

Meeting of the Board of Commissioners TUKWILA METROPOLITAN PARK DISTRICT

Allan Ekberg, *President of the Board*
 Verna Seal, *Clerk of the Board*
 Kimberly Matej, *Interim Executive Director*

Board Members: ▶ Joe Duffie ▶ Joan Hernandez
 ▶ Dennis Robertson
 ▶ Kathy Hougardy ▶ De'Sean Quinn

Monday, October 10, 2011, 6:00 PM
Tukwila City Hall Council Chambers

Resolution #6

1. CALL TO ORDER

2. CITIZEN COMMENTS

3. BUSINESS ITEMS	a. Approval of 9/12/11 meeting minutes.	Pg.1
	b. Authorize the President of the Board of Commissioners to enter into an Interlocal Agreement between the City of Tukwila and the Tukwila Metropolitan Park District for interim financing and repayment.	
	c. Extension of Interlocal Agreement with the City of Tukwila (Discussion).	
	d. Proposed facility improvements.	
	e. Citizen visioning concept (Discussion).	

4. REPORTS	a. Interim Executive Director b. City Parks and Recreation Director
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5. MISCELLANEOUS

6. ADJOURNMENT

Tukwila City Hall is wheelchair accessible.

Reasonable accommodations are available at public hearings with advance notice to the City Clerk's Office (206-433-1800 or tukclerk@tukwilawa.gov). This notice is available at www.tukwilawa.gov, and in alternate formats with advance notice for those with disabilities.

Tukwila Metropolitan Park District Board meetings are audio taped.



INFORMATIONAL MEMORANDUM

**TO: Mayor Haggerton
Finance & Safety Committee
Tukwila Metropolitan Park District Board of Commissioners**

FROM: Peggy McCarthy, Interim Finance Director

DATE: September 28, 2011

SUBJECT: Interlocal Agreement with Tukwila Metropolitan Park District

ISSUE

Pursuant to Resolution 1746 passed by the Council on September 12, 2011, an Interlocal Agreement between the City of Tukwila and the Tukwila Metropolitan Park District has been drafted to document the terms and conditions of a loan from the City of Tukwila General Fund to the Park District to fund Park District operations. The Agreement is presented for Council's review and approval and will be presented to the Park District Board of Commissioners for their review and approval on October 10, 2011.

BACKGROUND

The general taxes levied by the Park District will not be collected and available to fund Park District operations until May 1, 2013 making a loan necessary to fund Park District operations during this interim period.

DISCUSSION

As documented in the agreement, the City agrees to lend funds from its General Fund to the Park District Fund, not to exceed \$1,100,000, at an interest rate of two percent per year, according to the following schedule:

- a. October 15, 2011 - \$375,000
- b. April 15, 2012 - \$375,000
- c. October 15, 2012 - \$350,000

Should the Metropolitan Park District find that it is not in need of some or all of the principal amounts identified above, the Park District will notify the City prior to the scheduled loan disbursement date.

The Park District agrees to assume and accept the financial obligation to repay the loan within a ten-year period making semi-annual payments to the City beginning in 2013.

RECOMMENDATION

The Council is being asked to approve the City of Tukwila-Tukwila Metropolitan Park District Interlocal Agreement for Loan and Repayment and consider this item at the October 10, 2011 Committee of the Whole meeting and the subsequent October 17, 2011 Regular Meeting.

ATTACHMENTS

- Draft: City of Tukwila – Tukwila Metropolitan Park District Interlocal Agreement For Loan and Repayment
- Resolution 1746

**CITY OF TUKWILA – TUKWILA METROPOLITAN PARK DISTRICT
INTERLOCAL AGREEMENT FOR
LOAN AND REPAYMENT**

THIS INTERLOCAL AGREEMENT made and entered into, pursuant to the Interlocal Cooperation Act, Chapter 39.34 of the Revised Code of Washington, on the _____ day of _____, 2011, by and between the CITY OF TUKWILA, a municipal corporation of the State of Washington (hereinafter referred to as "City"), and the TUKWILA METROPOLITAN PARK DISTRICT, a municipal corporation of the State of Washington (hereinafter referred to as "Park District").

WITNESSETH:

WHEREAS, by Resolution No. 1738, the City Council of the City of Tukwila, Washington asked the voters to create a metropolitan park district whose boundaries would be coextensive with the boundaries of the City of Tukwila, including the authority to levy a general tax on property not to exceed 15 cents per thousand dollars of assessed valuation each year as statutorily provided; and

WHEREAS, on August 16, 2011, the voters of Tukwila approved the formation of a metropolitan park district as required and now known as the Tukwila Metropolitan Park District ("Park District"); and

WHEREAS, the general taxes levied by the Park District pursuant to RCW 35.61.210 will not be collected and available to fund Park District operations until May 1, 2013, and a loan from the City of Tukwila is needed during the interim period to fund Park District operations and shall be repaid by the Park District using its general tax revenues once those become available; and

WHEREAS, by Resolution No. 1746, the City has declared its intent to enter into an interlocal agreement with the Park District to evidence the City's commitment to loan funds to the Park District as interim financing until the Park District's general tax revenues become available; and

WHEREAS, in consideration for the City's commitment to loan funds as interim financing, upon the terms and conditions set forth herein, the Park District has declared its intent to enter into an interlocal agreement with the City, by Resolution No. 5, to repay the City pursuant to the financial covenants set forth herein;

NOW THEREFORE in consideration of the mutual covenants hereinafter contained, the parties hereto covenant and agree as follows:

1. LOAN AMOUNT AND DISBURSEMENT

The City agrees to lend sufficient funds from its General Fund to the Tukwila Metropolitan Park District Fund and agrees to disburse funds in a total principal sum not to exceed \$1,100,000.00 (the "Loan"), which principal is subject to interest at the rate of two percent per year, according to the following schedule:

- a. October 15, 2011 - \$375,000.00
- b. April 15, 2012 - \$375,000.00
- c. October 15, 2012 - \$350,000.00

Should the Metropolitan Park District find that it is not in need of some or all of the principal amounts identified above, the Park District will notify the City not less than 15 (fifteen) days prior to the scheduled loan disbursement date.

2. LOAN REPAYMENT TERMS AND SCHEDULE

The Park District agrees to assume and accept the financial obligation to repay the Loan in the maximum amount of \$1,100,000.00, plus interest thereon at the rate of two percent per year, within a ten-year period. The Park District obligation hereunder constitutes a non-voted general obligation of the Park District to which its full faith, credit and resources are pledged.

This Loan will be repaid in semi-annual payments to the City beginning in 2013. The first payment will be due May 15, 2013 and will be due every November 15th and May 15, thereafter. The City will invoice the Park District for the amount owing for the relevant time period. Should the Park District desire to pre-pay any of the loan amount, pre-payment shall include accrued interest, through the date of payment.

3. EVENTS OF DEFAULT AND REMEDIES

3.1 Events of Default. Each of the following shall be a "Loan Default":

- a. Monetary Defaults. Any failure by the Park District to make any required monetary payments when due to the City pursuant to Paragraph 2 of this Agreement. If an event which would constitute a Monetary Default shall occur, the City shall provide prompt telephone notice confirmed in writing (which may be by facsimile or electronic transmission) to the Park District Executive Director, and demand a cure thereof (provided, that failure by the City to send such written notice shall not constitute waiver of or prevent the occurrence of a Loan Default), and if such event is not cured within fifteen days of the scheduled payment date, then such event shall constitute a Loan Default and the City may, in its sole discretion, proceed with its remedies under Paragraph 3.2 of this Agreement.

- b. Nonmonetary Defaults. Any failure on the part of the Park District to perform or observe the duties, provisions or obligations required of it pursuant to this Agreement, other than as set forth in Paragraph 3.1(a) above, if such failure shall have continued for a period of 60 days after written notice thereof has been delivered to the Park District by the City.

3.2 Remedies. Upon occurrence of any Loan Default under this Agreement, the City may bring any legal action or proceeding against the Park District to protect and enforce its rights in equity or at law, either in mandamus or for the specific performance of any covenant or agreement contained in this Agreement, or for the enforcement of any other appropriate legal or equitable remedy, as the City, being advised by counsel, may deem most effectual to protect and enforce any of its concurrent or reserved rights or interests hereunder with respect to: (1) the payment of principal, interest, fees or amounts due; (2) indemnifications and reimbursements due to the City by the Park District; and (3) receipt of reports and notices.

4. RECORDS INSPECTION AND AUDIT

All funds advanced and repaid shall be subject to adjustment for any amounts found upon audit or otherwise to have been improperly advanced or reimbursed, and all records and books of accounts pertaining to the Loan provided under this Agreement shall be subject to inspection and audit by either party for a period of up to three (3) years from the final payment by the Park District for reimbursement of the Loan provided by the City.

5. ADMINISTRATION OF AGREEMENT

This Agreement shall be administered by Peggy McCarthy, Interim Finance Director or designee on behalf of City, and by Kimberly Matej, Interim Executive Director, or designee on behalf of the Park District. Any written notices required by the terms of this Agreement shall be served on or mailed to the following addresses:

CITY OF TUKWILA
Peggy McCarthy
Interim Finance Director
Tukwila, WA 98188
Phone: 206-433-1839

PARK DISTRICT
Kimberly Matej
Interim Executive Director
Tukwila, WA 98188
Phone: 206-433-1834

6. NOTICES

All notices or communications permitted or required to be given under this Agreement shall be in writing and shall be deemed to have been duly given if delivered in person or deposited in the United States mail, postage prepaid, for mailing by certified mail, return receipt requested, and addressed, if to a party of this Agreement, to the address for the party set forth above.

Either party may change its address by giving notice in writing, stating its new address to the other party, pursuant to the procedure set forth above.

7. INDEMNIFICATION OF THE CITY

The Park District shall indemnify and hold City and its agents, employees, and/or officers, harmless from and shall process and defend at its own expense any and all claims, demands, suits, at law or equity, actions, penalties, losses, damages, or costs, of whatsoever kind or nature, brought against City arising out of, in connection with, or incident to the making of the Loan that is the subject of this Agreement and/or Park District's performance or failure to perform any aspect of this Agreement; provided, however, that if such claims are caused by or result from the concurrent negligence of City, its agents, employees, and/or officers, this indemnity provision shall be valid and enforceable only to the extent of the negligence of Park District; and provided further, that nothing herein shall require Park District to hold harmless or defend City, its agents, employees and/or officers from any claims arising from the sole negligence of City, its agents, employees, and/or officers. No liability shall attach to City by reason of entering into this Agreement except as expressly provided herein.

8. WAIVER OF SUBROGATION

City and Park District hereby mutually release each other from liability and waive all right of recovery against each other for any loss caused by fire or other perils which can be insured against under fire insurance contracts including any extended coverage endorsements thereto which are customarily available from time to time in the State of Washington, provided, that this paragraph shall be inapplicable to the extent that it would have the effect of invalidating any insurance coverage of City or Park District.

9. COMPLIANCE WITH REGULATIONS AND LAWS

The parties shall comply with all applicable rules and regulations pertaining to them in connection with the matters covered herein.

10. ASSIGNMENT

The parties shall not assign this Agreement or any interest, obligation or duty therein without the express written consent of the other party.

11. ATTORNEYS' FEES

If a Loan Default occurs and if the City or Park District should employ attorneys or incur expenses for the enforcement of any obligation or agreement of the City or Park District contained herein, the non-prevailing party on demand will pay to the prevailing party the reasonable fees of such attorneys of the prevailing party and the reasonable costs so incurred, including, without limitation, reasonable fees and costs of court appeals.

12. MISCELLANEOUS

a. All of the covenants, conditions and agreements in this Agreement shall extend to and bind the legal successors and assigns of the parties hereto.

b. This Agreement shall be deemed to be made and construed in accordance with the laws of the State of Washington. Jurisdiction and venue for any action arising out of this Agreement shall be in King County, Washington.

c. The captions in this Agreement are for convenience only and do not in any way limit or amplify the provisions of this Agreement.

d. Unless otherwise specifically provided herein, no separate legal entity is created hereby, as each of the parties is contracting in its capacity as a municipal corporation of the State of Washington. The identity of the parties hereto is as set forth hereinabove.

e. The performances of the duties of the parties provided hereby shall be done in accordance with standard operating procedures and customary practices of the parties.

f. No provision of this Agreement shall relieve either party of its public agency obligations and or responsibilities imposed by law.

g. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be held to be invalid or unenforceable by a final decision of any court having jurisdiction on the matter, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall

not be affected thereby and shall continue in full force and effect, unless such court determines that such invalidity or unenforceability materially interferes with or defeats the purposes hereof, at which time either party shall have the right to terminate the Agreement.

h. This Agreement constitutes the entire agreement between the parties. There are no terms, obligations, covenants or conditions other than those contained herein. No modifications or amendments of this Agreement shall be valid or effective unless evidenced by an agreement in writing signed by both parties.

i. Copies of this Agreement shall be filed with the King County Auditor's Office and the respective Clerks of the parties hereto.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

CITY OF TUKWILA

TUKWILA METROPOLITAN PARK DISTRICT

Jim Haggerton,
Mayor

Allan Ekberg
President of the Board of Commissioners

Attest:

Attest:

Christy O'Flaherty, CMC
City Clerk

Verna Seal
Clerk of the Board

Approved as to form:

Approved as to form:

Shelley M. Kerslake,
City Attorney

Lisa M. Marshall,
Commission Attorney



City of Tukwila

Washington

Resolution No. 1746

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, AUTHORIZING A LOAN FROM THE CITY OF TUKWILA GENERAL FUND TO THE TUKWILA METROPOLITAN PARK DISTRICT FUND, IN AN AMOUNT NOT TO EXCEED \$1.1 MILLION, TO FUND PARK DISTRICT OPERATIONS PENDING COLLECTION OF GENERAL TAXES.

WHEREAS, by Resolution No. 1738, the City Council of the City of Tukwila, Washington, asked the voters to create a Metropolitan Park District whose boundaries would be coextensive with the boundaries of the City of Tukwila, including the authority to levy a general tax on property not to exceed 15 cents per thousand dollars of assessed valuation each year as statutorily provided; and

WHEREAS, on August 16, 2011, the voters of Tukwila approved the formation of a Metropolitan Park District as required and now known as the Tukwila Metropolitan Park District ("Park District"); and

WHEREAS, the general taxes levied by the Park District pursuant to RCW 35.61.210 will not be collected and available to fund Park District operations until May 1, 2013, and a loan from the City of Tukwila is needed during the interim period to fund Park District operations;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Loan from City General Fund to Park District Fund Authorized. The City of Tukwila hereby authorizes a loan from its General Fund to the Tukwila Metropolitan Park District Fund in the principal sum not to exceed the lesser of \$1,100,000.00 plus interest thereon, or the Park District's indebtedness limit pursuant to RCW 35.61.100.

Section 2. Loan Repayment Terms – Interlocal Agreement Authorized. City staff is hereby directed to prepare an interlocal agreement setting forth the terms and conditions of the loan authorized in Section 1. Said agreement shall specify, at

minimum, a repayment term of 10 years and interest due at the rate of 2% compounded annually.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Special Meeting thereof this 12th day of September, 2011.

ATTEST/AUTHENTICATED:

Melissa Hart
Melissa Hart, CMC, Acting City Clerk

Allan Ekberg
Allan Ekberg, Council President

APPROVED AS TO FORM BY:

Rachel B. Kerslake for
Shelley M. Kerslake, City Attorney

Filed with the City Clerk: 9-7-11
Passed by the City Council: 9-12-11
Resolution Number: 1746

Tukwila Metropolitan Park District

MEMORANDUM

TO: Board of Commissioners
FROM: Kimberly Matej, Interim Executive Director
DATE: October 10, 2011
SUBJECT: Proposed Facility Improvements - Discussion

In August 2010, Parks & Recreation staff presented a list of suggested capital/facility improvements to the Tukwila City Council for the Pool. No improvements were made due to the impending land lease, ballot measure and possible closure. Now that the Metropolitan Park District (MPD) has been formed, it is time for the Board to review the needed improvements and discuss related options for these improvements.

Last week, each Commissioner visited the Pool, took a tour of the facility and had the opportunity to see the items requiring/needing improvement. These capital/facility improvements are summarized in List A and List B attached to this memo. Both List A and List B provide the same information; however, List A best outlines information for a financial discussion, and List B separates the needs into categories such as *mechanical, structural, renovation, etc.*

City staff has consulted with the City's financial advisor in order to provide estimated bonding and debt service for the draft list of improvements at three different levels. Estimated bonding was provided at the following levels (this is best explained by looking at List A):

Bond Amount	Improvements	Annual Debt Service 15-Year Pay Off	Annual Debt Service 20-Year Pay Off
\$1,056,000	Includes all items on the first page of List A.	\$89,000	\$76,000
\$1,390,200	Includes all items on the first page of List A, and the first group of items on the second page entitled, <i>Not Previously Included.</i>	\$118,000	\$100,000
\$1,832,200	Includes all items on both pages, per recent Board direction.	\$157,000	\$133,000

Again, these annual debt service payments are an ***estimate only***. As well, the numbers are based on financing received through the City in conjunction with the re-funding of existing bonds. Due to a lack of financial history, it is unlikely the MPD will be able to secure bonding or other loans without assistance from the City.

City staff is currently working on payback models, joined with interim financing and repayment monies in order to determine what bonding amount the MPD can afford with minimal risk.

This item is being brought forward to the Board for discussion and/or direction as the Board sees fit.

LIST A

Metropolitan Park District
Tukwila Pool

METROPOLITAN PARK DISTRICT PROPOSED CAPITAL IMPROVEMENT PLAN - DRAFT

= Visible to Patrons * Grant/Rebate Potential + Yields Annual Savings

#	Project	Cost	Timeframe	Purpose	Life Expectancy	Comments
a	Sewer Deduct Meter	\$ 1,000	Open/Closure		20 yrs	Quick savings
a	Pool Cover/Blanket	\$ 19,000	Closure		12 yrs	Quick savings
a	HVAC Lobby Supply VSD		Closure		10 yrs	Energy savings
a	HVAC Lobby Exhaust VSD		Closure		10 yrs	Energy savings
a	Building Heat Pump VSD		Closure		10 yrs	Energy savings
a	Pool Heat Pump VSD		Closure		10 yrs	Energy savings
a	HVAC Natorium Supply Fan VSD		Closure		10 yrs	Energy savings
a	Insulate Boiler Plumbing		Closure		25 yrs	Energy savings, cooler mechanical room
a	HVAC Controls/Dampers		Closure		20 yrs	Needed, overall better control and comfort for users
a	Condensing Boilers (2?) (Pool and Air) * +	\$ 350,000	Closure	Energy Efficiency	10yrs	Less \$60K if only one boiler installed
a	Pool Recirculation Pump VSD	\$ 15,000	Closure		10 yrs	Size so runs at 75% (or best % for best efficiency)
a	Lighting Conversion	\$ 15,000	Closure		20 yrs	Improve lighting, energy savings, easier maintenance
a	Washer/Dryer/Refrigerator Replacement	\$ 3,500	Open/Closure		15 yrs	Washer/dryer need replacing, fridge w/in 5yrs
Subtotal		\$ 403,500				

b	VGBA-Main-Drain-Renovation	\$ -			20 yrs	Required by Health Dept. (incl as part of new liner)
b	Plumbing/Valve replacement	\$ 20,000	Closure		15 yrs	Make it last 20 yrs?
b	Pool Liner, Water Edge Tile, and Main Drain	\$ 235,000	Closure		20 yrs	Make it last 20 yrs? (do VGBA drains at same time)
b	Condensing Boiler (DHW)	\$ 60,000	Closure		12 yrs	Needed, new exhaust stack, slightly more efficient
b	Deep End Guard Chair	\$ 8,000	Open/Closure		20 yrs	Needs replacing now, then make it last through 20 yrs
b	Sand Filter Conversion	\$ 40,000	Closure		20 yrs	Convert to sand, better system, more savings
b	Commissioning	\$ 2,500	Open/Closure		20 yrs	Understand systems better, run more efficiently
Subtotal		\$ 365,500				

c	Replace Roof (PVC product)	\$ 80,000	Open/Add On		25 yrs	Do within 5 yrs
c	Painting (Int and Ext)	\$ 80,000	Closure		20 yrs	Do within 10 yrs
c	Interior Doors Replacement	\$ 5,000	Closure		15 yrs	Some need now, some w/in 5yrs, make last for 20yrs
c	Chemtrol Replacement	\$ 7,000	Open/Closure		15 yrs	Do within 7yrs, then make it last through 20
c	Compressor Replacement				15 yrs	Do within 7yrs, then make it last through 20
c	Tile Work/Repair				30 yrs	This is incl in the locker room renovation.
c	Heat Exchanger	\$ 20,000	Future		15 yrs	Do Within 10 yrs
c	Starting Blocks	\$ 22,000	Open/Closure		15 yrs	Cosmetic right now, will be need w/in 10 yrs though
c	Diving Board	\$ 10,000	Open/Closure		15 yrs	Cosmetic right now, will be need w/in 10 yrs though
c	Exterior Doors Replacement	\$ 20,000	Open/Closure		15yrs	As needed, do within 10 yrs
c	Shallow End Guard Chair	\$ 3,000	Open/Closure		15 yrs	Do within 10 yrs
c	Sewer-Lines Repair				25 yrs	Do within 10 yrs, when breaks happen
c	ADA Improvements (Parking Lot)	\$ 40,000	Open/Closure		25 yrs	Nicer for patrons, not required at this point
Subtotal		\$ 287,000				
Revised "Original Items" Total		\$ 1,056,000				

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Metropolitan Park District
Tukwila Pool

Not Previously Included

1	Locker Room Painting	\$	10,000	Closure	Life Expectancy	10 yrs	
1	Bulkhead Renovation	\$	38,000		Deferred Maint.	20 yrs	
1	Gutter/Deck Tile	\$	20,000		Deferred Maint.	20+ yrs	
1	ADA Pool Chair Lifts (2)	\$	15,000	Open/Closure	ADA Requirement	20 yrs	New Code Requirement
1	Deck Resurfacing	\$	40,000	Closure	Public Preference	10 yrs	
1	Signage	\$	4,000	Closure/Open		20 yrs	
2	Concrete Deck Floor Re-inforcement	\$	10,000	Closure	Structural Integrity	20 yrs	
2	Locker Room Tile (Showers & Walls)	\$	45,000	Closure	Public Preference	20 yrs	
2	Locker Room Floor Resurfacing	\$	20,000	Closure	Public Preference	10 yrs	
2	Locker Room Plumbing (Showers & Fixt)	\$	20,000	Closure	Deferred Maint.	20 yrs	
2	New Lockers	\$	15,000	Closure	Public Preference	20 yrs	
2	Staff Locker Rooms Renovation	\$	8,000	Closure	Deferred Maint.	20+ yrs	
2	Add Windows in Natatorium (Skylights?) +	\$	20,000	Closure	Public Preference	20 yrs	
2	Remove Natatorium Ceiling Tiles	\$	10,000	Closure	Life Expectancy		
2	Paint Natatorium Ceiling	\$	20,000	Closure	Improved Lighting	10 yrs	
2	Add Natatorium Sound Abatement	\$	15,000	Closure	Public Comfort	20 yrs	
2	Front Desk Re-model (in event of no add on)	\$	5,000		Public Preference	20 yrs	
2	Program Equipment (Ln Lines, Bckbrd, Stairs, Bribls, Mats)	\$	13,200	Open/Closure	Various	Varies	
3	New Operating Equipment	\$	6,000	Open/Closure	Public Preference	Varies	Automatic Pool Vac., Swimsuit Dryer
Subtotal		\$	334,200				

Add On

	Meeting/Training/Rental Room	\$	180,000	Closure/Add On	Public Preference	20+ yrs	
	Reception Area/Control Desk	\$	80,000	Closure/Add On	Public Preference	20+ yrs	
	Entrance/Vestibule/Hallways	\$	60,000	Closure/Add On	Public Preference	20+ yrs	
	Admin Offices Remodel	\$	15,000	Closure/Add On	Public Preference	20+ yrs	
	Family Changing Rooms Remodel	\$	10,000	Closure/Add On	Public Preference	20+ yrs	
	Locker Rooms Remodel (Change Layout)	\$	15,000	Closure/Add On	Public Preference	20+ yrs	
	Supply/Staff Break Room Renovation	\$	8,000	Closure/Add On	Public Preference	20+ yrs	
	Consultant	\$	74,000	Pre Closure	Prof. Design		
Subtotal		\$	442,000				

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"Not Previously Included" & "Add On" Subtotal
Total \$ 1,832,200

LIST B

METROPOLITAN PARK DISTRICT PROPOSED CAPITAL IMPROVEMENT PLAN - DRAFT

#	Project	Cost	Timeframe	Purpose	Life Expectancy	Comments
Mechanical						
a	HVAC Lobby Supply VFD * +		Closure	Deferred Maint.	10 yrs	Energy savings
a	HVAC Lobby Exhaust VFD * +		Closure	Deferred Maint.	10 yrs	Energy savings
a	Building Heat Pump VFD * +		Closure	Deferred Maint.	10 yrs	Energy savings
a	Pool Heat Pump VFD * +		Closure	Deferred Maint.	10 yrs	Energy savings
a	HVAC Natatorium Supply Fan VFD * +		Closure	Deferred Maint.	10 yrs	Energy savings
a	Condensing Boilers (2?) (Pool and Air) * +		Closure	Energy Efficiency	10yrs	May only need one boiler
a	New Boiler Plumbing & Valves * +		Closure	Deferred Maint.	15 yrs	Needed with new boiler(s)
a	Nat. HVAC Digital Controls/Dampers * +		Closure	Deferred Maint.	20 yrs	Needed, better control & comfort for users
a	Lobby HVAC Digital Controls/Dampers * +	\$ 350,000	Closure	Deferred Maint.	20 yrs	Less \$60K if only one boiler installed
a	Pool Circulation Pump VFD (x2 = Backup) * +	\$ 15,000	Closure	Deferred Maint.	10 yrs	Size so runs at best % for most efficiency
a	Sand Filter Conversion +	\$ 40,000	Closure	Deferred Maint.	20 yrs	Maint. Savings
a	Pool Water Plumbing/Valve Replacement	\$ 20,000	Closure	Deferred Maint.	15 yrs	Make it last 20 yrs?
c	Heat Exchanger (Pool Water Heat)	\$ 20,000	Future	Life Expectancy	15 yrs	Do Within 10 yrs
b	Condensing Boiler (Domestic Hot Water) * +	\$ 60,000	Closure/Open	Life Expectancy	12 yrs	Needed, new exhist stack, more efficient
a	Lighting Conversion * +	\$ 15,000	Closure	Energy Efficiency	20 yrs	Improve lghtng, energy savings, easier maint.
	Subtotal	\$ 520,000				
Structural						
c	Replace Roof (PVC product)	\$ 80,000	Open/Add On	Life Expectancy	25 yrs	Do within 5 yrs
b	Concrete Deck Floor Re-inforcement	\$ 10,000	Closure	Structural Intgrty	20 yrs	
b	Add Windows in Natatorium (Skylights?) +	\$ 20,000	Closure	Public Preference	20 yrs	
	Subtotal	\$ 110,000				
Renovation						
b	Locker Room Tile (Showers & Walls)	\$ 45,000	Closure	Public Preference	20 yrs	
b	Locker Room Floor Resurfacing	\$ 20,000	Closure	Public Preference	10 yrs	
b	Locker Room Plumbing (Showers & Fixtures)	\$ 20,000	Closure	Deferred Maint.	20 yrs	
a	Locker Room Painting	\$ 10,000	Closure	Life Expectancy	10 yrs	
b	New Lockers	\$ 15,000	Closure	Public Preference	20 yrs	
b	Interior Doors Replacement	\$ 5,000	Closure/Add On	Life Expectancy	15 yrs	All doors are falling apart
c	Exterior Doors Replacement	\$ 20,000	Open/Closure	Life Expectancy	15yrs	As needed, do within 10 yrs
b	Staff Locker Rooms Renovation	\$ 8,000	Closure	Deferred Maint.	20+ yrs	
	Subtotal	\$ 143,000				
Add On						
b	Meeting/Training/Rental Room	\$ 180,000	Closure/Add On	Public Preference	20+ yrs	
b	Reception Area/Control Desk	\$ 80,000	Closure/Add On	Public Preference	20+ yrs	
b	Entrance/Vestibule/Hallways	\$ 60,000	Closure/Add On	Public Preference	20+ yrs	
b	Admin Offices Remodel	\$ 15,000	Closure/Add On	Public Preference	20+ yrs	
b	Family Changing Rooms Remodel	\$ 10,000	Closure/Add On	Public Preference	20+ yrs	
b	Locker Rooms Remodel (Change Layout)	\$ 15,000	Closure/Add On	Public Preference	20+ yrs	
b	Supply/Staff Break Room Renovation	\$ 8,000	Closure/Add On	Public Preference	20+ yrs	
b	Consultant	\$ 74,000	Pre Closure	Prof. Design		
	Subtotal	\$ 442,000				
Pool						
a	Pool Liner, Water Edge Tile, and Main Drains	\$ 235,000	Closure	Life Expectancy	20+ yrs	Last 20 yrs & VGBA drains at same time
a	Bulkhead Renovation	\$ 38,000		Deferred Maint.	20 yrs	
a	Gutter/Deck Tile	\$ 20,000		Deferred Maint.	20+ yrs	
a	Deck Resurfacing	\$ 40,000	Closure	Public Preference	10 yrs	
b	Remove Natatorium Ceiling Tiles	\$ 10,000	Closure	Life Expectancy		
b	Paint Natatorium Ceiling	\$ 20,000	Closure	Improved Lighting	10 yrs	
b	Add Natatorium Sound Abatement	\$ 15,000	Closure	Public Comfort	20 yrs	
	Subtotal	\$ 378,000				
Other						
c	Diving Board	\$ 10,000	Open/Closure	Life Expectancy	15 yrs	Cosmetic now, will be need w/in 10 yrs
b	Starting Blocks	\$ 22,000	Open/Closure	Life Expectancy	15 yrs	Cosmetic now, will be need w/in 10 yrs
c	Shallow End Guard Chair	\$ 3,000	Open/Closure	Life Expectancy	15 yrs	Do within 10 yrs
b	Deep End Guard Chair	\$ 8,000	Open/Closure	Life Expectancy	20 yrs	Replace now, last through 20 yrs hopefully
a	Pool Cover/Blanket * +	\$ 19,000	Open/Closure	Energy Efficiency	12 yrs	Quick savings
a	ADA Pool Chair Lifts (2)	\$ 15,000	Open/Closure	ADA Requirement	20 yrs	
b	ADA Improvements (Parking Lot)	\$ 40,000	Open/Closure	Public Preference	25 yrs	
b	Washer/Dryer/Refrigerator +	\$ 3,500	Open/Closure	Life Expectancy	15 yrs	Washer/dryer need replacing, fridge w/in 5yrs
c	Painting (Interior)	\$ 40,000	Closure	Life Expectancy	20+ yrs	Do within 10 yrs
c	Painting (Exterior)	\$ 40,000	Closure	Life Expectancy	20+ yrs	Do within 10 yrs
a	Sewer Deduct Meter +	\$ 1,000	Open/Closure	Energy Efficiency	20 yrs	Quick savings
c	Chemtrol Replacement	\$ 7,000	Open/Closure	Life Expectancy	15 yrs	Within 7yrs, make it last through 20yrs
b	Commissioning	\$ 2,500	Open/Closure	Staff Training	20 yrs	Understand efficient systems operations
a	Program Equipment	\$ 13,200	Open/Closure	Various	Varies	Ln Lines, Bckbrd, Stairs, Brbls, Mats, etc.
c	New Operating Equipment	\$ 6,000	Open/Closure	Public Preference	Varies	Automatic Pool Vac., Swimsuit Dryer
a	Signage	\$ 4,000	Closure/Open		20 yrs	
b	Front Desk Re-model (in event of no add on)	\$ 5,000	Closure	Public Preference	20 yrs	
	Subtotal	\$ 239,200				
	Total	\$ 1,832,200				

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