, aggregate stockpile, construction materials, and brine tanks.

On September 14, 2021, City Council approved Contract K-2122-49 with ADG-Blatt, formerly ADG, PC, in the amount of \$99,600 for the North Base Master Plan Project.

On January 10, 2023, City Council approved Amendment No. 1 to Contract K-2122-49 with ADG-Blatt increasing the contract by \$44,000 for a revised amount of \$143,600. This amendment provided additional design services to plan how the current Line Maintenance facilities should be modified to meet the needs of the Fleet Maintenance Division when that space becomes available in late 2023 or early 2024.

DISCUSSION:

The North Base Master Plan was broken into seven (7) tasks: Information Gathering, Programmatic Inventories, Operations Interviews, Program Projections and Space Allocations, Concept Development, Feasibility Study, and the final North Base Master Plan.

During Tasks one (1) through four (4), the consultant conducted interviews with each of the four City Departments. The focus of the interviews was to discuss and document the characteristics, activities, and initiatives of each Division, as well as their long-term plans and goals. The consultant inquired about the challenges faced at each facility, determined what worked well at each site, and discussed with divisional leadership where opportunities may exist to improve efficiencies and/or operations. The consultant documented the current conditions at each location as it related to programmatic use across each site and facility. Divisional operations were examined for organization across all interior and exterior spaces. Following the completion of all interviews, the consultant developed a recommended program for the North Base site for the next ten (10), twenty (20), and thirty (30) years. Operational efficiency and reduction in operating expenses were the central theme of the developed recommendations.

The final three (3) tasks of the proposed North Base Master Plan were focused on the development of an overall concept for North Base, the feasibility of that concept, and the production of a Final Report. The consultant went through several iterations of the conceptual plan and conducted meetings with divisional leadership after each iteration. Feedback was received and incorporated on the next round. Once a suitable conceptual plan was developed, the consultant began working on the feasibility study to determine the short, medium, and long-range costs associated with the plan. Appraisals were performed on both Lindsey Yard and a portion of land located south of the current City of Norman North Base facilities. Once all of the data was collected, the concept formed, and the feasibility study completed, the consultant compiled the information into the North Base Master Plan.

On February 21, 2023, City staff and ADG-Blatt presented the findings detailed in the North Base Master Plan to City Council during a Study Session. City Council discussed the plan and recommended it be forwarded to City Council during a regular meeting for adoption.

RECOMMENDATION:

Staff recommends approval of Resolution R-2223-107 adopting the North Base Master Plan, establishing a framework for expansion and development of North Base to improve the efficiency of and safety for the facilities occupied by four City Departments (Public Works, Utilities, Parks, and Fire) as funding opportunities will allow.