



**TO:** Mayor and City Council  
**FROM:** Jud Foster, Director of Parks and Recreation  
Terry Floyd, Development Coordinator  
**DATE:** November 16, 2018  
**SUBJECT:** City Council Study Session – Senior Center Site Options

At the November 20<sup>th</sup> City Council Study Session, staff will be presenting follow-up information regarding site options for a standalone Senior Citizens Center as outlined in the NORMAN FORWARD quality of life program.

### **Overview of Current Senior Center Operations**

#### *Building and Site Details*

The current Senior Center was built in 1929 (69 yrs. old) and is a 3-story split facility that had added additions in 1977 and 1980. With these additions, the Senior Center is currently 12,860 sq. ft. (7,842 sq. ft. general space & 5,018 sq. ft. meal site and kitchen space). The facility sits on .97 acres with 34 parking spaces near the building and approximately 20 parallel parking spaces along the south side of Symmes St.

#### *Activities and Operations*

The facility currently includes space for an office, multipurpose use, ceramics, kiln, classrooms (2), small kitchen, dining room and commercial kitchen. These spaces are used by patrons for the current activities and meal service at the facility,

On average, the facility serves approximately 100 participants per day and about 26,000 participants annually. Current activities at the Senior Center include: ceramics, exercise and dance classes, yoga, creative writing, bridge and Pilates classes, dominos, bridge, bingo, Tai Chi, canasta and special events. The Senior Center currently is operated by one (1) full-time and one (1) permanent part-time City staff member.

### **Senior Center Model Considered in NORMAN FORWARD Vote**

The Senior Center project model (i.e. size, activities, facilities, parking) considered during Council and public discussions prior to the October 2015 vote, centered largely on building programming and meeting/discussions with seniors conducted as part of the 2015 Municipal Complex Master Plan Update. From the meetings with seniors and program updating completed by the project architect and senior center consulting firm, a 21,000 sq. ft. facility with 100+ parking spaces and expanded facility amenities was developed. This facility concept has been used as a basis for the site locations, project budgets and concepts for a standalone Senior Center. The NORMAN FORWARD ballot also anticipated funding one (1) additional staff member for Senior Center operations. Since the 2015 NORMAN FORWARD ballot, a number of sites for a standalone Senior Center have been considered. The following section of this Memo outlines the pros/cons

of some of the site options considered previously by Council, along with new opportunities that may be a possibility for sites that have been explored by staff. A matrix with a compilation of these options and their pros/cons, along with additional explanation are included as Attachment A. Site plan locations for each option outlined below, along with an overview map are included as Attachment B.

All sites listed are based on a 21,000 sq. ft. facility with 100+ parking spaces and the City acting as the facility operator, as approved in the 2015 NORMAN FORWARD vote.

#### *Potential Standalone Senior Sites*

##### **Northeast Andrews Park (i.e. Option AP)** *(See Attachment B for Site Plan Overview)*

This site option is located in the northeast corner of Andrews Park, directly south of the new Library site. The estimated budget for the project (as provided in 2016) was \$8.66 million.

##### **Pros:**

- Land available (no acquisition cost)
- Central location (S.C.)

##### **Cons:**

- Future expansion (and additional programming) opportunities unlikely
- Higher site development costs (approx. \$1 million) due to enhanced drainage structures and FEMA Letter of Map Revision (LOMR).
- Potential longer timeline construction/delays if there are delays in LOMR process
- Loss of parkland

##### **Reaves Park** *(See Attachment B for Site Plan Overview)*

This site option is located in the southwest corner of Reaves Park, where the current Community Center is located today. The estimated budget for the project would be approximately \$8 million.

##### **Pros:**

- Land available (no acquisition cost)
- Phased construction for future expansion possible
- Lower site development costs than Andrews Park option
- Central location
- Fits into adopted master plan

##### **Cons:**

- Community Center demolition costs

**West of the New Central Library (i.e. Option L4)** *(See Attachment B for Site Plan Overview)*

This site has previously been studied, and rough land acquisition and demolition estimates identified in a 2016 site feasibility study. As part of that study, four (4) options for the site were identified( L4-A, L4-B, L4-C & L4-D).

The feasibility study was presented to the NORMAN FORWARD Senior Center Ad Hoc Group on October 12, 2016, and the City Council on November 1, 2016. The Senior Center Ad Hoc Group recommended that Options L4-B, L4-C & L4-D be considered. City Council discussed the recommendation further at a Council Study Session on November 1, 2016. Although Council comments at the time varied on a preferred L4 Option, many Councilmembers noted Options L4-B, L4-C and L4-D being preferred. Those site plans and estimates are included in Attachment B. The estimated budget for the project would be \$9.027 M (Option L4-B), \$8.7M (Option L4-C), \$9.2M (Option L4-D).

**Pros:**

- Central location
- Adjacent to Library/City amenities

**Cons:**

- Land costs
- Loss of residential housing
- Phased construction for future expansion costs higher due to additional land purchases that will be needed

The following two Senior Center site options included in this Memo and corresponding matrix include site co-location with the Indoor Aquatic Center and Indoor Multi-Sport Facility. Additional discussion regarding the concept of site co-location and its potential operational implications is outlined later in this Memo and can be discussed in further detail with the Council at the November 20<sup>th</sup> meeting.

**Ruby Grant Park** *(See Attachment B for Conceptual Site Plan Overview)*

This site option would provide a co-location of the Senior Center on a site adjacent to and/or included with the Indoor Aquatic Facility and Indoor Multi-Sport Facility. In the event that the Council would like to explore alternative locational options for the Indoor Aquatic Facility/Multi-Sport Facility, additional acreage for location of a Senior Center could be included.

A copy of the Ruby Grant Master Plan and conceptual sketch drawing utilizing the Senior Center facility conceived in the Northeast Andrews Park Option and the building footprint of the City of Edmond Mitch Park YMCA (with recreational facility and indoor aquatic facility) are included in Attachment B. These sketch drawings only indicate a possible idea for scaling and other thoughts for inclusion of the facilities in Ruby Grant Park.

Further clarification of the Pros/Cons of this option is outlined later in this Memo and will be discussed with the Council on November 20<sup>th</sup>.

**Pros:**

- Land Available (no acquisition cost)
- Potential for a third-party operator for all facilities (including the Senior Center)
- Lower site development costs than Andrews Park Option
- Phased construction may not be necessary if all facilities are combined and use of Aquatic Center and Indoor Gym facilities are available to Senior Center users

**Cons:**

- Not centrally located
- User membership costs if third-party operator utilized

**North Base Site** *(See Attachment B for Site Area Overview)*

This site option would provide a co-location of the Senior Center on a site adjacent to and/or included with the Indoor Aquatic Facility and Indoor Multi-Sport Facility on property at Max Westheimer Airport (i.e. North Base Site). This option would require the City to purchase the land initially conceived for a long-term lease and then utilize the site for location of all three facilities. The purchase price for the property (approx.. 14 acres) could range from \$2 – 3 million. Further clarification of the Pros/Cons of this option is outlined later in this Memo and will be discussed with the Council on November 20<sup>th</sup>.

**Pros:**

- Central location
- Potential for a third-party operator for all facilities (including the Senior Center)
- Phased construction may not be necessary if all facilities are combined and use of Aquatic Center and Indoor Gym facilities are available to Senior Center users

**Cons:**

- Site costs may be higher than other options due to potential site infrastructure costs (roads & drainage) and demolition costs of World War II hangar (i.e. “Optimist Gym”).
- User membership costs if third-party operator utilized

**Senior Center Model Similar to Oklahoma City Senior Wellness Centers**

Recently, there has been discussion regarding pursuing a Senior Wellness Center model similar to that being used for the new MAPS 3 Senior Wellness Centers in Oklahoma City. This model utilizes a third-party operator and volunteers for senior activities and involves a monthly membership fee for use of the facility (\$50/month).

Staff understands that locational analyses were utilized in conjunction with the selected third-party operator to determine the optimum location for the facilities, and the facilities are operated much like other private facilities with similar amenities.

Potential impacts of this operational model that Council may want to further consider and discuss if this model is utilized going forward should include:

- Costs for continued maintenance of the expanded facility
- Pursuit of the membership model of Senior Center use that will likely be needed
- Third-party operator potential (i.e. Is an operator interested)
- Impacts of Senior Center facility for YMCA operations if adjacent to current YMCA facility
- Combined facility (S.C., Indoor facilities) implications if multiple operators are utilized (i.e. Who gets priority for shared facilities?, etc.)

This model and its implications will be further discussed with the Council on November 20<sup>th</sup>.

#### **Use of Existing Commercial Kitchen Equipment at a Standalone Senior Center**

Council has previously requested that staff explore if any pieces of the commercial kitchen equipment currently being utilized by Cleveland County Aging Services at the Senior Citizens Center could potentially be used at a new commercial kitchen location as part of a standalone Senior Center. The current budget estimate for the addition of a standalone commercial kitchen (\$725,000) assumes new commercial kitchen equipment for the facility as part of the estimate. The new kitchen is projected to require an additional 1,500 sq. ft. of facility space.

Staff has previously discussed what equipment could potentially be reused at a new location with the Cleveland County Aging Services Director, and she advised that some the equipment that is not built into the current kitchen facility could be used in a new commercial kitchen facility. This type of equipment includes stainless steel work tables, stoves, mixers, ice machine, steamer and warmers. Equipment built into the current kitchen facility (i.e. walk-in freezers) may not be possible to move to a new facility, but further evaluation during design could be conducted to fully make that determination.

It is possible that reusing the equipment mentioned above could lower the estimated kitchen equipment cost by potentially \$50,000. However, further evaluation will be required during the design process to determine an exact amount of savings.

These subjects will be presented for further Council discussion and review at the November 18, 2018, City Study Session. If you have any questions in advance of the meeting, please feel free to contact me.

**Attachment A**  
*(see following page)*



## Senior Center/ Indoor Multi-Sport/Indoor Aquatic Center Site Options: Pros/Cons

	Option 1	Option 2	Option 3	Option 4	Option 5
	Reaves Park (S.C.) Ruby Grant (I.A.C./I.M.F.)	Ruby Grant (S.C., I.A. C./I.M.F.)	Andrews Park (S.C.) Ruby Grant (I.A.C./I.M.F.)	West of New Cent. Lib.(S.C.) Ruby Grant (I.A.C./I.M.F.)	Purchase of North Base Location (S.C., I.A.C./I.M.F.)
<b>Pros</b>	<ul style="list-style-type: none"> <li>-Land Available (no acquisition cost)<sup>1</sup></li> <li>-Phased Construction (S.C.)<sup>2</sup></li> <li>-Lower site development costs (S.C.)<sup>3</sup></li> <li>-Central location (S.C.)<sup>4</sup></li> <li>-3<sup>rd</sup> Party Operator (I.A.C./I.M.F.)</li> </ul>	<ul style="list-style-type: none"> <li>-Land Available (no acquisition cost)<sup>1</sup></li> <li>-3<sup>rd</sup> Party Operator for all facilities<sup>5</sup></li> <li>-Lower site development costs (S.C.)<sup>3</sup></li> <li>-Phased construction not necessary (S.C.)</li> </ul>	<ul style="list-style-type: none"> <li>-Land Available (no acquisition cost)<sup>1</sup></li> <li>-Central location (S.C.)<sup>4</sup></li> </ul>	<ul style="list-style-type: none"> <li>-Central location (S.C.)<sup>4</sup></li> <li>-Adjacent to Library/City amenities</li> </ul>	<ul style="list-style-type: none"> <li>-Central location (S.C., I.A. C./I.M.F.)</li> <li>-3<sup>rd</sup> Party Operator for all facilities<sup>5</sup></li> <li>-Lower site development costs (S.C.)<sup>3</sup></li> <li>-Phased construction not necessary (S.C.)</li> </ul>
<b>Cons</b>	<ul style="list-style-type: none"> <li>-Community Center Demo Cost (S.C.)</li> <li>-Not centrally located (I.A.C./I.M.F.)</li> </ul>	<ul style="list-style-type: none"> <li>-Not centrally located</li> <li>-Potential user membership costs if 3<sup>rd</sup> party operator utilized (S.C.)</li> </ul>	<ul style="list-style-type: none"> <li>-Expansion opportunities unlikely (S.C.)</li> <li>-Higher site development costs (S.C.)</li> <li>-Loss of parkland (S.C.)</li> <li>-Not centrally located (I.A.C./I.M.F.)</li> </ul>	<ul style="list-style-type: none"> <li>-Land costs (S.C.)</li> <li>-Loss of residential housing (S.C.)</li> <li>-Phased Construction costs higher due to additional land purchases (S.C.)</li> <li>-Not centrally located (I.A.C./I.M.F.)</li> </ul>	<ul style="list-style-type: none"> <li>-Land costs not anticipated in Budgets</li> <li>-Demolition cost of hangar</li> </ul>

S.C. = Senior Center

I.A.C. = Indoor Aquatic Center

I.M.F. = Indoor Multi-Sport Facility

### Notes:

1. Land is currently owned by the City and would not add to the project cost.
2. Potential for phased construction of certain portions of the Senior Center project exists; if decision is made to expand the scope of the Senior Center, program, additions (such as recreational gyms and/or recreational pools) could be added in additional phases as funds are identified.
3. Additional site costs for Andrews Park Senior Center option (or options with construction in floodways) will exceed \$1 million based on enhanced drainage structures and other costs associated with building in the floodway. Additional time will be involved in design phases for Letter of Map Revision (LOMR) review process. The current Andrews Park estimate (\$8.658 M) includes these identified additional site costs.
4. Location is central for most Norman users.
5. Potential option for a 3<sup>rd</sup>-party operator to operate the Senior Center, based on user fee charges. It is anticipated that a 3<sup>rd</sup>-party operator will operate the Indoor Aquatic Center and Indoor Multi-Sport Facility regardless of location.

*All Senior Center options depend on an identified funding source.*


**Attachment B**  
*(see attached pages)*



**Northeast Andrews Park (i.e. Option AP)**



**ANDREWS PARK - PROPOSED SENIOR CITIZEN'S CENTER SITE OPTION AP**  
N.T.S.

 <p><b>THE MCKINNEY PARTNERSHIP</b> 3201 West Main Suite 200 Norman, Oklahoma 73072 405.346.1000 405.346.8207 info@mp.com</p>	<p><b>SENIOR CITIZENS CENTER</b> <b>ANDREWS PARK</b> <b>SITE FEASIBILITY STUDY</b> Norman, Oklahoma</p>	Issue Date: 01/15/2016	Revisions:	Project Number:	Sheet Title: <b>PROPOSED SENIOR CITIZENS CENTER SITE OPTION AP</b>	Sheet Number:

## Reaves Park





## Reaves Senior Area - 2.3 acres

December 4, 2017



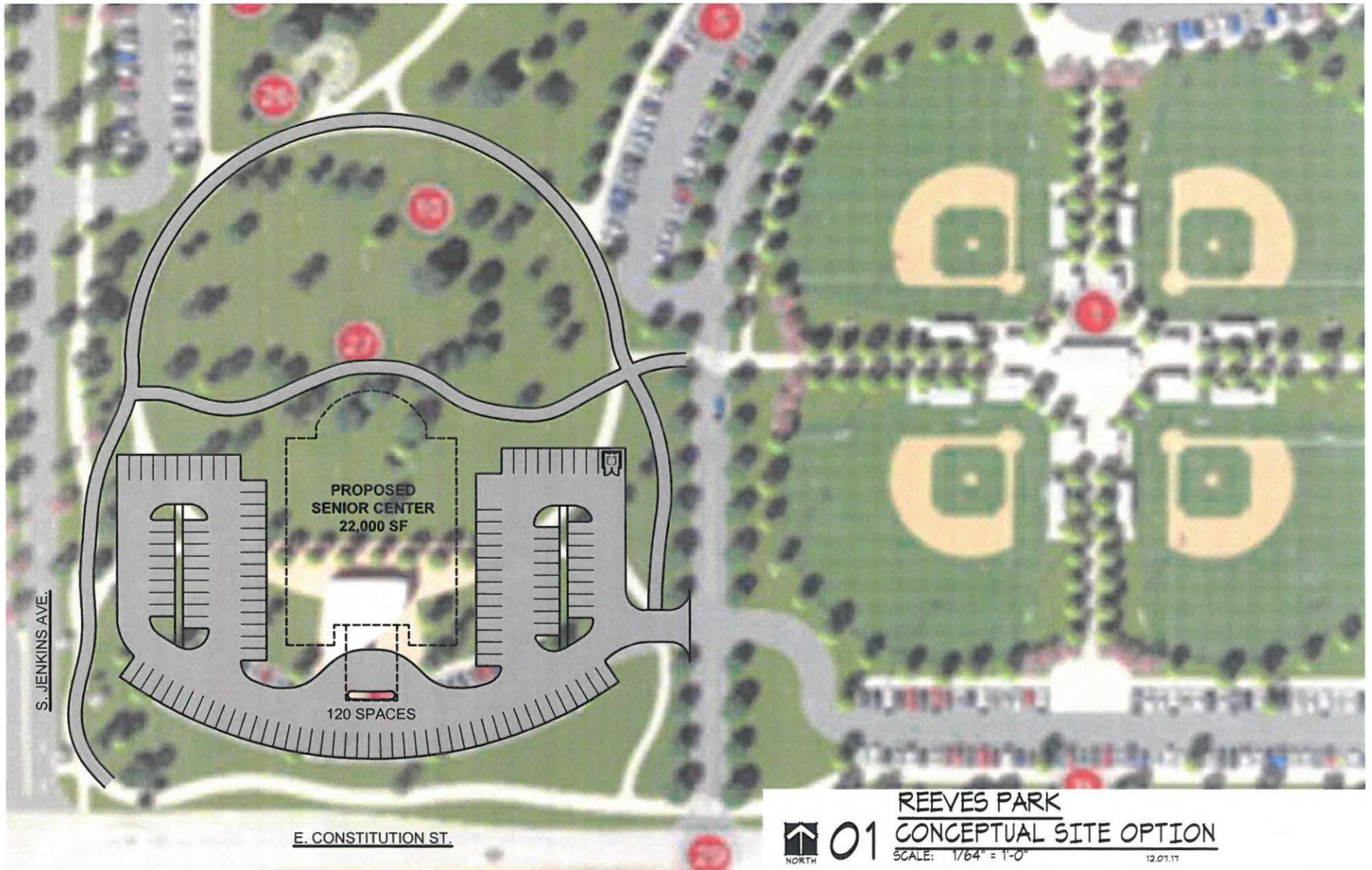
Map Produced by the City of Norman Geographic Information System Online Mapping Service.

The City of Norman assumes no responsibility for errors or omissions in the information presented.



0 180 360 Feet







## Ruby Grant Park

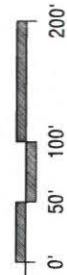
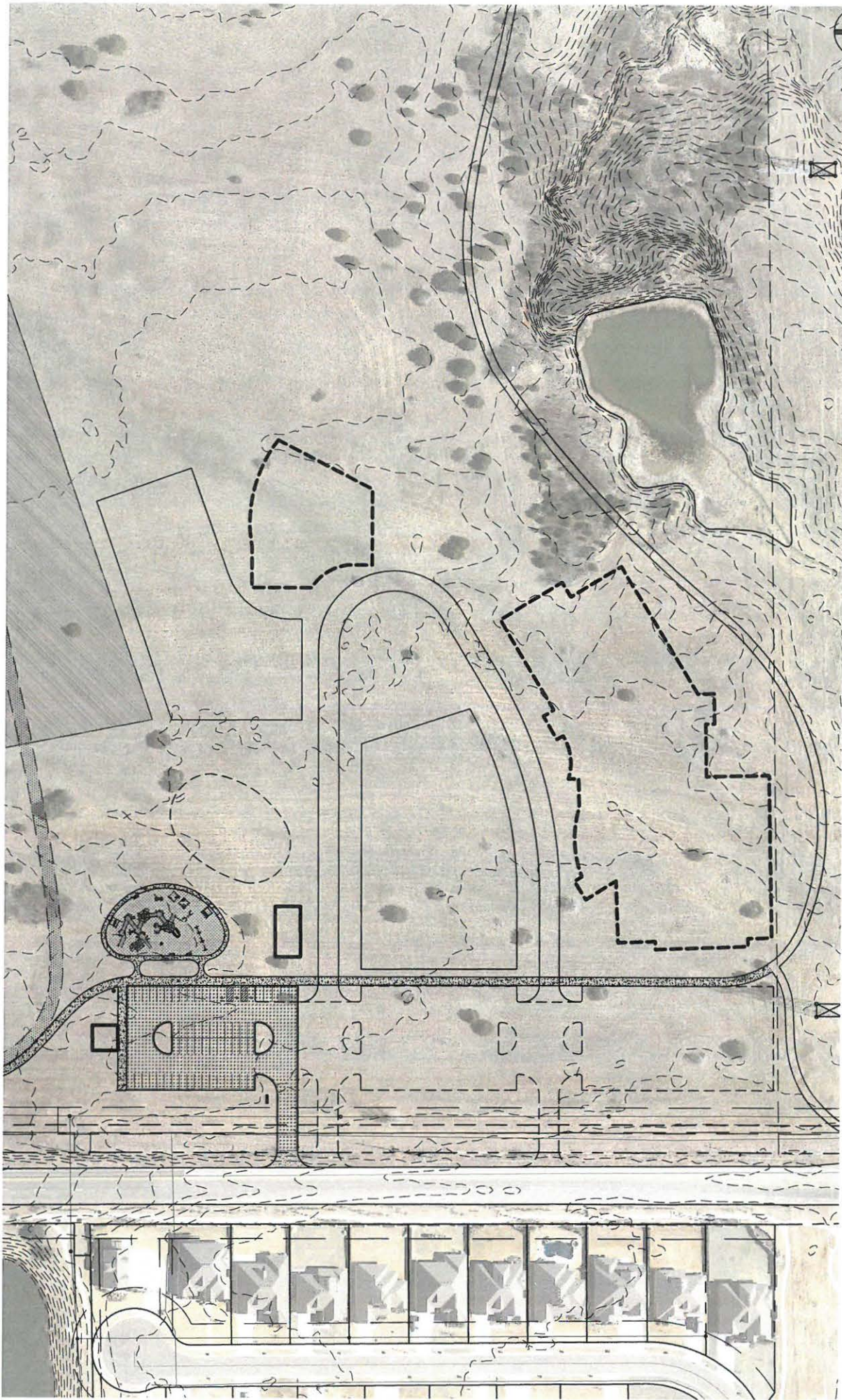
KEYNOTES - LANDSCAPE KEY PLAN	
LP1	NORTH PARKING LOT (80 SPACES)
LP2	FURY GRANT MEMORIAL AND PICNIC PAVILION STRUCTURE. REF. DETAILS A1.02
LP3	EXISTING STRUCTURES TO BE REMOVED
LP4	FUTURE RESTROOMS
LP5	NORTH OVERFLOW AND FUTURE PARKING (60 SPACES)
LP6	CROSS COUNTRY COURSE (15' WIDTH TURF, 5K - 4K)
LP7	MULTI-PURPOSE TRAIL (8' WIDTH CONCRETE PAVING, APPROX. 2.7 MILES)
LP8	PRACTICE FIELDS (50' X 100' YARDS), FINE GRADE AND SPRIGGING TURF
LP9	EXISTING POND TO REMAIN
LP10	DISC GOLF COURSE
LP11	CITY MONUMENT SIGN. REF. DETAIL OPTIONS G1.01 & G1.02
LP12	SOUTHWEST PARKING LOT (80 SPACES)
LP13	SOUTHWEST RESTROOMS. REF. DETAILS A1.03
LP14	CHILDREN'S PLAYGROUND WITH ACCESSIBLE EQUIPMENT & POURED IN PLACE SURFACING
LP15	OPEN FIELD PLAY
LP16	SOUTHWEST PICNIC PAVILION. REF. DETAILS A1.01
LP17	DOG PARK - THREE FENCED AREAS (130,500 SQUARE FEET TOTAL)
LP18	SOUTHEAST PARKING LOT (60 SPACES)
LP19	FUTURE MAINTENANCE AREA (125' X 210')
LP20	CROSS COUNTRY STARTING AREA 400M X 80M
LP21	FUTURE PARKING (80 SPACES)
LP22	SOUTHWEST OVERFLOW AND FUTURE PARKING (180 SPACES)
LP23	FUTURE SPLASH PAD
LP24	SHARED STREAM CROSSING - UPSTREAM. REF. DETAILS C1.01
LP25	SHARED STREAM CROSSING - DOWNSTREAM. REF. DETAILS C1.01
LP26	SOUTHEAST RESTROOMS. REF. DETAILS A1.03
LP27	REMOVE DEBRIS PILES
LP28	PARK MONUMENT SIGN. REF. DETAIL OPTIONS G1.01 & G1.02
LP29	WAYFINDING SIGN. REF. DETAIL OPTIONS G1.01 & G1.02
LP30	MULTI-PURPOSE TRAIL STREAM CROSSING

LEGEND:

- EXISTING TREE CANOPY
- EXISTING TOPOGRAPHY
- 1' CONTOURS
- CONCRETE PAVING MULTIPURPOSE TRAIL. REF. DETAIL Z11.02
- SPRIGGING TURF CROSS COUNTRY COURSE. REF. DETAIL Z11.02







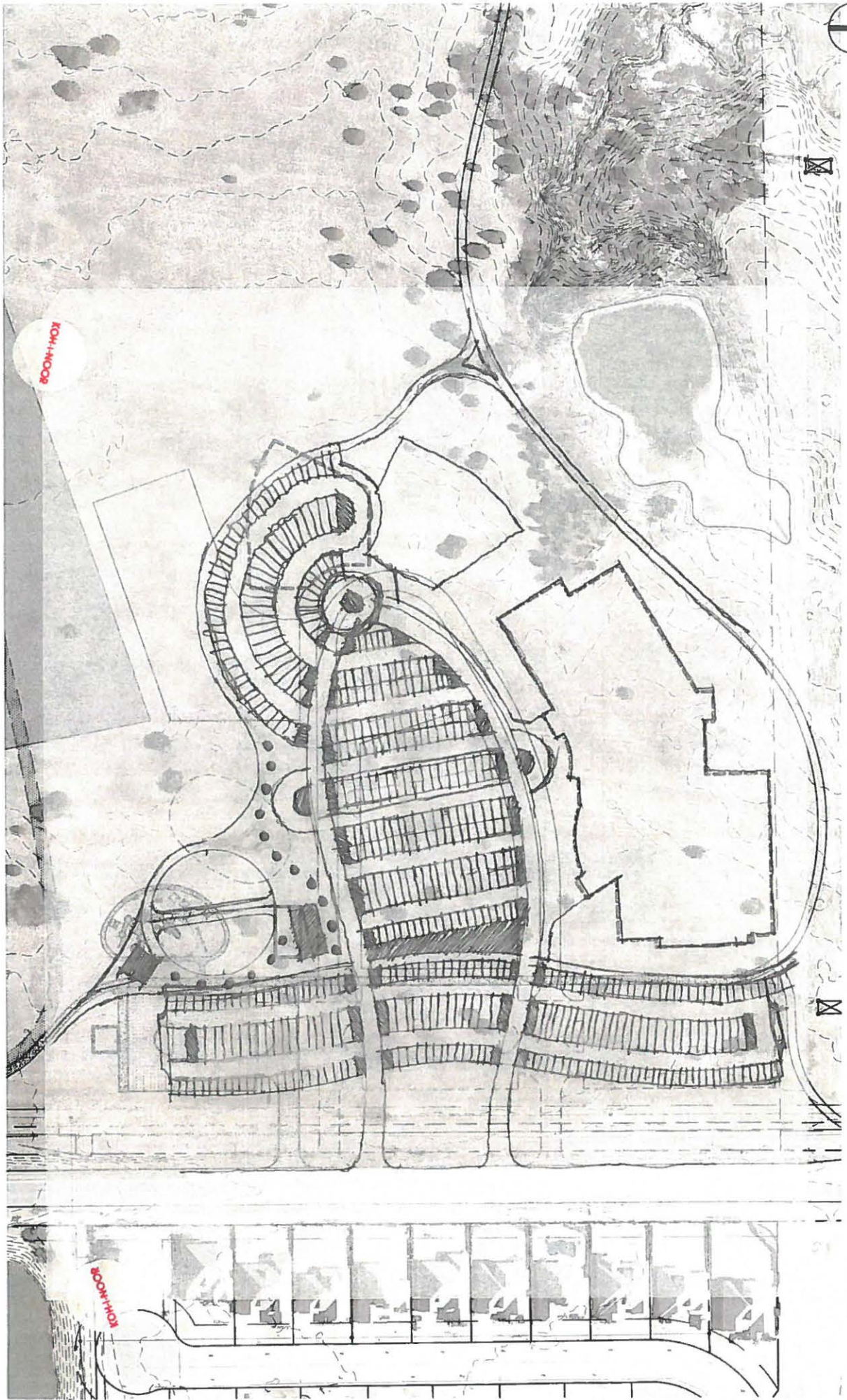
16

SOUTHWEST ENLARGEMENT PLAN

1"=100'-0"

1



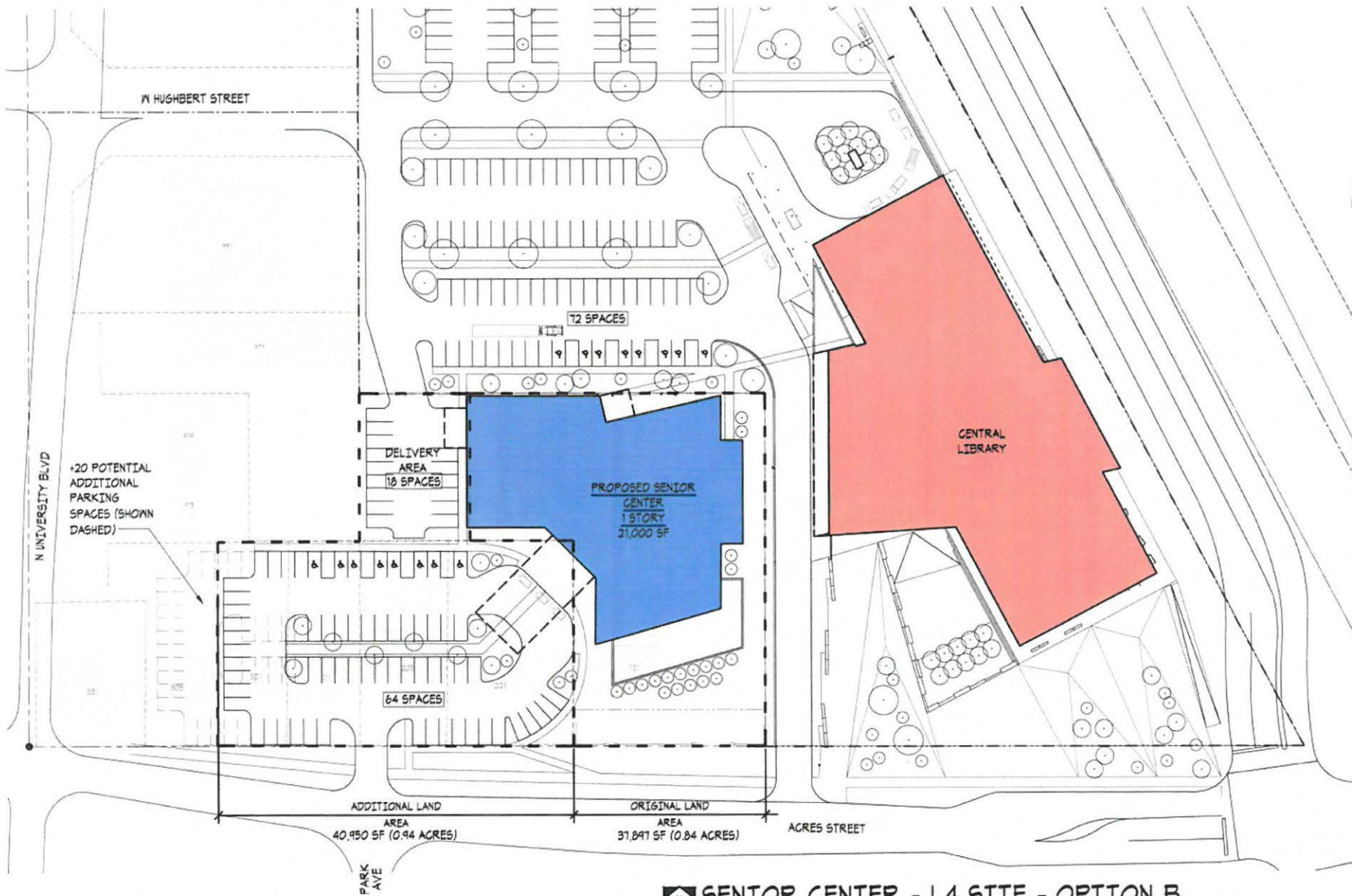


1 SOUTHWEST ENLARGEMENT PLAN

1"=100'-0"

**West of the New Central Library (i.e. Option L4)**





# SENIOR CENTER - L4 SITE - OPTION B

SCALE: 1" = 30'-0"



THE MCKINNEY PARTNERSHIP

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Project:

## SENIOR CENTER L4 SITE FEASIBILITY STUDY Norman, Oklahoma

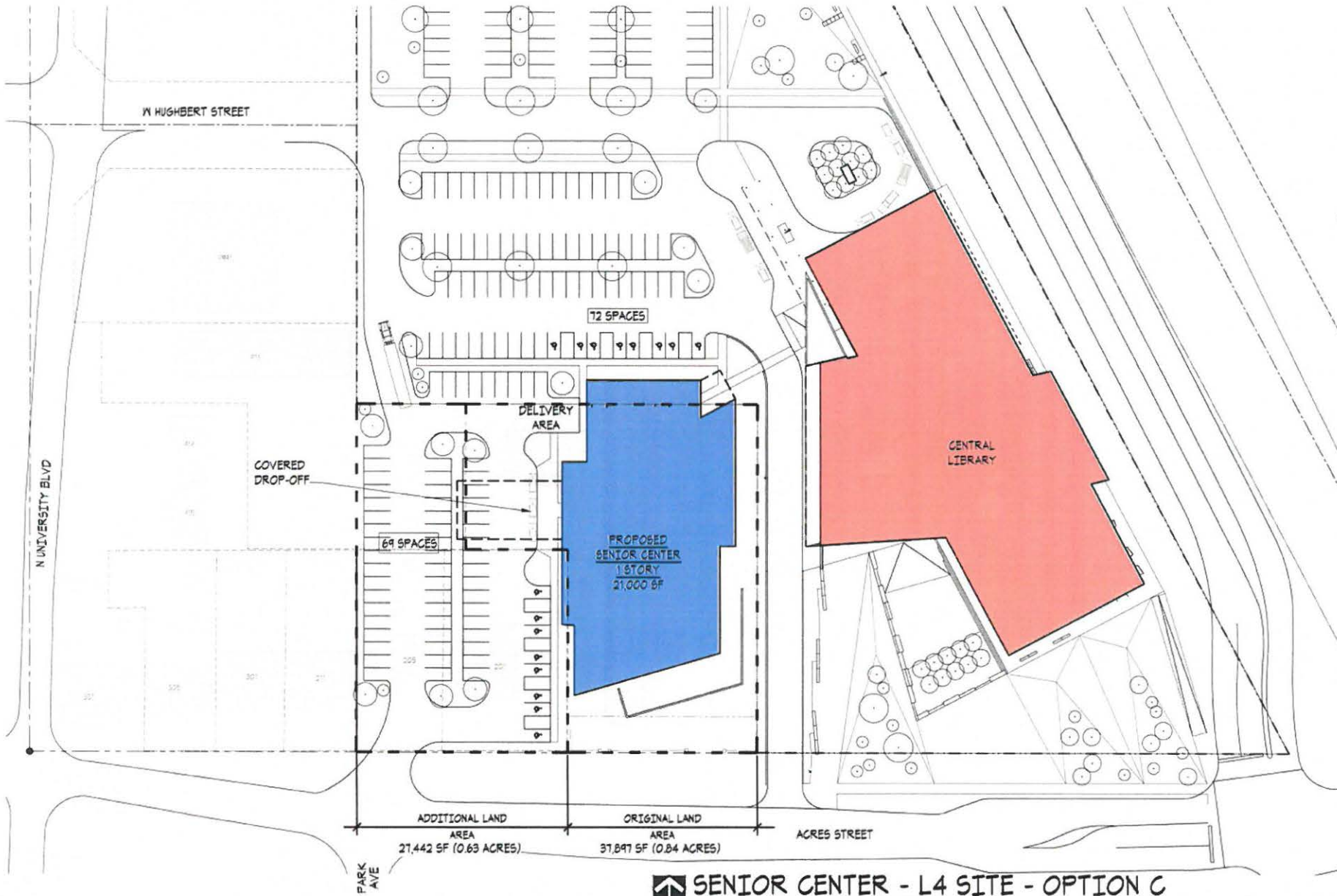
Issue Date:  
10/04/2016

Revisions:

Project Number:

Sheet Title:  
**SITE FEASIBILITY  
STUDY - OPTION B**

Sheet Number:



# SENIOR CENTER - L4 SITE - OPTION C

SCALE: 1" = 30'-0"



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Project

## SENIOR CENTER L4 SITE FEASIBILITY STUDY Norman, Oklahoma

Issue Date  
10/04/2016

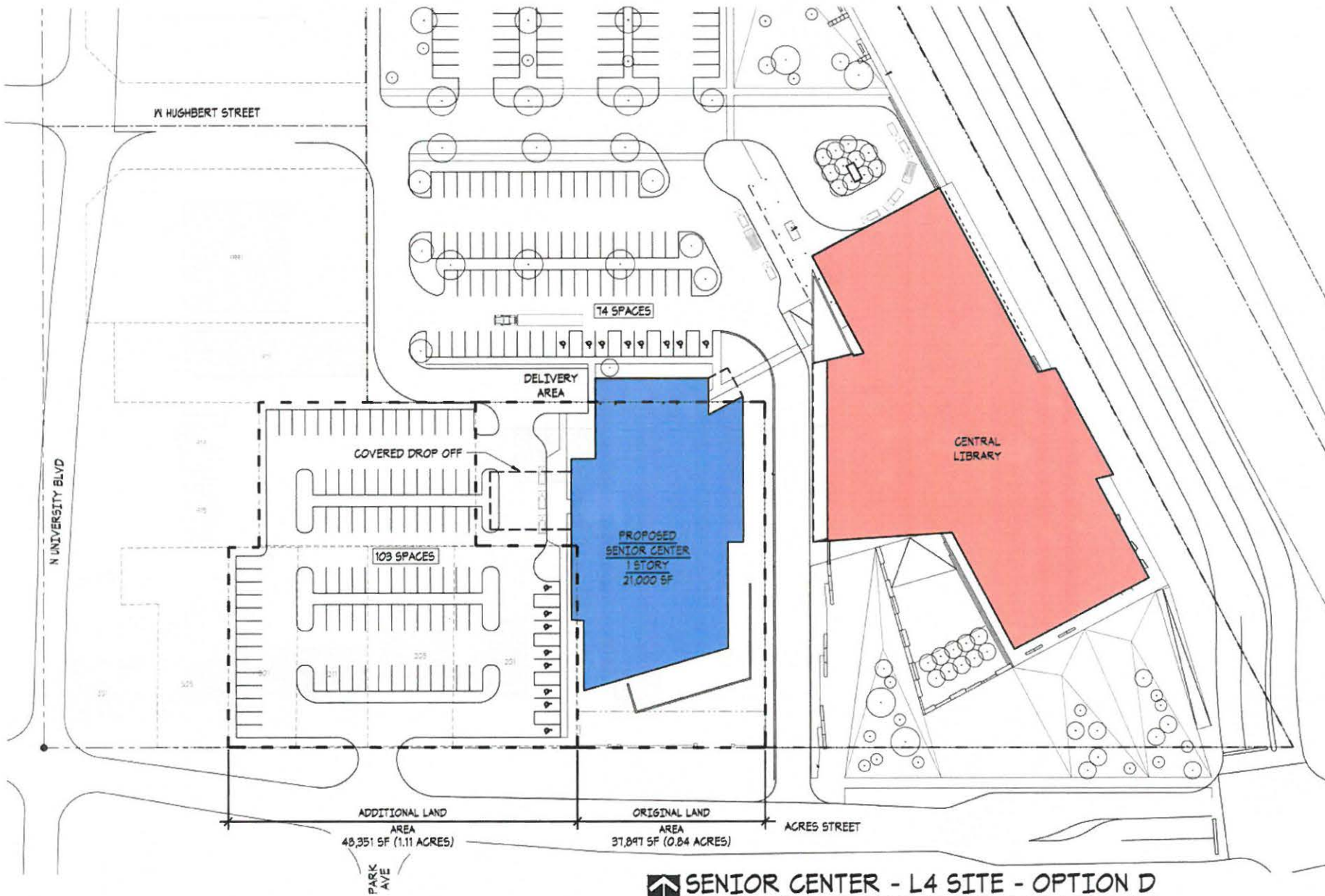
Revisions

Project Number

Sheet Title  
**SITE FEASIBILITY  
STUDY - OPTION C**

Sheet Number





## SENIOR CENTER - L4 SITE - OPTION D

SCALE: 1" = 30'-0"



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Project:

## SENIOR CENTER L4 SITE FEASIBILITY STUDY Norman, Oklahoma

Issue Date  
10/04/2016

Revisions:

Project Number:

Sheet Title:  
**SITE FEASIBILITY  
STUDY - OPTION D**

Sheet Number:

## City of Norman Senior Center - Site Option L4-B

10/4/2016

Scope	Unit Cost	Allowance	Subtotal	Comments
<b>Base Building &amp; Site Estimate (21,000 SF)</b>	\$250.00	\$5,250,000.00	\$5,250,000.00	OKC bid @ \$235, Site LH @ \$250
Food Service Equipment		incl		
FFE ( Per SF)	\$15.00	incl		
Contractor OH & P		incl		
Base Parking Amount (100 spaces)		incl		
<b>Site Development Adjustments</b>				
Land Cost (Residential Property-Per Lot)	\$90,000.00	\$270,000.00		
Land Cost (Condo Property-Per Unit)	\$28,400.00	\$883,000.00		
Land Cost (Industrial Property-PSF)	\$8.00	\$44,400.00		
Site Demolition		\$119,000.00		
88 Parking Deduct (18 spaces)	\$1,750.00	-\$31,500.00		
Sub-Parking Detention (28,700 SF)	\$7.00	\$200,900.00		
Platting & Zoning		\$27,500.00		
Street Improvements		\$75,000.00		
Public Sewer Extension / Man Hole		\$5,000.00		
Public Fire Line Improvements		\$6,000.00		
Landscaping		\$60,000.00		
<b>Subtotal</b>			\$1,659,300.00	
Design Contingency (6%) at concept stage		\$414,558.00		Standard
Construction Contingency (6%)		\$414,558.00		
<b>Subtotal</b>			\$829,116.00	
Inflation (6%)			\$464,304.96	
<b>Subtotal</b>			<b>\$8,202,720.96</b>	
A&E Basic Fees, Consultant		\$779,258.49		
Expenses, Testing, Survey, Supp.Inspections		\$45,475.00		Allowance
<b>Subtotal</b>			<b>\$824,733.49</b>	

**Site L4-B Conceptual Cost Estimate**

**\$9,027,454.45**

**NIC- LEED, IT, Aging Services Kitchen with Equipment (allow \$775,000)**

## City of Norman Senior Center - Site Option L4-C

10/4/2106

Scope	Unit Cost	Allowance	Subtotal	Comments
<b>Base Building &amp; Site Estimate (21,000 SF)</b>	\$250.00	\$5,250,000.00	\$5,250,000.00	OKC bid @ \$235, Site LH @ \$250
Food Service Equipment		incl		
FFE ( Per SF)	\$15.00	incl		
Contractor OH & P		incl		
Base Parking Amount (100 spaces)		incl		
<b>Site Development Adjustments</b>				
Land Cost (Residential Property-Per Lot)	\$90,000.00	\$90,000.00		
Land Cost (Condo Property-Per Unit)	\$28,400.00	\$883,000.00		
Land Cost (Industrial Property-PSF)	\$6.00	\$44,400.00		
Site Demolition		\$99,000.00		
69 Parking ( Deduct 31 spaces)	\$1,750.00	-\$54,250.00		
Sub-Parking Detention (24,150 SF)	\$7.00	\$169,050.00		
Platting & Zoning		\$27,500.00		
Street Improvements		\$75,000.00		
Public Sewer Extension / Man Hole		\$5,000.00		
Public Fire Line Improvements		\$6,000.00		
Landscaping		\$60,000.00		
<b>Subtotal</b>			\$1,404,700.00	
Design Contingency (6%) at concept stage		\$399,282.00		Standard
Construction Contingency (6%)		\$399,282.00		
<b>Subtotal</b>			\$798,564.00	
Inflation (6%)			\$447,195.84	
<b>Subtotal</b>			\$7,900,459.84	
A&E Basic Fees, Consultant		\$750,543.68		
Expenses, Testing, Survey, Supp.Inspections		\$45,475.00		Allowance
<b>Subtotal</b>			\$796,018.68	

**Site L4-C Conceptual Cost Estimate**

**\$8,696,478.52**

**NIC- LEED, IT, Aging Services Kitchen with Equipment (allow \$775,000)**



## City of Norman Senior Center - Site Option L4-D

10/4/2016

Scope	Unit Cost	Allowance	Subtotal	Comments
<b>Base Building &amp; Site Estimate (21,000 SF)</b>	\$250.00	\$5,250,000.00	\$5,250,000.00	OKC bid @ \$235, Site LH @ \$250
Food Service Equipment		incl		
FFE ( Per SF)	\$15.00	incl		
Contractor OH & P		incl		
Base Amount of Parking (100 spaces)		incl		
<b>Site Development Adjustments</b>				
Land Cost (Residential Property-Per Lot)	\$90,000.00	\$270,000.00		
Land Cost (Condo Property-Per Unit)	\$28,400.00	\$883,000.00		
Land Cost (Industrial Property-PSF)	\$6.00	\$88,862.00		
Site Demolition		\$119,000.00		
103 Parking (Add 3 spaces)	\$1,750.00	\$5,250.00		
Sub-Parking Detention (36,150 SF)	\$7.00	\$252,350.00		
Platting & Zoning		\$27,500.00		
Street Improvements		\$75,000.00		
Public Sewer Extension / Man Hole		\$5,000.00		
Public Fire Line Improvements		\$6,000.00		
Landscaping		\$60,000.00		
<b>Subtotal</b>			\$1,791,962.00	
Design Contingency (6%) at concept stage		\$422,517.72		Standard
Construction Contingency (6%)		\$422,517.72		
<b>Subtotal</b>			\$845,035.44	
Inflation (6%)			\$473,219.85	
<b>Subtotal</b>			<b>\$8,360,217.29</b>	
A&E Basic Fees, Consultant		\$794,220.64		9%
Expenses, Testing, Survey, Supp.Inspections		\$45,475.00		Allowance
<b>Subtotal</b>			<b>\$839,695.64</b>	

**Site L4-D Conceptual Cost Estimate**

**\$9,199,912.93**

**NIC- LEED, IT, Aging Services Kitchen with Equipment (allow \$775,000)**

## North Base Site

## Location Maps

