

Norman Forward  
Westwood Family Aquatic Center  
Ad Hoc Advisory Group  
March 31, 2016

The Norman Forward Westwood Family Aquatic Center Ad Hoc Advisory Group of the City of Norman, Cleveland County, State of Oklahoma, met in the Study Session Room on the 31st day of March, 2016 at 6:30 p.m. and notice and agenda of the meeting were posted at 201 West Gray Street, 48 hours prior to the beginning of the meeting.

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ITEM 1, being:

ROLL CALL

Present: Chairman Griffith and members Gallagher, Gobeille, Nicholson and Yoch

Absent: None

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ITEM 2, being:

APPROVAL OF AGENDA

Member Gallagher made the motion and member Yoch seconded to approve the agenda. The vote was taken with the following results:

YEAH: Chairman Griffith and members Gallagher, Gobeille, Nicholson and Yoch

NAY: None

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ITEM 3, being:

APPROVAL OF MINUTES FROM PUBLIC MEETINGS AND OPEN HOUSES:  
March 3, 2016; March 9, 2016 11:30 AM; March 9, 2016 6:30 PM; March 10, 2016  
11:30 AM; March 10, 2016 6:30 PM; March 23, 2016 6:30 PM; March 24, 2016 6:30  
PM

Member Gallagher made the motion and Member Yoch seconded to approve the minutes. The vote was taken with the following results:

YEAH: Chairman Griffith and members Gallagher, Gobeille, Nicholson and Yoch

NAY: None

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ITEM 4, being:

PRESENTATION OF SURVEY RESULTS FOR PROPOSED AQUATIC CENTER CONCEPTS

Dave Schwartz with Water's Edge presented results from surveys received March 9 – 28th. (Some citizens did not complete all rankings.) (Underlined features were included in concepts)

Large Features ranked Lazy River as #1 followed by; large water slides, play structure, lap swimming, shallow water, deep water, waves and flow rider.

Water Slides ranked Family Slide as #1 followed by; enclosed/open slide, tube/raft slide, swirl bowl slide, aqua loop, funnel slide, boomerang and speed slide.

Moderate Features ranked Shade in Water as #1 followed by; small sprays, water walk, tall sprays, toddler slide, underwater bench, climbing wall, wet bubble, water journey, floatables, basketball goal and log roll.

Jud Foster commented that the log roll or floatables could be add-on features years out because they are designed to go into an existing pool. This would be a good way to address some future improvements.

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ITEM 5, being:

PRESENTATION OF REVISED AQUATIC CENTER CONCEPTS; PROJECTED PRELIMINARY CONSTRUCTION COSTS; PROJECTED PRELIMINARY OPERATING COSTS

All concepts shown include features underlined above. Designs are preliminary and features could be moved around. (Features were drawn in as placeholders sizes and lengths will more than likely change)

Preliminary Concept A – features an enhanced 25M pool, 440 Ft. length lazy river and total water surface area of 15, 927 SF. Concept A also allows room for future expansion. Capital Cost of \$10.4 million. Member Nicholson stated the varying pool lane depths would not allow for competitive swimming because the deeper lanes provide an advantage to the swimmer.

Preliminary Concept B – features an enhanced 50M pool, 436 Ft. length lazy river and total water surface area of 18, 221 SF. Capital Cost of 11.1 million. Little for future expansion.

Preliminary Concept C – features an enhanced 50M pool, 440 Ft. length lazy river and total water surface area of 18,769 SF. Capital Cost of 11.2 million. Little for future expansion.

There is a 15% contingency and a 5% inflation cost included in capital costs. This is an all-inclusive amount (deck chairs, rescue equipment, office equipment, ground survey cost, bond, insurance etc. ) A big question is the bath house which is drawn to scale on designs. This

design is currently required by State of Oklahoma Bathing Code but they hope to meet with state health officials about reducing the required number of facilities.

Mr. Schwartz provided preliminary expenses and revenue costs which are based on comparable facility experiences. Jud Foster stated the target construction budget is 10.5 million, so options B & C are a little over but there is some flexibility built in. The other expenses are expected to cover their costs. Mayor Rosenthal questioned the expense and income difference between the concepts. Mr. Schwartz stated B&C both compared to facilities that had 50 meter pools, A did not. He stated the 50M pools that did the best had the most play features in the 50 M pools, so that is important from an income point of view.

Members discussed they liked the 50 M concept more than the 25 M, they also liked the ramp versus stairs. They like C better than B. The key difference between B & C is the shape of the lazy river, more deck space and a little bit more surface water.

City Manager Steve Lewis asked Mr. Schwartz to discuss how a 2<sup>nd</sup> pool planned for the community in the long range Master Plan would impact decisions. Mr. Schwartz replied not much, it will depend on the demographics. Mr. Schwartz recommended making this pool as robust, profitable and balanced as possible for the part of the community it will serve

Member Nicholson stated there was about \$800,000 difference between A and B/C and asked where additions/deletions could be made to make up the difference. Mr. Schwartz stated moving to smaller or larger slides, smaller or larger play structures or climbing wall, more or fewer shade structures. Also, the rock scape could be deleted. It is more difficult to change the water area because of the plumbing.

Member Nicholson made the motion and Member Gallagher seconded to recommend a modified B/C design. The vote was taken with the following results:

YEAH: Chairman Griffith and members Gallagher, Gobeille, Nicholson and Yoch

NAY: None

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ITEM 6, being

MISCELLANEOUS COMMENTS

Mayor Rosenthal expressed appreciation to the ad-hoc members for giving their time to keep this pool project on schedule.

Members looked at the parking and potential diagrams of the bath house.

Mayor Rosenthal asked if the public art piece had been discussed. Mr. Lewis stated a contract with the Arts Council could come before City Council on April 12<sup>th</sup>.

Jud Foster stated the City Council will receive this presentation on April 12<sup>th</sup> at a Council Conference meeting. The recommendation from the committee will be passed on to them at that time. Water's Edge will have a single drawing showing the B/C combination at the April 12<sup>th</sup> meeting. Once council gives direction, Water's Edge will work on a site survey and begin working on preliminary design.

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ITEM 7, being

ADJOURNMENT

Member Nicholson made the motion and Member Gallagher seconded to adjourn. The vote was taken with the following results:

YEAH: Chairman Griffith and members Gallagher, Gobeille, Nicholson and Yoch  
NAY: None

Passed and approved this 6<sup>th</sup> of June 2016

  
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Jim Griffith, Chairperson