

NORMAN FORWARD SENIOR CENTER
AD HOC ADVISORY GROUP

MUNICIPAL BUILDING MULTI-PURPOSE ROOM
201 WEST GRAY, NORMAN, OK

OCTOBER 12, 2016

4:00 P.M.

1. CALL TO ORDER AND ROLL CALL
2. REVIEW OF MINUTES FROM JANUARY 14, 2016 MEETING
 - a. Action item: Motion to approve minutes
3. REVIEW OF CITY COUNCIL RESOLUTION R-1617-17
4. PRESENTATION OF INFORMATION FOR FACILITY SITE OPTIONS “AP” AND “L4” – RICK MCKINNEY, MCKINNEY PARTNERSHIP ARCHITECTS
 - a. Action item: Recommendation of preferred site location
5. DISCUSSION OF COMMERCIAL KITCHEN FACILITIES AT PREFERRED SITE LOCATION
 - a. Action item: Recommendation for commercial kitchen facility
6. REVIEW OF CURRENT NORMAN FORWARD COLLECTION INFORMATION
7. MISCELLANEOUS DISCUSSION
8. ADJOURNMENT
 - a. Action item: Motion to adjourn

Norman City Council has been invited to attend this meeting. It is not a regular meeting of the City Council; however, this notice is being posted in compliance with the Oklahoma Open Meetings Act in the event a quorum of Council is present.

Norman Forward Senior Center
Ad Hoc Advisory Group
January 14, 2016

The Norman Forward Senior Center Ad Hoc Advisory Group of the City of Norman, Cleveland County, State of Oklahoma, met in the Multi-Purpose Room on the 14th day of January, 2016 at 1:30 p.m. and notice and agenda of the meeting were posted at 201 West Gray Street, 24 hours prior to the beginning of the meeting.

ITEM 1, being:

CALL TO ORDER AND ROLL CALL

Present: Chairman Hopper and Members Bonner, Breipohl, Jewell and Terry

Absent: None

ITEM 2, being:

REVIEW OF MINUTES FROM JANUARY 5, 2016 MEETING

Chairman Hopper suggested omitting the words “to be” on Item 3, changing the word approval on Item 4 to “bond vote” and project to “Option” and recommended a copy of the MSR design be attached to the minutes. Member Breipohl made the motion and Member Terry seconded to approve the amended minutes. The vote was taken with the following results:

YEAH: Chairman Hopper and Members Bonner, Breipohl, Jewell and Terry

NAY: None

ITEM 3, being:

PRESENTATION FROM MONTGOMERY JOHNSTON REGARDING THE L1 OPTION

Mr. Montgomery Johnston presented a detailed proposal for the “L1” site location option. Some of the key points included:

- front door would face James Garner Ave
- three story parking facility with 435 spaces
- covered walkways

Member Breipohl stated Mr. Johnston had done this design without pay; was done for public service and we owe him a debt of gratitude for his hours put in.

There was discussion about the construction of James Garner Avenue. This included comments by member Terry, Mr. Johnston, Matthew Kruntorad with MSR Design, Mayor Rosenthal and member Jewell. There will be no access point onto James Garner Avenue between Acres St. and Robinson St.

Norman Forward Senior Center Ad Hoc Advisory Group

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January 14, 2016

There was discussion regarding multi-story and single story senior centers; what the surrounding areas were doing; trading proximity for multi-story; and what the proximity of the senior centers were to their local libraries.

Rick McKinney stated his company was retained to do a space utilization study of the municipal complex and utilization of the bond money that was approved in 2008; the feasibility of putting the senior center in the existing library and also a design at Andrews Park. He presented an overview of Option EL which showed before and after designs and included a detailed cost estimate. The design was based on open meetings held with the seniors and Parks and Recreation in 2014. The management of Aging Services has indicated they would prefer to stay in their current location.

Mayor Rosenthal discussed the Financial Oversight Board recommendation to take L1, L2, and L3 out of consideration and keep EL, AP and L4 as possible sites. Council has not approved that yet and this committee should make their recommendation.

Mr. McKinney presented an update to the AP Option based on input from the last meeting with a redesign of the parking lot. The Andrews Park location will require a substantial amount of engineering work and fees to relocate the current open creek to underground so the site can be useable and out of the flood plain. The existing library site design estimate would run around \$4,400,000. New construction in Andrews Park is estimated to be in excess of \$10,000,000. The Andrews Park location will require a letter of map from FEMA.

ITEM 4, being:

UPDATE FROM LEGAL COUNSEL REGARDING AVAILABILITY OF POTENTIAL REVENUES FROM GENERAL OBLIGATION BONDS THAT COULD BE SOLD UNDER THE 2008 VOTER APPROVED AUTHORIZATION FOR A SENIOR CITIZENS' CENTER TO BE BUILT AT THE VARIOUS LOCATION OPTIONS

Jeff Raley from Floyd Law Firm stated they were tasked with seeking advice of the Attorney General to determine what, if any of the 2008 Bond money could be used if the senior citizens project was at a different location than what the vote was for.

ITEM 5, being:

FURTHER CONSIDERATION AND DISCUSSION REGARDING PROPOSED LOCATIONS FOR THE SENIOR CITIZENS' CENTER

Member Breipohl expressed he felt L1 should not be excluded, Member Bonner stated she felt the EL option seems to be the most cost effective and doable solution for the seniors. She felt being fiscally responsible for the money has to be factored in. She doesn't feel remodeling the existing library would be in anyway harmful for the seniors.

Chairman Hopper made the motion, seconded by member Terry, that L1, L2 and L3 be excluded from further consideration and EL, AP and L4 remain for additional consideration. Member Breipohl asked to postpone the vote since member Jewell was not present. Mayor Rosenthal indicated it was important to proceed with a recommendation to keep the library project on schedule. The vote was taken with the following results:

Norman Forward Senior Center Ad Hoc Advisory Group

Page 3 of 3

January 14, 2016

YEAH: Chairman Hopper and Members Bonner, and Terry

NAY: Member Breipohl

ITEM 6, being:

MISCELLANEOUS DISCUSSION

There was a question regarding discussion with the property owners of the apartment complex for L4. Jeff Bryant indicated we would wait for council direction before pursuing. There was a question regarding selling other city properties to offset some of the costs for a new Senior Center. Chairman Hopper thanked Mr. Johnston for his presentation.

ITEM 7, being:

CONSIDERATION OF SETTING THE DATE FOR THE NEXT MEETING

Chairman Hopper recommended the next meeting date not be set until after receiving the opinion of the Attorney General.

ITEM 8, being:

ADJOURNMENT

Member Breipohl made the motion seconded by Member Terry to adjourn. The vote was taken with the following results:

YEAH: Chairman Hopper and Members Breipohl, Bonner, and Terry

NAY: None

Passed and approved this _____ of _____ 2016

David Hopper, Chairperson

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, DIRECTING THAT THE CITY MANAGER FURTHER EXPLORE FUNDING OPTIONS FOR A "STAND ALONE" SENIOR CITIZENS CENTER TO BE LOCATED NORTH OF ACRES AND IMMEDIATELY WEST OF THE NEW CENTRAL LIBRARY SITE OR ON THE NORTHEAST CORNER OF ANDREWS PARK.

- §1. WHEREAS, the Norman City Council unanimously approved Resolution R-1516-77 on January 26, 2016 directing that the Senior Citizen Center location options L1, L2, and L3 be eliminated from further consideration as recommended by Meyers, Scherer and Rockcastle, ("MSR") allowing the new Central Library Project to move forward in a timely manner while Option EL, AP and L4 are further evaluated and considered; and
- §2. WHEREAS, the Norman City Council considered additional information at its Council Conference held on July 26, 2016, regarding Options EL, AP, and L4 which included site specific cost estimates, site specific parking options, legal recommendations regarding site specific funding options, site specific impacts of including a commercial kitchen option for the county-wide Aging Services Inc. operations, as well as concerns expressed by the Norman Forward Citizens Financial Oversight Board ("CFOB") regarding possible financial impacts on other Norman Forward projects if the Senior Center were to be fully funded from NFST proceeds; and
- § 3. WHEREAS, the Norman City Council has heard from constituents that are Senior Citizens that have expressed a strong preference for a "stand alone" Senior Citizens Center; and
- §4 WHEREAS, the Norman City Council now desires to give the City Manager additional direction to pursue as a priority option a "stand alone" Senior Citizens Center by further evaluating a free standing option at (AP) and (L4) by seeking additional Senior Citizen Center ad hoc Advisory Group ("SCCAG") input, exploring potential funding options that do not adversely impact other Norman Forward projects, and reporting back to City Council as soon as practical, but not later than 90 days.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

- §5. THAT Council desires to focus on the location of a new Senior Center through construction of a new free standing facility at locations (AP) or (L4); and
- §6. THAT the City Manager is directed to collect additional information regarding the desires of Norman citizens who would likely use the facility, functionality and feasibility of including a commercial kitchen in the project, and identifying funding



options for the project if the Senior Citizens Center is located and constructed as a new free standing facility at locations (AP) or (L4); and

§7. THAT Council desires to continuing to consider the desires of Norman citizens who would likely use the facility, and the functionality of the proposed facility through seeking additional input from the SCCAG concerning an (AP) or (L4) option preference, whether to pursue additional parking facilities at the L4 site, as well as the appropriateness of including a commercial kitchen option that could be used by county-wide Aging Services Inc. operations, and

§8. THAT the City Manager is hereby directed to collect said information and input from the SCCAG and report to the City Council as soon as practical, but not later than ninety days from the date of this Resolution.

PASSED AND ADOPTED this 9th day of August, 2016.



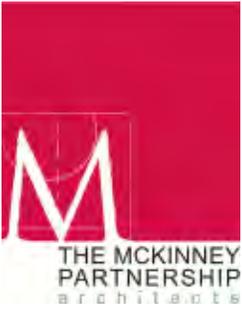
Mayor

ATTEST:



City Clerk





31 December 2015 (**UPDATED 4 October 2016**)

Mr. Steve Lewis
City Manager
City of Norman
201 West Gray Street
Norman, OK 73070

Re: Site Option AP Study for Proposed Senior Citizen's Center
Andrews Park Site, Norman, OK

Mr. Lewis :

Per your request, The McKinney Partnership has prepared a Site Feasibility Study for a Proposed Senior Citizens Center located along the eastern border of Andrews Park, referred to as Site Option AP. **The UPDATED portions of this summary are bold and underlined**

I offer the following Summary of our Study:

Existing Site

Andrews Park contains more or less 17.56 acres. The east portion of the park being considered is bordered by Acres Street on the north, James Garner on the east and an existing WPA stone drainage channel on the south (Refer to attached *Proposed Master Plan-Option AP*). The proposed site area presently contains a skate board park, parking lot, abandoned underground concrete water storage tank, two basketball courts and an open recessed drainage ditch that conveys storm water south to the existing stone channel.

The WPA channel is centered within a flood zone that includes both the 100-year flood way and 100-year flood plain. This zone borders the southern end of the Site AP.

The park area that currently encompasses the skate park, parking lot, storage tank, and drainage ditch totals approximately **1.20 acres**. **An additional .89 acres of park land (total of 2.09 acres) are required for Site AP.**

Proposed Park Master Plan

The proposed Master Plan for the park and surrounding areas to the east, north and west incorporate the following new components:

- Construction of a new divided and landscaped James Garner Avenue that will extend from Gray Street to Robinson. This roadway improvement will also require the shifting of the James Garner / Acres intersection west to accommodate increased traffic and the required 100' of stack space at the train crossing. Also included will be the relocation of portions of Legacy Trail away from the train tracks and closer to the new Central Library.
- Revisions to Acres Street to accommodate the new library and proposed Senior Citizen's Center.
- Construction of a new 80,000 SF Central Library with parking and site amenities on the north side of Acres opposite the proposed Senior Citizen's Center.
- Directly across Acres Street from the new library will be the proposed 21,000 SF single level Senior Citizen's Center with associated parking, site amenities, landscaping and outdoor activity space. Also included in the site work will be an underground concrete drainage box to accommodate the rerouting of the water from the existing open storm ditch. Also planned is storm water detention beneath the new parking lot to accommodate storm water from the Senior Center and the concrete ditch which will require approval as the open narrow ditch is presently included within the 100-year flood plain.
- The basketball courts **will remain in their current location while** the existing concrete water tank removed to accommodate the new parking.
- The proposed **111** space parking lot can also serve the overall park during the evenings and weekends.
- The relocation of a new skate board park to the **south of the Senior Center parking lot.**
- Existing softball and athletic areas will all be preserved. With minimal change.

The additional site area required for the proposed Senior Citizen's Center, beyond **the 1.20** acres currently occupied **(.89 acres) totals approximately 2.09 acres** (Refer ***Existing Park Plan with Option AP Land Areas***)

Proposed Senior Citizen's Center Site Plan

The proposed Senior Citizen's Center site (Refer attached *Site Option AP*) provides parking for **111** cars within a well landscaped and illuminated parking area. This total includes 18 handicap spaces conveniently located near the main entry. Fully accessible pedestrian walks lead from every parking space directly to the Center. A CART bus stop is located adjacent to the Center and is connected to a broad covered entry drop off via an accessible walkway. A wide well-lit section of Legacy Trail will also extend from the Senior Center to the Library entry directly across Acres Street, a distance of approximately 120 yards.

Exterior covered and shaded courtyards will offer unobstructed broad views to the park and activity areas. Gardening accommodations with raised beds along with outdoor activities are located on the south side of the Center. A service area will allow for convenient food delivery and remote pick up. Specific floor plan layout, areas and functions are yet to be designed.

Conclusion

Overall, this proposed Site Option AP for the Senior Citizen's Center in central Norman encompasses a total of approximately **2.09 acres**, the majority of which is currently covered with parking and other concrete paved uses. The site will afford immediate access to Andrews Park and the new Central Library along with convenient vehicular access from the James Garner Avenue.

Please advise if you require further information or have questions.

Respectfully,

A handwritten signature in black ink, appearing to read "R. McKinney, Jr.", with a large, stylized flourish underneath.

Richard S. McKinney, Jr., AIA
President

Attachments



ANDREWS PARK - PROPOSED SENIOR CITIZEN'S CENTER SITE OPTION AP
N.T.S.



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Project:

**SENIOR CITIZENS CENTER
ANDREWS PARK
SITE FEASIBILITY STUDY**
Norman, Oklahoma

Issue Date:
10/04/2016

Revisions:

Project Number:

Sheet Title:
**PROPOSED SENIOR CITIZENS
CENTER SITE OPTION AP**

Sheet Number:



ANDREW'S PARK - PROPOSED MASTER PLAN - OPTION AP



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Project:

**SENIOR CITIZENS CENTER
 ANDREWS PARK
 SITE FEASIBILITY STUDY**
 Norman, Oklahoma

Issue Date:
 10/04/2018

Revisions:

Rev. No.	Description

Project Number:

Sheet Title:
**PARK MASTER PLAN
 OPTION AP**

Sheet Number:



ANDREW'S PARK - EXISTING PARK PLAN W/ OPTION AP LAND AREAS



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Project:
**SENIOR CITIZENS CENTER
ANDREW'S PARK
SITE FEASIBILITY STUDY**
Norman, Oklahoma

Issue Date:
10/04/2016

Revisions:

NO.	DESCRIPTION	DATE

Project Number:

Sheet Title:
**EXISTING PARK PLAN
OPTION AP**

Sheet Number:

City of Norman Senior Center - Option "EL"

Base Building (20,600 SF) Incl. Contingency		\$3,849,719.00		
Food Service Equipment		\$191,168.00		
FFE		\$366,935.00		
Inflation (6% over 2 years)		\$242,453.22		
Subtotal			\$4,650,275.22	
A&E Basic Fees (8.5%)		\$395,273.39		
Expenses		\$30,000.00		
Subtotal	Subtotal		\$425,273.39	

Existing Library Site (EL)- Estimated Cost

\$5,075,548.61

City of Norman Senior Center Site Option "AP"

Updated 2/12/2016

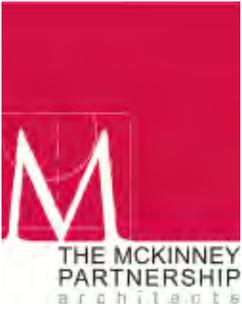
Scope	Unit Cost	Allowance	Subtotal	Comments
Base Building & Site Estimate (21,000 SF)	\$250.00	\$5,250,000.00		OKC bid @ \$235, AP @ \$250
Food Service Equipment		incl		Incl in OKC Bid
FFE (Per SF)	\$15.00	incl		Incl in OKC Bid
Additional Site Development				
Sub-Parking Detention (37,000 SF)	\$7.00	\$260,000.00		Allowance
Concrete Drainage Box (625 LF@6x12)	\$1,280.00	\$800,000.00		Cost Estimated
LOMR & Drainage Study		\$100,000.00		Public Works Est
Quiet Zone Improvements @ Acres Street		\$75,000.00		Reduced scope @ Acres Street
Platting & Zoning & Public Improvements		\$27,500.00		2nd quote
Site Demolition		\$75,000.00		
Public Sewer Extension (80 LF+ MH)	\$45.00	\$3,900.00		Unit Price allowance
Public Fire Line (180 LF + Hydrant)	\$35.00	\$8,800.00		Unit Price allowance
Additional Fill @ Tank & Drainage Ditch		\$50,000.00		Utilize dirt from under parking
Landscaping		\$70,000.00		Reduced scope
Design Contingency (6%) at concept stage		\$403,212.00		Standard
Construction Contingency (6%)		\$403,212.00		OKC used 6 1/2% @ DD Estimate
Subtotal			\$7,526,624.00	
Inflation (4.5%)			\$338,698.08	18 months later than OKC Bids
Subtotal			\$7,865,322.08	
A&E Basic Fees, Consultant, Addl. Site Engineering		\$747,205.60		8.5% + FEMA Site Engineering
Expenses, Testing, Survey, Supp.Inspections		\$45,475.00		Allowance
			\$792,680.60	

Andrews Park (AP)- REVISED Cost Estimate

\$8,658,002.68

NIC- LEED, IT, Aging Services Kitchen Relocation

(\$775,000.00) NIC



4 October 2016

Mr. Steve Lewis, City Manager
City of Norman
201 West Gray Street
Norman, OK 73070

Re: Site L4 Feasibility Study for Proposed Senior Citizen's Center
Norman, OK

Mr. Lewis;

Per the request of Mr. Terry Floyd, The McKinney Partnership Architects has prepared the following Site Feasibility Study for the property located immediately west of the proposed Central Library entry, referred to as Site L4. This Study includes four (4) distinct options, all indicating a proposed single-story 21,000 square feet (SF) Senior Center Facility along with varying amounts of parking and access.

I offer the following Summary of our Feasibility Study along with site diagrams and preliminary cost estimates for each option:

Existing Site Description

Site L4 encompasses approximately .84 acres and is bordered by the Central Library entry drive on the east, Acres Street and Andrews Park on the south, residential and industrial lots on the west, and a portion of the proposed parking for the Central Library on the north.

Presently, Site L4 contains three two-story condominium buildings with a linear concrete parking lot. The site is zoned RM-6 and slopes gently to the south.

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Overall Site L4 Evaluation relating to the proposed Senior Center and Central Library

The following identifies potential features and issues relating to Site L4:

- Our previous study of Site AP indicated approximately 2.09 acres would support a 21,000 SF single-story facility, 111 vehicles and site circulation for semi-truck delivery. Site AP was approximately 1.25 acres larger than Site L4 with only .84 acres.
- The 72 space Library parking lot located immediately north of Site L4 was anticipated to be shared with the Senior Center. However, this lot would be the first choice and in high demand by both user groups which could lead to many seniors being forced to park remotely in the northern Library lots.
- Additional land, up to 1.11 acres in addition to Site L4, would afford the Senior Center space for varying amounts of dedicated parking west of the facility that would be accessible from a separate entry off Acres Street. This could greatly minimize any parking conflict with Library patrons.
- If the Aging Services central kitchen were to be located in the Senior Center (requiring an additional 1500 SF), semi-truck and delivery van circulation for meals would be required along the north side of the facility via Hughbert Street. This may result in a conflict with library parking, circulation and a reduction in overall parking due to the wide truck turning radii. With the Aging Services kitchen not co-located with the Senior Center, space is only required for a single meal-delivery van and other occasional deliveries.
- Underground detention (or other acceptable solution) will be required for Options B, C & D.
- Parking at the Senior Center could be shared with Andrews Park in the evenings and weekends when the Senior Center is not in use.
- The building design for Site L4 site should be respectful of the site planning, features and building aesthetics of the proposed 80,000 SF Central Library to the east. Similar materials and a sensitive building shape could be utilized for the Senior Center design to create a unified harmonious “complex”.
- The site affords convenient pedestrian access to the Central Library.
- The narrowness of Site L4 facing Acres Street minimizes the views from the Senior Center to Andrews Park.
- All options will require rezoning and platting.

Assessment of Site L4 Options

Option L4-A

Option A building is wholly contained within the original L4 site plus additional industrial land area of 7,500 SF to the west for service and delivery. Access to the facility is shared via the Central Library entry drive which leads to the main north-facing Senior Center entry. Accessible parking flanks the covered entry while all parking and drives are shared with the Library and laid out parallel to the building front. Patrons collect on wide walks which lead to a central crosswalk towards the entry.

Total Site Area: 1.01 Acs. (.84 Acs. + plus partial I-1 lot)

Parking on Site: 12 spaces

Pros: Least amount of land, Main Senior entry closest to Library

Con: No dedicated parking with a high-demand for shared parking

Estimate: \$ 7,998,664 including land cost

Option L4-B

Option B facility is also situated within the L4 lot. Additional land area of 40,950 SF (three residential lots, condo lot and partial Industrial lot) to the west allow for patron parking and delivery. Access to the facility and parking is from a south drive that aligns with Park Avenue. Accessible parking is located along a walk that leads directly to the main covered entry. 82 parking spaces are dedicated for Senior Center parking and all walks / drive lanes lead directly to the main entry. Space is provided at the south lawn for outdoor courtyards while service / delivery is tucked in the northwest corner of the building.

Total Site Area: 1.78 Acs. (.84 Acs. plus three residential lots, condo lot, partial industrial lot)

Parking on Site: 82 spaces (plus 20 additional spaces to the west w/ another .15 Ac. lot)

Pros: Dedicated parking, Rear delivery area, Walks lead directly to entry

Cons: Increased land required

Estimate: \$ 9,027,454 including land cost

Option L4-C

Option C is laid out north-south within the L4 site and partially extends into the north parking area. Additional land area of 27,442 SF (residential lot, condo lot, and partial industrial lot) to the west allow for 69 dedicated parking spaces and delivery bays. Access to the facility and parking is again from a south entry drive that aligns with Park Avenue. Accessible parking is located along the curb that leads directly to the main covered entry. The south lawn area is set aside for outdoor space and a north entry connects to the Central Library via a protected cross walk.

Total site Area: 1.47 Acs. (.84 + residential lot, condo lot and a partial industrial lot)

Parking on Site: 69 spaces

Pros: Second least land required

Cons: Drive lanes parallel to entry, Partial shared parking, Cut-thru parking access

Estimate: \$ 8,696,478 including land cost

Option L4-D

Option D building is laid out north-south similar to Option C. Site L4 plus additional land area of 48,351 SF (three residential lots, condo lot and larger industrial lot) to the west allow for 103 dedicated parking spaces that are accessed from a south entry drive that aligns with Park Avenue. The majority of the parking is oriented so that collection sidewalks lead directly to the main entry. Accessible parking is placed along the front walk that also leads directly to the entry. Space is shown along the south face of the facility for outdoor activities while a north entry leads to the Central Library via a protected cross walk.

Total Site Area: 1.95 Acs. (.84 + plus three residential lots, condo lot, larger industrial lot)

Parking on Site: 103 spaces

Pros: Largest dedicated parking, Walkways lead to entry, Delivery dock

Cons: Largest land area and parking requirement, Cut through to parking

Estimate: \$ 9,199,912 including land cost

Notes:

- All options reflect a single story 21,000 SF building.
- Similar to Site AP, a kitchen for Aging Services (+/- 1,500 SF) is not included in any of the layouts. Increased traffic, mid-day semi-truck shipments (up 4 times per week) and daily meal delivery vans would have an impact on internal site circulation.

Cost Estimates

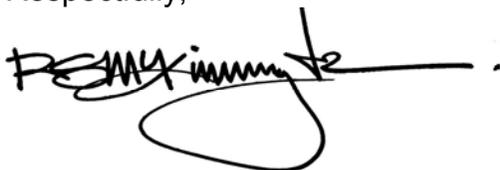
Preliminary cost estimates for the four options range from \$7,998,664 to \$9,199,912 depending upon the amount of land, parking and detention required. The estimated building cost component is consistent between all schemes. Refer to the attached exhibits for preliminary cost estimates for each option.

Conclusion

The land area for each option varies between a total of 1.01 and 1.95 acres each. Option A is totally dependent on shared off-site parking with the Central Library while Options B, C & D include 69 to 103 dedicated on-site parking spaces. All four options offer restricted exterior open space and a narrow unobstructed view of Andrews Park to the south.

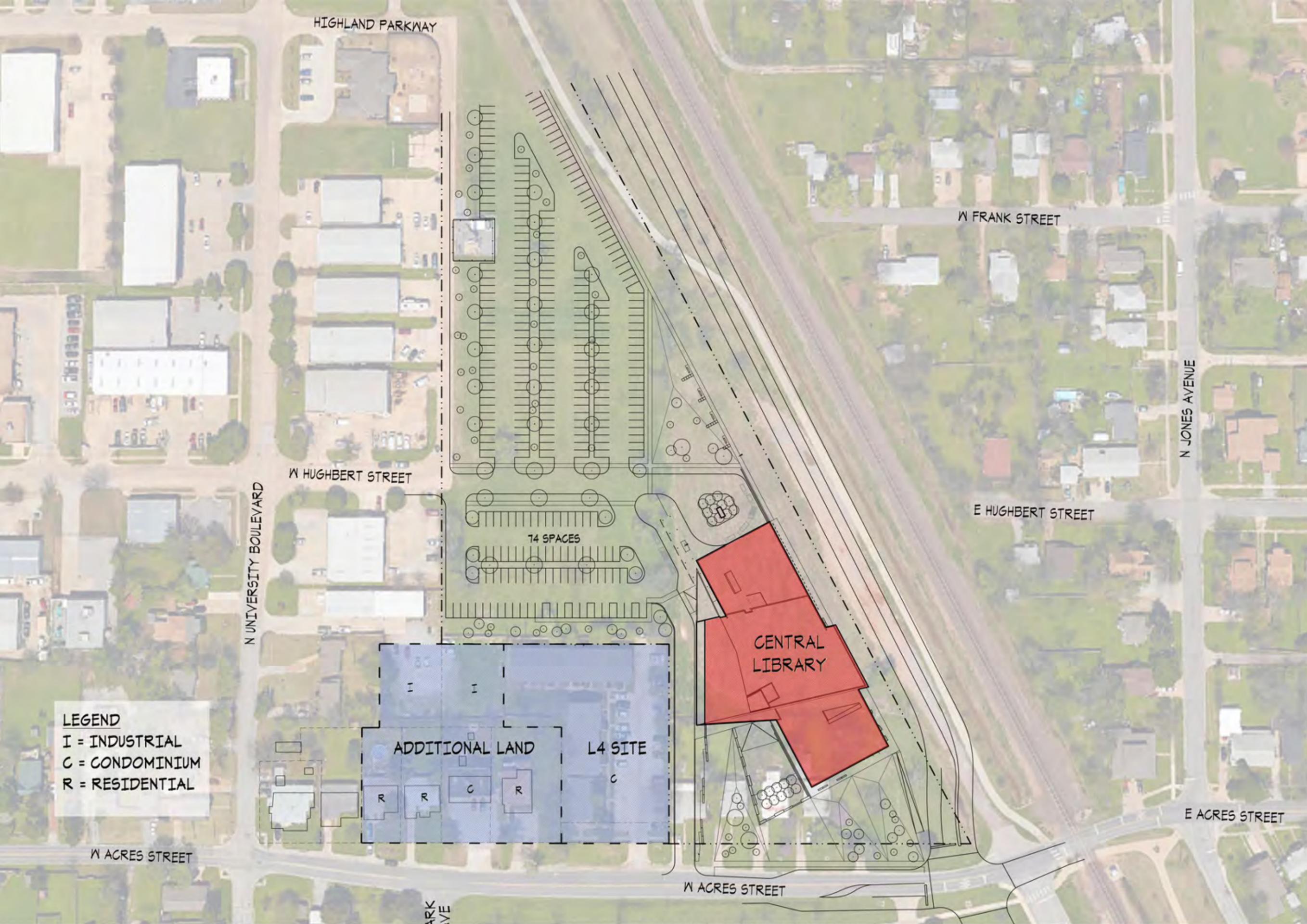
Please advise should you require further information or have questions.

Respectfully,



Richard S. McKinney, Jr., AIA
President

Attachments



VICINITY MAP
 SCALE: 1" = 30'-0"

Project:
**SENIOR CENTER
 L4 SITE
 FEASIBILITY STUDY**
 Norman, Oklahoma

Issue Date:
 10/03/2016

Revisions:

Project Number:

Sheet Title:
VICINITY MAP

Sheet Number:



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PARTNERSHIP
architects

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Project:

**SENIOR CENTER
L4 SITE
FEASIBILITY STUDY
Norman, Oklahoma**

Issue Date:
10/04/2016

Revisions:

Project Number:

Sheet Title:
**WEST ACRES STREET
PROPERTIES**

Sheet Number:

WEST ACRES STREET PROPERTIES
SCALE: N.T.S.





THE MCKINNEY PARTNERSHIP ARCHITECTS, P.C.

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Project:

SENIOR CENTER
L4 SITE
FEASIBILITY STUDY
Norman, Oklahoma

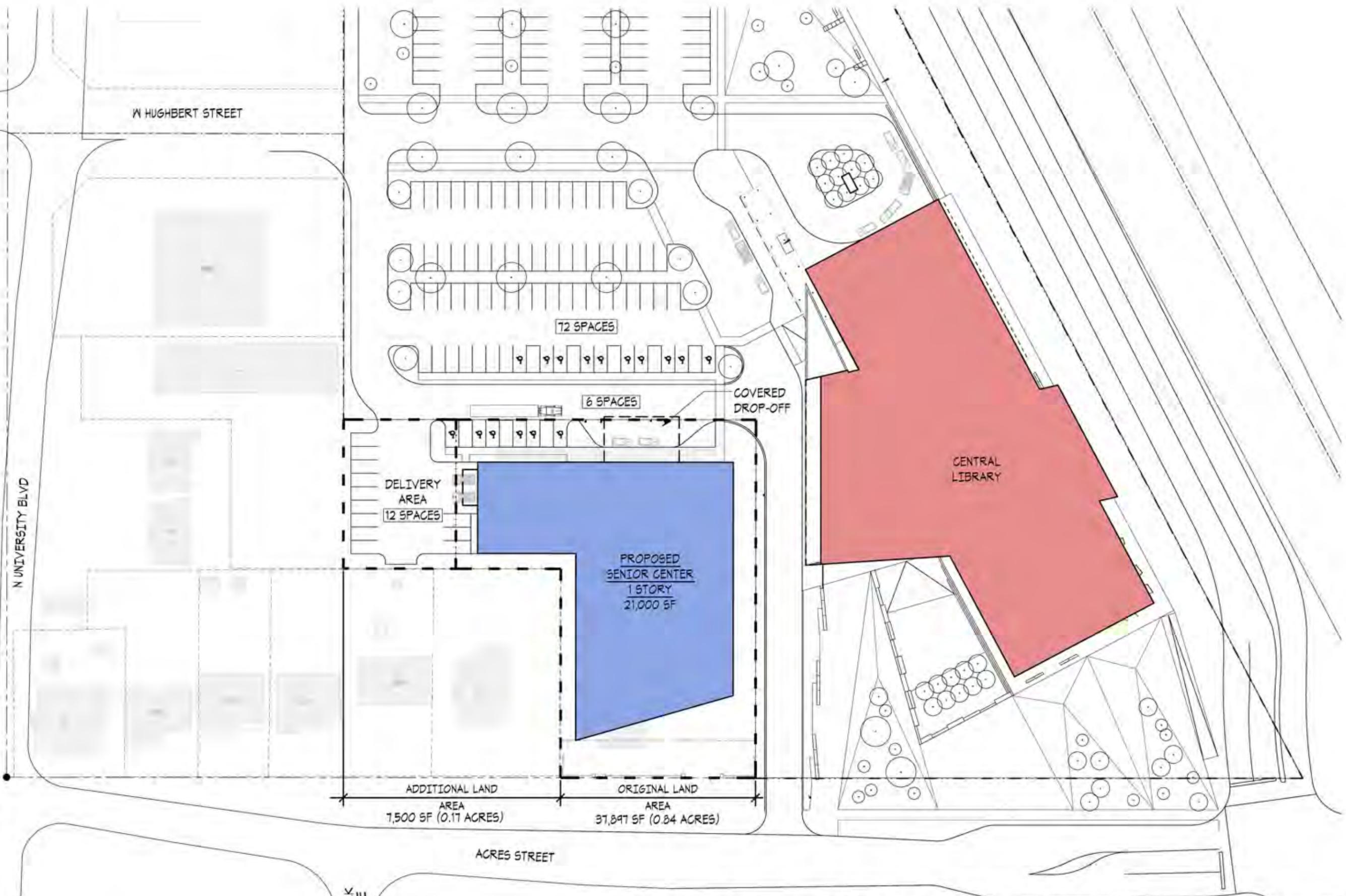
Issue Date:
10/04/2016

Revisions:

Project Number:

Sheet Title:
SITE FEASIBILITY STUDY - OPTION A

Sheet Number:



SENIOR CENTER - L4 SITE - OPTION A

SCALE: 1" = 30'-0"

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Project:

SENIOR CENTER
L4 SITE
FEASIBILITY STUDY
Norman, Oklahoma

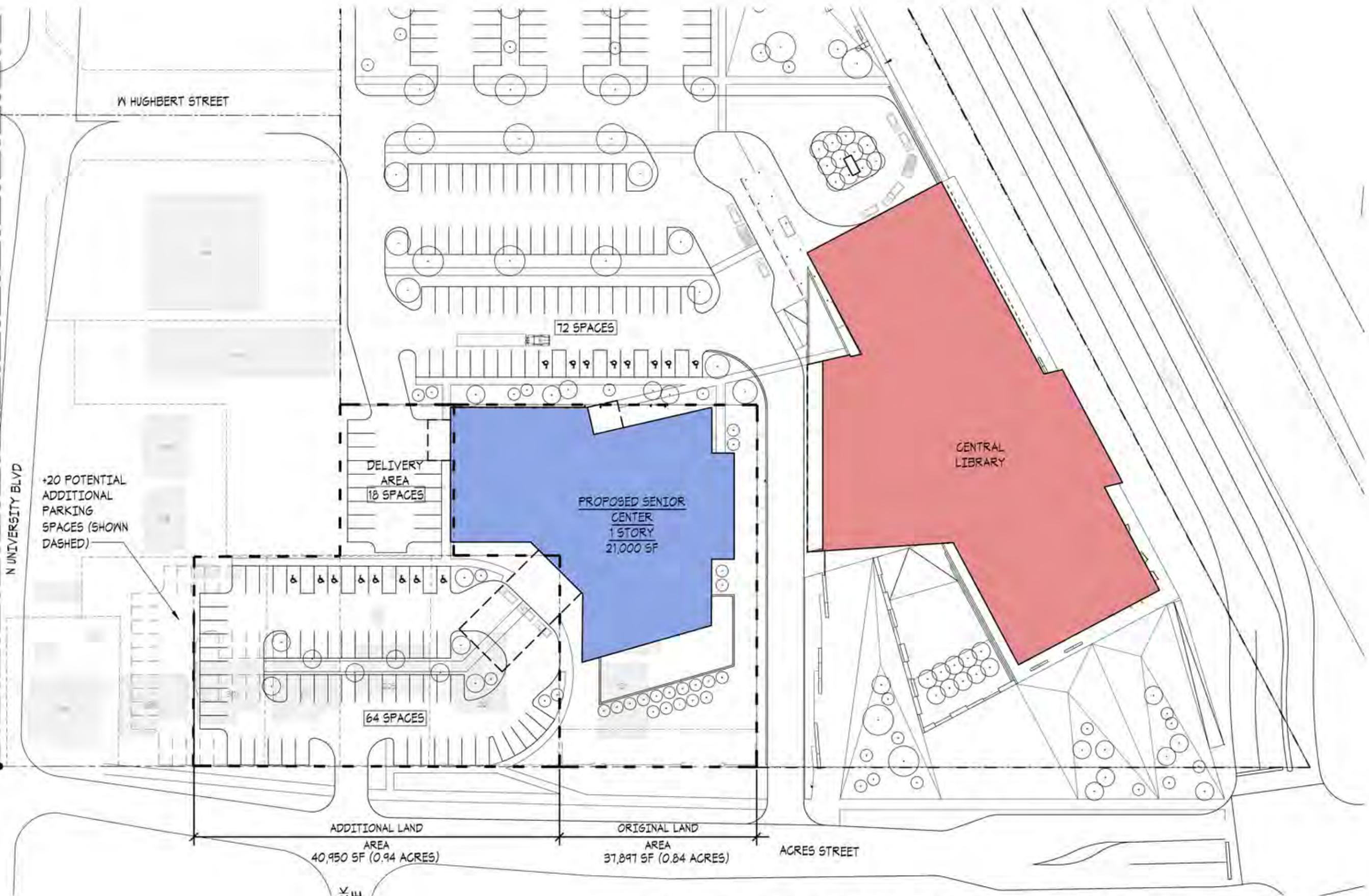
Issue Date:
10/04/2016

Revisions:

Project Number:

Sheet Title:
**SITE FEASIBILITY
STUDY - OPTION B**

Sheet Number:



ADDITIONAL LAND
AREA
40,950 SF (0.94 ACRES)

ORIGINAL LAND
AREA
37,897 SF (0.84 ACRES)

SENIOR CENTER - L4 SITE - OPTION B
NORTH SCALE: 1" = 30'-0"

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Project:

SENIOR CENTER
L4 SITE
FEASIBILITY STUDY
Norman, Oklahoma

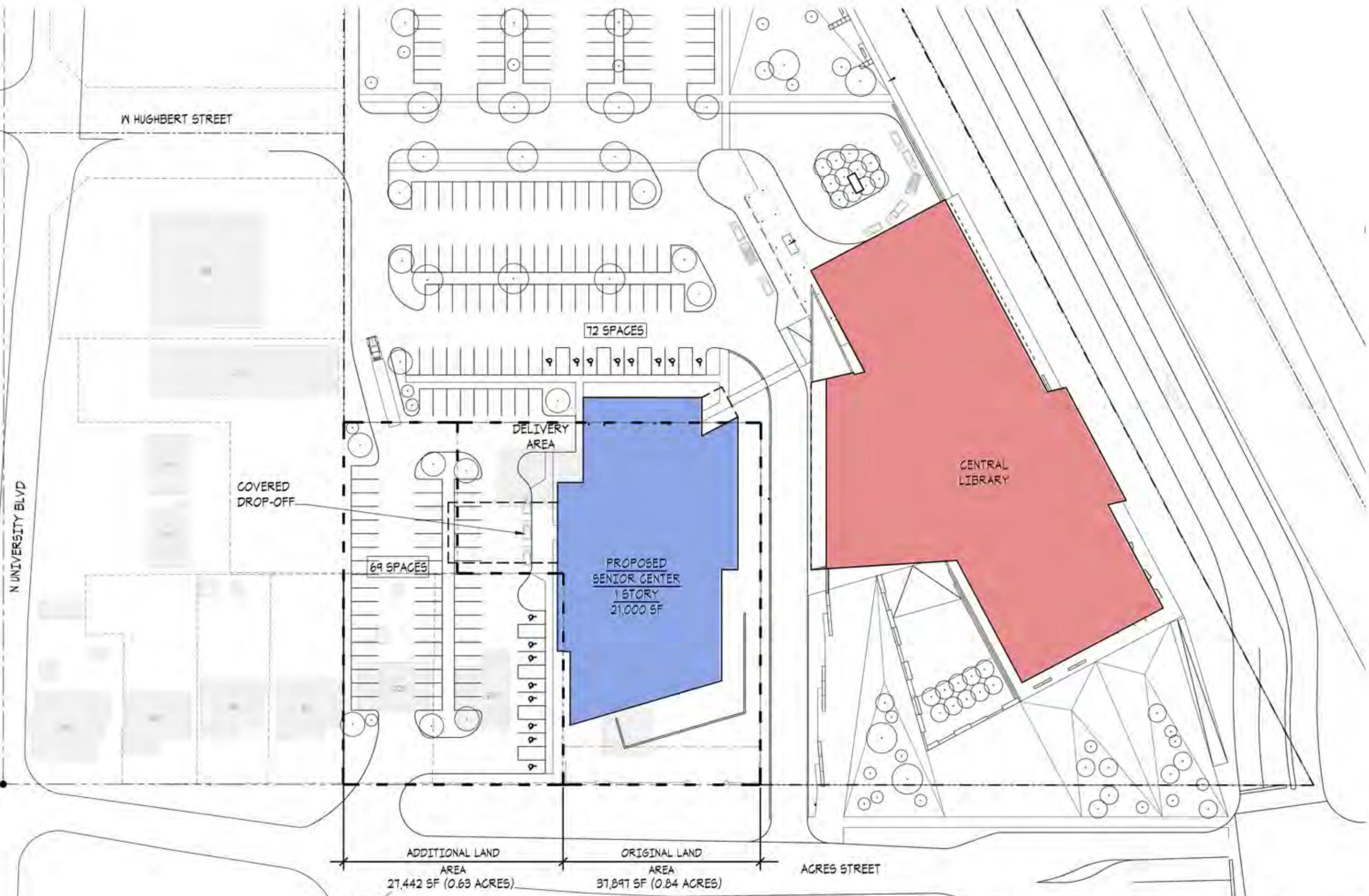
Issue Date:
10/04/2016

Revisions:

Project Number:

Sheet Title:
**SITE FEASIBILITY
STUDY - OPTION C**

Sheet Number:



SENIOR CENTER - L4 SITE - OPTION C

SCALE: 1" = 30'-0"

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Project:

SENIOR CENTER
L4 SITE
FEASIBILITY STUDY
Norman, Oklahoma

Issue Date:
10/04/2016

Revisions:

Project Number:

Sheet Title:
**SITE FEASIBILITY
STUDY - OPTION D**

Sheet Number:

N UNIVERSITY BLVD

W HUGBERT STREET

74 SPACES

DELIVERY AREA

COVERED DROP OFF

103 SPACES

PROPOSED SENIOR CENTER
1 STORY
21,000 SF

CENTRAL LIBRARY

ADDITIONAL LAND AREA
48,351 SF (1.11 ACRES)

ORIGINAL LAND AREA
37,897 SF (0.84 ACRES)

ACRES STREET

PARK AVE



SENIOR CENTER - L4 SITE - OPTION D

SCALE: 1" = 30'-0"

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City of Norman Senior Center - Site Option L4-A

10/4/2016

Scope	Unit Cost	Allowance	Subtotal	Comments
Base Building & Site Estimate (21,000 SF)	\$250.00	\$5,250,000.00	\$5,250,000.00	OKC bid @ \$235, Site LH @ \$250
Food Service Equipment		incl		
FFE (Per SF)	\$15.00	incl		
Contractor OH & P		incl		
Base Amount of Parking (100 spaces)		incl		
Site Development Adjustments				
Land Cost (Residential Property-Per Lot)	\$90,000.00	\$0.00		
Land Cost (Condo Property-Per Unit)	\$28,400.00	\$712,000.00		
Land Cost (Industrial Property-PSF)	\$6.00	\$44,400.00		
Site Demolition		\$119,000.00		
12 Parking (Deduct 88 spaces)	\$1,750.00	-\$154,000.00		
Sub-Parking Detention (36,150 SF)	\$7.00	\$29,400.00		
Platting & Zoning		\$27,500.00		
Street Improvements		\$75,000.00		
Public Sewer Extension / Man Hole		\$5,000.00		
Public Fire Line Improvements		\$6,000.00		
Landscaping		\$60,000.00		
Subtotal			\$924,300.00	
Design Contingency (6%) at concept stage		\$370,458.00		Standard
Construction Contingency (6%)		\$370,458.00		
Subtotal			\$740,916.00	
Inflation (6%)			\$414,912.96	
Subtotal			\$7,330,128.96	
A&E Basic Fees, Consultant		\$623,060.96		
Expenses, Testing, Survey, Supp.Inspections		\$45,475.00		Allowance
Subtotal			\$668,535.96	

Site L4-A Conceptual Cost Estimate \$7,998,664.92

NIC- LEED Design, IT, Aging Services Kitchen with Equipment (allow \$775,000)

City of Norman Senior Center - Site Option L4-B

10/4/2016

Scope	Unit Cost	Allowance	Subtotal	Comments
Base Building & Site Estimate (21,000 SF)	\$250.00	\$5,250,000.00	\$5,250,000.00	OKC bid @ \$235, Site LH @ \$250
Food Service Equipment		incl		
FFE (Per SF)	\$15.00	incl		
Contractor OH & P		incl		
Base Parking Amount (100 spaces)		incl		
Site Development Adjustments				
Land Cost (Residential Property-Per Lot)	\$90,000.00	\$270,000.00		
Land Cost (Condo Property-Per Unit)	\$28,400.00	\$883,000.00		
Land Cost (Industrial Property-PSF)	\$8.00	\$44,400.00		
Site Demolition		\$119,000.00		
88 Parking Deduct (18 spaces)	\$1,750.00	-\$31,500.00		
Sub-Parking Detention (28,700 SF)	\$7.00	\$200,900.00		
Platting & Zoning		\$27,500.00		
Street Improvements		\$75,000.00		
Public Sewer Extension / Man Hole		\$5,000.00		
Public Fire Line Improvements		\$6,000.00		
Landscaping		\$60,000.00		
Subtotal			\$1,659,300.00	
Design Contingency (6%) at concept stage		\$414,558.00		Standard
Construction Contingency (6%)		\$414,558.00		
Subtotal			\$829,116.00	
Inflation (6%)			\$464,304.96	
Subtotal			\$8,202,720.96	
A&E Basic Fees, Consultant		\$779,258.49		
Expenses, Testing, Survey, Supp.Inspections		\$45,475.00		Allowance
Subtotal			\$824,733.49	

Site L4-B Conceptual Cost Estimate \$9,027,454.45

NIC- LEED, IT, Aging Services Kitchen with Equipment (allow \$775,000)

City of Norman Senior Center - Site Option L4-C

10/4/2106

Scope	Unit Cost	Allowance	Subtotal	Comments
Base Building & Site Estimate (21,000 SF)	\$250.00	\$5,250,000.00	\$5,250,000.00	OKC bid @ \$235, Site LH @ \$250
Food Service Equipment		incl		
FFE (Per SF)	\$15.00	incl		
Contractor OH & P		incl		
Base Parking Amount (100 spaces)		incl		
Site Development Adjustments				
Land Cost (Residential Property-Per Lot)	\$90,000.00	\$90,000.00		
Land Cost (Condo Property-Per Unit)	\$28,400.00	\$883,000.00		
Land Cost (Industrial Property-PSF)	\$6.00	\$44,400.00		
Site Demolition		\$99,000.00		
69 Parking (Deduct 31 spaces)	\$1,750.00	-\$54,250.00		
Sub-Parking Detention (24,150 SF)	\$7.00	\$169,050.00		
Platting & Zoning		\$27,500.00		
Street Improvements		\$75,000.00		
Public Sewer Extension / Man Hole		\$5,000.00		
Public Fire Line Improvements		\$6,000.00		
Landscaping		\$60,000.00		
Subtotal			\$1,404,700.00	
Design Contingency (6%) at concept stage		\$399,282.00		Standard
Construction Contingency (6%)		\$399,282.00		
Subtotal			\$798,564.00	
Inflation (6%)			\$447,195.84	
Subtotal			\$7,900,459.84	
A&E Basic Fees, Consultant		\$750,543.68		
Expenses, Testing, Survey, Supp.Inspections		\$45,475.00		Allowance
Subtotal			\$796,018.68	

Site L4-C Conceptual Cost Estimate

\$8,696,478.52

NIC- LEED, IT, Aging Services Kitchen with Equipment (allow \$775,000)

City of Norman Senior Center - Site Option L4-D

10/4/2016

Scope	Unit Cost	Allowance	Subtotal	Comments
Base Building & Site Estimate (21,000 SF)	\$250.00	\$5,250,000.00	\$5,250,000.00	OKC bid @ \$235, Site LH @ \$250
Food Service Equipment		incl		
FFE (Per SF)	\$15.00	incl		
Contractor OH & P		incl		
Base Amount of Parking (100 spaces)		incl		
Site Development Adjustments				
Land Cost (Residential Property-Per Lot)	\$90,000.00	\$270,000.00		
Land Cost (Condo Property-Per Unit)	\$28,400.00	\$883,000.00		
Land Cost (Industrial Property-PSF)	\$6.00	\$88,862.00		
Site Demolition		\$119,000.00		
103 Parking (Add 3 spaces)	\$1,750.00	\$5,250.00		
Sub-Parking Detention (36,150 SF)	\$7.00	\$252,350.00		
Platting & Zoning		\$27,500.00		
Street Improvements		\$75,000.00		
Public Sewer Extension / Man Hole		\$5,000.00		
Public Fire Line Improvements		\$6,000.00		
Landscaping		\$60,000.00		
Subtotal			\$1,791,962.00	
Design Contingency (6%) at concept stage		\$422,517.72		Standard
Construction Contingency (6%)		\$422,517.72		
Subtotal			\$845,035.44	
Inflation (6%)			\$473,219.85	
Subtotal			\$8,360,217.29	
A&E Basic Fees, Consultant		\$794,220.64		9%
Expenses, Testing, Survey, Supp.Inspections		\$45,475.00		Allowance
Subtotal			\$839,695.64	

Site L4-D Conceptual Cost Estimate

\$9,199,912.93

NIC- LEED, IT, Aging Services Kitchen with Equipment (allow \$775,000)

NORMAN FORWARD Sales Tax Collections to Date, vs. Projections

MONTH	PROJECTED	ACTUAL	% VARIANCE
March	\$ 765,813	\$ 728,243	- 4.91%
April	\$ 737,709	\$ 776,747	5.29%
May	\$ 796,539	\$ 802,418	0.74%
June	\$ 820,638	\$ 729,175	-11.15%
July	\$ 771,629	\$ 758,153	- 1.75%
August	\$ 811,311	\$ 753,218	- 7.16%
September	\$ 786,920	\$ 771,583	- 1.95%
TOTAL TO-DATE	\$5,490,559	\$5,319,537	- 3.11%