



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: K-1920-121**

**File ID:** K-1920-121

**Type:** Contract

**Status:** Consent Item

**Version:** 1

**Reference:** Item 21

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:** \$176,500.00

**File Created:** 03/24/2020

**File Name:** Contract for Saxon Industrial Park Final Plat Process

**Final Action:**

**Title:** CONTRACT K-1920-121: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND SMC CONSULTING ENGINEERS, P.C., IN THE AMOUNT OF \$176,500 TO PROVIDE THE FINAL PLAT DESIGN OF THE SAXON INDUSTRIAL PARK PROJECT.

**Notes:** ACTION NEEDED: Motion to approve or reject Contract K-1920-121 with SMC Consulting Engineers, P.C., in the amount of \$176,500; and, if approved, authorize the execution thereof.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 04/14/2020

**Agenda Number:** 21

**Attachments:** Location Map, Final Agreement 3-31-2020

**Project Manager:** Tim Miles, Capital Projects Engineer

**Entered by:** CYDNEY.KARSTENS@NORMANOK.GOV

**Effective Date:**

### History of Legislative File

| Ver-<br>sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return<br>Date: | Result: |
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### Text of Legislative File K-1920-121

Body

**BACKGROUND:** The City of Norman and Norman Economic Development Coalition (NEDC) have been collaborating since 2015 in support of an economic development project in Saxon Industrial Park that will make another 47.43 acres available for industrial development. This project is intended to capitalize on federal funds to expand the City infrastructure in this industrial area to allow for expansion of existing businesses and/or promote new businesses.

NEDC currently has a contract with SMC Consulting, P.C. (SMC) to develop a Preliminary Plat for approximately 47.43 acres of land generally located south of State Highway 9 and between

Technology Place and Saxon Park as illustrated on the attached map.

**DISCUSSION:** This contract is for award of an engineering contract for preparation of the Final Plat and detailed engineering plans for public infrastructure for the Saxon Industrial Park Project, to SMC. The purpose of this plat is to subdivide 47.43 acres into three parcels and put the infrastructure in place for industrial development of these parcels. Planned street improvements include a new east-west street that begins at the south end of Technology Place and will continue east to 36th Avenue SE at the current Saxon Park entrance. This new street will also intersect with John Saxon Boulevard providing connectivity for both emergency and truck access within the industrial park. Water and sewer improvements will also be designed to serve the three new parcels.

SMC's Scope of Services includes:

- Supplemental Topographic Survey
- Geotechnical Services
- Final Plat
- Water Line Design
- Sanitary Sewer Design
- Drainage Impact Analysis
- Street and Drainage Design
- Stormwater Pollution Prevention Plan
- Bidding Services

The City and NEDC are pursuing federal funds to potentially provide 80% of the roadway infrastructure improvement costs.

The City's anticipated total cost for this project, including engineering and construction, is \$1,100,000. City Council approved \$550,000 in the FYE 2020 Capital Budget. The remaining \$550,000 balance in City funds was budgeted in the 36th Avenue SE 2019 Transportation Bond Project. The total estimated project cost of \$3,615,100 will be paid with a combination of Norman Utility Authority funds, an Economic Development Authority grant, an Oklahoma Department of Transportation Industrial Road Program grant and the City's share.

Funding for these services on the Saxon Industrial Park Project in the amount of \$176,500 was allocated in the City's Capital Budget, Technology Place Street Extension, Design (Account Org 50593357, Object 46201; Project TR0120).

The Preliminary Plat is anticipated to be considered by City Council in June 2020. Based on this timeline, detailed engineering plans and the Final Plat will be completed by July or August 2020. Upon Notice to Proceed, SMC will begin the preliminary infrastructure engineering design for this project. Once the Preliminary Plat is accepted, both the final infrastructure engineering design and Final Plat will be completed by SMC. Construction of the public infrastructure will occur after the federal and state grants are awarded, which is anticipated in Federal Fiscal Year 2021 (after October 1, 2020).

**RECOMMENDATION NO 1:** Staff recommends approval of Contract K-1920-121, between the City of Norman and SMC, for the Final Plat and infrastructure design on the Saxon Industrial Park Project in the amount of \$176,500.