

NORMAN FORWARD
CITIZENS FINANCIAL OVERSIGHT BOARD

MUNICIPAL BUILDING CONFERENCE ROOM
201 WEST GRAY, NORMAN, OK

MONDAY, JANUARY 11, 2016

4:00 P.M.

1. CALL TO ORDER AND ROLL CALL
2. REVIEW OF MINUTES FROM JANUARY 5, 2016 MEETING
 - a. Action item: Motion to approve minutes
3. REVIEW OF NORMAN FORWARD PROJECTS
 - a. Revenue Projections
 - b. Projects & Project Cost Projections
 - c. Maintenance & Operation Cost Projections
 - d. Anticipated Project Sequencing
4. REVIEW COSTS PROJECTED FOR PROPOSED SENIOR CITIZENS' CENTER LOCATION OPTIONS
5. DISCUSSION OF FINANCIAL IMPACT ON NORMAN FORWARD PROJECTS BY PROPOSED SENIOR CITIZENS' CENTER LOCATION OPTIONS
6. RECOMMENDATIONS REGARDING PROPOSED LOCATIONS FOR THE SENIOR CITIZENS' CENTER
 - a. Action item: Motion to Recommend to City Council that option(s) _____ be **excluded from** further consideration.
 - b. Action item: Motion to Recommend to City Council that option(s) _____ be **given additional** consideration.
7. CONSIDERATION OF ITEMS FOR DISCUSSION AT NEXT MEETING
8. CONSIDERATION OF SETTING THE DATE FOR THE NEXT MEETING
 - a. Action item: Motion to set the next meeting date to be held on the ____ day of _____, 2016, at _____ o'clock __ m at the following location: _____.
9. MISCELLANEOUS DISCUSSION
10. 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 CITIZENS FINANCIAL OVERSIGHT BOARD MINUTES
January 5, 2016

The Norman Forward Citizens Financial Oversight Board of the City of Norman, Cleveland County, State of Oklahoma, met at 4:00 p.m. in the Municipal Building Study Session Room on the 5th day of January, 2016, and notice and agenda of the meeting were posted in the Municipal Building at 201 West Gray and the Norman Public Library at 225 North Webster 24 hours prior to the beginning of the meeting.

PRESENT: Members Brea Clark, MacKenzie Britt, Anil Gollaholli, Don Hiebert, Bree Montoya, Bill Nations, Andy Rieger, Cindy Rogers, and Tom Sherman

ABSENT: None

OTHERS PRESENT: Cindy Rosenthal, Mayor
 Kyle Allison, Council Member
 Steve Lewis, City Manager
 Anthony Francisco, Finance Director
 Jeff Bryant, City Attorney
 Terry Floyd, Development Coordinator
 Anne Masters, Director, Norman Public Library System
 Jud Foster, Parks & Recreation Director
 Joy Hampton, Norman Transcript

Item 1, being

WELCOME AND INTRODUCTIONS

Mayor Rosenthal opened the meeting and thanked the Board for serving the City of Norman in an important capacity as a member of the Board. She asked each person to introduce themselves and give information on them. She then turned the meeting over to Jeff Bryant, City Attorney, for an overview of the Committee charges.

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Item 2, being

OVERVIEW OF COMMITTEE CHARGE

Jeff Bryant reviewed in detail the duties of the NFST CFOB Committee as found in Resolution-1516-75, page 3, Section 10, items (a) through (i).

- (a) review Norman Forward Sales Tax (NFST) revenues;
- (b) recommend a mix of financing of project financing versus pay as you go;
- (c) review the pace and sequencing of project construction;
- (d) review Council actions related to expenditures of NFST monies
- (e) recommend strategies for long term operations and maintenance of facilities;
- (f) report to Council from time to time as warranted and provide an annual report;

- (g) perform such other duties related to Norman Forward as the Council directs by motion or resolution;
- (h) create policies and procedures as guidelines for the functioning of the NFST CFOB in areas including but not limited to attendance, receiving public testimony, structure or format of meetings, frequency of public hearings.
- (i) be willing to assign one NFST CFOB member to serve with and act as a liaison to certain Advisory Committees that Council may form from time to time regarding specific Norman Forward Projects.

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Item 3, being

ORGANIZATIONAL AND GOVERNANCE ITEMS

Jeff Bryant also spoke to the Committee regarding governance items:

- (a) members will be expected to attend all meetings, with unexcused absences of three consecutive meetings being grounds for removal;
- (b) any member who is removed for absenteeism shall be replaced promptly;
- (c) any member may be removed by majority vote of the Council without cause; a vacancy shall be filled in the same manner as the original appointment
- (d) vacancies of the NFST CFOB shall be filled for the unexpired term of the vacating member;
- (e) all NFST CFOB meetings will be open to the public and shall follow the Oklahoma Open Meetings Act;
- (f) the NFST CFOB will make the minutes of each meeting available to the City Council;
- (g) a quorum shall consist of two-thirds of the active members of NFST CFOB, and action by the NFST CFOB shall be by motion, duly seconded, and approved by a majority of members present;
- (h) the NFST CFOB shall continue until such time as the NFST of 2015 has expired, all revenues have been expended or allocated, or a final report has been made to Council, whichever occurs later.

Bryant said it was very important to follow all the Oklahoma Open Meeting Act rules and guidelines for meetings. City staff can email any information that you would want to submit to other members. Be careful not to “reply to all” but only to the person who sent the email to you.

Mayor Rosenthal said it was time to elect a Chair and Vice Chair of the Board. Motion was made by Tom Sherman to elect Bill Nations as Chair, seconded by Don Hiebert. Motion passed unanimously.

Mr. Nations asked for nominations for Vice Chair of the Board. Motion was made by Breea Clark to elect Cindy Rogers as Vice Chair and seconded by Tom Sherman. Motion passed unanimously.

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Item 4, being

UPDATE ON NORMAN FORWARD PROJECTS CURRENTLY UNDERWAY

Steve Lewis made presentation. He reviewed in detail the projects that are underway at this time.

1. Westwood Pool Complex: the design services RFP has been issued and proposals are due by January 8, 2016; demolition of old site will begin in late summer, 2016 and completion is planned for early 2017.
2. East Branch Library: Design contract approved in 2016 and plans are for it to be completed in late 2017.
3. Central Library: Design meetings have been held design will be completed in 2016 and plans are for construction to be completed in early 2019.
4. Sr. Citizens Center: Input is ongoing as it related to Central Library
5. Program Manager: Contract negotiations are underway with a potential firm to manage all the projects.

Consensus of the Board to appoint the following people for the Ad Hoc Committee assignments: Libraries – Breea Clark; Sr. Citizens Center - Tom Sherman and Westwood Pool Complex - Bree Montoya.

Anthony Francisco made presentation on Norman Forward Sales Tax. Collection of the sales tax began on January 1, 2016, making total tax collected in the City of Norman 8.75%. Sales tax collections will first go to the Oklahoma Tax Commission and they will disburse to the City. We should receive the first payment around March 10, 2016. We estimate the City will collect approximately \$209,000,000 million over the 15 year term.

The first debt financing was approved by the Council on December 12, 2015 and closing was on December 17, 2015. The financing was done by a consortium of banks headed by Bank of Oklahoma. We received a very good interest rate of 2.98%.

Estimated costs of all projects is \$148,000,00 million. The design of the East Library is complete and the Central Library is the biggest project.

Francisco was asked about what could and could not be paid from the bond funds. He said for instance, the operating expenses for Westwood cannot be paid from these funds. He explained that use taxes are collected in lieu of sales tax for goods that are purchased outside the City of Norman for use within the City of Norman.

Items submitted for the record:

1. Norman Forward Progress Report for Citizens Financial Oversight Board prepared by City of Norman Staff

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Item 5, being

POTENTIAL DATE/TIME PREFERENCES FOR FUTURE MEETINGS

After discussion, it was the consensus of the Board to meet on Mondays at 4:00 pm. They also want to meet on January 11, 2016, to obtain more information on the total program, such as overview of all projects and all related costs.

Francisco was asked about format of financial reports. He said they would be in the Budget Fund Summary format currently used for other committees and changes will be made if the Board members request them. He was also asked about the projected economic impact of projects. He will have that information for the Board for future meetings.

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The NFST CFOB meeting adjourned at 4:55 p.m.



NORMAN FORWARD

Citizen's Financial Oversight Board Presentation

January 11, 2016

General Overview:

NORMAN FORWARD Proposal



- Citizen-initiated - Quality of Life Projects
- April & May, 2015 - Council Conferences and Public Meetings:
 - Discuss Individual Projects,
 - Refine Scope of Total Package,
 - Financing and Funding Opportunities.
- July & August, 2015 – City Council Discussions – Ordinance for election
- Oct. 13, 2015 – Election Day – Voters approve NORMAN FORWARD (72%!)

Project Overview:

Library System Improvements



- Central Branch Library:
 - Approx. 82,000 sq. ft.
 - Proposed site north of Andrews Park
 - \$39 M estimated cost
 - Includes space for meeting rooms, collections, electronic work station, children's programming and training/classroom space
- East Branch Library:
 - Approx. 12,500 sq. ft.
 - Proposed site east of Fire Station #9 (intersection of Alameda & Ridge Lake Blvd.)
 - \$5.1 M estimated cost
 - Includes space for meeting rooms, collections and electronic work stations

Project Overview:

James Garner Avenue Extension (\$6 M)



- Extension of James Garner Ave. (i.e. Front St.) as a two-lane roadway from Acres St. northward to a crossing over the Robinson St. underpass
- Create a connection to Flood Ave., north of Robinson St.
- Cost: \$6 million (from Flood to Acres)
- May be eligible for Federal funds through ACOG to manage cost

Project Overview:

Westwood Pool (\$12 M)



- Raze the existing pool facilities and replace with new family aquatic center
- May include components such as:
 - water slides and plunge pool
 - a free form recreation pool with zero depth entry and play/spray features
 - lazy river
 - lap pool and diving area
 - large shaded deck and special event area
 - new bathhouse and concession facilities
 - additional parking

Project Overview:

Park Projects (\$25 M - Total)



- **Ruby Grant Park** (\$6M)

Develop initial phase of Ruby Grant Park to include utility infrastructure improvements, signage, parking, walking and running trails, practice fields, pavilion and pedestrian lighting.

- **Saxon Park** (\$2M)

Develop Phase II of Saxon Park to include additional parking, decorative fencing, site furnishings, children's play area, restroom facilities and event shelter.

- **Andrews Park** (\$1.5M)

Renovations to include splash pad enhancement, shade for amphitheater seating, skate park expansion and additional tree plantings.

- **Westwood Tennis Center** (\$1M)

Convert two existing courts to indoor facility and construct two new outdoor courts with lighting and site furnishings.

Project Overview:

Park Projects (Continued)



- **Existing Neighborhood Park Renovations** (\$6.5M)
New signage, decorative fencing, site furnishings, walking trails, trees and playground shade structures, additional playground equipment, picnic pavilions, additional soccer goals and backstops.
- **New Neighborhood Park Development** (\$2M)
Cedar Lane
Southlake/St. James
Summit Valley/ Bellatona
Redlands
Links
- **New Trail Development** (\$6M)
Complete Legacy Trail loop, connecting segments from Ruby Grant Park, east along the Little River Corridor, and south to the existing Robinson St. trail.

Project Overview:



Sports Complex Projects (\$23.5 M - Total)

- **Reaves Park** (\$10M)

Remove 6 existing adult softball fields and existing park maintenance facility and construct 14 youth baseball/softball fields with lighting, restrooms, concession facilities and additional parking. Optimist youth baseball complex (6 fields), Kidspace, Veterans Memorial and existing festival and picnic areas (central and southwest) to remain as currently constructed.

- **New Softball and Football Complex** (\$2.5M)

Purchase and develop new +/- 30 acre site (location TBD) to accommodate 5-field softball complex and 8-field football complex, each with lighting, restroom and concession facilities and parking.

- **Griffin Park** (\$11M)

Remove 14 existing youth baseball/softball and 4 adult flag football fields and construct 9 new outdoor soccer fields with lighting and convert one soccer field to indoor soccer facility (net field count to be 1 indoor and 20 outdoor fields). Construct new Park Maintenance facility in northeast portion of park site.

Project Overview:

Canadian River Park (\$2 M)



- Proposed development of Canadian River Park (south of Lindsey, west of I-35).
- Approximately 260 acres
- Phase I Proposed Cost: \$2 million
- Could Include:
 - Entrance – roads, bridge and parking lots
 - Trailhead Facilities – restrooms, picnic tables, pavilions
 - Trail System – paved and primitive trails, benches, signage
 - Enhancements – water features, observation decks
- Acquisition of land uncertain at this time



Project Overview:

Indoor Aquatic Facility (\$14 M) & Indoor Basketball/Volleyball Facility (\$8.5 M)

Indoor Aquatic Facility

- Construction of a new indoor aquatic facility located adjacent to existing YMCA.
- Competitive pool
- Teaching/Aerobic/Rec pool
- Construction Cost -\$14 million
- Operational Cost - \$750K annually (City portion - \$175K)
- Additional operational cost partnerships from the YMCA, Sooner Swim Club, Norman Public Schools, Norman Regional Health System and Swim Meet Revenue

Indoor Multi Sport Facility

- Construct new indoor gymnasium to replace old Optimist gym located east of the existing YMCA
- Construction Cost - \$8.5 million

Project Overview:

Griffin Land Acquisition (\$10 M)



- \$10 million set-aside for acquisition of Griffin Park, Sutton Wilderness and Francis Cate Park property.
- 2014 legislation authorizes Oklahoma Department of Mental Health and Substance Abuse Services (ODMHSAS) sale of property

Project Overview:

Senior Citizens Center



- Funding approved in 2008 bond election for renovation of municipal complex (including Senior Center in current library building)
- Council approved Ordinance amendment which would allow NF revenues to be used for the facility
- Various site location concepts currently under review

Project Overview:

Additional **NORMAN** **FORWARD** Components



- Public Art
- Potential Infrastructure/Traffic Improvements
- Additional Support Personnel
- Capital Equipment
- Indoor Aquatic Center Operation
- Westwood Tennis/Pool Capital Reserve
- Program Management

NORMAN FORWARD Project Sequencing

- Westwood Pool Complex can proceed on same footprint, and to minimize business disruption.
- Football/Softball Facility must precede Reaves Complex, to vacate football programs from Reaves to new Facility.
- Reaves Complex must precede Griffin Complex, to relocate softball/baseball from Griffin to Reaves Complex.
- Indoor Multi-Sport Facility preferred to precede Indoor Aquatic Facility.
- Design for all sports complexes can proceed concurrently (included in 2015 bond financing).

Projected ½% Sales + Use Tax Revenue

Assuming 4.25% Annual Growth (Presented July, 2015)

	ANNUAL REVENUE	CUMULATIVE REVENUE
YEAR 1	\$10,279,463	\$ 10,279,463
YEAR 2	\$10,716,340	\$ 20,995,803
YEAR 3	\$11,171,785	\$ 32,167,588
YEAR 4	\$11,646,585	\$ 43,814,173
YEAR 5	\$12,141,565	\$ 55,955,739
YEAR 6	\$12,657,582	\$ 68,613,321
YEAR 7	\$13,195,529	\$ 81,808,850
YEAR 8	\$13,756,339	\$ 95,565,189
YEAR 9	\$14,340,984	\$109,906,172
YEAR 10	\$14,950,475	\$124,856,648
YEAR 11	\$15,585,871	\$140,442,518
YEAR 12	\$16,248,270	\$156,690,788
YEAR 13	\$16,938,821	\$173,629,610
YEAR 14	\$17,658,721	\$191,288,331
YEAR 15	\$18,409,217	\$209,697,548

Projected ½% Sales + Use Tax Revenue

Assuming 4.25% Annual Growth Rate, Updated As of January, 2016

	FISCAL YEAR REVENUE	CUMULATIVE REVENUE
FISCAL YEAR 2015-2016	\$ 3,265,179	\$ 3,265,179
FISCAL YEAR 2016-2017	\$10,618,565	\$ 13,883,744
FISCAL YEAR 2017-2018	\$11,069,854	\$ 24,953,598
FISCAL YEAR 2018-2019	\$11,540,323	\$ 36,493,921
FISCAL YEAR 2019-2020	\$12,030,787	\$ 48,524,707
FISCAL YEAR 2020-2021	\$12,542,095	\$ 61,066,802
FISCAL YEAR 2021-2022	\$13,075,134	\$ 74,141,936
FISCAL YEAR 2022-2023	\$13,630,827	\$ 87,772,763
FISCAL YEAR 2023-2024	\$14,210,137	\$101,982,901
FISCAL YEAR 2024-2025	\$14,814,068	\$116,796,969
FISCAL YEAR 2025-2026	\$15,443,667	\$132,240,635
FISCAL YEAR 2026-2027	\$16,100,022	\$148,340,657
FISCAL YEAR 2027-2028	\$16,784,273	\$165,124,930
FISCAL YEAR 2028-2029	\$17,497,604	\$182,622,534
FISCAL YEAR 2029-2030	\$18,241,253	\$200,863,787
FISCAL YEAR 2030-2031	\$12,890,879	\$213,754,665



Revenue Sensitivity Analysis

Average Growth Rate	Cumulative Revenue
4.50%	\$217,627,490
4.25%	\$213,754,665
4.00%	\$209,963,800
3.75%	\$206,253,129
3.50%	\$202,620,926
3.25%	\$199,065,498
3.00%	\$195,585,189

NORMAN FORWARD Expenditure Summary

Presented July and November, 2015

Central Library	\$ 39,177,393
Eastside Library	\$ 5,111,294
Westwood Pool	\$ 12,000,000
Reaves Complex	\$ 10,000,000
Football/Softball Facility	\$ 2,500,000
Griffin Complex	\$ 11,000,000
Indoor Basket/Volleyball	\$ 8,500,000
Indoor Aquatic Center	\$ 14,000,000
Traffic Improvements	\$ 2,730,000
SUB-TOTAL: Bond Projects	\$ 105,018,687
Ruby Grant Park	\$ 6,000,000
Saxon Park	\$ 2,000,000
Renovate Existing Parks	\$ 6,500,000
New Neighborhood Parks	\$ 2,000,000
Andrews Park	\$ 1,500,000
Westwood Tennis	\$ 1,000,000
Legacy Trails	\$ 6,000,000
Sutton/Griffin Land	\$ 10,000,000
James Garner Extension	\$ 6,000,000
Canadian River Park	\$ 1,995,000
SUB-TOTAL: PayGo Projects	\$ 42,995,000
SUB-TOTAL: PROJECTS	\$ 148,013,687
Support Personnel	\$ 5,772,085
Public Art	\$ 1,200,000
Indoor Aquatic Ctr. Operation	\$ 2,100,000
Program Management	\$ 1,700,000
Westwood Facility Maint.	\$ 455,000
Capital Equipment	\$ 425,000
SUB-TOTAL: OPERATIONS	\$ 11,652,085
Bond Interest	\$ 44,148,779
Bond Issuance Cost	\$ 2,820,000
SUB-TOTAL: DEBT COST	\$ 46,968,779
TOTAL	\$ 206,634,551

Project Financing Considerations

(Presented July, 2015)

Potential Bond-Financed Projects

• Central Library	\$ 39,177,428
• East Library	\$ 5,111,294
• Westwood Pool	\$ 12,000,000
• Sports Complex	\$ 23,500,000
• Multi-Sport Gym	\$ 8,500,000
• Aquatics Facility	\$ 14,000,000
• Traffic Improvements	<u>\$ 2,730,000</u>

TOTAL **\$105,018,722**

Potential Pay-As-You-Go Projects

• Park Renovations	\$25,000,000
• Griffin Land Purchase	\$10,000,000
• James Garner Avenue	\$ 6,000,000
• Canadian River Park	<u>\$ 1,995,000</u>

TOTAL **\$42,995,000**

Rationale for Preliminary Project Financing Mix

Presented July, 2015

- Large, “brick and mortar” projects were assumed to require bond financing to maintain desired construction schedules and to demonstrate desired progress.
- Park/trail construction and renovation projects assumed to be completed over time, funded on a pay-as-you-go basis as feasible to demonstrate desired progress.
- Operational and support costs cannot be debt financed.
- Financings to be timed with project schedules.

PayGo Project Considerations

Park Renovation Projects

• Ruby Grant Park, Phase I	\$ 6,000,000
• Legacy Trail Development	\$ 6,000,000
• Renovate Neighborhood Parks	\$ 6,500,000
• New Neighborhood Parks	\$ 2,000,000
• Saxon Park, Phase II	\$ 2,000,000
• Andrews Park Renovation	\$ 1,500,000
• Tennis Center Renovation	<u>\$ 1,000,000</u>
TOTAL	\$25,000,000

Additional/Related NFST Project Costs to be Considered

- Traffic Improvements
- Public Art
- Park Maintenance Staffing
- Aquatic Center Subsidy* (\$175,000 per year)
- Senior Center Staffing
- Senior Citizens Center Project Paid From NFST
- Central Library Maintenance Staffing and East Library Maintenance Contract
- Project Management Consultant
- Westwood Pool/Tennis Center Capital Replacement

PayGo Project Considerations

Canadian River Trails Park

- Land acquisition and timing will have to be negotiated.
- Private property owner's desire for up-front payment or payment over time will have to be negotiated.

PayGo Project Considerations

James Garner Avenue Extension

- Project improves James Garner Avenue from north of Robinson to Acres Street.
- Timing of project to qualify for federal matching funds to be considered.
- Preliminary project costs included in 2015 bond financing.
- Reduction of project budget if matching funds are acquired to be considered.

PayGo Project Considerations

Griffin Land Acquisition

- Oklahoma Department of Mental Health and Substance Abuse Services (ODMHSAS) consideration for up-front payment and timing will have to be negotiated.
- Coordination with purchase of ODMHSAS land for Sports Complexes and Water Treatment Plant expansion will also be considered.

Potential Senior Center Site Locations

as presented by MSR on 1-5-16



Option EL
New Center
existing
library



Option L2
New Center
on Library
site (north)



Option AP
New Center
in Andrews
Park



Option L3
New Center
on Library site
(west)



Option LI
New Center
conjoined
with new
Library



Option L4
New Center on
Acres (Apartment
Complex)

Estimated Senior Center Site Costs

Pros and Cons of Senior Center Options

● Pro ● Con ● Marginal

Issue	EL	AP	L1	L2	L3	L4
Parking	●	●	●	●	●	●
Single Level	●	●	●	●	●	●
Expansion Space	●	●	●	●	●	●
Direct Access	●	●	●	●	●	●
Proximity to the Library	●	●	●	●	●	●
NORMAN FORWARD Budget Consideration	●	●	●	●	●	●
Identity and Civic Presence	●	●	●	●	●	●
Project can proceed on schedule	●	●	●	●	●	●

Impact of Senior Center Options on Library

● Neutral Impact ● Positive Impact ● Negative Impact ● Compromised

Issue	EL	AP	L1	L2	L3	L4
Parking	●	●	●	●	●	●
Service, Access + Drive-up book return	●	●	●	●	●	●
Pedestrian Movement	●	●	●	●	●	●
Proximate to the Library	●	●	●	●	●	●
Future Expansion	●	●	●	●	●	●
Program and Function	●	●	●	●	●	●
Civic Presence and Identity	●	●	●	●	●	●

EL	AP	L1	L2	L3	L4
\$651,106	\$6,115,079	\$13,646,927	\$9,766,573	\$12,544,064	\$9,009,829*
	\$10,533,339**				

* No Land Included

** Cost does not include
2008 G.O. Bond Funding

Project Consideration

NFST Senior Center Funding Options

(Assuming all other assumptions are correct)

- Manage within existing revenues and include Senior Center in 2015 bond financing
- Reduce or Eliminate other projects
- Reduce or eliminate operating expenses (or pay from other sources)
- Delay other projects to save interest costs – Financial Advisor estimates that \$11,200,000 in bond-financed projects would have to be moved to 2031 PayGo (to save \$5 million in projected interest costs)



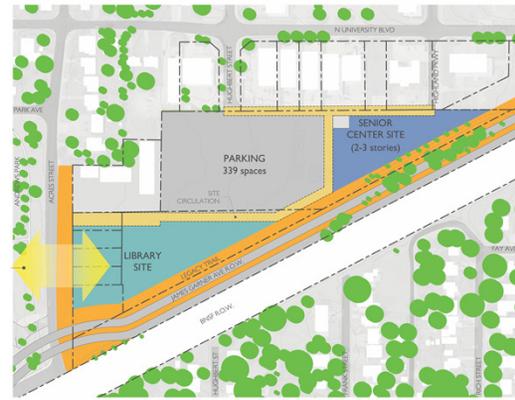
NORMAN FORWARD CFOB

QUESTIONS/DISCUSSION

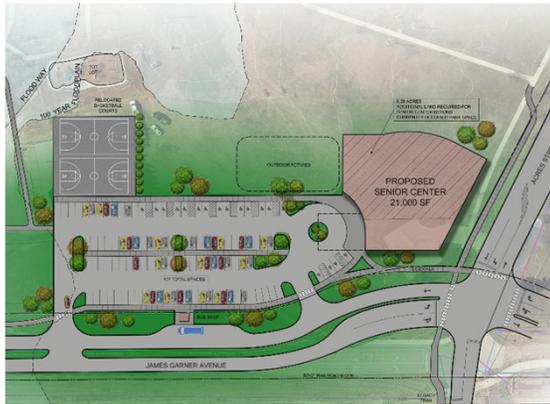
SENIOR CENTER OPTIONS DISCUSSION



Option EL
New Center
existing
library



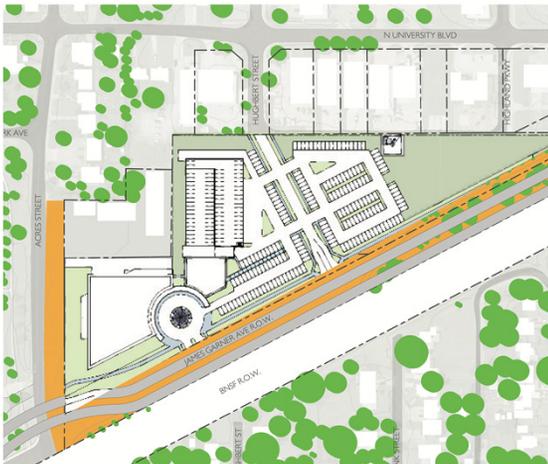
Option L2
New Center
on Library
site (north)



Option AP
New Center
in Andrews
Park



Option L3
New Center
on Library site
(west)



Option LI
New Center
conjoined
with new
Library



Option L4
New Center on
Acres (Apartment
Complex)

Pros and Cons of Senior Center Options

● Pro ● Con ● Marginal

Issue	EL	AP	L1	L2	L3	L4
Parking	●	●	●	●	●	●
Single Level	●	●	●	●	●	●
Expansion Space	●	●	●	●	●	●
Direct Access	●	●	●	●	●	●
Proximity to the Library	●	●	●	●	●	●
NORMAN FORWARD Budget Consideration	●	●	●	●	●	●
Identity and Civic Presence	●	●	●	●	●	●
Project can proceed on schedule	●	●	●	●	●	●

Impact of Senior Center Options on Library

● Neutral Impact ● Positive Impact ● Negative Impact ● Compromised

Issue	EL	AP	L1	L2	L3	L4
Parking	●	●	●	●	●	●
Service, Access + Drive-up book return	●	●	●	●	●	●
Pedestrian Movement	●	●	●	●	●	●
Proximate to the Library	●	●	●	●	●	●
Future Expansion	●	●	●	●	●	●
Program and Function	●	●	●	●	●	●
Civic Presence and Identity	●	●	●	●	●	●

EL	AP	L1	L2	L3	L4
\$651,106	\$6,115,079	\$13,646,927	\$9,766,573	\$12,544,064	\$9,009,829*
	\$10,533,339**				

* No Land Included

** Cost does not include 2008 G.O. Bond Funding

Senior Center Project Budgets

31 December 2015

Option	EL	AP	LI	L2	L3	L4
Location	Current Central Library	East Andrews Park	Joined to New Central Library	New Site North	New Site West w/ Parking Garage	New Site w/ Apartment Complex
Gross square Feet	20,600	21,000	23,100	23,100	21,000	21,000
Building Cost per GSF	\$158.88	\$265.00	\$291.50	\$265.00	\$291.50	\$265.00
Parking Structure	\$0.00	\$0.00	\$107	\$0.00	\$107	\$0.00
Food Service Equipment Cost per GSF	\$9.28	\$9.06	\$8.23	\$8.23	\$9.06	\$9.06
Furniture, Fixtures and Eqt per GSF	\$17.81	\$17.47	\$15.88	\$15.88	\$17.47	\$17.47
Site Development (Senior Center apportionment for co-located sites)	INC	\$1,841,895	\$705,660	\$705,660	\$705,660	\$690,000
Credit for Surface Parking w Parking Garage	NA	NA	(\$150,000)	NA	(\$150,000)	NA
Subtotal	\$3,831,017	\$7,964,025	\$10,318,140	\$7,384,290	\$9,484,290	\$6,812,130
Inflation	\$264,410	\$477,842	\$619,088	\$443,057	\$569,057	\$408,728
Subtotal	\$4,095,427	\$8,441,867	\$10,937,228	\$7,827,347	\$10,053,347	\$7,220,858
Professional Services + Expenses	\$397,139	\$825,192	\$1,069,114	\$765,123	\$982,715	\$705,839
Contingency at 15%	576,800	\$1,266,280	\$1,640,584	\$1,174,102	\$1,508,002	\$1,083,129
2008 G.O. Bond Funding*	\$4,418,260	\$4,418,260	N/A	N/A	N/A	N/A
After application of 2008 GO Bond Funding	\$651,106	\$6,115,079	N/A	N/A	N/A	N/A
TOTAL	\$5,069,366	\$10,533,339	\$13,646,927	\$9,766,573	\$12,544,064	\$9,009,825**

* 2008 G.O. bond funding for Option AP is subject to Bond Counsel and Attorney General Review

** Option L4 estimate does not include land costs.

Cost data for Options EL and AP provided by The McKinney Partnership (TMP). The base quality and functional assumptions used by TMP were then extrapolated for Options LI-L4. Land acquisition costs were provided by the City of Norman. Inflation was assumed to be 3% per annum, compounded. Parking garage costs were based on recent bid costs from MSR Design projects in Oklahoma and from data provided by two Construction Managers. Multilevel projects (Options LI + L3) include additional costs for elevators, stairs, structure, etc.