



MEMO TO: Council Community Planning and Transportation Committee

FROM: Scott Sturtz, P.E., CFM, City Engineer

THROUGH: Shawn O'Leary, P.E., CFM, Director of Public Works

DATE: September 28, 2023

SUBJECT: Center City Form Based Code Infrastructure Analysis Update

Background

In May 2017, the City Council adopted the first Center City Form Based Code (CCFBC). This action was taken after a visioning effort that began in 2014 involving a public input held over 13 meetings from March 2014 to June 2016 and a public charrette in May 2014. The CCFBC provides an overlay zoning district for a section of central Norman as defined in the report. The overlay allows for housing and commercial construction that does meet the current zoning regulations to create a more population dense core that is walkable.

As a part of the CCFBC, a tax increment finance district (TIF) was created. The TIF was adopted by City Council in December 2017. The TIF is an ad valorem tax increment based on the increase in property value as development occurs in the CCFBC area. To assist the cost estimates for the TIF an infrastructure analysis was completed by Johnson and Associates (J&A) in April 2017. This analysis looked at the CCFBC area in blocks and approximated the infrastructure improvements that would be necessary for each block. The infrastructure improvements included roadway, alleys, sidewalks, streetscape, storm sewer, water and sewer. The total estimated costs in the analysis was \$44,002,509.

TIF funds have begun to be collected and City Council expressed a desire to begin the infrastructure updates in the CCFBC. The Infrastructure Analysis did not attempt to prioritize the improvements. To address this issue, City Council requested in FYE 2023 an update to the Infrastructure Analysis report to include more information for prioritizing the improvements. Staff had also identified that construction costs have increased and that the update should include revised cost estimates. Johnson and Associates proposed an update to include:

- Priority Improvements Matrix
- Updated Cost Estimates
- Updated Street Sections
- Street Condition and Rating Map

The proposal to complete the update was \$75,000. Staff presented this proposal to the Community Planning and Transportation Committee (CPTC) on March 23, 2023. At this meeting it was discussed that the street condition is not necessary as staff can utilize the existing pavement ranking system (PMS) that updates all roadways over a 5 year period. It was also noted that staff had completed an alley ranking and this ranking could be utilized for the prioritization of the alleys. The CPTC had expressed interest in producing the priority maintenance matrix. The CPTC requested that staff coordinate with Johnson and Associates to reduce the scope to omit these items.

On August 24, 2023, staff presented the reduced scope and fees to perform the work as discussed above. The new scope included:

- Priority Improvements Matrix
- Updated Cost Estimates
- Updated Street Sections

Johnson and Associates reduced the fee for the infrastructure analysis to \$50,000 for this scope of services. This update will allow the City Council to include Center City infrastructure improvements in the City's annual budget.

At the August 24, 2023, CPTC meeting Councilmembers shared concerns that the current scope was not representative of the studies that were necessary for the infrastructure development utilizing the TIF funding in the CCFBC. The Councilmembers requested that an Urban Design and Implementation Plan be scoped to better understand the needs and the plans for the improvements. An example that was given was the work that was completed for Project 180 in Oklahoma City.

office memorandum

Updates

Staff contacted Johnson and Associates with the information from the August 24 CPTC meeting. Johnson and Associates completed the Urban Design and Implementation Plan for Project 180. They understood the scope and effort required to complete this level of project. A revised scope and fee from Johnson and Associates is attached. The proposed scope and fee includes the elements that were discussed in the August 24 CPTC meeting. The revised fee for these services is \$218,600.

Representatives from Johnson and Associates will be in attendance at the September 28 CPTC meeting to discuss the proposal and answer any questions from the Councilmembers.

Recommendation

With CPTC approval, staff can place the contract on a future City Council agenda for consideration.

Attached: Johnson and Associates Proposal

September 15, 2023

City of Norman
201 West Gray, Bldg A
Norman, OK 73069

Attention: Mr. Scott Sturtz

RE: Center City Streetscapes: Civil Engineering and Urban Design Proposal

Dear Scott:

Thank you for this opportunity to submit a proposal to you regarding the abovementioned project. Following is a list of the services we understand to be necessary, along with the associated cost.

Civil Engineering and Urban Design Services:

Update to Infrastructure Report

- Maps
- Cost Estimates
- Street Sections
- Utilities
- Updates to previously assembled data

Creation of Urban Design Implementation Guide (includes all landscape Services noted below)

Master Phasing Plan

Standards for Engineering Details

Schematic Streetscape Drawings

Attendance at all necessary meetings

Engagement with Stakeholders

Creation of Presentation Materials

Note: this does not include any survey field work

Sub-Total

\$120,000.00

Landscape Services:

Streetscape Landscape Plan Drawings	\$ 42,000.00
Streetscape Amenities Palette Images	\$ 4,200.00
Streetscape Planting Palette Images	\$ 4,200.00
3D Perspective Images	\$ 7,000.00
Typical Streetscape Sections	\$ 5,600.00
Opinion of Probable Construction Costs	\$ 4,900.00
Standard Details for Pedestrian Hardscape Surfaces & Landscape	\$ 10,500.00
Meetings	\$ 4,200.00

Mr. Scott Sturtz

RE: Center City Streetscapes: Civil Engineering and Urban Design Proposal

September 15, 2023

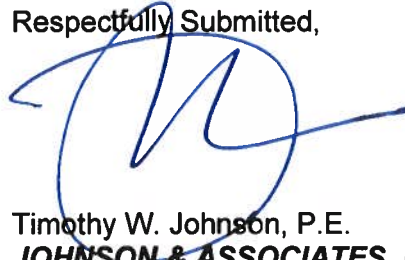
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Phasing Plan	\$ 4,200.00
Plan Enlargements	\$ 7,000.00
Schematic Irrigation Design	\$ 4,800.00
Sub-Total	\$ 98,600.00
Total	\$218,600.00

Please note that the technical and pricing information contained in any correspondence or proposal submitted by Johnson & Associates, LLC, is considered confidential and proprietary. It should not be released or otherwise be made available to any third party without the express, written consent of Johnson & Associates, LLC.

Again, we do appreciate this opportunity and look forward to continuing a good working relationship with you. Should you have any questions, comments or wish to discuss any of the above, please do not hesitate to contact me. I look forward to hearing from you soon.

Respectfully Submitted,



Timothy W. Johnson, P.E.

JOHNSON & ASSOCIATES, LLC

TWJ/rw

Attachments

cc: Tyler Muzny, P.E.
Proposal File