

Norman Forward  
Indoor Aquatic and Multi-Sport Facility  
Ad Hoc Advisory Group  
May 13, 2021

The Norman Forward Indoor Aquatic and Multi-Sports Facility Ad Hoc Advisory Group of the City of Norman, Cleveland County, State of Oklahoma, met on the 13th day of May, 2021 at 4:00 p.m. and notice and agenda of the meeting were posted at 201 West Gray Street, 48 hours prior to the beginning of the meeting.

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This Norman Forward Indoor Aquatic and Multi-Sport Facility Ad Hoc Advisory Group Meeting was a virtual meeting with the Ad Hoc Members appearing via video conference.

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ITEM 1, being

ROLL CALL

Present: Chairman Hurley and Members Brockus, McDaniel, Nicholson, Splitt, Trammel, Vinyard, and Yoch and Ex-Officios Favors, Moxley and Rogers

Absent: Members Migliorino, Paslay, and Ex-Officio Isacksen

City Officials

Present: Jason Olsen, Director of Parks and Recreation  
Anthony Francisco, Finance Director  
Karla Sitton, Administrative Technician IV

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ITEM 2, being:

APPROVAL OF THE SEPTEMBER 16, 2020 MEETING MINUTES

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

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

NAY: None

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ITEM 3, being:

APPROVAL OF THE AGENDA

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

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

NAY: None

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ITEM 4, being:

### **INTRODUCTION OF OPERATOR – SANTE FE LIFE CENTER**

Mr. James Timberlake, Executive Director, Santa Fe Life Center (SFFLC), presented the SFFLC programs and goals to the Ad Hoc Group. He said their goals include: serving and improving the health of the citizens of Norman; premier national destination for basketball, volleyball and swimming competition; attract participants from a four-hour or greater drive time; collaborate with high-tech training, sports medicine and physical therapy programs; participants will be able to access the facility regardless of their ability to pay; and create a significant economic impact in the City of Norman. Ex-Officio Rogers asked where the economic impact information came from and Mr. Jason Olsen, Director of Parks and Recreation, said the information and numbers came from Visit Norman. He said he can be in contact with Visit Norman for the information.

Mr. Timberlake said the SFFLC Organization consists of the following: Board of Directors-a combination of current SFFLC board members and Norman community leaders; Advisory Council -to ensure the needs of Norman are met; Key Staff – includes James Timberlake and Gary Vick; and Partner Organizations. Chair Hurley asked how the Board of Directors will be selected and Mr. Timberlake said it will be determined whether or not the needs should be separate and what the best route should be; however, there will be City of Norman citizens and/or community leaders on the Board. Chair Hurley asked if the Advisory Council will assist with determining scholarships and sliding scales for those under privileged and/or with disabilities and Mr. Timberlake said yes.

Mr. Timberlake said the official name of the Indoor Aquatic/Multi-Purpose Facility will be the Young Family Athletic Center (YFAC). He highlighted the SFFLC staff and management and said SFFLC is beginning to market the YFAC using social media, online marketing, Google AdGrants, as well as preparing a Grand Opening Event while working towards community grassroots efforts. Mr. Timberlake said the YFAC will offer opportunities for all ages and abilities to participate in; will offer community health and wellness improvements; and further the development of the economy and prestige of Norman. He said SFFLC's focus is sports and health for youth sports, adult sports, adaptive sports and wellness.

Mr. Timberlake said the YFAC will offer high level competition in aquatics, basketball, volleyball, pickleball and futsal. He said the YFAC will also offer community wellness, i.e., community assessment and partner organizations; access for citizens of Norman; social programming; and charitable programs.

Mr. Timberlake said SFFLC is excited to be a part such an amazing project and looks forward to see the impact that the YFAC will have on the City of Norman.

Mr. Olsen said the YFAC will be a nationally known sports center facility and will draw national basketball and volleyball tournaments, as well as state aquatic tournaments.

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ITEM 5, being:

### **PRESENTATION OF SCHEMATIC DESIGN PACKAGE FROM FSB**

Mr. John Slatterly, FSB, said when the August 2020 Bond vote failed, FSB was asked to create a new plan for the that would fit within the new budget. Mr. Slatterly highlighted the schematic design for the Indoor Aquatic and Multi-Sport Facility. He said the facility will house a gymnasium for multi-sports to include basketball, volleyball and a professional size basketball court. The facility will also house a natatorium with a professional competition pool, warm up pool associated with team locker rooms, public locker rooms and pool equipment rooms. A wellness center will be on the ground level with full youth orientated facilities and will be located adjacent to the multi-sports area. Mr. Slatterly said there will be two main entrances, one for the multi-sports and one for the natatorium. Also located on the first floor will be administrative space, full concessions, restrooms, stairs, and a main lobby adjacent to the natatorium and team sports room as well as retail space.

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Mr. Slatterly showed pictures depicting where the gymnasium, natatorium, locker rooms, and wellness center are to be located in the building. He said the new design includes 8 basketball courts, a 25-meter competition pool, a 4-lane, 25-yard warm up pool, aquatic spectator seating, and 12 volleyball courts. Mr. Slatterly said a 16 court volleyball design was also created as an alternate.

Seating for the natatorium is designed to carry 120 team seating on the ground level and 270 spectator seating on an elevated concrete stand. Each of the 8 basketball courts has room for 180 spectator seating and each volleyball court has room for 120 spectator seating and each basketball/volleyball court has seating for teams and coaches in the stripped center isle between the courts. The professional sized basketball court has room for 1,080 spectator seating around all 4 sides of the court using tip and roll bleachers. Additional tip and roll seating can be used at each basketball court and volleyball court for an additional 60 spectators per court when other courts are not in use. Many of the tip and roll bleachers can be stored in the gymnasium storage on the west side of the facility.

Mr. Slatterly highlighted the parking areas to include 275 regular spaces, 11 handicapped spaces as well as 2 handicapped van spaces, a 10 bus space parking area and 30 staff parking area. He also highlighted the areas where a proposed future natatorium and proposed gymnasium addition can be constructed. Mr. Slatterly went over building amenities to include the interior finishes for the floors, walls, ceilings, etc. He showed pictures of the exterior and interior perspectives of the facility. Member Brockus asked about the wall of windows on the natatorium end of the facility. She said the swim lanes look like they run north and south, so for safety purposes, it will be important to make certain the people/children using the pool are not bending over in front of the windows. Member Nicholson agreed and suggested moving the pool blocks on the back side near the bathrooms. Member Brockus asked if there would be a handicap ramp for the stadium seating and Mr. Slatterly said the seating will be ADA compliant. Mr. Olsen said McIntosh will fully elevate the facility to ensure that it is an ADA compliant facility.

Chair Hurley asked Mr. Richie Splitt, NRH, about the Wellness Center and Mr. Splitt said it will be staffed during big events but not every day – all day. Member Vinyard asked about the turf surface/outside field area and Mr. Splitt said is a space where training can occur or possibly a futbol court could be constructed to become another facility program. Member Vinyard asked whether NRH was funding the turf/training area and Mr. Splitt said yes. Member Brockus asked if this particular turf/training area would be open to the basketball, volleyball, and swim teams and Mr. Splitt said when there are patients at the Wellness Center, the area will be closed to the public; however, the idea is to make it as accessible to everyone as much as possible.

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ITEM 6, being:

## PROJECT UPDATE AND COST ESTIMATE REVIEW

Mr. Jason Olsen, Director of Parks and Recreation, said the official name of the Indoor Aquatic and Multi-Purpose Facility is the Young Family Athletic Center (YFAC) and a ground breaking ceremony to clear property, install the foundation and steel is scheduled on July 21, 2021. He said structure construction will begin in early 2022 and a ribbon cutting is scheduled for March, 2023.

Mr. Olsen said provided a project budget summary to the Ad Hoc Group as follows:

- Norman Forward Funding: \$22.5 million
- TIF Supplement for Rec Facility: \$2.7 million
- Young Family Foundation: gave \$4 million
  - ❖ Total City Budget: \$29.2 million
- Norman Regional Health Systems: \$6.6 million for Wellness Center
  - ❖ Total Combined Budget: \$35.8 million

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The project estimate breakdown includes:

- Soft Costs - \$2.85 million (A/E, Project Oversight, Testing)
- FF&E: \$896,000
- Norman Forward Art: \$265,000
- Owner Contingency: \$850,000
- Construction: \$29.86 million
- ❖ Total Project Estimate: \$34,725,935

The project delta is as follows:

- Total City Budget: \$29,200,000
- Total Estimate: \$35,725,935
- **Total Delta: (\$5,255,935)**

Mr. Olsen said Staff can put together options to finish the YFAC within budget that may include savings from NF projects and/or Hotel/Motel Tax. He said construction costs continue to increase, but may go down once construction begins. Mr. Olsen introduced Randy Nance with GE Johnson and Mr. Nance highlighted the costs increases from March 2020 to March 2021 for diesel fuel (80%), lumber and plywood (63%), copper & brass mill shapes (44%), steel mill products (40%), plastic construction costs (10%) and bid price (1.7%).

Mr. Nance said it makes sense to start early with the dirt/earth work for the YFAC and to begin purchasing steel as well. He said he pulled \$2.5 million out of the project and can still build what has been promised to the citizens of Norman. Mr. Nance said the cost savings will not impact the experience and highlighted the following value engineering savings:

- Reduce volleyball court from 16 to 12
- Thermoplastic Polyolefin (TPO) roof in lieu of a Standing Seam roof;
- Two (2) Pounds Per Square Foot (PSF) reduction in structural steel;
- Eliminate Kalwall at Gym;
- Drywall with tile in locker room in lieu of Concrete Masonry Unit (CMU) at locker rooms; and
- Cast in Place (CIP) Concrete pool in lieu of Myrtha pool system.

Mr. Anthony Francisco, Finance Director, said if the Ad Hoc Group wanted to request Staff to seek additional funding, there is approximately \$3.5 million in the Hotel/Motel Tax that can be dedicated to this project. Ex-Officio Rogers asked Staff whether or not the NF budget (overall) has a shortfall and Mr. Francisco said the City will save \$11 million over the life of Norman Forward and has saved \$6 million to date. He felt this project is a manageable project. Mr. Olsen said Staff will look at Hotel/Motel Tax, NF Savings, and Capital Funding and bring back options to the Ad Hoc Group.

The Ad Hoc Group discussed and agreed Staff should seek additional funding options for the \$5.2 million delta to complete the YFAC project.

Member Brockus made the motion and Member McDaniel seconded request Staff to seek additional funding options for the \$5.2 million delta in order to complete the YFAC project. The vote was taken with the following results:

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

NAY: None

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ITEM 7, being:

MISCELLANEOUS DISCUSSION

Member Brockus asked Staff when the Design Development will wrap up and Mr. Jason Olsen, Parks and Recreation Director, said in June. He said he will schedule a meeting a few weeks after to present the design to the Ad Hoc Group.

Member Trammel requested Staff to send the presentations to the Ad Hoc Group.

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ITEM 8, being:

ADJOURNMENT

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

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

NAY: None

Passed and approved this \_\_\_\_\_ of \_\_\_\_\_, 2020.

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Kyle Hurley, Chairperson