

**FIRCREST CITY COUNCIL
SPECIAL MEETING AGENDA**

**MONDAY, OCTOBER 29, 2018
6:00 P.M.**

**COUNCIL CHAMBERS
FIRCREST CITY HALL, 115 RAMSDELL STREET**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. AGENDA MODIFICATIONS**
- 5. PRELIMINARY 2019 BUDGET – 4TH BUDGET WORK SESSION**
- 6. POOL AND COMMUNITY CENTER PROJECT DISCUSSION & ACTION**
- 7. ADJOURNMENT**

To: Mayor and Councilmembers
From: Colleen Corcoran, Finance Director
CC: Scott Pingel City Manager
Date: October 29, 2018
Re: 2019 Budget Changes from Preliminary

ADJUSTMENTS TO THE 2019 PRELIMINARY BUDGET

Attached are spreadsheets showing how the 2019 Preliminary Budget has been adjusted. Following are the explanations for each change. The only change from the memo date October 19, 2018 is moving the six employees that were at a lower step back to step F.

All Funds

Personnel Benefits in all departments have been decreased to match the actual medical premium rates. The Preliminary Budget used an estimate of 5%. The actual rate increase was 3.3%.

General Fund Adjustments

Revenue

Beginning Fund Balance – added line for Pool/Rec Center Donations \$250,000
General Property Tax – decreased based on levy rate (\$9,383)
EMS Property Tax – increased based on levy rate \$223
Telephone Tax – decreased based on new estimate (\$20,000)
Building Permits – increased for rollover of condo project \$50,000
Mechanical Permits – increased for rollover of condo project \$4,000
Plumbing Permits – increased for rollover of condo project \$4,000
Pool/Rec Center Donations – added line \$250,000

Expenditures

Legislative – AWC Dues reduced actual notice received (\$185)
Administration – Salaries & Wages Admin Asst hired at higher step \$1,030
Finance – Salaries & Wages Finance Director to Step E/F \$5,030
Facilities – Salaries & Wages/Benefits remove Custodian (\$26,480)
Facilities – Contract Maintenance add custodial services \$33,000
Information Systems – add back archiving services \$3,800
Police – Salaries & Wages Police Chief Step and Records Tech II E/F \$2,995
Police – LEOFF I AWC rate increase \$255
Fire/EMS – amounts based on levy rates zero effect on budget

Building – Inspections rollover for condo project \$20,000
Building – Communication line added for ½ of smart phone \$450
Building – Travel included \$900 for communication (900)
Emergency Management – Salaries & Wages Police Chief Step E/F \$45
Physical Environment – Animal Control increase contract \$5,000
Planning – Communication line added for ½ of smart phone \$450
Planning – Miscellaneous included \$900 for communication (900)
Recreation – Salaries & Wages/Benefits removed Custodian (1,930)
Swimming Pool - Salaries & Wages/Benefits removed Custodian (1,445)
Parks – Salaries & Wages Parks Maintenance Supervisor to Step E/F 1,640
Operating Transfer/Property Tax – decreased due to levy rate (1,173)
Parks Capital – Design for Pool/Rec Center \$300,000
Parks Capital – Remove Whittier basketball court resurface (30,000)
Transfer to Street Lt Maint. – decrease due to benefit costs in Street Maint. (75)

Street Fund Adjustments

Revenue

Transfer In-Light - decrease due to benefit costs in Street Maint. (75)

Expenditures

Street Maint – Salaries & Wages/Benefits remove custodian (\$2,215)

Storm Fund Adjustments

Expenditures

Salaries/Wages net remove Custodian and increase PW Director step E/F \$190

Water Fund Adjustments

Expenditures

Salaries/Wages net remove Custodian and increase PW Director step E/F (\$2,290)

Sewer Fund Adjustments

Expenditures

Salaries/Wages net remove Custodian and increase PW Director step E/F \$1,370

**General Fund
Adjustments to the 2019 Preliminary Budget**

	<u>2019 Preliminary</u>	<u>Adjustment</u>	<u>2019 Adjusted</u>
Designated/Light	655,438		655,438
Designated/44th & Alameda	171,112		171,112
Balance Pool/Rec Center Donations	0	250,000	250,000
Undes Beginning Fund Balance	<u>1,947,288</u>		<u>1,947,288</u>
Total Beginning Fund Balance	2,773,838	250,000	3,023,838
 Taxes	 3,294,810		
General Property Taxes		(9,383)	
EMS Property Taxes		223	
Telephone Taxes		(20,000)	
Total Taxes			3,265,650
Licenses & Permits	502,625		
Building Permits		50,000	
Mechanical Permits		4,000	
Plumbing Permits		4,000	
Total Licenses & Permits			560,625
Intergovernmental Revenues	230,640		230,640
Charges for Goods & Services	1,021,121		1,021,121
Fines & Forfeits	226,500		226,500
Miscellaneous	240,385		240,385
 Total Operating Revenue	 5,516,081	 28,840	 5,544,921
 Donation for Pool/Rec Center	 0	 250,000	 250,000
 TOTAL GENERAL FUND RESOURCES	 8,289,919	 528,840	 8,818,759
 Legislative	 84,130		
AWC Dues		(185)	
Total Legislative			83,945
Judicial	380,730		
Personnel Benefits		(905)	
Total Judicial			379,825
Administration	283,705		
Salaries & Wages		1,030	
Personnel Benefits		(345)	
Total Administration			284,390
Finance	327,716		
Salaries & Wages		8,875	
Personnel Benefits		1,120	
Total Finance			337,711
Legal	205,355		205,355
Other Employee Benefits	1,550		1,550
Non-Departmental	107,459		
Salaries & Wages		690	

**General Fund
Adjustments to the 2019 Preliminary Budget**

	<u>2019 Preliminary</u>	<u>Adjustment</u>	<u>2019 Adjusted</u>
Personnel Benefits		10	
Total Non Departmental			108,159
Personnel	48,620		
Personnel Benefits		(85)	
Professional Services			
Total Personnel			48,535
Facilities	506,947		
Salaries & Wages		(25,805)	
Personnel Benefits		(12,815)	
Contract Maintenance		33,000	
Total Facilities			501,327
Information Systems	71,699		
Web Design/Maintenance		3,800	
Total Information Systems			75,499
Civil Service Commission	5,635		5,635
Police	1,581,064		
Salaries & Wages		8,205	
Personnel Benefits		(1,180)	
LEOFF Medical Premiums		255	
Total Police			1,588,344
Fire/EMS	664,839		
Tacoma Contract Fire		(223)	
Tacoma Contract EMS		223	
Total Fire/EMS			664,839
Jail	30,500		30,500
Building Inspection	101,355		
Bldg Inspections		20,000	
Communication		450	
Travel		(900)	
Total Building Inspection			120,905
Emergency Management	13,860		
Salaries & Wages		300	
Personnel Benefits		30	
Total Emergency Management			14,190
Physical Environment	14,500		
Animal Control		5,000	
Total Physical Environment			19,500
Planning	83,996		
Communication		450	
Miscellaneous		(900)	
Total Planning			83,546
Health	2,190		2,190
Recreation	308,210		
Salaries & Wages		(1,800)	
Personnel Benefits		(1,370)	

**General Fund
Adjustments to the 2019 Preliminary Budget**

	<u>2019 Preliminary</u>	<u>Adjustment</u>	<u>2019 Adjusted</u>
Total Recreation			305,040
Participant Recreation	36,500		36,500
Library	14,000		14,000
Community Events	23,000		23,000
Swimming Pool	154,015		
Salaries & Wages		(1,275)	
Personnel Benefits		(15)	
Total Swimming Pool			152,725
Parks	235,047		
Salaries & Wages		2,670	
Personnel Benefits		250	
Total Parks			237,967
Total	5,286,622	38,555	5,325,177
Operating Transfer/Street Beautification	10,000		10,000
Operating Transfer/Property Tax	200,000	(1,173)	198,827
Total Operating Cost	5,496,622	37,382	5,534,004
Revenue over (Under) Operating Expenses	19,459	(8,542)	10,917
Judcial	35,000		35,000
Facilities	90,500		90,500
Police	100,000		100,000
Parks	165,000		
Pool/Rec Building Improvements		300,000	
Improvements		(30,000)	
Total Parks Capital			435,000
Total Capital	390,500	270,000	660,500
Transfer to Street Lt. Maint. From Desg Lt.	100,830	(75)	100,755
Total Transfers Out	100,830	(75)	100,755
Undes Ending Fund Balance	441,247	5,518	446,765
Reserved for Cash Flow	1,300,000		1,300,000
Designated/Light	554,608	75	554,683
Designated/44th & Alameda	6,112	30,000	36,112
Balance Pool/Rec Center Donations	0	200,000	200,000
Total Ending Fund Balance	2,301,967	235,593	2,537,560
TOTAL GENERAL FUND BUDGET	8,289,919	542,900	8,832,819

**Street Fund
Adjustments to the 2019 Preliminary Budget**

	2019 Preliminary	Adjustment	2019 Adjusted
Beginning Fund Balance	243,649		243,649
Total Beginning Fund Balance	243,649	0	243,649
Preliminary Operating Revenues	377,410		377,410
Preliminary Operating Transfers In	<u>277,830</u>		<u>277,830</u>
Total Operating Revenue	655,240	0	655,240
Total Transfer In for Capital from Light Money	33,000	(75)	32,925
Total Transfer In for Capital from REET 1	90,440		90,440
Total Transfer In for Capital from REET 2	0		0
Total Grant Revenue	<u>0</u>		<u>0</u>
Total Revenue for Capital	123,440	(75)	123,365
TOTAL STREET FUND RESOURCES	1,022,329	(75)	1,022,254
Street Maintenance	324,970		
Salaries & Wages		(1,885)	
Personnel Benefits		(1,375)	
Total Street Maintenance			321,710
Street Light Maintenance	67,830		
Personnel Benefits		(75)	
Total Street Light Maintenance			67,755
Street Beautification	80,660		
Personnel Benefits		(85)	
Total Street Beautification			80,575
Total Operating Cost	473,460	(3,420)	470,040
Revenue over (Under) Operating Expenses	181,780	3,420	185,200
Capital Expenditures	<u>337,010</u>		<u>337,010</u>
Excess revenue over (under) operating and Capital	(31,790)	3,345	(28,445)
Undesignated Ending Fund Balance	211,859	3,345	215,204
Total Ending Fund Balance	211,859	3,345	215,204
TOTAL STREET FUND BUDGET	1,022,329	(75)	1,022,254

**Storm Fund
Adjustments to 2018 Preliminary Budget**

	<u>2018 Preliminary</u>	<u>Adjustment</u>	<u>2018 Adjusted</u>
Beginning Fund Balance	163,061		163,061
Preliminary Operating Revenues	497,000		497,000
TOTAL STORM FUND RESOURCES	660,061	0	660,061
Preliminary Operating Expenses	456,730		
Salaries & Wages		1,675	
Personnel Benefits		<u>(1,055)</u>	
Total Operating Expenses		620	457,350
Excess of revenues over(under) operating expenses	40,270	620	39,650
Transfer to Storm Capital Fund	81,900		81,900
Revenue over (Under) Operating Expenses w/Xfer	(41,630)	620	(42,250)
Undesignated Ending Fund Balance	121,431	620	120,811
TOTAL STORM FUND BUDGET	660,061	620	660,061

STORM CAPITAL FUND
Adjustments to 2019 Preliminary Budget

	<u>2019</u> <u>Preliminary</u>	<u>Adjustment</u>	<u>2019</u> <u>Adjusted</u>
Beginning Fund Balance	503,250		503,250
Capital Contributions	0		0
Transfer In	81,900		81,900
TOTAL STORM CAPITAL FUND RESOURCES	585,150	0	585,150
Capital Expenses	68,570		
Total Expenditures	68,570	0	68,570
Excess over (under) including capital	13,330	0	13,330
Undesignated Ending Fund Balance	516,580	0	516,580
TOTAL STORM CAPITAL FUND BUDGET	585,150	0	585,150

Water Fund
Adjustments to 2019 Preliminary Budget

	<u>2019</u> <u>Preliminary</u>	<u>Adjustment</u>	<u>2019</u> <u>Adjusted</u>
Beginning Fund Balance	281,192		281,192
Preliminary Operating Revenues	1,084,800		1,084,800
TOTAL WATER FUND RESOURCES	1,365,992	0	1,365,992
Preliminary Operating Expenses	1,031,773		
Salaries & Wages		(75)	
Personnel Benefits		(6,525)	
Total Operating Expenses			1,025,173
Revenue over (Under) Operating Expenses	53,027	(6,600)	59,627
Transfer to Water Capital	108,160		108,160
Excess revenue over (under) including Xfer	(55,133)	(6,600)	(48,533)
Undesignated Ending Fund Balance	226,059	(6,600)	232,659
TOTAL WATER FUND BUDGET	1,365,992	(6,600)	1,365,992

WATER CAPITAL FUND
Adjustments to 2019 Preliminary Budget

	<u>2019</u> <u>Preliminary</u>	<u>Adjustment</u>	<u>2019</u> <u>Adjusted</u>
Beginning Fund Balance	185,215		185,215
Capital Contributions	40,000		40,000
Transfer In	260,460		260,460
TOTAL WATER CAPITAL FUND RESOURCES	485,675	0	485,675
Capital Expenses	399,585		
Benefits		(25)	
Total Expenditures	399,585	(25)	399,560
Excess over (under) including capital	(99,125)	25	(99,100)
Undesignated Ending Fund Balance	86,090	25	86,115
TOTAL WATER CAPITAL FUND BUDGET	485,675	0	485,675

**Sewer Fund
Adjustments to 2019 Preliminary Budget**

	<u>2019 Preliminary</u>	<u>Adjustment</u>	<u>2019 Adjusted</u>
Beginning Fund Balance	782,641		782,641
Preliminary Operating Revenues	2,712,200		2,712,200
TOTAL SEWER FUND RESOURCES	3,494,841	0	3,494,841
Preliminary Operating Expenses	2,169,586		
Salaries & Wages		3,340	
Overtime		(100)	
Personnel Benefits		(860)	
Total operating Expenses			2,171,966
Revenue over (Under) Operating Expenses	542,614	(2,380)	540,234
Debt Service	315,090		315,090
Transfer to Sewer Capital	230,000		230,000
Excess revenue over (under) with debt & xfer	(2,476)	(2,380)	(4,856)
Undesignated Ending Fund Balance	780,165	2,380	777,785
TOTAL SEWER FUND BUDGET	3,494,841	2,380	3,494,841

SEWER CAPITAL FUND
Adjustments to 2019 Preliminary Budget

	<u>2019</u> <u>Preliminary</u>	<u>Adjustment</u>	<u>2019</u> <u>Adjusted</u>
Beginning Fund Balance	1,017,385		1,017,385
Capital Contributions	40,000		40,000
Transfer In	230,000		230,000
TOTAL SEWER CAPITAL FUND RESOURCES	1,287,385	0	1,287,385
Capital Expenses	262,420		
Benefits		(90)	
Total Expenditures	262,420	(90)	262,330
Excess over (under) including capital	7,580	90	7,670
Undesignated Ending Fund Balance	1,024,965	90	1,025,055
TOTAL SEWER CAPITAL FUND BUDGET	1,287,385	90	1,287,385

ERR Fund
Adjustments to 2019 Preliminary Budget

	<u>2019</u> <u>Preliminary</u>	<u>Adjustment</u>	<u>2019</u> <u>Adjusted</u>
Beginning Fund Balance	1,422,092		1,422,092
Preliminary Operating Revenues	182,090		182,090
Total Transfer In for Capital Replacement	196,496		196,496
TOTAL ERR FUND RESOURCES	1,800,678	0	1,800,678
Preliminary Operating Expenses	157,060	(35)	157,025
Revenue over (Under) Operating Expenses	25,030	35	25,065
Capital Expenses	370,578		370,578
Excess over (under) including capital	(149,052)	35	(149,017)
Undesignated Ending Fund Balance	1,273,040	35	1,273,075
TOTAL ERR FUND BUDGET	1,800,678	35	1,800,678

REET Fund
Adjustments to 2019 Preliminary Budget

		2019 <u>Preliminary</u>	<u>Adjustment</u>	2019 <u>Adjusted</u>
Beginning Fund Balance 1st		349,224		349,224
Beginning Fund Balance 2nd		<u>1,123,886</u>		<u>1,123,886</u>
	TOTAL	1,473,110	0	1,473,110
Preliminary Operating Revenues 1st 1/4		123,500		123,500
Preliminary Operating Revenues 2nd 1/4		<u>132,000</u>		<u>132,000</u>
	TOTAL	255,500		255,500
TOTAL REET FUND RESOURCES		1,728,610	0	1,728,610
Preliminary Expenses				
Transfer Out from REET (1st 1/4)		90,440		90,440
Transfer Out from REET (2nd 1/4)		<u>152,300</u>		<u>152,300</u>
	TOTAL	242,740	0	242,740
Ending Fund Balance 1st		382,284	0	382,284
Ending Fund Balance 2nd		<u>1,103,586</u>	<u>0</u>	<u>1,103,586</u>
	TOTAL	1,485,870	0	1,485,870
TOTAL REET FUND BUDGET		1,728,610	0	1,728,610

**Cumulative Reserve Fund
Adjustments to 2019 Preliminary Budget**

	2019 <u>Preliminary</u>	<u>Adjustment</u>	2019 <u>Adjusted</u>
Beginning Fund Balance General	3,000,000		3,000,000
Beginning Fund Balance Street	150,000		150,000
Beginning Fund Balance Water	11,513		11,513
Beginning Fund Balance Sewer	<u>369,250</u>		<u>369,250</u>
TOTAL	3,530,763	0	3,530,763
 TOTAL Cumulative Reserve Fund Resources	 3,530,763	 0	 3,530,763
 Ending Fund Balance General	 3,000,000		 3,000,000
Ending Fund Balance Street	150,000		150,000
Ending Fund Balance Water	11,513		11,513
Ending Fund Balance Sewer	<u>369,250</u>		<u>369,250</u>
TOTAL	3,530,763	0	3,530,763
 TOTAL Cumulative Reserve Fund Budget	 3,530,763	 0	 3,530,763

**Police Investigation Fund
Adjustments to 2019 Preliminary Budget**

	<u>2019 Preliminary</u>	<u>Adjustment</u>	<u>2019 Adjusted</u>
Beginning Fund Balance	12,103		12,103
Preliminary Operating Revenues	145		145
TOTAL POLICE INVESTIGATION FUND RESOURCES	12,248	0	12,248
Preliminary Operating Expenses	12,248		12,248
Undesignated Ending Fund Balance	0	0	0
TOTAL POLICE INVESTIGATION FUND BUDGET	12,248	0	12,248

AGENDA ITEM #8: Pool and Community Center Discussion and Action**FROM: Scott Pingel, City Manager**

BACKGROUND: The main motions and decisions the Council will need to consider are which roof design, which pool option, and whether or not to pursue the Community Center in the bond measure. I think those should be the main focus of Monday's meeting, and the only motions to be made at this point. Those decisions provide direction for the next phase (Design Development). Other things for the Council to consider are what to do with additional parking options (discussed below), using the new Community Center as an emergency shelter (also discussed below), and which parks projects, if any, to include in the bond, which will add to the total project costs.

RECOMMENDED MOTIONS:

- **I move to select the _____ (pitched or flat) roof for the new Community Center design as a part of the Fircrest Pool and Community Center project.**
- **I move to select Pool Option _____ (A or B) for the new pool design as a part of the Fircrest Pool and Community Center project.**
- **I move to include only the Pool Phase for the Design Development phase of the Fircrest Pool and Community Center project and in pursuing a bond measure.**
- **I move to include the Pool Phase and Community Center Phase for the Design Development phase of the Fircrest Pool and Community Center project and in pursuing a bond measure.**

By the time of the meeting, staff will have updated bond estimates for the Council's consideration, but our Bond Underwriter was not able to get the information to staff prior to Council packets being finalized. I will be prepared to walk the council through bond numbers and options. The project estimates presented were a little eye-popping, but we do have several options with funding and phasing, so I am excited to walk through this with the council.

In regards to the potential new Community Center becoming an Emergency Shelter, from a practical standpoint, the facility will be built to a standard that allows it to be an emergency shelter as it is. The main cost beyond the building itself will be to purchase a generator and ensure the facility is designed for the generator to be hooked up. The generator would not have to be something that remained onsite. We could purchase a mobile generator that could be kept offsite or at the Public Works Facility and hooked up at the Community Center as the need arises. A generator is in the alternates identified for the Community Center phase. It is estimated to cost about \$135,000 with a total cost including soft costs of \$189,000. Storage needs and space may need to be considered more fully in building and using the Community Center as an emergency shelter.

There was some question about parking at the Oct. 23rd meeting that I wanted to clarify. It is the offsite parking that was not included in the Schematic Design budget. This would be anything at the Fox Property or angle-in parking around the park. While ARC provided some sketches that showed where some of that additional parking can go, we did not have money budgeted for that as a part of schematic design. If we want to have offsite parking more particularly considered as a part of Design Development, I believe we could do that. At a schematic design level, however, we did not have budget for those cost estimates and work. We can approach parking from a few different angles. We can work out including it in Design Development, we can work with AHBL or another civil engineer or landscape architect on angle-in parking options outside of any Design Development contract with ARC, or we can wait and determine any additional parking needs once the project is complete. We could also pursue angle-in parking improvements completely separate from the Pool and Community Center project.

Community Center Operations Analysis

October 2018



NORTHWEST MODERN - EXTERIOR PERSPECTIVE LOOKING SW
FIRCREST COMMUNITY CENTER SKETCH STUDIES



WRIGHTIAN - EXTERIOR PERSPECTIVE LOOKING SW
FIRCREST COMMUNITY CENTER SKETCH STUDIES

Fircrest Parks & Recreation Department



Existing Community Center

The Roy H. Murphy Community Center was built in 1960. The center gets a lot of use and people do like the building. However, previous renovations have compromised functionality: staff can't easily monitor entrances or hallways; you go through the gym to get to some rooms; the Youth Room is not visible to staff; and the entry at the parking lot looks and feels like a back door. The gym has a "junior high" basketball court which is smaller than a "high school" court, the standard for most new community centers. The building had issues with a leaking roof which led to architecturally unfortunate additions and changes including a gabled roof, filling in and changing window sizes and detailing, and losing nearly all of the interest of the original design's natural wood and concrete block walls. With the exception of an interesting wall at the main entry and the beams in the gym, none of the original design integrity remains.

Weekday Hours: Monday – Friday: 8am-5pm

Weekend Hours: Saturday & Sunday: 9am-5pm

KEY DEMOGRAPHIC INDICATORS

- There are currently 6,700 residents of Fircrest, with a median household income that is 132% of the national average.
- 247,000 people are located within a 15-minute drive time of the Community Center.
- The percentage of children under the age of 19 in Fircrest and the surrounding area is 1% to 3% below the national average.
- Fircrest currently has a higher than average percentage of residents 55+ years old.
- With income levels primarily at, or above, the national average, the surrounding community does have available discretionary income to use for recreational purposes such as new classes and activities in a new Community Center.



Operations Analysis

The following operations analysis has been completed for the proposed new Fircrest Community Center. The following are the basic parameters for the project.

- This operational budget represents total expenses and revenues for the center.
- This operations estimate is based on a program and basic concept plan for the center and its various components only.
- The new Community Center will operate more efficiently, allowing the City to staff the facility at current levels. Increased staffing levels would be determined by programming demand and management procedure.

	2015	2016	2017
Community Center Expenditures	\$236,849	\$240,392	\$251,423
Community Center Revenues	\$81,904	\$82,543	\$93,746

3 Year Average Revenues: \$86,064
3 Year Average Expenditures: \$242,888

35.43% cost recovery

\$156, 824 General Fund Subsidy



New Community Center Expenditures

Expenditures have been formulated based on the costs that are included in the operating budget of the current community center. The figures are based on the size of the facility, the specific components of the center and the projected hours of operation. A small increase in Casual & Seasonal staff can be seen as more diversified programming may take place in the new facility. A small cushion was added to the supply budget line that would possibly be used for the multi-purpose art room, and an increase in building and janitorial supplies. The Services and Charges line reflects a projected increase in janitorial services and a regular floor maintenance program. All expenses were calculated as accurately as possible but the actual costs may vary based on the final design, operational philosophy, and programming considerations adopted by staff.

Salaries & Wages	\$143,305
Casual & Seasonal Staff	+\$42,765
Supplies	+\$15,050
Services & Charges	+\$78,550

New CC Estimated Expenditures \$279,670

New Community Center Estimated Revenue

Any facility and program schedule will require flexibility to adapt to specific needs of the community, including both daily and monthly pass users, as well as those signing up for programs. It is the responsibility of the facility supervisor to monitor user group demands and adjust schedules accordingly. We estimate an increase in youth basketball, adult basketball and indoor soccer. We estimate that new programs like pickle ball, volleyball, and a variety of instructor-based classes will be added to the Community Center programming. In addition, we estimate that facility rental revenue could increase by substantial amounts.

Adult Basketball Registration	+\$2700
Adult Baseball Registration	\$2500
Youth Basketball Registration	+\$20,000
Youth Baseball Registration	\$20,000
Indoor Soccer	+\$3000
Flag Football Registration	\$1000
Instructor Based Revenue	+\$24,000
Space & Facility Rental	+\$40,000

New CC Estimated Revenue \$122,200

2017 Actual Revenues:	\$122,200
2017 Actual Expenditures:	\$279,670

43.7% cost recovery

\$157,470 General Fund Subsidy

(+ indicates increase from 2017 actual budget)



TONIGHT'S AGENDA

1 - PROJECT OVERVIEW

2 - POOL

3 - ROOF FORM

4 - PHASING

5 - COSTS

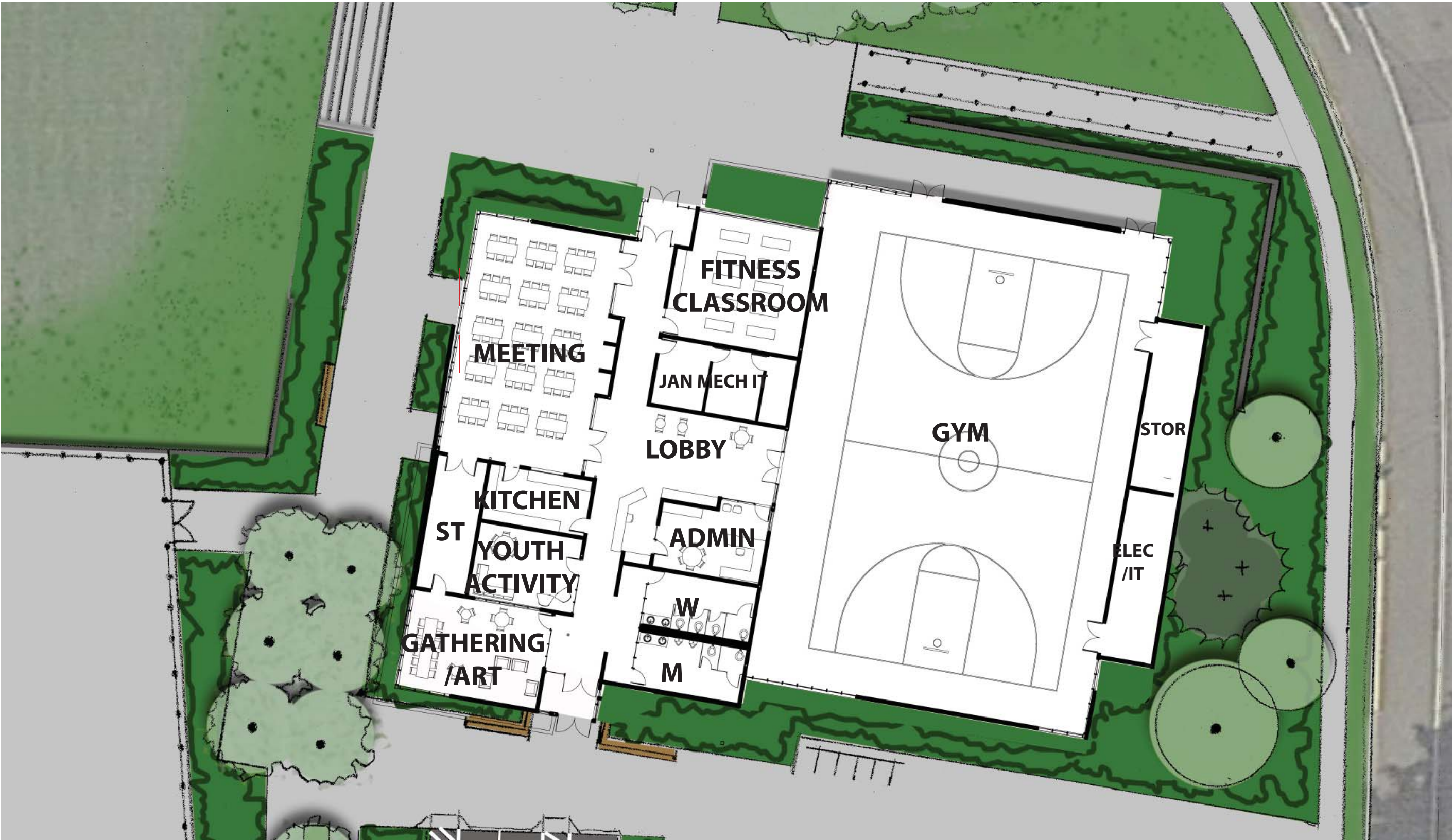
PROJECT OVERVIEW



BATH HOUSE FLOOR PLAN



COMMUNITY CENTER PLAN

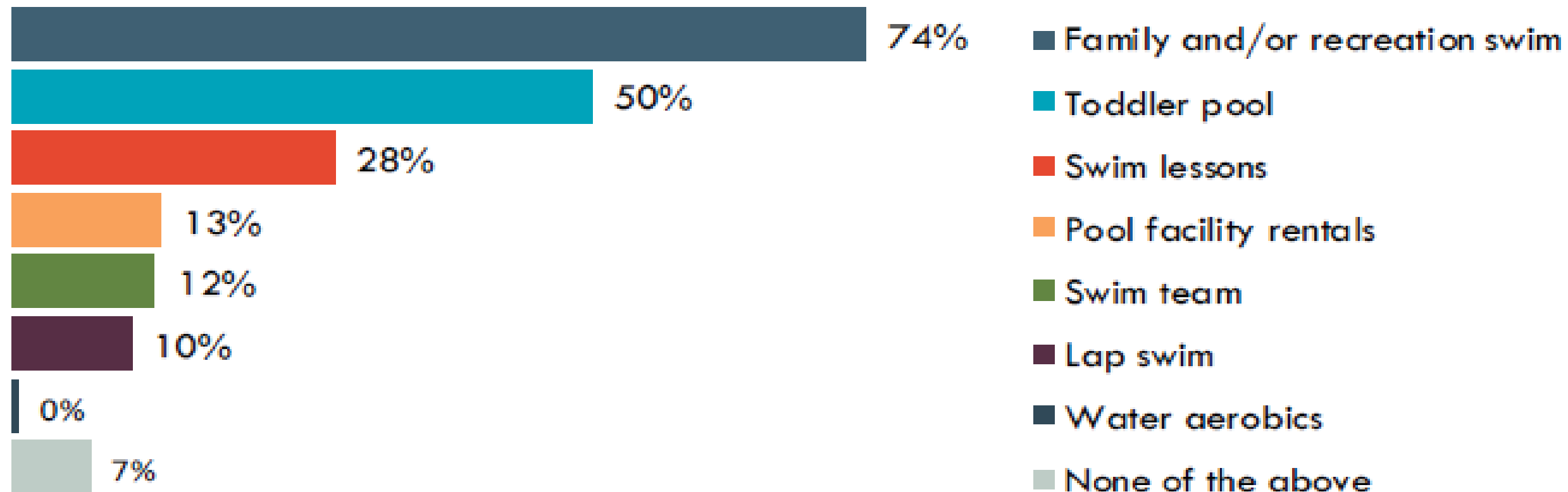


CITY COUNCIL MEETING - OCTOBER 23, 2018
COMMUNITY CENTER & POOL DESIGN

POOLS - SURVEY RESULTS

POOL USE

Exhibit 8. In the past year, have you and/or members of your household participated in activities at the pool?
If yes, check all that apply. If no, check none of the above. Question 8 (N=418)



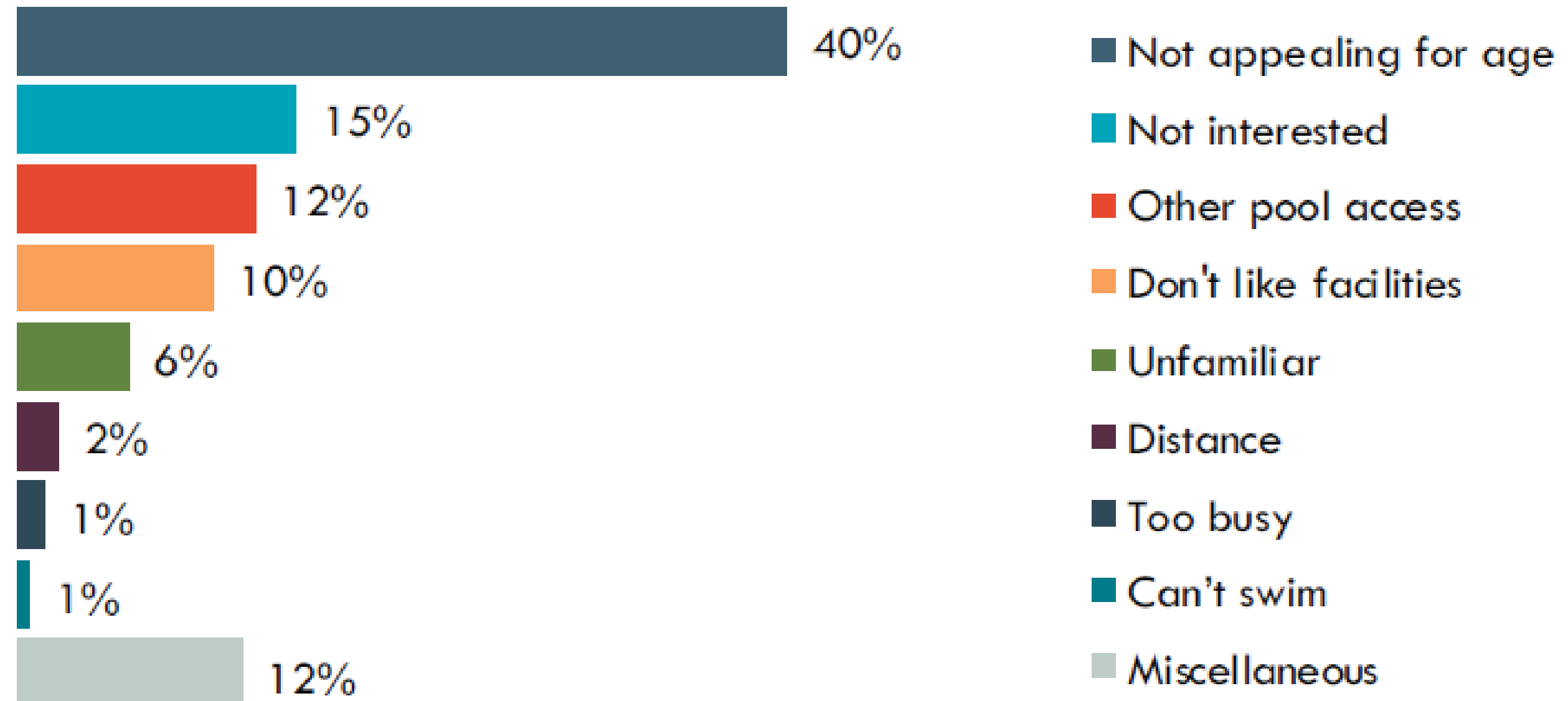
POOL TEMPERATURE



POOLS - SURVEY RESULTS

POOL USE

Exhibit 10. What are the main reasons you don't use the Fircrest Pool? Question 10



POOLS

OPTION A

39% Survey Preference

STEERING COMMITTEE COMMENTS:

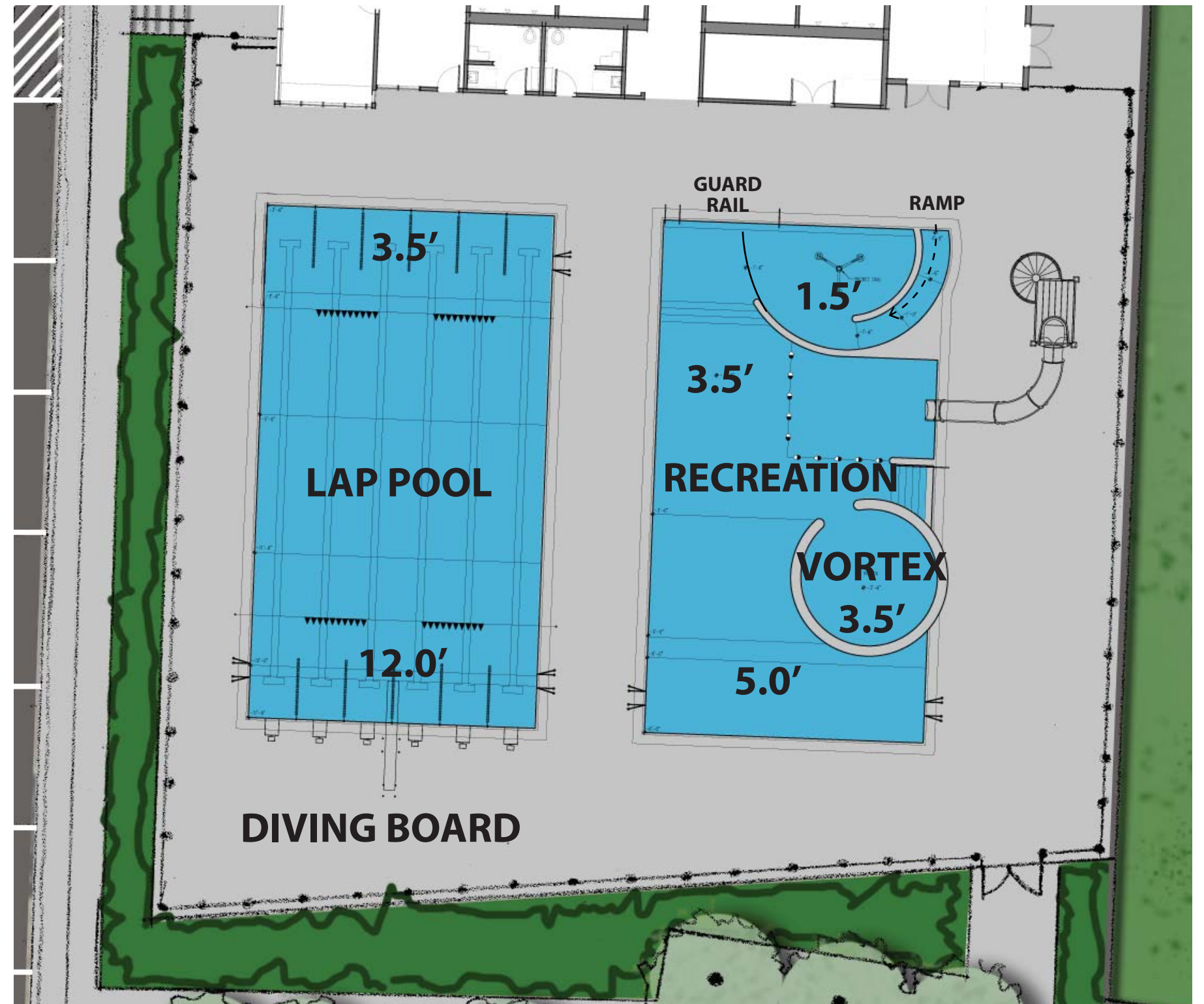
- MANY SURVEY COMMENTS ABOUT POOL NOT FOR ADULTS
- POTENTIAL FOR MORE PROGRAMMING
- MORE DEEPER WATER IS GOOD
- OPTION FOR 2 POOL TEMPS IS GOOD
- TODDLERS ARE CLOSE BUT PROTECTED
- JEFF SAID WADING POOL CLOSED 4X AND MAIN POOL 1X THIS YEAR
- IF ISSUE - STILL HAVE A POOL OPTION

PROS:

- WARMER WATER FOR KIDS, LESSONS, AND SENIOR ACTIVITIES
- COOLER WATER FOR LAPS & TRAINING
- LIFEGUARDS - MORE "ATTRACTIVE"

CONS:

- TODDLER POOL NOT FULLY SEPARATE
- LESS DECK SPACE FOR SPECTATORS, ETC



POOLS

50% Survey Preference

OPTION B

STEERING COMMITTEE COMMENTS

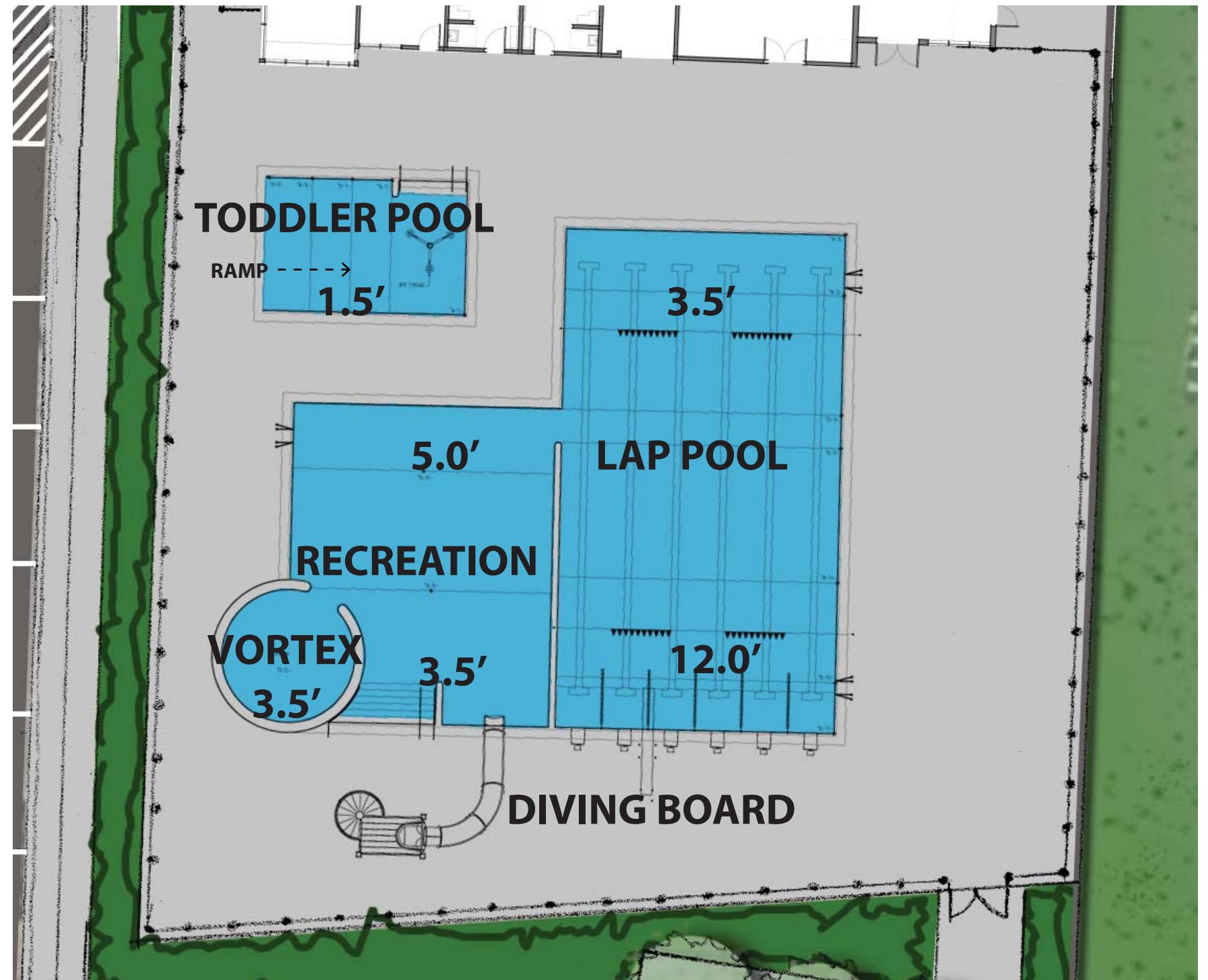
- ARC NOTED THAT THE TODDLER POOL CAN HAVE SEAT WALL ON SOUTH & WEST TO KEEP KIDS FROM RUNNING TO 5'-0"
- HAS OPTIONS FOR MORE PROGRAMMING THAN CURRENTLY POSSIBLE
- TODDLERS WILL BE IN LARGE POOL
- VORTEX AND SLIDE GOOD FOR OLDER KIDS
- SINGLE TEMPERATURE WATER MAY LIMIT PARTICIPATION
- VOTE WAS 9 TO 3 FOR OPTION A

PROS:

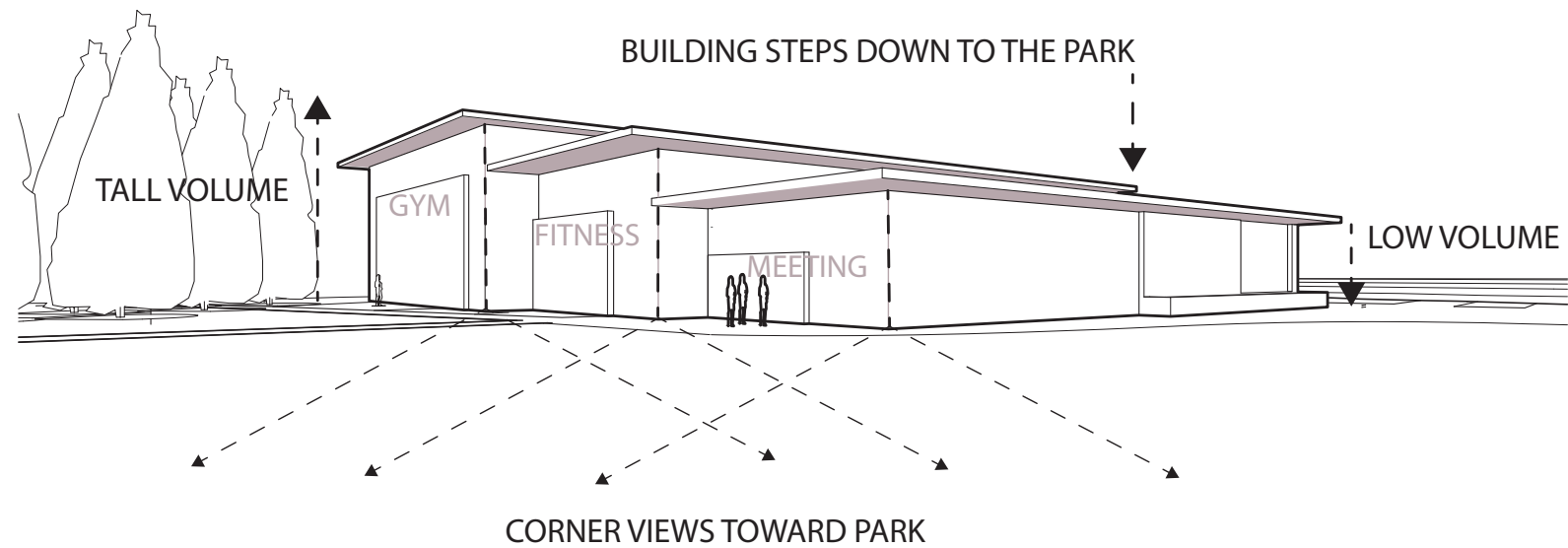
- TODDLER POOL SEPARATE
- MORE DECK SPACE FOR SPECTATORS, ETC
- LIFEGUARDS - EASIER TO LIFEGUARD

CONS:

- ONE WATER TEMPERATURE
- SMALLER RECREATION AREA



ROOF FORM

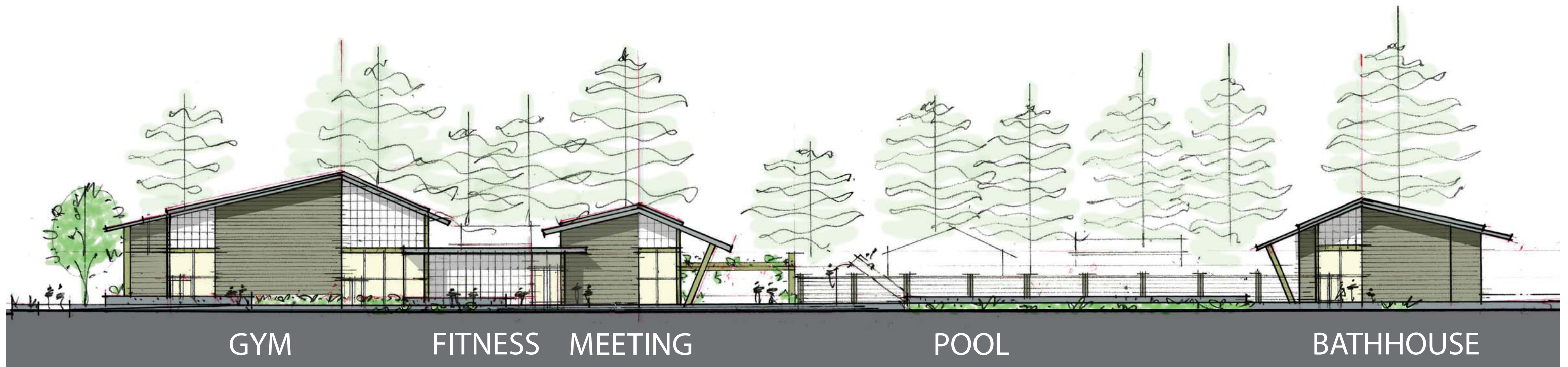
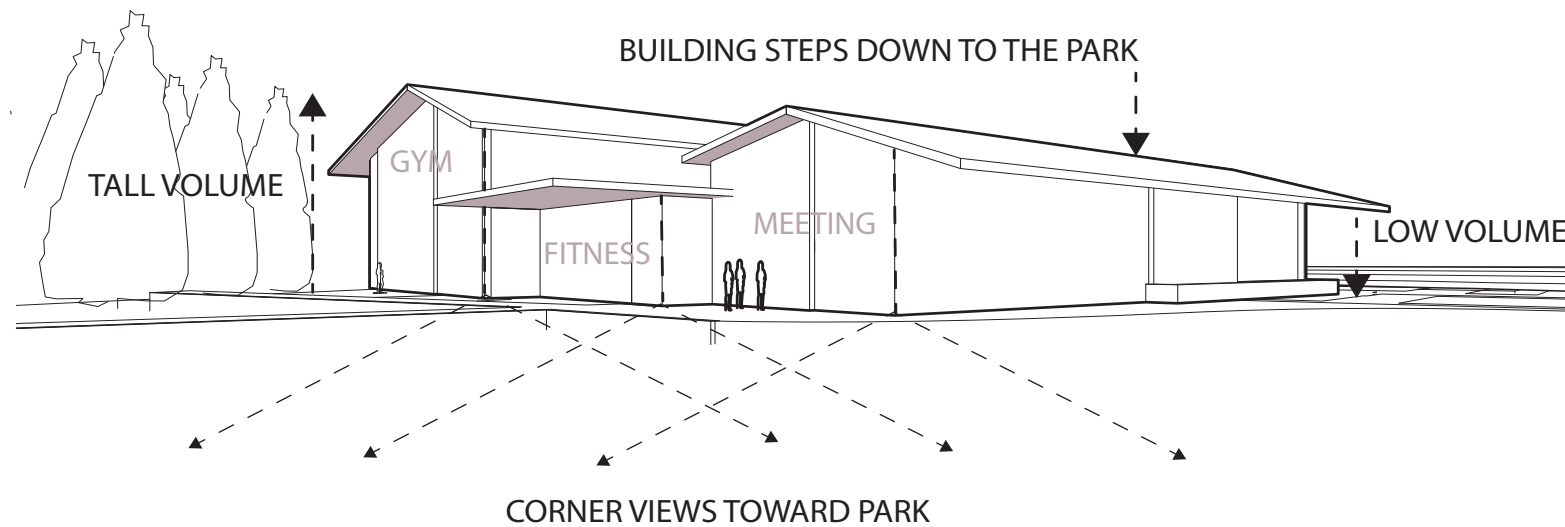


WRIGHTIAN

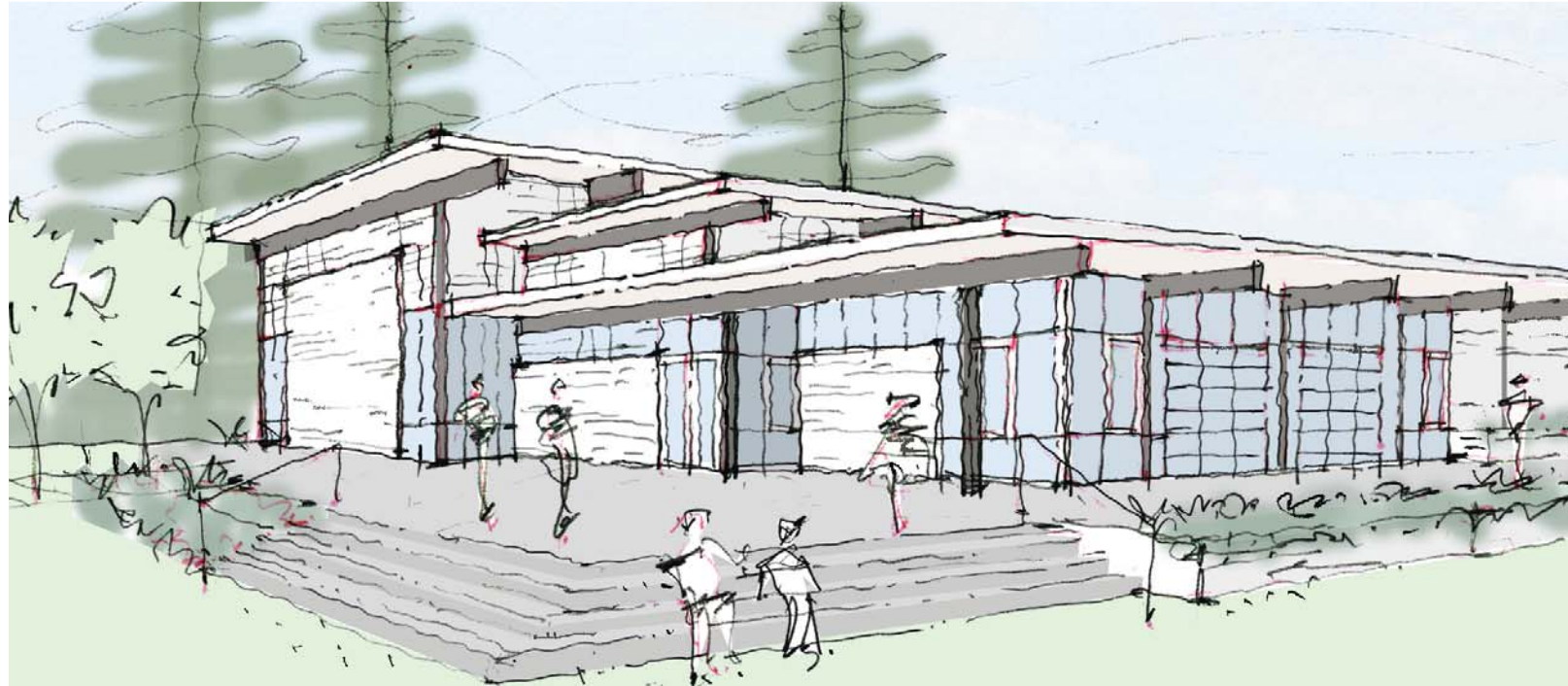


ROOF FORM

NORTHWEST MODERN

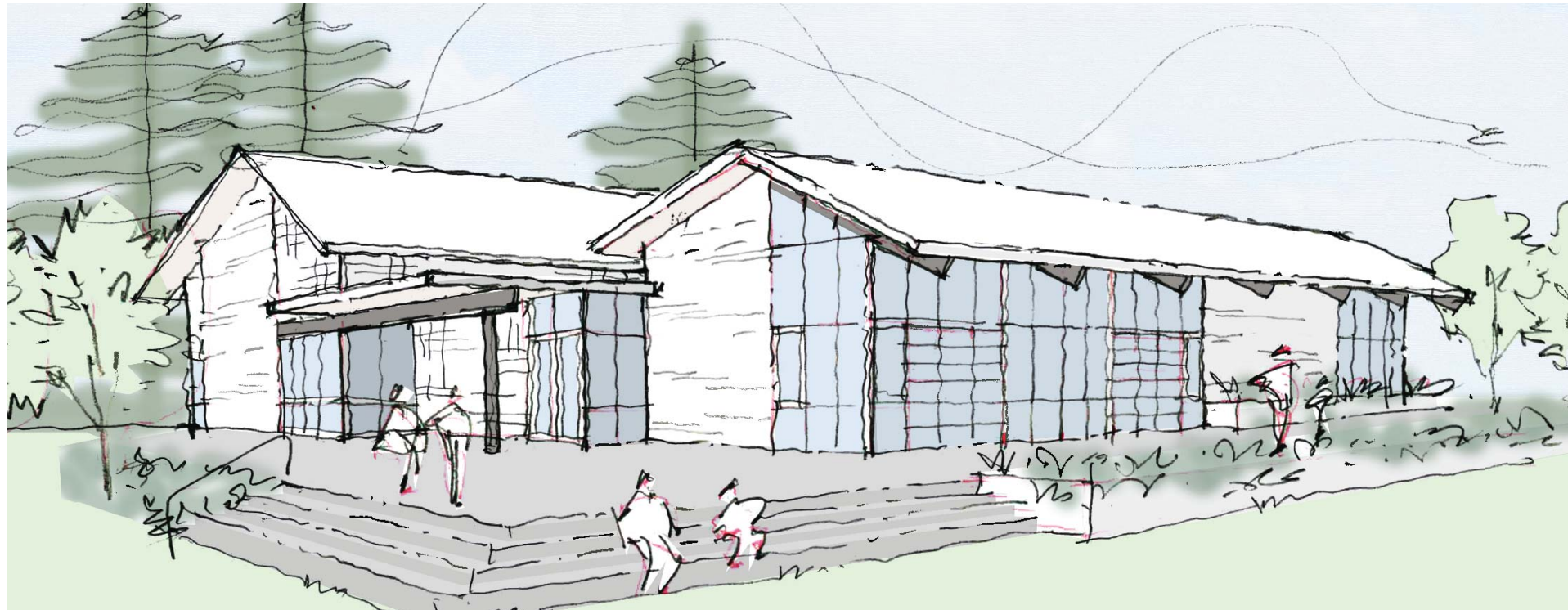
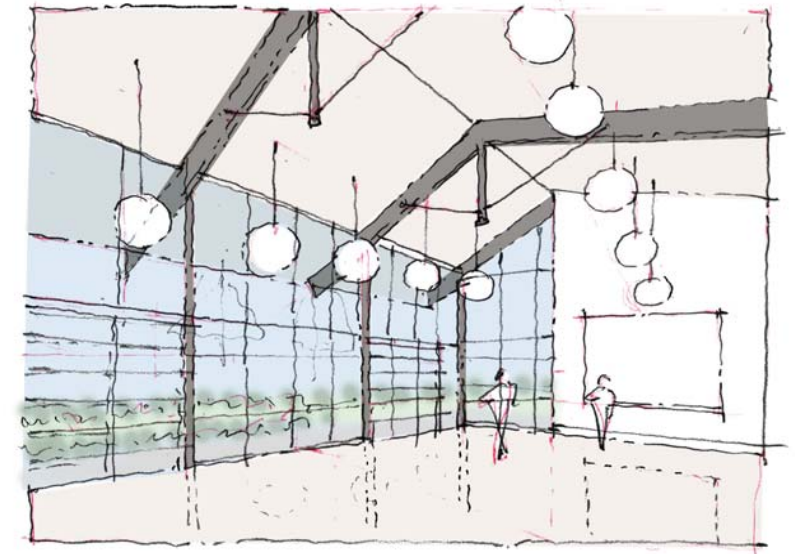


ROOF FORM



STEERING COMMITTEE COMMENTS:

- CONCERN ABOUT FLAT ROOF WATERPROOFING - ARC SAID THIS IS LESS OF AN ISSUE WITH NEW ROOFS. THE PITCHED ROOF DESIGN INCLUDES A FLAT ROOF IN BETWEEN FOR EQUIPMENT.
- SOLAR PANELS WOULD NEED TO BE POSSIBLE ON EITHER ROOF
- SOME FELT THE PITCH ROOF FITS MORE WITH NEIGHBORHOOD AND THE COMMUNITY DESIRE
- SOME FELT THE FLAT ROOF FIT BETTER WITH HISTORY OF BUILDINGS IN FIRCREST AND BLENDS WELL WITH PARK
- IT WAS NOTED THAT A FLAT ROOF WOULD COST LESS
- VOTE WAS 8 TO 4 IN FAVOR OF FLAT ROOF



PHASING - SURVEY RESULTS

Exhibit 20. Would a new community center, like the one shown in the image above, be a benefit to the Fircrest Community? Please choose only one answer. Add comments if desired. Question 20 (N=488)

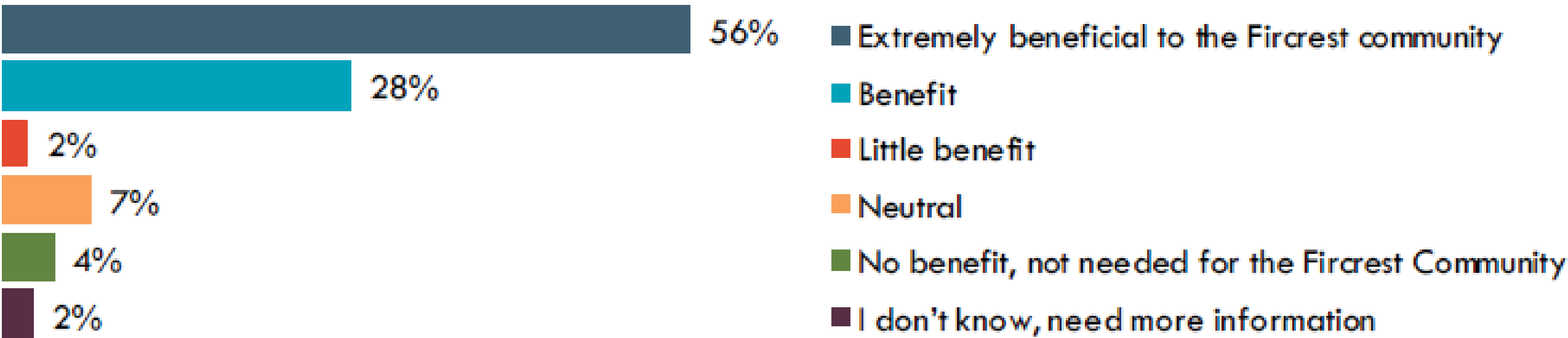
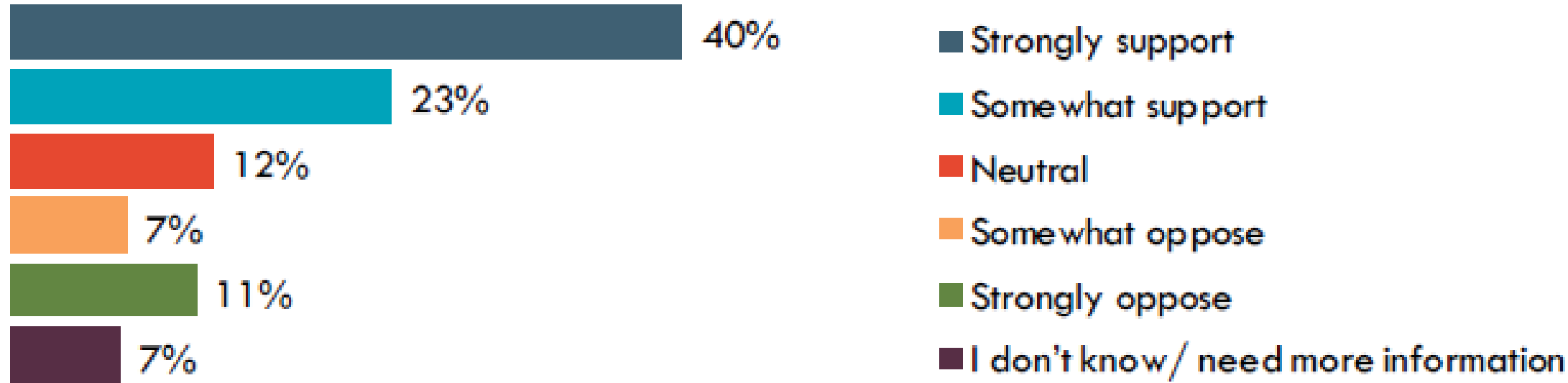


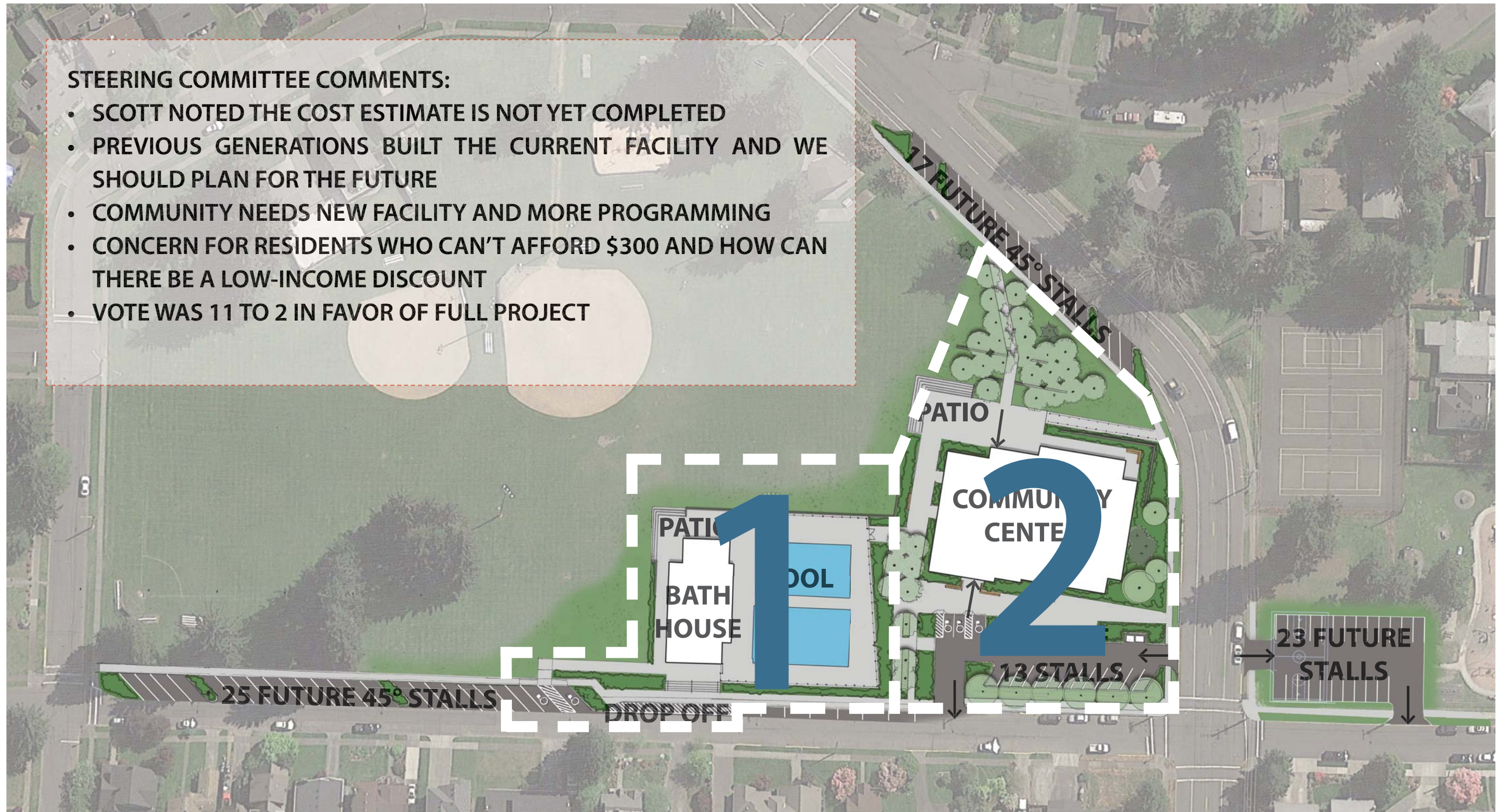
Exhibit 21. What is your opinion of building a new community center with the features described above if the park bond to pay for it costs about \$300/ year for a home assessed at \$400,000 over 20 years? Question 21 (N=489)



PHASING

STEERING COMMITTEE COMMENTS:

- SCOTT NOTED THE COST ESTIMATE IS NOT YET COMPLETED
- PREVIOUS GENERATIONS BUILT THE CURRENT FACILITY AND WE SHOULD PLAN FOR THE FUTURE
- COMMUNITY NEEDS NEW FACILITY AND MORE PROGRAMMING
- CONCERN FOR RESIDENTS WHO CAN'T AFFORD \$300 AND HOW CAN THERE BE A LOW-INCOME DISCOUNT
- VOTE WAS 11 TO 2 IN FAVOR OF FULL PROJECT



COST / BUDGET - PHASE 1

PHASE ONE - Pool, Bathhouse, Site	const	soft cost ratio* **	project cost	remarks
<u>Estimate</u>				
Bathhouse	\$2,010,000	1.4	\$2,814,000	\$400/sf, due to large amount of plumbing
Option B - pool and wading	\$2,735,000	1.4	\$3,829,000	pools, deck & fence
Site	\$1,430,000	1.4	\$2,002,000	civil, landscape, drop off and ADA parking at bathhouse
Total	\$6,175,000		\$8,645,000	
<u>Value Engineering</u>				
Flat roof	(\$140,000)	1.4	(\$196,000)	
Remove party room	(\$250,000)	1.4	(\$350,000)	provide covered outdoor area
Reduce eaves	(\$25,000)	1.4	(\$35,000)	maintain at key locations
Plastic pipe storm detention	(\$112,000)	1.4	(\$156,800)	in lieu of concrete
Savings	(\$527,000)		(\$737,800)	
Revised Totals	\$5,648,000		\$7,907,200	
<u>Alternates</u>				
Option A - 2 pools	\$575,000	1.4	\$805,000	
Add photovoltaic for electricity	\$195,000	1.4	\$273,000	could be added later
Add slide	\$200,000	1.4	\$280,000	could be added later
Add vortex	\$135,000	1.4	\$189,000	can't be added later
Total Potential Adds	\$1,105,000		\$1,547,000	

* soft costs include State Sales Tax, A/E fees, construction contingency, testing, permitting, furniture and equipment, traffic impact fees, utility connections, etc.

** schematic design and design development A/E fees would not be from a public bond vote. City funds for these fees are being paid directly by the City.

COST / BUDGET - PHASE 2

PHASE TWO - Community Center & Site		soft cost ratio* **	project cost	remarks
<u>Estimate</u>				
Community Center	\$4,765,000	1.4	\$6,671,000	\$330/sf
Site	\$2,260,000	1.4	\$3,164,000	
Totals	\$7,025,000		\$9,835,000	
<u>Value Engineering</u>				
Flat roof	(\$280,000)	1.4	(\$392,000)	
reduce footprint	(\$200,000)	1.4	(\$280,000)	gym, restrooms, north wing
Reduce eaves	(\$50,000)	1.4	(\$70,000)	maintain at key locations
Plastic pipe storm detention	(\$165,000)	1.4	(\$231,000)	in lieu of concrete
Savings	(\$695,000)		(\$973,000)	
Revised Totals	\$6,330,000		\$8,862,000	
<u>Alternates</u>				
Add photovoltaic for electricity	\$195,000	1.4	\$273,000	could be added later
Add generator	\$135,000	1.4	\$189,000	could be added later
Add security, cctv, access control	\$43,000	1.4	\$60,200	could be added later
Total Potential Adds	\$373,000		\$522,200	
TOTAL REVISED	\$11,978,000	1.4	\$16,769,200	
TOTAL WITH ALL ALTERNATES	\$13,456,000	1.4	\$18,838,400	

* soft costs include State Sales Tax, A/E fees, construction contingency, testing, permitting, furniture and equipment , traffic impact fees, utility connections, etc.

** schematic design and design development A/E fees would not be from a public bond vote. City funds for these fees are being paid directly by the City.

NEXT STEPS

COST ESTIMATE REVIEW: OCTOBER 16, 2018

CITY COUNCIL MEETING: OCTOBER 23, 2018 & OCT. 29, 2018

----- DETERMINE SCOPE OF PROJECT -----

September 2018	City Council Review and Guidance
October 2018	Project schematic design complete
Oct/ Nov. 2018	City Council decision on project and bond
Nov. 2018 – April 2019	Update contract and design development
April 2019	Ballot measure - approval
Spring/Summer 2019	Permits and Bidding
Fall 2019	Construction begins