



Healthier Together Center Feasibility Study

Workshop 6
July 5, 2023

opsis



Meeting Agenda

- 00** Welcome
- 01** Funding
- 02** Operations
- 03** Design Update
- 04** Cost Estimate
- 05** Open House 3
- 06** Next Steps & Schedule

Funding

01

MPD Governance Options

Three alternatives:

- Five commissioners may be elected at the same election creating the district
- Ex Officio for wholly within one city or the unincorporated area of one county
- Multiple cities or county areas, each legislative authority may appoint one or more members to serve as the board via interlocal agreement.
 - At least one member from each represented area
 - When creation of the district is proposed by citizen petition, each city governing body and county legislative authority approves by resolution such designation.
 - Membership of the board is determined through interlocal agreement of each city and county within 6 months of election

MPD Debt Discussion

Debt Issuance:

- MPD may issue general obligation debt in an amount equal to 2 ½ percent of their assessed valuations. (RCW 35.61.110)
- Of this 2 ½ percent, ¼ percent may be non-voted debt (debt repayment cap of 20 years). (RCW 35.61.100)
- Voted debt is paid from an excess property tax levy which must be passed by a 60 percent vote, with an election turnout of at least 40 percent of those voting in the last general election.

	Assessed Value (2022)	Debt Limit (total)	Debt Limit (non-voted)
MPD Option 1	\$5,222,370,097	\$130,559,252	\$13,055,925

PFD Funding Options

- Any city or group of contiguous cities in a county of less than one million population may create a PFD
- Governed under chapter 35.57 RCW
- PFD is authorized to acquire, construct, own, remodel, maintain, equip, reequip, repair, finance, and operate one or more regional centers
- Regional center means a convention, conference, or special events center, or any combination of facilities, and related parking facilities.
- PFD law changed to also allow PFD to acquire, construct, own, remodel, maintain, equip, reequip, repair, finance, and operate one or more recreational facilities other than a ski area

PFD Funding Options

- PFD use for recreational facilities must obtain voter approval (simple majority) to fund each recreational facility or regional center pursuant to RCW 82.14.048(4)
 - Moneys received by a public facilities district from any tax imposed by the public facilities district under the authority of this section must be used for the purpose of providing funds for the costs associated with the financing, refinancing, design, acquisition, construction, equipping, operating, maintaining, remodeling, repairing, and reequipping of its public facilities.
- An independent financial feasibility review under this section is required to be performed prior formation, indebtedness, and long-term lease, purchase, or development.
- Conducted by the department of commerce through the municipal research and services center (MRSC)

PFD Funding Options

- PFD boundaries may be coextensive with:
 - Single city
 - Multiple cities/towns
 - Cities/towns and unincorporated areas
- PFD governed by Board with membership
 - Members appointed by legislative members
 - Members appointed by legislative members on recommendations of local organizations

PFD Funding Options

- PFD may impose the following for the purpose of funding a regional center:
 - Charges and fees for the use of any of its facilities
 - Admission charges under RCW 35.57.100
 - Up to 5% rate on the admission charge to a regional center
 - Vehicle parking charges under RCW 35.57.110
 - Up to 10% rate on any parking facility that is owned or leased by the PFD
 - Sales and use taxes authorized under RCW 82.14.048 and 82.14.390.
 - Up to 0.2% sales tax
 - The board may accept and expend or use gifts, grants, and
 - donations for the purpose of a regional center.
 -

PFD Summary

	Sales Taxes	Admission Tax (Base)	Parking Tax	Total
City	\$620,000	\$42,000	\$0	\$662,000
County	\$1,390,000	\$42,000	\$0	\$1,432,000

- County wide lodging tax only available thru 36.100 RCW
- 2% lodging tax
- Jefferson County
 - 2% lodging tax under RCW 67.28.180(1)
 - 2% lodging tax (credited against the state sales tax) under RCW 67.28.180(2)(a)
 - Jefferson County collected \$779,201 in 2021 on its 2% lodging tax
 - Simple majority needed to pass the lodging tax, additional legal review needed for this option.

Financial Summary

Facility Options	Capital	Expenses	Revenues	Subsidy
Base	\$37,182,810	\$1,268,557	\$834,466	-\$434,091
Full Build Out	\$46,517,939	\$2,084,333	\$1,731,761	-\$352,572

- Base Option Budget in 2027
 - \$2.9 M Expense
 - \$1.5 M in debt
 - \$1.4 M in operation
 - \$1.3 M Revenues
 - \$0.9 M in fees
 - \$0.4 M in city contribution
- Only County-wide PFD can support this, no city PFD
- City PFD can lower needed MPD rate
- MPD only option can support needed subsidy (i.e., \$0.35 levy rate)



- \$1.6 M in needed subsidy

Operations

02

Operational Cost Summary

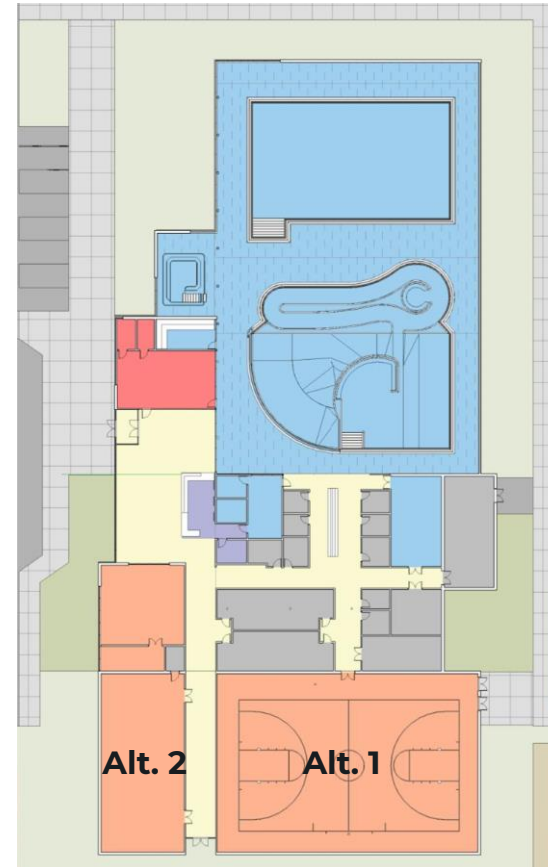
Base 29,700 sf



Expense	\$1.27M
Revenue	\$0.84M
*Subsidy	\$0.43M
Current Subsidy	\$0.40M

Cost Recovery 66%

Base + Alternates 1&2 38,200sf - 40,200 sf



<u>Base + Gymnasium</u>	
Expense	\$1.6M
Revenue	\$1.2M
*Subsidy	\$0.40M
Current Subsidy	\$0.40M

Cost Recovery 75%

<u>Base + Gym & Cardio</u>	
Expense	\$2.08M
Revenue	\$1.73M
*Subsidy	\$0.35M
Current Subsidy	\$0.40M

Cost Recovery 83%

* Subsidy = Net Annual Operating Cost (Does not include existing City subsidy)

Design Update

03

Site Plan – Base Plan



Suggested Parking

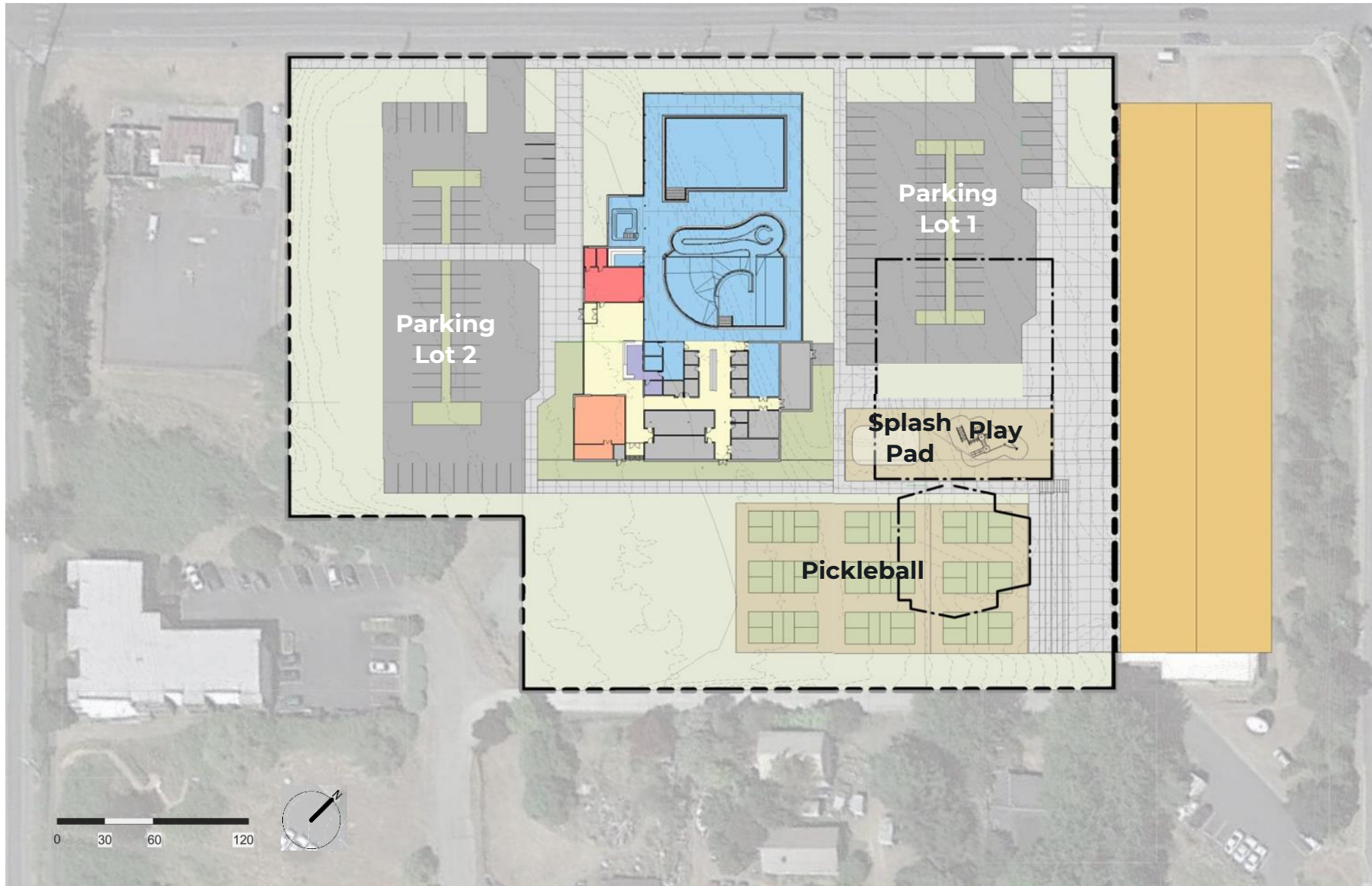
Existing 1925 Building: 28 stalls
Community Center: 65 stalls
TOTAL SUGGESTED: 93 stalls

Provided Parking

Lot 1: 43 stalls
Lot 2: 53 stalls
TOTAL PROVIDED: 96 stalls

Parallel on Blaine: 20 stalls

Site Plan – Base Plan with Site Amenities



Suggested Parking

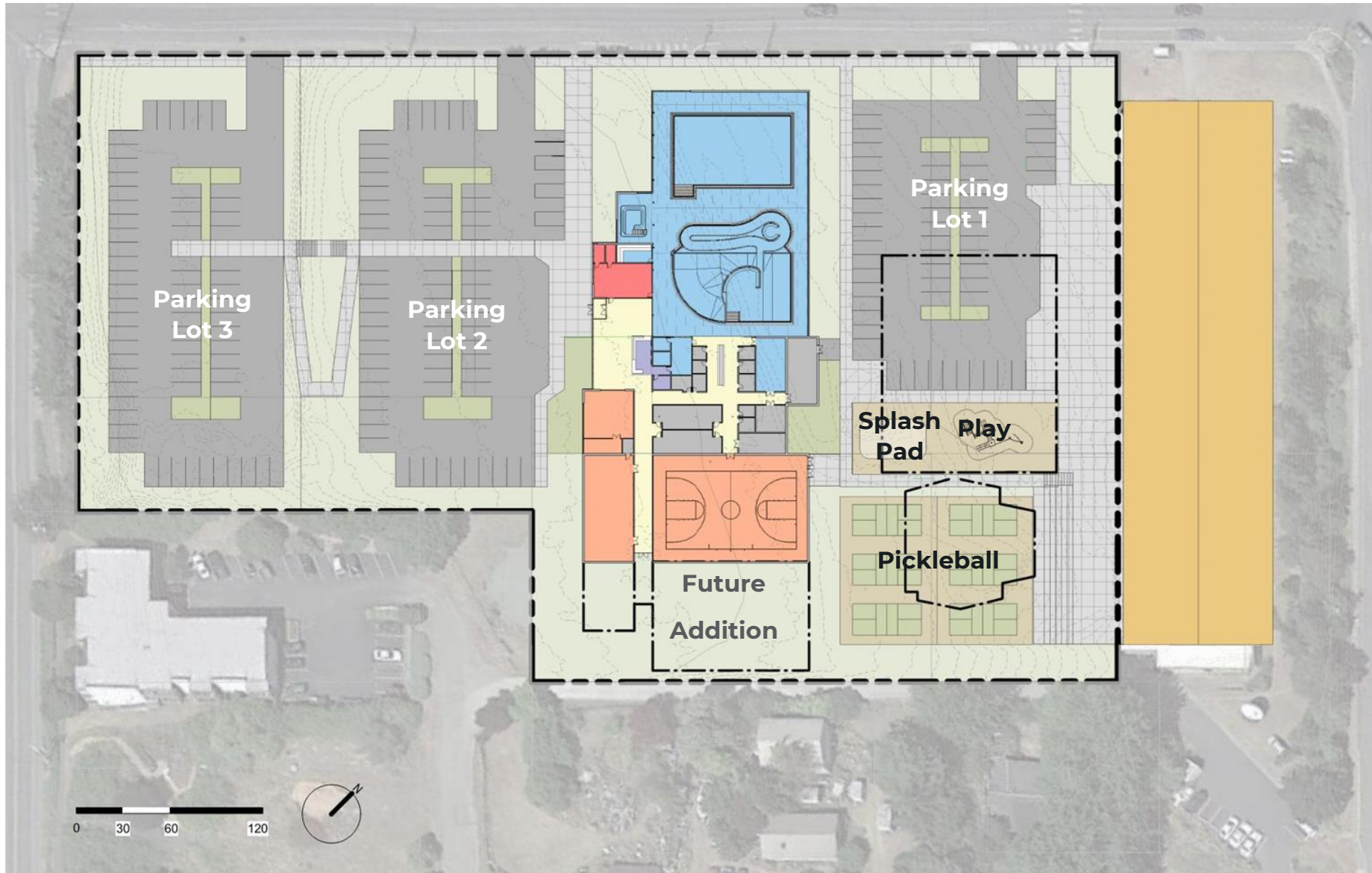
Existing 1925 Building: 28 stalls
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TOTAL SUGGESTED: 93 stalls

Provided Parking

Lot 1: 43 stalls
Lot 2: 53 stalls
TOTAL PROVIDED: 96 stalls

Parallel on Blaine: 20 stalls

Site Plan – Full Build Out



Suggested Parking

Existing 1925 Building: 28 stalls

Community Center: 65 stalls

Alternate 1 & 2: 22 stalls

Future Addition: 22 stalls

Total Suggested Parking: 137

Provided Parking

Lot 1: 53 stalls

Lot 2: 75 stalls

Lot 3: 70 stalls

Total Provided Parking: 198 stalls

Parallel on Blaine: 20 stalls

NW Aerial View



SW Aerial View





Entry Approach



HEALTHIER TOGETHER

Main Entry



Entry Lobby



Natatorium – View to NW



Natatorium – View to NE



Natatorium – View to SW

Cost Estimate

044

Cost Estimate

- Contingency (10%)
- Escalation to April 2025
- Soft Costs – 33%

Base



Aquatics

- Competition Pool
- Rec Pool with Lazy River
- Sauna
- Whirlpool

Party Room

Wellness Room

Lobby & Reception

Offices

Changing/Locker Rooms

Storage + Utility

Parking

Alternates



Aquatics

- Competition Pool
- Rec Pool with Lazy River
- Sauna
- Whirlpool

Party Room/Childwatch

Wellness Room

Lobby & Reception

Offices

Changing/Locker Rooms

Storage + Utility

Parking

Alt. 1: Gymnasium

Alt. 2: Gym + Multi-Use Space

Alt. 3: Parking Lot 3

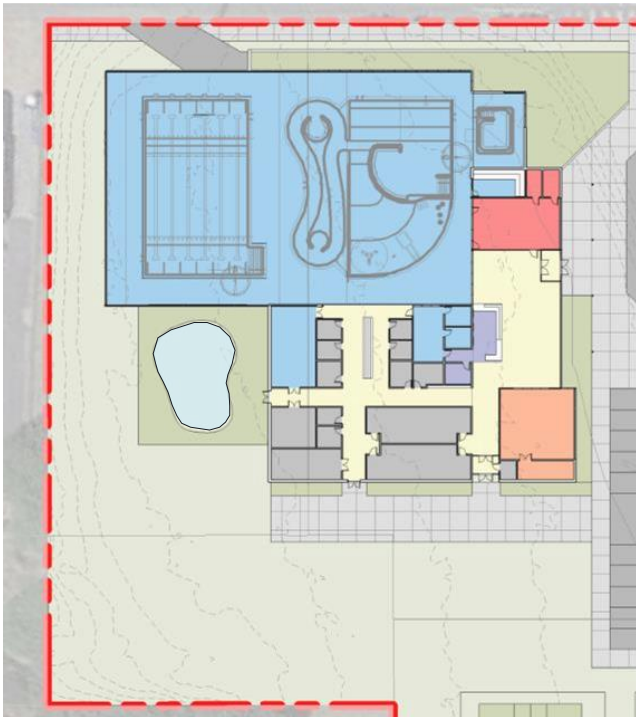
Alt. 4: Splashpad

Alt. 5: Pickleball Courts

Alt. 6: Playground

Program-Based Cost Estimate

Base
29,700 sf



Building*	\$21.8M
Sitework*	\$5.1M
Const. Cost	\$26.9M
Soft Cost	\$9.4M
Total Project	\$36.3M

Full Build Out
40,200 sf



Building*	\$29.7M
Sitework*	\$4.8M
Const. Cost	\$34.5M
Soft Cost	\$12.0M
Total Project	\$46.5M

* Building and Sitework Costs **include:** Design/Construction Contingency, Escalation, and GC Markup

Detailed Cost Estimate

Base
29,700 sf



Building*	\$27.6M
Sitework*	\$4.2M
Const. Cost	\$31.8M
Soft Cost	\$10.4M
Total Project	\$42.2M

Full Build Out
40,200 sf



Building*	\$34.2M
Sitework*	\$5.1M
Const. Cost	\$39.3M
Soft Cost	\$13.0M
Total Project	\$52.3M

* Building and Sitework Costs **include:** Design/Construction Contingency, Escalation, and GC Markup

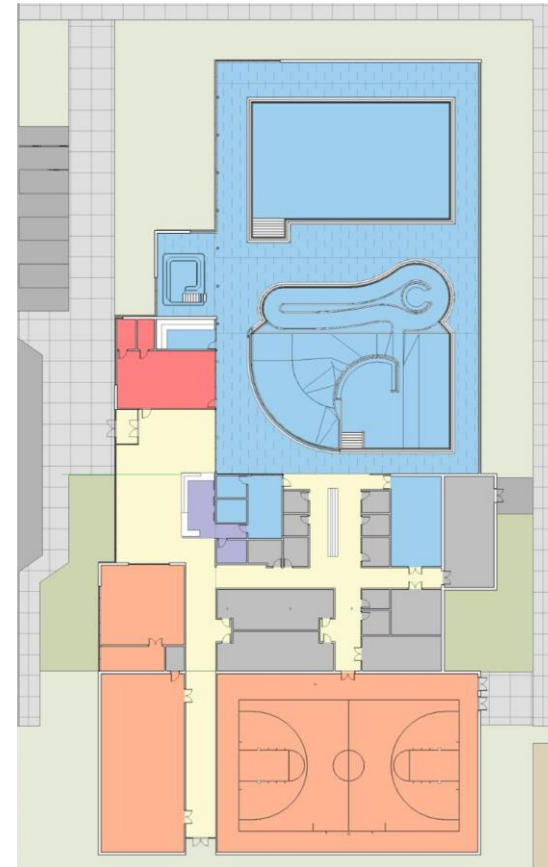
UPDATED Detailed Cost Estimate

Base
29,700 sf



Building*	\$24.4M
Sitework*	\$3.5M
Const. Cost	\$27.9M
Soft Cost	\$9.2M
Total Project	\$37.1M

Base + Alternates 1&2
38,200sf - 40,200 sf



Building*	\$24.4M
Sitework*	\$3.5M
Gymnasium	\$5.2M
Const. Cost	\$33.1M
Soft Cost	\$10.9M
Total Project	\$44.0M

Building*	\$24.4M
Sitework*	\$3.5M
Gym+Multi-use	\$6.5M
Const. Cost	\$34.4M
Soft Cost	\$11.5M
Total Project	\$45.9M

* Building and Sitework Costs **include**: Design/Construction Contingency, Escalation, and GC Markup

Alternates with cost



Alt. 1: Gymnasium \$5,162,000

Alt. 2: Multi-Use Space \$1,340,000

Alt. 3: Parking Lot 3 \$1,109,000

Alt. 4: Splashpad \$726,500

Alt. 5: Pickleball Courts \$440,500

Alt. 6: Playground \$531,500

Alt. Construct. Costs: \$9,309,500

Alt. Soft Costs: \$3,072,135

ALT. TOTAL PROJECT: \$12,381,635

BASE PROJECT: \$37,100,000

BASE + ALL ALTS: \$49,481,635

Open House

05

Open House Agenda

- 00** Welcome
- 01** Community Feedback from Open House 2
- 02** Site Update
- 03** Program Update
- 04** Design Update
- 05** Funding Approach
- 06** Next Steps

Community Feedback Questions

Updated Design and Siting

Funding Approach

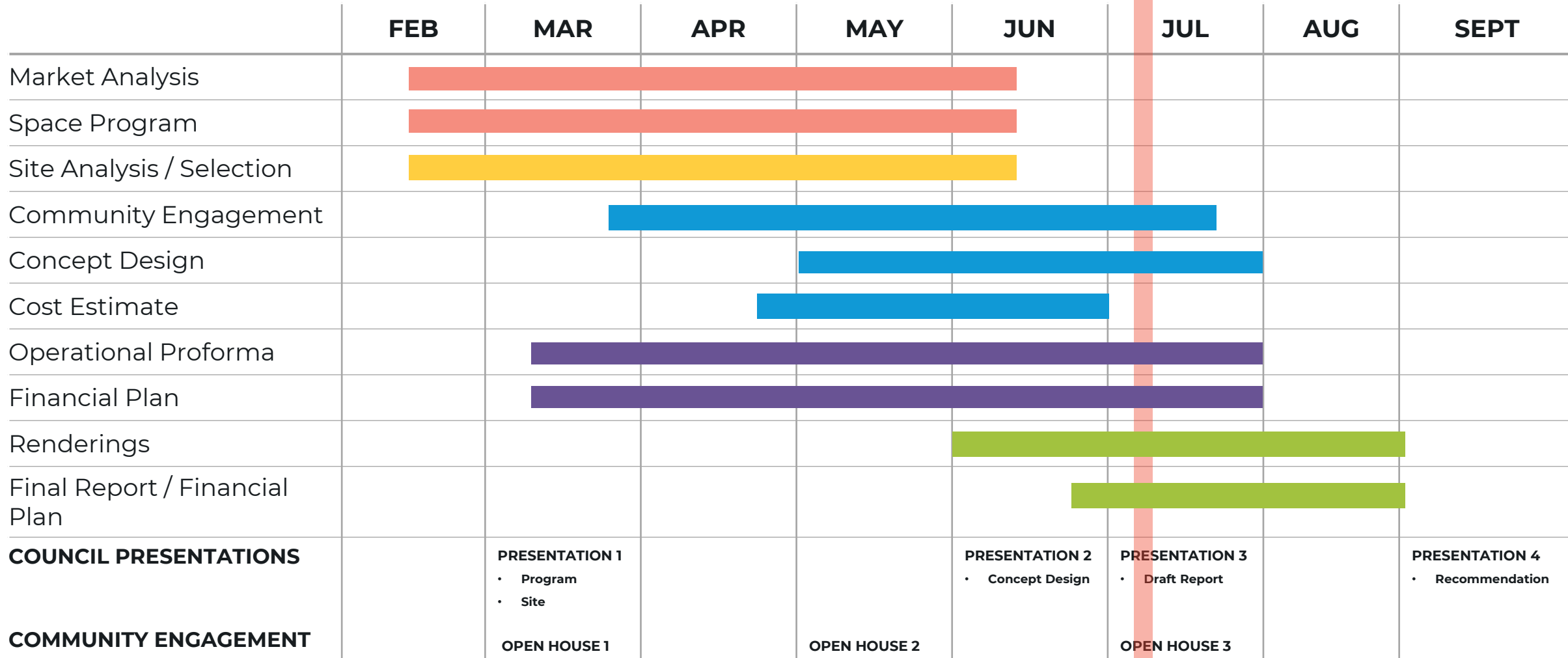
Operations

Overall Support

Next Steps

06

Project Calendar



Possible voter-approved initiative – February (Special Election)?

Next Steps

- Open House 3 – July 12/13
- Council Presentation – July 17
- Draft Final Report – Beginning of August
- Final Report – End of August
- Council Recommendation –September