City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Mike Pogge-Weaver, City Manager MPW

FROM: Jack Wardell, Director of Parks and Recreation JW

DATE: May 20, 2020

SUBJECT: Carroll Recreation Center Bond Referendum Discussion

The City has been considering making improvements to the Carroll Recreation Center for a number of years. This past year the City worked with RDG Planning and Design to develop an improvement plan for the Carroll Recreation Center.

At the December 8, 2019 meeting, the Council selected a plan to complete improvement projects of $13,382,791 that add a new gym, complete improvement and expansion to the pool and renovate the locker room. That plan called for conducting a referendum on two questions. The first would be issuing $5,620,000 in GO Bonds and the second would be to extend the L.O.S.T. for at least 20 years with the intent to use some of the L.O.S.T. proceeds to cover the remaining cost of the improvements. The Council desired at that time to move for a March 3, 2020 referendum.

At the December 23, 2019 meeting, staff updated the Council on discussions with the City's bonding counsel on placing the questions on a possible March 3, 2020 referendum. While the question on the G.O. Bond referendum could have been held in March, due to public notice requirements for a L.O.S.T. referendum the earliest an election could be held for a L.O.S.T. referendum at that time was September 8, 2020.

If the City were to hold an election on these two questions on September 8, 2020, the Council would need to take actions to call for that election by June 15, 2020. With the current uncertainty and economic situation surrounding COVID-19, staff would like the Council to discuss and provide direction on if they would like to proceed with a September 8th referendum or wait until at least March 2, 2021.

It should be noted that waiting has its own challenges. Based on past experiences, it would be reasonably expected that waiting will cause the costs for such a project to increase 5%. If that would occur, the project cost would increase from $13,382,791 to $14,051,930.

RECOMMENDATION: For the Mayor and City Council to discuss and provide direction to proceed with a referendum on the Carroll Recreation Center on September 8, 2020 or wait until at least March 2, 2020.

City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Mike Pogge-Weaver, City Manager

FROM: Jack Wardell, Director of Parks and Recreation

DATE: December 18, 2019

SUBJECT: Carroll Recreation Building Improvement Bonding Options

Since the December 9th Council meeting, staff has discussed this with the City's bonding counsel Kristin Cooper of Ahlers & Cooney. First, unlike most other special elections that have a required 46-day notice to the county auditor before an election can be held, L.O.S.T. (Local Option Sales Tax) elections require an 84-day notice to the county auditor before an election on L.O.S.T. can be held. Due to this requirement, an election on L.O.S.T. cannot be held in March 2020 at this point. The earliest a L.O.S.T. election can now be held would be September 8, 2020. Additionally, unlike in past years where an election could be held in November, special elections can now only be held in March and September due to the changes made by the legislature.

If the Council wishes to use L.O.S.T. collections to fund a portion of the Rec Center project as outlined in option A.1. There are a few ways the Council could proceed at this point. Two of the options includes:

1. Hold a bond election on March 3rd for $5,620,000 for improvements to the Rec Center and then hold a special election on September 8th to extend the L.O.S.T. for 20 years or no sunset with the intend to use some of the proceeds on improvements at the Rec Center.

2. On September 8th hold an election on both a question on bonding in the amount of $5,620,000 for improvements to the Rec Center and on the question of extending the L.O.S.T. for 20 years or no sunset with the intent to use some of the proceeds on improvements at the Rec Center.

All cities in Carroll County currently have adopted L.O.S.T. The City of Carroll is the only community in Carroll County that has a sunset for L.O.S.T. Out of the 1,372 L.O.S.T. jurisdictions in the state only 265 (19.3%) have a sunset provision and only 55 have no L.O.S.T.

Staff has had discussions with Al Oberlander, RDG Planning and Design of a timeframe with a September 8, 2020 vote. A summary of dates that could follow:

September 8, 2020 Vote

November 8, 2020	Complete Schematic Design
January 8, 2021	Complete Design Development
May 8, 2021	Complete Construction Documents
June 8, 2021	Bidding
July 1, 2021	Construction Contract is Signed and Start Construction*
	*Allows approximately 5 months to get building enclosed for winter
October 1, 2022	Open (assumes 15-month construction duration)

Based on the direction given by the Council on December 23rd, staff will work with bonding counsel to prepare final resolutions for council approval and consideration as early as the January 13, 2020 meeting.

RECOMMENDATION: For the Mayor and City Council review and provide direction. If the Council elects to proceed with the project, direction on which bonding option to proceed with and when to hold referendum is needed.

City of Carroll, Iowa

Rec Center Bonding Options

PFM Financial Advisors LLC
801 Grand Avenue, Suite 3300
Des Moines, IA 50309

Susanne Gerlach
(515) 724-5734
E-mail: gerlachs@pfm.com

December 6, 2019

Summary of Rec Center Bonding Options

Scenario	Year Issued	Term	Par Amount of Bonds	Total Interest	Capitalized Interest	Total Debt Service	Construction Proceeds	Maximum Levy Rate
Option A - GO Bonds 2021	**Series**	**Years**	**$ 12,755,000**	**$ 4,220,174**	**$ (182,323)**	**$ 16,792,851**	**$ 13,382,791**	**$1.75**
GO Bonds 2021A - Pool, Locker Room & Gym	Series 2021A	19.1	$ 12,755,000	$ 4,220,174	$ (182,323)	$ 16,792,851	$ 13,382,791	$1.75
Option A.1 - GO & GO LOST Bonds 2021	**Series**	**Years**	**$ 12,710,000**	**$ 3,962,878**	**$ (101,324)**	**$ 16,571,554**	**$ 13,382,791**	**$1.53**
GO 2021A - Pool	Series 2021A	19.1	$ 5,620,000	$ 1,821,522	$ (101,324)	$ 7,340,198	$ 6,411,017	$1.53
GO LOST 2021B - Locker Room & Gym	Series 2021B	19.1	$ 7,090,000	$ 2,141,356	$ -	$ 9,231,356	$ 6,971,774	N/A
Option B - GO 2021 & 2024	**Series**	**Years**	**$ 15,200,000**	**$ 5,431,884**	**$ (21,633)**	**$ 20,610,251**	**$ 15,919,393**	**$1.75**
GO Bonds 2021A - Locker Room & Gym	Series 2021A	19.1	$ 7,115,000	$ 2,264,764	$ (21,633)	$ 9,358,131	$ 6,971,774	$1.75
GO Bonds 2024A - Pool	Series 2024A	19.1	$ 8,085,000	$ 3,167,120	$ -	$ 11,252,120	$ 8,947,619	$1.75
Option B.1 - GO LOST 2021 / GO 2024	**Series**	**Years**	**$ 15,180,000**	**$ 4,988,979**	**$ -**	**$ 20,168,979**	**$ 15,919,393**	**$1.07**
GO LOST 2021A - Locker Room & Gym	Series 2021A	19.1	$ 7,095,000	$ 2,142,125	$ -	$ 9,237,125	$ 6,971,774	N/A
GO Bonds 2024A - Pool	Series 2024A	19.1	$ 8,085,000	$ 2,846,854	$ -	$ 10,931,854	$ 8,947,619	$1.07
Option C - GO 2021 & 2024	**Series**	**Years**	**$ 14,860,000**	**$ 5,271,118**	**$ (99,037)**	**$ 20,032,081**	**$ 15,504,162**	**$1.75**
GO Bonds 2021A - Locker Room & Pool	Series 2021A	19.1	$ 9,855,000	$ 3,320,559	$ (99,037)	$ 13,076,522	$ 9,606,065	$1.75
GO Bonds 2024A - Gym	Series 2024A	19.1	$ 5,005,000	$ 1,950,559	$ -	$ 6,955,559	$ 5,898,097	$1.75
Option C.1 - GO LOST 2021 / GO 2024	**Series**	**Years**	**$ 14,760,000**	**$ 4,650,515**	**$ -**	**$ 19,410,515**	**$ 15,504,162**	**$1.06**
GO LOST 2021A - Locker Room & Pool	Series 2021A	19.1	$ 9,755,000	$ 2,946,852	$ -	$ 12,701,852	$ 9,606,065	N/A
GO Bonds 2024A - Gym	Series 2024A	19.1	$ 5,005,000	$ 1,703,663	$ -	$ 6,708,663	$ 5,898,097	$1.06

Base Case: Proposed 2020A GO Bonds

- 2020A Bonds – Street Maintenance Building & Fire Truck
- No Rec Center Bonds

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CITY OF CARROLL, IOWA

Projection of Debt Service Levy & Tax Rate Impact

EXHIBIT 1

BASE CASE: Series 2020A - Street Improvements & Firetruck ONLY

TAX RATE IMPACT	
Fiscal Year 2020-21	$0.01
Fiscal Year 2021-22	($0.10)
Fiscal Year 2022-23	($0.36)
Fiscal Year 2023-24	($0.50)

					Abatements																	
										CIP	*CIP*	*Ref & Streets*	*Adv Ref 2008*	*CIP*	*CIP*	*CIP*	*Library & CIP*	*Str Imprvmt Fire Truck*				
										Outstanding Debt Issues												
Fiscal Year Payable	Total Tax Valuation	Taxable Value Growth	Tax Rate Per $1,000	Current Taxes Levied	LOST Revenues	(1) 2006 Ashwood TIF	Other Sources	TOTAL Resources	GO Series 2008	GO Series 2010A/13	GO Series 2014	GO Series 2015A	GO Series 2016A	GO Series 2016B	GO Note 2018A	GO Bonds 2018B	Proposed GO Bonds 2020A	Fiscal Fees	Other Uses	TOTAL Uses	Surplus (Deficit)	Ending Balance
2015 - 2016	505,407,544	(0.9%)	1.28846	651,197	399,730 *	34,318	35,328	1,120,573	170,953	236,293	308,848	0	386,070					2,500	1,746,128	2,850,790	(1,730,217)	95,412
2016 - 2017	507,314,135	0.4%	1.28762	653,228	352,736 *	32,207	21,996	1,060,167			312,170	179,990	268,933	298,745				2,500		1,062,337	(2,169)	93,243
2017 - 2018	515,496,419	1.6%	1.28014	659,908	379,255 *	32,883	51,135	1,123,181				283,828	262,210	340,058	205,491			2,000		1,093,586	29,595	122,838
2018 - 2019	550,295,467	6.8%	0.87898	483,699	400,694 *	34,738	17,140	936,270				281,228		292,223		397,035		1,000		971,485	(35,215)	87,622
2019 - 2020	565,809,838	2.8%	1.53008	865,734	415,812 *	31,605	25,372	1,338,523				282,978		294,523		529,360	232,327	2,000		1,341,187	(2,663)	84,959
2020 - 2021	559,931,607	(1.0%)	1.53745	860,870	467,786 *	31,605	27,809	1,388,070				284,400		291,498		526,295	284,077	1,800		1,388,070		84,959
2021 - 2022	568,922,466	1.6%	1.43447	816,100	414,709 *	31,605		1,262,414				290,080		298,060		532,895	139,579	1,800		1,262,414		84,959
2022 - 2023	561,999,202	(1.2%)	1.06947	601,040	414,709 *	31,605		1,047,354				285,180		299,070		323,825	137,479	1,800		1,047,354		84,959
2023 - 2024	569,981,197	1.4%	0.56467	321,849	414,709 *	31,605		768,163						299,720		326,288	140,355	1,800		768,163		84,959
2024 - 2025	562,234,313	(1.4%)	0.02811	15,806	414,709 *	31,605		462,120								323,415	138,105	600		462,120		84,959
2025 - 2026	567,831,964	1.0%	0.02721	15,454	414,709 *	31,605		461,768								325,375	135,793	600		461,768		84,959
2026 - 2027	573,510,283	1.0%	0.03431	19,679	414,709 *	31,605		465,993								327,000	138,393	600		465,993		84,959
2027 - 2028	579,245,386	1.0%	0.08632	49,999	414,709 *	0		464,709								323,290	140,819	600		464,709		84,959
2028 - 2029	585,037,840	1.0%	0.08256	48,301	414,709 *			463,010								324,413	137,997	600		463,010		84,959
2029 - 2030	590,888,218	1.0%	-0.15148	(89,509)	414,709 *			325,200								325,200				325,200		84,959
2030 - 2031	596,797,101	1.0%	-0.14922	(89,057)	414,709 *			325,653								325,653				325,653		84,959
2031 - 2032	602,765,072	1.0%	-0.14755	(88,939)	414,709 *			325,770								325,770				325,770		84,959
2032 - 2033	608,792,722	1.0%	-0.14645	(89,157)	414,709 *			325,553								325,553				325,553		84,959
2033 - 2034	614,880,650	1.0%	-0.67445	(414,709)	414,709 *																	84,959
2034 - 2035	621,029,456	1.0%	-0.66778	(414,709)	414,709 *																	84,959
2035 - 2036	627,239,751	1.0%	-0.66117	(414,709)	414,709 *																	84,959
2036 - 2037	633,512,148	1.0%	-0.65462	(414,709)	414,709 *																	84,959
2037 - 2038	639,847,270	1.0%	-0.64814	(414,709)	414,709 *																	84,959
																	1,624,922					

* - Reflects the 25% local option sales tax receipts plus some excess of the 75% portion.

** - Project is subject to voter approval.

(1) Incorporated TIF revenue from the Urban Renewal Area to abate a portion of the $515,000 General Obligation Capital Loan Notes, Series 2006

City of Carroll, Iowa

Proposed General Obligation Capital Loan Notes, Series 2020A

EXHIBIT 2

BASE CASE : *Series 2020A - Street Improvements & Firetruck ONLY*

Street Improvements & Fire Truck

SOURCES & USES

SOURCES	
Par Amount of Bonds	1,505,000.00
Accrued Interest	
Other Monies	
Total Sources	1,505,000.00
USES	
Deposit to Construction Account	1,450,000.00
Deposit to Reserve Account	
Capitalized Interest Account	0.00
Municipal Bond Insurance	
Underwriters' Discount ($7.50 per bond)	11,287.50
Costs of Issuance	43,500.00
Accrued Interest	
Rounding Amount	212.50
Total Uses	1,505,000.00
ASSUMPTIONS	
Dated Date	5/1/2020
Delivery Date	5/1/2020
First Interest Date	6/1/2020
First Principal Date	6/1/2020
Last Principal Date	6/1/2029

Arbitrage Yield	1.97373%
TIC	2.17351%
AIC	2.96877%
Average Life	4.03 Years

PROJECTS FINANCED:

Street Improvements	$ 1,000,000
Fire Truck	450,000
Reserved	-
Reserved	-
	$ 1,450,000

DEBT SERVICE SCHEDULE

	Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service
0.08	6/1/2020	230,000	1.670%	2,327	232,327	232,327
	12/1/2020			12,039	12,039	
1.08	6/1/2021	260,000	1.730%	12,039	272,039	284,077
	12/1/2021			9,790	9,790	
2.08	6/1/2022	120,000	1.750%	9,790	129,790	139,579
	12/1/2022			8,740	8,740	
3.08	6/1/2023	120,000	1.770%	8,740	128,740	137,479
	12/1/2023			7,678	7,678	
4.08	6/1/2024	125,000	1.800%	7,678	132,678	140,355
	12/1/2024			6,553	6,553	
5.08	6/1/2025	125,000	1.850%	6,553	131,553	138,105
	12/1/2025			5,396	5,396	
6.08	6/1/2026	125,000	1.920%	5,396	130,396	135,793
	12/1/2026			4,196	4,196	
7.08	6/1/2027	130,000	1.980%	4,196	134,196	138,393
	12/1/2027			2,909	2,909	
8.08	6/1/2028	135,000	2.090%	2,909	137,909	140,819
	12/1/2028			1,499	1,499	
9.08	6/1/2029	135,000	2.220%	1,499	136,499	137,997
	12/1/2029					
10.08	6/1/2030					
	12/1/2030					
11.08	6/1/2031					
	12/1/2031					
12.08	6/1/2032					
	12/1/2032					
13.08	6/1/2033					
	12/1/2033					
14.08	6/1/2034					
	12/1/2034					
15.08	6/1/2035					
	12/1/2035					
16.08	6/1/2036					
	12/1/2036					
17.08	6/1/2037					
	12/1/2037					
18.08	6/1/2038					
	12/1/2038					
19.08	6/1/2039					
	12/1/2039					
		1,505,000		119,922	1,624,922	1,624,922

Scale : MMD Aaa as of 12-03-2019 + Aa2/BQ credit + 50 bps timing

Scenario A-1: Funded by 2021A GO & 2021B GO LOST

- 2021A GO Bonds – Rec Center Pool
- 2021B GO LOST Bonds –Rec Center Locker Room & Gym

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CITY OF CARROLL, IOWA

Projection of Debt Service Levy & Tax Rate Impact

OPTION A-1: Rec Center - All Projects Funded in 2021

Pool = Funded by GO Bonds (2021A)

Locker Room/Gym = Funded by GO Local Option Sale Tax (2021B)

EXHIBIT 1

Series 2020A - Street Improvements & Firetruck

GO Series 2021A - Rec Center Pool

GO LOST Series 2021B - Rec Center Locker Room & Gym

TAX RATE IMPACT	
Fiscal Year 2020-21	$0.01
Fiscal Year 2021-22	$0.00
Fiscal Year 2022-23	($0.12)
Fiscal Year 2023-24	($0.13)

					Abatements					Outstanding Debt Issues															
										CIP	*CIP*	*Ref & Streets*	*Adv Ref 2008*	*CIP*	*CIP*	*CIP*	*Library & CIP*	*Str Imprvmt Fire Truck*	*Rec Center** Pool**					
Fiscal Year Payable	Total Tax Valuation	Taxable Value Growth	Tax Rate Per $1,000	Current Taxes Levied	LOST Revenues	(1) 2006 Ashwood TIF	Other Sources	TOTAL Resources	GO Series 2008	GO Series 2010A/13	GO Series 2014	GO Series 2015A	GO Series 2016A	GO Series 2016B	GO Note 2018A	GO Bonds 2018B	Proposed GO Bonds 2020A	Proposed GO Series 2021A	Fiscal Fees	Other Uses	TOTAL Uses	Surplus (Deficit)	Ending Balance
2015 - 2016	505,407,544	(0.9%)	1.28846	651,197	399,730 *	34,318	35,328	1,120,573	170,953	236,293	308,848	0	386,070						2,500	1,746,128	2,850,790	(1,730,217)	95,412
2016 - 2017	507,314,135	0.4%	1.28762	653,228	352,736 *	32,207	21,996	1,060,167			312,170	179,990	268,933	298,745					2,500		1,062,337	(2,169)	93,243
2017 - 2018	515,496,419	1.6%	1.28014	659,908	379,255 *	32,883	51,135	1,123,181				283,828	262,210	340,058	205,491				2,000		1,093,586	29,595	122,838
2018 - 2019	550,295,467	6.8%	0.87898	483,699	400,694 *	34,738	17,140	936,270				281,228		292,223		397,035			1,000		971,485	(35,215)	87,622
2019 - 2020	565,809,838	2.8%	1.53008	865,734	415,812 *	31,605	25,372	1,338,523				282,978		294,523		529,360	232,327		2,000		1,341,187	(2,663)	84,959
2020 - 2021	559,931,607	(1.0%)	1.53745	860,870	467,786 *	31,605	27,809	1,388,070				284,400		291,498		526,295	284,077		1,800		1,388,070		84,959
2021 - 2022	568,922,466	1.6%	1.53878	875,445	414,709 *	31,605		1,321,759				290,080		298,060		532,895	139,579	58,145	3,000		1,321,759		84,959
2022 - 2023	561,999,202	(1.2%)	1.42250	799,442	414,709 *	31,605		1,245,756				285,180		299,070		323,825	137,479	197,202	3,000		1,245,756		84,959
2023 - 2024	569,981,197	1.4%	1.29594	738,660	414,709 *	31,605		1,184,974						299,720		326,288	140,355	416,212	2,400		1,184,974		84,959
2024 - 2025	562,234,313	(1.4%)	0.76982	432,818	414,709 *	31,605		879,132								323,415	138,105	415,812	1,800		879,132		84,959
2025 - 2026	567,831,964	1.0%	0.76063	431,910	414,709 *	31,605		878,224								325,375	135,793	415,257	1,800		878,224		84,959
2026 - 2027	573,510,283	1.0%	0.75918	435,395	414,709 *	31,605		881,709								327,000	138,393	414,517	1,800		881,709		84,959
2027 - 2028	579,245,386	1.0%	0.81094	469,731	414,709 *	0		884,440								323,290	140,819	418,532	1,800		884,440		84,959
2028 - 2029	585,037,840	1.0%	0.79761	466,631	414,709 *			881,340								324,413	137,997	417,130	1,800		881,340		84,959
2029 - 2030	590,888,218	1.0%	0.55363	327,131	414,709 *			741,840								325,200		415,440	1,200		741,840		84,959
2030 - 2031	596,797,101	1.0%	0.55370	330,447	414,709 *			745,156								325,653		418,303	1,200		745,156		84,959
2031 - 2032	602,765,072	1.0%	0.54380	327,784	414,709 *			742,493								325,770		415,523	1,200		742,493		84,959
2032 - 2033	608,792,722	1.0%	0.54077	329,214	414,709 *			743,923								325,553		417,171	1,200		743,923		84,959
2033 - 2034	614,880,650	1.0%	0.00659	4,053	414,709 *			418,762										418,162	600		418,762		84,959
2034 - 2035	621,029,456	1.0%	0.00692	4,295	414,709 *			419,004										418,404	600		419,004		84,959
2035 - 2036	627,239,751	1.0%	0.00627	3,935	414,709 *			418,644										418,044	600		418,644		84,959
2036 - 2037	633,512,148	1.0%	0.00523	3,315	414,709 *			418,024										417,424	600		418,024		84,959
2037 - 2038	639,847,270	1.0%	0.00352	2,252	414,709 *			416,961										416,361	600		416,961		84,959
2038 - 2039	646,245,742	1.0%	0.00108	700	414,709 *			415,409										414,809	600		415,409		84,959
																	1,624,922	7,340,198					

* - Reflects the 25% local option sales tax receipts plus some excess of the 75% portion.

** - Project is subject to voter approval.

(1) Incorporated TIF revenue from the Urban Renewal Area to abate a portion of the $515,000 General Obligation Capital Loan Notes, Series 2006

City of Carroll, Iowa

Proposed G. O. Capital Loan Notes, Series 2021A

EXHIBIT 2

Option A-1: Pool Funded with GO Bonds (2021A)

Recreation Center Pool

SOURCES & USES

SOURCES	
Par Amount of Bonds	5,620,000.00
Accrued Interest	
Cash Contribution (LOST)	1,000,000.00
Total Sources	6,620,000.00
USES	
Deposit to Construction Account	6,411,017.00
Deposit to Reserve Account	
Capitalized Interest Account	101,323.70
Municipal Bond Insurance	
Underwriters' Discount ($10.00 per bond)	56,200.00
Costs of Issuance	48,560.00
Accrued Interest	
Rounding Amount	2,899.30
Total Uses	6,620,000.00
ASSUMPTIONS	
Dated Date	5/1/2021
Delivery Date	5/1/2021
First Interest Date	12/1/2021
First Principal Date	6/1/2022
Last Principal Date	6/1/2040

Arbitrage Yield	2.77215%
TIC	2.87607%
AIC	2.96699%
Average Life	11.61 Years

PROJECTS FINANCED:	
Rec Cntr Pool	$ 6,411,017
Reserved	-
Reserved	-
Reserved	-
	$ 6,411,017

DEBT SERVICE SCHEDULE

	Date	Principal	Coupon	Interest	Debt Service	Capitalized Interest	Annual Debt Service
	12/1/2021			85,868	85,868	(85,868)	0
1.08	6/1/2022	0	1.920%	73,601	73,601	(15,456)	58,145
	12/1/2022			73,601	73,601		
2.08	6/1/2023	50,000	1.980%	73,601	123,601		197,202
	12/1/2023			73,106	73,106		
3.08	6/1/2024	270,000	2.000%	73,106	343,106		416,212
	12/1/2024			70,406	70,406		
4.08	6/1/2025	275,000	2.020%	70,406	345,406		415,812
	12/1/2025			67,628	67,628		
5.08	6/1/2026	280,000	2.050%	67,628	347,628		415,257
	12/1/2026			64,758	64,758		
6.08	6/1/2027	285,000	2.100%	64,758	349,758		414,517
	12/1/2027			61,766	61,766		
7.08	6/1/2028	295,000	2.170%	61,766	356,766		418,532
	12/1/2028			58,565	58,565		
8.08	6/1/2029	300,000	2.230%	58,565	358,565		417,130
	12/1/2029			55,220	55,220		
9.08	6/1/2030	305,000	2.340%	55,220	360,220		415,440
	12/1/2030			51,652	51,652		
10.08	6/1/2031	315,000	2.470%	51,652	366,652		418,303
	12/1/2031			47,761	47,761		
11.08	6/1/2032	320,000	2.610%	47,761	367,761		415,523
	12/1/2032			43,585	43,585		
12.08	6/1/2033	330,000	2.730%	43,585	373,585		417,171
	12/1/2033			39,081	39,081		
13.08	6/1/2034	340,000	2.870%	39,081	379,081		418,162
	12/1/2034			34,202	34,202		
14.08	6/1/2035	350,000	2.960%	34,202	384,202		418,404
	12/1/2035			29,022	29,022		
15.08	6/1/2036	360,000	2.950%	29,022	389,022		418,044
	12/1/2036			23,712	23,712		
16.08	6/1/2037	370,000	2.990%	23,712	393,712		417,424
	12/1/2037			18,180	18,180		
17.08	6/1/2038	380,000	3.040%	18,180	398,180		416,361
	12/1/2038			12,404	12,404		
18.08	6/1/2039	390,000	3.090%	12,404	402,404		414,809
	12/1/2039			6,379	6,379		
19.08	6/1/2040	405,000	3.150%	6,379	411,379		417,758
	12/1/2040						
20.08	6/1/2041						
		5,620,000		1,821,522	7,441,522	(101,324)	7,340,198

Scale : MMD Aaa as of 12-03-2019 + Aa2/BQ credit + 75 bps timing

City of Carroll, Iowa

Proposed G. O. Local Option Sales Tax Bonds, Series 2021B

EXHIBIT 3

Option A-1: Locker Room & Gym Funded by GO LOST (2021B)

East Locker Room & Gym

SOURCES & USES

SOURCES	
Par Amount of Notes	7,090,000.00
Cash on Hand	
Premium	
Total Sources	7,090,000.00
USES	
Deposit to Construction Account	6,971,774.00
Deposit to Reserve Account	
Capitalized Interest Account	(0.00)
Municipal Bond Insurance	0.00
Underwriters' Discount ($10.00 per bond)	70,900.00
Costs of Issuance	44,440.00
Accrued Interest	
Rounding Amount	2,886.00
Total Uses	7,090,000.00
ASSUMPTIONS	
Dated Date	5/1/2021
Delivery Date	5/1/2021
First Interest Date	12/1/2021
First Principal Date	6/1/2022
Last Principal Date	6/1/2040

Yield Calculations:

Arbitrage Yield	2.76180%
TIC	2.87267%
AIC	2.94296%
Average Life	10.85 Years

PROJECTS FINANCED:

Rec Cntr Locker Rooms & E Gym	$ 6,971,774
Reserved	-
Reserved	-
Reserved	-
	$ 6,971,774

DEBT SERVICE SCHEDULE

	Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service
	12/1/2021			106,235	106,235	
1.1	6/1/2022	280,000	1.920%	91,059	371,059	477,293
	12/1/2022			88,371	88,371	
2.1	6/1/2023	310,000	1.980%	88,371	398,371	486,741
	12/1/2023			85,302	85,302	
3.1	6/1/2024	315,000	2.000%	85,302	400,302	485,603
	12/1/2024			82,152	82,152	
4.1	6/1/2025	320,000	2.020%	82,152	402,152	484,303
	12/1/2025			78,920	78,920	
5.1	6/1/2026	330,000	2.050%	78,920	408,920	487,839
	12/1/2026			75,537	75,537	
6.1	6/1/2027	335,000	2.100%	75,537	410,537	486,074
	12/1/2027			72,020	72,020	
7.1	6/1/2028	340,000	2.170%	72,020	412,020	484,039
	12/1/2028			68,331	68,331	
8.1	6/1/2029	350,000	2.230%	68,331	418,331	486,661
	12/1/2029			64,428	64,428	
9.1	6/1/2030	360,000	2.340%	64,428	424,428	488,856
	12/1/2030			60,216	60,216	
10.1	6/1/2031	365,000	2.470%	60,216	425,216	485,432
	12/1/2031			55,708	55,708	
11.1	6/1/2032	375,000	2.610%	55,708	430,708	486,417
	12/1/2032			50,815	50,815	
12.1	6/1/2033	385,000	2.730%	50,815	435,815	486,629
	12/1/2033			45,559	45,559	
13.1	6/1/2034	395,000	2.870%	45,559	440,559	486,119
	12/1/2034			39,891	39,891	
14.1	6/1/2035	405,000	2.960%	39,891	444,891	484,782
	12/1/2035			33,897	33,897	
15.1	6/1/2036	420,000	2.950%	33,897	453,897	487,794
	12/1/2036			27,702	27,702	
16.1	6/1/2037	430,000	2.990%	27,702	457,702	485,404
	12/1/2037			21,274	21,274	
17.1	6/1/2038	445,000	3.040%	21,274	466,274	487,547
	12/1/2038			14,510	14,510	
18.1	6/1/2039	460,000	3.090%	14,510	474,510	489,019
	12/1/2039			7,403	7,403	
19.1	6/1/2040	470,000	3.150%	7,403	477,403	484,805
	12/1/2040					
20.1	6/1/2041					
		7,090,000		2,141,356	9,231,356	9,231,356

Scale : MMD Aaa as of 12-03-2019 + Aa2/BQ credit + 75 bps timing

City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Mike Pogge-Weaver, City Manager MPW

FROM: Jack Wardell, Director of Parks and Recreation JW

DATE: December 4, 2019

SUBJECT: Carroll Recreation Building Improvement Plan Discussion

Al Oberlander with RDG reviewed the Carroll Recreation Center Building Improvement Plan with the Carroll City Council on November 25, 2019.

Recreation Center Project Phasing Options with Project Construction Costs:
(Considerations)

Option A: Entire Project in 2021
(Total Construction Cost $13,382,791)
- $13,382,791 Locker Room, Gym and Pool Construction Cost in 2021

Option B Locker Room and Gym in 2021 – Pool in 2024
(Total Construction Cost $15,919,393)
- $6,971,774 Locker Room and Gym Construction Cost in 2021
- $8,947,619 Bond for Pool Construction Cost in 2024

Option C Locker Room and Pool 2021 – Gym 2024
(Total Construction Cost $15,504,162)
- $9,606,065 Locker Room and Pool Construction Cost in 2021
- $5,898,097 Gym Construction Cost in 2024

The Council should review the plans and have a discussion on proceeding as a phased project or as a single project. Staff is discussing the project with Susanne Gerlach at PFM and may have additional information from her at the meeting.

RECOMMENDATION: For the Mayor and City Council review and provide additional direction to staff.

attachments (2)

Rec Center Projected Construction Costs
Based on RDG Cost Estimates

Annual Inflation Rate 5%

	Full Rec Center Project	Locker Rooms Only	Gym Only	Pool Only	Cost to Complete as Separate Projects
2020	$ 12,745,515	$ 1,787,405	$ 4,852,379	$ 7,361,228	$ 14,001,013
2021	$ 13,382,791	$ 1,876,776	$ 5,094,998	$ 7,729,290	$ 14,701,064
2022	$ 14,051,930	$ 1,970,614	$ 5,349,748	$ 8,115,754	$ 15,436,117
2023	$ 14,754,527	$ 2,069,145	$ 5,617,236	$ 8,521,542	$ 16,207,923
2024	$ 15,492,253	$ 2,172,602	$ 5,898,097	$ 8,947,619	$ 17,018,319
2025	$ 16,266,866	$ 2,281,232	$ 6,193,002	$ 9,395,000	$ 17,869,235
2026	$ 17,080,209	$ 2,395,294	$ 6,502,652	$ 9,864,750	$ 18,762,696

RDg...
PLANNING • DESIGN

1869 Carroll 2019
150 YEARS

Carroll Recreation Center Building Improvements

Parks & Recreation Department
Carroll, Iowa

Carroll City Council Meeting

November 25, 2019

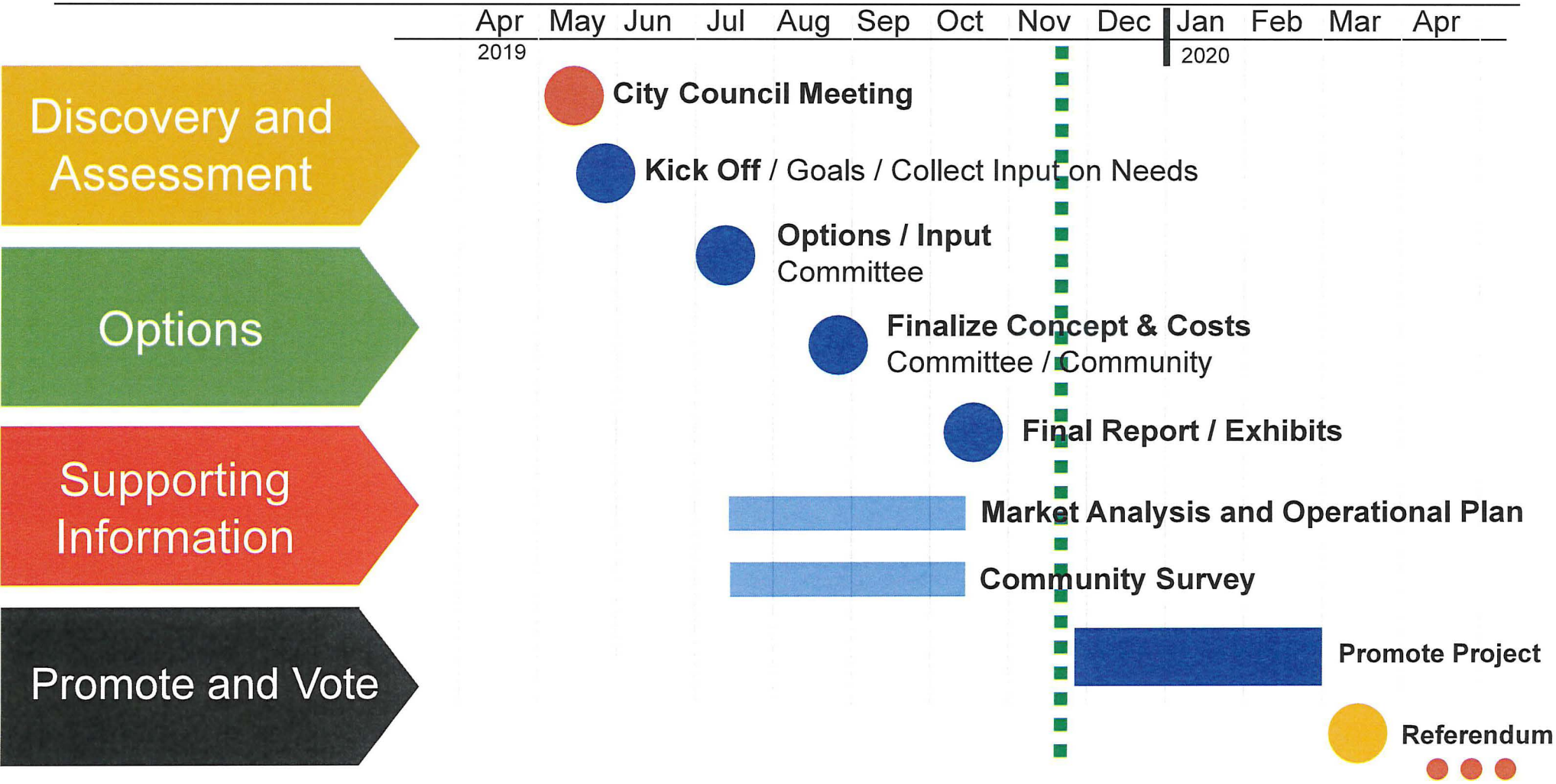
CRC

City of Carroll – Recreation Center > Agenda

- Review Schedule
- Review Program Spaces / Cost Estimate
- Review Floor Plan Concepts
- Review Renderings
  - Aquatics
  - Gymnasium Addition
  - Exterior
- Review Operational Plan / Report
- Review Survey Results / Report
- Next steps, working towards Spring Bond Referendum

Schedule

City of Carroll – Recreation Center > Schedule



Program Spaces and Costs

City of Carroll – Recreation Center > Spaces & Costs

Building Construction

90% Net to Gross Ratio

SPACE NEEDS for PROPOSED FACILTY PROGRAM

Community Recreation Center

	Description	Qty	Occ	Occ Factor	SF-EA	Net SF	Unit Cost	Extension
1	**REMODELING**							$ 1,181,460
	Lockers					3,642		
101	Men's General Locker Room	1			1,525	1,525	$ 230	$ 350,750
102	Women's General Locker Room	1			1,525	1,525	$ 230	$ 350,750
103	Family Change Rooms	4	4	27	108	432	$ 230	$ 99,360
104	Universal Lockers	2	20	4	80	160	$ 200	$ 32,000
	Corridor and Games Area					2,180		
105	Games Area	1	-	-	1,460	1,460	$ 150	$ 219,000
106	Wet Classroom	1			530	530	$ 180	$ 95,400
107	Lifeguard Office	1			190	190	$ 180	$ 34,200
108	Corridor	1			0	0	$ 100	$ -
2	**POOL**					21,701		$ 4,984,000
201	Pool Tanks, Spray Pad, Piping, Systems,Features, Conc Deck, Elec	1			1	1	$ 2,300,000	$ 2,300,000
202	New Pool Building Enclosure	1	-	-	7,100	7,100	$ 200	$ 1,420,000
203	New Pool Equipment Room	1	-	-	800	800	$ 200	$ 160,000
204	New Pool Storage	1	-	-	0	0	$ 200	$ -
205	Remodel Existing Pool Enclosure (mech, elec, tile, ceiling, paint)	1	-	-	13,800	13,800	$ 80	$ 1,104,000
3	**GYM & OFFICES**					17,170		$ 3,096,500
301	1 Court Recreation Gymnasium	1	-	-	7,600	7,600	$ 180	$ 1,368,000
302	Gymnasium Storage	1	-	-	570	570	$ 150	$ 85,500
303	Jogging/Walking Track	1	-	-	5,600	5,600	$ 130	$ 728,000
304	Reinforce existing gym structure for suspended track	1						$ 200,000
305	New openings and paint in existing gym	1						$ 100,000
306	New Corridor at East End of Building	1	-	-	1,650	1,650	$ 200	$ 330,000
307	New Elevator	1	-	-	150	150	$ 400	$ 60,000
308	Move offices and control desk to west entrance	1	-	-	1,600	1,600	$ 100	$ 160,000
309	AC for existing gym							$ 65,000
	Subtotal (Net Square Feet)					44,693		$9,261,960
	Aggregate area required for walls, mechanical, janitor closets, IT systems, etc.					4,966	$ 240	$ 1,191,813
						49,659		
	Building Area (Gross Square Feet) & BUILDING CONSTRUCTION COST						$ 211	$ 10,453,773

City of Carroll – Recreation Center > Spaces & Costs

8 OWNER COSTS		
Site Costs		
Parking (not included)	$	-
Site Excavation, Storm Water, Erosion Control	$	90,000
Site Utilities (does not include elec and gas)	$	70,000
Walks	$	35,000
Site Lighting	$	35,000
Site Signage (not included)	$	-
Final Grading, Sod, Seed, and Landscape	$	50,000
Soft Costs		
Survey, Geotechnical, Construction Testing	$	50,000
Permitting	$	20,000
Furniture and Movable Equipment		
Movable Equipment	$	100,000
Design Fees and Expenses (7%)	$	751,364
Misc.	$	-
Contingency (10%)	$	1,090,377
Total Owner / Soft Costs	$	2,291,741
TOTAL PROBABLE PROJECT COST (TPC) - 2020 Dollars*	**$**	**12,745,515**

NOTES:

No work in existing building theatre, corridors, restrooms, cardio, racquetball, or multi-purpose rooms.
Includes HVAC upgrades for existing pool, gym, locker rooms, and remodeled area for offices and activity room.
Does not include new roofing, windows, nor replacement of exterior metal panels.
Does not include any outdoor patio adjacent to indoor pool.

City of Carroll – Recreation Center > Locker Room Renovation

Building Construction

85% Net to Gross Ratio

SPACE NEEDS for PROPOSED FACILTY PROGRAM

Community Recreation Center

	Description	Qty	Occ	Occ Factor	SF-EA	Net SF	Unit Cost	Extension
1	**REMODELING**							$ 1,181,460
	Lockers					3,642		
101	Men's General Locker Room	1			1,525	1,525	$ 230	$ 350,750
102	Women's General Locker Room	1			1,525	1,525	$ 230	$ 350,750
103	Family Change Rooms	4	4	27	108	432	$ 230	$ 99,360
104	Universal Lockers	2	20	4	80	160	$ 200	$ 32,000
	Corridor and Games Area					2,180		
105	Games Area	1	-	-	1,460	1,460	$ 150	$ 219,000
106	Wet Classroom	1			530	530	$ 180	$ 95,400
107	Lifeguard Office	1			190	190	$ 180	$ 34,200
108	Corridor	1			0	0	$ 100	$ -
	Subtotal (Net Square Feet)					5,822		$1,181,460
	Aggregate area required for walls, mechanical, janitor closets, IT systems					1,027	$ 240	$ 246,579
						6,849		
	Building Area (Gross Square Feet) & BUILDING CONSTRUCTION COST						$ 208	$ 1,428,039
8	**OWNER COSTS**							
	Site Costs							
	Parking (not included)							$ -
	Site Excavation, Storm Water, Erosion Control							
	Site Utilities (does not include elec and gas)							
	Walks							
	Site Lighting							
	Site Signage (not included)							$ -
	Final Grading, Sod, Seed, and Landscape							$ -
	Soft Costs							
	Survey, Geotechnical, Construction Testing							$ 1,000
	Permitting							$ 5,000
	Furniture and Movable Equipment							
	Movable Equipment							$ 25,000
	Design Fees and Expenses (7%)							$ 99,963
	Misc.							$ 75,000
	Contingency (10%)							$ 153,404
	Total Owner / Soft Costs							$ 359,367
	TOTAL PROBABLE PROJECT COST (TPC) - 2020 Dollars*							$ 1,787,405

City of Carroll – Recreation Center > Aquatics Renovation & Addition

Building Construction

85% Net to Gross Ratio

SPACE NEEDS for PROPOSED FACILTY PROGRAM

Community Recreation Center

	Description	Qty	Occ	Occ Factor	SF-EA	Net SF	Unit Cost	Extension
2	**POOL**					**21,701**		**$ 4,984,000**
201	Pool Tanks, Spray Pad, Piping, Systems,Features, Conc Deck, Elec	1			1	1	$ 2,300,000	$ 2,300,000
202	New Pool Building Enclosure	1	-	-	7,100	7,100	$ 200	$ 1,420,000
203	New Pool Equipment Room	1	-	-	800	800	$ 200	$ 160,000
204	New Pool Storage	1	-	-	0	0	$ 200	$ -
205	Remodel Existing Pool Enclosure (mech, elec, tile, ceiling, paint)	1	-	-	13,800	13,800	$ 80	$ 1,104,000
	Subtotal (Net Square Feet)					**21,701**		**$4,984,000**
	Aggregate area required for walls, mechanical, janitor closets, IT systems,					**3,830**	$ 240	$ 919,101
						25,531		
	Building Area (Gross Square Feet) & BUILDING CONSTRUCTION COST						**$ 231**	**$ 5,903,101**
8	**OWNER COSTS**							
	Site Costs							
	Parking (not included)							$ -
	Site Excavation, Storm Water, Erosion Control							$ 45,000
	Site Utilities (does not include elec and gas)							$ 45,000
	Walks							$ 10,000
	Site Lighting							$ 5,000
	Site Signage (not included)							$ -
	Final Grading, Sod, Seed, and Landscape							$ 25,000
	Soft Costs							
	Survey, Geotechnical, Construction Testing							$ 30,000
	Permitting							$ 10,000
	Furniture and Movable Equipment							
	Movable Equipment							$ 35,000
	Design Fees and Expenses (7%)							$ 422,317
	Misc.							$ 200,000
	Contingency (10%)							$ 630,810
	Total Owner / Soft Costs							$ 1,458,127
	TOTAL PROBABLE PROJECT COST (TPC) - 2020 Dollars*							**$ 7,361,228**

City of Carroll – Recreation Center > Gymnasium & Offices Renovation & Addition

Building Construction

85% Net to Gross Ratio

SPACE NEEDS for PROPOSED FACILTY PROGRAM

Community Recreation Center

	Description	Qty	Occ	Occ Factor	SF-EA	Net SF	Unit Cost	Extension
3	**GYM & OFFICES**					17,170		$ 3,096,500
301	1 Court Recreation Gymnasium	1	-	-	7,600	7,600	$ 180	$ 1,368,000
302	Gymnasium Storage	1	-	-	570	570	$ 150	$ 85,500
303	Jogging/Walking Track	1	-	-	5,600	5,600	$ 130	$ 728,000
304	Reinforce existing gym structure for suspended track	1						$ 200,000
305	New openings and paint in existing gym	1						$ 100,000
306	New Corridor at East End of Building	1	-	-	1,650	1,650	$ 200	$ 330,000
307	New Elevator	1	-	-	150	150	$ 400	$ 60,000
308	Move offices and control desk to west entrance	1	-	-	1,600	1,600	$ 100	$ 160,000
309	AC for existing gym							$ 65,000
	Subtotal (Net Square Feet)					17,170		$3,096,500
	Aggregate area required for walls, mechanical, janitor closets, IT systems					3,030	$ 240	$ 727,200
						20,200		
	Building Area (Gross Square Feet) & BUILDING CONSTRUCTION COST						$ 189	$ 3,823,700

8	**OWNER COSTS**	
	Site Costs	
	Parking (not included)	$ -
	Site Excavation, Storm Water, Erosion Control	$ 45,000
	Site Utilities (does not include elec and gas)	$ 25,000
	Walks	$ 25,000
	Site Lighting	$ 25,000
	Site Signage (not included)	$ -
	Final Grading, Sod, Seed, and Landscape	$ 25,000
	Soft Costs	
	Survey, Geotechnical, Construction Testing	$ 20,000
	Permitting	$ 5,000
	Furniture and Movable Equipment	
	Movable Equipment	$ 40,000
	Design Fees and Expenses (7%)	$ 277,809
	Misc.	$ 125,000
	Contingency (10%)	$ 415,870
	Total Owner / Soft Costs	$ 1,028,679
	TOTAL PROBABLE PROJECT COST (TPC) - 2020 Dollars*	$ 4,852,379

Projects Completed Separately	$ 14,001,013
	$ 1,255,498

City of Carroll – Recreation Center > Spaces & Costs – NEW BUILD

Building Construction

90% Net to Gross Ratio

SPACE NEEDS for PROPOSED FACILTY PROGRAM

Community Recreation Center - NEW

	Description	Qty	Occ	Occ Factor	SF-EA	Net SF	Unit Cost	Extension
1	**REMODELING**							$ 1,418,750
	Lockers					3,642		
101	Men's General Locker Room	1			1,525	1,525	$ 275	$ 419,375
102	Women's General Locker Room	1			1,525	1,525	$ 275	$ 419,375
103	Family Change Rooms	4	4	27	108	432	$ 250	$ 108,000
104	Universal Lockers	2	20	4	80	160	$ 225	$ 36,000
	Corridor and Games Area					2,180		
105	Games Area	1	-	-	1,460	1,460	$ 200	$ 292,000
106	Wet Classroom	1			530	530	$ 200	$ 106,000
107	Lifeguard Office	1			190	190	$ 200	$ 38,000
108	Corridor	1			0	0	$ 150	$ -
2	**POOL**					29,601		$ 9,700,000
201	Pool Tanks, Spray Pad, Piping, Systems,Features, Conc Deck, Elec	1			1	1	$ 3,500,000	$ 3,500,000
202	New Pool Building Enclosure	1	-	-	15,000	15,000	$ 400	$ 6,000,000
203	New Pool Equipment Room	1	-	-	800	800	$ 250	$ 200,000
204	New Pool Storage	1	-	-	0	0	$ 200	$ -
205	Remodel Existing Pool Enclosure (mech, elec, tile, ceiling, paint)	1	-	-	13,800	13,800	$ -	$ -
3	**GYM & OFFICES**					17,170		$ 3,832,250
301	1 Court Recreation Gymnasium	1	-	-	7,600	7,600	$ 200	$ 1,520,000
302	Gymnasium Storage	1	-	-	570	570	$ 175	$ 99,750
303	Jogging/Walking Track	1	-	-	5,600	5,600	$ 200	$ 1,120,000
304	Reinforce existing gym structure for suspended track	1						$ 200,000
305	New openings and paint in existing gym	1						$ 100,000
306	New Corridor at East End of Building	1	-	-	1,650	1,650	$ 250	$ 412,500
307	New Elevator	1	-	-	150	150	$ 400	$ 60,000
308	Move offices and control desk to west entrance	1	-	-	1,600	1,600	$ 200	$ 320,000
309	AC for existing gym							
	Subtotal (Net Square Feet)					52,593		$14,951,000
	Aggregate area required for walls, mechanical, janitor closets, IT systems, e					5,844	$ 240	$ 1,402,480
						58,437		
	Building Area (Gross Square Feet) & BUILDING CONSTRUCTION COST						$ 280	$ 16,353,480

City of Carroll – Recreation Center > Spaces & Costs

8	**OWNER COSTS**		
	Site Costs	$	300,000
	Parking	$	150,000
	Site Excavation, Storm Water, Erosion Control	$	100,000
	Site Utilities (does not include elec and gas)	$	75,000
	Walks	$	50,000
	Site Lighting	$	-
	Site Signage (not included)	$	75,000
	Final Grading, Sod, Seed, and Landscape		
	Soft Costs		
	Survey, Geotechnical, Construction Testing	$	75,000
	Permitting	$	35,000
	Furniture and Movable Equipment		
	Movable Equipment	$	100,000
	Design Fees and Expenses (7%)	$	1,197,244
	Misc.	$	-
	Contingency (10%)	$	1,701,348
	Total Owner / Soft Costs	$	3,858,592
	TOTAL PROBABLE PROJECT COST (TPC) - 2020 Dollars*	**$**	**20,212,072**

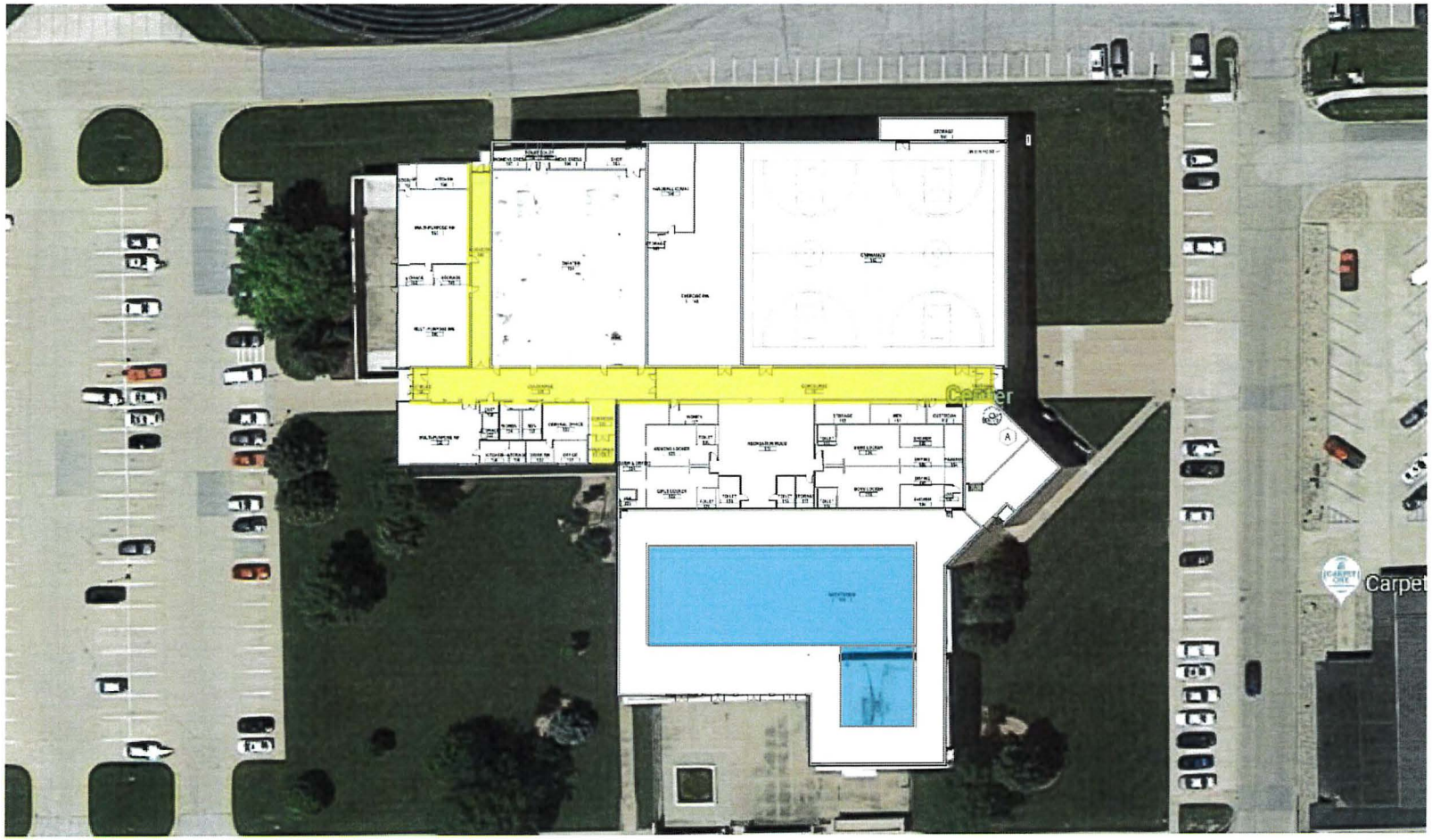
NOTES:

There are many variables with translating this project into 'New Construction' that would have to be considered:

- Cost of land
- Building configuration
- New Aquatics, overall, will be the most expensive spaces
- Exterior 'Skin' and overall type of construction
- Overall Program

Floor Plan Concepts

City of Carroll – Recreation Center > Existing Floor Plan / Site Plan



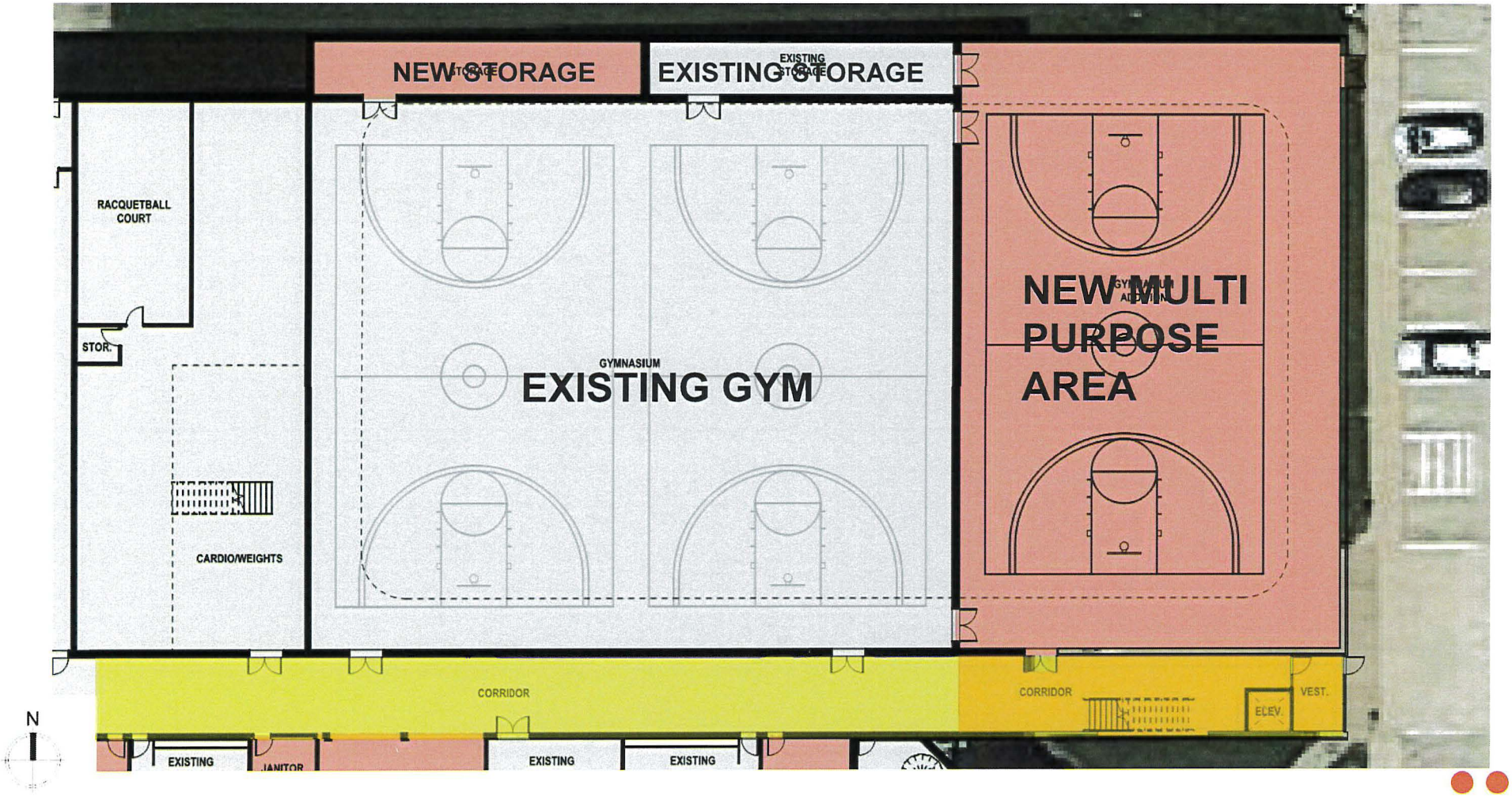
City of Carroll – Recreation Center > Design Concept - NEW

FIRST FLOOR

N

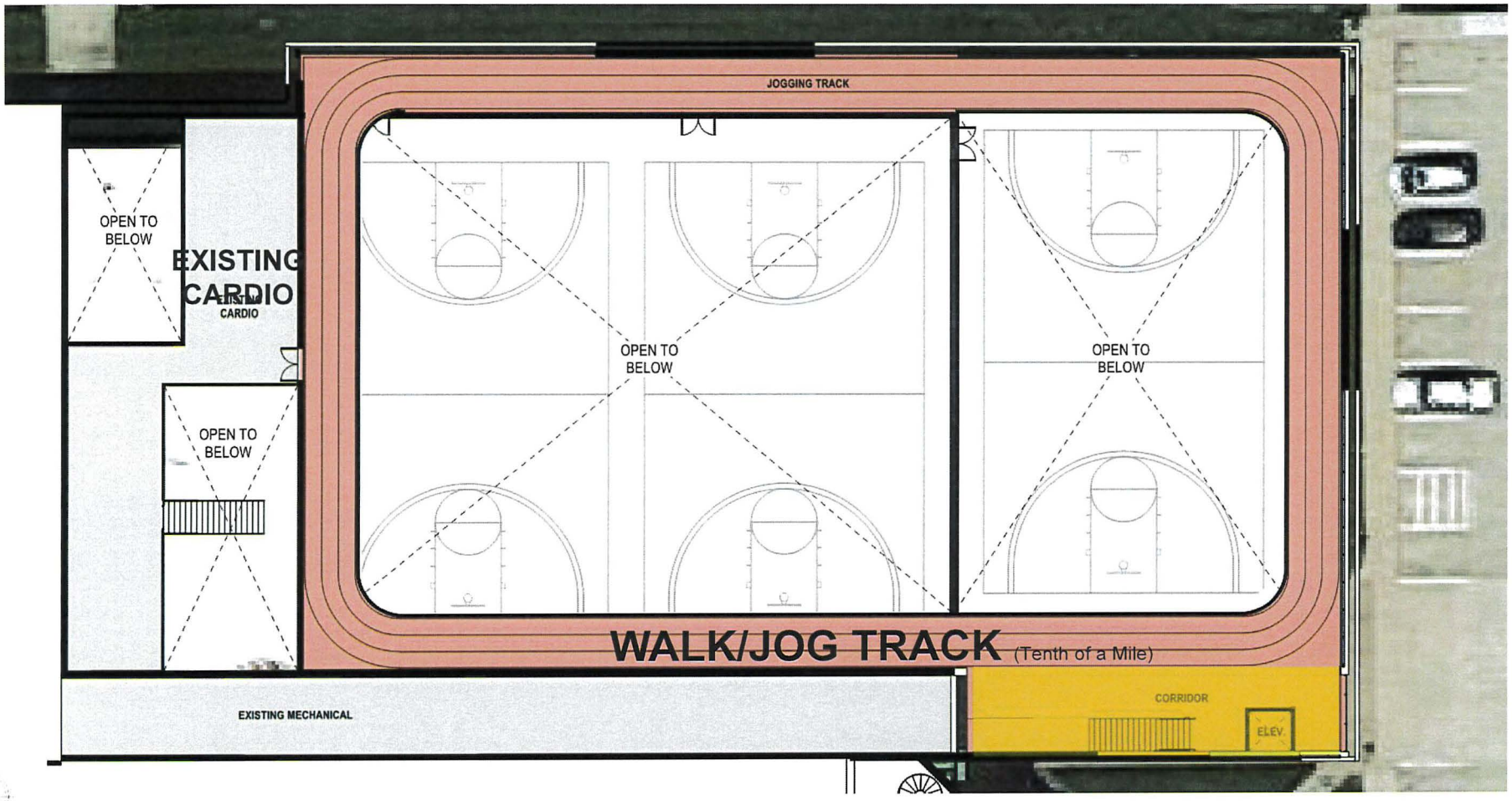
City of Carroll – Recreation Center > Design Concept – NEW

FIRST FLOOR



City of Carroll – Recreation Center > Design Concept – NEW

SECOND FLOOR



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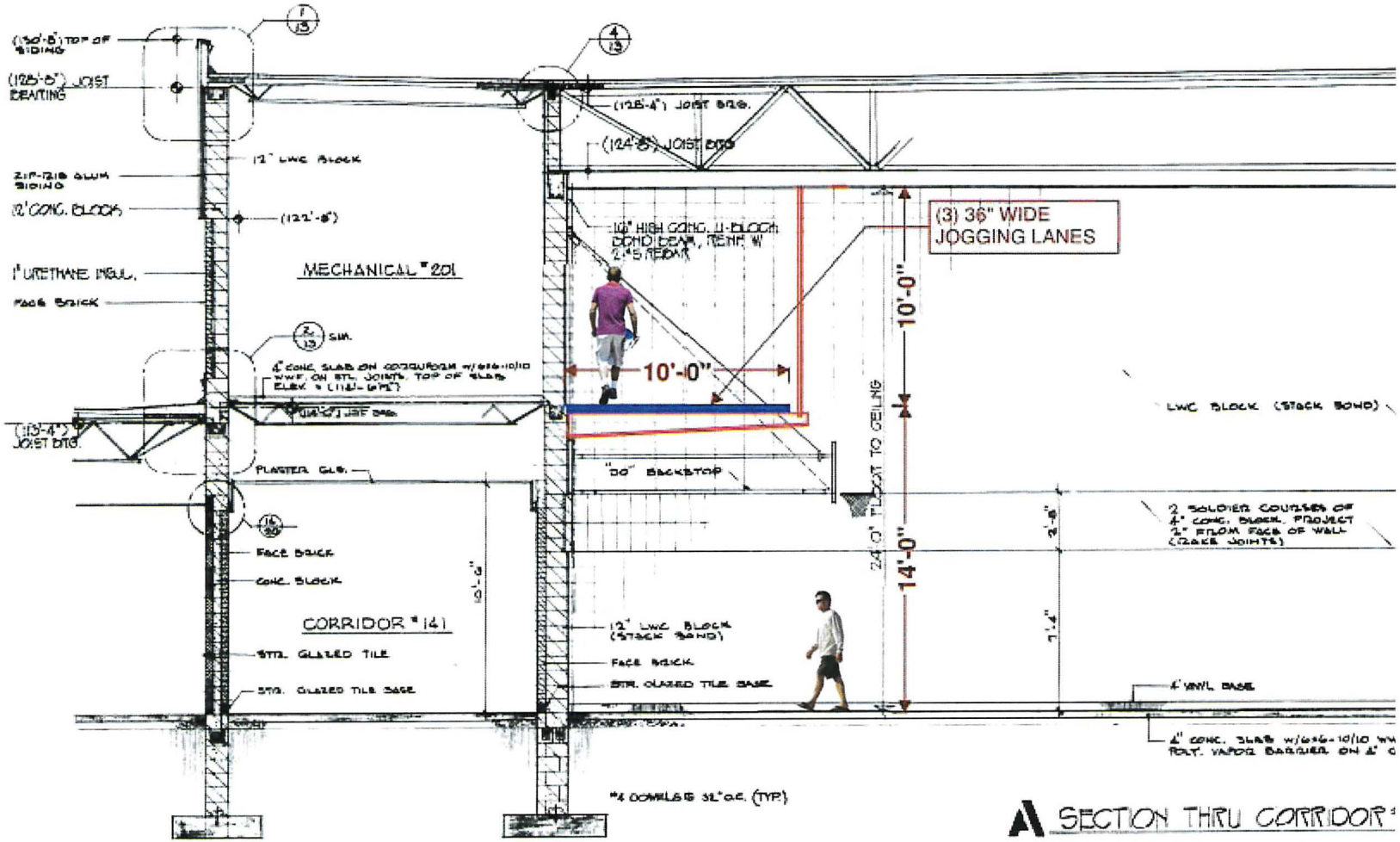
City of Carroll – Recreation Center > Design Concept – Walk/Jog Track



City of Carroll – Recreation Center > Multi Purpose - NEW

Basketball

Volleyball

City of Carroll – Recreation Center > Multi Purpose - NEW

Pickleball

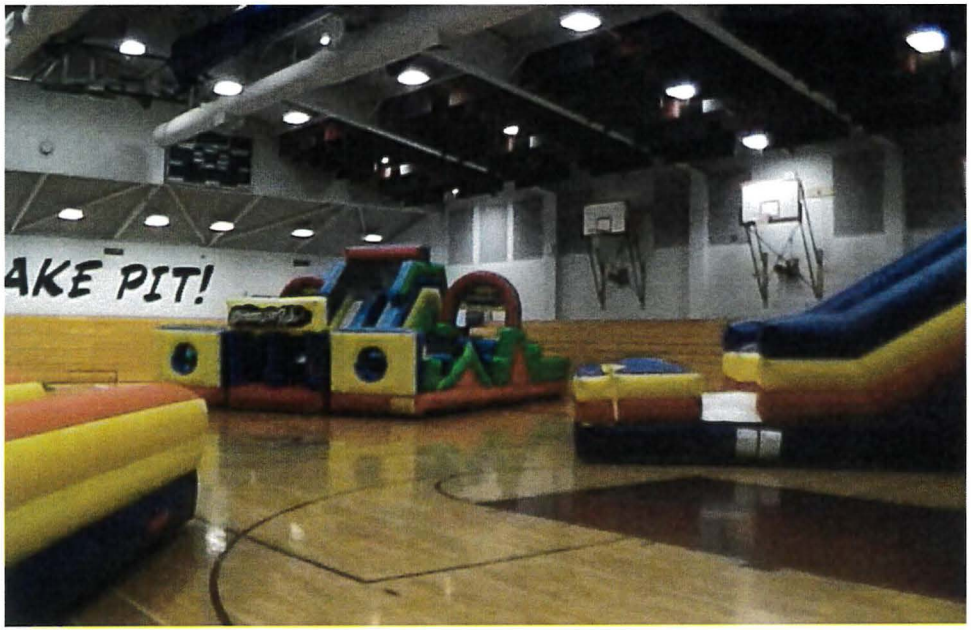
Badminton

City of Carroll – Recreation Center > Multi Purpose - NEW

Futsal

Floor Hockey

City of Carroll – Recreation Center > Multi Purpose - NEW



Inflatables

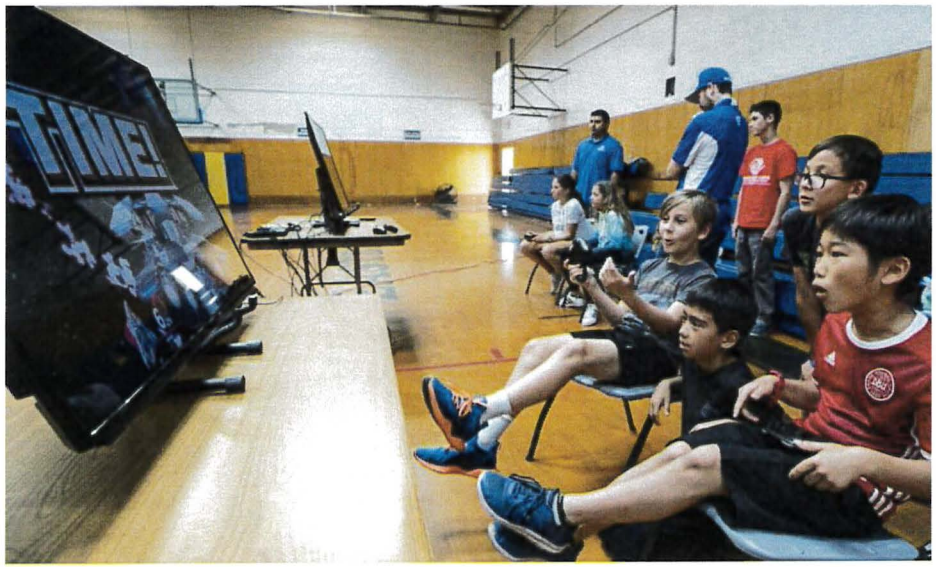
Play Ground

City of Carroll – Recreation Center > Multi Purpose - NEW

Group Exercise

Parties

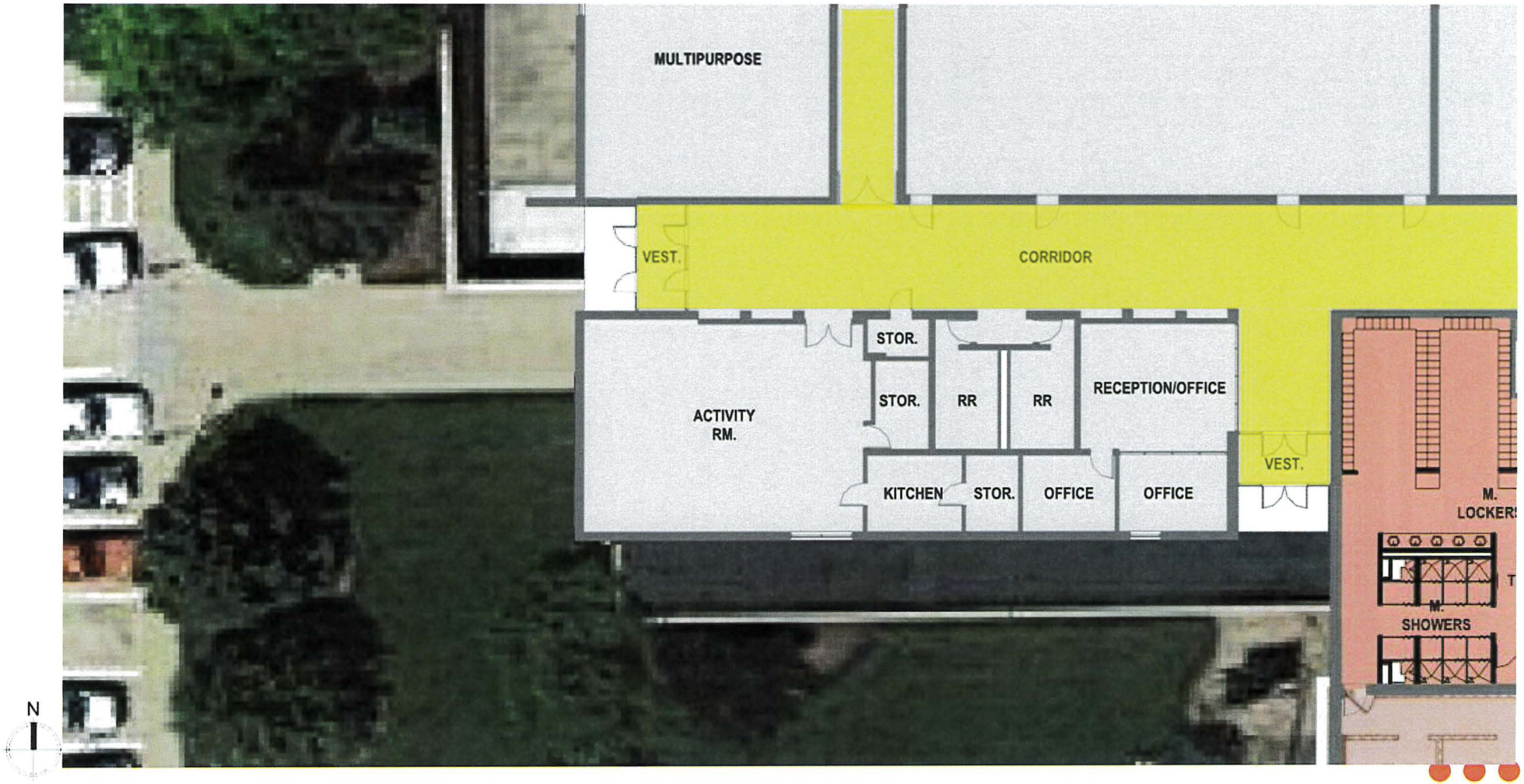
City of Carroll – Recreation Center > Multi Purpose - NEW



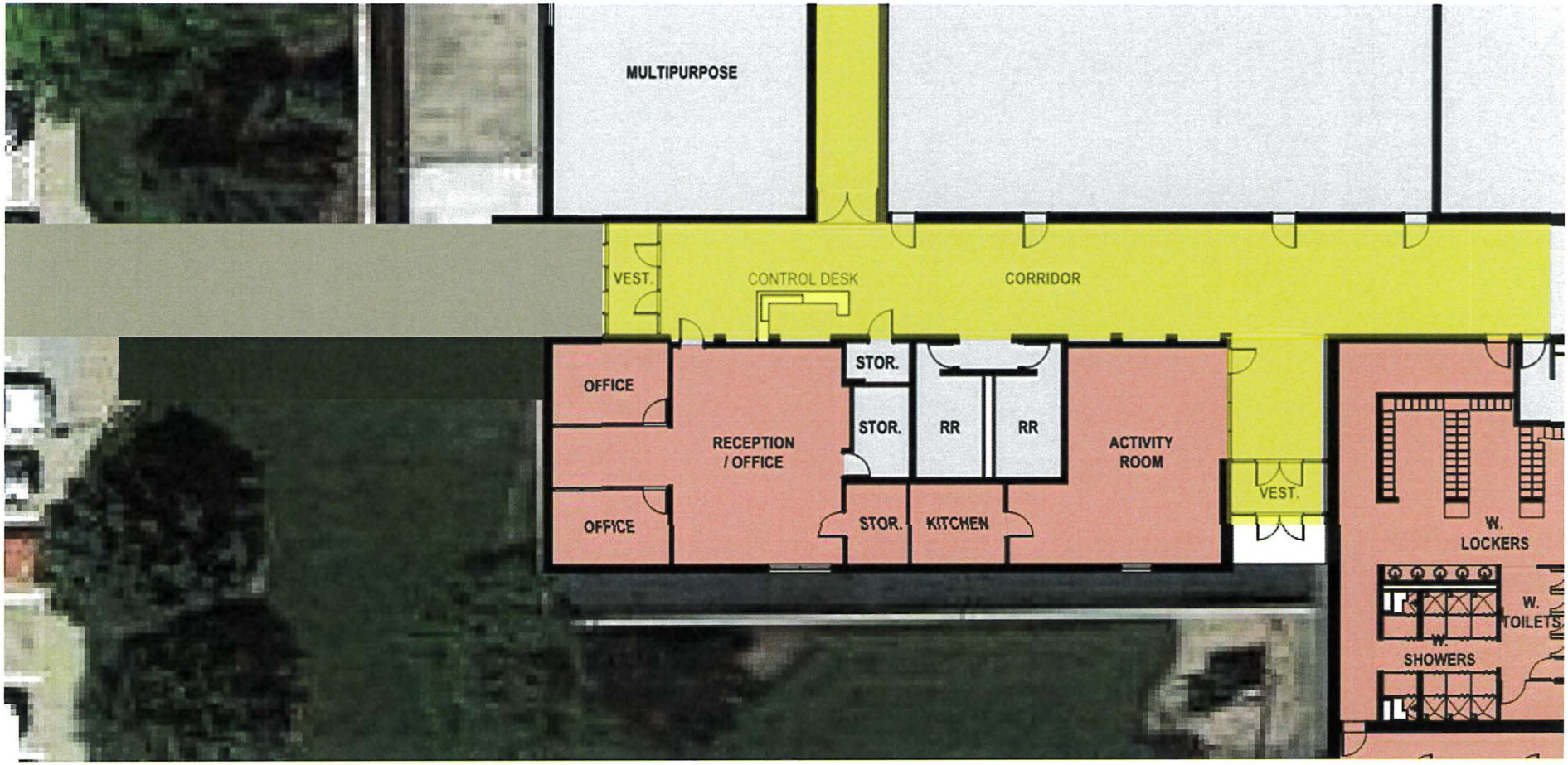
Esports

Health Fairs / Exhibits

City of Carroll – Recreation Center > Design Concept – Existing



City of Carroll – Recreation Center > Design Concept – New Construction



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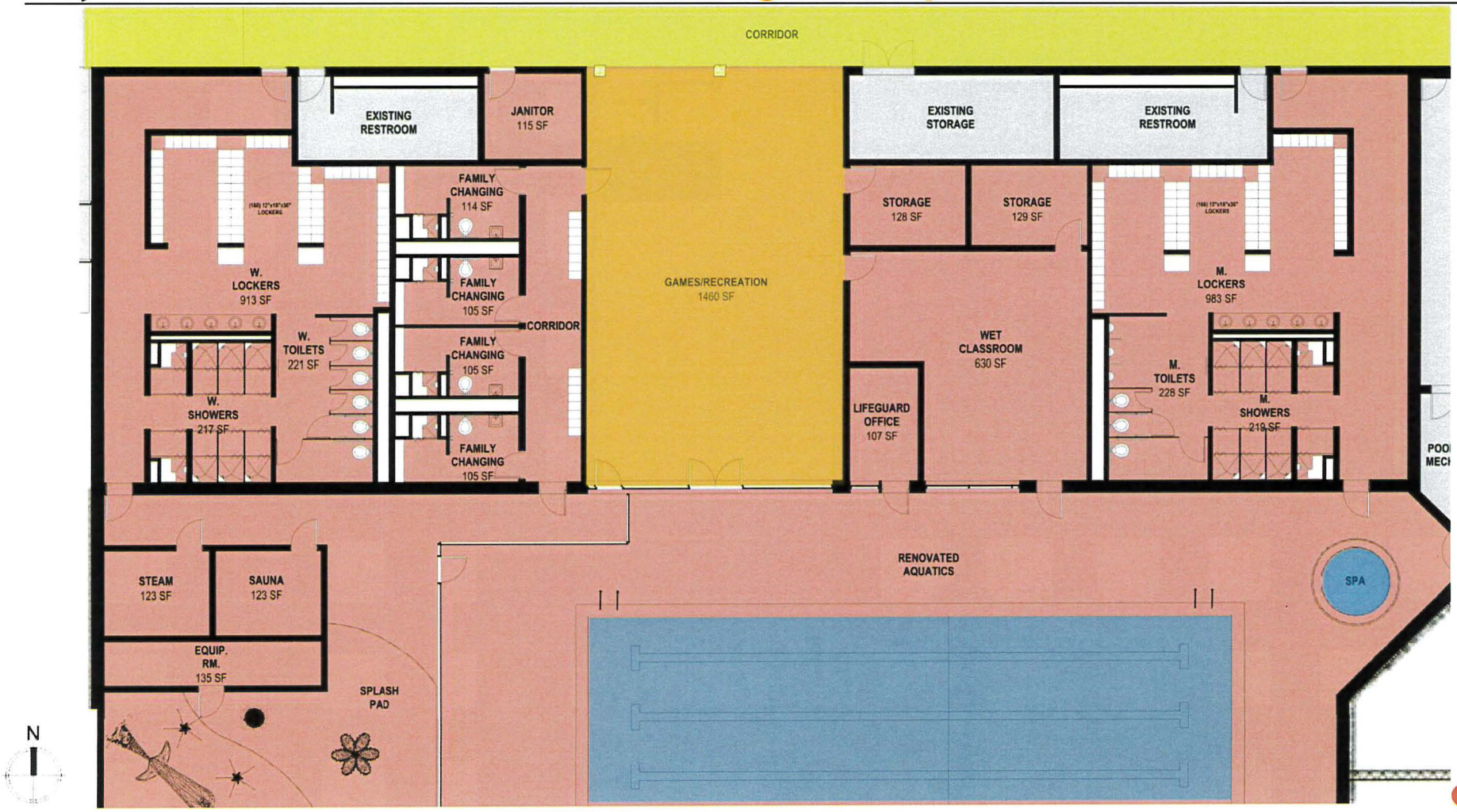
City of Carroll – Recreation Center > Design Concept – Locker Rooms - NEW



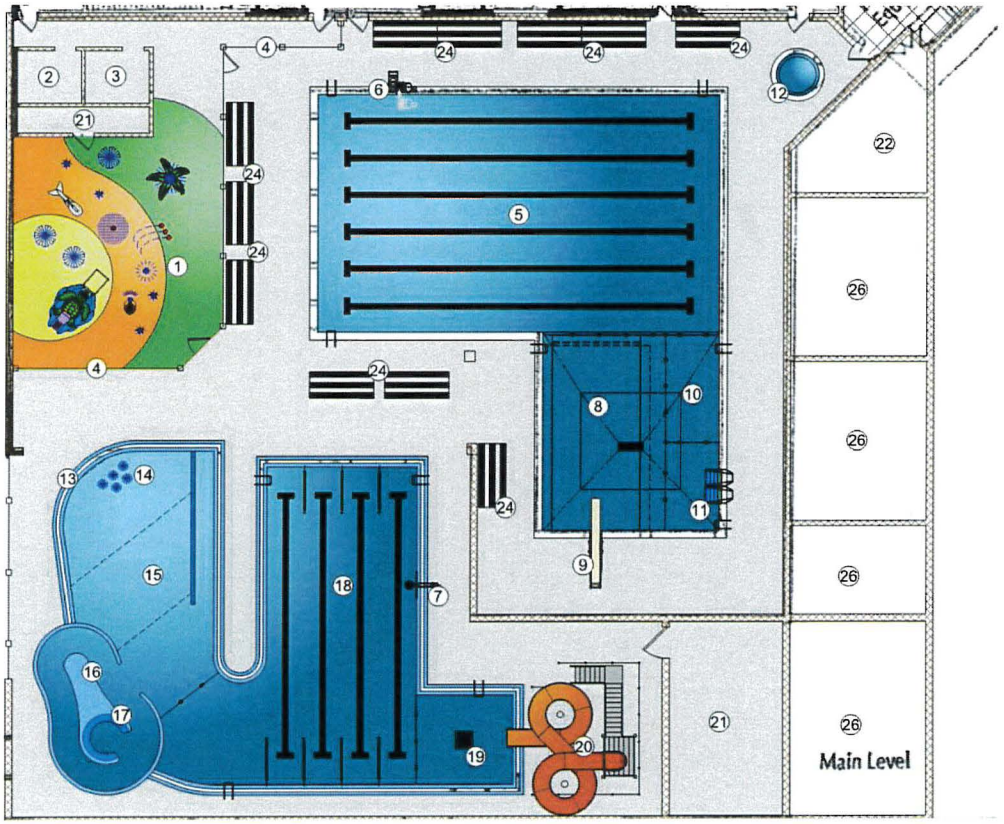
City of Carroll – Recreation Center > Aquatics Plan - NEW

Reuse:

- Six 25-Yard Lanes
- Diving Area w/ 1M Board
- Pool Water Treatment System
- Existing Water Area
    - 4,616 SF (Lap + Diving)
    - 1,610 SF (Shallow)
    - 6,226 Total

Proposed New:

- Four 20-Yard Lanes
- Zero Depth to 3'-0" Warm Pool
- Current Channel
- Plunge area for water slide
- Spray Pad



Existing Lap Pool	4,616	S.F.
Recreational Pool	4,263	S.F.
Total Water Surface Area	8,879	S.F.
Splashpad Area	1,682	S.F.
Total Existing Building Area	15,101	S.F.
Total New Building Area	10,925	S.F.

1. Sprayground
2. Steam Room
3. Sauna Room
4. Glass Curtain Wall
5. Existing (6) Lane 25 Yard Lap Area
6. ADA Lift
7. Basketball Goal
8. Diving Area
9. 1 Meter Diving Board
10. Deep Swim Area
11. Climbing Wall
12. Spa
13. Zero Depth Entry
14. Underwater Bubblers
15. Shallow Play Area
16. Current Channel
17. Therapy Water Seat
18. (4) Lane 25 Yard Lap Area
19. Plunge Area
20. Open Flume Slide
21. Mechanical Room
22. Office
23. Existing Mechanical Room
24. Bleachers
25. Existing Facility
26. Future Rooms

Carroll IA

Exterior / Interior Rendering Images

City of Carroll – Recreation Center > Exterior

City of Carroll – Recreation Center > Exterior

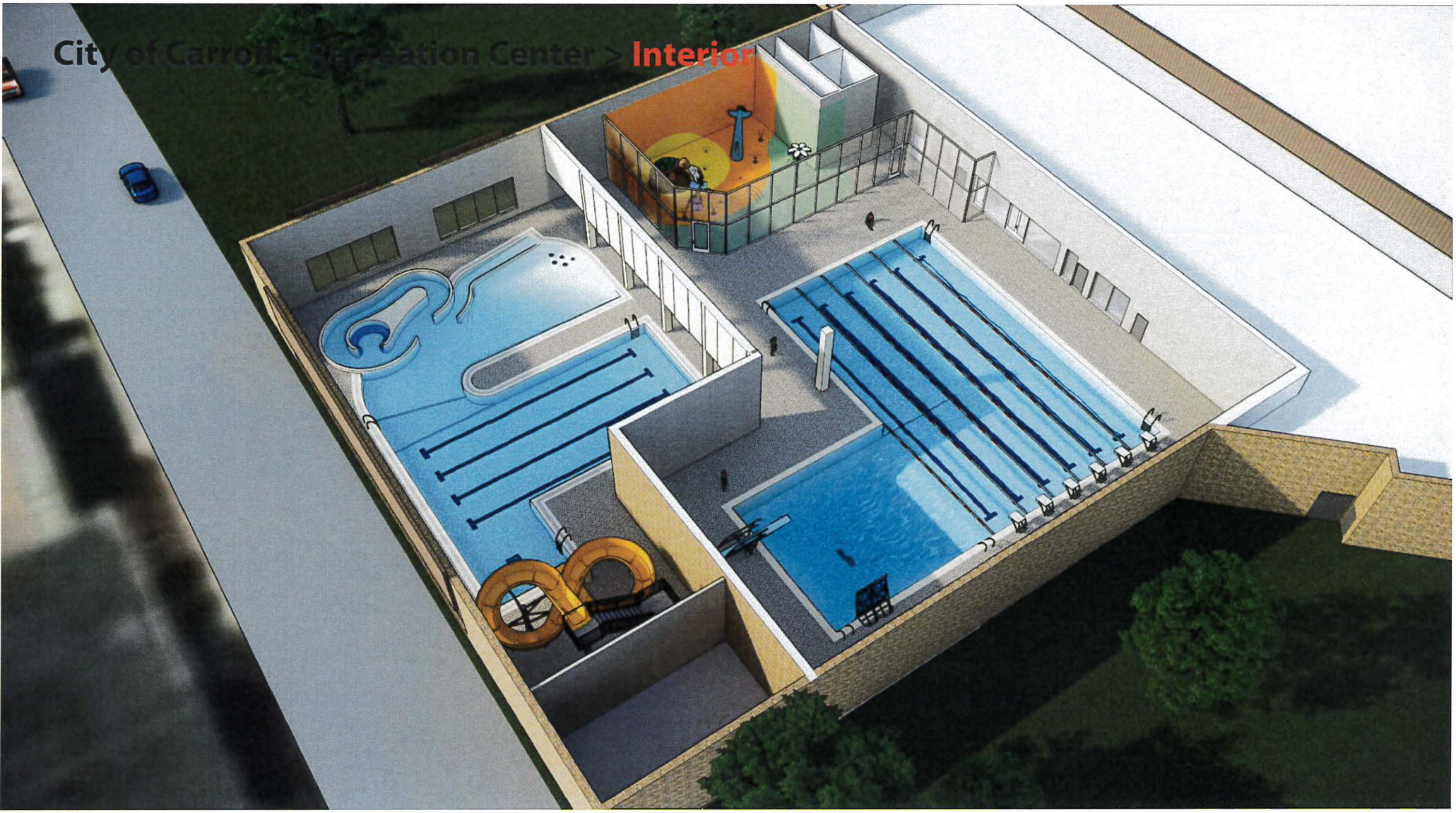
City of Carroll – Recreation Center > Exterior

City of Carroll – Recreation Center > Exterior

City of Carroll – Recreation Center > Exterior

City of Carroll – Recreation Center > Exterior

City of Carroll – Recreation Center > Multi Purpose Gym Addition


City of Carroll - Recreation Center > Interior

City of Carroll – Recreation Center > Interior

City of Carroll – Recreation Center > Interior

City of Carroll – Recreation Center > Interior

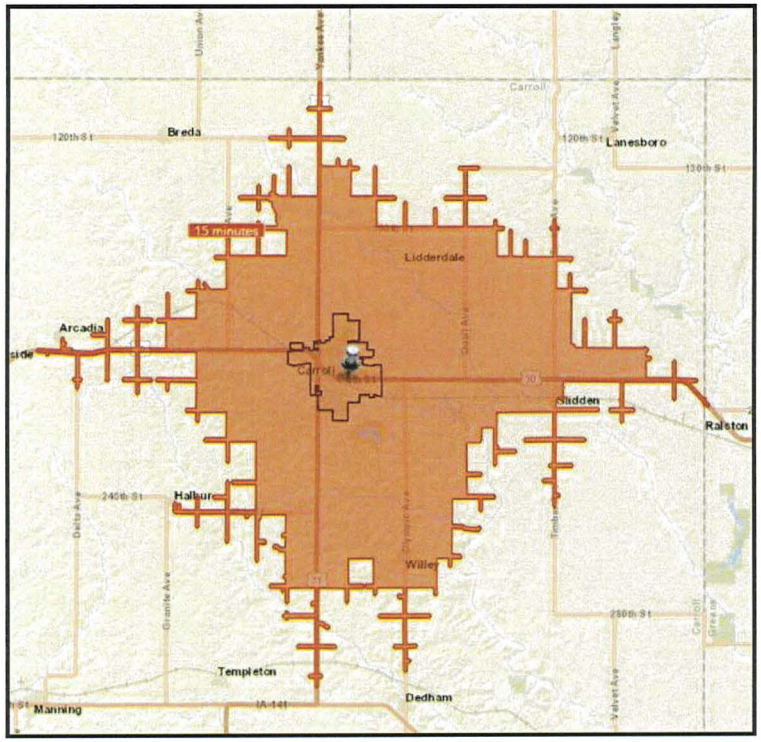
Market Analysis and Operational Planning

Final Report / Discussion

RDg PLANNING DESIGN

BALLARD*KING & ASSOCIATES LTD

Market Assessment



- City of Carroll
- 15-Minute Drive Time

- Population
- Median Age
- Households w/ Children
- Age Distribution
- Tapestry

Primary Service – All Participation

	Average	2010 Population	2019 Population	2024 Population	Difference
Aerobic Exercising	15.3%	1,783	1,786	1,778	-5
Basketball	8.3%	966	967	963	-3
Billiards/Pool	7.7%	897	898	894	-3
Boxing	1.3%	146	146	145	-1
Cheerleading	1.3%	155	155	155	0
Exercise Walking	37.7%	4,376	4,382	4,363	-13
Exercise w/ Equipment	19.9%	2,312	2,315	2,305	-7
Martial Arts/MMA	2.0%	228	228	227	-1
Pickleball	0.7%	82	82	82	0
Pilates	1.5%	174	174	174	-1
Running/Jogging	15.0%	1,749	1,751	1,744	-5
Swimming	15.7%	1,825	1,828	1,820	-5
Volleyball	3.6%	420	421	419	-1
Weightlifting	13.0%	1,515	1,517	1,510	-5
Workout @ Clubs	12.6%	1,464	1,466	1,460	-4
Wrestling	1.4%	159	160	159	0
Yoga	9.9%	1,155	1,157	1,152	-3
Did Not Participate	22.7%	2,638	2,642	2,630	-8

Increasing (past 10 Years)

- Yoga
- Gymnastics
- Aerobic Exercising
- Running/Jogging
- Exercise Walking
- Cheerleading
- Weightlifting
- Pilates
- Basketball
- Soccer
- Pickleball

Decreasing (past 10 years)

- Exercising w/ Equipment
- Workout @ Club
- Bicycle Riding (spinning)
- Boxing
- Volleyball
- Swimming
- Martial Arts/MMA
- Wrestling
- Table Tennis/Ping Pong
- Dart Throwing

Assumptions

- City would continue to operate.
- First year of operation 2022.
- 50 weeks of operation.
- No internal charge backs included
- Hours of Operation
  - Monday-Friday 6:00A-9:00P
  - Saturday 8:00A-7:00P
  - Sunday 10:00A-7:00P
- Continue 24 Hour Access for Fitness
- Expansion of gym and aquatics.
- Inclusion of walk/jog track.

Staffing Levels Considered

Part-Time

- Lead Front Desk Attendant
- Front Desk Attendant
- Gym Attendant
- Lead Lifeguard
- Lifeguard
- Instructors (various)

Full-Time Considerations

- **Parks & Rec. Director**
- **Rec. Director**
- Membership Coordinator
- Aquatics Coordinator
- **Aquatics/Fitness Supervisor**
- **Building Superintendent**
- Municipal Service Worker
- Custodial Staff (2)

Rentals

- Activity Rooms
- 1 Court
- 2 Court
- All Courts
- Lap Lanes

Programs

- Aquatic Group Ex.
- Swim Lessons
- Private Swim Lessons
- Birthday Parties
- Dive-In-Movies
- Little Swimmers (parent-tot)
- Specialty Sport Camp
- Gym Time (parent-tot)
- Drop-In Adult Leagues
- After School Program

Proposed Rate Structure

Current	Monthly	Annual	PAMP
Family	$ 50.00	$453.00	$ 37.75
Single Parent Family	$ 47.00	$399.00	$ 33.25
Adult	$ 31.00	$228.00	$ 19.00
College Student	$ 29.00	$204.00	$ 17.00
Youth	$ 23.00	$156.00	$ 13.00
Senior Citizen	$ 29.00	$204.00	$ 17.00
Senior Couple	$ 45.00	$360.00	$ 30.00

Proposed New Rates	Monthly	Annual	PAMP
Family	$ 55.00	$480.00	$ 40.00
Single Parent Family	$ 50.00	$420.00	$ 35.00
Adult	$ 35.00	$240.00	$ 20.00
College Student	$ 32.00	$216.00	$ 18.00
Youth	$ 25.00	$168.00	$ 14.00
Senior Citizen	$ 30.00	$216.00	$ 18.00
Senior Couple	$ 40.00	$384.00	$ 32.00
Daily Admission			
Youth	$ 5.00	$ 6.00	
Adult	$ 8.00	$ 9.00	

Proposed Rate Structure

Income Adjusted Membership	Monthly	Annual	PAMP
Family	$ 27.50	$240.00	$ 20.00
Single Parent Family	$ 25.00	$210.00	$ 17.50
Adult	$ 17.50	$120.00	$ 10.00
College Student	$ 16.00	$108.00	$ 9.00
Youth	$ 12.50	$ 84.00	$ 7.00
Senior Citizen	$ 15.00	$108.00	$ 9.00
Senior Couple	$ 20.00	$192.00	$ 16.00

Community Survey Results

Final Report / Discussion

RDg PLANNING DESIGN

ETC INSTITUTE

Methodology

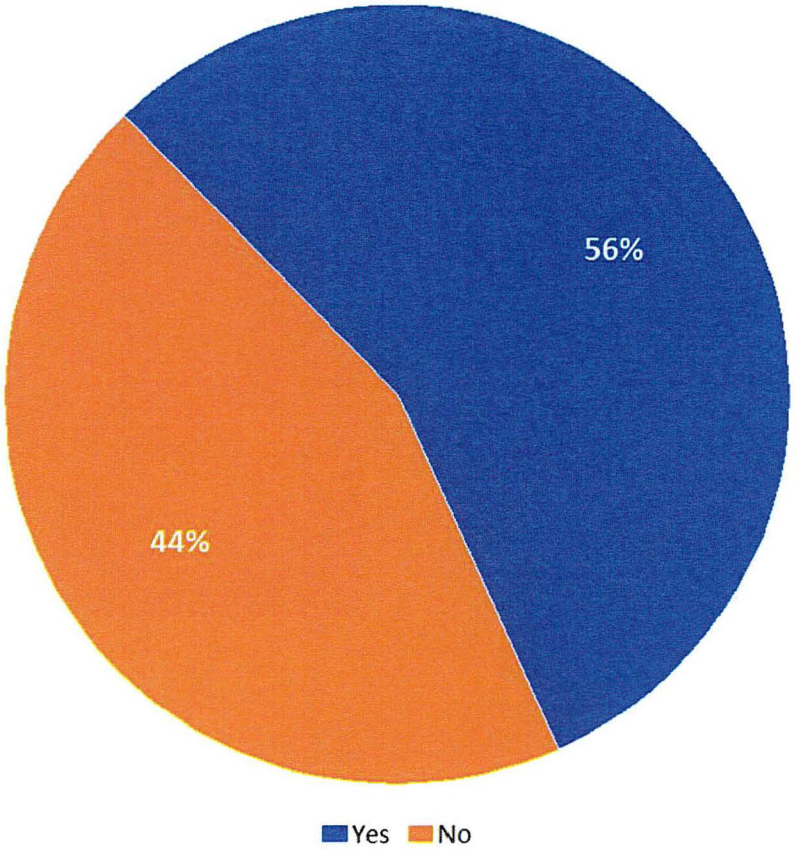
- **Survey Description**
  - six-page survey
  - each survey took approximately 15-20 minutes to complete
- **Method of Administration**
  - by mail and online to randomly selected sample of households throughout the City
- **Sample size:**
  - Goal number of surveys: 300
  - Goal far exceeded: 392
  - demographics of survey respondents accurately reflects the actual population of the City
- **Confidence level:** 95%
- **Margin of error:** +/- 4.8% overall

Topic #1

Current Usage of the Carroll Recreation Center

Q7. Within the last year have you or members of your household utilized the Carroll Recreation Center?

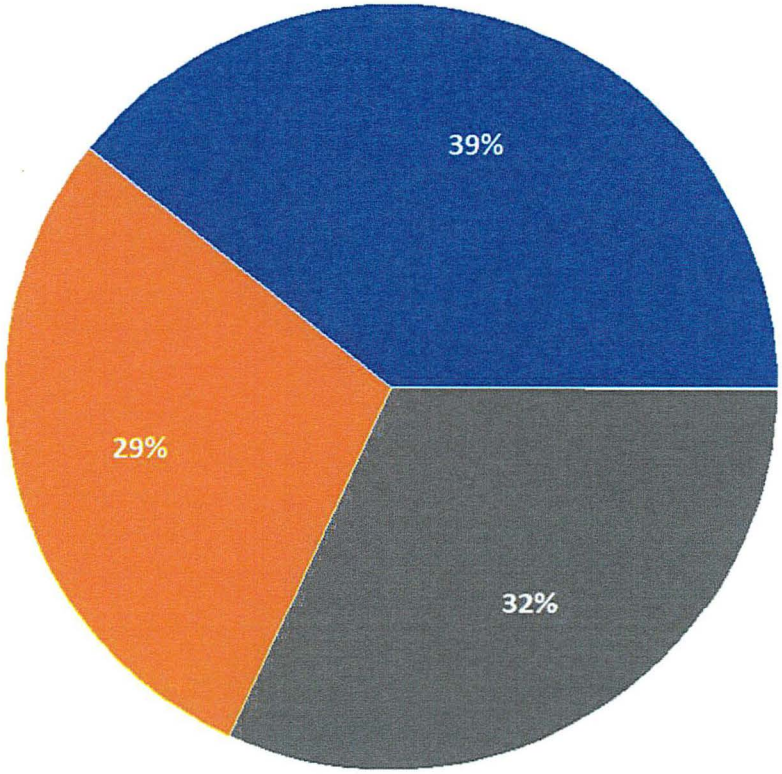
by percentage of respondents



Source: ETC Institute (2019)

Q7a. How often do you or your household use the Carroll Recreation Center?

by percentage of respondents who utilized the Carroll Recreation Center



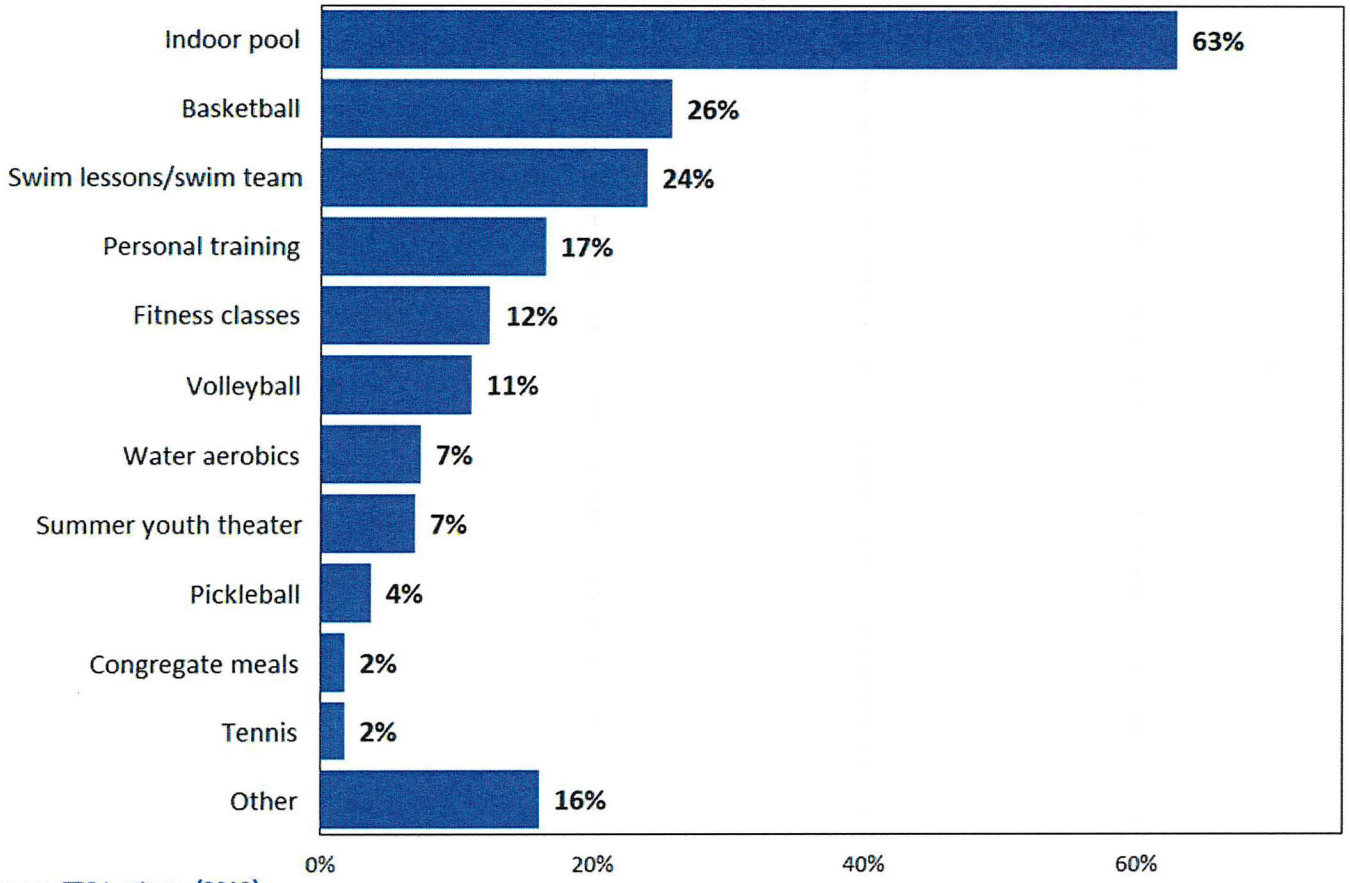
Use often (once a week or more) Use sometimes (once a month) Rarely (several times a year)

Source: ETC Institute (2019)

68% of Households That Use the Carroll Recreation Center Use it at Least Monthly

Q7b. What programs do you and members of your household take part in at the Carroll Recreation Center?

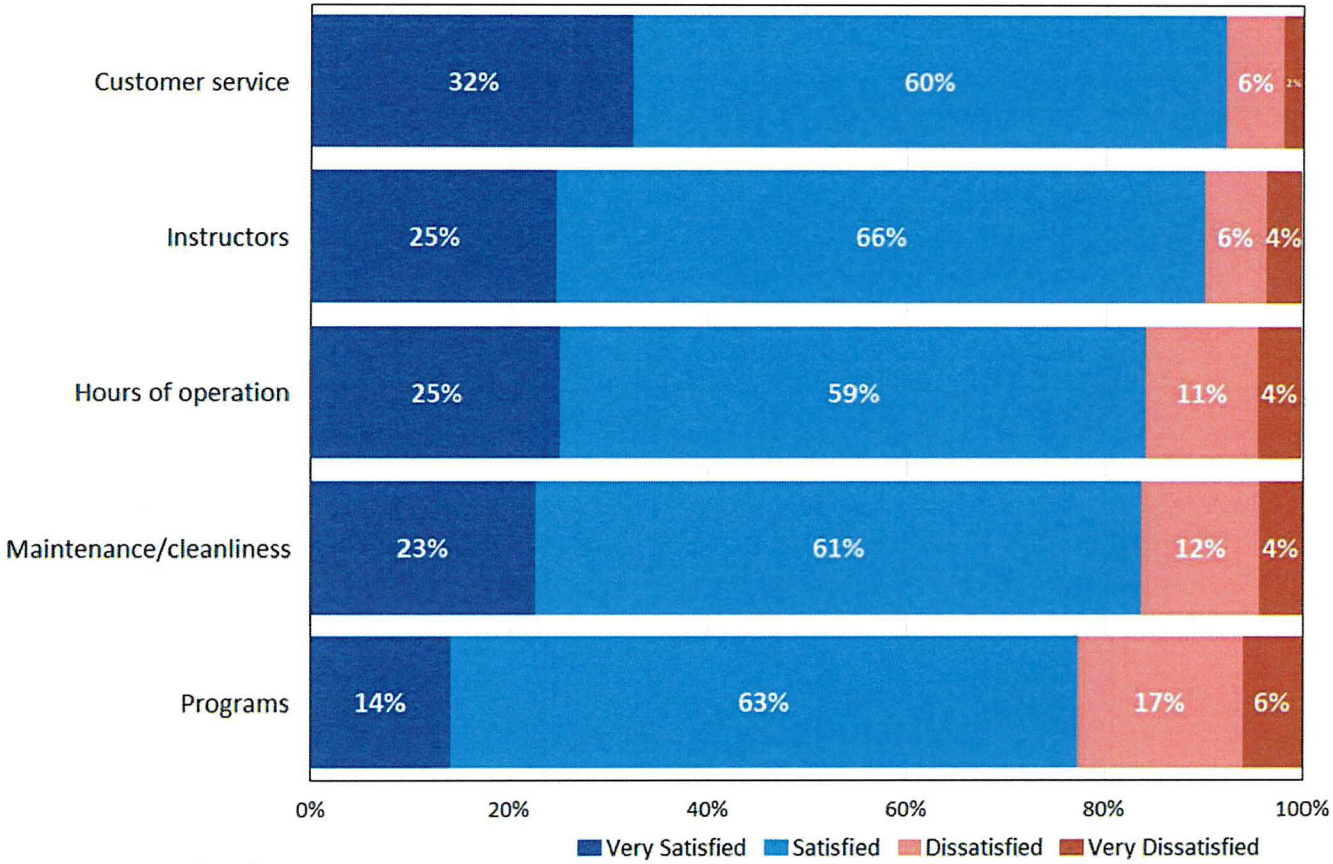
by percentage of respondents who utilized the Carroll Recreation Center (multiple choices could be made)



Source: ETC Institute (2019)

Q7-c. How satisfied are you with the following operational aspects of the Carroll Recreation Center ?

by percentage of respondents who utilized the Carroll Recreation Center

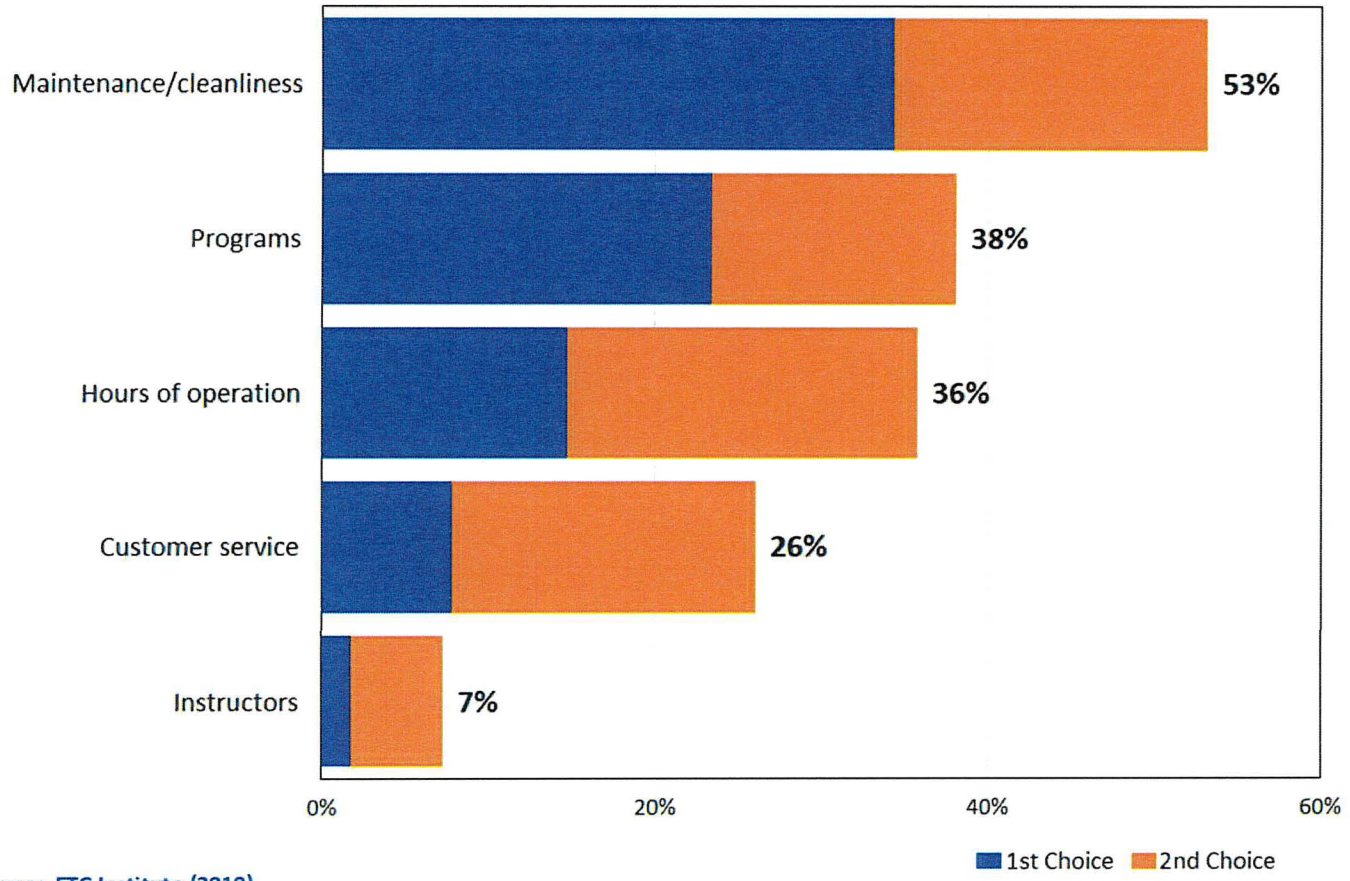


Source: ETC Institute (2019)

High Satisfaction with the Operational Aspects of the Carroll Recreation Center

Q7d. Which operational aspects are most important to your enjoyment of the Carroll Recreation Center?

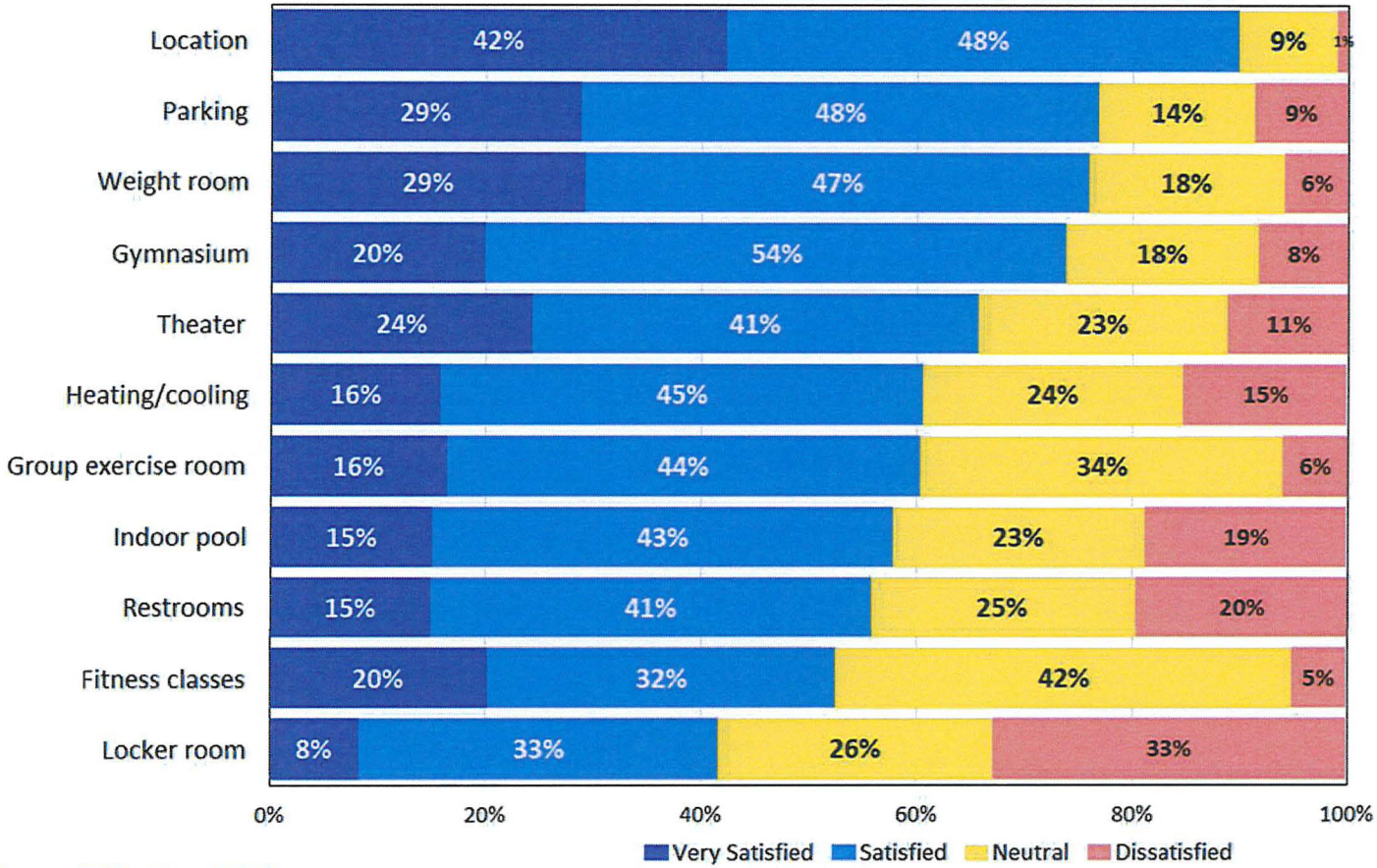
by percentage of respondents who utilized the Carroll Recreation Center and selected the items as one of their top two choices



Source: ETC Institute (2019)

Q7-e. How satisfied are you with the following major components of the Carroll Recreation Center?

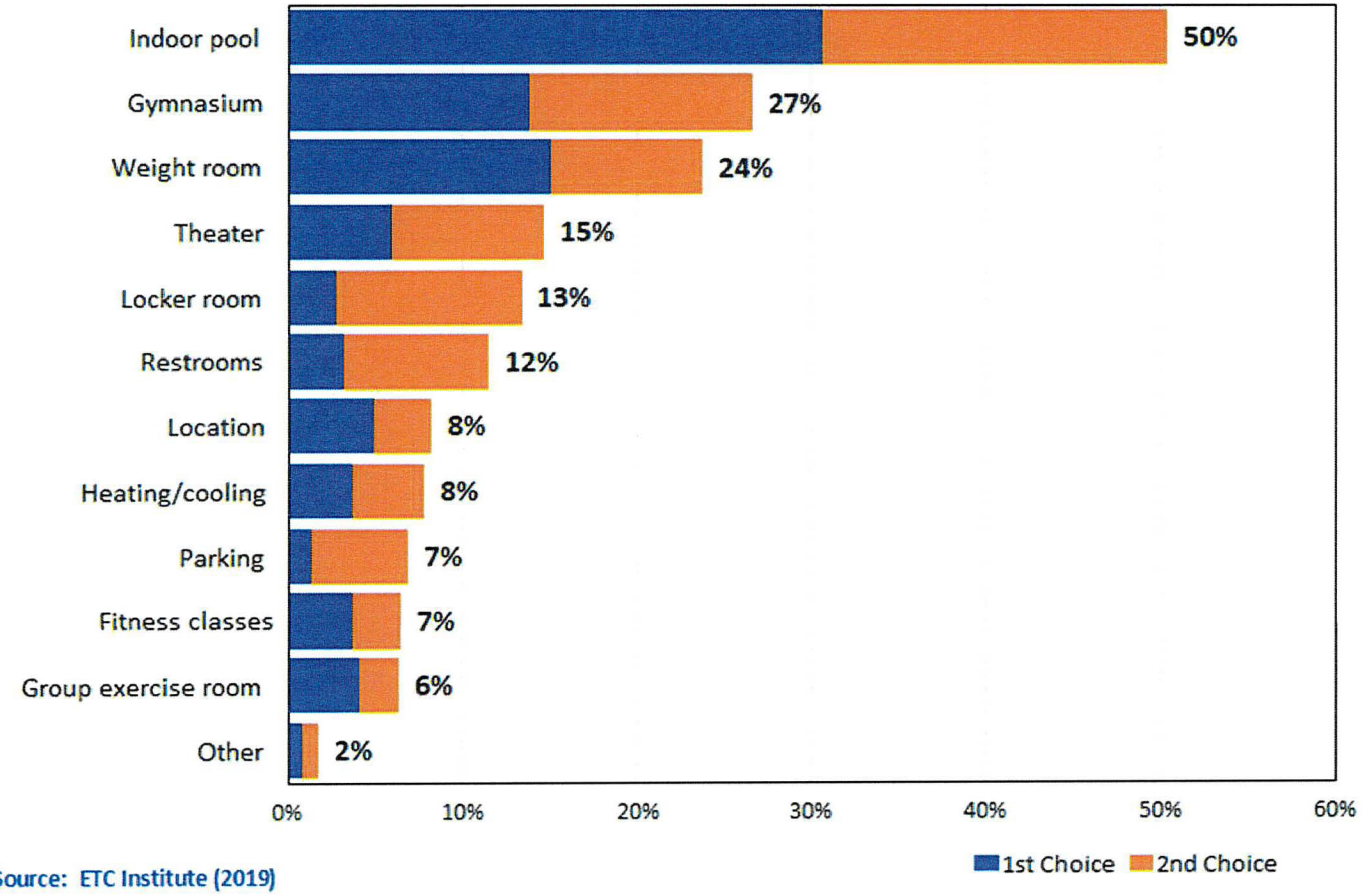
by percentage of respondents who utilized the Carroll Recreation Center



Source: ETC Institute (2019)

Q7f. Which major components are most important to your enjoyment of the Carroll Recreation Center?

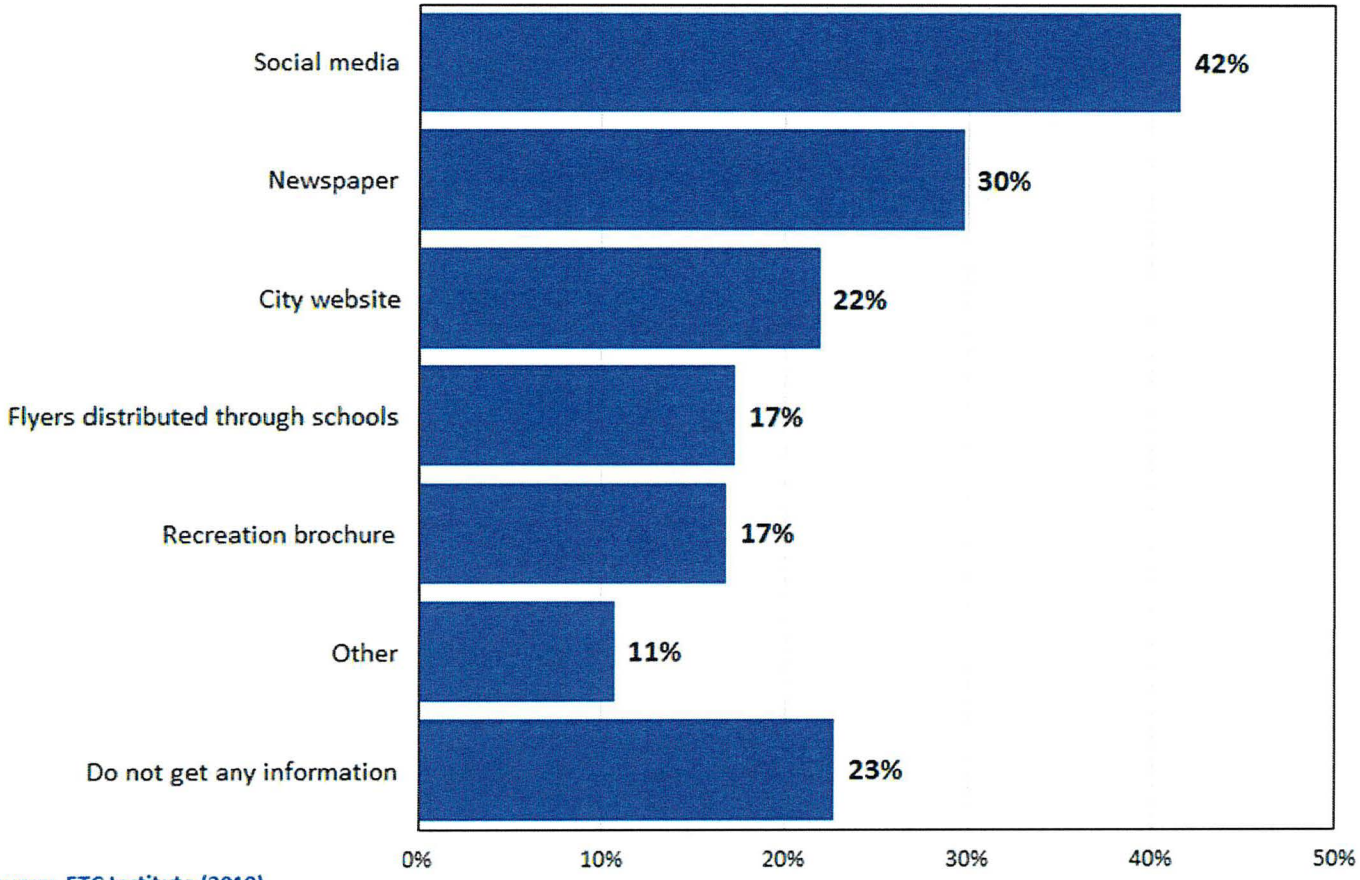
by percentage of respondents who utilized the Carroll Recreation Center and selected the items as one of their top two choices



Source: ETC Institute (2019)

Q16. Ways households find out about Carroll recreation programs and services

by percentage of respondents (multiple choices could be made)



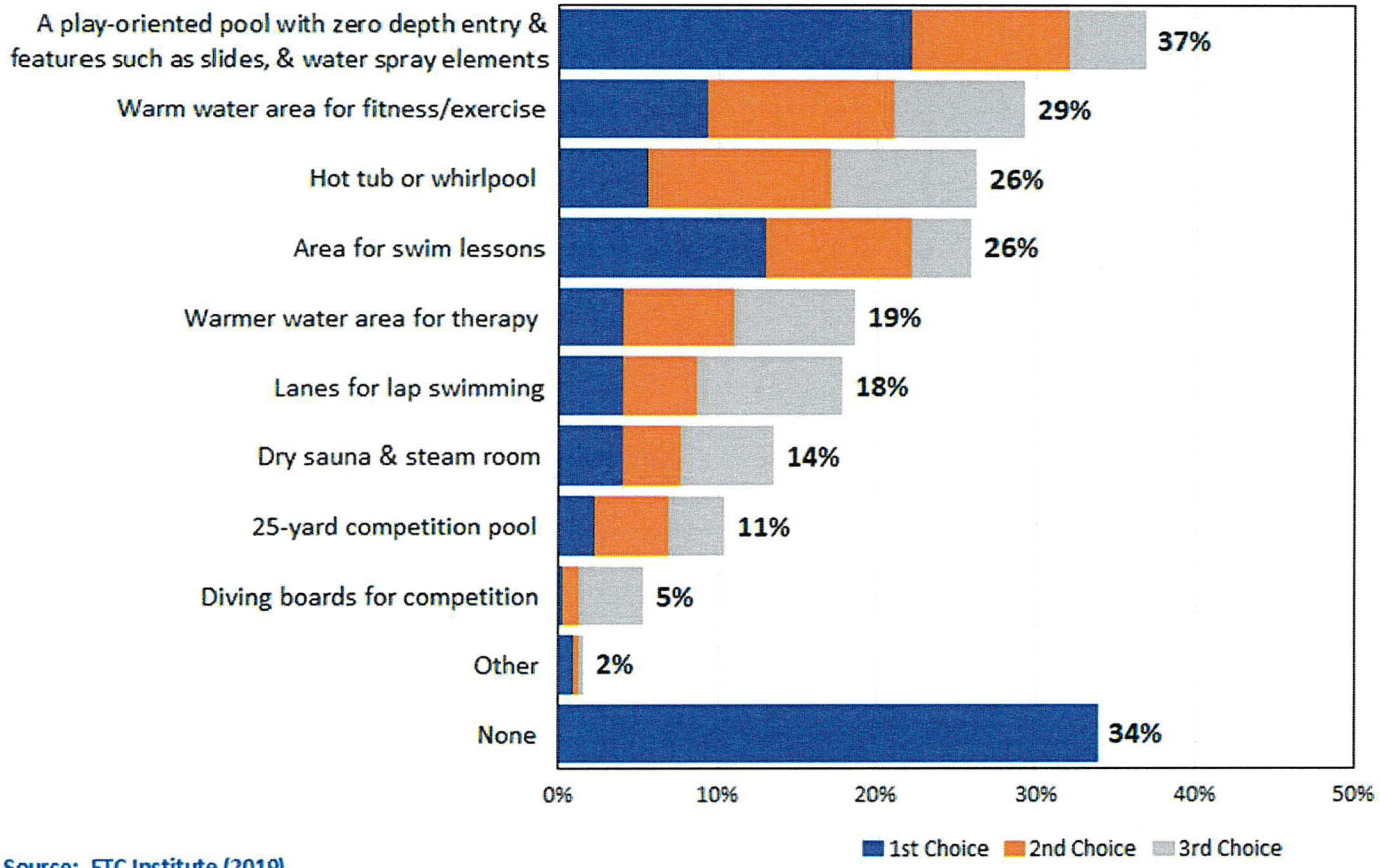
Source: ETC Institute (2019)

Topic #2

Potential Improvements to the Carroll Recreation Center

Q10. Which aquatic features do you and members of your household feel are most needed in an indoor aquatic center?

by percentage of respondents who selected the items as one of their top three choices

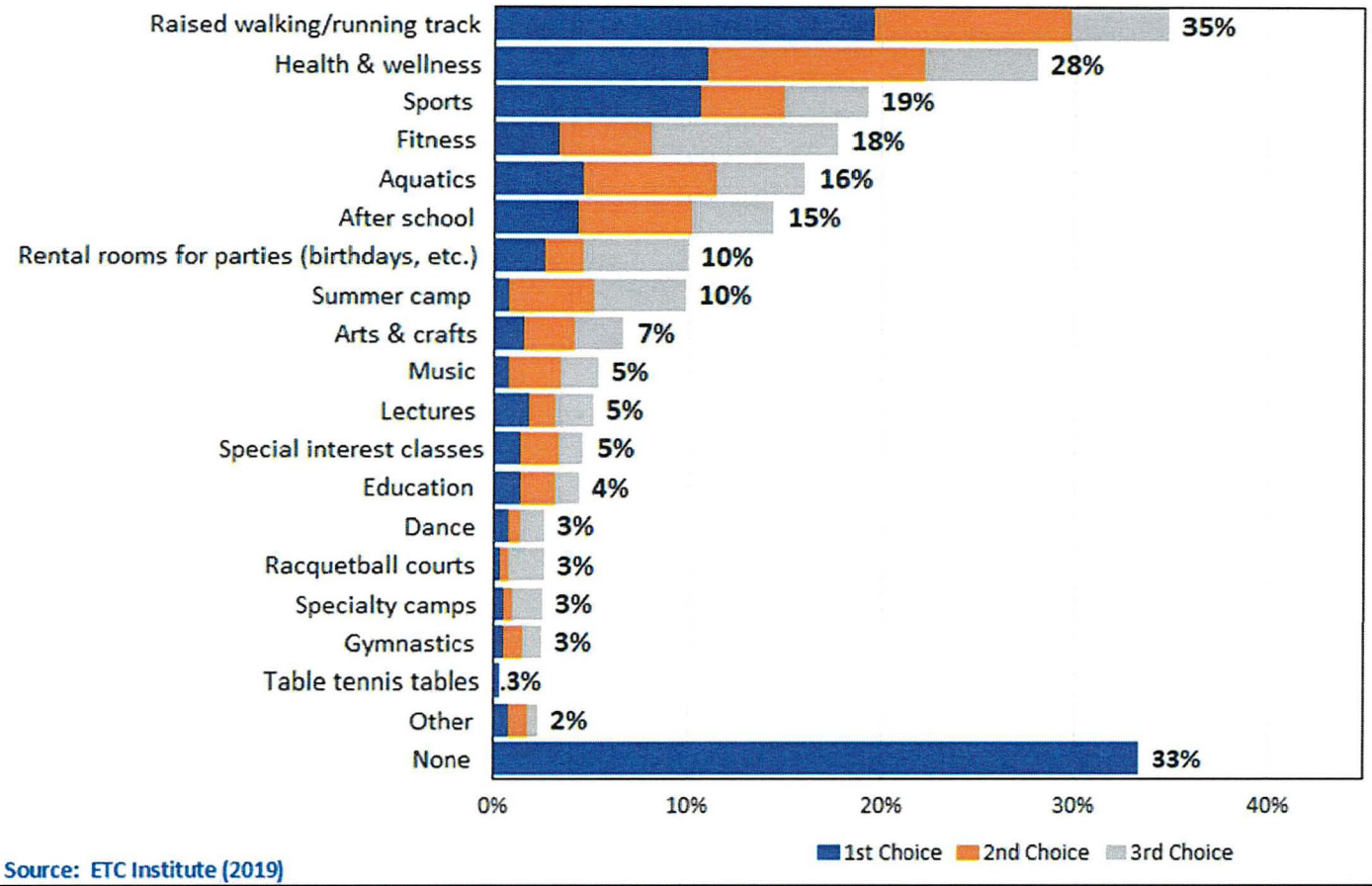


Source: ETC Institute (2019)

66% of Households Feel at Least Once Indoor Aquatic Feature Is Needed

Q12. Which recreation program areas do you and members of your household feel are most needed in an indoor aquatic center?

by percentage of respondents who selected the items as one of their top three choices

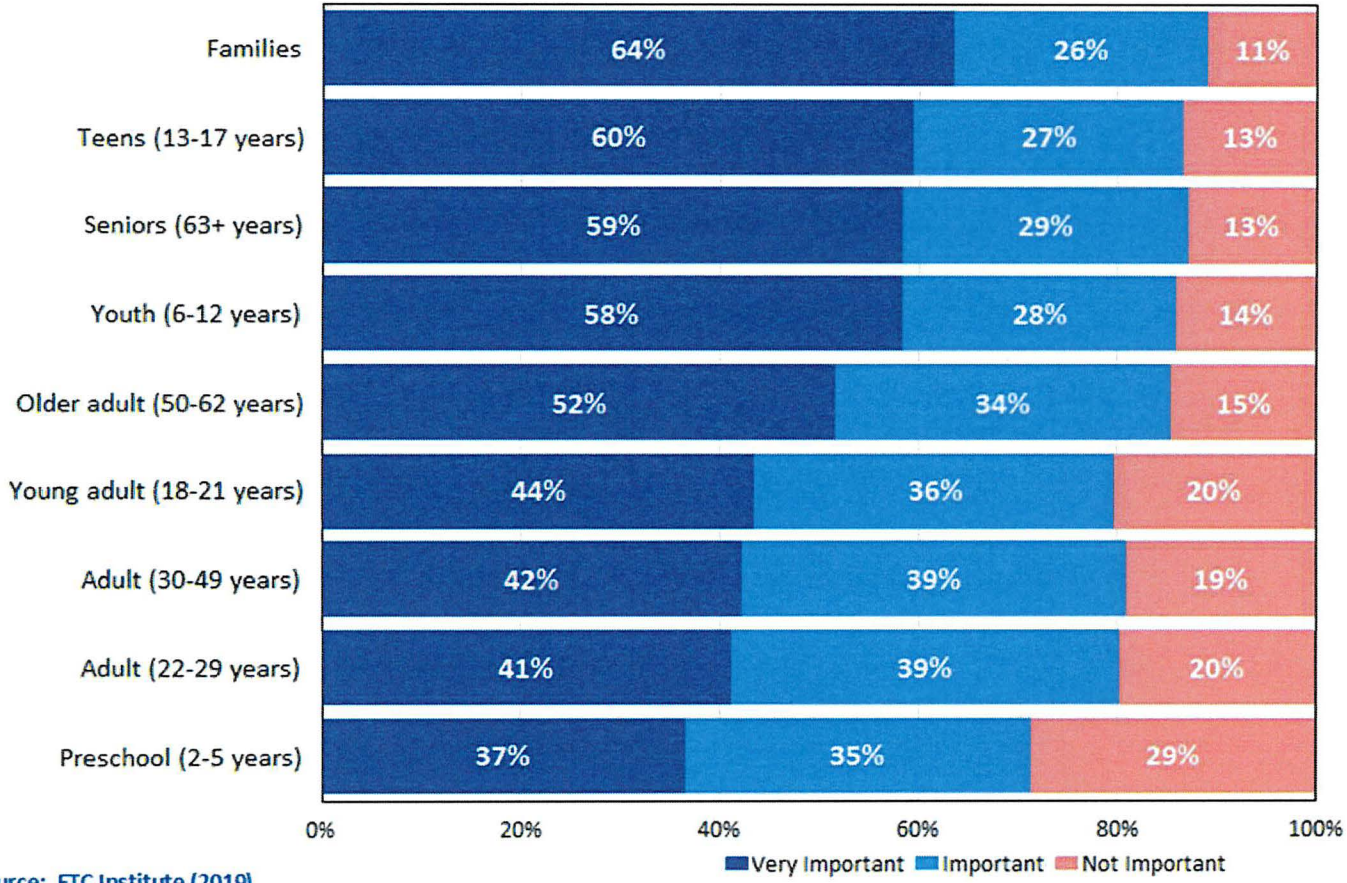


Source: ETC Institute (2019)

67% of Households Feel at Least Once Recreation Program Area Is Needed

Q13. Importance of the Carroll Recreation Center Serving Various Groups of Residents

by percentage of respondents



Source: ETC Institute (2019)

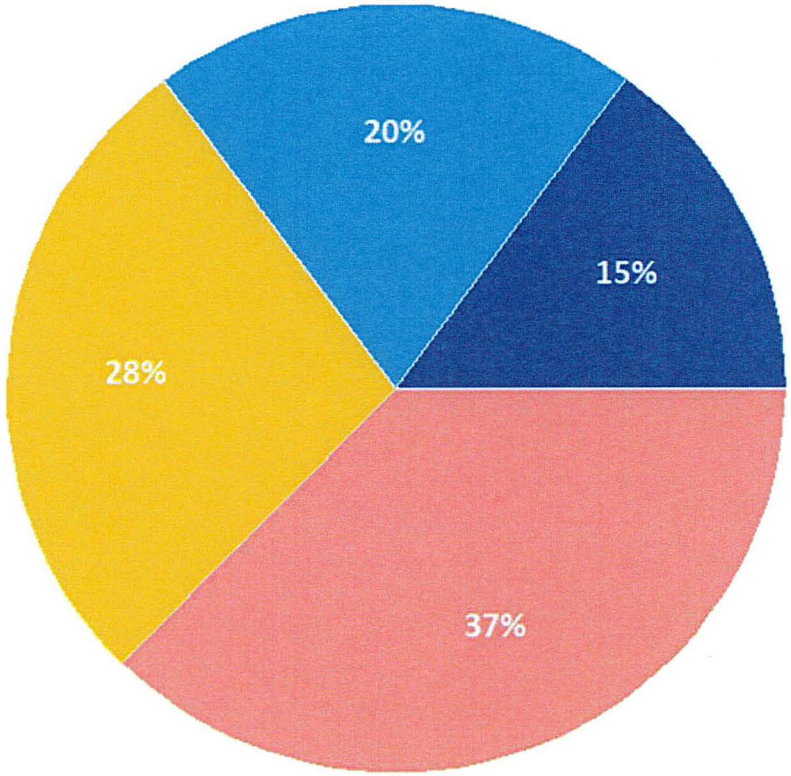
Over 70% of Households Feel It's Important to Serve All Groups of Residents

Topic #3

Prioritizing Improvements to the Carroll Recreation Center

Q14. Compared to other issues in Carroll, what priority is the development of an updated recreation center?

by percentage of respondents

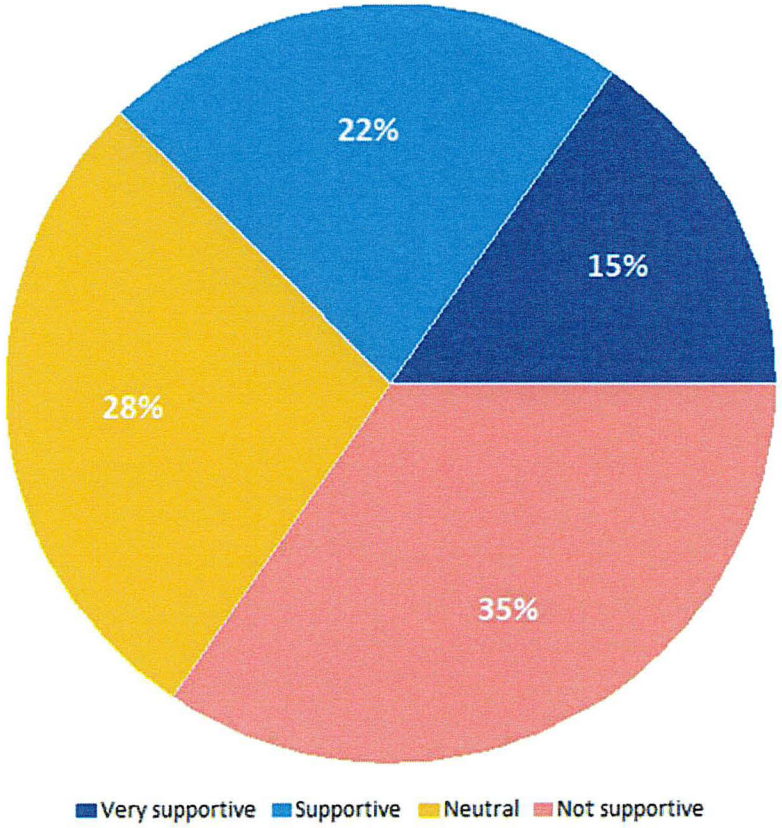


Very high priority | High priority | Medium priority | Low priority

Source: ETC Institute (2019)

Q15. How supportive are you of Carroll Parks and Recreation operating a licensed daycare inside an updated recreation center?

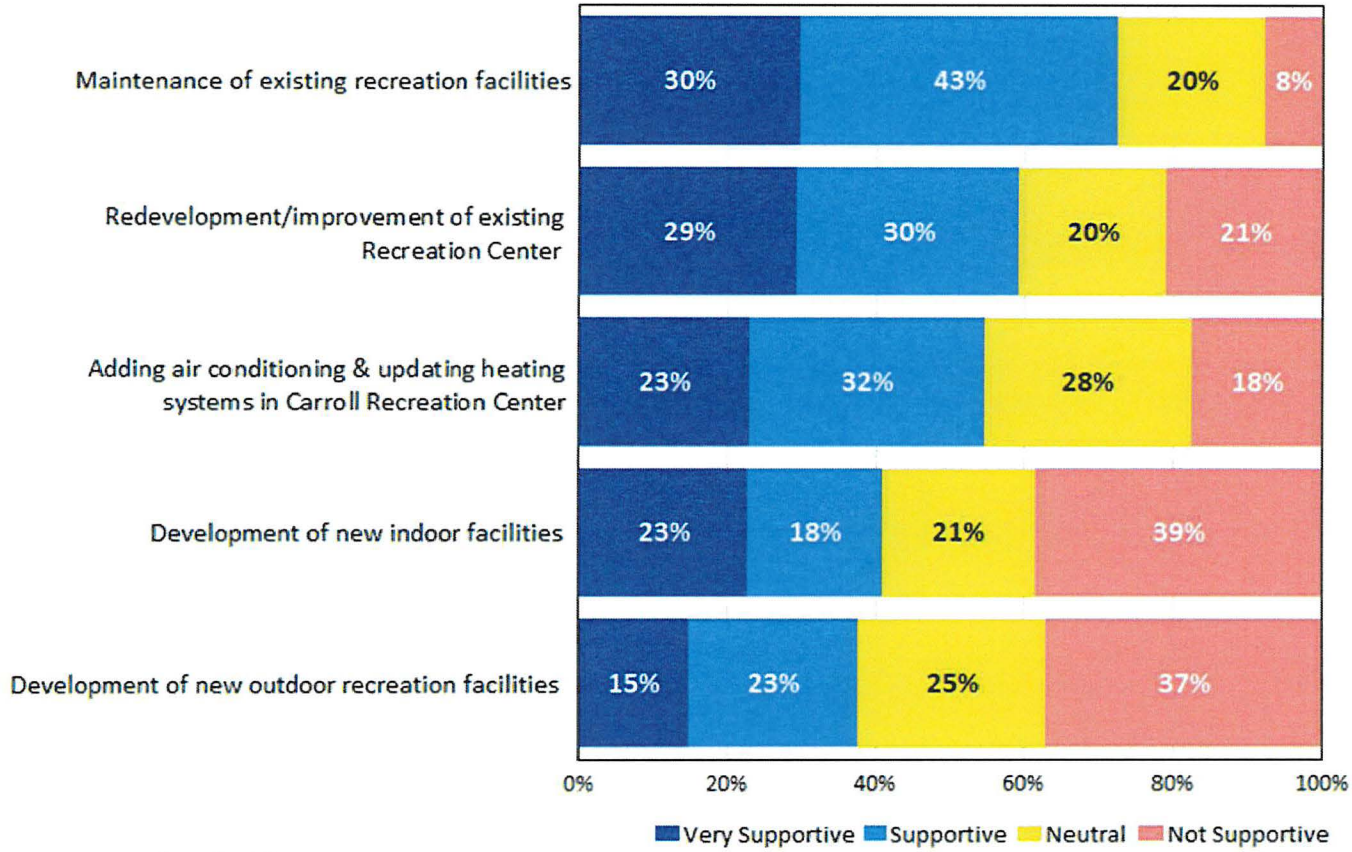
by percentage of respondents



Source: ETC Institute (2019)

Q18. How supportive are you of the potential actions the City of Carroll could take to enhance their recreation offerings?

by percentage of respondents (excluding don't knows)

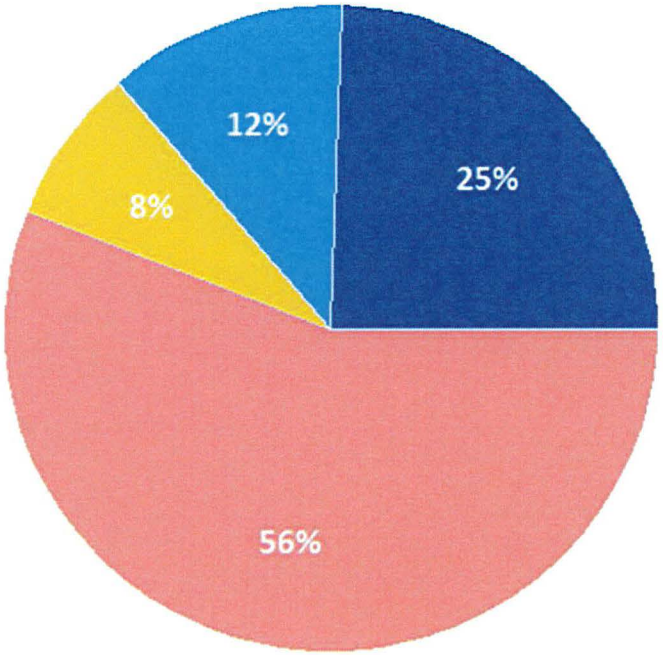


Source: ETC Institute (2019)

59% of Households Are Supportive of Redevelopment/Improvement of the Existing Recreation Center, Compared to 21% Who Are Not Supportive

Q19. How much additional property taxes would you pay per year to help support the development of an improved Carroll Recreation Center that includes features most important to your household?

by percentage of respondents

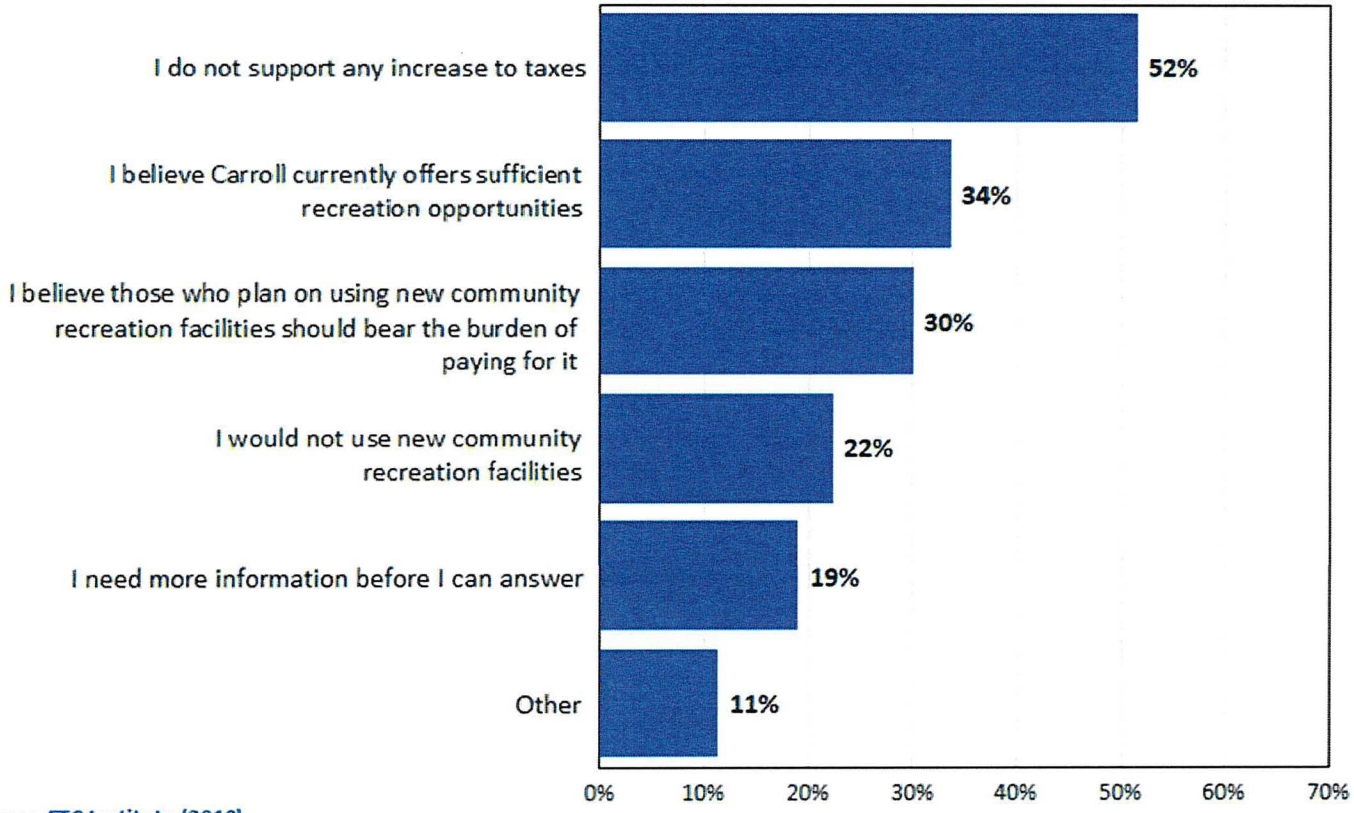


$10-$20 increase | $21-$30 increase | $31-$40 increase | I would not support any increase to property taxes

Source: ETC Institute (2019)

Q19a. Why did you answer "I would not support any increase to property taxes" or "Don't Know" to additional property taxes per year to help support the improvements?

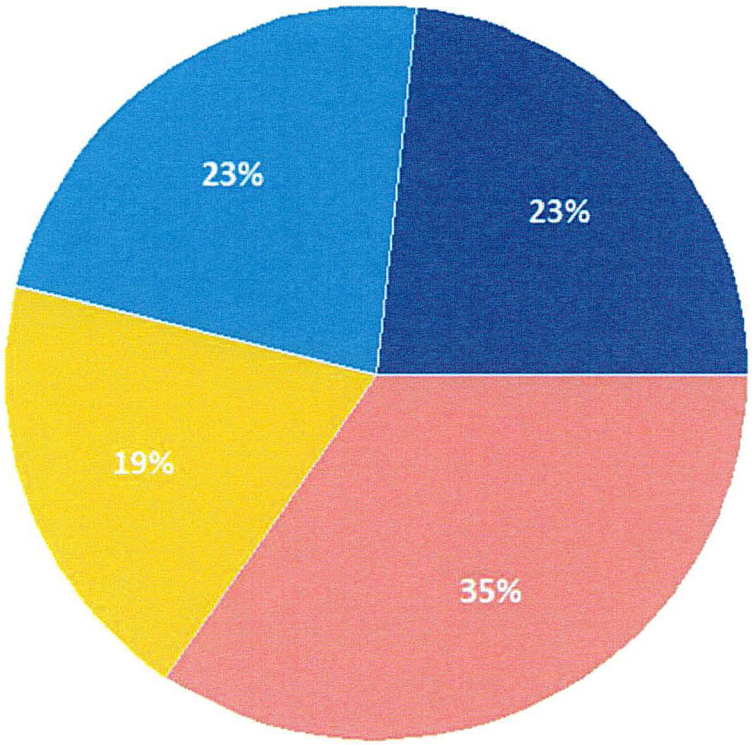
by percentage of respondents (multiple choices could be made)



Source: ETC Institute (2019)

Q20. How supportive would you be of increasing the current family membership rate $10 per month to cover the additional costs needed to complete improvements to the Carroll Recreation Center?

by percentage of respondents



Very supportive Supportive Neutral Not supportive

Source: ETC Institute (2019)

Summary

Summary

- **High Usage of the Carroll Recreation Center**
- **Most Important Components of the Carroll Recreation Center:**
  - Indoor pool
  - Gymnasium
  - Weight room
- **There Is Support for Improvements to the Carroll Recreation Center**
- **<u>Aquatic Features</u> Households Feel Are Most Needed:**
  - Play-oriented pool with zero depth entry
  - Warm water area for fitness and exercise
  - Hot tub or whirlpool
  - Area for swim lessons
- **<u>Recreation Program Areas</u> Households Feel Are Most Needed:**
  - Raised walking-running track
  - Health & wellness
  - Sports
  - Fitness

Questions?

THANK YOU!

Next Steps

City of Carroll – Recreation Center > Next Steps

Bond Referendum:

- Currently set for Spring 2020
  - March

- Promotion of project throughout the community
  - Renderings
  - Community meetings hosted by Carroll Parks & Rec. / others
  - Final Operational Plan / Report
  - Final Survey Results / Report

RDg...
PLANNING ● DESIGN

Create. Meaning. Together.