Shelter Alternatives

CITY OF NORMAN

Building an Inclusive Community

CITY OF NORMAN

ClearSpan

- 85 x 105 = 8925 sq/ft
- Approx $300k
- "Not really what you're looking for"
- Sale, not rent
- No bathrooms or water

Line	Part	Description	Expected Qty	Unit Price	Ext. Price
1	100106	85W GP BY 105L TRUSS BLDG OPEN SIDES	1.00	122,106.00	122,106.00
2	100106	85W END WALL PACKAGE	2.00	17,509.00	35,018.00
3	100106	HELICAL PILE FOUNDATION INSTALLED	1.00	40,000.00	40,000.00
4	700001	CUSTOM DESIGN AND ENGINEERING BUIDLING	1.00	3,750.00	3,750.00
5	700014	FOUNDATION ENGINEERING-TRUSS HELICALS	1.00	4,500.00	4,500.00
6	700000	STANDARD WAGE BUILDING INSTALLATION	1.00	70,000.00	70,000.00

QUOTE - Miscellaneous Charge -

	Description	Ext. Price
1.)	Freight	10,292.12







CITY OF NORMAN

Sprung Structures

- Example provided of Kern County, California. Built in 4 months
- Contract with an operator that installs and provides bathrooms, laundry, storage, etc. (all in one company)
- 80 x 105 building with bathrooms, laundry, storage, and animal storage.



HOW SPRUNG DELIVERED

Embracing a rapid-design approach, Sprung supplied the building materials for the new M Street Navigation Center in a matter of weeks. Thanks in large part to the ease of assembling the all-bolt, aluminum substructure, the facility was completed and operational within four months.

Consisting of two bright, spacious, fully insulated Sprung structures on 1.5 acres of land, the M Street Navigation Center provides sleeping quarters for 150 people at night and serves 300 during the day. The center includes laundry facilities, a warming kitchen, a dining hall, an intake lobby, a medical room, a break room, shower and bathroom facilities and plenty of administrative space. It also provides personal storage for all 150 overnight guests, as well as a dog kennel and a wellness day center that resembles a café.

THE SPECS

60' wide x 75' long administration building
80' wide x 105' long bridge shelter
Fully insulated | Assorted accessories | Daylight panels

CITY OF NORMAN

Sprung Structures

Project Location: Norman, Oklahoma

Conceptual: This pricing exercise involves the development of a Navigation Center Dorm for the City of Norman, Oklahoma, including an 80' wide × 105' long Sprung Structure to be installed on a concrete foundation, exterior bathroom and shower units, and a 30-dog kennel.

Scope of Services: Providing program management in compliance with IBC 2018/ASCE 7 16 for the items below:

Design Services:

Architectural & Engineering Design Services **$74,000**
-Design team will complete the design package including the architectural, structural, mechanical, and electrical design and engineering.

Building Materials:

Sprung Structures (owner procured contractor installed) **$569,438**
-One 80' wide x 105' long Sprung Structure, per the attached Appendix A.

ATCO (owner procured contractor installed) **$216,725**
-Two 8' wide x 40' restroom & shower units, per the attached Appendix B.

Construction Services:

JT2 Engineering & Construction (owner contract) **$1,346,847**
-Turnkey construction services covering concrete, erection, MEP (including plumbing for one drinking fountain), Fire alarms and sprinklers, offload, concrete, and setting of two (2) 8'x40' container bathrooms/showers, all footprint utilities to 5' of the structure, per the attached Appendix C.

Preliminary Turnkey Budget Total **$2,207,010**
-Excludes FF&E, Permit Fees, Utility Connection Fees, Security/AV Equipment.

TOTAL PURCHASE PRICE	
Purchase Price for Structure and Accessories as above, F.O.B. Salt Lake City, Utah, USA 2010 Incoterms. Sales and/or use taxes extra if applicable.	**$545,911.00**
The Technical Consultant's travel, accommodation, and meals will be charged to you at the fixed cost shown based on the INSTALLATION requirements below.	$14,957.00
On your behalf, we can arrange for delivery of this structure by commercial carrier to your site in Norman, Oklahoma at the fixed cost shown. Sprung will maintain responsibility for the shipment and will insure the shipment up until the point of delivery. Customer is responsible to receive and unload freight in a timely manner.	$8,570.00
STRUCTURE, ACCESSORIES, TECHNICAL CONSULTANT AND DELIVERY AS ABOVE:	**$569,438.00**
TERMS, O.A.C: 50% with order; balance upon delivery of the structure.	

RENTAL PRICING	
F.O.B. Salt Lake City, Utah, USA 2010 Incoterms. Sales and/or use taxes extra if applicable.	
24 MONTH FIRM RENTAL FOR STRUCTURE PAYABLE MONTHLY IN ADVANCE:	$19,264.00 / month
36 MONTH FIRM RENTAL FOR STRUCTURE PAYABLE MONTHLY IN ADVANCE:	$13,490.00 / month
TERMS, O.A.C: Payable monthly in advance. Technical Consultant and Freight extra as above.	
OPTION TO PURCHASE: The Lessee has the option to purchase the structure as follows:	
If all rental payments have been made on time during the first three months of the rental period, 100% of these payments will be credited towards the purchase price, or alternatively,	
For the 24 Month Rental Option: If all rental payments have been made on time during the first twenty four months of the rental period, 70% of all twenty-four payments will be credited towards the purchase price, or alternatively,	
For the 36 Month Rental Option: If all rental payments have been made on time during the first thirty-six months the rental period, 60% of all thirty-six months payments will be credited towards the purchase price	
Note: Any purchase option can be exercised by presentation of Renter's check for the full purchase price, less the applicable credit, prior to the expiry of the applicable rental period.	

CITY OF NORMAN

Sprung Structures

- Will need a concrete foundation do be poured for anchoring
- Frame is good for 40 years and membrane for 25 years
- Prices includes structure and install, purchase, or rent.
  - Does not include laundry and dog kennels.
- Option to rent or own.
- Could repurpose it to be a warming/cooling center, respite for weather emergencies, event center, and more.

CITY OF NORMAN

Homeland Locations



- For lease, not for sale.
- ~$16/sq ft at 62,000 sq ft
- Total cost per month = $82,666
- Must be rezoned and the owner would have to pursue this.
- From the real estate agent:
  - Owner already has several people looking at this space.
  - Doesn’t think the owner would be willing to rent

CITY OF NORMAN

White Buffalo

- Generated by White Buffalo Alliance.
- According to AI graphic, estimated first month = $108,320.
- Estimated monthly rent = $43,000
- Who would operate this?
- Location?



CITY OF NORMAN

Tulare Cares



- Managed Campground Concept.
- Put in place while constructing permanent shelter.
- Uniform, 178 tents.
- Signed agreement of rules/regulations.
- Who would operate this?
- Location?



25/26 FY Operating Budget	
Full-Time Salaries	$ 160,000.00
Other Contractual Services	$1,087,000.00
Utilities, Electricity & Gas	$ 26,000.00
Materials & Supplies	$ 12,000.00
Total Budget	**$1,285,000.00**

(Short Term Solution)

Temporary Encampment

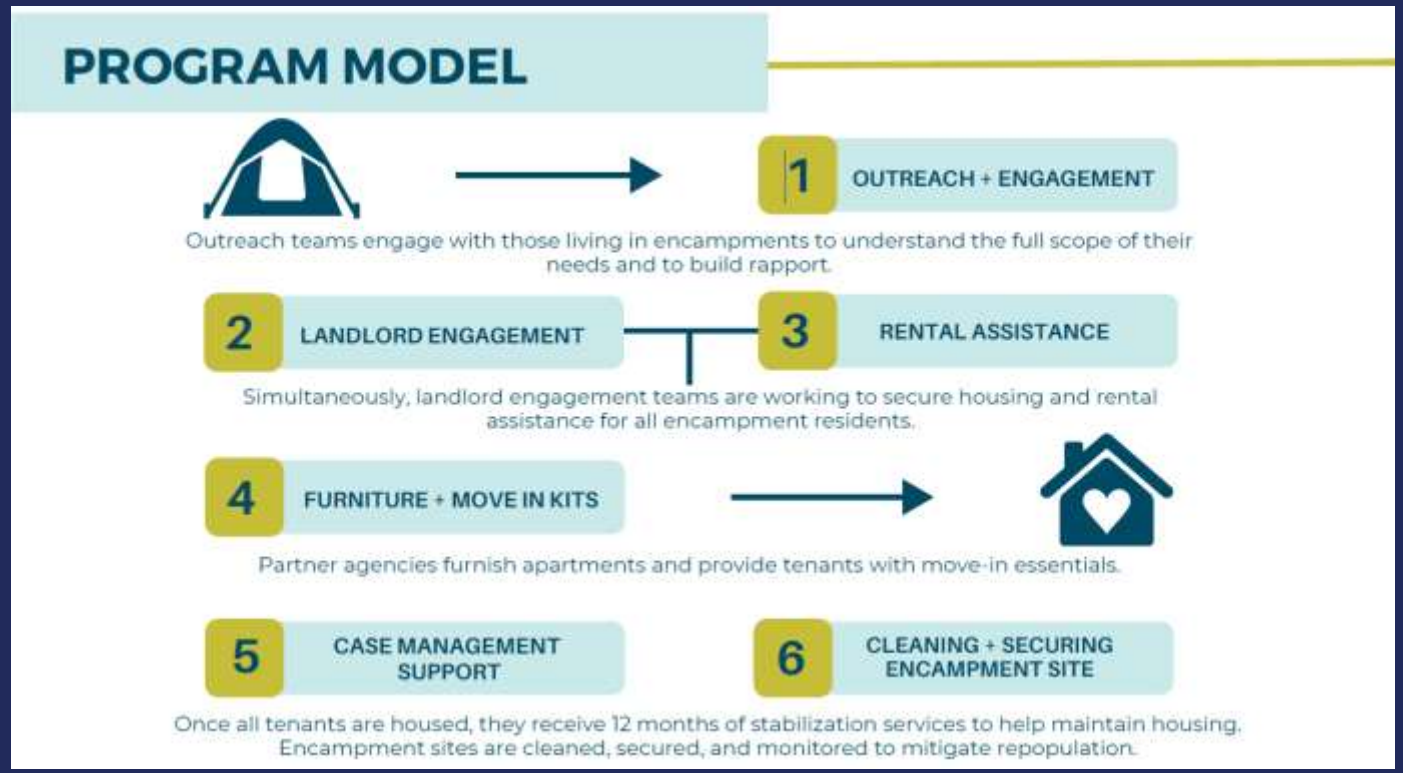
The City will benefit by learning operational lessons over a 12-18 months period in anticipation of homeless shelter operations.

The City anticipates $750,000 in capital related expenses and will utilize $1,500,000 in ERF grant funds to cover operational expenses.

CITY OF NORMAN

Encampment Rehousing

- Similar to Key To Home's Encampment Rehousing Initiative.
- Reduces the shuffling of people from one encampment to another.
- Up to 12 months of housing subsidies and continuous case management.
- Reduces cost burden to taxpayers.
- Needs funding and



Problems to be addressed

- All options listed are all temporary solutions until the permanent shelter is built.
- Evidence-based practices: most of these do not have evidence-based practices that support these solutions.
- Locations?
- Who would operate these options?
- Funding?

CITY OF NORMAN

QUESTIONS?