

Norman Forward
Indoor Aquatic and Multi-Sport Facility
Ad Hoc Advisory Group
August 26, 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 26th day of August 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.

ITEM 1, being

ROLL CALL

Present: Chairman Hurley and Members Brockus, McDaniel, Nicholson, Troy Glover (NRHS Proxy), Justin Milner (NPS Proxy), 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
Veronica Tracy, Recreation Manager
Karla Sitton, Admin Tech IV
Mitchell Richardson, Recreation Supervisor

ITEM 2, being:

APPROVAL OF THE MAY 13, 2021, 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, Glover, Milner, Trammel, Vinyard, and Yoch

NAY: None

ITEM 3, being:

APPROVAL OF THE AGENDA

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, Nicholson, Glover, Milner, Trammel, Vinyard, and Yoch

NAY: None

ITEM 4, being:

DISCUSSION REGARDING THE YOUNG FAMILY FOUNDATION CONTRACT

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Mr. Jason Olsen, Director of Parks and Recreation, highlighted Contract K-2122-27, Gift Agreement, between the Trae Young Family Foundation (Foundation) and the City of Norman. He said on October 23, 2015, Norman voters approved a 15-year limited-term sales tax increase dedicated to funding several quality of life initiatives, including \$8.5 million in funding for a multi-sport facility (Facility) to accommodate indoor sports, including, but not limited to, basketball and volleyball and \$14 million for an indoor aquatic facility. Mr. Olsen said that based on the work on this Ad Hoc Advisory Group, it was apparent that the Norman Forward (NF) funding for the facility was inadequate to achieve the type of facilities envisioned by the Ad Hoc and the community at large. He said the City endeavored to identify adequate funding via a general election bond proposition to fund the facility fully, and the Foundation approached the City, expressing an interest in exploring a partnership to ensure the facilities meet the expectations of the community as well as enhance youth sports for Norman in the year to come.

Mr. Olsen said the City and the Foundation entered into a Memorandum of Understanding (MOU) Contract K-1920-139, on July 28, 2020, wherein the parties agreed to draft a multi-year agreement setting forth financial contributions to the facility from the Foundation for \$4 million, contingent on a successful general obligation bond election that would support a \$58.8 million Facility before any contribution from the Foundation. He said since the approval of the MOU, the Foundation has been engaged in Facility development, served as an Operator Selection Committee representative, and has indicated a willingness to move forward with its financial contribution to the facility even though the general obligation bond election was not successful.

Mr. Olsen said the City entered into an MOU with the Norman Regional Health System (NRHS) on February 9, 2021, in which NRHS agreed to fund the construction of a Sports and Human Performance Center within the facility to complement the athletic offerings envisioned for the facility.

Mr. Olsen said the parties agreed to Contract K-2122-27, and Council will consider the Contract at the July 13, 2021 meeting. He said the Contract includes the following:

- Gift Commitment: The Foundation pledges \$4 million to the City of Norman;
- Gift Purpose: The primary purpose of the Gift will be to fund the construction of the facility;
- Payment of the Gift: The pledge will be paid to the City over ten years; and
- Acknowledgment: In recognition of the Foundation's generosity and accordance with the City's Citizen Recognition Policy, the City will name the facility the "Young Family Athletic Center" (YFAC).

Mr. Olsen highlighted additional terms of the Contract to include, Termination of Naming, Modification of Naming, Publicity, Fundraising, Intent, Nature of Commitment, Assignment, Entire Agreement, Third Parties, Governing Law and Venue, Notice and Demands, Severability, and Counterparts.

The Ad Hoc Group discussed the YFAC Contract and agreed to recommend the Contract move forward to City Council.

ITEM 5, being:

YFAC AND NMOTION PROJECT BUDGET UPDATE

Mr. Jason Olsen, Director of Parks and Recreation, said last August, the Staff was requested to find an additional \$5.2 million to meet the projected shortfall. At that time, Ad Hoc recommended utilizing \$3.8 million from savings from N.F. Projects and/or Hotel/Motel Tax and continue to seek additional funding options for the \$ delta to complete the YFAC project.

Mr. Olsen said at this time, and the Staff proposes to transfer \$1.2 million from the N.F. Trail Fund to the N.F. Indoor Aquatic & Multi-Sports Facility Fund to meet project shortfall. He said the N.F. Trail Fund is very

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healthy, and even after this proposed transfer; the fund will still have an approximate amount of \$4.8 million to finish

N.F. Trails. Mr. Olsen said if this Ad Hoc Group recommends Staff's proposal, it will go to the N.F. Citizens Financial Oversight Board (CFOB) and then onto Council for consideration and approval.

Member Brockus made the motion, and Member Yoch seconded to recommend Staff move forward to request \$1.2 million be moved from the Norman Forward Trail Fund to the Norman Forward Indoor Aquatic & Multi-Sports Facility Fund. The vote was taken with the following results:

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

NAY: None

ITEM 6, being:

NRHS SPORTS PERFORMANCE CENTER (NMOTION) PROJECT UPDATE

Mr. Branson Young, with JHBR Architecture, was in attendance via phone conference and provided an update on the Norman Regional Health System Sports and Human Performance Center, aka NMotion. He showed a presentation depicting the space on the first floor, including physical therapy and sports medicine areas, support spaces, lounge areas, bathrooms, and an elevator. The presentation also included the second-floor space to have an orthopedic and wellness clinic; research and evaluation; education and presentation; recovery and future areas.

Mr. Young said NMotion is a 25,000 sq. ft. state-of-the-art sports and human performance center and will house orthopedic surgeons, sports medicine, and functional medicine providers. The center will feature physical therapy, athletic training and conditioning, and a sports science institute which means a patient can do pre-habilitation and re-habilitation within the center. At the same time, athletes and weekend warriors can enhance their life and sports performance. NMotion is positioned to elevate the purpose and use of the YFAC with the addition of elite-level athletic training. The center will be host to elite athletes and coaches along with professional sports agents and scouts from across the state and the U.S.

Mr. Young said the estimated summary budget is \$6,566,071, slightly over budget, but NRHS is looking at options to tighten up the costs.

Ex-Officio Rogers asked if NMotion went over budget, would NRHS or the City make up the costs, and Mr. Jason Olsen, Director of Parks and Recreation, said NRHS would need to come up with additional funding. He reminded the Ad Hoc Group that NRHS would fund all construction costs within the NRHS NMotion area, not the City. Mr. Olsen said the YFAC is a City-owned public facility, NRHS is a public trust and will be leasing the space from the City, and NRHS will operate NMotion.

ITEM 7, being:

YFAC PROJECT UPDATE AND COST ESTIMATE REVIEW

Mr. John Semtner, with FSB, joined the meeting via phone and provided an update and cost estimate on the Young Family Athletic Center (YFAC). He said FSB had submitted the design development package to the City,

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ADG, and GE Johnson. Mr. Semtner said due to rising construction costs, FSB is making some minor adjustments to the project while maintaining the performance quality of the facility. He presented a 50-meter pool, warm-up pool, spectator seating, locker, and restroom spaces on the facility's north end, followed by an office/admin area and entrance/circulation area. The design reflected the Norman Regional Health System (NRHS) NMotion portion of the project and the eight basketball/volleyball courts, bathrooms, retail, and concession area on the south end of the facility.

Mr. Semtner said he highlighted the parking areas for the facility to include a drop-off circle at the main entrance, future parking on the north and south ends of the facility, a multi-use court, a sand volleyball court, and a fire truck entrance/drive lane. He said, currently, there are 240 parking spaces plus an additional 20 ADA parking spaces, and future parking includes 82 parking spaces and an additional 4 ADA parking spaces.

Chairman Hurley asked whether fire hydrants would be located on the property, and Mr. Semtner said yes. However, he does not know their exact locations at this time. Ex-Officio Rogers asked if there is/will be enough ADA parking at the facility. Mr. Jason Olsen, Director of Parks and Recreation, said the ADA spaces would be utilized at different times of the day for physical therapy at NMotion versus evening/weekend use for the swimming and basketball/volleyball use, and Mr. Branson Young, with JHBR Architect, agreed. Member McDaniel felt additional parking would need to be determined for tournament play, i.e. when people are coming and going between the games (crossover/overlap parking). Mr. Olsen said the City would also be working on a Memorandum of Understanding (MOU) with Embassy Suites to utilize additional parking from them. Mr. Semtner said another change to the design was moving the Basketball/Volleyball entrance from the center of the facility towards the south, so it will be further away from the Natatorium entrance, which will help with high traffic flow.

Mr. Randy Nance, with GE Johnson, highlighted the supply chain management and estimated construction costs. He said the supply chain strategy is focused and adaptive, and GE Johnson targets opportunities to maximize value and minimize the burden. Mr. Nance said materials across the board have significantly increased, and GE Johnson has worked diligently to keep the project within budget. He said construction was initially changed from a built-up beam construction to a joist construction; however, the supply schedule could not deliver the joists in the timeframe needed, and we have decided to go back to a built-up beam construction.

Mr. Nance highlighted the estimated variance between the Site Design (S.D.) and Design Develop (D.D.) is \$25,000 under where the material was priced before. We continue to maintain contingencies if there are more fluctuations in the market. He provided a spreadsheet reflecting material costs and the total estimated construction cost of \$36,407,765, which includes NRHS costs (\$6,597,210) as well. Mr. Nance said these estimated construction costs reflect the architectural fascia changes, volumes, etc., that FSB made to cut down on the costs.

Mr. Nance showed a slide depicting the new public road being constructed. Mr. Olsen said the road is being built from 24th avenue to Rock Creek, saving approximately \$300,000 on the project, as it will be paid through another Norman Forward fund. Mr. Nance said his gut feeling is we have seen the peak of construction material costs, and we are better equipped to handle the supply chain issues. He said lumber prices have already started coming down, and steel has not caught up yet, but is trending that way. Mr. Olsen reminded everyone the costs shown today are estimates.

Mr. Josh Young, Project Manager with GE Johnson, highlighted the Guaranteed Maximum Price (GMP) #1 for \$6,227,011, including the design, estimating, and construction contingencies. He highlighted the projected timeline beginning August 2021 to the estimated completion date of May 2023.

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MISCELLANEOUS DISCUSSION

Ex-Officio Rogers suggested signage be discussed and determined for "family" rooms and that possibly just signage stating they are "private" rooms will suffice. Mr. John Semtner, FSB, said McIntosh, a third-party consultant, has been hired to do a full accessibility assessment to ensure all requirements are being met to include and welcome all patrons. He said he would come back with better verbiage for changing the room.

ITEM 9, being:


ADJOURNMENT

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

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

NAY: None

Passed and approved this 28th of June, 2022.



Kyle Hurley, Chairperson

