

North Base Facilities Master Plan

Final Report Presentation

02.21.2022

ADG | BLATT
architects



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EXISTING
CONDITIONS



TASK OF
MASTER PLAN



PROPOSED
DESIGN



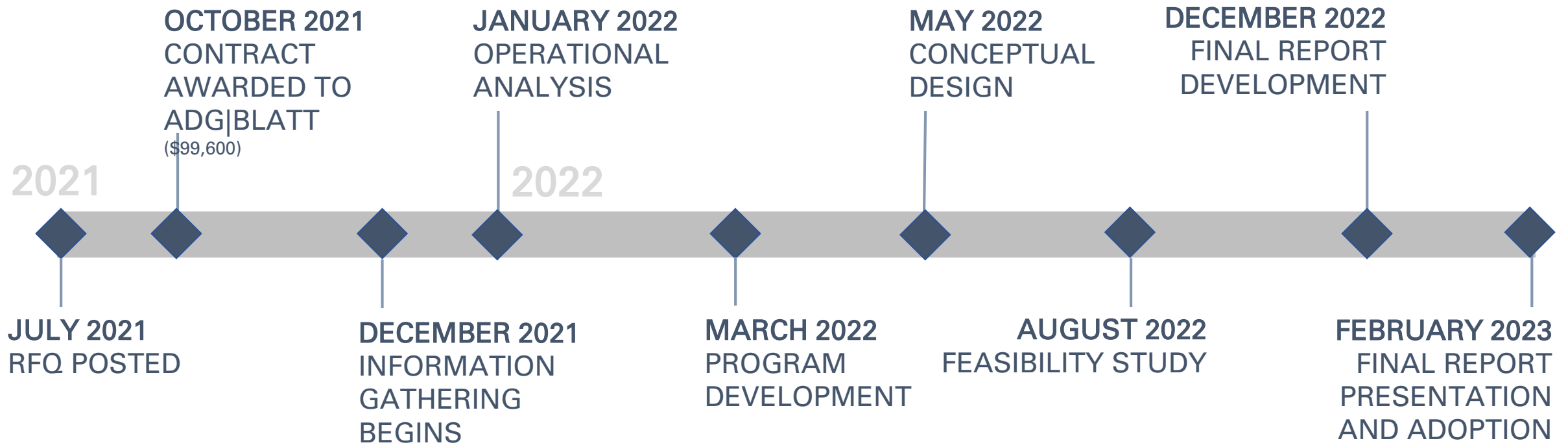
EXISTING
CONDITIONS



TASK OF
MASTER PLAN



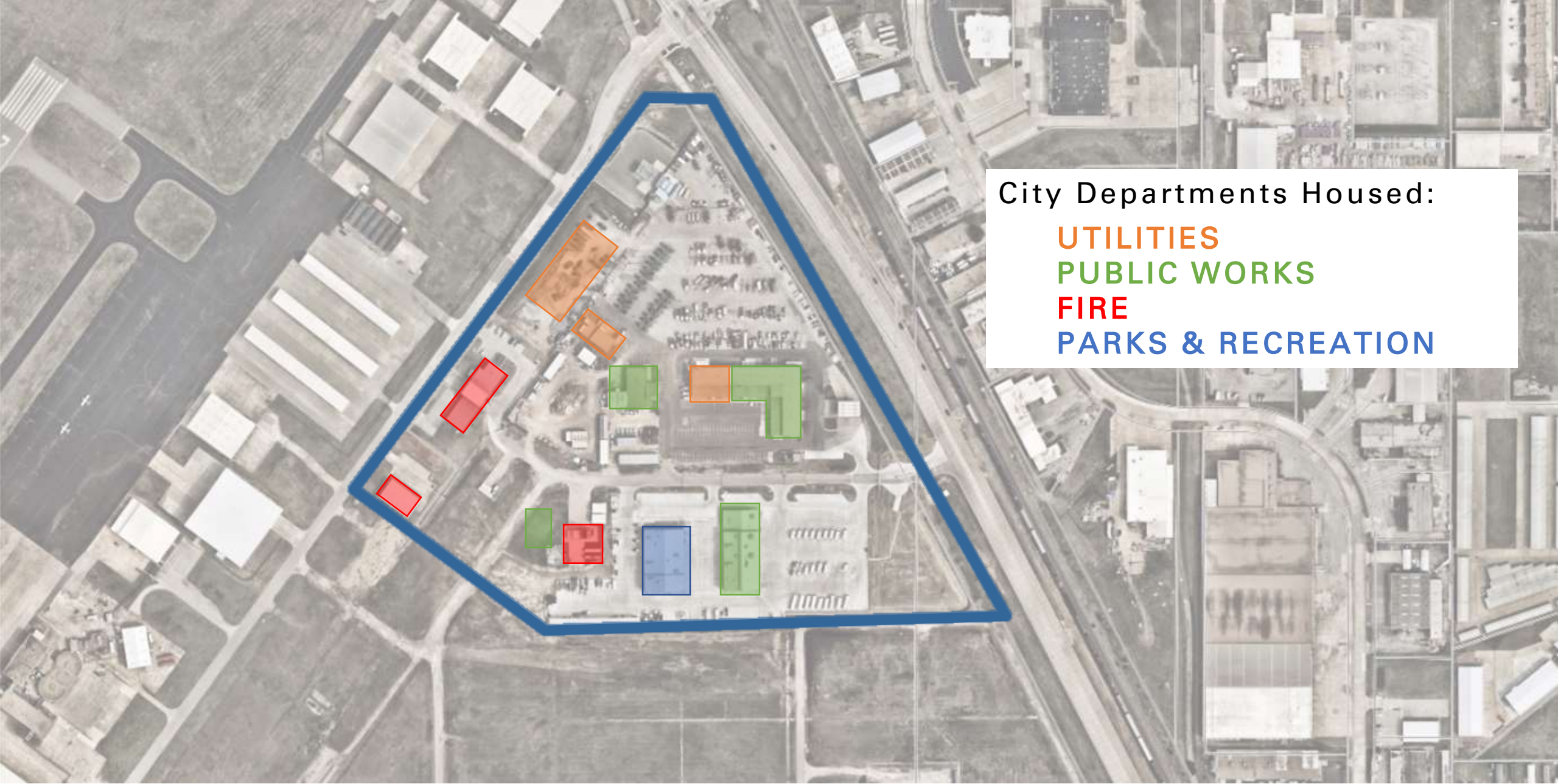
PROPOSED
DESIGN





North Base Complex: 25.8
Acres





City Departments Housed:

UTILITIES

PUBLIC WORKS

FIRE

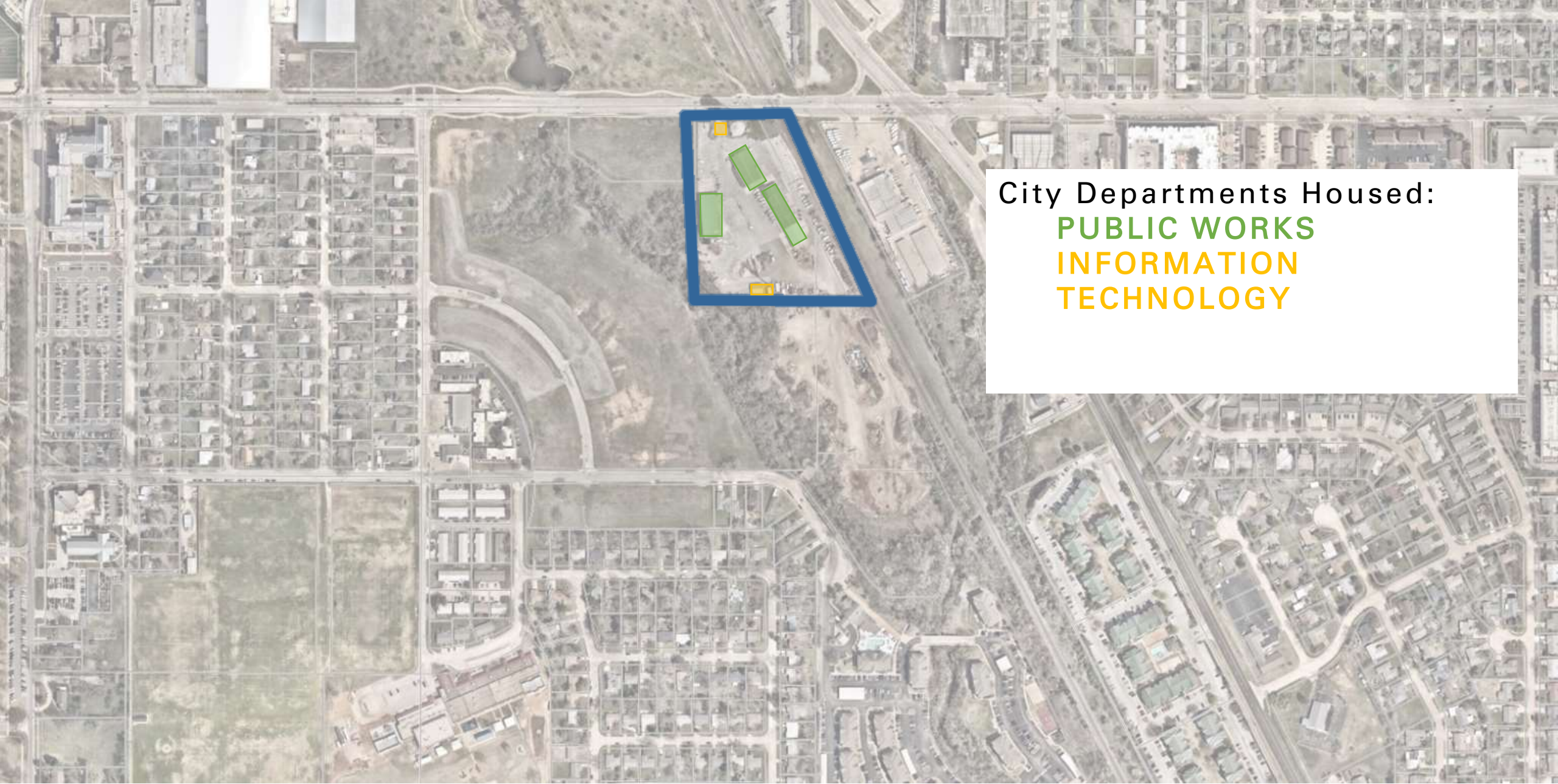
PARKS & RECREATION





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 3rd 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

01	GENERAL STUDY
02	FOUNDATION & FOOTING PLAN
03	LOW ROOF FRAMING PLAN
04	HIGH ROOF FRAMING PLAN
05	DOORS
06	MECHANICAL ROOM FLOOR PLAN
07	MECHANICAL CLOSET PLAN
08	ELECTRICAL RAIL FLOOR PLAN
09	ELECTRICAL DETAILS



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

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







Fuel Island Relocation
Goddard Access
Additional Fueling Island at Fill Station

PHASE 1

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



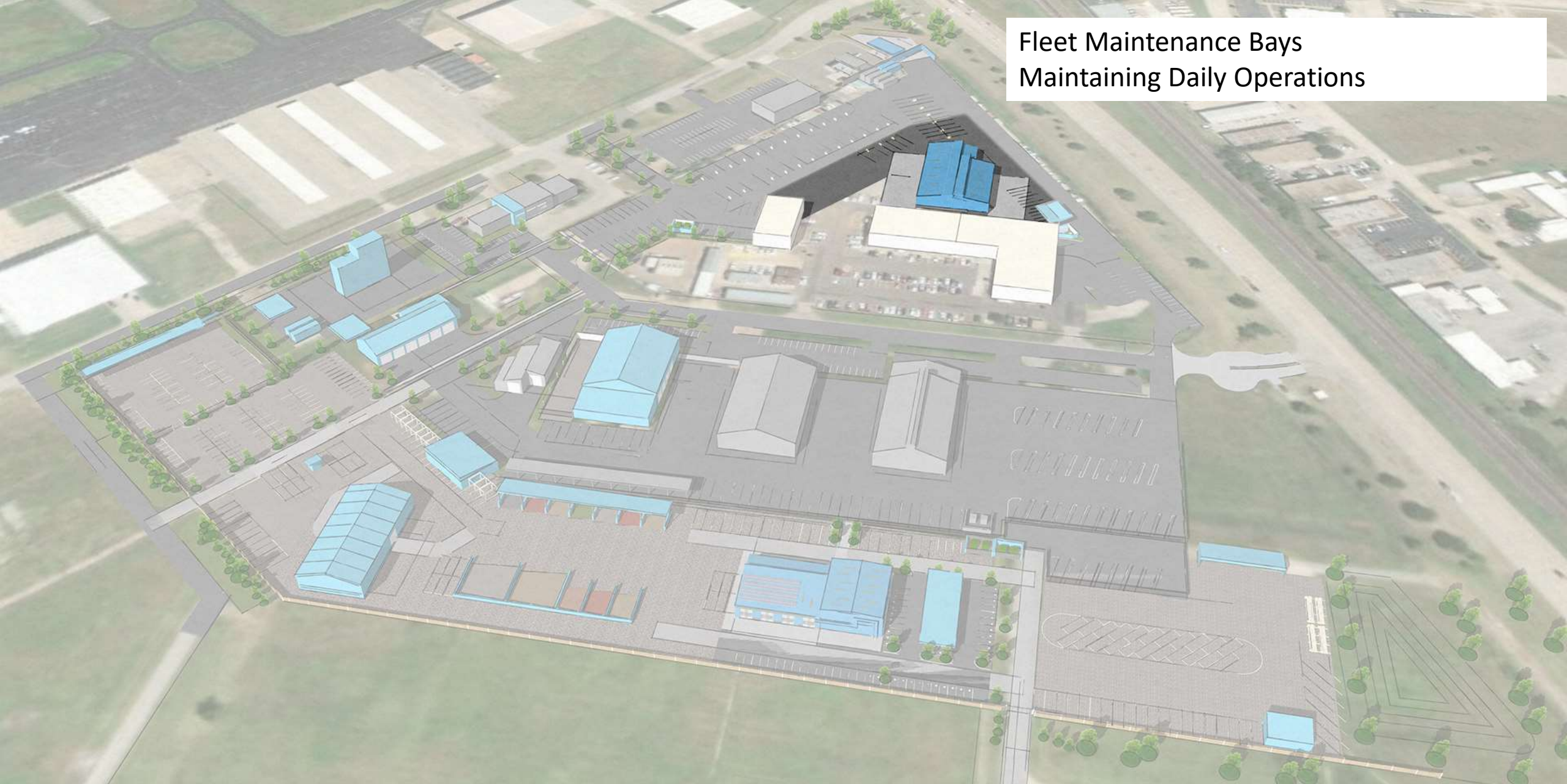


Address Overhead Power

PHASE 2

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



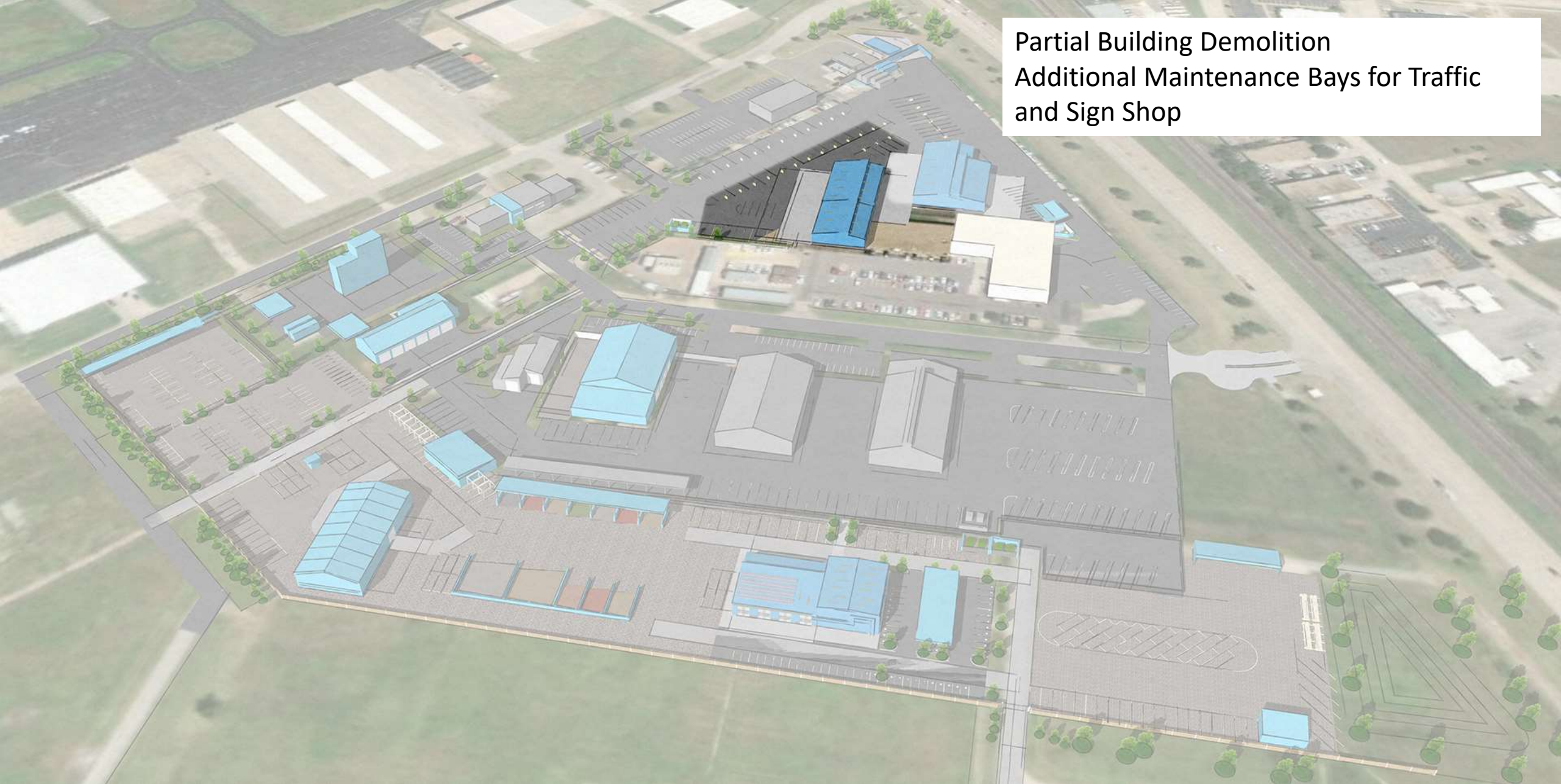


Fleet Maintenance Bays
Maintaining Daily Operations

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

PHASE 4

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



Final Facility Build-out
Covered Parking / EV Charging



PHASE 5

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



Administration Construction
Employee Parking Construction



PHASE 6

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





Fire Training Tower demolition and relocation
Facility Maintenance Building

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

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

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

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

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