Lake County Recreation Task Force

RECREATION CENTER FEASIBILITY STUDY (PHASE 1)

JULY 2021

Prepared By:

STUDIO W ARCHITECTS

AQUATIC DESIGN GROUP

SHELLITO TRAINING AND CONSULTING

TABLE OF CONTENTS

PARTNERS/TASK FORCE MEMBERS

LOCAL GOVERNMENT AGENCIES

City of Lakeport

Acting Government Agency over the City of Lakeport, CA

cityoflakeport.com

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Lake County

Acting Government Agency over Lake County, CA

lakecountyca.gov

Contacts:

Tina Scott, County Supervisor
(also former Lakeport USD Board Member)
tinascott@aol.com

Lars Ewing, Public Services Director
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City of Clearlake

Acting Government Agency over the City of Clearlake, CA

clearlake.ca.us

Contact:

Alan Flora, City Manager
aflora@clearlake.ca.us

Lake County Office of Education

Public County Office of Education serving the Lake County, CA region

lakecoe.org

Contact:

Brock Falkenberg, Superintendent of Schools
bfalkenberg@lakecoe.org

LOCAL SCHOOL DISTRICTS

Lakeport USD

Public K-12 School District serving the western Clear Lake region

lakeport.k12.ca.us

Contacts:

Dan Buffalo, Board Member

danbuffalo@sbcglobal.net

Mathew Bullard, Superintendent

mbullard@lakeport.k12.ca.us

Dan Camacho, Facilities Director

danthewaterman@att.net

Konocti USD

Public K-12 School District serving the eastern Clear Lake region

konoctiusd.org

Contact:

Becky Salato, Superintendent

becky.salato@konoctiusd.org

Upper Lake USD

Public K-12 School District serving the northern Clear Lake region

ulusd.org

Contact:

Diane Plante, Board Member

dplante101@gmail.com

Mendocino College

Operates a public community college in Ukiah, CA

mendocino.edu

Contact:

Tim Karas, President

tkaras@mendocino.edu

Woodland Community College

Operates a public community college in Woodland, CA as part of the Yuba Community College District

wcc.yccd.edu

Contact:

Cirilo Cortez, Dean

ccortez@yccd.edu

LOCAL COMMUNITY ORGANIZATIONS

First 5 Lake County

Builds Early Childhood Education Systems

firstfivelake.org

Contact:

Carla Ritz, Director

critz.first5@lakecountyca.gov

Lake Family Resource Center

Collaboration with Sutter Lakeside Hospital to provide community benefit through non-medical programs

lakefrc.org

Contact:

Lisa Morrow, Director

lisam@lakefrc.org

Lake County Channel Cats

Operates a regional swim team in the Clear Lake region

facebook.com/LakeCountyChannelCats

Contact:

Jennifer Hanson, Member (also Lakeport USD Board Member and Yuba CCD Staff Person)

jhanson@yccd.edu

Hope Rising

Organizer of Lake County leaders and systems to improve health and wellness

hoperisinglc.org

Contact:

Faith Hornby, Director

faith@hoperisinglc.org

Westside Park Committee

Committee serving over Westside Park in Lakeport, CA

westsidecommunitypark.org/

Contact:

Wayne Yahnke, West Side Park Committee Member

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Redwood Community Services, Inc.

Organization dedicated to serving foster youth

redwoodcommunityservices.org

Contact:

Jolene Treadway, Lake County Director

treadwayj@redoowdcommunityservices.org

HEALTH CARE PROVIDERS

Sutter Health

Operates Sutter Lakeside Hospital locally

sutterhealth.org

Contact:

Rachel Walsh, Patient Access Manager

Walshr2@sutterhealth.org

Adventist Health Clear Lake

Operates Saint Helena Hospital Clear Lake locally

adventisthealth.org

Contact:

Rachelle Damiata, Grants & Community Development Manager

damiatrd@ah.org

TRIBAL RESOURCES

Elem Indian Colony

Lower Lake, CA

elemindiancolony.org

Habematolel Pomo of Upper Lake

Upper Lake, CA

hpultribe-nsn.gov

Big Valley Band of Pomo Indians

Lakeport, CA

bvrancheria.com

Scotts Valley Band of Pomo Indians

Lakeport, CA

svtribaltanf.org

Robinson Rancheria

Nice, CA

rrrc.com

Koi Nation of Northern California

Clear Lake Area

koination.com

Middletown Rancheria of Pomo Indians of California

Middletown, CA

middletownrancheria-nsn.gov

INTRODUCTION/MARKET ANALYSIS

PURPOSE OF THE PHASE 1 FEASIBILITY & MARKETIBILITY OF THE FACILITY

Purpose

Lake County and the Cities of Lakeport and Clearlake serve the region surrounding Clear Lake in Northern California. Since their inception, these communities have served as both economic and recreation hubs for the Lake, providing numerous services, community support and leisure. With the exception of a community pool once housed at the high school in Lakeport, and privately-operated recreation facilities and pools like the facility at Quail Run, the communities lack municipal lead facilities for fitness, recreation and athletics with the exception of numerous parks, community centers and athletic fields.

On the surface, the need to provide a community pool facility for water safety and recreation as well as a recreation center (or multiple centers) is strong. The community lacks these amenities, and the need is high considering their proximity to the lake and the synergies associated with swimming, boating, fishing and other activities that demand water knowledge, safety and competition.

Market Analysis/Citizen Participation Plan

In the meetings conducted through the process of Phase 1, the Studio W Architects, Aquatic Design Group and Shellito Consulting team initially looked for like facilities to compare and contrast to the needs identified by the Lake County Recreation Task Force (LCRTF). With the exception of the high school pool facility (no longer in operation) and the Quail Run facility, there were no like facilities in the immediate vicinity of Clear Lake. While this presents an opportunity for the region, it also begs the question of need – is there enough interest to support a facility of this kind and properly maintain it based upon regular use? The simple answer to this question lies in a citizen participation plan. Our team recommends that the County, Cities of Lakeport and Clearlake, along with partners from the task force (local school districts, community organizations and health care providers), conduct an online survey utilizing their websites and social media outlets to pose the following questions:

» **Is a recreation and pool facility necessary in the Clearlake region?**

» **If a recreation and pool facility were considered, what amenities are most important?**

- Multi-use gymnasium
- Fitness center (cardio/weights)
- Other athletic facilities (racquetball, billiards, etc.)
- Training, yoga, Pilates, exercise, etc.
- Recreational/competition pool
- Activity pool (splash zone, sprayground, etc.)

» **What would be your intended pattern of use?**

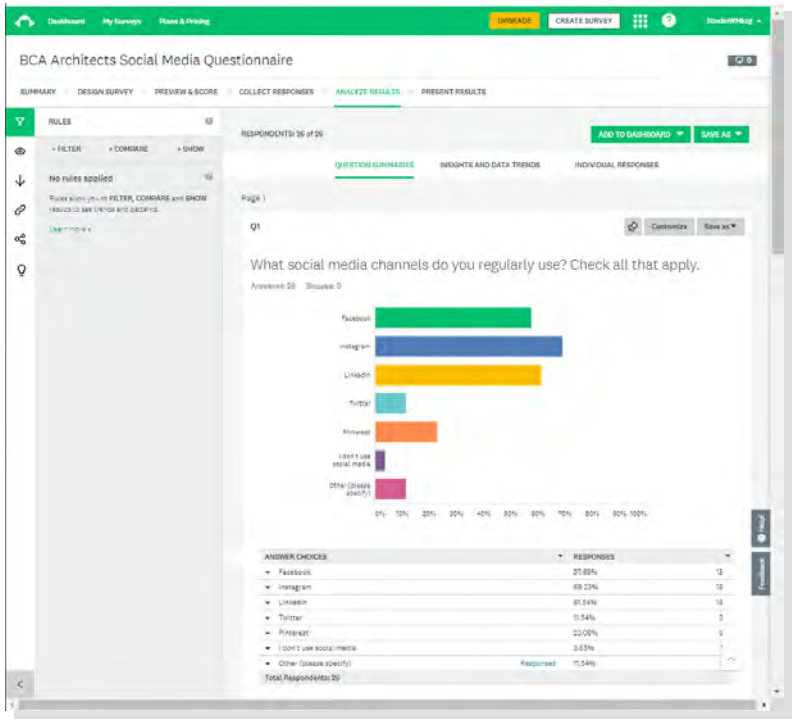
- Year round
- Seasonal

» **At what price structure would you consider utilizing a facility of this kind?**

- Daily rates
- Annual/seasonal rates

» **What other amenities would you like to see paired with a facility of this kind?**

- Overflow parking for special events
- Athletic fields
- Community center/library/meeting space
- Food service
- Outdoor events (concert, farmer's market, etc.)



Our team would help facilitate the Citizen Participation Plan, including collating results and providing a synopsis. An example of results from a recent social media questionnaire is identified herein.

PROCESS

MEETINGS, TOURS & PRESENTATIONS

Meetings

As part of the Phase 1 Feasibility Study, the Studio W Architects, Aquatic Design Group and Shellito Consulting team set out to gather information from the Lake County Recreation Task Force (LCRTF) through a series of regularly scheduled meetings beginning on 3.24.2021 and occurring roughly every two weeks through the summer of 2021. The purpose of these meetings was to solicit information regarding the marketability, desired program, funding opportunities and likely site locations for the recreation and aquatics facility. Due to COVID restrictions, all meetings were held virtually via GoToMeeting.

Tours

In order for the Studio W Architects, Aquatic Design Group and Shellito Consulting team to better acquaint itself with the possible site locations, on 4.13.2021, members of each firm facilitated a tour of sites in the Lakeport and Clearlake communities, including available sites and pre-existing facilities. This tour was guided by members of the LCTRF, including the Cities of Lakeport and Clearlake as well as Lake County.

Presentations

It is anticipated that the content and findings of this Phase 1 report be presented to the LCTRF virtually as well as to the respective governing bodies for the Cities of Lakeport and Clearlake, as well as Lake County. Presentations are anticipated to begin occurring in June/July of 2021 such that feedback can be solicited and a final report published in conjunction with or ahead of the implementation of the Citizen Participation Plan.

PROGRAM NARRATIVE

PROGRAM OVERVIEW

The Lake County Recreation Task Force (LCRTF) is interested in developing a new recreation and aquatic facility to provide the communities of Lakeport, Clearlake and Lake County with modern recreational and aquatic amenities and programs.

Based on information gathered at the Task Force meetings, LCRTF aims to provide a recreational facility with the following amenities:

Conceptual Recreation Center Program

Building Area	Area Allocation (SF)	No. of Spaces	Total Area (SF)	Notes
Entry/Reception	500	1	500	Inc. lobby area
Multi-use Court	6,200	1	6,200	84'x50' main court with cross courts (basketball/volleyball)
Racket Ball Court(s)	800	2	1,600	20'x40' court
Cardio/Weights Area	1,000	1	1,000	General exercise
Training Room(s)	600	3	1,800	Yoga, aerobics, etc.
Game Area	300	1	300	Multi-generational area
Restrooms	150	2	300	Men, women & staff
Locker Rooms	200	2	400	Inc. family changing areas
Custodial	60	2	120	Janitor storage, mop sink, etc.
Storage	100	4	400	Sports/rec equipment
Equipment	60	4	240	Fire, electrical, mechanical
Circulation	1,929	n/a	1,929	15% of overall area
Total Area Desired			**14,789 SF**	**.34 acres**

The LCRTF also aims to provide a new aquatic facility that can accommodate the following:

» 6-8 lanes of 25-yard swimming with depths sufficient to support competitive swimming racing starts
» Shallow water with adequate space for swim lessons, therapy classes, group exercise classes and general recreational swimming
» A sprayground for added recreational play value

Suggested support amenities for a modern aquatic center include:

» Locker/restrooms for male and female users
» Two family/gender-neutral locker/restrooms
» A central office with check-in and cash control
» A separate guard/staff break room
» A party/event wet/dry classroom

The above program and features have been conceptualized in four options, which will hereinafter be referred to as Options 1, 2, 3 and 4. The sprayground has been conceptualized as an addition to any of the options. Each option takes a slightly different approach and assumes differing costs. This document provides pool and sprayground layouts, program information and cost estimates in effort to help LCRTF make the best choice for future aquatic needs.

Option 1 Conceptual Aquatics Facility Program

Pool/Building/Site Area	Area Allocation (SF)	No. of Spaces	Total Area (SF)	Notes
4,880 SF Pool	4,880	1	4,880	See ADG's Concept Design herein
Sprayground	2,000	1	2,000	See ADG's Concept Design herein
Bathhouse/Support Building	7,578	1	7,578	See ADG's Concept Design herein
Pool Deck Area	10,304	1	9,495	Inc. area for 5-tier movable bleachers
Total Area Desired			**24,762 SF**	**.57 acres**

Option 2 Conceptual Aquatics Facility Program

Pool/Building/Site Area	Area Allocation (SF)	No. of Spaces	Total Area (SF)	Notes
5,737 SF Pool	5,737	1	5,737	See ADG's Concept Design herein
Sprayground	2,000	1	2,000	See ADG's Concept Design herein
Bathhouse/Support Building	7,753	1	7,753	See ADG's Concept Design herein
Pool Deck Area	8,297	1	8,297	Inc. area for 5-tier movable bleachers
Total Area Desired			**23,787 SF**	**.55 acres**

Option 3 Conceptual Aquatics Facility Program

Pool/Building/Site Area	Area Allocation (SF)	No. of Spaces	Total Area (SF)	Notes
5,881 SF Pool	5,881	1	5,881	See ADG's Concept Design herein
Sprayground	2,000	1	2,000	See ADG's Concept Design herein
Bathhouse/Support Building	7,778	1	7,778	See ADG's Concept Design herein
Pool Deck Area	8,692	1	8,692	Inc. area for 5-tier movable bleachers
Total Area Desired			**24,351 SF**	**.56 acres**

Option 4 Conceptual Aquatics Facility Program

Pool/Building/Site Area	Area Allocation (SF)	No. of Spaces	Total Area (SF)	Notes
3,575 SF Pool	3,575	1	3,575	See ADG's Concept Design herein
Sprayground	2,000	1	2,000	See ADG's Concept Design herein
Bathhouse/Support Building	7,200	1	7,200	See ADG's Concept Design herein
Pool Deck Area	7,009	1	7,009	Inc. area for 5-tier movable bleachers
Total Area Desired			**19,784 SF**	**.45 acres**

Furthermore, in order to support the recreation and aquatics center, site parking, drop off and circulation must be maintained to provide access and egress to the facilities. For special events, ideally overflow parking can be shared with other neighboring amenities through joint use.

Conceptual Site Program Options

Site Area	Area Allocation (SF)	No. of Spaces	Total Area (SF)	Notes
Option 1 Parking (81 spaces)	28,350	1	28,530	Dictated by pool size, ADA drop off & circulation
Option 2 Parking (96 spaces)	33,600	1	33,600	Dictated by pool size, ADA drop off & circulation
Option 3 Parking (98 spaces)	34,300	1	34,300	Dictated by pool size, ADA drop off & circulation
Option 4 Parking (60 spaces)	21,000	1	21,000	Dictated by pool size, ADA drop off & circulation

Option 1 Total Building & Site Area: **1.56 acres**

Option 2 Total Building & Site Area: **1.66 acres**

Option 3 Total Building & Site Area: **1.68 acres**

Option 4 Total Building & Site Area: **1.27acres**

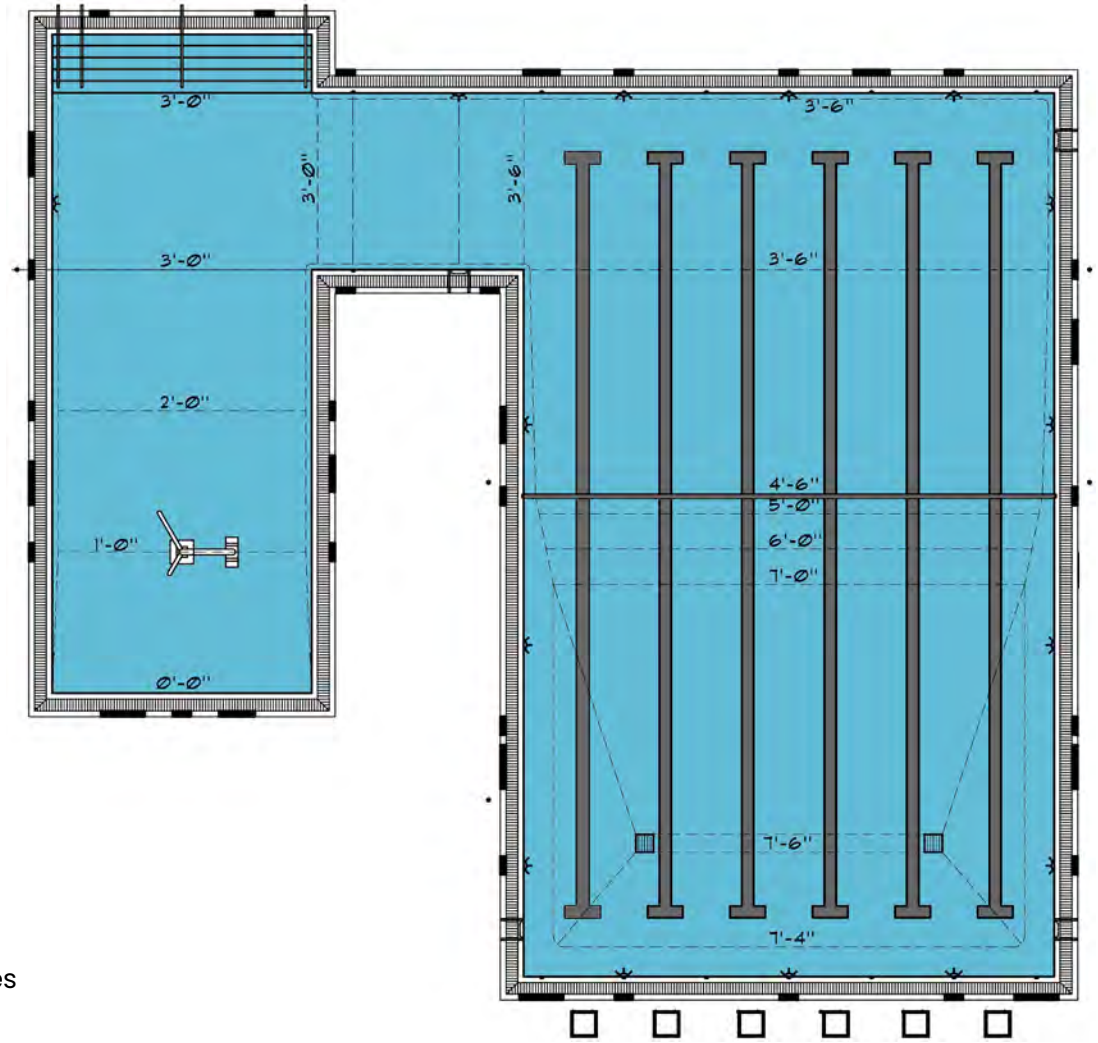
*Does not include path of travel and landscape, assume approximately **1.5 - 2 acres** total for all options.

OPTION 1 DETAILS

Swimming Pool

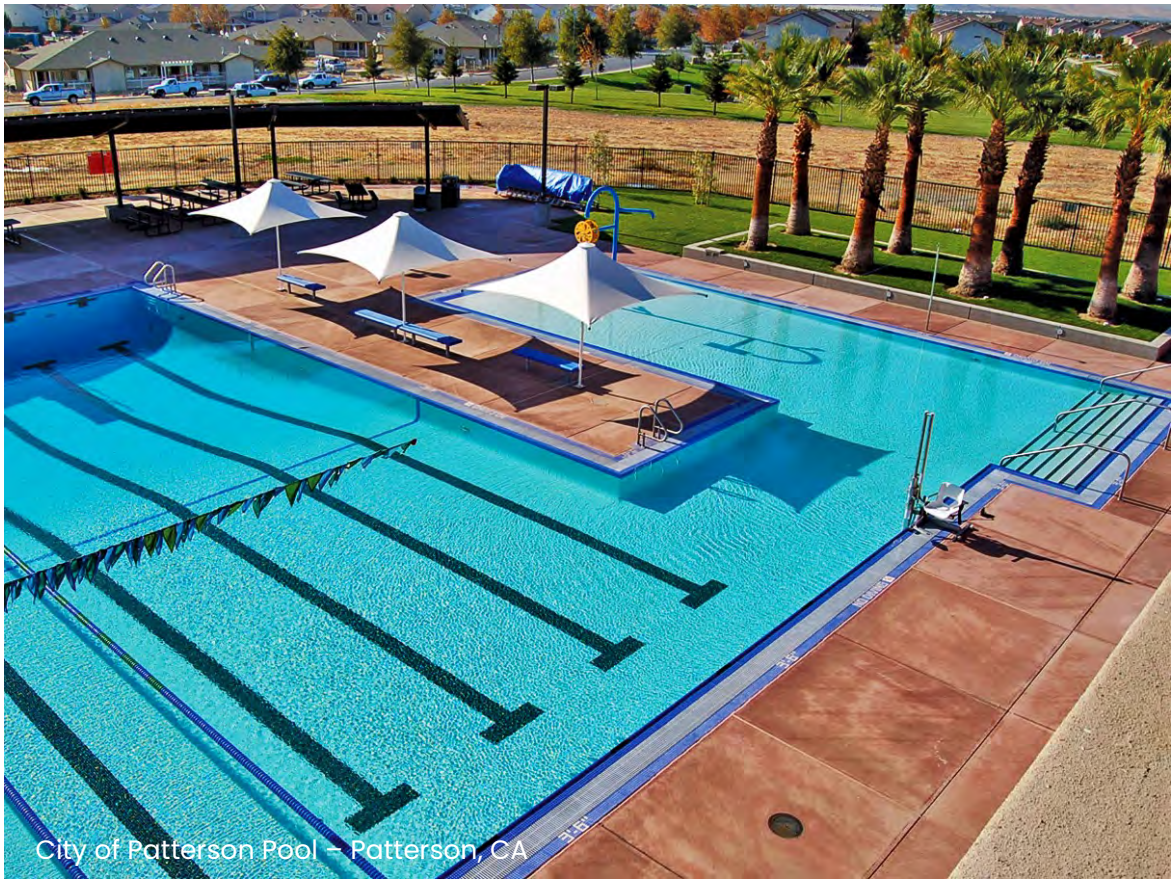
The **4,880 square foot pool** features a 75′ long x 45′ wide lap area with a teaching peninsula that separates the deeper lap area from the shallower water. These dimensions provide six 25-yard lanes with a 7′-6″ deep end capable of accommodating competitive racing starts and 3,032 square feet of shallow water.

The pool features depths from 0′-0″ to 7′-6″ and a zero-depth entry and access stairs serving as an ADA compliant secondary means of access. The pool also features an ADA compliant lift for unassisted access capable of being permanently affixed to the pool deck. The pool has two distinct zones: a shallow water zone where the zero-depth entry and stairs enter the pool, and a lap area where competitive programs are held. The pool supports a 25-yard fixed goal recreational water polo field of play. Depths in the shallow zone range from 0′-0″ to 3′-6″. Depths in the lap area range from 3′-6″ at the turning end to 7′-6″ deep at the starting end. Typical programs that can be accommodated in this pool include:



- Competitive Swimming
- Fitness Swimming
- Lap/Recreational Swimming
- Masters Swimming
- Recreational Water Polo
- Learn-to-Swim Programs
- Lifeguard and Swim Instructor Training
- Red Cross Training
- Public Safety Training
- Deep Water Therapy Programs
- Fitness Classes
- Small Group Classes
- Medium Group Classes
- Large Group Classes

Competitive water polo is a program this pool will not support as it requires a large area dedicated to deep water. The pool is capable of supporting 36 swimmers practicing at one time assuming up to six swimmers per lane and 24 lap swimmers at one time assuming up to four swimmers per lane. The total capacity for the pool is 244 persons with a breakdown of 151 persons in shallow water and 93 persons in deep water.



City of Patterson Pool – Patterson, CA

For the purposes of our study, we have assumed a 20-foot band of concrete decking around the swimming pool. This makes the total pool and pool deck footprint 125’ by 115’ for a total area of 14,375 square feet or approximately .33 acres excluding support buildings, sidewalk paths of travel and parking.

Bathhouse/Support Building

California Building Code requires a public swimming pool have a minimum number of bathroom fixtures to support public use. The formula to determine the minimum number of bathroom fixtures is based upon the surface area of the swimming pool. Therefore, the larger the swimming pool the greater the number of bathroom fixtures. These bathrooms must be located within 300' of the swimming pool. Code requires minimum bathroom areas and mechanical equipment storage, but municipal pool operations require other spaces such as offices, lifeguard and staff areas. The following assumes a fully built-out building offering all desired spaces and necessary space for pool mechanical equipment. Based upon the assumptions of this new bathhouse/support building below we estimate the building to approximate 7,578 square feet. The current bathhouse square footage includes the following amenities to satisfy minimum California Building Code fixture counts and typical aquatic programming needs.

Description	Quantity		Square Footage
	Women's	Men's	
Toilets	3	3	120
Lavatories	2	2	40
Urinals	0	2	20
Showers	3	3	90
Lockers/Dressing	50	50	750
Subtotal			**1,020 SF**
Lobby	1		800
Entry Vestibule	1		200
Control Desk	1		200
Cash Control	1		100
Inclusive Changing Rooms	2		400
Operator's Office	1		150
Classroom/Team Meeting	1		800
Lifeguard/First Aid/Training	1		500
Timing Booth	1		300
Subtotal			**3,450 SF**
Indoor Pool Storage	1		200
Pool Mechanical Equipment Room	1		1200
Chemical Storage Rooms	2		128
Custodial	1		64
Subtotal			**1,592 SF**
Building Space- Gross Square Footage			**7,578 SF**

Utility & Chemical Expense Estimates

Option 1 pool's utility and chemical expenses, based on 350 days per year of operation and the assumed operating criteria, are shown in the following table.

Design Criteria:

- Surface Area (square feet): 4,880
- Minimum Depth (feet): 0.0
- Maximum Depth (feet): 7.5
- Volume (gallons): 157,036
- Turnover (hours): 4
- Circulation Flow Rate (gallons per minute): 654

Assumptions

1. Annual cost based upon 350 days of operation.
2. Analysis does not include maintenance/operations labor costs.
3. Water usage based upon 60" annual evaporative loss and filter backwash averaging once weekly.
4. Electrical usage based upon 18 hours per day operation.
5. Propane usage based upon air velocity of 5 feet per second, 82-degree water and 60-degree air temperature.
6. Chemical usage based upon maintaining 1.0 PPM chlorine and pH of 7.2-7.4.

Category	Average Daily Usage	Unit	Unit Price	Daily Cost	Annual Cost
Water	967.4	GAL	$0.01	$9.67	$3,385.91
Sewer	467.4	GAL	$0.01	$4.67	$1,635.79
Electricity	241.2	KWH	$0.18	$43.41	$15,194.90
Propane	98.4	THRM	$1.14	$112.15	$39,253.94
Sodium Hypochlorite	6.7	GAL	$2.50	$16.83	$5,888.85
Muriatic Acid	1.7	GAL	$3.00	$5.05	$1,766.66
TOTAL				**$191.79**	**$67,126.04**

Proforma Budget

The proforma budget below provides estimated capital costs for new construction of the Option 1 swimming pool with a bathhouse/support building and parking.

Summary

Option 1 was conceptualized around providing the minimum desired program, for both the swimming pool and bathhouse/support building.

Option 1 Highlights:

- 4,880 SF swimming pool with six 25-yard lanes and a shallow area
- 9,495 SF deck
- 7,578 SF bathhouse/support building
- 28,350 SF of parking (81 spaces)
- 0.33-acre pool & deck footprint
- 1.15-acre total site footprint (pool, deck, bathhouse/support building and parking)
- $67,126.04 annual pool utility/chemical expenses
- $9,588,871.75 estimated capital cost (pool and related site/bathhouse costs only in 2021 dollars)

ITE	DESCRIPTION	QT	UNIT	UNIT PRICE	E TENSIONS
1.0	CONSTRUCTION COSTS				
1.1	obilization	1	LS	$ 50,000.00	$ 50,000.00
1.2	Site Preparation/Demolition	1	LS	$ 100,000.00	$ 100,000.00
1.3	Utility Allowance	1	LS	$ 100,000.00	$ 100,000.00
1.4	Soil Preparation	1	LS	$ 50,000.00	$ 50,000.00
1.5	25- ard Pool ech. Equip.	4,880	SF	$ 215.00	$ 1,049,200.00
1.6	25- ard Pool Surge Tank	1	LS	$ 40,000.00	$ 40,000.00
1.7	Pool Decks	9,495	SF	$ 45.00	$ 427,275.00
1.8	Shade Structures	1	LS	$ 100,000.00	$ 100,000.00
1.9	Pool Area Fencing	365	LF	$ 250.00	$ 91,250.00
1.10	Site Lighting	1	LS	$ 100,000.00	$ 100,000.00
1.11	New Bathhouse/ echanical Building	7,578	SF	$ 500.00	$ 3,789,000.00
1.12	Landscape/Site	1	LS	$ 100,000.00	$ 100,000.00
1.13	Parking Spaces	81	EA	$ 3,000.00	$ 243,000.00
1 14	**TOTAL CONSTRUCTION COSTS**				**$ 6,239,725 00**
2.0	E UIP ENT COSTS (FF E)				
2.1	Deck Equipment	1	LS	$ 57,510.00	$ 57,510.00
2.2	Competitive Equipment	1	LS	$ 240,000.00	$ 240,000.00
2.3	Building FF E	2			$ 75,780.00
2 4	**TOTAL EQUIP ENT COSTS**				**$ 373,290 00**
3.0	SOFT COSTS				
3.1	General Contractor ark-Up/Overhead	15			$ 991,952.25
3.2	Construction Contingency Costs	10			$ 661,301.50
3.3	Permits and Fees	5			$ 330,650.75
3.4	Time/Inflation Escalation Index (3 ears)	5			$ 991,952.25
3 5	**TOTAL SOFT COSTS**				**$ 2,975,856 75**
4 0	**TOTAL ESTI ATED PROJECT COST**				**$ 9,588,871 75**
5 0	**TOTAL UTILITIES COST PER EAR**				**$ 67,126 04**

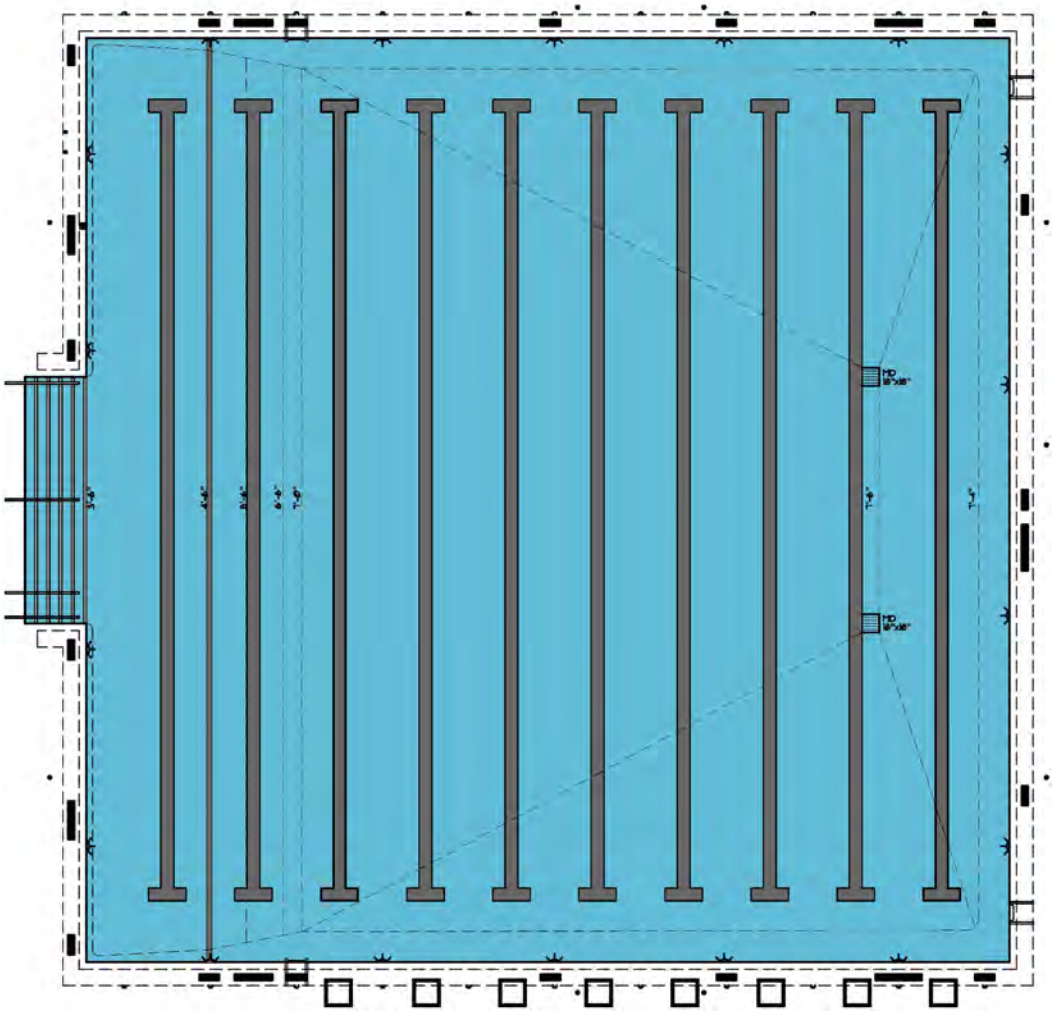
OPTION 2 DETAILS

Swimming Pool

The **5,737 square foot pool** is 75' long x 75' wide, providing a total of ten 25-yard lanes. Eight of the lanes are in deep water capable of accommodating competitive racing starts and a legal water polo field of play. The pool has 750 square feet of shallow water.

The pool features assumed depths from 3'-6" to 7'-6", which could be increased to a depth of 12'-0" if a diving board is desired. It has ADA compliant access stairs. The pool also features an ADA compliant lift for unassisted access capable of being permanently affixed to the pool deck. The pool has 10' of shallow water that slopes to deep water where competitive programs are held. The pool supports local swim meets and a 25-yard fixed goal water polo field of play. Typical programs that can be accommodated in this pool include:

- Competitive Swimming
- Fitness Swimming
- Lap/Recreational Swimming
- Masters Swimming
- Competitive Water Polo
- Recreational Water Polo
- Learn-to-Swim Programs
- Lifeguard and Swim Instructor Training
- Red Cross Training
- Public Safety Training
- Deep Water Therapy Programs
- Fitness Classes
- Small Group Classes
- Medium Group Classes
- Large Group Classes



The pool is capable of supporting 60 swimmers practicing at one time assuming up to six swimmers per lane and 40-lap swimmers at one time assuming up to four swimmers per lane. The total capacity for the pool is 286 persons with a breakdown of 37 persons in shallow water and 249 persons in deep water.

For the purposes of our study, we have assumed a 20' band of concrete decking around the swimming pool. This makes the total pool and pool deck footprint 115' x 115' for a total area of 13,225 square feet or approximately .30 acres, excluding support buildings, sidewalk paths of travel and parking.

Gauche Park – Yuba City, CA

Bathhouse/Support Building

California Building Code requires a public swimming pool have a minimum number of bathroom fixtures to support public use. The formula to determine the minimum number of bathroom fixtures is based upon the surface area of the swimming pool. Therefore, the larger the swimming pool the greater the number of bathroom fixtures. These bathrooms must be located within 300' of the swimming pool. Code requires minimum bathroom areas and mechanical equipment storage, but municipal pool operations require other spaces such as offices, lifeguard and staff areas. The following assumes a fully built-out building offering all desired spaces and necessary space for pool mechanical equipment. Based upon the assumptions of this new bathhouse/support building below we estimate the building to approximate 7,753 square feet. The current bathhouse square footage includes the following amenities to satisfy minimum California Building Code fixture counts and typical aquatic programming needs.

Description	Quantity		Square Footage
	Women's	Men's	
Toilets	3	3	120
Lavatories	2	2	40
Urinals	0	3	30
Showers	4	4	120
Lockers/Dressing	50	50	750
Subtotal			**1,060 SF**
Lobby	1		800
Entry Vestibule	1		200
Control Desk	1		200
Cash Control	1		100
Inclusive Changing Rooms	2		400
Operator's Office	1		150
Classroom/Team Meeting	1		800
Lifeguard/First Aid/Training	1		500
Timing Booth	1		300
Subtotal			**3,450 SF**
Indoor Pool Storage	1		200
Pool Mechanical Equipment Room	1		1300
Chemical Storage Rooms	2		128
Custodial	1		64
Subtotal			**1,692 SF**
Building Space- Gross Square Footage			**7,753 SF**

Utility & Chemical Expense Estimates

Option 2 pool's utility and chemical expenses, based on 350 days per year of operation and the assumed operating criteria, are shown in the following table.

Design Criteria:

- Surface Area (square feet): 5,737
- Minimum Depth (feet): 3.5
- Maximum Depth (feet): 7.5
- Volume (gallons): 231,412
- Turnover (hours): 6
- Circulation Flow Rate (gallons per minute): 643

Assumptions

1. Annual cost based upon 350 days of operation.
2. Analysis does not include maintenance/operations labor costs.
3. Water usage based upon 60" annual evaporative loss and filter backwash averaging once weekly.
4. Electrical usage based upon 18 hours per day operation.
5. Propane usage based upon air velocity of 5 feet per second, 82-degree water and 60-degree air temperature.
6. Chemical usage based upon maintaining 1.0 PPM chlorine and pH of 7.2-7.4.

Category	Average Daily Usage	Unit	Unit Price	Daily Cost	Annual Cost
Water	1,047	GAL	$0.01	$10.47	$3,664.49
Sewer	459.2	GAL	$0.01	$4.59	$1,607.03
Electricity	236.9	KWH	$0.18	$42.65	$14,927.71
Propane	115.7	THRM	$1.14	$131.85	$46,147.51
Sodium Hypochlorite	9.9	GAL	$2.50	$24.79	$8,677.95
Muriatic Acid	2.5	GAL	$3.00	$7.44	$2,603.39
TOTAL				**$221.79**	**$77,628.07**

Proforma Budget

The proforma budget below provides estimated capital costs for new construction of the Option 2 swimming pool with a bathhouse/support building and parking.

Summary

Option 2 was conceptualized around providing the desired program for the swimming pool and the minimum desired program for the bathhouse/support building.

Option 2 Highlights:

- 5,737 SF swimming pool with ten 25-yard lanes
- Shallow water and deep water
- 7,488 SF deck
- 7,753 SF bathhouse/support building
- 33,600 SF of parking (96 spaces)
- 0.30-acre pool & deck footprint
- 1.25-acre total site footprint (pool, deck, bathhouse/support building and parking)
- $77,628.07 annual pool utility/chemical expenses
- $9,967,959.75 estimated capital cost (pool and related site/bathhouse costs only in 2021 dollars)

ITE	DESCRIPTION	QT	UNIT	UNIT PRICE	E TENSIONS
1.0	CONSTRUCTION COSTS				
1.1	obilization	1	LS	$ 50,000.00	$ 50,000.00
1.2	Site Preparation/Demolition	1	LS	$ 100,000.00	$ 100,000.00
1.3	Utility Allowance	1	LS	$ 100,000.00	$ 100,000.00
1.4	Soil Preparation	1	LS	$ 50,000.00	$ 50,000.00
1.5	25- ard Pool ech. Equip.	5,737	SF	$ 215.00	$ 1,233,455.00
1.6	25- ard Pool Surge Tank	1	LS	$ 40,000.00	$ 40,000.00
1.7	Pool Decks	7,488	SF	$ 45.00	$ 336,960.00
1.8	Shade Structures	1	LS	$ 100,000.00	$ 100,000.00
1.9	Pool Area Fencing	351	LF	$ 250.00	$ 87,750.00
1.10	Site Lighting	1	LS	$ 100,000.00	$ 100,000.00
1.11	New Bathhouse/ echanical Building	7,753	SF	$ 500.00	$ 3,876,500.00
1.12	Landscape/Site	1	LS	$ 100,000.00	$ 100,000.00
1.13	Parking Spaces	96	EA	$ 3,000.00	$ 288,000.00
1 14	**TOTAL CONSTRUCTION COSTS**				**$ 6,462,665 00**
2.0	E UIP ENT COSTS (FF E)				
2.1	Deck Equipment	1	LS	$ 83,260.00	$ 83,260.00
2.2	Competitive Equipment	1	LS	$ 251,000.00	$ 251,000.00
2.3	Building FF E	2			$ 77,530.00
2 4	**TOTAL EQUIP ENT COSTS**				**$ 411,790 00**
3.0	SOFT COSTS				
3.1	General Contractor ark-Up/Overhead	15			$ 1,031,168.25
3.2	Construction Contingency Costs	10			$ 687,445.50
3.3	Permits and Fees	5			$ 343,722.75
3.4	Time/Inflation Escalation Index (3 ears)	5			$ 1,031,168.25
3 5	**TOTAL SOFT COSTS**				**$ 3,093,504 75**
4 0	**TOTAL ESTI ATED PROJECT COST**				**$ 9,967,959 75**
5 0	**TOTAL UTILITIES COST PER EAR**				**$ 77,628 07**

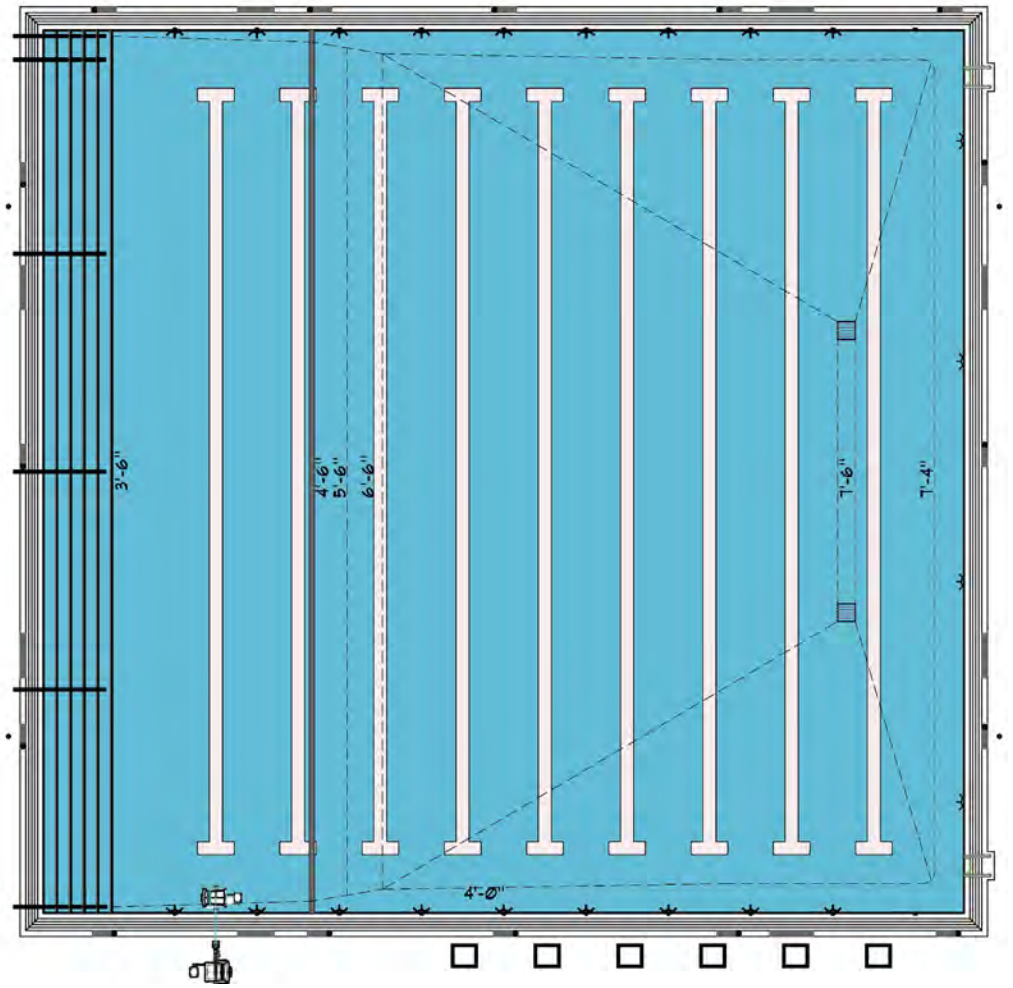
OPTION 3 DETAILS

Swimming Pool

The **5,881 square foot pool** is 78' long x 75' wide. These dimensions provide a total of nine 25-yard lanes with six of the lanes in deep water capable of accommodating competitive racing starts. The pool has 2,535 square feet of shallow water.

The pool features depths from 3'-6" to 7'-6" and has ADA compliant access stairs. The pool also features an ADA compliant lift for unassisted access capable of being permanently affixed to the pool deck. The pool has shallow water that slopes to deep water where competitive programs are held. The pool supports local swim meets and a 25-yard fixed goal water polo field of play. Typical programs that can be accommodated in this pool include:

- Competitive Swimming
- Fitness Swimming
- Lap/Recreational Swimming
- Masters Swimming
- Competitive Water Polo
- Recreational Water Polo
- Learn-to-Swim Programs
- Lifeguard and Swim Instructor Training
- Red Cross Training
- Public Safety Training
- Deep Water Therapy Programs
- Fitness Classes
- Small Group Classes
- Medium Group Classes
- Large Group Classes



The pool is capable of supporting 54 swimmers practicing at one time assuming up to six swimmers per lane and 36 lap swimmers at one time assuming up to four swimmers per lane. The total capacity for the pool is 294 persons with a breakdown of 126 persons in shallow water and 168 persons in deep water.

For the purposes of our study, we have assumed a 20' band of concrete decking around the swimming pool. This makes the total pool and pool deck footprint 118' x 115' for a total area of 13,570 square feet or approximately .31 acres, excluding support buildings, sidewalk paths of travel and parking.

North Natomas Aquatics Complex & Community Center – Sacramento, CA

Bathhouse/Support Building

California Building Code requires a public swimming pool have a minimum number of bathroom fixtures to support public use. The formula to determine the minimum number of bathroom fixtures is based upon the surface area of the swimming pool. Therefore, the larger the swimming pool the greater the number of bathroom fixtures. These bathrooms must be located within 300' of the swimming pool. Code requires minimum bathroom areas and mechanical equipment storage, but municipal pool operations require other spaces such as offices, lifeguard and staff areas. The following assumes a fully built-out building offering all desired spaces and necessary space for pool mechanical equipment. Based upon the assumptions of this new bathhouse/support building below we estimate the building to approximate 7,778 square feet. The current bathhouse square footage includes the following amenities to satisfy minimum California Building Code fixture counts and typical aquatic programming needs.

Description	Quantity		Square Footage
	Women's	Men's	
Toilets	3	3	120
Lavatories	3	3	60
Urinals	0	3	30
Showers	4	4	120
Lockers/Dressing	50	50	750
Subtotal			**1,080 SF**
Lobby	1		800
Entry Vestibule	1		200
Control Desk	1		200
Cash Control	1		100
Inclusive Changing Rooms	2		400
Operator's Office	1		150
Classroom/Team Meeting	1		800
Lifeguard/First Aid/Training	1		500
Timing Booth	1		300
Subtotal			**3,450 SF**
Indoor Pool Storage	1		200
Pool Mechanical Equipment Room	1		1300
Chemical Storage Rooms	2		128
Custodial	1		64
Subtotal			**1,692 SF**
Building Space- Gross Square Footage			**7,778 SF**

Utility & Chemical Expense Estimates

Option 3 pool's utility and chemical expenses, based on 350 days per year of operation and the assumed operating criteria, are shown in the following table.

Design Criteria:

- Surface Area (square feet): 5,881
- Minimum Depth (feet): 3.5
- Maximum Depth (feet): 7.5
- Volume (gallons): 240,669
- Turnover (hours): 6
- Circulation Flow Rate (gallons per minute): 669

Assumptions

1. Annual cost based upon 350 days of operation.
2. Analysis does not include maintenance/operations labor costs.
3. Water usage based upon 60" annual evaporative loss and filter backwash averaging once weekly.
4. Electrical usage based upon 18 hours per day operation.
5. Propane usage based upon air velocity of 5 feet per second, 82-degree water and 60-degree air temperature.
6. Chemical usage based upon maintaining 1.0 PPM chlorine and pH of 7.2-7.4.

Category	Average Daily Usage	Unit	Unit Price	Daily Cost	Annual Cost
Water	1,080.1	GAL	$0.01	$10.80	$3,780.42
Sewer	477.5	GAL	$0.01	$4.78	$1,671.31
Electricity	246.4	KWH	$0.18	$44.36	$15,524.85
Propane	118.6	THRM	$1.14	$135.16	$47,305.82
Sodium Hypochlorite	10.3	GAL	$2.50	$25.79	$9,025.09
Muriatic Acid	2.6	GAL	$3.00	$7.74	$2,707.53
TOTAL				**$228.61**	**$77,628.07**

Proforma Budget

The proforma budget below provides estimated capital costs for new construction of the Option 3 swimming pool with a bathhouse/support building and parking.

Summary

Option 3 was conceptualized around providing the desired program for the swimming pool and the minimum desired program for the bathhouse/support building.

Option 3 Highlights:

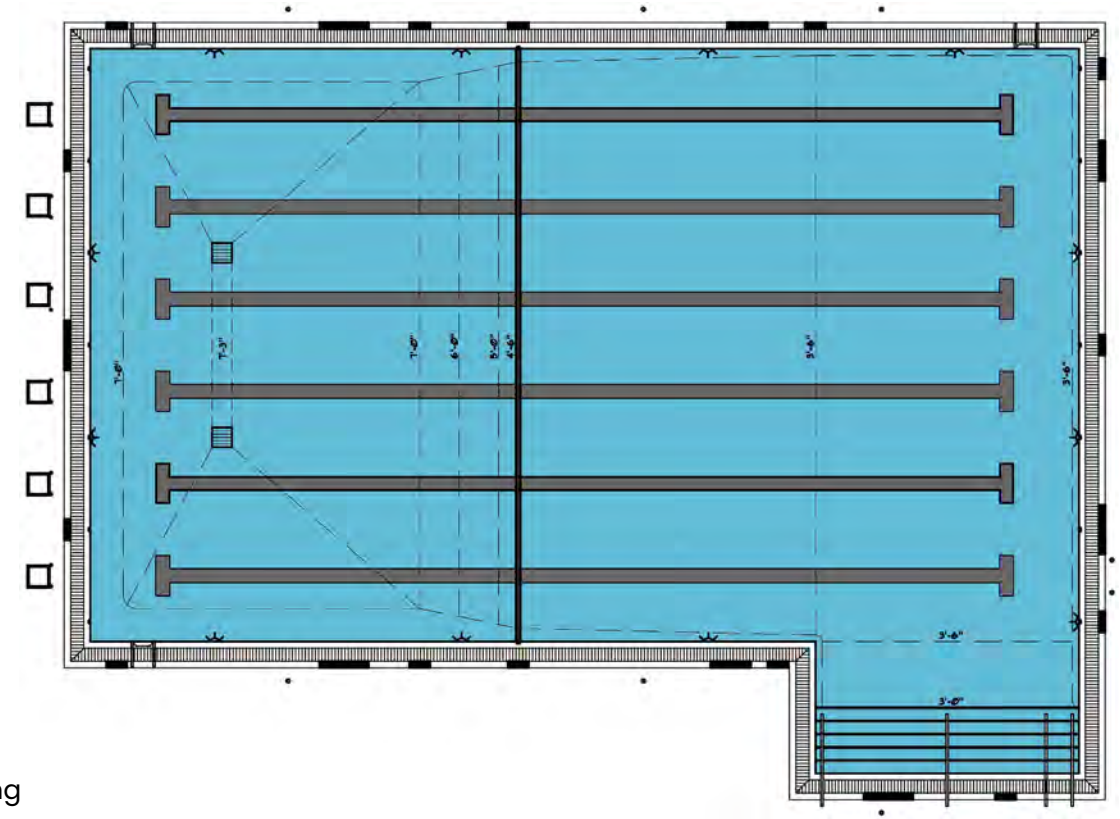
- 5,881 SF swimming pool with nine 25-yard lanes
- Shallow water and deep water
- 7,833 SF deck
- 7,778 SF bathhouse/support building
- 34,300 SF of parking (98 spaces)
- 0.31-acre pool & deck footprint
- 1.28-acre total site footprint (pool, deck, bathhouse/support building and parking)
- $80,015.01 annual pool utility/chemical expenses
- $10,050,588.00 estimated capital cost (pool and related site/bathhouse costs only in 2021 dollars)

ITE□	DESCRIPTION	QT□	UNIT	UNIT PRICE	E□TENSIONS
1.0	CONSTRUCTION COSTS				
1.1	□obilization	1	LS	$ 50,000.00	$ 50,000.00
1.2	Site Preparation/Demolition	1	LS	$ 100,000.00	$ 100,000.00
1.3	Utility Allowance	1	LS	$ 100,000.00	$ 100,000.00
1.4	Soil Preparation	1	LS	$ 50,000.00	$ 50,000.00
1.5	25-□ard Pool □ □ech. Equip.	5,881	SF	$ 215.00	$ 1,264,415.00
1.6	25-□ard Pool Surge Tank	1	LS	$ 40,000.00	$ 40,000.00
1.7	Pool Decks	7,833	SF	$ 45.00	$ 352,485.00
1.8	Shade Structures	1	LS	$ 100,000.00	$ 100,000.00
1.9	Pool Area Fencing	365	LF	$ 250.00	$ 91,250.00
1.10	Site Lighting	1	LS	$ 100,000.00	$ 100,000.00
1.11	New Bathhouse/□echanical Building	7,778	SF	$ 500.00	$ 3,889,000.00
1.12	Landscape/Site	1	LS	$ 100,000.00	$ 100,000.00
1.13	Parking Spaces	98	EA	$ 3,000.00	$ 294,000.00
1□14	**TOTAL CONSTRUCTION COSTS**				**$ 6,531,150□00**
2.0	E□UIP□ENT COSTS (FF□E)				
2.1	Deck Equipment	1	LS	$ 82,510.00	$ 82,510.00
2.2	Competitive Equipment	1	LS	$ 240,000.00	$ 240,000.00
2.3	Building FF□E	2□			$ 77,780.00
2□4	**TOTAL EQUIP□ENT COSTS**				**$ 400,290□00**
3.0	SOFT COSTS				
3.1	General Contractor □ark-Up/Overhead	15□			$ 1,039,716.00
3.2	Construction Contingency Costs	10□			$ 693,144.00
3.3	Permits and Fees	5□			$ 346,572.00
3.4	Time/Inflation Escalation Index (3 □ears)	5□			$ 1,039,716.00
3□5	**TOTAL SOFT COSTS**				**$ 3,119,148□00**
4□0	**TOTAL ESTI□ATED PROJECT COST**				**$ 10,050,588□00**
5□0	**TOTAL UTILITIES COST PER □EAR**				**$ 80,015□01**

OPTION 4 DETAILS

Swimming Pool

The **3,575 square foot pool** is 75’ long x 45’ wide. These dimensions provide a total of six 25-yard lanes with all six of the lanes capable of accommodating competitive racing starts. The pool has 2,315 square feet of shallow water.



The pool features depths from 3’-6” to 7’-6” and has ADA compliant access stairs. The pool also features an ADA compliant lift for unassisted access capable of being permanently affixed to the pool deck. The pool has shallow water that slopes to deep water where competitive programs are held. The pool supports local swim meets and a 25-yard fixed goal recreational water polo field of play. Typical programs that can be accommodated in this pool include:this pool include:

- Competitive Swimming
- Fitness Swimming
- Lap/Recreational Swimming
- Masters Swimming
- Recreational Water Polo
- Learn-to-Swim Programs
- Lifeguard and Swim Instructor Training
- Red Cross Training
- Public Safety Training
- Deep Water Therapy Programs
- Fitness Classes
- Small Group Classes
- Medium Group Classes
- Large Group Classes

Competitive water polo is a program this pool will not support as it requires a large area dedicated to deep water. The pool is capable of supporting 36 swimmers practicing at one time assuming up to six swimmers per lane and 24 lap swimmers at one time assuming up to four swimmers per lane. The total capacity for the pool is 178 persons with a breakdown of 115 persons in shallow water and 63 persons in deep water.

For the purposes of our study, we have assumed a 20' band of concrete decking around the swimming pool. This makes the total pool and pool deck footprint 115' x 85' for a total area of 9.977 square feet or approximately .22 acres, excluding support buildings, sidewalk paths of travel and parking. For the purposes of our study, we have assumed a 20' band of concrete decking around the swimming pool. This makes the total pool and pool deck footprint 118' x 115' for a total area of 13,570 square feet or approximately .31 acres, excluding support buildings, sidewalk paths of travel and parking.

Mayfair Park Pool – San Jose, CA

Bathhouse/Support Building

California Building Code requires a public swimming pool have a minimum number of bathroom fixtures to support public use. The formula to determine the minimum number of bathroom fixtures is based upon the surface area of the swimming pool. Therefore, the larger the swimming pool the greater the number of bathroom fixtures. These bathrooms must be located within 300' of the swimming pool. Code requires minimum bathroom areas and mechanical equipment storage, but municipal pool operations require other spaces such as offices, lifeguard and staff areas. The following assumes a fully built-out building offering all desired spaces and necessary space for pool mechanical equipment. Based upon the assumptions of this new bathhouse/support building below we estimate the building to approximate 7,240 square feet. The current bathhouse square footage includes the following amenities to satisfy minimum California Building Code fixture counts and typical aquatic programming needs.

Description	Quantity		Square Footage
	Women's	Men's	
Toilets	2	2	80
Lavatories	2	2	40
Urinals	0	2	20
Showers	2	2	60
Lockers/Dressing	50	50	750
Subtotal			**950 SF**
Lobby	1		800
Entry Vestibule	1		200
Control Desk	1		200
Cash Control	1		100
Inclusive Changing Rooms	2		400
Operator's Office	1		150
Classroom/Team Meeting	1		800
Lifeguard/First Aid/Training	1		500
Timing Booth	1		300
Subtotal			**3,450 SF**
Indoor Pool Storage	1		200
Pool Mechanical Equipment Room	1		1000
Chemical Storage Rooms	2		128
Custodial	1		64
Subtotal			**1,392 SF**
Building Space- Gross Square Footage			**7,240 SF**

Utility & Chemical Expense Estimates

Option 4 pool's utility and chemical expenses, based on 350 days per year of operation and the assumed operating criteria, are shown in the following table.

Design Criteria:

- Surface Area (square feet): 3,575
- Minimum Depth (feet): 3.5
- Maximum Depth (feet): 7.5
- Volume (gallons): 138,847
- Turnover (hours): 6
- Circulation Flow Rate (gallons per minute): 386

Assumptions

1. Annual cost based upon 350 days of operation.
2. Analysis does not include maintenance/operations labor costs.
3. Water usage based upon 60" annual evaporative loss and filter backwash averaging once weekly.
4. Electrical usage based upon 18 hours per day operation.
5. Propane usage based upon air velocity of 5 feet per second, 82-degree water and 60-degree air temperature.
6. Chemical usage based upon maintaining 1.0 PPM chlorine and pH of 7.2-7.4.

Category	Average Daily Usage	Unit	Unit Price	Daily Cost	Annual Cost
Water	641.8	GAL	$0.01	$6.42	$2,246.32
Sewer	275.5	GAL	$0.01	$2.75	$964.22
Electricity	142.2	KWH	$0.18	$25.59	$8,956.61
Propane	72.1	THRM	$1.14	$82.16	$28,756.73
Sodium Hypochlorite	6.0	GAL	$2.50	$14.88	$5,206.76
Muriatic Acid	1.5	GAL	$3.00	$4.46	$1,562.03
TOTAL				**$136.26**	**$47,692.66**

Proforma Budget

The proforma budget below provides estimated capital costs for new construction of the Option 4 swimming pool with a bathhouse/support building and parking.

Summary

Option 4 was conceptualized around providing the minimum desired program, for both the swimming pool and bathhouse/support building.

Option 4 Highlights:

- 3,575 SF swimming pool with six 25-yard lanes
- Shallow water and deep water
- 6,200 SF deck
- 7,240 SF bathhouse/support building
- 21,000 SF of parking (60 spaces)
- 0.22-acre pool & deck footprint
- 0.87-acre total site footprint (pool, deck, bathhouse/support building and parking)
- $47,692.66 annual pool utility/chemical expenses
- $8,595,433.00 estimated capital cost (pool and related site/bathhouse costs only in 2021 dollars)

ITE	DESCRIPTION	QT	UNIT	UNIT PRICE	E TENSIONS
1.0	CONSTRUCTION COSTS				
1.1	obilization	1	LS	$ 50,000.00	$ 50,000.00
1.2	Site Preparation/Demolition	1	LS	$ 100,000.00	$ 100,000.00
1.3	Utility Allowance	1	LS	$ 100,000.00	$ 100,000.00
1.4	Soil Preparation	1	LS	$ 50,000.00	$ 50,000.00
1.5	25- ard Pool ech. Equip.	3,575	SF	$ 215.00	$ 768,625.00
1.6	25- eter Pool Surge Tank	1	LS	$ 40,000.00	$ 40,000.00
1.7	Pool Decks	6,200	SF	$ 45.00	$ 279,000.00
1.8	Shade Structures	1	LS	$ 100,000.00	$ 100,000.00
1.9	Pool Area Fencing	285	LF	$ 250.00	$ 71,250.00
1.10	Site Lighting	1	LS	$ 100,000.00	$ 100,000.00
1.11	New Bathhouse/ echanical Building	7,240	SF	$ 500.00	$ 3,620,000.00
1.12	Landscape/Site	1	LS	$ 100,000.00	$ 100,000.00
1.13	Parking Spaces	60	EA	$ 3,000.00	$ 180,000.00
1 14	**TOTAL CONSTRUCTION COSTS**				**$ 5,558,875 00**
2.0	E UIP ENT COSTS (FF E)				
2.1	Deck Equipment	1	LS	$ 56,610.00	$ 56,610.00
2.2	Competitive Equipment	1	LS	$ 240,000.00	$ 240,000.00
2.3	Building FF E	2			$ 72,400.00
2 4	**TOTAL EQUIP ENT COSTS**				**$ 369,010 00**
3.0	SOFT COSTS				
3.1	General Contractor ark-Up/Overhead	15			$ 889,182.75
3.2	Construction Contingency Costs	10			$ 592,788.50
3.3	Permits and Fees	5			$ 296,394.25
3.4	Time/Inflation Escalation Index (3 ears)	5			$ 889,182.75
3 5	**TOTAL SOFT COSTS**				**$ 2,667,548 25**
4 0	**TOTAL ESTI ATED PROJECT COST**				**$ 8,595,433 25**
5 0	**TOTAL UTILITIES COST PER EAR**				**$ 47,692 66**

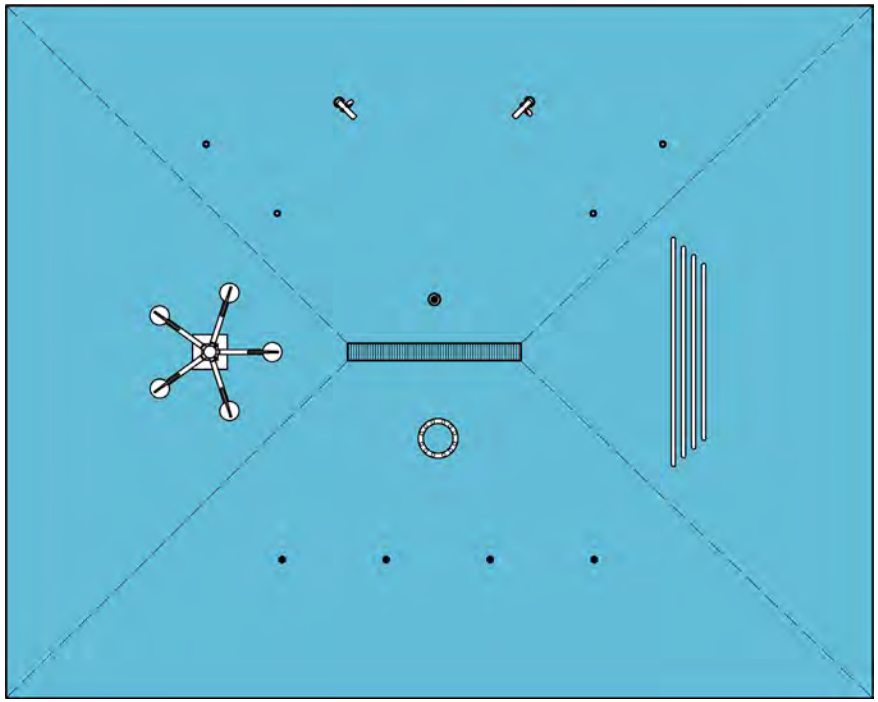
SPRAYGROUND DETAILS

Sprayground

The **2,000 square foot** recirculating sprayground is 50’ long x 40’ wide and has been conceptualized as an addition to any of the four swimming pool options. California Code requires an additional 4’ of dry deck around the entire perimeter of the sprayground. The total capacity for the sprayground is 100 persons.

The recirculating sprayground, with interactive water features, can accommodate aquatic play for all ages or tailor to a specific age range. The City can identify the target sprayground user and influence the sprayground design choices accordingly. The sprayground can be designed to be universally accessible, if desired. Typical programs that can be accommodated in the sprayground include:

» Open recreation
» Rentals (ie. birthday parties, etc.)



Mayfair Park Spraypark – San Jose, CA

Utility & Chemical Expense Estimates

The sprayground's utility and chemical expenses, based on 350 days per year of operation and the assumed operating criteria, are shown in the following table.

Design Criteria:

- Surface Area (square feet): 2,000
- Minimum Depth (feet): 0.0
- Maximum Depth (feet): 0.0
- Volume (gallons): 4,000
- Turnover (hours): 1
- Circulation Flow Rate (gallons per minute): 67

Assumptions

1. Annual cost based upon 350 days of operation.
2. Analysis does not include maintenance/operations labor costs.
3. Water usage based upon 60" annual evaporative loss and filter backwash averaging once weekly.
4. Electrical usage based upon 18 hours per day operation.
5. Propane usage based upon air velocity of 5 feet per second, 82-degree water and 60-degree air temperature.
6. Chemical usage based upon maintaining 1.0 PPM chlorine and pH of 7.2-7.4.

Category	Average Daily Usage	Unit	Unit Price	Daily Cost	Annual Cost
Water	252.6	GAL	$0.01	$2.53	$883.93
Sewer	47.6	GAL	$0.01	$0.48	$166.67
Electricity, Circulation Pump	24.6	KWH	$0.18	$4.42	$1,548.17
Electricity, Booster Pump	52.7	KWH	$0.18	$9.48	$1,421.79
Sodium Hypochlorite	0.6	GAL	$2.50	$1.43	$500.00
Muriatic Acid	0.1	GAL	$3.00	$0.43	$150.00
TOTAL				**$18.76**	**$4,670.55**

Proforma Budget

The proforma budget below provides estimated capital costs for new construction of the sprayground.

Summary

The sprayground was conceptualized around providing the minimum desired program that provides additional recreational play value beyond that of a swimming pool.

Option 3 Highlights:

- 2,000 SF sprayground
- 809 SF deck
- 2,809 SF total sprayground & deck footprint
- $4,670.55 annual sprayground utility/chemical expenses
- $748,787.25 estimated capital cost (pool and related site costs only in 2021 dollars)

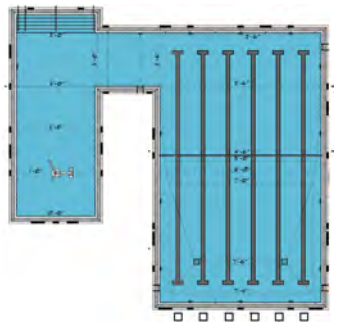
ITE	DESCRIPTION	QT	UNIT	UNIT PRICE	E TENSIONS
1.0	CONSTRUCTION COSTS				
1.1	obilization	1	LS	$ 50,000.00	$ 50,000.00
1.2	Sprayground, Piping and Circulation Equip.	1	LS	$ 250,000.00	$ 250,000.00
1.3	Underground Surge Tank	1	LS	$ 52,000.00	$ 40,000.00
1.4	Pavement and Surfacing	2,809	SF	$ 45.00	$ 126,405.00
1.5	Site Features / Walls and Fencing	1	LS	$ 25,000.00	$ 25,000.00
1.6	Planting and Irrigation	1	LS	$ 25,000.00	$ 25,000.00
1 7	**TOTAL CONSTRUCTION COSTS**				**$ 516,405 00**
2.0	E UIP ENT COSTS (FF E)				
2.1	Deck Equipment	0	LS		$ -
2.2	Competitive Equipment	0	LS		$ -
2 3	**TOTAL EQUIP ENT COSTS**				**$ -**
3.0	SOFT COSTS				
3.1	General Contractor ark-Up/Overhead	15			$ 77,460.75
3.2	Construction Contingency Costs	10			$ 51,640.50
3.3	Permits and Fees	5			$ 25,820.25
3.4	Time/Inflation Escalation Index (3 ears)	5			$ 77,460.75
3 5	**TOTAL SOFT COSTS**				**$ 232,382 25**
4 0	**TOTAL ESTI ATED PROJECT COST**				**$ 748,787 25**
5 0	**TOTAL UTILITIES COST PER EAR**				**$ 4,670 55**

CONCEPTUAL RANGE OF CAPITAL COSTS & COST RECOVERY

BENCHMARK OF RECREATION/AQUATICS CENTER CAPITAL COSTS

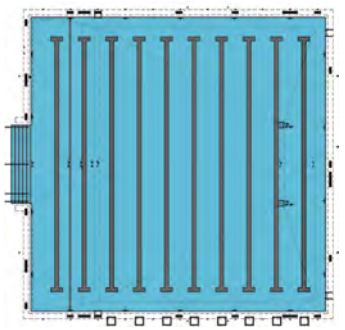
Option 1 (4,880 SF Pool)

Description	Area (SF)	Unit Cost ($/SF)	Total Cost
Recreation Center	14,789	$500	$7,394,500
4,880 SF Pool	4,880	$215	$1,049,200
Sprayground	2,000	$125	$250,000
Bathhouse/Support Building	7,578	$500	$3,789,000
Pool Deck Area	10,304	$45	$463,680
Parking Area	28,350	$25	$708,750
Site/Pool Equipment	n/a	Lump Sum	$375,000
Site Infrastructure	n/a	Lump Sum	$500,000
		Subtotal Construction Costs	**$14,530,130**
		Contingency (10%)	$1,453,013
		Escalation (4%/yr - 3 years)	$1,917,977
		Soft Costs (25%)	$4,475,280
		Total Estimated Capital Cost	$22,376,400



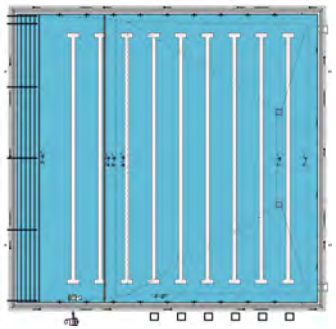
Option 2 (5,737 SF Pool)

Description	Area (SF)	Unit Cost ($/SF)	Total Cost
Recreation Center	14,789	$500	$7,394,500
5,737 SF Pool	5,737	$215	$1,233,455
Sprayground	2,000	$125	$250,000
Bathhouse/Support Building	7,753	$500	$3,876,500
Pool Deck Area	7,488	$45	$336,960
Parking Area	33,600	$25	$840,000
Site/Pool Equipment	n/a	Lump Sum	$375,000
Site Infrastructure	n/a	Lump Sum	$500,000
		Subtotal Construction Costs	$14,806,415
		Contingency (10%)	$1,480,642
		Escalation (4%/yr - 3 years)	$1,954,447
		Soft Costs (25%)	$4,560,376
		Total Estimated Capital Cost	$22,801,879



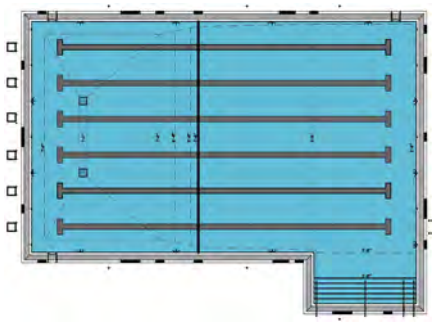
Option 3 (5,881 SF Pool)

Description	Area (SF)	Unit Cost ($/SF)	Total Cost
Recreation Center	14,789	$500	$7,394,500
5,881 SF Pool	5,881	$215	$1,264,415
Sprayground	2,000	$125	$250,000
Bathhouse/Support Building	7,778	$500	$3,889,000
Pool Deck Area	7,833	$45	$352,485
Parking Area	34,300	$25	$857,500
Site/Pool Equipment	n/a	Lump Sum	$375,000
Site Infrastructure	n/a	Lump Sum	$500,000
		Subtotal Construction Costs	$14,882,900
		Contingency (10%)	$1,488,290
		Escalation (4%/yr - 3 years)	$1,964,543
		Soft Costs (25%)	$4,583,933
		Total Estimated Capital Cost	$22,919,666



Option 4 (3,575 SF Pool)

Description	Area (SF)	Unit Cost ($/SF)	Total Cost
Recreation Center	14,789	$500	$7,394,500
5,737 SF Pool	3,575	$215	$768,625
Sprayground	2,000	$125	$250,000
Bathhouse/Support Building	7,240	$500	$3,620,000
Pool Deck Area	6,200	$45	$279,000
Parking Area	21,000	$25	$525,000
Site/Pool Equipment	n/a	Lump Sum	$375,000
Site Infrastructure	n/a	Lump Sum	$500,000
		Subtotal Construction Costs	$13,712,125
		Contingency (10%)	$1,371,213
		Escalation (4%/yr - 3 years)	$1,810,001
		Soft Costs (25%)	$4,223,335
		Total Estimated Capital Cost	$21,116,673



Total capital improvement costs for a new construction recreation and aquatics center range from **$21.1M to $22.3M** in "total cost" (construction and soft costs) depending on the size of the pool and related deck/bathhouse. This includes contingency (10%) and escalation to an assumed midpoint of construction of summer 2024.

Option 5 (Recreation Center Only)

Description	Area (SF)	Unit Cost ($/SF)	Total Cost
Recreation Center	14,789	$500	$7,394,500
Parking Area	21,000	$25	$525,000
Site Infrastructure	n/a	Lump Sum	$500,000
		Subtotal Construction Costs	$8,419,500
		Contingency (10%)	$841,950
		Escalation (4%/yr - 3 years)	$1,051,292
		Soft Costs (25%)	$2,104,875
		Total Estimated Capital Cost	$12,417,617

BENCHMARK OF RECREATION/AQUATICS CENTER OPERATING EXPENSES/REVENUE

The consultant team developed benchmark data on operating expenses and revenue of existing recreation centers. The benchmark data from the Mill Valley Community Center, CV Starr Community Center and Incline Village Recreation Center include expenses and revenue from both a center and indoor aquatic center. The Roseville Sports Center, the Agoura Hills & Calabasas Community Center and Red Morton Community Center in Redwood City include expenses and revenue for the center, but not a pool.

The recreation centers in this benchmark have similar facilities and building programs contemplated for the Lakeport Recreation Center. These program areas include gymnasium space, cardio and weight equipment rooms, multipurpose meeting rooms, dance/aerobic rooms, lobby areas, public counters and lobby areas, restrooms and changing facilities, storage and mechanical rooms. In some cases, the centers also have drop-in areas for teens and game rooms.

It is important to note that all of the recreation centers used in this benchmark study are larger than that contemplated for the Lakeport recreation center at approximately 15,000 square feet.

The expenses and revenue included in the benchmark are "as of" the date indicated in the tables. In some cases, the data for expenses and revenue are nearly 10 years old. However, percentage of cost recovery should be accurate today, although revenue and expense numbers would likely be higher due to inflation over time for salaries, materials and supplies. Additionally, the benchmark data assumes operations in a non-Covid year.

RECREATION CENTER OPERATIONAL BENCHMARKS

Recreation Center	Building Size (SF)	Expense	Revenue	Funding Subsidy	Cost Recovery	Budget Date
Roseville Sports Center	23,000	$818,535	$710,127	$108,408	87%	2018
Mill Valley Community Center & Indoor Pool	35,000	$1,940,085	$1,596,988 *	$343,097	82%	2017
Agoura Hills & Calabasas Community Center	30,000	$1,339,208	$1,236,250	$102,958	92%	2015
Incline Village Recreation Center & Indoor Pool	37,000	$1,167,666	$1,194,884	$27,218	102%	2021
CV Starr Community Center & Indoor Pool	41,800	$1,595,418	$594,383	$1,001,423 **	37%	2015
Red Morton Community Center	34,820	$1,421,288	$987,608	$433,680	69%	2021
Average	33,603 SF	$1,380,367	$1,053,373	$336,131	78%	-

* Mill Valley expenses and revenues includes fee-based recreation programs, but does not include rental expense & income
** CV Starr Community Center and Pool has dedicated funding subsidy of $795,304 from the City of Fort Bragg via a ½ cent sales tax measure

REVENUE & OPERATIONAL ASSUMPTIONS

The recreation centers used in the operational benchmarks are operated in a manner to optimize utilization, revenue and cost recovery. All of these facilities include user fees for fitness and aquatics. These fees may include daily admission, multi-day punch cards, monthly dues and annual passes. Additionally, the programs, classes and activities offered at the recreation centers are designed to be either self-supporting or to generate income in excess of the direct operating costs of the activity. These programs typically include group exercise classes, dance, martial arts, spin cycle and various other fee based special interest classes. At recreation centers with gymnasiums, some youth and adult sports programs such as volleyball & basketball are offered with team or individual drop-in user fees. All of these facilities are open for rental to the public for meetings, receptions and other social gatherings such as banquets. Rental fees are established based on “market rate” for meeting spaces of similar size and quality.

Operational costs assume the use of both full-time salaried employees and part time/seasonal employees to supervise the staff and operate the center seven days per week, up to 14 hours per day. Full time staff would be salaried public employees with benefits. Part time staff would be hourly or seasonal employees working less than 1,000 hours per year. Maintenance and custodial services could be provided by public employees or by contract.

LAKEPORT RECREATION CENTER OPERATIONAL COSTS & REVENUE

Based on the size, facilities and program capabilities preliminarily developed for the Lakeport Recreation Center, it is feasible that the center could be operated in a manner that could offset most of its operating costs through user fees. Assuming the Lakeport Recreation Center was operated in similar fashion to the Roseville Sports Center, the Agoura Hills Calabasas CC and Red Morton CC, the Lakeport Recreation Center could potentially recover 65%-80% of its operating costs. This analysis is very preliminary and dependent on the final size and design of the Center, as well as an operating model designed to optimize use and revenue through fees, rental income and income generating programs and activities.

MANAGEMENT STRUCTURE/PARTNERSHIP OPPORTUNITIES

JOINT DEVELOPMENT & USE AGREEMENT

This model provides for joint development and operational funding from one or more agencies. Typically, the agency who is the owner of the land that the center and/or swimming pool will be built on will be the lead agency. The joint-use partner will have input on the design of the facility to ensure it meets the needs of the partnering agency as well as the "owner" of the property and the capital improvement on it. A joint development and use agreement will be entered into by both (or more) agencies that outlines their respective capital contribution to fund construction and ongoing annual funding for maintenance and operation. Additionally, the development and use agreement will outline terms and conditions for guaranteed use of the facility during specific days and times. Prior to commencing constructions, it is advisable for the prospective parties to the joint development and use agreement to agree to basic terms of use, financial contributions towards construction, annual contributions for basic maintenance and operation, and extraordinary contributions for capital outlay required for rehabilitation and replacement.

Case Study: Roseville Aquatics Complex

The City of Roseville and Roseville Joint Union High School District entered into a joint-development and joint-use agreement for the Roseville Aquatic Complex constructed at Mahany Park, which is a City-owned park site immediately adjacent to Woodcreek High School. Roseville JUHSD contributed $1.2 million, with the overall construction cost of the 50-meter pool complex approximately $4.5 million. The joint-use agreement provides the high school physical education and high school athletics teams in both water polo and swimming. The City and School District agreed to a $600,000 "cash out" of ongoing maintenance contribution by the District and agreed to share extraordinary future capital expenditures for equipment, major facility infrastructure and building improvements on a proportional shared basis based on time of use.

Roseville Aquatics Complex

JOINT POWERS AUTHORITY (JPA)

Joint Powers Authorities are legally created entities that allow two or more public agencies to jointly exercise common powers. Forming such entities may not only provide a creative approach to the provision of public services, but also permit public agencies with the means to provide services more efficiently and in a cost-effective manner. The Joint Exercise of Powers Act (JEP Act), as codified in California Government Code section 6500, governs JPAs and restricts use to public agencies only.


Agoura Hills/Calabasas Community Center

The JEP Act authorizes two kinds of JPA arrangements. The first allows two or more public agencies to contract to jointly exercise common powers. The second allows two or more public agencies to form a separate legal entity. This new entity has independent legal rights, including the ability to enter into contracts, hold property and sue or be sued. Forming a separate entity can be beneficial because the debts, liabilities and obligations of the JPA belong to that entity, not the contracting parties.

To enter into a JPA (either to jointly exercise common powers or to form a separate legal entity), the public agencies must enter into an agreement. This agreement must state both the powers of the JPA and the manner in which it will be exercised. The governing bodies of all the contracting public agencies must approve the agreement.

Agoura Hills/Calabasas Community Center

The Agoura Hills/Calabasas Community Center (AHCCC) is a state-of-the-art, 30,000 square foot facility that features: a gymnasium with tournament-level basketball, volleyball, badminton and pickleball courts; a full-service fitness studio with treadmills, elliptical machines, free weights and strength training machines; a dance & exercise studio, home to over 50 weekly group exercise classes, including muscle conditioning, yoga, Pilates, cycling and Zumba; a 35' realistic indoor rock climbing wall; a stunning banquet facility available for private rentals but also converts into multi-purpose rooms that are used for recreational classes, camps, programs & special events.

Funding for the $4.5 million center came from a variety of sources. A 4.5-acre site was donated by Los Angeles County to the cities of Agoura Hills and Calabasas. Funding for the Center included $1.4 million from each of the cities of Agoura Hills and Calabasas. This funding came from Proposition A, a State bond measure designed to give cities resources for parks and recreation. The Center also received $1 million funding from the State of California. A Friends group helped solicit private funds from individuals and businesses, most notably a donation of $100,000 from Country Wide Home Loans.

AHCCC is governed by a JPA Board of Directors which consists of seven voting members, and two non-voting student members. Authority members and alternate members are appointed by Agoura Hills and Calabasas City Councils, while the seventh member is reserved for the president of the Community Center Alliance. Two non-voting student board members are appointed annually by the JPA Board of Directors.

It is important to note that AHCCC is currently closed due to Covid 19 restrictions. During the temporary closure of AHCCC, the JPA Board of Directors, with the two cities and Center staff is currently working on a new business plan and restructure of the Center.

JOINT-USE AGREEMENT

This model provides for a joint-use and operating agreement between two or more agencies for ongoing maintenance and operation. In this model, the owner of the land is responsible for funding construction. The joint-use partner may or may not contribute funds for construction. Joint-use typically provides for an annual financial contribution towards maintenance and operation based on use of the facility. This financial contribution towards maintenance and operation is typically proportional to the use entitlements granted to the non-owner party.

C.V. Starr Community Center & Spath Aquatic Center

In 1978, using Park Bond Act monies, MCRPD obtained a five-acre parcel known as Green Memorial Field in central Fort Bragg. After years of fundraising and some major donations from local resident, Harry Spath, and the Starr Foundation, construction began in 2006. In 2008, the Starr Foundation provided a second grant of $13 million to fund the remainder of the pool project. In 2009, the center opened to the public. It is home to two pools, fitness and dance rooms, conference rooms and the MCRPD business offices. The Starr Center's Sigrid and Harry Spath Aquatic Facility, named for the local couple who donated $1 million to the effort, a hub for year-round exercise classes and swimming lessons. The facility contains a 25-yard-long, eight lane lap pool and a leisure pool with beach, spray features, lazy river and a large water slide. There is a group exercise room, spin room, cardio and fitness room and multipurpose room.

In 2012, the City of Fort Bragg partnered with MCRPD, and with the passage of Measure A, operation and maintenance was fully funded by the half-cent sales tax. The C.V. Starr Center is owned by the City of Fort Bragg and operated by the MCRPD in accordance with an operating agreement between the two entities. The District Administrator, an MCRPD employee who reports directly to the MCRPD Board, is responsible for day-to-day, and the MCRPD Board is responsible for key policy decisions. The Fort Bragg City Council adopts the annual operating budget for the Center and establishes the fee schedule. Together with the MCRPD, the City is responsible for ensuring that the center operates in a fiscally sustainable manner.

The City of Fort Bragg also receives teeter funds for the maintenance of the Starr Center. Fort Bragg receives all the teeter funds collected in the Fort Bragg School District area or 45% of the total teeter funds collected in all regions in MCRPD, whichever is greater. The City's share is remitted directly to Fort Bragg. This money is controlled by the City and is referred to as the enterprise fund. The enterprise fund pays 70% of the District Administrator's compensation. The remaining 30% is paid by MCRPD. There is one full-time recreational specialist serving all communities within MCRPD paid entirely from the MCRPD budget.

It is important to note that the C.V. Starr Community Center and Spath Aquatic Center has been closed due to Covid 19 restrictions but is planning to reopen late spring/early summer.

SPECIAL DISTRICT FOR RECREATION

Formed as an Independent Lead Agency

Special districts are local governments created by the people of a community to deliver specialized services essential to their health, safety, economy and well-being. A community forms a special district, which are political subdivisions established and authorized through a state's statutes, to provide specialized services that the local city or county do not provide. In most states, districts are created by public referendum, which includes petitions, hearings and a vote of the residents within the proposed new district's service area. Overseeing each special district is a board comprised of trustees, directors or commissioners elected by their constituents to govern the district operations. In certain circumstances, a city council or county executive board may appoint special district board members. Special districts are subject to the state's sunshine laws that apply to cities, counties and other forms of local government, as well as audits of district finances and regulatory compliance of its operations.

In California, the authority to establish a Special District for Recreation is provided for in CHAPTER 4 - Recreation and Park Districts, ARTICLE 1 - General Provisions, Section 5780 of the Public Resources Code and states, "The Legislature finds and declares that recreation, park and open-space facilities and services are important to improving and protecting the quality of life for all Californians. The Legislature further finds and declares that the provision of recreation, park, and open-space facilities and services are essential services which are important to the public peace, health and welfare of California residents." Local communities have provided these facilities and services through the creation and operation of recreation and park districts. For at least seven decades, state laws have authorized recreation districts to provide recreation programs, local parks and open spaces.

Recreation districts in California often serve incorporated cities and unincorporated areas of counties, providing parks, recreation facilities and programs that serve the cities and communities within its borders. In some cases, city or county recreation departments may overlap in providing parks, facilities and programs to joint residents.

It is very uncommon for a recreation district to be formed to provide a single facility, such as a recreation center or swimming pool. They are typically formed to address broad community needs. Forming a special district in California is an extensive and rigorous process that will involve application and approval of LAFCO and approval by the voters within the boundaries of proposed special district.

TDRPD Community Rec Center & Swimming Pool

The Truckee-Donner Recreation & Park District is a special district of Nevada County in the Sierra Nevada mountains of California. The District serves the Town of Truckee, the Tahoe Donner Homeowner Association and other unincorporated areas of Nevada County within its District boundaries. TDRPD has been providing recreation and park services for all members of its community since 1963 with a program participation rate of 75% amongst Truckee's 17,000 residents. TDRPD has a history of working with citizen groups to generate volunteers and funding for new facilities.

In 2009, the District opened its 45,000 square feet recreation center at a cost of $18 million. Project was funded with a market loan. The Town of Truckee did not contribute any funds to the project nor does it contribute any money to the operation. The District pays debt service on a yearly basis for 30 years.

In 2016, the District opened its 25,000 square foot Community Swimming Pool at a cost of $9 million, $7 million under budget. The excess $7 million was used for the construction of the pool. The District additionally raised $2 million from a variety of sources. The Airport District contributed $1 million to cover the cost of beefing up the roof in case of a plane crash. A private foundation donated $500,000. The Town of Truckee waived traffic fees, as well as the Airport and School District which also waived fees. The Recreation and Park District did a "go fund me" campaign that raised approximately $300,000 from community donations. The District was unsuccessful in passing Measure J, which was a funding bond measure for the Aquatic Center and Performing Arts Center. The measure narrowly failed in reaching the required 67% for passing with community support at 58%.

FUNDING OPPORTUNITIES

POTENTIAL FUNDING SOURCES (CURRENTLY OR REASONABLY AVAILABLE)

» **Lake County**
- General fund: $150k +/- per year (for park improvements including occasional “one time” funds)
- Quimby: $10k +/- per year
- State grants: varies

» **City of Lakeport**
- Potential future general fund commitments: unknown

» **Lakeport USD**
- Remaining Lakeport USD general obligation bond: $500k +/-
- Lakeport USD property sale: $650k +/-

» **City of Clearlake**
- General funds: $3M +/- (for Burns Valley Park development)
- Infrastructure funding from neighboring housing development: $2M+/-

» **Konocti USD**
- Remaining Konocti USD General Obligation Bond: $2M +/-
- Remaining Rescue Act Funds: Unknown (District Received $14M)

OTHER POTENTIAL SOURCES (FUTURE AVAILABILITY)

» **Local (General Obligation) Bond:** Local municipalities such as public-school districts and special districts can offer a general obligation bond to voters in the district they serve. Typically, these occur on regular ballot years (next opportunity would be June of 2022) and are based on the property tax values realized in that district. Bond authority as dictated by the tax values is usually calculated each Fall with numerous consultants providing bond consulting throughout the State. An example includes **Lakeport USD General Obligation Bond (Measure T from November 2014).**

- **Pros:** can enable immediate funds (typically sold over multi-year series) to facilitate capital improvement; tax obligation for voters is relatively cost effective ($35/$100,000 assessment/year) with limited outlay from District to pursue bond
- **Cons:** requires 55% (simple majority) vote by district participants, and may be affected by local politics/competing measures; may require partnership/joint use authority

» **Property/Asset Sale(s):** Any municipality or private entity may consider surplus sale, bonding against the value of property or asset, or exchange for a value generating asset. Typically, a fully entitled property reduces risk for the buyer and increases value for the seller as opposed to an unentitled or "raw" property/asset sale. An example includes **Lakeport USD Property Sale.**

- **Pros:** can enable immediate funds if escrow is reasonable; relatively low risk for unentitled (raw) land/asset sale
- **Cons:** relatively high risk for entitled land/asset sale, may require long process or escrow; property/assets generally non-replaceable

» **Tax Assessments**
» **Development Funding**
» **State Bond Funding (Proposition 68)**
» **Federal Funding (American Recovery Act)**
» **Joint Powers Agreement (JPA) Funding**
» **Land Deed (Gift)**
» **"One Time" Funding**
» **Rural Recreation & Tourism Funding**
» **Cannabis Industry Related Funding**

Depending on the source of funding, and its ability to provide initial or ongoing funds, would indicate whether or not the funding is more appropriate for capital improvements or operations/maintenance. Please refer to the benchmark for conceptual costs section of this report for range of anticipated capital and operational costs.

PROJECT LOCATION OPPORTUNITIES

SITE SELECTION FOR RECREATION & AQUATIC CENTERS

Community Parks

In evaluating optimal locations for building and operating either a recreation center or aquatic center, it is best to consider locating the facilities in larger community parks of 20+ acres or more. Community parks typically are designed to build facilities that serve the entire community or large areas of a city comprised of multiple neighborhoods. Typical community park amenities include baseball/softball complexes with multiple fields, multiple field soccer complexes, tennis complexes, large group picnic pavilions designed to seat 75-100 people, restroom facilities, large multi-age group playgrounds and other destination facilities. The typical "drive time" for visitors to community parks is 15-25 minutes, depending on the availability of these special purpose facilities.

Shared Parking Lots

One of the significant benefits of locating swimming pools and recreation centers in community park sites is the ability to develop and share large parking areas between the various park amenities. Parking lots large enough to serve sports field complexes, large group picnic areas, recreation centers and swimming pools often need to have parking capacity of 200+ cars.

Co-Locating Libraries, Centers, Schools & Pools

Co-locating recreation centers and swimming pools near public libraries, senior/community centers and middle or high schools is ideal. Recreation centers and swimming pools will often serve the same visitor base in relation to age groups and demographics. Co-locating optimizes ease of use from visitors. Additionally, synergy is created when visitors going to one place can discover and easily use another. This is especially important in generating revenue to offset operating costs. In designing parks with destination places that serve the community, design should triangulate those destinations to allow for each to support the other.

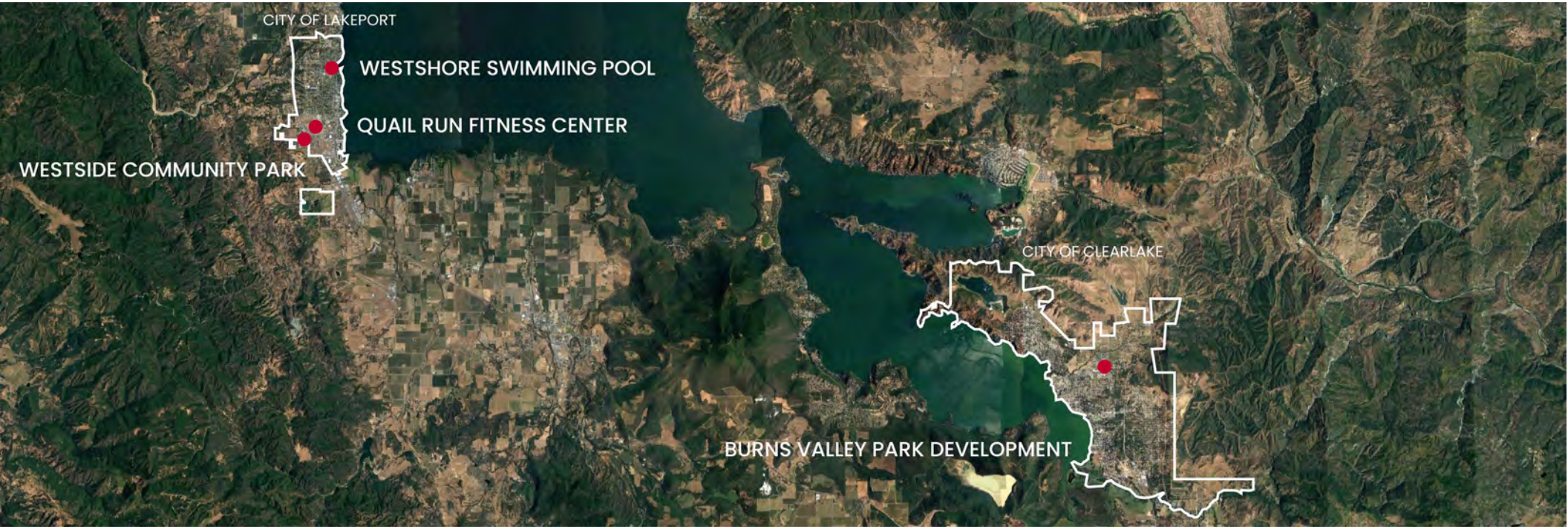
Recreation centers that have drop-in amenities such as game rooms, exercise equipment, multiple use floors for dance and aerobics, technology lab rooms and social space can be programmed and scheduled to serve multiple age groups. Additionally, co-locating recreation centers and swimming pools adjacent to existing libraries and senior/community center also has the advantage of sharing parking lots. Maintenance and custodial services are easier to coordinate between buildings and facilities.

Place Making Principles

According to the Project for Public Places (PPS.org), parks that have large community places located within them serve as the “front porches” of our cities and counties. Public places such as libraries, recreation centers, schools, pools and athletic fields are places where people interact with each other and their local government in a positive way. When community space and places work well, they serve as a stage for creating healthy and livable communities. What makes some places succeed while others fail? In evaluating thousands of public spaces around the world, PPS has found that the successful ones have four key qualities:

- They are accessible – easy to get to and use.
- There are lots of things to do once you get there.
- They are sociable places that facilitate people interaction.
- They are comfortable and have a good image.

POSSIBLE LOCATIONS



WESTSHORE SWIMMING POOL

250 Lange St, Lakeport, CA 95453
(Part of Clear Lake High School Campus)

Renovation Opportunity

The Westshore Swimming Pool site consists of property owned by Lakeport Unified School District, adjacent to Clear Lake High School and Terrace Middle School. The pool is currently non-operational and situated on a hillside with no accessible access to the school downslope. Property owned by the School District does extend to the west and includes land previously used for tennis with possible vehicle egress/access to the west. For consideration as a possible new Recreation and Aquatic Center site, it is likely that all facilities would require demo with possible reuse of the pool shell. Parking and access/egress would require extensive remodel and/or addition and building area for recreation would require siting.

Estimated Value:
Unknown

Pros:

- Co-location on the Lakeport USD site could allow for ease of joint-use
- Possible underground infrastructure and pool shell re-use

Cons:

- Co-location also presents concerns for shared public and student use

Westshore Conditions

QUAIL RUN FITNESS CENTER

1279 Craig Ave, Lakeport, CA 95453

Renovation Opportunity

The Quail Run Fitness Center is a privately-operated fitness and aquatics facility nearby the Westside Community Park. The facility features an indoor and outdoor pool facility, racquetball courts and half basketball courts and general fitness/weight facilities. Parking area is substantial on the property, and it appears the property extends to the north on Craig Avenue (beyond a seasonal creek). Land to the immediate west is owned by the Lake Family Resource Center. The facility would require significant renovation/expansion to meet the needs of the LCRTF. As of the date of this report, it is understood that the owners of the facility may be open to a sale of the property.

Estimated Value:

$2 million +

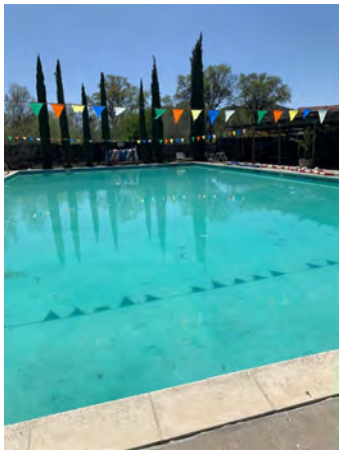
Pros:

- Pre-existing facility and site allow for savings of capital costs through renovation/improvement
- Proximity to the highway is ideal for public access
- Proximity to the Westside Community Park is ideal for synergies among athletics and also access to overflow parking for special events (by possible pedestrian connection to the south)

Cons:

- Extensive remodel would be required of the facility and site/pool(s) to facilitate LCRTF needs
- Sale price may be cost prohibitive to capital cost outlay

Quail Run Conditions



WESTSIDE COMMUNITY PARK

1401 Westside Park Rd, Lakeport, CA 95453

New Construction Development Opportunity

The Westside Community Park is a public park facility in the City of Lakeport which offers a variety of public recreation and athletic amenities. This includes soccer and baseball fields as well as a dog park as part of the Phase 1 & 2 (eastern) development. The park encompasses several acres to the west and north of Westside Park Road, for which a master plan shows additional athletic fields and courts to eventually be developed. (Phase 3) Area to the southeast of Phase 3 development, closest to Westside Park Road, offers a relatively flat building area with access to utilities in the street and may be optimal for a future recreation and aquatic center build site.

Estimated Value:

Unknown

- Already part of the City of Lakeport designated park area
- Several synergies with park amenities as well as parking and utilities
- Proximity to the Highway is ideal for public access

Cons:

- Ground-up build requires significant capital cost investment

Westside Conditions






CITY OF CLEARLAKE "BURNS VALLEY PARK" DEVELOPMENT

14885 Burns Valley Road,
Clearlake, CA 95422

New Construction Development Opportunity

The Burns Valley Park site is a site recently acquired by the City of Clear Lake for the purposes of developing athletic fields and outdoor amenity space. It is proximity to the City library to the North and a local senior center to the north east. Plans developed for the park site include soccer and baseball facilities as well as an outdoor events space. The site is flat and has optimum opportunities for development of a recreation center in the middle of the development, proximate to planned parking and the neighboring library.

Estimated Value

Unknown

Pros:

- Already part of the City of Clearlake designated park area
- Several synergies with park amenities as well as parking, utilities and the neighboring library and senior center
- Proximity to Olympic Drive to the south is ideal for public access

Cons:

- Ground-up build requires significant capital cost investment

Burns Valley Park Conditions

ADDITIONAL SITE CONSIDERATIONS

Vista Point - 818 Lakeport Blvd, Lakeport, CA 95453

KMART - 2019 S Main St, Lakeport, CA 95453

Renovation Opportunities

Due to the nature of these two properties being existing commercial centers, with no apparent synergies amongst other neighboring amenities, the consulting team felt that they were not viable options for the purposes of renovation to a new recreation and aquatics center. Refer to the following section regarding the desirability of recreation and other public amenities for more information. Furthermore, the costs required to adapt an existing commercial center, or tear down and rebuild, would be cost prohibitive by comparison to other sites considered in this report.

REPORT SUMMARY

To summarize our findings from the Phase 1 Feasibility Study of a Recreation and Aquatic Center, it is the opinion of the consulting team that there is marketability and need for such a resource in the Lake County region, given the participation of the task force, the interest from a variety of different partners and the lack of a facility of this kind in the vicinity. This is an indication that a resource of this kind has the potential to be successful in the region.

The program needs are well defined and project locations exist with both new construction and renovation opportunities. This enables the consulting team to identify potential costs for both capital and operational expenditures. What remains less defined are the management structure (who takes the lead) and the primary funding source (how will it be financed) in order to bring this facility to completion. The consultant recommends the County of Lake and Cities of Lakeport and Clearlake refine the potential sites to 1-2 options and consider embarking on **Phase 2,** where conceptual design and more detailed estimates for capital and operational expenditures would be developed. This would enable the Lake County Recreation Task Force (LTCRTF) to determine the amount of funding needed and what management structure (if any) ought to be undertaken.

LAKE COUNTY REGION

Phase 2 Recreation Center Feasibility Study

Presented by:

STUDIO W ARCHITECTS

AQUATIC DESIGN GROUP

SHELLITO TRAINING AND CONSULTING

AGENDA

- PROJECT LOCATION OPPORTUNITIES
- COMMUNITY SURVEY RESULTS
- CONCEPTUAL DESIGNS
- CAPITAL COST ESTIMATES
- OPERATIONAL COST ESTIMATES
- RECOMMENDATIONS

PROJECT LOCATION OPPORTUNITIES

PROJECT LOCATION OPPORTUNITIES

POSSIBLE LOCATIONS & SITE SELECTION CRITERIA

PHASE 1 RECAP

OPTION 1
Westshore Swimming Pool

250 Lange Street, Lakeport, CA

OPTION 2
Quail Fun Fitness Center

1279 Craig Avenue, Lakeport, CA

OPTION 3
Westside Community Park

1401 Westside Park Road, Lakeport, CA

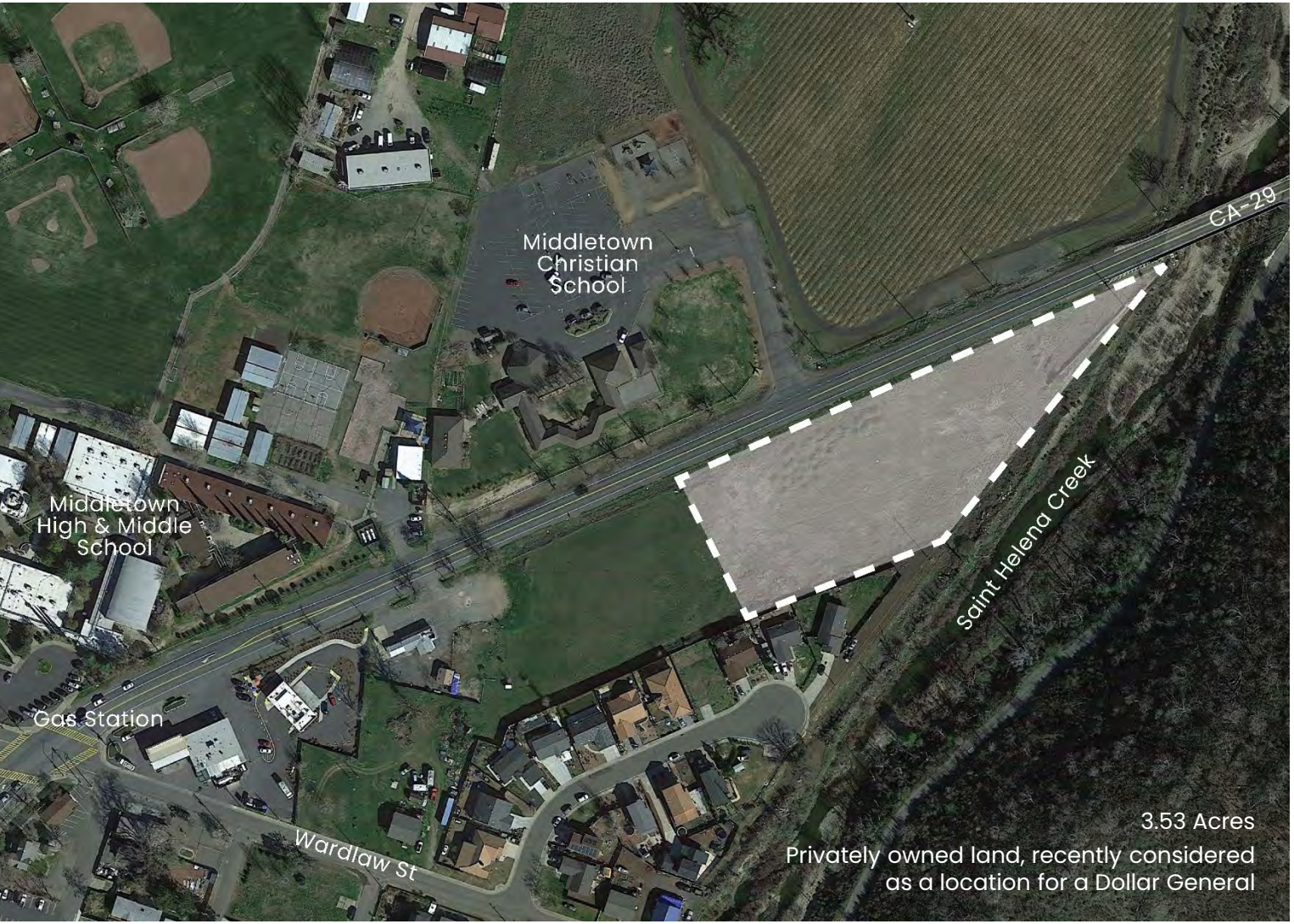
OPTION 4
Clearlake "Burns Valley Park"

14785 Burns Valley Road, Clearlake, CA

PROJECT LOCATION OPPORTUNITIES

OPTION 5: MIDDLETOWN

20600 CA-29, Middletown, CA 95461



PROS

- Possible joint-use opportunity with Middletown HS & MS
- High visibility on main highway

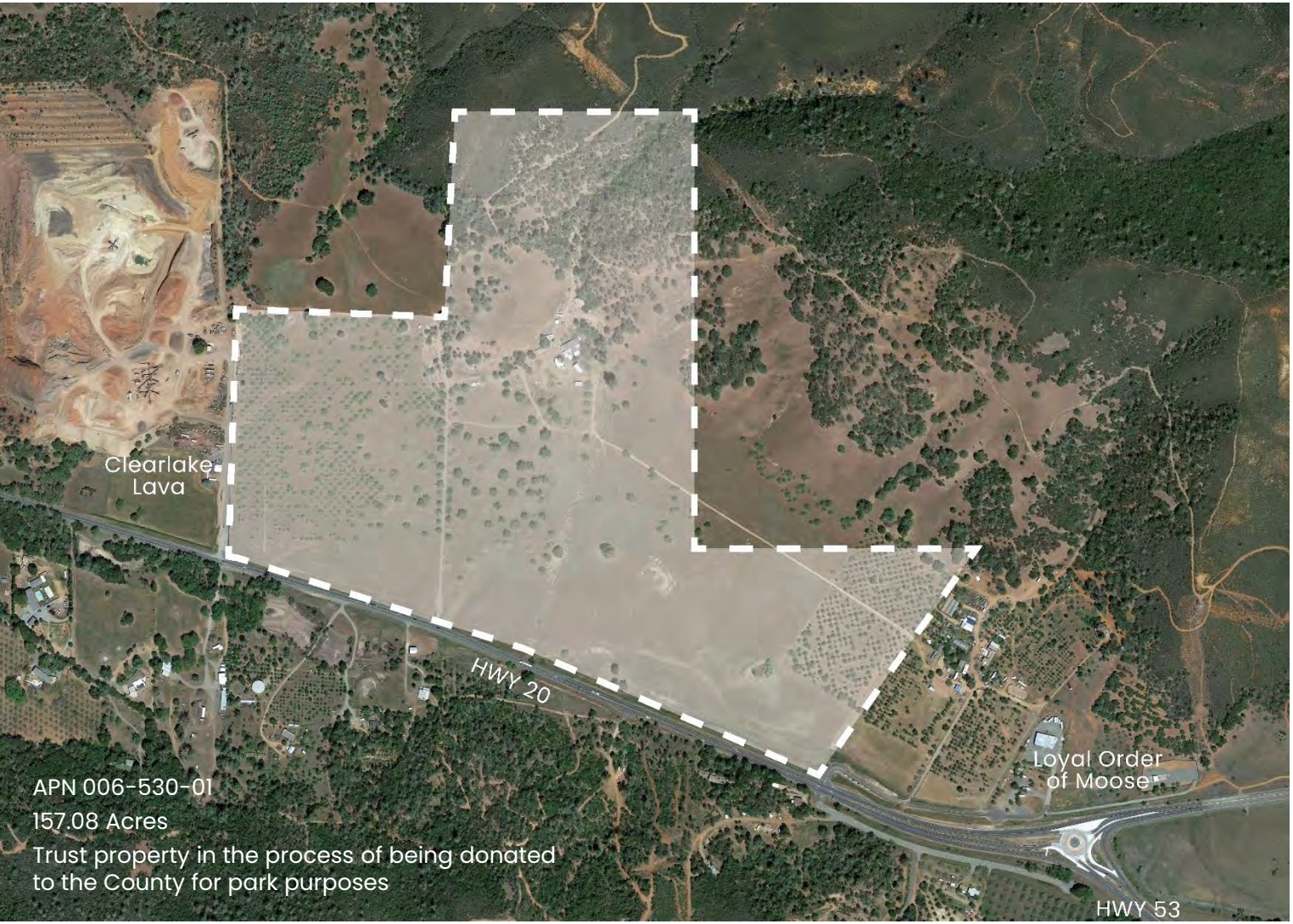
CONS

- County already operates a recreational pool in Middletown
- Currently not owned by a public entity
- No apparent adjacent community assets nearby (parks, centers, etc.)

PROJECT LOCATION OPPORTUNITIES

OPTION 6: CLEARLAKE OAKS

15300 E State Hwy 20, Clearlake Oaks, CA 95423



PROS

- High visibility on main highway
- Currently being considered for regional park & part of a larger nature preserve

CONS

- Currently in early process of donation
- No infrastructure existing to support facilities
- No apparent adjacent community assets nearby prior to park being built

PROJECT LOCATION OPPORTUNITIES

OPTION 7: HAMMOND PARK

2490 Lakeshore Boulevard, Nice, CA 95464

PROS

- Current community park

CONS

- Less visibility than comparable sites
- Less room to add recreation or aquatic amenities (area to west is primarily wetlands)
- Existing master plan may preclude aquatic or recreation uses
- No adjacent community assets nearby (parks, centers, etc.)

PROJECT LOCATION OPPORTUNITIES

OPTION 8: UPPER LAKE PARK

615 E State Hwy 20, Upper Lake, CA 95485

PROS

- Current community park
- Some potential synergies with local high school, casino & retail center
- Underutilized softball field

CONS

- Less room to add recreation or aquatic amenities without compromising existing amenities
- Adding dog park & basketball court currently

PROJECT LOCATION OPPORTUNITIES

OPTION 9: KELSEYVILLE

5005 Second Street, Kelseyville, CA 95451

PROS

- Northern area underutilized

CONS

- Small site would require complete loss of current park amenities
- No apparent adjacent community assets nearby (parks, centers, etc.)
- Ownership remains unknown

PROJECT LOCATION OPPORTUNITIES
RECOMMENDATIONS

OPTION 3
Westside Community Park
1401 Westside Park Road, Lakeport, CA

- Already part of the City of Lakeport designated park area
- Several synergies with park amenities as well as parking and utilities
- Proximity to the highway is ideal for public access

OPTION 4
Clearlake "Burns Valley Park"
14785 Burns Valley Road, Clearlake, CA

- Co-location on the Lakeport USD site could allow for ease of joint-use
- Possible underground infrastructure and pool shell re-use

DECIDING FACTORS

- Community park proximity
- Shared parking
- Co-location of libraries/centers/ schools/pools
- "Place making" principles

COMMUNITY SURVEY RESULTS

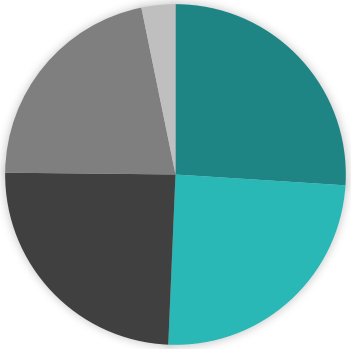
COMMUNITY SURVEY RESULTS

WHO PARTICIPATED?

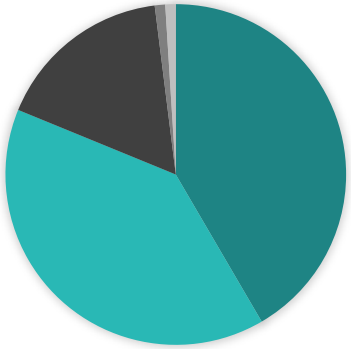
99% Lake County Residents

82% Aged 35+

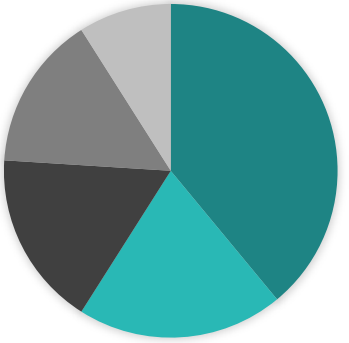
41% Households with Youth



26% City of Lakeport
25% City of Clearlake
24% North Lake County
22% South Lake County
3% N/A



42% Ages 35-54
40% Ages 55+
17% Ages 18-34
1% Ages 0-17
1% N/A



39% General Adults
20% Seniors
17% Elementary Age
15% Teenage
9% Pre-School

COMMUNITY SURVEY RESULTS

CURRENT RECREATIONAL USE

83%

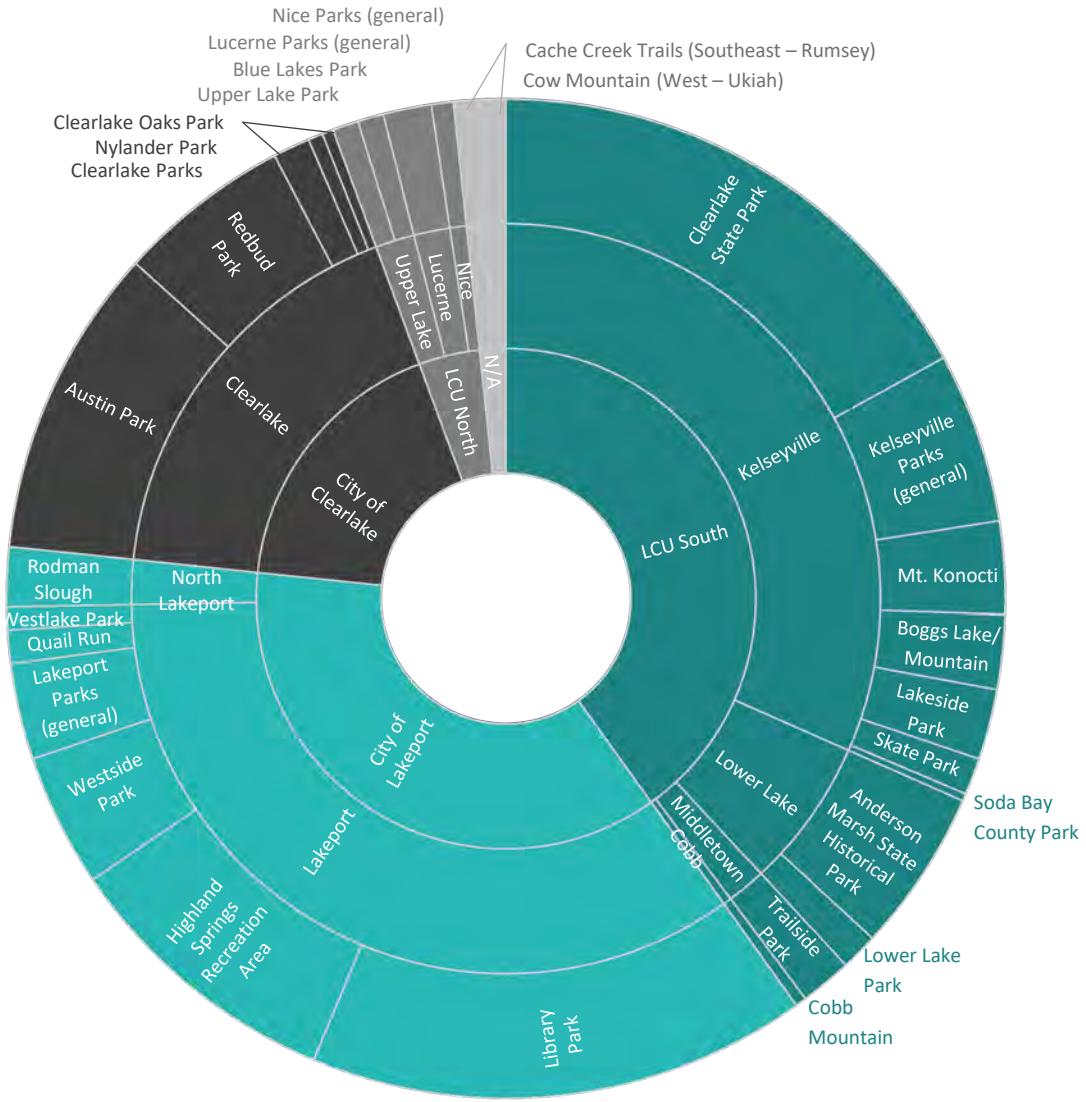
Recreational Participants

Types

- Parks
- Aquatics
- Hiking/Walking
- Sports Fields
- Lake Access
- Camping
- Dog Parks
- Basketball
- Music
- Tennis Courts
- Fair
- Fishing/Birding
- Disc Golf

Locations

- 40% South Lake County
- 36% City of Lakeport
- 18% City of Clearlake
- 4% North Lake County
- 2% N/A



COMMUNITY SURVEY RESULTS

RECREATIONAL CENTER PRIORITIES

Missing Amenities

- Youth Amenities
- Trails/Paths/Bike Lanes
- Recreation Center
- Bowling/Arcade/Batting Cage/Mini Golf
- Aquatics
- Gymnasium/Fitness
- Tennis/Pickle Ball
- Lake Access
- Clean & Safe
- Classes
- Basketball & Sports Fields
- Parks
- Roller Rink
- Rock Wall/Obstacle Courses/Disc Golf
- Family Activities
- Senior Center/Programs
- Skate Park
- ADA Accessible & Disabled Programs

Desired Amenities

- Fitness/Aerobics
- Game Room
- Gymnasium
- Training Room
- Racquetball
- Spin Classes
- Aquatics
- Tennis/Pickle Ball/Handball
- Track
- Youth Amenities
- Senior Center/Programs
- Bowling/Arcade

Most Important Amenities

- Fitness/Aerobics
- Adult Sports/Athletics
- Community Events
- Classes
- Social Activity Spaces
- Youth Sports/Athletics
- Cultural Arts
- Technology Rich Environments
- Aquatics
- ADA & Disabled Programs
- Trails/Paths/Bike Lanes
- Senior Center/Programs

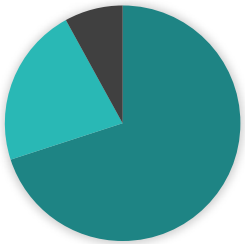
COMMUNITY SURVEY RESULTS

77%
Prefer Combined Aquatics/ Recreation Facility

70%
Prefer Indoor Aquatics

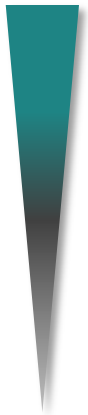
AQUATIC CENTER PRIORITIES

Preferred Type



70% Indoor
22% Outdoor
8% Both

Desired Amenities



Swim Lessons
Adult Swimming
Family Fun
Outdoor Activities
Competitive Sports
Concessions
ADA Accessible

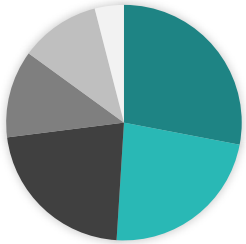
Most Important Amenities

Public Swim
Swim Lessons
Lap Swim & Fitness
Competitive Sports
Senior Programs
ADA & Disabled Programs

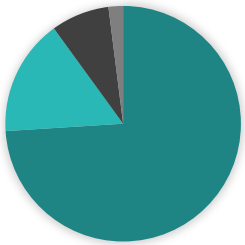
51%
Prefer One of Lake County's Main Cities

74%
Willing to Travel 30 Minutes

LOCATION PREFERENCES



28% Lakeport
23% Clearlake
22% Combined
12% South Lake
11% North Lake
4% Kelseyville



74% 15-30 Minutes
16% 30-45 Minutes
8% 1-15 Minutes
2% 45+ Minutes

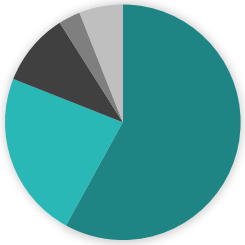
COMMUNITY SURVEY RESULTS

95%
Likely to Visit

58%
Likely to Visit Weekly

86%
Support Joint-Use

VISITING THE FACILITY



58% Weekly
23% Daily
10% Monthly
3% Multiple x/Week
6% Other

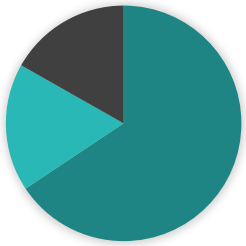
Visiting Roadblocks

Location (too far)
Cost (too expensive)
Lack of Amenities
Time (hours of operation)
Safety & Cleanliness Issues
Inaccessible

Construction Priorities

Safe/Clean
Sustainable
Parking
Joint-Use
Ease of Access
Amenities Synergy
Affordable/Free

JOINT-USE & FUNDING



86% Support Joint-Use
23% Neutral
22% Do Not Support

Funding Support

Tax Measure
Bond Measure
Impact Fee
Memberships/Fees
Grants/Fundraisers
NOT Taxes

SURVEY RESULTS SUMMARY

COMMUNITY SUPPORT

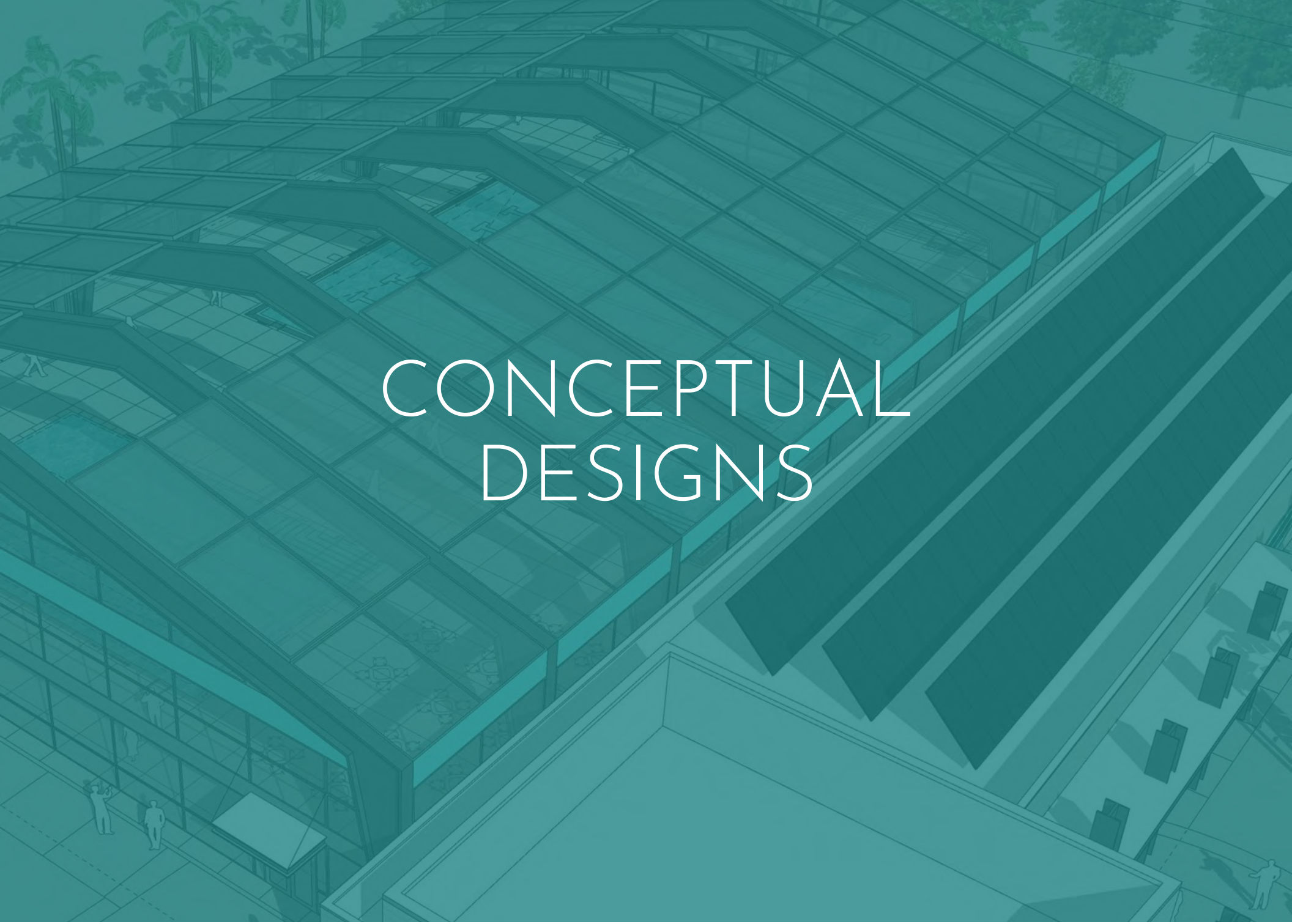
- There is **overwhelming support** from the Lake County Community for new recreation & aquatics facilities, most reporting that they would frequently travel up to 30 minutes to utilize these centers
- Most respondents noted that **youth** needed more amenities
- The idea of a **new aquatics facility** was the most exciting & highly requested desire throughout the survey
- While excited for these new possibilities, many respondents were **concerned most about location, cost, accessibility & safety/security**

TOP RECREATIONAL PRIORITIES

- Fitness/gymnasium
- Community events & classes
- Youth activities & sports

TOP AQUATICS PRIORITIES

- Swim lessons & public swim
- Both adult & family areas
- Competitive sports & fitness classes



CONCEPTUAL DESIGNS

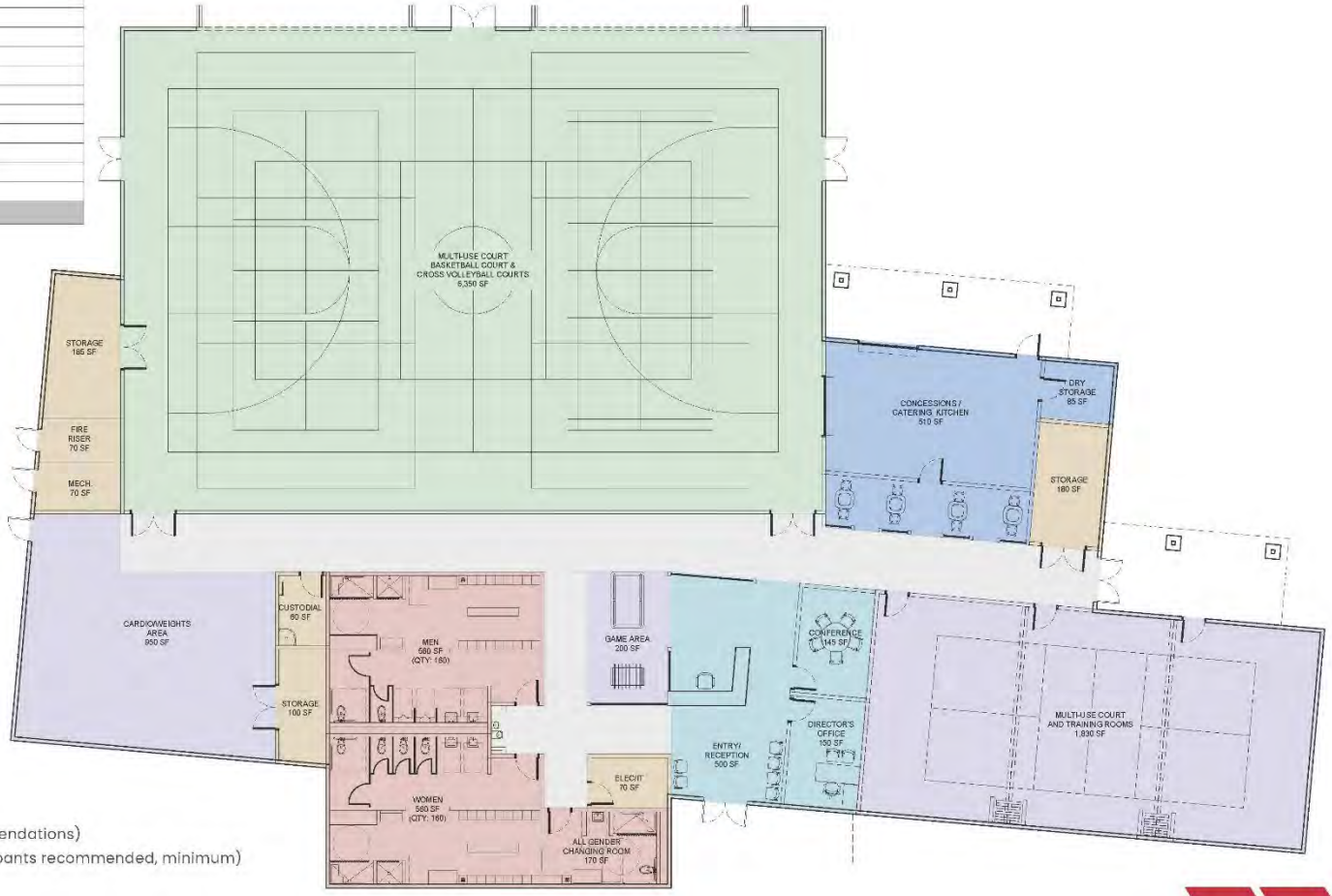
CONCEPTUAL DESIGNS CLEARLAKE

CLEARLAKE RECREATION CENTER
Concept Floor Plan

Conceptual Recreation Center Program

Building Area	Area Allocation (SF)	No. of Spaces	Total Area (SF)	Notes
Entry/Reception	500	1	500	Inc. lobby area
Multi-use Court	6,200	1	6,200	84'x50' main court with cross courts (basketball/volleyball)
Racket Ball Court(s)	800	2	1,600	20'x40' court
Cardio/Weights Area	1,000	1	1,000	General exercise
Training Room(s)	600	3	1,800	Yoga, aerobics, etc.
Game Area	300	1	300	Multi-generational area
Restrooms	150	2	300	Men, women & staff
Locker Rooms	200	2	400	Inc. family changing areas
Custodial	60	2	120	Janitor storage, mop sink, etc.
Storage	100	4	400	Sports/rec equipment
Equipment	80	4	240	Fire, electrical, mechanical
Circulation	1,929	n/a	1,929	15% of overall area
Total Area Desired			14,789 SF	.34 acres

- ENTRY AND OFFICES
- LOCKER AND RESTROOMS
- COURTS
- CARDIO/WEIGHTS/TRAINING/GAME AREA
- SUPPORT SPACES
- CIRCULATION
- FOOD SERVICE



PROGRAM AREA
Original: 14,789 SF
Proposed: 14,970 SF

FIXTURE COUNT
(based on 160 persons of each sex)

- Women - 4 water closets, 2 sinks
- Men - 2 water closets, 2 urinals, 2 sinks
- Gender Neutral Facility - 1 provided
- Drinking fountains - 2 required
- Showers - 2 per sex + 1 gender neutral (based on min. LEED recommendations)
- Lockers - 36 per sex + 6 at gender neutral toilet room (20% of occupants recommended, minimum)
- Baby Changing Stations - 3 (1 per toilet room recommended)

LAKE COUNTY RECREATION AND AQUATIC CENTER
Lake County, CA

CONCEPT PLANS
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0 16'

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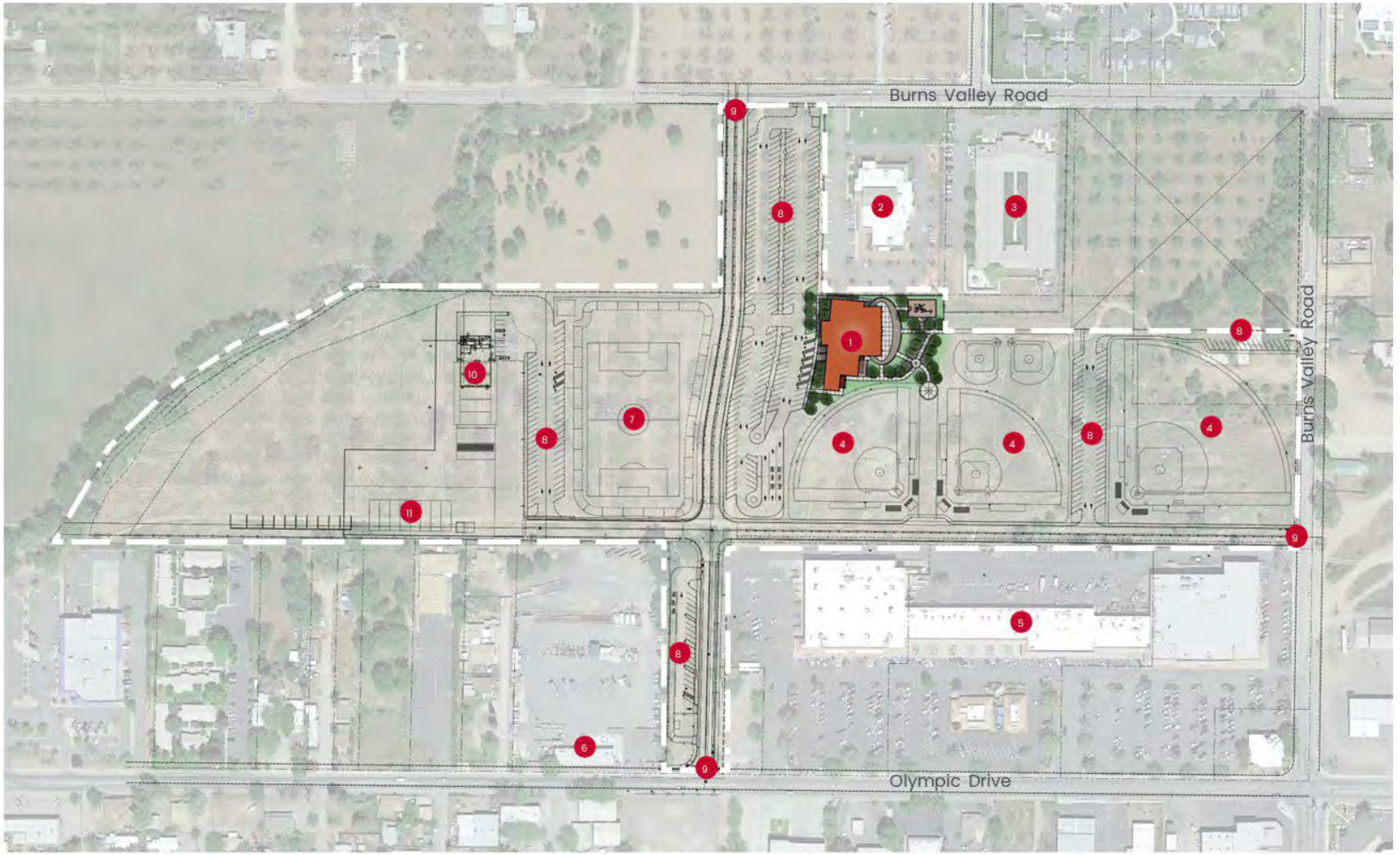
CONCEPTUAL DESIGNS CLEARLAKE

CLEARLAKE RECREATION CENTER
Burns Valley Park Master Plan



LEGEND

1. Proposed Recreation Center
2. Redbud Library
3. Orchard Park Senior Living
4. Proposed Baseball/Softball Fields
5. Burns Valley Mall
6. PG&E Office
7. Proposed Soccer Field
8. Proposed Parking
9. Proposed Roads
10. Proposed PD Building
11. Proposed Storage

LAKE COUNTY RECREATION AND AQUATIC CENTER

Lake County, CA

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0 200'

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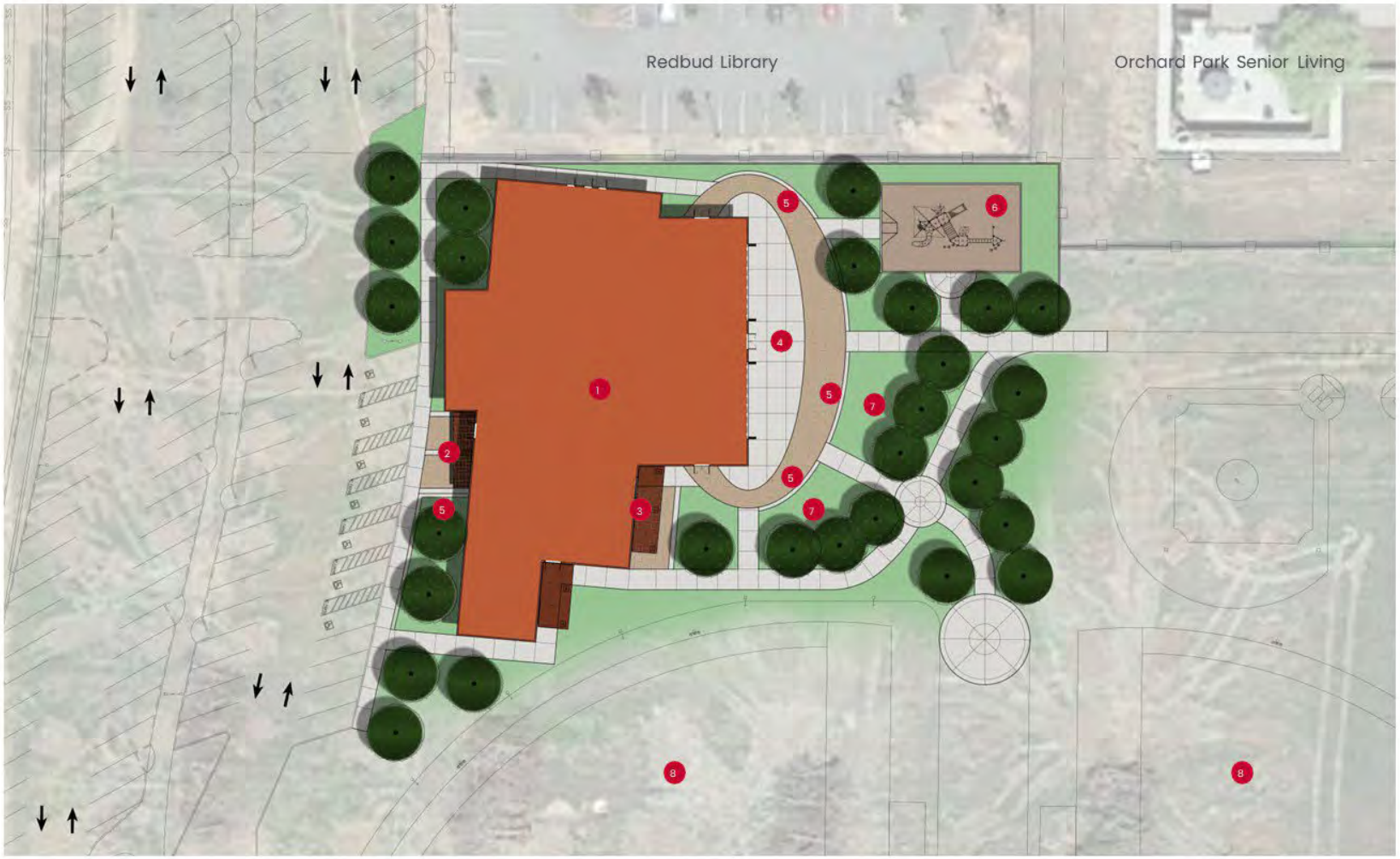
CONCEPTUAL DESIGNS CLEARLAKE

CLEARLAKE RECREATION CENTER
Burns Valley Park Enlarged Site Plan



LEGEND

1. Proposed Recreation Center
2. Entrance
3. Food Service
4. Outdoor Plaza and Events
5. Concrete Seat Walls
6. Playground
7. Green Space
8. Proposed Baseball/Softball Fields

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Lake County, CA

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0 40'

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CONCEPTUAL DESIGNS CLEARLAKE

CLEARLAKE RECREATION CENTER
Conceptual Views

LAKE COUNTY RECREATION AND AQUATIC CENTER

Lake County, CA

CONCEPT PLANS

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CONCEPTUAL DESIGNS LAKEPORT

LAKEPORT AQUATICS CENTER
Concept Overall Floor Plan

Option 3 Conceptual Aquatics Facility Program

Pool/Building/Site Area	Area Allocation (SF)	No. of Spaces	Total Area (SF)
5,881 SF Pool	5,881	1	5,881
Sprayground	2,000	1	2,000
Bathhouse/Support Building	7,778	1	7,778
Pool Deck Area	8,692	1	8,692
Total Area Desired			**24,351 SF**

BUILDING AREA
Original: 7,778 SF
Proposed: 7,185 SF

FIXTURE COUNT
(based on 410 pool users)

- Women - 6 water closets, 3 sinks
- Men - 3 water closets, 3 urinals, 3 sinks
- Gender Neutral Facility - 2 provided
- Drinking fountains - 2 required
- Showers - 9 total (5 per sex provided)
- Lockers - 60 per sex (30% of occupants recommended, minimum)
- Baby Changing Stations - 4 (1 per toilet room recommended)

LAKE COUNTY RECREATION AND AQUATIC CENTER

Lake County, CA

CONCEPT PLANS

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NOT TO SCALE

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CONCEPTUAL DESIGNS LAKEPORT

LAKEPORT RECREATION CENTER (NO ADMIN)

Concept Floor Plan

Conceptual Recreation Center Program

Building Area	Area Allocation (SF)	No. of Spaces	Total Area (SF)	Notes
Entry/Reception	500	1	500	Inc. lobby area
Multi-use Court	6,200	1	6,200	84'x50' main court with cross courts (basketball/volleyball)
Racket Ball Court(s)	800	2	1,600	20'x40' court
Cardio/Weights Area	1,000	1	1,000	General exercise
Training Room(s)	600	3	1,800	Yoga, aerobics, etc.
Game Area	300	1	300	Multi-generational area
Restrooms	150	2	300	Men, women & staff
Locker Rooms	200	2	400	Inc. family changing areas
Custodial	60	2	120	Janitor storage, mop sink, etc.
Storage	100	4	400	Sports/rec. equipment
Equipment	80	4	240	Fire, electrical, mechanical
Circulation	1,929	n/a	1,929	15% of overall area
Total Area Desired			14,789 SF	.34 acres

ENTRY / CHECK-IN

LOCKER AND RESTROOMS

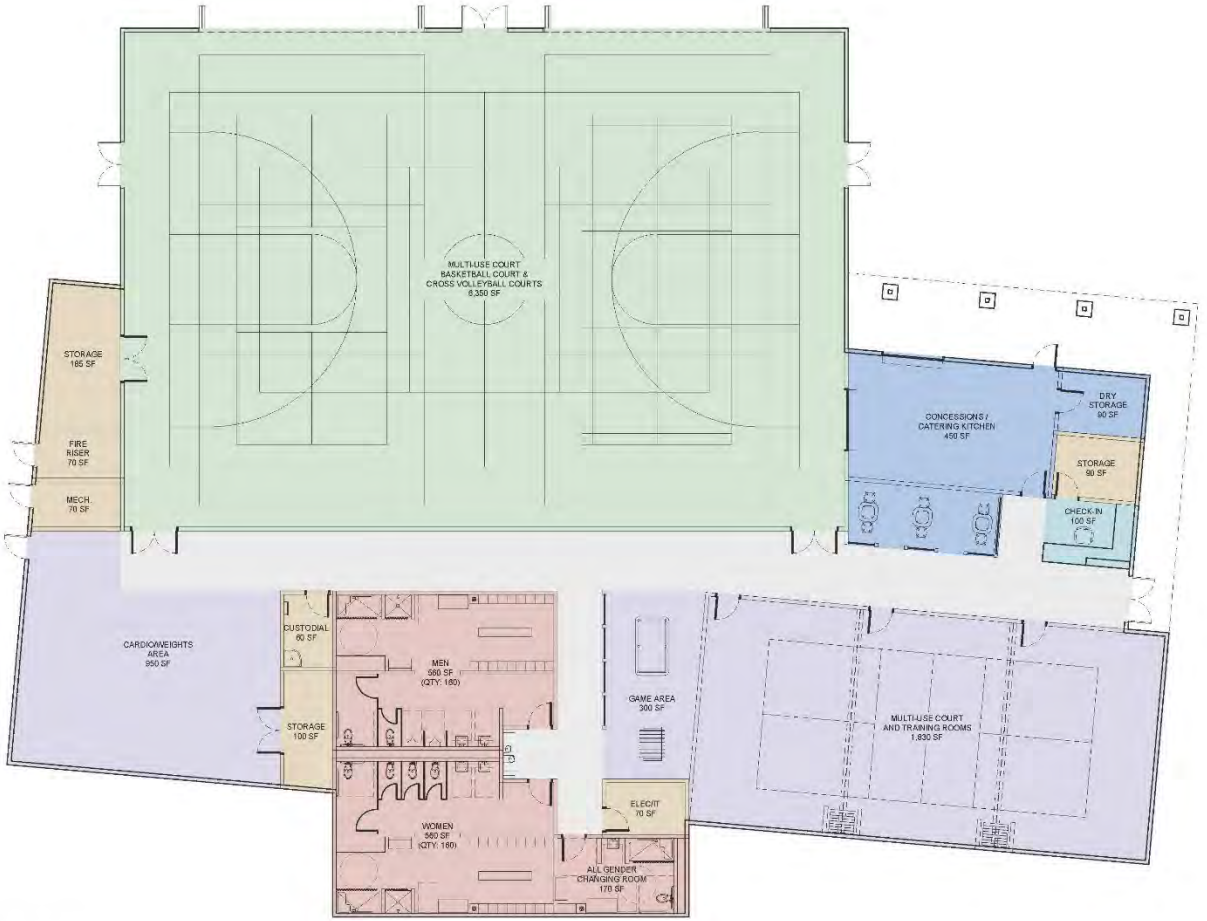
COURTS

CARDIO/WEIGHTS/TRAINING/GAME AREA

SUPPORT SPACES

CIRCULATION

FOOD SERVICE



PROGRAM AREA

Original: 14,789 SF

Proposed: 14,165 SF

FIXTURE COUNT

(based on 160 persons of each sex)

- Women - 4 water closets, 2 sinks
- Men - 2 water closets, 2 urinals, 2 sinks
- Gender Neutral Facility - 1 provided
- Drinking fountains - 2 required
- Showers - 2 per sex + 1 gender neutral (based on min. LEED recommendations)
- Lockers - 36 per sex + 6 at gender neutral toilet room (20% of occupants recommended, minimum)
- Baby Changing Stations - 3 (1 per toilet room recommended)

LAKE COUNTY RECREATION AND AQUATIC CENTER

Lake County, CA

CONCEPT PLANS

0 16'

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CONCEPTUAL DESIGNS LAKEPORT

LAKEPORT AQUATIC CENTER
Westside Community Park Overall Master Plan

LEGEND

1. Proposed Aquatic Center
2. Baseball/Softball Fields
3. Playfields
4. Parking
5. Horse Arena
6. Existing Residence
7. Skate Park
8. BMX Track
9. Future Recreation Center

LAKE COUNTY RECREATION AND AQUATIC CENTER

Lake County, CA

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0 200'

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CONCEPTUAL DESIGNS LAKEPORT

LAKEPORT AQUATIC CENTER
Westside Community Park Site Plan

LEGEND

1. Proposed Aquatic Center
2. Pool with Translucent Roof Covering with Operable Roof Panels
3. Warming Pool
4. Shade Structures
5. Bleachers
6. Operable Walls
7. Main Entry/Monument Structure for the Site
8. Parking
9. Baseball Fields
10. Outdoor Plaza
11. Future Recreation Center (No Classrooms)
12. Future Playground
13. Future Food Service Access
14. Future Tennis Courts
15. Future Basketball Court

LAKE COUNTY RECREATION AND AQUATIC CENTER

Lake County, CA

CONCEPT PLANS

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0 50'

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CONCEPTUAL DESIGNS LAKEPORT

LAKEPORT AQUATIC AND RECREATION CENTER
Conceptual Views

LAKE COUNTY RECREATION AND AQUATIC CENTER

Lake County, CA

CONCEPT PLANS

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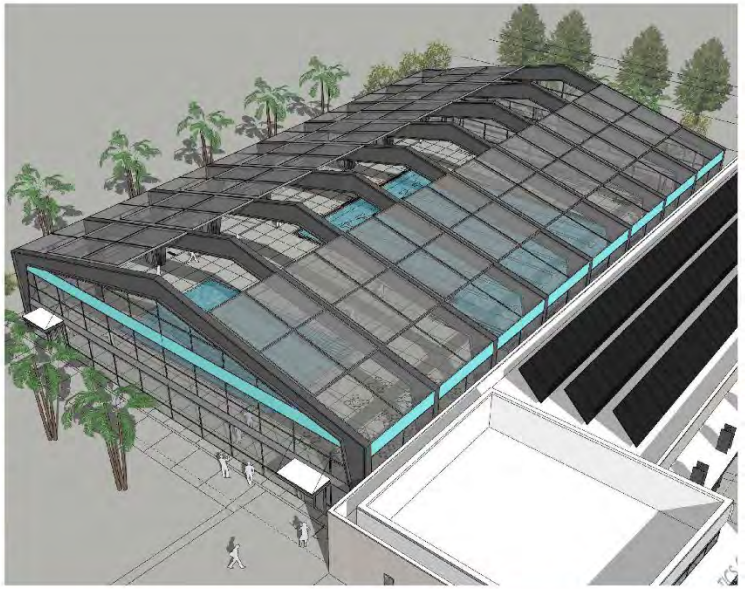
CONCEPTUAL DESIGNS LAKEPORT

LAKEPORT AQUATIC CENTER
Conceptual Views



LAKE COUNTY RECREATION AND AQUATIC CENTER

Lake County, CA

CONCEPT PLANS

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CONCEPTUAL DESIGNS LAKEPORT

LAKEPORT RECREATION CENTER
Conceptual Views

LAKE COUNTY RECREATION AND AQUATIC CENTER

Lake County, CA

CONCEPT PLANS

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CAPITAL COST ESTIMATES

CAPITAL COST ESTIMATES

CLEARLAKE RECREATION CENTER BUILDING

FACILITY	AREA (SF)	COST/SF	TOTAL
Recreation Center Building	14,970	$769.50	$11,519,345
Site & Utilities Recreation	38,000	$37.75	$1,434,545
TOTAL ESTIMATED CONSTRUCTION COST			$12,953,890
Soft Cost Budget (25%)			$3,238,473
TOTAL PROJECT COST			$16,192,363

LAKEPORT INDOOR POOL & BUILDING

Core/Glass Shell/MEP Aquatic Center	14,822	$557.14	$8,257,983
Aquatic Pool & Building	7,778	$1,316.98	$10,243,488
Site & Utilities Aquatic	69,7500	$35.05	$2,444,999
TOTAL ESTIMATED CONSTRUCTION COST			$20,946,470
Soft Cost Budget (25%)			$5,236,618
TOTAL PROJECT COST			$26,183,088

FUTURE LAKEPORT RECREATION CENTER BUILDING

Future Recreation Center Building	14,165	$769.50	$10,899,901
Site & Utilities Recreation (1 acre)	43,560	$30.00	$1,306,800
TOTAL ESTIMATED CONSTRUCTION COST			$12,206,701
Soft Cost Budget (25%)			$3,051,675
TOTAL PROJECT COST			$15,258,376

OPERATIONAL COST ESTIMATES

OPERATIONAL COST ESTIMATES

CLEARLAKE RECREATION CENTER BUILDING

ANNUAL RECREATION CENTER REVENUE	
Recreation Classes, Leagues & Fitness Revenue	$200,00
Recreation Center Rental Revenue	$40,000
Concession Revenue	$5,000
ANNUAL TOTAL REVENUE	$245,000

ANNUAL RECREATION CENTER COSTS	
Salaries – Full & Part Time	$394,693
Materials & Supplies	$190,556
ANNUAL TOTAL COSTS	$585,249

ANNUAL NET OPERATIONAL SUBSIDY (Cost Recovery 42%)	$340,249

Information based on an estimated 85,000 visits annually.

OPERATIONAL COST ESTIMATES

Clearlake Recreation Center Building Financial Breakdown

FULL TIME SALARIES	ANNUAL SALARY (top step)	% OF TIME	BENEFIT (@ 30%)	TOTAL POSITION COST
Recreation Center Supervisor	$60,000	100%	$18,000	$78,000
Park/Facility Maintenance Worker	$46,500	50%	$6,975	$30,225
Total Full Time Salaries	$106,500		$24,975	$108,225

PART TIME SALARIES	HOURS	RATE		TOTAL
Instructional Salaries (Fitness)				$118,985
Customer Service Specialist II	3370	$21.61		$72,859
Fitness Recreation Leader - 1500	1450	$25.00		36,294
Front Desk Recreation Leader	700	$25.00		$17,521
Park & Facility Worker 1 - 1500	1000	$21.88		$21,880
Office Assistant I - 1500	800	$22.75		$18,200
Recreation Specialist 1	40	$18.22		$729
Total Part Time Salaries	7360			$286,468
TOTAL SALARIES				$394,693

MATERIALS & SUPPLIES	COST	DESCRIPTION
Professional Services	$8,680	floor scrubbing - $1,500; shred company - $200; dynamic media - $400; Comcast - $4,500; Zumba Glow - $300; scoreboard maintenance - $1,000; kitchen cleaning - $1,000; Group Ex Pro app - $780
Office Supplies	$3,600	calendars, pens/pencils, notepads, file folders, desk organization, colored paper, laminate
Supplies - Program & Event	$9,700	holiday/event décor - $2,200; membership appreciation - $1,000; fitness events/prizes - $1,000; Be Well supplies - $5,500
Supplies - Concessions	$1,200	ice cream, Gatorade, water
Supplies - Medical	$1,000	first aid/COVID supplies
Subscriptions	$460	W2W - $260; MCC music - $200
Advertising	$8,015	social media ads - $1,100; swag - $1,900; pamphlets, standing facility sign, marketing requests - $800; Be Well advertising - $2,500; guide - $1,715
Printing	$6,200	copier - $6,000; envelopes & business cards - $200
Equipment - Under 5000	$10,800	meeting room improvements (projector, sound system, tables/ chairs) - $8,500; TRX equipment - $1,000; maintenance supplies - $300; tilt truck - $300; metal kitchen carts - $400; plastic utility carts - $300
Equipment-Sports Under 5000	$4,650	nets & balls - $500; fitness equipment (dumbbells, mats, wipes) - $2,750; stereo - $300; microphone - $250; fit room (light ropes, audio plugs, bulletin boards, batteries) - $850
Building & Equipment Rental	$500	lift rental for basketball hoops & divider
Safety & Protective Gear	$500	staff shirts/sweatshirts
Repairs & Maintenance Equipment	$21,100	gym doctor maintenance - $3,900; repairs - $6,000; blind repair – $200; wipe dispensers - $100; upholstery patches - $300; strength equipment - $10,000; safety - $300; keys - $300
Repairs & Maintenance System	$3,750	sprinkler/fire extinguisher inspection
Utility Charges - Telecom.	$2,640	consolidated communications
Utility Charges – City Bills	$69,468	electric, water, sewer +$5,670
Utility Charges - Natural Gas	$33,098	PG&E-uncontrollable +$7,441
Training & Development	$2,505	CPRS conference & fitness staff training
Mileage	$1,500	mileage reimbursement
Memberships	$290	CPRS membership for coordinator/supervisor
Permit Fees	$900	motion picture license - $300; commercial kitchen permit - $600
TOTAL MATERIALS & SUPPLIES	$190,556	

OPERATIONAL COST ESTIMATES

LAKEPORT INDOOR POOL & BUILDING

12-Month Operation

ANNUAL AQUATIC CENTER REVENUE	
Recreation Swim, Pass Sales & Fitness	$300,00
Instructional Programs	$275,000
Facility Rentals	$85,000
Miscellaneous	$10,000
ANNUAL TOTAL REVENUE	$675,000

ANNUAL AQUATIC CENTER COSTS	
Salaries – Full & Part Time	$700,101
Materials & Supplies	$357,313
ANNUAL TOTAL COSTS	$1,057,414

ANNUAL NET OPERATIONAL SUBSIDY (Cost Recovery 64%)	$382,414

Information based on an estimated 115,000 visits annually.

OPERATIONAL COST ESTIMATES

Lakeport Indoor Pool & Building Financial Breakdown

FULL TIME SALARIES	ANNUAL SALARY (top step)	% OF TIME	BENEFIT (@ 30%)	TOTAL POSITION COST
Aquatic Supervisor	$60,000	100%	$18,000	$78,000
Park Maintenance Worker	$46,500	50%	$6,975	$30,225
Total Full Time Salaries	**$106,500**		**$24,975**	**$108,225**

PART TIME SALARIES	HOURS	RATE		TOTAL
Pool Manager II	2600	$21.81		$56,706
Assistant Pool Manager II	6500	$19.78		$128,570
Senior Lifeguard II	4892	$17.94		$87,762
Lifeguard II	6600	$16.28		$107,448
Swim Instructor I	3600	$17.50		$63,000
Swim Instructor Aide	2694	$16.50		$44,451
Parks Maintenance Worker	1700	$21.87		$37,179
Aqua Fitness Instructor I	1600	$36.00		$57,600
Instructor Hourly II	172	$30.00		$5,160
Office Assistant	2000	$20.00		$4,000
Total Part Time Salaries	**32,358**			**$591,876**
TOTAL SALARIES				**$700,101**

MATERIALS & SUPPLIES	COST	DESCRIPTION
Professional Services	$10,535	permits, bounces, group ex, ASL interpreter
Office Supplies	$3,100	front desk supplies
Supplies - Program & Event	$3,300	birthday/program supplies, pumpkins
Supplies - Concessions	$5,000	boutique items
Supplies - Medical	$1,250	medical/first aid supplies
Subscriptions	$4,390	certifications, Survey Monkey, W2W
Advertising	$11,606	facility signage, marketing, rec guide
Printing	$8,300	swim lesson report cards, signs, copier
Equipment - Under 5000	$1,800	pump room tools, pool equipment (net)
Equipment-Sports Under 5000	$6,100	lifeguard & program equipment/supplies
Safety & Protective Gear	$6,500	staff uniforms
Repairs & Maintenance Equipment	$33,500	pool repairs & parts
Repairs & Maintenance System	$53,223	pool chemicals (Olin, Aviate, SCP, Lincoln)
Repairs & Maintenance Facility	$2,225	replacement chairs & tables
Utility Charges - Telecom.	$2,780	manager cell phone - $400; pool phone - $2,380
Utility Charges – City Bills	$126,663	FY23 (45%) - $9,188 increase
Utility Charges - Natural Gas	$73,251	PG&E, FY23 (26%) - $34,759 increase
Training & Development	$2,500	CAMS ($1,000 X 2), Disney ($500)
Mileage	$1,000	staff mileage
Memberships	$290	CPRS memberships - $145 each
TOTAL MATERIALS & SUPPLIES	**$357,313**	

OPERATIONAL COST ESTIMATES

LAKEPORT OUTDOOR POOL COMPARISON

80-Day Operation

ANNUAL AQUATIC CENTER REVENUE	
Public Swim	$40,000
Swimming Lessons	$40,000
Fitness Classes/Lap Swim	$10,000
Recreation Swim Team Rent	$10,000
ANNUAL TOTAL REVENUE	$100,000

ANNUAL AQUATIC CENTER COSTS	
Salaries – Full & Part Time	$206,000
Materials & Supplies	$144,000
ANNUAL TOTAL COSTS	$350,000

ANNUAL NET OPERATIONAL SUBSIDY (Cost Recovery 29%)	$250,000

Information based on an estimated 15,000 visits annually.

RECOMMENDATIONS

RECOMMENDATIONS

» STRUCTURE

- » Lake County, City of Lakeport and City of Clearlake should consider forming a **joint powers authority** to implement and manage the facilities

» FUNDING

- » Any funds not available for capital improvements should be garnered through a **bond measure** (67% support), with ongoing costs funded through (shared) general fund subsidy

» PHASING

- » Consideration should be given to **phased construction** for the aquatics facility (indoor v. outdoor) and recreation facilities to manage capital outlay

Q&A

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Lake County Recreation Financing Authority

Using a JPA and a County-Wide Revenue Measure to Finance Recreational Facilities

October 19, 2022

Objectives for this Meeting

- Introductions/Background
- Proposed Governance and Financing Structures
- Legal Work/Polling/Public Buy-In/Election
- Next Steps – Budget and Timeline

Outline

1. Forming a Joint Powers Authority (JPA)
2. Forming a Community Facilities District (CFD)
3. Hiring an Election/Financing Team
4. Establishing a Budget and Timeline
5. Conclusion/Questions

Outline – Key Takeaway

Must start **now** to accomplish all steps required to place a County-wide revenue measure for recreational facilities on **March or November 2024 election**

Cost to engage election/financing team **$225,000**

Cost to be split between participating agencies

Forming a Joint Powers Authority (JPA)

Forming a JPA – Generally

Joint Powers Authority is formed among two or more public agencies, such as cities and counties, under Gov Code 6500

Creates single, centralized governing body facilitating needs shared by multiple municipalities. Authorized to act on behalf of its members, derives its powers from that of its members

Formed by entering into a **Joint Powers Agreement**, setting forth purpose, extent of powers, governance, term, contributions/advances to fund its activities

The Agreement can be short/high level, or as detailed as parties desire. Often detailed financing agreements and operating agreements come later

Forming a JPA – Limited Liability

Members are **not** liable for debts of JPA

Any cost-sharing must be **expressly** agreed

JPAs may issue bonds; “Authority Bonds” are well-received and well-known in the municipal bond marketplace

Bonds issued by JPA are secured **solely** by the pledged special revenue stream, not members’ revenues

Forming a County-Wide JPA – Key Terms

JPA would be formed to propose a special taxing district (likely a county-wide Mello-Roos community facilities district- "CFD"), imposing a tax to be voted on County-wide (2/3 vote required) to establish a revenue stream for acquiring and maintaining recreational facilities

Agreement terms would be high-level, need only set forth terms required to establish JPA, form a special taxing district, and place special tax revenue measure on the ballot

- Membership: Cities of Clearlake and Lakeport, Lake County
- Governance: Board consisting of 2 reps. from each member, plus 1 appointed at-large
- Initial purpose: Decide on revenue measure scope and timing, hire election/financing team professionals (legal, financial, polling/messaging), contribute to initial costs
- Ultimate purpose: if election successful, oversee acquisition & operation of facilities per agreements to be drafted in the future

Alternatives to the JPA

Instead of forming JPA, the Cities and County could pursue alternative governance structures, such as:

- Create new Park & Rec District – downsides include LAFCO proceedings, sharing of tax revenues, new District staff
- MOU b/w Cities and County – downsides include no central governing body to coordinate activities; cities can only tax within their jurisdictional boundaries, not County-wide
- City Ownership with Joint Use Agreements – downsides include no central governing body; cities can only tax within their jurisdictional boundaries; agreements to draft now

Alternative to the CFD – Citizens' Initiative

One alternative to forming a JPA and having the JPA place a special tax measure on the ballot would be for citizens to undertake an initiative process for recreational facilities

If local agencies put a special tax measure on the ballot, **2/3 voter approval** is required

If citizens place an initiative measure on the ballot, recent cases have held only **majority approval** is required – however, these cases have all involved significant litigation (San Francisco, Fresno, Oakland) and would require organization by citizens / requisite signatures

Alternative to the CFD – Sales Tax Measure

Another alternative to forming a JPA and having the JPA place a special tax measure on the ballot would be a **sales tax measure**

Sales tax measures are typically structured as **general taxes** requiring only **majority approval** – however this means the tax would not be limited to specific recreational programs and facilities, but go into County general fund and be available for any general fund purpose

Advisory measures can be used to help show voters intended uses of the revenues, but legally any general fund purpose would be permitted and the County BOS would be in sole control

Forming a Community Facilities District (CFD)

Forming a CFD – Generally

CFDs are formed under the **Mello-Roos Act**, Gov Code 53311 et seq. – can finance facilities and services/maint.

Impose a **special tax**, paid in addition to property tax and secured by taxed parcels in the County

Authorize issuance of **special tax bonds**, secured by the special tax

Requires **2/3 vote** of submitted registered voters, in favor of the special tax and bonding

Forming a CFD – Establishing a Tax Rate

Key document is the **Rate and Method of Apportionment** (RMA) – this is how the tax will be levied

RMA also sets forth **duration** of tax – may be **perpetual** to pay for maintenance

Tax may be levied on any **reasonable** basis (except assessed value)

Forming a CFD – Requirements

Boundary Map setting forth boundary of CFD

List of **Authorized Facilities and Services** setting forth list of items that can be financed

Maximum **Bond Authorization** setting forth maximum amount of bonds to be issued to acquire/improve facilities

Vote is **not required** to form the CFD- but voting **is required** for authority to tax and bond

Forming a CFD – County-wide Levy Key

Special Tax Levy Examples

- **Flat per Parcel (all Taxable Parcels)**
- **Residential Parcels Only**
- **Flat Residential + Improved Sq. Ft. on Non-Residential**
- **Land Sq. Ft. (not building sq. ft.)**
- **Zones based on proximity to Facilities**

Forming a CFD – Registered Voter Examples

City of Calistoga (ongoing) – financing facilities and services related to acquisition of Napa County Fairgrounds

Kelseyville Fire Protection District (2021) – unsuccessful tax for increased fire protection services and facilities

City of Novato (2013) – successful acquisition of "Pacheco Valle" open space in City of Novato

Casitas Municipal Water District (2013) – successful acquisition of private water company in Ojai

Estimated Financing Requirements

Estimated Financing Requirements

Capital Costs	$20 M	$40 M	$60 M	$80 M
Debt Service	$1,330,000	$2,650,000	$3,960,000	$5,275,000
Operating	$1,000,000	$1,500,000	$2,000,000	$2,500,000
Total	$2,330,000	$4,150,000	$5,960,000	$7,775,000
Per Parcel*	$38.00	$67.00	$96.00	$125.00

* Assumes 62,470 Countywide parcels (residential, commercial, industrial, and undeveloped)

Hiring an Election/Financing Team

Hiring an Election/Financing Team

Bond Counsel (legal): **Jones Hall**, special legal counsel 100% focused on CA bond financings – to draft JPA Agreement, CFD resolutions and tax matters

Municipal Advisor (financial): **NHA Advisors**, municipal advisor, 100% focused on CA local agencies – to model tax rates, bond assumptions, financial projections

Special Tax Consultant: **TBD**, to prepare RMA

Polling/Messaging: **TBD**, to handle voter outreach

Establishing a Budget and Timeline

Establishing a Budget

City of Lakeport would engage all consultants, pay consultants with an upfront budget contribution from the proposed JPA members; **split evenly** among 3 agencies

Budget consists of the following **not-to-exceed** amounts:

- Jones Hall (legal): $25,000 (JPA formation) + $50,000 (CFD formation)
- NHA Advisors (financial): $50,000 (thru CFD formation/election)
- TBD (polling/messaging): $50,000
- TBD (special tax consultant): $50,000

Establishing a Timeline

Election can be held as a special mailed ballot election on non-regular State election dates – turnout and cost can be affected by date of election. If initial steps completed quickly, Mar. 2024 possible.

Estimate of Timing-Assuming November 2024 Election:

1) Hire Election/Financing Team and Fund (90 days) – by Jan. 2023

2) Form JPA – negotiating JPA Agreement (180 days) – by July 2023

3) Undertake Polling/Messaging (180 days) – by Jan. 2024

4) Form CFD and Call Election (180 days) – by July 2024 [Nov. Elec]

Establishing a Timeline (cont'd)

1) Hire Election/Financing Team and Fund (90 days)

- Assume Cities and County quickly agree on JPA/CFD plan and authorize funding
- Budgeted funds deposited with City of Lakeport

2) Form JPA – negotiating JPA Agreement (180 days)

- Assume 90–120 days to negotiate
- Assume 60 days for each governing body to agendize and approve

Establishing a Timeline (cont'd)

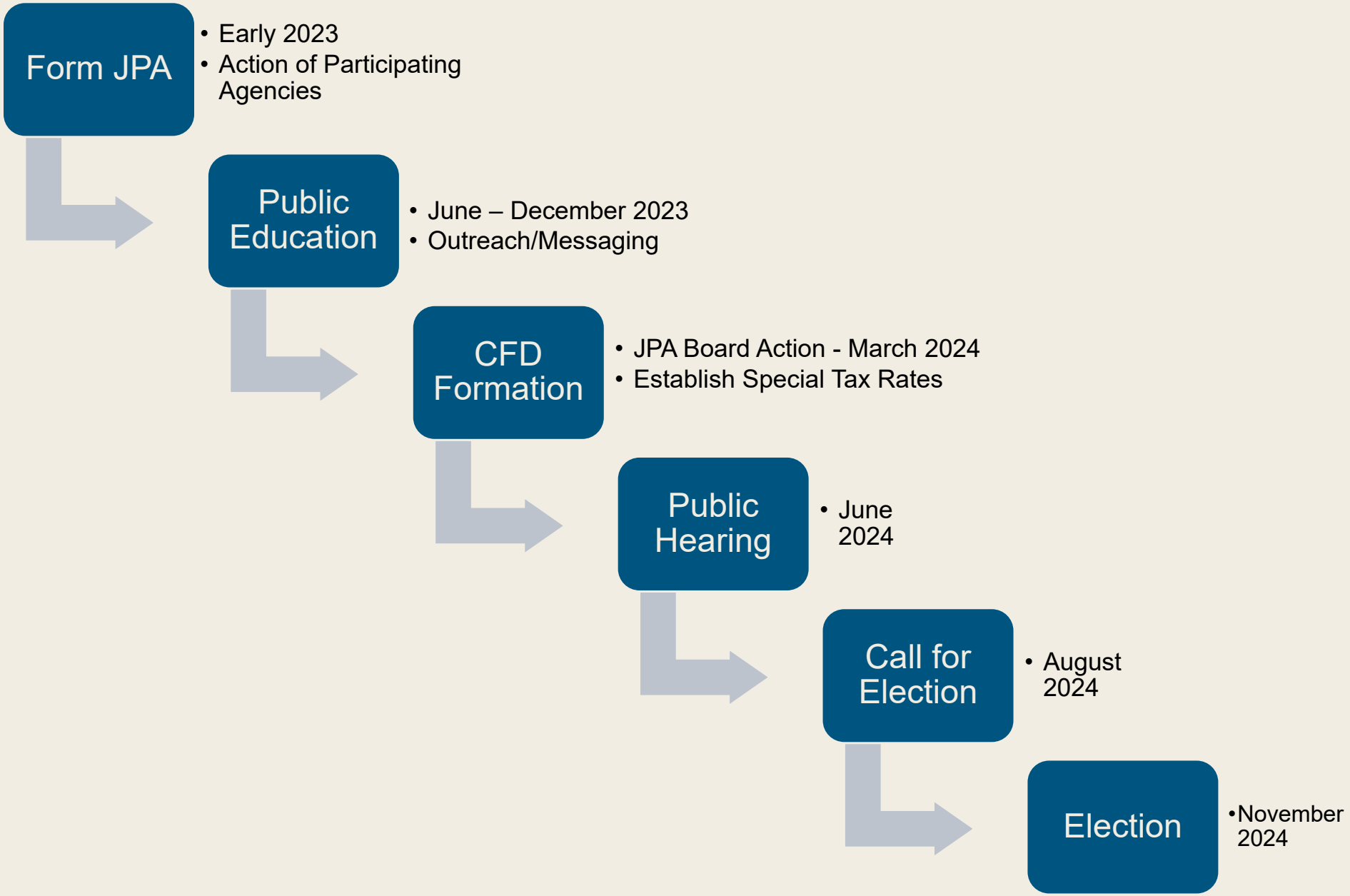
3) Undertake Polling (180 days from approval of JPA)

- Assume 90–120 days to undertake polling within communities
- Assume 60 days to present results of polling and obtain input from JPA

4) Form CFD – JPA establishes CFD and calls election (180 days from conclusion of polling)

- Assume 90-120 days to negotiate and agree upon special tax rates and facilities/services
- Mello-Roos Act requires two meetings (30-60 days apart) and election (90-180 days after)
- Community outreach / town hall meetings can be feathered-in, as desired
- Target November 5, 2024 – presidential/general election

Establishing a Timeline (cont'd)



Establishing a Timeline (cont'd)

Conclusion/Questions

Conclusion

Establishing a JPA and a CFD special taxing district would allow County-wide coordination and access to tax-base

JPA to consist of cities and County; 7-member board

Facilities/services and timeline to be finalized by JPA board

Budget of $225,000 anticipated to be sufficient to place measure on March or November 2024 County-wide election

If successful, additional operational details finalized

Questions?

Legal (Jones Hall)

Dave Fama

James Wawrzyniak

Financial (NHA Advisors)

Eric Scriven

Craig Hill

Rob Schmidt