



SENIOR CITIZENS CENTER SITE LOCATION REPORT

City Council Conference
July 26, 2016

Senior Citizens Center Site Location Report

Background

- Senior Citizen Center – currently 329 S. Peters
 - Previously a Library building
- 2008 – Voters approve \$11.2 million GO Bond
 - Municipal complex improvements
 - Relocate Senior Center to 225 N. Webster (Library building)
 - Contingent on relocating Library
- 2015 – Norman Forward funding – ½% sales tax 15 years
 - NF Ordinance specified Senior Citizen Center as authorized project

Senior Citizens Center Site Location Report

Background – Ordinance No.1516-5 language

- To construct and to equip a Senior Center through renovation of an existing facility or construction of a new free standing facility
- Considerations
 - desires of Norman citizens who would likely use the facility,
 - functionality of proposed facility, and
 - feasibility including how to accomplish other voter authorized municipal complex improvements
- Funded from:
 - Sale of General Obligation Bonds authorized by voters in 2008, or
 - Norman Forward Quality of Life Projects Sales Tax of 2015, and
- Located in the vicinity of Andrews Park or another site shown to be reasonably available for this purpose.

Senior Citizens Center Site Location Report

Background – narrowed to 3 potential sites

- January 2016 - six (6) potential locations for Senior Citizen Center believed to meet the Ordinance criteria
- January 23, 2016 - Resolution R 1516-77 narrowed potential locations to three (3) sites; also allowing planning and design work for the Central Library to move forward timely
- Council asked staff to collect additional information regarding the remaining three potential sites including land appraisals; flood plain information; commercial kitchen options

Senior Citizens Center Site Location Report

Background – narrowed to three potential sites

- Option EL – Renovation of existing Central Library location; co- located with City offices
- Option AP – New stand-alone Senior Center site in northeast Andrews Park
- Option L4 – New stand-alone Senior Center site directly west of the new Central Library location, north of Acres

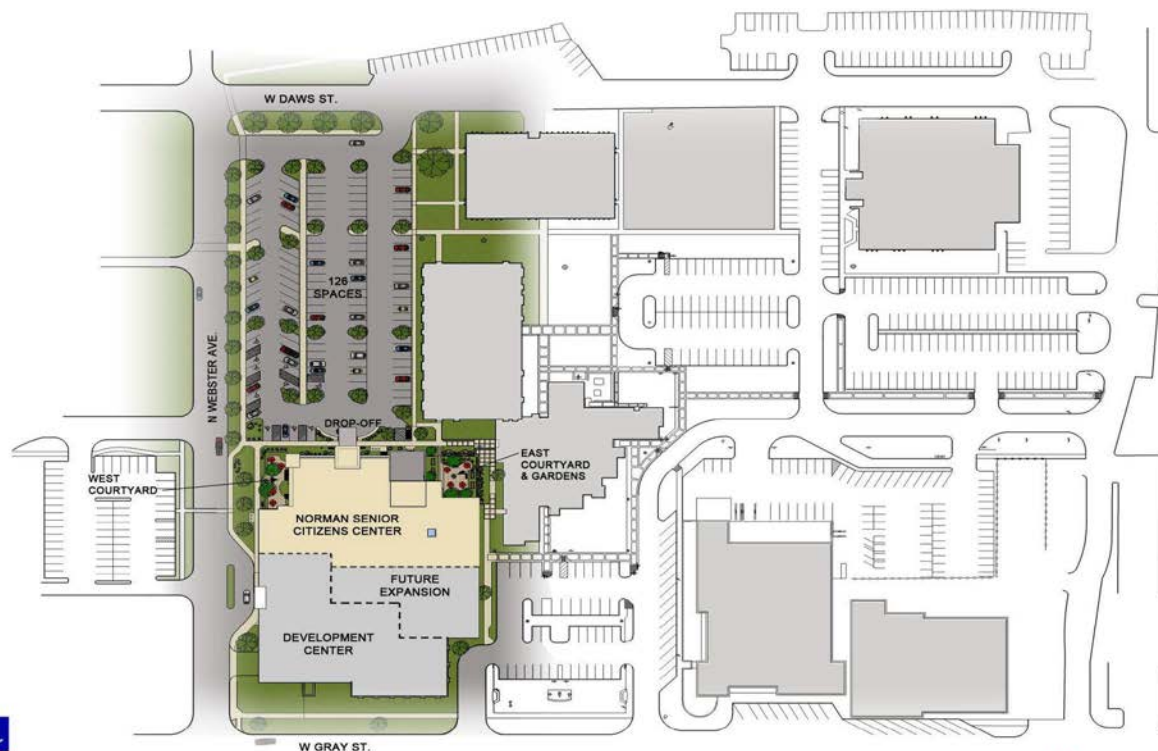
Senior Citizens Center Site Location Report

Background – Site Commonalities

- All options are of comparable size
 - Option EL – 20,600 sq. ft.
 - Option AP – 21,000 sq. ft.
 - Option L4 – 21,000 sq. ft.
- All options provide functionality and offer comparable programming – developed utilizing feedback from senior focus groups and surveys
- All options are located within the vicinity of Andrews Park
- All options provide the recommended number of parking spaces (100) with a shared component with other uses.

Senior Citizens Center Site Location Report

Option EL



Proposed Norman Senior Citizens Center

Site Plan



**lifespan
design studio**
Quality of Life Architecture



Senior Citizens Center Site Location Report

Option EL

- Location - 50,184 sq. ft - existing Library building.
 - 20,600 – Senior Citizen Center
 - 21,000 – Development Center
 - 8,584 – expandable space
- August 2015, the McKinney Partnership / LifeSpan
 - Completed a Space Utilization Study, an update to the 2008 Municipal Complex Master Plan Study
 - Developed programming utilizing feedback from senior focus groups and surveys
 - From the design plan identified the 2008 GO Bond allocation to be \$4.42 million

Senior Citizens Center Site Location Report

Option EL

- Timeline - 14 months
 - Begin upon completion of the new Central Library location - anticipated in May/early June 2019
 - Completion and use of facility - July/August 2020
- Estimated cost - [\\$5.075 million](#)
 - *Includes all associated costs: design fees, FFE, site drainage, etc.*
 - Approximately \$4.42 million available from the 2008 G.O. Bond funding
 - Approximately \$655,000 of funding from other sources

Senior Citizens Center Site Location Report

Option EL

Additional Site Considerations: Parking

- 126 spaces available in lot north of Library. 11 are ADA compliant
- Options to create priority parking for Senior Center patrons
- Covered entrance/drop-off area for Senior Center front door (north side of building)
- Options to expand parking across Municipal Complex were identified in 2015 Space Utilization Study

Senior Citizens Center Site Location Report

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

Issue Date:
8/1/2018

Revisions:

Project Number:

Sheet Title:
**PROPOSED SENIOR CITIZENS
CENTER SITE OPTION AP**

Sheet Number:

Senior Citizens Center Site Location Report

Option AP

- Location
 - Stand-alone facility in the northeast corner of Andrews Park
 - Approximately 360' to new Central Library entrance north of Acres St.
- **Timeline** – 32-36 month timeline to complete construction (*including design*)
 - Portion of site will need to be removed from the FEMA floodplain with a Drainage Study & FEMA Letter of Map Revision (LOMR)
 - FEMA approval will be needed prior to construction in the floodplain area – 12-15 month process
 - 20-21 months with at risk approach of processing if City Floodplain Permit process and LOMR process is concurrent with site design work
- Estimated cost [\\$8.658 million](#)
 - (per Jan. 2016 cost revision - *includes all associated costs: design fees, FFE, site drainage, etc.*)

Senior Citizens Center Site Location Report

Option AP

Additional Site Considerations:

- Park Modifications

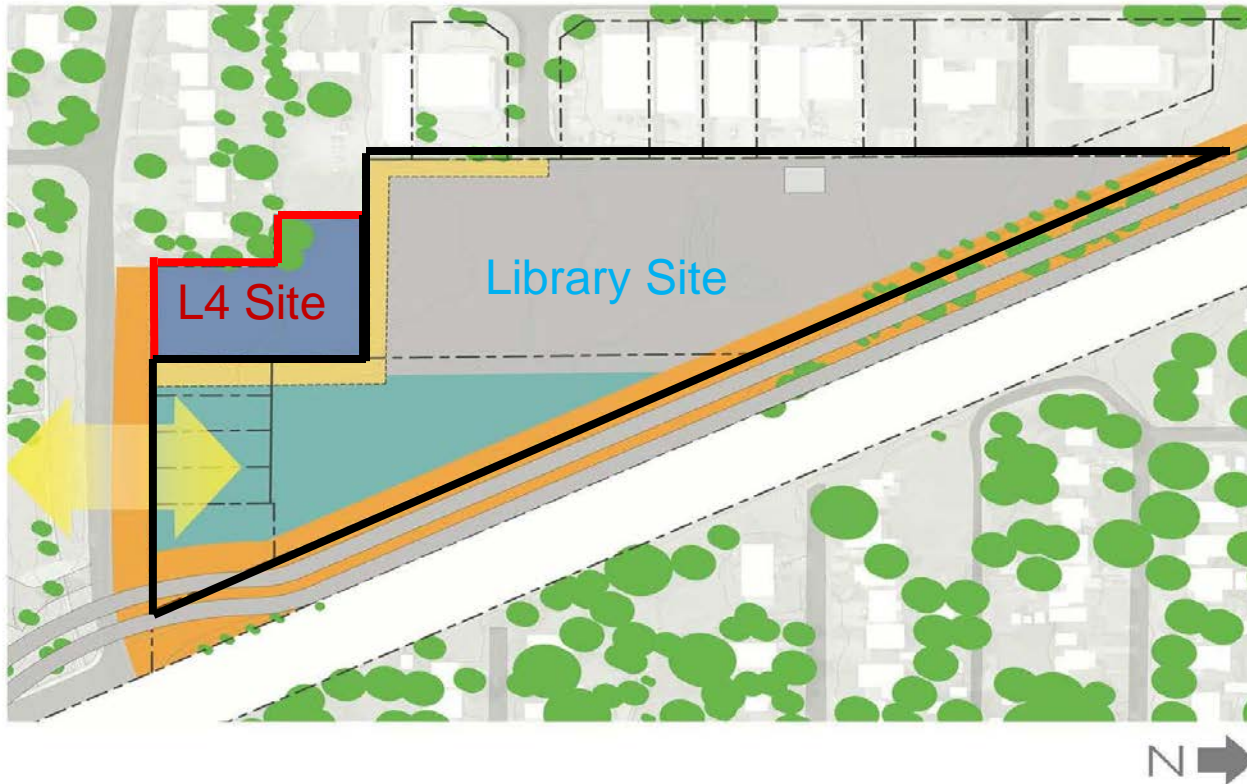
- Reduce open parkland by 0.39 additional acres
- Skate park moved to southeast corner of Andrews Park
- Existing underground concrete cistern will be removed; existing basketball courts will be preserved; minimal changes to surrounding park amenities

- Parking

- 111 parking spaces (18 ADA accessible) (11 shared parking spaces for skate park)
- CART bus stop access & Legacy Trail access potentially accommodated

Senior Citizens Center Site Location Report

Option L4



Senior Citizens Center Site Location Report

Option L4

- Location
 - Stand-alone facility directly west of new Central Library site & north of Acres
- Timeline - 20-21 month timeline to complete construction (including design), contingent upon timeline for property acquisition and demolition
- Estimated cost: \$8.395 million - base construction
 - *Includes associated costs: property acquisition, design fees, FFE, site drainage, etc.*
 - Condominium property appraisal (April 2016): \$712,000
 - Demolition estimated at \$50,000

Senior Citizens Center Site Location Report

Option L4

Additional Site Considerations:

- **Parking**

- 2016 Senior Center Site Analysis outlined shared parking with Central Library
- Monitoring of peak usage times for both the Senior Center and Central Library would be needed to determine if parking arrangement is adequate
- Another option: 50 additional spaces in northwest Andrews Park could be explored
- Another option: Acquisition of the five (5) homes and small condominium complex to west of the L4 site could allow for 100 parking spaces (cost estimate: \$1.295 million)

Senior Citizens Center Site Location Report

Commercial Kitchen Expansion Option

- Current building concept provides a smaller caterer's kitchen for meal delivery
- Previous discussion - relocating the Aging Services meal preparation site, currently located in S. Peters Senior Center
- Additional operational agreements would need to be pursued with Aging Services if kitchen was moved to a new site
- Requires 1,500 sq. ft. of additional space in the building
- All options will be affected
 - Option EL – cost estimated at \$289,600 (modification of existing space)
 - Option AP – cost estimated at \$773,200 (additional space)
 - Option L4 – cost estimated at \$773,200 (additional space)

Senior Citizens Center Site Location Report

Funding Sources

- 2008 G.O. Bond funding - January 2016 opinion from the City's Bond Counsel, after receiving feedback from Oklahoma Attorney General's Office (OAG), advised of the options available:
 - *Use for existing buildings in the municipal complex; or*
 - *Call an election seeking an additional authorization to use the 2008 funds for a Senior Citizens Center at AP or L4*
 - *Current voter approved authorization is not available for AP or L4*
- NFST collections – EL, AP, or L4
 - *CFOB expressed concern regarding possible impact on funding for other NF projects – counseled to be patient – closely monitor project expenditures and collections*
- Other potential sources
 - *Capital funds*
 - *GO Bond vote specifically for AP or L4 Options*

Senior Citizens Center Site Location Report

Summary

Option	Base Construction Cost	Commercial Kitchen Expansion Cost	Total (w/ kitchen expansion)	Parking Site Acquisition & Construction Cost	Total (w/kitchen expansion & parking options)	Potential Funding
EL	\$5.075 million	\$289,600	\$5.364 million	N/A	\$5.364 million	2008 GO Bonds, NFST, Capital funds
AP	\$8.658 million	\$773,200	\$9.431 million	N/A	\$9.431 million	NFST, or Capital funds, or New GO Bond vote
L4	\$8.395 million	\$773,200	\$9.168 million	\$1.295 M	\$10.463 million	

- Estimated **base construction** include costs for design work, building construction, site work, FFE and other associated project costs.
- **Additional project options** include: 1) a commercial kitchen expansion for each project option and 2) parking (*with land acquisition*).

NORMAN FORWARD



Questions

Comments

Direction