

Norman Forward
Indoor Aquatic and Multi-Sport Facility
Ad hoc Advisory Group
November 20, 2019

The Norman Forward Indoor Aquatic and Multi-Sports Facility Ad Hoc Advisory Group of the City of Norman, Cleveland County, State of Oklahoma, met in the Conference Room on the 20th day of November, 2019 at 3:12 p.m. and notice and agenda of the meeting were posted at 201 West Gray Street, 48 hours prior to the beginning of the meeting.

ITEM 1, being

ROLL CALL

Present: Chairman Hurley and Members Brockus, McDaniel, Migliorino, Nicholson, Paslay, Tramel, Vinyard, and Yoch and Ex-Officios Favors and Rogers

Absent: Member Traylor

Tardy: Member Splitt

City Officials

Present: Jud Foster, Director of Parks and Recreation
Jason Olsen, Recreation Superintendent
Josh Holman, Recreation/Pool Supervisor
Sara Kaplan, Retail Marketing Coordinator
Karla Sitton, Administrative Technician IV

ITEM 2, being:

APPROVAL OF THE AGENDA

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

YEAH: Chairman Hurley and Members Brockus, McDaniel, Migliorino, Nicholson, Paslay, Tramel, Vinyard, and Yoch

NAY: None

ITEM 3, being:

APPROVAL OF THE OCTOBER 29, 2019 MEETING MINUTES

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

YEAH: Chairman Hurley and Members Brockus, McDaniel, Migliorino, Nicholson, Paslay, Tramel, Vinyard, and Yoch

NAY: None

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ITEM 4, being:

PRESENTATION OF THE “MINIMUM STARTER PLAN” FOR THE ADQUATIC/MULTI-SPORT FLOOR PLAN SKETCHES

Mr. John Semtner, FSB, said the Indoor Aquatic and Multi-Sports Facility is proposed to be constructed at the University Town Center located at University North Park (UNP). He said the site opportunities include a pedestrian circulation; parking, overflow parking, and drainage. He said there may be an opportunity to have “shared parking” with Embassy Suites that can be placed to the north of Embassy Suites on the far east side of the proposed site lot. Mr. Semtner said the Indoor Aquatic and Multi-Purpose Facility is proposed to be located on the “backside” or east side of the proposed project site lot and eventually store fronts/future retail will be constructed along 24th Avenue on the “frontside” or west side of the proposed project site lot. He showed pictures depicting the exterior concepts and how the facility would set on the project site.

Mr. Semtner highlighted the total current total building construction budget for the facility as follows:

- \$0 Land Acquisition and Site Prep – Other Sources
- \$4,500,000 Soft Costs (Design Fee, Administrative Costs, Permits/Inspections, FF&E and Contingency)
- \$18,000,000 Construction (Indoor Aquatic \$11.2 million and Multi-Sports \$6.8 million)
- ❖ **\$22,500.000 Total Project Cost**

Member Splitt arrived at the meeting at 3:19 p.m.

Mr. Semtner said at the October 29, 2019 Indoor Aquatic and Multi-Sports Facility Ad Hoc Group meeting, the Group requested the Design Team bring back minimum/enhanced floor plans and estimated costs for the Indoor Aquatic and Multi-Sports Facility.

Option One

Mr. Semtner highlighted the first option enhanced floor plan to include the following:

1. Aquatics: 25M X 25Y Pool; 4-Lane x 25Y Warm-Up Pool; 400 bleacher seating; men and women’s restrooms; men, women and family locker rooms; natatorium; pool equipment and pool storage; mechanical room; guard room; aquatics office; party/meeting room; concession; and storage; approximately 20,360 square feet;
2. Multi-Sports: Six High School/multi-sport courts with dividers with a feature court element; movable bleachers for 1,000; men and women’s restrooms; administrative room; class/tournament room; vending/field house lounge; and gym storage; approximately 38,400 square feet; and
3. Patient Wellness Clinic: 10,000 square foot clinic

Mr. Semtner said Norman Regional Hospital (NRH) has indicated they would like to partner and fund the \$2.1 million for the construction of the Patient Wellness Clinic. He said the floor plan reflected a Main Lobby with a budget of \$1.2 million which would be split 3-ways, or \$400,000 each, between the Indoor Aquatic, Multi-Sports, and the Patient Wellness Clinic. The added enhanced costs for Option One would increase the budget as follows:

1. Indoor Aquatic to \$12 million from \$11.2 million
2. Multi-Sports to \$9.75 million from \$6.8 million
3. Partner Wellness Clinic to \$2.5 million (NRH will fund) from \$0.
- ❖ **New Project Construction Costs: \$24.25 million**

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Second Option

Mr. Semtner highlighted the second option enhanced floor plan which had all the elements/programs as Option One, but also included the following:

1. Aquatics: 50 M 10 Lane Pool; 1,200 bleacher/spectator seating; 23,800 square feet;
2. Multi-Sports: Six (6) Multi-Sports Courts, with a feature court element; 39,000 square feet; and
3. Patient Wellness Clinic: 10,000 Square Foot Clinic (no change)

Mr. Semtner highlighted various aquatic programing costs as follows:

Construction Cost (\$18 million budget) and Budget Deficiency:

- \$24.25 million: 25M X 25Y POOL with 4-Lane 25Y WARM-UP POOL and seating for 400 (\$8.125 million deficiency)
- ????: 25M X 25Y POOL & seating for 400 with 25M X 25Y POOL in bubble (?? deficiency)
- \$27.75 million: 50M X 8 Lane POOL (two bulkheads) & seating for 400 (\$12.675 million deficiency)
- \$30.75 million: 50M X 10 Lane POOL (one bulkhead) & seating for 400 (\$16.575 million deficiency)

ITEM 5, being:

QUESTIONS/COMMENTS/DISCUSSION

Member Vinyard asked if the Patient Wellness Clinic is comparable to an orthopedic clinic/doctor and would there be a cost to the sports player(s). Member Splitt said charging a fee may be a possibility; however, the clinic support would be more of a trainer, i.e., human performance support during a game/meet, etc., and Member Vinyard said most of the large event centers/facilities have such trainers on site.

Member Brockus asked whether any other Norman Forward projects included partnerships/ownerships and Mr. Jud Foster, Director of Parks and Recreation, said Aging Services, Inc., prepares food at the current Senior Center and may continue to do so at the new Senior Center which is also a Norman Forward project. He said the City would own the building (Indoor Aquatic and Multi-Sports Facility as well as the Senior Center) and any partnership would have to be worked out prior to program/project implementation. Member Brockus asked if other businesses/clinics would be offered the same opportunity (as NRH) and Mr. Foster said NRH approached the City stating they were interested in a partnership and would fund the patient wellness clinic space. He said the best event centers/facilities in the country include this component so that an athlete can get assistance in the event they need it and Members Vinyard and Tramel agreed, stating this component will make this facility rise above others in the area. Member Brockus asked whether the partnerships are public or private and Member Vinyard said he has seen both. Member Migliorino said he would like Norman schools to have the opportunity as well and Member Splitt said yes. Member Paslay said this facility does not need to be another YMCA and Member Splitt said the intent is not to recreate the YMCA, but rather a physician practice. Member Paslay said he as seen such facilities, i.e., where the wellness center staff would look at athletes but send them on to a more specific/specialized physician.

Member Vinyard asked why today's options did not include eight (8) multi-sport courts and only six (6) and Mr. Semtner said when he reached out to other event centers, six (6) courts was the minimum.

Ex-Officio Rogers asked about the locker rooms and Mr. Bill Clifford, BRS, (via conference call) said the family locker rooms are all individual and can be used by anyone. He said there are not any locker rooms in the Multi-Sports space because they are not used a lot and was a primary cost saver for the project.

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Member Yoch asked whether Senior Citizens can use this facility and Mr. Semtner said Indoor Aquatic and Multi-Sports Facility is designed to be a competition facility.

Mr. Semtner said there are many types of bubble pools to include semi-permanent, temporary and permanent and Member Yoch felt like such pools are not a good idea.

Chair Hurley said the Design Team did a good job of presenting the options and money values for today's presentation. He asked the Ad Hoc Group what they envisioned in the Indoor Aquatic and Multi-Sports Facility. Member Nicholson said the facility options presented today could not host a High School swim meet or a regional swim completion. He said such swim meets/competitions need to have a 25M X 25Y pool with 10 lanes; a 25Y pool with 6 lanes for cool down or warm up; a 1,000 seating capacity; and deck space for 600 athletes. Member Vinyard asked how many aquatic facilities such as what Member Nicholson described are located in the state and Member Nicholson said there are two, Mitch Park in Edmond, OK and Jenks High School. Member Yoch felt the new facility needed a 50M pool and Member Paslay agreed stating he has and would always support the High School and Sooner Swim Club teams.

Member Migliorino asked if today's project options included designated locker rooms and bathrooms. Member Kent said if Norman Schools are to utilize the facility there needs to be a separation between the adults and the children as well as the athletes and spectators in regards to bathrooms and locker rooms. Ms. Semtner said he attempted to do that in today's presentation.

Member Vinyard said he has been all over the country and seen many multi-sports facilities. He said Norman currently has 1,000+ participants in basketball and 1,000+ participants in volleyball. Member Vinyard said the Multi-Sports Facility really needed to be an eight-court facility. He said there are enough participants to have tournaments every weekend but a six court facility will not accommodate that number of participants/tournaments. Member Vinyard said Norman kids/athletes are lost every year because they go play sports at Moore, OKC, Frisco, TX, etc., because of Norman's current facilities. He said if nothing else, more courts are needed just for practice-time, stating some kids are having to go to practice as early as 6:00 -6:30 am. Member Vinyard said if a Multi-Sports Facility is constructed correctly it will not only keep Norman kids/athletes playing sports in Norman, but pay for itself while bringing a lot more economy/money to our City. Members Brockus and Yoch said the swim teams have to turn people away every day because there is not enough water time due to space.

Member Migliorino left the meeting at 3:59 p.m.

Member Tramel said over 1,100 kids are currently playing in the Optimist League and the hanger/building has only five courts. He agreed with Member Vinyard and felt six courts will not take care of the current needs and the desires to expand. Member Tramel said the league runs four nights per week and all day on Saturdays. He said the girls program doubled two and half times since this time last year. Member Trammel echoed what Member Vinyard said stating the economic benefit will occur if an Indoor Aquatic and Multi-Sports Facility is built correctly. He said such a facility would accommodate an 8th and 9th grade basketball program which is currently not available. Member Tramel said Norman's children should be first priority regarding basketball and volleyball programs and a new facility should support them. He said tournaments would be a bonus and the economic impact would be awesome for Norman. Member Vinyard said the City has an opportunity to do this right and Member NicholSEN agreed stating the City will only get one shot at doing this right.

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Ex-Officio Rogers said there is currently not enough money in Norman Forward stating some money will be made up and be pay as you go projects. Member Brockus asked if the Norman Forward Sales Tax Citizens Financial Oversight Board's (CFOB's) duties include making certain that proper Norman Forward facilities are built versus inadequate facilities and Ex-Officio Rogers said CFOB oversees the Norman Forward project outlines and scopes of work, conceptual budgets and the order in which the projects or phases of projects will commence, stating they (CFOB) were told to work within the budget.

Chair Hurley said the Design Team has given us options within the budget and asked Staff about the next steps. Mr. Foster said the Design Team was attempting to get to minimum requirements versus the needs/wants of the Group. He said Council has the option to make funding changes and/or supplements and some of those options may come available from funding not currently in Norman Forward funds. Mr. Foster said some private funding may also be another option.

Mr. Foster said he understands whatever pool is constructed is what there will be because "adding" onto pool(s) is not an option versus "adding" basketball/volleyball courts in the future is an option. Member Brockus asked if this Group could let City Council know the funding available is inadequate for the facility wanted and Staff said yes. Member Tramel nominated Chair Hurley to report to City Council and Member Hurley agreed he would be happy to do so; however, he felt there is not enough information gathered yet to take to City Council.

Member Brockus suggested several of the aquatic stakeholders gather the cost estimates of what is needed/wanted to construct an indoor aquatic facility that will accommodate High School and Regional competitions as well as get the numbers of the economic impact such a facility would have on the City. She suggested the basketball/volleyball stakeholders do the same for the multi-sports facility. Member Vinyard said a volleyball representative should have a voice and Staff said a volleyball coach was appointed to represent this Group; however, because of game/practice conflict time she has been unable to attend any meetings, thus is no longer able to serve. Members McDaniel and Vinyard gave Staff a couple of names who could be replacement alternatives. Chair Hurley asked if the Group could partner with NEDC to gather economic numbers/data and Staff said yes. Member Nicholson asked whether the Group could contact the Design Team and Staff said yes.

Ex-Officio Favors said other Norman Forward projects have been working within phases and Mr. Foster said that is correct; however, the pool(s) construction cannot be done in phases like some of the other Norman Forward projects.

Member Paslay said he is excited about this project. He said the YMCA is willing to partner with the City and supports all the stakeholders at the table, i.e., basketball, volleyball, and swimming, etc. Member Brockus asked whether a Request for Proposal (RFP) will go out for operation of the building and Staff said yes, that is correct.

The Ad Hoc Group discussed and requested the Design Team to bring back options adding two (2) additional courts and a 50M pool with two (2) bulkheads, but not to the next meeting since it is scheduled for December 2, 2019 and not enough time for the Design Team to re-fine the options. Chair Hurley said the next meeting is scheduled as a Public Meeting at 6:00 p.m.; however, he requested the meeting be changed to an Ad Hoc Group meeting and the time changed to 3:00 p.m. The Ad Hoc Group discussed and agreed. The Ad Hoc Group also agreed there was not enough gathered information to begin the survey process at this time.

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ITEM 6, being:

ADJOURNMENT

Member Paslay made the motion and Member Vinyard seconded to approve to adjourn. The vote was taken with the following results:

YEAH: Chairman Hurley and Members Brockus, McDaniel, Nicholson, Paslay, Splitt, Tramel, Vinyard, and Yoch

NAY: None

Passed and approved this _____ of _____, 2019.

Kyle Hurley, Chairperson