



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 1/23/2024

REQUESTER: Jason Olsen, Director of Parks and Recreation

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-88: A RESOLUTION OF THE NORMAN MUNICIPAL AUTHORITY APPROPRIATING \$900,000 FROM THE NORMAN FORWARD FUND BALANCE TO BE USED FOR FURNITURE AND EQUIPMENT PURCHASES FOR THE YOUNG FAMILY ATHLETIC CENTER (YFAC).

BACKGROUND:

In October 2015, Norman citizens passed the Norman Forward Initiative, funding various projects through a ½% sales tax increase over fifteen years. The Norman Forward Initiative included projects to construct a new Multi-Sport Complex and Indoor Aquatic Facility.

The Multi-Sport Complex and Indoor Aquatic Facility were initially proposed as separate projects. After extensive public input and consideration by the City Council, acting as Trustees of the Norman Municipal Authority (NMA), these projects were combined into one extensive project in 2018, located at the southeast corner of 24th Avenue NW and Rock Creek Road. This new sports and aquatic complex will include eight full-sized basketball or twelve volleyball courts; a 25-meter, eight-lane lap pool; a 25-yard, four-lane warm-up pool; concession stands; retail space; administration offices; and, through a partnership with Norman Regional Health System (NRHS), a health and wellness clinic to be placed between the multi-sports and aquatic complexes.

Oklahoma City firm Frankfurt, Short, Bruza (FSB) was selected as the project's architectural and engineering (A/E) consultant in March 2018. The building and the project were named the Young Family Athletic Center ("YFAC") in July of 2021 (K-2122-27) after the Trae Young Family Foundation (TYFF) agreed to donate \$4,000,000 to the construction of the building. NRHS has committed a minimum of \$6.7 million through a contract approved by the City Council in June of 2023 (K-2122-99) towards constructing a human sports and performance clinic inside the YFAC called "N-Motion."

On February 9, 2021, the NMA/City Council approved Contract K-2021-97 with GE Johnson Construction Company to provide construction management at-risk (CMaR) services for the YFAC project. The initial contract amount of \$85,000 was approved to provide pre-construction

services, which included plan review, design assistance, bidding services, and value engineering. Through five amendments to the CMar's contract, the total construction cost for the YFAC is \$42,011,304.

DISCUSSION:

The total approved project budget for the YFAC, including design/engineering and FF&E, is \$44,825,953 million. The project team has been closely tracking expenses. It has identified a projected \$650,000 budget shortfall due to a shortage of funding for Furniture, Fixtures, and Equipment (FF&E), an Outdoor Recreational Area, Additional Storage Space, and Sports Equipment. The deficit in funding can be attributed to numerous reasons, including unexpected construction costs, market fluctuation, floor protection for the size of the gym, and the City taking over operations of the YFAC.

To finalize the project and open the facility with appropriate FF&E, Storage, Outdoor Recreational Area, and Sporting Equipment, staff proposes allocating \$900,000 from the Norman Forward Fund balance (account 51-29000) to the YFAC Project Fund in the event item costs are higher than estimated. Any remaining funds will go back to the Norman Forward Fund Balance.

RECOMMENDATION:

Staff recommends adopting Resolution R-2324-88 to appropriate \$900,000 from the Norman Forward Fund balance (account 51-29000) to Norman Forward Young Family Athletic Project Fund, Construction (Account 51790601-46101; Project NFP110).