



CITY OF NORMAN, OK
BOARD OF PARKS COMMISSIONERS MEETING
Municipal Building, Council Chambers, 201 W. Gray, Norman, OK 73069
Thursday, October 05, 2023 at 5:30 PM

AGENDA

AMENDED

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, retaliation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

ROLL CALL

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDED AND/OR POSTPONEMENT OF MINUTES FROM AUGUST 3, 2023, PARK BOARD MEETING

DISCUSSION ITEMS

2. CONSIDERATION OF APPROVAL, REJECTION, AMENDED AND/OR POSTPONEMENT OF PREVIOUSLY APPROVED COUNCIL ACTIONS
3. FRIENDS OF TREES RECOGNITION TO GRANT RIEGER FROM THE TREE BOARD

ACTION ITEMS

4. CONSIDERATION OF APPROVAL, REJECTION, AMENDED AND/OR POSTPONEMENT OF LAND OR FEE IN LIEU OF PARK LAND FOR THE MONTE VISTA ESTATES PUD ADDITION
5. CONSIDERATION OF APPROVAL, REJECTION, AMENDED AND/OR POSTPONEMENT OF LAND OR FEE IN LIEU OF PARK LAND FOR THE CRIMSON FLATS PUD ADDITION

REPORTS

6. ANNUAL PRESENTATION FROM HEALTHY LIVING
7. ANNUAL PRESENTATION FROM NORMAN YOUTH SOCCER ASSOCIATION

- [8.](#) ANNUAL PRESENTATION FROM THE PUBLIC ART COMMITTEE OF THE NORMAN ARTS COUNCIL
- [9.](#) UPDATE REGARDING PUBLIC FIXTURE PERMITTING IN CITY PARKS
10. NORMAN FORWARD UPDATE
11. DIVISIONAL UPDATES

MISCELLANEOUS ITEMS

This is an opportunity for citizens to address the Norman Board of Parks Commissioners. Due to Open Meeting Act regulations, the Commissioners are not able to participate in discussion during public comments. Remarks should be directed to the Commissioners as a whole and limited to three minutes or less.

ADJOURNMENT

Norman Board of Parks Commissioners
August 3, 2023

Item 1.

The Norman Board of Parks Commissioners of the City of Norman, Cleveland County, State of Oklahoma, met on the 3rd day of August 2023 at 5:30 p.m., and notice and agenda of the meeting were posted at 201 West Gray Street - 24 hours prior to the beginning of the meeting.

ROLL CALL

Present: Chair Wright and Commissioners Isacksen, Moxley, Ross and Sallee

Absent: Commissioners Salmond and Usry

Tardy: Commissioner Davison and Sheriff

City Officials

Present: Jason Olsen, Director of Parks and Recreation
James Briggs, Park Development Manager
Bethany Grissom, Park Planner
Josh Holman, Recreation Supervisor
Kellen McCoy, YFAC Athletic Operations Supervisor
Mitchell Richardson, Recreation Supervisor
Wade Thompson, Facility and Park Manager
Veronica Tracy, Recreation Manager
Karla Sitton, Administrative Technician IV

ITEM 1, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDED AND/OR POSTPONEMENT OF MINUTES FROM APRIL 6, 2023, PARK BOARD MEETING

Commissioner Isacksen made the motion, and Commissioner Moxley seconded to approve the April 6, 2023, Park Board minutes. The vote was taken with the following results:

YEAH: Chair Wright and Commissioners Isacksen, Moxley, Ross and Sallee

NAY: None

Commissioner Davison arrived at the meeting at 5:34 p.m.

ITEM 2, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDED AND/OR POSTPONEMENT OF PREVIOUSLY APPROVED COUNCIL ACTIONS

Mr. Jason Olsen, Director of Parks and Recreation, highlighted the previously approved Council actions pertaining to the Parks and Recreation Department.

Commissioner Sheriff arrived at the meeting at 5:35 p.m.

The previously approved Council actions are as follows:

- Contract K-2324-41, with the Firehouse Art Center, Inc., for \$120,000 to assist with the operation of the center;
- Contract K-2324-23, between the City and the Norman Visitors and Convention Bureau for the purpose of encouraging, promoting, and fostering convention and tourism development in the City;
- Contract K-2324-26, between the City and Tyler Fuqua Creations for \$62,000 for the design and creation of a sculpture to be placed at Reaves Park funded through the Norman Forward Public Arts Fund;
- Contract K-2324-24, between the City and PROJECT1ONE LLC dba One Studio for \$89,000 for the design and creation of a sculpture to be placed at Griffin Park funded through the Norman Forward Public Arts Fund;

- Contract K-2324-25, between the City and Skunk Control for \$100,000 for the design and creation of a sculpture to be placed at Norman Senior Wellness Center funded through the Norman Forward Public Arts Fund; and
 - Resolution R-2324-14, appropriating \$32,778 from the Westwood Fund Balance for a leak repair at the Westwood Family Aquatic Center.
-

ITEM 3, being:

ANNUAL PRESENTATION FROM FIREHOUSE ART CENTER

Mr. Andy Couch, Firehouse Art Center (FAC) Director, introduced Mr. Fred Schmidt, FAC Board President. Mr. Schmidt gave the annual presentation and provided financials to the Board prior to the meeting. He highlighted the FAC Staff and gave an overview of the activities to include art education and community outreach programming. New programs at FAC include Art Forces, which is free to veterans and service members and Healing Outreach, for adults with varying degrees of cognitive, physical, and learning disabilities. He highlighted the fees for children and adult classes stating 749 participants attended classes in FYE 2021-22. The Ceramics Studio reopened recently and FAC will be mixing the clay in-house to save money. Chair Wright asked whether FAC used local (red) dirt to make the clay and Commissioner Ross asked where they stored the clay and materials. Mr. Couch said FAC could use a red dirt method, but instead is using a gray clay recipe that is water based and similar to what has been purchased in the past. He said the materials are stored in what he calls the “kiln yard” which he hopes to restore in the future with grant opportunities. Commissioner Sheriff asked if the Duck Project was over and Staff said the Norman Arts Council has that project. Commissioner Isacksen asked if the Transportation item on the expenditure report was new and Mr. Couch said yes, the \$6,500 was his moving expenses (from Wyoming) and various exhibitions and meetings he attended across the state.

Mr. Couch said he has been working with Parks & Recreation Staff on a mural concept that will depict a young Huichol boy. He said the mural will be painted on an exterior wall of the FAC building in September and FAC already has sponsorship for the cost of the paint. Mr. Jason Olsen, Director of Parks and Recreation said the Board could recommend City Council to allow the mural project if they so desired. The Board discussed and agreed the mural project would be a great addition to FAC and to the Norman community.

Commissioner Moxley made the motion, and Commissioner Sallee seconded to recommend City Council allow the mural project at the Firehouse Art Center. The vote was taken with the following results:

- YEAH: Chair Wright and Commissioners Davison, Isacksen, Moxley, Ross, Sallee and Sheriff
 - NAY: None
-

ITEM 4, being:

ANNUAL PRESENTATION FROM CLEVELAND COUNTY HISTORICAL MUSEUM

Ms. Amy Pence, Moore-Lindsay Historical House Museum, (MLHHM) gave an annual presentation and provided financials to the Board prior to the meeting. She said MLHHM was able to hire Savannah Miller as a part-time Assistant Manager and she started in November 2022. Ms. Pence said MLHHM received two grants last year; an Operational Support Grant from the Norman Arts Council in the amount of \$6,306 and another from ARPA from the National Endowment for the Arts in the amount of \$8,457. She said the funds purchased new tables and chairs, storage cabinets and shelves, mannequins, and archival storage materials. The grant funds also allowed the museum to hire five local artists to assist with various programs throughout the year, increasing advertising and establish an educational traveling trunk for local teachers. Ms. Pence highlighted the exhibits, events, camps and educational workshops at MLHHM and said the museum welcomed 2,100 visitors last year, the highest attendance for the museum yet! She highlighted the programs offered as well as the fees and said in MLHHM began charging admission in May 2023 for visitors over the age of 12; however, staff may reduce or waive admission.

Ms. Pence said the first of three pieces of carpenters lace is being installed at the MLHHM and Chair Wright asked if the project is being done by a local company. Ms. Pence said a local club, the Central Oklahoma Woodturners Association, has recreated the original pieces and is donating their labor. Commissioner Moxley asked if t

MLHHM keeps a historical repository on the old(er) buildings in Norman, whether still standing or demolished. Ms. Pence said not at this time; however, one of her goals is to organize old photos at the museum which include pictures of old(er) buildings.

The Board acknowledged the report.

ITEM 5, being:

OPERATOR UPDATE ON YOUNG FAMILY ATHLETIC CENTER

Mr. Jason Olsen, Director of Parks and Recreation, said in May 2023, the City ceased contract negotiations with Santa Fe Family Life Center to become the Young Family Athletic Center (YFAC) operator after it became apparent that the risks associated with operations would be best facilitated by the Parks and Recreation Department. He said the Parks Department contacted the stakeholder groups involved with the YFAC and is working with these groups on leases, leagues and has a clear vision of using the YFAC for the best interest of the residents of Norman. Mr. Olsen highlighted the YFAC budget, revenue projections, fee schedule and booking policy. He said construction continues on the building, parking lot, including Trae Young Drive and the YFAC should be completed and open in January, 2024, just in time for the winter league. A February ribbon cutting will be scheduled to accommodate Trae Young's schedule.

Mr. Olsen introduced Mr. Kellen McCoy and said he will be the Athletics Operations Supervisor at the YFAC. He said Mr. Josh Holman is the supervisor at the Westwood Family Aquatic Facility (WWFAC). He said Mr. Holman will operate both the WWFAC pool(s) as well as the YFAC pool(s) and will work at the WWFAC in the summer months and the YFAC in the fall and winter months.

Mr. Olsen said City Council will consider the YFAC Facility Policy on August 8, 2023. Commissioner Sallee asked about insurance on the YFAC facility and Mr. Olsen said the City is self-insured, but any accidents will fall under the Tort Claim. Commissioner Sheriff asked about the Norman Regional Hospital sponsorship and Mr. Olsen said NRH paid construction costs for their space at the YFAC. He said the City will not get any fees from NRH and they will pay their own utilities. Commissioner Sheriff asked what will happen to the current recreation centers when the YFAC opens and Mr. Olsen said Irving Recreation and Whittier Recreation will primarily offer child care and 12th Avenue Recreation will continue to offer programming and child care.

Commissioner Davison made the motion, and Commissioner Isacksen seconded to recommend City Council accept the proposed YFAC Policy and that the City of Norman Parks and Recreation be the operator for the YFAC. The vote was taken with the following results:

- YEAH: Chair Wright and Commissioners Davison, Isacksen, Moxley, Ross, Sallee and Sheriff
- NAY: None

ITEM 6, being:

CONSIDERATION OF LAND OR FEE IN LIEU OF PARK LAND FOR THE ARMSTRONG BANK CONSOLIDATION PROJECT PUD ADDITON

Mr. James Briggs, Planning Development Manager, said the Armstrong Bank Consolidation Project PUD Addition is located on west side of 24th Avenue SE, south of Cedar Lane Road. This large development is mostly comprised of a mix of commercial properties and a new Armstrong Bank building, with one block of residential development for long-term senior living units and one block of apartments. There are 400 total units of RM-6 type development in the PUD, requiring 1.77 acres of park land. Mr. Briggs said this development will yield \$30,000 in Neighborhood Park Development Fees and the same amount in Community Park Development Fees once all building permits have been issued. He said the developer has requested a Fee-in-Lieu of land decision for this project and Staff agree with their proposal; with the fees collected for this addition being assigned to the Links Park development account. This park is located across the street from the development and will be fully developed in the coming few years, as part of the Norman Forward New Neighborhood Parks Project. Mr. Briggs said the developer have stated there are no firm

commitments from other developers in this preliminary site development plan and if there is a change in use for the land, then a new preliminary plat will be developed and brought back to the Park Board.

Mr. Briggs said Staff recommends that the Park Board accept the Fee-in-Lieu of park land decision for the Armstrong Bank Consolidation Project PUD Addition.

Commissioner Moxley motioned, and Commissioner Davison seconded to accept the Fee-in-Lieu of Parkland decision for the Armstrong Bank Consolidation Project PUD Addition. The vote was taken with the following results:

- YEAH: Chair Wright and Commissioners Davison, Isacksen, Moxley, Ross, Sallee and Sheriff
 - NAY: None
-

ITEM 7, being:

NORMAN FORWARD UPDATE

Mr. Jason Olsen gave an update on the Norman Forward Projects.

Griffin Park

Mr. Olsen said work continues at Griffin Park, to include drainage, restroom building. Work also continues on the new park road at High Meadows and 12th Avenue NW, which is being completed by the Public Works Department. Mr. Olsen said a ribbon cutting for the project is scheduled for September 16, 2023.

Mr. Olsen said Norman is currently hosting the National Beep Ball Association’s World Series at Griffin Park and the games began August 1 and will run through August 5, 2023. He said Beep Ball is an adaptive version of baseball designed for individuals who are blind or visually impaired and said more information could be found at nbba.org.

Adult Wellness and Education Center

Mr. Olsen said work continued at the Adult Wellness and Education Center to include flooring and placing new furniture and showed pictures depicting progress at the facility. He said the project should be substantially complete by late summer. Staff will work with the operator for approximately 30 days to get the facility up and running. A ribbon cutting is expected in late October to early November.

Bentley Park

Mr. Olsen said new trees were recently planted at Bentley Park and the new playground equipment is expected to arrive in November or December. He said a pre-bid meeting was recently held for the construction of the planned tennis court and pickle ball court. Mr. Olsen said the new park will also include a large picnic pavilion, basketball half-court, walking trail and native plant reservations.

ITEM 7, being:

DIVISIONAL UPDATES

Ms. Veronica Tracy, Recreation Manager, highlighted the Recreation activities to include the Hotter ‘N Hell Golf Tournament scheduled on Friday, August 11 at Westwood Golf and said the tournament supports the United Way of Norman. Ms. Tracy said a Westwood Family Aquatic Center (WWFAC) Dive-In Movie Night is scheduled on August 12 at 8:30 pm with the showing of Ant-Man and the Wasp: Quantumania. Admission is free for season passholders and \$5.00 for others. She said beginning August 7, the pool will going to our back to school schedule and open swim only be available on weekends; however, weekday morning activities will continue. Ms. Tracy said the After School Programs are open for enrollment and is only \$40 per week per child.

Mr. James Briggs, Park Development Manager, said new scoreboards are being installed at the Reaves Park t-ball quad. He said the boards are being supplied free-of-charge from a group that will sell advertising on the boards; and split this revenue with the City of Norman. Other projects will continue at Reaves to improve the fencing at the older baseball and softball fields, construct a small maintenance shop and material yard for the park, and replace the old restroom building near the playgrounds in the park.

Mr. Briggs said a contract will be awarded soon for the Sutton Urban Wilderness Project to complete a project to expand the parking lot and improve the southern trail spur in this park that connects to the trail in Griffin Park.

Work will proceed through the summer; and be completed this fall. The project is being partly funded via a Recreational Trails Grant, awarded by the State of Oklahoma Department of Tourism & Recreation. The Norman Forward Saxon Park Ad-Hoc Committee has been formed, and meetings will begin soon. Mr. Briggs said Mr. Colin Zink, City Forester, is working with Davey Resource Group for professional services to complete an urban tree inventory, tree ordinance review, and work on an Urban Forest Master Plan for Norman. He said Staff will begin the Andrews Park Master Plan Project soon and will have several public input sessions to gain input. Mr. Briggs said a final master plan will be design work only and is not yet funded, but will help guide budget and work planning for Norman's original park. He said a "Walk in the Forest" event is on September 23, 2023 at Ruby Grant Park. He said the Parks and Recreation Department is collaborating with the Oklahoma State Forestry Division on this free family- friendly event.

MISCELLANEOUS DISCUSSION

None.

PUBLIC COMMENTS

Mr. Evan Dunn, concerned citizen, suggested the City address the homeless issue by allowing garden-type caretaking in City Parks.

ADJOURNMENT

Chair Wright adjourned the meeting at 7:35 p.m.

Passed and approved this _____ of _____ 2023

Kristi D. Wright, Chair

File Attachments for Item:

22. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT THREE TO CONTRACT K-1617-113:
BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY, AND HALFF ASSOCIATES IN THE AMOUNT OF \$91,750 FOR ADDITIONAL DESIGN SERVICES FOR THE NORMAN FORWARD PROGRAM REAVES PARK RENOVATION PROJECT, AS OUTLINED IN THE STAFF REPORT.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/12/2023

REQUESTER: James Briggs, Park Development Manager

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT THREE TO CONTRACT K-1617-113: BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY, AND HALFF ASSOCIATES IN THE AMOUNT OF \$91,750 FOR ADDITIONAL DESIGN SERVICES FOR THE NORMAN FORWARD PROGRAM REAVES PARK RENOVATION PROJECT, AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

On October 13, 2015, Norman citizens passed the Norman Forward Initiative, which funds various projects through a ½ % sales tax increase over 15 years. Included in the Norman Forward Initiative was a project to improve Reaves Park, resulting in all youth baseball and softball being played at Reaves. On March 21, 2017, the City Council approved Contract K-1617-113 with Halff Associates for \$704,500 for Professional Design Services for the Reaves Park Sports Complex Phase I. Flintco, L.L.C. (Flintco) was subsequently selected and hired to provide construction management at-risk (CMaR) services for the Reaves Park Renovation project. The park renovation work at Reaves Park included demolishing the old Park Maintenance facility in the park to make room for a new "quad" of ballfields, among several improvements made to the park. The budget for Reaves Park also included the funding necessary to construct a new Park Maintenance facility at the North Base complex. That work was completed via a separate contract with a different design firm. The design for the renovation of Reaves Park awarded to Halff Associates included all design work—including all construction documents and a fixed number of construction-phase site inspections, with Flintco acting as the Construction Manager, and the work was sent for bid in July 2021.

DISCUSSION:

Also included in the 2015 Norman Forward Initiative was a project to build new adult softball fields and youth football fields at a "Community Sports Park" on land that was to be purchased by the City. The Community Sports Park project was set up with a total budget of \$2.5 million, which was inadequate to deliver the stand-alone project initially envisioned for the adult softball and youth football programs. Additional funding was proposed in a General Obligation Bond issue considered on August 25, 2020, which was unsuccessful. As a result, the citizen Ad Hoc Groups for the Community Sports Park, Ruby Grant Park, and Reaves Park Complexes

determined that the adult softball improvements could be incorporated as part of the Reaves Park project, and the youth football improvements could be included as part of the Ruby Grant Park project. The Ruby Grant youth football design and construction work was awarded to separate firms. That work was funded from a portion of the Norman Forward Community Sports Park project allocation, and has been completed. The work to include adult softball activities at Reaves included the completion of additional design documents for additional west parking lot grading, drainage, and construction, along with additional work at the existing softball fields.

The Parks Department was also tasked during the construction of the Reaves Park renovation project with coordinating our design team from Halff with the design engineers for both the Jenkins Avenue widening and the Constitution Street multi-modal path construction projects, to modify our design and construction as needed to keep those projects on schedule and budget. Other unforeseen site conditions discovered during construction warranted additional design work from Halff, and the project scope and schedule were expanded due to these other factors being intertwined with the Reaves Park Renovation. On June 9, 2020, the City's contract with Halff was amended by an additional \$173,000 to provide additional professional landscape services. The contract was amended again on February 9, 2021, to increase the contract by an additional \$132,535 to provide additional professional and landscape and architectural services related to the Norman Forward Reaves Park Baseball Complex Project.

Now that the construction for this phase of Reaves Park is complete, Parks would also like to have Halff prepare a complete set of As-Built plans for the project that incorporates the multiple changes to the original design based on the additional park features, changes caused by adjacent public works and utility projects, and unknown field conditions that all had to be accommodated during the construction process. Halff has provided the attached detailed breakdown of all tasks and costs for their design services during this project. It was agreed to be supplied after construction and paid from the known project account balance for the NF Reaves Park and Community Sports Park projects built at Reaves Park.

On February 18, 2023, a final punch walk was done for the Reaves Park Improvement Project with the Owner, Architect, and Contractor. At that time, all final construction costs were confirmed for the project, including all instances where the project contingency was utilized to cover expenses associated with the project conditions and all weather delays encountered over the 17 months it took to perform the work. On June 13, 2023, the Council approved the final payment to FLINTCO for the Reaves Park Renovation Project Construction.

After that, we asked Halff to provide all final project costs for the additional design & engineering tasks up through construction completion, including the production of the aforementioned complete set of As-Built drawings.

RECOMMENDATION:

It is recommended that the NMA/City Council approve the Third Amendment to Contract 1617-113 with Halff Associates for the NORMAN FORWARD Reaves Park Renovation Project in the amount of \$91,750. Funding is available in the Norman Forward Community Sports Park Project, Design (account 51794442-46201; project NFB005).

AMENDMENT NO. 3 TO K-1617-113

This Amendment No. 3 to Contract No. K-1617-113 is made and entered into this _____ day of _____ is between the Norman Municipal Authority, a Public Trust having the City of Norman as it's Beneficiary (hereinafter referred to as the "Authority") and Halff Associates, Inc. (hereinafter referred to as the "Consultant").

WITNESSETH:

WHEREAS, the parties entered into Contract No. K-1617-113 on March 28, 2017, at _____

STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONSULTANT – REAVES PARK SPORTS COMPLEX

for the purpose of providing a variety of services outlined therein ("Consultant Services"); and

WHEREAS, the parties have agreed to the provision of additional services, as outlined and described in the attached, which are hereby fully incorporated by reference ("Attachments A and B"):

ATTACHMENT A – ADDITIONAL LANDSCAPE ARCHITECTURE, CIVIL ENGINEERING & DESIGN SERVICES FOR REAVES PARK SPORTS COMPLEX PHASE I REVISED;

And ATTACHMENT B – N/A.

ATTACHMENT C – N/A

WHEREAS, the original contract must be amended to incorporate the Consultant's work as described herein and associated fees; and

WHEREAS, the total compensation to be paid to the Consultant for this Contract and Amendment shall be as follows:

For the original Contract:

Not to exceed \$704,500 for Consultant services

For Amendment No. 1:

Not to exceed \$172,000 for Design Consultant services

For Amendment No. 2:

Not to exceed \$132,535 for Design Consultant services

For Amendment No. 3:

Not to exceed \$91,750 for Design Consultant services

Total Amended Contract:

Not to exceed \$1,100,785 (an increase of \$91,750) for all services.

Item 2.
Item 22.

Amend. No. 3 to K-1617-113

NOW, THEREFORE, the parties desire to amend Contract No. K-1617-113 as follows:

Add **Attachment A**, which set forth the applicable terms relating to the additional Consultant Services outlined described therein, as well as applicable costs.

All other terms of Contract No. K-1617-113 shall remain in full force and effect.

IN WITNESS WHEREOF, the AUTHORITY and the CONSULTANT have executed this Amendment No. 2 to Contract No. K-1617-113.

DATED this _____ day of _____, 2023.

NORMAN MUNICIPAL AUTHORITY


(“Authority”)

By: _____
Chair, Mayor Larry Heikkila

ATTEST:

By: _____
Secretary, Brenda Hall, City Clerk

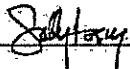
Approved as to form and legality this 8 day of September, 2023.



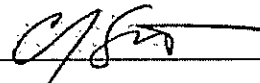
Office of the City Attorney

HALFF ASSOCIATES, INC.

(“Consultant”)

By: 
Name: Sally Horsey, PLA
Title: PLA Team Leader

ATTEST:

By: 
Title: Vice President, Operations Manager, OKC



June 29, 2023

Mr. Briggs
Parks and Recreation
201-C West Gray
Norman, OK 73070

RE: Contract Amendment No. 3: Reaves Park Phase I
Additional Document Revisions, Bidding and Construction Administration (32378.003)

Dear Mr. Briggs,

Halff Associates, Inc. is committed to serving the City of Norman to deliver a premier sports complex for the citizens of Norman. We are at an exciting stage in the process now with many of the Site's features nearing completion.

Since the onset of construction, there has been a significant amount of effort expended in response to City and Project requirements. To keep the project moving forward Halff has responded with urgency to coordinate with City Staff, the City's Program Manager, and the Contractor. This effort is beyond the established, contractual Scope of Work and caused the Construction Administration budget to be exhausted early in construction phase.

Halff is requesting Contract Amendment No. 3 to be compensated for efforts already completed. We submit the following Additional Scope of Work and fee proposal for the additional Design, Bidding and Construction Administration services at Reaves Park Sports Complex for your consideration.

We propose the following Additional Services as described in the Scope of Services (Attachment A). We appreciate your consideration of this amendment. Please feel free to contact me at 405-493-0344 or at jhazard@halff.com if you have any questions or comments regarding the proposal.

Sincerely,
HALFF

James Hazzard, PLA
Project Manager
Oklahoma City, OK

Cc: Jason Olsen (City of Norman), Randy Hill (ADG)

1111 N. Lee Ave., Suite 400, Oklahoma City, OK 73103 | halff.com



Item 2.
Item 22.

Mr. James Briggs
The City of Norman
June 29, 2023
Page 2



AMENDMENT NO. 3

ATTACHMENT A

ADDITIONAL LANDSCAPE ARCHITECTURE, CIVIL ENGINEERING, & DESIGN SERVICES FOR REAVES PARK COMPLEX – PHASE ONE

PURPOSE

Half Associates (CONSULTANT) shall provide Design services to revise Final Construction Documents including Civil Engineering, Landscape Architecture for Reaves Park Sports Complex Phase 1 (PROJECT), for the City of Norman (CLIENT), as an amendment to Contract# K-1617-113 executed March 21st, 2017. The PROJECT is approximately 45 acres within the 78-acre park. Based on the master plan and construction documents previously completed with an approximate \$8 million construction budget. Revised Phase I improvements completed for this Additional Scope of Work include:

- Additional external project coordination as required by Norman Public Works
- Additional required plan revisions from Norman Public Works review during construction
- Additional required plan revisions from Norman Permit review during construction
- Plan revisions caused by unforeseen site conditions
- Additional RFIs, material submittals, substitution requests
- Project construction timeline extension resulting in additional coordination and progress meetings
- Completed Construction administration tasks and effort reallocated from City’s Program Manager

NOTE: The list of general program elements is not all-inclusive.



284



14

AMENDMENT NO. 3

SCOPE OF WORK

TASK 1 – REVISIONS TO CONSTRUCTION DOCUMENTS

Factors contributing to additional revised construction documents and bidding assistance not included in the original Scope of Work include:

Revisions to Construction Documents

- Design revisions and coordination meetings based on Norman Engineering Department review and comment after final plans submitted.
- City permit review & response received during construction
- Public Works review & response during construction
- Public Works external project coordination
- Jenkins Ave. drainage tie-in, phasing, and redesign coordination with City's External Consultant. External project design began after final plan delivery to City.
- Waterline replacement as-built coordination
- Sidewalk realignment in coordination with the proposed Constitution multipurpose trail
- Waterline extension design and fire hydrant tie in from waterline replacement
- "Lot 1" unknown conditions redesign
- Unforeseen sanitary sewer existing conditions
- RCB redesign at Park Road crossing
- Unforeseen disposal well location
- Unforeseen site constraints requiring in-depth earthwork review and calculation

TASK 2 – ADDITIONAL BIDDING ASSISTANCE SERVICES

Factors contributing to additional bidding assistance services not included in the original Scope of Work include:

Bidding Assistance Services

- Multiple rebid packages, additional bid tab reviews, questions & answers, and substitution request reviews



Item 2.

Item 22.

Mr. James Briggs
The City of Norman
June 29, 2023
Page 4

TASK 3 – ADDITIONAL CONSTRUCTION ADMINISTRATION SERVICES

Factors contributing to additional construction administration services not included in the original Scope of Work include:

Construction Administration Services

- Additional review and coordination of RFI’s, submittals, and ASI’s required to document and communicate to the Contractor changes and issues related to unknown conditions, required plans revisions at the direction of City Staff.
- Additional time for construction administration through project completion as determined by the Contractor through December 2022.
- Additional Site visits and meetings due to an extension of the construction contract beyond the original completion schedule date.

TASK 4 – ADDITIONAL AS-BUILT PLAN SERVICES

As-Built plan services are not included in the original contract or prior amendments. As-Built Plans will be prepared by HALFF at the request of the CITY. The As-Built plans will be prepared based on contractor provided red-lined plans and a final review of all approved field changes, change orders, ASI and RFI that may have changed the final construction of the project. Halff will provide the as-built plans in electronic PDF format on a flash drive and deliver it to the City of Norman.

PROJECT SCHEDULE

CONSULTANT has already performed the effort for Tasks 1, 2 and 3 of this proposed Contract Amendment No. 3. Construction of the project is completed, concluding with the ribbon cutting ceremony on March 25, 2023. The only remaining effort to perform is for Task 4. The project schedule shall be extended to 30 days after approval of this amendment.

BASIS OF COMPENSATION

A. Basic Fee Services:

The basis of compensation for Basic Fee services shall be as follows:

AMENDMENT NO. 3	FEE REQUESTED
Task 1 – Revisions to Construction Documents	\$46,500
Task 2 – Additional Bidding Assistance Services	\$3,000
Task 3 – Additional Construction Administration Services	\$32,250
Task 4 – Addition of As-Built Plan Services	\$8,000
Direct Cost – AMENDMENT NO. 3	\$2,000
TOTAL AMENDMENT NO. 3 (Tasks 1, 2, 3, 4, & Direct Costs):	\$91,750

286



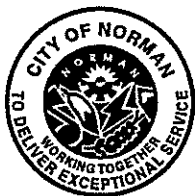
B. Billing Schedule:

The estimated fees and direct costs established above shall be considered a lump sum fee and invoiced monthly based on percentage of services completed. Work that has already been completed will be invoiced upon approval of this amendment.

Direct Costs shall include, but are not necessarily limited to expenses for supplies, transportation, equipment, travel, communication, printing of plans and specifications, presentation boards, graphic boards and similar incidentals. All project related expenses will be billed at cost plus 10%.

File Attachments for Item:

24. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT NO. FIVE TO CONTRACT K-2021-97:
BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY AND GE JOHNSON CONSTRUCTION COMPANY INCREASING THE CONTRACT AMOUNT BY \$333,876 FOR A REVISED CONTRACT AMOUNT OF \$42,011,304 FOR CONSTRUCTION MANAGEMENT AT-RISK SERVICES FOR THE CONSTRUCTION OF THE YOUNG FAMILY ATHLETIC CENTER.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 8/22/2023

REQUESTER: Jason Olsen, Director of Parks and Recreation

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT NO. FIVE TO CONTRACT K-2021-97: BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY AND GE JOHNSON CONSTRUCTION COMPANY INCREASING THE CONTRACT AMOUNT BY \$333,876 FOR A REVISED CONTRACT AMOUNT OF \$42,011,304 FOR CONSTRUCTION MANAGEMENT AT-RISK SERVICES FOR THE CONSTRUCTION OF THE YOUNG FAMILY ATHLETIC CENTER.

BACKGROUND:

In October of 2015, Norman citizens passed the Norman Forward Initiative, funding various projects through a ½% sales tax increase over 15 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 more 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 12 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."

DISCUSSION:

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.

On September 14, 2021, NMA/City Council approved Amendment / Guaranteed Maximum Price (GMP) #1, which included earthwork, site clearing, and mass excavation; estimating and construction contingencies; general conditions for the entire project; and indirect costs, which included bonding, insurance, and CMaR fees. The total for GMP #1 was \$3,404,474 (making a then-cumulative total for Contract K-2021-97 of \$3,489,474).

On November 30, 2021, NMA/Council approved Amendment / GMP #2, which included building concrete, steel/joist/deck fabrication & erection, swimming pools, concrete/asphalt exterior paving, site utilities, and construction contingency, bonding/insurance and CMaR fees. The total for GMP #2 was \$12,875,632 (making a then-cumulative total for Contract K-2021-97 of \$16,365,106).

On February 22, 2022, NMA/Council approved / Amendment / GMP #3, which included bids for masonry, millwork, metal panels, roofing, windows, painting, flooring, elevators, plumbing/HVAC/mechanical, electrical, landscaping, and various other aspects of upward construction. The total for GMP #3 was \$22,659,079 (making the then-cumulative total for Contract K-2021-97 of \$39,024,185).

On June 6, 2022, NMA/Council approved / Amendment / GMP #4, which included bids for miscellaneous steel, specialty doors, hanger doors, project signage, saunas, a "Change Order" for civil and utility work due to an error in the design of the project's stormwater system and various other aspects of upward construction. The total for GMP #4 was \$2,653,243 (making the then-cumulative total for Contract K-2021-97 of \$41,677,428).

Amendment / GMP #5 is for two change orders that added scope to the YFAC project. The first change order is PR-45 for the Video Board (\$205,930), which will be large LED boards placed in the gym and aquatics area. The video board change includes electrical upgrades and steel to support the weight of the video boards. The second change order is PR-47 for building signage (\$102,821). The signage for the building includes signage near the roundabout on Trae Young Drive and building signage on front of the building.

The total amount for GMP / Amendment #5 is \$308,751 including indirect costs and fees of \$25,125, making the current cumulative total for Contract K-2021-97 is \$42,011,304. This is anticipated to be the project's fifth and final Amendment/GMP.

Our Project Consultants from ADG have participated throughout the entire process up to our current point of construction for this project. Further, the City Attorney's Office has reviewed and approved the amendment documents.

There are adequate funds available for this contract in the Indoor Sports Facility YFAC Project, Construction (Account 51790601-46101; Project NFP110).

RECOMMENDATION:

It is recommended that the City Council, acting as the Norman Municipal Authority, approve Amendment #5 to CMaR Contract K-2021-97 with GE Johnson Construction Company in the amount of \$279,469 for a total contract of \$42,011,304 for the Young Family Athletic Center project for the Parks and Recreation Department.

Item 2.
Item 24.

Amendment No. 5 to K-2021-97
GMP Amendment 5 to CMaR

**AMENDMENT NO. 5 TO CONSTRUCTION MANAGER AT RISK AGREEMENT
BETWEEN THE NORMAN MUNICIPAL AUTHORITY
AND GE JOHNSON CONSTRUCTION COMPANY**

THIS AMENDMENT NO. 5 TO CONSTRUCTION MANAGER AT RISK AGREEMENT (this "Fourth Amendment") is made as of July 31, 2023, between the Norman Municipal Authority, a public trust having as its sole beneficiary, the City of Norman, Oklahoma ("NMA") and GE Johnson Construction Company, Inc. a Colorado corporation (the "Construction Manager").

RECITALS:

A. NMA and the Construction Manager entered into that certain Construction Manager at Risk Agreement (Contract No. K-2021-97), dated February 9, 2021, (the "Agreement"), for construction management services for the Multi-Sport and Aquatic Center Project, now the Young Family Athletic Center ("YFAC") project including plan review, design assistance, bidding services, and value engineering

B. Pursuant to Section 2.2 of the Agreement, (i) once the drawings and specifications are complete, and after the award of subcontracts to subcontractors, the Construction Manager shall propose a guaranteed maximum price ("GMP"), which shall be the sum of all subcontracts, lump sum self-perform amounts, including allowances and contingencies, and the Construction Manager's fee.

C. The Construction Manager submitted the first of five anticipated GMP Proposals to the City Council on September 14, 2021. GMP No. 1 was approved for a total contract amount of \$3,404,474.00 (derived from the total cost of work for the Construction Phase of \$3,254,119 + the Indirect Cost and Fee of \$150,355.00). The Construction Manager also submitted the second of four GMP Proposals to the City Council on November 30, 2021. GMP No. 2 was approved for an added contract amount of \$12,875,632.00 (derived from the total cost of work for the Construction Phase of \$12,306,993.00 + the Indirect Cost and Fee of \$568,639.00). GMP No. 3 was approved for an added contract amount of \$22,659,079.00 (derived from the total cost of work for the Construction Phase of \$21,658,364.00 + the Indirect Cost and Fee of \$1,000,715.00). GMP No. 4 was approved for an added contract amount of \$2,653,243.00 (derived from the total cost of work for the Construction Phase of \$2,513,814.00 + the Indirect Cost and Fee of \$139,430.00). GMP No. 5 was approved for an added contract amount of \$279,469.00 (derived from the total cost of work for the Construction Phase of \$267,316.00 + the Indirect Cost and Fee of \$12,153.00). The total amount of all amendments combined represent the total contract amount of \$41,956,897.00. Preconstruction Services were billed separately and are not included in GMP per previous Council approval attributable to the YFAC Project.

D. The Construction Manager now submits the fifth of five anticipated GMP Proposals based on bids received and potential changes.

298

Amendment No. 5 to K-2021-97
GMP Amendment 5 to CMaR

AGREEMENT:

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, other such good and valuable consideration, the receipts and sufficiency of which are hereby acknowledged, and the promises and covenants set forth below, NMA and the Construction Manager hereby agree as follows:

1. Fifth GMP Amendment Established. The Construction Manager's fifth guaranteed maximum price amendment for the Work inclusive of all subcontracts, lump sum self-perform amounts, including allowances and contingencies and the Construction Manager's fee, is hereby agreed to be \$279,469.00 (derived from the total cost of work for the Construction Phase of \$267,316.00 + the Indirect Cost and Fee of \$12,153.00.) Preconstruction Services were billed separately not included in GMP per previous Council approval attributable to the YFAC Project). The GMP is the total compensation from the City to the Construction Manager for its fee for the performance of the work in accordance with Contract Documents and Pursuant to any of the following documents, as applicable:

A. Basis for GMP. Refer to COR No. 007/GMP Amendment #5 Summary and Breakdown sheet.

B. Contract Document Log. Refer to Exhibit A for a list of the Drawings and Specifications, including all addenda that were used in preparation of the GMP Proposal, is attached hereto as Exhibit A and incorporated herein by reference.

C. Allowances. Refer to Exhibit B for a list of allowances included by the Construction Manager in preparation of this GMP Proposal, is attached hereto as Exhibit B and incorporated herein by reference.

D. Assumptions. Refer to Exhibit C for a list of the assumptions and clarifications made by the Construction Manager in the preparation of the GMP Proposal to supplement the information contained in the Drawings and Specifications is attached hereto as Exhibit C and incorporated herein by reference.

E. Proposed Estimated Costs for GMP Amendment #5. Refer to Exhibit D for the proposed breakdown of the estimated costs for GMP #5. This includes the estimated costs, by Proposal Request, including General Conditions, other items and Fee that comprise the total estimated costs for GMP Amendment #5 and is attached hereto as Exhibit D and incorporated herein by reference.

F. Substantial Completion. Refer to Exhibit E for Substantial Completion date upon which the GMP Proposal is based and a schedule of the Construction Documents issuance dates upon which the date of Substantial Completion is based is attached hereto as Exhibit E and incorporated herein by reference.

G. Acceptance Period. The time limit for acceptance of the GMP Proposal is attached hereto as part of Exhibit F.

2. Effect of Amendment. In all other respects, the Agreement is affirmed and ratified and, except as expressly modified herein, all terms and conditions of the Agreement shall remain in full force and effect.

3. Non-Default. By executing this Fifth Amendment, the Construction Manager affirmatively asserts that (i) NMA is not currently in default, nor has been in default at any time prior to this Fifth Amendment, under any of the terms or conditions of this Agreement and (ii) any and all claims, known and unknown, relating to the Agreement and existing on or before the date of this Fifth Amendment are forever waived.

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]
[SIGNATURE ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Parties have executed this FIFTH AMENDMENT in multiple copies on the respective dates herein below reflected to be effective on the date executed by the Chairperson of the Norman Municipal Authority.

CONSTRUCTION MANAGER (GE JOHNSON CONSTRUCTION COMPANY, INC)

By: [Signature]
Name: Randy N. Nance
Title: General Manager
Date: 07/28/2023

ATTEST:
By: Jennifer Sears
Subscribed and sworn to me this 28th day of July, 2023.

Commission Number: 23004590
Expiration Date: 4/3/27



Item 2.

Item 24.

Amendment No. 5 to K-2021-97
GMP Amendment 5 to CMar

NORMAN MUNICIPAL AUTHORITY

Reviewed and approved for form and legality this ____ day of _____, 2023.

Office of the General Counsel

Approved by Norman Municipal Authority on this ____ day of _____, 2023.

By: _____

Larry Heikkila, Chairperson

ATTEST:

By: _____

Brenda Hall, Secretary

301

25 North Cascade Avenue, Suite 400
 Colorado Springs, CO 80903
 719.473.5321 V
 719.473.5324 F
 www.gejohnson.com

Item 2.
 Item 24.



July 27, 2023

Jason Olsen
 Norman Municipal Authority
 201 West Gray Street
 Norman, OK 73069

**RE: NORMAN FORWARD INDOOR AQUATICS AND MULTI-SPORT FACILITY – JOB NO. OK1081
 NORMAN, OKLAHOMA
 CHANGE ORDER REQUEST NO. 007**

Dear Jason:

We have enclosed pricing information for **GMP Amendment #5**.
 The total cost for this revision is **\$279,469.00**. A summary list along with all back-up documentation to substantiate our cost proposal is included for your review.

Item Number	Description	Proposed Amount	Company
001	PR-45 Video Board	\$205,930.00	
002	PR-43r1 Dumpster Enclosure	\$61,386.00	
Level 1	1% Contractor's Insurance	\$2,673.00	
Level 2	.15% Builder's Risk Insurance	\$405.00	
Level 3	.59% Performance and Payment Bond	\$1,595.00	
Level 4	2.75% CM/GC Fee	\$7,480.00	

Total Cost Change Amount: \$279,469.00

Please advise us no later than **8/10/2023**, if we are to proceed with the revisions outlined in our cost proposal. After this date, our cost proposal will be considered void. Please sign below authorizing us to proceed with this Contract Change.

Should you have any questions, please feel free to contact this office.

Sincerely,

G. E. JOHNSON CONSTRUCTION COMPANY, INC.

Matt Richardson
 Project Manager

Attachments

cc: /FSB Architects
 Dave Pastier/GE Johnson Construction Company

APPROVED

Signature

Date



**GMP AMENDMENT NO. 5
EXHIBIT A**

**Proposal Request
Transmittal**

Item 2.

Item 24.

FSB | 5801 Broadway Extension, Suite 500 Oklahoma City OK 73118-7436 United States

PROJECT	Norman PRD - Multi-Sport & Aquatics FSB2018-069-01	DATE SENT	4/7/2023
SUBJECT	DUMPSTER REVISIONS	PROPOSAL REQUEST ID	PR-043 R1
TYPE	Proposal Request	TRANSMITTAL ID	02130
PURPOSE	For Review and Response	VIA	Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
Construction Administration	FSB	ca@fsb-ae.com	405-840-2931

TO

NAME	COMPANY	EMAIL	PHONE
Amanda Derrico	GE Johnson Construction Company United States	DerricoA@GEJohnson.com	
Christopher Blue	FSB 5801 Broadway Extension, Suite 500 Oklahoma City OK 73118-7436 United States	CBlue@fsb-ae.com	(405) 842-9556 298
Dustin Blalock		dustinblalock@jhbr.com	(405) 526-0280
Joshua Young		youngj@gejohnson.com	
Kristin Killgore	FSB 5801 Broadway Extension, Suite 500 Oklahoma City OK 73118-7436 United States	killgore@fsb-ae.com	(405) 840-2931 192
Kyle Arnold		ArnoldK@gejohnson.com	
Matt Richardson	GE Johnson Construction Company United States	richardsonm@gejohnson.com	



Item 2.

Item 24.

Proposal Request Transmittal

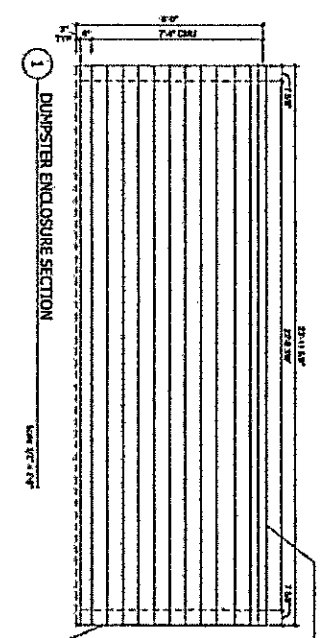
DATE: 4/7/2023
ID: 02130

NAME	COMPANY	EMAIL	PHONE
Meg Paus	FSB 5801 Broadway Extension, Suite 500 Oklahoma City OK 73118-7436 United States	mpaus@fsb-ae.com	(405) 842- 9556 265
Shawn Lorg	FSB 5801 Broadway Extension, Suite 500 Oklahoma City OK 73118-7436 United States	slorg@fsb-ae.com	(405) 842- 9556 147
Tim Mathews	GE Johnson Construction Company United States	mathewst@gejohnson.co m	
Wes Brannon	FSB 5801 Broadway Extension, Suite 500 Oklahoma City OK 73118-7436 United States	wbrannon@fsb-ae.com	(405) 840- 2931 289

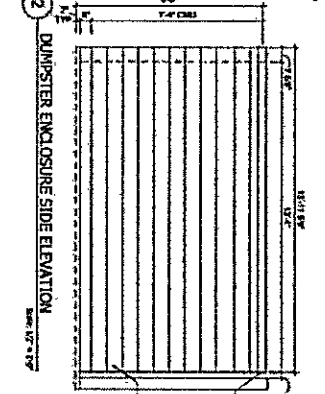
REMARKS: Please see attached.

DESCRIPTION OF CONTENTS

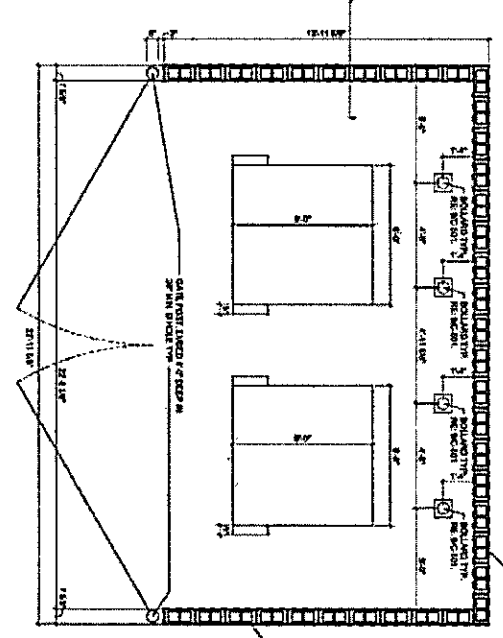
QTY	DATED	TITLE	NUMBER	SCALE	SIZE	NOTES
1	4/7/2023	PR-043R1.pdf				
1	4/7/2023	FSB2018-069-01 - CoN-Young Family Athletics - PR-043-R1 Combined Drawings.pdf				



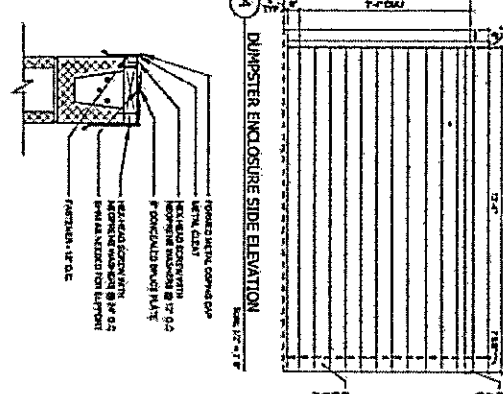
1 DUMPSTER ENCLOSURE SECTION
Scale: 1/2" = 1'-0"



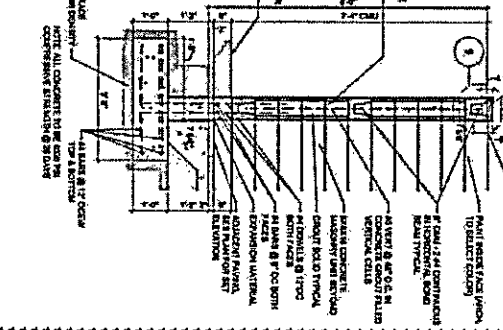
2 DUMPSTER ENCLOSURE SIDE ELEVATION
Scale: 1/2" = 1'-0"



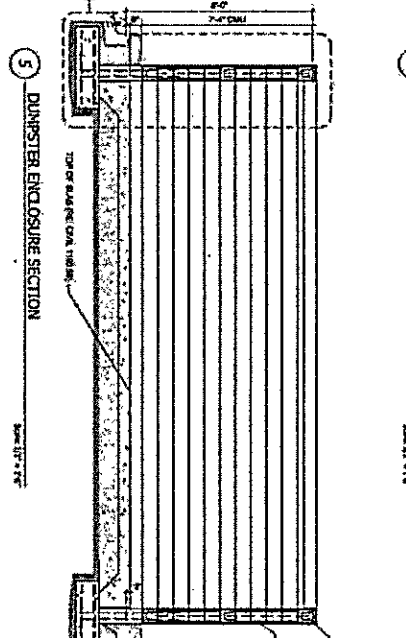
3 DUMPSTER ENCLOSURE PLAN
Scale: 1/2" = 1'-0"



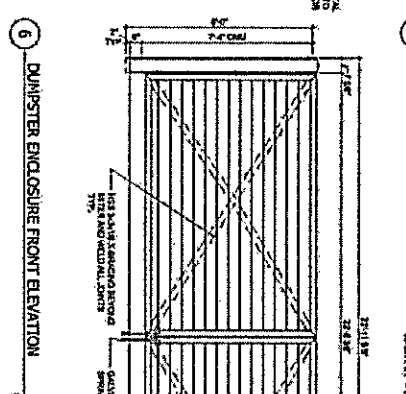
4 DUMPSTER ENCLOSURE SIDE ELEVATION
Scale: 1/2" = 1'-0"



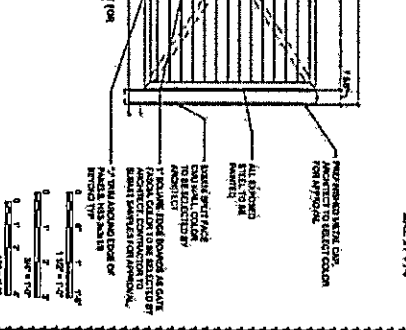
5 ENGAGED WALL SECTION
Scale: 3/4" = 1'-0"



6 DUMPSTER ENCLOSURE SECTION
Scale: 1/2" = 1'-0"



7 DUMPSTER ENCLOSURE FRONT ELEVATION
Scale: 1/2" = 1'-0"



8 CHU CAP DETAIL
Scale: 3/4" = 1'-0"

SHEET REVISIONS

1. DUMPSTER ENCLOSURE PLAN
2. DUMPSTER ENCLOSURE SECTION
3. DUMPSTER ENCLOSURE FRONT ELEVATION
4. DUMPSTER ENCLOSURE SIDE ELEVATION
5. ENGAGED WALL SECTION
6. CHU CAP DETAIL

Bid Package 5
A-550

NO.	DESCRIPTION	DATE
1	ISSUED FOR BIDDING	08/15/24
2	REVISION	08/15/24
3	REVISION	08/15/24
4	REVISION	08/15/24
5	REVISION	08/15/24

City of Norman
Young Family Athletics Center
Norman, Oklahoma

305

JHBR FISHCREEK

HS SELECT

WTI WALTER TAYLOR INC.



Proposal Request Transmittal

Item 2.

Item 24.

FSB | 5801 Broadway Extension, Suite 500 Oklahoma City OK 73118-7436 United States

PROJECT	Norman PRD - Multi-Sport & Aquatics FSB2018-069-01	DATE SENT	1/24/2023
SUBJECT	DUMPSTER ENCLOSURE	PROPOSAL REQUEST ID	PR-043
TYPE	Proposal Request	TRANSMITTAL ID	01882
PURPOSE	For Review and Response	VIA	Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
Construction Administration	FSB	ca@fsb-ae.com	405-840-2931

TO

NAME	COMPANY	EMAIL	PHONE
Amanda Derrico	GE Johnson Construction Company United States	DerricoA@GEJohnson.com	
Chris Blue	FSB 5801 Broadway Extension, Suite 500 Oklahoma City OK 73118-7436 United States	CBlue@fsb-ae.com	405-840-2931
Dustin Blalock		dustinblalock@jhbr.com	(405) 526-0280
Joshua Young		youngj@gejohnson.com	
Kristin Killgore	FSB 5801 Broadway Extension, Suite 500 Oklahoma City OK 73118-7436 United States	kkillgore@fsb-ae.com	+1 (405) 840-2931 Ext. 192
Kyle Arnold		ArnoldK@gejohnson.com	
Matt Richardson	GE Johnson Construction Company United States	richardsonm@gejohnson.com	

Item 2.

Proposal Request Transmittal

Item 24.

DATE: 1/24/2023
ID: 01882

NAME	COMPANY	EMAIL	PHONE
Shawn Lorg	FSB 5801 Broadway Extension, Suite 500 Oklahoma City OK 73118-7436 United States	slorg@fsb-ae.com	(405) 842- 9556 147
Tim Mathews	GE Johnson Construction Company United States	mathewst@gejohnson.co m	

REMARKS: Please see attached.

DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NUMBER	SCALE	SIZE	NOTES
1	1/24/2023	PR-043.pdf				
1	1/24/2023	FSB2018-069-01 - CoN-Young Family Athletics - PR-043 COMBINED DRAWINGS.pdf				

SHEET INDEX - MASTER

Table with columns: NUMBER, TITLE, and a list of sheet titles such as 'GENERAL NOTES', 'FOUNDATION PLAN', 'FIRST FLOOR PLAN', etc.

SHEET INDEX - MASTER

Table with columns: NUMBER, TITLE, and a list of sheet titles such as 'FOUNDATION PLAN', 'FIRST FLOOR PLAN', 'SECOND FLOOR PLAN', etc.

SHEET INDEX - MASTER

Table with columns: NUMBER, TITLE, and a list of sheet titles such as 'FOUNDATION PLAN', 'FIRST FLOOR PLAN', 'SECOND FLOOR PLAN', etc.

SHEET INDEX - MASTER

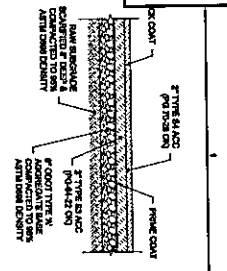
Table with columns: NUMBER, TITLE, and a list of sheet titles such as 'FOUNDATION PLAN', 'FIRST FLOOR PLAN', 'SECOND FLOOR PLAN', etc.

SHEET INDEX - MASTER

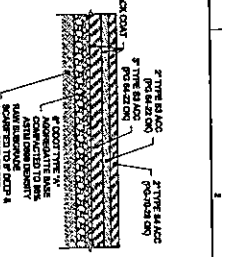
Table with columns: NUMBER, TITLE, and a list of sheet titles such as 'FOUNDATION PLAN', 'FIRST FLOOR PLAN', 'SECOND FLOOR PLAN', etc.

Advertisement for City of Norman Young Family Athletics Center, Norman, Oklahoma. Includes logos for City of Norman, WTL, JHBR, and other sponsors.

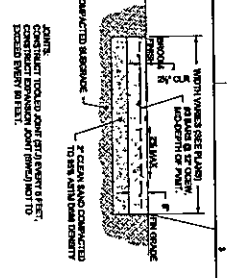
G-015A



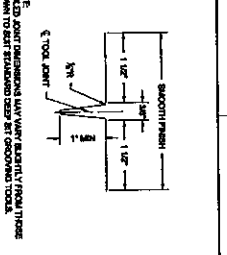
1 LIGHT-DUTY ASPHALT PAVING SECTION



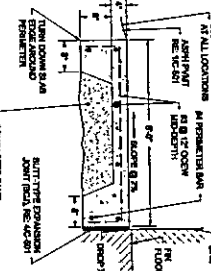
2 HEAVY-DUTY ASPHALT PAVING SECTION



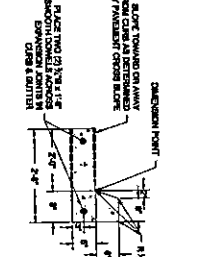
3 TYPICAL SIDEWALK DETAIL



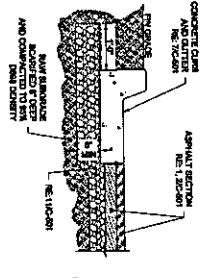
4 SIDEWALK TOOLED JOINT (STJ)



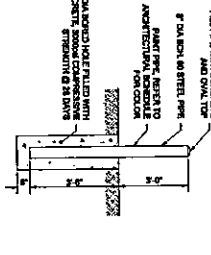
5 TYPICAL STOOP DETAIL



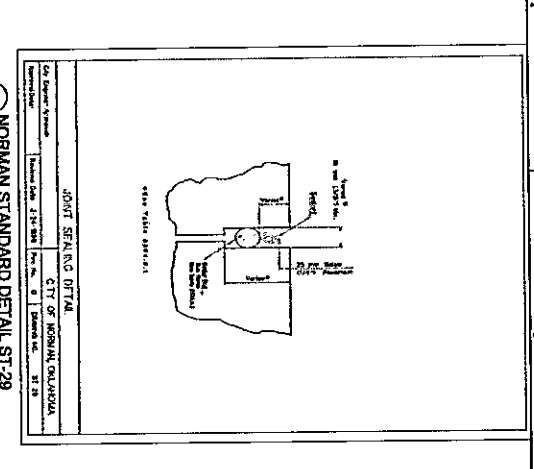
6 TYPICAL CURB & GUTTER DETAIL



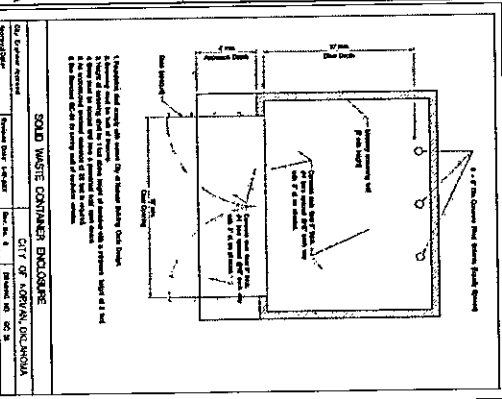
7 CONCRETE CURB & GUTTER AT NEW ASPHALT PAVING



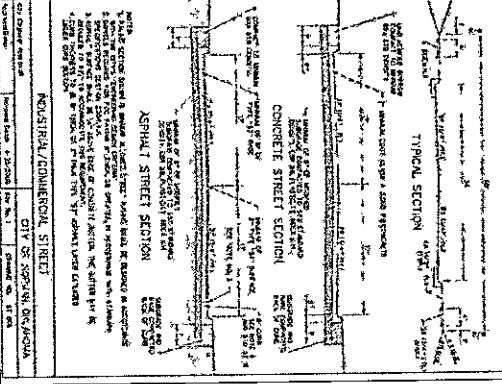
8 BOLLARD DETAIL



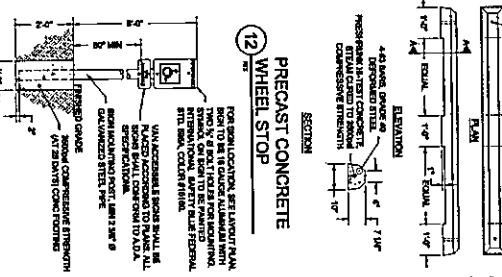
9 NORMAN STANDARD DETAIL ST-29



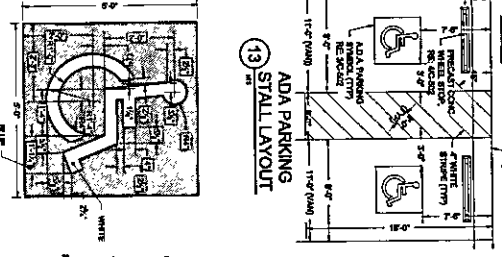
10 NORMAN STANDARD DETAIL CG-03



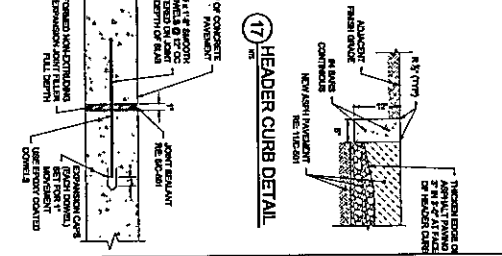
11 NORMAN STANDARD DETAIL ST-066



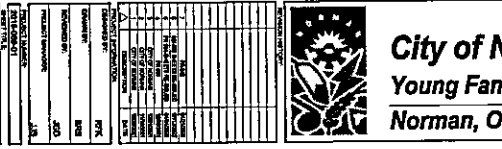
12 PRECAST CONCRETE WHEEL STOP



13 ADA PARKING STALL LAYOUT



14 ADA PARKING SIGN



15 ADA PARKING SYMBOL



16 DOWELED EXPANSION JOINT (DEJ)

NOTE: SEE 2008 ADA COMPLIANCE STANDARDS FOR MORE INFORMATION ON ADA COMPLIANCE REQUIREMENTS.

NOTE: SEE 2008 ADA COMPLIANCE STANDARDS FOR MORE INFORMATION ON ADA COMPLIANCE REQUIREMENTS.

NOTE: SEE 2008 ADA COMPLIANCE STANDARDS FOR MORE INFORMATION ON ADA COMPLIANCE REQUIREMENTS.

NOTE: SEE 2008 ADA COMPLIANCE STANDARDS FOR MORE INFORMATION ON ADA COMPLIANCE REQUIREMENTS.

NOTE: SEE 2008 ADA COMPLIANCE STANDARDS FOR MORE INFORMATION ON ADA COMPLIANCE REQUIREMENTS.

NOTE: SEE 2008 ADA COMPLIANCE STANDARDS FOR MORE INFORMATION ON ADA COMPLIANCE REQUIREMENTS.

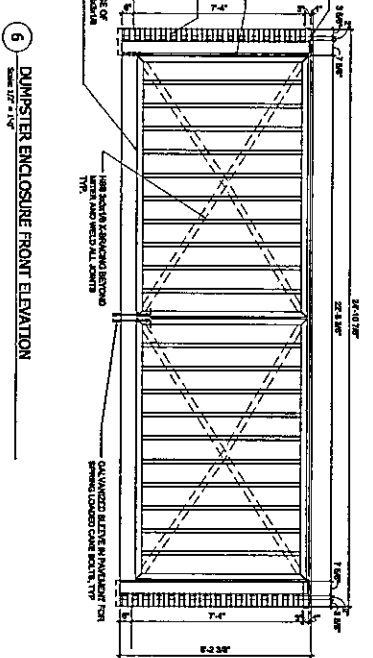
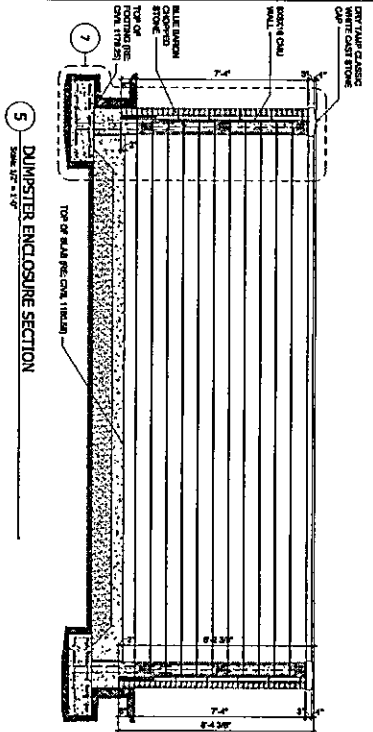
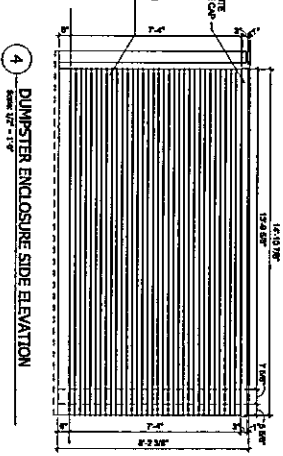
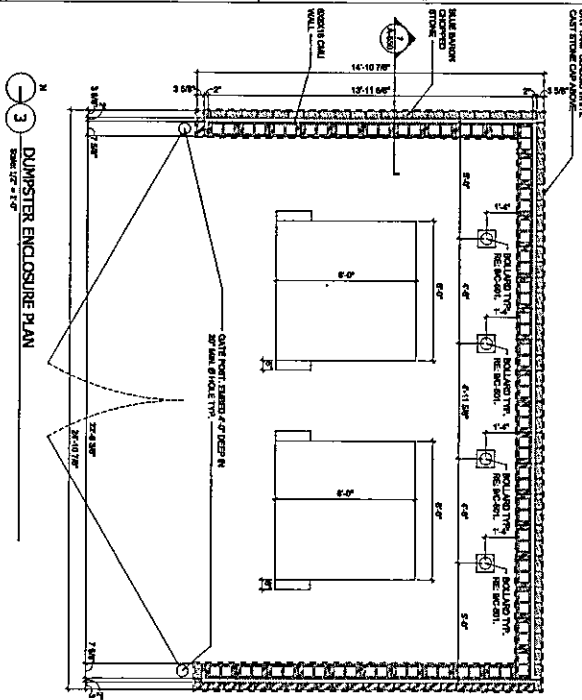
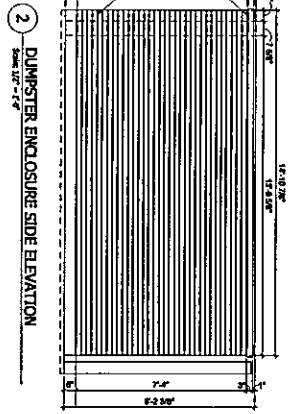
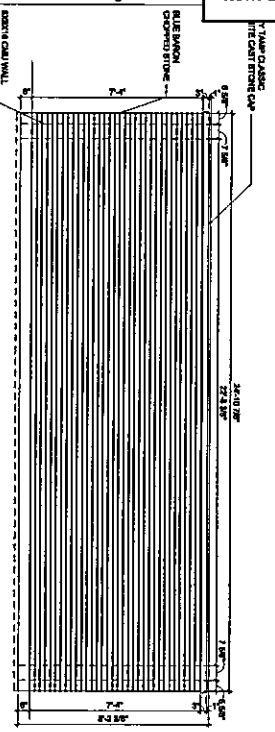
NOTE: SEE 2008 ADA COMPLIANCE STANDARDS FOR MORE INFORMATION ON ADA COMPLIANCE REQUIREMENTS.



City of Norman
 Young Family Athletics Center
 Norman, Oklahoma



THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.



SHEET KEVED NOTES

1. DUMPSTER ENCLOSURE PLAN

2. DUMPSTER ENCLOSURE SECTION

3. DUMPSTER ENCLOSURE SECTION

4. DUMPSTER ENCLOSURE SECTION

5. DUMPSTER ENCLOSURE SECTION

6. DUMPSTER ENCLOSURE SECTION

7. DUMPSTER ENCLOSURE SECTION

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/15/2024
2	ISSUED FOR PERMIT	10/15/2024
3	ISSUED FOR PERMIT	10/15/2024
4	ISSUED FOR PERMIT	10/15/2024
5	ISSUED FOR PERMIT	10/15/2024
6	ISSUED FOR PERMIT	10/15/2024
7	ISSUED FOR PERMIT	10/15/2024
8	ISSUED FOR PERMIT	10/15/2024
9	ISSUED FOR PERMIT	10/15/2024
10	ISSUED FOR PERMIT	10/15/2024

City of Norman
Young Family Athletics Center
 Norman, Oklahoma

JHBR
 ARCHITECTS

BS
 SELECT

312

A-550



Proposal Request Transmittal

Item 2.
Item 24.

FSB | 5801 Broadway Extension, Suite 500 Oklahoma City OK 73118-7436 United States

PROJECT	Norman PRD - Multi-Sport & Aquatics FSB2018-069-01	DATE SENT	5/12/2023
SUBJECT	VIDEO BOARD	PROPOSAL REQUEST ID	PR-042 R2
TYPE	Proposal Request	TRANSMITTAL ID	02241
PURPOSE	For Review and Response	VIA	✓ Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
Construction Administration	FSB	ca@fsb-ae.com	405-840-2931

TO

NAME	COMPANY	EMAIL	PHONE
Amanda Mascorro	GE Johnson Construction Company United States	Mascorroa@gejohnson.com	
Christopher Blue	FSB 5801 Broadway Extension, Suite 500 Oklahoma City OK 73118-7436 United States	CBlue@fsb-ae.com	(405) 842-9556 298
Dustin Blalock		dustinblalock@jhbr.com	(405) 526-0280
Kristin Killgore	FSB 5801 Broadway Extension, Suite 500 Oklahoma City OK 73118-7436 United States	kkillgore@fsb-ae.com	(405) 840-2931 192
Kyle Arnold		ArnoldK@gejohnson.com	
Matt Richardson	GE Johnson Construction Company United States	richardsonm@gejohnson.com	
Meg Paus	FSB	mpaus@fsb-ae.com	(405) 842-



Item 2.

Item 24.

Proposal Request Transmittal

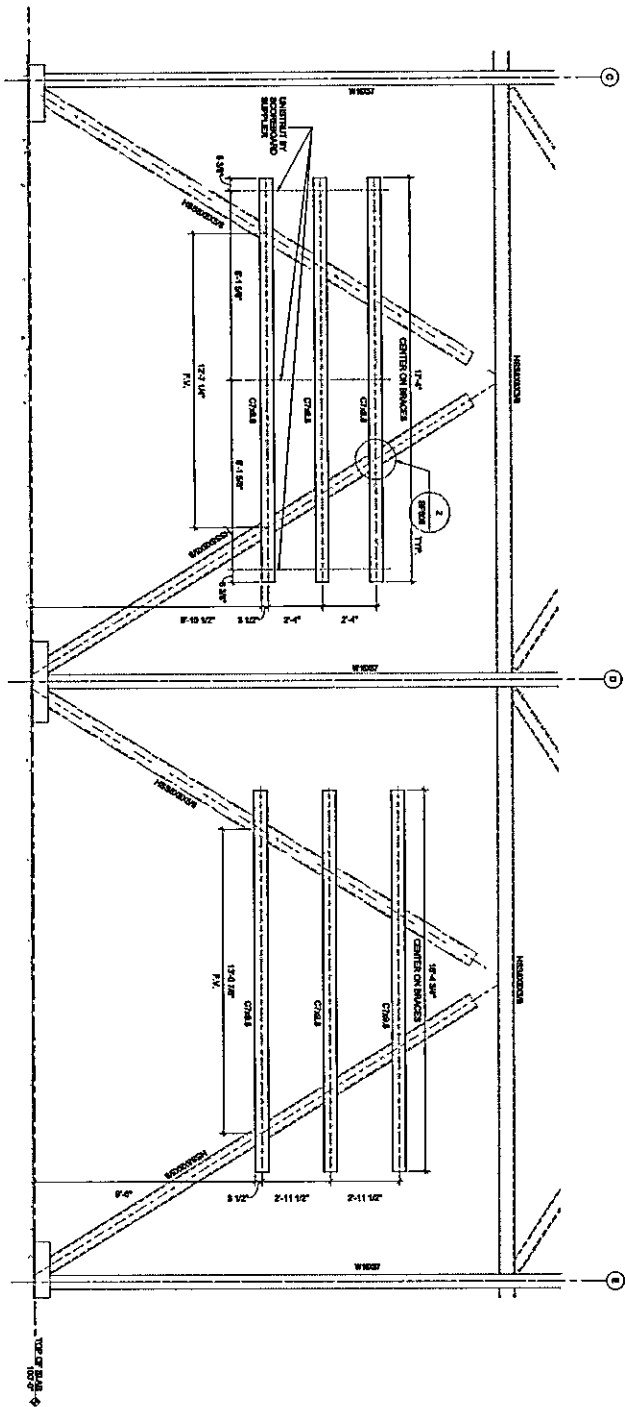
DATE: 5/12/2023
ID: 02241

NAME	COMPANY	EMAIL	PHONE
	5801 Broadway Extension, Suite 500 Oklahoma City OK 73118-7436 United States		9556 265
Shawn Lorg	FSB 5801 Broadway Extension, Suite 500 Oklahoma City OK 73118-7436 United States	slorg@fsb-ae.com	(405) 842-9556 147
Siddant Jain	GE Johnson Construction Company United States	siddhantj@dpr.com	
Wes Brannon	FSB 5801 Broadway Extension, Suite 500 Oklahoma City OK 73118-7436 United States	wbrannon@fsb-ae.com	(405) 840-2931 289

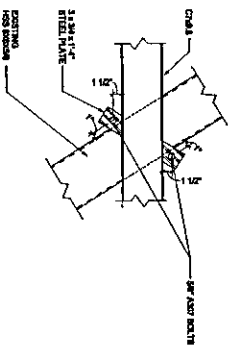
REMARKS: See attached.

DESCRIPTION OF CONTENTS

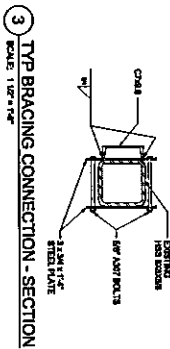
QTY	DATED	TITLE	NUMBER	SCALE	SIZE	NOTES
1	5/12/2023	PR-045R2.pdf				
1	5/12/2023	FSB2018-069-01 - CoN-Young Family Athletics - PR-045-R2 COMBINED DRAWINGS.pdf				



1 VIDEO AND SCOREBOARD FRAMING (NATATORIUM) GRID 13
SCALE: 1/2" = 1'-0"

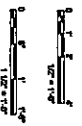


2 TYP BRACING CONNECTION
SCALE: 1/2" = 1'-0"



3 TYP BRACING CONNECTION - SECTION
SCALE: 1/2" = 1'-0"

PAINT LEADED WITH
EPOXY RESIN AND
ZINC DUST
FOR CORROSION
PROTECTION



PROJECT NO.	DATE
DESCRIPTION	BY
REVISIONS	DATE
NO.	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

City of Norman
Young Family Athletics Center
 Norman, Oklahoma

WTTI
 ARCHITECTURE

JHBR
 ARCHITECTURE

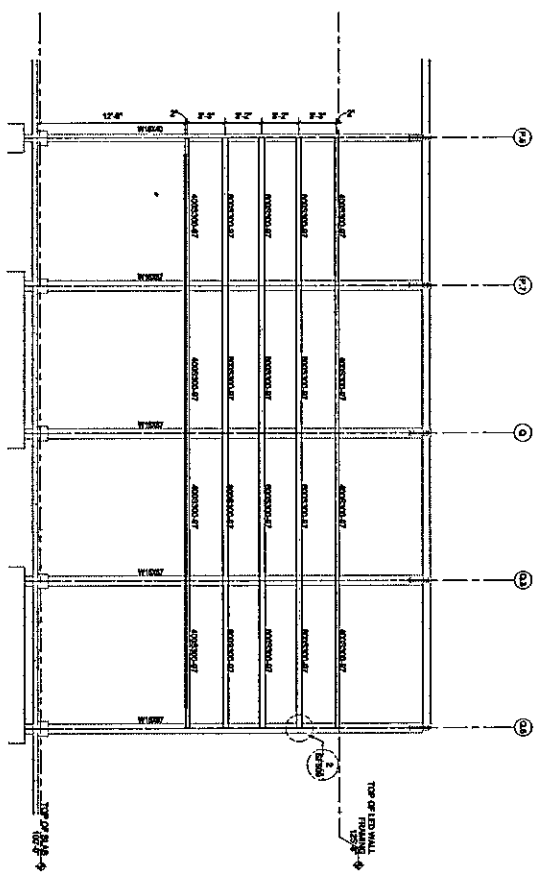
IBS
 BARBER
 BARNETT
 ASSOCIATES

3011 Sandhill Parkway, Suite 200
 Norman, OK 73109-1435
 (405) 833-1111

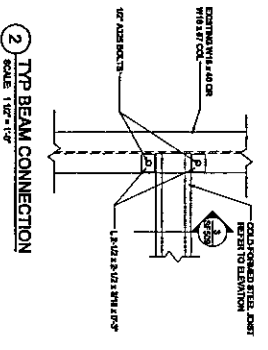
315

Item 2.

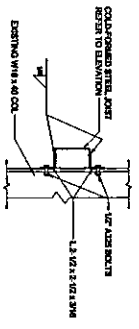
Item 24.



1 LED WALL FRAMING (G/M) GRID 19
SCALE: 3/4" = 1'-0"

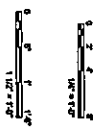


2 TYP BEAM CONNECTION
SCALE: 1/2\"/>



3 SECTION B
SCALE: 1/2\"/>

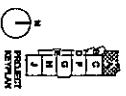
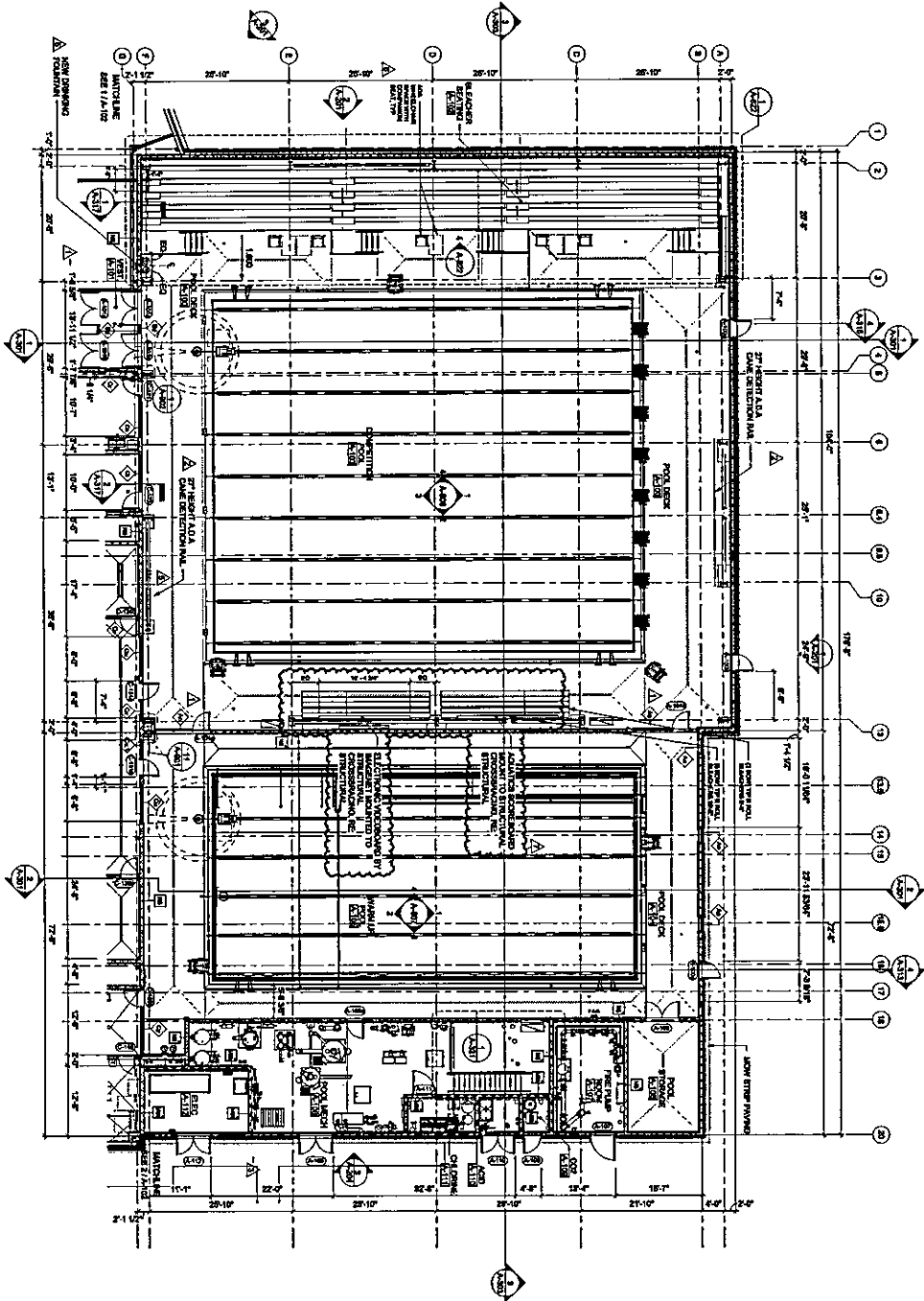
PAINT TO MATCH EXISTING
FINISHES TO BE DETERMINED



<p>City of Norman Young Family Athletics Center Norman, Oklahoma</p>	<p>WTT WORLD TRAVEL TRAVEL TRAVEL</p>	<p>IHBR ARCHITECTURE</p>	<p>BS BIRMINGHAM SERVICES ARCHITECTURE</p>	<p>5901 Bowdoin Parkway, Suite 201 Oklahoma City, OK 73115-1426 405.253.2511 | www.bsai.com</p>
				<p>316</p>
				<p>90</p>
				<p>40</p>

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION									
NO.	DATE	DESCRIPTION											
<p>PROJECT INFORMATION</p> <p>PROJECT NAME: Young Family Athletics Center</p> <p>PROJECT NO.: 1912200</p> <p>DATE: 1/20</p> <p>SCALE: 1/4" = 1'-0"</p>													
<p>DESIGNER</p> <p>NAME: BS</p> <p>ADDRESS: 5901 Bowdoin Parkway, Suite 201, Oklahoma City, OK 73115-1426</p> <p>PHONE: 405.253.2511</p> <p>WEBSITE: www.bsai.com</p>													
<p>CLIENT</p> <p>NAME: City of Norman</p> <p>ADDRESS: 100 N. Broadway, Norman, OK 73069</p> <p>PHONE: 405.328.3300</p> <p>WEBSITE: www.normanok.com</p>													
<p>FRAMING DETAILS</p> <p>SF509</p>													

1 GROUND FLOOR PLAN - SECTOR A
SCALE: 1/8" = 1'-0"



BID PACKAGE 5
A-101

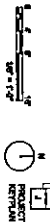
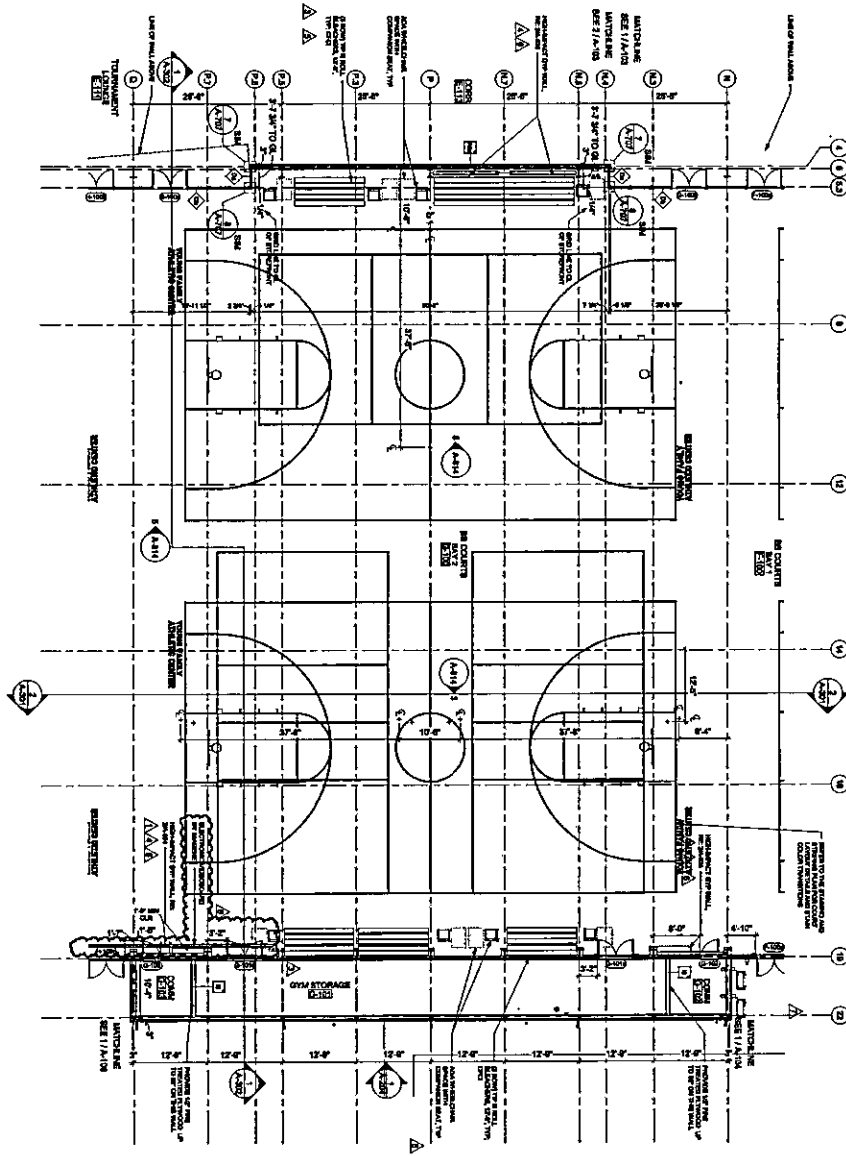
PROJECT NO.	178
PROJECT NAME	YOUNG FAMILY ATHLETICS CENTER
PROJECT LOCATION	NORMAN, OKLAHOMA
OWNER	CITY OF NORMAN
ARCHITECT	WATSON TUCKER INC.
DATE	11/14/12
SCALE	1/8" = 1'-0"
PROJECT DESCRIPTION	GROUND FLOOR PLAN - SECTOR A
DATE	11/14/12
BY	JLM
CHECKED BY	...
DATE	...

City of Norman
Young Family Athletics Center
Norman, Oklahoma



Norman Public Library
1000 N. W. 2nd St.
Norman, Oklahoma 73061
505.562.5200 | www.normanok.gov

1 GROUND FLOOR PLAN - SECTOR G
SCALE: 1/8" = 1'-0"



BID PACKAGE 5

A-105

PROJECT NO. 14-141

SECTOR G

DATE: 11/14/14

PROJECT MANAGER: JMS

DESIGNER: JMS

DATE: 11/14/14

PROJECT NO. 14-141

SECTOR G

DATE: 11/14/14

PROJECT MANAGER: JMS

DESIGNER: JMS

DATE: 11/14/14

PROJECT NO. 14-141

SECTOR G

DATE: 11/14/14

PROJECT MANAGER: JMS

DESIGNER: JMS

DATE: 11/14/14

PROJECT NO. 14-141

SECTOR G

DATE: 11/14/14

PROJECT MANAGER: JMS

DESIGNER: JMS

DATE: 11/14/14

PROJECT NO. 14-141

SECTOR G

DATE: 11/14/14

PROJECT MANAGER: JMS

DESIGNER: JMS

DATE: 11/14/14

PROJECT NO. 14-141

SECTOR G

DATE: 11/14/14

PROJECT MANAGER: JMS

DESIGNER: JMS

DATE: 11/14/14

PROJECT NO. 14-141

SECTOR G

DATE: 11/14/14

PROJECT MANAGER: JMS

DESIGNER: JMS

DATE: 11/14/14

PROJECT NO. 14-141

SECTOR G

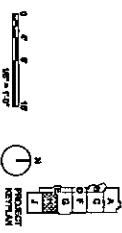
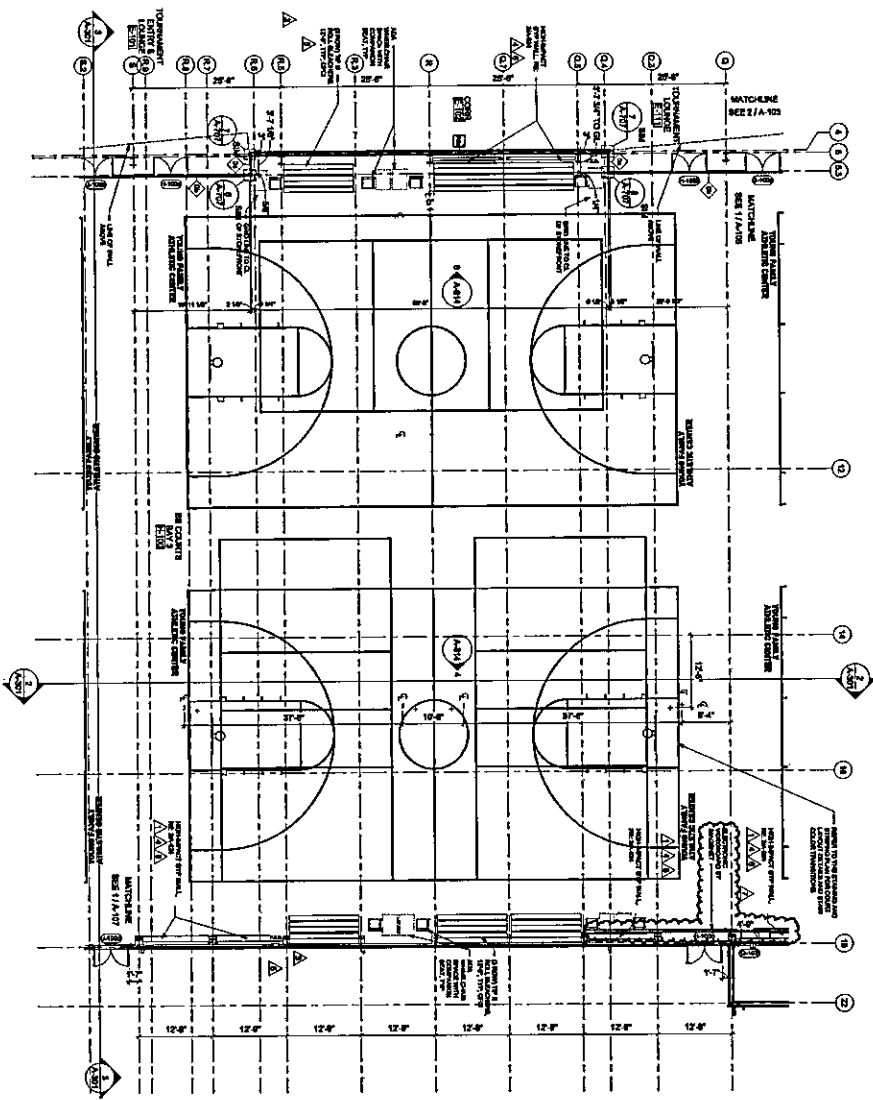


City of Norman
 Young Family Athletics Center
 Norman, Oklahoma



5011 Broadway Boulevard, Suite 200
 Oklahoma City, OK 73119-7428
 (405) 251-1100
 www.hsb.com

1 GROUND FLOOR PLAN - SECTOR H
SCALE: 1/8" = 1'-0"




NO.	REVISION	DATE
1	ISSUED FOR BIDDING	11/15/11
2	REVISED PER COMMENTS	11/15/11
3	REVISED PER COMMENTS	11/15/11
4	REVISED PER COMMENTS	11/15/11
5	REVISED PER COMMENTS	11/15/11
6	REVISED PER COMMENTS	11/15/11
7	REVISED PER COMMENTS	11/15/11
8	REVISED PER COMMENTS	11/15/11
9	REVISED PER COMMENTS	11/15/11
10	REVISED PER COMMENTS	11/15/11

BID PACKAGE 5

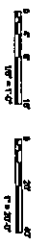
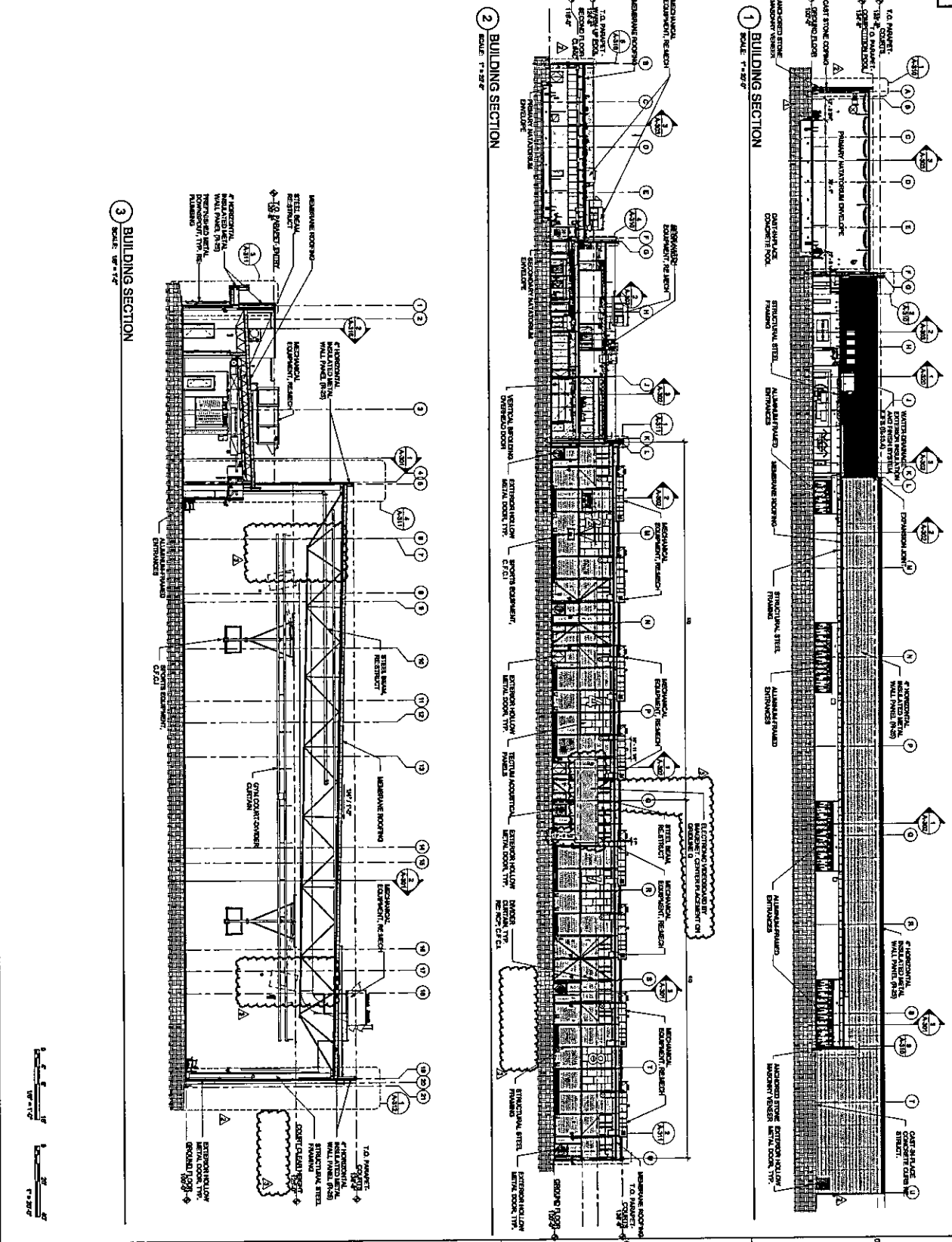
A-106

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
PROJECT NUMBER	
SHEET NUMBER	
TOTAL SHEETS	
PROJECT NAME	
CLIENT NAME	
CLIENT ADDRESS	
CLIENT PHONE	
CLIENT FAX	
CLIENT EMAIL	
CLIENT WEBSITE	
CLIENT CONTACT PERSON	
CLIENT CONTACT PHONE	
CLIENT CONTACT FAX	
CLIENT CONTACT EMAIL	
CLIENT CONTACT ADDRESS	
CLIENT CONTACT CITY	
CLIENT CONTACT STATE	
CLIENT CONTACT ZIP	



City of Norman
Young Family Athletics Center
Norman, Oklahoma





CONTRACT INFORMATION	
PROJECT NUMBER:	2024
ISSUE NUMBER:	04
DATE:	04/20/24
PROJECT NAME:	YOUNG FAMILY ATHLETICS CENTER
LOCATION:	1000 NORTH WINTER STREET, NORMAN, OKLAHOMA
OWNER:	CITY OF NORMAN
DESIGNED BY:	JHBR
DRAWN BY:	WTT
CHECKED BY:	WTT
DATE PLOTTED:	05/01/24
PROJECT LOCATION:	1000 NORTH WINTER STREET, NORMAN, OKLAHOMA
PROJECT NUMBER:	2024

A-301

BID PACKAGE 5



City of Norman
Young Family Athletics Center
 Norman, Oklahoma

CITY OF NORMAN

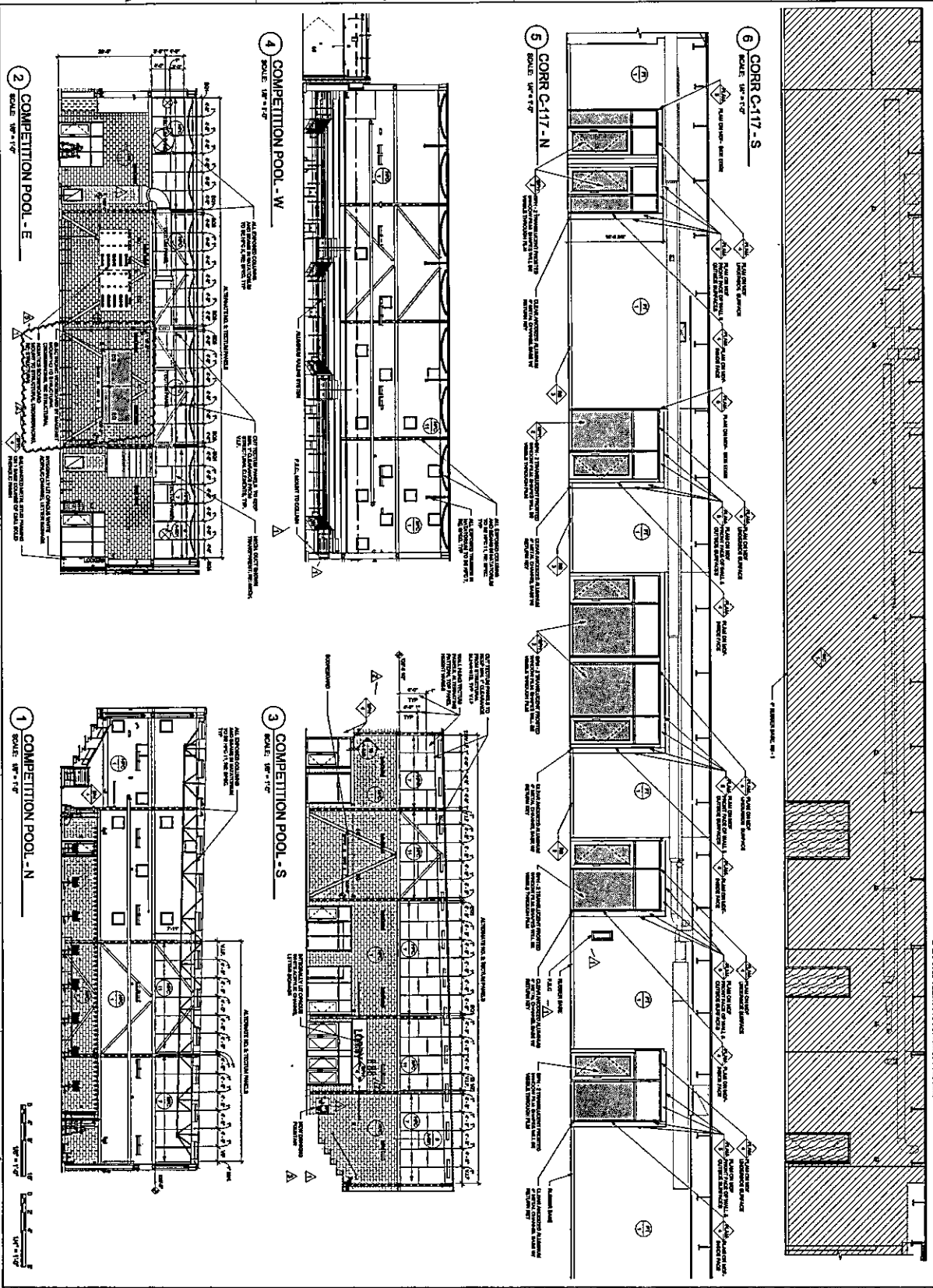
JHBR
 ARCHITECTS

WTT
 ENGINEERS

320

201 Garyway Boulevard, Suite 300
 Norman, OK 73061
 (405) 854-1111

44



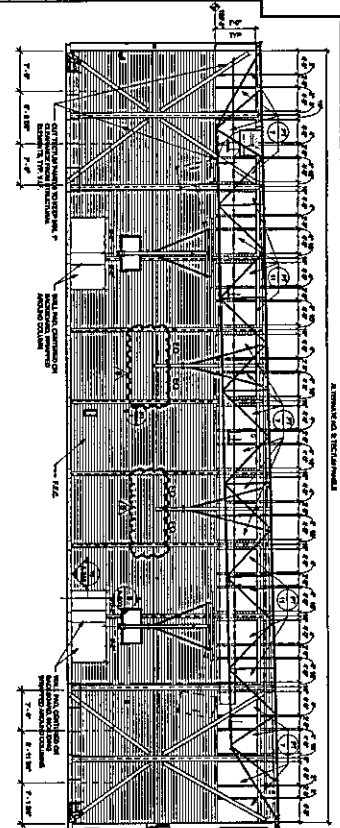
GENERAL NOTES:
 1. VERTICAL STRUCTURAL MEMBERS EXCEPTS AND
 2. HORIZONTAL MEMBERS TO BE PAINTED WITH ANTI-RUST
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE

PROJECT NO.	100-100-100-100
DATE	10/10/10
DRAWN BY	ABC
CHECKED BY	DEF
APPROVED BY	GHI
DATE	10/10/10
PROJECT NAME	YOUNG FAMILY ATHLETICS CENTER
PROJECT ADDRESS	1000 N. MAIN ST., NORMAN, OK 73061
PROJECT OWNER	CITY OF NORMAN
PROJECT ARCHITECT	ABC ARCHITECTS
PROJECT ENGINEER	DEF ENGINEERS
PROJECT CONTRACTOR	GHI CONTRACTORS
PROJECT SUBCONTRACTOR	JKL SUBCONTRACTORS
PROJECT SCHEDULE	10/10/10 - 10/10/10
PROJECT BUDGET	\$1,000,000
PROJECT STATUS	UNDERWAY
PROJECT CONTACT	1000 N. MAIN ST., NORMAN, OK 73061
PROJECT PHONE	(405) 123-4567
PROJECT FAX	(405) 765-4321
PROJECT EMAIL	1000@1000.COM
PROJECT WEBSITE	WWW.1000.COM
PROJECT SOCIAL MEDIA	1000
PROJECT NOTES	1000

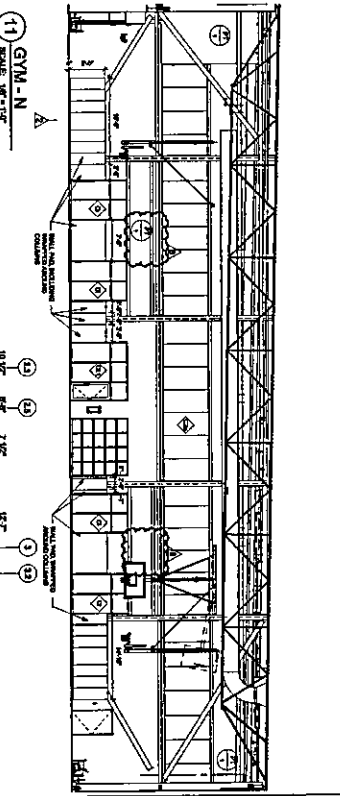
City of Norman
 Young Family Athletics Center
 Norman, Oklahoma

WTI
JHBR
HS
321

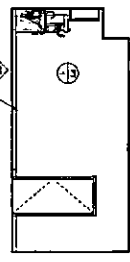
DATE: 11/23/10
PROJECT: CITY OF NORMAN YOUNG FAMILY ATHLETIC CENTER



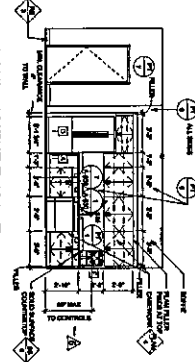
12 GYM-S
SCALE: 1/8"=1'-0"



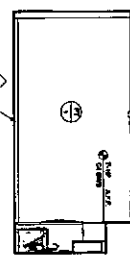
11 GYM-N
SCALE: 1/8"=1'-0"



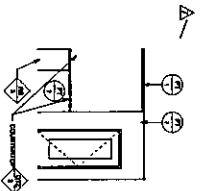
10 TOURNAMENT E-104-S
SCALE: 1/8"=1'-0"



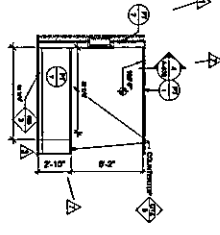
9 TOURNAMENT E-104-E
SCALE: 1/8"=1'-0"



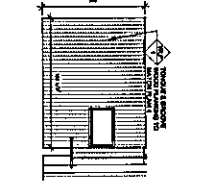
8 TOURNAMENT E-104-N
SCALE: 1/8"=1'-0"



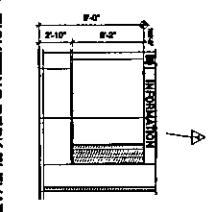
6 TICKETING E-103-S
SCALE: 1/8"=1'-0"



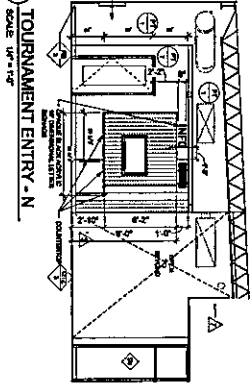
5 TICKETING E-103-E
SCALE: 1/8"=1'-0"



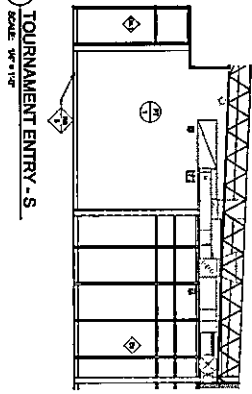
4 TICKETING E-103-N
SCALE: 1/8"=1'-0"



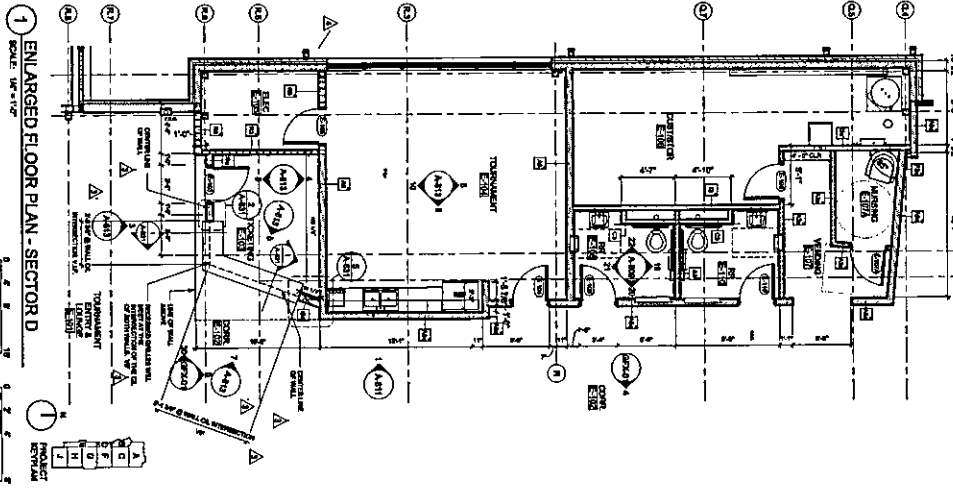
7 TICKETING DESK EL ELEVATION
SCALE: 1/8"=1'-0"



3 TOURNAMENT ENTRY-N
SCALE: 1/8"=1'-0"



2 TOURNAMENT ENTRY-S
SCALE: 1/8"=1'-0"



1 ENLARGED FLOOR PLAN - SECTOR D
SCALE: 1/8"=1'-0"

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR BIDDING	11/23/10	JAS
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		
11	REVISION		
12	REVISION		
13	REVISION		
14	REVISION		
15	REVISION		
16	REVISION		
17	REVISION		
18	REVISION		
19	REVISION		
20	REVISION		
21	REVISION		
22	REVISION		
23	REVISION		
24	REVISION		
25	REVISION		
26	REVISION		
27	REVISION		
28	REVISION		
29	REVISION		
30	REVISION		

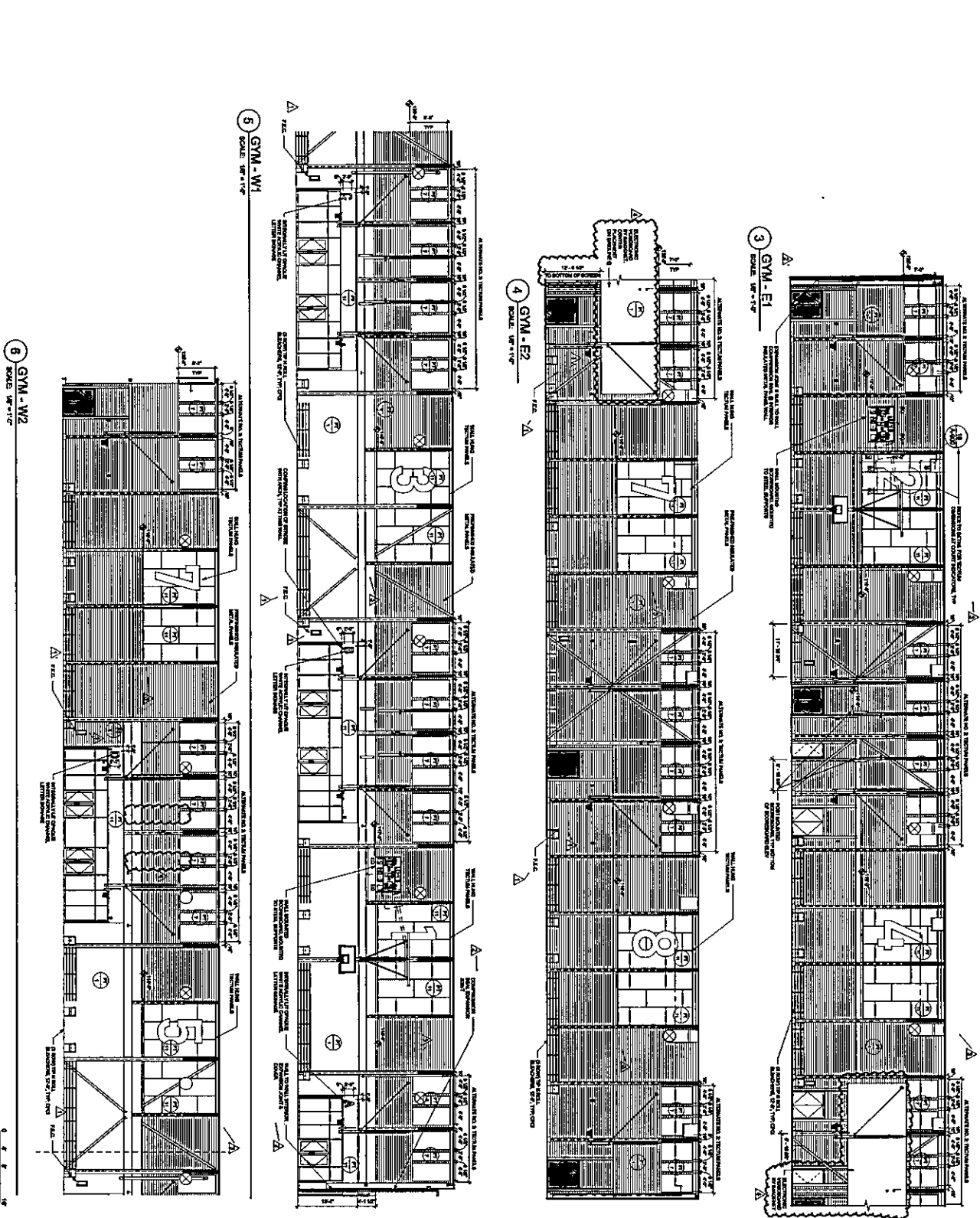


City of Norman
Young Family Athletics Center
Norman, Oklahoma



5001 Rosemead Expressway, Suite 200
Oklahoma City, OK 73142-6346
405.521.1111
www.bsengineers.com

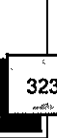
DATE: 08-20-2013 10:58:54 AM
 PROJECT: 13-0000000000 - Young Family Athletics Center



NO. OF CONTRACTORS	1
NO. OF SUBCONTRACTORS	0
NO. OF JOINT VENTURES	0
NO. OF PARTNERSHIPS	0
NO. OF ASSOCIATIONS	0
NO. OF UNIONS	0
NO. OF OTHER ORGANIZATIONS	0
NO. OF OTHER GROUPS	0
NO. OF OTHER INDIVIDUALS	0
NO. OF OTHER ENTITIES	0
NO. OF OTHER PERSONS	0
NO. OF OTHER ORGANIZATIONS	0
NO. OF OTHER GROUPS	0
NO. OF OTHER INDIVIDUALS	0
NO. OF OTHER ENTITIES	0
NO. OF OTHER PERSONS	0
NO. OF OTHER ORGANIZATIONS	0
NO. OF OTHER GROUPS	0
NO. OF OTHER INDIVIDUALS	0
NO. OF OTHER ENTITIES	0
NO. OF OTHER PERSONS	0

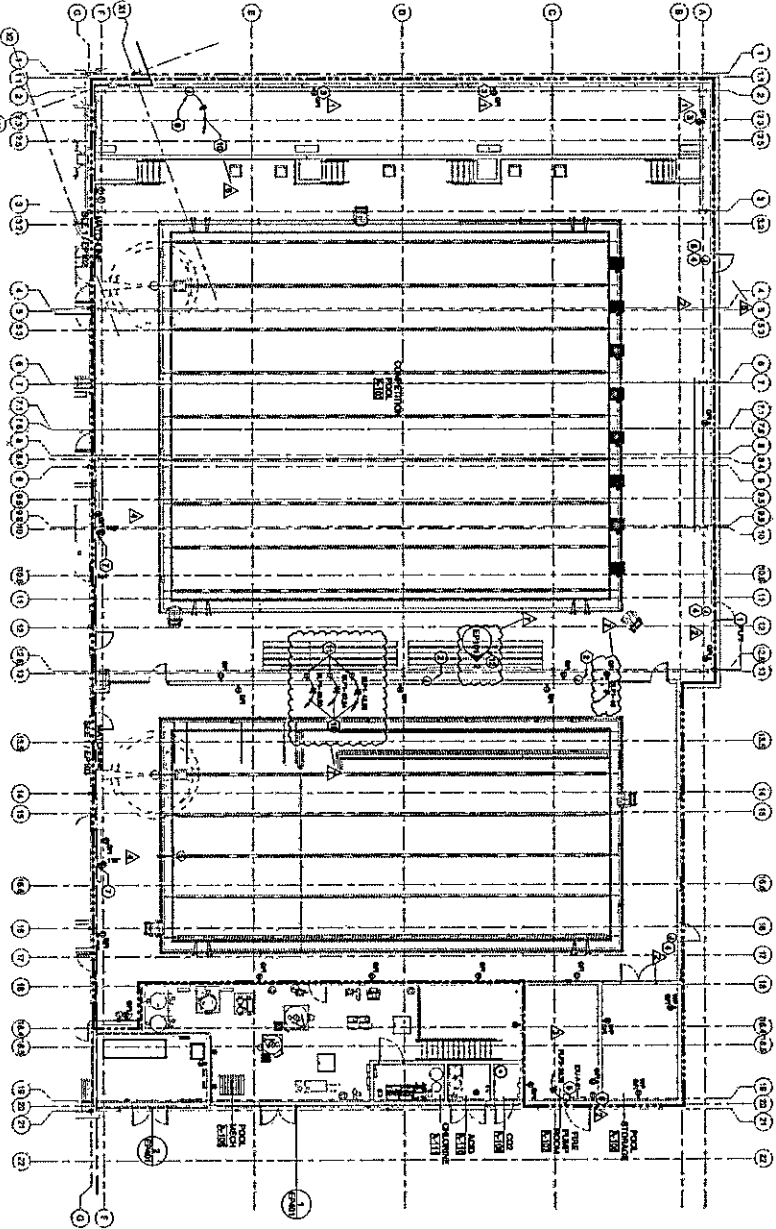


City of Norman
 Young Family Athletics Center
 Norman, Oklahoma

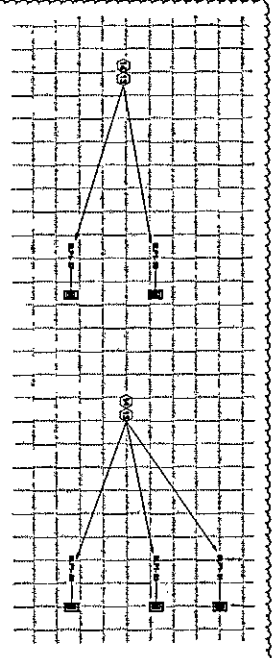


BID PACKAGE 5
 A-814

1 ELECTRICAL GROUND FLOOR POWER PLAN - SECTOR A
SCALE: 1/8" = 1'-0"



2 ELECTRICAL POWER PLAN ELEVATION - POOL SCOREBOARD
SCALE: 1/8" = 1'-0"




GENERAL NOTES

- 1. POOL AREA ARE TO BE CONSIDERED COMPETING WITH ALL OTHER AREAS.
- 2. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- 3. PROVIDE ALL NECESSARY CONDUIT AND RACEWAYS TO SERVE THE EQUIPMENT.

SHEET KEYNOTES


- 1. POWER ALL ELECTRICAL SERVICES TO THIS PANEL FROM THE MAIN ELECTRICAL SERVICE.
- 2. PROVIDE FOR WALL MOUNTED VOTED OPERABLE SWITCHES TO BE MOUNTED 2'-0" ABOVE FINISH FLOOR.
- 3. PROVIDE FOR WALL MOUNTED VOTED OPERABLE SWITCHES TO BE MOUNTED 2'-0" ABOVE FINISH FLOOR.
- 4. PROVIDE FOR WALL MOUNTED VOTED OPERABLE SWITCHES TO BE MOUNTED 2'-0" ABOVE FINISH FLOOR.
- 5. PROVIDE FOR WALL MOUNTED VOTED OPERABLE SWITCHES TO BE MOUNTED 2'-0" ABOVE FINISH FLOOR.
- 6. PROVIDE FOR WALL MOUNTED VOTED OPERABLE SWITCHES TO BE MOUNTED 2'-0" ABOVE FINISH FLOOR.
- 7. PROVIDE FOR WALL MOUNTED VOTED OPERABLE SWITCHES TO BE MOUNTED 2'-0" ABOVE FINISH FLOOR.
- 8. PROVIDE FOR WALL MOUNTED VOTED OPERABLE SWITCHES TO BE MOUNTED 2'-0" ABOVE FINISH FLOOR.
- 9. PROVIDE FOR WALL MOUNTED VOTED OPERABLE SWITCHES TO BE MOUNTED 2'-0" ABOVE FINISH FLOOR.
- 10. PROVIDE FOR WALL MOUNTED VOTED OPERABLE SWITCHES TO BE MOUNTED 2'-0" ABOVE FINISH FLOOR.





City of Norman
Young Family Athletics Center
Norman, Oklahoma

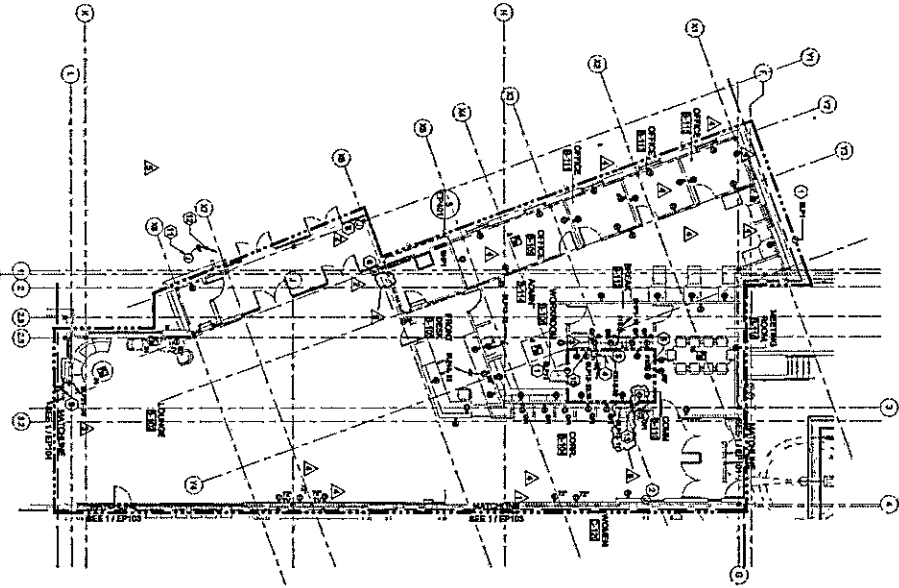
324



PROJECT NO.	1000000000
DATE	08/14/2013
PROJECT NAME	YOUNG FAMILY ATHLETICS CENTER
PROJECT ADDRESS	1000000000
PROJECT CITY	NORMAN, OKLAHOMA
PROJECT STATE	OKLAHOMA
PROJECT ZIP	73061
PROJECT COUNTY	NORMAN
PROJECT DISTRICT	1000000000
PROJECT PHASE	CONSTRUCTION
PROJECT STATUS	IN PROGRESS
PROJECT OWNER	CITY OF NORMAN
PROJECT CONTACT	1000000000
PROJECT PHONE	1000000000
PROJECT FAX	1000000000
PROJECT EMAIL	1000000000
PROJECT WEBSITE	1000000000
PROJECT ADDRESS	1000000000
PROJECT CITY	1000000000
PROJECT STATE	1000000000
PROJECT ZIP	1000000000
PROJECT COUNTY	1000000000
PROJECT DISTRICT	1000000000
PROJECT PHASE	1000000000
PROJECT STATUS	1000000000
PROJECT OWNER	1000000000
PROJECT CONTACT	1000000000
PROJECT PHONE	1000000000
PROJECT FAX	1000000000
PROJECT EMAIL	1000000000
PROJECT WEBSITE	1000000000

10/15/11 10:00 AM

1 ELECTRICAL GROUND FLOOR POWER PLAN - SECTOR B
SCALE: 1/8" = 1'-0"



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----

GENERAL NOTES

A. ALL WORKSHOPS SHOWN ON THESE DRAWINGS ARE TO BE CONSIDERED AS TENTATIVE. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS.

- SHEET KEYNOTES**
1. POWER ALL ELECTRICAL SYMBOLS TO THE PANEL.
 2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS.
 3. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS.
 4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS.
 5. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS.
 6. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS.
 7. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS.
 8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS.
 9. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS.
 10. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS.
 11. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS.
 12. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS.
 13. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS.
 14. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS.
 15. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS.
 16. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS.
 17. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS.
 18. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS.
 19. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS.
 20. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS.
 21. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS.
 22. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND LOCATIONS TO BE SHOWN ON THESE DRAWINGS.

325

IBS
BANKER
BANKERS
INSURANCE

JHBR
BUILDING

WTT

City of Norman
Young Family Athletics Center
Norman, Oklahoma

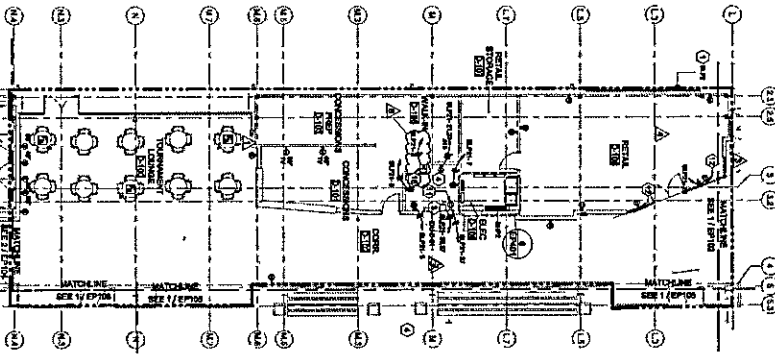
NO. 1	CONTRACTOR	DATE	REVISION
NO. 2	DESIGNER	DATE	REVISION
NO. 3	CHECKER	DATE	REVISION
NO. 4	APPROVER	DATE	REVISION
NO. 5	DATE	REVISION	
NO. 6	DATE	REVISION	
NO. 7	DATE	REVISION	
NO. 8	DATE	REVISION	
NO. 9	DATE	REVISION	
NO. 10	DATE	REVISION	
NO. 11	DATE	REVISION	
NO. 12	DATE	REVISION	
NO. 13	DATE	REVISION	
NO. 14	DATE	REVISION	
NO. 15	DATE	REVISION	
NO. 16	DATE	REVISION	
NO. 17	DATE	REVISION	
NO. 18	DATE	REVISION	
NO. 19	DATE	REVISION	
NO. 20	DATE	REVISION	
NO. 21	DATE	REVISION	
NO. 22	DATE	REVISION	

EP102

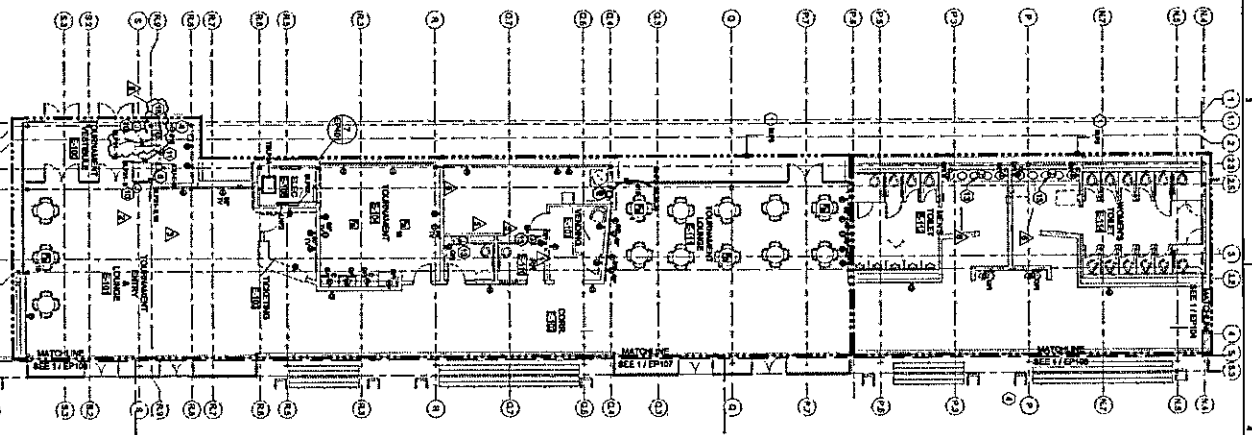
BID PACKAGE 5

ELECTRICAL GROUND FLOOR POWER PLAN - SECTOR B

1 ELECTRICAL GROUND FLOOR POWER PLAN - SECTOR D



2 ELECTRICAL GROUND FLOOR POWER PLAN - SECTOR E

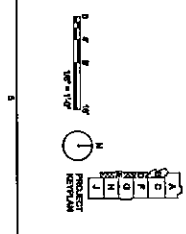


GENERAL NOTES

1. ALL FLOORBOARDS IN ROOMS ON THESE DRAWINGS SHALL BE REMOVED TO PERMIT INSTALLATION OF CONDUIT AND ELECTRICAL WIRING. ALL ELECTRICAL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE REGULATIONS. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.

SHEET KEYNOTES

1. PERFORM ALL ELECTRICAL WORK IN THESE ROOMS.
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE REGULATIONS.
3. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.
4. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.
5. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.
6. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.
7. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.
8. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.
9. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.
10. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.
11. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.
12. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.
13. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.
14. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.
15. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.
16. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.
17. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.
18. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.
19. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.
20. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.
21. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.
22. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.
23. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.
24. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.
25. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NORMAN, OKLAHOMA.



BID PACKAGE 5

EP104

NO.	DESCRIPTION	QTY	UNIT
1	ELECTRICAL GROUND FLOOR POWER PLAN - SECTOR D	1	SHEET
2	ELECTRICAL GROUND FLOOR POWER PLAN - SECTOR E	1	SHEET

PROJECT INFORMATION

PROJECT: **Young Family Athletics Center**

LOCATION: **Norman, Oklahoma**

DATE: **1/23/23**

City of Norman
Young Family Athletics Center
Norman, Oklahoma

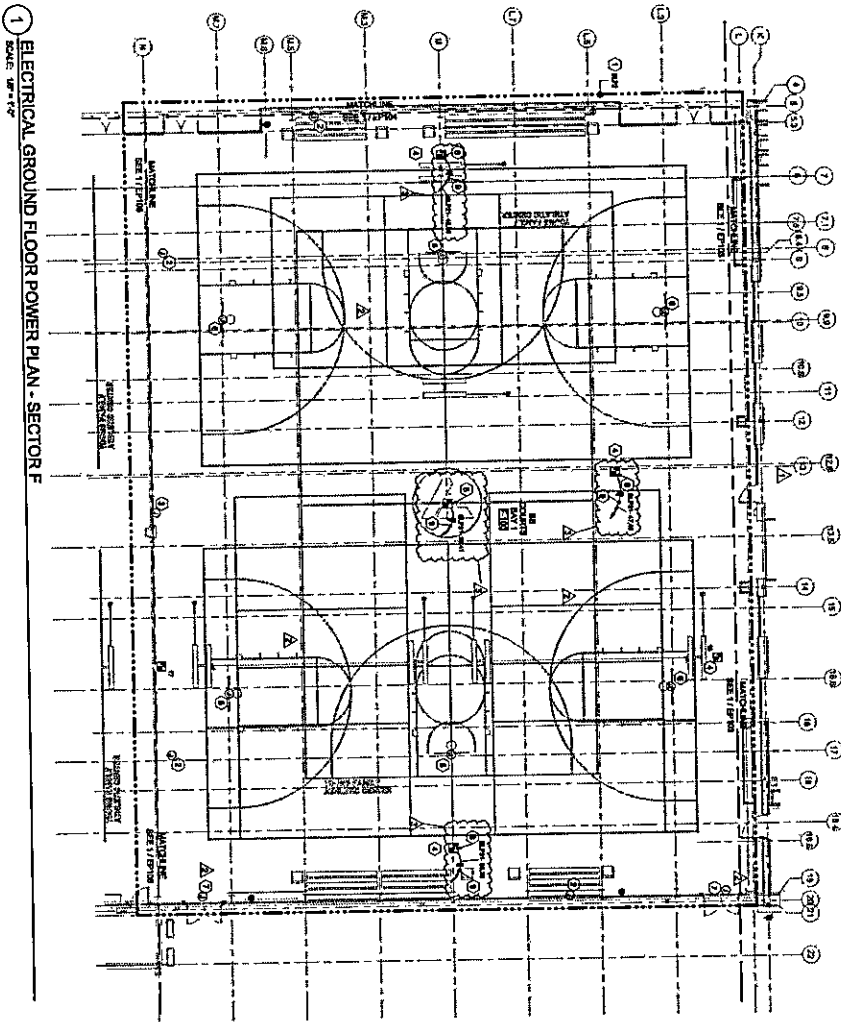
WTI

JHBR

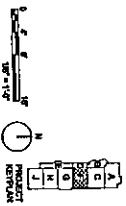
IBS

326

9001 Republic Square, Suite 200
 Norman, Oklahoma 73069
 405.892.2521 | www.normanok.gov



1 ELECTRICAL GROUND FLOOR POWER PLAN - SECTOR F
 SCALE: 1/8" = 1'-0"



GENERAL NOTES

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
2. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NORMAN ELECTRICAL CODE.
4. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NORMAN ELECTRICAL CODE.
5. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NORMAN ELECTRICAL CODE.
6. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NORMAN ELECTRICAL CODE.
7. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NORMAN ELECTRICAL CODE.
8. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NORMAN ELECTRICAL CODE.

SHEET KEYNOTES

1. POWER ALL ELECTRICAL SYMBOLS TO THE PANEL.
2. INDICATE EXACT LOCATION OF ALL ELECTRICAL SYMBOLS.
3. INDICATE EXACT LOCATION AND IDENTIFY ALL ELECTRICAL SYMBOLS.
4. INDICATE EXACT LOCATION AND IDENTIFY ALL ELECTRICAL SYMBOLS.
5. INDICATE EXACT LOCATION AND IDENTIFY ALL ELECTRICAL SYMBOLS.
6. INDICATE EXACT LOCATION AND IDENTIFY ALL ELECTRICAL SYMBOLS.
7. INDICATE EXACT LOCATION AND IDENTIFY ALL ELECTRICAL SYMBOLS.
8. INDICATE EXACT LOCATION AND IDENTIFY ALL ELECTRICAL SYMBOLS.

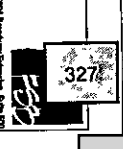
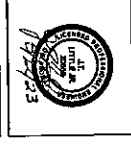
EP105
 BID PACKAGE 5

PROJECT:	City of Norman Young Family Athletics Center
LOCATION:	Norman, Oklahoma
DATE:	10/15/2013
DESIGNED BY:	WAT
CHECKED BY:	WAT
PROJECT NUMBER:	105
DATE:	10/15/2013
PROJECT NAME:	City of Norman Young Family Athletics Center
PROJECT NUMBER:	105
DATE:	10/15/2013

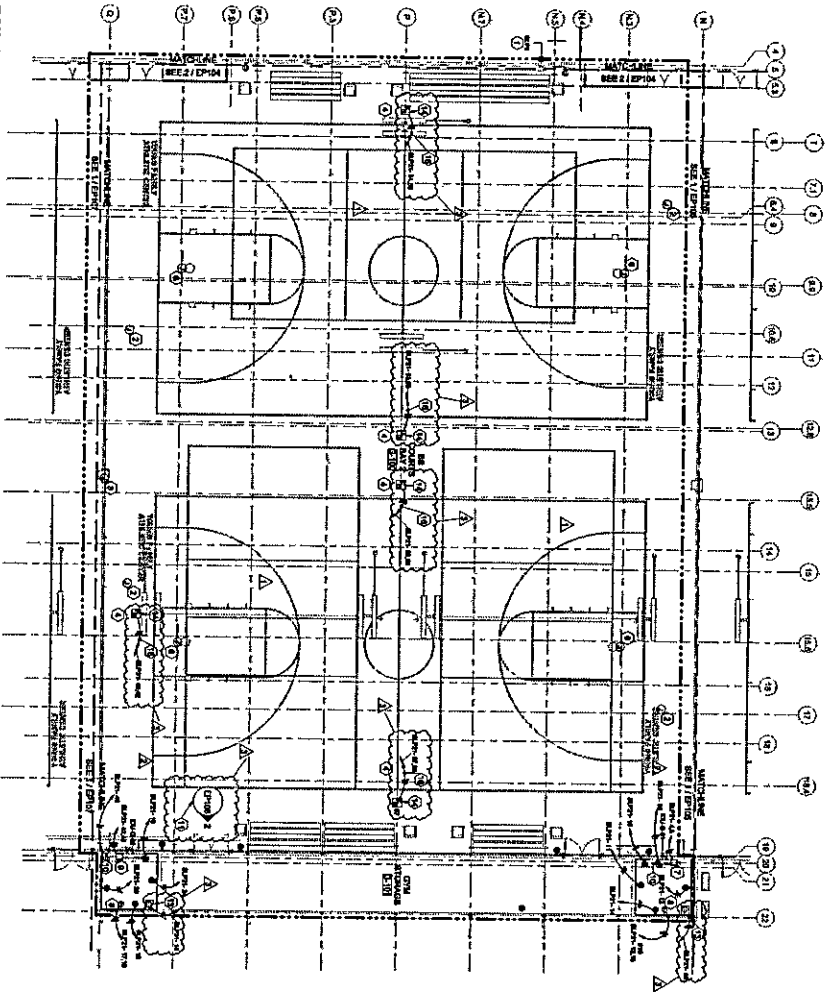
REVISION:	NO.	DESCRIPTION



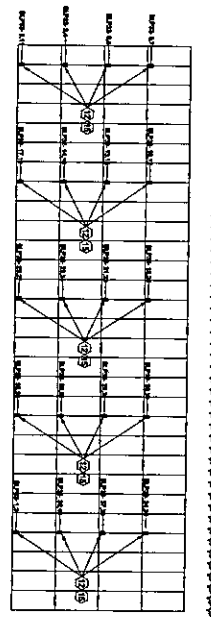
City of Norman
 Young Family Athletics Center
 Norman, Oklahoma



1 ELECTRICAL GROUND FLOOR POWER PLAN - SECTOR G
SCALE: 1/8" = 1'-0"



2 ELECTRICAL POWER PLAN ELEVATION - SCOREBOARD
SCALE: 1/8" = 1'-0"

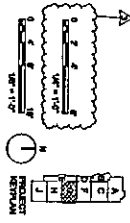


GENERAL NOTES

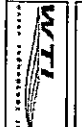
A. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72).
B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL ELECTRICAL INSPECTOR AND THE LOCAL FIRE DEPARTMENT.
C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL ELECTRICAL INSPECTOR AND THE LOCAL FIRE DEPARTMENT.
D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL ELECTRICAL INSPECTOR AND THE LOCAL FIRE DEPARTMENT.

SHEET KEYNOTES

1. POWER ALL ELECTRICAL SERVICES TO THIS PANEL.
2. PROVIDE ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.
3. PROVIDE ALL NECESSARY WIRING, INCLUDING ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.
4. PROVIDE ALL NECESSARY EQUIPMENT, INCLUDING ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.
5. PROVIDE ALL NECESSARY LABOR, INCLUDING ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.
6. PROVIDE ALL NECESSARY MATERIALS, INCLUDING ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.
7. PROVIDE ALL NECESSARY SUPPLIES, INCLUDING ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.
8. PROVIDE ALL NECESSARY SERVICES, INCLUDING ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.
9. PROVIDE ALL NECESSARY INSTALLATION, INCLUDING ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.
10. PROVIDE ALL NECESSARY TESTING, INCLUDING ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.
11. PROVIDE ALL NECESSARY CLEANUP, INCLUDING ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.
12. PROVIDE ALL NECESSARY PROTECTION, INCLUDING ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.
13. PROVIDE ALL NECESSARY SAFETY, INCLUDING ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.
14. PROVIDE ALL NECESSARY QUALITY CONTROL, INCLUDING ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.
15. PROVIDE ALL NECESSARY DOCUMENTATION, INCLUDING ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.
16. PROVIDE ALL NECESSARY RECORDS, INCLUDING ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.
17. PROVIDE ALL NECESSARY TRAINING, INCLUDING ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.
18. PROVIDE ALL NECESSARY SUPPORT, INCLUDING ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.
19. PROVIDE ALL NECESSARY ASSISTANCE, INCLUDING ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.
20. PROVIDE ALL NECESSARY COOPERATION, INCLUDING ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.
21. PROVIDE ALL NECESSARY COMMUNICATION, INCLUDING ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.
22. PROVIDE ALL NECESSARY REPORTING, INCLUDING ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.
23. PROVIDE ALL NECESSARY RECORDING, INCLUDING ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.
24. PROVIDE ALL NECESSARY ARCHIVING, INCLUDING ALL NECESSARY CONDUIT, TRAYS, AND RACEWAYS.

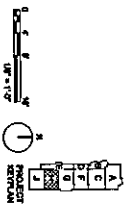
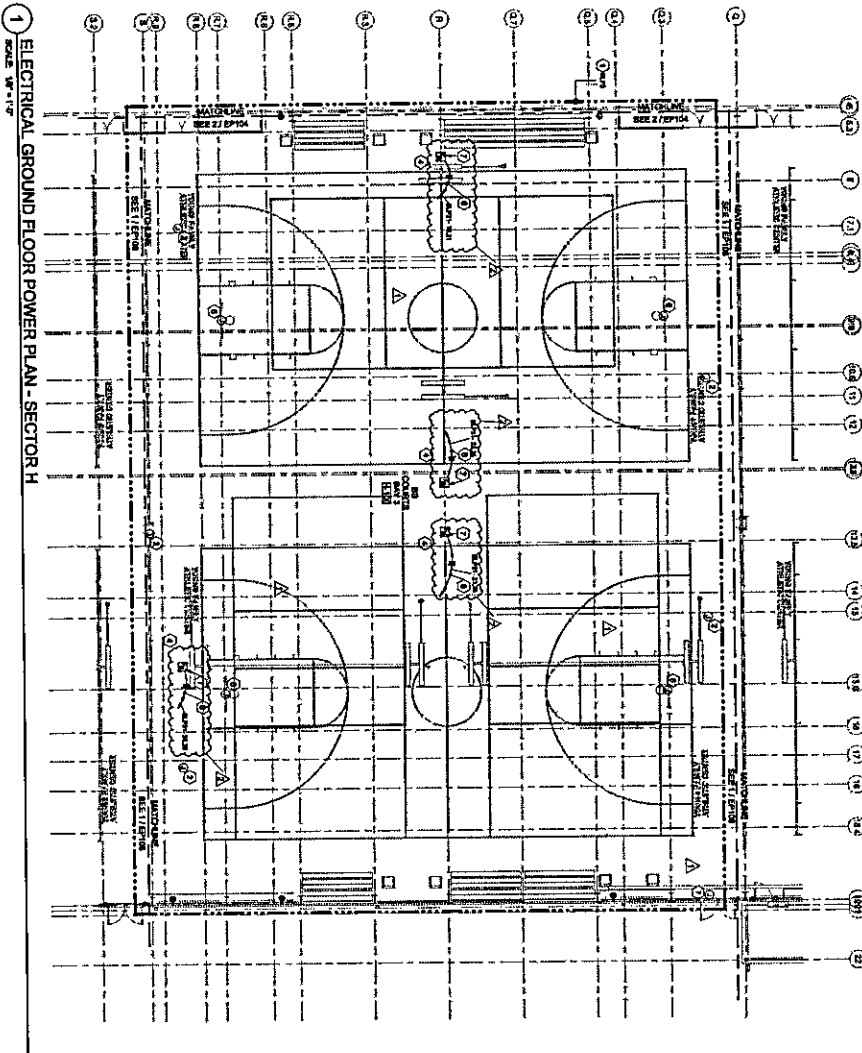


City of Norman
Young Family Athletics Center
Norman, Oklahoma



328
3001 Broadway (Downtown) Suite 200
Oklahoma City, OK 73104-1488
(405) 241-2311

BID PACKAGE 5
EP106



GENERAL NOTES

1. ALL WORKSHOPS IN ROOMS ON THESE DRAWINGS SHALL BE CONSIDERED TO BE PART OF THE CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN, OKLAHOMA.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN, OKLAHOMA.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN, OKLAHOMA.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN, OKLAHOMA.

SHEET KEYNOTES

1. PANELS ALL ELECTRICAL SYMBOLS TO THIS PANEL.
2. PANELS ALL ELECTRICAL SYMBOLS TO THIS PANEL.
3. PANELS ALL ELECTRICAL SYMBOLS TO THIS PANEL.
4. PANELS ALL ELECTRICAL SYMBOLS TO THIS PANEL.
5. PANELS ALL ELECTRICAL SYMBOLS TO THIS PANEL.
6. PANELS ALL ELECTRICAL SYMBOLS TO THIS PANEL.
7. PANELS ALL ELECTRICAL SYMBOLS TO THIS PANEL.
8. PANELS ALL ELECTRICAL SYMBOLS TO THIS PANEL.
9. PANELS ALL ELECTRICAL SYMBOLS TO THIS PANEL.
10. PANELS ALL ELECTRICAL SYMBOLS TO THIS PANEL.

ELECTRICAL GROUND FLOOR POWER PLAN - SECTOR H	
DATE:	10/20/2011
BY:	JLB
CHECKED BY:	JLB
APPROVED BY:	JLB
SCALE:	1/8" = 1'-0"
ELECTRICAL GROUND FLOOR POWER PLAN - SECTOR H	
DATE:	10/20/2011
BY:	JLB
CHECKED BY:	JLB
APPROVED BY:	JLB
SCALE:	1/8" = 1'-0"
ELECTRICAL GROUND FLOOR POWER PLAN - SECTOR H	
DATE:	10/20/2011
BY:	JLB
CHECKED BY:	JLB
APPROVED BY:	JLB
SCALE:	1/8" = 1'-0"

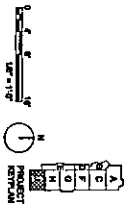
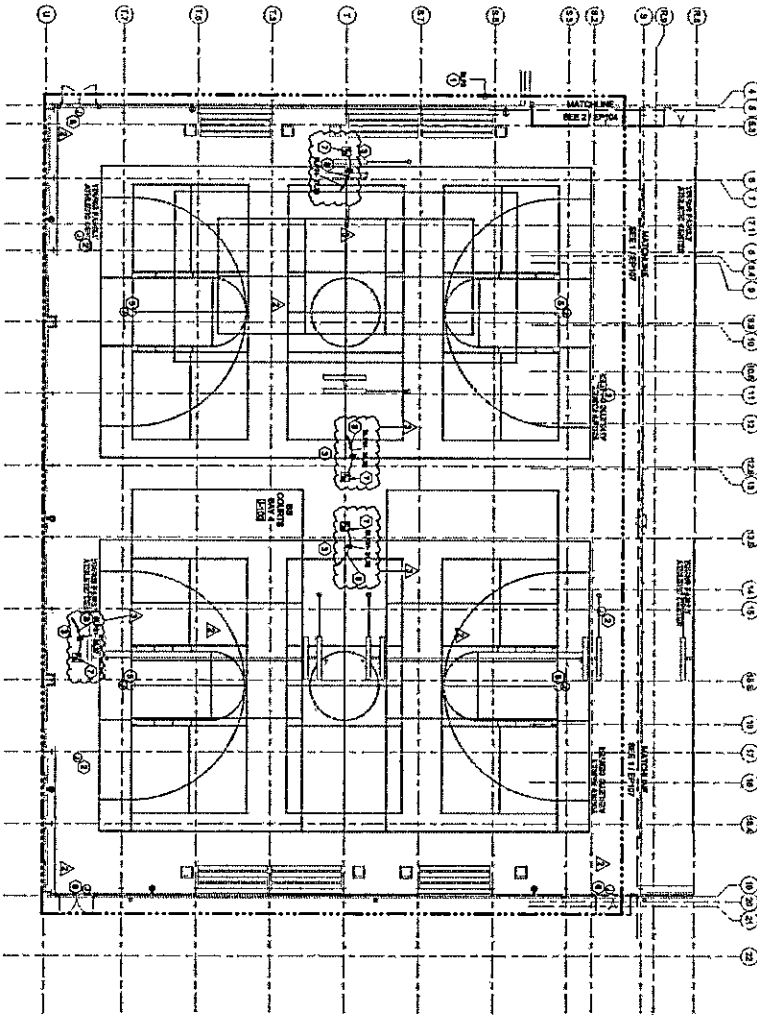
City of Norman
Young Family Athletics Center
Norman, Oklahoma



BID PACKAGE 5

EP107

1 ELECTRICAL GROUND FLOOR POWER PLAN - SECTOR J
SCALE: 1/8" = 1'-0"



GENERAL NOTES

A. ALL CONDITIONS SHOWN ON THESE DRAWINGS SHALL BE MAINTAINED THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR SERVICE AND AMENDMENTS TO THE DRAWINGS AND FOR OBTAINING ALL NECESSARY INFORMATION FOR DESIGN AND REVISIONS.

SHEET KEYNOTES

1. PROVIDE ALL ELECTRICAL SERVICES TO THE PANEL AND/OR SERVICE TO THE ELECTRICAL SERVICE PANELS TO THE POWER ROOMS AND SERVICE PANELS WITH CONDUIT AND WIRING AS SHOWN ON THESE DRAWINGS.

2. OCCUPATIONAL SAFETY AND HEALTH (OSHA) REQUIREMENTS SHALL BE STRICTLY ENFORCED THROUGHOUT THE PROJECT.

3. LOCATION OF SERVICE PANELS SHALL BE AS SHOWN ON THESE DRAWINGS.

4. ALL ELECTRICAL SERVICES TO POWER ROOMS SHALL BE PROVIDED BY THE POWER ROOMS AND SHALL BE PROVIDED TO THE POWER ROOMS BY THE CONTRACTOR.

5. ALL ELECTRICAL SERVICES TO THE POWER ROOMS SHALL BE PROVIDED BY THE POWER ROOMS AND SHALL BE PROVIDED TO THE POWER ROOMS BY THE CONTRACTOR.

6. ALL ELECTRICAL SERVICES TO THE POWER ROOMS SHALL BE PROVIDED BY THE POWER ROOMS AND SHALL BE PROVIDED TO THE POWER ROOMS BY THE CONTRACTOR.

7. ALL ELECTRICAL SERVICES TO THE POWER ROOMS SHALL BE PROVIDED BY THE POWER ROOMS AND SHALL BE PROVIDED TO THE POWER ROOMS BY THE CONTRACTOR.

8. ALL ELECTRICAL SERVICES TO THE POWER ROOMS SHALL BE PROVIDED BY THE POWER ROOMS AND SHALL BE PROVIDED TO THE POWER ROOMS BY THE CONTRACTOR.

9. ALL ELECTRICAL SERVICES TO THE POWER ROOMS SHALL BE PROVIDED BY THE POWER ROOMS AND SHALL BE PROVIDED TO THE POWER ROOMS BY THE CONTRACTOR.

10. ALL ELECTRICAL SERVICES TO THE POWER ROOMS SHALL BE PROVIDED BY THE POWER ROOMS AND SHALL BE PROVIDED TO THE POWER ROOMS BY THE CONTRACTOR.

BID PACKAGES 5
EP108

NO.	DESCRIPTION	QUANTITY	UNIT	AMOUNT
1	ELECTRICAL SERVICE TO POWER ROOMS			
2	ELECTRICAL SERVICE TO POWER ROOMS			
3	ELECTRICAL SERVICE TO POWER ROOMS			
4	ELECTRICAL SERVICE TO POWER ROOMS			
5	ELECTRICAL SERVICE TO POWER ROOMS			
6	ELECTRICAL SERVICE TO POWER ROOMS			
7	ELECTRICAL SERVICE TO POWER ROOMS			
8	ELECTRICAL SERVICE TO POWER ROOMS			
9	ELECTRICAL SERVICE TO POWER ROOMS			
10	ELECTRICAL SERVICE TO POWER ROOMS			
11	ELECTRICAL SERVICE TO POWER ROOMS			
12	ELECTRICAL SERVICE TO POWER ROOMS			
13	ELECTRICAL SERVICE TO POWER ROOMS			
14	ELECTRICAL SERVICE TO POWER ROOMS			
15	ELECTRICAL SERVICE TO POWER ROOMS			
16	ELECTRICAL SERVICE TO POWER ROOMS			
17	ELECTRICAL SERVICE TO POWER ROOMS			
18	ELECTRICAL SERVICE TO POWER ROOMS			
19	ELECTRICAL SERVICE TO POWER ROOMS			
20	ELECTRICAL SERVICE TO POWER ROOMS			
21	ELECTRICAL SERVICE TO POWER ROOMS			
22	ELECTRICAL SERVICE TO POWER ROOMS			
23	ELECTRICAL SERVICE TO POWER ROOMS			
24	ELECTRICAL SERVICE TO POWER ROOMS			
25	ELECTRICAL SERVICE TO POWER ROOMS			
26	ELECTRICAL SERVICE TO POWER ROOMS			
27	ELECTRICAL SERVICE TO POWER ROOMS			
28	ELECTRICAL SERVICE TO POWER ROOMS			
29	ELECTRICAL SERVICE TO POWER ROOMS			
30	ELECTRICAL SERVICE TO POWER ROOMS			
31	ELECTRICAL SERVICE TO POWER ROOMS			
32	ELECTRICAL SERVICE TO POWER ROOMS			

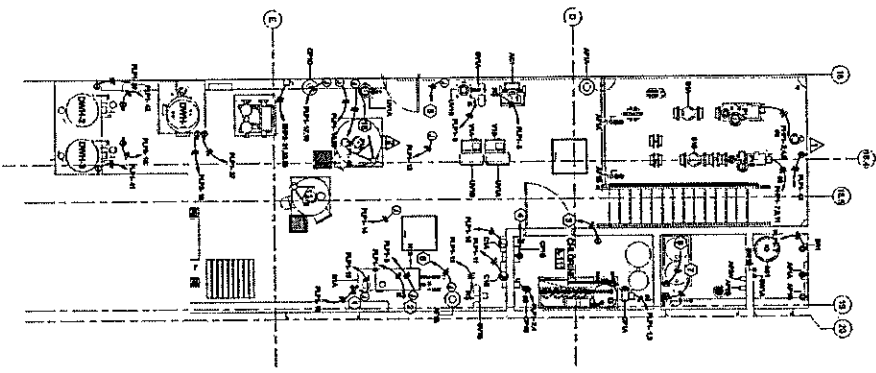
City of Norman
Young Family Athletics Center
 Norman, Oklahoma



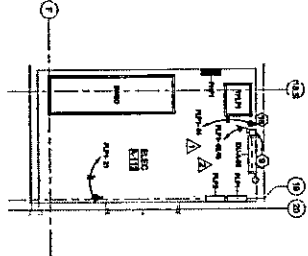
330

3301 Sandhill Square, Suite 500
 Oklahoma City, OK 73124-4288
 405.233.1111

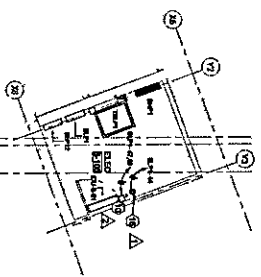
1 ENLARGED POOL EQUIPMENT ROOMS
SCALE: 1/8" = 1'-0"



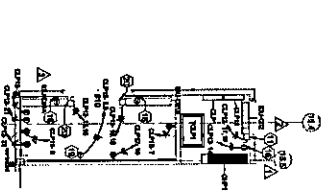
2 ENLARGED ELECTRICAL ROOM A-112
SCALE: 1/8" = 1'-0"



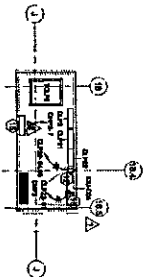
3 ENLARGED ELECTRICAL ROOM B-105
SCALE: 1/8" = 1'-0"



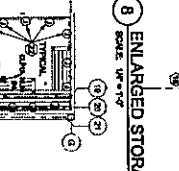
4 ENLARGED ELECTRICAL ROOM C-117 & IT C-114
SCALE: 1/8" = 1'-0"



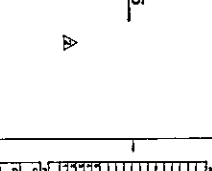
5 ENLARGED ELECTRICAL ROOM C-247
SCALE: 1/8" = 1'-0"



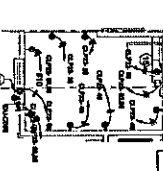
6 ENLARGED ELECTRICAL ROOM D-106
SCALE: 1/8" = 1'-0"



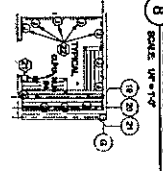
7 ENLARGED ELECTRICAL ROOM E-105
SCALE: 1/8" = 1'-0"



8 ENLARGED STORAGE C-245
SCALE: 1/8" = 1'-0"

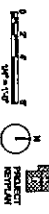


9 ENLARGED SAUNA - C-236
SCALE: 1/8" = 1'-0"



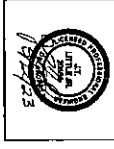
GENERAL NOTES
1. ALL POOL EQUIPMENT SHALL BE INSTALLED AND OPERATED WITH POOL CONTRACTOR.
2. ALL POOL EQUIPMENT SHALL BE INSTALLED AT THE POOL CONTRACTOR'S RISK AND LIABILITY.
3. ALL POOL EQUIPMENT SHALL BE INSTALLED IN ROOMS PROVIDED BY THE POOL CONTRACTOR.
4. ALL POOL EQUIPMENT SHALL BE INSTALLED IN ROOMS PROVIDED BY THE POOL CONTRACTOR.

SHEET KEYNOTES
1. LOCATE POOL WATER CIRCULATION PUMP AND MOTOR IN ROOM PROVIDED BY POOL CONTRACTOR.
2. LOCATE POOL WATER CIRCULATION PUMP AND MOTOR IN ROOM PROVIDED BY POOL CONTRACTOR.
3. LOCATE POOL WATER CIRCULATION PUMP AND MOTOR IN ROOM PROVIDED BY POOL CONTRACTOR.
4. LOCATE POOL WATER CIRCULATION PUMP AND MOTOR IN ROOM PROVIDED BY POOL CONTRACTOR.
5. LOCATE POOL WATER CIRCULATION PUMP AND MOTOR IN ROOM PROVIDED BY POOL CONTRACTOR.
6. LOCATE POOL WATER CIRCULATION PUMP AND MOTOR IN ROOM PROVIDED BY POOL CONTRACTOR.
7. LOCATE POOL WATER CIRCULATION PUMP AND MOTOR IN ROOM PROVIDED BY POOL CONTRACTOR.
8. LOCATE POOL WATER CIRCULATION PUMP AND MOTOR IN ROOM PROVIDED BY POOL CONTRACTOR.
9. LOCATE POOL WATER CIRCULATION PUMP AND MOTOR IN ROOM PROVIDED BY POOL CONTRACTOR.
10. LOCATE POOL WATER CIRCULATION PUMP AND MOTOR IN ROOM PROVIDED BY POOL CONTRACTOR.



NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	
14	REVISION	
15	REVISION	
16	REVISION	
17	REVISION	
18	REVISION	
19	REVISION	
20	REVISION	
21	REVISION	
22	REVISION	
23	REVISION	
24	REVISION	
25	REVISION	
26	REVISION	
27	REVISION	
28	REVISION	
29	REVISION	
30	REVISION	
31	REVISION	
32	REVISION	
33	REVISION	
34	REVISION	
35	REVISION	
36	REVISION	
37	REVISION	
38	REVISION	
39	REVISION	
40	REVISION	
41	REVISION	
42	REVISION	
43	REVISION	
44	REVISION	
45	REVISION	
46	REVISION	
47	REVISION	
48	REVISION	
49	REVISION	
50	REVISION	

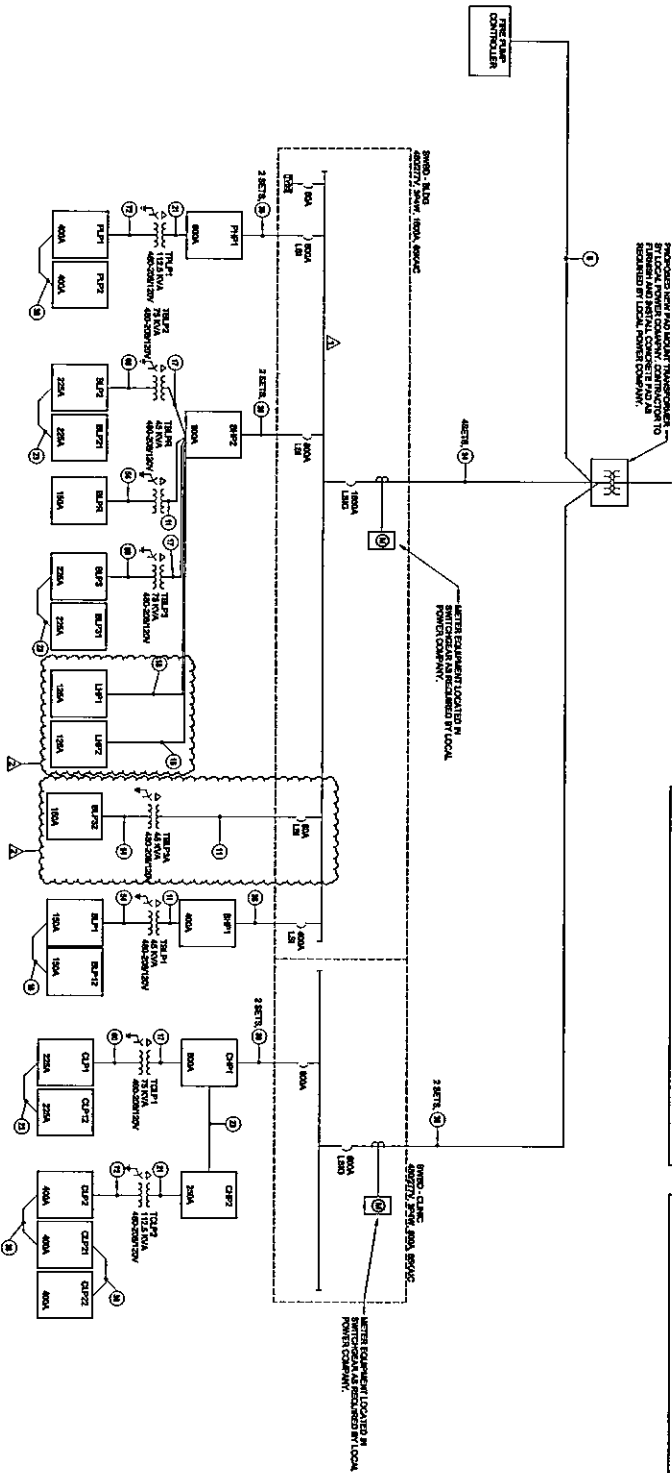
City of Norman
Young Family Athletics Center
Norman, Oklahoma



BID PACKAGE 5

EP401

ONE LINE DIAGRAM
SCALE: NTS



PROVIDE ONE-TO-ONE CONNECTIONS FOR PANELS, INCLUDING AS REQUIRED PER THE 2017 NEC. PROVIDE ONE-TO-ONE CONNECTIONS FOR PANELS, INCLUDING AS REQUIRED PER THE 2017 NEC.

NO	TYPE AND QUANTITY	AMPS	NO	TYPE AND QUANTITY	AMPS
1	4000	400	1	4000	400
2	1000	100	2	1000	100
3	1000	100	3	1000	100
4	1000	100	4	1000	100
5	1000	100	5	1000	100
6	1000	100	6	1000	100
7	1000	100	7	1000	100
8	1000	100	8	1000	100
9	1000	100	9	1000	100
10	1000	100	10	1000	100

NO	TYPE AND QUANTITY	AMPS	NO	TYPE AND QUANTITY	AMPS
1	4000	400	1	4000	400
2	1000	100	2	1000	100
3	1000	100	3	1000	100
4	1000	100	4	1000	100
5	1000	100	5	1000	100
6	1000	100	6	1000	100
7	1000	100	7	1000	100
8	1000	100	8	1000	100
9	1000	100	9	1000	100
10	1000	100	10	1000	100

City of Norman
Young Family Athletics Center
Norman, Oklahoma

WTI
WATER TREATMENT INDUSTRIES

IHBR
INDUSTRIAL HEAVY BUILDS RECONSTRUCTION

IBS
BUILDING SYSTEMS

332


City of Norman
300 S. Grand Blvd. Ste. 200
Norman, OK 73101-1526
405.325.3111

EP601
ELECTRICAL POWER ONE-LINE DIAGRAM


BID PACKAGE 6


Item 24.

Switchboard SHRD		Branch Panel: BHP1		Branch Panel: BHP2		Branch Panel: BHP3	
Item	Description	Quantity	Unit	Quantity	Unit	Quantity	Unit
1	Switchboard SHRD	1	EA	1	EA	1	EA
2	Branch Panel: BHP1	1	EA	1	EA	1	EA
3	Branch Panel: BHP2	1	EA	1	EA	1	EA
4	Branch Panel: BHP3	1	EA	1	EA	1	EA
5	...	...	...	...	...	...	...




City of Norman
Young Family Athletics Center
Norman, Oklahoma







MTI
ELECTRICAL



JHBR
ELECTRICAL



SBS
SILVER
SELECTA



333

Branch Panel: LHP1
Landed: 8/26/08
Landed: 8/26/08
Landed: 8/26/08

Branch Panel: LHP2
Landed: 8/26/08
Landed: 8/26/08
Landed: 8/26/08

Branch Panel: CLP1
Landed: 8/26/08
Landed: 8/26/08
Landed: 8/26/08

Branch Panel: CLP2
Landed: 8/26/08
Landed: 8/26/08
Landed: 8/26/08

Branch Panel: CLP3
Landed: 8/26/08
Landed: 8/26/08
Landed: 8/26/08

Item	Description	Unit	Quantity	Unit Price	Total Price
1
2
3
4
5
6
7
8
9
10

Item	Description	Unit	Quantity	Unit Price	Total Price
1
2
3
4
5
6
7
8
9
10

Item	Description	Unit	Quantity	Unit Price	Total Price
1
2
3
4
5
6
7
8
9
10

Item	Description	Unit	Quantity	Unit Price	Total Price
1
2
3
4
5
6
7
8
9
10

Item	Description	Unit	Quantity	Unit Price	Total Price
1
2
3
4
5
6
7
8
9
10

Item	Description	Unit	Quantity	Unit Price	Total Price
1
2
3
4
5
6
7
8
9
10

Branch Panel: PLP2
Landed: 8/26/08
Landed: 8/26/08
Landed: 8/26/08

Branch Panel: CLP1
Landed: 8/26/08
Landed: 8/26/08
Landed: 8/26/08

Branch Panel: CLP2
Landed: 8/26/08
Landed: 8/26/08
Landed: 8/26/08

Branch Panel: CLP3
Landed: 8/26/08
Landed: 8/26/08
Landed: 8/26/08

Branch Panel: CLP4
Landed: 8/26/08
Landed: 8/26/08
Landed: 8/26/08

Item	Description	Unit	Quantity	Unit Price	Total Price
1
2
3
4
5
6
7
8
9
10

Item	Description	Unit	Quantity	Unit Price	Total Price
1
2
3
4
5
6
7
8
9
10

Item	Description	Unit	Quantity	Unit Price	Total Price
1
2
3
4
5
6
7
8
9
10

Item	Description	Unit	Quantity	Unit Price	Total Price
1
2
3
4
5
6
7
8
9
10

Item	Description	Unit	Quantity	Unit Price	Total Price
1
2
3
4
5
6
7
8
9
10

Item	Description	Unit	Quantity	Unit Price	Total Price
1
2
3
4
5
6
7
8
9
10

Item	Description	Unit	Quantity	Unit Price	Total Price
1
2
3
4
5
6
7
8
9
10

Item	Description	Unit	Quantity	Unit Price	Total Price
1
2
3
4
5
6
7
8
9
10

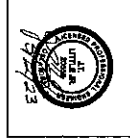
Item	Description	Unit	Quantity	Unit Price	Total Price
1
2
3
4
5
6
7
8
9
10

334
3501 Broadway Center, Suite 350
Norman, OK 73101-1226
405.825.5111
www.hbr.com



JHBR
Architecture

WTI
WORLD TRADING INC.










City of Norman
Young Family Athletics Center
Norman, Oklahoma

DATE	8/26/08
TIME	10:00 AM
LOCATION	3501 Broadway Center, Suite 350
CONTACT	405.825.5111
PROJECT NUMBER	1001
PANEL SCHEDULES	JHBR
EP702	
BID PACKAGE 5	

Item 24.

Branch Panel: CLP1		Branch Panel: CLP2		Branch Panel: CLP3		Branch Panel: CLP4	
Item	Description	Item	Description	Item	Description	Item	Description
1	...	1	...	1	...	1	...
2	...	2	...	2	...	2	...
3	...	3	...	3	...	3	...
4	...	4	...	4	...	4	...
5	...	5	...	5	...	5	...
6	...	6	...	6	...	6	...
7	...	7	...	7	...	7	...
8	...	8	...	8	...	8	...
9	...	9	...	9	...	9	...
10	...	10	...	10	...	10	...
11	...	11	...	11	...	11	...
12	...	12	...	12	...	12	...
13	...	13	...	13	...	13	...
14	...	14	...	14	...	14	...
15	...	15	...	15	...	15	...
16	...	16	...	16	...	16	...
17	...	17	...	17	...	17	...
18	...	18	...	18	...	18	...
19	...	19	...	19	...	19	...
20	...	20	...	20	...	20	...
21	...	21	...	21	...	21	...
22	...	22	...	22	...	22	...
23	...	23	...	23	...	23	...
24	...	24	...	24	...	24	...
25	...	25	...	25	...	25	...
26	...	26	...	26	...	26	...
27	...	27	...	27	...	27	...
28	...	28	...	28	...	28	...
29	...	29	...	29	...	29	...
30	...	30	...	30	...	30	...
31	...	31	...	31	...	31	...
32	...	32	...	32	...	32	...
33	...	33	...	33	...	33	...
34	...	34	...	34	...	34	...
35	...	35	...	35	...	35	...
36	...	36	...	36	...	36	...
37	...	37	...	37	...	37	...
38	...	38	...	38	...	38	...
39	...	39	...	39	...	39	...
40	...	40	...	40	...	40	...
41	...	41	...	41	...	41	...
42	...	42	...	42	...	42	...
43	...	43	...	43	...	43	...
44	...	44	...	44	...	44	...
45	...	45	...	45	...	45	...
46	...	46	...	46	...	46	...
47	...	47	...	47	...	47	...
48	...	48	...	48	...	48	...
49	...	49	...	49	...	49	...
50	...	50	...	50	...	50	...
51	...	51	...	51	...	51	...
52	...	52	...	52	...	52	...
53	...	53	...	53	...	53	...
54	...	54	...	54	...	54	...
55	...	55	...	55	...	55	...
56	...	56	...	56	...	56	...
57	...	57	...	57	...	57	...
58	...	58	...	58	...	58	...
59	...	59	...	59	...	59	...
60	...	60	...	60	...	60	...
61	...	61	...	61	...	61	...
62	...	62	...	62	...	62	...
63	...	63	...	63	...	63	...
64	...	64	...	64	...	64	...
65	...	65	...	65	...	65	...
66	...	66	...	66	...	66	...
67	...	67	...	67	...	67	...
68	...	68	...	68	...	68	...
69	...	69	...	69	...	69	...
70	...	70	...	70	...	70	...
71	...	71	...	71	...	71	...
72	...	72	...	72	...	72	...
73	...	73	...	73	...	73	...
74	...	74	...	74	...	74	...
75	...	75	...	75	...	75	...
76	...	76	...	76	...	76	...
77	...	77	...	77	...	77	...
78	...	78	...	78	...	78	...
79	...	79	...	79	...	79	...
80	...	80	...	80	...	80	...
81	...	81	...	81	...	81	...
82	...	82	...	82	...	82	...
83	...	83	...	83	...	83	...
84	...	84	...	84	...	84	...
85	...	85	...	85	...	85	...
86	...	86	...	86	...	86	...
87	...	87	...	87	...	87	...
88	...	88	...	88	...	88	...
89	...	89	...	89	...	89	...
90	...	90	...	90	...	90	...
91	...	91	...	91	...	91	...
92	...	92	...	92	...	92	...
93	...	93	...	93	...	93	...
94	...	94	...	94	...	94	...
95	...	95	...	95	...	95	...
96	...	96	...	96	...	96	...
97	...	97	...	97	...	97	...
98	...	98	...	98	...	98	...
99	...	99	...	99	...	99	...
100	...	100	...	100	...	100	...


City of Norman
 Young Family Athletics Center
 Norman, Oklahoma

3001 Broadway Church, Box 50
 Norman, OK 73109-3335
 (405) 833-3335

EP703
 BID PACKAGE 5

Item 24.

Branch Panel: BLP21
 Location: 660 S.W. 10th
 Estimated Value: \$1,200,000
 Bidding Period: 08/24/2011 - 09/07/2011

Branch Panel: BLP23
 Location: 660 S.W. 10th
 Estimated Value: \$1,200,000
 Bidding Period: 08/24/2011 - 09/07/2011

Branch Panel: BLP31
 Location: 660 S.W. 10th
 Estimated Value: \$1,200,000
 Bidding Period: 08/24/2011 - 09/07/2011

Item	Description	Unit	Quantity	Unit Price	Total Price	Notes
1	... (Detailed description of construction materials)	...	...	...	...	...
2	...	...	...	...	...	...
...
100	...	...	...	...	...	...

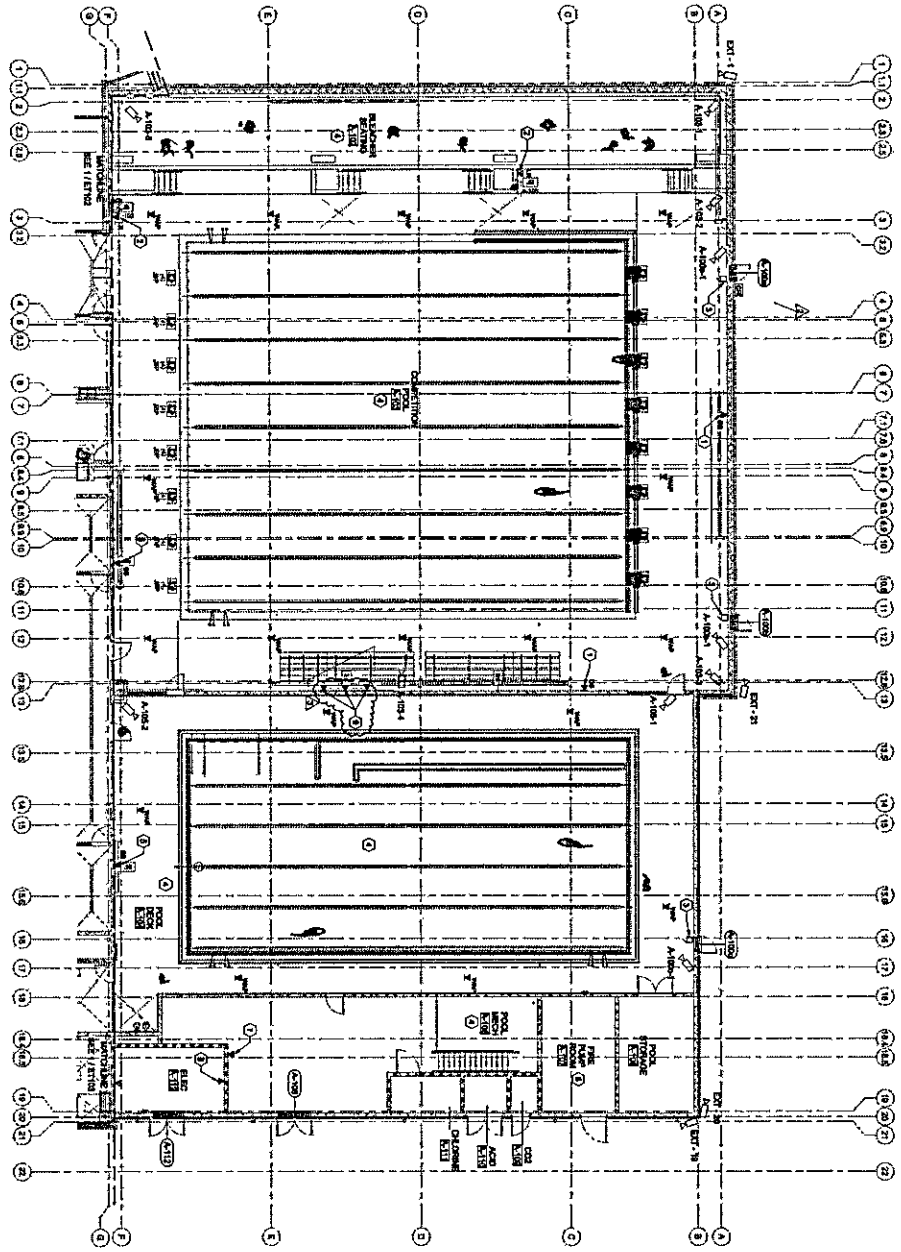
Item	Description	Unit	Quantity	Unit Price	Total Price	Notes
1
2
...
100

Item	Description	Unit	Quantity	Unit Price	Total Price	Notes
1
2
...
100

City of Norman
 Young Family Athletics Center
 Norman, Oklahoma

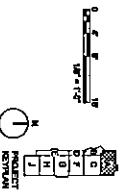
EP704

BID PACKAGE 5



1 GROUND FLOOR TELECOMMUNICATION PLAN - SECTOR A
SCALE: 1/8" = 1'-0"

ALL TELECOMMUNICATIONS, ACCESS CONTROLS, AND CCTV WORK DEPICTED ON THIS SHEET SHALL BE ASSOCIATED WITH SECTOR #1 (GENERAL FACILITY).




GENERAL NOTES


1. ALL TELECOMMUNICATIONS, ACCESS CONTROLS, AND CCTV WORK DEPICTED ON THIS SHEET SHALL BE ASSOCIATED WITH SECTOR #1 (GENERAL FACILITY).
2. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND LOCATIONS OF ALL TELECOMMUNICATIONS, ACCESS CONTROLS, AND CCTV WORK PRIOR TO COMMENCEMENT OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN AND THE OKLAHOMA PUBLIC SERVICE COMMISSION (OPSC).
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING TELECOMMUNICATIONS, ACCESS CONTROLS, AND CCTV WORK AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TELECOMMUNICATIONS, ACCESS CONTROLS, AND CCTV WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC STRUCTURES AND LANDMARKS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CULTURAL AND HISTORIC RESOURCES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ENVIRONMENTAL RESOURCES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ARCHITECTURAL AND ARTISTIC FEATURES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SCULPTURAL AND MONUMENTAL FEATURES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE ARCHITECTURE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING GARDENS AND PLANTINGS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND SHRUBS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WETLANDS AND WATER RESOURCES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AIR QUALITY AND CLIMATE RESOURCES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SOIL AND GEOLOGICAL RESOURCES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SEISMIC RESOURCES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CULTURAL AND HISTORIC RESOURCES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ENVIRONMENTAL RESOURCES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ARCHITECTURAL AND ARTISTIC FEATURES.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SCULPTURAL AND MONUMENTAL FEATURES.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE ARCHITECTURE.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING GARDENS AND PLANTINGS.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND SHRUBS.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WETLANDS AND WATER RESOURCES.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AIR QUALITY AND CLIMATE RESOURCES.
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SOIL AND GEOLOGICAL RESOURCES.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SEISMIC RESOURCES.


SHEET REVISIONS

NO.	DATE	DESCRIPTION
1		ISSUED FOR BIDDING
2		REVISIONS TO ELECTRICAL SYMBOLS
3		REVISIONS TO TELECOMMUNICATIONS SYMBOLS
4		REVISIONS TO ACCESS CONTROL SYMBOLS
5		REVISIONS TO CCTV SYMBOLS
6		REVISIONS TO ROOM AND AREA LABELS
7		REVISIONS TO DIMENSIONS
8		REVISIONS TO NOTES
9		REVISIONS TO TITLES
10		REVISIONS TO SCALE
11		REVISIONS TO NORTH ARROW
12		REVISIONS TO GRID LINES
13		REVISIONS TO WALL THICKNESSES
14		REVISIONS TO DOOR SWINGS
15		REVISIONS TO WINDOW PLACEMENTS
16		REVISIONS TO STAIR CASES
17		REVISIONS TO ELEVATOR CAGES
18		REVISIONS TO MECHANICAL ROOMS
19		REVISIONS TO ELECTRICAL ROOMS
20		REVISIONS TO TELECOMMUNICATIONS ROOMS
21		REVISIONS TO ACCESS CONTROL ROOMS
22		REVISIONS TO CCTV ROOMS
23		REVISIONS TO CORRIDORS
24		REVISIONS TO LOBBIES
25		REVISIONS TO OFFICES
26		REVISIONS TO RESTROOMS
27		REVISIONS TO STORAGE ROOMS
28		REVISIONS TO MECHANICAL SHAFTS
29		REVISIONS TO ELECTRICAL SHAFTS
30		REVISIONS TO TELECOMMUNICATIONS SHAFTS
31		REVISIONS TO ACCESS CONTROL SHAFTS
32		REVISIONS TO CCTV SHAFTS
33		REVISIONS TO EXTERIOR WALLS
34		REVISIONS TO EXTERIOR ROOFS
35		REVISIONS TO EXTERIOR FLOORS
36		REVISIONS TO EXTERIOR STAIRS
37		REVISIONS TO EXTERIOR ELEVATORS
38		REVISIONS TO EXTERIOR MECHANICAL
39		REVISIONS TO EXTERIOR ELECTRICAL
40		REVISIONS TO EXTERIOR TELECOMMUNICATIONS
41		REVISIONS TO EXTERIOR ACCESS CONTROL
42		REVISIONS TO EXTERIOR CCTV
43		REVISIONS TO EXTERIOR CORRIDORS
44		REVISIONS TO EXTERIOR LOBBIES
45		REVISIONS TO EXTERIOR OFFICES
46		REVISIONS TO EXTERIOR RESTROOMS
47		REVISIONS TO EXTERIOR STORAGE ROOMS
48		REVISIONS TO EXTERIOR MECHANICAL SHAFTS
49		REVISIONS TO EXTERIOR ELECTRICAL SHAFTS
50		REVISIONS TO EXTERIOR TELECOMMUNICATIONS SHAFTS
51		REVISIONS TO EXTERIOR ACCESS CONTROL SHAFTS
52		REVISIONS TO EXTERIOR CCTV SHAFTS




City of Norman
Young Family Athletics Center
Norman, Oklahoma







WTTI
ARCHITECTS



JHBR
ENGINEERS



LSI
SYSTEMS
INTEGRATION



337
ARCHITECTS

BID PACKAGE 5

ET101

REVISIONS

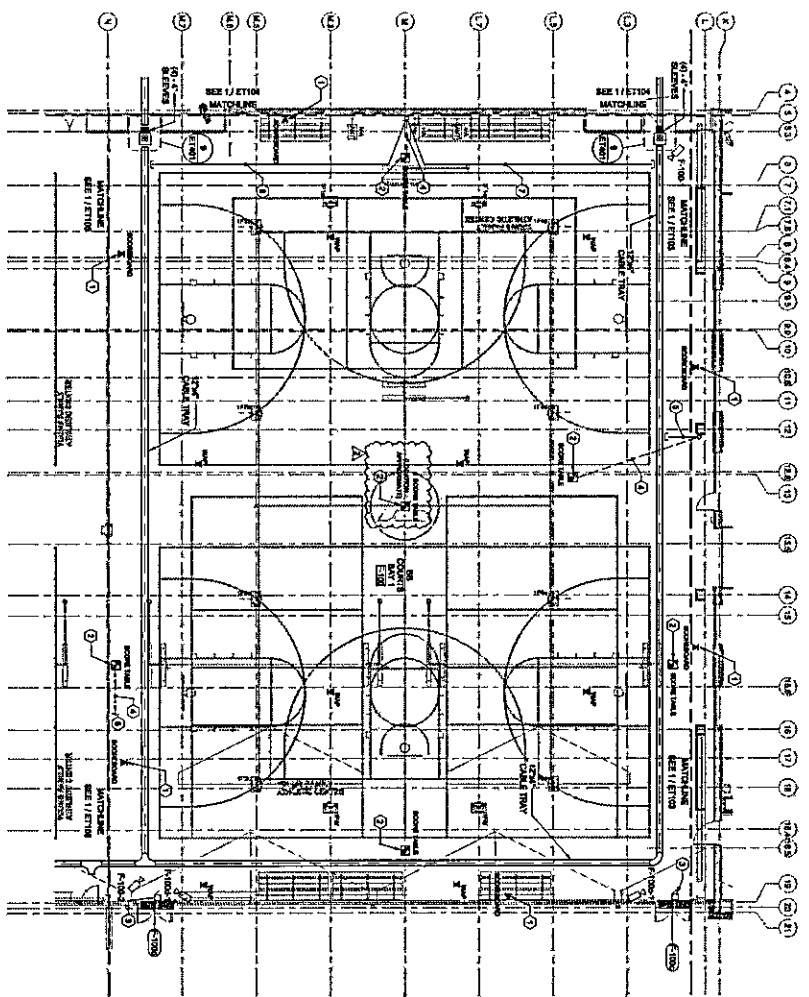
NO.	DATE	DESCRIPTION
1		ISSUED FOR BIDDING
2		REVISIONS TO ELECTRICAL SYMBOLS
3		REVISIONS TO TELECOMMUNICATIONS SYMBOLS
4		REVISIONS TO ACCESS CONTROL SYMBOLS
5		REVISIONS TO CCTV SYMBOLS
6		REVISIONS TO ROOM AND AREA LABELS
7		REVISIONS TO DIMENSIONS
8		REVISIONS TO NOTES
9		REVISIONS TO TITLES
10		REVISIONS TO SCALE
11		REVISIONS TO NORTH ARROW
12		REVISIONS TO GRID LINES
13		REVISIONS TO WALL THICKNESSES
14		REVISIONS TO DOOR SWINGS
15		REVISIONS TO WINDOW PLACEMENTS
16		REVISIONS TO STAIR CASES
17		REVISIONS TO ELEVATOR CAGES
18		REVISIONS TO MECHANICAL ROOMS
19		REVISIONS TO ELECTRICAL ROOMS
20		REVISIONS TO TELECOMMUNICATIONS ROOMS
21		REVISIONS TO ACCESS CONTROL ROOMS
22		REVISIONS TO CCTV ROOMS
23		REVISIONS TO CORRIDORS
24		REVISIONS TO LOBBIES
25		REVISIONS TO OFFICES
26		REVISIONS TO RESTROOMS
27		REVISIONS TO STORAGE ROOMS
28		REVISIONS TO MECHANICAL SHAFTS
29		REVISIONS TO ELECTRICAL SHAFTS
30		REVISIONS TO TELECOMMUNICATIONS SHAFTS
31		REVISIONS TO ACCESS CONTROL SHAFTS
32		REVISIONS TO CCTV SHAFTS

REVISIONS

NO.	DATE	DESCRIPTION
1		ISSUED FOR BIDDING
2		REVISIONS TO ELECTRICAL SYMBOLS
3		REVISIONS TO TELECOMMUNICATIONS SYMBOLS
4		REVISIONS TO ACCESS CONTROL SYMBOLS
5		REVISIONS TO CCTV SYMBOLS
6		REVISIONS TO ROOM AND AREA LABELS
7		REVISIONS TO DIMENSIONS
8		REVISIONS TO NOTES
9		REVISIONS TO TITLES
10		REVISIONS TO SCALE
11		REVISIONS TO NORTH ARROW
12		REVISIONS TO GRID LINES
13		REVISIONS TO WALL THICKNESSES
14		REVISIONS TO DOOR SWINGS
15		REVISIONS TO WINDOW PLACEMENTS
16		REVISIONS TO STAIR CASES
17		REVISIONS TO ELEVATOR CAGES
18		REVISIONS TO MECHANICAL ROOMS
19		REVISIONS TO ELECTRICAL ROOMS
20		REVISIONS TO TELECOMMUNICATIONS ROOMS
21		REVISIONS TO ACCESS CONTROL ROOMS
22		REVISIONS TO CCTV ROOMS
23		REVISIONS TO CORRIDORS
24		REVISIONS TO LOBBIES
25		REVISIONS TO OFFICES
26		REVISIONS TO RESTROOMS
27		REVISIONS TO STORAGE ROOMS
28		REVISIONS TO MECHANICAL SHAFTS
29		REVISIONS TO ELECTRICAL SHAFTS
30		REVISIONS TO TELECOMMUNICATIONS SHAFTS
31		REVISIONS TO ACCESS CONTROL SHAFTS
32		REVISIONS TO CCTV SHAFTS

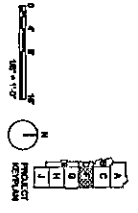
Item 2.

Item 24.



① GROUND FLOOR TELECOMMUNICATION PLAN - SECTOR F
SCALE: 3/8" = 1'-0"

ALL TELECOMMUNICATIONS, ACCESS
CONTROLS, AND CCTV WORK DEDICATED
ON THIS SHEET SHALL BE ASSOCIATED
WITH SEGMENT #1 (GENERAL FACILITY).



SHEET NOTES

1. TELECOMMUNICATIONS OUTLET/TERMINAL...
2. EQUIPMENT ROOMS...
3. EQUIPMENT ROOMS...
4. EQUIPMENT ROOMS...
5. EQUIPMENT ROOMS...
6. EQUIPMENT ROOMS...
7. EQUIPMENT ROOMS...
8. EQUIPMENT ROOMS...
9. EQUIPMENT ROOMS...
10. EQUIPMENT ROOMS...

GENERAL NOTES

- A. ALL TELECOMMUNICATIONS...
B. ALL TELECOMMUNICATIONS...
C. ALL TELECOMMUNICATIONS...
D. ALL TELECOMMUNICATIONS...
E. ALL TELECOMMUNICATIONS...
F. ALL TELECOMMUNICATIONS...
G. ALL TELECOMMUNICATIONS...
H. ALL TELECOMMUNICATIONS...
I. ALL TELECOMMUNICATIONS...
J. ALL TELECOMMUNICATIONS...
K. ALL TELECOMMUNICATIONS...
L. ALL TELECOMMUNICATIONS...
M. ALL TELECOMMUNICATIONS...

338

City of Norman
Young Family Athletics Center
Norman, Oklahoma

W.T.I. JHBR Architects

BS BIRER ELECTRIC



City of Norman
Young Family Athletics Center
Norman, Oklahoma

REVISIONS	
NO.	DATE

PROJECT NAME	Young Family Athletics Center
PROJECT NUMBER	JHBR-100
DATE	01/15/10
SCALE	AS SHOWN
DRAWN BY	JHBR
CHECKED BY	JHBR
APPROVED BY	JHBR
PROJECT MANAGER	JHBR
CLIENT	CITY OF NORMAN
CONTACT PERSON	JHBR
CONTACT ADDRESS	1000 E. UNIVERSITY BLVD., SUITE 100, NORMAN, OKLAHOMA 73069
CONTACT PHONE	405-561-1111
CONTACT FAX	405-561-1112
CONTACT EMAIL	JHBR@JHBR.COM
PROJECT LOCATION	1000 E. UNIVERSITY BLVD., SUITE 100, NORMAN, OKLAHOMA 73069
PROJECT DESCRIPTION	TELECOMMUNICATIONS

PROJECT NAME	Young Family Athletics Center
PROJECT NUMBER	JHBR-100
DATE	01/15/10
SCALE	AS SHOWN
DRAWN BY	JHBR
CHECKED BY	JHBR
APPROVED BY	JHBR
PROJECT MANAGER	JHBR
CLIENT	CITY OF NORMAN
CONTACT PERSON	JHBR
CONTACT ADDRESS	1000 E. UNIVERSITY BLVD., SUITE 100, NORMAN, OKLAHOMA 73069
CONTACT PHONE	405-561-1111
CONTACT FAX	405-561-1112
CONTACT EMAIL	JHBR@JHBR.COM
PROJECT LOCATION	1000 E. UNIVERSITY BLVD., SUITE 100, NORMAN, OKLAHOMA 73069
PROJECT DESCRIPTION	TELECOMMUNICATIONS

PROJECT NAME	Young Family Athletics Center
PROJECT NUMBER	JHBR-100
DATE	01/15/10
SCALE	AS SHOWN
DRAWN BY	JHBR
CHECKED BY	JHBR
APPROVED BY	JHBR
PROJECT MANAGER	JHBR
CLIENT	CITY OF NORMAN
CONTACT PERSON	JHBR
CONTACT ADDRESS	1000 E. UNIVERSITY BLVD., SUITE 100, NORMAN, OKLAHOMA 73069
CONTACT PHONE	405-561-1111
CONTACT FAX	405-561-1112
CONTACT EMAIL	JHBR@JHBR.COM
PROJECT LOCATION	1000 E. UNIVERSITY BLVD., SUITE 100, NORMAN, OKLAHOMA 73069
PROJECT DESCRIPTION	TELECOMMUNICATIONS

PROJECT NAME	Young Family Athletics Center
PROJECT NUMBER	JHBR-100
DATE	01/15/10
SCALE	AS SHOWN
DRAWN BY	JHBR
CHECKED BY	JHBR
APPROVED BY	JHBR
PROJECT MANAGER	JHBR
CLIENT	CITY OF NORMAN
CONTACT PERSON	JHBR
CONTACT ADDRESS	1000 E. UNIVERSITY BLVD., SUITE 100, NORMAN, OKLAHOMA 73069
CONTACT PHONE	405-561-1111
CONTACT FAX	405-561-1112
CONTACT EMAIL	JHBR@JHBR.COM
PROJECT LOCATION	1000 E. UNIVERSITY BLVD., SUITE 100, NORMAN, OKLAHOMA 73069
PROJECT DESCRIPTION	TELECOMMUNICATIONS

PROJECT NAME	Young Family Athletics Center
PROJECT NUMBER	JHBR-100
DATE	01/15/10
SCALE	AS SHOWN
DRAWN BY	JHBR
CHECKED BY	JHBR
APPROVED BY	JHBR
PROJECT MANAGER	JHBR
CLIENT	CITY OF NORMAN
CONTACT PERSON	JHBR
CONTACT ADDRESS	1000 E. UNIVERSITY BLVD., SUITE 100, NORMAN, OKLAHOMA 73069
CONTACT PHONE	405-561-1111
CONTACT FAX	405-561-1112
CONTACT EMAIL	JHBR@JHBR.COM
PROJECT LOCATION	1000 E. UNIVERSITY BLVD., SUITE 100, NORMAN, OKLAHOMA 73069
PROJECT DESCRIPTION	TELECOMMUNICATIONS

PROJECT NAME	Young Family Athletics Center
PROJECT NUMBER	JHBR-100
DATE	01/15/10
SCALE	AS SHOWN
DRAWN BY	JHBR
CHECKED BY	JHBR
APPROVED BY	JHBR
PROJECT MANAGER	JHBR
CLIENT	CITY OF NORMAN
CONTACT PERSON	JHBR
CONTACT ADDRESS	1000 E. UNIVERSITY BLVD., SUITE 100, NORMAN, OKLAHOMA 73069
CONTACT PHONE	405-561-1111
CONTACT FAX	405-561-1112
CONTACT EMAIL	JHBR@JHBR.COM
PROJECT LOCATION	1000 E. UNIVERSITY BLVD., SUITE 100, NORMAN, OKLAHOMA 73069
PROJECT DESCRIPTION	TELECOMMUNICATIONS

BID PACKAGE 5



Proposal Request Transmittal

Item 2.

Item 24.

FSB | 5801 Broadway Extension, Suite 500 Oklahoma City OK 73118-7436 United States

PROJECT	Norman PRD - Multi-Sport & Aquatics FSB2018-069-01	DATE SENT	5/15/2023
SUBJECT	VIDEO BOARD	PROPOSAL REQUEST ID	PR-045 R3
TYPE	Proposal Request	TRANSMITTAL ID	02246
PURPOSE	For Review and Response	VIA	Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
Construction Administration	FSB	ca@fsb-ae.com	405-840-2931

TO

NAME	COMPANY	EMAIL	PHONE
Amanda Mascorro	GE Johnson Construction Company United States	Mascorroa@gejohnson.com	
Christopher Blue	FSB 5801 Broadway Extension, Suite 500 Oklahoma City OK 73118-7436 United States	CBlue@fsb-ae.com	(405) 842-9556 298
Dustin Blalock		dustinblalock@jhbr.com	(405) 526-0280
Kristin Killgore	FSB 5801 Broadway Extension, Suite 500 Oklahoma City OK 73118-7436 United States	kkillgore@fsb-ae.com	(405) 840-2931 192
Kyle Arnold		ArnoldK@gejohnson.com	
Matt Richardson	GE Johnson Construction Company United States	richardsonm@gejohnson.com	
Meg Paus	FSB	mpaus@fsb-ae.com	(405) 842-

Proposal Request TransmittalDATE: 5/15/2023
ID: 02246

NAME	COMPANY	EMAIL	PHONE
	5801 Broadway Extension, Suite 500 Oklahoma City OK 73118-7436 United States		9556 265
Shawn Lorg	FSB 5801 Broadway Extension, Suite 500 Oklahoma City OK 73118-7436 United States	slorg@fsb-ae.com	(405) 842- 9556 147
Siddant Jain	GE Johnson Construction Company United States	siddhantj@dpr.com	
Wes Brannon	FSB 5801 Broadway Extension, Suite 500 Oklahoma City OK 73118-7436 United States	wbrannon@fsb-ae.com	(405) 840- 2931 289

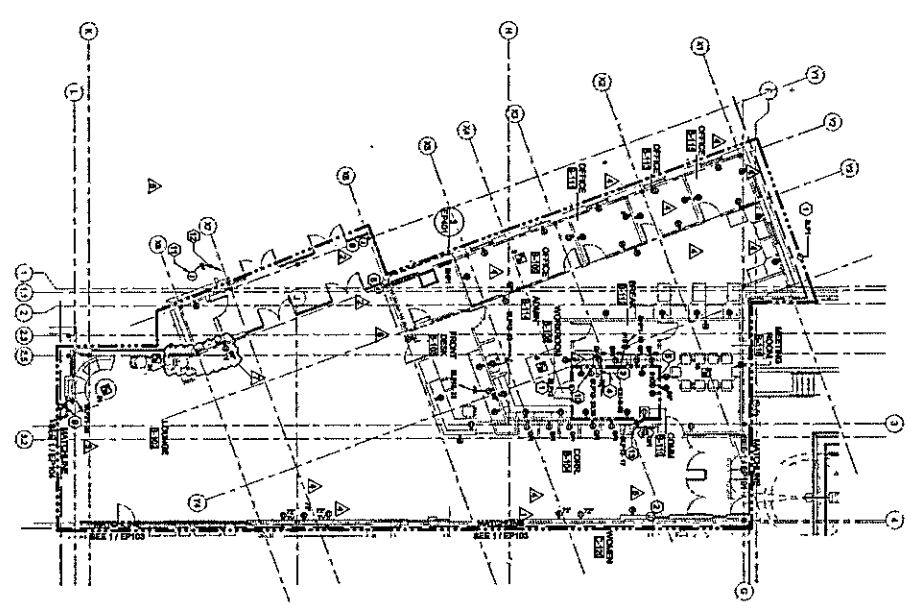
REMARKS: Please see attached.

DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NUMBER	SCALE	SIZE	NOTES
1	5/15/2023	PR-045R3.pdf				
1	5/15/2023	FSB2018-069-01 - CoN-Young Family Athletics - PR-045-R3 COMBINED DRAWINGS.pdf				

10/27/2021 10:00 AM

1 ELECTRICAL GROUND FLOOR POWER PLAN - SECTOR B
SCALE: 3/8" = 1'-0"

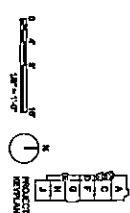


GENERAL NOTES

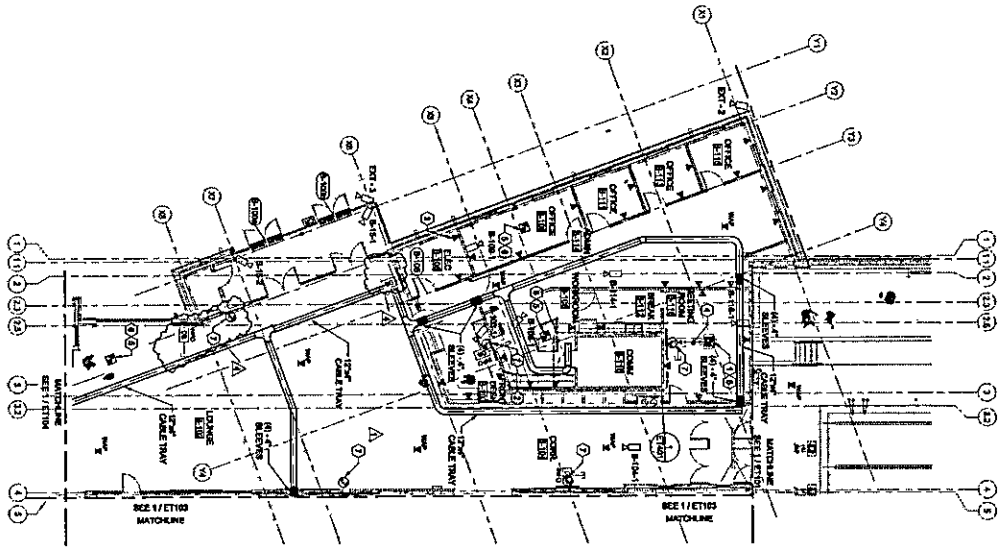
ALL DIMENSIONS SHOWN ON THESE DRAWINGS ARE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

SHEET KEYNOTES

1. PROVIDE ALL ELECTRICAL SERVICES TO THE PANEL.
2. PROVIDE ALL ELECTRICAL SERVICES TO THE PANEL.
3. PROVIDE ALL ELECTRICAL SERVICES TO THE PANEL.
4. PROVIDE ALL ELECTRICAL SERVICES TO THE PANEL.
5. PROVIDE ALL ELECTRICAL SERVICES TO THE PANEL.
6. PROVIDE ALL ELECTRICAL SERVICES TO THE PANEL.
7. PROVIDE ALL ELECTRICAL SERVICES TO THE PANEL.
8. PROVIDE ALL ELECTRICAL SERVICES TO THE PANEL.
9. PROVIDE ALL ELECTRICAL SERVICES TO THE PANEL.
10. PROVIDE ALL ELECTRICAL SERVICES TO THE PANEL.
11. PROVIDE ALL ELECTRICAL SERVICES TO THE PANEL.
12. PROVIDE ALL ELECTRICAL SERVICES TO THE PANEL.
13. PROVIDE ALL ELECTRICAL SERVICES TO THE PANEL.
14. PROVIDE ALL ELECTRICAL SERVICES TO THE PANEL.
15. PROVIDE ALL ELECTRICAL SERVICES TO THE PANEL.

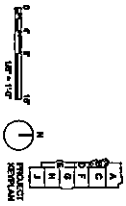


<p>City of Norman Young Family Athletics Center Norman, Oklahoma</p>					<p>344</p>
<p>EP102</p> <p>BID PACKAGE 5</p>	<p>10/27/2021 10:00 AM</p>	<p>Electrical Ground Floor Power Plan - Sector B</p>	<p>Project Name: JHS</p>	<p>Scale: 3/8" = 1'-0"</p>	<p>344</p>



1 GROUND FLOOR TELECOMMUNICATION PLAN - SECTOR B
SCALE: 1/8" = 1'-0"

ALL TELECOMMUNICATIONS, ACCESS CONTROLS, AND CCTV WORK DEPICTED ON THIS SHEET SHALL BE ASSOCIATED WITH SEGMENT #1 (GENERAL FACILITY).



SHEET KEYNOTES

1. REFER TO ALL DRAWINGS FOR ADDITIONAL INFORMATION. CONSULT THE GENERAL CONTRACTOR FOR ANY QUESTIONS REGARDING THE TELECOMMUNICATIONS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN AND THE FEDERAL BUREAU OF INVESTIGATION (FBI) FOR THE TELECOMMUNICATIONS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN AND THE FEDERAL BUREAU OF INVESTIGATION (FBI) FOR THE TELECOMMUNICATIONS PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN AND THE FEDERAL BUREAU OF INVESTIGATION (FBI) FOR THE TELECOMMUNICATIONS PLAN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN AND THE FEDERAL BUREAU OF INVESTIGATION (FBI) FOR THE TELECOMMUNICATIONS PLAN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN AND THE FEDERAL BUREAU OF INVESTIGATION (FBI) FOR THE TELECOMMUNICATIONS PLAN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN AND THE FEDERAL BUREAU OF INVESTIGATION (FBI) FOR THE TELECOMMUNICATIONS PLAN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN AND THE FEDERAL BUREAU OF INVESTIGATION (FBI) FOR THE TELECOMMUNICATIONS PLAN.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN AND THE FEDERAL BUREAU OF INVESTIGATION (FBI) FOR THE TELECOMMUNICATIONS PLAN.

GENERAL NOTES

1. ALL TELECOMMUNICATIONS, ACCESS CONTROLS, AND CCTV WORK DEPICTED ON THIS SHEET SHALL BE ASSOCIATED WITH SEGMENT #1 (GENERAL FACILITY).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN AND THE FEDERAL BUREAU OF INVESTIGATION (FBI) FOR THE TELECOMMUNICATIONS PLAN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN AND THE FEDERAL BUREAU OF INVESTIGATION (FBI) FOR THE TELECOMMUNICATIONS PLAN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN AND THE FEDERAL BUREAU OF INVESTIGATION (FBI) FOR THE TELECOMMUNICATIONS PLAN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN AND THE FEDERAL BUREAU OF INVESTIGATION (FBI) FOR THE TELECOMMUNICATIONS PLAN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN AND THE FEDERAL BUREAU OF INVESTIGATION (FBI) FOR THE TELECOMMUNICATIONS PLAN.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORMAN AND THE FEDERAL BUREAU OF INVESTIGATION (FBI) FOR THE TELECOMMUNICATIONS PLAN.

BID PACKAGE 5
ET102

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR BIDDING	10/15/10	JLS
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		

City of Norman
Young Family Athletics Center
Norman, Oklahoma

345

Item 2.

Item 24.

**EXHIBIT B
GMP AMENDMENT NO. 5**

LIST OF ALLOWANCES

NO ALLOWANCES ARE INCLUDED OR PART OF THIS GMP AMENDMENT NO. 5

**EXHIBIT C
GMP AMENDMENT NO. 5**

Item 2.

Item 24.

LIST OF ASSUMPTIONS AND CLARIFICATIONS

1. The Contract Documents indicated a quantity of 50,000 cubic yards of common fill would be available for use by the Earthworks, Site Clearing and Mass Excavation trade contractor/subcontractor. The location of the borrow area for the common fill, as indicated in the Contract Documents, is near the project site. Should the original location on where the 50,000 cubic yards is shown/indicated to be located change, the Final GMP is subject to change and be increased by Change Order for the additional costs, if any, and the costs would be allocated from Construction Contingency or by Owner Change Order.
2. Reference Standard Form of Agreement between Owner and Construction Manager, Contract K-2021-97 dated February 9, 2021, by and between The Norman Municipal Authority and GE Johnson Construction Company, Inc. The following modifications are hereby made to the original Agreement:
 - a. Article 5, Subsection 5.1.1. Strike the words "% of the total Guaranteed Maximum Price" and insert "Two and Seventy-Five Hundredths Percent (2.75%) of the Cost of Work.
 - b. Article 5, Subsection 5.1.2. In the first sentence, insert in the location requesting the monthly lump sum amount the following, "One Hundred Thirty Thousand Five Hundred Thirty-Five Dollars (\$130,535.00)/Month for the "Seventeen (17) month duration..."
 - c. Article 5, Subsection 5.1.2. After the second/last sentence, insert the following, "Based upon current market conditions and possible procurement and delivery delays associated with numerous building materials, equipment, and labor, the monthly General Conditions costs and duration of the Project are subject to change. The Construction Manager reserves the right to revise both the monthly lump sum for General Conditions and the total duration/Final Completion of the Project."
3. Structural steel delegated design is only responsible for the design of the connection details that were not shown in Bid Package #4 documents.
4. Storm water lines in GMP #2 bid documents are sized to receive the storm water from the adjacent site to the West and our Utility contractor will install as shown on the contract documents.
5. Reference Standard Form of Agreement between Owner and Construction Manager, Contract K-2021-97 dated February 9, 2021, by and between The Norman Municipal Authority and GE Johnson Construction Company, Inc. Additionally, reference Item 2. (above) of this Exhibit C – List of Assumptions and Clarifications. The following modifications and additional language are hereby made to the original Agreement and the List of Assumptions and Clarifications:
 - a. Reference Article 5, Subsection 5.1.2. The Subsection, modified in Item 2 of this Exhibit, is hereby modified additionally with the following:

**EXHIBIT C
GMP AMENDMENT NO. 5**

Item 2.
Item 24.

LIST OF ASSUMPTIONS AND CLARIFICATIONS

- i. After the last sentence, added by Item 2.c of this Exhibit, insert the following language, "In accordance with the language added to Article 5, Subsection 5.1.2, the total duration/Final Completion of the Project has been revised and is reflected and included as part of Exhibit E included with GMP Amendment No. 3. Additionally, the monthly lump sum General Conditions of One Hundred Thirty Thousand Five Hundred Thirty-Five Dollars (\$130,535.00) are applicable to the final seventeen (17) months of the overall schedule. The first seven (7) months of the project schedule, and the monthly lump sum costs associated with the General Conditions, are hereby being reduced to a monthly lump sum of Eighty-Five Thousand Nine Hundred Eighty-Three Dollars (\$85,983.00). The additional costs attributable to the additional time/schedule are included as part of the costs associated with GMP Amendment No. 3. It is also hereby understood and agreed that should the Project Schedule be impacted beyond the reflected and agreed to duration/Final Completion of the project, the \$130,535.00 monthly lump sum General Conditions rate will apply at the monthly rate or a prorated rate if the time extension is less than 30 days.

- ii. Reference Item 5.a.i of this Exhibit. It is hereby understood the Project Schedule/Completion date for the project is extended and is reflected and included as part of Exhibit E included with GMP Amendment No. 5. Additionally, the Construction Manager is in the process of developing the additional costs for General Conditions associated with the extended completion date. It is also hereby understood, the Norman Municipal Authority agrees there are additional costs for General Conditions associated with the extension to the completion date and GE Johnson Construction Company, Inc. will be compensated for the additional General Conditions costs.

**EXHIBIT D
GMP AMENDMENT NO. 5**

ESTIMATED COST BREAKDOWN

The following information and breakdown represents the estimated costs for the work associated with PR-43 – Dumpster Enclosure and PR-45 – Video Board as well as indirect costs and fee to arrive at a total Estimated Costs for the purposes of amending the GMP for the project:

• PR-45 Video Board Scope of Work Costs:	\$205,930.00
• PR-43 Dumpster Enclosure Scope of Work Costs:	\$61,386.00
• General Liability Insurance Costs:	\$2,673.00
• Builder's Risk Insurances Costs:	\$405.00
• Payment & Performance Bonds Cost:	\$1,595.00
• Contractor/Construction Manager Fee:	<u>\$7,480.00</u>
Total Estimated Costs for GMP No. 5 Amendment	\$279,469.00

EXHIBIT E SCHEDULE

Item 24.

Line	Name	Duration	Start	Finish	2021	2022	2023	2024															
MILESTONES		550d	10/14/2021	12/14/2023	O	N	D	J	J	A	S	O	N	D	J	J	A	M	A	M	J	J	A
1	CONSTRUCTION START		10/11/2021 A	10/11/2021 A	◆																		
2	REC-48-PR 4 DURATION	63d	1/18/2022 A	5/25/2022 A		■																	
3	SO&E/ELEVATED DECK COMPLETE		10/21/2022 A	10/21/2022 A		◆																	
4	TOPPING OUT SUPERSTRUCTURE		10/24/2022 A	10/24/2022 A		◆																	
5	ROUGH IN POOLS COMPLETE		1/6/2023 A	1/6/2023 A		◆																	
6	BUILDING DRIED IN		3/22/2023 A	3/22/2023 A		◆																	
7	HVAC "FUNCTIONAL"		6/6/2023 A	6/6/2023 A			▼																
8	SUBSTANTIAL COMPLETION		12/7/2023	12/7/2023				◆															
9	CONSTRUCTION COMPLETE		12/14/2023	12/14/2023				◆															
IMPACTS						■																	
10	ACM PIPE REMOVAL	14d	4/28/2022	5/17/2022 A		■																	
11	VOLLEYBALL EQUIPMENT DECISION	20d	3/27/2023 A	5/19/2023 A		■																	
12	PRS/ changes (59)	24d	7/17/2023	8/17/2023			■																
13	WEATHER DAYS	35d	10/24/2023	12/13/2023				■															
PRECONSTRUCTION																							
GMP DEVELOPMENT																							
14	BID PACKAGE #3 CONTRACTS ISSUED		12/15/2021 A	12/15/2021 A				◆															

BEJOHNSON
CONSTRUCTION COMPANY

Progress Period Date: 7/17/2023
Print Date: 7/17/2023
Page: 1 of 21

YFAC CPM

VIEW: Construction Schedule

Item 24.

Item 2.

354

Line	Name	Duration	Start	Finish
65	ROOFING MATERIALS ON SITE	28d	9/14/2022 A	10/1/2022 A
66	REMAINING HVAC MATERIALS ON SITE	40d	9/26/2022 A	11/18/2022 A
67	D/F/H/W MATERIALS ON SITE	33d	11/1/2022 A	1/3/2023 A
68	POOL EQUIPMENT MATERIALS ON SITE	29d	11/7/2022 A	1/3/2023 A
69	MAIN PLUMBING EQUIPMENT MATERIALS ON SITE	28d	11/9/2022 A	1/4/2023 A
70	REMAINING ELECTRICAL MATERIALS ON SITE	38d	11/9/2022 A	1/18/2023 A
71	REMAINING PLUMBING MATERIALS ON SITE	45d	11/9/2022 A	1/27/2023 A
72	MAIN ELECTRICAL GEAR MATERIALS ON SITE	33d	12/8/2022 A	1/26/2023 A
73	GLAZING MATERIALS ON SITE	69d	12/8/2022 A	5/19/2023 A
74	METAL PANEL MATERIALS ON SITE	26d	12/12/2022 A	1/19/2023 A
CONSTRUCTION				
	SITE PREP	282d	10/11/2021	11/20/2023
75	SITE DEMO	10d	10/11/2021 A	10/22/2021 A
76	REMOVE TOPSOIL/ASPHALT	10d	10/25/2021 A	11/5/2021 A
77	IMPORT FILL TO SITE/SITE TO GRADE	71d	11/8/2021 A	2/21/2022 A
78	LOCATE GAS MAIN ON AIRPORT PROPERTY/CHECK GRADES	8d	1/6/2022 A	1/17/2022 A
79	PROVIDE "LAY DOWN AREA"	16d	3/10/2022 A	7/25/2022 A

BEJOHNSON
CONSTRUCTION COMPANY

YFAC CPM

Progress Period Date: 7/17/2023
Print Date: 7/17/2023

Page: 5 of 21

VIEW: Construction Schedule

Line	Name	Duration	Start	Finish	2021	2022	2023	2024
80	PR 4 RENOV. ROAD/LAYDOWN/SITE AREAS	10d	7/11/2022 A	8/8/2022 A				
81	PR 4 GRAVEL BASE INSTALLATION	11d	7/27/2022 A	8/18/2022 A				
82	WATER LINE "TIE IN" ROCK CREEK	2d	8/2/2022 A	8/3/2022 A				
83	INSTALLATION OF REMAINING WATER LINE LOOP	14d	8/2/2022 A	8/19/2022 A				
84	INSTALLATION OF WATER LINE NORTH/SOUTH ROCK CREEK TO EMBASSY	5d	8/8/2022 A	8/12/2022 A				
85	INSTALLATION OF RCP-AIRPORT SIDE TO SOUTH OF CIRCLE DRIVE AREA	15d	9/26/2022 A	10/14/2022 A				
86	INSTALLATION OF REMAINING RCP	35d	9/27/2022 A	11/4/2022 A				
87	INSTALLATION OF SANITARY SEWER TIE IN	4d	11/15/2022 A	11/18/2022 A				
	STRUCTURE	231d	4/14/2022	8/23/2023				
	AREA "A" FOUNDATIONS	231d	4/14/2022	3/14/2023				
88	LAYOUT/DRILL PIERS	10d	4/14/2022 A	4/27/2022 A				
89	FOOTINGS/PIER CAPS/ANCHOR BOLTS/CURBS	12d	4/25/2022 A	5/10/2022 A				
90	EXCAVATE POOL MECH ROOM AREA	3d	5/20/2022 A	6/2/2022 A				
91	U/G MEP ROUGH-MECH AND ELECT ROOMS	49d	5/31/2022 A	8/8/2022 A				
92	F/RIP MAT SLAB POOL MECH ROOM AREA	2d	6/3/2022 A	6/6/2022 A				

YFAC CPM

Progress Period Date: 7/17/2023
 Print Date: 7/17/2023
 Page: 6 of 21



Line	Name	Duration	Start	Finish
93	CMU WALLS WEST-EAST	90d	6/3/2022 A	10/10/2022 A
94	FORM POOL MECH ROOM WALLS/MEP SLEEVES	10d	6/16/2022 A	6/29/2022 A
95	POUR POOL MECH ROOM WALLS/BACKFILL	4d	6/30/2022 A	7/6/2022 A
96	WARM UP POOL ROUGH IN	23d	7/20/2022 A	9/16/2022 A
97	U/G MEP ROUGH IN "WARM UP" POOL	28d 6.4h	8/1/2022 A	9/16/2022 A
98	COMPETITION POOL ROUGH IN	32d	11/7/2022 A	1/6/2023 A
99	U/G MEP ROUGH IN-COMPETITION SIDE	32d	1/5/2023 A	2/17/2023 A
100	FR/P SOG POUR-"WARM UP" POOL	5d	1/26/2023 A	2/1/2023 A
101	FR/P SOG POUR-COMPETITION SIDE	17d	2/20/2023 A	3/14/2023 A
102	AREA "B" FOUNDATIONS	166d	4/14/2022	12/8/2022
103	LAYOUT/DRILL PIERS	5d	4/14/2022 A	4/20/2022 A
104	FOOTINGS/PIER CAPS/ANCHOR BOLTS/CURBS	15d	5/12/2022 A	6/2/2022 A
105	U/G ROUGH IN MEP	75d 6.4h	5/18/2022 A	9/13/2022 A
106	EXCAVATE ELEVATOR PIT AREA	2d	6/16/2022 A	6/17/2022 A
107	FR/P ELEVATOR MAT SLAB AND PIT WALLS/BACKFILL	10d	6/24/2022 A	7/8/2022 A
108	FR/P 2 SHEAR WALLS/MEP	12d	6/27/2022 A	7/13/2022 A
109	SHEAR WALL/STAIRWELL BASE COURSE/MASONRY	6d	7/15/2022 A	7/22/2022 A

2021 O N D J F M A M J J A S O N D J J J A S O N D J F M A M J J A M J J A
 4 25 15 6 27 17 7 28 21 11 2 23 13 4 25 15 5 26 17 7 28 19 9 30 20 13 3 24 15 5 26 17 7 28 18 9 30 20 11 1 22 12 4 25 15 6 27 17 8 29

YFAC CPM

Progress Period Date: 7/17/2023
 Print Date: 7/17/2023
 Page: 7 of 21

GEJOHNSON
CONSTRUCTION COMPANY

Item 24.

Line	Name	Duration	Start	Finish	2021							2022							2023							2024											
					O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A
109	FRIP "MAT SLAB" - 4" GRID LINES 9-24/F-H	4d	8/10/2022 A	8/23/2022 A																																	
110	CMU WALLS/SHEAR AND NON LOAD BEARING/DOOR FRAMES	7td	8/11/2022 A	12/8/2022 A																																	
111	FRIP REMAINING SOG/CURBS	7d	8/23/2022 A	8/31/2022 A																																	
	AREA "C" FOUNDATIONS	85d	4/18/2022	8/16/2022																																	
112	LAYOUT/DRILL PIERS	18d	4/18/2022 A	5/11/2022 A																																	
113	FOOTINGS/PIER CAPS/ANCHOR BOLTS	10d	6/3/2022 A	6/16/2022 A																																	
114	MEP U/G ROUGH IN	15d	6/27/2022 A	7/18/2022 A																																	
115	FRIP SOG	19d	7/21/2022 A	8/16/2022 A																																	
	AREA "D" FOUNDATIONS	60d	5/12/2022	8/15/2022																																	
116	LAYOUT/DRILL PIERS	4d	5/12/2022 A	5/17/2022 A																																	
117	FOOTINGS/PIER CAPS/ANCHOR BOLTS	10d	6/17/2022 A	6/30/2022 A																																	
118	MEP U/G ROUGH IN	5d	6/27/2022 A	7/1/2022 A																																	
119	FRIP SOG	12d	7/21/2022 A	8/5/2022 A																																	
	AREA "D" STRUCTURE	42d	8/10/2022	10/7/2022																																	
120	SET COLUMNS	10d	8/10/2022 A	9/9/2022 A																																	
121	HANG MAIN FRAME	10d	8/10/2022 A	9/16/2022 A																																	
122	SET LONG SPAN JOISTS/HVAC FRAMES	22d	8/17/2022 A	9/16/2022 A																																	

GEJOHNSON
CONSTRUCTION COMPANY

Progress Period Date: 7/17/2023

Print Date: 7/17/2023

Page: 8 of 21

YFAC CPM

\\s01\proj\subarea\2023\1\c001\YFAC CPM.rpt : BORDER FILE - G:\Scheduling\ASTA\border\GEOC_STANDARD_BORDER.B

Line	Name	Duration	Start	Finish	2021							2022							2023							2024																											
					O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	J	A	S	O	N	D	J	J	A	M	J	J	A																				
123	DECKING	22d	8/17/2022 A	9/16/2022 A																																																	
124	DETAILING	15d	9/19/2022 A	10/7/2022 A																																																	
125	AREA 'C' STRUCTURE	50d	8/8/2022	10/17/2022																																																	
125	SET COLUMNS	27d	8/8/2022 A	9/14/2022 A																																																	
126	HANG MAIN FRAME	29d	8/8/2022 A	9/16/2022 A																																																	
127	SET LONG SPAN JOISTS/HVAC FRAMES	22d	8/17/2022 A	9/16/2022 A																																																	
128	SET REG JOISTS/HVAC FRAMES-WEST SIDE	22d	8/17/2022 A	9/16/2022 A																																																	
129	DECKING	23d	8/17/2022 A	9/19/2022 A																																																	
130	DETAILING	20d	9/20/2022 A	10/17/2022 A																																																	
131	AREA 'B' STRUCTURE	66d	8/8/2022	11/8/2022																																																	
131	SET COLUMNS	31d	8/8/2022 A	9/30/2022 A																																																	
132	HANG MAIN FRAME/2ND FLOOR FRAMING	27d	8/17/2022 A	10/7/2022 A																																																	
133	2ND FLOOR DECKING/DETAILING	8d	9/26/2022 A	10/5/2022 A																																																	
134	SET JOISTS/HVAC FRAMES/DECKING	6d	10/24/2022 A	10/31/2022 A																																																	
135	DETAILING	6d	11/1/2022 A	11/8/2022 A																																																	
136	AREA 'A' STRUCTURE	24d	10/16/2022	11/8/2022																																																	
136	SET COLUMNS	6d	10/16/2022 A	10/13/2022 A																																																	
137	HANG MAIN FRAME	6d	10/16/2022 A	10/13/2022 A																																																	

YFAC CPM

Progress Period Date: 7/17/2023
 Print Date: 7/17/2023
 Page: 9 of 21

GEJOHNSON
CONSTRUCTION COMPANY

Line	Name	Duration	Start	Finish	2023												2024											
					2023												2024											
					O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	
176	AREA "A" TEMP ROOF	5d	11/28/2022	12/2/2022																								
	TEMP ROOF INSTALLATION-SHEATHING/VAPOR BARRIER/PARAPET WALLS	5d	11/28/2022 A	12/2/2022 A																								
177	AREA "D" ROOFING	75d	12/27/2022	4/11/2023																								
	ROOFING INSTALLATION/DRIED IN	15d	12/27/2022 A	2/24/2023 A																								
178	PARAPET CAP/SCUPPERS/DETAILING/ETC	35d	1/18/2023 A	4/11/2023 A																								
	AREA "C" ROOFING	75d	12/27/2022	4/11/2023																								
179	ROOFING INSTALLATION/DRIED IN	41d	12/27/2022 A	2/22/2023 A																								
180	PARAPET CAP/SCUPPERS/DETAILING/ETC	35d	1/18/2023 A	4/11/2023 A																								
	AREA "B" ROOFING	42d	12/27/2022	2/23/2023																								
181	ROOFING INSTALLATION/DRIED IN	28d	12/27/2022 A	2/23/2023 A																								
182	PARAPET CAP/SCUPPERS/DETAILING/ETC	12d	1/30/2023 A	2/14/2023 A																								
	AREA "A" ROOFING	54d	1/6/2023	3/22/2023																								
183	ROOFING INSTALLATION/DRIED IN	10d	1/6/2023 A	1/19/2023 A																								
184	PARAPET CAP/SCUPPERS/DETAILING/ETC	13d	1/30/2023 A	3/22/2023 A																								
INTERIORS																												

Progress Period Date: 7/17/2023
Print Date: 7/17/2023
Page: 13 of 21

YFAC CPM

VIEW: Construction Schedule

File Path: \\S:\Projects\2023\1-OK\YFAC\YFAC CPM.RP : \$BDRBDR.FILE - G:\Scheduling\YFAC\Banner\BDRBDR.STANDARD.BDRBDR.B

Line	Name	Duration	Start	Finish	2021							2022							2023							2024											
					O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A
298	REGRADE TRAE YOUNG DRIVE	5d	9/12/2023	9/18/2023																																	
299	FR/P TRAE YOUNG DR	10d	9/19/2023	10/2/2023																																	
300	CURB/GUTTER SOUTH WEST PARKING AREA (PR59)	8d	9/21/2023	10/2/2023																																	
301	SIDEWALKS	15d	9/21/2023	10/11/2023																																	
302	LANDSCAPING	15d	10/5/2023	10/25/2023																																	
303	COURT FINISHES EAST SIDE	20d	10/17/2023	11/13/2023																																	
304	SITE FINISHES-FLAGPOLES/BIKE RACKS/ETC	15d	10/31/2023	11/20/2023																																	
	CLOSEOUT	40d	10/10/2023	12/6/2023																																	
	PUNCH LIST	85d	10/10/2023	12/29/2023																																	
305	GECC "RUNNING" PUNCH LIST	30d	10/10/2023	11/20/2023																																	
306	O/A PUNCH LIST	25d	10/24/2023	11/29/2023																																	
	FINAL INSPECTIONS	12d	10/15/2023	12/6/2023																																	
307	MEP FINAL INSPECTIONS	10d	11/15/2023	11/30/2023																																	
308	HEALTH DEPT FINAL INSPECTIONS	5d	11/22/2023	11/30/2023																																	
309	FIRE MARSHALL FINAL INSPECTIONS	5d	11/28/2023	12/4/2023																																	
310	CON FINAL INSPECTIONS	5d	11/30/2023	12/6/2023																																	

Milestone Appearances
 ◆ Diamond

YFAC CPM		Progress Period Date: 7/17/2023
		Print Date: 7/17/2023
		Page: 21 of 21

VIEW: Construction Schedule

**EXHIBIT F
GMP AMENDMENT NO. 5**

ACCEPTANCE PERIOD

1. Acceptance of GMP No. 5 is required on or before August 11, 2023.
2. Should the pricing and terms of the GMP Amendment No. 5 not be accepted prior to the above referenced date, the pricing for the scope of work included with GMP Amendment No. 5 will be null and void and the work will be re-priced and revised.

File Attachments for Item:

29. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AWARDED RFP-2324-14, CONTRACT K-2324-64: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND PRECISION CONSTRUCTION AND CONTRACTING LLC, IN THE AMOUNT OF \$208,817; MAINTENANCE BOND MB-2324-17; PERFORMANCE BOND B-2324-28; AND STATUTORY BOND B-2324-29 FOR THE BENTLEY PARK TENNIS & PICKLEBALL COURTS PROJECT; AND RESOLUTION R-2324-47 GRANTING TAX EXEMPT STATUS.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/12/2023

REQUESTER: James Briggs, Park Development Manager

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AWARDED RFP-2324-14, CONTRACT K-2324-64; BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND PRECISION CONSTRUCTION AND CONTRACTING LLC, IN THE AMOUNT OF \$208,817; MAINTENANCE BOND MB-2324-17; PERFORMANCE BOND B-2324-28; AND STATUTORY BOND B-2324-29 FOR THE BENTLEY PARK TENNIS & PICKLEBALL COURTS PROJECT; AND RESOLUTION R-2324-47 GRANTING TAX EXEMPT STATUS.

BACKGROUND:

On October 13, 2015, Norman citizens passed the NORMAN FORWARD Initiative, which funded various projects through a ½ % sales tax increase over 15 years. The Norman Forward Initiative includes a project to improve all of the City's neighborhood parks. The funds for this project are "pay-as-you-go (PayGo)," meaning that the Parks Department can do a few park projects per year as the funds from the sales tax are collected. Also included in the Norman Forward Initiative is a "pay-go" project to develop several new neighborhood parks throughout the town. The first new park to be developed as part of this project was identified as the Cedar Lane & Monterey neighborhoods' park site (Songbird Park) in southeast Norman. The second new neighborhood park currently under development is Bentley Park, located in the Bellatona neighborhood (in the vicinity of 36th Avenue SE and East Imhoff Road). In addition to one tennis and pickleball court, this park will feature a playground, picnic pavilion, protected areas of preserved prairie remnants, and a walking trail.

DISCUSSION:

On July 14 and 28, 2023, Request For Proposals (RFP) Number 2324-14 for the Bentley Park Tennis and Pickleball Courts Project was advertised in the Norman Transcript and digitally through Construct Connect. The RFP was also advertised on the City's website. Three complete bids were received in the office of the Parks and Recreation Department by the submittal deadline of 5:00 p.m. on Friday, August 11, 2023.

Parks and Recreation staff reviewed the proposals, which included a base bid to do the work according to the RFP's provisions and specifications and bidding on the tennis and pickleball

courts separately. When the different proposals were compared, it was determined that the bid from Precision Construction and Contracting LLC., dba PCC Sports, presented the best option for the lowest amount.

Staff recommends awarding Contract Number K-2324-64 to Precision Construction and Contracting LLC, dba PCC Sports, in the total amount of \$208,817 for the Bentley Park Tennis and Pickleball Courts Project. The proposed funding will come from the fiscal year 2023-2024 (FYE 2024) Norman Forward Project Account for New Neighborhood Parks.

RECOMMENDATION 1: It is recommended that Request for Proposal RFP 2324-14 be awarded to Precision Construction and Contracting, LLC, in the amount of \$208,817 for the Bentley Park Tennis and Pickleball Courts Project. The funding of \$208,817 is available for this project in the Norman Forward Fund, New Neighborhood Parks Construction (account 51798830-46101; project NFP104).

RECOMMENDATION 2: It is further recommended that City Council approve Contract K-2324-64, Performance Bond B-2324-28, Statutory Bond B-2324-29, and Maintenance Bond MB-2324-17.

RECOMMENDATION 3: It is further recommended that Precision Construction and Contracting, LLC, be authorized and appointed as project agent for the Bentley Park Tennis and Pickleball Courts Project by Resolution R-2324-47, to avoid the payment of sales tax on materials and equipment purchases related to the project.

Contract # K-2324-64

CONTRACT

THIS CONTRACT made and entered into this ____ day of _____, 20__, by and between Precision Construction and Contracting LLC., as Party of the First Part, hereinafter designated as the CONTRACTOR, and the City of Norman, a municipal corporation, hereinafter designated as the City, Party of the Second Part.

WITNESSETH

WHEREAS, the City has caused to be prepared in accordance with law, specifications, and other bidding documents for the work hereinafter described and has approved and adopted all said bidding documents, and has caused Solicitation for Bids to be given and advertised as required by law, and has received sealed proposals for the furnishing of all labor and materials for the following project:

BENTLEY PARK TENNIS AND PICKLEBALL COURTS

as outlined and set out in the bidding documents and in accordance with the terms and provisions of said contract; and

WHEREAS, the Contractor in response to said Solicitation for Bids, has submitted to the City of Norman on the manner and at the time specified, a sealed proposal in accordance with the terms of this Contract; and

WHEREAS, the City, in the manner provided by law, has opened, examined, and canvassed the proposals submitted and has determined and declared the above-named Contractor to be the lowest and best bidder on the above-prepared project, and has duly awarded this contract to said Contractor, for the total sum named in the proposal, to wit: Two Hundred and Eight Thousand Eight Hundred Seventeen DOLLARS and No CENTS (\$ 208,817.00);

NOW, THEREFORE, for and in consideration of the mutual agreements and covenants herein contained, the parties to this Contract have agreed, and hereby agree, as follows:

1. The Contractor shall, in a good and first-class, workmanlike manner at their own cost and expense, furnish all labor, materials, tools, and equipment required to perform and complete said work in strict accordance with this Contract and the following Contract Documents:

Specifications, Provisions and Bonds thereto, all of which documents are on file in the office of the City Clerk of the City of Norman, and are made a part of this Contract as fully as if the same were set out at length, with the following additions and or exceptions: (If none, so state.) NONE

2. The City shall make payments to the Contractor in the following manner: On or about the first day of each month, the project manager, or other appropriate person, will make accurate estimates of the value, based on contract prices, or work done, and materials incorporated in the work and of materials suitably stored at the site thereof during the preceding calendar month.

Contract # K-2324-64

The Contractor shall furnish to the project manager, or the appropriate person, such detailed information as he may request to aid him as a guide in the preparation of the monthly estimates.

Each monthly estimate for payment must contain or have attached an affidavit as required by Senate Bills 469 of the 1974 Legislature.

On completion of the work, but prior to the acceptance thereof by the City, it shall be the duty of the project manager, or other appropriate person, to determine that said work has been completely and fully performed in accordance with said Contract Documents; and upon making such determinations said official shall make his final certificate to the City.

The Contractor shall furnish proof that all claims and obligations incurred by them in connection with the performance of said work have been fully paid and settled; said information shall be in the form of an affidavit, which shall bear the approval of the surety on the contract bonds for payment of the final estimates to the Contractor; thereupon, the final estimate (including retainages) will be approved and paid.

3. It is further agreed that the Contractor will commence said work within 10 days following receipt of a NOTICE-TO-PROCEED, and prosecute the same vigorously and continuously, and complete the same in One Hundred Eighty (180) calendar days.

The Notice to Bidders published in the Norman Transcript July 14 and 28, 2023, the instructions to bidders, the special and general provisions of specifications and the Contractor's bid or proposal, each of said instruments on file in the office of the City Clerk of the City of Norman, are hereby referred to and by reference thereto are made part of this contract as if fully written in detail herein or attached thereto.

To that end, no provision of this contract or of any such aforementioned document shall be interpreted or given legal effect to create an obligation on the part of the City to third persons, including, by way of illustration but not exclusion, sureties upon performance bonds, payment bonds or other bonds, assignees of the Contractor, subcontractors, and persons performing labor, furnishing material or in any other way contributing to or assisting in the performance of the obligation of the Contractor; nor shall any such provisions be interpreted or given legal effect to afford a defense against any obligation owed or assumed by such third person to the City or in any way to restrict the freedom of the City to exercise full discretion in its dealing with the Contractor.

4. The sworn, statement below must be signed and notarized before this Contract will become effective.

Contract # K-2324-64

IN WITNESS WHEREOF, the said parties of the First and Second Part have hereunto set their hands and seals respectively the 6 day of September, 2023.

CORPORATE SEAL

Precision Construction and Contract LLC
Company Name

ATTEST: _____
Corporate Secretary

BY [Signature]
Vice President or Managing Partner

STATE OF Missouri
COUNTY OF JACKSON

JOE JACKSON of lawful age, being first duly sworn, on oath says that (s)he is the agent authorized by Contractor to submit the above Contract to the City. Affiant further states that Contractor has not paid, given or donated or agreed to pay, give, or donate to any officer or employee of the City any money or other thing of value, either directly or indirectly, in the procuring of the contract.

[Signature]
Vice President

Subscribed and sworn to before me this 6 day of September, 2023

[Signature]
Notary Public

My Commission Expires: 01/02/24
Commission Number: 20348557

TAYLOR LYN WHITE
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: January 02, 2024
Commission # 20348557

CITY OF NORMAN

Approved as to form and legality this 8 day of Sept, 2023.

[Signature]
City Attorney

Approved by the City Council this _____ day of _____, 20____.

ATTEST:

City Clerk

Mayor

Item 2.

Item 29.

Bond No: HGMW-170-0295

Bond # B-2324-29

STATUTORY BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, Precision Construction and Contracting LLC., as Principal, and ~~Hudson Insurance Company,~~ a corporation organized under the laws of the State of Delaware, and authorized to transact business in the State of Oklahoma, as Surety, are held and firmly bound unto THE CITY OF NORMAN, a Municipal Corporation and city of the first class, of the State of Oklahoma, in the penal sum of Two Hundred and Eight Thousand, Eight Hundred Seventeen DOLLARS and No CENTS, (\$208,817.00), for the payment of which well and truly to be made, we, and each of us, bind ourselves, our heirs, executors and assigns, themselves, and its successors and assigns, jointly and severally, firmly by these presents.

Dated this _____ day of _____, 2023.

The conditions of this obligation are such, that whereas, the above Bonded Principal Precision Construction and Contracting LLC. is the lowest and best bidder for the making of the following City work and improvement, viz.:

BENTLEY PARK TENNIS AND PICKLEBALL COURTS

and has entered into a certain written contract with THE CITY OF NORMAN, dated _____, 20_____, for the erection and construction of said work and improvement, in exact accordance with the bid of said Principal, and according to certain specifications heretofore made, adopted and placed on file in the office of the City Clerk of the City of Norman.

NOW, THEREFORE, if the said Precision Construction and Contracting LLC. Principal, shall well and truly pay all indebtedness incurred for labor and material and repairs to and parts for equipment furnished in the making of said public improvement incurred by said Principal or subcontractors, then this obligation shall be void. Otherwise, this obligation shall remain in full force and effect. If debts are not paid within thirty (30) days after same becomes due and payable, the person, firm, or corporation entitled thereto may sue and recover on this bond, the amount so due and unpaid.

It is further expressly agreed and understood by the parties hereto that no changes or alterations in said Contract and no deviations from the plan or mode of procedure herein fixed shall have the effect of releasing the sureties, or any of them, from the obligations of this Bond.

IN WITNESS WHEREOF, the said Principal has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its duly authorized officers, and the said Surety has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its attorney-in-fact, duly authorized to do so, the day and year first above written.

415

102

Item 2.

Item 29.

Bond No: HGMW-170-0295
Bond # B-2324-29

ATTEST:

[Signature]
Corporate Secretary

Precision Construction and Contracting LLC
Company Name

BY [Signature]
Principal

ATTEST:

[Signature]
Corporate Secretary (Surety)

Hudson Insurance Company
Surety Name

BY [Signature]
Surety
Nicole M. Johnson, Attorney-In-Fact

STATE OF OKLAHOMA, COUNTY OF CLEVELAND, SS:

Before me, the undersigned, a Notary Public in and for said County and State on this ___ day of _____, 20___ personally appeared _____ to me known to be the identical person who executed the foregoing, and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year last above written.

Notary Public

My Commission Expires: _____
Commission Number: _____

Approved as to form and legality this 6 day of Sept, 2023.

[Signature]
City Attorney

Approved by the Council of the City of Norman, this _____, day of _____, 20___.

ATTEST:

Mayor

City Clerk

Bond No: HGMW-170-0295

Bond # B-2324-28**PERFORMANCE BOND**

KNOW ALL MEN BY THESE PRESENTS:

That we, Precision Construction and Contracting LLC., as Principal, and Hudson Insurance Company, a corporation organized under the laws of the State of Delaware, and authorized to transact business in the State of Oklahoma, as Surety, are held and firmly bound unto THE CITY OF NORMAN, a Municipal Corporation and city of the first class, of the State of Oklahoma, in the full and just sum of Two Hundred and Eight Thousand, Eight Hundred Seventeen DOLLARS and No CENTS, (\$ 208,817.00), for the payment of which, well and truly to be made, we, and each of us, bind ourselves, our heirs, executors and assigns, themselves, and its successors and assigns jointly and severally, firmly by these presents. Dated this _____ day of _____, 20____.

The conditions of this obligation are such, that whereas, said Principal is the lowest and best bidder for the making of the following city work and improvements, viz.:

BENTLEY PARK TENNIS AND PICKLEBALL COURTS

and has entered into a certain written contract with THE CITY OF NORMAN dated _____ 20____, for the erection and construction of said work and improvement, which said contract is hereby made a part and parcel of this bond as if literally written herein.

NOW, THEREFORE, if said Principal shall, in all particulars, well, truly and faithfully perform and abide by said Contract and each and every covenant, condition and part thereof and shall fulfill all obligations resting upon said Principal by the terms of said contract and said specifications; and if said Principal shall promptly pay, or cause to be paid, all labor, materials and/or repairs and all bills for labor performed on said work, whether by subcontract or otherwise; and if said Principal shall protect and save harmless said City of Norman from all loss, damage and expense to life or property suffered or sustained by any person, firm, or corporation caused by said Principal or his or its agents, servants, or employees in the construction of said work, or by or in consequence of any negligence, carelessness or misconduct in guarding and protecting the same, or from any act or omission of said Principal or his or its agents servants, or employees, and if said Principal shall protect and save the City of Norman harmless from all suits and claims of infringement or alleged infringement or patent rights or processes, then this obligation shall be null and void, otherwise to be and remain in full force and effect.

It is further expressly agreed and understood by the parties thereto that no changes or alterations in said Contract and no deviations from the plan or mode of procedure herein fixed shall have the effect of releasing the sureties, or any of them, from the obligations of this Bond.

IN WITNESS WHEREOF, the said Principal has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its duly authorized officers, and the said surety has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its

attorney-in-fact, duly authorized to do so, the day and year first above written. Bond No: HGMW-170-0295
Bond # B-2324-28

ATTEST:

Chas. Smith
Corporate Secretary

Precision Construction and Contracting LLC
Company Name
BY *[Signature]*
Principal

ATTEST:

[Signature]
Corporate Secretary (Surety)

Hudson Insurance Company
Surety Name
BY *Nicole M. Johnson*
Surety
Nicole M. Johnson, Attorney-In-Fact

STATE OF OKLAHOMA, COUNTY OF CLEVELAND, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this ___ day of _____, 20__ personally appeared _____ to me known to be the identical person who executes the foregoing, and acknowledge to me that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year last above written.

My Commission Expires: _____
Commission Number: _____

Notary Public

Approved as to form and legality this 8 day of September, 2023

[Signature]
City Attorney

Approved by the Council of the City of Norman, this ___ day of _____, 20__.

ATTEST:

Mayor

City Clerk

Item 2.
Item 29.

Bond No: HGMW-170-0295
Bond # MB-2324-17

MAINTENANCE BOND

WHEREAS, THE UNDERSIGNED Precision Construction and Contracting LLC., hereinafter referred to as the Principal, has entered into a certain contract dated _____, 20____, for the construction of:

BENTLEY PARK TENNIS AND PICKLEBALL COURTS

WHEREAS, under the ordinances of said City of Norman the said Principal is required to furnish to the City a maintenance bond covering said construction, said bond to include the terms and provisions hereinafter set forth, as a condition precedent to final acceptance of said construction.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the said Principal and Hudson Insurance Company, as a corporation organized under the laws of the State of Delaware, and authorized to transact business in the State of Oklahoma, as surety, are jointly and severally, firmly held and bound unto said City in the penal sum of Two Hundred and Eight Thousand, Eight Hundred Seventeen Dollars and No CENTS (\$208,817.00), in lawful money of the United States of America, same being 100% of the cost of the construction herein referred to for the payment of which, well and truly to be made, we hereby bind ourselves, our heirs, executors, administrators, successors and assigns, firmly by these presents.

The condition of this bond is such that if the said Principal shall keep and maintain, subject to normal wear and tear, the said construction, except for defects not occasioned by improper workmanship, materials, or failure to protect new work until it is accepted, for a period of one year from the date of the written final acceptance thereof by the City, and shall promptly repair, without notice from the City, any and all defects or failures occurring or arising from improper workmanship, materials, or failure to protect new work until it is accepted within a period of one year without notice from said City, and without expense to said City, thence this obligation shall be null and void and of no force and effect; otherwise to be and remain in full force and effect at all times.

Provided further, however, that upon neglect, failure or refusal of the Principal to make any needed repairs upon said construction, or to maintain any part of the same, as set out in the preceding paragraph, within ten (10) days after the mailing of notice to the Principal by letter deposited in the United States Post Office at Norman, Oklahoma, addressed to the Principal at the address set forth below, then the Principal and surety shall jointly and severally be liable to the City, for the cost and expense for making such repairs, or otherwise maintaining the said construction.

It is further expressly agreed and understood by the parties hereto that no changes or alterations in said Contract and no deviations from the plan or mode of procedure herein fixed shall have the effect of releasing the sureties, or any of them, from the obligations of this Bond.

Bond No: HGMW-170-0295
Bond #MB-2324-17

IN WITNESS WHEREOF, the said Principal has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its duly authorized officers, and the said Surety has caused these presents to be executed in its name its corporate seal to be hereunto affixed by its attorney-in-fact, duly authorized to do so, the day and year first above written.

Executed and delivered this _____ day of _____, 20____.

ATTEST: _____
Corporate Secretary Precision Construction and Contracting LLC
Company Name

Mailing Address of Principal: BY _____
Principal

PO Box 1000
Lee's Summit, MO 64064

BY: _____
Hudson Insurance Coompany
Surety Name
Attorney-in-Fact
Nicole M. Johnson

STATE OF OKLAHOMA, COUNTY OF CLEVELAND,SS:

Before me, the undersigned, a Notary Public in and for said County and State, this ____ day of _____, 20__, personally appeared _____ to me known to be the identical person who executed the foregoing, and acknowledge to me that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year last above written.

My Commission Expires: _____
Commission Number: _____
Notary Public

Approved as to form and legality this 8 day of September, 2023.

City Attorney

Approved by the Council of the City of Norman, this ____ day of _____, 20____.

Mayor

ATTEST: _____
City Clerk



HGMW-170-0295

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That HUDSON INSURANCE COMPANY, a corporation of the State of Delaware, with offices at 100 William Street, New York, New York, 10038, has made, constituted and appointed, and by these presents, does make, constitute and appoint

Rodney W. Paddock, Eric Dedovesh, Nicole M. Johnson
of the State of Missouri

its true and lawful Attorney(s)-in-Fact, at New York, New York, each of them alone to have full power to act without the other or others, to make, execute and deliver on its behalf, as Surety, bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking shall obligate said Company for any portion of the penal sum thereof in excess of the sum of Twenty Five Million Dollars (\$25,000,000.00).

Such bonds and undertakings when duly executed by said Attorney(s)-in-Fact, shall be binding upon said Company as fully and to the same extent as if signed by the President of said Company under its corporate seal attested by its Secretary.

In Witness Whereof, HUDSON INSURANCE COMPANY has caused these presents to be of its Senior Vice President thereunto duly authorized, on this 22nd day of March, 2023 at New York, New York.



Attest: *Dina Daskalakis*
Dina Daskalakis
Corporate Secretary

HUDSON INSURANCE COMPANY

By: *Michael P. Cifone*
Michael P. Cifone
Senior Vice President

STATE OF NEW YORK
COUNTY OF NEW YORK SS.

On the 22nd day of March, 2023 before me personally came Michael P. Cifone to me known, who being by me duly sworn did depose and say that he is a Senior Vice President of HUDSON INSURANCE COMPANY, the corporation described herein and which executed the above instrument, that he knows the seal of said Corporation, that the seal affixed to said instrument is such corporate seal, that it was so affixed by order of the Board of Directors of said Corporation, and that he signed his name thereto by like order.

(Notarial Seal)



Ann M. Murphy
ANN MURPHY
Notary Public, State of New York
No. 01MU6067553
Qualified in Nassau County
Commission Expires December 10, 2025

CERTIFICATION

STATE OF NEW YORK
COUNTY OF NEW YORK SS.

The undersigned Dina Daskalakis hereby certifies:

That the original resolution, of which the following is a true and correct copy, was duly adopted by unanimous written consent of the Board of Directors of Hudson Insurance Company dated July 27th, 2007, and has not since been revoked, amended or modified:

"RESOLVED, that the President, the Executive Vice Presidents, the Senior Vice Presidents and the Vice Presidents shall have the authority and discretion, to appoint such agent or agents, or attorney or attorneys-in-fact, for the purpose of carrying on this Company's surety business, and to empower such agent or agents, or attorney or attorneys-in-fact, to execute and deliver, under this Company's seal or otherwise, bonds obligations, and recognizances, whether made by this Company as surety thereon or otherwise, indemnity contracts, contracts and certificates, and any and all other contracts and undertakings made in the course of this Company's surety business, and renewals, extensions, agreements, waivers, consents or stipulations regarding undertakings so made; and

FURTHER RESOLVED, that the signature of any such Officer of the Company and the Company's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seal when so used whether heretofore or hereafter, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed."

THAT the above and foregoing is a full, true and correct copy of Power of Attorney issued by said Company, and of the whole of the original and that the said Power of Attorney is still in full force and effect and has not been revoked, and furthermore that the Resolution of the Board of Directors, set forth in the said Power of Attorney is now in force.

Witness the hand of the undersigned and the seal of said Corporation this _____ day of _____, 20_____.



By: *Dina Daskalakis*
Dina Daskalakis, Corporate Secretary

Resolution

R-2324-47

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AUTHORIZING AND APPOINTING PRECISION CONSTRUCTION AND CONTRACTING, L.L.C., AS PROJECT AGENT FOR THE BENTLEY PARK TENNIS AND PICKLEBALL COURTS PROJECT.

- § 1. WHEREAS, the City of Norman, Oklahoma, does hereby acknowledge that the tax-exempt status of this political subdivision is a significant factor in determining the agreed contract price bid by Precision Construction and Contracting, L.L.C., for the Bentley Park Tennis and Pickleball Courts Project; and
- § 2. WHEREAS, the City of Norman, Oklahoma, in compliance with State law, desires to confer on Precision Construction and Contracting, L.L.C., its special State and Federal sales tax exemptions and in order to achieve such end, finds it necessary to appoint as its direct purchasing agent, Precision Construction and Contracting, L.L.C., to purchase materials which are in fact used for the Bentley Park Tennis and Pickleball Courts Project; and
- § 3. WHEREAS, this limited agent status is conferred with the express understanding that Precision Construction and Contracting, L.L.C., shall appoint employees and subcontractors as subagents who shall be authorized to make purchases on their behalf.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

- § 4. That the City of Norman, Oklahoma, on the 12th day of September, 2023, did appoint Precision Construction and Contracting, L.L.C., who is involved with the Bentley Park Tennis and Pickleball Courts Project, an agent of the City of Norman, Oklahoma, solely for the purpose of purchasing, on a tax-exempt basis, materials and tangible personal property to be used exclusively for the Bentley Park Tennis and Pickleball Courts Project.

PASSED AND ADOPTED THIS 12th day of September, 2023.

Mayor

ATTEST:

City Clerk



CITY OF NORMAN
Norman, Oklahoma
12 September 2023

TABULATION OF BID QUOTES
BENTLEY PARK TENNIS AND PICKLEBALL COURTS PROJECT

The following is a tabulation of quotes received by the City of Norman for the Bentley Park Tennis and Pickleball Courts Project. Funding for this project is available in the Norman Forward New Neighborhood Parks Account Number 51798830, Project Number NFP104.

<u>Contractor</u>	<u>Bid Amount</u>
Precision Construction and Contracting, LLC (Lee's Summit, MO)	\$208,817.00
Merritt Tennis & Track Systems (OKC, OK)	\$259,424.50
Multicon (Wichita, KS)	\$237,152.00

RECOMMENDATION: That the project be awarded to Precision Construction and Contracting, LLC, in the amount of \$208,817.00, as the lowest and best bidder to meet specifications.

City of Norman

Jason Olsen
Director of Parks and Recreation

File Attachments for Item:

41. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-61: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, TRANSFERRING \$254,250 FROM THE MATOON PROPERTY CLEANUP PROJECT TO MOLD REMEDIATION AND RECONSTRUCTION ACCOUNT FOR MOLD REMEDIATION AND RECONSTRUCTION OF FIRE STATIONS #3 AND #7.

There is no construction cost estimate at this time since the design has been finalized.

Item 2.

**EXHIBIT B
COMPENSATION
DEVELOPMENT AND CONSTRUCTION OF THE NORMAN NATURE PARK
PAGE 1**

Under the terms of this Contract, the Design Consultant agrees to perform the work and services described in this Contract. The City of Norman agrees, in accordance with the limitations and conditions set forth in the Contract, to pay an amount not to exceed **\$264,150.00** for Basic and Additional Services as specifically set forth in this Exhibit B.

B.I. Basic Work and Services

Compensation for basic and additional services may not exceed **\$264,150.00**, and in no event may the Design Consultant receive compensation in excess of the amount listed for each task for performance of its basic and additional services.

The Design Consultant may receive up to the following amounts of the amounts for services rendered upon the completion of the following tasks. Partial payments of the amounts for each task may be invoiced for incremental work completed.

A. PROJECT PROGRAMMING AND MASTER PLAN REFINEMENT

Task 1.1
\$17,400.00
Completion and submittal of the final survey/base information for the Project areas.

Task 1.2
\$10,000.00
Completion and submit information from the Geotechnical Report and Soil Analysis

Task 1.3
\$9,500.00
Completion and submit information from the Environmental Study

Task 1.4
\$123,000.00
Completion and submit information for the Hydrology and Permitting
- Hydraulic Modeling (\$30,000.00)
- FEMA Flood Study, CLOMR, & LOMR (does NOT include FEMA review fees) (\$42,500.00)
- USACE 404 Individual Permit (does NOT include post-construction monitoring, if required) (\$37,500.00)
- City Floodplain Permit (inc. Board presentations) (\$13,000.00)

Task 1.5 through Task 1.7
\$7,500.00
Completion of all programing, public input, site analysis, reimbursable expenses and final public presentation and approval.

urrently →
the middle
of this task.

**EXHIBIT B
COMPENSATION
DEVELOPMENT AND CONSTRUCTION OF THE NORMAN NATURE PARK
PAGE 2**

B. DESIGN DEVELOPMENT/PRELIMINARY PLAN SERVICE

Task 2

\$31,250.00

Completion and recommendation by the City of the design development/preliminary plans for the project.

C. CONSTRUCTION DOCUMENTS/FINAL PLAN SERVICE

Task 3

\$41,750.00

Completion and acceptance by the City of the construction documents/final plans and specifications for the project.

D. BIDDING SERVICES FOR THE FIRST BID PACKAGE

Task 4

\$3,000.00

Completion and acceptance by the City of the bidding services for the first contract phase

E. CONSTRUCTION ADMINISTRATION SERVICES

Task 5

\$18,750.00

Upon completion and final acceptance by the City of the completed project. Said amount is to be paid proportionately to the level of completion of the Design Consultant. bidding services for the first contract phase

An addition of:

\$2,000.00

Upon satisfactory completion and acceptance of the as-built drawings.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/12/2023

REQUESTER: Wade Thompson, Parks Manager

PRESENTER: Jason Olsen, Parks and Recreation Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-61: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, TRANSFERRING \$254,250 FROM THE MATOON PROPERTY CLEANUP PROJECT TO MOLD REMEDIATION AND RECONSTRUCTION ACCOUNT FOR MOLD REMEDIATION AND RECONSTRUCTION OF FIRE STATIONS #3 AND #7.

BACKGROUND: On Thursday, April 27, 2023, the Fire Training Chief reported a wet ceiling tile at the Fire Training Center, co-located with Fire Station 7, at 2207 Goddard Ave. The City of Norman Facility Maintenance requested a third-party contractor to inspect the roof, to ascertain the cause of the wet ceiling tiles. During the facility's interior inspection, mold was visible on the ceiling tile. The remediation work done for the Fire Training Center cost \$210,000.

DISCUSSION:

Other fire stations requested visual mold inspections once the mold was confirmed in the Fire Training Facility due to an unknown water intrusion. Small amounts of mold were detected in localized areas at Fire Stations #3 and Fire Station #7. The City also did mold remediation work on the building at 718 Porter last year. All together the City has already spent \$398,772 on mold remediation and likely will encounter this need again. The Facility Maintenance Division requests to re-allocate \$254,250 from the completed Mattoon Property Cleanup project to the Mold Remediation and Reconstruction Project to pay the current invoices of close to \$60,000 for Fire Station 3 and Fire Station 7 mold remediation issues. The funds would also be used for any additional discovered mold or build-back of a municipal location where hazardous mold is identified through expert testing.

RECOMMENDATION:

It is recommended the City of Norman approve the transfer of funds of \$254,250 from the Capital Sales Tax Fund, Mattoon Property Cleanup, Construction (Account 50793365-46101; Project BG0257) to Mold Remediation and Reconstruction, Construction (Account 50595540-46101; Project EF1009) for mold remediation at City of Norman fire stations.

Resolution

R-2324-61



A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, TRANSFERRING \$254,250 FROM THE MATOON PROPERTY CLEANUP PROJECT TO MOLD REMEDIATION AND RECONSTRUCTION ACCOUNT FOR MOLD REMEDIATION AND RECONSTRUCTION OF FIRE STATIONS #3 AND #7.

- § 1. WHEREAS, the City's Fire Training Center, co-located with Fire Station 7, at 2207 Goddard Ave suffered mold damage after its wet ceiling was inspected; and
- § 2. WHEREAS, after this initial mold identification, other fire stations requested mold inspection; and
- § 3. WHEREAS, small amounts of mold were identified in Fire Stations #3 and #7; and
- § 4. WHEREAS, \$254,250 is needed to pay the invoices for the mold remediation completed at Fire Stations #3 and #7 and allow the remaining money to be retained for any further mold remediation and reconstruction efforts; and
- § 5. WHEREAS, those funds need to be transferred to the appropriate accounts so the repairs can be made.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

§ 6. That the following appropriation be made for reason as stated above:

Account Name	Losing Account	Gaining Account	Amount
Capital Sales Tax, Matoon Property Cleanup	50793365-4601		\$254,250
Mold Remediation and Reconstruction, Const		50595540-46101	\$254,250

PASSED AND ADOPTED this 12th day of September, 2023.

Mayor

ATTEST:

City Clerk



File Attachments for Item:

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF AMENDMENT NO. ONE TO CONTRACT K-2324-46: A CONTRACT BETWEEN THE CITY OF NORMAN, THE NORMAN UTILITIES AUTHORITY AND RDG PLANNING & DESIGN, INC. INCREASING THE CONTRACT BY \$311,540 FOR PROFESSIONAL COMPREHENSIVE PLANNING SERVICES RELATED TO THE PARKS RECREATION AND TRAILS MASTER PLAN, FOR A NEW CONTRACT TOTAL NOT TO EXCEED \$2,706,167.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/26/2023

REQUESTER: Jason Olsen, Director of Parks and Recreation

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF AMENDMENT NO. ONE TO CONTRACT K-2324-46: A CONTRACT BETWEEN THE CITY OF NORMAN, THE NORMAN UTILITIES AUTHORITY AND RDG PLANNING & DESIGN, INC. INCREASING THE CONTRACT BY \$311,540 FOR PROFESSIONAL COMPREHENSIVE PLANNING SERVICES RELATED TO THE PARKS RECREATION AND TRAILS MASTER PLAN, FOR A NEW CONTRACT TOTAL NOT TO EXCEED \$2,706,167.

BACKGROUND:

Norman City Council last adopted a Parks and Recreation Master Plan in 2009. Since then, through Norman Forward, Hotel Motel Tax, and the Capitol project fund, a large portion of projects identified in the 2009 Parks and Recreation Master Plan has been accomplished.

According to the National Parks and Recreation Association (NRPA), the life span of a Parks and Recreation Comprehensive Master Plan is 15 years. With the shelf life of the current master plan soon expiring and the extensive number of plans already underway throughout the City, staff believes this would also be an excellent time to conduct a new Comprehensive Master Plan for Norman's Parks, Recreation and Trails system.

The City of Norman released a Request for Proposal (RFP-2223-29) for the following plans in September of 2022 and later adopted by the Council on July 25, 2023.

- Comprehensive Plan;
- Housing Market Analysis and Affordability Strategy;
- Comprehensive Transportation Plan Update;
- Stormwater Master Plan Update;
- Water Hydraulic Modeling Update;
- Wastewater Master Plan; and
- Sanitation Master Plan.

The citywide proposal will develop an all-encompassing vision for the community that all can support. To facilitate this objective, the City of Norman is seeking to update its Comprehensive Transportation Plan, Stormwater Master Plan, Water Hydraulic Modeling, and develop Wastewater, Sanitation, and now a Parks Recreation and Trails Master Plans to ensure improvements to the City's infrastructure align with the vision and policies of the new Comprehensive Plan.

DISCUSSION:

RDG Planning & Design would work with City leadership and Parks and Recreation staff on the Parks Recreation and Trails Comprehensive Plan. This Plan would aspire to collaborate closely with members of the Norman community, the RDG Team, and the AIM Norman Ad Hoc Steering Committee to develop the next long-range plan for the Parks and Recreation system. The 2023-2024 plan will contribute to the overall progress of the Norman Community. The Plan will guide and inspire community leaders to be innovative for the good of Norman residents and achieve the next moves that will contribute to securing Norman a place in the top tier of cities.

Intent and Goals. The objective of the Norman Parks Recreation and Trails Master Plan is to provide a long-range plan with an approximate 15-year horizon inspiring the following transformative elements of the park system. This Plan would be supplemented with a Strategic Implementation Plan to direct the first 2-5 years following adoption.

The long-range Plan will guide capital investments, updated level of service standards, the evolution of the City's recreation services, considerations for funding opportunities, and ultimately inspiring the following game-changing elements of Norman's park system while also informing a fiscally and environmentally sustainable park system for the next generation and beyond.

The goals of this planning effort are many; however, to help guide decision-making by both consultant teams and the City, have been refined to these broad, primary goals:

1. Review and, if need be, revise a new community-driven mission and vision integrating Norman's pursuit of the highest quality facilities, programming, and operations.
2. Build upon the goals established during the AIM Norman 2045 planning process.
3. Address the following key topics:
 - The need for quality parks, recreation facilities, and program services that are safe and accessible.
 - Serving a growing population and a more diverse demographic.
 - Matters of conservation and environmental impact (i.e., connecting people to nature, green infrastructure).
 - Creating and maintaining visually and functionally memorable public spaces.
 - Diverse funding opportunities for elements of both the long and short-range plans.

4. All visual materials will be prepared with high graphic value, understanding the importance of clear communication to inspire every Norman.
5. Complete the project by the Summer of 2024.

Below are the general summaries of the scope of the Parks Recreation and Trails Master Plan

Task 1 – Project Management, Progress, and Data Review

Task 2 – Community Profile, Needs Assessment and Visioning

Task 3 – Parks, Facilities, and Recreation Programming Assessment

Task 4 – Operations and Financial Implementation

Task 5 – Action Plan and Strategic Master Plan Development

Task 6 – Final Plans

The cost proposal from RDG for the Parks Recreation and Trails Master Plan (\$254,540), with additional services cost for Built Environment Natural Image Guides, which include building and landscaping standards for future park development (\$57,000) the total for the complete parks comprehensive Plan is \$311,540. By this Amendment No. 1, these services are being added to Contract No. K-2324-46, between the Norman Utilities Authority, the City of Norman and RDG, for a new contract total of \$2,706,167.

If this Amendment adding the Parks Recreation and Trails Master Plan is approved, the process will begin immediately. RDG has estimated that the Plan will be completed in the Summer of 2024, as detailed in the attached Schedule Plan (Attachment B to Amendment 1).

With the approval of this contract between the City and RDG, the RDG team will work with the community and community leaders to develop the Plan that will guide future Parks Department for the residents of Norman. This Plan will serve as a policy guide for staff and decision-makers regarding future developments and provide a framework for future associated planning documents.

An essential element to the development of successful plans is resident participation. The consultants are tasked with designing a public engagement strategy that incorporates effective and innovative participation techniques and encourages participation throughout the development of this Plan. Participation by residents, businesses, agencies, organizations, and officials will be sought through meetings, workshops, events, and online participation.

Adequate funds are available for this contract in the Comp Land use Plan Update Project, Design (account 50593388-6201, project BG0164; account 32290048-6201, project WW0179, and account 31993388, project WA0385).

RECOMMENDATION 1: It is recommended the City of Norman and NUA approve Amendment No. One to Contract K-2324-46 with RDG Planning & Design, Inc. in the amount of \$311,540 for the Professional Comprehensive Planning Service of the Parks Recreation and Trails Master Plan, for a new contract total not to exceed \$2,706,167.

**Agreement Between
CITY OF NORMAN, OKLAHOMA
and
RDG Planning & Design, Inc.
for Comprehensive Planning Services**

This Amendment No. 1 to Contract No. K-2324-46, is made and entered into this _____ day of September, 2023, by and between the City of Norman, a municipal corporation ("CLIENT"), the Norman Utilities Authority, a Public Trust ("NUA," and CITY and NUA collectively referred to as "CLIENT") and RDG Planning & Design, Inc., an Iowa corporation having a primary place of business at 301 Grand Avenue, Des Moines, IA 50309 ("RDG").

RECITALS

WHEREAS CLIENT requires planning services in order to develop a Comprehensive Land Use Plan, Housing Market Analysis and Affordability Strategy, Comprehensive Transportation Plan Update, Stormwater Master Plan Update, Water Master Plan and Wastewater Master Plan to guide future development in the City of Norman (hereinafter referred to as "Project Services") and as more fully described in this Agreement and previously entered into an Agreement with RDG on July 25, 2023; and

WHEREAS, CLIENT has since determined its need for services to develop a Parks, Recreation, and Trails Master Plan; and

WHEREAS, RDG, itself and through its subcontractors, has offered to amend this agreement to add the requisite Parks and Recreation Master Plan services to the "Project Services" covered by K-2324-46;

NOW, THEREFORE, the parties hereby agree as follows:

AMENDMENT NO. 1

I. **Paragraph 2 of Contract K-2324-46** is hereby amended and supplemented by the addition of the Project Services defined in the Attachment A to this Amendment No. 1 (hereafter the "Parks Project Services");

II. **Paragraph 2.6 of Contract K-2324-46** is hereby amended and supplemented in order to replace Attachment B to Contract K-2324-46 with the Attachment B hereto;

III. **Paragraph 3 of Contract K-2324-46** is hereby amended and supplemented by the addition of the Compensation of **\$311,540.00** for the Parks Project Services, which amount includes as much as **\$57,000.00** in reimburseable expenses, as set forth in the Attachment C to this Amendment No. 1, resulting in a new contract total of **\$2,706,167.00**;

Amend. 1 to Contract No. K-2324-46

CLIENT:

City of Norman (CITY):

Norman Utilities Authority (NUA):

By: _____
Larry Heikkila, Mayor

By: _____
Larry Heikkila, Board Chair

Dated: _____

Dated: _____

ATTEST: _____
Brenda Hall, City Clerk

ATTEST: _____
Brenda Hall, Board Secretary

Approved as to legality and form this 22
day of September, 2023.

Approved as to legality and form this 22
day of September, 2023.

Elizabeth L. Lucala
City Attorney's Office

Elizabeth L. Lucala
General Counsel's Office






Amd. 1 to K-2324-46 - Addition of Parks Master Plan

Final Audit Report

2023-09-21

Created:	2023-09-21
By:	Amy Haase (ahaase@rdgusa.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA9D7oYV7hot9TuOQuW_pGik5g8YtGqwOz

"Amd. 1 to K-2324-46 - Addition of Parks Master Plan" History

-  Document created by Amy Haase (ahaase@rdgusa.com)
2023-09-21 - 6:28:36 PM GMT- IP address: 173.244.133.30
-  Document emailed to SCOTT CRAWFORD (scrawford@rdgusa.com) for signature
2023-09-21 - 6:30:15 PM GMT
-  Email viewed by SCOTT CRAWFORD (scrawford@rdgusa.com)
2023-09-21 - 6:34:39 PM GMT- IP address: 104.47.73.126
-  Document e-signed by SCOTT CRAWFORD (scrawford@rdgusa.com)
Signature Date: 2023-09-21 - 6:36:09 PM GMT - Time Source: server- IP address: 72.28.92.220
-  Agreement completed.
2023-09-21 - 6:36:09 PM GMT

Attachment A

PARKS, RECREATION & TRAILS MASTER PLAN

DESIGN GUIDELINES FOR THE BUILT AND NATURAL ENVIRONMENT

RDG Planning & Design would be honored to work with City leadership and Parks and Recreation staff on this comprehensive plan. We aspire to collaborate closely with members of the Norman community and our visionary team to develop the next long-range plan for the Parks and Recreation system. The 2023-2024 plan will contribute to the overall progress of this great City. It will guide and inspire community leaders to be innovative for the good of Norman residents and achieve the next game-changing moves that will contribute to securing Norman a place in the top tier of cities. The City of Norman is experiencing a renaissance.

Intent and Goals. The intent of the Norman Parks, Recreation and Trail Master Plan is to provide a long-range plan with an approximate 15-year horizon inspiring the next transformative elements of the park system. This plan would be supplemented with a Strategic Implementation Plan to direct the first 2-5 years following adoption.

The long-range plan will guide capital investments, updated level of service standards, evolution of the City's recreation services, considerations for funding opportunities and ultimately inspiring the next game changing elements of Norman's park system, while also informing a fiscally and environmentally sustainable park system for the next generation and beyond.

The goals of this planning effort are many; however, to help clearly guide decision-making by both consultant teams and the City, have been refined to these broad, primary goals:

1. Review and if need be, revise a new community-driven mission and vision integrating Norman's pursuit of the highest quality facilities, programming and operations.
2. Build upon the goals established AIM Norman 2045 planning process.
3. Address the following key topics:
 - The need for quality parks, recreation facilities and program services that are safe and accessible.
 - Serve a growing population and more diverse demographic.
 - Matters of conservation and environmental impact (i.e. connecting people to nature, green infrastructure).
 - Creating and maintaining visually and functionally memorable public spaces.
 - Diverse funding opportunities for elements of both the long and short-range plans.
4. All visual materials will be prepared with high graphic value understanding the importance of clear communication with the intent to inspire every Norman citizen throughout all stages of the process.
5. Complete the project by the Summer of 2024.

IV. Paragraph 10(a) of Contract K-2324-46 is hereby amended and supplemented to add the following person for the purposes of notices relating to the Parks Project Services:

Jason Olsen
Director of Parks and Recreation
Development Center
225 N. Webster Ave
Norman, OK 73069

In all other respects, Contract K-2324-46 shall remain unchanged and in full force and effect with respect to the Project Services, including the Parks Project Services and Attachments A-C added and supplemented hereunder.

[Remainder of Page Left Intentionally Blank]

Amend. 1 to Contract No. K-2324-46

IN WITNESS WHEREOF, RDG and the CLIENT have executed this Amendment No. 1 to K-2324-46 as of the Effective Date.

RDG Planning & Design, Inc. (RDG):

By: Amy Haase
Amy Haase, Board Chair

Dated: 9/21/2023

ATTEST: Scott Crawford
Scott Crawford, Board Secretary

- **Key Leadership and Stakeholder Interviews** – The RDG+Pros Team will perform up to 15 interviews with key community leaders and stakeholders to evaluate the future vision for City of Norman Parks and Recreation within the first 30 days of the project. The community values, strengths and challenges of the City, trends, and level of services provided will also be evaluated during this time.
- **Focus Groups** – The RDG+Pros Team will organize and facilitate several focus group sessions with user groups, key partners, and/or unique groups within the community that represent a common interest.
- **Public Forums** – We propose to conduct public forums to introduce the project and project goals; to share preliminary findings, gain input for the community’s vision and core values for the recreation system; and as a final briefing and input opportunity on the draft plan. These will include live polling exercises, the opportunity for Q&A and for the meeting to be recorded and shared on the City’s website for the community to view it later.
- **Electronic Survey** – Also, the RDG+Pros Team can create an online survey administered through www.surveymonkey.com. This survey will be promoted through the City’s website and promotional mediums to maximize outreach and response rates. These surveys would provide quantitative data and guidance in addition to the stakeholder and focus groups in regard to the recommendations for park amenities, specific programs, facility components, usage, and pricing strategies.

2.5 Mission Statement and Vision Statement – Update the Parks and Recreation Department’s current guiding principles. This task will be incorporated into the overall engagement plan and will reflect input from key staff and the Community Advisory Committee.

Task 2 Deliverables:

- Community Engagement Plan
- Meeting preparation and records (minutes, photographs and other documentation)
- Summary and presentation of key findings
- Draft and final Mission Statement and Vision Statement
 - o Develop or reaffirm the Vision, Mission and Strategic Objectives
 - The Strategic Objectives address six unique areas of planning including:
 - Community Mandates/Priorities
 - Financial / Revenue
 - Levels of Services
 - Partnerships
 - Standard
 - Governance / Organization

Task 3.0: Parks, Facilities, Recreation and Cultural Programming Assessment

3.1 Parks & Facilities Inventory and Assessment - Consulting Team will provide an electronic form for the Department to use in completing facility/amenity inventory. A park and facility tour will be performed with the Operations and Maintenance staff, and Programming staff. The findings from this review will be documented in a prepared data collection form. During this tour, general observation of park and recreation facilities will include:

- Photographs along with text to illustrate key environmental features in the City service area
- General state and condition
- Compatibility with neighborhoods

- Compatibility of amenities offered throughout the system
- Aesthetics/Design
- Safety/security
- Public access
- Program capacity and compatibility with users
- Partnership opportunities
- Revenue generation opportunities

3.2 Park Classifications and Level of Service Standards – The RDG+Pros Team will work with the Department to review and confirm, modify or add to existing park classifications, and preferred facility standards for all park sites, trails, open space amenities including common areas and indoor and outdoor facilities. These classifications will consider size, population served, length of stay, and amenity types/services. Facility standards include level of service standards and the population served per recreational facilities and park amenities. Any new or modified classification or standard will be approved as required. These are based on regional, statewide or nationally accepted parks and recreation standards, as well as the Consulting Team’s national experience and comparison with peer/survey agencies. These standards will be adapted based on the needs and expectations of the City.

3.3 Geographical Analysis through Mapping – The Consulting Team can work with the City to determine appropriate GIS mapping. The Consulting Team would utilize GIS to perform geographical mapping to identify service area analysis for specific facilities and programs. This includes mapping by classification and major amenities by facility standards as applied to population density and geographic areas. A service area is defined as a circular area around a park or amenity whose radius encompasses the population associated with the appropriate facility standard for each park classification and amenity. Using the facility standards and service areas provided by the Consulting Team for each park and major facility type (amenity), a series of maps by each park classification and major amenities will be prepared. This mapping identifies gaps and overlaps in service area. It is assumed that the City will provide base GIS information including inventory and general location of park sites and amenities. The Consulting Team will provide maps in digital format (ARCGIS and Adobe Acrobat PDF format) and hard copy.

3.4 Recreation & Cultural Program Analysis – Recreation programs and special events are the backbone of park and recreation agencies. This assessment will review how well the Department aligns itself with community needs. The goal of this process is to provide recreation program enhancements that result in successful and innovative recreation program offerings. The Consulting Team will provide insight into recreation program trends from agencies all around the country. The process includes analysis of:

- Age segment distribution
- Lifecycle analysis
- Core program analysis and development
- Similar provider analysis/duplication of service
- Market position and marketing analysis
- User fee analysis for facilities and programs/services
- Review of program development process
- Backstage support, or service systems and agency support needed to deliver excellent service

SCOPE OF SERVICES

The RDG + Pros Team proposes a comprehensive planning approach to address the requirements of the Parks, Recreation and Trails Master Plan and will deliver a living and working document that provides guidance for both short-term and long-term goals in a financially sustainable and achievable manner. The following is a detailed approach to develop the master plan related to implementing specific action items.

- **Create a plan that is grounded in inclusive and accessible community engagement** to ensure the broad interests of the diverse community and stakeholders in Norman are heard and can help guide growth and development of parks and recreation sites, facilities, and programs.
- **Outline a strategy for parks, recreation and greenspaces that is equitable to the entire community** regardless of socioeconomic, cultural, racial, or geographic differences, and provides fair community benefit to all.
- **Utilize a wide variety of data sources and best analytical practices** to predict trends and patterns of use, community impact, and how to address unmet needs in Norman.
- **Enhance the environmental resiliency of Cleveland County by leveraging parks and greenspaces** as green infrastructure that is equitably distributed throughout the community.
- **Shape the financial sustainability and organizational excellence** to achieve the strategic objectives, identify revenue opportunities, dynamic partnerships, and ensure future operational and maintenance needs are addressed.
- **Develop a dynamic and realistic action plan** that is based on unique levels of service, promotes health and safety, supports active lifestyles, builds community connectivity, and creates a road map to ensure long-term success and financial sustainability for Norman's parks, recreation programs, and facilities.

Task 1.0: Project Management, Progress Reports & Data Review

1.1 Kick-off Meeting – A kick-off meeting should be attended by the key Norman Parks and Recreation Department staff and Consulting Team members to confirm project goals, objectives, and expectations that will help guide actions and decisions of the Consulting Team. Detailed steps of this task include:

- **Confirmation** – The project goals, objectives, scope, and schedule will be confirmed.
- **Outcome Expectations** – Discuss expectations of the completed project.
- **Communications** – Confirmation on lines of communication, points of contact, level of involvement by the Department and local leaders, and other related project management details. Also, protocols and procedures for scheduling meetings should be agreed to.

1.2 Data Collection – The RDG+Pros Team will collect, log, and review key data and information to facilitate a thorough understanding of the project background. Key data and information that will be requested includes, but is not limited to:

- Park and Recreation Department Annual Reports
- A Legacy for the Next Generation
- Trail and Bicycle Master Plan
- Individual master plans for various parks and greenways
- GIS data from park and trail system
- Database on park system amenities
- Current Capital Improvement Program (CIP) Plan and Operating Budget

- 1.3 Progress Reports** - The Consulting Team will develop status reports to the City on a monthly basis. More importantly, we will be in close and constant contact with your designated project coordinator throughout the performance of the project.
- 1.4 Prepare database of stakeholders** – The Consulting Team will work with the City who will gather contact information from a variety of sources. This information will be used in the key leadership/focus group interview portion of the Master Plan.

Task 2.0: Community Profile, Needs Assessment & Visioning

The RDG+Pros Team will utilize a **robust** public input process to solicit community input on how the parks and recreation system and programs meet the needs of residents into the future. This task is an integral part of the planning process. A wide range of community/participation methods may be utilized with traditional public meetings. The Consulting Team will prepare a community outreach agenda to include the number and types of meetings which will be held. Also, a statistically-valid-wide needs assessment survey will be conducted to identify community needs and issues related to recreation/park programs and facilities. Specific tasks include:

- 2.1 Demographic & Recreation Trends Analysis** – The Consulting Team will utilize the City’s projections and supplement with census tract demographic data obtained from ESRI, the largest research and development organization dedicated to Geographical Information Systems (GIS) and specializing in population projections and market trends; for comparison purposes data will also be obtained from the U.S. Census Bureau. This analysis will provide an understanding of the demographic environment for the following reasons:
- To understand the market areas served by the City and distinguish customer groups.
 - To determine changes occurring in the City and the region, and assist in making proactive decisions to accommodate those shifts.
 - Provide the basis for Equity Mapping and Service Area Analysis

The demographic analysis will be based on US 2020 Census information, 2021 updated projections, and 5 (2026) and 10 (2031) year projections. The following demographic characteristics will be included:

- Population density; Age Distribution ; Households; Gender; Ethnicity; Household Income

From the demographic base data, sports, recreation, and outdoor trends are applied to the local populace to assist in determining the potential participation base within the community. For the sports and recreation trends, the Consulting Team utilizes the Sports & Fitness Industry Association’s (SFIA) 2022 Study of Sports, Fitness and Leisure Participation, ESRI local market potential, as well as participation trends from the Outdoor Foundation on outdoor recreation trends.

- 2.3 Benchmark Analysis** – A benchmark analysis could be completed to compare the City of Norman’s Parks and Recreation system to five (5) other relevant peer agencies and aspirational communities (ie: SEC Communities). If desired, the Consulting Team can work with the City to identify the 15 key metrics to be surveyed and analyzed, as well as the benchmark and aspirational communities.
- 2.4 Facilitate the Public Input Process** – The RDG+Pros Team will identify, describe and implement a comprehensive strategy and methodology for citizen involvement in this Master Plan development process. Elements of the engagement process include:

Ultimately, the outcome of the process will be the creation of a dynamic recreation program plan that results in increased registration, drives customer retention and loyalty, improves customer satisfaction, and increases revenues. Additionally, it will help focus Department efforts in core program areas and create excellence in those programs deemed most important by program participants. **We will also examine impacts of school and private facilities in the area and their potential partnerships with the Department.**

3.5 Prioritized Park and Facility / Program Priority Rankings— The Consulting Team will synthesize the findings from the community input, survey results, standards, demographics and trends analysis, park and facility assessment, program assessment, and the service area mapping into a quantified park and facility / program ranking. This priority listing will be compared against gaps or surplus in parks, facilities and amenities, as well as programs. This will list and prioritize facility, infrastructure, amenities, and program needs for the parks and recreation system and **provide guidance** for the Capital Improvement Plan. The analysis will include probable future parks, recreation facilities, open spaces and trail needs, as well as program needs based on community input, as well as state and national user figures and trends. Also, a set of prioritized recommendations for maintenance and renovation of parks, trails and recreation facilities will be developed. The Team will conduct a work session with the City to review the findings and make revisions as necessary.

3.6 Capital Improvement Plan – We recommend the development of a three-tier capital improvement plan that will assist the City of Norman in the inevitable and continuous rebalancing of priorities and associated expenditures. Each tier reflects different assumptions about available resources.

- **Sustainable** - Critical maintenance projects, including lifecycle replacement, repair of existing equipment, and safety and ADA improvements. Many of these types of improvements typically require one-time funding and are not likely to increase annual operations and maintenance costs. In many cases, these types of projects may reduce annual operations and maintenance costs.
- **Expanded Services** - Projects that include strategic changes to the existing parks system to better meet the unmet needs of the community. These types of improvements typically require one-time funding and may trigger slight increases in annual operations and maintenance costs, depending on the nature of the improvements.
- **Visionary** - Complete park renovation, land acquisition and new park/trail development. These improvements will likely increase annual operations and maintenance costs. Visionary projects also include planning efforts to support new/future development.

Task 3 Deliverables:

- Recreation, Cultural and Programming Plan capturing the process and results of all components of this Task to be included in the overall Parks, Recreation and Trails Master Plan

Task 4.0: Operations & Financial Implementation

4.1 Review of Current Maintenance and Operations – The Consulting Team will perform an analysis of the current maintenance and operational practices of the Department to evaluate its operational situation. This analysis will identify Department staffing needs, improved

operational efficiencies, policy development, process improvements, system and technology improvements, and marketing/communication opportunities. This task will include recommendations in a comprehensive manner. This will include data collection, analysis and on-site observations of key organizational components in the following areas:

- Classification of services
- Administrative delivery
- Maintenance and operating standards
- Organizational design and staffing
- Customer service
- Staffing levels
- Field equipment/resources
- Service contracts
- Workload requirements
- Procedures manuals
- Existing policy and procedures management
- Performance measures and indicators
- Information systems and technology
- Marketing and communications
- Identify and expand partnerships/volunteer support for facilities and services
- Review and suggest new rules and regulations related to parks

4.2 Financial Analysis – The Consulting Team will perform analysis to document the financial situation of the City. The financial analysis will look at the budget, pricing policy, user fees, current and other revenue generating opportunities, grant opportunities, and the revenue forecast. This analysis will identify the financial situation of the Department with three primary goals:

- Understand the financial dynamics to further advance the understanding of operations gained through the work described above.
- Review funding and accounting practices with an objective of accurate financial fund tracking and the ability of the Department to have more useful financial information for strategic decision-making.
- Seek opportunities to improve the financial sustainability of the Department including evaluating expenditures and increasing current and new sources of revenue.

4.3 Funding and Revenue Strategies – Funding strategies will be developed based in part to our review and analysis of the facilities as well as the national experience brought by the Consulting Team. The Consulting Team has identified numerous funding options that can be applied to the Master Plan based on the community values. The funding strategies to be evaluated for recommendations will include at a minimum:

- Fees and charges options and recommendations
- Endowments/Non-profits opportunities for supporting operational and capital costs
- Sponsorships to support programs, events, and facilities
- Partnerships with public/public partners, public/not-for-profit partners and public/private partnerships
- Dedicated funding sources to support land acquisition and capital improvements

- Development agreements to support park acquisition, open space and park and facility development
- Earned Income options to support operational costs
- Land or facility leases to support operational and capital costs
- Identify grant opportunities and resources to construct parks and facilities identified in the Master Plan

Task 5.0: Action Plan & Strategic Master Plan Development

The Parks Master Plan will be framed and prepared through a series of workshops with the City. The overall vision and mission statements will be affirmed or modified, and direction for the City will be established along with individual action strategies that were identified from all the research work completed. Specific tasks include:

- 5.1 Develop Vision, Mission and Goals/Objectives** – The supporting vision and mission statements will be affirmed or developed with senior staff in a work session. Following this effort, goals/objectives and policies will be established and prioritized. A status briefing will be presented to gain input and consensus on direction.
- 5.2 Strategic Action Plan** - Upon consensus of all technical work, the remaining action plan will be completed with supporting strategies, actions, responsibilities, and priorities/timelines. These strategies will be classified as short-term, mid-term or long-term strategies and priorities. Following a half-day review workshop with the City, the Consulting Team will propose a prioritization schedule and methodology used on successful master plans across the United States from their work. Action plans will be established in the following key areas:
 - **Park Development and Improvements** – Recommendations that provide for short and long-term enhancement of park development, improvements, and land acquisition in the City.
 - **Park and Facility Operational Management** – Recommendations that provide for short and long-term enhancement of park and facility operational management practices of the City.
 - **Programs and Services** – Recommendations that provide for short and long-term development and maintenance of programs and services provided by the City, including opportunities to improve meeting user needs.
 - **Financial and Budgetary Capacity Development** – Recommendations that provide for short and long-term enhancement of the financial and budgetary capacity of the City related to parks and lands.
 - **Policies and Practices** – Specific policies and practices for the City that will support the desired outcomes of this Master Plan will be detailed.
- 5.3 Draft Report Preparation, Briefings and Final Strategic Master Plan** – The Consulting Team will prepare a draft Strategic Master Plan with strategies and action plans taking into account public input received, all analyses performed and the fiscal and operational impacts to the City. A presentation of the draft report will be facilitated with the City. Upon comment by the Department and key stakeholders, the Consulting Team will revise the Draft Master Plan to reflect all input received. Once the draft Master Plan is approved by City, the Consulting Team will prepare a final summary report and present to the City for final approval and adoption. The final plan will be prepared consisting of ten (10) printed and bound color copies and an electronic copy in a format compatible with the City's software.

Task 5 Deliverables:

- Parks and Public Spaces Plan capturing the process and results of all components of this Task to be included in the overall Parks and Recreation Comprehensive Plan.

Task 6.0: Final Plans

As stated in the goals, The RDG Team will develop visual materials with high graphic value, and we understand the importance of clear communication with the intent to inspire every Norman citizen throughout all stages of the process. Both visual materials and written content will be produced understanding that they will be critical for justification and support of funding.

6.1 Parks, Recreation & Trail Master Plan - Will be comprised of several components coming together in one cohesive comprehensive plan. All sections will have the ability to stand alone and include a summary of the process and clear outline of results, whether those be recommendations, guidelines and/or standards. The Recommended Table of Contents to include:

1. Executive Summary
2. Community Engagement Summary
3. Visioning & Mission and Vision Statements Summary
4. Inventory and Analysis Findings
5. Parks, Trails and Public Spaces Plan
6. Recreational, Cultural and Programming Plan
7. Fiscal Sustainability and Partnerships Plan
8. Image Guild for the Built and Natural Environments

6.2 Strategic Implementation Plan - The RDG Team will assemble a plan comprised of several components coming together in one cohesive implementation plan. All sections will have the ability to stand alone and include a summary of the process and clear outline of results, whether those be recommendations, guidelines and/or standards.

Task 6 Deliverables:

- **Parks, Recreation and Trails Master Plan** – The RDG Team will issue 50%, 90% and 100% complete draft documents for review and comment
- The RDG Team will Present the Draft and Final Plan
- **Strategic Implementation Plan** - The RDG Team will issue 50%, 90% and 100% complete draft documents for review and comment
- The RDG Team will Present the Draft and Final Plan

Added Service: Design Guidelines

“The fundamental purpose of the Design Guide is to provide a thoughtful long-term vision for park architecture and management of natural landscapes and resources.”

Think back to your first memories of a visit to one of Norman’s Park facilities. What were your first impressions? They were likely dominated by a sense of the wonder of outdoor and the surrounding park environment, as many of Normans parks and open spaces are located in attractive places and dramatic landscapes. This sense of awe was possibly combined with anticipation of seeing your first cousins at a family reunion or participating in a family activity, like fishing, hiking, picnicking, swimming or any other outdoor recreation opportunity available in Norman’s parks.

These first impressions were probably colored by the different look and feel of the buildings in the park. The distinctive pavilions, shelters, site furnishings, lighting and trail amenities have become associated with the identity of Norman Parks Goals, Objectives and Principles

The Norman’s Parks, Trails and Trails Design Guide will identify and recognize the importance of park architecture and the natural environment in the overall visitor experience - this being an interplay of the structures that frame outdoor life and family experiences within a backdrop of the most scenic and environmentally significant places in the City of Norman. The fundamental purpose of the Design Guide is to provide a thoughtful long-term vision for

Norman's park architecture and natural environment. It will build on the best of the past, along with the best of the present, for future generations that will be enriched by both.

Norman Parks, Recreation and Trail Design Guide will:

- Provide a framework for future park infrastructure to improve and enhance the Norman Park identity, permeated with sustainability and overall quality of park facilities, consistent with the department's role as leader in quality-of-life stewardship and provider of outdoor recreation opportunities.
- Integrate the best of the past of Norman Park architectural identity with the best of current sustainable design practices, materials and construction techniques to create an overall unifying visual park experience that is built to last.

Objectives

- Identify design principles and possible elements common to all yet create a filtering system to guide the design development of individual projects, allowing for variations within neighborhoods, park-to-park, structure category and site context.
- Create design templates further defining various park structures common to all: entrance portals (park entrance signs); interpretive kiosks, shelters; restroom facilities, picnic shelters; site furnishings and signage. Template variations will accommodate focal point or support facility tiers as well as primary, secondary and tertiary functions.
- Identify design guide parameters for those larger focal point facilities such as park pavilions and recreation/cultural centers.

Some Common Design Principles

1. Provide leadership in using sustainable principles for design, development/construction, and operation.
2. Create and restore facilities using environmental and cultural cues drawn from the individual park and specific site.
3. Develop with quality and durability in mind (buildable, affordable, accessible (ADA), functional and maintainable).
4. Create facilities that unify the visual experience.

Item 2.
Item 10.



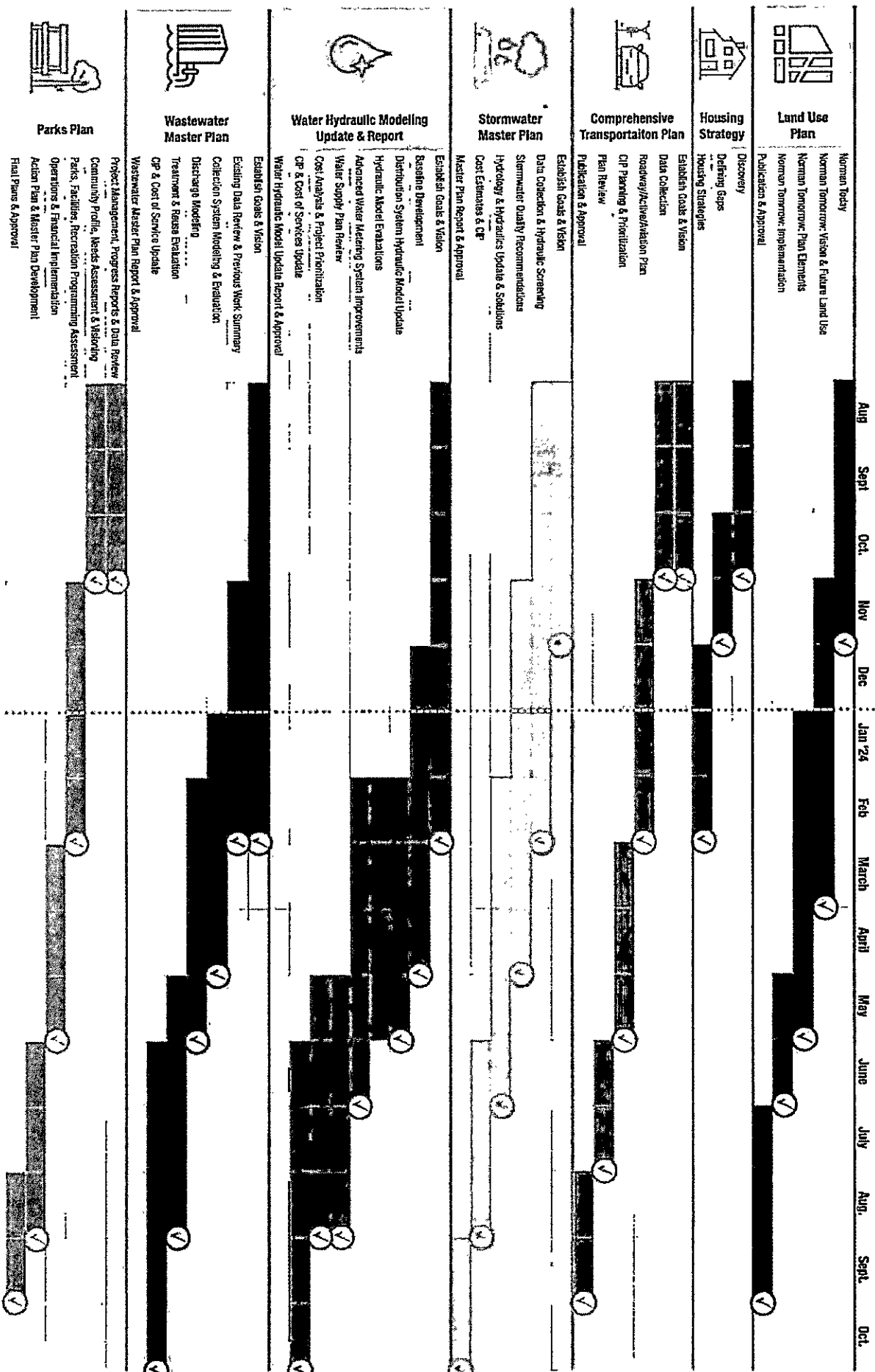
Attachment B



225

136

Exhibit B - Parks & Recreation Master Plan Timeline



Item 2.
Item 10.



Attachment C



227

138

Parks and Recreation Master Plan - Fee Proposal

Exhibit C

Task 1.0 Project Management, Progress Report & Data	\$37,150		
Kick-Off Meeting	\$6,670		
Data Collection	\$12,680		
Progress Report	\$4,800		
Prepare Database of Stakeholders	\$8,400		
Deliverables	\$4,600		
Task 2.0 Community Profile, Needs Assessment & Visioning	\$42,600		
Demographic & Recreation Trends Analysis	\$5,400		
Benchmark Analysis	\$7,800		
Facilitate the Public Input Process	\$15,600		
Mission Statement & Vision Statement DRAFT	\$4,800		
Deliverables	\$9,000		
Task 3.0 Parks, Facilities & Recreation Programming Assessment	\$58,790		
Parks and Facilities Inventory and Assessment	\$12,500		
Park Classifications and Level of Service Standards	\$5,800		
Geographical Analysis through Mapping	\$8,600		
Recreation Program Analysis	\$6,500		
Prioritized Park and Facility / Program Priority Rankings	\$8,500		
Capital Improvement Plan	\$6,890		
Deliverables	\$10,000		
Task 4.0 Operations & Financial Implementation	\$32,800		
Review of Current Maintenance and Operations	\$6,500		
Financial Analysis	\$8,250		
Funding & Revenue Strategies	\$7,250		
Deliverables	\$8,800		
Task 5.0 Action Plan & Strategic Master Plan Development	\$28,200		
Develop Vision, Mission and Goals / Objectives	\$4,800		
Strategic Action Plan	\$7,800		
Draft Report Preparation, Briefings and Final Strategic Master Plan	\$6,800		
Deliverables	\$8,800		
Task 6.0 Final Plans	\$55,000		
Parks and Recreation Master Plan	\$28,000		
Strategic Implementation Plan	\$15,000		
Deliverables	\$12,000		

Total Fee \$254,540

Total Additional Services and Reimbursables

\$57,000

CITY - Additional Services	Estimated Fee
Additional Task 3A - Built Environment Image Guide	\$35,000
Additional Task 3B - Natural Environment Image Guide	\$18,000
CITY - Reimbursables	Not to Exceed
	\$4,000

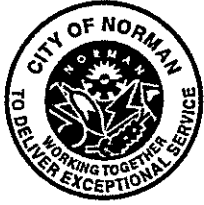
* CITY extra Public Meeting attendance costs billed according to the fee schedule attached hereto.

TOTAL CONTRACT AMOUNT NOT TO EXCEED

\$311,540

File Attachments for Item:

13. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CONTRACT K-2324-83: A PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF NORMAN, OKLAHOMA AND THE BOARD OF CLEVELAND COUNTY COMMISSIONERS FOR THE SALE OF REAL PROPERTY LOCATED AT 718 N. PORTER IN NORMAN.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/26/2023

REQUESTER:

PRESENTER: Kathryn Walker, City Attorney

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CONTRACT K-2324-83: A PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF NORMAN, OKLAHOMA AND THE BOARD OF CLEVELAND COUNTY COMMISSIONERS FOR THE SALE OF REAL PROPERTY LOCATED AT 718 N. PORTER IN NORMAN.

BACKGROUND:

Norman voters approved the Norman Forward Quality of Life Projects Sales Tax of 2015, which provided a one-half (1/2) percent sales tax dedicated to fund a number of Quality of life projects, including a Senior Wellness Facility (the "Facility"). After considering a number of locations for the new Facility, Council opted to locate it Facility on the southeast corner of the Porter Campus of the Norman Regional Health System ("NRH"). At the same time discussions were occurring about locating the Facility on the Porter Campus, discussions were also occurring between the City and NRH about property owned by NRH located at 718 N. Porter. As the Porter Campus redevelops, NRH communicated that it would no longer have a need for 718 N. Porter and expressed an interest in conveying it to the City. The City was interested in receiving the property at that time and a variety of uses were proposed, including a permanent night shelter, a sobering center, and a resource center. Ultimately, Council approved a Purchase and Sale Agreement with NRH on December 14, 2021 and upon closing on the transaction in May 2022, the City transferred its Porter Campus property to NRH in exchange for retaining the Senior Center tract and obtaining ownership of 718 N. Porter. 718 N. Porter has remained vacant since that time.

During an unexpected cold snap over the holidays, the fire sprinkler lines in the building froze, which resulted in a flooding event. This resulted in significant damage to both the first and second floors of the building. Council considered repairing the building and using it for a permanent night shelter, but costs to repair and update the building to current building standards for a more residential, overnight use were substantial.

Cleveland County approached the City about the possible purchase of the building for office and storage uses. After obtaining property repair estimates, the County offered a purchase price of \$500,000 and offered to pay all closing costs.

DISCUSSION:

Contract K-2324-83 would memorialize the County's offer. Upon the effective date of the contract, there is a 30 day due diligence period. After the expiration of this period, a closing date will be selected on which the transaction will be finalized. The County is purchasing the property in an AS-IS and WHERE-IS condition with all faults.

RECOMMENDATION:

Staff forwards K-2324-83 for Council consideration.

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (the "Agreement") is made as of this ____ day of _____, 2023 (the "Effective Date"), between THE CITY OF NORMAN, OKLAHOMA, an Oklahoma municipal corporation (hereinafter referred to as the "Seller"), and the Board of County Commissioners, an Oklahoma political subdivision (hereinafter referred to as "Purchaser"), together with the City, the "Parties" and each one a "Party").

RECITALS:

A. The Seller acquired 718 N. Porter Avenue (the "718 Property") from Norman Regional Hospital Authority ("NRHS") pursuant to a Purchase and Sale Agreement dated December 22, 2021 regarding, among other things, the purchase, sale, and development of certain real property located in the City of Norman, Cleveland County, Oklahoma for the construction of the NRHS's Porter Health Village and the City's Senior Wellness Center.

B. The 718 Property has been vacant since the Seller's acquisition and the Seller desires to sell the property to another government entity.

AGREEMENTS:

NOW, THEREFORE, in consideration of the covenants contained herein and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Seller and Purchaser agree as follows:

1. Purchase and Sale of Land. On the Closing Date the Seller will convey all of its right, title and interest in and to certain real property and improvement on the 718 Property to the Purchaser. The legal description is attached hereto as Exhibit A.

2. Purchase Price. Subject to the adjustments and prorations herein described, the Purchaser shall pay the sum of \$500,000.00 to the Seller on the Closing Date ("Purchase Price").

3. Due Diligence Period. Commencing on the Effective Date and ending on a date thirty (30) days later (the "Due Diligence Period"), the Parties shall obtain an ALTA survey for the Porter Campus (the "Survey") which meets minimum standard ALTA survey requirements and is sufficient to induce Title Insurer to provide survey coverage on the Title Policy.

4. Title; Title Curative. During the Due Diligence Period, the Parties will diligently work together to obtain and review preliminary binders (each a "Title Commitment", and together the "Title Commitments") for the 718 Property for the issuance of an ALTA Form B owner's title insurance policy (the "Title Policy"), together with a Pro Forma of the Title Policy (the "Pro Forma", Endorsements (the "Endorsements") to the Title Policy, if any, and legible copies of the instrument(s) creating an exception to the title to the land. The Title Commitments, Pro Forma, and any Endorsements to Title Policy will be issued by First American Title Company, located at 421 N.W. 13th Street,

Suite 320, Oklahoma City, Oklahoma 73103 (the "Title Insurer"). The Parties will take all necessary actions to satisfy all items set forth on Schedule B, Part I requirements of the Title Commitments of their respective portion of the Properties in a timely manner. So long as the Parties are diligently pursuing all curative actions set forth herein, the Parties hereby agree to extend the Due Diligence Period by that amount of necessary to complete all title curative actions.

5. Seller's Representations and Warranties. Seller hereby represents and warrants to the best of Seller's actual direct firsthand knowledge and belief, the following:

- (a) This Agreement has been authorized by all necessary action of the governing body of the Seller and the Seller has full authority and right to enter into this Agreement and proceed to fulfill its terms;
- (b) The Seller is not aware of having been notified, orally or in writing, and is not aware of any instances in which the 718 Property is in violation of any codes, statutes, ordinances, or regulations;
- (c) All bills, invoices, and claims have been or will be paid prior to Closing, such as any amounts due that could result in a lien against the 718 Property if not paid;
- (d) The Seller is not aware of being subject to or bound by any judgment, decree, injunction, or other court order in respect to the 718 Property; and
- (e) The Seller is not aware of any action, suit or proceeding before any court or governmental agency or authority pending, or threatened against the Seller in written correspondence to the Seller that would adversely affect any portion of the 718 Property or the ability of the Seller to convey good and marketable title to the 718 Property, or that would limit the Purchaser's ownership and control or rights to use the 718 Property after the Closing, and subject to any quiet title or other title curative actions as may be contemplated herein.

The Seller's representations and warranties herein shall survive for the benefit of the Purchaser for a period of one (1) year after the Closing.

6. The Purchaser's Representations and Warranties. The Purchaser hereby represents and warrants to the best of the Purchaser's actual direct firsthand knowledge and belief, the following:

- (a) This Agreement has been authorized by all necessary action of the governing body of the Purchaser and the Purchaser has full authority and right to enter into this Agreement and proceed to fulfill its terms.
- (b) The Purchaser is not aware of any action, suit or proceeding before any court or governmental agency or authority pending, or threatened against

the Purchaser (in written correspondence to the Purchaser) that would inhibit or prevent the Purchaser from entering into this Agreement and fulfilling its terms.

The Seller's representations and warranties herein shall survive for the benefit of the Seller for a period of one (1) year after the Closing.

7. Condition of Property and Disclaimers by the Seller and the Purchaser: Release.

- (a) The parties acknowledge and agree that, except as expressly set forth in this Agreement or in any of the documents delivered at Closing, as applicable, neither party, nor any other Covered Party (as hereinafter defined), have made, and except as expressly set forth in this Agreement or in any of the documents delivered at Closing, the parties are not liable or responsible for, or bound in any manner by, and hereby expressly disclaims, any express or implied representations, warranties, covenants, agreements, obligations, guarantees, statements, information, or inducements pertaining to the 718 Property or any part thereof, the title and physical or environmental condition thereof the quantity, character, fitness and quality thereof, the merchantability, fitness for a particular purpose, the income, expenses or operation thereof, the value and profitability thereof, the uses which can be made thereof (including, without limitation, the construction of either parties' intended uses), the legality of either parties' intended use for the Properties under the Seller's current zoning ordinances affecting the Properties, or any other matter or thing of whatsoever kind or nature with respect thereto. The Purchaser further acknowledges, agrees, represents, and warrant that it has assumed the duty to inspect the 718 Property as provided for in this Agreement, and thereby assumes any and all liabilities or obligations relating to any physical or environmental condition as of the Closing Date. The delivery of surveys, title reports, inspections, plans, specifications, or other information, if any, pursuant to this Agreement shall not constitute a representation by the Seller that such information is current, correct, accurate, whole, or complete. It has been and remains the responsibility of the Purchaser, at its sole cost and expense, to satisfy itself as to the condition of the 718 Property including, without limitation: (i) the nature and condition of the property, including but not limited to the water, soil, geology, drainage, topography, flora and fauna and the suitability thereof, and of the 718 Property for any and all activities and uses which such party may elect to conduct thereon, or any improvements such party may elect to construct thereon, income to be derived therefrom or expenses to be incurred with respect thereto, or any obligations in any other manner relating to or effecting the same; (ii) the nature and extent of any easement, right-of-way, lien, encumbrance, license, reservation, condition, or otherwise; (iii) the presence or absence of any environmentally-threatened species; (iv) the presence or absence of any environmental hazardous substance or material and the compliance of the 718 Property or the

operation of the 718 Property with any laws, rules, ordinances or regulations of any government or any regulatory bodies; (v) geological conditions, including, without limitation, subsidence, subsurface conditions, water, cable, underground water reservoirs, limitations regarding withdrawal of water and faulting; (vi) whether or not, to the extent to which the Properties or any portion thereof, is affected by any stream (surface or underground) body of water, flood-prone area, flood plain, flood way or special flood hazard; (vii) drainage; (viii) soil conditions, including but not limited to the existence of instability, past soil repairs, soil additions or conditions of soil fill or susceptibility to landslides or the sufficiency of any undershoring; (ix) zoning to which the Land and any portion thereof may be subject; and (x) availability of any utilities to the Properties or any portion thereof. Upon the Closing, each party shall assume the risk that adverse matters, including, but not limited to, construction defects and adverse physical and environmental conditions not otherwise disclosed herein, may not have been revealed by such party's investigations of the Properties. Without limiting the foregoing, the parties hereby expressly acknowledge and agree that, except as expressly set forth in this Agreement or in any of the documents delivered at a Closing, the County is purchasing the 718 Property as of the Closing Date in its **"AS-IS and WHERE-IS" condition WITH ALL FAULTS**. The provisions of this Paragraph 7 (b) shall expressly survive all Closings and the delivery of the Deed hereunder, or the earlier termination of this Agreement, for all purposes and shall not be deemed to have merged into any of the documents executed or delivered at any Closing.

- (b) Without limiting the provisions of Paragraph 7(b), above, and except as expressly set forth in this Agreement or in of the documents delivered at any Closing, each party, upon Closing, fully and completely releases the other party and (as the case may be) such other parties' shareholders, officers, members, directors, owners, partners, managers, employees, agents, consultants, contractors, attorneys, brokers, and representatives any and all claims, demands, causes of action (including but not limited to causes of action in tort), losses, damages, liabilities, injuries, deaths, costs and expenses (including but not limited to attorneys' fees and disbursements, expert witnesses, discovery expenses, and court costs, whether the suit is instituted or not) of any and every kind, nature or character, whether known or unknown, liquidated or contingent (hereinafter collectively called the "Claims") arising from or relating to any matters set forth in this Paragraph 7 and as relating to: (i) any physical conditions, violations of any applicable laws (including, without limitation, any environmental laws) or any and all other acts, omissions, events, circumstances or matters regarding the 718 Property; or (ii) any other conditions, including, without limitation, environmental and other physical conditions affecting the 718 Property, whether the same are a result of negligence of such other party or otherwise. The release set forth in this Paragraph 7(c) specifically includes, but is not limited to, any claims under

any environmental laws of the United States, the State of Oklahoma, or any political subdivision thereof, as any of those laws may be amended from time-to-time, and any regulations, orders, rules or procedures or guidelines promulgated in connection with such laws, regardless of whether they are in existence on the date of this Agreement. The parties acknowledge that each party has been represented by independent legal counsel of such parties' selection, and each party is granting this release of its own volition and after consultation with such parties' counsel. Except as otherwise expressly provided in this Agreement, the Purchaser acknowledges that any condition of the 718 Property that such party discovers or desires to correct or improve after the Closing Date shall be at its sole expense. The provisions of this Paragraph 7(c) shall expressly survive all Closings and the delivery of the Deed hereunder, or the earlier termination of this Agreement, for all purposes and shall not be deemed to have merged into any of the documents executed or delivered at any Closing.

8. Confidentiality of Inspection Matters. The Parties acknowledge that in the course of performing due diligence of any portion of the 718 Property, the Seller may provide to the Purchaser information that is nonpublic, confidential or proprietary in nature. The Parties agree to maintain the confidence of all information delivered by the other Party and not to disclose or use any information provided by the other Party for any purpose other than evaluating the Properties. Further, the Parties agree to waive, discharge, release, and hold harmless, each other and each Parties' shareholders, officers, members, directors, owners, partners, managers, employees, agents, consultants, contractors, attorneys, brokers, and representatives (collectively with each Party, the "Covered Parties"), harmless from and against any and all losses, costs, damages, demands, liens, claims, liabilities, injuries, deaths, or expenses (including, but not limited to, attorneys' fees incurred, regardless of whether litigation is ever commenced) incurred by any Covered Party arising from or related to any of Parties' due diligence or inspections hereunder.

9. Closing. This Agreement shall close (the "Closing") five (5) business days after expiration of the Due Diligence Period (the "Closing Date"), such Closing to take place at the offices of the Title Insurer at such time to be mutually determined by the Purchaser and the Seller. But in no event shall the Closing take place later than ninety (90) days after the end of Due Diligence Period, unless agreed to extend by the Parties.

10. Deliveries. At the Closing, each Party shall deliver or cause to be delivered to the other Party and/or the Title Insurer, as applicable, the following, each fully executed, attested, sworn to, and acknowledged (where appropriate):

- a. Special Warranty Deed. A Special Warranty Deed duly executed by the Party in substantially the form of Exhibit "B" attached hereto (the "Deed") conveying such portions of the Properties to the other Party as set forth herein, subject to only those exceptions approved by grantee Party.
- b. Purchase Price. The Purchase Price, subject to the prorations as provided for in this Agreement, by cashier's check or by wire transfer of immediately available United States funds.

- c. FIRPTA Affidavit. An affidavit in form and substance satisfactory to Title Company stating that the respective Party is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and implementing regulations.
- d. Proof of Authority. Such evidence as to the authority of each Party to enter into this Agreement and to discharge the obligations of such Party pursuant hereto as the other Party and the Title Company shall reasonably require.
- e. Closing Statement. The document prepared by the Title Company (the "Closing Statement") to be duly executed by each Party to record the payment of the costs of performing this Agreement and the corresponding adjustment, if any, of the Purchase Price.
- f. Additional Documents. Such additional documents, including lien and possession affidavits, as may be reasonably requested by each Party and the Title Company to consummate this Agreement.

11. Possession. Possession of the 718 Property shall be given to the Purchaser on the Closing Date, free from all parties claiming a right to possession or having claims against the 718 Property, other than as claimants under only the exceptions to title stated in the Title Commitment approved by the Seller. Effective on the recording of the Deed, the beneficial ownership and the risk of loss of the 718 Property shall pass to the County.

12. Prorations. All receipts and disbursements relating to the 718 Property shall be prorated at the Closing as of 11:59 p.m. on the day preceding the Closing Date, and the Purchase Price of the 718 Property shall be adjusted as provided in the Closing Statement.

13. Taxes. All ad valorem taxes and installments of special assessments, if any, to the extent they had vested and become due for the calendar years preceding the year in which the Closing Date occurs shall be paid by Seller. All ad valorem taxes and installments of special assessments, if any, for the calendar year in which the Closing occurs shall be prorated to the Closing Date based on the latest available tax rate and assessed valuation. To the extent applicable, Purchaser shall pay all ad valorem taxes from and after the date of Closing.

14. Closing Costs. Unless otherwise stated herein, the costs of these transactions shall be borne entirely by the Purchaser.

15. Condemnation: Casualty. In the event of actual or threatened condemnation or damage to or destruction of all or any part of the 718 Property prior to the Closing Date, the Parties hereby agree to negotiate in good faith, a reduction of the value, which in turn may affect the Purchase Price.

16. Default; Remedies. If either Party fails to perform such party's obligations under this Agreement (except as excused by the other Party's default), the Party claiming default will

make written demand for performance. If such Party fails to comply with such written demand within thirty (30) days after receipt thereof, the other Party will have the option to waive such default, to demand specific performance, to exercise any other remedy available at law or in equity, or to terminate this Agreement. Except as otherwise set forth herein, on such termination, the Parties will be discharged from any further obligations and liabilities under this Agreement. However, in no event and under no circumstance, will either party be liable for (and the PARTIES HEREBY COMPLETELY AND UNCONDITIONALLY WAIVE, RELEASE, DISCHARGE, SURRENDER AND REFUSE ALL RIGHTS TO any speculative, treble, special, rescission, cumulative, consequential, non-economic, or punitive damages.

17. Miscellaneous. It is further understood and agreed as follows:

(b) Entire Agreement. This Agreement constitutes the entire agreement between the Seller and the Purchaser relating to the sale of the Land. This Agreement supersedes, in all respects, all prior written or oral agreements between the parties relating to the sale of the 718 Property and there are no agreements, understandings, warranties or representations between the Seller and the Purchaser except as set forth herein.

(c) Amendment. Neither this Agreement nor any of the provisions hereof can be changed, waived, discharged, or terminated, except by an instrument in writing signed by the party against whom enforcement of the change, waiver, discharge, or termination is sought.

(d) Notices. Any notice, payment, demand or communication required or permitted to be given by any provision of this Agreement will be in writing and will be deemed to have been given when delivered personally or by telefacsimile (with a confirming copy sent within one (1) day by any other means described in this section) to the party designated to receive such notice, or on the date following the day sent by overnight courier or on the third (3rd) day after the same is sent by certified mail, postage and charges prepaid, directed to the following addresses or to such other or additional addresses as any party might designate by written notice to the other parties:

If to the Seller: City of Norman
 Attn: City Manager
 201 W. Gray St.
 Norman, Oklahoma 73069
 Telephone: 405/366-5404
 Facsimile: 405/366-5389
 Email: darrel.pyle@normanok.gov

With a copy to: City of Norman
 Attn: City Attorney Kathryn Walker
 201 W. Gray
 Norman, Oklahoma 73069
 Telephone: 405/217-7700
 Facsimile: 405/366-5425
 Email: kathryn.walker@normanok.gov

If to the Purchaser: Cleveland County
 Attn: Board of County Commissioners _____
 201 South Jones, Suite 200
 Norman, Oklahoma 73069

Telephone: 405/366-0200
 Email: rcleveland@clevelandcountyyok.com

With a copy to: District Attorney's Office
 Attn: Civil Division
 201 S. Jones, Suite 300
 Norman, Oklahoma 73069
 Telephone: 405/321-8268
 Email: robin.moore@dac.state.ok.us

(e) Attorneys' Fees. If any party institutes an action or proceeding against the other relating to the provisions of this Agreement or any default hereunder, the unsuccessful party to such action or proceeding will reimburse the successful party therein for the reasonable attorneys' fees, expert witness fees, discovery expenses, disbursements and litigation expenses incurred by the successful party.

(f) Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Oklahoma. All actions with respect to this Agreement may be instituted in the County District Court of Cleveland County, State of Oklahoma or the United States Western District Court sitting in Oklahoma City, Oklahoma. By execution of this Agreement, the parties irrevocably and unconditionally submit to the jurisdiction (both subject matter and personal) of any such court and irrevocably and unconditionally waive: (i) any objection any party might now or hereafter have to the venue in any such court; and (ii) any claim that any action or proceeding brought in any such court has been brought in an inconvenient forum.

(g) Brokerage; Commissions. Each Party (the "Indemnifying Party") represents and warrants to the other that it has not dealt with any real estate brokers or other third parties in connection with this Agreement and the Indemnifying Party agrees to indemnify and hold the other harmless from and against any claim, loss, liability, damage, fee, cost, or expense, including attorney's fees, arising out of any compensation due or alleged to be due to any broker with whom the Indemnifying Party may have dealt with during the course of the transaction set forth in this Agreement.

(h) Severability. If any clause or provision of this Agreement is held by a court having jurisdiction to be illegal, invalid, or unenforceable under any present or future law, the remainder of this Agreement will not be affected thereby. It is the intention of the Parties that if any such provision is held to be illegal, invalid or unenforceable, there will be added in lieu thereof a provision as similar in terms to such provision as is possible and be legal, valid and enforceable.

(i) Binding Effect. This Agreement will inure to the benefit of and bind the respective successors, heirs, beneficiaries, trustees, and assigns of the Seller and the Purchaser.

(j) Time. Time is the essence of each provision of this Agreement.

(k) Captions. The captions in this Agreement are inserted for convenience of reference and are not intended to define, describe, or limit the scope of any provision of this Agreement.

(l) Full Execution. This Agreement shall be deemed fully executed and binding upon the Seller and the Purchaser if and when each party has executed this Agreement or separate counterparts.

(m) Computing Time Periods. In determining the end or final date for any period of days hereunder that starts from a specified date or specified event, the day of that specified date or event shall not be counted and instead the counting of days shall commence the next calendar day after that specified date or specified event. Should the date upon which any act required to be performed by this Agreement fall on a Saturday, Sunday or holiday, the day for performance shall be extended to the next business day.

(n) Counterparts. This Agreement may be executed in one or more duplicate counterparts, each of which shall upon execution by all parties be deemed an original. Executed counterparts of this Agreement delivered by fax machine or electronic image via email shall be deemed original documents for all purposes so long as original signatures are kept and verifiable as being executed prior to transmission.

(o) Termination. Notwithstanding any provision hereof to the contrary, notwithstanding any termination of this Agreement, whether by reason of a default of a party, by mutual agreement or for any other reason, the obligation to pay for respective development, planning, design, engineering, or infrastructure costs incurred prior to termination shall survive such termination and remain in full force and effect.

(p) Survival. Unless otherwise state herein, the development rights, obligations, representations, and covenants of the Parties contained in this Agreement shall survive Closing.

(q) Assignment. This Agreement may not be assigned by either party without the prior written consent of the other party, which consent may be withheld by and in such parties' sole discretion provided any assignee shall continue to be bound by the terms of this Agreement.

(r) No Individual Liability. The Parties acknowledge and agree that this Agreement is being entered into by two entities and that no person or individual is a party to this Agreement, and therefore the Parties hereby completely and unconditionally waive, release, discharge, surrender and refuse all rights to any claims or causes of action against any individual in any personal capacity for any claims, remedies, or damages arising out of this Agreement.

K-2324-

Item 2.
~~Item 13.~~

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the date first above written.



“ Seller”:

CITY OF NORMAN, OKLAHOMA,
a municipal corporation

By: _____
Name: Larry Heikkila
Title: Mayor

Date of City’s Execution: _____, 2023

Attest: _____
Brenda Hall, City Clerk

Approved as to form and legality this 22 day of
September, 2023.

General Counsel/City Attorney

“Purchaser”:

CLEVELAND COUNTY

By: Rod Cleveland
Rod Cleveland, Commissioner

Jacob McHughes
Jacob McHughes, Commissioner

Rusty Grissom
Rusty Grissom, Commissioner

Date Of County’s Execution: Sept. 18,
2023.

Index to Exhibits:

- A: Legal Description
- B: Special Warranty Deed

Exhibit "A"

Lots Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25) and Twenty-six (26) in Block Three (3), of J.A. Jones Addition to Norman, Cleveland County, Oklahoma.

Exhibit "B"

Special Warranty Deed

After recordation, return to:

Space Reserved for Recording Information

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT _____ (the "Grantor"), in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, convey and assign unto the _____ (the "Grantee"), with an address of _____, the real property and premises situated in the City of Norman, Cleveland County, State of Oklahoma, and described on Exhibit "A" attached hereto, together with any improvements situated thereon and appurtenances thereunto belonging (the "Land").

TO HAVE AND TO HOLD the Land unto the Grantee, its successors and assigns, forever, free and clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, liens and encumbrances of whatsoever nature; LESS AND EXCEPT any and all interests in and to oil, gas and other minerals as this is a surface rights conveyance only, and SUBJECT to all of the exceptions to title set forth on Exhibit "B" attached hereto and incorporated herein by reference:

Grantor hereby warrants title to the Land against any and all acts, conveyances, liens and encumbrances affecting the Land made or suffered to be made or done by, through or under Grantor, but not otherwise, and in any event excluding from this warranty the matters set forth on Exhibit "B" attached hereto.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has executed this instrument this _____ day of _____, 2023.

“Grantor”:

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) ss:
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2023, by _____, in his/her capacity as _____ of _____.

(Seal)

Notary Public
My Commission Expires: _____
Commission # _____

K-2324-

Item 2.
Item 13.

EXHIBIT "A" TO SPECIAL WARRANTY DEED

Legal Description

EXHIBIT "B" TO SPECIAL WARRANTY DEED

Permitted Exceptions
[Subject to revision based on title commitment]

TBD

Staff Recommendation for
Monte Vista Estates Addition PUD

Monte Vista Estates Addition PUD is located in Section 16 of Township 9 North, Range 2 West of the Indian Meridian. It is located on the west side of 24th Avenue NE, on the south side of Tecumseh Road, (See Map). This development is proposing 91 lots of ½-acre R-1-type housing in the PUD; requiring .596 acre of park land (or 1.192 acres, if Private Park was proposed). There is also approximately 13 acres of open space shown in the plat, which will be left as green space.

This development will yield \$6,825 in Neighborhood Park Development Fees and the same amount in Community Park Development fees once all building permits have been issued. The developer has requested a Fee-in-Lieu of land decision for this project. This proposal appears to be the better option for this PUD, as it is proposed to be a gated community, with passive recreation proposed in the green spaces being built; and most of the area around the project is also large-lot residential estate development (see map). The amount of park (public or private) that would be established with this few number of houses does not provide enough land to establish large-scale recreation; and it would be an additional drain on maintenance resources without much space gained.

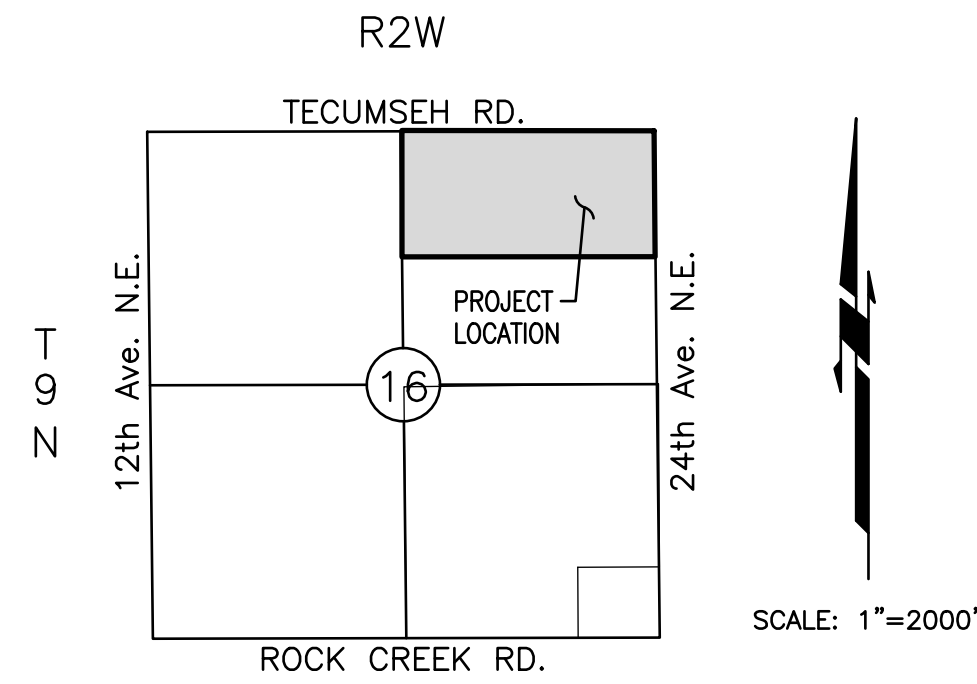
There are two residential neighborhoods west and south of this addition which have park land in them. The Park Hill park site and associated green space is a private park land decision from years ago; while the Deerfield Addition is home to a large public park that has been developed and open for over 13 years. Therefore, the fees collected for this addition would be assigned to the Deerfield Park development account, since it is the closest public park that is within the same square mile as Monte Vista Estates PUD (see map). That park has a large playground, walking trails, a basketball court and room for team sports practice. The Deerfield Park funds collected over the years will one day be combined with the NORMAN FORWARD Neighborhood Park Improvement Project funds when it is time to make upgrades to that park in the coming years. At that time, we will survey the surrounding development residents to help guide what improvements we make at Deerfield Park prior to any construction.

Staff recommends that the Board of Park Commissioners make a fee-in-lieu of land decision for the Monte Vista Estates Addition PUD.

Preliminary Plat
MONTE VISTA ESTATES
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE N.E. 1/4, SECTION 16, T9N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

RESIDENTIAL LOTS - 91
 OPEN SPACE AREA = 13.01 AC.±

SCALE: 1" = 100'



SCALE: 1"=2000'

LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter (N.E. ¼) of Section Sixteen (16), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

BEGINNING at the Northeast Corner of said N.E. ¼;

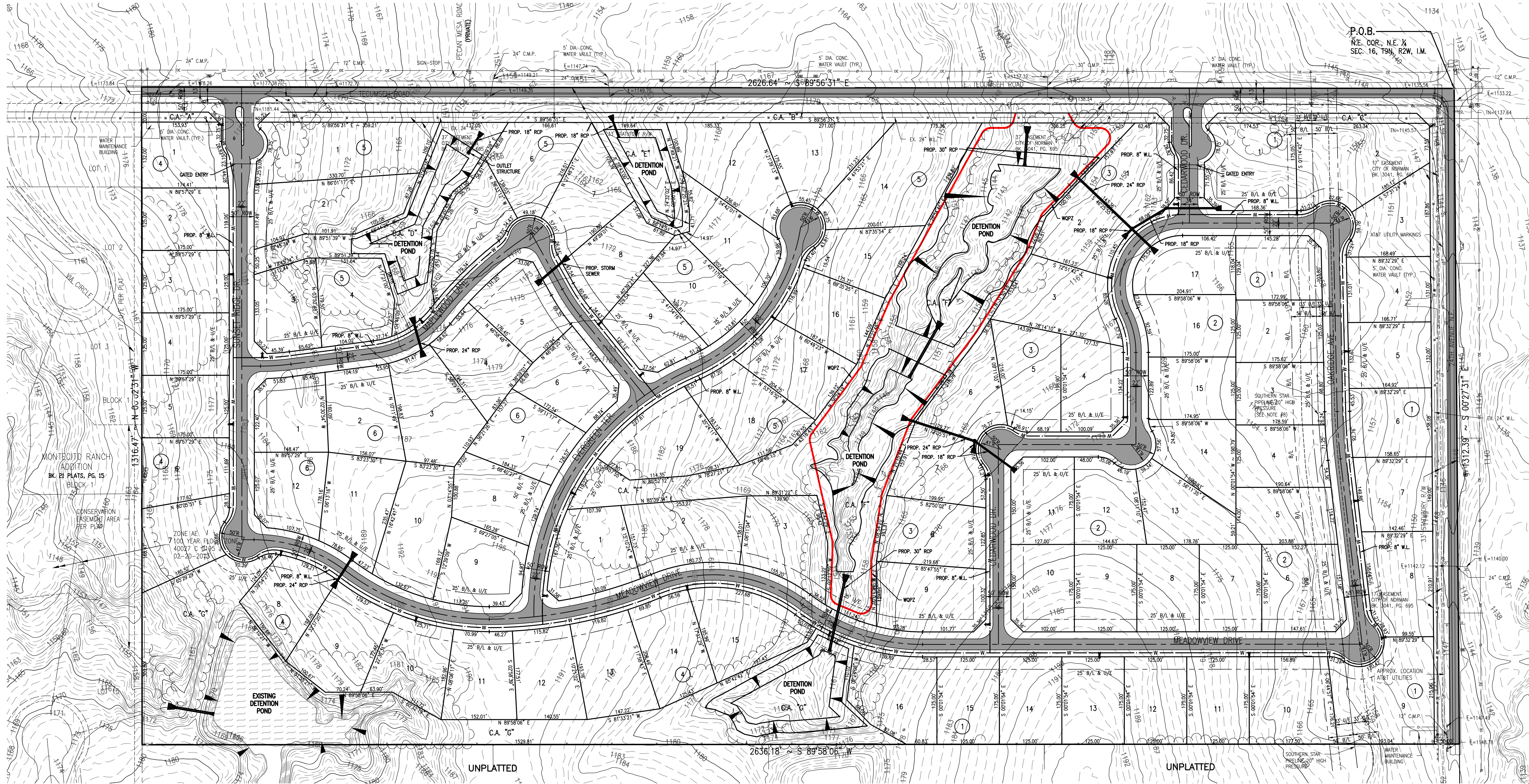
THENCE South 00°27'31" East along the East line of said N.E. ¼ a distance of 1312.39 feet;

THENCE South 89°58'06" West a distance of 2636.18 feet to a point on the East boundary line of the filed final plat of MONTECITO RANCH ADDITION (as filed in Book 21 of Plats, Page 15-19);

THENCE North 00°02'31" West along the boundary of said final plat a distance of 1316.47 feet to a point on the North line of said N.E. ¼;

THENCE South 89°58'31" East along said North line a distance of 2626.64 feet to the POINT OF BEGINNING.

Said tract of land contains 79.40 acres, more or less



STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF RED CANYON RANCH EAST; HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

NOTES

- REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF NORMAN.
- THE PROPOSED USE OF THE PROPERTY IS FOR "RE" RESIDENTIAL ESTATE DWELLINGS.
- ALL WATERLINES SHALL BE 8" UNLESS NOTED OTHERWISE. FIRE HYDRANTS ARE GRAPHICALLY ILLUSTRATED.
- PAVED STREETS SHALL BE 22' WIDE AND SHALL HAVE 50' WIDE STREET RIGHT-OF-WAY PER CITY OF NORMAN STANDARD ST-04.
- NO SEPTIC TANKS OR LATERAL LINES SHALL BE PLACED WITHIN 15' OF WATER LINE ALONG TECUMSEH ROAD.
- TECUMSEH ROAD WILL BE IMPROVED TO RURAL COLLECTOR STANDARDS.
- 20" HIGH PRESSURE SOUTHERN STAR PIPELINE IS COVERED BY A BLANKET R/W CONTRACT IN ALL OF THE NE/4 OF SECTION 16 WITH CITIES SERVICE GAS COMPANY (BK. 211, PG. 470).

(WQPZ) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 19-514(E) OF THE NORMAN CITY CODE.

NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

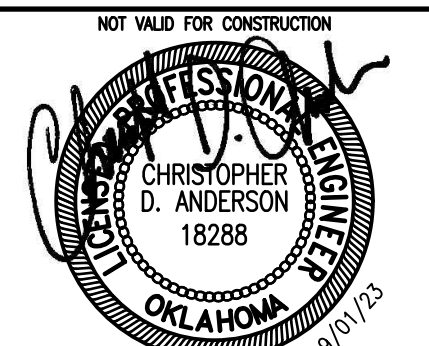
* FOR COMPLETE DRAINAGE CALCULATIONS SEE DRAINAGE REPORT. ALL STORM SEWER PIPES SHOWN ARE RCP

© SMC CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED THESE DOCUMENTS MAY NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM SMC CONSULTING ENGINEERS, P.C.

OWNER:
 Michael R. & Glenda L Argo
 4211 24th Ave. N.E.
 Norman, Oklahoma 73071

Developer:
 DAR, L.L.C.
 2900 Washington Dr.
 NORMAN, OKLAHOMA 73069

Engineer:
 SMC Consulting Engineers, P.C.
 815 W. Main Street
 Oklahoma City, OK 73106



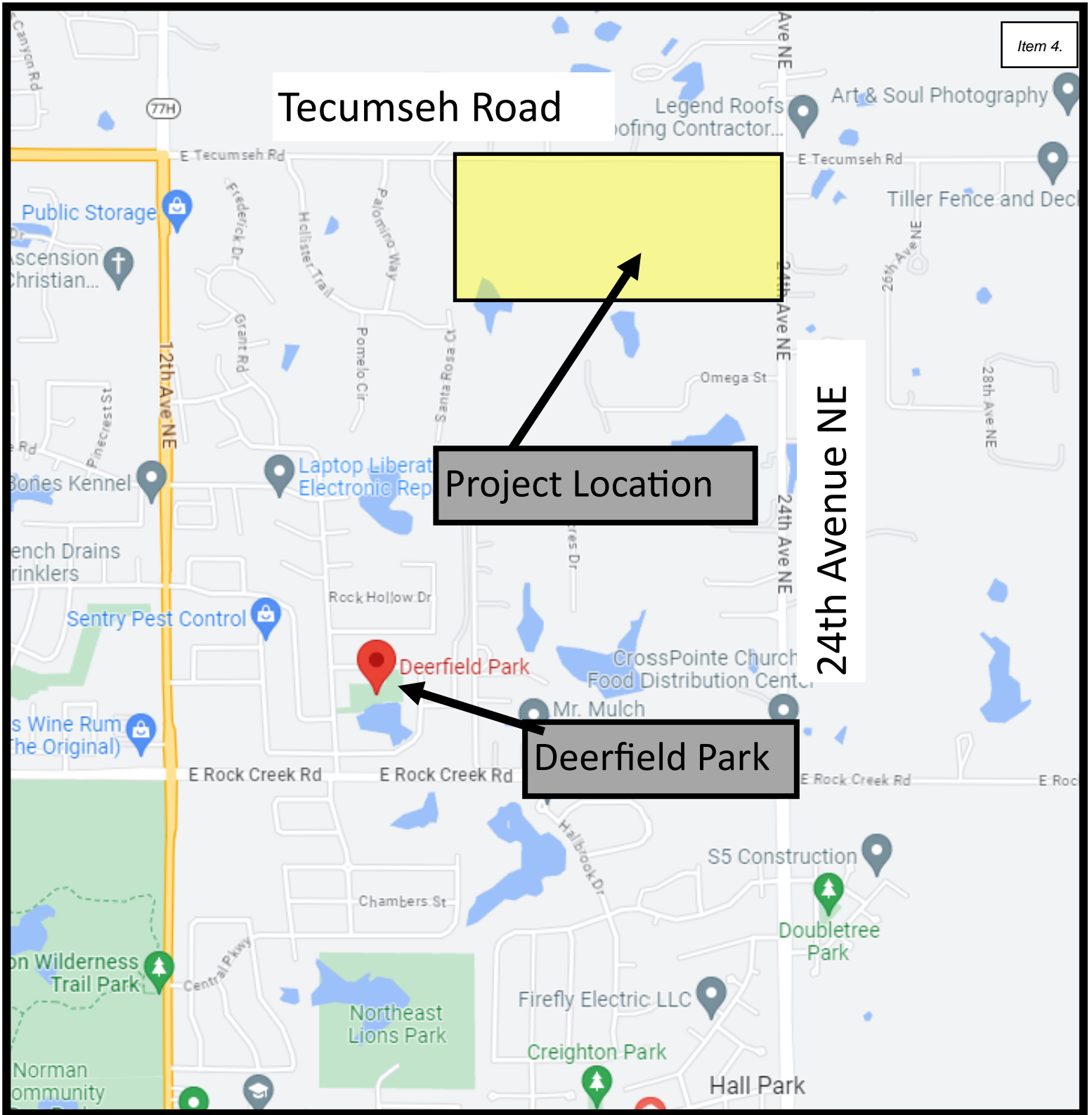
MONTE VISTA ESTATES
 TECUMSEH RD. & 24TH AVE. N.E.
 NORMAN, OKLAHOMA

SMC
 Consulting Engineers, P.C.
 815 W. Main Street
 Oklahoma City, Oklahoma 73106
 Phone: 405-232-7715 Fax: 405-232-7659
 Website: www.smcok.com
 OLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 09/20/2025

No.	Revision	Date

PROJECT NO.: 6551.00
 DATE: 9/01/23
 SCALE: 1" = 1/4"
 DRAWN BY: ———
 ENGINEER: Christopher D. Anderson
 P.E. NUMBER: 18288

Preliminary Plat
 SHEET NO.
 1



**Monte Vista Estates PUD
Location Map**

Staff Recommendation for
Crimson Flats PUD Addition

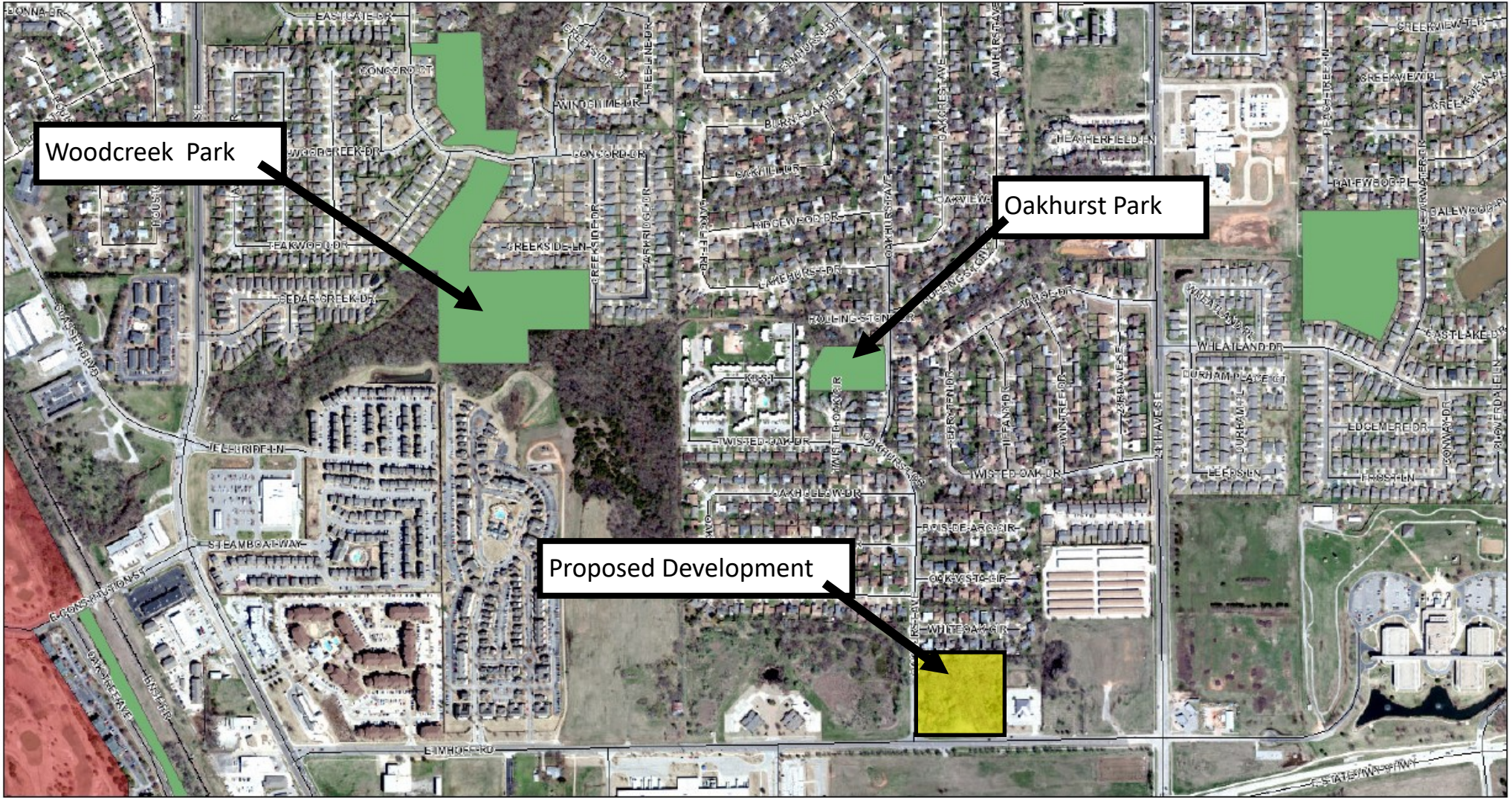
Crimson Flats PUD is located in a part of Section 4, Township 8 North, Range 2 West of the Indian Meridian and is located north of Imhoff Road and east of Oakhurst Ave. The addition is located across the street from the Hitachi Corporation and west of the U.S. Postal Training Facility. The plat contains 75 units of PUD multi-family residential zoning. When it develops there will be a total required parkland dedication of .3319 acres. This development will also yield \$5,625 in Neighborhood Park Development Fees and the same in Community Park Development fees once all building permits have been issued.

Park Board previously reviewed this development in August, 2008. At that time, the proposed development was for this same number of units for senior living. That plat has expired; and this new plat (and new name) is for family housing, instead of senior living. In 2008, a private park decision was made for the Crimson Creek PUD. That amount of land needed to be at least twice the public park land requirement noted above. This amounted to .6638 acre, which was achieved by including a landscaped outdoor area on the north side of the site with a walking path, an outdoor seating area and ornamental landscaping as part of the design. This re-designed plat has modified the green space to include room for a small playground and picnicking in the center of the plat, between the detention pond and the safe room/storm shelter being proposed. They have kept the other areas for a walking path, landscaping and outdoor seating, which amount to approximately .89 acre of land (NOT including the detention pond). The developer has also provided a letter to the parks and recreation department indicating the value of the improvements they intend to provide and the total amount of land they propose in order to fulfill their private park land decision. This is done to make sure that since the city will only collect the Community Park Development Fees with the building permits for this PUD, that the developer will provide improvements equal-to or greater than the amount of fees that would have been collected for a public park decision.

It should also be noted that this development is approximately ¼ mile south of the Oakhurst Park site, which is a public park; and also less than a mile from an even larger public park (Woodcreek Park). Additional recreational opportunities will be available for residents at these parks, while a private park decision does not create an additional maintenance item for a small site, which would be done if a public park land decision was taken.

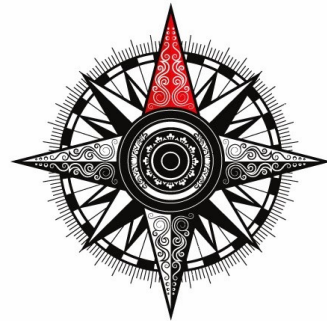
Therefore, City Staff recommends that Park Board renew their original decision for this area, and accept a private park land decision for the Crimson Flats PUD.

City of Norman WebMap



CRIMSON FLATS PUD LOCATION MAP

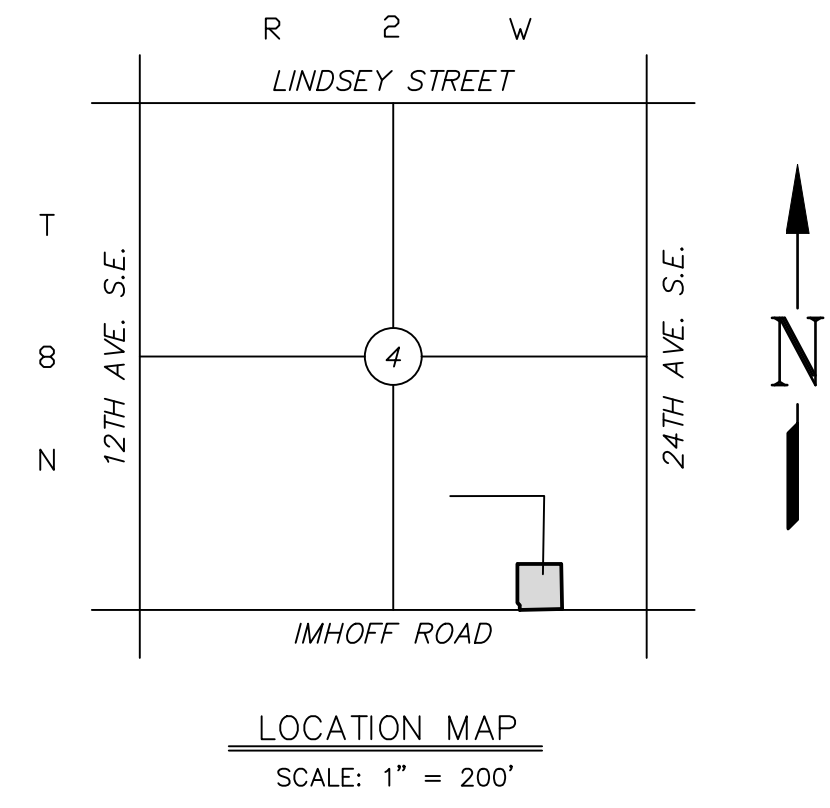
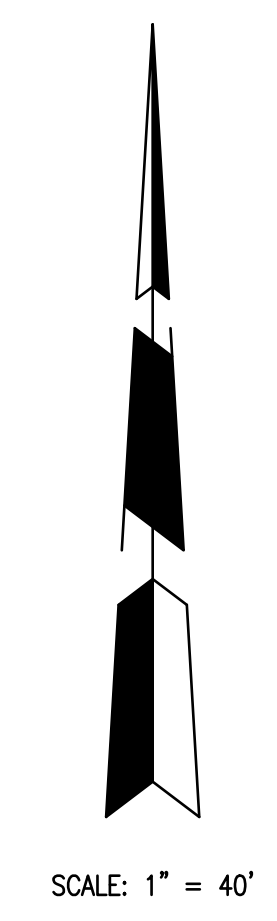
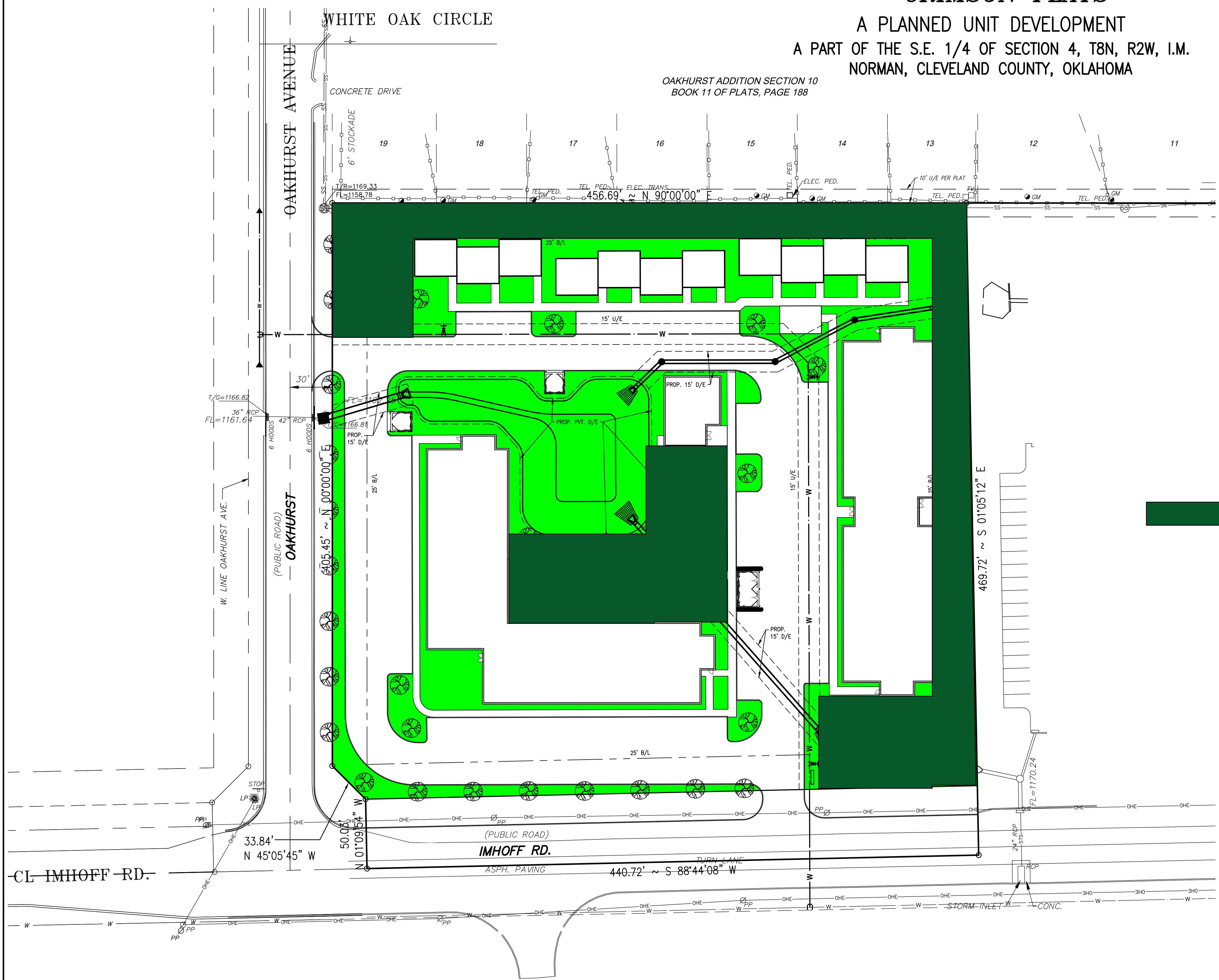
10-2023 PARK BOARD



Greenspace Exhibit CRIMSON FLATS

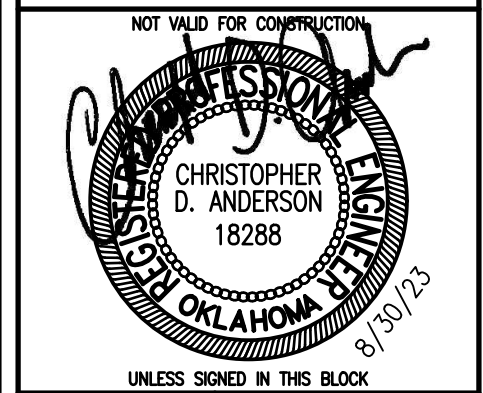
A PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4 OF SECTION 4, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

OAKHURST ADDITION SECTION 10
BOOK 11 OF PLATS, PAGE 188



TOTAL GREENSPACE = 1.90 AC.±
PRIVATE PARKLAND = APPROX .89 AC (39,160 SQ FT)

© SMC CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED THESE DOCUMENTS MAY NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM SMC CONSULTING ENGINEERS, P.C.



CRIMSON FLATS
IMHOFF RD. & 24th AVE. SE
NORMAN, OKLAHOMA

SMC
Consulting Engineers, P.C.
1000 N. Lincoln Blvd., Suite 200
Norman, Oklahoma 73069
PH: 405-232-7715 Fax: 405-232-7639
Website: www.smcok.com
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 09/20/2025

No.	Revision	Date

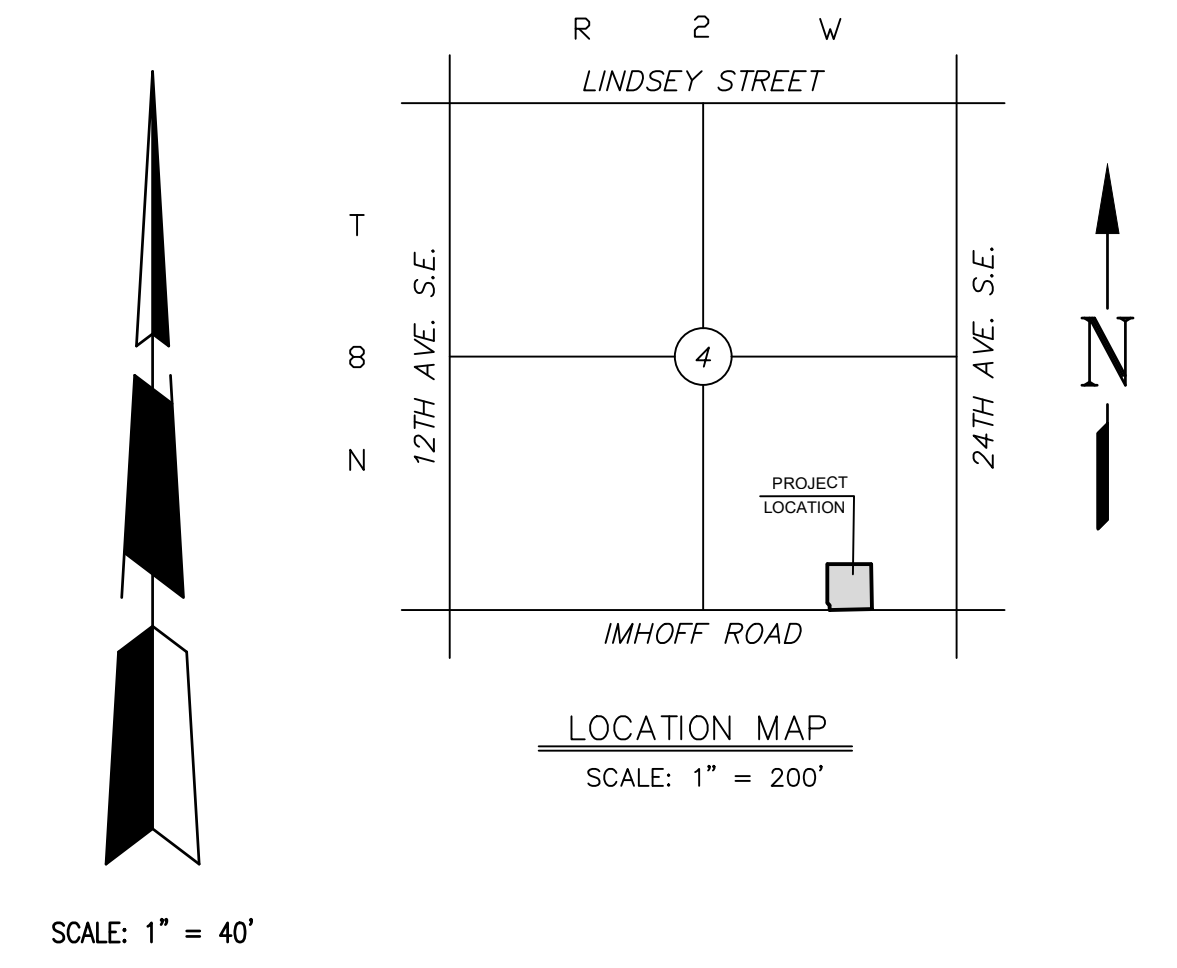
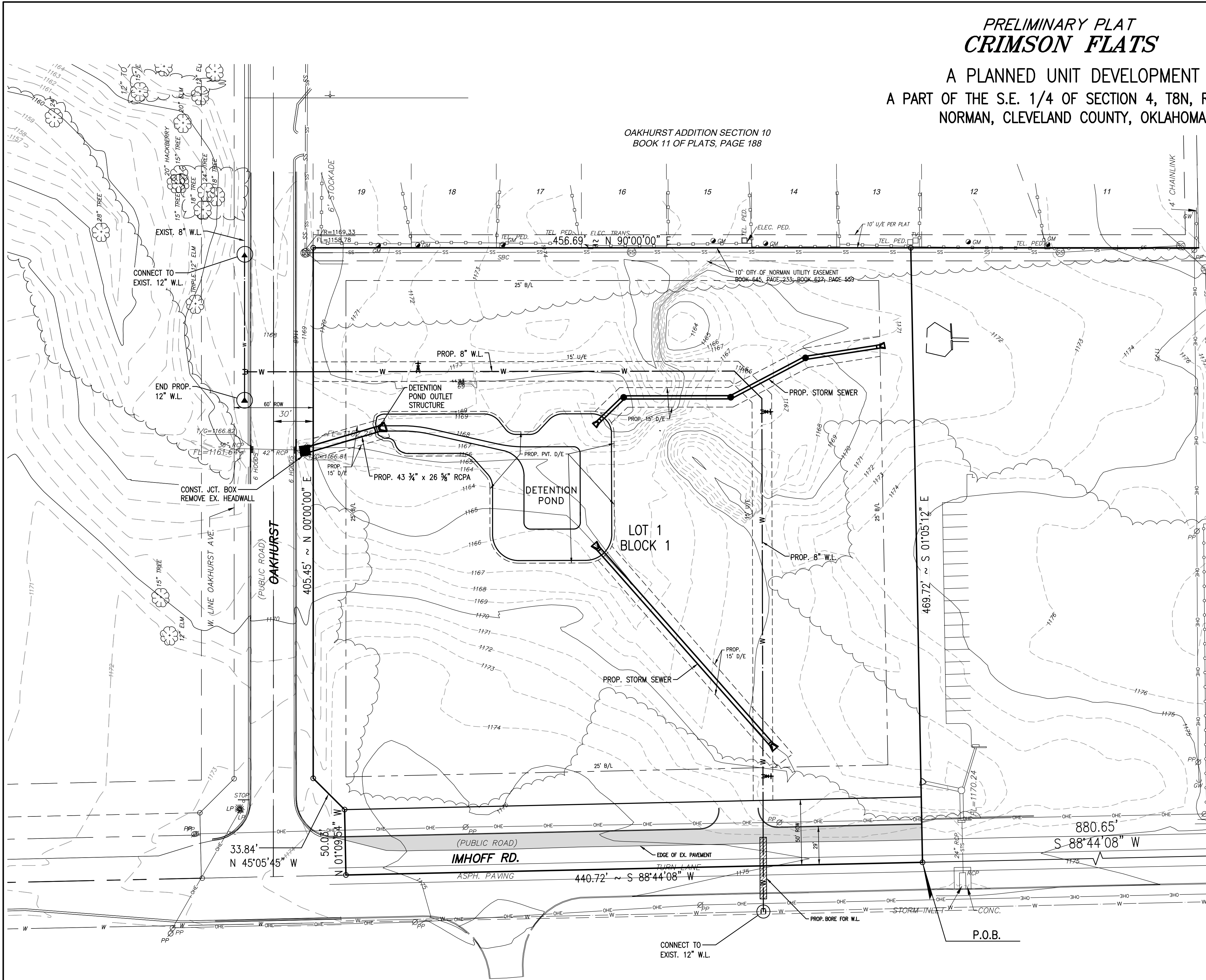
PROJECT NO.: 6555.00
DATE: 8/30/23
SCALE: 1" = 1'
DRAWN BY: ———
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

Greenspace Exhibit
SHEET NO.
1

PRELIMINARY PLAT CRIMSON FLATS

A PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4 OF SECTION 4, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

OAKHURST ADDITION SECTION 10
BOOK 11 OF PLATS, PAGE 188



SCALE: 1" = 40'

LEGAL DESCRIPTION

A tract of land lying in the Southeast Quarter (SE/4) of Section Four (4), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma and being more particularly described as follows:

COMMENCING at the Southeast corner of said SE/4; THENCE South 88°44'08" West along the South line of said SE/4 a distance of 880.65 feet to the POINT OF BEGINNING;

THENCE continuing South 88°44'08" West along said South line a distance of 440.72 feet; THENCE North 01°09'54" West a distance of 50.03 feet; THENCE North 45°05'45" West a distance of 33.84 feet to a point on the East right-of-way line of Oakhurst Drive; THENCE North 00°00'00" East along said East right-of-way line a distance of 405.45 feet; THENCE North 90°00'00" East a distance of 456.69 feet; THENCE South 01°05'12" East a distance of 469.72 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 217,421 square feet or 4.99 acres, more or less.

P.O.C.
S.E. COR. S.E.1/4 SEC. 4
T8N, R2W, I.M.

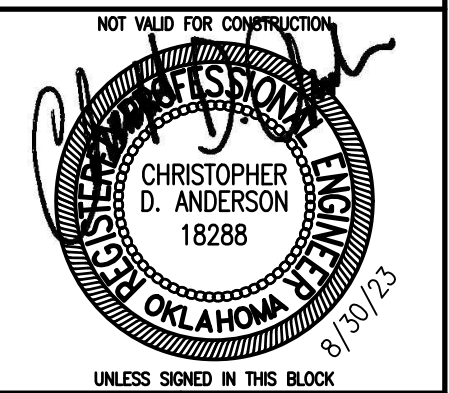
STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF BOYD STREET COMMONS; HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

NOTES:

- 1) FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. FIRE HYDRANTS WILL BE LOCATED WITHIN 3 TO 6 FEET OF CURB.
- 2) ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
- 3) ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
- 4) EXISTING ZONING IS CO.
- 5) STORMWATER DETENTION FOR THIS PROJECT MAY BE COORDINATED WITH AND CONSTRUCTED WITH THE CRIMSON CREEK PROJECT ON THE WEST SIDE OF OAKHURST ROAD.
- 6) BUILDINGS WILL BE REQUIRED TO BE PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM. THE FIRE VAULT WILL BE SHOWN ON FINAL PLAT SITE PLAN AND CONSTRUCTION PLANS.
- 7) THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED ON THE STREET SIDE OF ANY STRUCTURE. THE FDC SHALL BE LOCATED AND ARRANGED SO THAT THE HOSE LINES CAN BE READILY ATTACHED TO THE INLETS WITHOUT INTERFERENCE FROM OBJECTS. WHERE MOUNTED ON THE STRUCTURE'S FACADE, A DISTANCE NO GREATER THAN 100' SHALL BE BETWEEN THE FDC AND A FIRE HYDRANT. WHERE THEY ARE REMOTE FROM THE STRUCTURE SERVED, A DISTANCE NO GREATER THAN 50'. THIS WILL BE DESIGNED AT THE FINAL PLAT STAGE.
- 8) ACCESS FOR EMERGENCY VEHICLES WILL BE CONSTRUCTED ON OAKHURST AVENUE PER FIRE MARSHALL'S REQUEST. DRIVE SHALL BE CONSTRUCTED WITH GRASS PAVERS AND IS SHOWN ON THE PRELIMINARY SITE DEVELOPMENT PLAN.

© SMC CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED THESE DOCUMENTS MAY NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM SMC CONSULTING ENGINEERS, P.C.



CRIMSON FLATS
IMHOFF RD. & 24th AVE. SE
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C. 610 N. Lincoln Blvd., Suite 200 Norman, Oklahoma 73069 Phone: 405-232-7715 Fax: 405-232-7659 Website: www.smcok.com	No.	Revision
	Date	

PROJECT NO.: 6555.00
DATE: 8/30/23
SCALE: 1" = 40'
DRAWN BY: D.G.
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

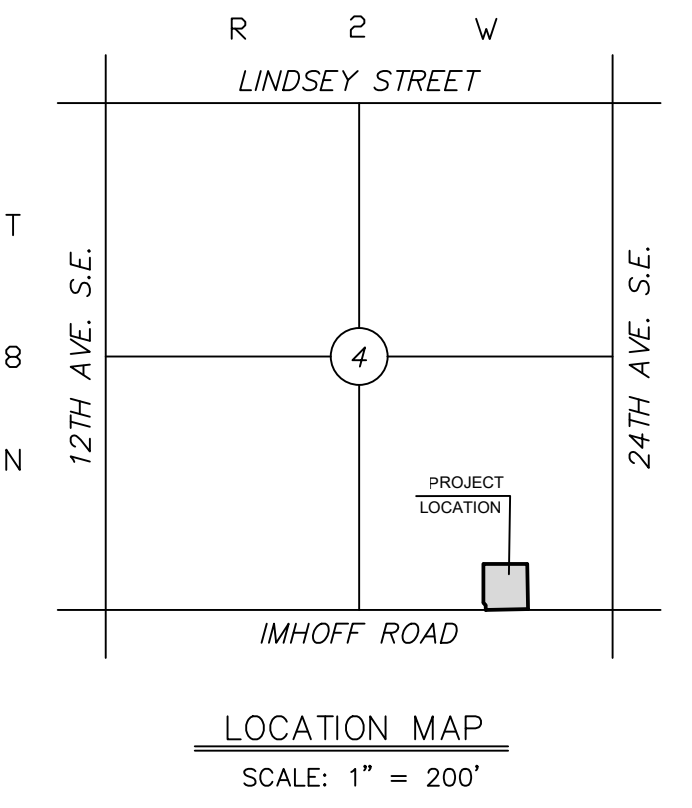
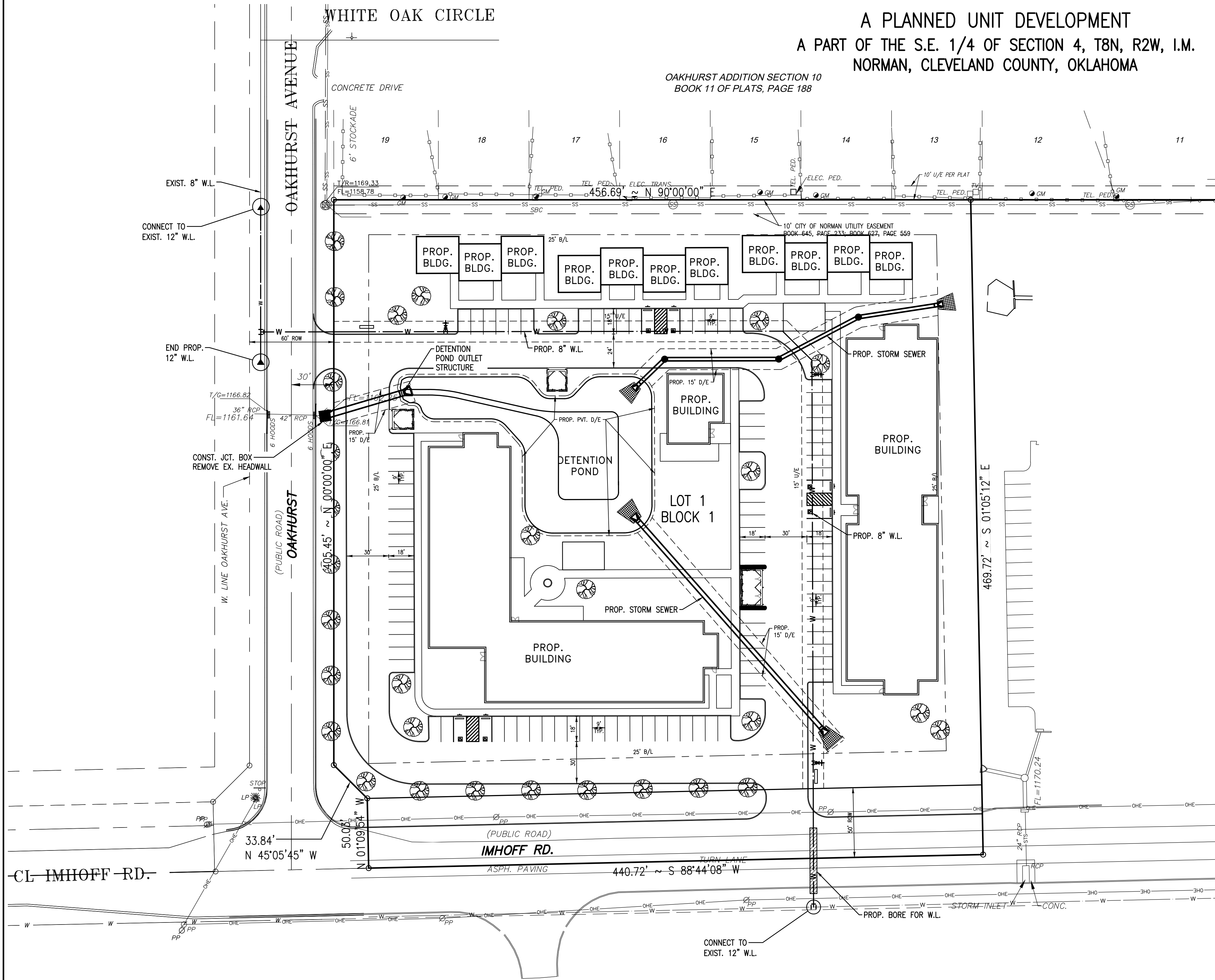
Preliminary Plat

SHEET NO.
1

Preliminary Site Development Plan CRIMSON FLATS

A PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4 OF SECTION 4, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

OAKHURST ADDITION SECTION 10
BOOK 11 OF PLATS, PAGE 188



SCALE: 1" = 40'

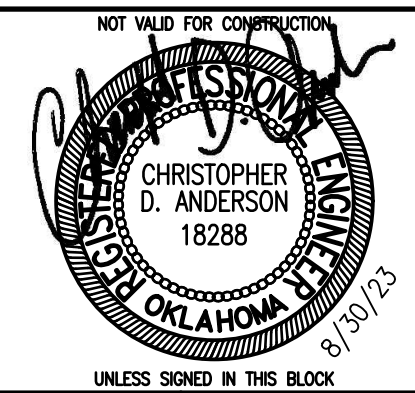
NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SANITARY SEWER LINES ARE PRIVATE AND WILL BE 8" DIA., UNLESS NOTED OTHERWISE.
3. ALL WATERLINES SHALL BE 8" UNLESS OTHERWISE NOTE.
4. ALL RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
5. THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED ON THE STREET SIDE OF ANY STRUCTURE. THE FDC SHALL BE LOCATED AND ARRANGED SO THAT THE HOSE LINES CAN BE READILY ATTACHED TO THE INLETS WITHOUT INTERFERENCE FROM OBJECTS. WHERE MOUNTED ON THE STRUCTURE'S FACADE, A DISTANCE NO GREATER THAN 100' SHALL BE BETWEEN THE FDC AND A FIRE HYDRANT. WHERE THEY ARE REMOTE FROM THE STRUCTURE SERVED, A DISTANCE NO GREATER THAN 50'.
6. FIRE LANE STRIPING: "NO PARKING FIRE LANE" MARKING SHALL CONSIST OF A SIX (6) INCH WIDE RED STRIPE ALONG THE CURB ON ALL SIDES OF THE BUILDING. THE WORDS "NO PARKING FIRE LANE" SHALL BE MARKED ON THE STRIPES IN FOUR (4) INCH HIGH WHITE LETTERS AT 25-FT. MAXIMUM INTERVALS. STRIPING AND LETTERS SHALL BE APPLIED ACCORDING TO THE CITY OF NORMAN. FIRE LANE & FIRE PROTECTION MUST BE APPROVED BY THE FIRE MARSHALL PRIOR TO BUILDING PERMIT BEING ISSUED. CONTRACTOR TO COORDINATE ALL FIRE LANE MARKINGS WITH THE NORMAN FIRE MARSHALL.
- 7) BUILDINGS WILL BE REQUIRED TO BE PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM. THE FIRE VAULT WILL BE SHOWN ON FINAL PLAT SITE PLAN AND CONSTRUCTION PLANS.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF BOYD STREET COMMONS; HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

© SMC CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED THESE DOCUMENTS MAY NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM SMC CONSULTING ENGINEERS, P.C.



CRIMSON FLATS
IMHOFF RD. & 24th AVE. SE
NORMAN, OKLAHOMA

SMC
Consulting Engineers, P.C.
815
402-232-7715 Fax: 405-232-7639
Website: www.smcok.com
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP. 09/20/2025

PROJECT NO.: 6555.00
DATE: 8/30/23
SCALE: 1" = 40'
DRAWN BY: D.G.
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

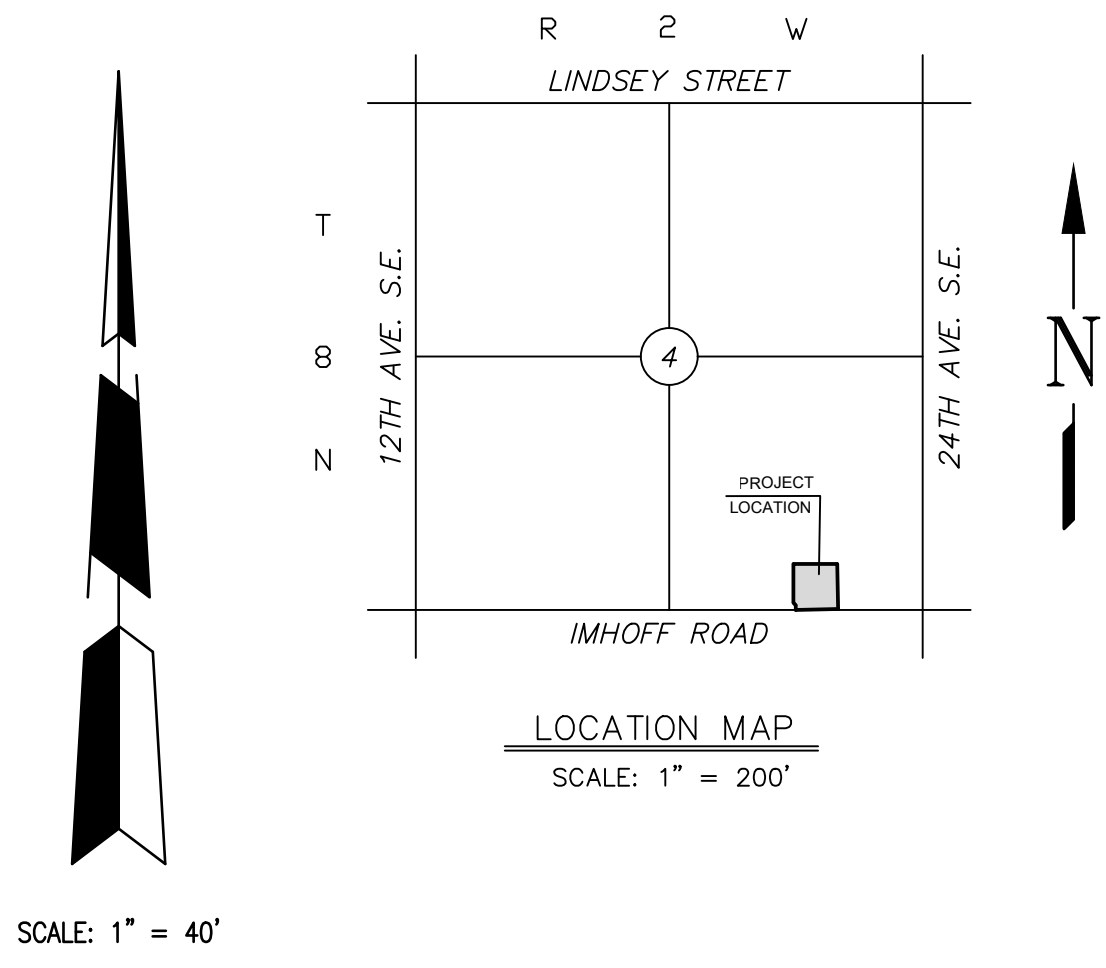
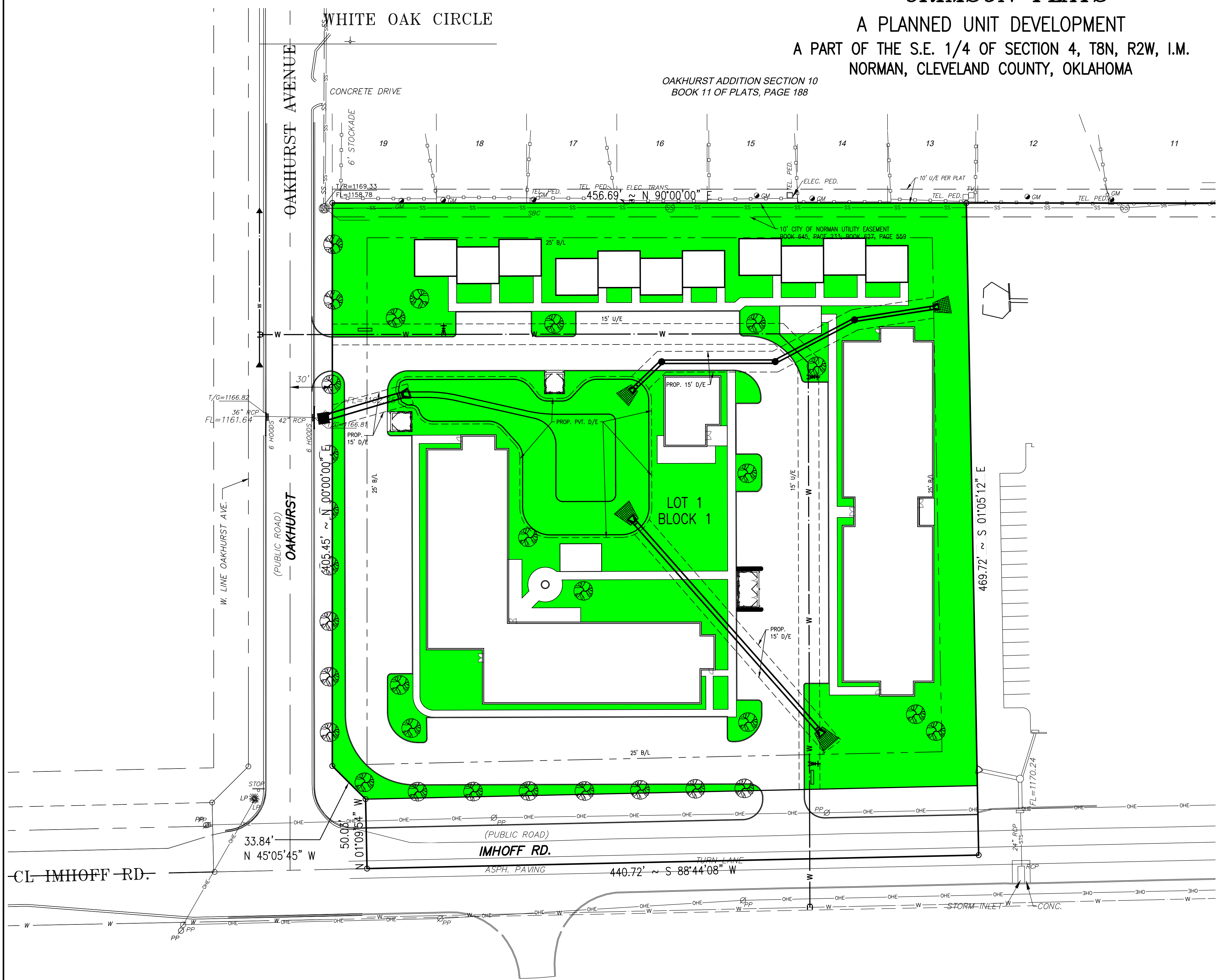
Preliminary Site Development Plan

SHEET NO.
1

Greenspace Exhibit CRIMSON FLATS

A PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4 OF SECTION 4, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

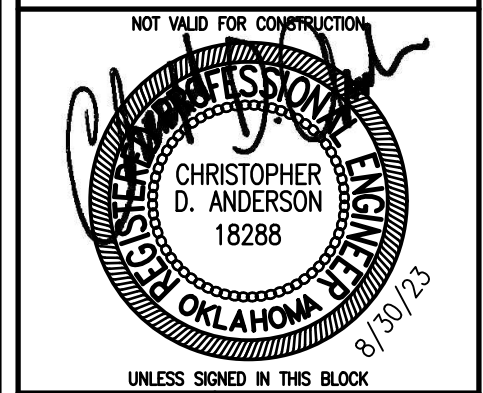
OAKHURST ADDITION SECTION 10
BOOK 11 OF PLATS, PAGE 188



SCALE: 1" = 40'

TOTAL GREENSPACE = 1.90 AC.±

© SMC CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED THESE DOCUMENTS MAY NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM SMC CONSULTING ENGINEERS, P.C.



CRIMSON FLATS

**IMHOFF RD. & 24th AVE. SE
NORMAN, OKLAHOMA**

SMC
SMC Consulting Engineers, P.C.
 6100 S. Lincoln Blvd., Suite 200
 Norman, Oklahoma 73069
 Phone: 405-232-7715 Fax: 405-232-7639
 Website: www.smcok.com

PROJECT NO.: 6555.00
 DATE: 8/30/23
 SCALE: 1" = 4'
 DRAWN BY: ———
 ENGINEER: Christopher D. Anderson
 P.E. NUMBER: 18288

Greenspace Exhibit

SHEET NO.
1

Norman Senior Wellness Center *Annual Report*

Healthy Living Norman

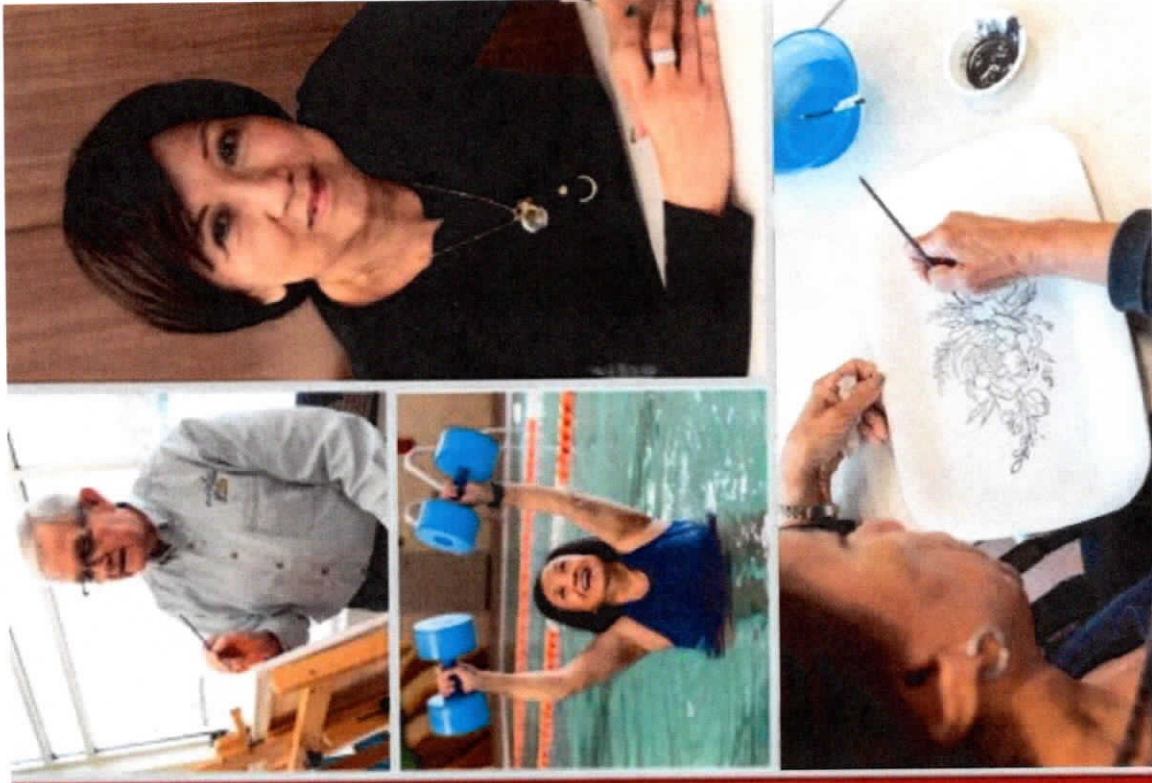
Claire Dowers-Nichols, Executive Director

October 5, 2023



Our Mission

Promote the health and wellbeing of adults aged 50 and older by providing opportunities for physical activity, social engagement, and lifelong learning.



Narrative of Annual Activities

Healthy Living is excited about its partnership with the City of Norman to open an innovative wellness center for its residents age 50 and better. As we prepare to open, the following activities have occurred:

- Healthy Living Center Norman, LLC established as a separate legal entity that will house the operations of the wellness center. Advisory board members named.
- Attend bi-weekly construction meetings to provide input and monitor progress.
- Attend Ad-Hoc Committee meetings
- Numerous community presentations and meeting with various stakeholders.
- Established social media presence

Narrative of Current Activities

Preparing for the November 2023 opening, Healthy Living is currently:

- Filling staff positions
 - Branch Manager – Katherine Leidy
- Recruiting members
- Recruiting founding members, founding partners, and other fundraising
- Marketing the Adult Wellness and Education Center and the programs it will offer

Marketing and PR

← → C HealthyLivingNorman.com

**HEALTHY
LIVING
NORMAN**

Become a Member

Partnership Opportunities

Policies

Check-Out



Contact Us



Grand Opening Celebration Nov 13

The mission of Healthy Living Norman is to promote the health and well-being of adults aged 50 and older by providing opportunities for physical activity, social engagement, and lifelong learning at the Adult Wellness and Education Center.



Marketing and PR

HEALTHY LIVING NORMAN

IMPACTING THE WELLNESS OF NORMAN ONE LIFE AT A TIME!

HEALTHY LIVING NORMAN promotes the health and well-being of those 50 and older. Through a public-private partnership with the City of Norman, we offer a state-of-the-art wellness facility. Within our center, you will find a variety of wellness, educational, social, and cultural programs, as well as special events.



GET YOUR MEMBERSHIP TODAY, BE ONE OF THE FIRST TO ENJOY ALL THE NORMAN ADULT WELLNESS AND EDUCATION CENTER HAS TO OFFER, AND BECOME PART OF A COMMUNITY THAT VALUES HEALTH, WELLNESS, AND THE QUALITY OF LIFE FOR ALL.

YOUR MEMBERSHIP TO THE HEALTHY LIVING NORMAN INCLUDES THE FOLLOWING:

- Aquatic Center
- Demonstration Kitchen
- Weight and Exercise Room
- Group Fitness Room
- Health Screenings
- Seminars

STATE-OF-THE-ART AMENITIES:

- Billiards Room
- Indoor Walking Track
- Outdoor Pickleball Court
- Fireplace and Lounge
- Small Gathering Spaces
- Rooms for Educational Classes

CENTER MEMBERSHIP

MEMBERSHIP ALLOWS ACCESS TO THE 32,000 SQUARE FOOT NORMAN ADULT WELLNESS AND EDUCATION CENTER AND ITS AMENITIES, CLASSES, AND EVENTS. THE CENTER IS GREAT FOR IMPROVING PHYSICAL FITNESS, LEARNING NEW SKILLS, EXPANDING KNOWLEDGE, AND STAYING ACTIVE.



INDIVIDUAL MEMBERSHIP 50+
Individual membership is \$35 per month

FAMILY MEMBERSHIP 50+
Family membership for two 50+ individuals living in the same household is \$60 monthly.

INSURANCE PROGRAMS
Some insurance programs, such as Silver Sneakers, will be accepted. Check with staff for more information.

SLIDING SCALE FEES
Exceptions to the above may be made on a case-by-case basis as determined by the Healthy Living Norman Management Team. A sliding scale will also be offered based on income.

CORPORATE AND GROUP MEMBERSHIP
Corporate and group memberships are available for a negotiated fee based on group size and other considerations, such as non-profit status. Please contact us to learn more.

DAY PASS
Guests 50+ are welcome to visit and use the facility for a nominal fee of \$10 per person.

FOUNDING MEMBER DISCOUNT

Join now and become a founding member for \$1,000! Benefits include a three-year membership - **SAVING \$260** a special VIP grand opening event, name recognition in the Adult Wellness and Education Center, and special events throughout the year. You can also be proud to have played a role in creating an innovative wellness center that will positively impact the everyday lives of your family members and Norman adults for generations to come.

Marketing and PR



Sponsorship Levels

We want to say "thank you" for your generous gift with recognition in the facility, at events, in advertising, and more for one year. In addition, Healthy Living Norman is a 501(c)(3), allowing your contributions to be tax-deductible.

RECOGNITION	\$5,000	\$2,500	\$1,000
Recognition on the Donor Wall	X	X	X
Logo on Social Media	X	X	
Listing on Social Media			X
Logo on the Website	X	X	
Listing on the Website			X
Six VIP Invitations to VIP Event	X		
Four VIP Invitations to VIP Event		X	
Two VIP Invitations to VIP Event			X
Logo Slide at VIP Event	X		
Listing on Slide at VIP Event		X	
Logo Slide at Grand Opening	X		
Listing on Slide at Grand Opening		X	
Logo in Monthly eNewsletter	X		
Listing in eNewsletter		X	
Logo on Shared Sign in Pickleball	X		
One-Day Table Display in Lobby	X		
Booth at Wellness Expo	X		
Three One-Year Memberships			X

Fee Structure

Fees were approved as an addendum to the Operating Agreement

- Individual \$35
- Family \$60
- Sliding Scale Based on Federal Poverty Guidelines (\$10 and \$15)
- Insurance Benefit Memberships
 - United Healthcare Renew Active – confirmed
 - Silver Sneakers - pending

Topics Not Yet Applicable

- Number of participants
- Revenue by categories
- Revenue beginning and ending fund balance

Projected First Year Budget

REVENUE

Membership Dues	\$	390,000.00
Founding Member Payments	\$	50,000.00
Lease/Rental Income	\$	23,000.00
Personal Training Income	\$	12,000.00
Fundraising Income	\$	40,000.00
Special Class Income	\$	20,000.00
Revenue Total	\$	535,000.00

Projected First Year Budget

EXPENSES		
Salary & Related Expenses	\$	405,000.00
Operational Expenses		
Utilities	\$	-
Pool Maintenance	\$	-
Professional Fees	\$	18,000.00
Janitorial Services	\$	-
Phone, Internet, Cable	\$	16,000.00
Lawn & Landscape	\$	-
Trash Service	\$	-
Supplies	\$	20,000.00
Insurance Policies	\$	18,000.00
Marketing & Advertising	\$	10,000.00
Program Expenses	\$	40,000.00
Operations total	\$	122,000.00
Expense Total	\$	527,000.00
NET INCOME	\$	8,000.00

Norman pays 100% of this the first year

Norman provides this first five years

Norman provides this first three years

Norman provides this first five years

Norman provides this first three years

Tax Filing

Healthy Living & Fitness, Inc. DOES file annual tax returns.

Tax information for Healthy Living Center Norman, LLC will be filed as a schedule R on the Healthy Living & Fitness, Inc. tax return.

LLC Advisory Board Members

Chuck Thompson – Norman, OK

Lynne Miller – Norman, OK

Bill Scanlon – Norman, OK

Brian Hill – Norman, OK

Lee Hall – Norman, OK

Elaine Purvis – Edmond, OK

501(c)(3) Board Members

Name	Address	Phone
Sherry Stetson, Chair	3117 N Sooner Rd Edmond, OK 73034	405.200.0822
Jack Moore, Vice Chair	2012 Brook Hollow Shawnee, OK 74804	405.919.9380
Darren Telford, Treasurer	4801 Gaillardia Pkwy, Ste 202 Oklahoma City, OK 73142	405.946.9000
MT Berry	16725 Halbrooke Rd Edmond, OK 73012	405.816.0951
Larry Bookman	6217 Lenox Ct Oklahoma City, OK 73118	405.816.0951
Ginny Bass Carl	10 N Lee Ave Oklahoma City, OK 73102	405.250.2087
Bradley Carter	11105 NW 103 rd St Yukon, OK 73099	405.990.4212
Mick Cornett	228 Robert S Kerr Oklahoma City, OK 73102	405.541.9103
Michell Dallal	12801 Sutton Hill Rd Oklahoma City, OK 73142	405.570.5462
Bill Fleming	PO Box 720513 Oklahoma City, OK 73172	405.370.0996
Tracy Gay	6401 NW Expressway Oklahoma City, OK 73132	405.613.2310
Bill Hulse	11401 N Rockwell Ave Oklahoma City, OK 73162	918.289.1323
Steven Pike	4625 NW 32 nd Pl Oklahoma City, OK 73008	405.708.2968
Luke Pitman	501 NW Grand Blvd Oklahoma City, OK 73118	405.974.0819
Chuck Thompson	320 Stonehaven Dr Norman, OK	405.301.7955

Leadership

501c3 Officers

- President – Sherry Stetson*
- Vice Chair – Jack Moore
- Treasurer – Darren Telford*
- Secretary – Darren Telford

*authorized to approve expenses

LLC Officers – currently being determined. Chair will be authorized to approve expenses up to certain threshold (above and beyond that of branch manager)

Leadership

Those responsible for maintaining books and records

- Mistie Curtis
- Olivia Campbell
- Local accountant for LLC

Questions

Contact Information:

Claire Dowers-Nichols

405.603.7185

claire@healthylivingokc.com

Katherine Leidy

Katherine@healthylivingnorman.com

**HEALTHY
LIVING**

Annual Report
to
Norman Board of
Parks Commissioners
2022-2023



NORMAN YOUTH SOCCER ASSOCIATION

Mission Statement

To encourage, promote and stimulate interest and participation in the game of soccer by organizing recreational and competitive soccer teams; developing our players, coaches and referees; promoting sportsmanship; maintaining proper playing facilities; and operating in a financially responsible manner.

Vision

To be the best youth soccer program in Oklahoma

NYSA P.R.I.D.E. (our core values)

Passion

We are enthusiastic about the game of soccer and the NYSA. We are committed to providing a superior soccer experience to our members.

Respect

We honor all aspects of soccer, including coaches, players, teammates, parents, opponents and referees. We demonstrate sportsmanship.

Integrity

Integrity is at the core of everything we do and the promises we make. We speak and act with honesty, never compromising the truth.

Development

Players receive a fun, yet challenging, environment to learn and develop soccer and character skills that help them advance in soccer and life.

Excellence

We focus on long-term growth of our players' technical and tactical skills. We have high aspirations and strive to achieve our maximum potential.

Norman Youth Soccer Association Annual Report 2022-23

1) NARRATIVE OF ALL LEAGUE AND TOURNAMENT ACTIVITY

Leagues

We offer three youth soccer leagues, which currently have about 3,000 participants.

Recreational – We offer this league to boys and girls ages three to eighteen years old. The recreational league consists of the fall and spring seasons. The fall 2023 season begins on September 9th. The next spring season will begin in March 2024. Our under-4 (U4) to U12 teams compete against one another. We offer a traveling recreational league for players U13-19. We have worked with other clubs in the OKC metro area to create this league and provide a recreational atmosphere for our older players.

Academy – We offer this developmental league to U7 to U10 boys and girls. Like our recreational league, anyone can enroll in the Academy league. All Academy players train with professional coaches and compete against Academy teams in other soccer organizations. As players progress and our coaches become more familiar with the players, players train and play games based on comparable ability. NYSA competes in the MAG (Metro Academy Games) for weekly play. Other clubs are also invited to play in this league, games are played at NYSA and metro area fields. Academy teams also participate in about four tournaments each year. The Academy league training sessions began in August and games begin in late August.

Competitive – We offer this league to U11 to U19 boys and girls. Annual tryouts are held in the late Spring/early Summer each year. Accepted players are placed on teams based on ability. All Competitive players train with professional coaches and compete against Competitive teams in other soccer organizations. Our more talented teams compete in leagues that span Oklahoma, North Texas, and South Texas. Competitive teams also participate in about four to eight tournaments each year. The Competitive league training sessions began at the beginning of August. Most competitive league games begin in early September, but the regional premier leagues begin in late August.

Adult – We also offer an adult recreational league for players over 18. This league has about 100 players. The adult league games begin in September.

Tops-This program is for players with special needs. This event is run by NYSA players and parent volunteers. We offer a fall and spring season for these players on Sunday afternoons.

Tournaments

We operate several tournaments as fundraising projects. These tournaments also provide our teams the opportunity to compete in a local venue. Our tournaments include teams from cities outside the Oklahoma City metro, so they provide tax revenue to Norman associated with lodging, meals, and other travel expenditures. The Norman Convention & Visitors Bureau has estimated a \$4.2 million economic impact to the city of Norman from our tournaments.

Norman Regional Hospital Kick or Treat– This is our recreational invitational tournament. It is scheduled for October 28th. We have been growing this tournament. Last year, this tournament hosted teams from NYSA and other soccer organizations. We hope to have more teams this year for the ages of U5-U18.

First Fidelity Bank Classic Cup – This is our competitive invitational tournament. It is scheduled for November 10th-12th. We have been aggressively growing this tournament. Last year, this tournament hosted 186 teams from the NYSA and other soccer organizations.

Norman Youth Soccer Association

Annual Report 2022-23

OSC Celtic Cup – This is our spring competitive tournament. It is scheduled for March 1st-3rd, 2024. This tournament has seen growth each year we have had it. Last year, this tournament hosted 155 teams from the NYSA and other soccer organizations. We hope to have a similar number of teams in next year's tournament.

Camps

We offer several youth camps during the summer for a fee. These camps focus on developing the technical skills and tactical capabilities of campers. The camps are open to youth, but most camp participants are NYSA players. Besides improving player abilities, the camps are a good opportunity for our families to maximize their soccer budgets. For example, campers can receive a quality soccer ball and t-shirt, and camp coaches also offer need-based camp scholarships. Each camp has a lead coach who manages the planning, budgeting, and execution of the camp.

In the past, we have hosted a College Prep camp during the summer. This type of camp is for the purpose of showcasing players' talents and teaching the college recruitment process.

2) ORGANIZATION MISSION STATEMENT AND GOALS

Our mission statement, vision, and core values are presented on page 2 of this report. Broadly, our goals each year are focused on upholding our mission and ensuring our players and parents have a positive experience while participating in our activities and programs. Specific to this year, our goals are focused on five key areas:

- youth player participation,
- Academy program player recruitment and retention,
- parent education,
- recreational development, and
- fundraising.

3) ALL LEAGUE AND TOURNAMENT FEE STRUCTURE

Recreational registration is between \$40 and \$120 per player per season depending on the age group. Academy registration is \$215 per player per year. Academy coaching fees are \$100-105 per month for a 10-month period. Competitive registration is \$300 per player per year. Competitive coaching fees are \$195 per month for a ten-month period. The competitive registration operates on an all-in structure so there are no additional costs for tournaments or leagues. Adult recreational registration is \$80 per player per season. ECRL is a program we offer for our highest-level players. The registration fee is \$300 per player per year. Then there are 10 payments of \$225. The ERCL operates on an all-in structure so there are no additional costs for tournaments or leagues.

Norman Regional Hospital Kick or Treat tournament entry fees are \$250 per team. First Fidelity Bank Classic Cup tournament entry fees range from \$305 to \$720 per team, depending on the age of the team. OSC Celtic Cup Invitational tournament fees are \$305 to \$720 per team. Orthodontics Exclusively 3v3 and 5v5 summer tournament fees range from \$220-\$340.

Norman Youth Soccer Association Annual Report 2022-23

4) NUMBER OF GAMES, TEAMS, PLAYERS, TOURNAMENTS AND SCHOLARSHIPS

We expect our Recreational, Academy and Competitive leagues will consist of approximately 300 teams that will play about 2,600 games in each of the Fall 2023 and Spring 2024 seasons. Included below are our player counts for the last three years.

Division	Spring	Fall	Spring	Fall	Spring	Fall
Year	2023	2022	2022	2021	2021	2020
Recreational	2107	1855	2012	1755	1927	1306
Academy	228	216	238	197	185	157
Competitive	469	469	439	439	514	514
Grand Total	2804	2540	2689	2391	2626	1977

We issue approximately \$16,000 in recreational scholarships each year. We issue approximately \$150,000 in academy and competitive scholarships each year. This is an approximate total of \$166,000 in scholarships each year.

5) AGE OF PARTICIPANTS

Youth ages 3 to 18 years old. Adults ages 19 and up.

6) ANNUAL BUDGET

Annual budget is attached.

7) CURRENT RECORD OF OFFICERS WITH PHONE

Board Members

Past President	Ashton Gray	(405)323-1997
President	Chris Vinson*	(405)200-9035
President Elect	Mark Hyde	(405)641-7153
Treasurer	Justin Koller*	(405)835-7086
Secretary	Joe Robertson	(405)618-0133
Players Representative	Jack Carter	(405)317-5362
Community Relations	Carol Dillingham	(405)826-7160
Player Representative	Lauren Stone	(405)205-5732
Player Representative	Brad Thomas	(405)831-9869

*Board members who can authorize expenditures.

Norman Youth Soccer Association Annual Report 2022-23

Employees

Interim Executive Director	Dustin Hooker	(479)659-4353
Administrator	Jessica Knehans*	(405)473-6199
Boys Director	Andres Hurtado	(610)316-7533
Girls Director	Niall Burley	(405)320-8101
Rec Director	Ryan Trudgian	(405)824-1685
Academy Director	Shana Gulikers	(405)323-1846
Complex Director	Steve Gillis*	(405)620-2856

*Staff who can authorize certain expenditures.

8) NAMES OF THOSE RESPONSIBLE FOR MAINTAINING BOOKS AND RECORDS

Justin Koller, Treasurer
Tracy Pelley-Rariden Tax Worx

9) AFFIRMATION THAT ORGANIZATION IS FILING YEARLY TAX RETURNS

The document needed is attached.

Balance Sheet

As of December 31, 2022

	<u>Dec 31, 22</u>	<u>Dec 31, 21</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
1007 · RefPay Cash	6,816.10	9,096.03	-2,279.93
1015 · Venmo	595.00	0.00	595.00
1020 · FF Fundraiser Account	18,672.00	6,333.39	12,338.61
1090 · First Fidelity	193,485.73	258,735.94	-65,250.21
Total Checking/Savings	<u>219,568.83</u>	<u>274,165.36</u>	<u>-54,596.53</u>
Total Current Assets	219,568.83	274,165.36	-54,596.53
Fixed Assets			
1500 · Field Equipment & Improvements	184,774.39	184,774.39	0.00
1505 · Soccer Complex Improvements	380,849.10	380,849.10	0.00
1506 · Administrative Building	35,756.13	35,756.13	0.00
1510 · Office equipment	23,600.73	23,600.93	-0.20
1512 · Office Furniture	5,225.65	5,225.65	0.00
1550 · Less Accumulated Depreciation	-426,737.00	-399,707.45	-27,029.55
Total Fixed Assets	<u>203,469.00</u>	<u>230,498.75</u>	<u>-27,029.75</u>
Other Assets			
1999 · Suspense	8,048.71	0.00	8,048.71
Total Other Assets	<u>8,048.71</u>	<u>0.00</u>	<u>8,048.71</u>
TOTAL ASSETS	<u><u>431,086.54</u></u>	<u><u>504,664.11</u></u>	<u><u>-73,577.57</u></u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Credit Cards			
2050 · Capital One Visa 3346	3,010.63	25,637.65	-22,627.02
Total Credit Cards	<u>3,010.63</u>	<u>25,637.65</u>	<u>-22,627.02</u>
Other Current Liabilities			
2053 · Income Taxes Payable	0.00	1,741.00	-1,741.00
2057 · Insurance Settlement - Equip	0.00	16,085.90	-16,085.90
2060 · Payroll Liabilities	0.00	64.79	-64.79
2117 · FICA Tax Payable	-747.08	0.00	-747.08
2120 · State Withholding Tax Payable	0.00	-262.00	262.00
Total Other Current Liabilities	<u>-747.08</u>	<u>17,629.69</u>	<u>-18,376.77</u>
Total Current Liabilities	<u>2,263.55</u>	<u>43,267.34</u>	<u>-41,003.79</u>
Total Liabilities	2,263.55	43,267.34	-41,003.79

+ 747.08
431,834.62

Norman Youth Soccer Association, Inc.
Balance Sheet
As of December 31, 2022

	<u>Dec 31, 22</u>	<u>Dec 31, 21</u>	<u>\$ Change</u>
Equity			
3000 · Fund balance - beginning	603,307.53	603,307.53	0.00
3900 · Retained Earnings	-155,660.71	-49,590.44	-106,070.27
Net Income	-18,823.83	-92,320.32	73,496.49
Total Equity	<u>428,822.99</u>	<u>461,396.77</u>	<u>-32,573.78</u>
TOTAL LIABILITIES & EQUITY	<u>431,086.54</u>	<u>504,664.11</u>	<u>-73,577.57</u>

+ 1147.00
431,834.62

Statement of Operations
 FY 2022-2023 Budget

		FY22-23 Budget			FY21-22 Budget				Diff	
		Total	Fall	Spring	Summer	Total	Fall	Spring		Summer
1	Recreational Program:		1,713	1,993		1,713	2,000	445		
2	Registration Revenue	\$ 349,185	\$ 161,805	\$ 187,380		\$356,400	\$150,775	\$173,720	\$ 31,905	\$ (7,215)
3	Field use fees	\$ -	-	-		\$0	-	-		\$ -
4	Registration costs	\$ (20,880)	(15,605)	(5,275)		-\$21,671	-18,251	-3,420		\$ 791
5	Referee costs	\$ (54,945)	(27,045)	(27,900)		-\$67,382	-28,548	-28,802	(10,032)	\$ 12,437
6	Recreational Director Costs	\$ (59,000)	(29,500)	(29,500)		-\$72,000	-36,000	-36,000		\$ 13,000
7	Other costs	\$ (1,000)	(500)	(500)		-\$1,500	-500	-500	(500)	\$ 500
8	Recreational operating income	213,360	89,155	124,205		-\$193,847	45,770	110,809		\$ 407,207
9	Academy Program:		200	218		187	218			\$ -
10	Registration Revenue	\$ 36,900	35,400	1,500		28,830	31,160	2,520		\$ 8,070
11	Coach & field training fees	\$ 172,265	82,620	89,645		161,245	73,890	86,940		\$ 11,020
12	Winter Futsal Registration Fees	\$ 10,000	10,000	-		25,000	25,000	-		\$ (15,000)
13	Coaching and Academy Director costs	\$ (216,855)	(108,428)	(108,428)		-248,900	-124,450	-124,450		\$ 32,045
14	Registration costs	\$ (8,759)	(5,307)	(3,453)		-2,655	-2,319	-336		\$ (6,104)
15	Referee costs	\$ (14,515)	(7,565)	(6,950)		-19,425	-11,300	-8,125		\$ 4,910
16	Winter Futsal Costs	\$ (8,000)	(8,000)	-		-8,000	-8,000	-		\$ -
17	Other costs	\$ (2,000)	(1,000)	(1,000)		-4,000	-2,000	-2,000		\$ 2,000
18	Academy operating income	(30,964)	(2,279)	(28,685)		-63,896	-10,384	-34,696		\$ 32,932
19	Competitive Program:		279	279		447	508			\$ -
20	Registration Revenue	\$ 67,375	67,375	-		104,140	101,220	2,920		\$ (36,765)
21	Club Competitive Fees Revenue	\$ 477,750	238,875	238,875		605,900	296,000	309,900		\$ (128,150)
22	Registration costs	\$ (24,997)	(15,607)	(9,391)		-13,042	-12,394	-648		\$ (11,955)
23	Coaching and Competitive Directors costs	\$ (244,700)	(122,350)	(122,350)		-627,250	-313,625	-313,625		\$ 382,550
24	Referee costs	\$ (24,200)	(14,320)	(9,880)		-28,675	-18,500	-10,175		\$ 4,475
25	All-In costs	\$ (122,590)	(79,684)	(42,907)		-120,000	-96,000	-24,000		\$ (2,590)
26	Other costs	\$ (6,500)	(3,250)	(3,250)		-9,000	-4,500	-4,500		\$ 2,500
27	Competitive operating income	122,138	71,040	51,098		-87,927	-13,475	728		\$ 210,065
28	Boys ECRL Program:		92	92		NA	NA			\$ -
29	Registration Revenue	\$ 19,800	19,800	-						\$ 19,800
30	Club RL Fees Revenue	\$ 162,000	81,000	81,000						\$ 162,000
31	Registration costs	\$ (8,786)	(5,143)	(3,643)						\$ (8,786)
32	Coaching and Competitive Directors costs	\$ (135,128)	(67,564)	(67,564)						\$ (135,128)
33	Referee costs	\$ (8,865)	(6,895)	(1,970)						\$ (8,865)
34	All-In costs	\$ (51,000)	(33,150)	(17,850)						\$ (51,000)
35	Other costs	\$ -	-	-						\$ -
36	Competitive operating income	(21,979)	(11,952)	(10,027)						\$ (21,979)
37	Girls ECRL Program:		92	92		NA	NA			\$ -
38	Registration Revenue	\$ 20,350	20,350	-						\$ 20,350
39	Club RL Fees Revenue	\$ 166,500	83,250	83,250						\$ 166,500
40	Registration costs	\$ (8,943)	(5,222)	(3,721)						\$ (8,943)

41	Coaching and Competitive Directors costs	\$ (119,328)	(59,664)	(59,664)					\$ (119,328)
42	Referee costs	\$ (10,835)	(7,880)	(2,955)					\$ (10,835)
43	All-In costs	\$ (51,000)	(33,150)	(17,850)					\$ (51,000)
44	Other costs	\$ -	-	-					\$ -
45	Competitive operating income	(3,256)	(2,316)	(940)					\$ (3,256)
46	Adult League:		75	75		100	100		\$ -
47	Registration Revenue	\$ 13,500	6,750	6,750	16,000	8,000	8,000		\$ (2,500)
48	Registration costs	\$ (3,600)	(1,800)	(1,800)	-4,800	-2,400	-2,400		\$ 1,200
49	Referee costs	\$ (9,280)	(4,640)	(4,640)	-8,320	-4,160	-4,160		\$ (960)
50	Other costs	\$ (500)	(250)	(250)	-500	-250	-250		\$ -
51	Adult League operating income	120	60	60	2,380	1,190	1,190		\$ (2,260)
52	Fundraising Programs:								\$ -
53	Soccerfest	\$ 6,907	6,907	-	6,501	6,501	0		\$ 406
54	United Summer League	\$ -	-	-	0	0	-		\$ -
55	Classic Cup Tournament	\$ 37,206	37,206	-	41,206	41,206	-		\$ (4,000)
56	Golf Tournament	\$ 18,300	-	18,300	14,640	14,640	-		\$ 3,660
57	Individual Fundraiser	\$ 5,000	2,500	2,500	5,000	2,500	2,500		\$ -
58	Summer camps	\$ 15,000	-	-	15,000	15,000	-		\$ -
59	Sign Sponsorships	\$ 15,000	15,000	-	15,000	15,000	-		\$ -
60	Celtic Cup Tournament	\$ 30,106	-	30,106	34,106	-	34,106		\$ (4,000)
61	3v3 Tournament - Summerfest	\$ 9,755	-	-	16,980	-	16,980		\$ (7,225)
62	Vendor Royalties	\$ 18,000	15,000	3,000	15,000	12,500	2,500		\$ 3,000
63	Sponsorships	\$ 161,800	80,900	80,900	154,300	77,150	77,150		\$ 7,500
64	Capital investment reserve	\$ -	-	-	-	-	-		\$ -
65	Fundraising operating income	\$ 317,073	157,513	134,806	24,755	327,045	185,903	124,163	\$ (9,972)
66	Shared Program Items:								\$ -
67	Complex and Field maintenance costs	(180,000)	(90,000)	(90,000)	-134,000	-67,000	-67,000		\$ (46,000)
68	ED, TD, Admin, PD, Keepers, Payroll	(309,240)	(154,620)	(154,620)	-166,207	-83,103	-83,103		\$ (143,033)
69	Referee Directors/Assignors	(46,300)	(23,300)	(23,000)	-44,904	-22,854	-22,050		\$ (1,396)
70	Interest income (expense)	3,315	1,658	1,658	3,315	1,658	1,658		\$ -
71	Administrative & other costs	(61,125)	(30,563)	(30,563)	-56,125	-28,063	-28,063		\$ (5,000)
72	Shared program operating expense	(593,350)	(296,825)	(296,525)	-	-397,921	-199,362	-198,558	\$ (195,429)
73	Net income	\$ 3,142	\$ 4,396	\$ (26,008)	\$ 24,755	-\$26,472	-\$4,552	-\$48,273	\$ 29,614

Tax Worx II

9220 S Pennsylvania Ste D
OKLAHOMA CITY, OK 73139
tracy@taxworx-4u.com
Phone: (405)735-3031 | Fax: (405)735-3102

August 22, 2023

Norman Youth Soccer Association
1001 East Robinson
Norman, OK 73071

Subject: Preparation of 2022 Tax Returns

Norman Youth Soccer Association:

Thank you for choosing Tax Worx II to assist with the 2022 taxes for Norman Youth Soccer Association. This letter confirms the terms of the engagement and outlines the nature and extent of the services we will provide.

We will prepare the 2022 federal and state income tax returns for Norman Youth Soccer Association. We will depend on management to provide the information we need to prepare complete and accurate returns. We may ask management to clarify some items but will not audit or otherwise verify the data submitted.

We will perform accounting services only as needed to prepare the tax returns. Our work will not include procedures to find defalcations or other irregularities. Accordingly, our engagement should not be relied upon to disclose errors, fraud, or other illegal acts, though it may be necessary for management to clarify some of the information submitted. We will inform management of any material errors, fraud, or other illegal acts we discover.

The law imposes penalties when taxpayers underestimate their tax liability. Call us if there are any concerns about such penalties.

Should we encounter instances of unclear tax law, or of potential conflicts in the interpretation of the law, we will outline the reasonable courses of action and the risks and consequences of each. We will ultimately adopt, on the behalf of Norman Youth Soccer Association, the alternative selected by management.

Our fee is based on the time required at standard billing rates plus out-of-pocket expenses. Invoices are due and payable upon presentation. All accounts not paid within thirty (30) days are subject to interest charges to the extent permitted by state law.

We will return the original records to management at the end of this engagement. Store these records, along with all supporting documents, in a secure location. We retain copies of your records and our work papers from your engagement for up to seven years, after which these documents will be destroyed.

If management has not selected to e-file the returns with our office, management will be solely responsible to file the returns with the appropriate taxing authorities. The tax matters representative should review all tax-return documents carefully before signing them. Our engagement to prepare the 2022 tax returns will conclude with the delivery of the completed returns to management, or with e-filed returns, with the tax matters representative's signature and our subsequent submittal of the tax return.

To affirm that this letter correctly summarizes the arrangements for this work, sign the enclosed copy of this letter in the space indicated and return it to us in the envelope provided.

Thank you for the opportunity to be of service. For further assistance with your tax return needs, contact our office at (405)735-3031.

Sincerely,

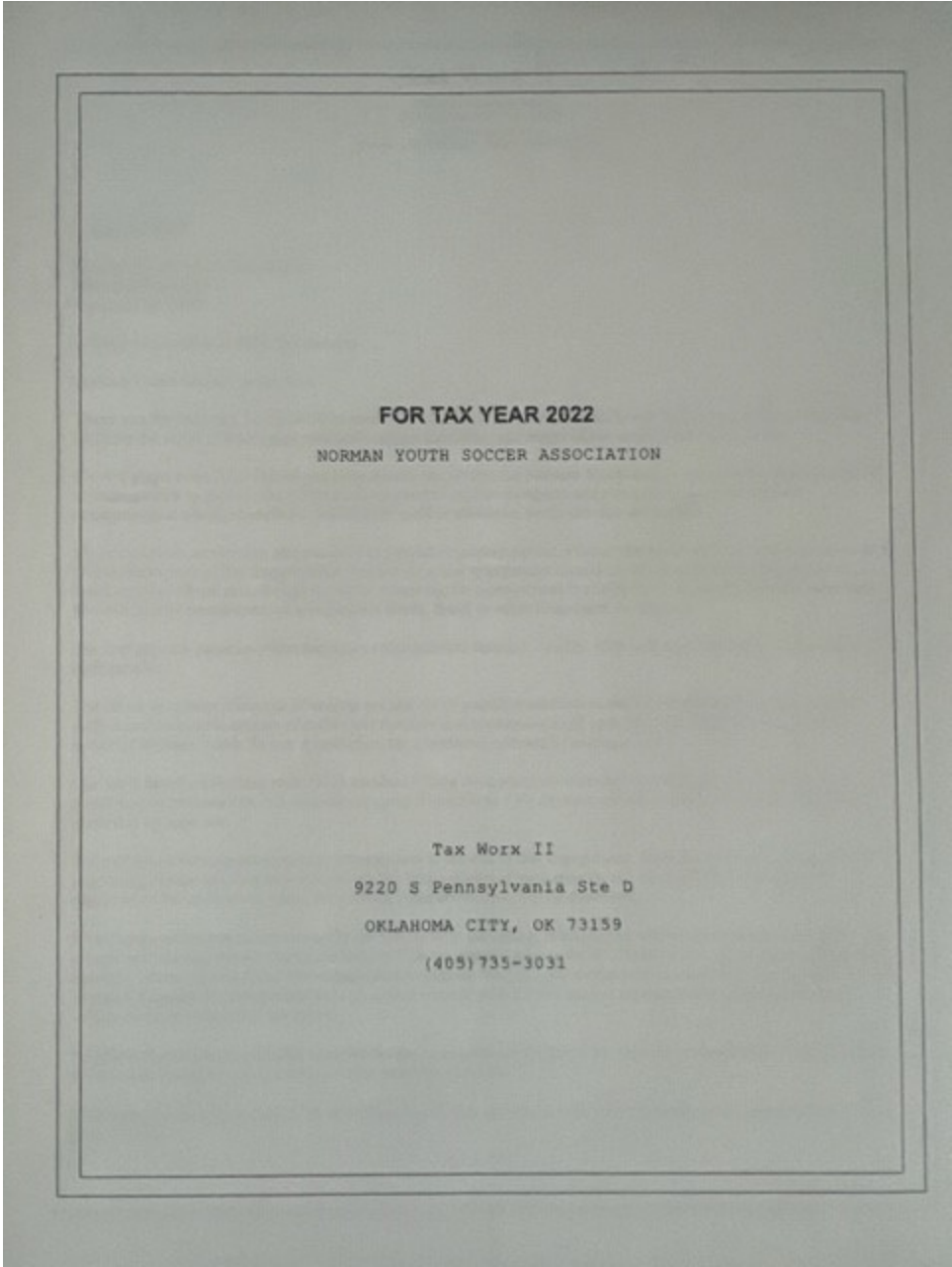
Tracy Pelley-Rariden

Tracy Pelley-Rariden
Tax Worx II

Accepted By:

Officer

Date



FOR TAX YEAR 2022

NORMAN YOUTH SOCCER ASSOCIATION

Tax Work II
9220 S Pennsylvania Ste D
OKLAHOMA CITY, OK 73159
(405) 735-3031

Norman Forward and Public Arts Committee

October 5, 2023
Project Updates





PRAIRIE WIND, Norman Public Library East Branch
Installed and Dedicated June 28, 2018



UNBOUND, Norman Public Library Central Branch
Installed and Dedicated June 28, 2018



SPLASH, Westwood Swim Complex
Installed and Dedicated December 7, 2017

Item 8.



Triptych, Ruby Grant Park

Installed and Dedicated December 4, 2020



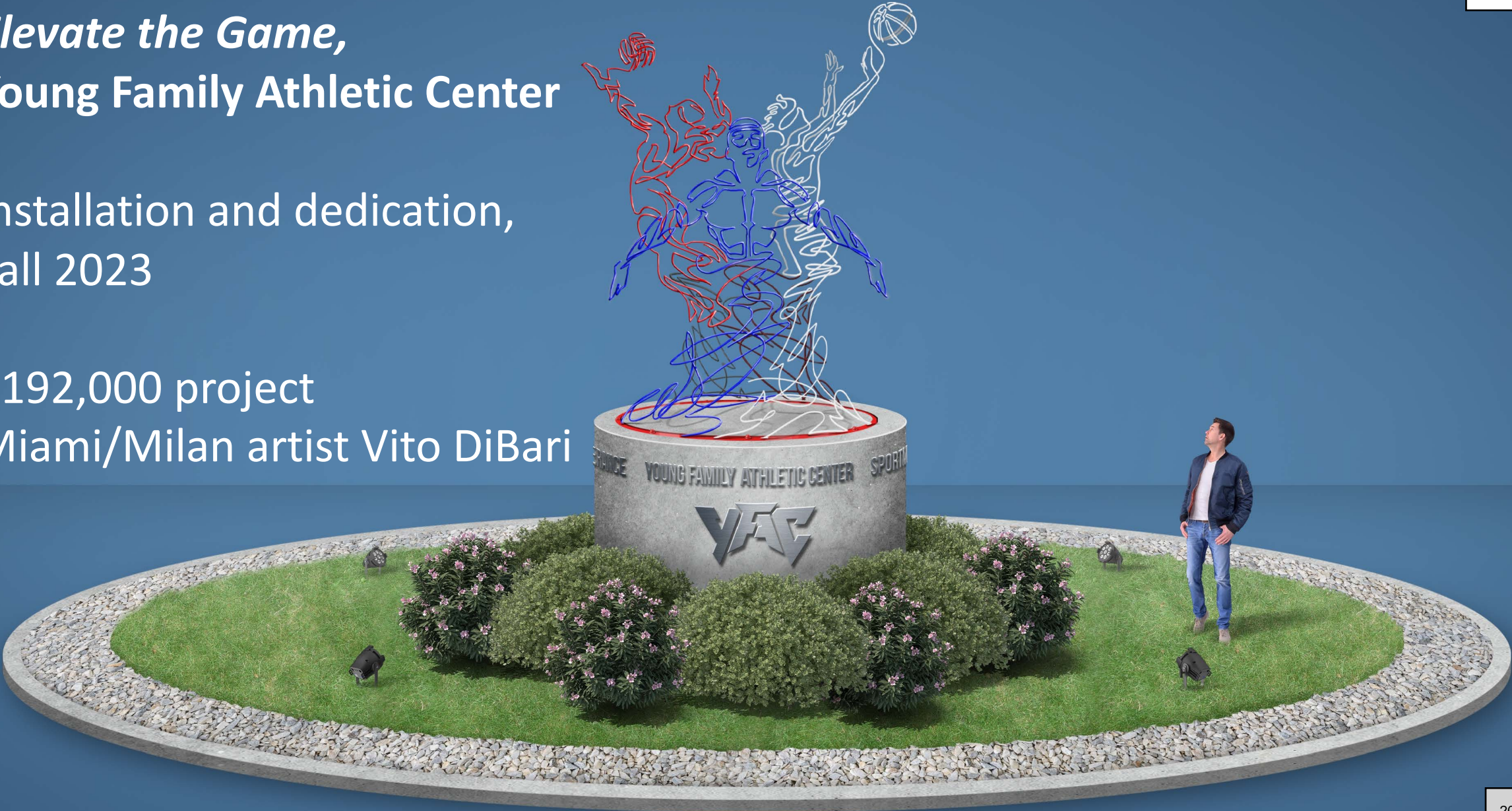
In Their Words, Andrews Park

Dedicated November 12, 2021

Elevate the Game, Young Family Athletic Center

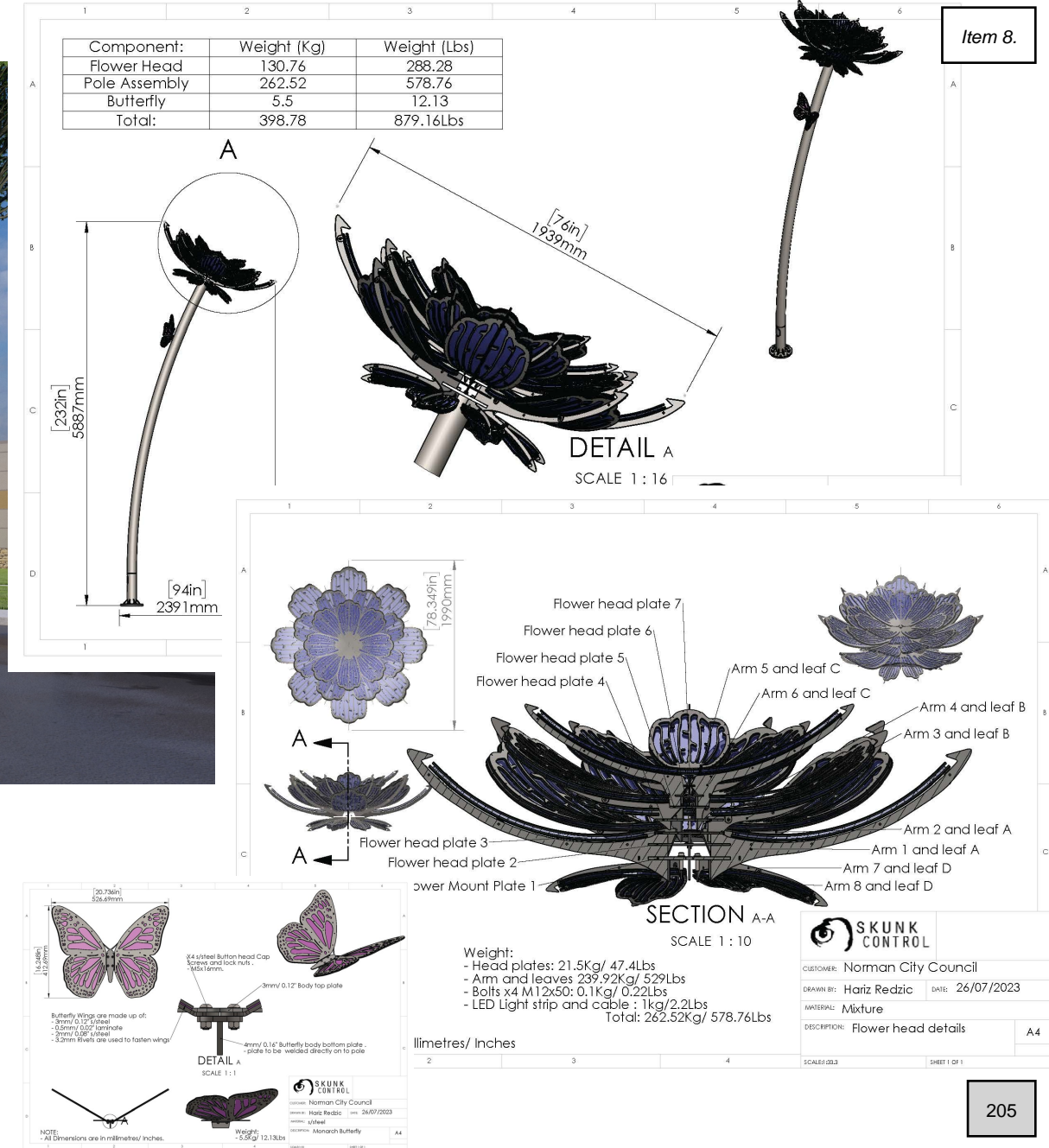
Installation and dedication,
Fall 2023

\$192,000 project
Miami/Milan artist Vito DiBari

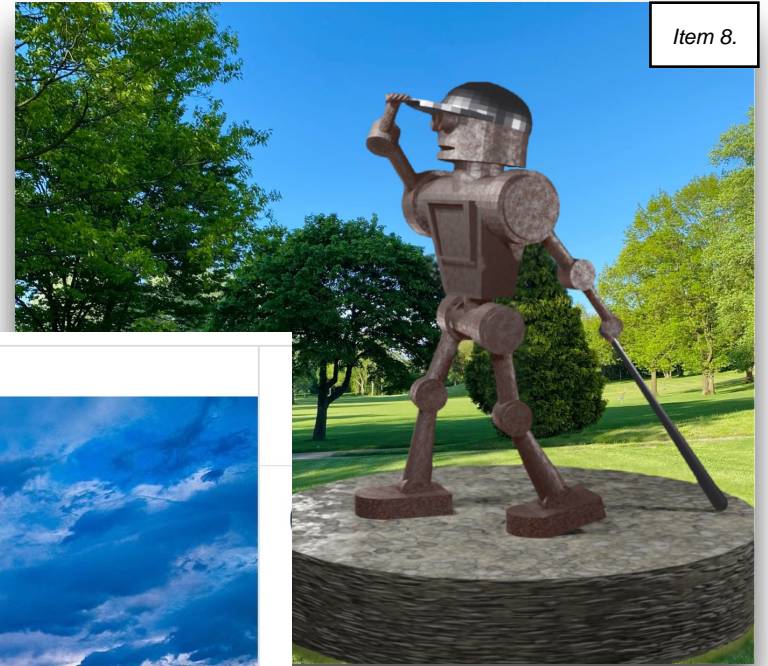




Emergence, Adult Wellness and Education Center Installation and dedication, Fall 2023



Mechan # _____ (TBD), Reaves Park
Installation and dedication, November 13-14, 2023



WindRose, Griffin Park

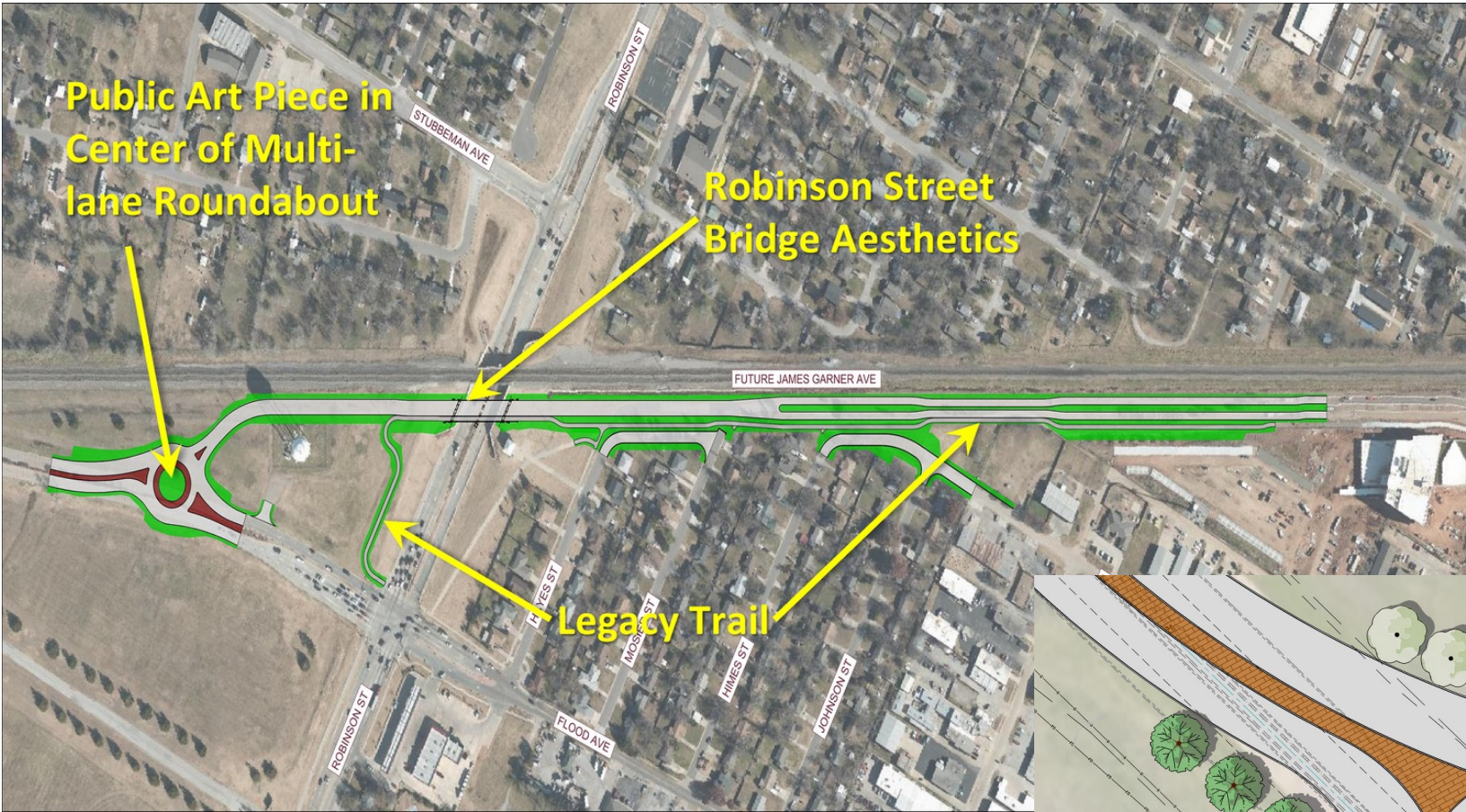
Installation and dedication, Spring 2024

Monumental scale to serve as a beacon in the landscape

Color gradient inspired by highs and lows of air movement

Open-ended moments for unprogrammed play

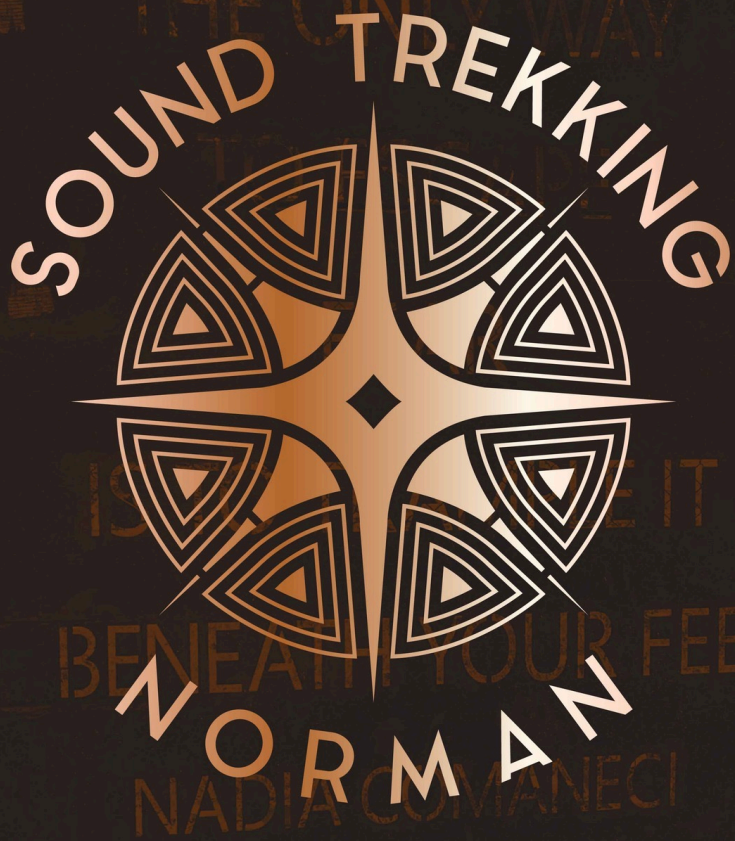




Announced SOON!, James Garner and Flood Roundabout



DISCOVER



Experience an interactive virtual public art soundscape of music and spoken word, inspired by the landscape and history of Norman!

1. DOWNLOAD THE APP

It's free! Begin your adventure by downloading the custom-designed SOUND TREKKING app to your smartphone.

It's easy! Visit NormanArts.org, scan the QR code below, or search for SOUND TREKKING in Google Play or the App Store.





SOUND TREKKING: NØRMAN

ANDREWS PARK



Item 8.

OUR FØREFATHERS' DEEDS TØUCH US, SHAPE US, LIKE STRØKES ØF A PAINTING.
-- JAMES AUCHIAH

THERE ARE TWØ TYPES ØF PEOPLE: THE ØNES WHO GIVE YOU 50 REASØNS IT CAN'T BE DONE, AND THE ØNES WHO JUST DØ IT.
-- HØDA KØTB

DANCING IS DELIGHTFUL. WHEN YOU ARE MØVING TØ THE BEAT ØF THE MUSIC, YOU'RE IN HARMØNY. IT'S A WØNDERFUL FEELING.
-- DØRIS EATØN TRAVIS



WHEN ALL IS SAID AND DONE THE ØNLY THING YOU'LL HAVE LEFT IS YOUR CHARACTER.
-- VINCE GILL

CHERISH THE CHILD YOU HAVE, WHILE YOU HAVE THEM.
-- RHØNDA BALDWIN

THE ØNLY WAY TØ ESCAPE FEAR IS TØ TRAMPLE IT BENEATH YOUR FEET.
-- NADIA CØMANECI

NØNE ØF US ARE FREE UNTIL ALL ØF US ARE FREE. AND THAT HAS NØTHING TØ DØ WITH CØLØR, AND HAS EVERYTHING TØ DØ WITH BELIEVING.
-- DR. GEØRGE HENDERSØN



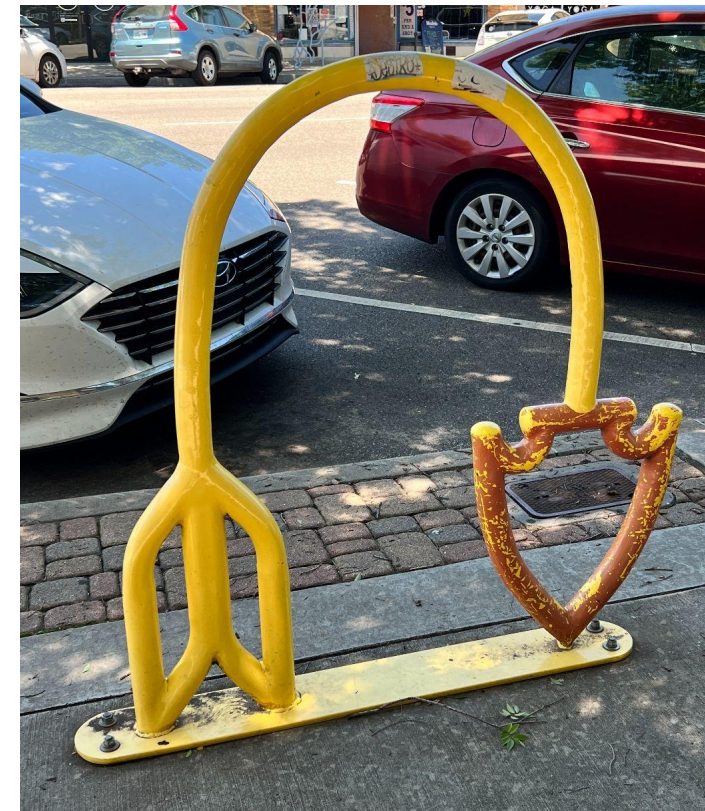
A SECRET GUIDE TØ HIDDEN MUSIC
GPS-TRIGGERED SØUNDSCAPES BY ØPUS 46



THANKS TØ OUR SPONSORS
MID-AMERICA ARTS ALLIANCE INNOVATION WINNER
WITH SUPPORT FROM THE NORMAN ARTS COUNCIL
NORMAN ARTS ANGELS
& THE NATIONAL ENDOWMENT FOR THE ARTS

210

Condition Reports on Current Projects





Murals!!

Public Arts Board becomes Public Arts Committee of the Norman Arts Council

- July 11, 2023 City Council approved new Contract with NAC
- Includes administration of
 - Hotel Tax Funds for the Arts
 - Public Arts
 - Norman Forward 1% for Art Projects

FY23/24 Budget and Anticipated Expenses

Public Arts Committed Funding Sources – FY23/24

Start of Fiscal Year Bank Balance - \$80,000
NAC Hotel Funds Committed - \$30,000
Anticipated Utility Bill Donations - \$10,000
Anticipated Private Support - \$20,000
City allocation for murals - \$75,000
Total Operating Budget FY23/24 - \$215,000

Bloomberg Grant (restricted if awarded) - \$25,000

Public Arts Committed Funds – FY23/24

Sound Trekking - \$15,000
Development Center Mural - \$5,000
Maintenance - \$5,000
Mural Program - \$75,000
Misc. Public Art Projects - \$45,000
Admin - \$15,000
TOTAL RESTRICTED EXPENSES - \$155,000

FY23/24 Public Arts Committee

Chair – Cody Giles
NAC Staff – Erinn Gavaghan, Executive Director**
NAC Staff – Cher Duncan, Programs and Development Manager
City Staff – Veronica Tracey

Members

Chase Spivey*
Brad Stevens*
Shaun McGinnis*
Bill Hickman*
Ron Collett
Jin Garton
Tara Burnett*
Leslie Clowers
Jennifer Burwell*
Karis Chambers
Susan Adams-Johnson*
Spontaneous Bob
Erin Smith

NAC Executive Committee

President – Dennis Brigham
Vice President – Joyce Green
President-Elect – Bill Hickman
Past President – Lesha Maag
Treasurer – Amy Million***
Secretary – Francesca Giani

* Denotes NAC Board Members
** Executive Director responsible for maintaining books
*** Treasure oversight of annual 990 filings and audits

Questions?

Nick Lill	Occupation	First Name	Last Name	Paperwork	Pledge	Mobile	Address	(Term #)	E-Mail
Officers									
<i>President</i>	Farmer and Photographer	Dennis	Brigham			405-823-0397	3801 Annalane Dr., Norman 73072	6/30/25 (3)	dennis.brigham65@gmail.com
<i>Past President</i>	Audience Dev. Dir. Fred Jones Jr. Museum	Leshia	Maag			405-420-1512	1118 W. Eufaula, Norman, OK 73069	6/30/24 (4)	leshamaag@gmail.com
<i>President-Elect</i>	Attorney	Bill	Hickman			405-820-0837	1800 Robin Ridge Drive	6/30/26 (2)	williamhickman11@gmail.com
<i>Vice-President/Governance Chair</i>	City of Norman, GIS Manager	Joyce	Green			405-812-7536	610 Miller Ave, Norman 73069	6/30/24 (2)	joycegreen@gmail.com
<i>Treasurer</i>	Financial Advisor	Amy	Million			405-306-1980	505 Bonita Circle, Norman, 73072	6/30/26 (2)	amymillion@gmail.com
<i>Secretary</i>	Art Historian	Francesca	Giani			619-599-3330	803 East Main St., Norma, OK 73069	6/30/24 (1)	fran.giani@ou.edu
Board Members									
<i>Roundtable Chair</i>	Exec. Dir. Scissortail Productions	Susan	Adams-Johnson			405-274-1783		RT Discretion	sd.adams.johnson@gmail.com
		Aisha	Ali					6/30/26 (1)	aishaaliaddie@gmail.com
	VP, Armstrong Bank	Jana	Atkins			405-366-2717	401 West Main, Norman, OK 73069	6/30/26 (2)	jatkins@armstrongbank.com
	Nonprofit Admin	Tara	Burnett			405-714-2108	528 23rd Ave NE, Norman, OK 73071	6/30/26 (1)	tara.d.burnett@gmail.com
		Jennifer	Burwell			405-845-3308	2608 Lynnwood Cir, Norman, OK 73072	6/30/26 (1)	jenny_ball_2000@yahoo.com
		Brian	Clowers			405-641-3985	2407 S Berry Road, Norman, OK 73072	6/30/26 (1)	bclowers37@gmail.com
	Attorney	Haley	Dennis			405-496-3116	515 S. University Blvd, Norman, OK 73069	6/30/26 (2)	hdennis@plainviewlegal.com
	City of Norman, Finance Manager	Anthony	Francisco			405-366-5413	PO Box 1423, Norman, OK 73070	6/30/26 (1)	anthony.francisco@normanok.gov
	Art Historian	Francesca	Giani			619-599-3330	803 East Main St., Norma, OK 73069	6/30/24 (1)	fran.giani@ou.edu
	Marketing, OEC Fiber	Cody	Giles			903-303-4610	1325 West Lindsey Street, Norman, OK 73069	6/30/25 (2)	creativeqiles@gmail.com
	OU Professor	Keith	Gaddie			405-314-7742	3801 Chamberlyne Way, Norman, OK 73072	6/30/25 (2)	keithgaddiearch@gmail.com
	Artist	Leticia	Galizzi			475-227-7270	1208 Barkley Avenue, Norman	6/30/26 (2)	leticagalizzi@gmail.com
	Artist	Nick	Lillard			405-831-8980	401 Horizon View Court, Norman, OK 73071	6/30/25 (1)	lillard42@gmail.com
	Designer	Jenny	McCaleb			206-953-1029	900 S. Berry Rd., Norman, OK 73069	6/30/24 (1)	jennymccaleb@inspirebrands.com
	VP Hitachi	Shaun	McGinnis			405-514-6168	1621 Sandpiper Lane, Norman, OK 73071	6/30/25 (1)	shaun.mcginis@hitachivantara.com
	Owner, Spivey Media	Chase	Spivey			405-693-4545	1606 Eisenhower Rd., Norman, OK 73069	6/30/24 (1)	chasespivey@gmail.com
	Chief Prepartor - Fred Jones Jr. Museum	Brad	Stevens			405-882-0095	3601 Black Hawk Drive, Norman 73072	6/30/26 (2)	Bradstevensart@gmail.com
<i>ex-officio</i>	City of Norman, Parks Director	Jason	Olsen				225 N. Webster Ave, Norman, OK 73069	City Discretion	
Staff									
<i>Executive Director</i>		Erinn	Gavaghan			405-620-3003	220 1/2 East Main Street, Unit 1, Norman, OK 73069		erinn@normanarts.org
<i>Associate Director</i>		Josh	Boydston			405-428-1400	1212 Vine Street, Norman, OK 73072		joshb@normanarts.org
<i>Programs Manager</i>		Cher	Duncan			405-412-9733	4505 Tuscany Dr., Norman 73072		cher@normanarts.org
<i>NEA/AFTA Project Manager</i>		Dace	Demir			773-344-8276			dace@normanarts.org
<i>Community Arts Manager</i>		Ander	Cardinale		\$ -	405-633-8410			ander@normanarts.org

Project in the Park Program

Purpose / What You Can Do:

Project in the Park is a volunteer program that gives the community the opportunity to work with Norman Parks and Recreation to have a fixture installed in a park. Project proposals must be appropriate for an outdoor park setting.

General Information/Expectations

- Any group or organization is welcome to submit a proposal
- Submit a letter of support from a leader of your organization
- Minimum 1 year commitment
- Projects must be aligned with the mission and goals of Norman Parks
- Group will be in regular contact with Park Development staff throughout all stages of project
- Monthly maintenance reports to be submitted to the Director of Parks and Recreation . Failure to submit for 3 months in a row or 4 months out of 12 consecutive months will result in project removal
- Safety precautions
 - Children under the age of 15 must have adult supervision
 - Always wear proper safety attire
 - Report any hazards or vandalism to Norman PD and/or Park Manager
 - Adequately hydrate volunteers during events
 - Report suspicious behavior to Norman PD
 - Notify park staff regarding any planned activities
 - Do not work at night or during hazardous weather conditions
 - Do not block pathways or trails
 - Do not use herbicide within the limits of the park for weed maintenance on turf or beds
 - Have first aid kit on hand

.....
This program allows Norman residents, schools, clubs and service organizations to show pride in their community and make their parks more beautiful for everyone. The volunteer work also helps extend the benefits of tax dollars by enabling city parks employees to spend more time on other projects and responsibilities.

Organizations can propose any project they like that is reasonable and appropriate for a park setting.

Examples of projects that may be considered are:

- Community gardens
- Eagle Scout projects (or similar organizations)
- Plant and maintain flowers or trees, if desired (plants and planting locations must be approved in advance).

Groups are also asked to make note of:

- Vandalism damage
- Unmarked utilities
- Buildings or structures needing repair
- Unsafe conditions

Project groups are not expected to mow grass, pull weeds, or perform repairs or maintenance beyond the scope of the project. For more information, contact the City of Norman Parks and Recreation Department: (405) 366-5472.

Project in the Park Application

The City of Norman believes that well-maintained parks and trails areas are essential to the beauty and appeal of our community. The City of Norman Project in the Park program was established to allow community initiated projects to occur within parks.

Adoptions are processed on a "First-Come, First-Served" basis in the order applications are received. Parks and Recreation staff will have 30 days to review each application and coordinate with the project organization. After the review process is complete, the project organization will be required to present their proposal to the Norman Board of Parks Commissioners at a regularly scheduled meeting. Completing the application process will not guarantee project approval. If approved, we will email you the Project in the Park agreement.

Name of Organization _____

Name of Project Coordinator _____ E-Mail _____

Address _____ Work Phone _____

City, State, Zip _____ Cell Phone _____

Park Name: _____

Date of expected start: _____

Date of expected end: _____

Description of Project: _____

Maintenance Requirements: _____

Project Intent: _____

Signature of Project Coordinator _____ Date _____

Norman Parks & Recreation Representative _____ Date _____