CITY COUNCIL CONFERENCE

VIRTUAL MEETING HOSTED AT
MUNICIPAL BUILDING COUNCIL CHAMBERS
201 WEST GRAY, NORMAN, OK

APRIL 14, 2020

5:00 P.M.

This is a virtual meeting - Councilmembers Bierman, Carter, Petrone, Hall, Wilson, Scanlon, Holman, Scott, and Mayor Clark are appearing via video conference

CONTINUED DISCUSSION REGARDING A POSSIBLE GENERAL OBLIGATION BOND ELECTION FOR NORMAN FORWARD PROJECTS, MUNICIPAL FACILITY PROJECTS AND AN ECONOMIC STIMULUS PACKAGE FOR SMALL BUSINESSES.

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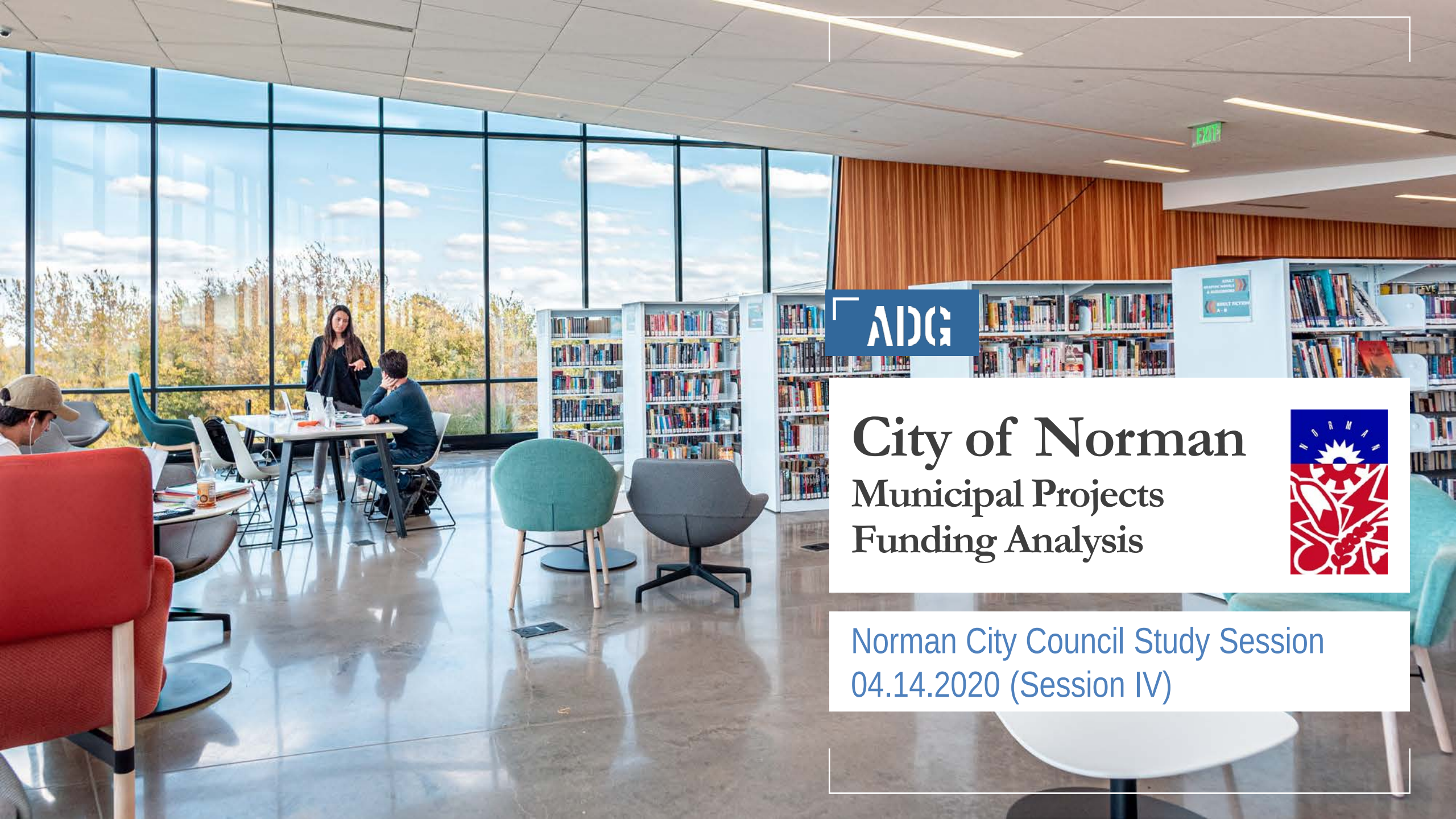


ADG

City of Norman

Municipal Projects Funding Analysis

Norman City Council Study Session
04.14.2020 (Session IV)

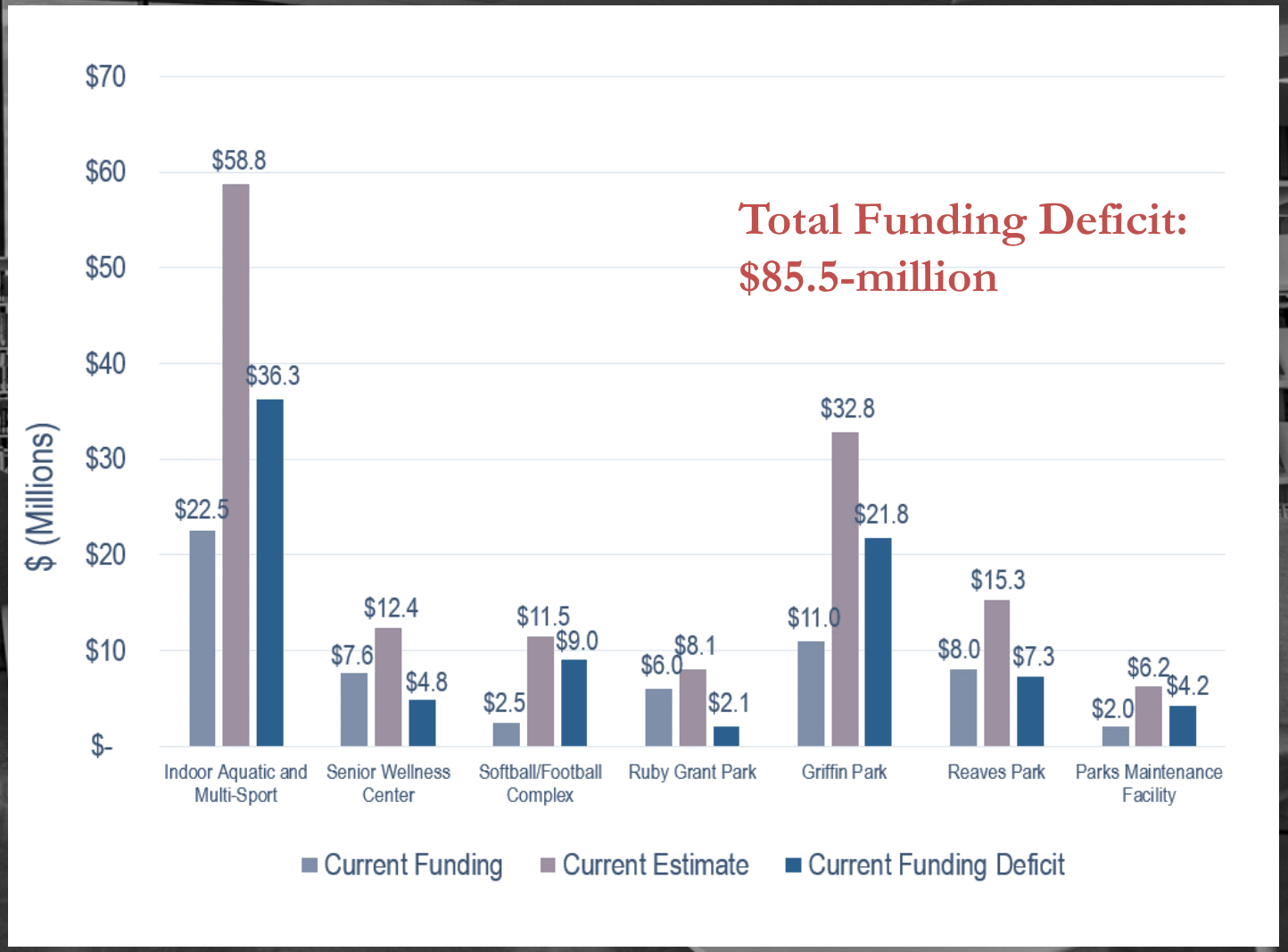
Session I Recap

02.25.2020

- Update to Council on recent Funding Analysis
- Discussion of current juncture
- Description of project groupings
- Provided context (Norman FORWARD)
- By Project Funding Analysis (Norman FORWARD)
- Aggregate Funding Analysis (Norman FORWARD)

Norman FORWARD

Total Funding Deficit



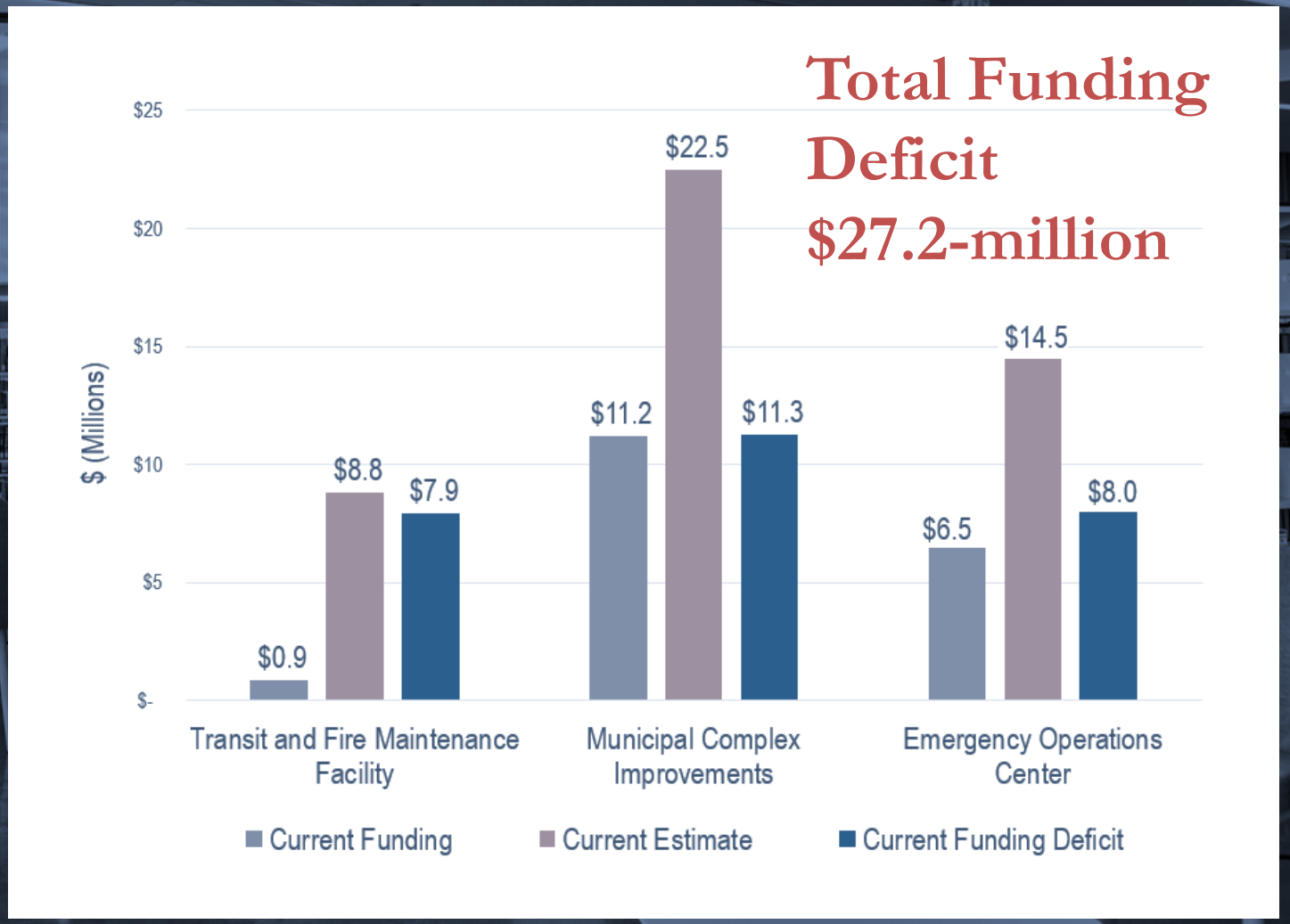
Session II Recap

03.03.2020

- Funding Analysis (Municipal Services Projects)
- Provide Context
- By Project Funding Analysis
- Aggregate Funding Analysis
- Discussion of Options
- Considerations
- Possible Financial Solutions
- Schedule

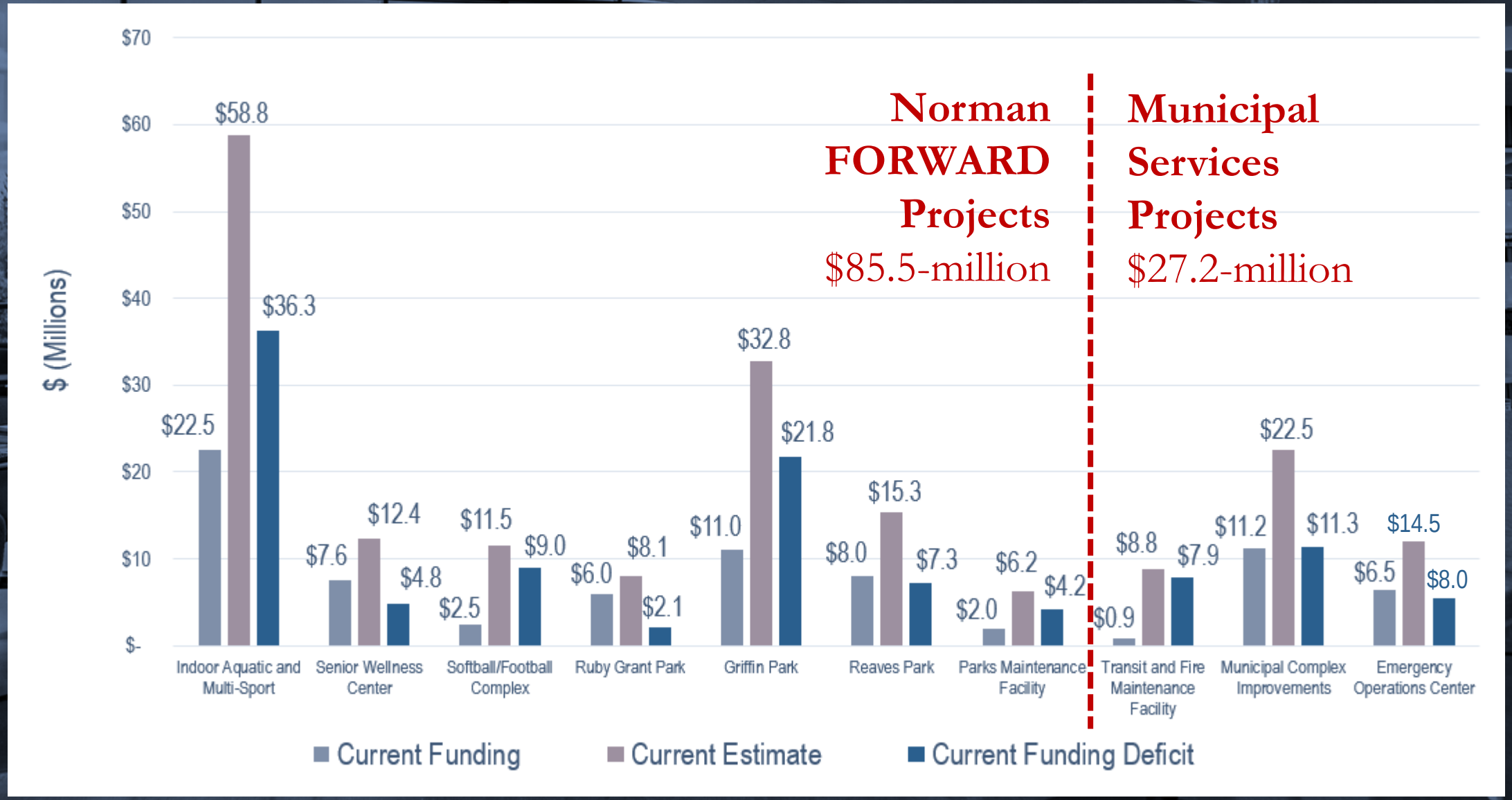
Municipal Services Projects

Total Funding Deficit



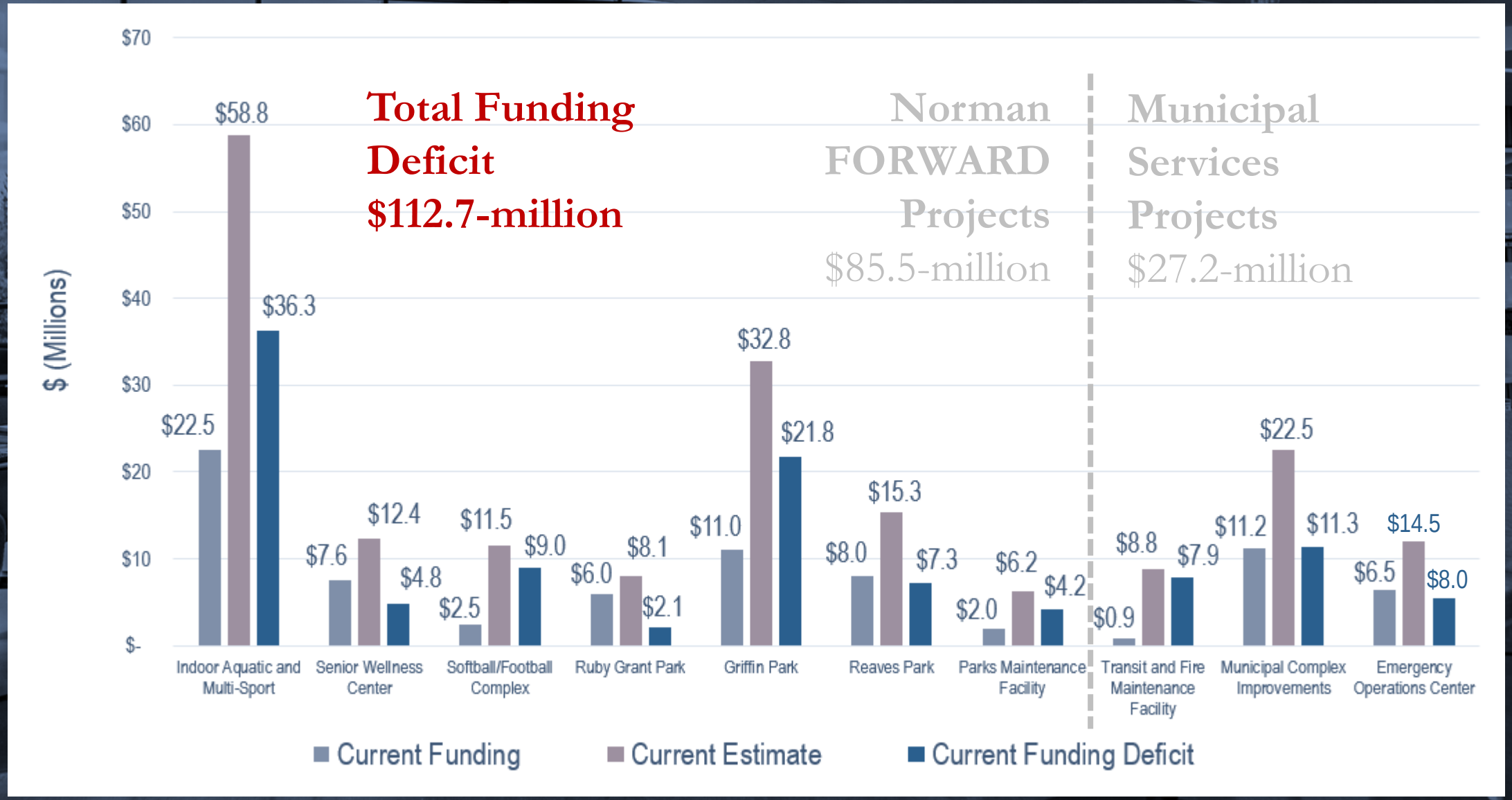
Norman FORWARD + Municipal Services Projects

Total Funding Deficit



Norman FORWARD + Municipal Services Projects

Total Funding Deficit



Session III Recap

03.10.2020

- Response to questions from Council
- City Attorney: GO bond requirements
- Finance Director
  - Potential funding sources
  - Discussion of financial options
- Parks Director: additional project details
- Staff recommendations
- Discussion re: anticipated schedule

Session IV Purpose

- Continue conversation from March 10
- Within context of August 2020 bond election
- Quick summary on each project
  - Current status
  - Maintaining momentum
  - Considerations
- Finance Director and City Attorney re: Other Considerations
- Potential Schedule
- Guidance from Council re: how to proceed

Norman FORWARD Projects

Indoor Aquatic and Multi-Sport Facility

Senior Wellness Center

Softball / Football Complex

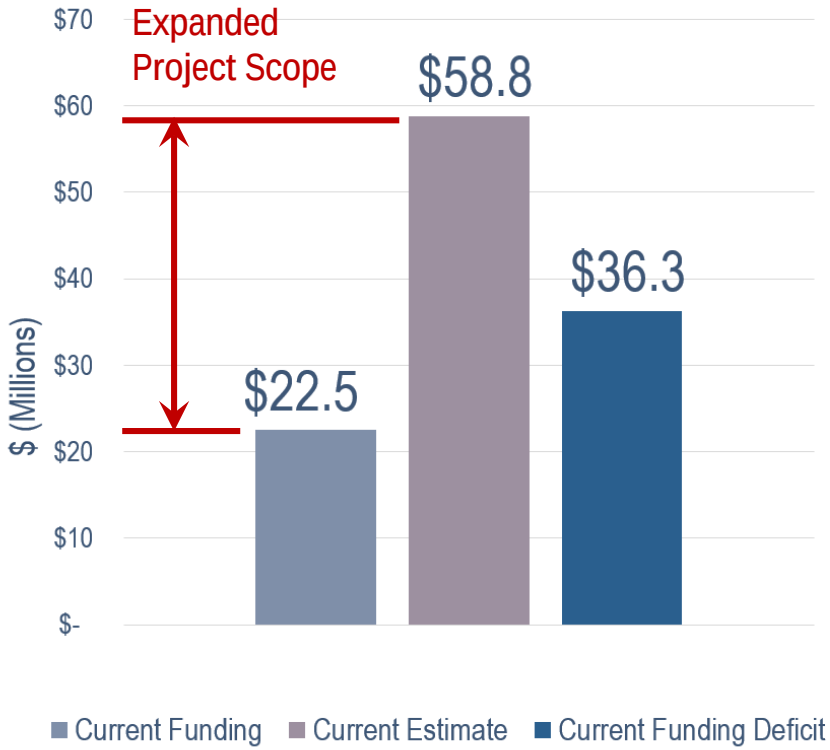
Ruby Grant Park

Griffin Park

Reaves Park

Parks Maintenance Facility

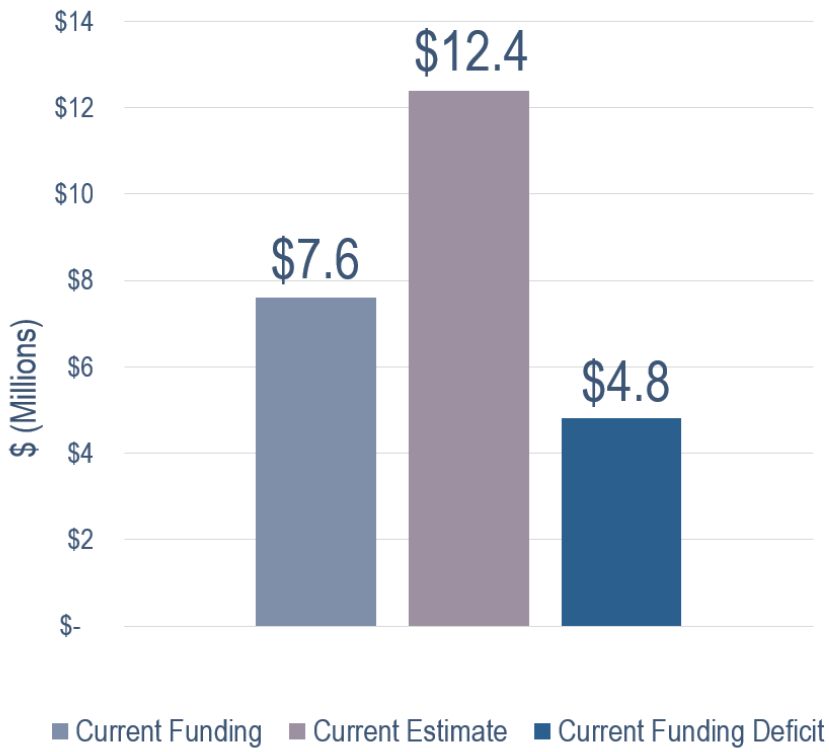
- Current status
  - Conceptual design submitted
  - A/E awaiting direction
- Maintaining momentum
  - A/E contract amendment (May 2020 assumed)
  - SDs: $250,000 (verbal)
    - Duration: 90-days
    - *Pencils down* August 2020
  - Additional amendment to A/E Contract required after successful bond election
- Considerations
  - No additional direction required from Ad Hoc for SDs
  - Guidance to A/E on project budget required



Indoor Aquatic + Multi-Sport

Funding Deficit

- Current status
  - Conceptual design submitted, A/E awaiting direction
- Maintaining momentum
  - A/E contract amendment (May 2020 assumed)
  - SDs: $80 to $90k (verbal)
    - Duration: 60-days, *pencils down* July 2020
  - Additional amendment to A/E Contract required after successful bond election
- Considerations
  - No additional direction from Ad Hoc required for SDs
  - Guidance to A/E on project budget required
  - Timeline of NRHS negotiations may impact site-related design work
  - Implications of COVID-19 on Porter Campus land sale unknown



Senior Wellness Center

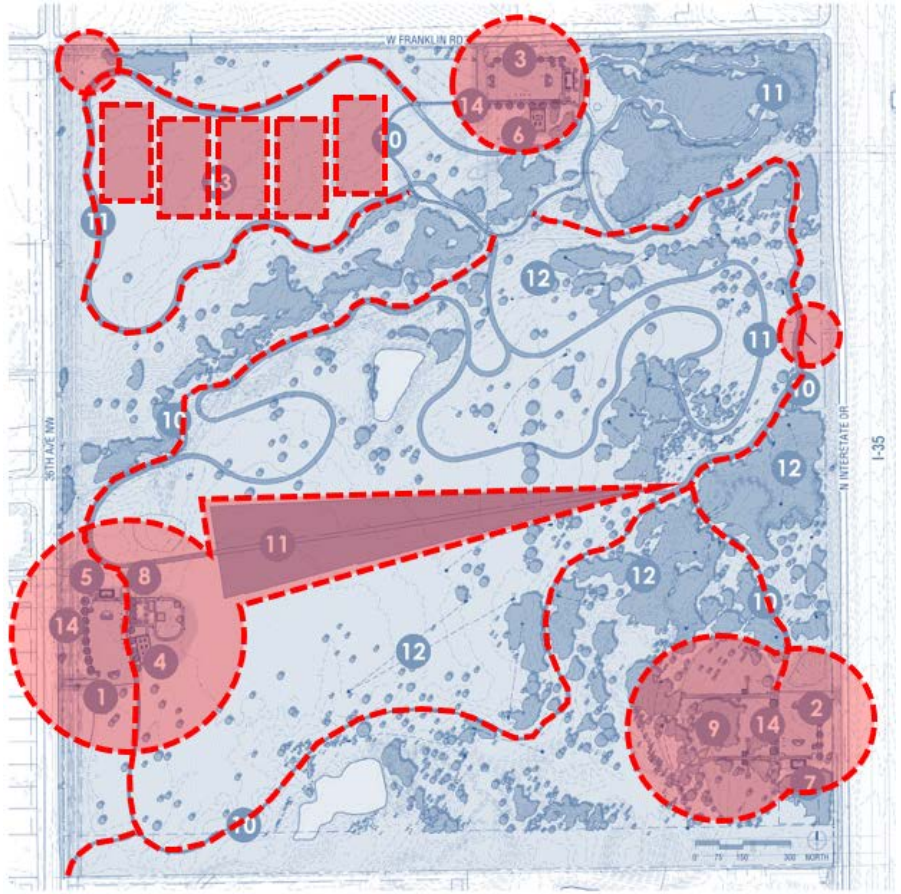
Funding Deficit

- **Current status**
  - Conceptual design submitted, A/E awaiting direction
- **Maintaining momentum**
  - A/E contract amendment (May 2020 assumed)
  - SDs: $15 to $30k (verbal)
    - Duration: 30-days
    - *Pencils down* June 2020
  - Additional amendment to A/E Contract required after successful bond election
- **Considerations**
  - No additional direction from Ad Hoc required for SDs
  - Guidance to A/E on project budget required
  - *In-budget* facility not feasible
  - Implications on Reaves and Griffin Park

Softball & Football Complex

Funding Deficit

- Current status
  - Reduced scope currently in construction
  - Completion anticipated November 2020
- Maintaining momentum
  - A/E contract amendment (August 2020 assumed)
  - Supplemental Drawings: $20 to $30k (estimated)
    - Duration: 2 to 3 months
- Considerations
  - Additional improvements previously designed
  - Change Order to current CM contract will be required in the event of a successful August 2020 bond election
  - Lack of direction past November may necessitate additional A/E and/or CM selection process



Ruby Grant Park

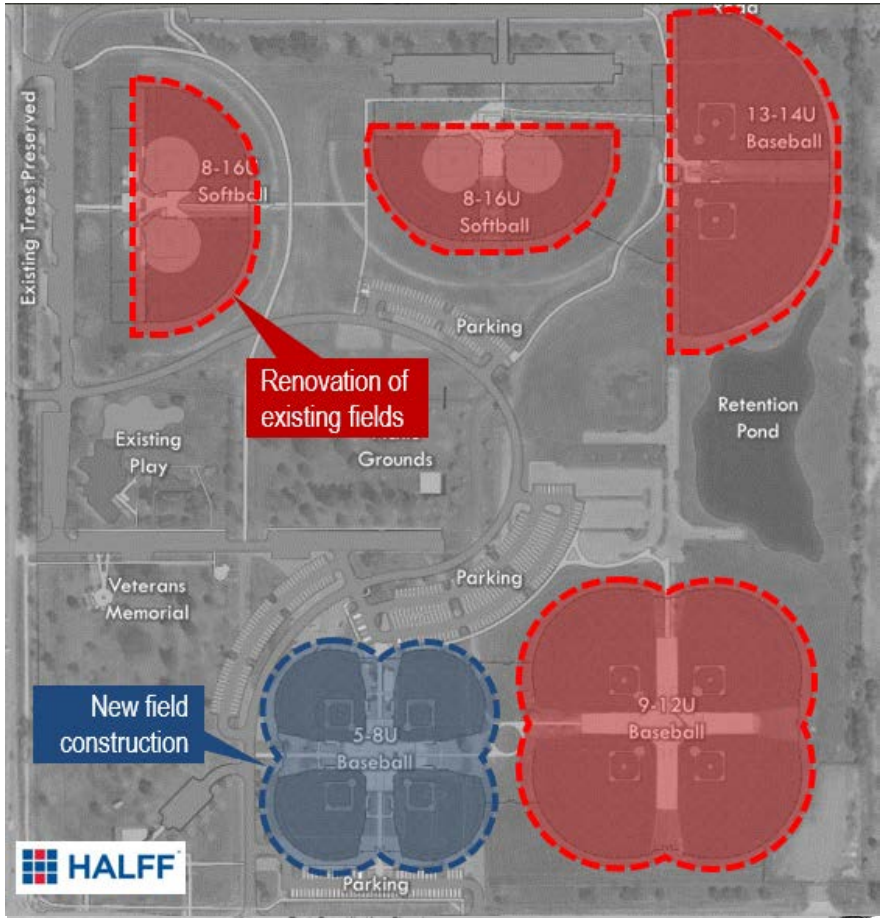
Funding Deficit

- Current status
  - Reduced scope currently in construction
  - Completion anticipated December 2022
- Maintaining momentum
  - A/E contract amendment (May 2020 assumed)
  - SDs: $60 to $80k (verbal)
    - Duration: 60 days
    - *Pencils down* July 2020
  - Additional amendment to A/E Contract required after successful bond election
- Considerations
  - Additional guidance from Griffin Park Ad Hoc required

Griffin Park

Funding Deficit

- Current status
  - Reduced scope ready to bid
  - CM needs guidance on how to proceed
- Maintaining momentum
  - A/E contract amendment (May 2020 assumed)
  - SDs: $150k (verbal)
    - Duration: 60-days
    - *Pencils down* July 2020
  - Additional amendment to A/E Contract required after successful bond election
- Considerations
  - No additional direction from Ad Hoc required for SDs



Reaves Park

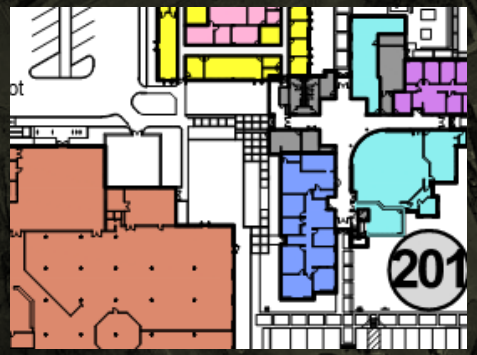
Funding Deficit

- Current status
  - Currently in design (Design Development)
  - Co-located with Fleet and Fire Maintenance
  - Scope adjustment due to Federal Grant
- Maintaining momentum
  - A/E contract amendment (April 14)
  - Anticipated completion of design: June 2020
- Considerations
  - Implications on Reaves Park

Parks Maintenance Facility

Funding Deficit

Municipal Services Projects



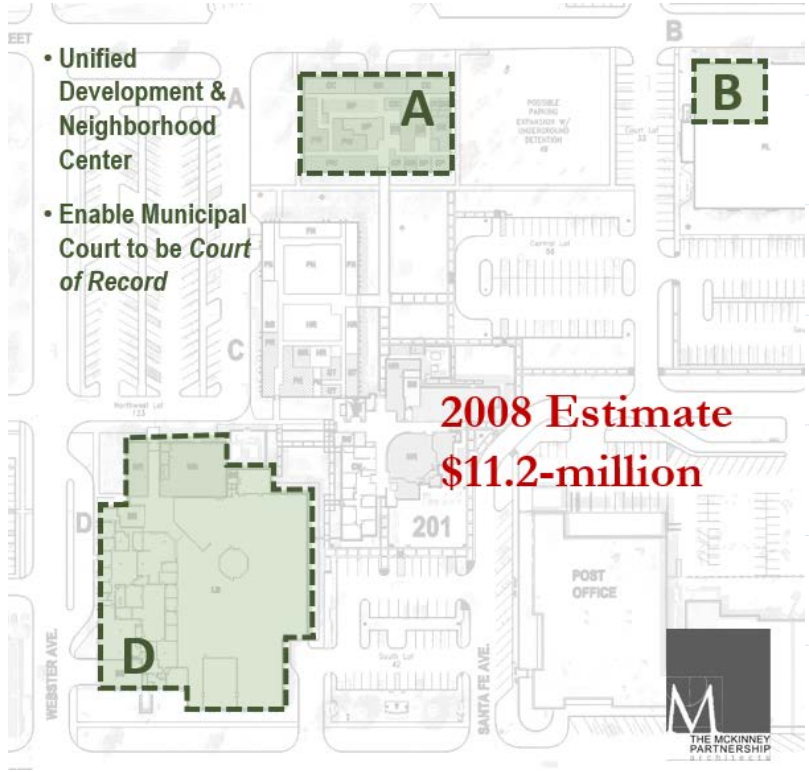
Municipal Complex Renovations

Emergency Operations Center

Fleet and Fire Maintenance

Homeless Resource Center

- **Current status**
  - A/E under contract, SD complete end of April 2020
  - Construction Manager (CM) selected, under contract
  - Teams currently scoped per 2008 Bond Election
- **Maintaining momentum**
  - A/E contract amendment (August 2020 assumed)
  - CDs: $650k to $750k (estimated)
    - Duration: 12 months
    - *Pencils down* August 2021
- **Considerations**
  - Additional improvements can be packaged as future phase(s) of work following August 2020 bond election
  - CM not anticipated to be complete prior to August 2021, additional scope could be added as amendment



Municipal Complex Renovations

Funding Deficit

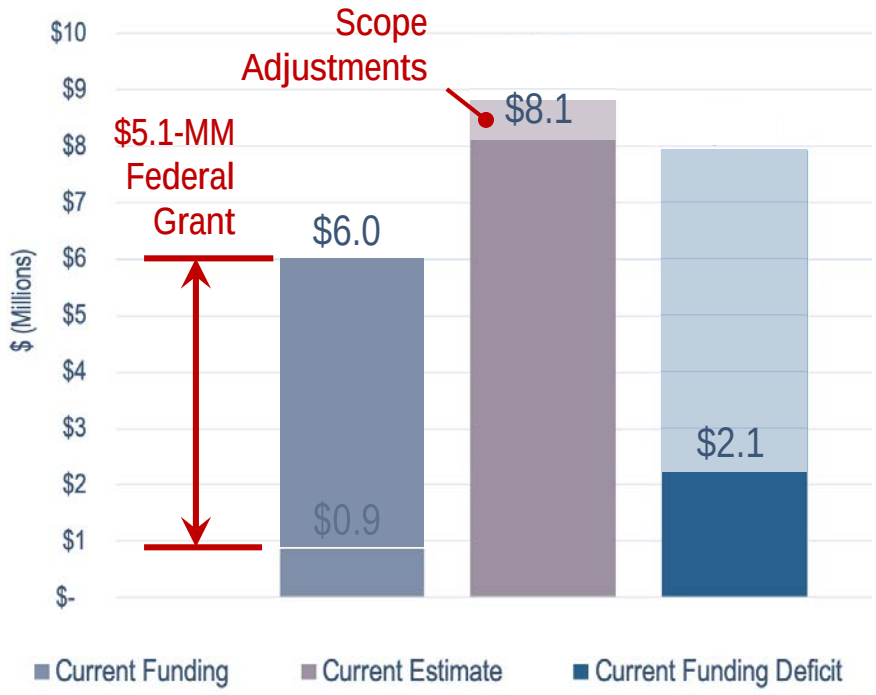
- Current status
  - Final CDs submitted of reduced design
  - Staff awaiting direction on bidding
- Maintaining momentum
  - A/E Contract amendment (May 2020 assumed)
  - SDs: $170k to $190k (verbal)
    - Duration: 60 days, *pencils down* July 2020
- Considerations
  - Larger facility required to meet community needs
  - VE process occurred Dec. 2017 – Oct. 2019, updated design documents would better inform cost estimates
  - Role of EOC in future pandemic response(s)

December 2017: $14.5-million

Emergency Operations Center

Funding Deficit

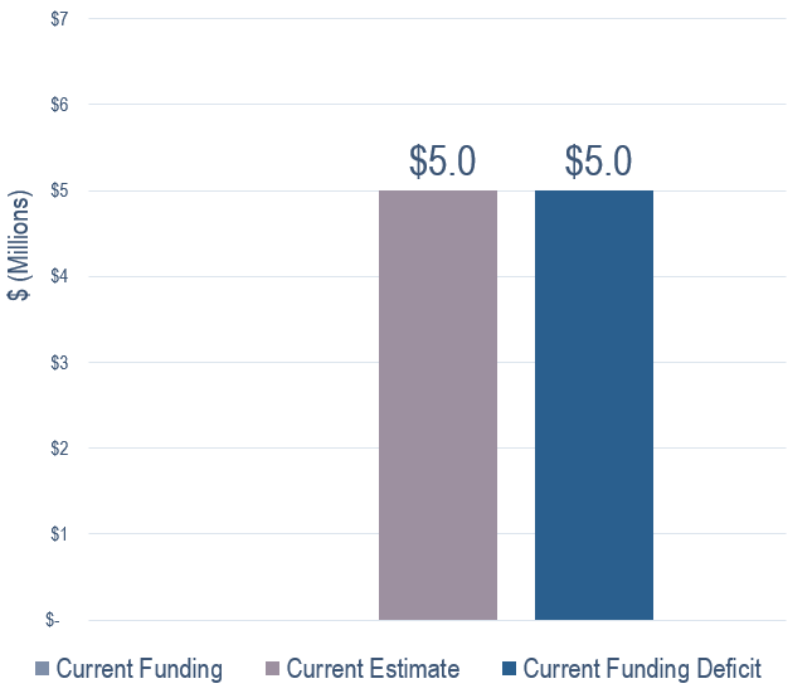
- **Current status**
  - Currently in design (Design Development)
  - Co-located with Park Maintenance
  - Award of $5.1-million Federal Stimulus Grant
  - Scope adjustments
- **Maintaining momentum**
  - A/E Contract amendment (April 14)
  - Project will continue regardless of bond election
  - Substantial Completion: December 2020
- **Considerations**
  - Project must move forward
  - With recent grant award, could potentially be removed from August 2020 Bond Election
  - Lack of dedicated funding for remaining deficit will push other capital projects back



Fire and Fleet Maintenance

Funding Deficit

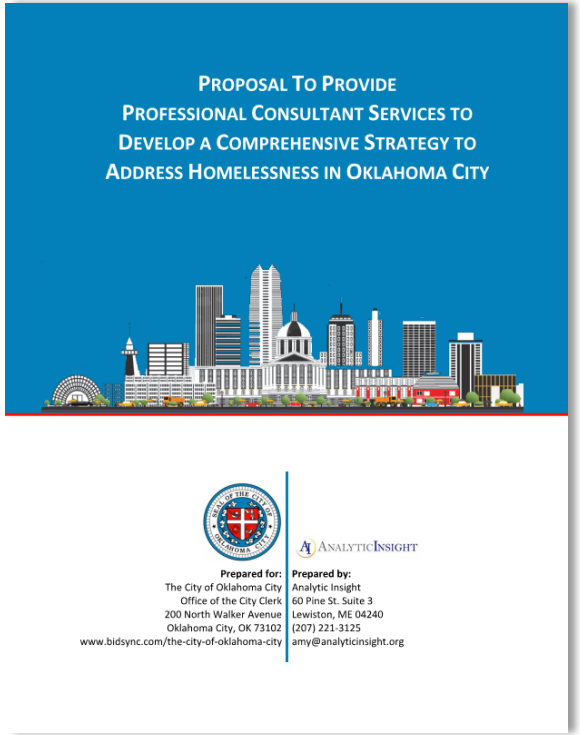
- Current status
  - RFP document(s) in process with Staff
- Research re: Oklahoma City work
  - RFP for three (3) related housing studies (April 2019)
    - $200k effort, 14-month process
    - AI: Analysis of Impediments to Fair Housing (Dec 2019)
    - HAS: City-wide Housing Affordability Study (April 2020)
    - HMS: City-wide Housing Market Study (June 2020)
  - RFP for Homelessness Strategic Plan (cont)
    - $100k effort, 12-month process



Homeless Resource Center

Funding Deficit

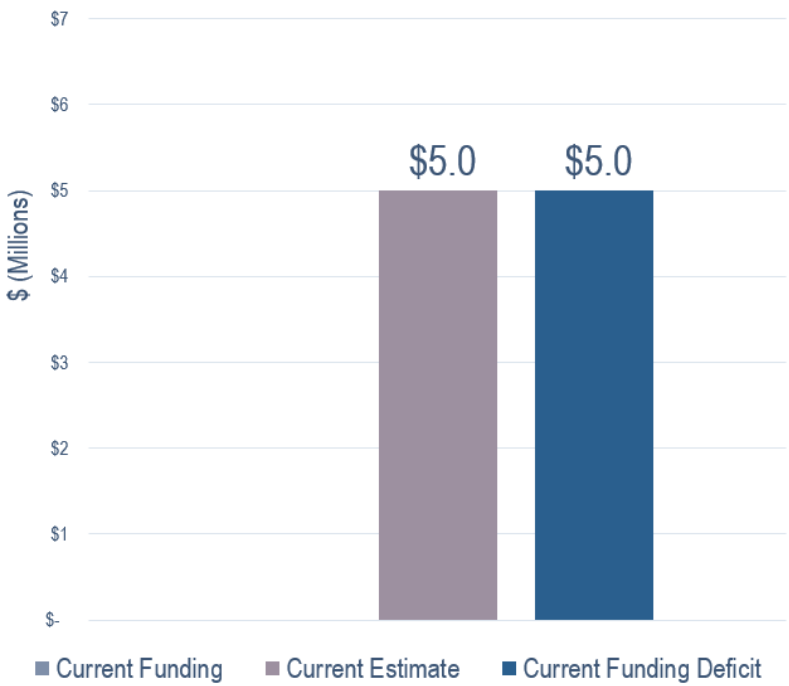
- Research re: Oklahoma City work (cont)
  - OKC Homelessness Strategic Plan Scope Includes
    - Phase I: Assessment of Existing Conditions
      - Interviews: gap and duplication identification
      - Social Network Analysis: relationships between service providers
      - Stakeholder and Public Forum: presentation of Phase I findings
    - Phase II: Development of Strategies and Initiatives
      - Focus Group Planning Sessions: with direct service providers and other stakeholders
      - Evaluation of existing data sources
      - Literature review
    - Phase III: Analysis, Reporting, and Presentation of Findings
      - Data analysis and reporting
      - Final report and presentation



Homeless Resource Center

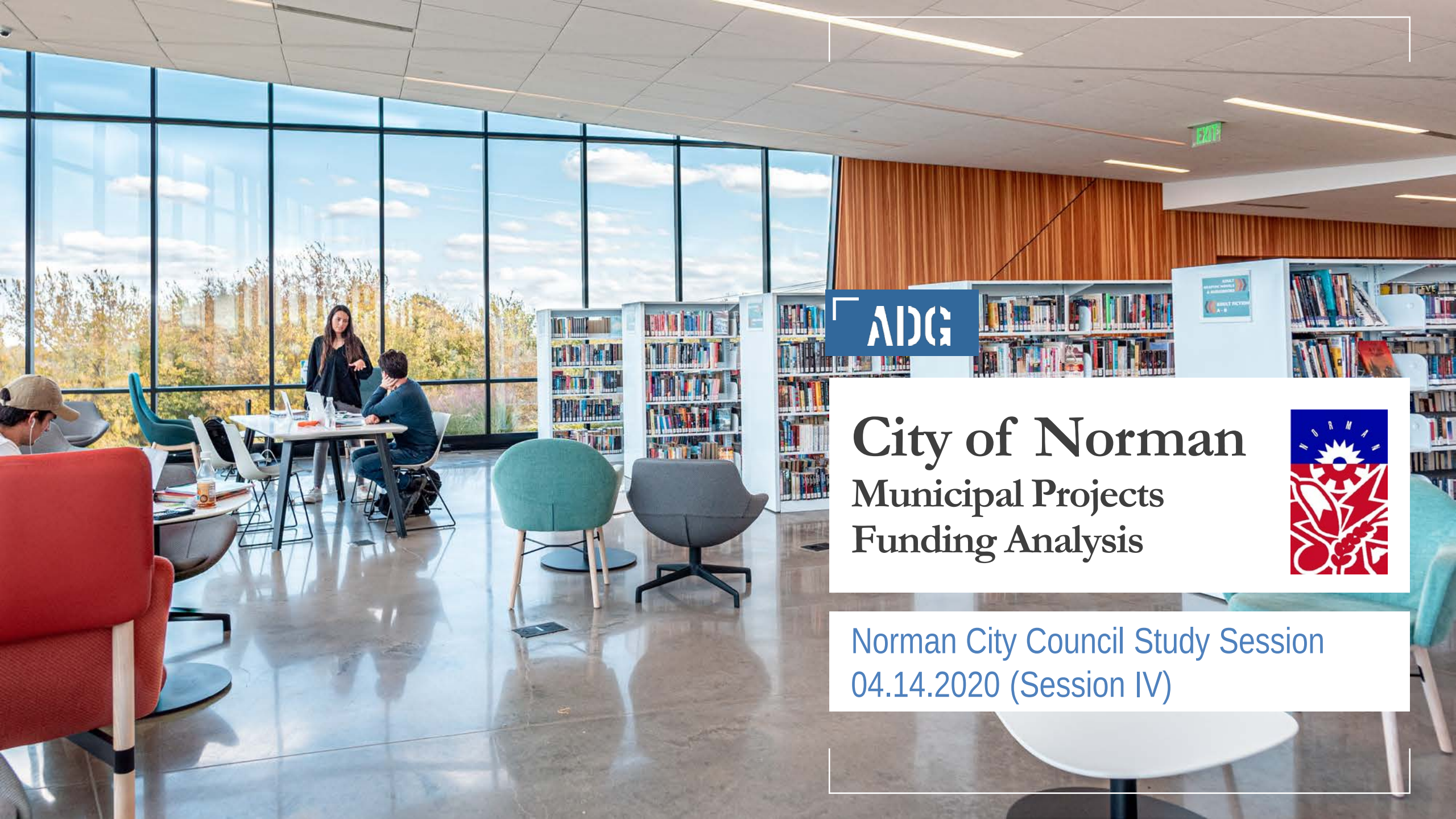
Funding Deficit

- Maintaining momentum
  - Consultant currently under contract for AI (Analysis of Impediments to Fair Housing)
  - RFP(s) for remaining work released May 2020
  - Selection of consultant(s): June 2020
  - Contract Negotiation and NTP(s): July or August 2020
  - Duration: 9 to 12 months
  - *Pencils Down* February 2021 (best case)
- Considerations
  - Strategic Plan will help guide homelessness response in Norman in a thoughtful, deliberate way
  - Bond Proceeds cannot be used to support *programs*
  - Cost estimate of $5 million is currently uninformed by specific program or cost estimate
  - RFP could be crafted to establish program and cost-estimates for envisioned Resource Center
  - Remaining studies and Strategic Plan could be completed as FY21 capital expenditure



Homeless Resource Center

Funding Deficit



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City of Norman

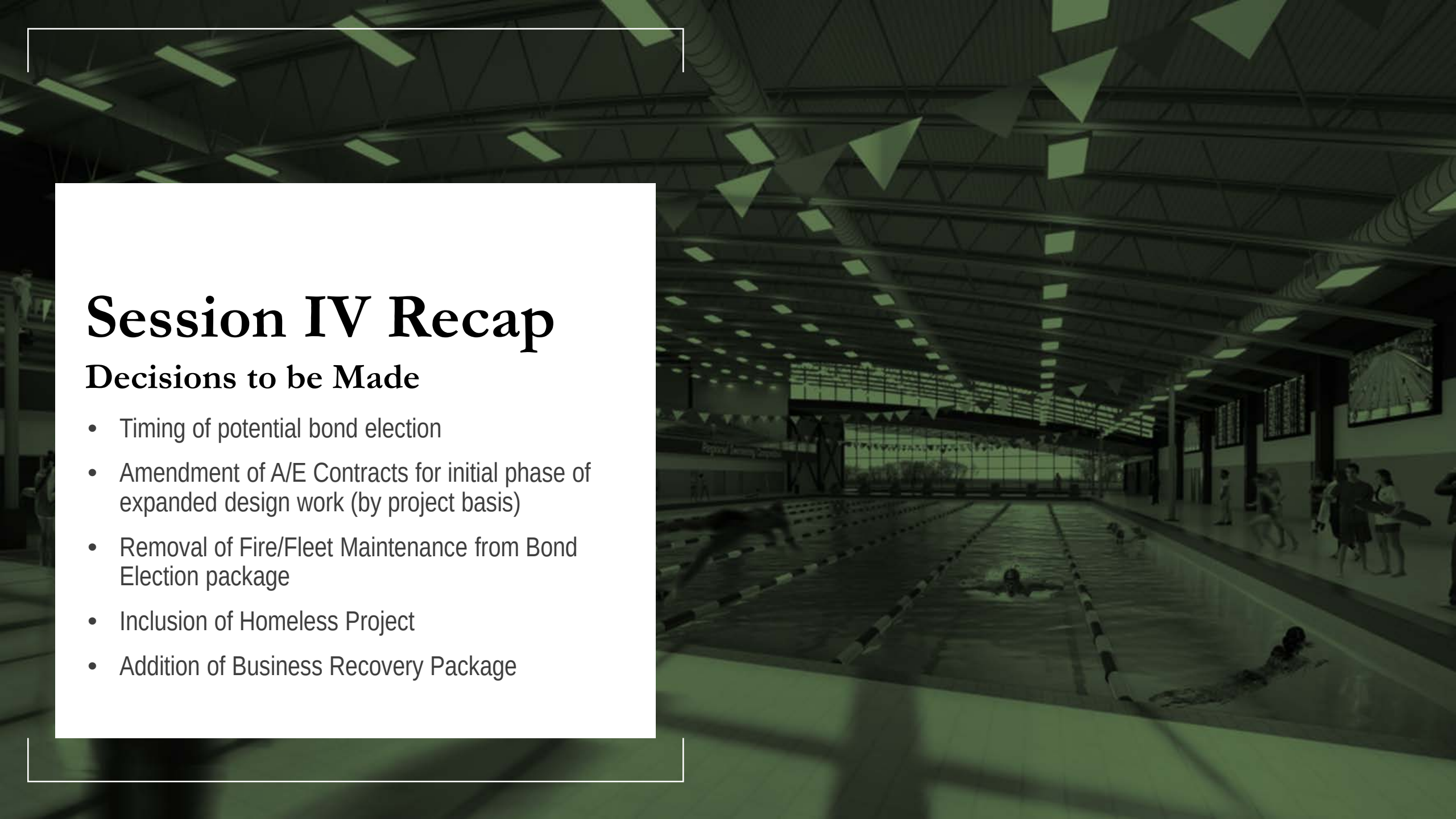
Municipal Projects Funding Analysis

Norman City Council Study Session
04.14.2020 (Session IV)

Session IV Recap

Decisions to be Made

- Timing of potential bond election
- Amendment of A/E Contracts for initial phase of expanded design work (by project basis)
- Removal of Fire/Fleet Maintenance from Bond Election package
- Inclusion of Homeless Project
- Addition of Business Recovery Package



August 2020 Bond Election

Anticipated Schedule

April 14
Today

May 26

1st Reading of Ordinance

Norman City Council

June 9

2nd Reading of Ordinance

Norman City Council

June 10

Notice Due

Cleveland County Election Board

August 25

Bond Election