



Norman Center City

Infrastructure Analysis



CENTER FOR ECONOMIC
DEVELOPMENT LAW



JOHNSON & ASSOCIATES

Prepared April 2017

May 2, 2017

City of Norman
201 W. Gray Street
Norman, OK 73069

Attention: Mr. Jeff Bryant

RE: Norman Center City Infrastructure Analysis

Dear Jeff:

Under authorization of the Center for Economic Development Law and the City of Norman, we have prepared the attached analysis of the Center City Norman area. In February of 2017, we were contracted by the Center for Economic Development Law to prepare a report that outlines the existing infrastructure conditions within the Center City. Part of this request was to determine what infrastructure improvements would be required to fulfill the vision of the Center City Form Based Code. Through our analysis we made assumptions based on current trends and construction costs to provide back to the City of Norman an approximation of costs for the infrastructure improvement.

We believe that the attached report correctly identifies the existing capacity of the Center City area and the required necessary changes to bring the utilities and streets up to the proposed standards. As part of the analysis, we have included additional exhibits to allow for quick reference to right of ways, utilities (public and private) and street sections as per the Norman Center City Form Based Code.

If you have any questions, comments or need additional information in relation to the attached report, please do not hesitate to contact Johnson and Associates at (405) 235-8075.

Respectfully submitted,



Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES, INC.

TWJ/TM/MZ
Attachment(s)

cc: Emily Pomeroy, Center for Economic Development Law
Cameron Brewer, Center for Economic Development Law
[Project #3859-000/C]

NORMAN CENTER CITY INFRASTRUCTURE ANALYSIS

In 2013, the City of Norman began the process of identifying their urban core and drafting a regulating plan that would guide future development. The Norman Center City Form-Based Code (CCFBC) is now in its final draft version awaiting City Council consideration and approval. The CCFBC creates a regulating plan to increase density and accessibility in the core of Norman. The boundaries spread from Boyd to Main Street and from Flood Ave to the Railroad tracks on the east. Within these 51 City blocks (referred to later in this report as “sectors”), it is anticipated that the complexion of the neighborhood will move from single family detached, to a mix of single-family detached, townhomes, condos, apartments and other high density uses. To plan for the increased density, a study of the area’s existing infrastructure (i.e. streets, water, and sewer systems) was needed. The following report assumes a complete reconstruction/ upgrade of all noted infrastructure and the addition of landscaping for improved streetscapes. Roadways, alleys, water lines, sidewalks and landscaping would be removed and replaced as one cohesive design, as depicted in the CCFBC. Existing and adopted City of Norman reports were also used in the preparation of this report. Reports include: the City of Norman Wayfinding Plan (2013), the City of Norman Stormwater Master Plan (2011) and the City of Norman 2025 Comprehensive Land Use and Transportation Plan (2004).

As stated above, this report provides total costs for full infrastructure improvements to the entire area. As development of the area consistent with the CCFBC occurs and public infrastructure projects are undertaken, it may be that sections of roadways or utility infrastructure are not replaced or improved. Decisions to undertake the improvements may be made based on development potential of particular portions of the area, timing and cost considerations, and policy direction of the City. Of course, in those blocks where some or all of the infrastructure improvements are not made, the costs associated with those would not be incurred. “Soft costs” for project implementation (including but not limited to architectural fees, engineering fees, legal fees, inspections, testing, and City Staff oversight) are calculated at 20% and shown on the Estimated Cost Summary at the end of this report. As fees could vary based on the proposal process and selected design team, it should be noted that the reflected soft costs are an estimate. This report is intended to be used by City Staff or consultants as a reference guide for Center City and, as such, is not a detailed engineering study on the utility or street networks.

History

Johnson and Associates, Inc. (J&A) was selected as the firm to complete the infrastructure analysis. In order to complete a detailed analysis in the requested short time frame, our team moved quickly to set up meetings and begin the data collection. The data collection stage involved collaboration between J&A, the Center for Economic Development Law, the City of Norman and the private utility companies. The key pieces of information that were needed to undertake this study included right of way widths, street widths, the City utility information (water, sanitary sewer and storm sewer) and the private utility companies’ infrastructure (electric, gas and cable). Comprehensive GIS information was placed into a master file and current video surveillance of the area was taken for quick and detailed reference. After field measurements to confirm street widths, our team was able to compile all of this data into one map and begin breaking down the large area into smaller and more manageable “sectors”. These sectors will allow the City to easily identify existing infrastructure and its capacities during a predevelopment meeting with a developer or when undertaking a street reconstruction project. This map and report delineate the City streets and their appropriate street section as defined in the CCFBC. The exhibits attached allow the City of Norman to estimate

the cost of the streetscape improvements and utility replacement which includes landscaping, irrigation, street lighting and sidewalks, including intersection improvements, on a given block. The intersection improvements include signage/ wayfinding, striping and ADA-accessibility. The wayfinding included in this project would be a continuation of the previously approved Wayfinding Plan in 2013.

Several funding sources may be necessary to fully fund the improvements detailed in this report. It is our understanding that multiple funding mechanisms are being explored by the City, including but not limited to a potential tax increment financing district in the area. In helping to finalize this report, City Staff noted that additional funding sources may be available to cover the costs of the Boyd, Gray and Main Street improvements because of their uniqueness with the railroad crossing, one to two-way conversion and being major thoroughfares. Therefore, costs of improvements to those streets were not included in this report. Boyd, Gray, and Main Streets will ultimately help fulfill the goals and visions set forth by the CCFBC and may be made part of future City of Norman Capital Improvements Project.

Cost Assessment

Based upon years of experience in the construction industry and current unit prices from contractors, unit prices per linear foot were used to estimate the street infrastructure costs. These unit costs are \$138/ linear foot for alley reconstruction, \$850/ linear foot for neighborhood street reconstruction and \$1,150 for University Blvd. and James Garner Ave Unit costs are all inclusive of total improvements as designated by the CCFBC. Our cost estimate for the alley improvements is based on the CCFBC and is included in the Roadway cost category. Based on City Staff feedback, it is possible that this section may change to better accommodate the needs of residents in the area. If that change occurs, the estimate above would be slightly higher.

The CCFBC identifies five different street sections for the Center City: Main Street, Boyd Street, neighborhood streets with 80 feet of right-of-way, neighborhood streets with 66 feet of right-of-way, and alleyways. Those five sections are appropriate for a majority of the area; however, University Boulevard has 100 feet of right-of-way from Apache Street to Boyd Street. We saw it fit to create a new street section given the larger right-of-way and potential for development given the large amount of adjacent surface parking. The addition of bike lanes along University Boulevard adds a unique opportunity to act as a feeder system to transfer bicyclists from a neighborhood setting into a more commercial pattern along Boyd Street and ultimately into the University campus. James Garner Avenue also provides a unique opportunity. It is envisioned that James Garner Ave. will likely develop with the same street section proposed for University Ave. The exact amount of right-of-way the City has along James Garner Avenue remains undetermined due to the existing railroad and shared easements, but City Staff feels confident that the necessary right of way existed or could be acquired for this roadway project. Therefore, we project the street with the same section that we designed for University Ave. With proper design, James Garner Avenue could become a key transportation link for pedestrians and bicyclists from Main Street to Boyd Street.

In this report, we have assumed that existing streets will be removed down to the base of the street section and replaced with new materials. This will allow for the entire area to feel as one neighborhood rather than a mismatch of street sections, underutilized bike lanes and a lack of parking strategy in any area. There are some streets that could



NORMAN CENTER CITY INFRASTRUCTURE ANALYSIS

be milled and overlaid to achieve the desired street sections with potential for cost savings, and their age and condition can be determined when design engineering is undertaken. It is important to note that we were purposeful in the way we approached dividing the area into sectors. It is suitable to assume that development in this area could occur on a block-by-block basis. However, based upon direction from City Staff, this analysis calculates the total maximum cost of all infrastructure and roadway improvements/ replacement to determine the amount of necessary funding to make this project, if fully realized, feasible. Our sectors, for the most part, match City blocks, which will make it easier to identify costs associated with street reconstruction. For example, Sector 31 would require \$1,737,438 of investment to reconstruct the entire block of Symmes Street to Apache Street and from Webster on the west to Santa Fe Ave on the east. Paring this down to a single block, Apache Street within Sector 31 would cost \$586,945 to reconstruct. As illustrated by these examples, this report can be used to analyze infrastructure improvements at the block level, sector level, or multi-sector level, depending on the size of assumed or planned developments.

The cost estimates are assumptions made by our team which reflect the current prices of contractors in the Norman and Metro areas. Because this project is unlike a typical development project, in that it is unknown when each block will be redeveloped, inflation is not accounted for in the cost estimates, but should be considered as timing becomes known. These numbers are based on today's construction costs. Each street was broken down into 5 different sub-categories: Roadway, Water Line, Storm Sewer, Sidewalk/ADA, and Streetscape. The Roadway costs include demolition of the existing street, reconstruction of the subgrade and pavement and pavement striping. The Water line includes removal and replacement of any existing lines and the construction of new lines that meet fire requirements determined by the City of Norman. City Staff provided additional information regarding the age of existing water lines. It was determined by City Staff that all water lines constructed after the year 2000 would not need to be replaced. These water lines are shown on the exhibit, "Water Line Replacement". Any water line that had been replaced within the last 17 years was not included in our cost estimates. The storm sewer costs include replacement of all existing inlets, pipes and other related infrastructure to the proper size and capacities to meet the current City of Norman Drainage Ordinances. Storm sewer additions may include "green" solutions to the standard storm sewer network. As part of Norman's Stormwater Master Plan (adopted in 2009), multiple alternatives to alleviate runoff may be added. The estimates shown build in an additional 15% for these alternative solutions to traditional stormwater management. The Sidewalk/ADA costs include the construction of sidewalks on both sides of each street as well as the construction of ADA handicap ramps at all street intersections. The Streetscape costs include the installation of landscaping/ sod/ planting beds, irrigation, street lighting, and street signage/ wayfinding.

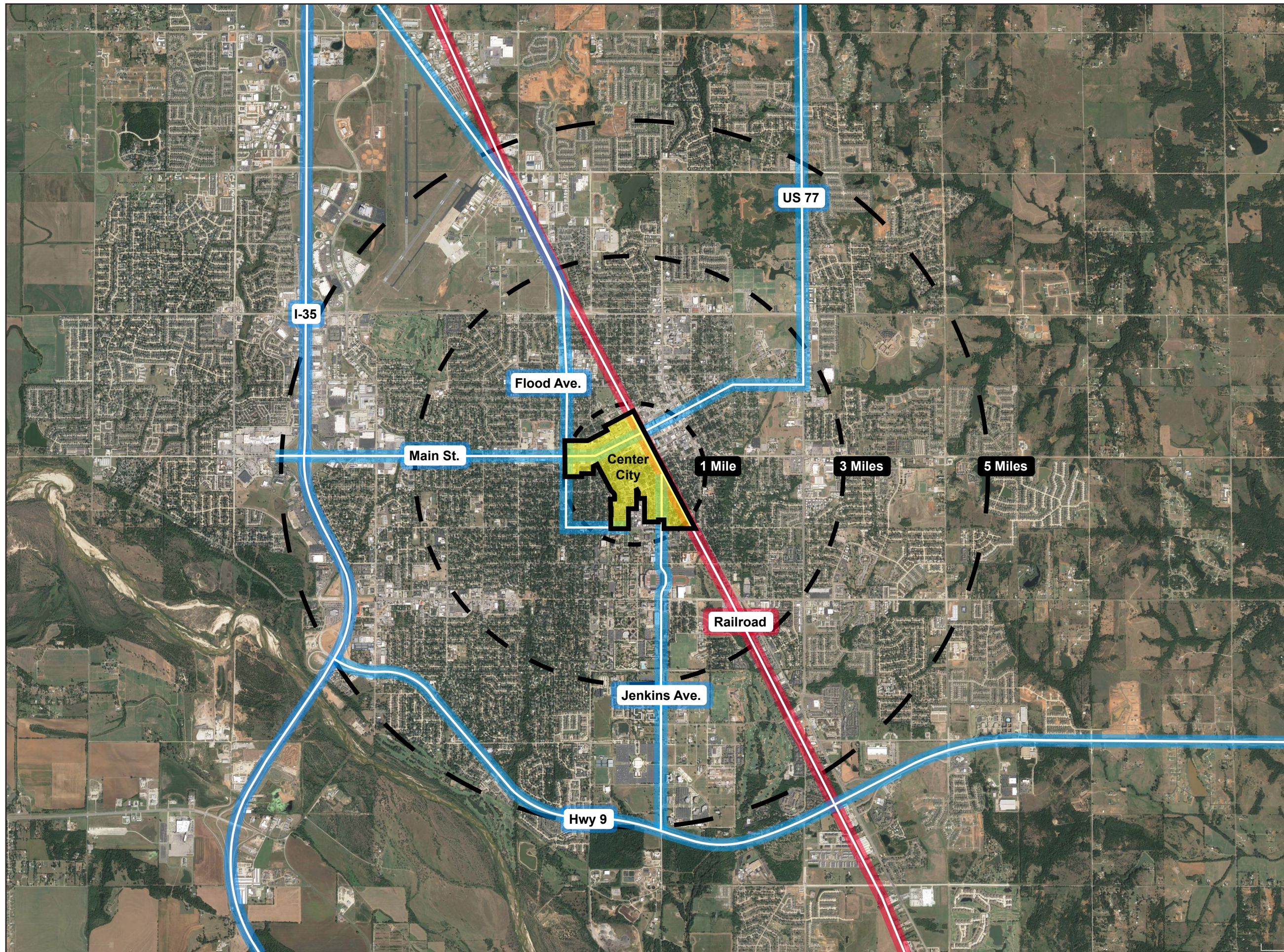
This overview of the Norman Center City involved researching streets as well as utilities. Working with Norman and private utility companies, we were able to ascertain that a majority of existing utility infrastructure is sufficient to handle the increased density and growth in this area. The City of Norman has an existing fiber-optic network that extends into portions of the Center City area. At the time of this study, it was unclear the exact locations of the fiber-optic lines and whether upgrades would be required for increased density. More than likely, we anticipate that upgrades for fiber-optics would be necessary to accommodate increased development. Therefore, an estimated \$500,000 was included in the cost Summary Table, noted as "IT Improvements". Additionally, it was determined that all sanitary sewer has recently been upgraded and that the only upgrades needed would be to the 21" outfall main because of its current age and condition. The costs of this upgrade would be part of City of Norman Capital Improvement Projects and was not taken into consideration for this report.

Lastly, we were able to identify the location and existing sizes of the Center City's storm-water system. It is known that a portion of this area is in the FEMA flood plain and much of the area is prone to flooding due to an undersized network downstream. We do not anticipate that this issue will be improved or exacerbated simply by increased development. However, through approaches used by the City of Norman, as outlined in the Stormwater Master Plan and by implementing best management practices, the risk of potential flooding should be minimized as much as possible as development occurs and infrastructure improvements are made. This issue is not solely shared by the Center City and is a known system-wide condition that Norman must address. It is our understanding that the City has undertaken a study to examine workable solutions to the system-wide storm-water issues and that a comprehensive plan would include improvements to the drainage in the Center City and the downstream basin. For the cost analysis in this report, it was assumed that all existing storm sewer infrastructure would be removed and replaced to meet existing City of Norman Drainage Ordinances and where storm sewer is presently absent, a 15% increase to the roadway costs was assumed to help local drainage conditions.

Summary of Findings

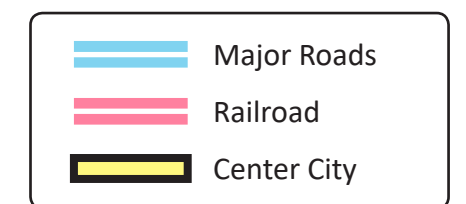
Based upon the research and data we were able to collect and analyze, it is our belief that Center City is well suited for increased density and development. To meet the CCFBC, improvements are needed to the physical infrastructure in this area. The largest costs associated with this project are the reconstruction of roadways and the streetscape. The other items included are water line/ stormwater and sidewalk/ ADA accessibility improvements. We estimate the total cost of this undertaking to be \$32,224,081. As previously mentioned, the figures provided assume a complete reconstruction of all noted infrastructure, landscaping, and streetscape. Including soft costs, contingency, and fiber-optics improvements, the estimated total cost is \$44,002,509. Through our work with the City of Norman and the Center for Economic Development Law, it is our understanding that 5-7 sectors may realize higher intensity development and in turn provide the highest return of ad valorem increment, should the City choose to create a tax increment financing district to help finance improvements throughout Center City. The improvements we assumed in our analysis include roadways, alleys, water lines, sewer lines, sidewalks and landscaping; all to be removed and replaced as one cohesive design, as depicted in the CCFBC. Detailed information on a sector level can be viewed in the attachments. As discussed above, it may be determined that sections of roadways or utility infrastructure do not need to be fully replaced. In these instances, the associated costs would not be incurred.

These costs should be used by City Staff and consultants, not as final figures, but as a guide for implementing and guiding potential development and associated infrastructure improvements. These numbers may be higher or lower for a given block and should be exactly determined during the City of Norman bid process. As this report was not a detailed engineering study, J&A cannot guarantee any of the costs noted above as they are only guiding estimates. Our scope was to determine existing and potentially required utility infrastructure needs and compare that to the anticipated growth this area seeks to incur as detailed in the CCFBC. During this project, in addition to the proposed CCFBC, our firm utilized previously adopted City of Norman plans and documents to anticipate the type and quality of utility infrastructure and road networks. Those facts are represented in our analysis throughout the report.



Norman Center City

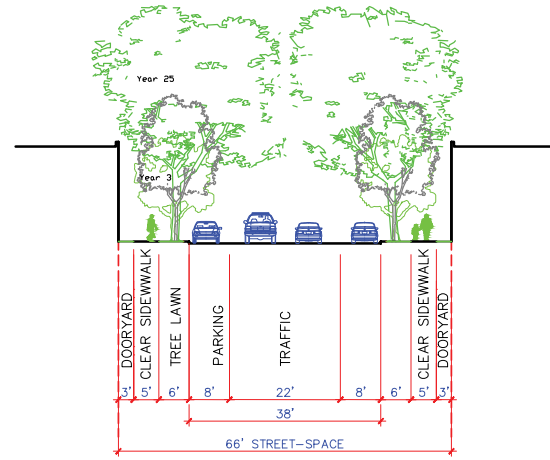
Regional
Accessibility
Routes



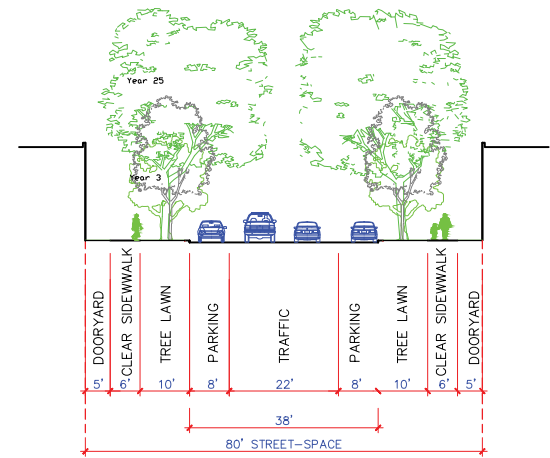
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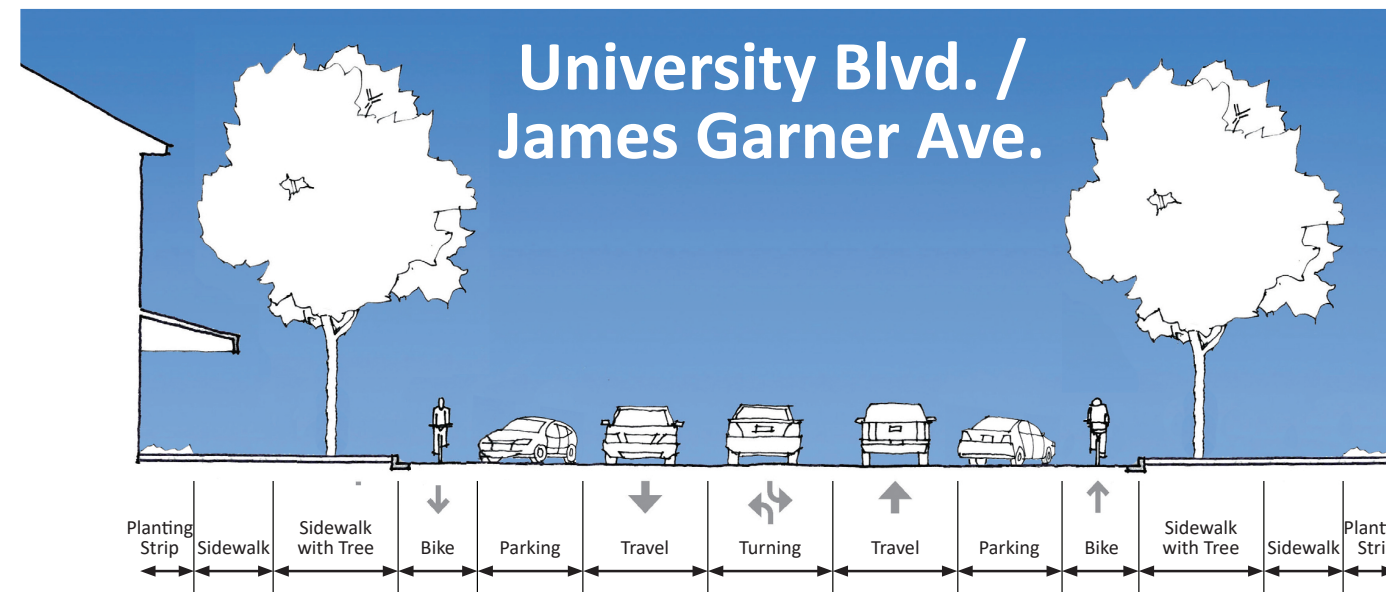
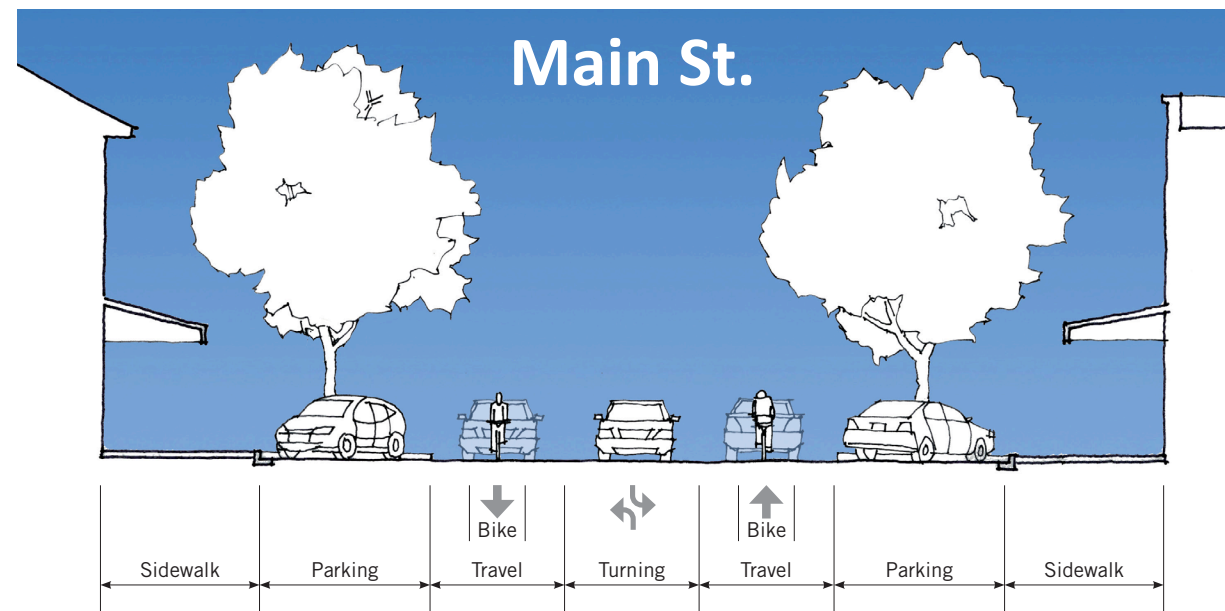
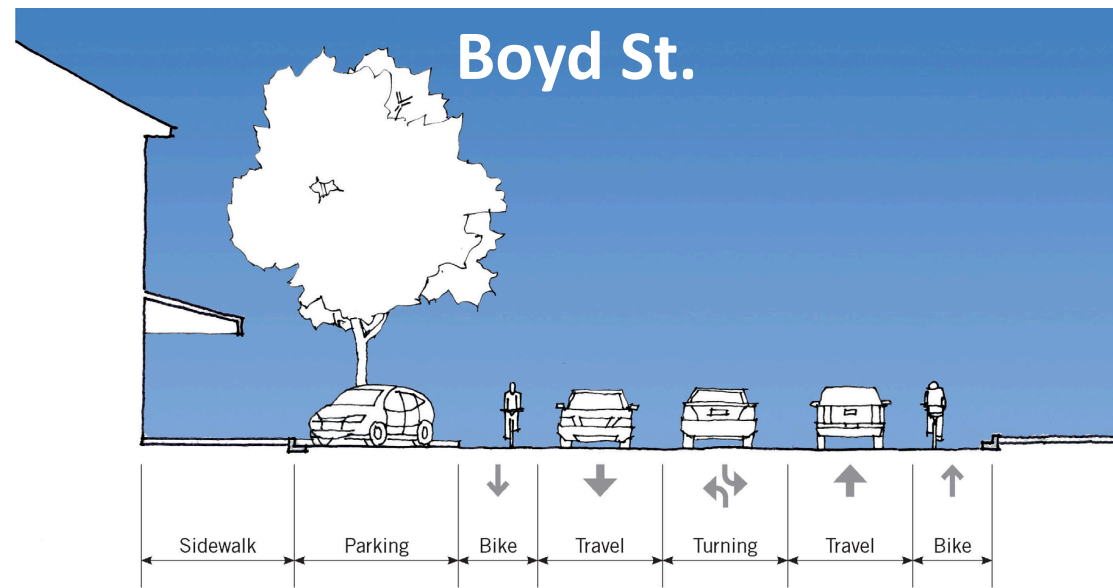
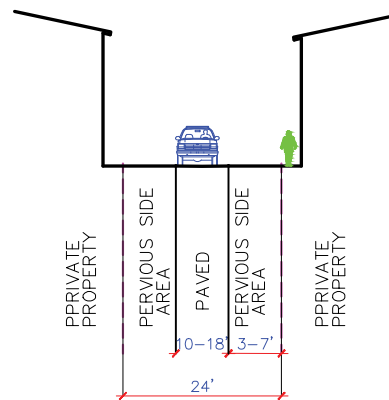
Neighborhood ST +66/38



Neighborhood ST +80/38



Alley A-24



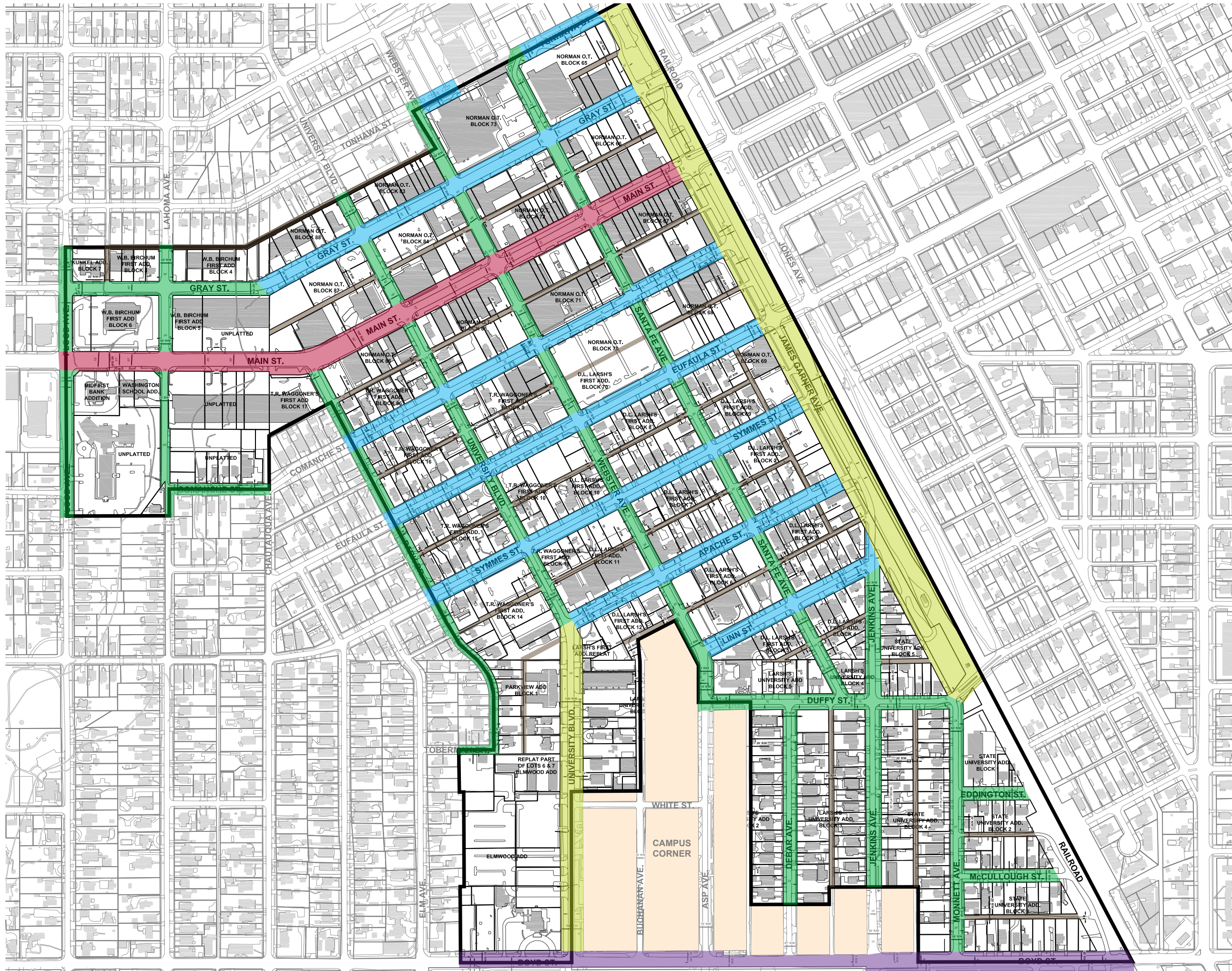
Boyd and Main sections are as outlined in the CCFBC;
University/James Garner section for construction cost estimates only

Norman Center City

Proposed Street Segments

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Norman Center City Desired Streetscapes

Streets/ROW	
█	ST +66/38
█	ST +80/38
█	Main
█	Boyd
█	University / James Garner
█	Alley A-24

*See Street Segment Exhibit (CCFCB)

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Current



Proposed



**Norman Center City
Santa Fe Ave.**

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Current



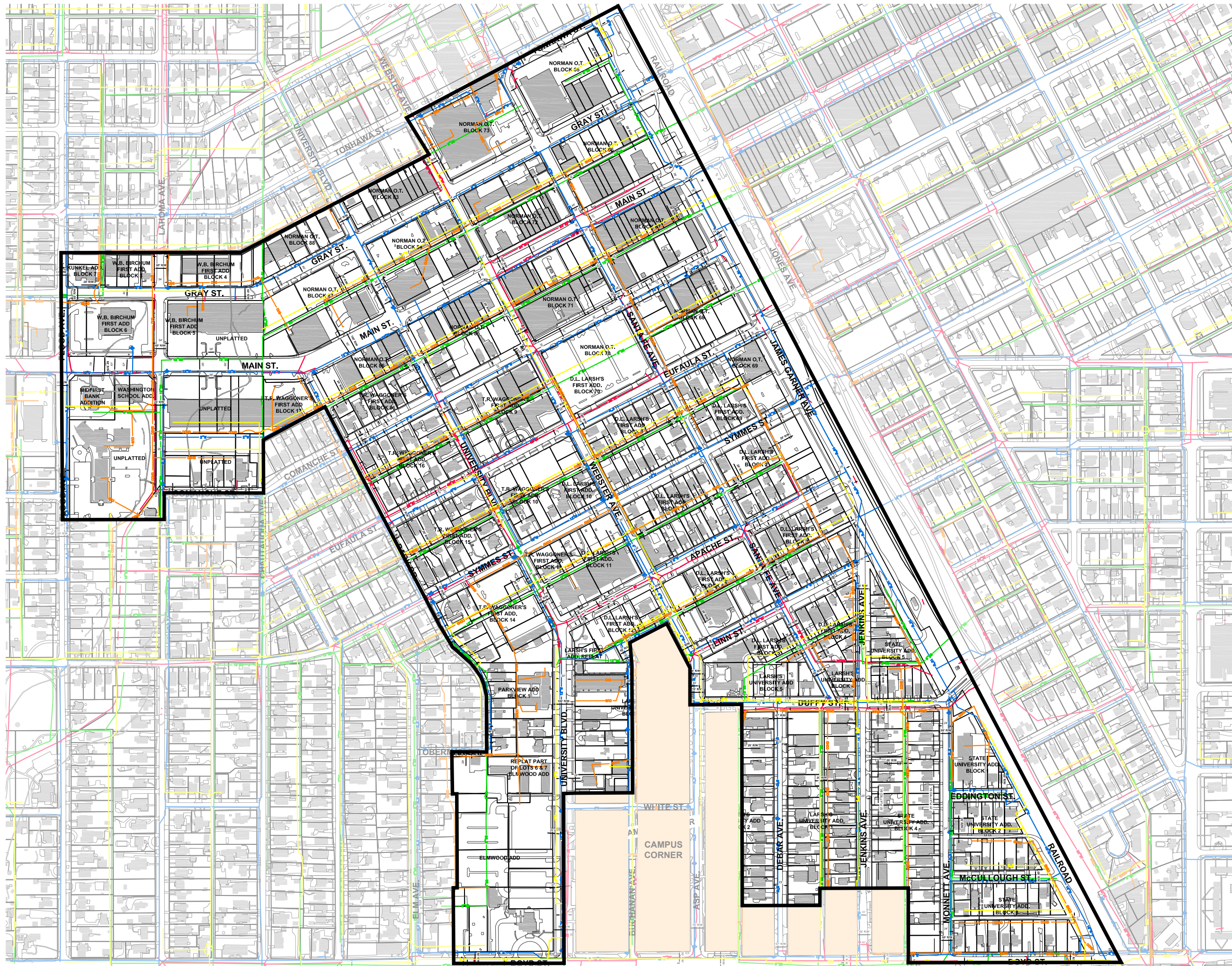
Proposed

Norman Center City

**Possible
Alternative
James Garner
Ave.**

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 **JOHNSON & ASSOCIATES**

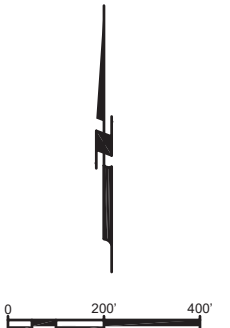
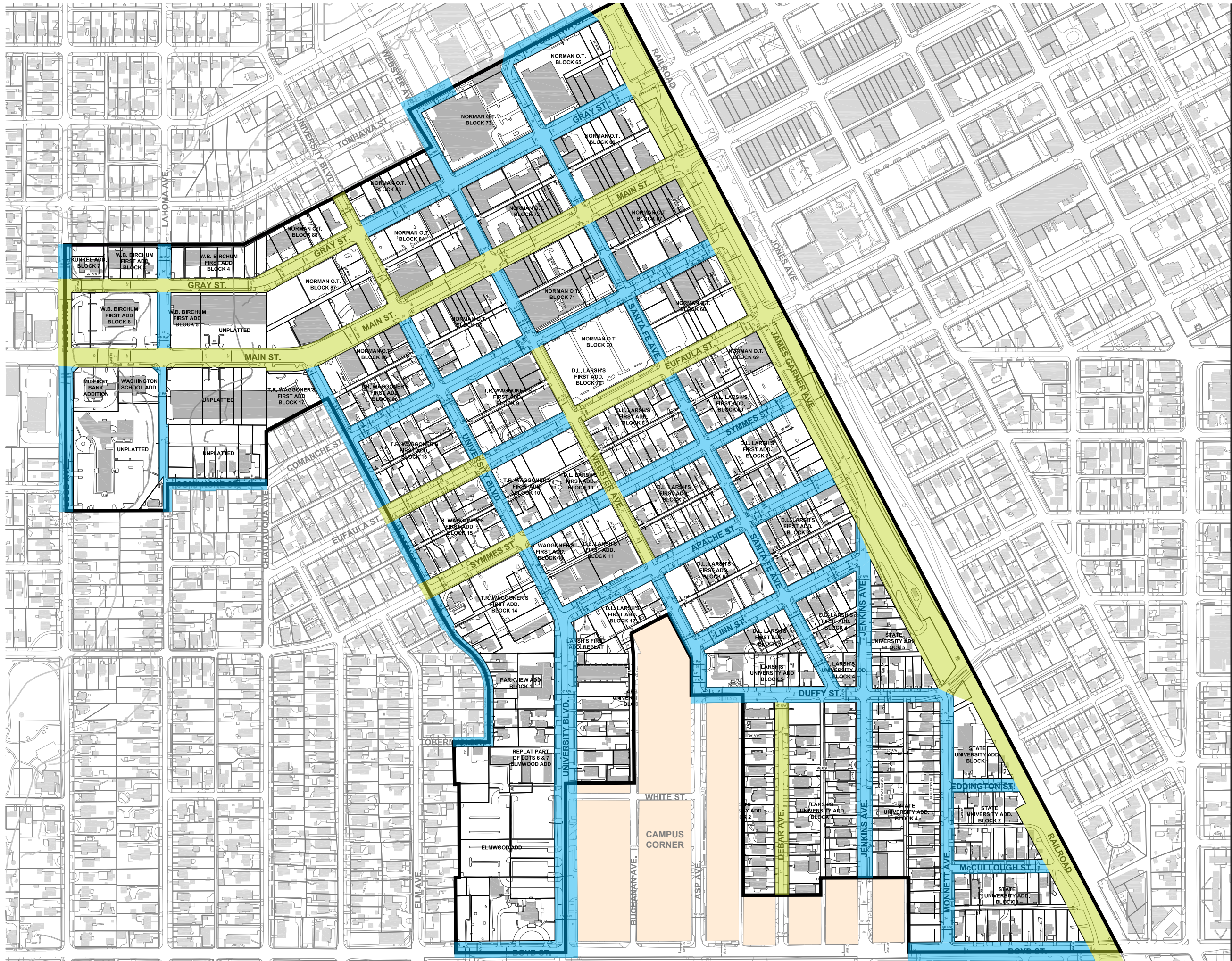


Norman Center City

- W — Water
- SS — Sanitary Sewer
- ST — Storm Sewer
- G — Gas
- CUG — Cox Underground
- COHD — Cox Overhead

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Norman Center City

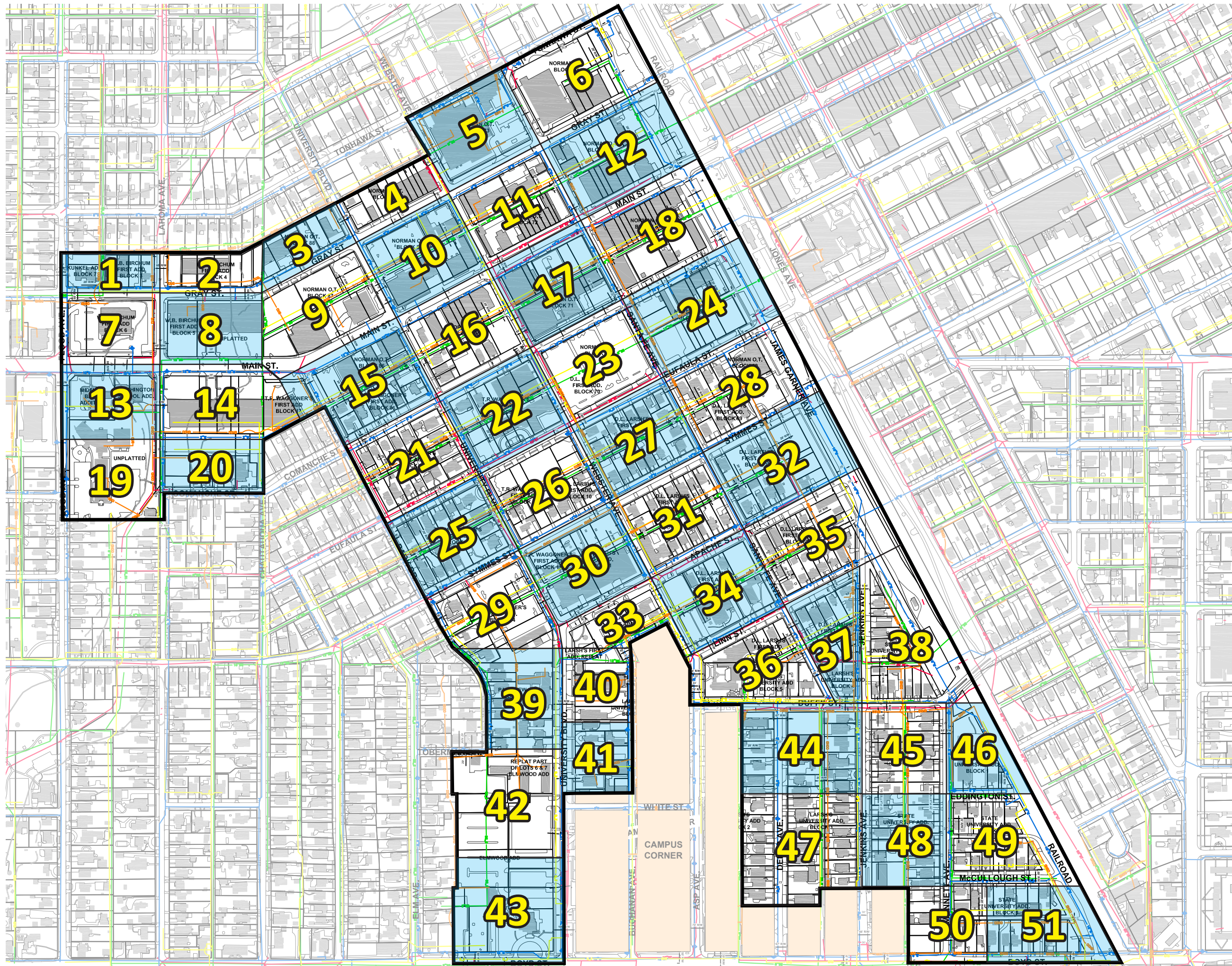
Water Line Replacement Exhibit

Water Lines







- Water lines to be replaced
- Water lines to remain or be replaced by other City of Norman funding

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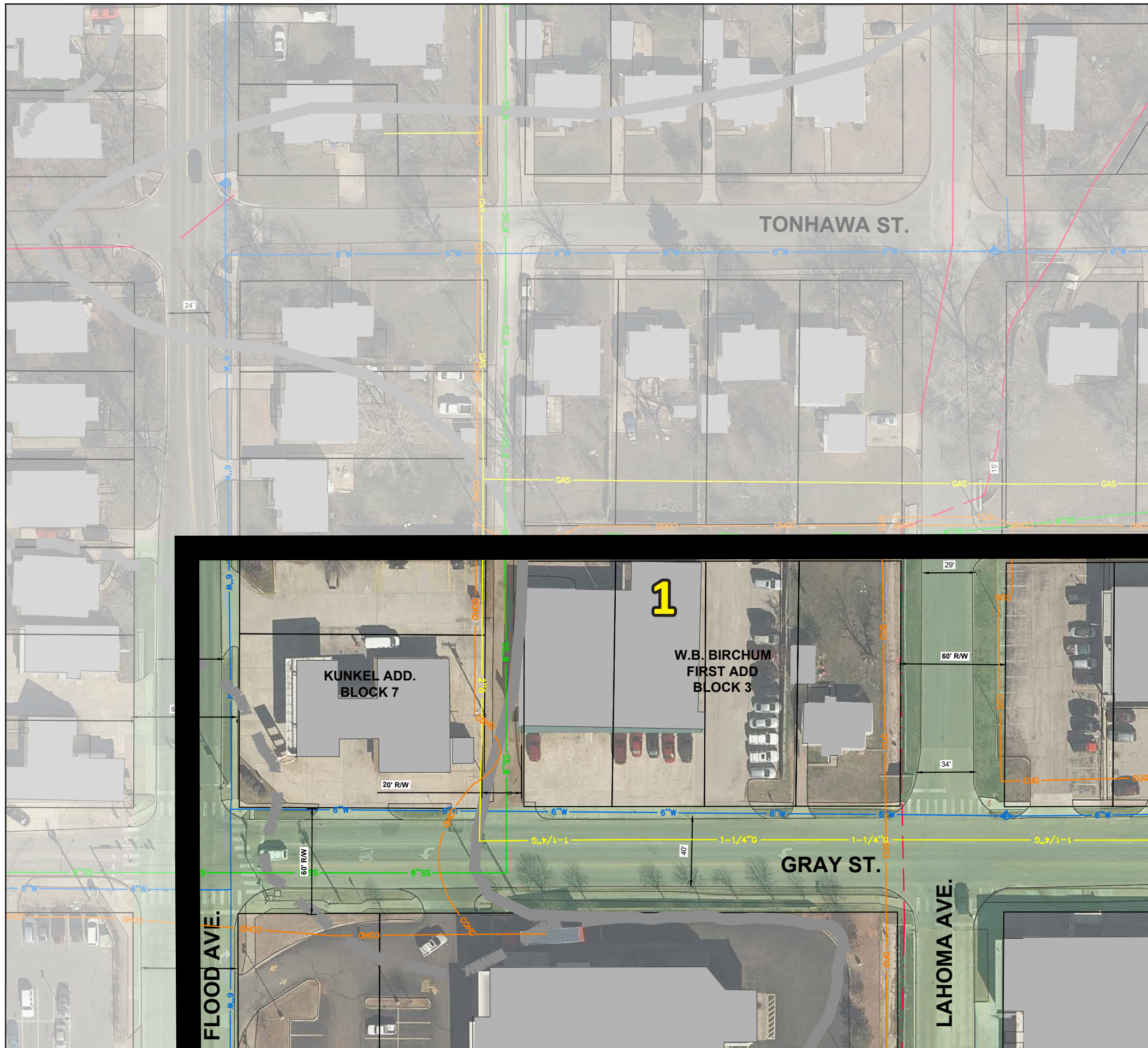
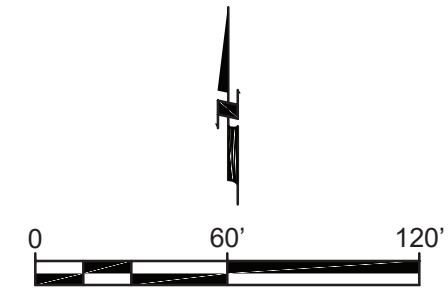
Norman Center City Sector Index

	W	Water
	SS	Sanitary Sewer
	ST	Storm Sewer
	G	Gas
	CUG	Cox Underground
	COHD	Cox Overhead

 CENTER FOR ECONOMIC
DEVELOPMENT LAW

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Sector 1



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Lahoma Ave.	176	\$71,280	\$13,200	\$10,692	\$13,200	\$36,960	\$145,332
Gray St.	Funded by Other City of Norman Sources						
Flood Ave.	177	\$71,685	*	\$10,753	\$13,275	\$37,170	\$146,158
Alley	153	\$18,360	\$0	\$2,754	\$0	\$0	\$21,114

*Water line constructed after 2000 and not projected to need replacement per City of Norman

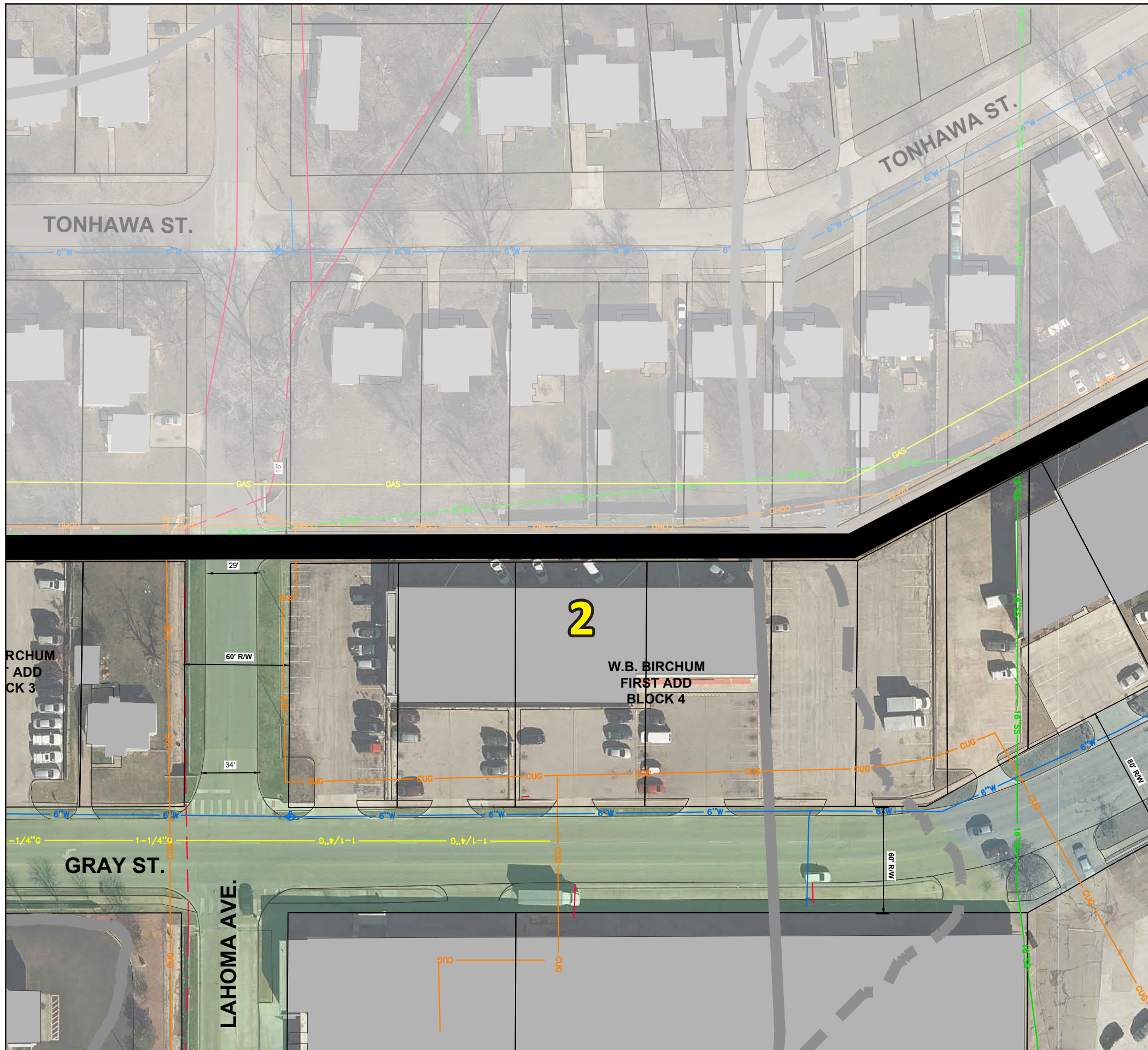
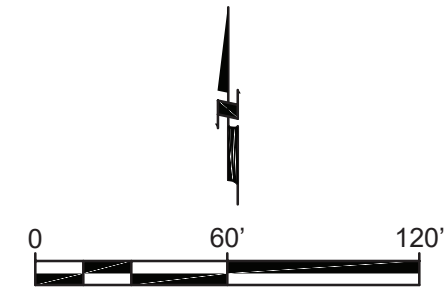
Utilities

- W — Water
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Streets/ROW

- █ ST +66/38
- █ ST +80/38
- █ Main
- █ Boyd
- █ University / James Garner
- █ Alley A-24

*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Gray St.	Funded by Other City of Norman Sources						
Lahoma Ave.	Part of Sector 1						
Alley	362	\$43,440	\$0	\$6,516	\$0	\$0	\$49,956

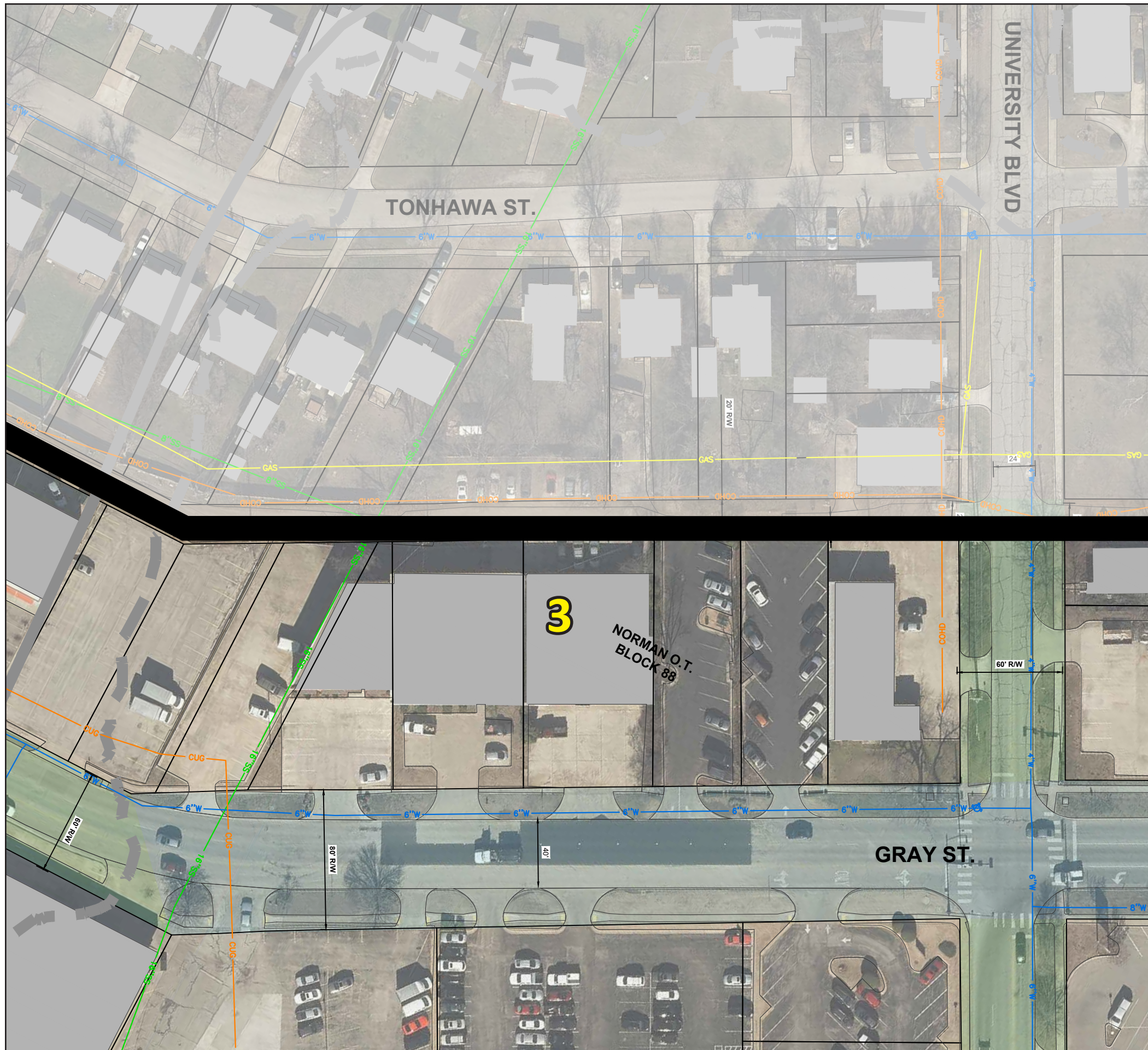
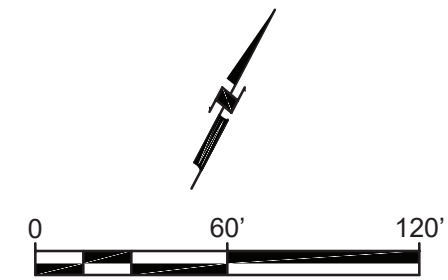
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Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
University Blvd.	187	\$75,735	*	\$11,360	\$14,025	\$39,270	\$154,415
Gray St.	Funded by Other City of Norman Sources						
Alley	435	\$52,200	\$0	\$7,830	\$0	\$0	\$60,030

*Water line constructed after 2000 and not projected to need replacement per City of Norman

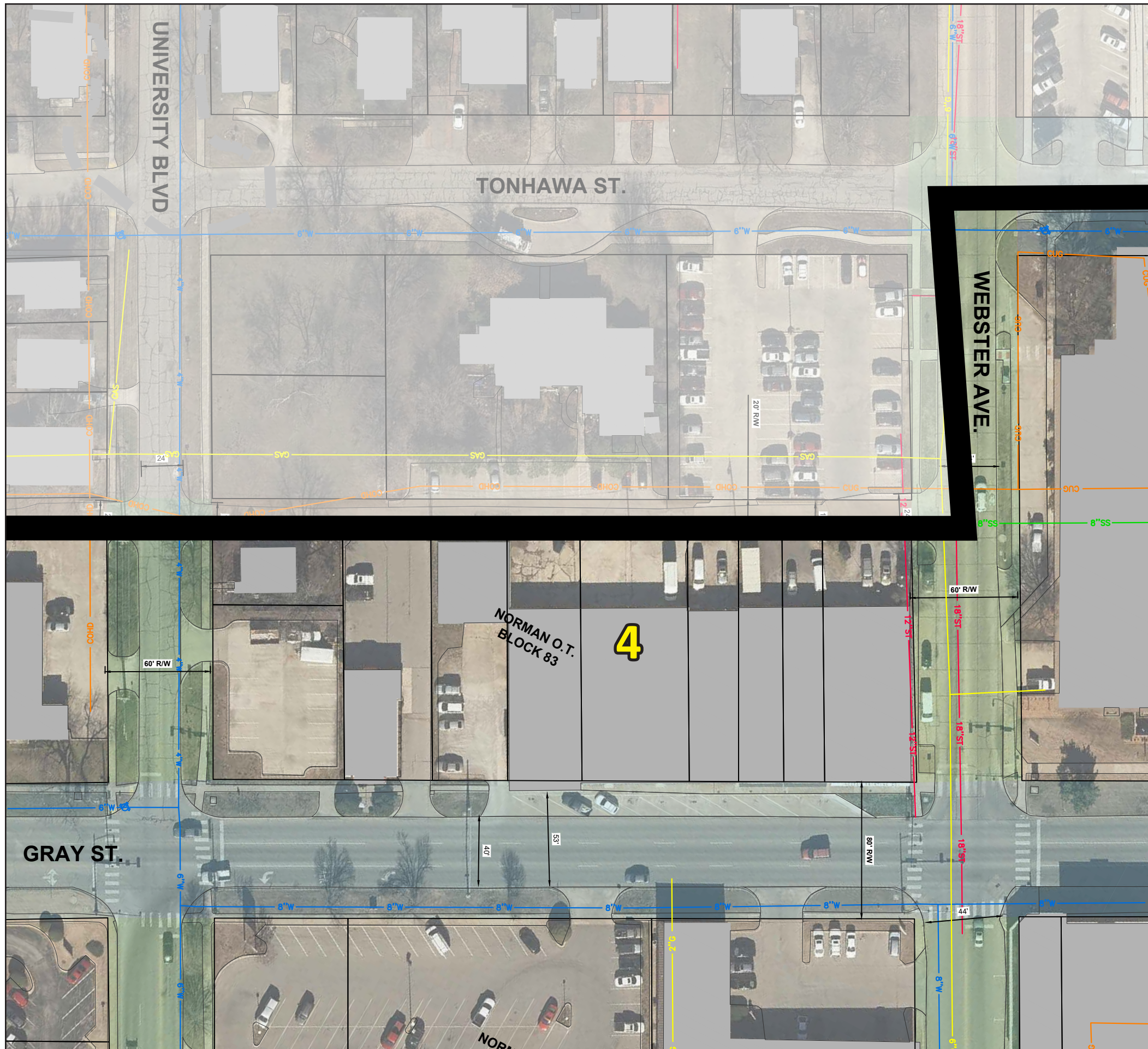
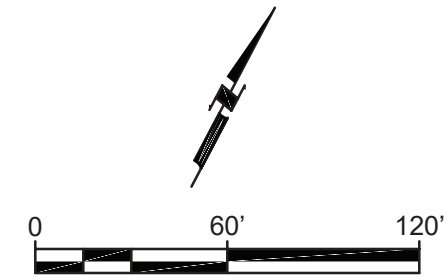
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*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Webster Ave.	377	\$152,685	\$28,275	\$22,903	\$28,275	\$79,170	\$311,308
Gray St.	Funded by Other City of Norman Sources						
University Blvd.	Part of Sector 3						
Alley	437	\$52,440	\$0	\$7,866	\$0	\$0	\$60,306

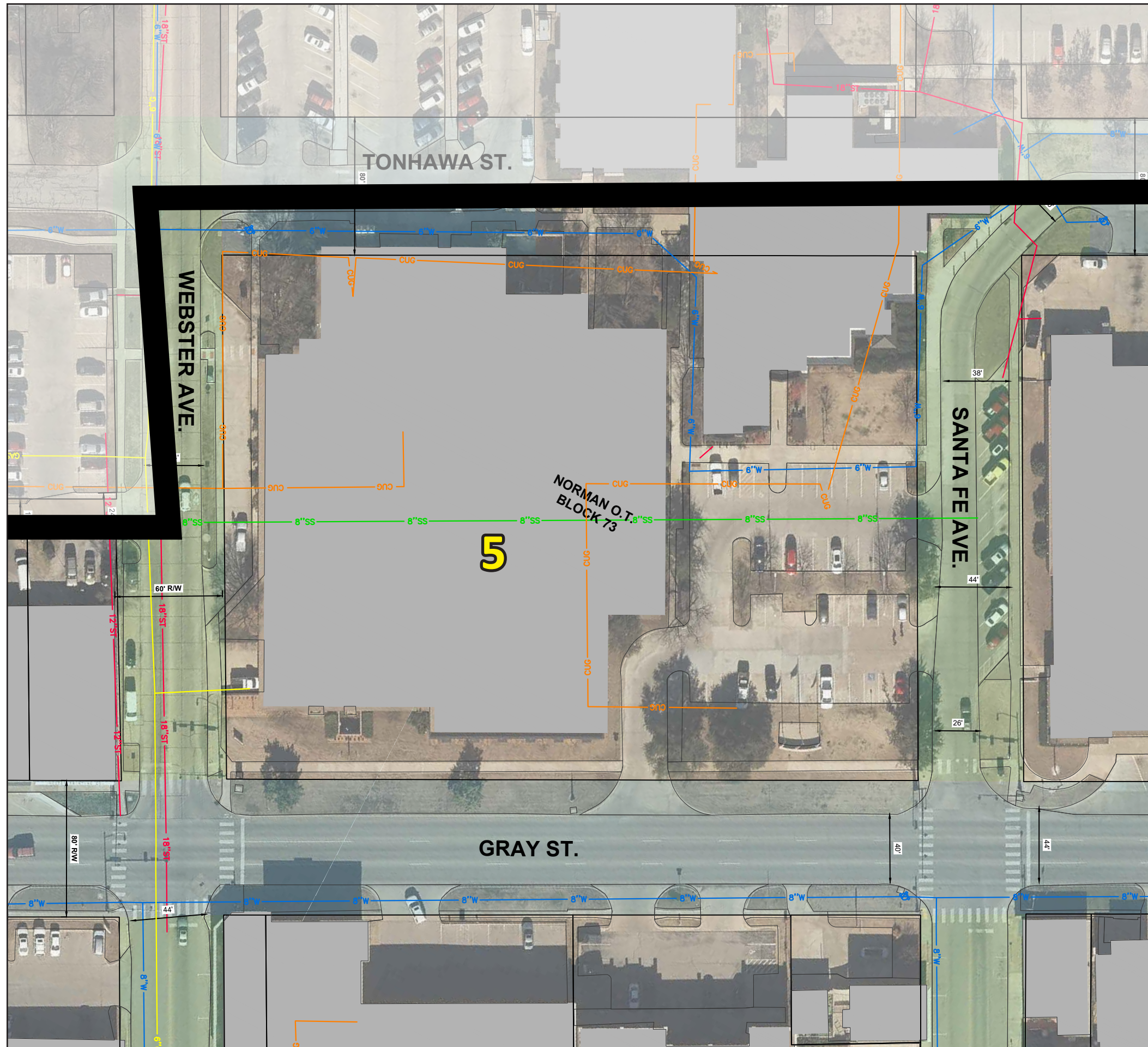
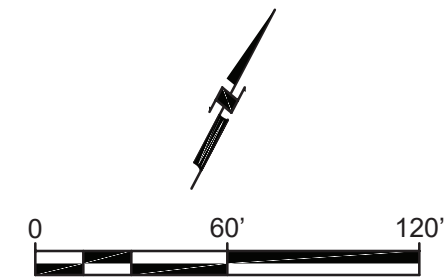
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*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Tonhawa St.	182	\$73,710	\$13,650	\$11,057	\$13,650	\$42,770	\$154,837
Santa Fe Ave.	407	\$164,835	\$30,525	\$62,225	\$30,525	\$85,470	\$373,580
Gray St.	Funded by Other City of Norman Sources						
Webster Ave.	Part of Sector 4						

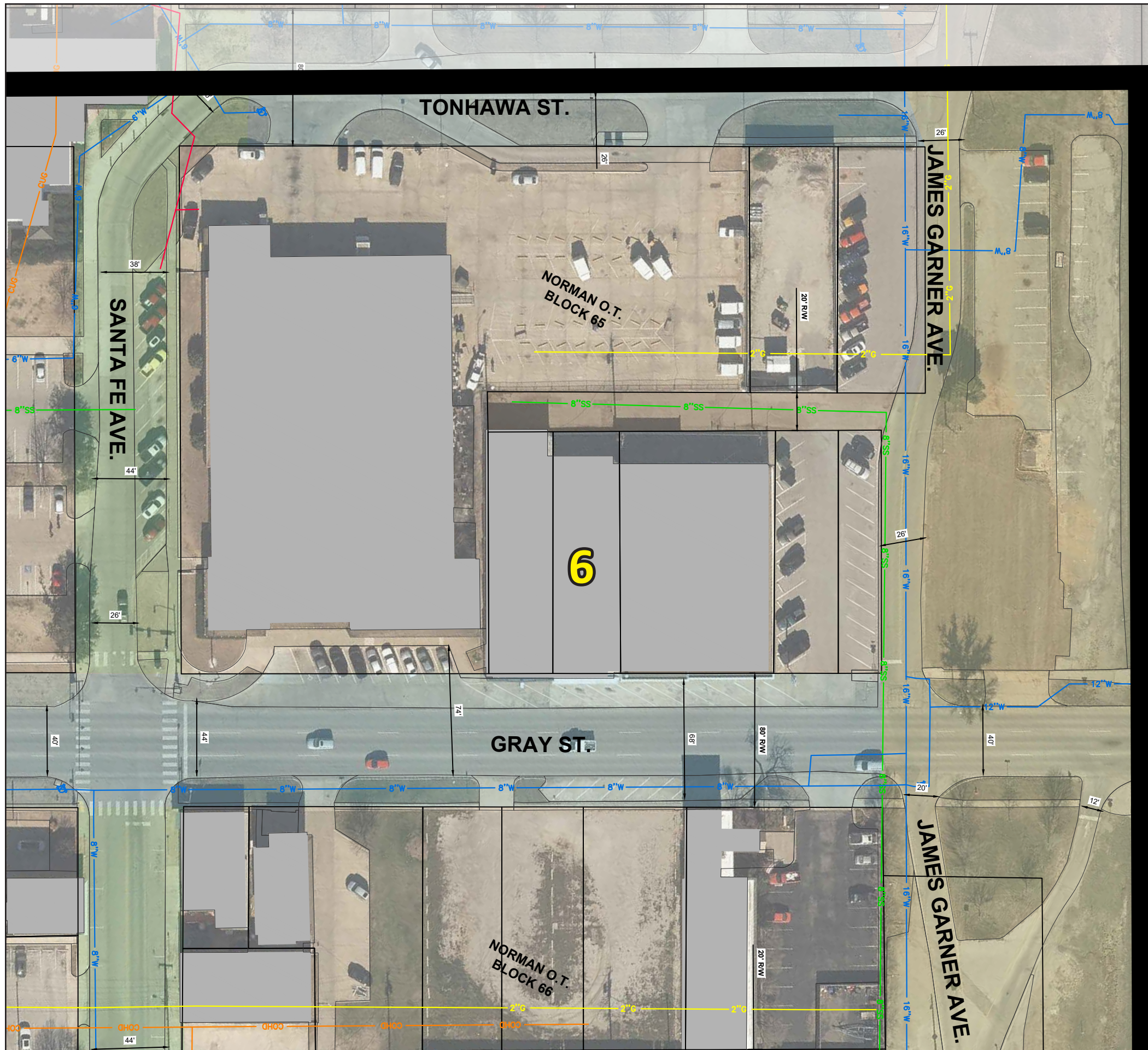
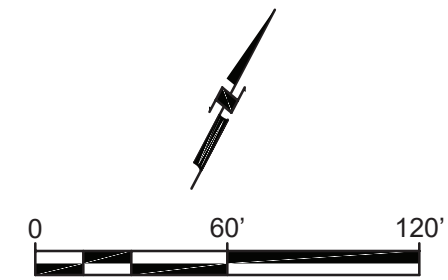
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Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Tonhawa St.	411	\$166,455	\$30,825	\$24,968	\$30,825	\$96,585	\$349,658
James Garner Ave.	385	\$209,825	**	\$31,474	\$28,875	\$90,475	\$389,524
Gray St.	Funded by Other City of Norman Sources						
Santa Fe Ave.	Part of Sector 5						
Alley	231	\$27,720	\$0	\$4,158	\$0	\$0	\$31,878

**Water line along James Garner Ave. to be replaced under five-year capital improvement project

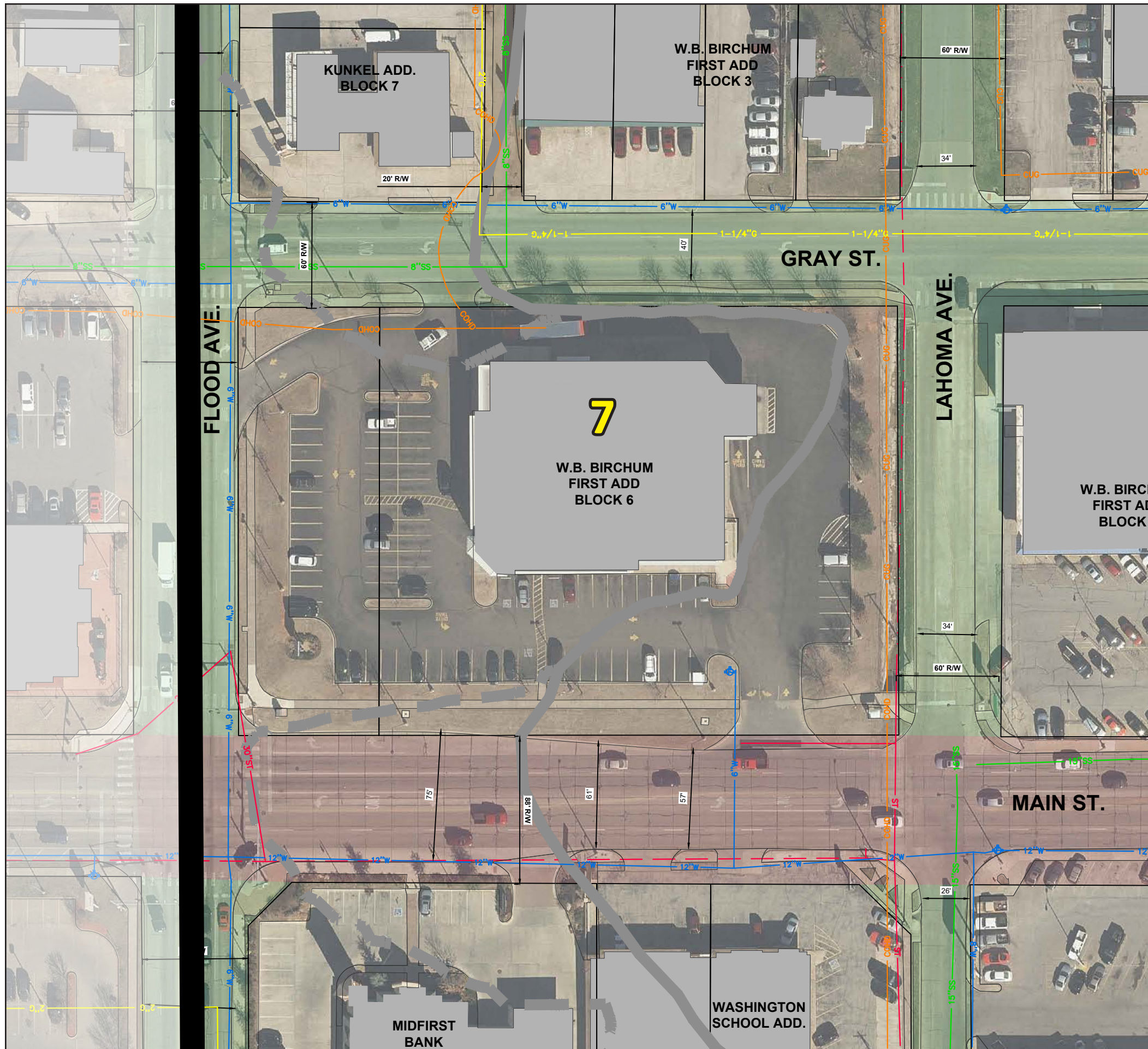
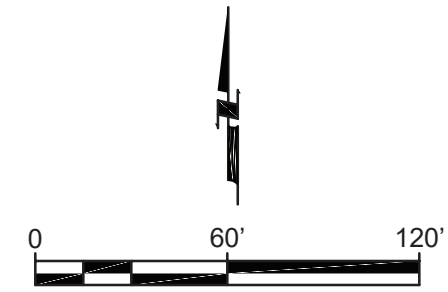
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*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Gray St.	Funded by Other City of Norman Sources						
Lahoma Ave.	316	\$127,980	\$23,700	\$19,197	\$23,700	\$74,260	\$268,837
Main St.	Funded by Other City of Norman Sources						
Flood Ave.	318	\$128,790	*	\$19,319	\$23,850	\$74,730	\$270,539

*Water line constructed after 2000 and not projected to need replacement per City of Norman

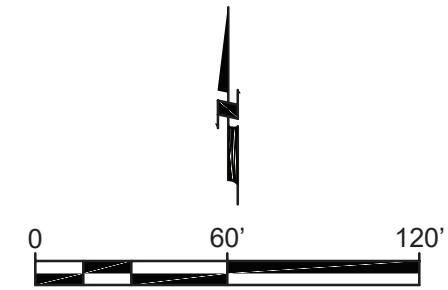
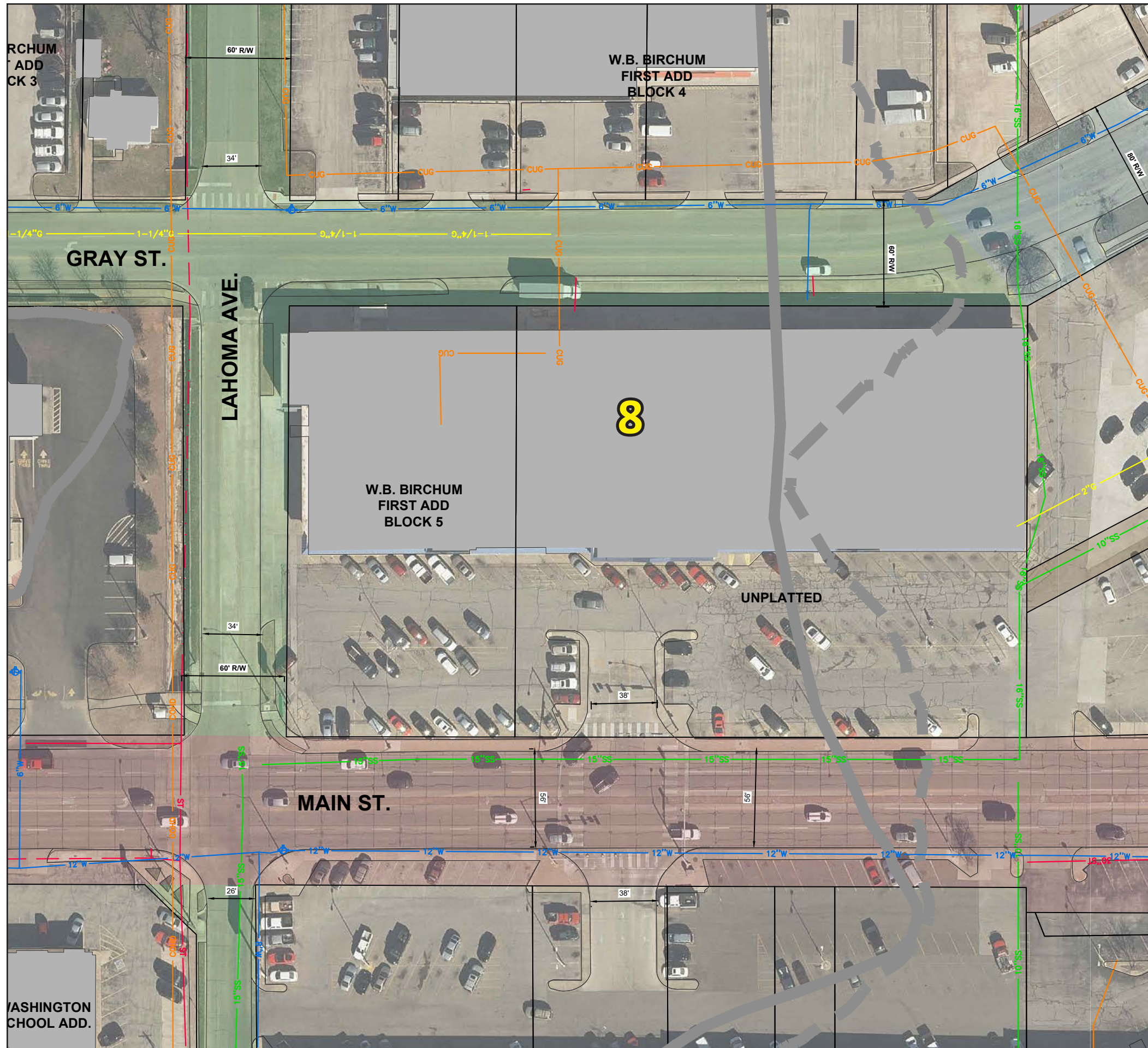
Utilities

- W — Water
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- G — Gas
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Streets/ROW

- █ ST +66/38
- █ ST +80/38
- █ Main
- █ Boyd
- █ University / James Garner
- █ Alley A-24

*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Gray St.							Funded by Other City of Norman Sources
Main St.							Funded by Other City of Norman Sources
Lahoma Ave.							Part of Sector 7

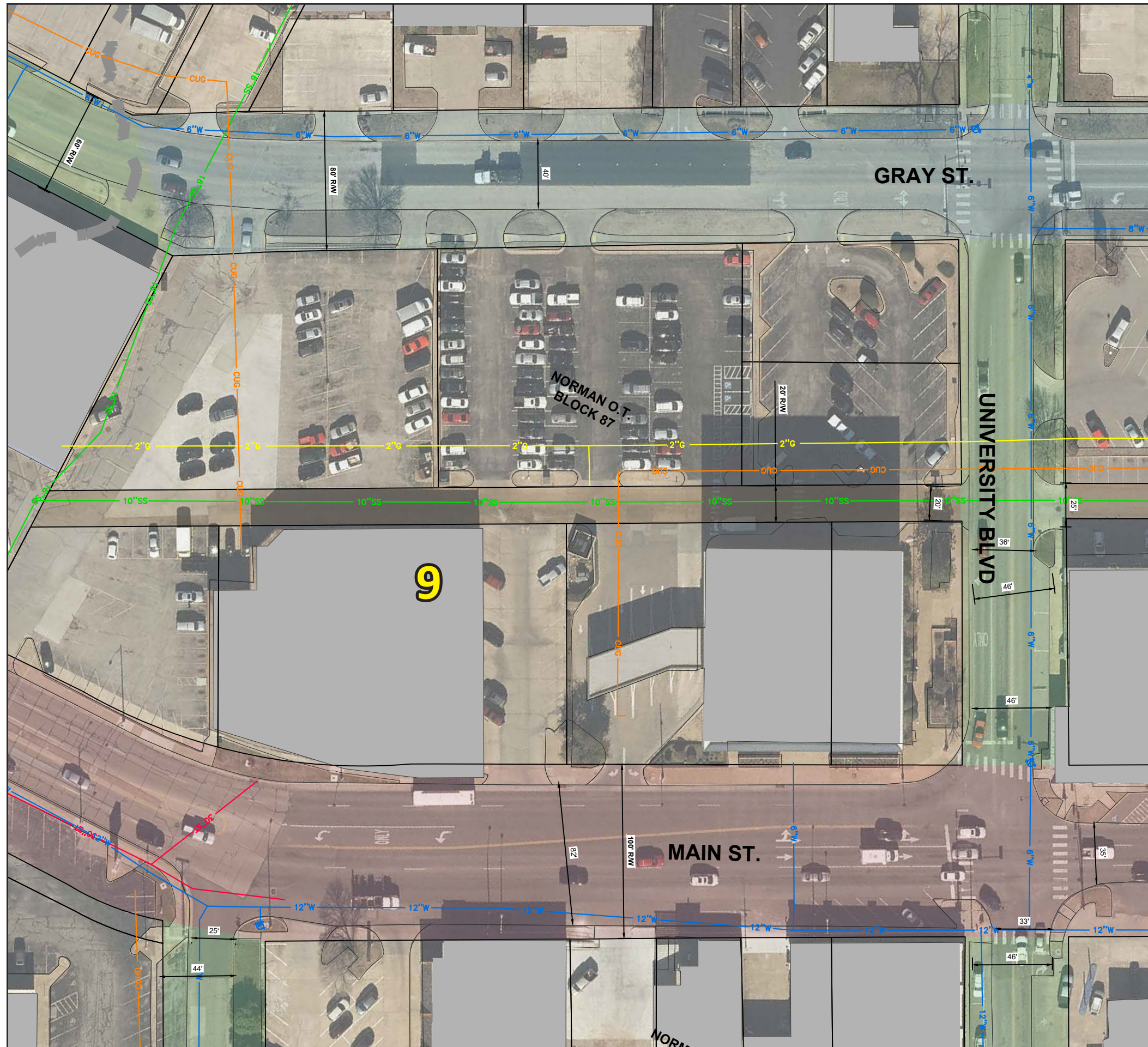
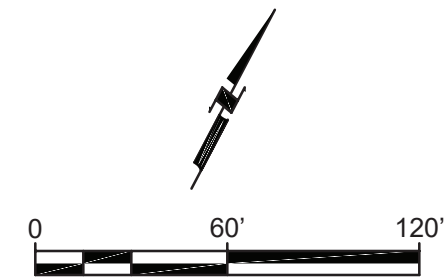
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Streets/ROW

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*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Gray St.	Funded by Other City of Norman Sources						
University Blvd.	383	\$155,115	*	\$23,267	\$28,725	\$80,430	\$316,262
Main St.	Funded by Other City of Norman Sources						
Alley	431	\$51,720	\$0	\$7,758	\$0	\$0	\$59,478

*Water line constructed after 2000 and not projected to need replacement per City of Norman

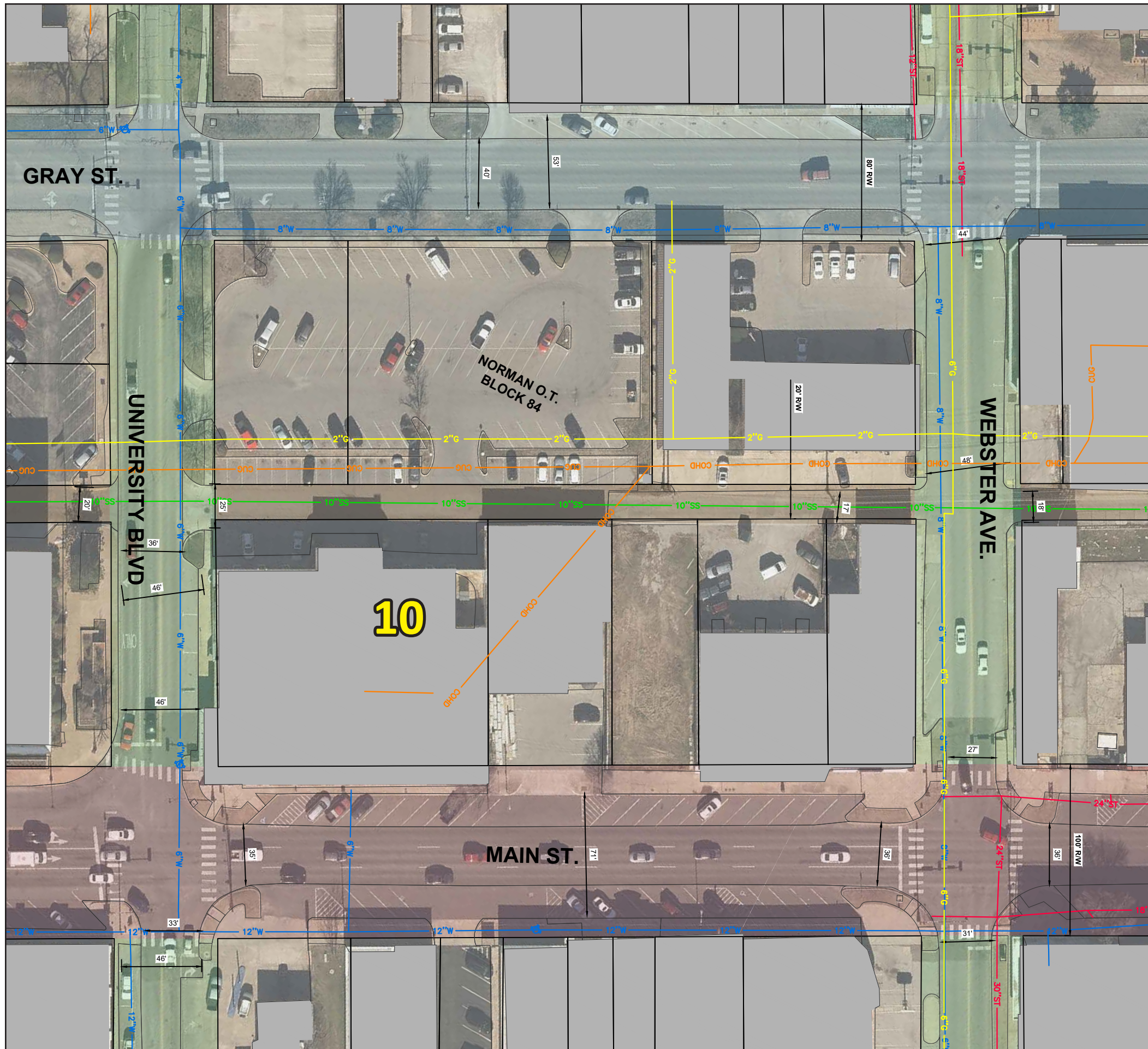
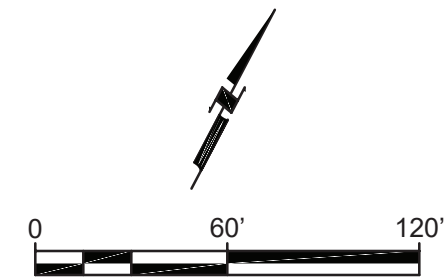
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Streets/ROW

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*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Gray St.	Funded by Other City of Norman Sources						
Webster Ave.	386	\$156,330	\$28,950	\$23,450	\$28,950	\$81,060	\$318,740
Main St.	Funded by Other City of Norman Sources						
University Blvd.	Part of Sector 9						
Alley	425	\$51,000	\$0	\$7,650	\$0	\$0	\$58,650

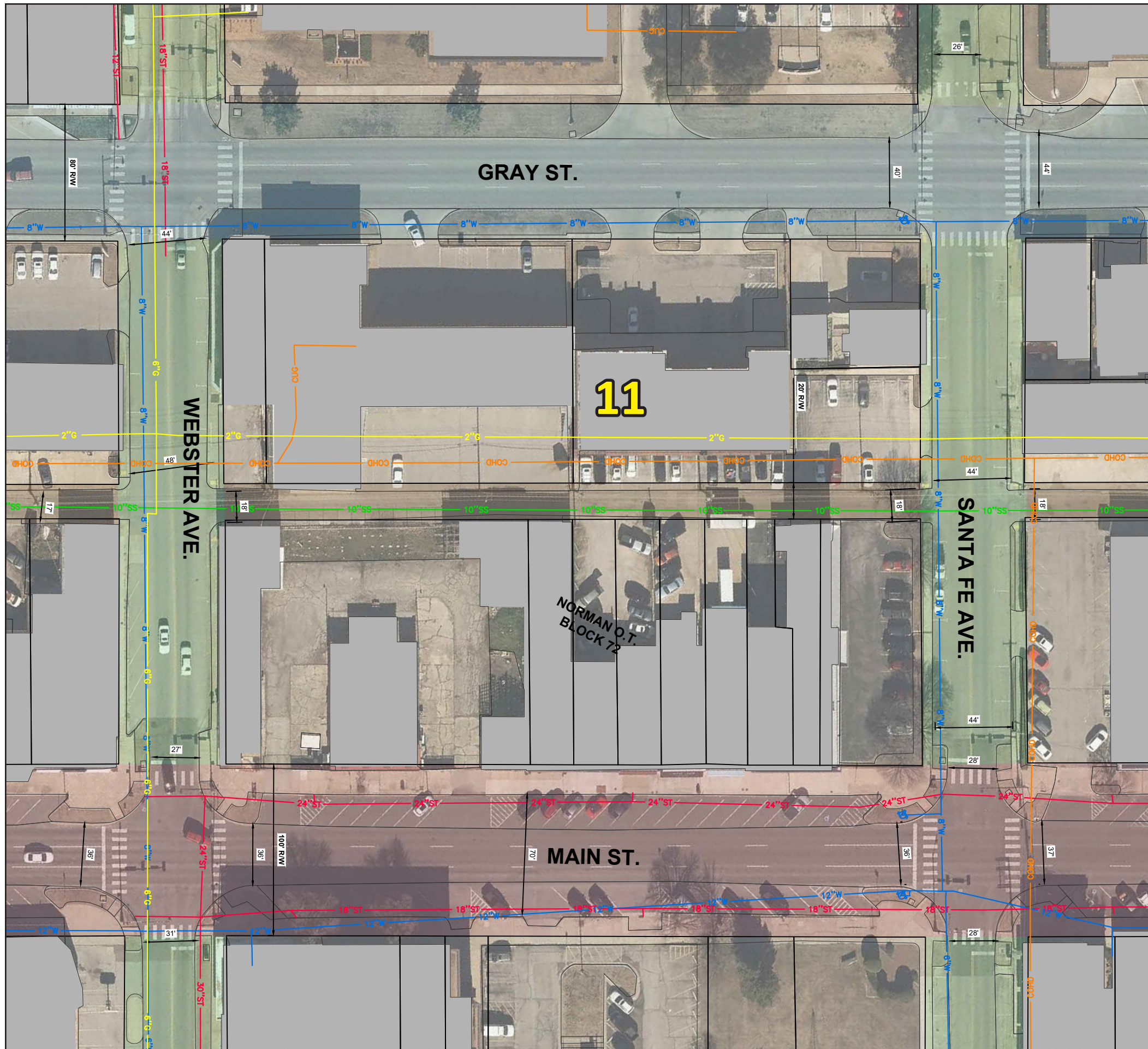
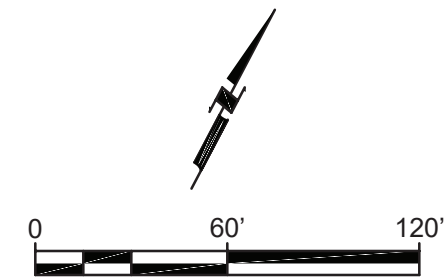
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*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Gray St.	Funded by Other City of Norman Sources						
Santa Fe Ave.	387	\$156,735	\$29,025	\$23,510	\$29,025	\$81,270	\$319,565
Main St.	Funded by Other City of Norman Sources						
Webster Ave.	Part of Sector 10						
Alley	416	\$49,920	\$0	\$7,488	\$0	\$0	\$57,408

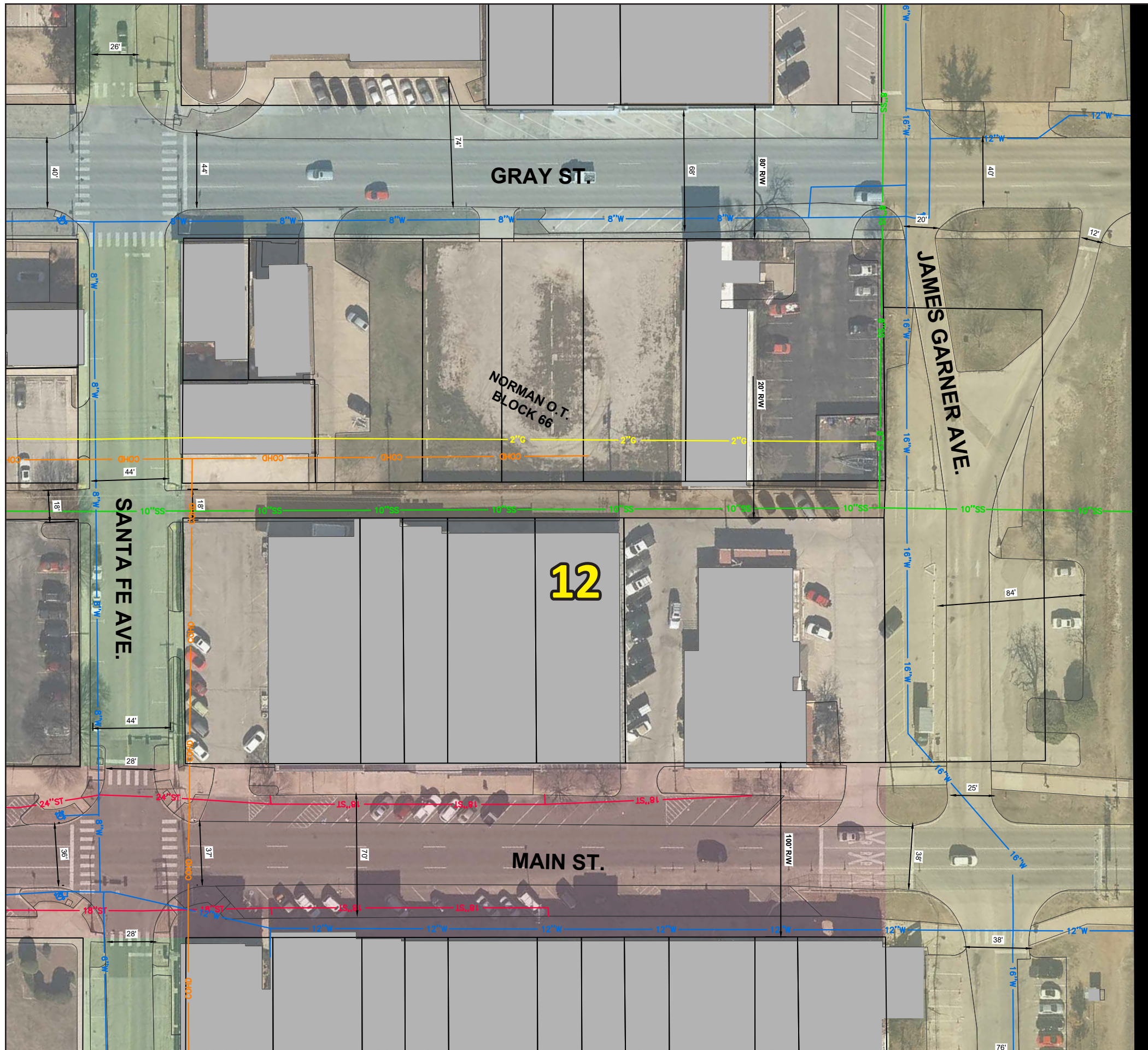
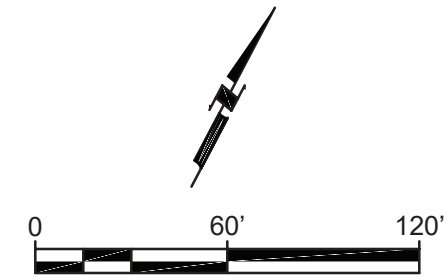
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*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Gray St.	Funded by Other City of Norman Sources						
James Garner Ave.	481	\$262,145	**	\$39,322	\$36,075	\$113,035	\$409,211
Main St.	Funded by Other City of Norman Sources						
Santa Fe Ave.	Part of Sector 11						
Alley	441	\$52,920	\$0	\$7,938	\$0	\$0	\$60,858

**Water line along James Garner Ave. to be replaced under five-year capital improvement project

Utilities

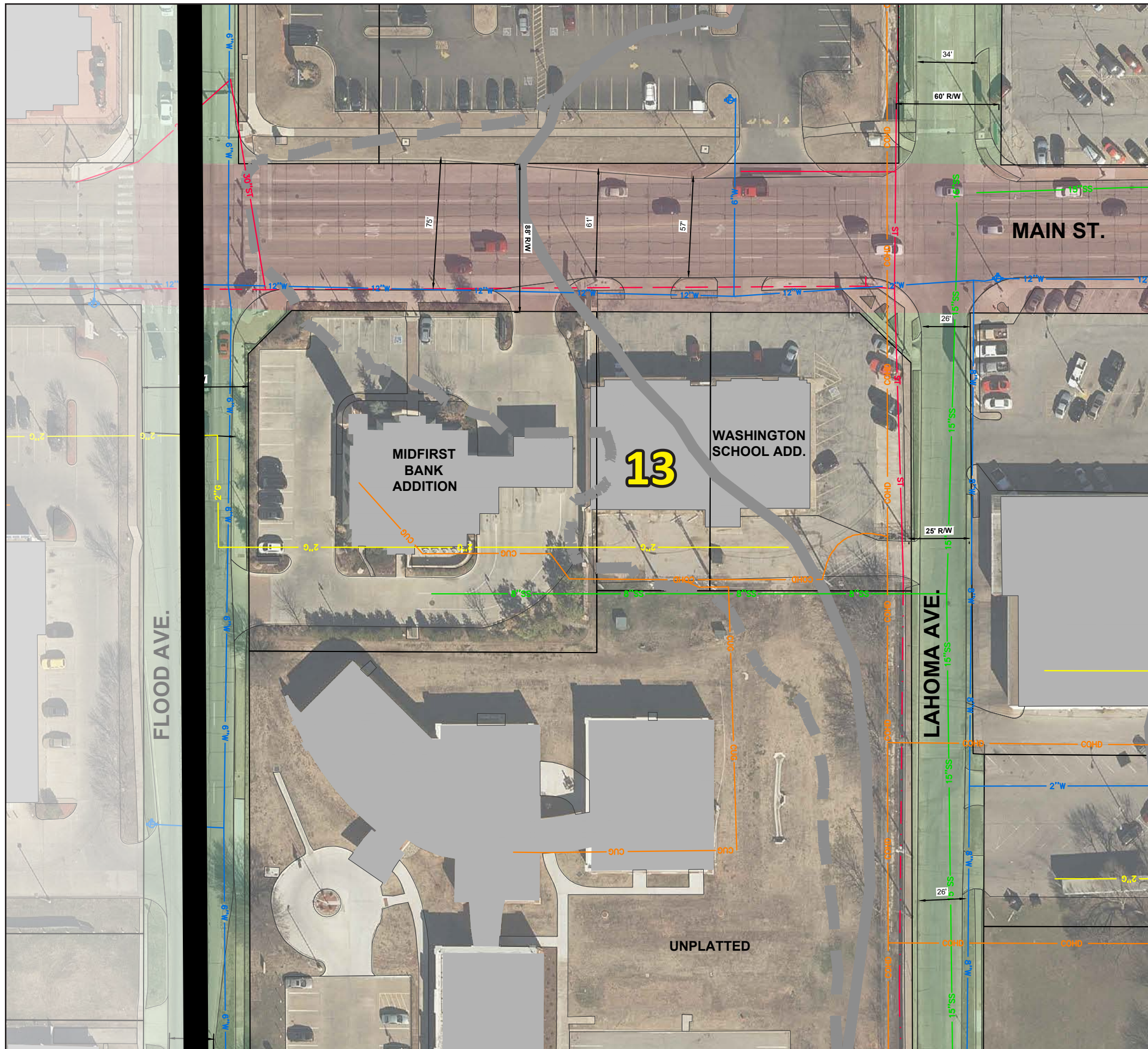
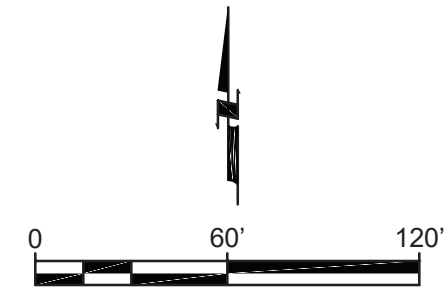
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*See Street Segment Exhibit (CCFBC)

Sector 13



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Main St.	Funded by Other City of Norman Sources						
Lahoma Ave.	346	\$140,130	\$25,950	\$21,020	\$25,950	\$72,660	\$285,710
Flood Ave.	346	\$140,130	\$25,950	\$21,020	\$25,950	\$81,310	\$294,360

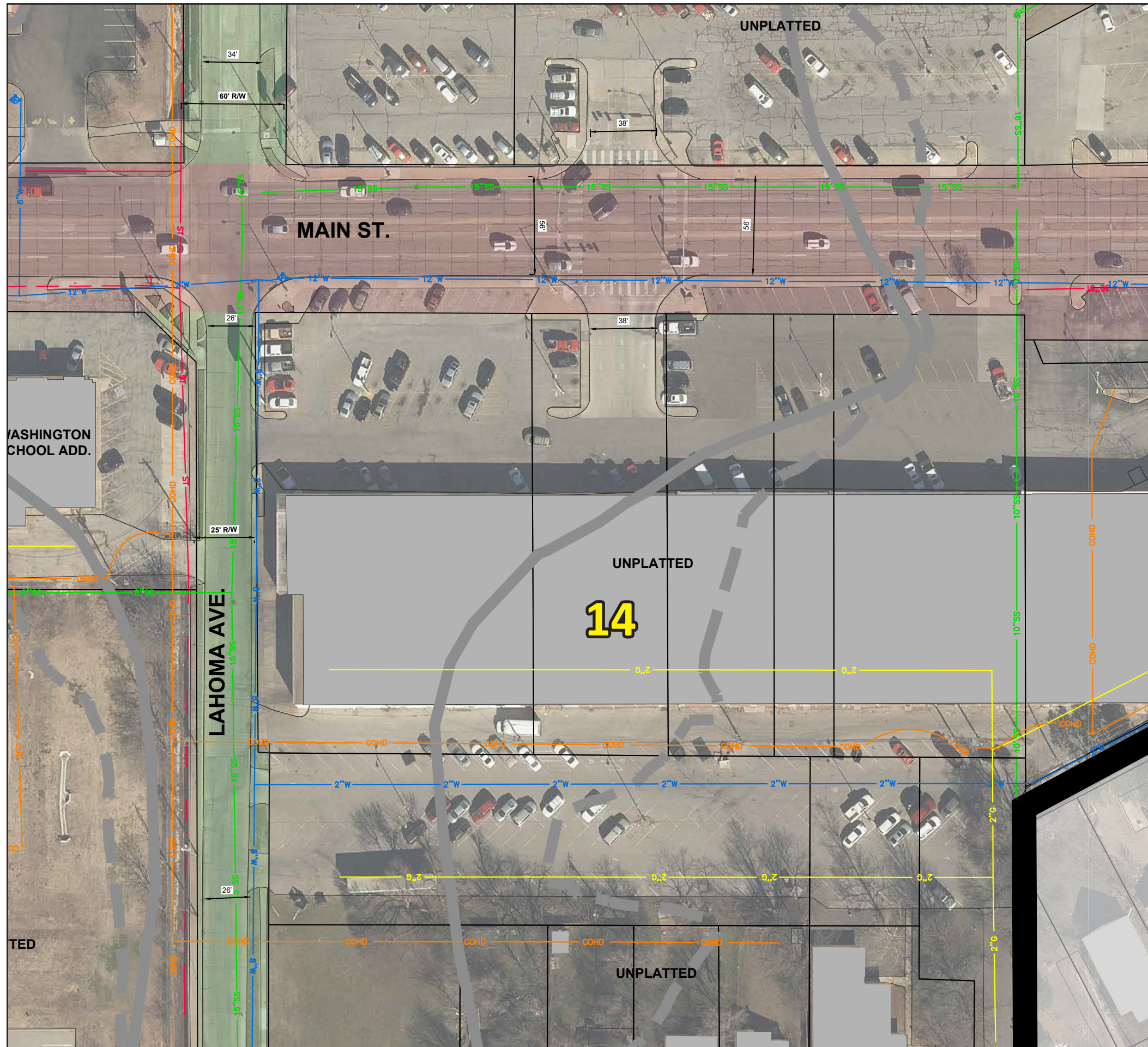
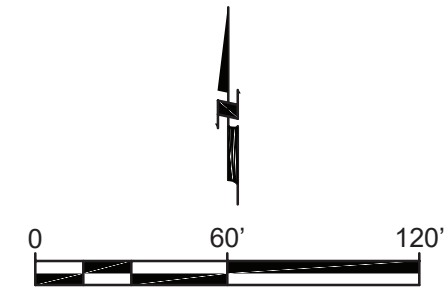
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Streets/ROW

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*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Main St.	Funded by Other City of Norman Sources						
Lahoma Ave.	Part of Sector 13						

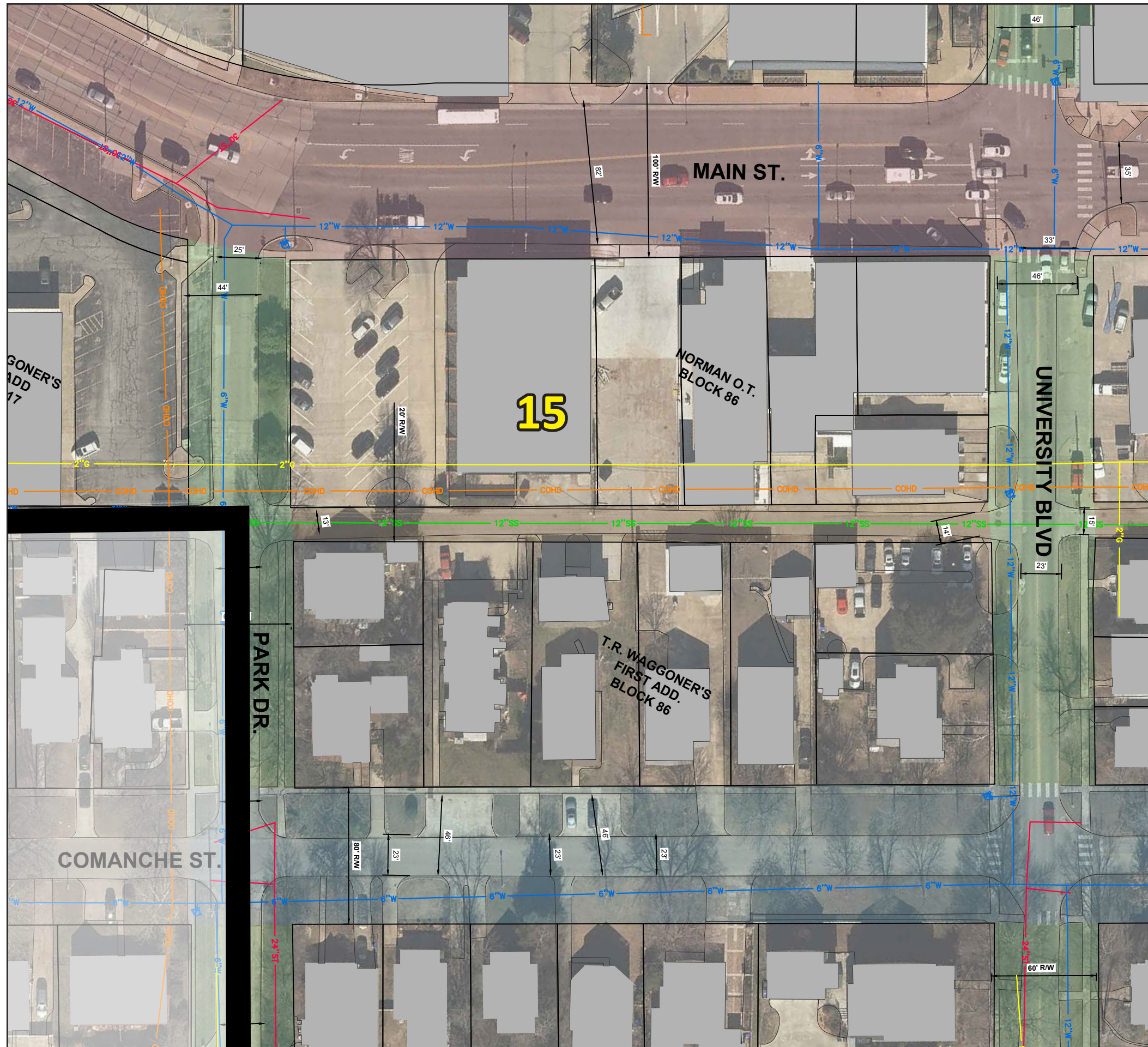
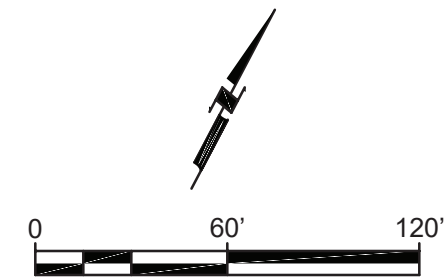
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Streets/ROW

- ST +66/38
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*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Main St.	Funded by Other City of Norman Sources						
University Blvd.	396	\$160,380	\$37,620	\$24,057	\$29,700	\$83,160	\$326,997
Comanche St.	459	\$185,895	\$34,425	\$86,084	\$34,425	\$107,865	\$448,694
Park Dr.	406	\$164,430	\$30,450	\$24,665	\$30,450	\$85,260	\$335,255
Alley	430	\$51,600	\$0	\$7,740	\$0	\$0	\$59,340

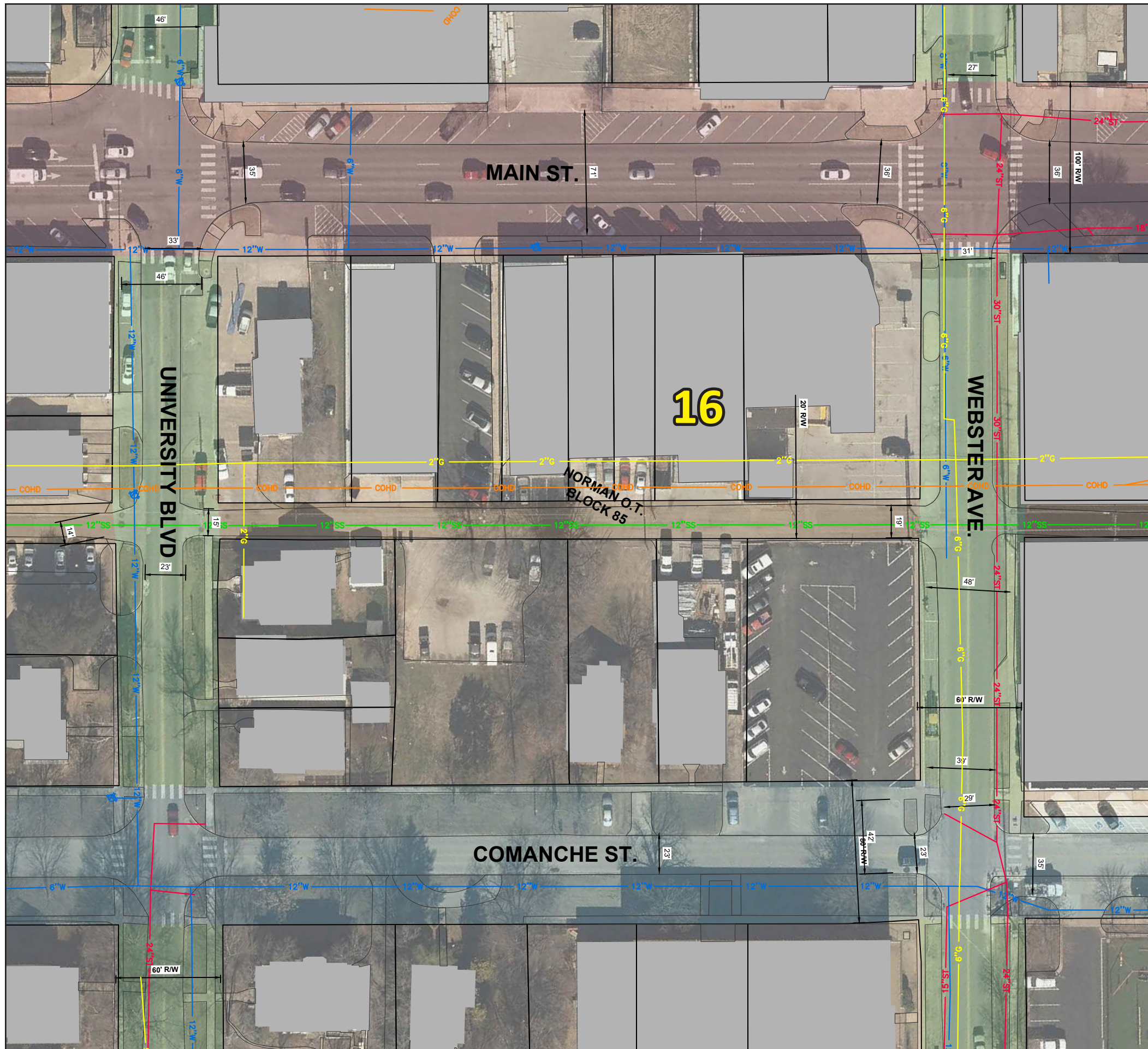
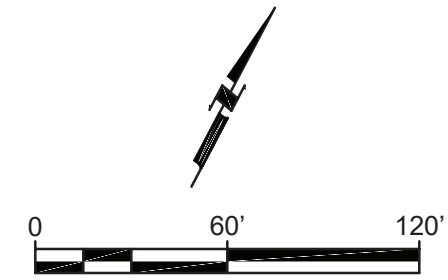
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Streets/ROW

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*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Main St.	Funded by Other City of Norman Sources						
Webster Ave.	390	\$157,950	\$29,250	\$155,693	\$29,250	\$81,900	\$454,043
Comanche St.	459	\$185,895	\$43,605	\$27,884	\$34,425	\$107,865	\$390,494
University Blvd.	Part of Sector 15						
Alley	433	\$51,960	\$0	\$7,794	\$0	\$0	\$59,754

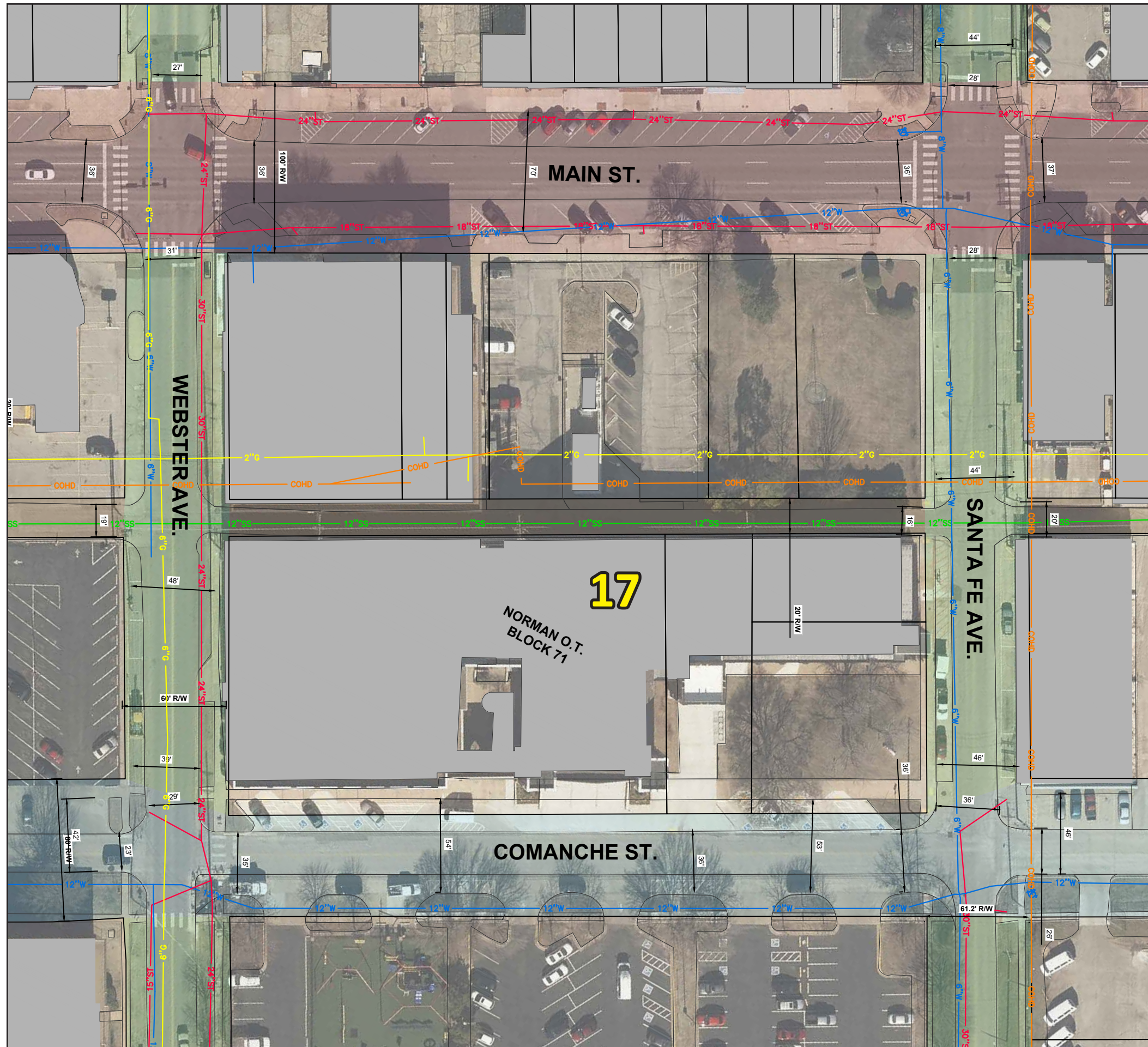
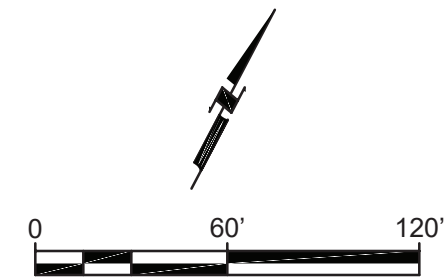
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Streets/ROW

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*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Main St.	Funded by Other City of Norman Sources						
Santa Fe Ave.	391	\$158,355	\$29,325	\$23,753	\$29,325	\$82,110	\$322,868
Comanche St.	458	\$185,490	\$43,510	\$52,124	\$34,350	\$107,630	\$413,944
Webster Ave.	Part of Sector 16						
Alley	431	\$51,720	\$0	\$7,758	\$0	\$0	\$59,478

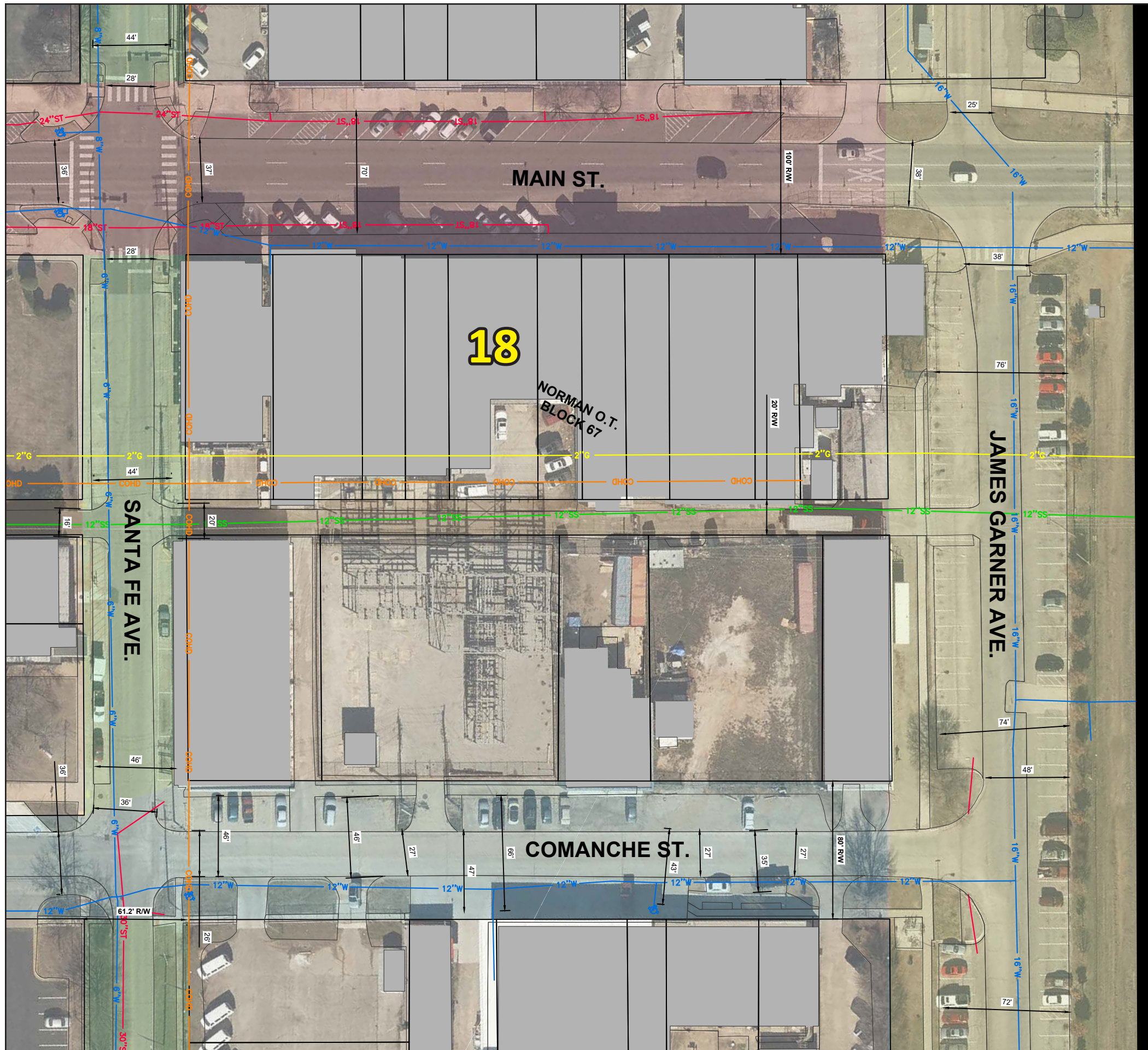
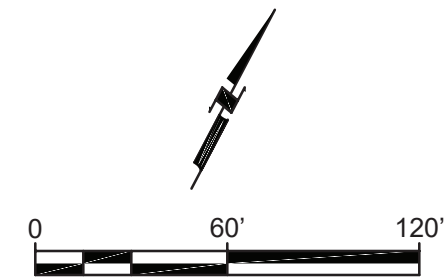
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Streets/ROW

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*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Main St.	Funded by Other City of Norman Sources						
James Garner Ave.	390	\$212,550	**	\$31,883	\$29,250	\$91,650	\$394,583
Comanche St.	498	\$201,690	\$47,310	\$30,254	\$37,350	\$117,030	\$423,674
Santa Fe Ave.	Part of Sector 17						
Alley	477	\$57,240	\$0	\$8,586	\$0	\$0	\$65,826

**Water line along James Garner Ave. to be replaced under five-year capital improvement project

Utilities

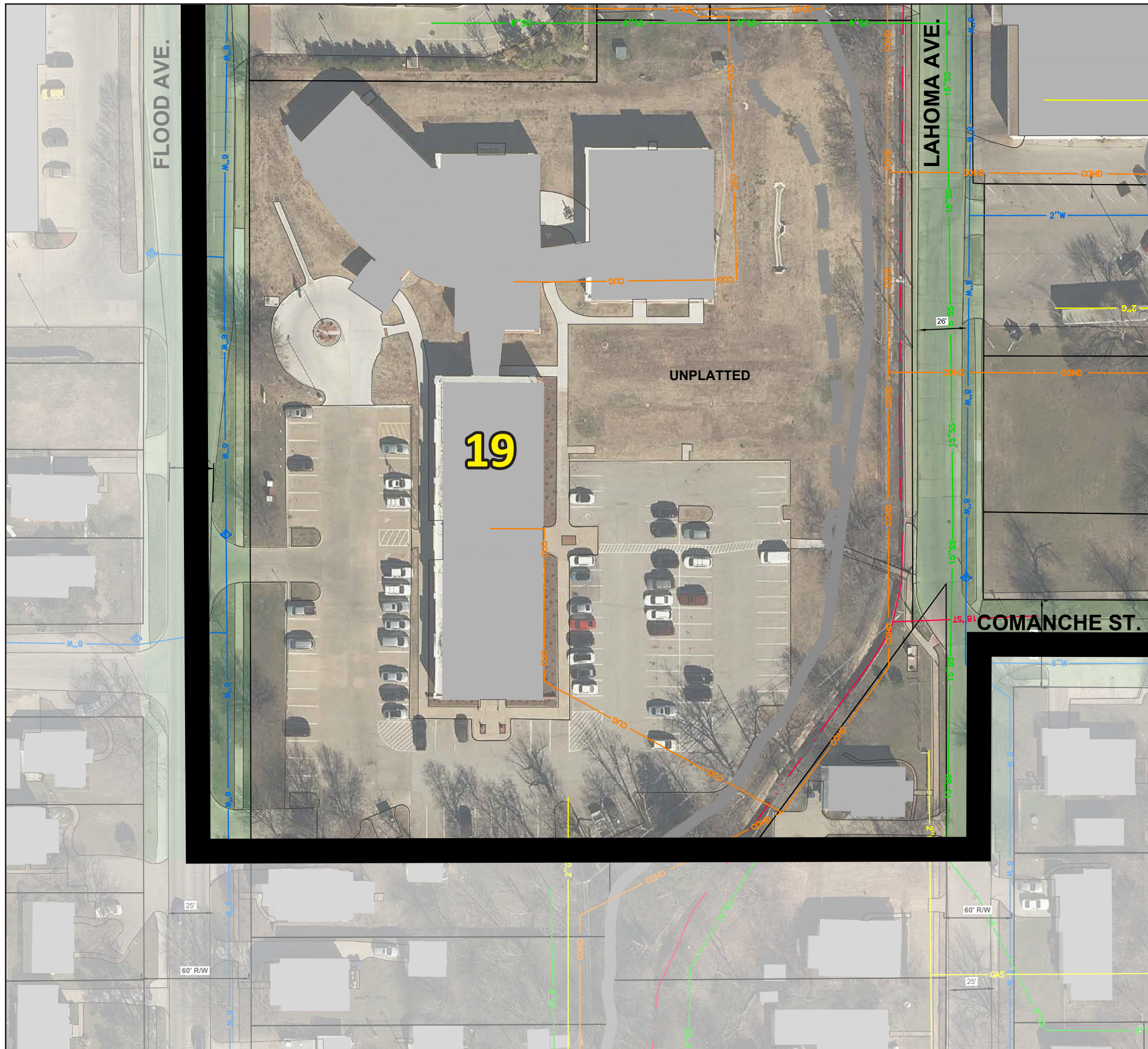
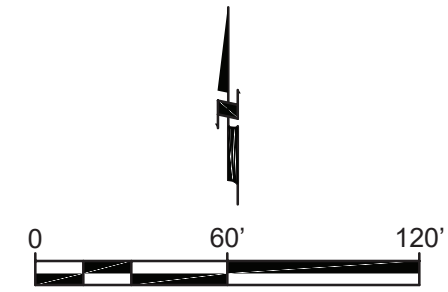
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Streets/ROW

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- █ Alley A-24

*See Street Segment Exhibit (CCFBC)

Sector 19



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Flood Ave.	335	\$135,675	\$25,125	\$20,351	\$25,125	\$78,725	\$285,001
Lahoma Ave.	335	\$135,675	\$25,125	\$224,651	\$25,125	\$70,350	\$480,926

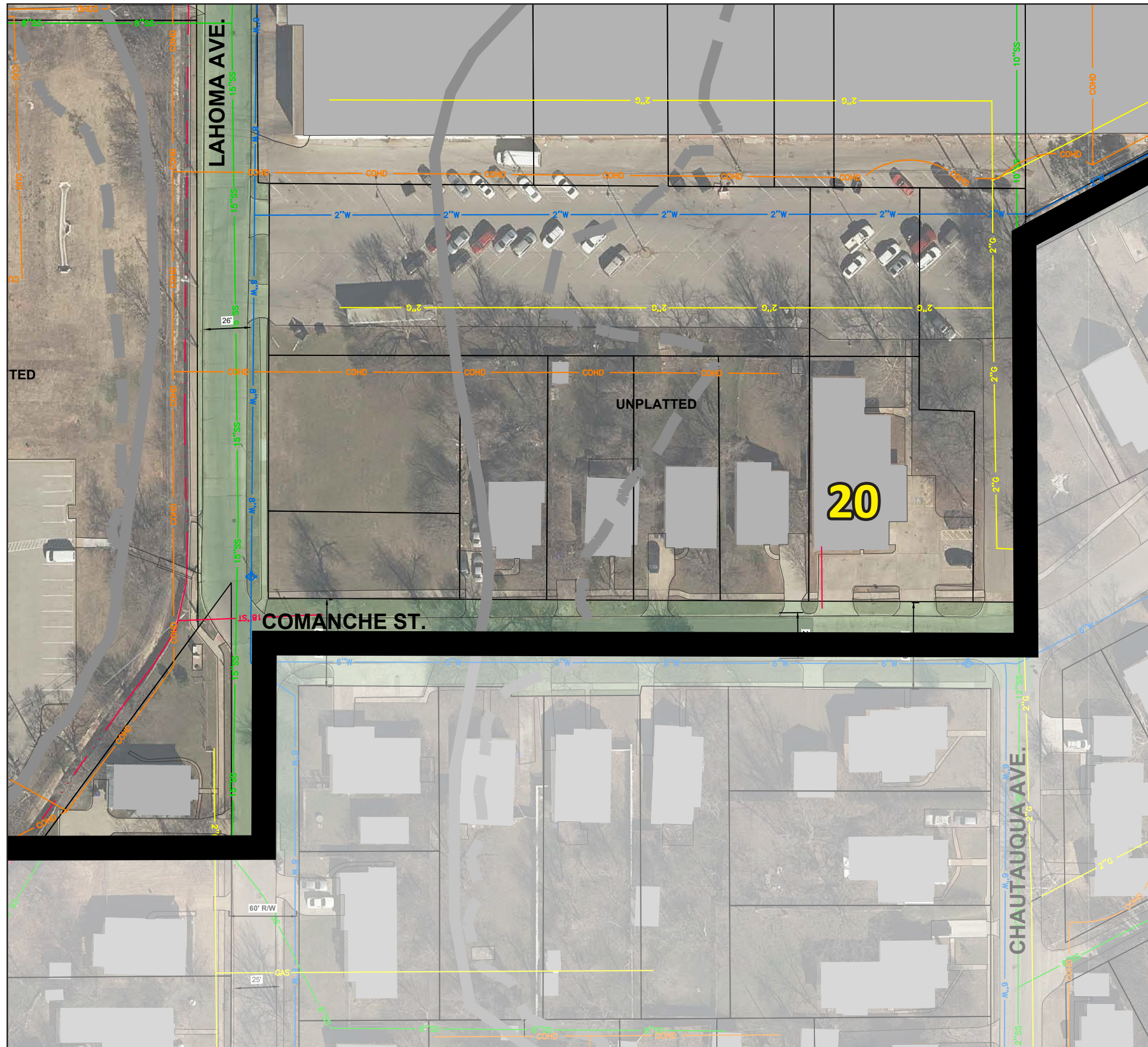
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Streets/ROW

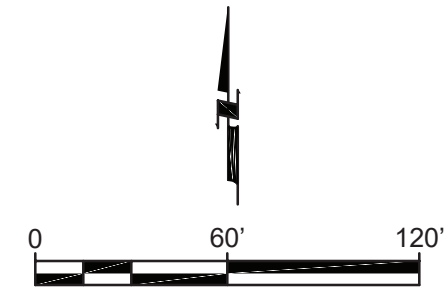
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*See Street Segment Exhibit (CCFBC)



Norman Center City

Sector 20



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Comanche St.	426	\$172,530	\$31,950	\$25,880	\$31,950	\$89,460	\$351,770
Lahoma Ave.	Part of Sector 19						

Utilities

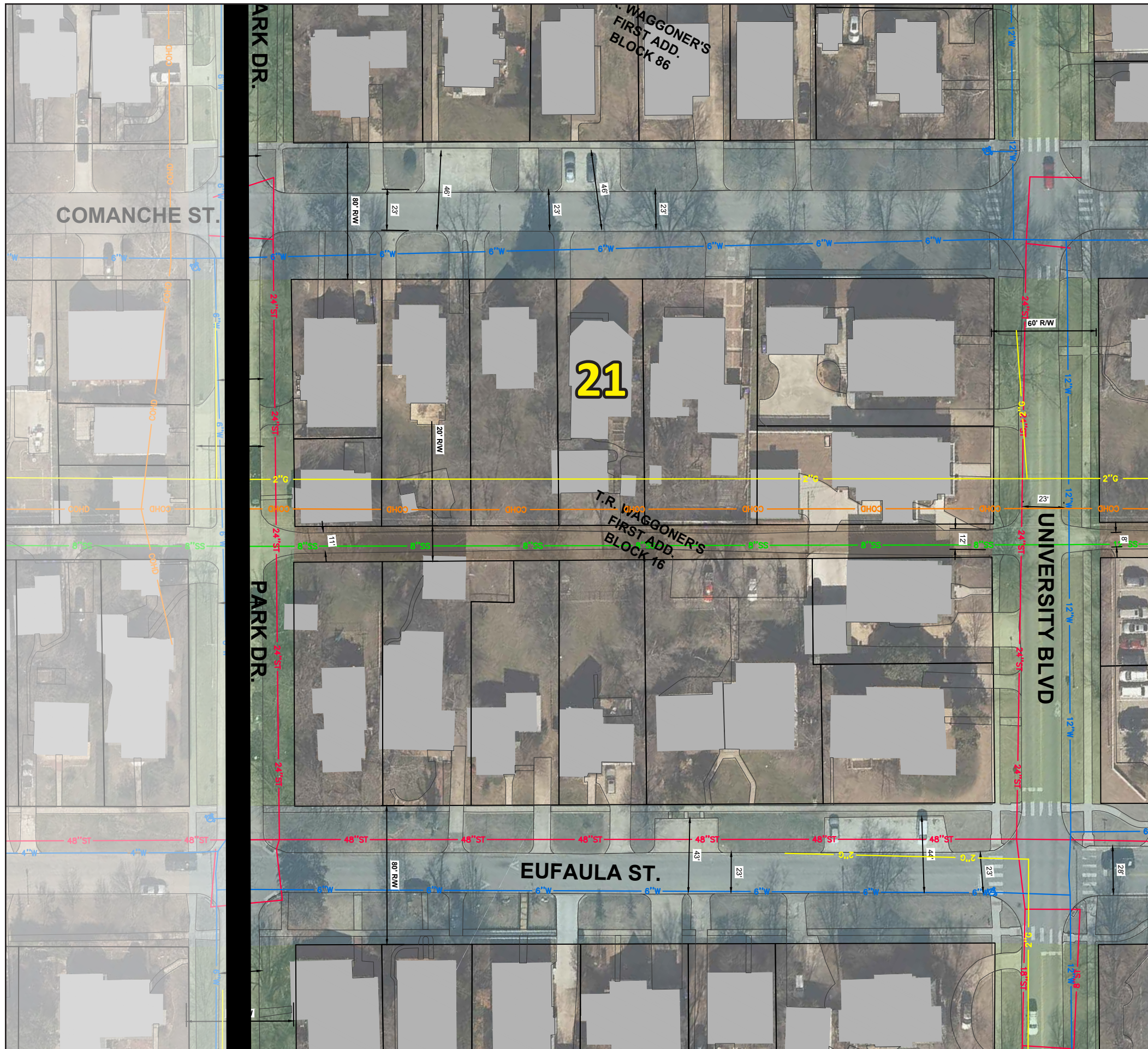
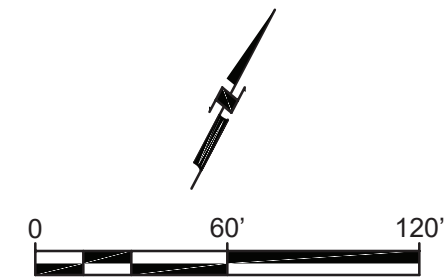
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Streets/ROW

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*See Street Segment Exhibit (CCFBC)

Sector 21



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Comanche St.	Part of Sector 15						
University Blvd.	379	\$153,495	\$36,005	\$135,224	\$28,425	\$79,590	\$425,159
Eufaula St.	459	\$185,895	*	\$191,384	\$34,425	\$107,865	\$553,994
Park Dr.	377	\$152,685	\$28,275	\$132,403	\$28,275	\$79,170	\$420,808
Alley	435	\$52,200	\$0	\$7,830	\$0	\$0	\$60,030

*Water line constructed after 2000 and not projected to need replacement per City of Norman

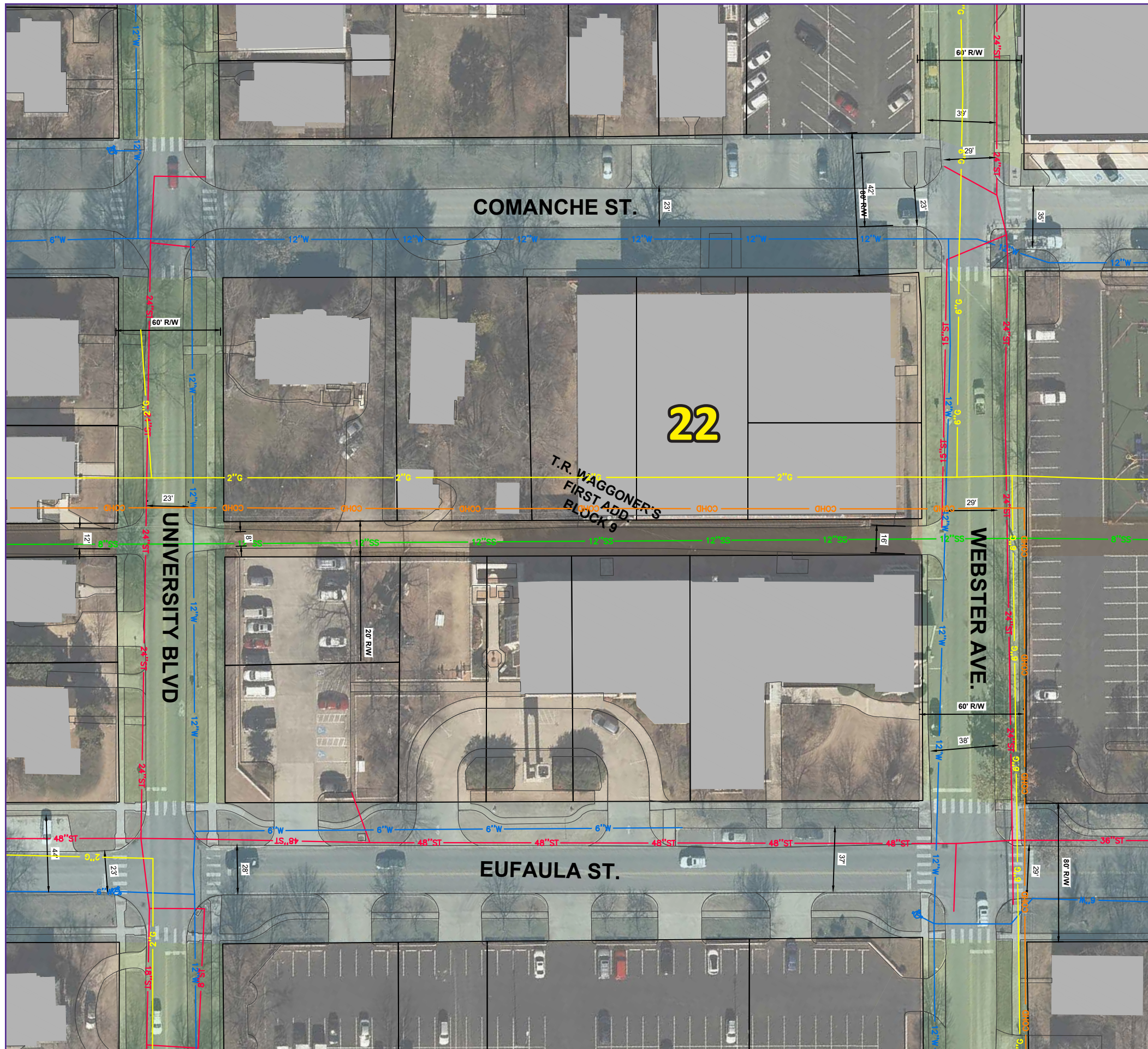
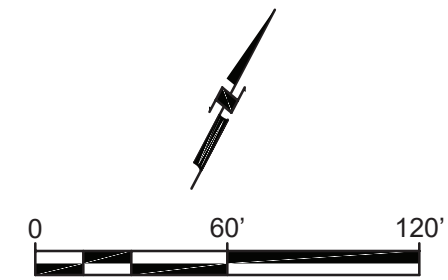
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Streets/ROW

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*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Comanche St.	Part of Sector 16						
Webster Ave.	384	\$155,520	*	\$181,128	\$28,800	\$80,640	\$474,888
Eufaula St.	462	\$187,110	\$34,650	\$188,867	\$34,650	\$108,570	\$553,847
University Blvd.	Part of Sector 21						
Alley	435	\$52,200	\$0	\$7,830	\$0	\$0	\$60,030

*Water line constructed after 2000 and not projected to need replacement per City of Norman

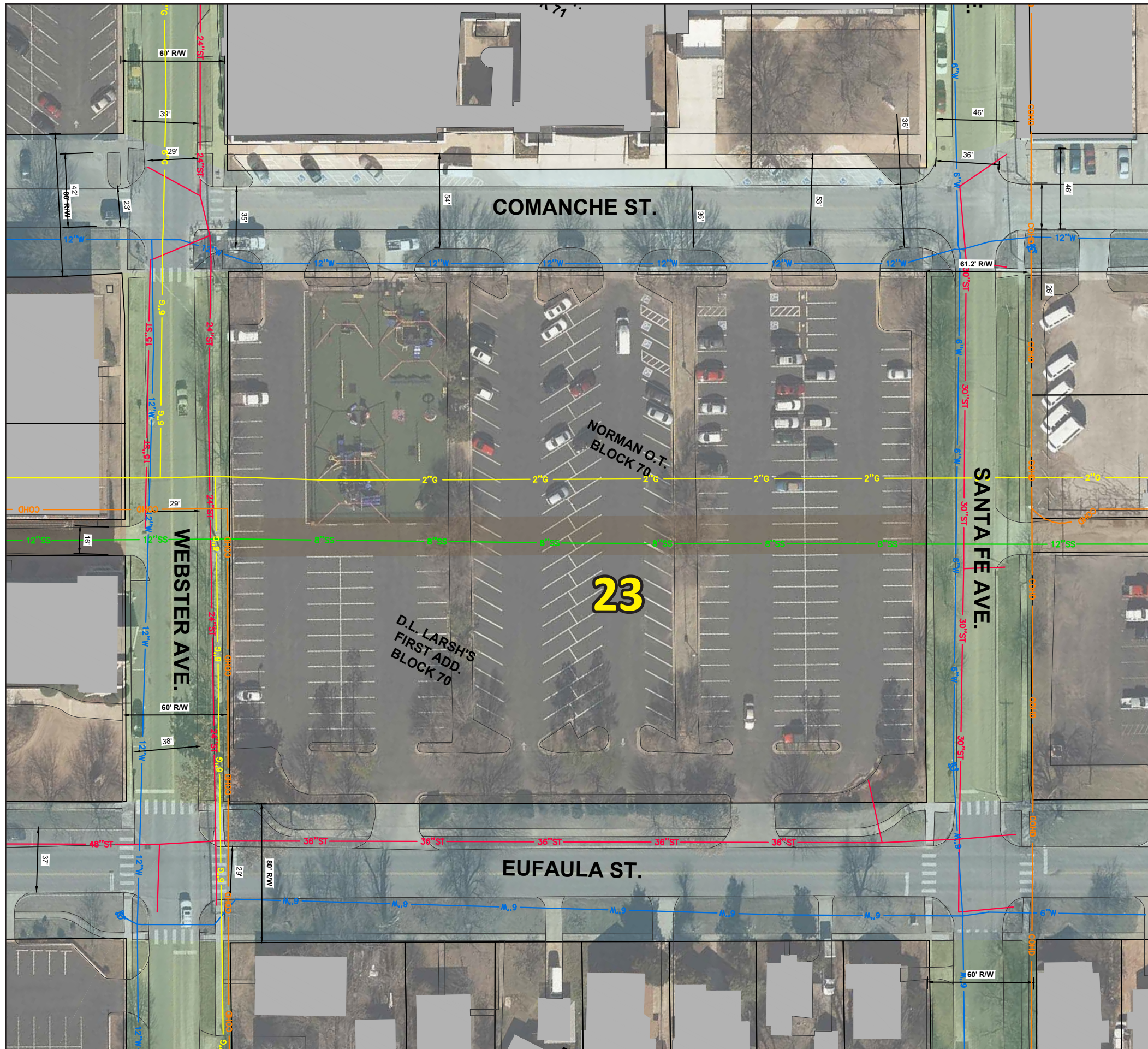
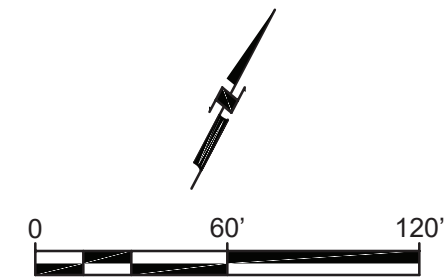
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*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Comanche St.	Part of Sector 17						
Santa Fe Ave.	379	\$153,495	\$28,425	\$149,024	\$28,425	\$79,590	\$438,959
Eufaula St.	459	\$185,895	*	\$185,084	\$34,425	\$107,865	\$547,694
Webster Ave.	Part of Sector 22						
Alley	415	\$49,800	\$0	\$7,470	\$0	\$0	\$57,270

*Water line constructed after 2000 and not projected to need replacement per City of Norman

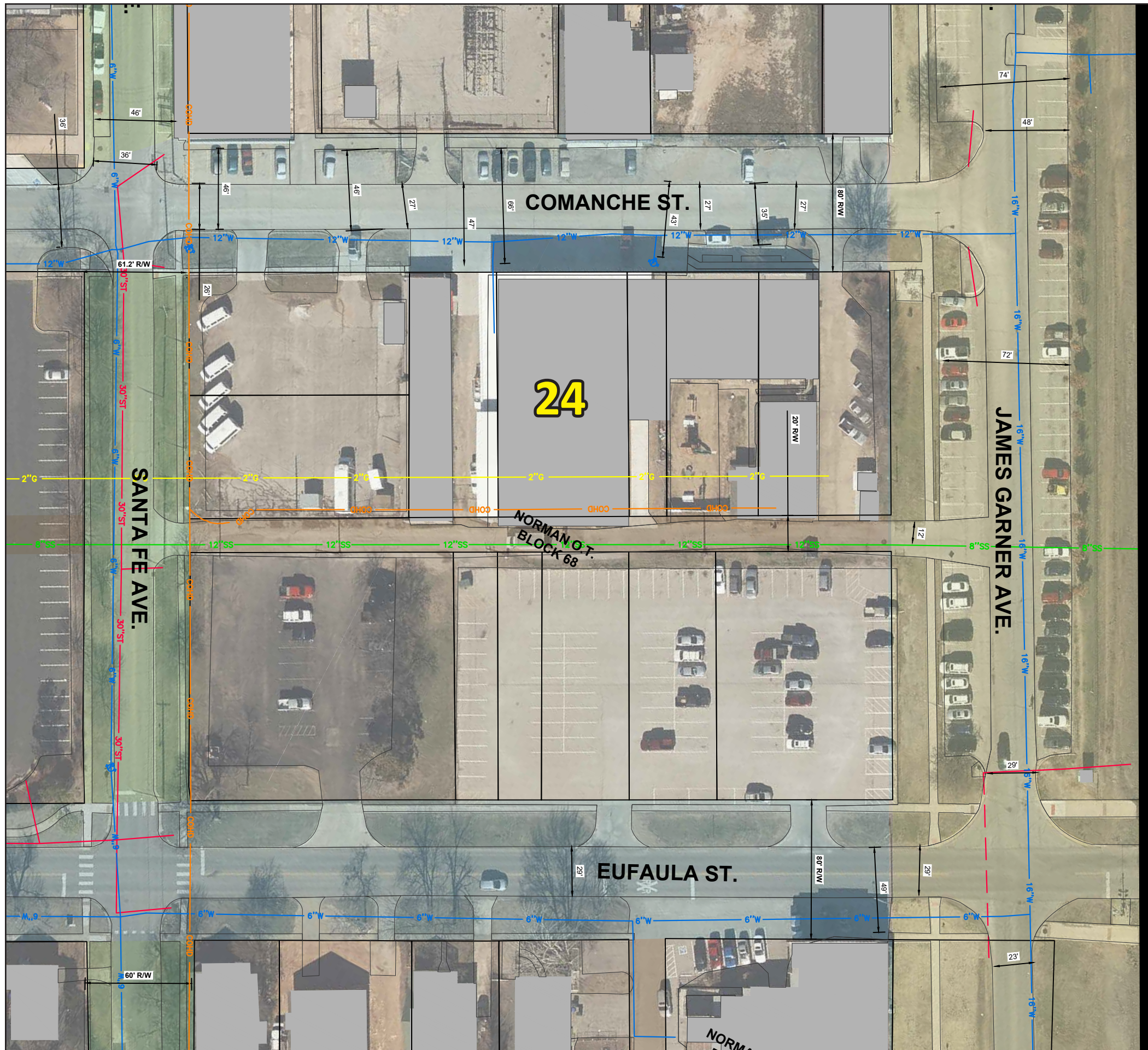
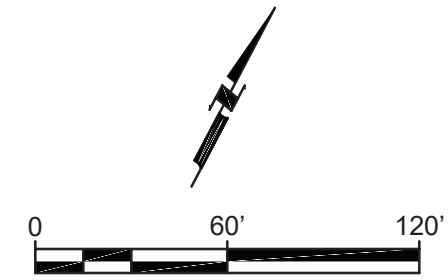
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Streets/ROW

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- █ Alley A-24

*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Comanche St.	Part of Sector 18						
James Garner Ave.	371	\$202,195	**	\$30,329	\$27,825	\$87,185	\$375,359
Eufaula St.	498	\$201,690	*	\$88,454	\$37,350	\$117,030	\$481,874
Santa Fe Ave.	Part of Sector 23						
Alley	479	\$57,480	\$0	\$8,622	\$0	\$0	\$66,102

*Water line constructed after 2000 and not projected to need replacement per City of Norman
 **Water line along James Garner Ave. to be replaced under five-year capital improvement project

Utilities

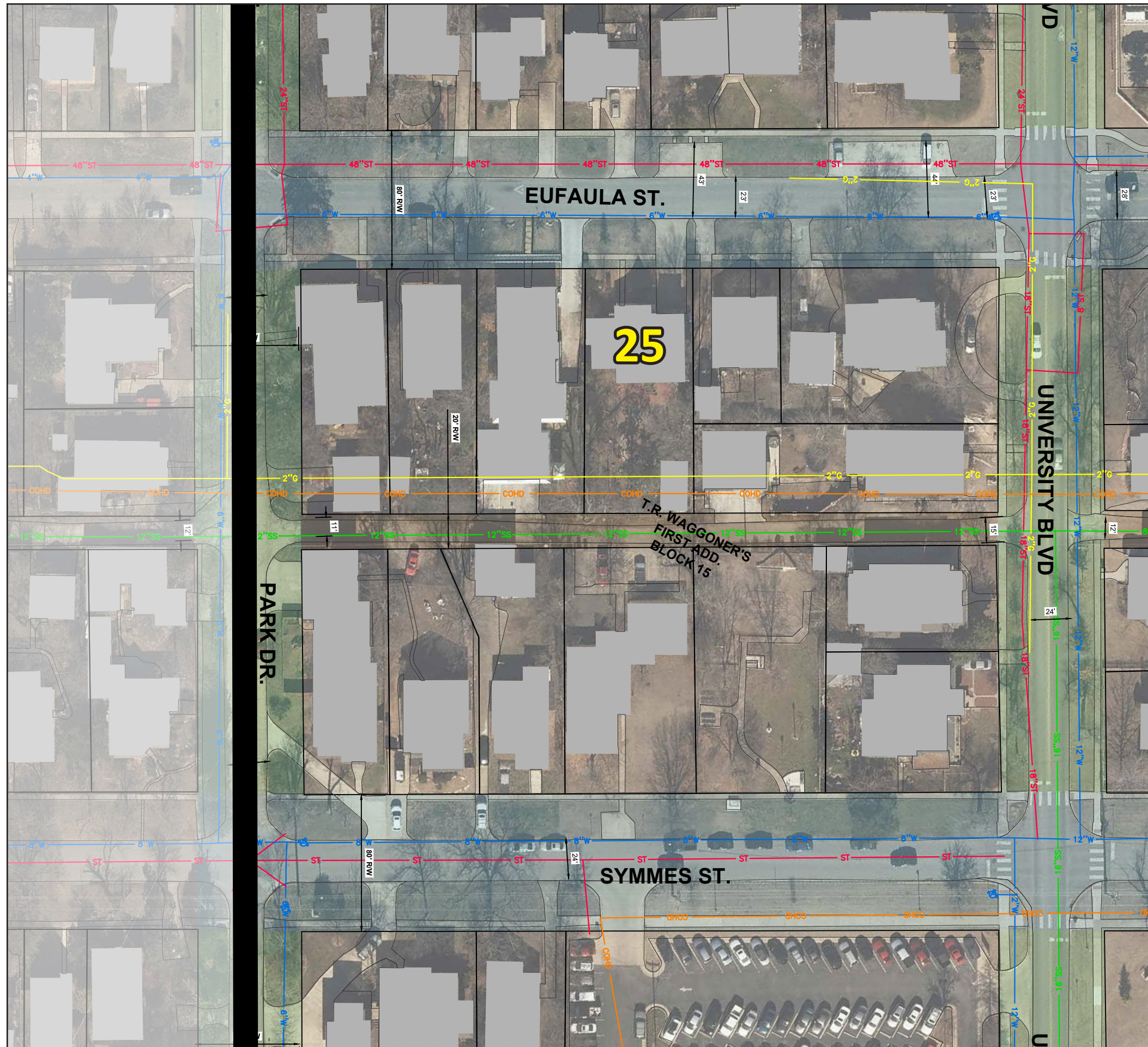
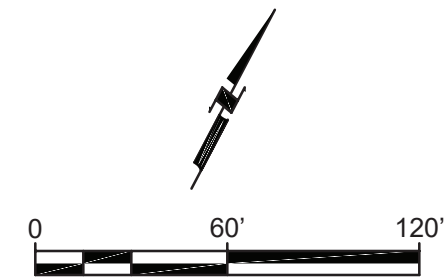
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- █ Alley A-24

*See Street Segment Exhibit (CCFBC)

Sector 25



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Eufaula St.	Part of Sector 21						
University Blvd.	378	\$153,090	\$35,910	\$160,964	\$28,350	\$79,380	\$450,134
Symmes St.	463	\$187,515	*	\$195,527	\$34,725	\$108,805	\$561,297
Park Dr.	385	\$155,925	\$28,875	\$149,389	\$28,875	\$80,850	\$443,914
Alley	429	\$51,480	\$0	\$7,722	\$0	\$0	\$59,202

*Water line constructed after 2000 and not projected to need replacement per City of Norman

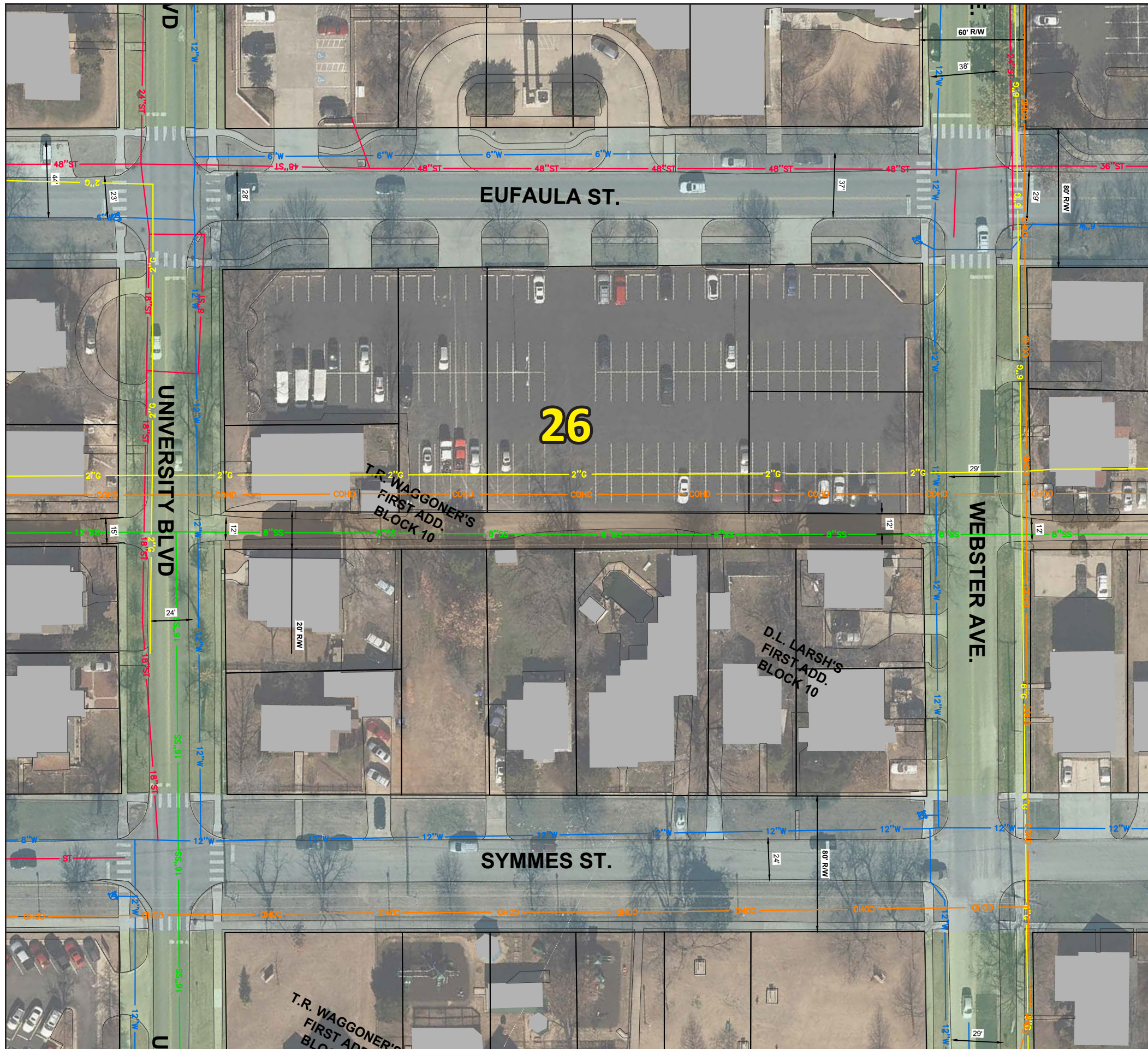
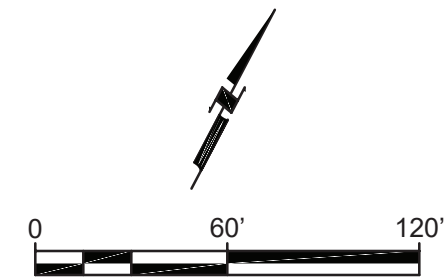
Utilities

- W — Water
- SS — Sanitary Sewer
- ST — Storm Sewer
- G — Gas
- CUG — Cox Underground
- COHD — Cox Overhead

Streets/ROW

- █ ST +66/38
- █ ST +80/38
- █ Main
- █ Boyd
- █ University / James Garner
- █ Alley A-24

*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Eufaula St.	Part of Sector 22						
Webster Ave.	376	\$152,280	*	\$22,842	\$28,200	\$78,960	\$310,482
Symmes St.	459	\$185,895	\$43,605	\$27,884	\$34,425	\$107,865	\$390,494
University Blvd.	Part of Sector 25						
Alley	433	\$51,960	\$0	\$7,794	\$0	\$0	\$59,754

*Water line constructed after 2000 and not projected to need replacement per City of Norman

Utilities

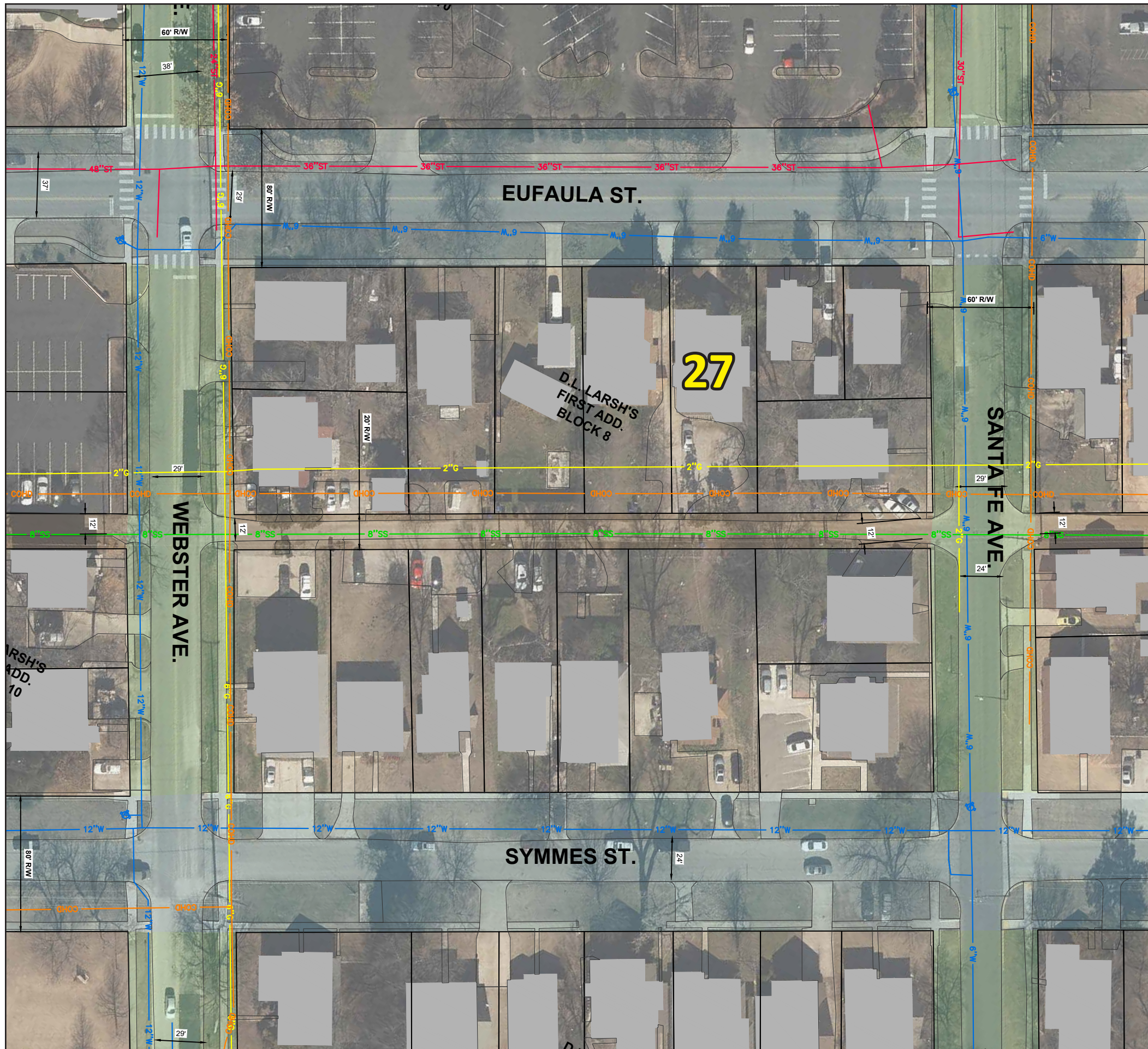
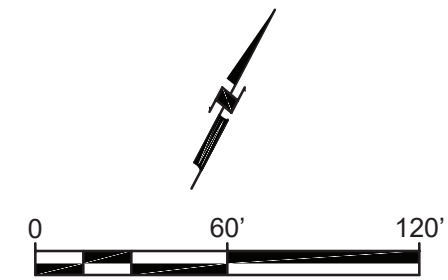
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Streets/ROW

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- █ Alley A-24

*See Street Segment Exhibit (CCFBC)

Sector 27



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Eufaula St.	Part of Sector 23						
Santa Fe Ave.	376	\$152,280	\$28,200	\$22,842	\$28,200	\$78,960	\$310,482
Symmes St.	455	\$184,275	\$43,225	\$27,641	\$34,125	\$106,925	\$387,091
Webster Ave.	Part of Sector 26						
Alley	430	\$51,600	\$0	\$7,740	\$0	\$0	\$59,340

Utilities

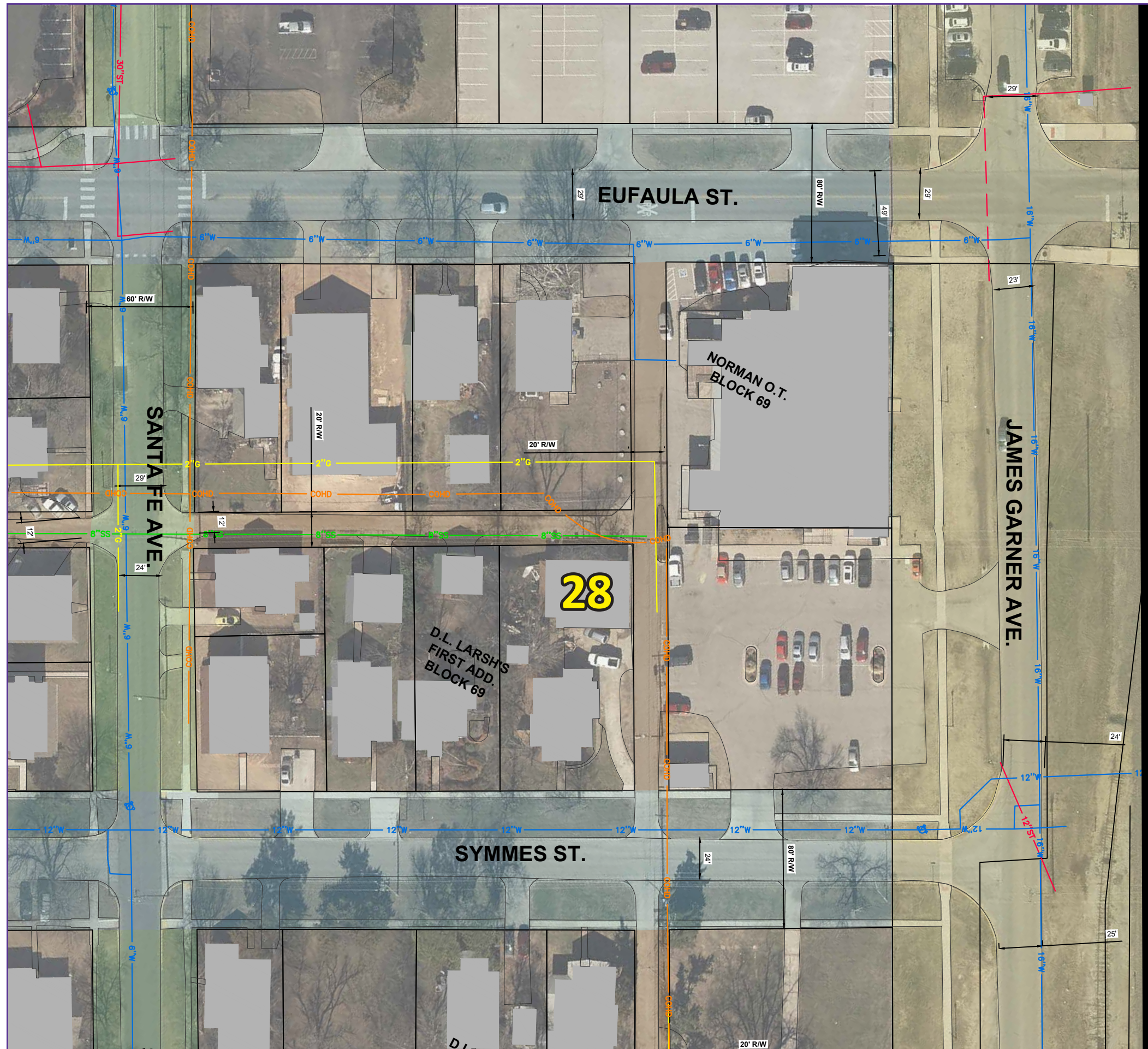
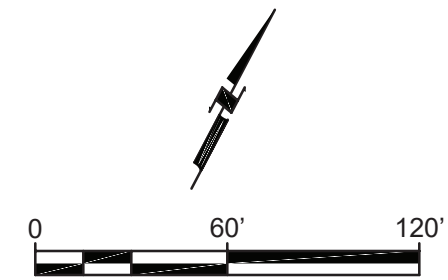
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Streets/ROW

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- █ Boyd
- █ University / James Garner
- █ Alley A-24

*See Street Segment Exhibit (CCFBC)

Sector 28



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Eufaula St.	Part of Sector 24						
James Garner Ave.	387	\$210,915	**	\$55,337	\$29,025	\$90,945	\$415,247
Symmes St.	506	\$204,930	\$48,070	\$30,740	\$37,950	\$118,910	\$430,480
Santa Fe Ave.	Part of Sector 27						
Alley	488	\$58,560	\$0	\$8,784	\$0	\$0	\$67,344

**Water line along James Garner Ave. to be replaced under five-year capital improvement project

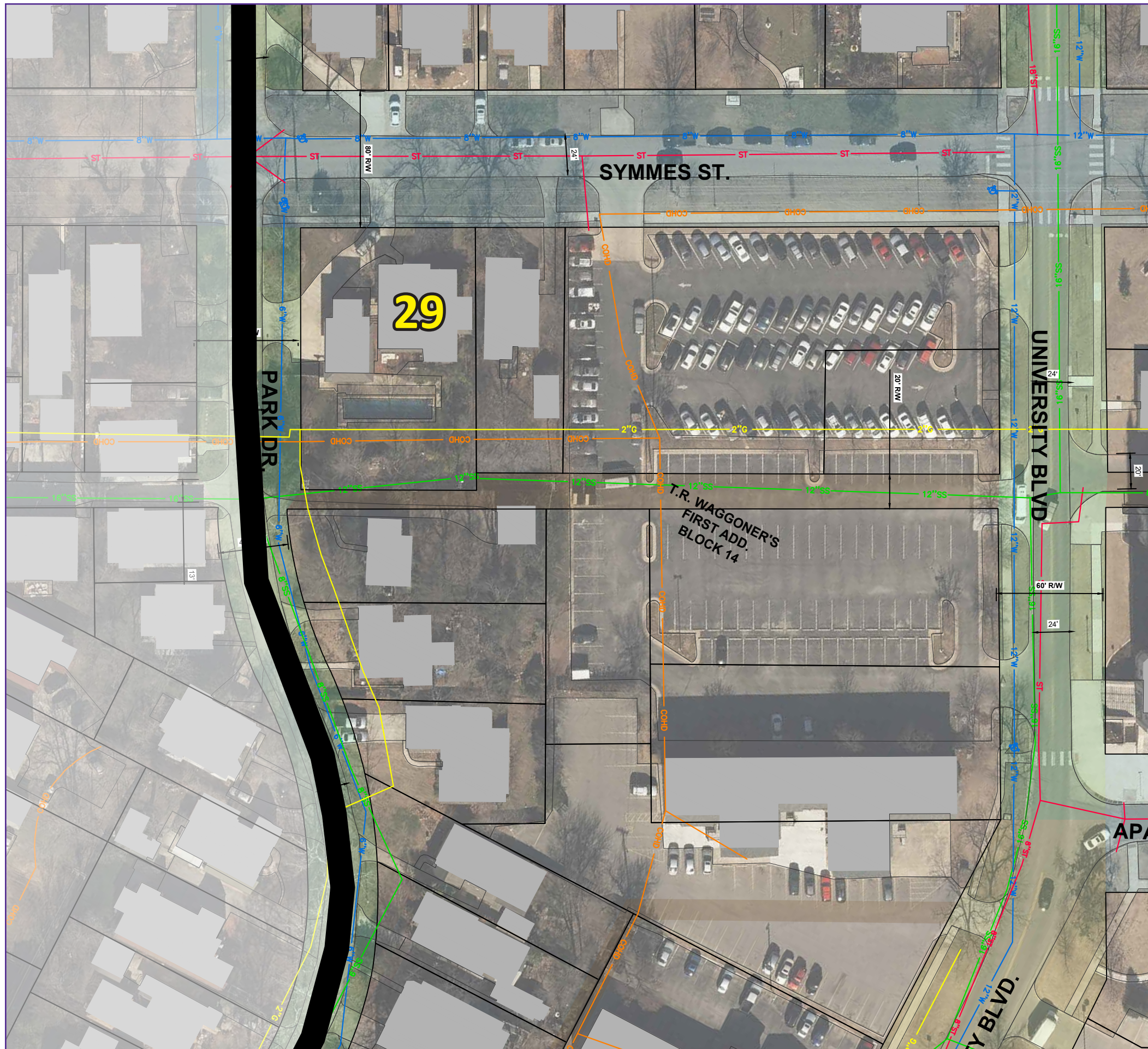
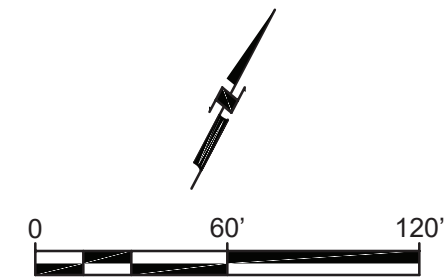
Utilities

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- SS Sanitary Sewer
- ST Storm Sewer
- G Gas
- CUG Cox Underground
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Streets/ROW

- ST +66/38
- ST +80/38
- Main
- Boyd
- University / James Garner
- Alley A-24

*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Symmes St.	Part of Sector 25						
University Blvd.	379	\$153,495	\$36,005	\$116,324	\$28,425	\$79,590	\$406,259
Park Dr.	234	\$94,770	\$17,550	\$14,216	\$17,550	\$49,140	\$193,226
Alley	430	\$51,600	\$0	\$7,740	\$0	\$0	\$59,340

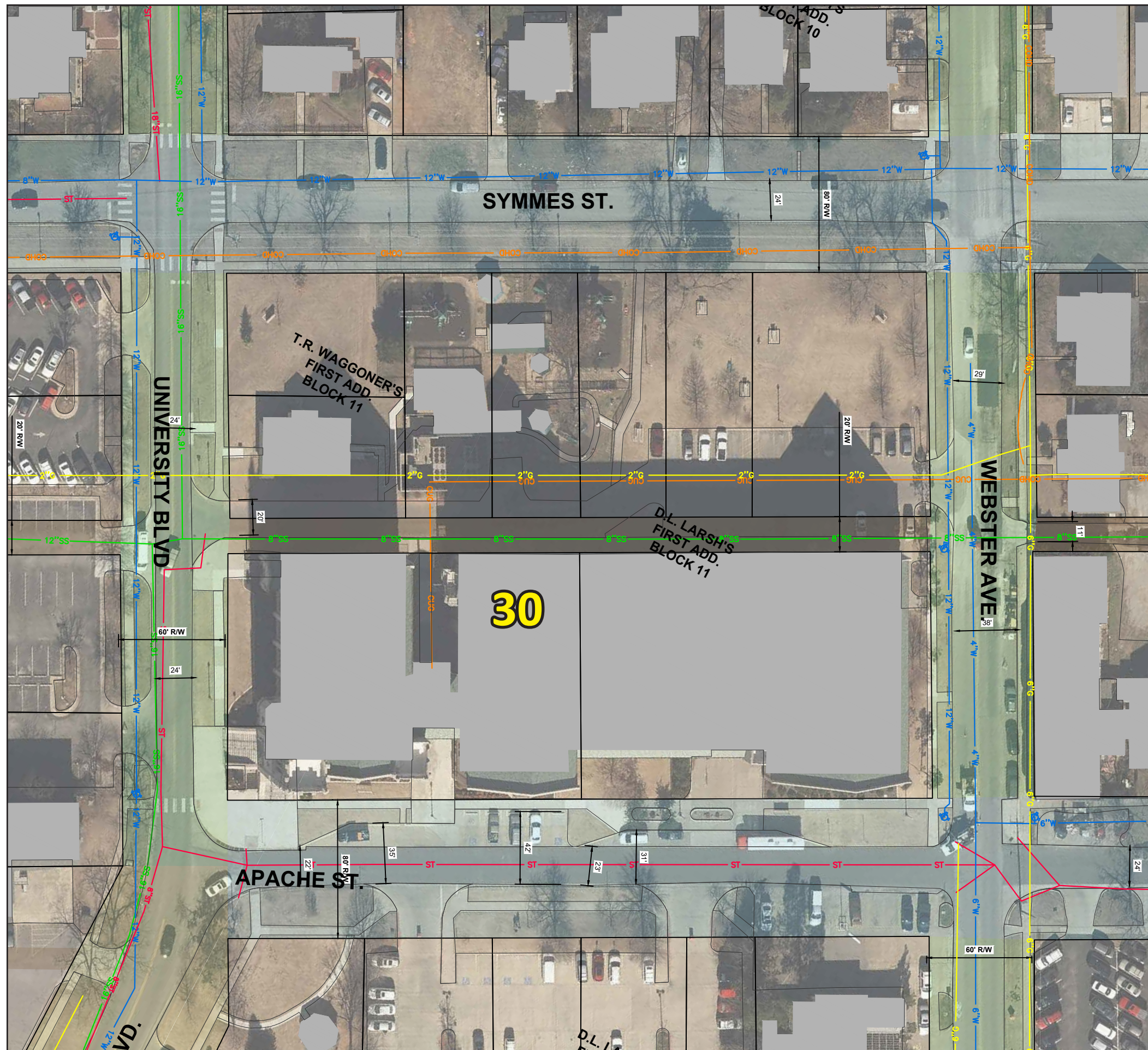
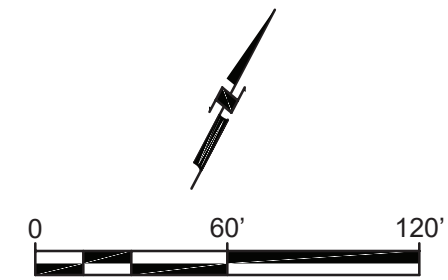
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Streets/ROW

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- █ University / James Garner
- █ Alley A-24

*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Symmes St.	Part of Sector 26						
Webster Ave.	379	\$153,495	*	\$116,324	\$28,425	\$79,590	\$406,259
Apache St.	459	\$185,895	\$34,425	\$188,084	\$34,425	\$107,865	\$550,694
University Blvd.	Part of Sector 29						
Alley	431	\$51,720	\$0	\$7,758	\$0	\$0	\$59,478

*Water line constructed after 2000 and not projected to need replacement per City of Norman

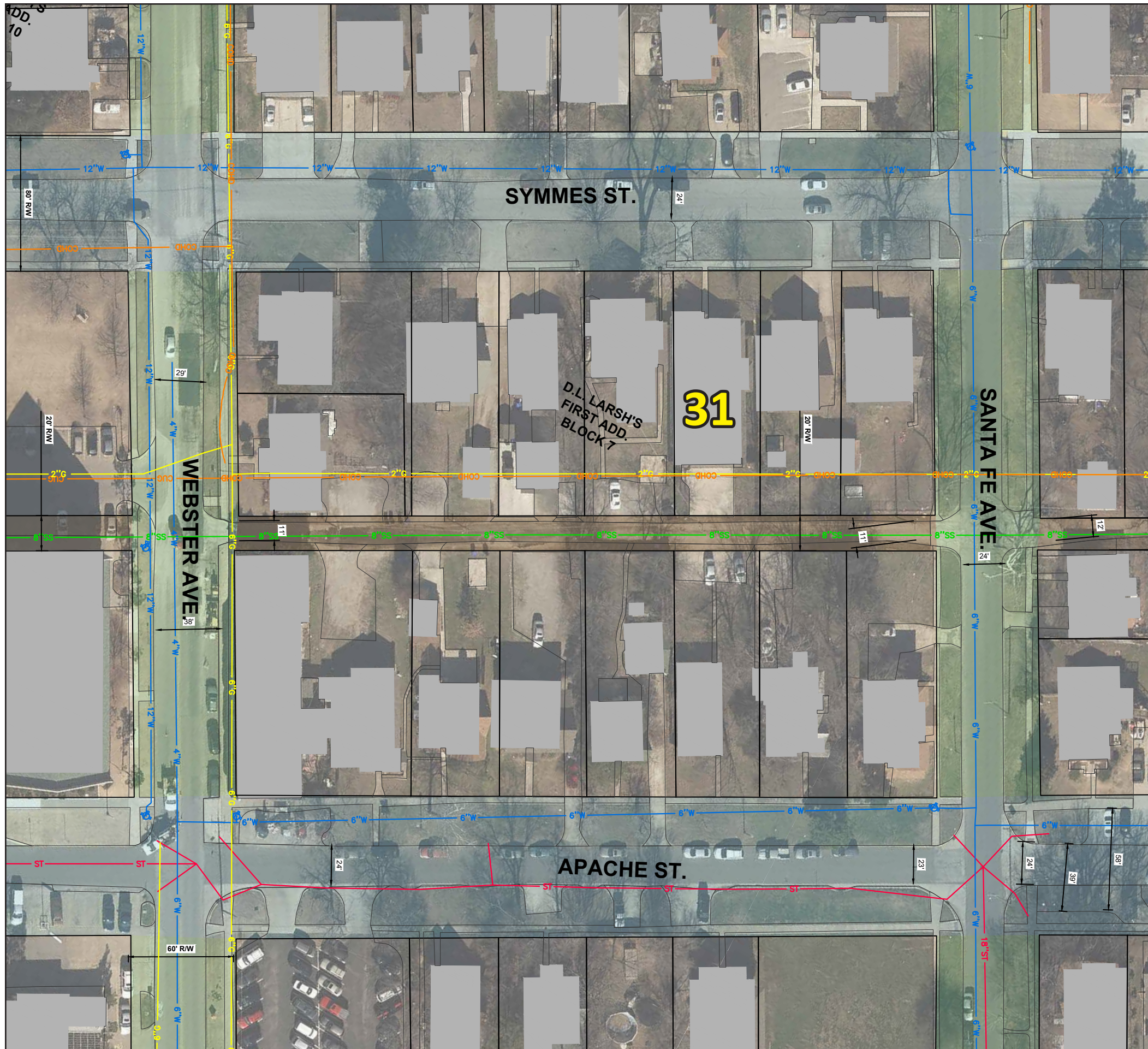
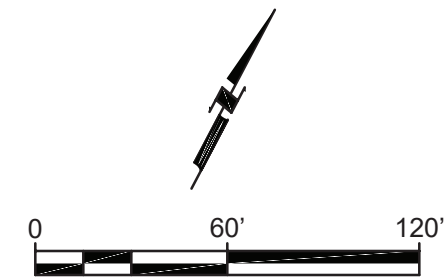
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Streets/ROW

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*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Symmes St.	Part of Sector 26						
Santa Fe Ave.	381	\$154,305	\$28,575	\$23,146	\$28,575	\$80,010	\$314,611
Apache St.	460	\$186,300	\$34,500	\$223,545	\$34,500	\$108,100	\$586,945
Webster Ave.	Part of Sector 30						
Alley	423	\$50,760	\$0	\$7,614	\$0	\$0	\$58,374

Utilities

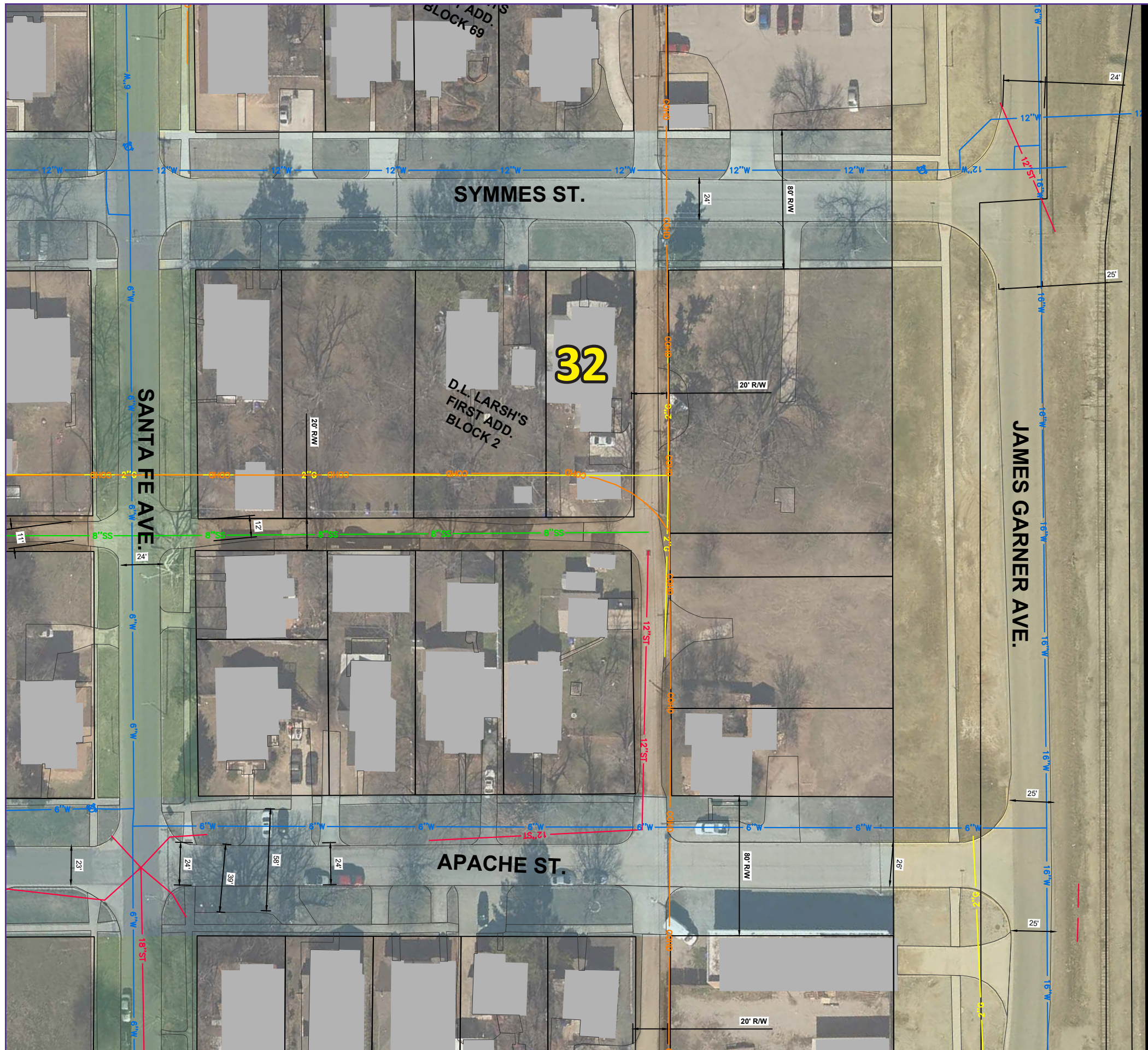
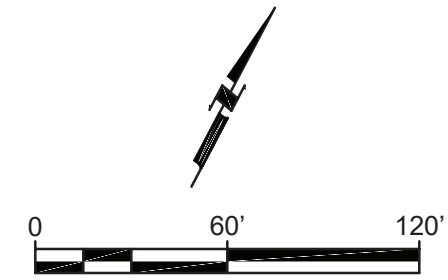
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Streets/ROW

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- █ Alley A-24

*See Street Segment Exhibit (CCFBC)

Sector 32



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Symmes St.	Part of Sector 28						
James Garner Ave.	376	\$204,920	**	\$30,738	\$28,200	\$88,360	\$380,418
Apache St.	506	\$204,930	\$37,950	\$116,240	\$37,950	\$118,910	\$515,980
Santa Fe Ave.	Part of Sector 30						
Alley	479	\$57,480	\$0	\$8,622	\$0	\$0	\$66,102

**Water line along James Garner Ave. to be replaced under five-year capital improvement project

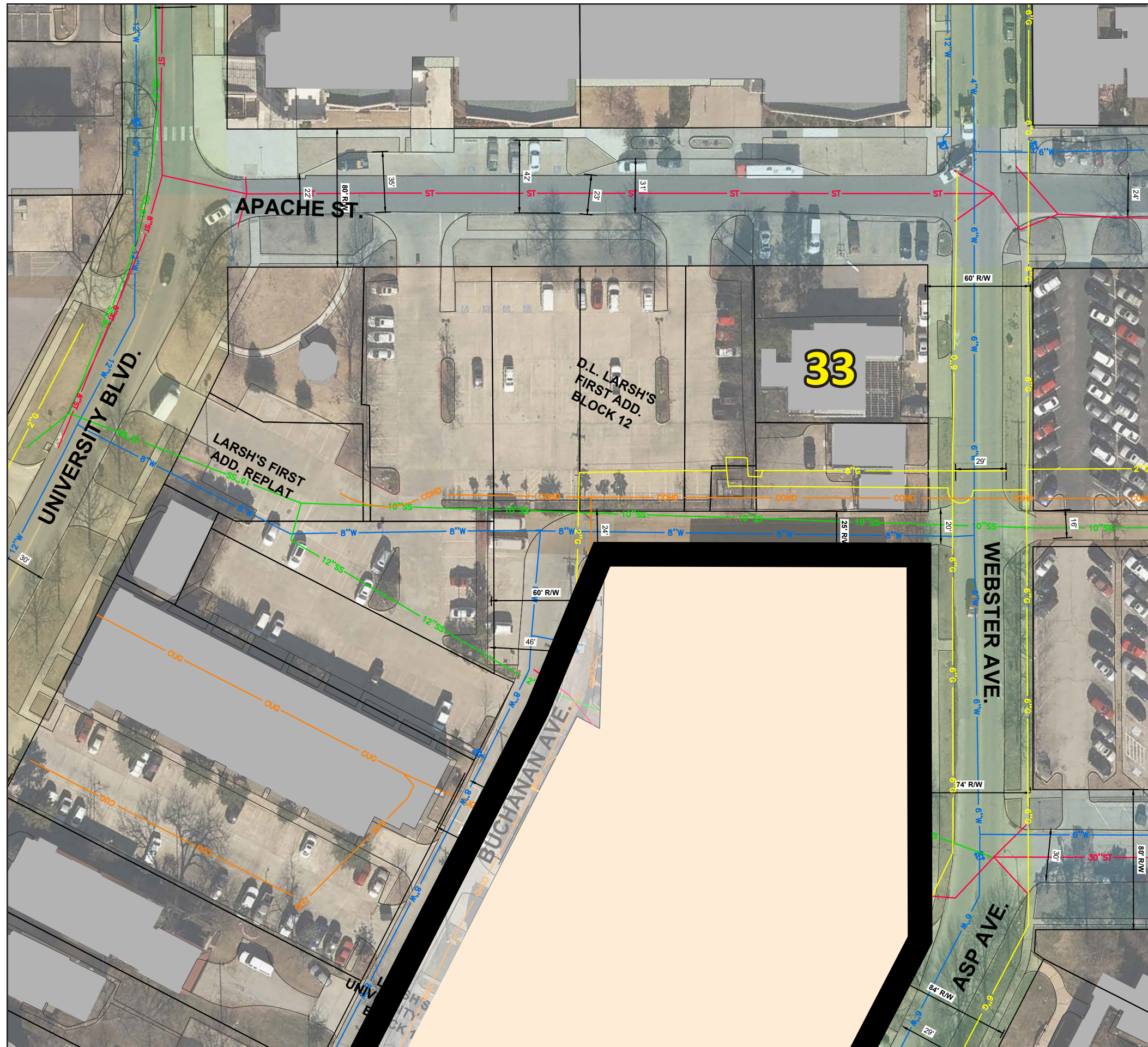
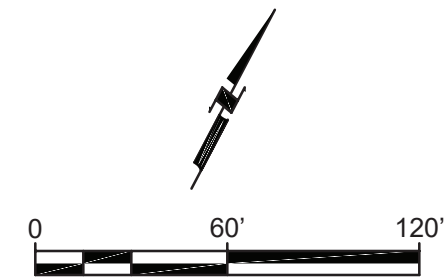
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Streets/ROW

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- █ Alley A-24

*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Apache St.							Part of Sector 30
Webster Ave.							Part of Sector 34
University Blvd.							Part of Sector 29
Alley	252	\$30,240	\$0	\$4,536	\$0	\$0	\$34,776

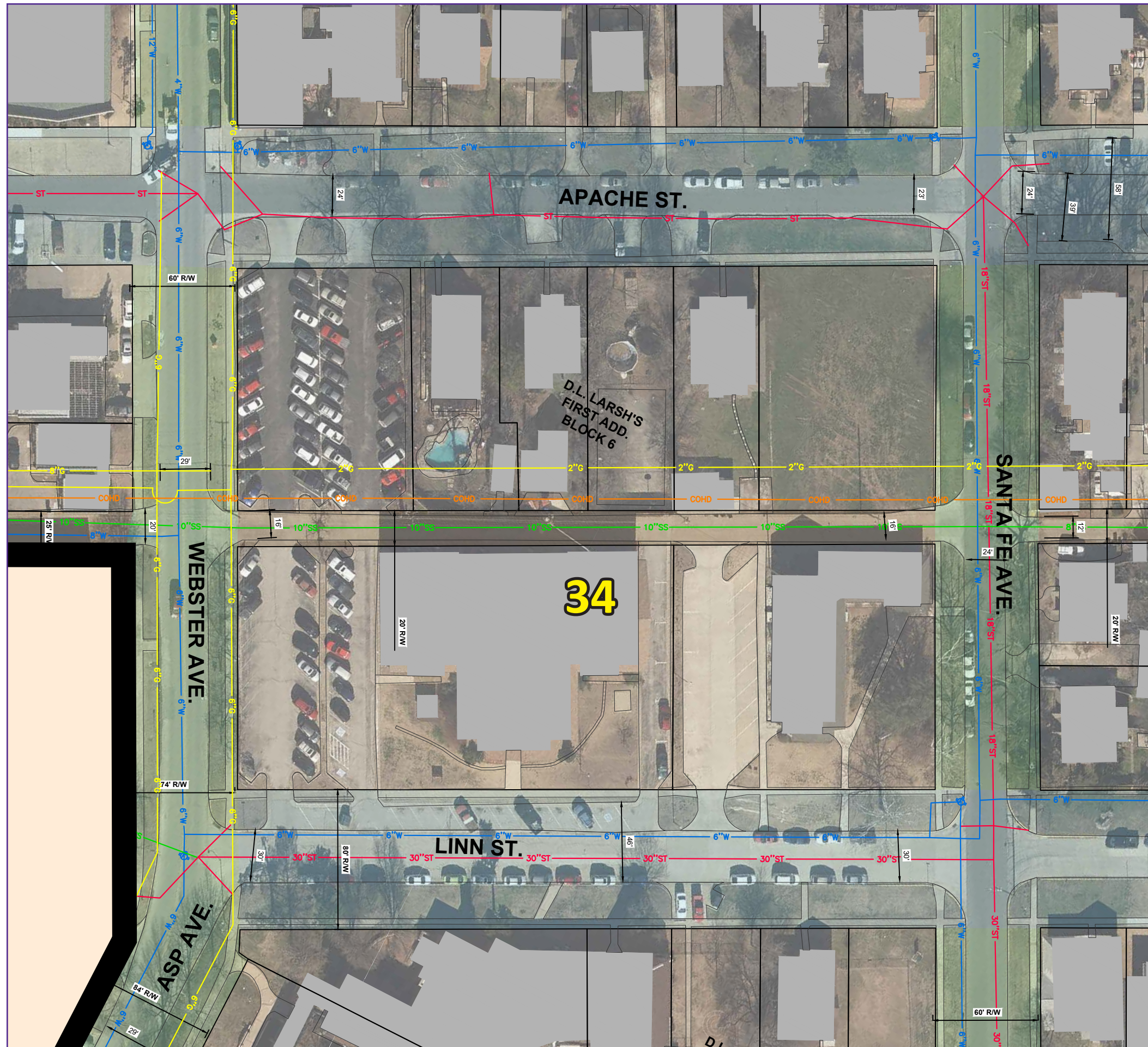
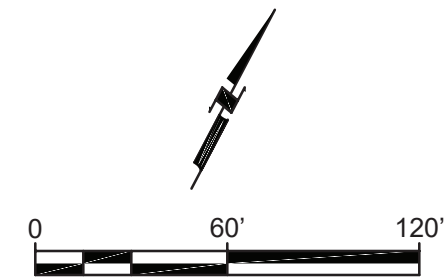
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Streets/ROW

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- █ Alley A-24

*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Apache St.	Part of Sector 31						
Santa Fe Ave.	379	\$153,495	\$28,425	\$130,424	\$28,425	\$79,590	\$420,359
Linn St.	458	\$185,490	\$34,350	\$220,124	\$34,350	\$107,630	\$581,944
Webster Ave.	383	\$155,115	\$28,725	\$23,267	\$28,725	\$80,430	\$316,262
Alley	431	\$51,720	\$0	\$7,758	\$0	\$0	\$59,478

Utilities

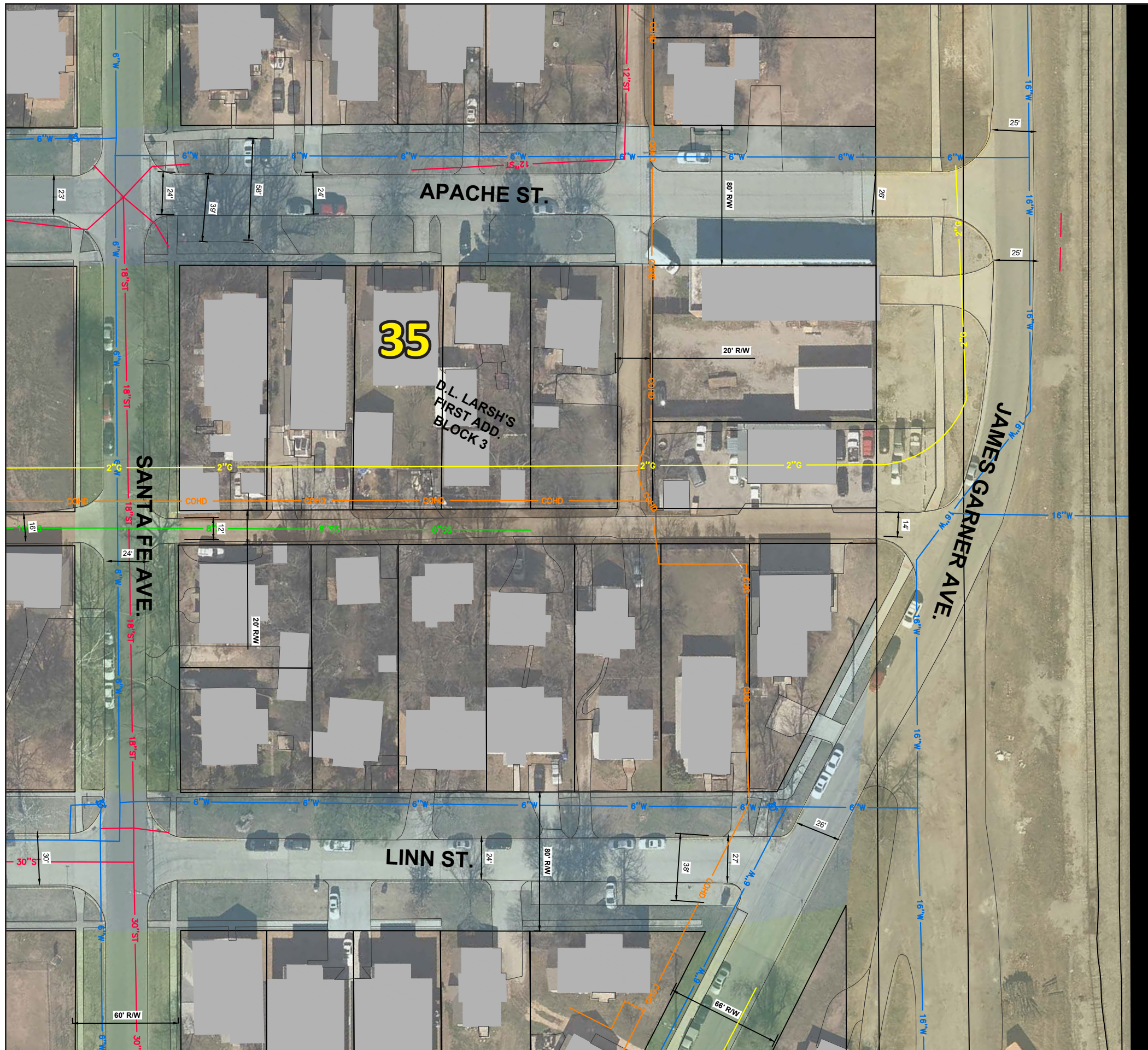
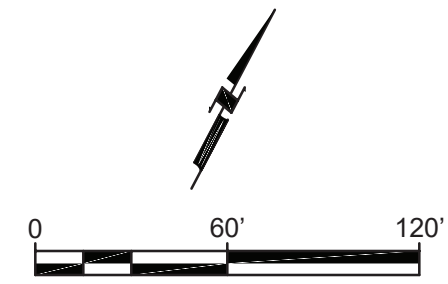
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Streets/ROW

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- Boyd
- University / James Garner
- Alley A-24

*See Street Segment Exhibit (CCFBC)

Sector 35



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Apache St.	Part of Sector 32						
James Garner Ave.	409	\$222,905	**	\$33,436	\$30,675	\$96,115	\$413,806
Linn St.	376	\$152,280	\$28,200	\$22,842	\$28,200	\$88,360	\$319,882
Santa Fe Ave.	Part of Sector 34						
Alley	459	\$55,080	\$0	\$8,262	\$0	\$0	\$63,342

**Water line along James Garner Ave. to be replaced under five-year capital improvement project

Utilities

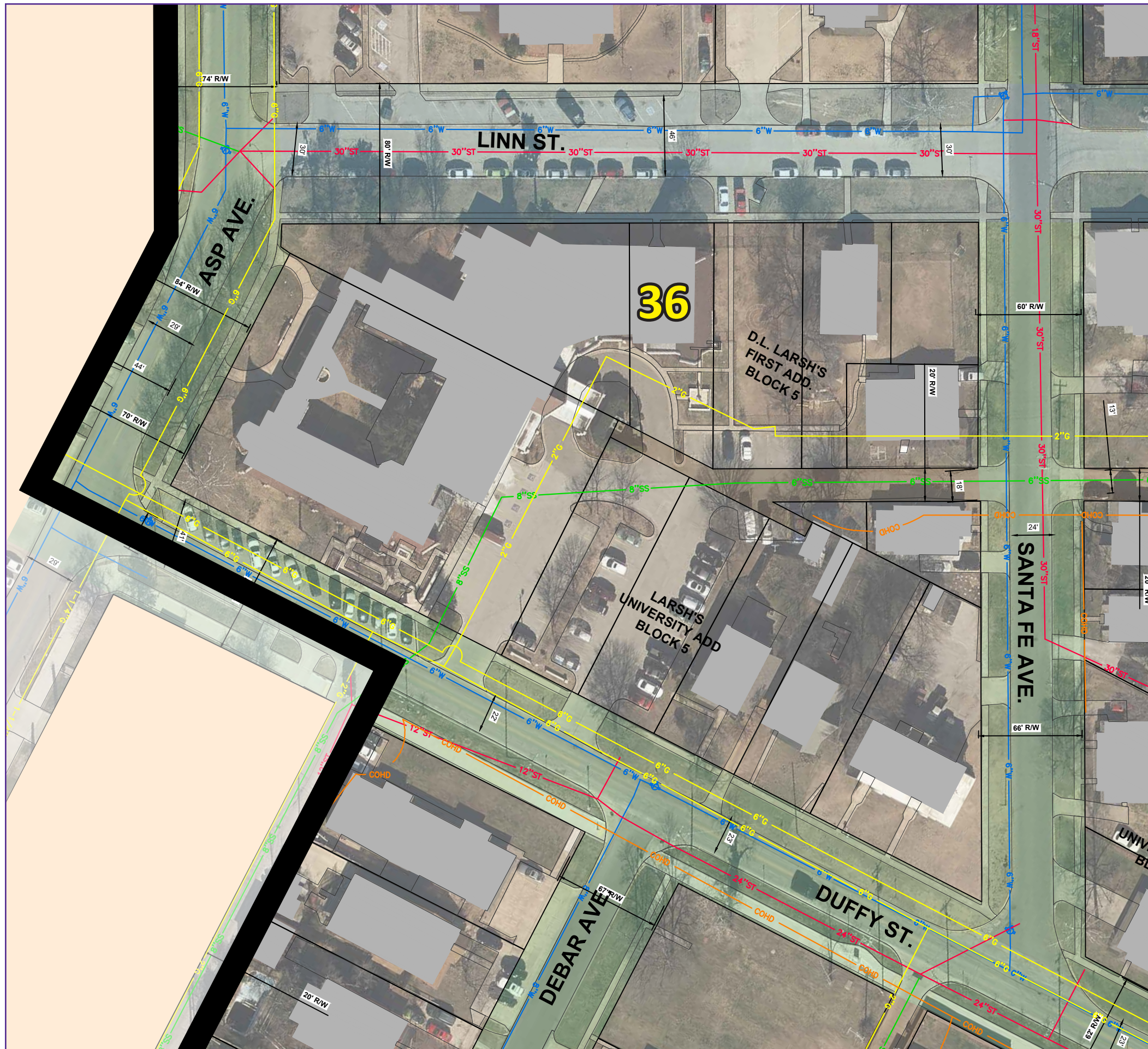
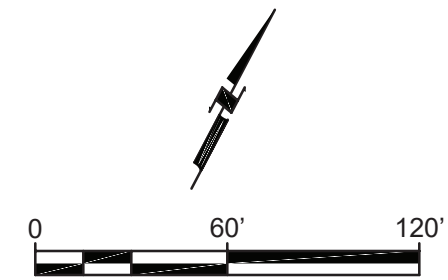
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Streets/ROW

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- █ Boyd
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*See Street Segment Exhibit (CCFBC)

Sector 36



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Linn St.	Part of Sector 34						
Santa Fe Ave.	476	\$192,780	\$35,700	\$113,217	\$35,700	\$99,960	\$477,357
Duffy St.	608	\$246,240	\$57,760	\$234,936	\$45,600	\$127,680	\$700,056
Asp Ave.	221	\$89,505	\$16,575	\$13,426	\$16,575	\$46,410	\$182,491
Alley	269	\$32,280	\$0	\$4,842	\$0	\$0	\$37,122

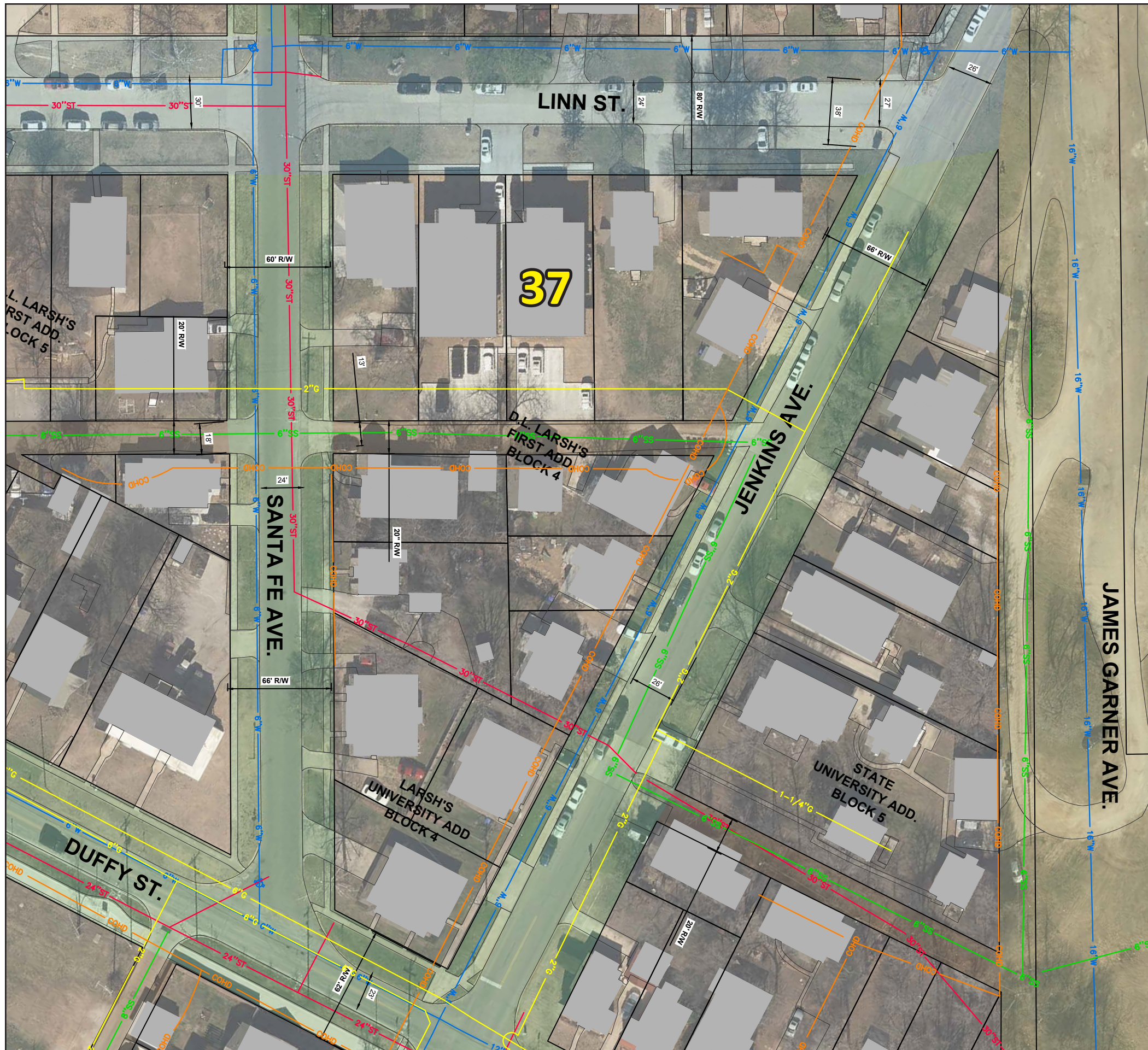
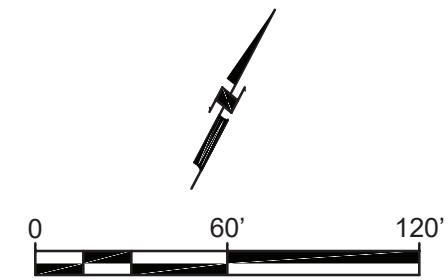
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Streets/ROW

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- █ University / James Garner
- █ Alley A-24

*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Linn St.	Part of Sector 35						
Jenkins Ave.	597	\$241,785	\$44,775	\$99,268	\$44,775	\$125,370	\$555,973
Santa Fe Ave.	Part of Sector 36						
Alley	263	\$31,560	\$0	\$4,734	\$0	\$0	\$36,294

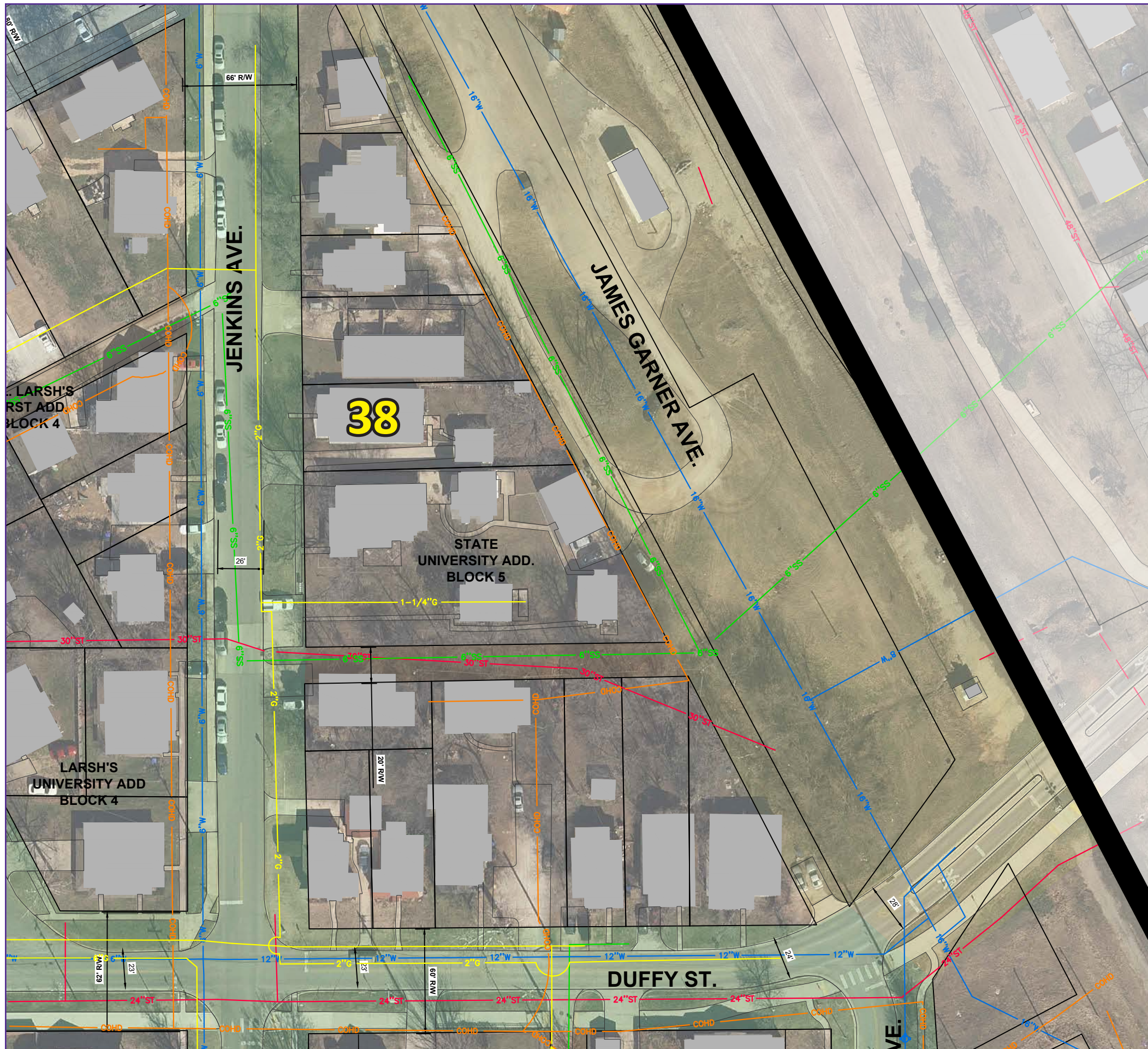
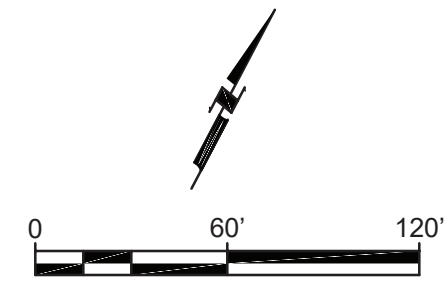
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Streets/ROW

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- █ Alley A-24

*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
James Garner Ave.	800	\$436,000	**	\$153,600	\$60,000	\$188,000	\$897,600
Jenkins Ave.	Part of Sector 37						
Duffy St.	349	\$141,345	\$33,155	\$21,202	\$26,175	\$73,290	\$288,187
Alley	252	\$30,240	\$0	\$4,536	\$0	\$0	\$34,776

**Water line along James Garner Ave. to be replaced under five-year capital improvement project

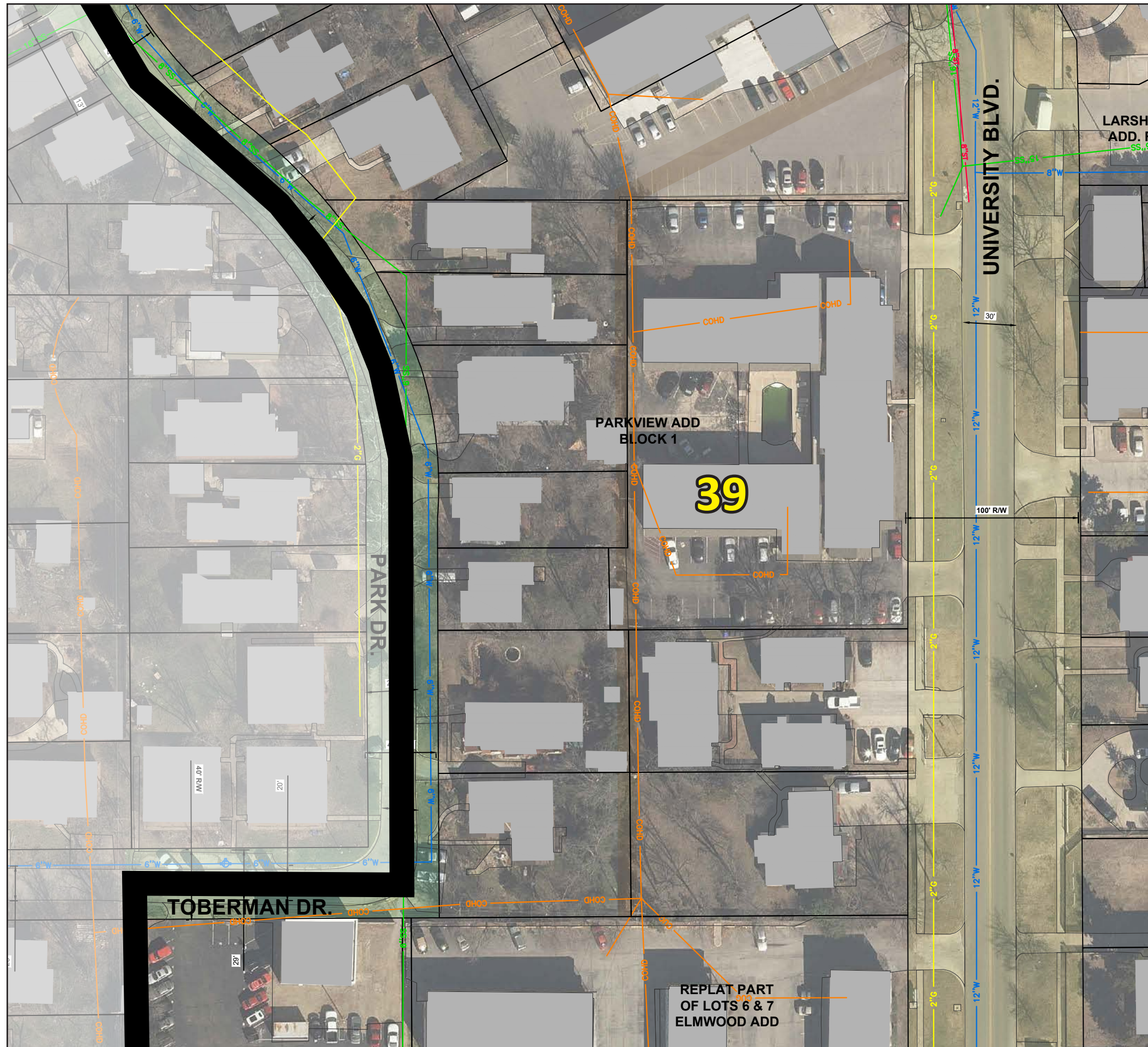
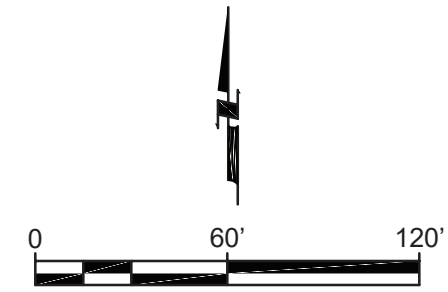
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Streets/ROW

- ST +66/38
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- Alley A-24

*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
University Blvd.	575	\$313,375	\$54,625	\$47,006	\$43,125	\$135,125	\$581,756
Park Dr.	521	\$211,005	\$39,075	\$31,651	\$39,075	\$109,410	\$430,216
Alley	575	\$69,000	\$0	\$10,350	\$0	\$0	\$79,350

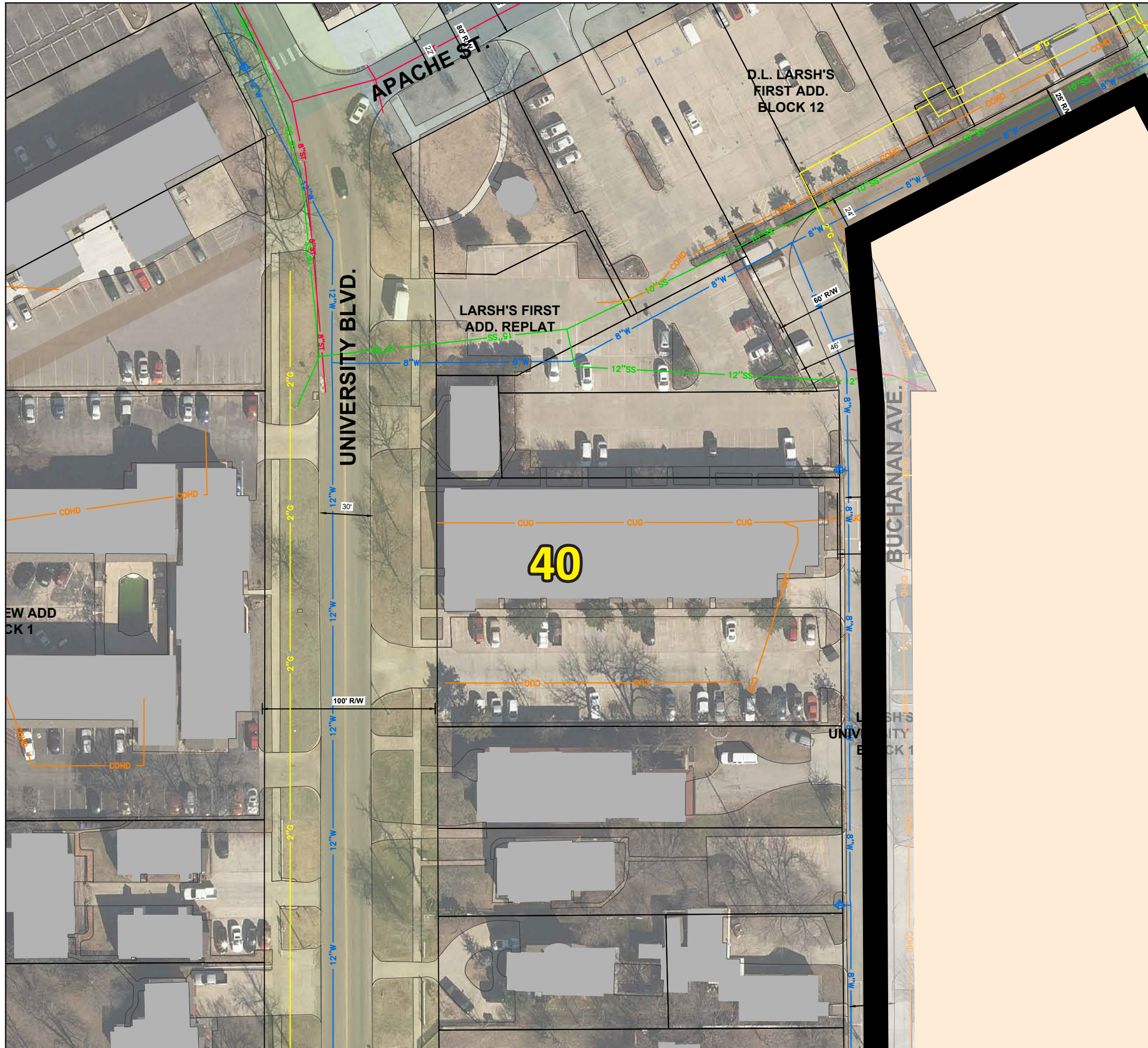
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Streets/ROW

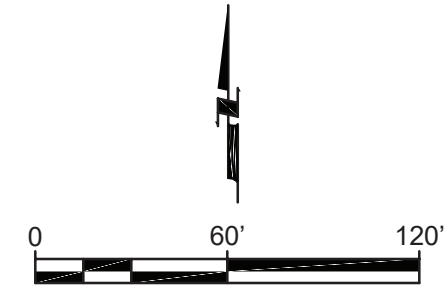
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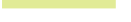

Norman Center City

Sector 40



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
University Blvd.							Part of Sector 39

Utilities	
 W	Water
 SS	Sanitary Sewer
 ST	Storm Sewer
 G	Gas
 CUG	Cox Underground
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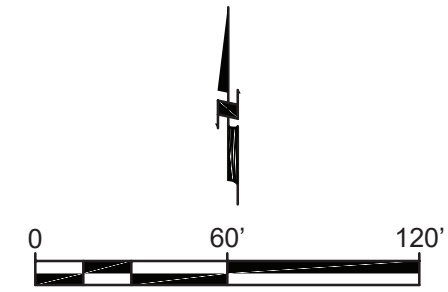
Streets/ROW	
	ST +66/38
	ST +80/38
	Main
	Boyd
	University / James Garner
	Alley A-24

*See Street Segment Exhibit (CCFBC)



Norman Center City

Sector 41



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
University Blvd.							Part of Sector 39

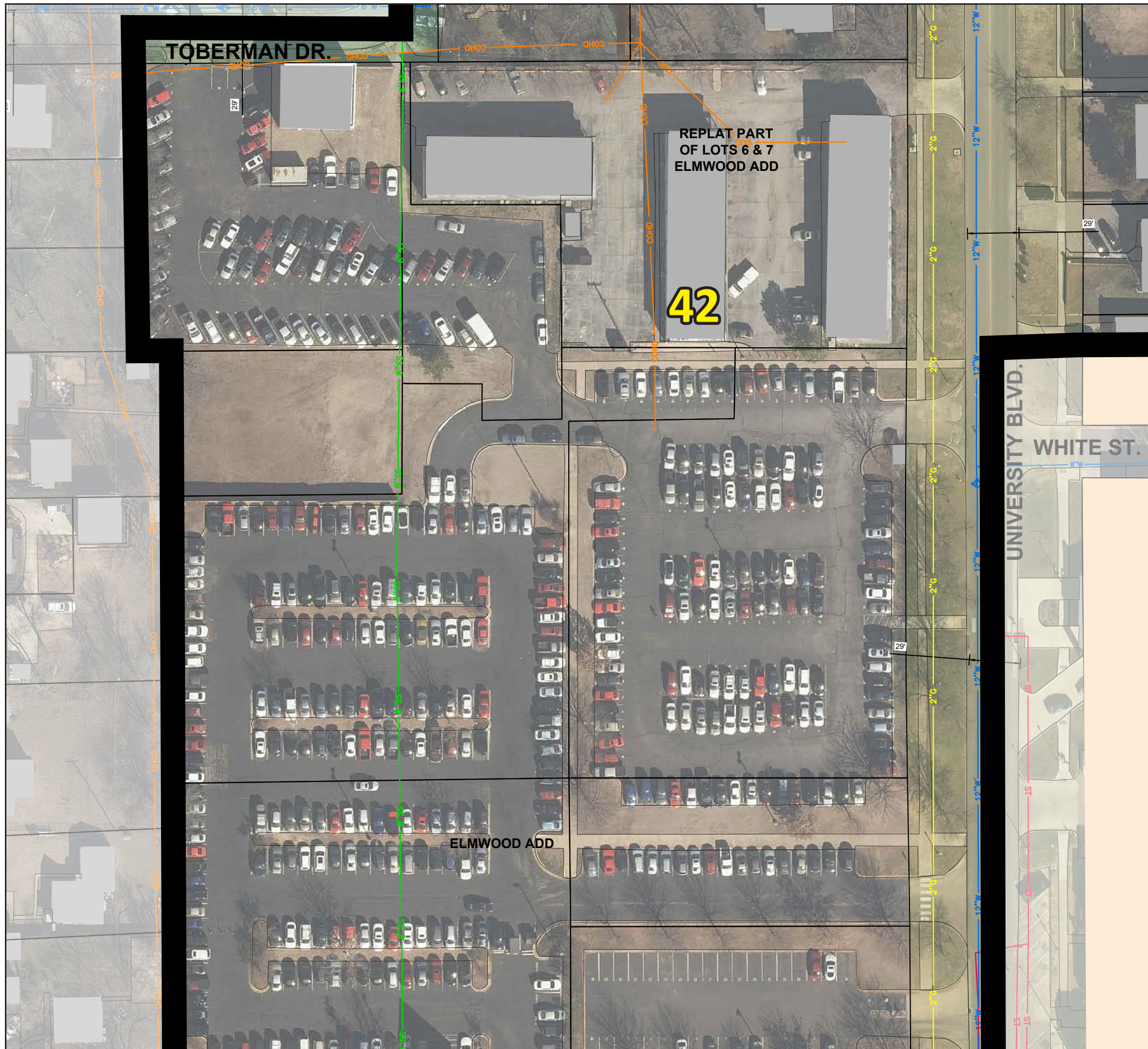
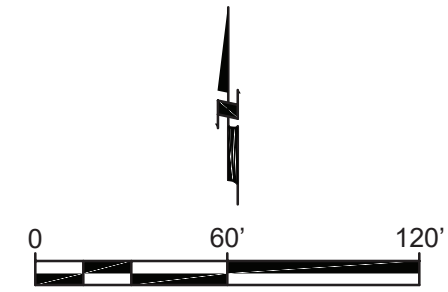
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Streets/ROW

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- █ University / James Garner
- █ Alley A-24

*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Toberman Dr.	141	\$57,105	\$10,575	\$8,566	\$10,575	\$29,610	\$116,431
University Blvd.	367	\$200,015	\$34,865	\$142,502	\$27,525	\$86,245	\$483,812

Utilities

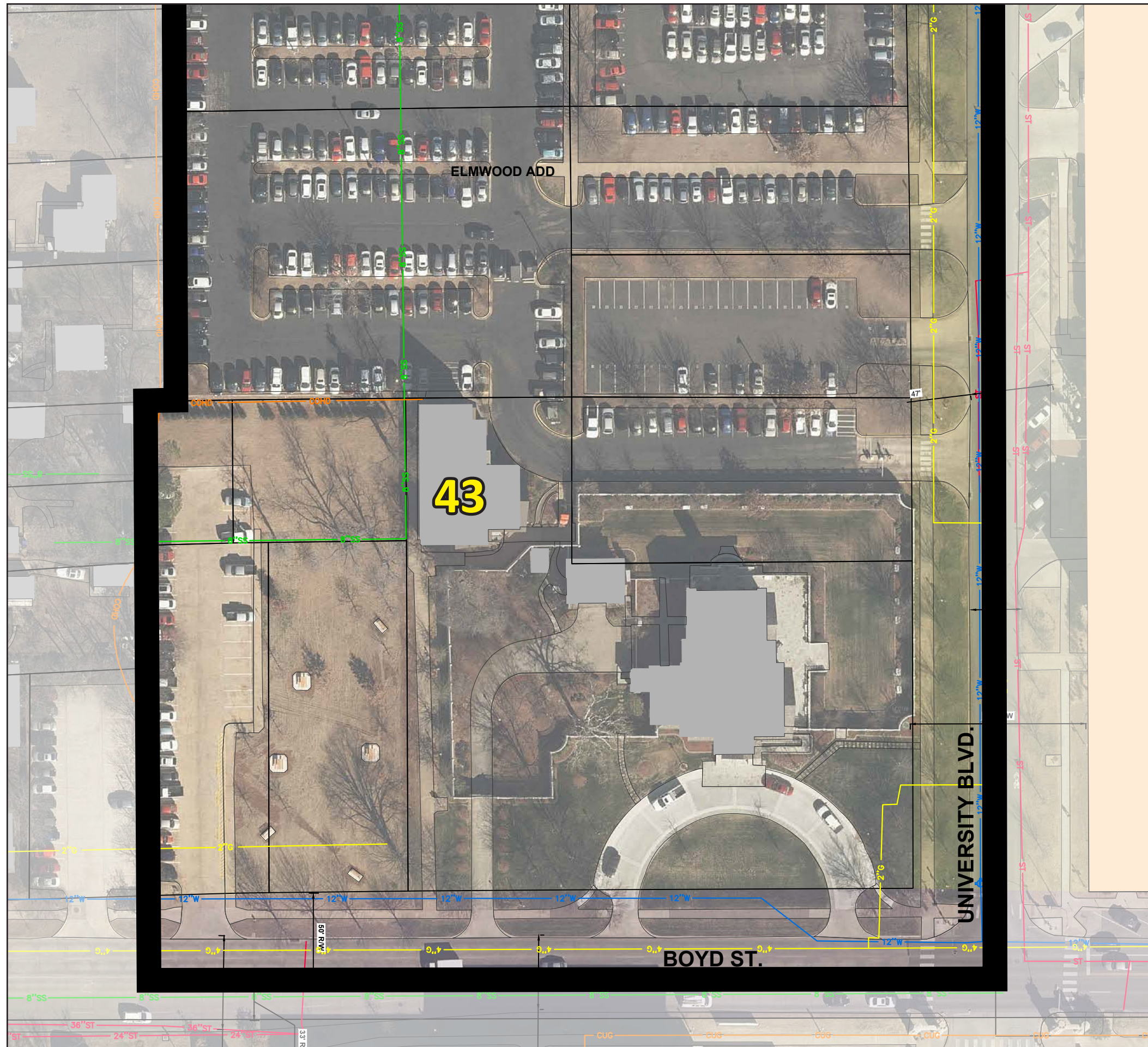
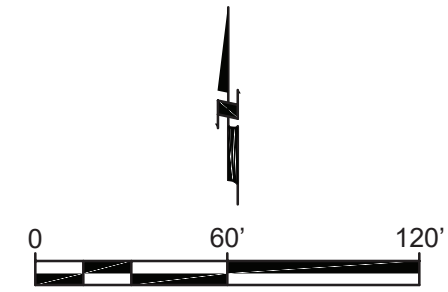
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Streets/ROW

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- █ Main
- █ Boyd
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- █ Alley A-24

*See Street Segment Exhibit (CCFBC)

Sector 43



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
University Blvd.	378	\$206,010	\$35,910	\$123,302	\$28,350	\$88,830	\$474,842
Boyd St.	Funded by Other City of Norman Sources						

Utilities

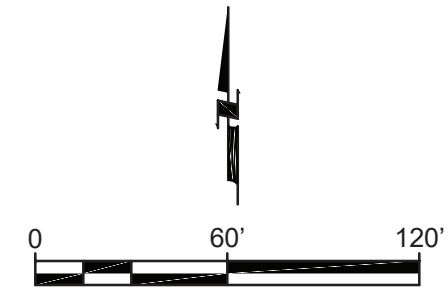
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*See Street Segment Exhibit (CCFBC)

Sector 44



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Duffy St.	Part of Sector 36						
Jenkins Ave.	414	\$167,670	\$31,050	\$25,151	\$31,050	\$86,940	\$341,861
Debar Ave.	414	\$167,670	*	\$25,151	\$31,050	\$86,940	\$341,861
Alley	406	\$48,720	\$0	\$7,308	\$0	\$0	\$56,028

*Water line constructed after 2000 and not projected to need replacement per City of Norman

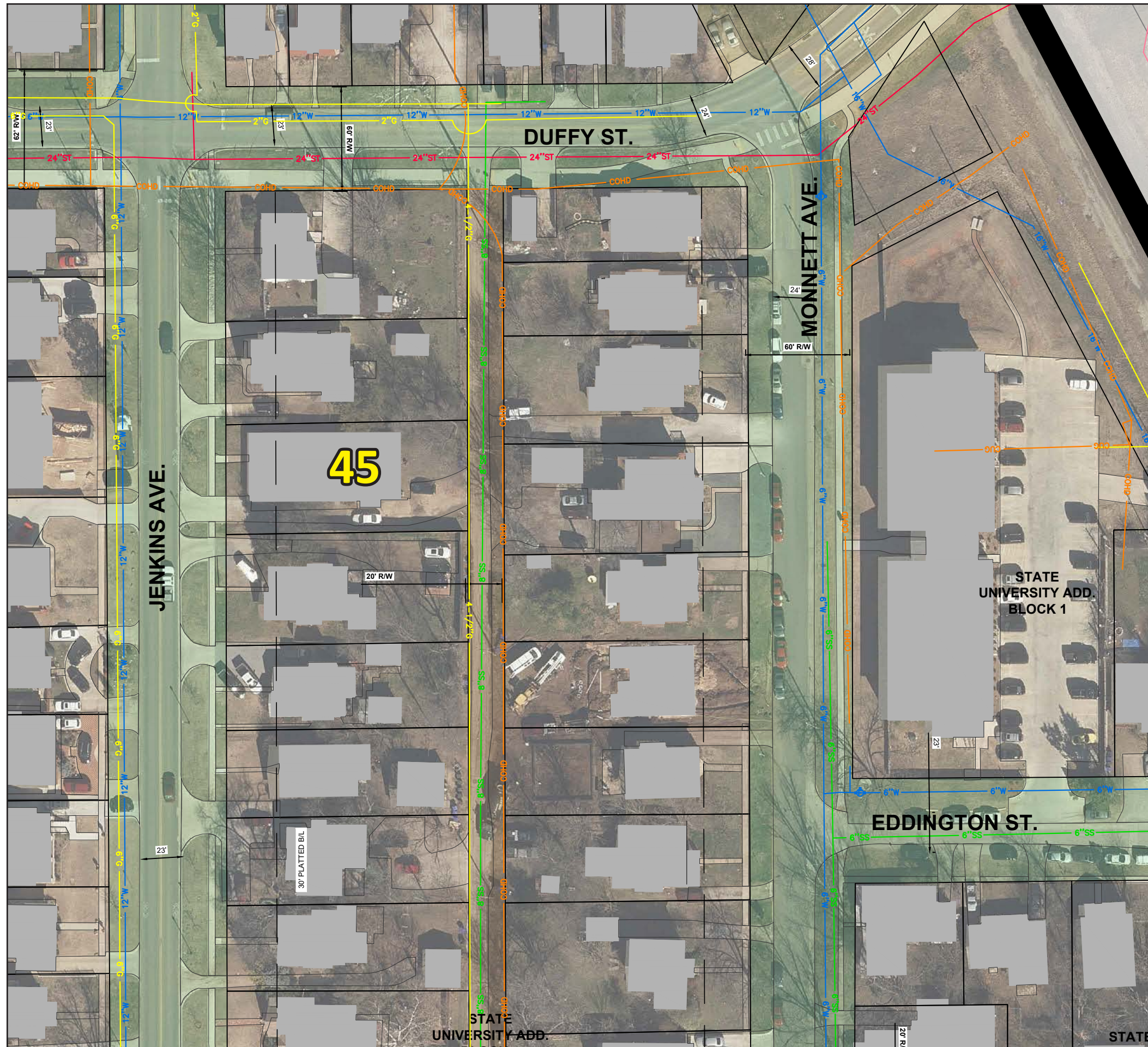
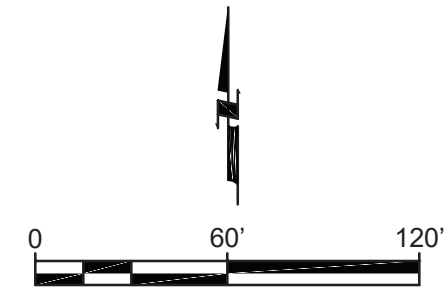
Utilities

- W — Water
- SS — Sanitary Sewer
- ST — Storm Sewer
- G — Gas
- CUG — Cox Underground
- COHD — Cox Overhead

Streets/ROW

- █ ST +66/38
- █ ST +80/38
- █ Main
- █ Boyd
- █ University / James Garner
- █ Alley A-24

*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Duffy St.	Part of Sector 38						
Monnett Ave.	428	\$173,340	\$32,100	\$26,001	\$32,100	\$89,880	\$353,421
Jenkins Ave.	Part of Sector 44						
Alley	406	\$48,720	\$0	\$7,308	\$0	\$0	\$56,028

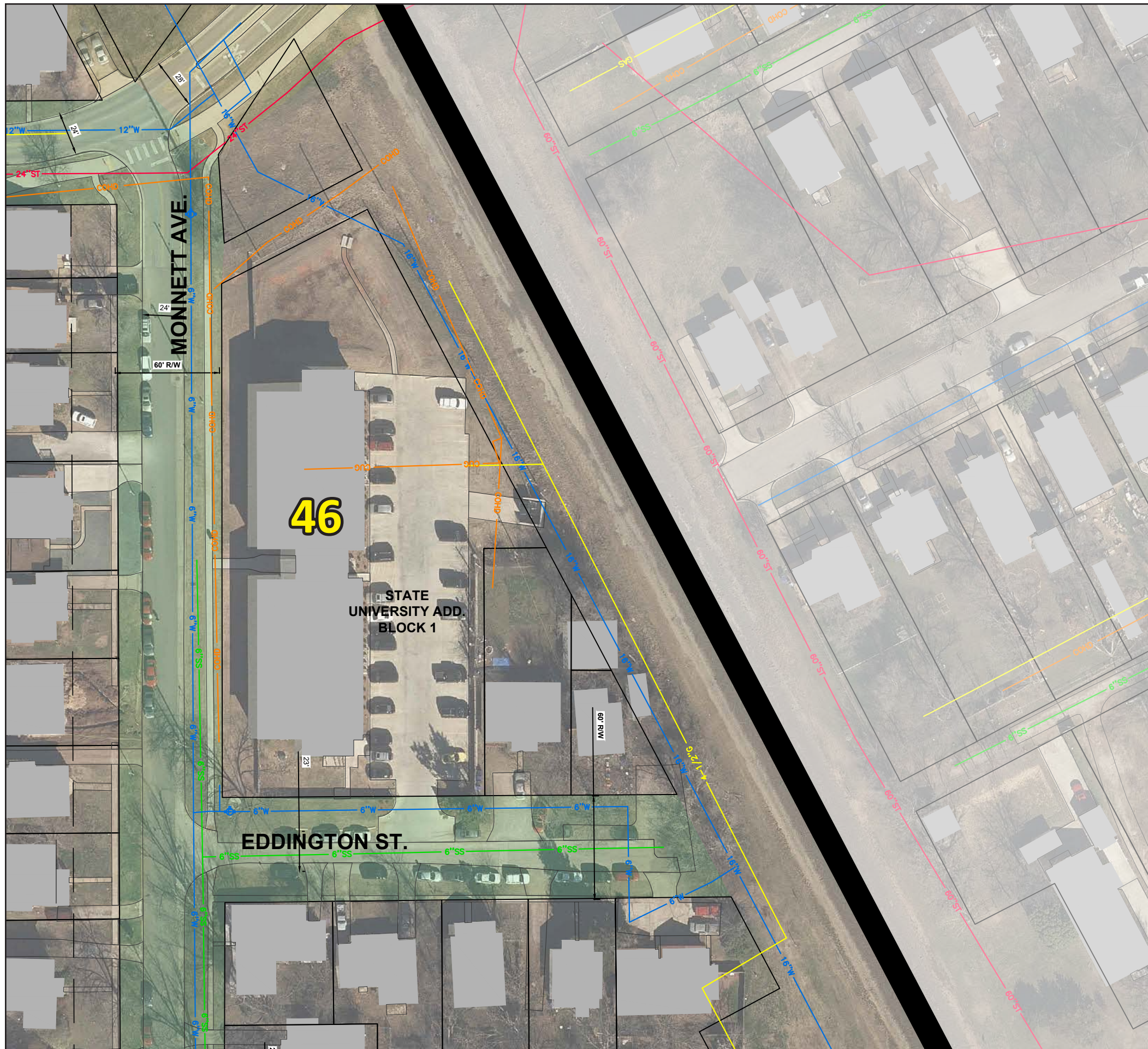
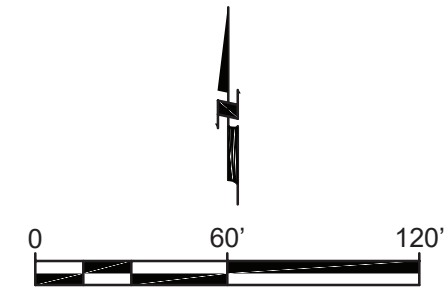
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*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Monnett Ave.	Part of Sector 45						
Eddington St.	315	\$127,575	\$23,625	\$19,136	\$23,625	\$66,150	\$260,111

Utilities

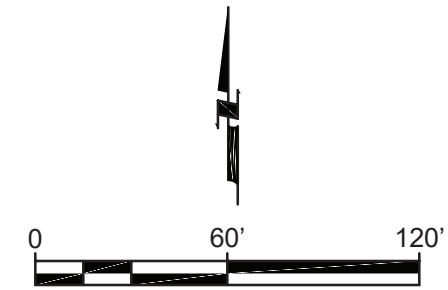
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Streets/ROW

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*See Street Segment Exhibit (CCFBC)

Sector 47



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Jenkins Ave.	411	\$166,455	\$30,825	\$24,968	\$30,825	\$86,310	\$339,383
Debar Ave.	474	\$191,970	*	\$28,796	\$35,550	\$99,540	\$391,406
Alley	411	\$49,320	\$0	\$7,398	\$0	\$0	\$56,718

*Water line constructed after 2000 and not projected to need replacement per City of Norman

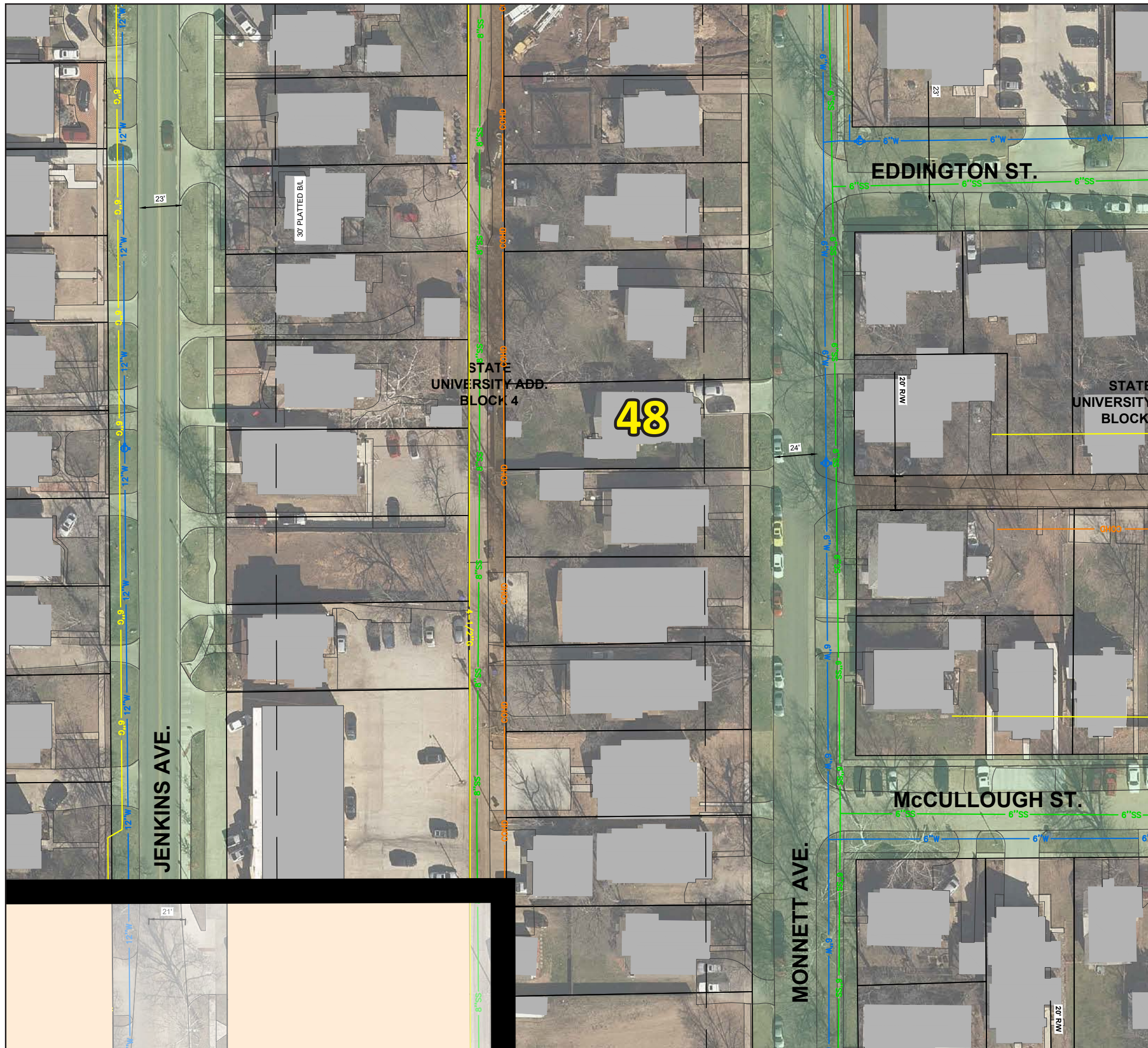
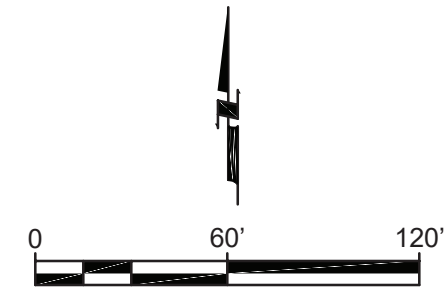
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Streets/ROW

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- █ Alley A-24

*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Monnett Ave.	358	\$144,990	\$26,850	\$21,749	\$26,850	\$75,180	\$295,619
Jenkins Ave.	Part of Sector 47						
Alley	411	\$49,320	\$0	\$7,398	\$0	\$0	\$56,718

Utilities

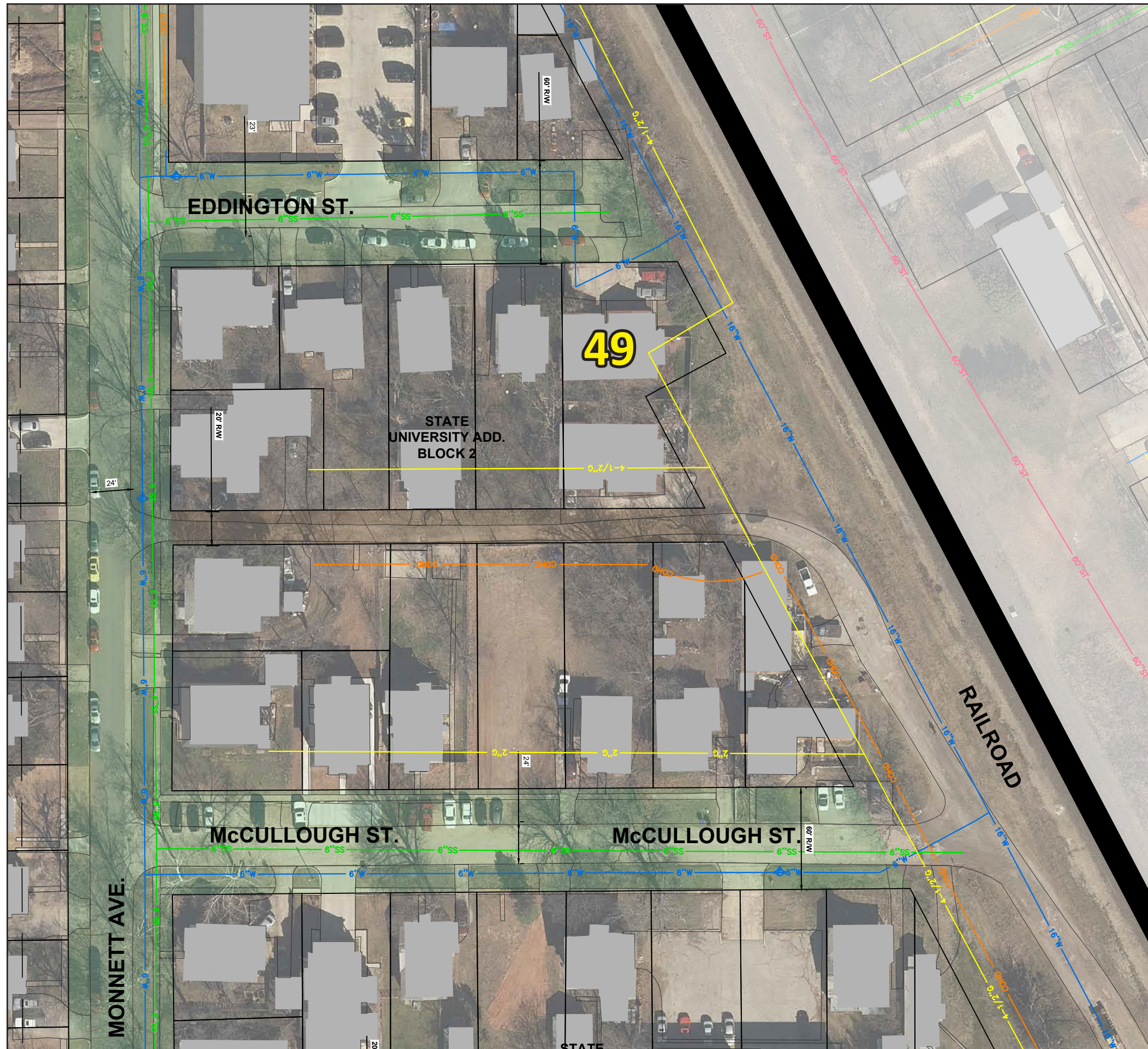
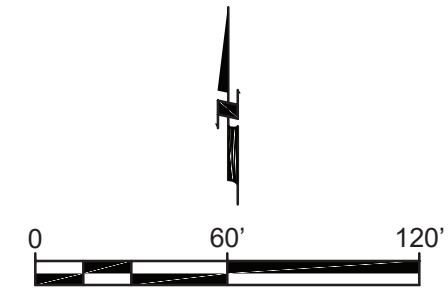
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Streets/ROW

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- █ Alley A-24

*See Street Segment Exhibit (CCFBC)

Sector 49



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Eddington St.	Part of Sector 46						
McCullough St.	495	\$200,475	\$37,125	\$30,071	\$37,125	\$103,950	\$408,746
Monnett Ave.	Part of Sector 48						
Alley	403	\$48,360	\$0	\$7,254	\$0	\$0	\$55,614

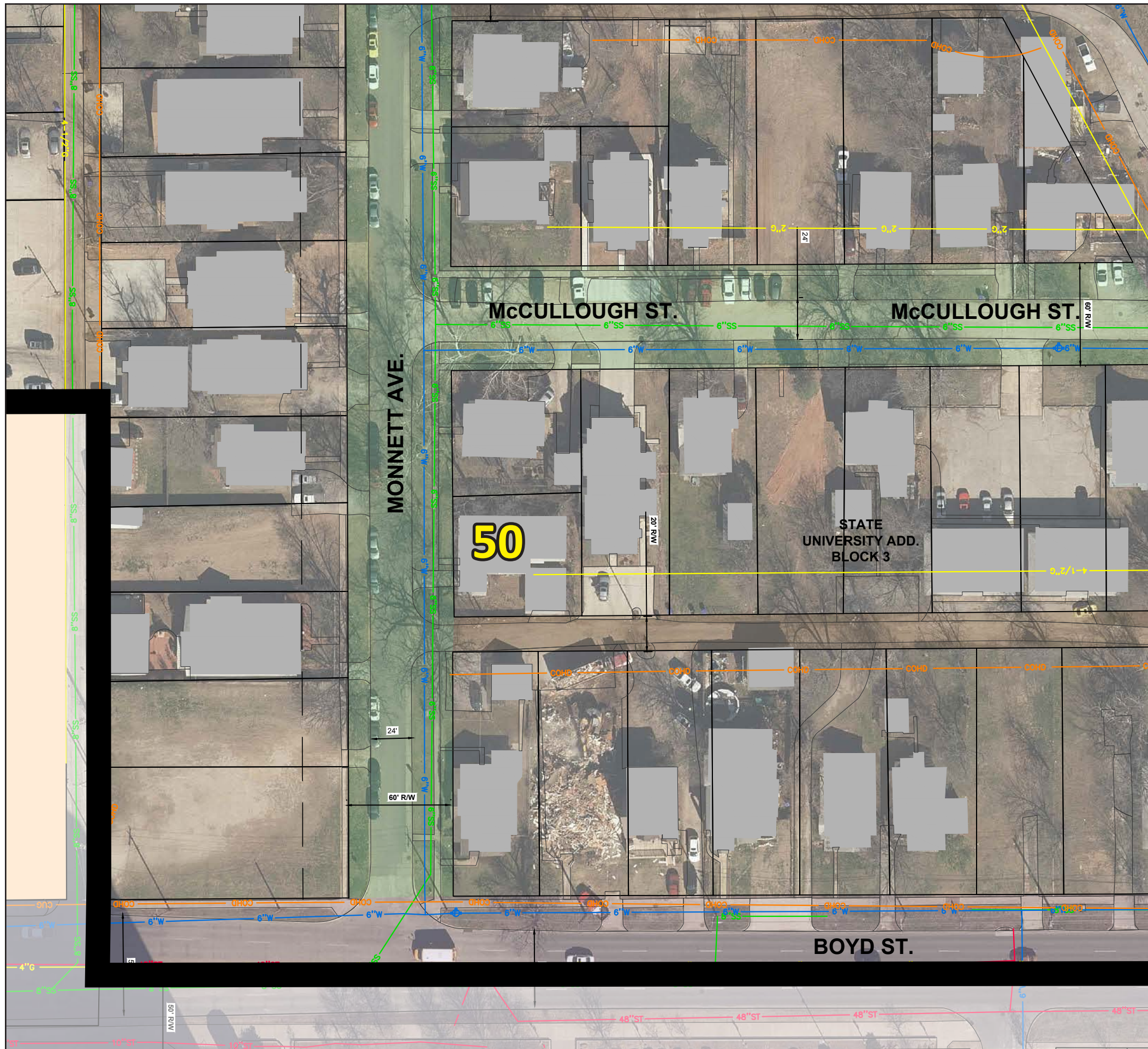
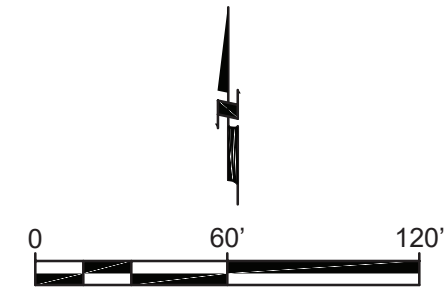
Utilities

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Streets/ROW

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- █ Alley A-24

*See Street Segment Exhibit (CCFBC)



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
McCullough St.	Part of Sector 49						
Boyd St.	Funded by Other City of Norman Sources						
Monnett Ave.	191	\$0	\$14,325	\$0	\$0	\$0	\$14,325
Alley	486	\$58,320	\$0	\$8,748	\$0	\$0	\$67,068

Utilities

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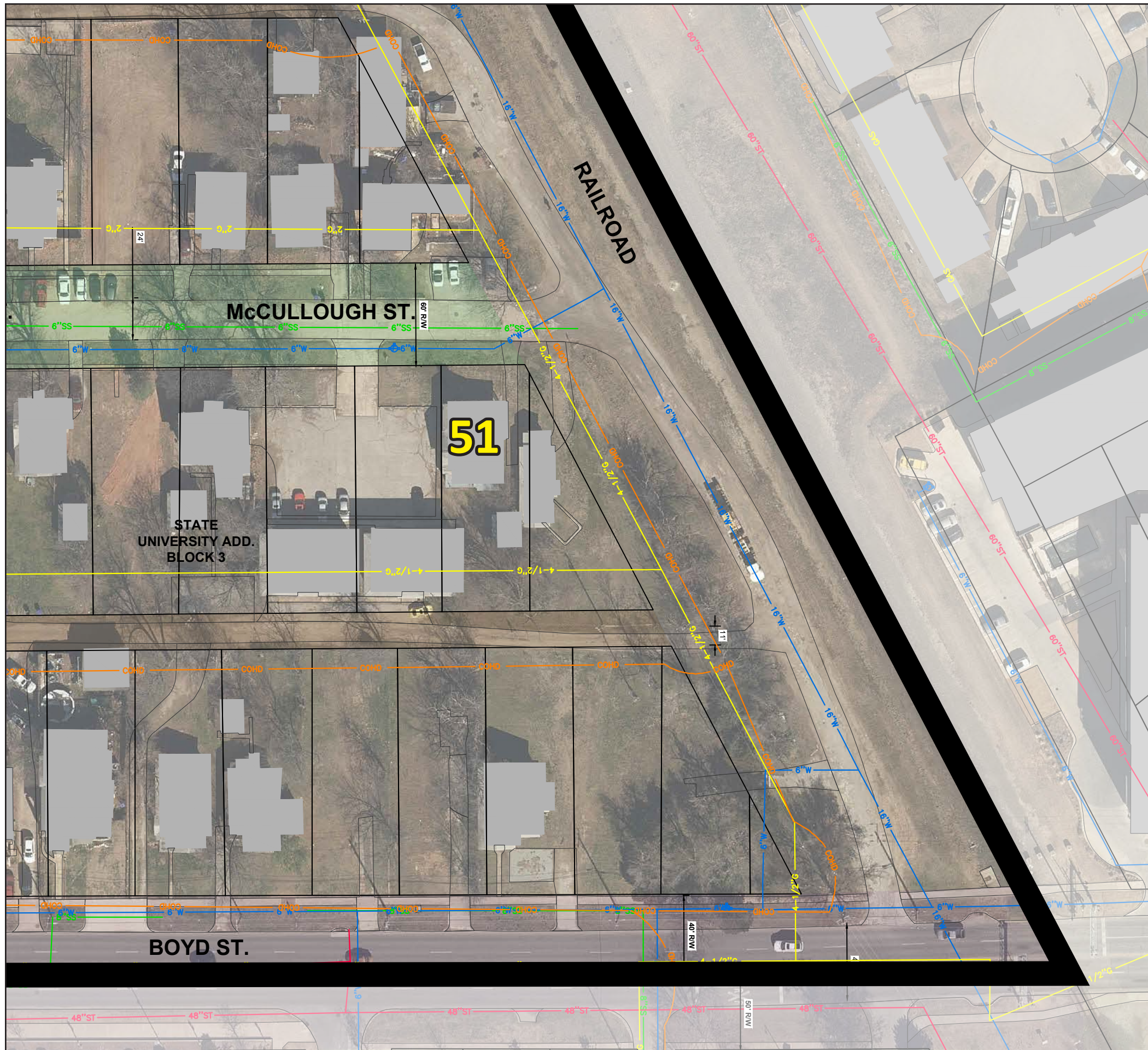
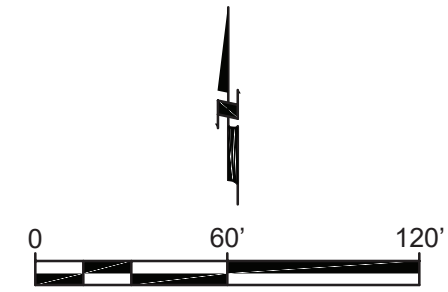
Streets/ROW

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- █ Alley A-24

*See Street Segment Exhibit (CCFBC)

Norman Center City

Sector 51



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
McCullough St.	Part of Sector 49						
Boyd St.	Funded by Other City of Norman Sources						
Alley	552	\$66,240	\$0	\$9,936	\$0	\$0	\$76,176

Utilities

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Streets/ROW

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*See Street Segment Exhibit (CCFBC)

ESTIMATED COST - ITEMIZED

Sectors	Linear Feet	Roadway Costs	Water Line Costs	Storm Sewer Costs	Sidewalk/ADA	Streetscape Costs	Total
Sector 1	506	\$161,325	\$13,200	\$24,199	\$26,475	\$74,130	\$299,329
Sector 2	362	\$43,440	\$0*	\$6,516	\$0*	\$0*	\$49,956
Sector 3	622	\$127,935	\$0	\$19,190	\$14,025	\$39,270	\$200,420
Sector 4	814	\$205,125	\$28,275	\$30,769	\$28,275	\$79,170	\$371,614
Sector 5	589	\$238,545	\$44,175	\$73,282	\$44,175	\$128,240	\$528,417
Sector 6	1027	\$404,000	\$30,825	\$60,600	\$59,700	\$187,060	\$742,185
Sector 7	634	\$256,770	\$23,700	\$38,516	\$47,550	\$148,990	\$515,526
Sector 8	0	\$0*	\$0*	\$0*	\$0*	\$0*	\$0*
Sector 9	814	\$206,835	\$0	\$31,025	\$28,725	\$80,430	\$347,015
Sector 10	811	\$207,330	\$28,950	\$31,100	\$28,950	\$81,060	\$377,390
Sector 11	803	\$206,655	\$29,025	\$30,998	\$29,025	\$81,270	\$376,973
Sector 12	922	\$315,065	\$0*	\$47,260	\$36,075	\$113,035	\$511,435
Sector 13	692	\$280,260	\$51,900	\$42,039	\$51,900	\$153,970	\$580,069
Sector 14	0	\$0*	\$0*	\$0*	\$0*	\$0*	\$0*
Sector 15	1691	\$562,305	\$102,495	\$142,546	\$94,575	\$276,285	\$1,178,206
Sector 16	1282	\$395,805	\$72,855	\$191,371	\$63,675	\$189,765	\$913,471
Sector 17	1280	\$395,565	\$72,835	\$83,635	\$63,675	\$189,740	\$805,450
Sector 18	1365	\$471,480	\$47,310	\$70,722	\$66,600	\$208,680	\$864,792
Sector 19	670	\$271,350	\$50,250	\$245,003	\$50,250	\$149,075	\$765,928
Sector 20	426	\$172,530	\$31,950	\$25,880	\$31,950	\$89,460	\$351,770
Sector 21	1650	\$544,275	\$64,280	\$466,841	\$91,125	\$266,625	\$1,433,146
Sector 22	1281	\$394,830	\$34,650	\$377,825	\$63,450	\$189,210	\$1,059,965
Sector 23	1253	\$389,190	\$28,425	\$341,579	\$62,850	\$187,455	\$1,009,499
Sector 24	1348	\$461,365	\$0*	\$127,405	\$65,175	\$204,215	\$858,160
Sector 25	1655	\$548,010	\$64,785	\$513,602	\$91,950	\$269,035	\$1,487,382
Sector 26	1268	\$390,135	\$43,605	\$58,520	\$62,625	\$186,825	\$741,710
Sector 27	1261	\$388,155	\$71,425	\$58,223	\$62,325	\$185,885	\$766,013
Sector 28	1381	\$474,405	\$48,070	\$94,861	\$66,975	\$209,855	\$894,166
Sector 29	1043	\$299,865	\$53,555	\$138,280	\$45,975	\$128,730	\$666,405
Sector 30	1269	\$391,110	\$34,425	\$312,167	\$62,850	\$187,455	\$988,007
Sector 31	1264	\$391,365	\$63,075	\$254,305	\$63,075	\$188,110	\$959,930
Sector 32	1361	\$467,330	\$37,950	\$155,600	\$66,150	\$207,270	\$934,300
Sector 33	252	\$30,240	\$0*	\$4,536	\$0*	\$0*	\$34,776
Sector 34	1651	\$545,820	\$91,500	\$381,573	\$91,500	\$267,650	\$1,378,043
Sector 35	1244	\$430,265	\$28,200	\$64,540	\$58,875	\$184,475	\$766,355
Sector 36	1574	\$560,805	\$110,035	\$366,421	\$97,875	\$274,050	\$1,409,186
Sector 37	860	\$273,345	\$44,775	\$104,002	\$44,775	\$125,370	\$592,267
Sector 38	1401	\$607,585	\$33,155	\$179,338	\$86,175	\$261,290	\$1,167,543
Sector 39	1671	\$593,380	\$93,700	\$89,007	\$82,200	\$244,535	\$1,102,822
Sector 40	0	\$0*	\$0*	\$0*	\$0*	\$0*	\$0*
Sector 41	0	\$0*	\$0*	\$0*	\$0*	\$0*	\$0*
Sector 42	508	\$257,120	\$45,440	\$151,068	\$38,100	\$115,855	\$607,583
Sector 43	378	\$206,010	\$35,910	\$123,302	\$28,350	\$88,830	\$482,402
Sector 44	1234	\$384,060	\$31,050	\$57,609	\$62,100	\$173,880	\$708,699
Sector 45	834	\$222,060	\$32,100	\$33,309	\$32,100	\$89,880	\$409,449
Sector 46	315	\$127,575	\$23,625	\$19,136	\$23,625	\$66,150	\$260,111
Sector 47	1296	\$407,745	\$30,825	\$61,162	\$66,375	\$185,850	\$751,957
Sector 48	769	\$194,310	\$26,850	\$29,147	\$26,850	\$75,180	\$352,337
Sector 49	898	\$248,835	\$37,125	\$37,325	\$37,125	\$103,950	\$464,360
Sector 50	677	\$58,320	\$14,325	\$8,748	\$0*	\$0*	\$81,393
Sector 51	552	\$66,240	\$0*	\$9,936	\$0*	\$0*	\$76,176
ESTIMATED TOTALS:	47,458	\$15,276,070	\$1,850,605	\$5,814,011	\$2,346,150	\$6,937,245	\$32,224,081

*Cost was included in other sectors

ESTIMATED COST SUMMARY



	Percent Cost	Roadway Costs	Water Line Costs	Storm Sewer Costs	Sidewalk/ADA	Streetscape Costs	Total
Estimated Totals	-	\$15,276,070	\$1,850,605	\$5,814,011	\$2,346,150	\$6,937,245	\$32,224,081
IT Improvements	-	-	-	-	-	-	\$500,000
Soft Costs	20%	\$3,055,214	\$370,121	\$1,162,802	\$469,230	\$1,387,449	\$6,444,816
Contingency	15%	\$2,291,411	\$277,591	\$872,102	\$351,923	\$1,040,587	\$4,833,612
Total	-	\$20,622,695	\$2,498,317	\$7,848,914	\$3,167,303	\$9,365,281	\$44,002,509

ESTIMATED TOTAL IMPROVEMENT COSTS: \$44,002,509

*Total reflects construction and design/inspection costs

