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342-	TO:	Mayor and City Council
X	FROM:	Jud Foster, Director of Parks and Recreation Terry Floyd, Development Coordinator
V Z	DATE:	November 16, 2018
ノぶく	SUBJECT:	City Council Study Session - Senior Center Site Options

At the November 20th 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 be 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 20th 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 20th.

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 20th.

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 discus 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 20th.

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 Reaves Park (S.C.) Ruby Grant (I.A.C/I.M.F.)	Option 2 Ruby Grant (S.C., I.A. C./I.M.F.)	Option 3 Andrews Park (S.C.) Ruby Grant (I.A.C/I.M.F.)	Option 4 West of New Cent. Lib.(S.C.) Ruby Grant (I.A.C/I.M.F.)	Option 5 Purchase of North Base Location (S.C., I.A.C./I.M.F.)
Pros	-Land Available (no acquisition cost) ¹ -Phased Construction (S.C) ² -Lower site development costs (S.C. ³³ -Central location (S.C. ¹⁴ 3 rd Party Operator (I.A.C/I.M.F)	-Land Available (no acquisition cost) ³ -3 rd Party Operator for all facilities ³ -Lower site development costs (S.C.) ³ -Phased construction not necessary (S.C.)	-Land Available (no acquisition cost) ¹ -Central location (S.C.) ¹⁶	-Central location (S.C.) ^H -Adjacent to Library/City amenities	-Central location (S.C., I.A. C./I.M.F. -3 rd Party Operator for all facilities ⁵ -Lower site development costs (S.C.) ³ -Phased construction not necessary (S.C.)
Cons	-Community Center Demo Cost (S.C.) -Not centrally located (I.A.C./I.M.F.)	-Not centrally located -Potential user membership costs if 3" party operator utilized (S.C.)	-Expansion opportunities unlikely (S.C.) -Higher site development costs (S.C.) -Loss of parkland (S.C.) -Not centrally located (I.A.C./I.M.F.)	-Land costs (S.C.) -Loss of residential housing (S.C.) -Phased Construction costs higher due to additional land purchases (S.C.) -Not centrally located (I.A.C./I.M.F.)	-Land costs not anticipated in Budgets -Demolition cost of hangar

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 <u>not</u> 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.
- 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 3rd-party operator to operate the Senior Center, based on user fee charges. It is anticipated that a 3rd-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)

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Northeast Andrews Park (i.e. Option AP)



Reaves Park



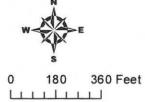
Reaves Senior Area - 2.3 acres

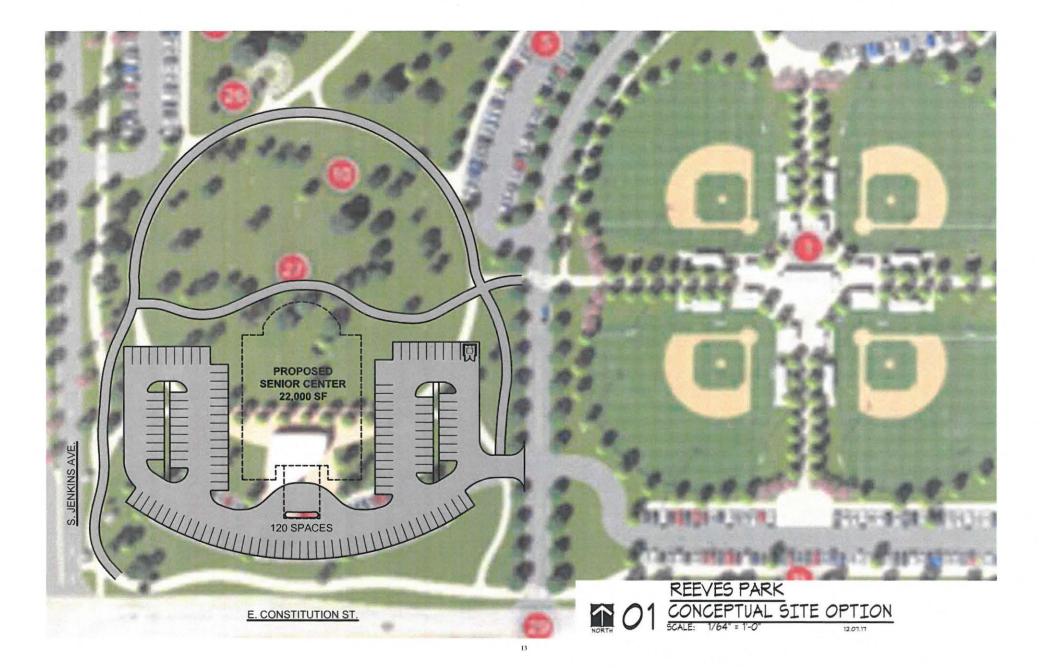


Map Produced by the City of Norman Geographic Information System Online Mapping Service.

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

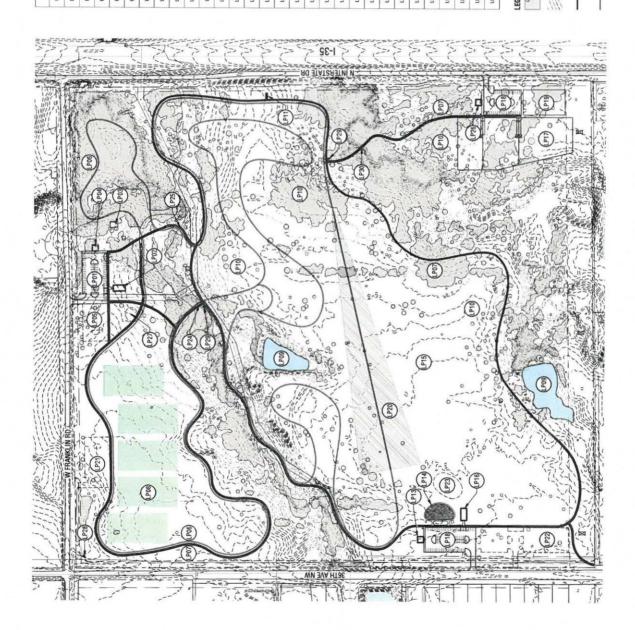
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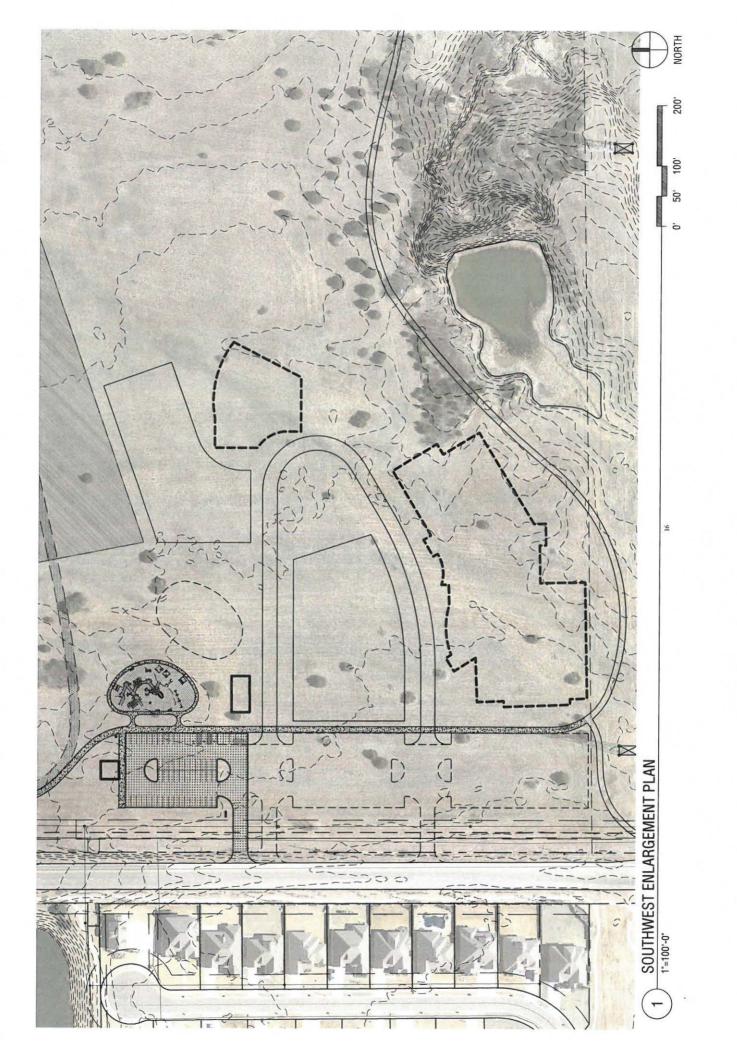


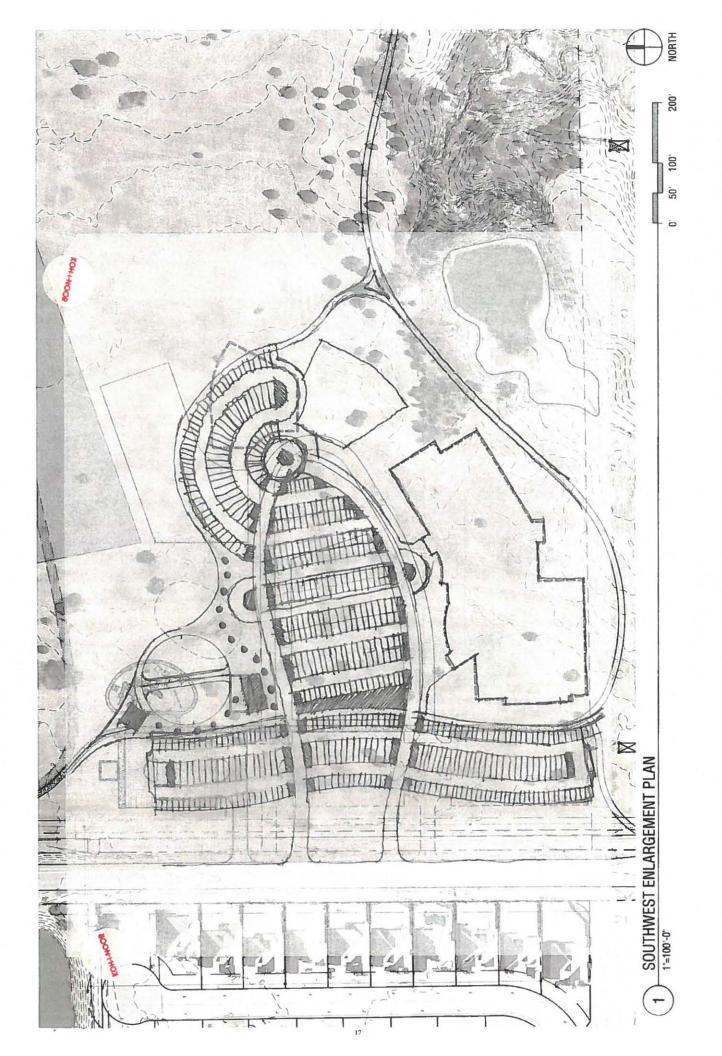


Ruby Grant Park

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	21 SOUTIMMEST PARGANG LOT (NO SPACES) 21 SOUTIMMEST RESTROOMS, R.F., DETAULS AL LOS 24 SURVENCE PARTEROMS, R.F., DETAULS AL LOS 25 SOUTIMEST PARTEROMS, R.F., DETAULS, AL LOS 26 SOUTIMEST PARTEROMS, R.F., SURVENERT & POUREDR 20 SURVENCE PARTEROMS, R.F., SURVENERT & POUREDR 21 DOG PARK-THREE EPUCED ARELS (TAL, SOA SQUARE FEET TOTAL) 22 SOUTIMESCT PARONG LOT (QS SPACES) 23 FUTURE AVANTEMMER, AREA, NEY Y, SURVENERT A 24 SAMETE PARONG LOT (QS SPACES) 25 COUTIVES STARTING AREA, NOW X, DOM 26 COUTIVE STARTING AREA, NOW X, DOM 27 LUTURE FARONG LOT (QS SPACES) 28 SOUTIVES STARTING AREA, NOW X, DOM 29 UTUTINE FORCEO. DOMENTING, MET, DETAULS (L, D) 20 SOUTIVES START POOSSING - DOMENTING, MET, DETAULS (L, D) 21 SOUTIVES START POOSSING - DOMENTING, MET, DETAULS (L, D) 22 SOUTIVES START POOSSING - DOMENTING, MET, DETAULS (L, D) 23 SOUTIVES START POOSSING - DOMENTING, MET, DETAULS (L, D) 24 SAMEDES START, DOTOSSING - DOMENTING, MET, DETAULS (L, D) 25 SOUTIVES START POOSSING - DOTOSSING - DOMENTING, MET, DETAULS (L, D) 26 SOUTIVES START POOSSING - DOMENTING, MET, DETAULS (L, D) 27 SOUTIVESSING - DOTOSSING - DOMEN	2 OUTIMMEST PAROMIKE LOT (No. SPACES) 13 SOUTIMMEST RESTROOMS, REF. (DETAULS AL COT SOUTIMMEST RESTROOMS, REF. (DETAULS AL COT SOUTIMMEST PAROMIKE LOT (NO. SPACES) 14 SARRESTRY PAROMIKE LOT (NO. SPACES) 15 DOG PARKST PHONE MEMLALIST 16 SOUTIMMEST PAROMIKE LACT 17 DOG PARKST PHONE MEMLALIST 17 DOG PARKST PHONE MEMLALIST 18 SOUTIMMEST PHONE MEMLALIST 19 PTUTIRE MAMITTEAMMERT PHONE MEMLALIST 11 ITUTURE SPLACH PHONE (LID SPACES) 12 ITUTURE FARMONE (LID SPACES) 13 RUTURE SPLACH PHONE (LID SPACES) 14 SHARE CONSENCE - DOWNETTION, REF. DETAULIS 15 SUTUREST PHARME (LID SPACES) 16 SOUTHER SPLACH PHOSENUE (LID SPACES) 17 SHARE CONSENCE - DOWNETTION, REF. DETAULIS (LID SPACES) 16 SOUTHERST PLACE AND SCIENCE - DOWNETTION, REF. DETAULIS (LID SPACES) 17 SHARE SPLACH POSENGE - DOWNETTION, REF. DETAULIS (LID SPACES) 16 SOUTHERST PLACE AND SCIENCE - DARREST 17 SHARE SPLACH POSENGE - DARREST 16 SOUTHERST PLACE AND SCIENCE - DARREST	[P11	OPTIONS 61.01 & 61
	10 SOUTIMMEST RESTINDOMS, REF. GETALIS A.I. OB CONTINUEST PLAYFARONION WITH ACCESSING EGUIMMENT A FOUREDB FEBURECONFO. 11 BOUTIMEST PLAYFARONION WITH ACCESSING E EGUIMMENT A FOUREDB FEBURECONFORMET PLAYFARONION (FEET TOTAL) 11 BOUTIMEST PLANE AREA (FE3. AND SQUARE FEET TOTAL) 12 BOUTIMEST PLANE AREA (FE3. AND SQUARE FEET TOTAL) 13 BOUTIMEST PLANE AREA (FE3. AND SQUARE FEET TOTAL) 14 BOUTIMEST PLANE AREA (FE3. AND SQUARE FEET TOTAL) 15 BOUTIMEST PLANE AREA (FE3. AND ACCESS) 16 FUTURE KAMATEWAKE AREA (FE3. AND ACCESS) 17 FUTURE FOREORIA (FE3. AND ACCESS) 18 BOUTIMEST FARATING AREA (FE3. AND ACCESS) 19 FUTURE FOREORIA (FE3. AND ACCESS) 10 FUTURE FOREORIA (FE3. AND ACCESS) 11 FUTURE FOREORIA (FE3. AND ACCESS) 12 FUTURE FOREORIA (FE3. AND ACCESS) 13 BOUTIMES FOREORIA (FE3. AND ACCESS) 14 SOUTIMEST FOREORIA (FE3. AND ACCESS) 15 SOUTIMEST FOREORIA (FE3. AND ACCESS) 16 SOUTIMEST FOREORIA (FE3. AND ACCESS) 17 SOUTIMEST FOREORIA (FE3. AND ACCESS) 16 SOUTIMEST FOREORIA (FE3. AND ACCESS) 17 SOUTIMEST FOREORIA (FE3. AND ACCESS) 18 SOUTIMEST FOREORIA (FE3. AND ACCESS) 18 SOUTIMEST FOREORIA (FE3. AND ACCESS) <td>Interference Interference Interference Interference Restruction Restruction Restruction Restruction Restruction Restruction Restruction Restruction</td> <td>LP12</td> <td>SOUTHWEST PARKING LOT (80 SPACES)</td>	Interference Interference Interference Interference Restruction Restruction Restruction Restruction	LP12	SOUTHWEST PARKING LOT (80 SPACES)
	44 BUIDRENTS PLAVFROMMON WITH ACCESSING EDUIMMERH & FOUNDED MILLI 15 BERKADING BUIDRENTS PLAVEROMEN MELA EDUIMMERH & FOUNDED MILLI 16 BOUTIMMEST PLAVEROMEN MELA EDUIMMERH & FOUNDED MILLI BOUTIMMEST PLAVEROMEN MELA EDUIMMERH & FOUNDED MILLI 11 BOUTIMMEST PLAVEROMEN MELA EDUIMMERH & FOUNDED MILLI BOUTIMMEST PLAVEROMEN MELA EDUIMMERH & FOUNDED MILLI 11 BOUTIMEST PLANTING MELA ADAN X 40.0M POLONATIVE X14.1M BOUTIMEST PLANTING MELA ADAN X 40.0M 12 ETUTURE ENVERTION MELA MELA ADAN X 40.0M POLONATIVE X14.1M BOUTIMEST FASTING 13 ENVERTER PLANTING MELA ADAN X 40.0M POLONATIVEST MELA MEL OFFICIAL MEL OFTIAL S (1.01 BOUTIMEST FASTING 14 ENVERTER PLASH ENVELOPENTION REF. (ETAL OF ADAN BOUTIMEST FASTING BOUTIMEST FASTING 15 BOUTIMEST FASTING ENVERTER ADAN BOUTIMEST FASTING BOUTIMEST FASTING 16 BOUTIMEST FASTING BOUTIMEST FASTING BOUTIMEST FASTING BOUTIMEST FASTING 17 BOUTIMEST FASTING BOUTIMEST FASTING BOUTIMEST FASTING BOUTIMEST FASTING 16 BOUTIMEST FASTING BOUTIMEST FASTING BOUTIMEST FASTING BOUTIMEST FASTING </td <td>A Device RELUP ALX 5 DERVISED PLAY 5 SERVISED PLAY 6 SOUTHINEST PICAURE AND LIVE ACTIVALS 7 DOG PARKA - TINEE FUNCTO AREAL (133, 300 SOUMAE FEET TOTAL) 8 SOUTHINEST PROVINCE AREAL (133, 300 SOUMAE FEET TOTAL) 10 FUTURE AMARTENUKE REAL (133, 300 SOUMAE FEET TOTAL) 11 TUTURE FARMEND AREAL AND FUTURE PARAMAN (110 SPACES) 2 SOUTHINESS TAKARING AREAL AND MAIN FUTURE PARAMAN (110 SPACES) 3 FUTURE SPACERIA 4 SUARED STREAM AND FUTURE PARAMAN (110 SPACES) 5 SOUTHINESS TAKARI (100 SPACES) 6 SOUTHINESS TAKARI (100 SPACES) 7 SOUTHINESS TAKARI (100 SPACES) 8 SOUTHINESS TAKARI (100 SPACES) 9 SOUTHINESS TAKARI (100 SPACES) 10 TOTIVIES SPACESI (101 A G) (102 A G) (101 A G) (102 A G) (101 A G) (102 A G) (1</td> <td>[P13</td> <td>SOUTHWEST RESTROOMS, REF. DETAILS A1,03</td>	A Device RELUP ALX 5 DERVISED PLAY 5 SERVISED PLAY 6 SOUTHINEST PICAURE AND LIVE ACTIVALS 7 DOG PARKA - TINEE FUNCTO AREAL (133, 300 SOUMAE FEET TOTAL) 8 SOUTHINEST PROVINCE AREAL (133, 300 SOUMAE FEET TOTAL) 10 FUTURE AMARTENUKE REAL (133, 300 SOUMAE FEET TOTAL) 11 TUTURE FARMEND AREAL AND FUTURE PARAMAN (110 SPACES) 2 SOUTHINESS TAKARING AREAL AND MAIN FUTURE PARAMAN (110 SPACES) 3 FUTURE SPACERIA 4 SUARED STREAM AND FUTURE PARAMAN (110 SPACES) 5 SOUTHINESS TAKARI (100 SPACES) 6 SOUTHINESS TAKARI (100 SPACES) 7 SOUTHINESS TAKARI (100 SPACES) 8 SOUTHINESS TAKARI (100 SPACES) 9 SOUTHINESS TAKARI (100 SPACES) 10 TOTIVIES SPACESI (101 A G) (102 A G) (101 A G) (102 A G) (101 A G) (102 A G) (1	[P13	SOUTHWEST RESTROOMS, REF. DETAILS A1,03
	 FIG DIFFLID PLAY DIG PARK-THORE PARLUDIK REF. (ETALIS AL.3) DIG PARK-THREE ENCED AREA (133, 500 SQUARE RET TOTAL) BOUTHEKST PHORE PARLING (133, SPACES) SOUTHEKST PHORE (135, SPACES) BOUTHEKST PHORE (145, X2197) CHORS COUNTY STATING AREA (132, Y2197) CHORS COUNTY STATING AREA (130, Y2197) CHORS COUNTY STATING AREA (130, Y2197) SOUTHWEST PASCHIG, LOWANSTIKJAM, RET. OFTALS (1,01 SOUTHERST REFAULTION AND FUTURE PARCHIG (118 SPACES) SOUTHERST REFAULTIONE (110, 119) READORE EREINST MELS. OFTALL SPACES (101, 10) MULTI-PURFORE TRALL SPECIAL CONSISING MULTI-PURFORE TRALL SPECIAL CONSISING SERTING TREE CANOPY SERTING TREE CANOPY 	5 PEM FELD FLAY 7 1005 PMAX: - THREE FENCED MELAS (133,300 SQUARE FEET TOTM.) 7 1005 PMAX: - THREE FENCED MELAS (133,300 SQUARE FEET TOTM.) 8 SCUTIMESST PARAMED (017 (28 SPMCS)) 9 FUTURE FENCED MELAS (133,300 SQUARE FEET TOTM.) 10 FUTURE FARMONE (017 (28 SPMCS)) 11 FUTURE FARMONE (018 SPMCS) 12 SCUTIMESST FARMENE (018 SPMCS) 13 SUMMESST FARMONE (018 SPMCS)) 14 FUTURE FARMONE (018 SPMCS)) 15 SUMMESST FARMONE (018 SPMCS)) 16 SUMMESST FARMONE (018 SPMCS)) 17 FUTURE FARMONE (018 SPMCS)) 18 SUMMESST FARMONE (018 SPMCS)) 19 SUMMESST FARMONE (018 SPMCS)) 10 SUMMESST FARMONE (018 SPMCS)) 11 SUMMESST FARMONE (018 SPMCS)) 12 SUMMESST FARMONE (018 SPMCS)) 13 SUMMESST FARMONE (018 SPMCS)) 14 SUMMESST FARMONENDAL, 018 SPMCS) 15 SUMMESST FARMENENDANE (018	LP14	CHILDREN'S PLAYGROUND WITH ACCESSIBLE EQUIPMENT & POURED IN SURFACING
	In BOUTIMEST PIOUE PAYOLION (REF. OETAALSAT 11 DOG PAAR-THREE ENVELDA AELAS (133,000 SUUNET FEET TOTAL) 12 BOUTIMESAT PARABINEL LOT (K2 SKM25) 13 BOUTIMESAT PARABINEL LOT (K2 SKM25) 14 BOUTIMESAT PARABINEL LOT (K2 SKM25) 15 FUTURE AMARTINAMESE AELA (125 X 21 VD) 16 FUTURE FARABINEL (125 X 21 VD) 17 BOUTIMESAT PARABINE AREA, AGUNA Y AOM 18 FUTURE FARABING (IND SKALES) 18 FUTURE FARABING (IND SKALES) 18 SUUTIMES FARABING (IND SKALES) 19 SUUTIMEST REFAUL CONSERILLAM, REF. DETAULS (1,01) 18 SUUTIMEST REFAUL CONSERILLAM, REF. DETAULS (1,01) 18 SUUTIMEST REFAUL CONSERILLAM, REF. DETAULS (1,01) 19 SUUTIMEST REFAUL CONSERILLAM, REF. DETAULS (1,01) 10 RAMORE STICK, REF. DETAULS (1,01) 11 REF. DETAUL (135, X1,03) 11 REMORE STICK, REF. DETAULOPES (110, 1,01) 11 REMORE STICK, REF. DETAULS (101) 11 REMORE STICK, REF. DETAULOPES (110, 1,01) 12 RAMORE STICK, REF. DETAULOPES (110, 1,01) 13 REMORE STICK, REF. DETAULOPESATINE <	6 BOUTIMMEST FIDANE FAMILIAN LATA 7 1066 FAMAS. THREE FENCED AREAS (133.00 SQUARE FEET TOTAL) 8 SQUITHEST FAMORINE LOT (122 SMU2S) 9 FITUTURE AMARKEL LOT (122 SMU2S) 0 CROSS COMMENT STATEMERANES. AND FUTURE FAMORIANE LOT (122 SMU2S) 1 FUTURE FAMORIANE LOT (122 SMU2S) 2 SOUTIMEST FAMORIANE LOT (122 SMU2S) 3 FUTURE FAMORIANE LOT (122 X10*) 4 SMURED STREAM FAMORIANE (110 SMU2S) 5 SUMMED STREAM FAMILY ALLO 6 SOUTIMEST FAMARIANE AN LAD 7 REMORE STREAM FAMILIAM, REF. DETAILS CLUI 7 REMORE STREAM FORSENDAL, REF. DETAILS ALLO 8 SOUTIMEST FAMAR FOR STLEAM, REF. DETAILS CLUI 9 REMORE STREAM FORSENDAL, REF. DETAILS ALLO 9 REMORE STREAM FORSENDALS 9 MULTI-PUBERSE TEXAL 9 REMORE STREAM FORSENDALS 9 MULTI-PUBERSE TEXAL 9 MULTI-PUBERSE 9 MULTI-PUBERSE 9 MULTI-PUBERSE TEXAL 9 MULTI-PUBERSE TEXAL 9	LPIS	OPEN FIELD PLAY
	TO DOG FANGE-THREE FANCED AREAG (TSX SOUNDE FEET TOTAL) TH BOUTHEEKST PARGINGL LOT (R25 SPACES) TO DITUTEEK MARTENWICK AREA (120 X 210°) DI DITUTEE MARTENWICK AREA (120 X 210°) DI DITUTEE MARTENWICK AREA (120 X 210°) DI DITUTEE MARTENWICK AREA (120 X 200°) DI DITUTEE MARTENWICK AREA (120 X 200°) DI DITUTEE MARTENWICK AREA (120 X 200°) DI DITUTEE PARGING (120 SPACES) DI DI TUTUEE PARGING (120 SPACES) DI DITUTIE FARGENCH (120 SPACES) DI DITUTIEE PARGING (120 SPACE) DI DITUTIEE PARGING (120 A 10.0° DI DITUTIEE PARGING (120 SPACES) DI DITUTIEE PARGING (121 A 10.0° PARK WONUMENTERMILLERAMINELLARIA DITUTIEE PARGING (120 PARGING (120 PARGING) DI	7 DOG PARAC - INREE FENECID AREAGE (173: 2000 SQUARE FEET TOTAU) 8 SOUTHEAST PARAMIGL LOT (29: SOUTS) 9 FTUTURE MARTENANCE AREAGE (172: X 2181) 0 CLOSS COUNTINY STATTING AREA AREA AREA AREAGEN 2 SOUTHEAST PARAMIC AREA AREA AREA AREA AREA AREA AREA ARE	1916	SOUTHMEST PICNIC PAVILION REF. DETAILS AL.01
	is BOUTHELSET PARAGINEL LOT (RES SPACES) in InTUNEE MANTERWICE AREA (125: X 2 10°) in InTUNEE MANTERWICE AREA (125: X 2 10°) in IntONE CONTINTY STATING AREA 4000M X 00M in IntONE CONTINTY STATING AREA 4000M X 00M in IntONE ER MANTERVIEL AREA 4000M X 00M in IntUNEE FANGANG (18 SPACES) in IntUNE ER MANTERVIEL AREA 4000M KEIL (18 SPACES) in IntUNE ER-MANTERVIEL AREA 4000M KEIL (18 SPACES) in IntUNE ER-MANTERVIEL AREA 4000M KEIL (18 SPACES) in IntUNE ER-MANTERVIEL AREA 41.00 in IntUNE ER-MANTERVIEL AREA 41.00 in IntUNE ER-MANTERVIEL AREA 41.00 in IntUNE 4000K KEIL GETALL 4000M KEIL AREA 41.00 in IntUNE 4000K KEIL GETALL 4000M KEIL AREA 41.00 in IntUNE 4000K KEIL AREA 41.00	a SOUTHEAST PARGANGE LOT (R2: SY 1219) b FUTURE: MARTENANCE, Reisk (125: X 1219) c DODGS COUNTRY STATEND AREA. 400M X 50M 1 FUTURE: FANGANGE, REA. 400M X 50M 2 SOUTHMEST OFERULOM AND FUTURE: PANEANGI (180 SMLCES) 3 FUTURE: STALSH FAD 4 SAMEDE STREAM EGOSSMG - UPSTREAM, RET. OFTAALS C1.01 5 SOUTHMEST RESTROMS, RET. OCTAALS C1.01 6 SOUTHEAST RESTROMS, RET. OCTAALS A1.00 7 FREADE: EESTROMS, RET. OCTAALS A1.00 7 FREADE: EESTROMS, RET. OCTAALS A1.00 7 FREADE: EESTROMS, RET. OCTAALS A1.00 8 SOUTHEAST RESTROMS, RET. OCTAALS A1.00 9 ROUTHEAST RESTROMS 9 NUL 9 MULTH-PRINCISE TRAAL CONSENIGE 9 MULTH	1141	DOG PARK - THREE FENCED AREAS (133,500 SQUARE FEET TOTAL)
	In UTURE MANTENANCE, AREA, 1757, 72, 101 Incluse COUNTIMY STANTING AREA, 400M, X 400M Incluse COUNTIMY STANTING AREA, 400M, X 60M Incluse Standard	P. TUTURE MANTENANCE AREA (125: X.21°) 0 0.00055 CONNTRY STATING AREA. ARMA 1 11/11/116E PARGING (180 SIACUES) 2 SOUTIMERST OFFERLOW AND INTURIE PARGING (180 SIACUES) 3 11/11/116E PARGING (180 SIACUES) 4 SIAVIED STIFEAM EROSOMS, HET, DETAILS CLIDI 5 SOUTIMERST OFFERLOW AND INTURIE PARGING (180 SIACUES) 6 SOUTIMERST OFFERLOW (HET, DETAILS CLIDI) 7 REMORE DERISE RESTROMS, HET, DETAILS CLIDI) 7 REMORE DERISE INELAM, HET, DETAILS CLIDI) 7 REMORE DERISE INELAM, HET, DETAIL COTTONIS (LLIDI) 8 PARCE MONUMERENTIAM, HET, DETAIL CONTONIS (LLIDI) 9 MULT-PHOREORE TIMAL, STREAM EGODONS, HET, DETAILS ALLOD 9 MULT-PHOREORE TIMAL, STREAM EGODONS, HET, DETAILS ALLOD <	LP18	SOUTHEAST PARKING LOT (52 SPACES)
	0 CHOSE COUNTRY STATTING AREA 400M X 400M 11 UTURE FARSING (IN SYACES) 22 SOUTHWEST OFFERCTOM AND FUTURE FARSING (IN SPACES) 23 FUTURE FARSIN FAID 24 SHARED STREAM CONSSING - UPSTREAM, REL DETMALS CLOI 25 SHARED STREAM CONSSING - UPSTREAM, REL DETMALS CLOI 26 SHARED STREAM CONSSING - UPSTREAM, REL DETMALS CLOI 27 SHARED STREAM CONSSING - UPSTREAM, REL DETMALS CLOI 28 SHARED STREAM CONSSING - UPSTREAM, REL DETMALS CLOI 29 SHARED STREAM CONSSING - UPSTREAM, REL DETMALS CLOI 21 READORE CREAM STREAM FRE. DETMALS CLOI 22 READORE CREAM STREAM CONSSING 23 RAXTHONING STRA REF. DETAIL OFTONS GLOI & 6 (1.02 24 MACHTHURDES FRALLS 25 RAXTHONING STRA REF. DETAIL OFTONS GLOI & 6 (1.02 26 NAXTHONING STRA REF. DETAIL OFTONS GLOI & 6 (1.02 27 RAXTHONING STRA REF. DETAIL OFTONS GLOI & 6 (1.02 28 MAXTHURDING STRA REF. DETAIL OFTONS 29 MAXTHURDING STRA REF. DETAIL OFTONS 20 RAXTHURDING STRA REF. DETAIL OFTONS 21 RAXTHURDING STRA REF. DETAIL OFTONS	Interface Contrins Structures Area Mount 1 Intrinse Anservation (no synctrs) Second Structures) 2 Southwest Orderu ov Ando Fritrute Frakenking (no synctrs) Second Structures) 4 Subvecto Structure (ov Ando Fritrute Frakenking (no synctrs)) 5 Structures for Conserve ov Ando Fritrute Frakenking (no synctrs)) 6 Southwest Ordersking (no synctrs)) 7 Real order Structure (no synctrs)) 8 Provex workweens (structures) 9 Nuccessing 9 Nuccessing 9 Nuccessing 9 Nuccessing 9 Nuccessing 9 Nuccessing 10 Nuccessing 11 Structure Structures 11 Provex worknessing 11 Provex worknessing 11 Provex worknessing 11 Provex worknessing 12 Nuccessing 13 Provex worknessing 14 Provex worknessing 15 Nuccessing 16	6LJ10	FUTURE MAINTENANCE AREA (125' X 210')
	Tri (UTURE PAGENIC (IM SPACES)) 22 SOUTIMEST ORFER (IM AND FITURE FAGENIG (100 SPACES)) 23 FUTURE SFLASH PAD 24 SWARD STREAM CHOSSING - UPSTREAM, RET, DETAILS CLIOI 25 SWARD STREAM CHOSSING - UPSTREAM, RET, DETAILS CLIOI 26 SWARD STREAM CHOSSING - UPSTREAM, RET, DETAILS CLIOI 27 SWARD STREAM CHOSSING - DOWNSTREAM, RET, DETAILS CLIOI 28 SOUTHEAST RESTINCIONS, RET, CETAILS ALIDA 27 REAMONE DERISTICLES 28 FORM WONGWENT RET, RET, RET, RET, ALIDA 29 REAMONE DERISTICLES 20 IREMONE DERISTICLES 21 RANTANING STICK RET, MC OPTIONIS GLI A 1, 6 1, 22 22 INCLAHINGET EVALUATIONIC STICK RET, RET, RET, RET, RET, RET, RET, RET,	In further PARBORING (IPS SPACES) 2 SOUTIMINEST ORFRELOW AND PITURE PARBORING (IPS SPACES) 3 FUTURE STASH PAUL 4 SUMMERST ORFRELOW AND PITURE PARBORING (IPS SPACES) 5 SUMMERD STREAM CORSING- UNSTREAM, IRT. LOTTALS CL (IP) 5 SUMMERD STREAM CORSING- UNSTREAM, IRT. LOTTALS CL (IP) 6 SOUTIMEST RESTROOMS, RE: OFTALS ALLOS 7 REMONDORS, RE: OFTALS ALLOS 9 PANNE MONUMENT SIGN, RE: DETALL (IP) TONIS GL (IP AL) 0 MULTI-PUBFOSE TRAJL STREAM CORSING 0 MULTI-PUBFOSE TRAJL STREAM CORSING 0 MULTI-PUBFOSE TRAJL STREAM CORSING 0 MULTI-PUBFOSE TRAJL STREAM STLEAM RE: DETALL STLEAM 0 MULTI-PUBFOSE TRAJL STREAM CORSISING 0 MULTI-PUBFOSE TRAJL STLEAM 0 STREAM STREAM STREAM STLEAM 0 STREAM STREAM STREAM STREAM STREAM 0 STREAM STREAM STREAM STREAM STREAM STREAM STREAM 0 STREAM STREAM STREAM STREAM STREAM STREAM 0 STREAM	0247	CROSS COUNTRY STARTING AREA 400M X 90M
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West of the New Central Library (i.e. Option L4)







City of Norman Senior Center - Site Option L4-B

Scope	Unit Cost	Allowance	Subtotal	Comments
Base Building & Site Estimate (21,000 SF)	\$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		
Site Development Adjustments				
Land Cost (Residential Property-Per Lot)	\$90,000.00	\$270,000.00		
Land Cost (Condo Property-Per Unit)	\$28,400.00	\$883,000.00		- Southan - Sout
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		
Subtotal			\$1,659,300.00	
Design Contingency (6%) at concept stage		\$414,558.00		Standard
Construction Contingency (6%)		\$414,558.00		
Subtotal			\$829,116.00	
Inflation (6%)			\$464,304.96	
Subtotal			\$8,202,720.96	
A&E Basic Fees, Consultant		\$779,258.49		
Expenses, Testing, Survey, Supp.Inspections		\$45,475.00		Allowance
Subtotal			\$824,733.49	

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

Scope	Unit Cost	Allowance	Subtotal	Comments
Base Building & Site Estimate (21,000 SF)	\$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		
Site Development Adjustments				
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		
Subtotal			\$1,404,700.00	
Design Contingency (6%) at concept stage		\$399,282.00		Standard
Construction Contingency (6%)		\$399,282.00		
Subtotal			\$798,564.00	
Inflation (6%)			\$447,195.84	
Subtotal			\$7,900,459.84	
A&E Basic Fees, Consultant		\$750,543.68		
Expenses, Testing, Survey, Supp.Inspections		\$45,475.00		Allowance
Subtotal			\$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

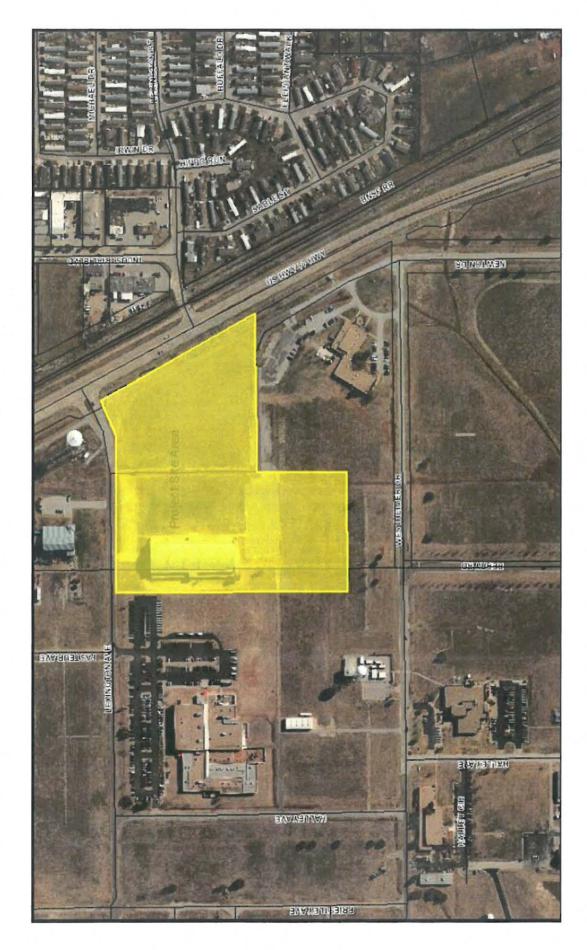
Scope	Unit Cost	Allowance	Subtotal	Comments
Base Building & Site Estimate (21,000 SF)	\$250.00	\$5,250,000.00	\$5,250,000.00	OKC bid @ \$235, Site LH @ \$250
Food Service Equipment		incl		
FFE (Per SF)	\$15.00	incl		
Contractor OH & P		incl		
Base Amount of Parking (100 spaces)		incl		
Site Development Adjustments				
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		
Subtotal			\$1,791,962.00	
Design Contingency (6%) at concept stage		\$422,517.72		Standard
Construction Contingency (6%)		\$422,517.72		
Subtotal			\$845,035.44	9 of
Inflation (6%)			\$473,219.85	
Subtotal			\$8,360,217.29	
A&E Basic Fees, Consultant		\$794,220.64		9%
Expenses, Testing, Survey, Supp.Inspections		\$45,475.00		Allowance
Subtotal			\$839,695.64	

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

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