



CHICO AREA RECREATION AND PARK DISTRICT
545 VALLOMBROSA AVENUE, CHICO, CA 95926
Phone (530) 895-4711 Fax (530) 895-4721
Thursday, October 06, 2022 – 4:00 p.m.

*Posted Prior to 5:00 PM
Monday, October 03, 2022*

BOARD MEMBERS:

Michael McGinnis, Chair
Dave Donnan, Vice Chair
Tom Lando
Michael Worley
Christopher Norden

CARD STAFF:

Annabel Grimm, General Manager
Heather Childs, Finance Manager
Anjie Goulding, Recreation Manager
Scott Schumann, Parks and Facilities Manager
Holli Drobny, Business Services Manager

GENERAL INFORMATION:

1. Agendas:
Agendas are available at the meeting or may be picked up in advance at the CARD Office the day before the Board meeting without charge.
2. Agenda Items:
Agenda items are available for public inspection at each meeting or in advance at the CARD Office the day before the Board meeting. Copies of agenda items will be available at 20¢ per page.
Notice: if a writing that is a public record pursuant to Government Code Section 54957.5(a) and that relates to an item on this agenda for the open session is distributed less than 24 hours before this meeting, the writing shall be available for public inspection at the offices of the Chico Area Recreation and Park District, located at 545 Vallombrosa Avenue, Chico, California, at the time the writing is distributed to all or the majority of all of the members of the body.
3. Items Not Appearing On Posted Agenda:
This agenda was posted at least 24 hours in advance of this meeting. For each item not appearing on the posted agenda upon which the Board wishes to take action, it must make one of the following determinations:
 - a. Determine by a majority vote that an emergency exists as defined in Government Code 54956.5.
 - b. Determine by a two-thirds or a unanimous vote if less than two-thirds of the Board is present that the need to take action arose after the agenda was posted.
 - c. Determine that the item appeared on a posted agenda for a meeting occurring not more than five calendar days before this meeting, and the item was continued to this meeting.Notwithstanding the above, items may be added to the agenda for Board discussion only or to acknowledge receipt of correspondence or other information.
4. Consent Agenda: All items listed under the Consent Agenda are considered to be routine and will be enacted by one motion. Resolutions will be read by title only. There will be no separate discussion of these items unless members of the Board, or persons in the audience, request specific items to be removed from the Consent Agenda to the Regular Agenda for separate discussion before the time the Board votes on the motion to adopt the Consent Agenda. If any item(s) are removed from the Consent Agenda, the item(s) will be considered at the beginning of the Regular Agenda.
5. Assistance for the Disabled: If you are disabled and need accommodation to participate in the meeting, please contact the CARD Office at (530) 895-4711 at least 48 hours before the start of the meeting so the necessary arrangements can be made.
6. Identity of Speakers: Speakers are asked to state their names before speaking and to write their names on the provided record voluntarily.



**SPECIAL MEETING OF THE CHICO AREA
RECREATION AND PARK DISTRICT BOARD OF DIRECTORS
Thursday, October 06, 2022 – 4:00 p.m.**

*Posted Prior to 5:00 PM
Monday, October 03, 2022*

AGENDA

1.0 CALL TO ORDER

1.1 Roll Call

2.0 Public Comments

NOTE: The Chico Area Recreation and Park District Board of Directors may take official action only on items included in the posted agenda for a specific scheduled meeting. Items addressed during the Public Comment section are generally matters not included on the agenda, and therefore, the Board will not take action at this scheduled meeting. However, such items may be put on the agenda for a future meeting. The public shall have the opportunity to address items on the posted agenda.

3.0 Aquatics Facility Design (Staff Report 22–32) – *Action Requested – That the Board discuss the facility amenities and authorize staff to enter the design phase of the aquatic center project.*

4.0 Basketball Court Resurfacing (Staff Report 22–33) – *Action Requested – That the Board authorize a budget increase of \$77,000 for the Hooker Oak and Rotary Park basketball court resurfacing projects.*

4.0 Adjournment

Adjourn to the Regular Meeting of the Chico Area Recreation and Park District Board of Directors on October 27, 2022.



Chico Area Recreation and Park District “Helping People Play”

**Staff Report 22-32
Agenda Item 3.0**

STAFF REPORT

DATE: October 6, 2022
TO: Board of Directors
FROM: Annabel Grimm, General Manager
SUBJECT: Aquatics Facility

Background:

At the June 23, 2022 Board of Directors meeting, the Board authorized staff to pursue the donation of a 10-acre property located at Esplanade and Garner Lane for an aquatics facility. Staff have obtained a revised construction cost for the “consensus option” identified in the 2016 Aquatic Center Feasibility Study. The 2022 revised cost projection is \$22.6M. In 2016, the cost estimate was \$13.5M.

At the September 22, 2022 meeting, the Board requested that staff obtain a quote for a more detailed conceptual design.

District Fiscal Position:

2022-2023 Projections	Community Park Fees	General Fund Reserve
Beg. Balance	6,906,268	6,058,182
Expense	450,000	2,591,040
Transfer In	5,300,000	
End Balance	12,656,268	3,467,142

Community Park Fund’s income budget is \$800K annually. Actuals over the last six years average \$1.1M.

Financial Impact:

The cost of the 2016 feasibility study was \$50,000. A new firm was engaged in providing a revised concept design estimate. Their quote for services is as follows:

Develop a concept site/floor plan for outdoor aquatic facility	\$15,400
Develop a financial model based on the concept plans	\$18,000
Develop an estimate of probable costs based on the concept plans	<u>\$6,000</u>
Total Fee:	\$39,400

Reimbursable Not-to-Exceed of \$4,000

Staff also requested that the design firm provide an estimated cost of the architecture and engineering required to prepare a bid package. Depending on scope and complexity, anticipated costs are between \$900K and \$1.25M, which is about \$500K less than the firm used in 2016 provided in its March 2022 revised estimate.

Construction funding options:

- Use of Community Park Impact fee funds
- Low-interest loan (4.5 – 6%)
- Land and Water Conservation Fund (LWCF) grant of up to \$5M
- Economic development grant funds
- Fundraising

Operation and maintenance funding options:

- see attached Financial Summary for additional expense capacity
- adding revenue-generating features (e.g., flow rider, climbing wall, etc.)
- ongoing grants from Dept. of Education, California, California Parks and Recreation Society, and swim associations
- Joint Use agreements
- Public – Private ventures

An essential factor to consider is that the construction cost inflates to \$30M if the project moves to 2028.

Discussion:

Considering the significant construction cost increases of the project budget, the dated nature of the 2016 study, demographic changes to the area, and before contracting a design firm to update the conceptual design, it is requested that the Board discuss the following:

- the current facility design
- value-added amenities
- plan for design
- funding opportunities

Recommendation:

The Board authorize staff to enter the project's design phase. Specifically, this includes seeking requests for proposals (RFP) for an aquatic facility's concept, design, and bid package.

Consensus Option

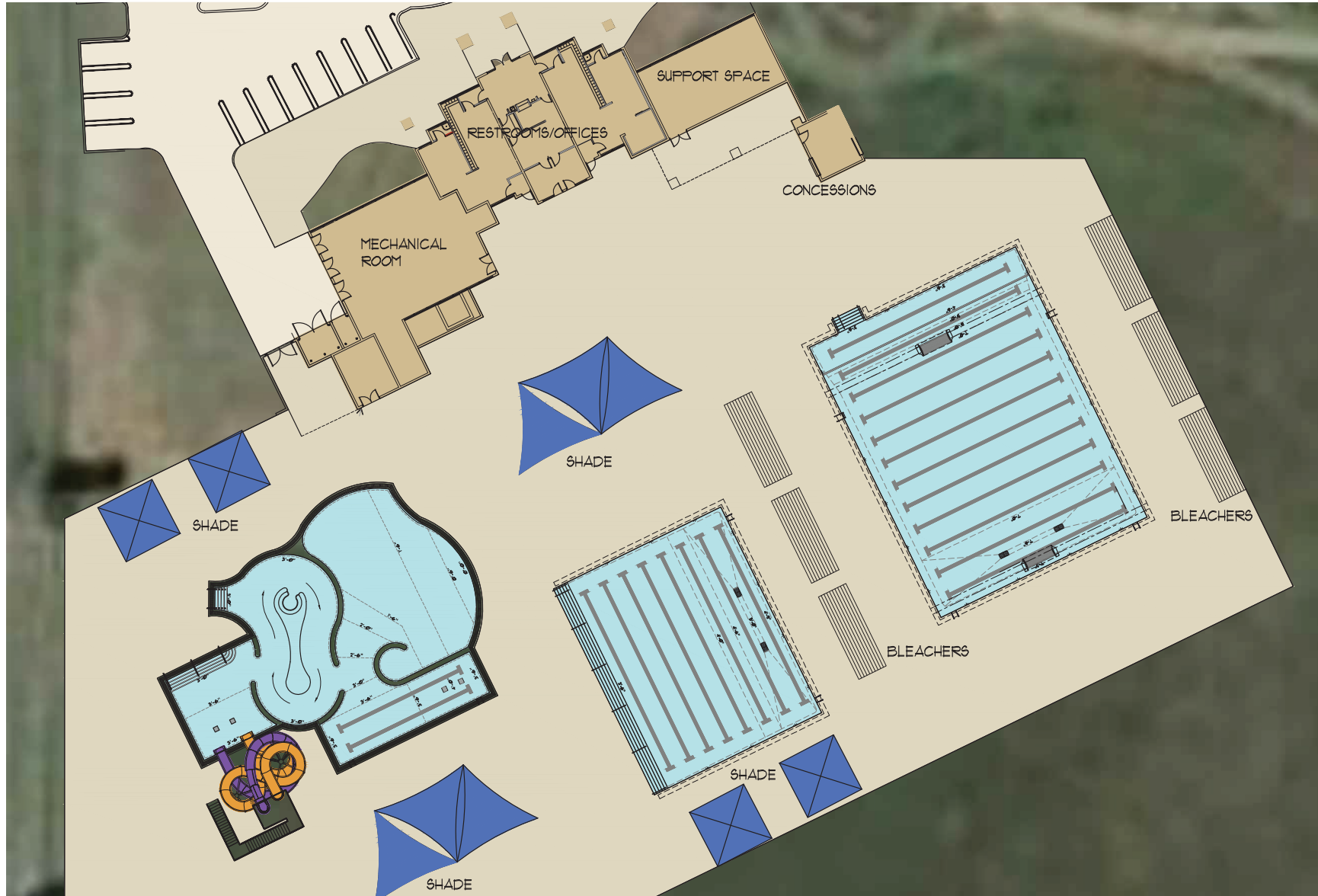
- 30-meter x 25-yard pool (12 lanes)
- 8-lane teaching and fitness pool (25-yard x 60-ft)
- 5,400sf multipurpose recreation pool with play structure, sprayground area, waterslide
- 9,800sf pool building
- Parking for 140 at the DeGarmo site, 290 at the Humboldt Road site

The preferred option presents a full-service multi-use aquatic center with some differences from Option 4. The competition pool is larger, at 30 meters, adding three additional 8-foot short course lanes for competition and training. This option includes a teaching pool, like Options 1-3, but with eight, 7-foot wide lanes. Both lap pools have walk-out stairs to provide easy of access. A similar multipurpose recreation pool to Option 4 is included, but greater in size. A sprayground area is incorporated to offer greater water play opportunities. The regulation size competition pool ranges in depth from 3'6" to 12'6". This depth would preclude some

aquatic activities, but with greater capacity in the teaching and multipurpose recreation pool, a full range of aquatic programming is still supported with this option.

There is adequate deck space for dry land activities and shade structures. The 9,800sf pool building provides lobby space, concessions, public locker rooms, a family changing room, a small classroom/meeting room, an office, lifeguard training room, and mechanical/storage space. It also includes two birthday party rental rooms to enhance revenue.

FIGURE 7.8 PREFERRED CONCENSUS CONCEPT PLAN - DEGARMO



**Chico Aquatic Center Consensus Pool Option
De Garmo Site
Budget Estimate 2016**

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>EXTENSIONS</u>
6.1.0	<u>CONSTRUCTION COSTS</u>				
6.1.1	Site Preparation/Mobilization	1	Allowance	\$ 1,000,000.00	\$ 1,000,000.00
6.1.2	Utility Improvements	1	Allowance	\$ 500,000.00	\$ 500,000.00
6.1.3	30-Meter Competition Swimming Pool	7,439	Square feet	\$ 185.00	\$ 1,376,215.00
6.1.4	Multi-Purpose Pool	5,439	Square feet	\$ 185.00	\$ 1,006,215.00
6.1.5	Interactive Play Equipment	1	Allowance	\$ 100,000.00	\$ 100,000.00
6.1.6	Pool Slide	1	Lump Sum	\$ 300,000.00	\$ 300,000.00
6.1.7	Teaching Pool	4,580	Lump Sum	\$ 145.00	\$ 664,100.00
6.1.8	Pool Decks	26,187	Square feet	\$ 25.00	\$ 654,675.00
6.1.9	Pool Area Fencing	587	Linear feet	\$ 150.00	\$ 88,050.00
6.1.10	Site Lighting	1	Lump Sum	\$ 150,000.00	\$ 150,000.00
6.1.11	Pool Building	9,833	Square feet	\$ 350.00	\$ 3,441,550.00
6.1.12	Parking	138	Space	\$ 1,800.00	\$ 248,400.00
6.1.13	Sidewalks and Paths of Travel	5,868	Square feet	\$ 8.00	\$ 46,942.08
6.1.14	Landscaping	24,449	Square feet	\$ 7.00	\$ 171,143.00
6.1.15	Shade Structures	1,500	Square feet	\$ 75.00	\$ 112,500.00
6.1.16	TOTAL CONSTRUCTION COSTS				\$ 9,859,790.08
6.2.0	<u>EQUIPMENT COSTS (FF&E)</u>				
6.2.1	Equipment	4%	Lump Sum	\$ -	\$ 394,391.60
6.2.2	TOTAL EQUIPMENT COSTS				\$ 394,391.60
6.3.0	<u>SOFT COSTS</u>				
6.3.1	Contingency Costs	15%			\$ 1,538,127.25
6.3.2	Permits/Testing/Inspection	7%			\$ 717,792.72
6.3.3	Architecture & Engineering	10%			\$ 1,025,418.17
6.3.4	Acceleration	0%			\$ -
6.3.5	TOTAL SOFT COSTS				\$ 3,281,338.14
6.4.0	TOTAL ESTIMATED PROJECT COST				\$ 13,535,519.82

Chico Aquatic Center Consensus Pool Option
Budget Estimate
Revised August 2022

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>EXTENSIONS</u>
6.1.0	<u>CONSTRUCTION COSTS</u>				
6.1.1	Site Preparation/Mobilization	1	Allowance	\$ 1,000,000.00	\$ 1,000,000.00
6.1.2	Utility Improvements	1	Allowance	\$ 500,000.00	\$ 500,000.00
6.1.3	30-Meter Competition Swimming Pool	7,430	Square feet	\$ 265.00	\$ 1,968,950.00
6.1.4	Multi-Purpose Pool	4,900	Square feet	\$ 285.00	\$ 1,396,500.00
6.1.5	Interactive Play Equipment	1	Allowance	\$ 190,000.00	\$ 190,000.00
6.1.6	Pool Slide	1	Lump Sum	\$ 600,000.00	\$ 600,000.00
6.1.7	Teaching Pool	3,750	Lump Sum	\$ 235.00	\$ 881,250.00
6.1.8	Pool Decks	24,120	Square feet	\$ 55.00	\$ 1,326,600.00
6.1.9	Pool Area Fencing	581	Linear feet	\$ 205.00	\$ 119,105.00
6.1.10	Site Lighting	1	Lump Sum	\$ 250,000.00	\$ 250,000.00
6.1.11	Pool Building	9,700	Square feet	\$ 800.00	\$ 7,760,000.00
6.1.12	Parking	268	Space	\$ 220.00	\$ 58,960.00
6.1.13	Sidewalks and Paths of Travel	5,538	Square feet	\$ 12.00	\$ 66,456.00
6.1.14	Landscaping	23,075	Square feet	\$ 8.00	\$ 184,600.00
6.1.15	Shade Structures	1,500	Square feet	\$ 95.00	\$ 142,500.00
6.1.16	TOTAL CONSTRUCTION COSTS				\$ 16,444,921.00
6.2.0	<u>EQUIPMENT COSTS (FF&E)</u>				
6.2.1	Equipment	4%	Lump Sum	\$ -	\$ 657,796.84
6.2.2	TOTAL EQUIPMENT COSTS				\$ 657,796.84
6.3.0	<u>SOFT COSTS</u>				
6.3.1	Contingency Costs	15%			\$ 2,565,407.68
6.3.2	Permits/Testing/Inspection	7%			\$ 1,197,190.25
6.3.3	Architecture & Engineering	10%			\$ 1,710,271.78
6.3.4	Acceleration	0%			\$ -
6.3.5	TOTAL SOFT COSTS				\$ 5,472,869.71
6.4.0	TOTAL ESTIMATED PROJECT COST				\$ 22,575,587.55

March 2022

Budget Assumptions

30-m x 25-yard Pool – 7,440sf

12 lanes for short course

Description: Large, yet versatile deep water pool

Uses: Coached short-course swimming training and competition, synchronized swimming training and competition, lap swimming, water polo training and competition. Secondary uses include coached clinics, advanced stroke and turn classes, triathlon training, safety and skills classes, deep water exercise classes, and recreational use.

Teaching Pool with 8 Lanes – 4,580sf

(8) 25-Yard short course lanes

Description: Versatile pool with depth and temperature to support young children learning to swim to adults and older adults exercising at a moderate level to team training.

Uses: Instructional classes including learn-to-swim, water exercise, lap swimming, open recreation, water play.

Family Recreation Pool – 5,400sf

Water sprays, slide, current channel, bubblers, interactive play structure, beach entry, and sprayground area

Description: Meets the needs and interests of families, children of all ages, and provides warm water for certain therapeutic programs.

Uses: Family recreation, open recreation, water exercise, instructional classes including learn-to-swim, warm water rehabilitation

Chico Area Recreation & Park District
 Financial Summary - General Fund

	FY 2016/2017		FY 2017/2018		FY 2018/2019		FY 2019/2020		FY 2020/2021		FY 2021/2022	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
Revenue	7,877,773	8,142,289	7,618,496	8,695,491	8,154,409	9,186,965	9,232,643	9,020,964	9,117,128	8,459,005	9,131,131	9,999,721
Expenses	7,422,272	6,988,255	7,350,768	7,363,155	7,835,366	7,673,557	8,738,881	8,226,310	9,013,799	6,805,169	9,130,568	8,611,141
Net	455,501	1,154,034	267,728	1,332,336	319,043	1,513,408	493,762	794,654	103,329	1,653,836	563	1,388,580
Capital Exp	467,000	574,864	975,500	590,258	812,500	208,456	1,205,000	518,542	1,981,500	1,601,820	6,623,500	1,536,397
Reimbursed									1,950,000	1,301,923	5,093,564	704,499
To Reserves		579,170		742,078		1,304,952		276,112		1,353,939		556,682

Construction Costs Scenario Planning

Scenario 1

Comm. Park Fund	10,000,000
GF Reserve	1,000,000
LWCF Grant	5,000,000
Donations	9,000,000
Total	25,000,000

CP Fund balance remaining ~\$ 4M
GF Reserve balance ~ \$2.46

Scenario 2

Comm. Park Fund	12,000,000
LWCF Grant	5,000,000
Loan	5,000,000
Donations	3,000,000
Total	25,000,000

CP Fund balance remaining ~\$2M
Loan payment @ 5% - \$400K/year

Scenario 3

Comm. Park Fund	8,000,000
GF Reserve	1,000,000
Loan	10,000,000
Donations	6,000,000
Total	25,000,000

CP Fund balance remaining ~\$6M
GF Reserve balance ~ \$2.46
Loan payment @ 5% - \$800K/year



Chico Area Recreation and Park District “Helping People Play”

**Staff Report 22-33
Agenda 4.0**

STAFF REPORT

DATE: Oct 6, 2022
TO: Board of Directors
FROM: Annabel Grimm, General Manager
SUBJECT: Basketball Court Resurfacing Project

Background:

As part of the 2022-2023 Budget, the Board approved resurfacing the Hooker Oak and Rotary Park basketball courts each at \$35,400 (total = \$70,800). The initial project was based on a traditional approach to resurfacing with acrylic. Further research on modern systems has yielded a modular athletic surface, a more durable aesthetic surface that requires less maintenance over time, and a product lifespan of three times that of acrylic surfaces.

	Avg Lifespan in Years	Warranty in Years	Approx. Cost
Traditional Acrylic	5 – 7	NA	\$70,000
Modular Athletic Surfacing	20 – 25	15	\$140,000

The staff has investigated the durability, playability, and maintenance needs for a modular athletic surface in similar climates to Chico within recreation districts and found positive results, limited maintenance (repainting lines in 4 to 5 years), and satisfied users.

Given the increased lifespan, improved quality and aesthetic, and ease of repair with the modular surface, staff believe that this option is aligned with CARD’s mission “to provide recreation opportunities in a cost-effective manner,” ultimately reducing replacement and maintenance costs while providing a high-quality recreation resource.

Fiscal Impact:

There is \$70,800 currently budgeted from General Fund (GF) Reserves to resurface the courts. The cost of the modular athletic surface is double but saves three to four times as much over time. The projected 22/23 ending balance in the GF Reserve is \$3.46 M conservatively.

Staff Recommendation:

Staff requests a project budget increase of \$70,000 + 10% contingency (total of \$77,000) to procure modular athletic surfacing for the Hooker Oak and Rotary Basketball courts for a project total of \$147,000.



Images of Sport Court material and designs.