

NORMAN FORWARD SENIOR CENTER
AD HOC ADVISORY GROUP

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

THURSDAY, JANUARY 14, 2016

1:30 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. PRESENTATION FROM MONTGOMERY JOHNSTON REGARDING THE L1 OPTION
 - a. Questions from Advisory Group of Mr. Johnston
 - b. Responses of MSR representative or Mr. Johnston
4. 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
 - a. Questions from Advisory Group of Legal Counsel
5. FURTHER CONSIDERATION AND DISCUSSION REGARDING PROPOSED LOCATIONS FOR THE SENIOR CITIZENS' CENTER
 - a. Presentation of McKinney/Lifespan Information (Option EL)
 - b. Question from Advisory Group of MSR Representative regarding location options

c. Action item: Motion to Recommend to City Council that option(s) _____ be **excluded from** further consideration.

d. Action item: Motion to Recommend to City Council that option(s) _____ be **given additional** consideration.

6. MISCELLANEOUS DISCUSSION

7. 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: _____.

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.

AMENDED MINUTES

Norman Forward Senior Center
Ad Hoc Advisory Group
January 5, 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 5th 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:

WELCOME AND INTRODUCTIONS

Mayor Rosenthal thanked the members of the Ad Hoc committee for stepping forward and helping with the process and thanked those in attendance to hear the presentation.

David Hopper, Chairman introduced members of the Ad Hoc committee; Mary Bonner, Marvin Terry, Art Breipohl and Nadine Jewell

ITEM 2, being:

OVERVIEW OF COMMITTEE CHARGE

Jeff Bryant, City of Norman Attorney outlined the Charge of the Committee which is primarily helping with recommendations regarding location, conceptual design, final design, helping with public meetings and reporting on the progress of the construction and most importantly help with the Grand Opening. Once the Senior Center is open, this committee's work will be done.

ITEM 3, being:

ORGANIZATIONAL AND GOVERNANCE ITEMS

Jeff Bryant addressed governance items regarding quorum and attendance per City Code. The committee is urged to attend all meetings. Quorum is the whole number equal to or exceeding the simple majority of those individuals authorized or 3. Voting is the majority of those in attendance. If you absence yourself from 3 consecutive meetings then you are subject to removal. The group is an advisory committee which means recommendations go to City Council. City Council will be the final decision maker on the recommendations. Roberts Rules of Order will be in effect for the meetings. All meetings are public meetings and are subject to the Open Meetings Act and are required to be ~~to be~~ posted. Minutes will be recorded as summary minutes and will be brought back to the next meeting for approval. He covered requirements of the Open Meetings Act and also the Open Records Act.

A member of the Financial Oversight Committee, the City Manager and a member of the Parks Board will be ex-officio members of this committee. Member Briepohl stated he would like to have a member of the Library Committee as an ex-officio member and vice versa also since some of the projects will be related. Mr. Bryant said he would pass the information on to the Library Committee.

Norman Forward Senior Center Ad Hoc Advisory Group

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January 5, 2016

Chairman Hopper asked for volunteers or nominations for a Vice-Chair of the Committee.

Member Jewell made the motion and Member Terry seconded to nominate Art Briepohl as the Vice-Chair of the Committee. The vote was taken with the following results:

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

NAY: None

ITEM 4, being:

PRESENTATION BY MSR DESIGN REGARDING ANALYSIS OF LOCATION OPTIONS FOR A NEW SENIOR CITIZENS CENTER.

Mayor Rosenthal explained why Jeffrey Scherer with MSR Design has been asked to make this evaluation of 6 options. MSR has a much larger contract with the City to design the Central and East Branches of the Library projects which are part of Norman Forward. There was a provision in his contract to specifically evaluate sites in and around the designated sites of the Central Library.

Jeffrey Scherer stated it was difficult to make this presentation as his group did not prepare two of the options. One was done by McKinney Partnership Architects and the other prepared by another group.

A legal issue that needs to be resolved is whether or not the funding from the 2008 approval bond vote can or cannot be applied to all six options. In each option the square footage is the same except for a multi level center which will require more square footage because of the elevator. Option EL is the Existing Library, Option AP is Andrews Park which places the senior center about 100 steps to the front door of the proposed library. Option L1 was presented by a citizens group which includes a 3-story Senior Center, a parking garage, surface parking and a rethink of the way James Garner Avenue works. L2 is a free standing Center on the North with parking between the two. Option L3 places the Senior Center adjacent to the library with a parking garage. Option L4 buys additional land, vacates the apartment building and could be a 1 or 2 story building depending on parking. The study does not provide functional designs, detailed cost estimates or engineering and transportation analysis. The recommendation for the Senior Center is 100 cars and the recommendation for the Library is 345 cars. At the minimum, if the facilities are co-located the recommendation is parking for 400 cars. If they are separate, the full 445 spaces will be needed.

In order for the library to proceed on schedule, it is important that a decision on the viability of options L1, L2 and L3 be made no later than January 15, 2016 in order to meet the schedule and budget limits of the library project. Project Option L4 may require money to be taken from other Norman Forward projects to cover the cost of land acquisition, the apartment building and relocation costs for the tenants and removal from the tax base.

A brief summary of the options as presented follows: Option EL meets all program requirements, requires an additional \$651k and its schedule for renovation is dependent on the current library vacating. Option AP meets all program requirements, maintains a proximate location to the Central Branch library, requires an additional \$6.1M to \$10.5M depending on availability of the 2008 General Obligation bond funds and has the earliest potential opening date for a Senior Center. Option L1 requires 3-story Senior Center, library parking access is too remote, requires structured parking, service deliveries are very compromised, no Senior Center outdoor spaces as required by program, requires an additional \$13.65M and will delay the Library project by at least one year at an estimated minimum inflation impact to the

Norman Forward Senior Center Ad Hoc Advisory Group

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cost of the library at \$1.875M. It also eliminates the ability for the library to expand in the future. Option L2 requires 2 possibly 3 stories, has direct access to parking, requires additional \$9.76M, will require long walking distance to library, library can proceed on schedule and no additional land will be required. Options L3 requires 1 to 3 floors, requires parking structure with senior center being located on top of parking structure, library parking access too remote and problematic, no land acquisition required, requires an additional \$12.54M and library project will be delayed. Options L4 requires 1-2 stories, direct access to parking, requires additional \$9.0M plus additional land cost TBD, library can proceed on schedule, requires additional land and removes taxable housing from the city.

Mr. Scherer ended his presentation with the recommendation that Option EL, Option AP and Option L4 continue forward as possibilities, and Option L1, L2 and L3 be eliminated from further considerations.

Member Briepohl questioned the criteria used to determine what the seniors wanted. Mr. Scherer replied they had received a compilation of criteria from meetings held with various senior groups. Mr. Briepohl stated the City Council was planning on putting the seniors in the old library that was undesirable to the seniors and, prior to the Norman Forward vote, they amended the language to allow for a new stand alone facility for the seniors. He stated a survey was conducted of the present people using the center, 81% preferred a new stand alone center, 8% preferred moving to the current library and 11% checked it did not make any difference. This group is called Citizens for a 21st Century Senior Center. He stated he felt the desire is unchanged. Member Jewell stated her major objection is parking and felt the need for covered parking. Mr. McKinney stated covered parking was never a criteria and was not part of his design, but it could certainly be added. Member Terry asked if the bigger issue is covered parking or location to the new library. Mr. Briepohl stated that of the 81% there were different answers. He also stated that a number of the responses indicated close proximity to City Hall would create an undesirable interaction between City staff and the seniors. In addition the City is going to need expansion space and feel in the future they will take more space from the seniors.

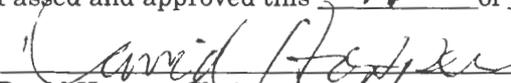
Chairman Hopper questioned if the access across Acres would be more secure for crossing. Mr. Scherer stated it would be redesigned as a civic zone, change in pavement etc, with the possibility the road could be closed for special events, but not permanently closed to traffic.

Chairman Hopper summarized the meeting and timeline. Mr. Scherer stated Member Jewell had told him there were about 20,000 seniors in Norman. Member Jewell replied there was not enough parking at the current facility so not very many attend the senior center. Mr. Briepohl was questioned about how many seniors made up his survey. He stated he thought 60.

Mr. Scherer was asked a question from the audience to discuss the existing library renovation timeline. Mr. Scherer stated the central library will be available in 3 years, which means the existing library option would be about 4 years out before it would be ready. On a standalone facility in Andrews Park, the quickest would be 2 years. Member Briepohl stated Option L1 was done by Montgomery Johnson and he would like to give him a chance to present his design.

Chairman Hopper stated the next meeting is scheduled for Thursday, January 14th at 1:30 PM.

Passed and approved this 14th of January 2016



David Hopper, Chairperson

Chairman Hopper recommended that a copy of the MSR design be attached to the minutes.

Norman Seniors for Community Integration

Mission Statement:

To accommodate the natural integration of Seniors with the Community at an active location.

The Senior Center adjacent to the Central Library in the City's core, provides an ideal intergeneration opportunity for all citizens' growth of values, experiences and sense of community. This shared arrangement ultimately enhances the essence of Norman Forward's Quality of Life goal.

Combined projects enjoy efficient costs for development and operations by economies of scale, allowing room for sustainable design. Common access and infrastructure accommodating activity and events make this a Norman destination.

A new campus for the people at the new James Garner Boulevard Gateway to downtown.

Norman's increased status as a desired retirement destination enhancing socioeconomic value.

A signature pair of City facilities setting an example for other communities.

Intergenerational Quality of Life Benefits extended to all.

Respectfully submitted,
The Seniors of Norman Oklahoma

City of Norman Municipal Complex

Space Utilization Study & Feasibility Assessment for Proposed Senior Citizens Center



Norman Forward

Senior Citizens Center – Comments

Following is a summary of the comments made during a public meeting at the Senior Citizens Center on September 24, 2014 as part of a discussion on the Norman Forward initiative. There were approximately 50 people present at the meeting. Parks and Recreation staff and a four member sub-committee of the Park Board Commissioners were also present.

- **Facility/ Building Comments-Suggestions**

- Central location in Norman – locate next to new Library
- Opposition to proposed north base site
- Convenient to city bus route
- Single story building with Wi-Fi
- Covered drop off/pick up area for bus service with bicycle storage area
- More handicap facilities in restrooms
- More parking available adjacent to building
- Kitchen and meal site within facility
- Storm shelter
- Game room
 - Board game tables (cards, dominos, puzzles, etc.)
 - Pool tables
- Computer room
- Ceramics classroom
- TV lounge area
- Quiet area (area to sit and talk)
- Exercise room for classes and equipment
- Two large rooms – multi-purpose use and dances
- Indoor walking track
- Heated exercise pool
- Outdoor garden area
- Outdoor walking paths
- Consider more than one facility (east side and west side, for example)
- Additional staffing
- Consider opening building during evening hours

- **Programs**

- Activities dedicated for Seniors – not mixed use of exercise and walking facilities
- Games – cards, dominos, etc.
- Walking and fitness classes
- Tax preparation program
- Quilting and knitting classes
- Ceramics classes
- Computer classes
- Water aerobics
- Seasonal events (Fall Festival, for example)
-
- The comments stressed the most at this meeting were:
- A new senior citizens facility should be located in central Norman, perhaps adjacent to the new proposed library building
- The same types of activities that are currently being offered should be continued
- Additional activities should be added within a new facility that is a larger, single story structure
- The new facility should be designed specifically to accommodate senior citizen activities and use



Norman Senior Center Feasibility Assessment Study Overview and Summary

September 15, 2015

Lifespan Design Studio was asked to participate with The McKinney Partnership Architects and various City of Norman staff members in an assessment of opportunities and limitations associated with the potential adaptation of portions of the Norman Public Library and site to accommodate the Norman Senior Center. The study team toured the current Senior Center and Library, interviewed staff, and led two public input sessions to develop a base understanding of current operations and goals and issues to be incorporated in a vision for a new facility. A comprehensive "wish list" of activities and services of interest to the staff and community was compiled and referenced in the development of a preliminary architectural program for a new stand-alone facility or renovated facility within the existing library.

The approved (preliminary) architectural program identifies approximately 20,400 square feet of interior space to support programs, services, drop-in/informal uses, staff, storage, and operations (attached). Functionally efficient dimensions were identified for each of 35 rooms and spaces, taking the projected group sizes, furnishings, equipment, storage, and other requirements into consideration. Generous square footage allowances were assigned for circulation space, restrooms, and other general-use areas, to facilitate a layout that is comfortable, accessible, and easily navigated by participants of diverse ages and abilities. In addition, the building Master Plan allows for future growth into vacant space adjacent to the Senior Center as needs arise.

The feasibility of accommodating the architectural program effectively within the Library building was assessed through a "program fit" preliminary design process. The design team studied opportunities for laying out the rooms and spaces in a configuration that is appealing, logical, and operationally efficient, while avoiding or neutralizing compromises or inefficiencies imposed by existing conditions.

Key goals in the layout of the program fit plan included but were not limited to:

- Seamless accessibility throughout the building and site (no steps or ramps)
- Ease of orientation, navigation, and way-finding
- Operational efficiency
- Abundant natural light in applicable activity spaces

The approved program fit plan includes a welcoming lobby-lounge, with a mix of soft seating and tables inviting guests to sit and chat, gather for an informal hand of cards, or enjoy a snack purchased in the lobby café. The adjacent clubroom offers pool tables and a chance to gather around a TV to watch a game; while a large game room comfortably accommodates card groups and similar activities. Just across the lobby guests are welcomed into the Dining Room, where Cleveland County Aging Services will serve lunch in a friendly neighborhood eatery setting. Weather permitting, snacks and meals can be enjoyed outside in the adjacent courtyards and gardens.

While some of the facility's rooms will be appointed with specific functions in mind, its largest space, the Assembly Room, will accommodate a broad spectrum of activities. A motorized acoustic partition can be closed to divide the 2,400 square foot space in two, with one section twice as large as the other, for the added flexibility of choices in room size. This "workhorse" space will support anything from banquets to dances, entertainment, informative presentations, parties, bridge tournaments and much more. Nearby, the classroom and conference room will be furnished and equipped to support state of the art educational experiences and discussion groups focused on a spectrum of subjects, including opportunities to keep up with the latest in personal use technology.

Exercise and fitness spaces are staple items in 21st Century Senior Center design. An equipped fitness center and professionally appointed exercise studio are positioned in the center of the facility, with a nearby lounge and restrooms for participant convenience. Sunny spaces at the northeast end of the building have been identified for artistic pursuits, including pottery and ceramics, painting, and a spectrum of handcrafts.

The assessment of this option extended beyond the walls of the Library to the surrounding outdoor spaces, streets, driveways, and parking lots. Positioned at the heart of a busy cluster of municipal facilities and offices, the successful use of the facility as a Senior Center depends in large part upon opportunities for accommodating safe, easy pedestrian and vehicular access. With the proposed location of the Senior Center entrance on the north end of the building near Webster Avenue and Tonhawa Street, a preliminary design site plan was developed demonstrating the opportunity to enhance the existing parking lot immediately in front of the new Senior Center to support these goals. In closing off the existing parking access drive at Tonhawa and Webster, Center participants are routed to enter and exit at one of two locations at the north end of the lot, and follow an easily navigated route to the front door for passenger drop off, before parking. Sidewalks offer



pedestrians the opportunity to make their way into the building without having to walk in traffic.

Outdoor activity spaces at the northeast and northwest corners of the Center afford two sizeable courtyards offering guests space to gather, socialize, and garden. A pedestrian-friendly route past the parking lot and across Daws Street provides quick access to the walking paths and abundant resources of Andrews Park and the proposed new public library to the north.

The visual transformation of the building exterior creates a unique new identity for the Senior Center. Renderings depicting the new facility with increased glass areas, new vertical elements, a clearly defined covered entrance, and courtyard gardens all combine to present an appearance that reflects the new interior.

Lifespan Design Studio provided input on issues specific to a facility for the proposed uses and users to support thorough effective cost estimating. Areas of focus included but were not limited to:

- The lighting environment
- The sound environment and related issues
- Heating, ventilation and air conditioning
- Plumbing
- Kitchen
- Finishes, Fixtures, and Equipment
- Casework and built-ins
- Furniture

As the City continues into formal design for the adaptation of the Library building or construction of a new stand-alone facility on a site to be determined, additional in-depth study of consumer interests and operational goals should be conducted to support the review and fine-tuning of the architectural program, size and proposed layout.

**Norman Senior Center
 Architectural Program for Program fit Study
 Program vs. Designed Square Footage Comparison**

Room/Space Name	Activity Types	Notes	Adjacencies	Program Sq. Feet	Designed Sq. Feet
Vestibule	Walk-off, lobby temperature protection	Automatic sliding doors with 6' clear opening (10' x 14' unit)	Main entrance	140	140
Reception	Greeting and directing guests, membership, program registration, receiving payments, answering phones	Generously-sized work station, counter areas at transaction and desk height, storage	Main entrance	150	180
Lobby- Lounge	Waiting, socialization, enjoying food/drink purchased at café, playing games, etc.	Mix of soft seating, 2-tops and 4-tops (game tables), includes open lobby space, literature display, drop-in use computer station/s, printed media	Main entrance, café counter	1400	Not calculated
Café (Customer Service)	Purchasing packaged beverages and snacks and fresh coffee/tea throughout the day (schedule TBD)	Reach-in cases and volunteer cashier station, securable when not open	Main lounge	144	84
Coordinator's Office				120	120
Assistant's Office				100	100
Future Full Time Staff Member's Office				110	120
Copy/Work Room	Shared use by full staff	Copier and other equipment, counter/work area, storage in cabinets	Reception, staff offices	80	116

**Norman Senior Center
 Architectural Program for Program fit Study
 Program vs. Designed Square Footage Comparison**

Room/Space Name	Activity Types	Notes	Adjacencies	Program Sq. Feet	Designed Sq. Feet
Assembly Room (dividable)	Special/large group events, banquets, dances, parties, entertainment, presentations/meetings, movie viewing, musical programs – divided spaces used for a broad spectrum of activity types.	Motorized acoustic partition divides room into two sections with separate corridor access. Incorporates program storage and catering pantry.	Positioned where adjacent corridor/lounges support break-out function, table & chair storage room.	~2400	2435
Dining Room	Daily lunch program, multi-purpose	Sized to seat ~60 people at tables, booths etc. of a variety of sizes, dining/ "commercial" ambiance, food service area	Direct connection to kitchen	1600	1395
Assembly Room Table, Chair & Platform Storage	Storage of tables, chairs, platform sections, and other equipment used in the Assembly Room	Consider dual access from corridor and assembly room	Assembly Room	300	240
Kitchen	Receiving and serving daily meals prepared off-site, packaging outgoing home delivered meals, misc. programmatic uses.	Assumes meal site food is prepared off-site	Dining Room, receiving entrance incorporated	500	607
Games Room	Bridge, canasta, dominoes, other board games, scheduled and drop-in use; flex use to support a spectrum of activity types	Sized to accommodate up to 10 tables		1100	991
Club Room	2 pool tables, 1 game table, puzzle table, social seating	Club room ambiance for drop-in use. TV		650	640

**Norman Senior Center
Architectural Program for Program fit Study
Program vs. Designed Square Footage Comparison**

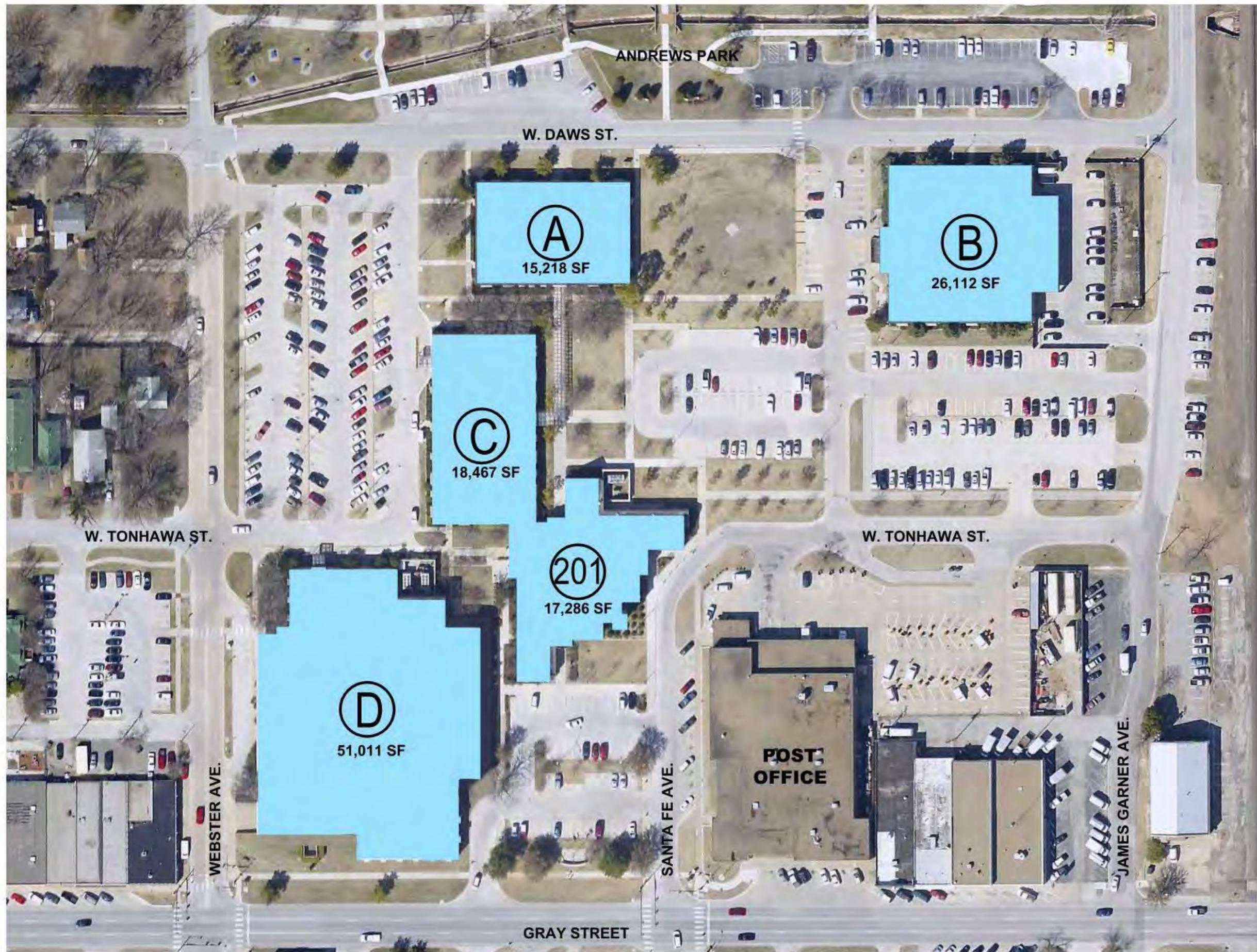
Room/Space Name	Activity Types	Notes	Adjacencies	Program Sq. Feet	Designed Sq. Feet
Exercise Studio	Various exercise and dance classes, yoga, tai chi, etc.	Appointed for the anticipated uses with exercise flooring, mirror wall with ballet barre, bench/cubbie area, integrated storage for equipment and chairs	Equipped fitness studio, restrooms, fitness lounge	1620	1360
Equipped Fitness Studio	Independent use of cardio and resistance training equipment, stretching	Equipment types TBD ~ 9-10 pieces, includes bench/cubbie area	Exercise studio, restrooms, fitness lounge	1000	870
Lounge 2	General use for informal socialization, waiting before activities, etc.	Soft seating	Exercise and Equipped Fitness Studios	200	Not calculated
Classroom/tech education	Any activity requiring a classroom set-up and infrastructure and/or special tech supports	Furnished, wired and equipped to support technology education. Integrated program supply and equipment storage		920	655
Ceramics/pottery studio	For classes, groups, and drop-in use	Incorporates counter areas, sinks, and storage for supplies, equipment including potters wheels, works in progress and display, sinks with clay trap. Adjacent kiln room and greenware storage		1200-1400	1346
Art/Handcrafts Studio	Various art and handcraft media – classes, groups, and drop-in use	Appropriate storage and display for a variety of media/crafts including quilting, painting, carving		1000	882

**Norman Senior Center
 Architectural Program for Program fit Study
 Program vs. Designed Square Footage Comparison**

Room/Space Name	Activity Types	Notes	Adjacencies	Program Sq. Feet	Designed Sq. Feet
Conference Room	Discussion/support groups, meetings	Seats 12-14, credenza		350	323
Library/Quiet Lounge		Soft seating, small table/s, media shelving	TBD	200	
Health/Personal Services Room/s	Flex-use room with hand sink for various health and personal/private services	Small counter area with hand sink and cabinets, sized to accommodate a massage table		125 ea	102 ea
Restroom A – Women	General use	1 HC stall with sink, 3 standard stalls, 3 sinks, doorless entry TBD	Central, easily accessed from main lounge, assembly room, dining	268	265
Restroom B – Men	General use	1 HC stall with sink, 1 standard stall, 2 urinals, 3 sinks, doorless entry TBD	Central, easily accessed from main lounge, assembly, dining	268	265
Restroom C – Women	General use	1 HC stall with sink, 1 standard stall, 1 sink, doorless entry TBD	Near exercise rooms	150	165
Restroom D - Men	General use	1 HC stall with sink, 1 urinal, 1 sink, doorless entry TBD	Near exercise rooms	150	165
Companion Restrooms (2)	General use		Main lounge/assembly, exercise rooms	60 ea	60
Maintenance Storage/Work Room	Equipment and supply storage, small repair projects	Open shelving, small work bench, utility sink	TBD	120	120
Mop/supply Closets 1-2 @ 15 SF each	For use by maintenance staff	Mop sink, utility sink (?), open shelving	TBD	30	20

**Norman Senior Center
 Architectural Program for Program fit Study
 Program vs. Designed Square Footage Comparison**

Room/Space Name	Activity Types	Notes	Adjacencies	Program Sq. Feet	Designed Sq. Feet
General Storage 1-2 @ 80 SF each	For storage of items not otherwise provided for above,	Open/shelving TBD		160	206
Lockers/coat storage	For general use by patrons (for boots, coats, and other personal effects)	Alcoved off of corridors – proposed is for 30 lockers (half-height). Also provide coat storage solutions in applicable activity spaces.	Main lounge, multiple locations?	130	In activity spaces
Sub total (net square feet)				~17000	
Efficiency factor	Wall thicknesses, circulation, etc.	20% (assumes mechanical is provided separately)		~3400	
Total proposed square footage for all Public and General-use Spaces				~20,400	20,558



CURRENT MUNICIPAL COMPLEX AERIAL

SCALE: N.T.S.



THE MCKINNEY
PARTNERSHIP
architects

3600 West Main
Suite 200
Norman, Oklahoma
73072
405.360.1400 p
405.364.8287 f
tmparch.com

Seat:

Project:

**Norman Municipal
Complex
Space Utilization Study**

Issue Date:
09/15/2015

Revisions:

Project Number:
CM071815

Sheet Title:
**CURRENT MUNICIPAL
COMPLEX AERIAL**

Sheet Number:

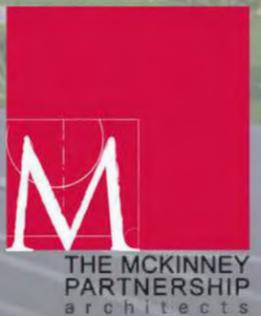
AERIAL

City of Norman Municipal Complex

Feasibility Assessment for Proposed Senior Citizens Center



**lifespan
design studio**
Quality of Life Architecture



Proposed Senior Citizens Center At Existing Library Site

Perceived Issues with Existing Library Site

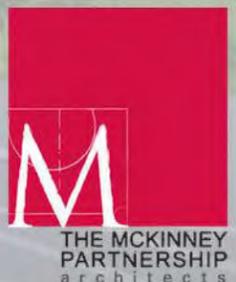
- “Another Old Building”
- Inadequate Parking / Access
- Not adjacent to the proposed new Library
- Inadequate available interior space
- Shared toilets with City
- No Central County Kitchen

Actual Design Proposal

- Single Level Facility of 20,600 SF...increased from initial 12,000 SF in 2008
- No Steps, No Ramps...inside or out
- Ease of parking access with covered entry and wide sidewalk access to parking
- Reconfigured dedicated parking and elimination of cross traffic at entry
- Close access to Andrews Park and downtown restaurants / activities
- Interior will be totally demolished with complete new interior build out
- Newly completed mechanical system, roof, insulation and lighting in place
- All new plumbing will be installed with multiple dedicated facilities
- Meal site kitchen with minimal odors, noise and delivery traffic
- Two private exterior courtyards with views, seating, gardening and water features.
- Immediate access to cars and CART service
- Meets nearly every program requirement
- Shared large room(s) for occasional functions, parties, dances
- The location is very quiet and sound isolated from adjacent City offices



**lifespan
design studio**
Quality of Life Architecture



Proposed Senior Citizens Center At Existing Library Site

Exterior Design Features

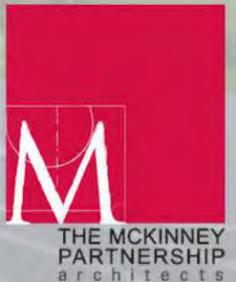
- New exterior aesthetic to clearly define the Senior Center
- Fully accessible facility and parking
- Parking entry drives located to the north to eliminate cross traffic at main entry
- Well illuminated and landscaped parking
- Covered entry drop off leads to a conditioned vestibule
- Convenient exterior and interior seating for waiting
- East and West secure landscaped courtyards with seating, tables and water features
- Expanded glass for views, light and access

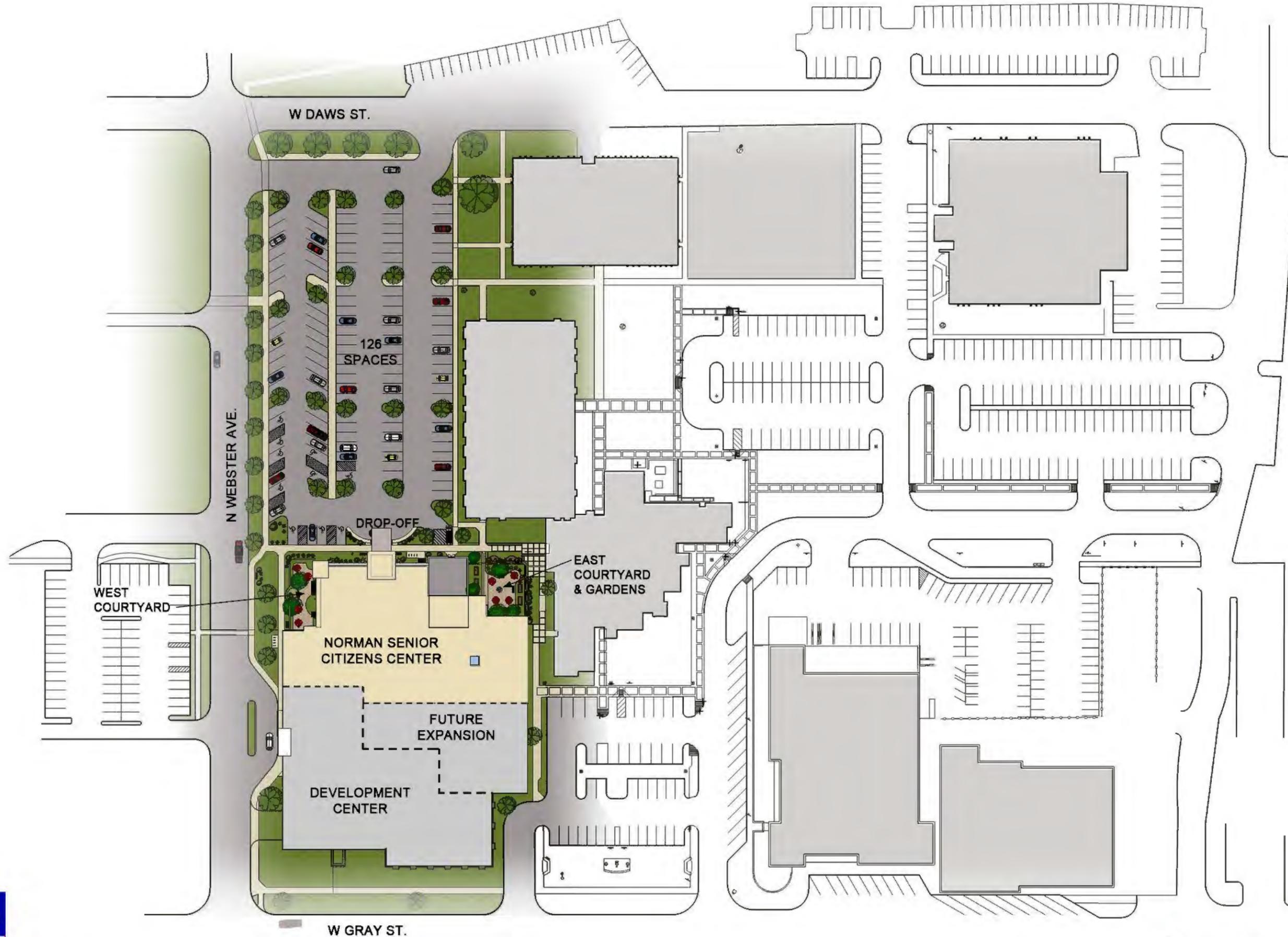
Interior Design Features

- Single level facility addresses a major current concern
- Multiple restroom locations with enhanced features
- Wide spaces and corridors are well lit, accessible and have sky lit seating areas
- Lobby, Dining, Games and Art space have expanded views to the exterior
- Clear-span assembly space for dances, parties, gathering or meetings
- Durable attractive finishes appropriate for each use and activity
- Variety of seating and gathering spaces throughout for 2 to 200 people
- Acoustics, lighting, accessibility, and function are all fully integrated
- Design includes interior safe space for severe weather



**lifespan
design studio**
Quality of Life Architecture





Proposed Norman Senior Citizens Center

Site Plan



**lifespan
design studio**
Quality of Life Architecture





Proposed Norman Senior Citizens Center

Floor Plan
20,600 SF





Existing

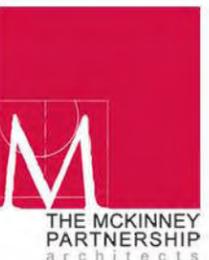


Proposed



Proposed Norman Senior Citizens Center

View from Northwest





Existing

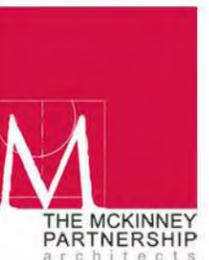


Proposed



Proposed Norman Senior Citizens Center

View of Northeast Courtyard





Lobby



Commons



Lounge





Proposed Norman Senior Citizens Center

Northwest Perspective





ANDREW'S PARK - PROPOSED MASTER PLAN - OPTION AP



THE MCKINNEY PARTNERSHIP
architects

3600 West Main
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Norman, Oklahoma
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405.364.8287 f
tmparch.com

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Project:

SENIOR CITIZENS CENTER ANDREWS PARK SITE FEASIBILITY STUDY Norman, Oklahoma

Issue Date:
01/13/2016

Revisions:

Project Number:

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

Sheet Number:



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

Issue Date:
 12/30/2015

Revisions:

NO.	DESCRIPTION

Project Number:

Sheet Title:
PROPOSED SENIOR CITIZENS CENTER SITE OPTION AP

Sheet Number:

ANDREWS PARK - PROPOSED SENIOR CITIZEN'S CENTER SITE OPTION AP



ANDREWS PARK - PROPOSED SENIOR CITIZEN'S CENTER SITE OPTION AP
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Project:

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

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NO.	DESCRIPTION

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PROPOSED SENIOR CITIZENS CENTER SITE OPTION AP

Sheet Number:

City of Norman Senior Center - Exist. Library Site, 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		\$425,273.39
Existing Library Site (EL)- Estimated Cost		\$5,075,548.61

City of Norman Senior Center - Andrews Park Site, Option "AP"

Scope	Unit Cost	Allowance	Subtotal
Base Building & Site Estimate (21,000 SF)	\$265.00	\$5,565,000.00	
Food Service Equipment		\$190,260.00	
FFE (Per SF)	\$15.00	\$366,870.00	
Additional Site Development			
Sub-Parking Detention (37,000 SF)		\$260,000.00	
Concrete Drainage Box (625 LF@6x12)	\$1,280.00	\$800,000.00	
LOMR & Drainage Study		\$100,000.00	
Plaza, Walks, Courtyards, Quiet Zone		\$275,000.00	
Platting & Zoning		\$30,000.00	
Site Demolition		\$75,000.00	
Public Sewer Extension (80 LF+ MH)	\$45.00	\$3,900.00	
Public Fire Line (180 LF + Hydrant)	\$35.00	\$8,800.00	
Additional Fill @ Tank & Drainage Ditch		\$100,000.00	
Landscaping		\$80,000.00	
Subtotal			\$7,854,830.00
Inflation			\$477,842.00
Subtotal			\$8,332,672.00
A&E Basic Fees, Consultant, Site Engineering		\$780,000.00	
Expenses, Testing, Survey, Supp.Inspections		\$45,475.00	
Subtotal			\$825,475.00
Contingency (15%)			\$1,373,722.05
Andrews Park Site (EL) - Estimated Cost			\$10,531,869.05

Norman Senior Center

EL - Transformative

MSR Design
January 14, 2015

Madison Public Library



Madison Public Library



Madison Public Library



Madison Public Library



Madison Public Library



Madison Public Library



McAllen Public Library



McAllen Public Library



McAllen Public Library



Denton Public Library



Denton Public Library



Denton Public Library



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.