



ONEIDA
RECREATION AND FITNESS
COMPLEX

RECREATION COMPLEX

The Oneida Nation Recreation Complex is a project to provide a centrally located, state-of-the-art recreational complex that supports the social, cultural, physical, and recreational needs of the Oneida Community.

A new recreation complex would provide improved access and convenience to tribal members, increased programming and service capacity, increased synergy with the tribal schools, departments, and community.

ONEIDA RECREATION COMPLEX

CDC #16-011

Project Team:

- Sam Van Den Heuvel SR Construction Manager - Engineering Dept.
- Paul J. Witek Engineering Director/Senior Architect
- Troy D. Parr Area Manager - DPW - Community Development
- Shannon Stone Director of DPW
- Tina Jorgensen HSD Division Director
- Arlouine Bain Recreation Director
- Ryan Waterstreet Oneida Family Fitness Director
- Presley A. Cornelius Office Manager Recreation
- Amy Griesbach Member Services Manager

CAMPUS PROJECT

THREE POTENTIAL SITES



The new Recreation Complex provides the opportunity for the community to have one central hub located in Central Oneida for all their fitness & recreational activities. This would also serve as a safe shelter for the community in times of emergency/natural disaster.

WHY A NEW FACILITY?

- Both Recreation and Fitness have outgrown their current facilities.
- Spaces have become too small for existing programs and community needs.
- Inoperable pool area.
- Do not have the flexibility for diverse programming needs.
- No on-site childcare.
- Non-compliant ropes course.
- Lack of storage space at both facilities.
- Not elderly friendly.
- The lack of athletic fields for adequate programming of games and tournaments.
- The lack of gymnasium space to host tournaments.
- To bring Recreation and Fitness together in one facility.

PROJECT COST ESTIMATE: OPTION #1 WITH AQUATICS

SOFT and MISCELLANEOUS COSTS

• Engineering Dept. Fees	789,000	
• Architect / Engineer Fees & Reimbursables	4,709,000	
• Commissioning	673,000	
• Soil Borings, Testing, and Surveys	74,000	
• Agency Review and Approval Fees	67,000	
• Insurance - Builders Risk	covered by property	
• Historical/Cultural/Archaeological Review	insurance	
	Sub-Total:	2,000 6,314,000

CONSTRUCTION

• Utility Relocation/Extension	1,511,000	
• Site Work & Landscape	5,037,000	
• Building Construction & General Conditions	50,368,00	
• Playing Fields	0	
	Sub-Total:	1,854,000
• Oneida Preference Amount	58,770,000	
• Sustainable Design Premium 3.5%	193,000	
• Inflation Factor: 2 years 5% per year	2,057,000	
	Sub-Total:	6,255,000 67,275,000

FIXTURES, FURNISHINGS, AND EQUIPMENT

• Division 10 - Specialties	925,000	
• Division 11/12 - Equipment & Furnishings	3,364,00	
• Division 27 - Communications	0	
• Division 28 - Electronic Safety & Security	1,175,000	
	Sub-Total:	661,000 6,125,000

TOTAL:		79,714,000
Contingency: 10.0%		7,971,000
Finance Costs: 0.0%		0

**Estimated Total Project
Budget:
\$87,685,000**

PROJECT COST ESTIMATE: OPTION #2 WITHOUT AQUATICS

SOFT and MISCELLANEOUS COSTS

• Engineering Dept. Fees	577,000	
• Architect / Engineer Fees & Reimbursables	3,465,000	
• Commissioning	495,000	
• Soil Borings, Testing, and Surveys	54,000	
• Agency Review and Approval Fees	50,000	
• Insurance - Builders Risk	covered by property	
• Historical/Cultural/Archaeological Review	insurance	
	Sub-Total:	2,000
		4,643,000

CONSTRUCTION

• Utility Relocation/Extension	1,099,000	
• Site Work & Landscape	3,663,000	
• Building Construction & General Conditions	36,625,00	
• Playing Fields	0	
	Sub-Total:	1,854,000
• Oneida Preference Amount	43,241,000	
• Sustainable Design Premium 3.5%	146,000	
• Inflation Factor: 2 years 5% per year	1,980,000	
	Sub-Total:	4,602,000
		49,502,000

FIXTURES, FURNISHINGS, AND EQUIPMENT

• Division 10 - Specialties	744,000	
• Division 11/12 - Equipment & Furnishings	1,980,00	
• Division 27 - Communications	0	
• Division 28 - Electronic Safety & Security	994,000	
	Sub-Total:	425,000
		4,143,000

TOTAL:		58,288,000
Contingency: 10.0%		5,829,000
Finance Costs: 0.0%		0

**Estimated Total Project
Budget:
\$64,117,000**

PROJECT FINANCIAL PLAN

A. Tribal Financing: - It is proposed to fund this project through the tribal CIP Budget.

B. As the project is a very large capital costs, it is assumed the funding allocation would be included in multiple fiscal year CIP budgets. The approved FY2023 CIP Budget includes an allocation of \$250,000 for this project. Additional project funds will be requested as follows:

	Option #1	Option #2
FY2024 CIP Budget:	\$7,487,000	\$5,424,000
FY2025 CIP Budget:	\$45,407,000	\$33,127,000
FY2026 CIP Budget:	\$34,541,000	\$25,316,000

C. The Project Team has been researching possible grant opportunities for the project.

COMMUNICATION PLAN

A. Information included in a communication plan for this project will include:

- CIP Project number
- Project title
- Brief description of the project story and scope
- Images of similar type facilities
- Project schedule
- Financial Plan

B. The Project Information will be communicated to the community and staff as follows:

- Reports on Oneida website (Project Manager)
- Groundbreaking and dedication ceremonies scheduled with the events coordinator (Project Manager/Business Unit Manager)
- Periodic articles in the Kalihwisaks based upon the specific needs of the project (Project Manager)

WHAT WE KNOW

- Both facilities are limited in what can be offered to the youth & elders
- The current Recreation building has outlived its life span of 40 years.
- Storage is not adequate for supplies needed for youth events.
- If we keep using the Civic Center for our youth, we will constantly be needing to spend money year after year. Estimates are below:
 - Roof replacement - \$165,000
 - Upgrade plumbing - \$200,000
 - Exterior masonry wall repairs - \$15,000
- The current Fitness Center building is multi-level making it inconvenient for Elders and youth as well as individuals with special needs.
- The current Fitness Center building no longer has an Aquatics Area for members to utilize/exercise.
- The Fitness Center Elevator continues to need continued maintenance.

THANK YOU