

Woodland Aquatic Center Fact Sheet

October 6, 2014

What is included in the facility?

Under the concept design, the aquatics center will include two major bodies of water: a six lane lap/competitive pool and a leisure/play pool. These are the two bodies of water needed to hit the majority of our community needs. The facility also includes locker rooms, family lockers, a party room, an outside hot tub, a lobby and administration, storage, and mechanical space.

The concept design is planned to fit match the budget, but it's important to note, that final details may need to change to keep the facility in the budget.

How big is the facility?

The concept design is about 21,000 square feet. The final detailed construction design will start only if the ballot passes.

What programs will the aquatic center be able to support?

There are many possible programs that can be supported in the concept design: Competitive swim meets, youth swimming instruction, adult swimming instruction, lifeguard training, water aerobics, lazy river warm water therapy, rehabilitation, water slide, scuba training, water polo & water volleyball, kayak training, paddle boarding, aqua recovery, underwater hockey.

Where will the Aquatic Center be located?

The concept design being provided to the community for public input places the facility at the old Saddle Club property now known as Woodland Station in downtown Woodland Park. This location was the most often write in site in the community survey, has great access, has southern exposure and Pikes Peak vies, does not encroach on existing parks and anchors the Woodland Station.

Who can vote on this issue?

Only registered voters of the City of Woodland Park.

Is it affordable WITHOUT RAISING TAXES?

City revenue streams have been steadily increasing and the City has been "saving" money. The debt required to build the facility can be retired within existing revenue streams WITHOUT RAISING TAXES.

What is the ballot question?

SHALL CITY OF WOODLAND PARK DEBT BE INCREASED BY AN AMOUNT NOT TO EXCEED \$10,100,000, WITH A MAXIMUM REPAYMENT COST OF NOT TO EXCEED \$15,700,000, WITHOUT ANY INCREASE IN TAXES, TO PROVIDE FOR THE DESIGN, ACQUISITION, CONSTRUCTION AND EQUIPPING OF A CITY BUILDING TO HOUSE, AT MINIMUM, AQUATIC FACILITIES AND ALL INFRASTRUCTURE ASSOCIATED WITH SUCH FACILITIES INCLUDING BUT NOT LIMITED TO WATER, SEWER, ROADWAY, SIDEWALK, AND DRAINAGE IMPROVEMENTS AS WELL AS ALL NECESSARY OR INCIDENTAL COSTS RELATED THERETO BY THE ISSUANCE OF BONDS AS PROVIDED BY THE CITY CHARTER, WHICH BONDS SHALL BE PAYABLE FROM THE GENERAL FUND, THE STREET FUND AND ANY OTHER LEGALLY AVAILABLE FUNDS OF THE CITY, AND SHALL THE CITY OF WOODLAND PARK BE ALLOWED TO COLLECT, RETAIN AND EXPEND ANY EARNINGS FROM THE INVESTMENT OF PROCEEDS OF SUCH BONDS AS A VOTER-APPROVED REVENUE CHANGE UNDER THE CONSTITUTION AND LAWS OF THIS STATE?

What will it cost to operate?

The Woodland Aquatic Project paid for a feasibility study by Ballard*King and Associates. Based on their detailed assessment of community demographics the projections were summarized in their conclusion:

Category	Annual Facility Budget
Expenditures	\$ 502,065
Revenue	\$ 405,185
Difference	(\$96,880)
Recovery percentage	81%

This difference has been included in the bond amount. They went on to state:

The market conditions are favorable for supporting a new aquatic center in Woodland Park. The City of Woodland Park is positioned to not only expand the recreation opportunities in Woodland Park, but also to enhance the quality of life for residents and become an identifying landmark to the Woodland Park landscape that attracts families, businesses and perspective employees to the City of Woodland Park.

Without question, a new aquatic center will enhance the quality of life in Woodland Park while improving sports and wellness opportunities. The proposed center fills the service gaps for a swimming and expands the wellness access in the community for children, teenagers, families and seniors. A new aquatic center will become a source of tremendous community pride and will bring the community together along with making Woodland Park a more attractive community to live. The center will also help establish and recognize the facility as a contributor to the economic health of the community by providing jobs, through the purchase of local goods and services and by generating business trade for the City of Woodland Park.

What will it cost to build?

The entire project consists of the Aquatic Center building and all of the associated infrastructure. *Based on the current concept*, our independent professional consultant estimates the building *alone* to be \$8.5M. Of course, the final building cost won't be known until the city has accepted a construction bid which requires an affirmative vote on issue 2A and the ability to get bonding.

Who will operate the facility?

This has yet to be decided. Similar mountain communities self-operate their recreation facilities. Colorado Springs has found cost savings by contracting with private pool operators to operate and maintain their facilities.

What will it cost to use the facility?

Usage fees have not been set. However, Ballard*King used the following schedule to estimate cost recovery in their feasibility study

Category	Daily	Annual	Monthly Cost
Adult	\$7.00	\$300	\$25.00
Youth	\$5.00	\$180	\$15.00
Senior	\$6.00	\$240	\$20.00
Family	NA	\$600	\$50.00

Will non- City of Woodland Park residents be able to use the facility?

Absolutely!

Will this compete with private industry?

No. There are no private (or public) swimming pools in the area that will provide the same aquatic opportunities. There is no fitness center in the design.

Is this the best use of City money?

Repeated community surveys have shown that a swimming pool is far and away the number one community desire. In the scientifically based community survey, 74% of respondents listed this as the number one recreational priority for the Woodland Park City Council to fund.

Can the facility be used for competitive swimming?

Yes. We expect the facility to host both club and high school competitive programs.

Will the high school have a swim team?

The facility will support this. Ultimately, this is a school board decision but the current school board is extremely supportive.

When will construction start?

Detailed design work can start almost immediately after a successful election. The goal is for construction to start next spring.

When will the facility be open?

If construction starts in the spring of 2015, the facility should open late 2016 (think of it as a 2016 Christmas present)