



TO: Honorable Mayor and City Council

FROM: Jud Foster, Director of Parks and Recreation
Terry Floyd, Development Coordinator

DATE: January 11, 2019

SUBJECT: Potential Project Timeline for Senior Center, Indoor Aquatic Facility & Indoor Multi-Sport Facility

At the January 15, 2019, Council Study Session, staff will be presenting an update on land acquisition of the North Base Facility for the Senior Center, Indoor Aquatic Facility and Indoor Multi-Sport Facility as part of the Norman Forward program.

The presentation (included as Attachment A) outlines a ***potential*** project timeline and additional project considerations/ project elements if the Memorandum of Understanding for the purchase of land and the Right of Entry, giving immediate rights of access to the land, for the facilities are approved during the next 30 days.

Staff will be presenting the attached information and will be answering questions and discussing the project moving forward with Council at the January 15th Council Study Session.

Attachment A
(on following pages)



City of Norman

Potential Project Timeline for Senior Center, Indoor Aquatic Facility & Indoor Multi-Sport Facility

January 15, 2019

Potential Project Timeline



PROJECT	Potential Timeline for Senior Center, Indoor Aquatic Facility/Indoor Multi-Sport Facility Land Acquisition, Design and Construction Time shown in calendar years															
	2019				2020				2021				2022			
	Jan.-Mar.	Apr.-Jun.	Jul.-Sept.	Oct.-Dec.	Jan.-Mar.	Apr.-Jun.	Jul.-Sept.	Oct.-Dec.	Jan.-Mar.	Apr.-Jun.	Jul.-Sept.	Oct.-Dec.	Jan.-Mar.	Apr.-Jun.	Jul.-Sept.	Oct.-Dec.
Indoor Aquatic/Indoor Multi-Sport	LAND ACQ/DUE DIL															
	FIRM SELECTION															
	AD HOC GROUP															
	MASTER PLAN															
				FACILITY DESIGN												
	OPERATIONAL AGREEMENT															
								FACILITY CONST.								
								INFRASTRUCTURE CONST.								
Senior Center	LAND ACQ/DUE DIL															
	FIRM SELECTION															
	AD HOC GROUP															
	MASTER PLAN															
				FACILITY DESIGN												
								FACILITY CONST.								
								INFRASTRUCTURE CONST.								

	Land Acquisition /Due Diligence
	Firm Selection
	Operational Agreement (<i>negotiations/finalization/approval</i>)
	Facility Design (<i>Senior and Indoor Facilities</i>)
	Master Planning, Facility and Infrastructure Design
	Infrastructure Construction (<i>roads, drainage other traffic improvements</i>)
	Norman Forward Ad Hoc Group Meetings (<i>Senior and Indoor Facilities Ad Hoc Groups</i>)
	Construction of Facility

Additional Project Considerations

- Site due diligence activities will include:
 - Phase I Environmental Assessment of the site
 - Solicitation of proposals for demolition of Optimist Gym facility/gym demolition
 - Other site discovery and infrastructure planning activities



Additional Project Considerations

- Traffic and drainage infrastructure costs are separate budgeted costs in the Norman Forward program.
- Project scope, timing and design of these improvements for the areas around the North Base site will be assessed as the Master Plan is developed and completed.
- Infrastructure construction is anticipated to coincide with completion of the facilities.



Additional Project Considerations

- Discussions with operational partners (Norman Public Schools, Norman Regional Health System, YMCA, Sooner Swim Club) will be ongoing throughout the Master Plan and early facility design phases.
- Operational Agreement for the Indoor Multi-Sport Facility and Indoor Aquatic Center is anticipated to be complete prior to completion of the design of the Indoor Aquatic/Multi-Sport facilities.
- Construction Manager at Risk (CMAR) Request for Proposal/contractor selection could be timed to best coincide with facility design and expediency of construction timeline.



QUESTIONS?

Contact Presenter at Jud.foster@NormanOK.gov; terry.floyd@normanok.gov

