



Aquatics Bond Recommendations

City Council Informational – 4/30/24



CITY OF
SIOUX FALLS
PARKS & RECREATION

Agenda

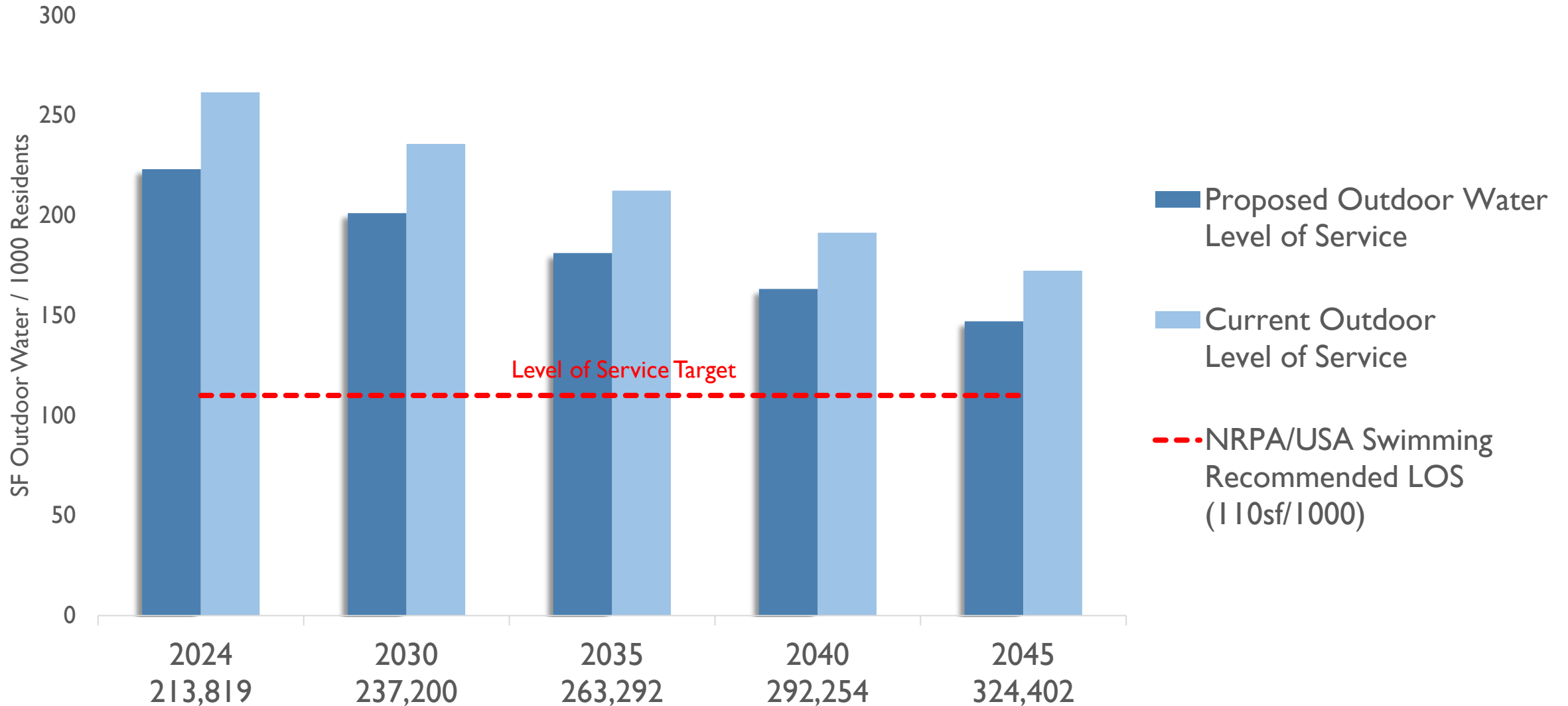
- Project History & Community Involvement
- Level of Service – Existing vs Proposed
 - Outdoor Water | Indoor Water | Indoor Recreation Space
- Aquatics Bond Recommendations
 - Frank Olson Park
 - Kuehn Park
 - Sanford Wellness Center – Acquisition Opportunity
- Southside Aquatics - MOU
- Recommendations Summary
- Bond Information
- Next Steps

Community Involvement

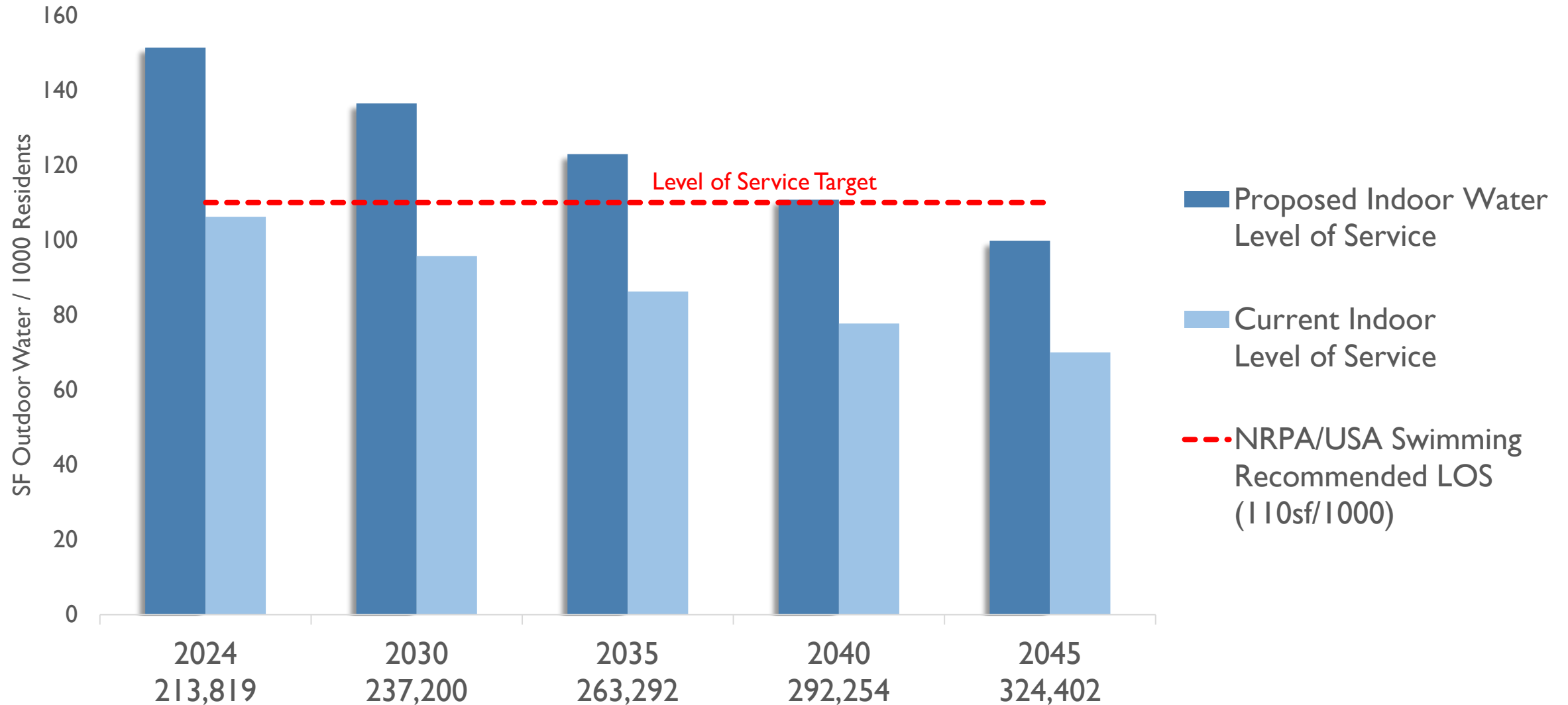
- 2 years of Community Engagement
- Over 20 Public Meetings
 - Communitywide Kick-offs
 - Neighborhood Meetings
 - Design Charette
 - Stakeholder Discussions
 - Council Informational Presentations
- On-line Engagement Platform(s) – Over 2,000 responses
 - Online Surveys
 - Menti-meter Questionnaires
 - Social Pinpoint Websites



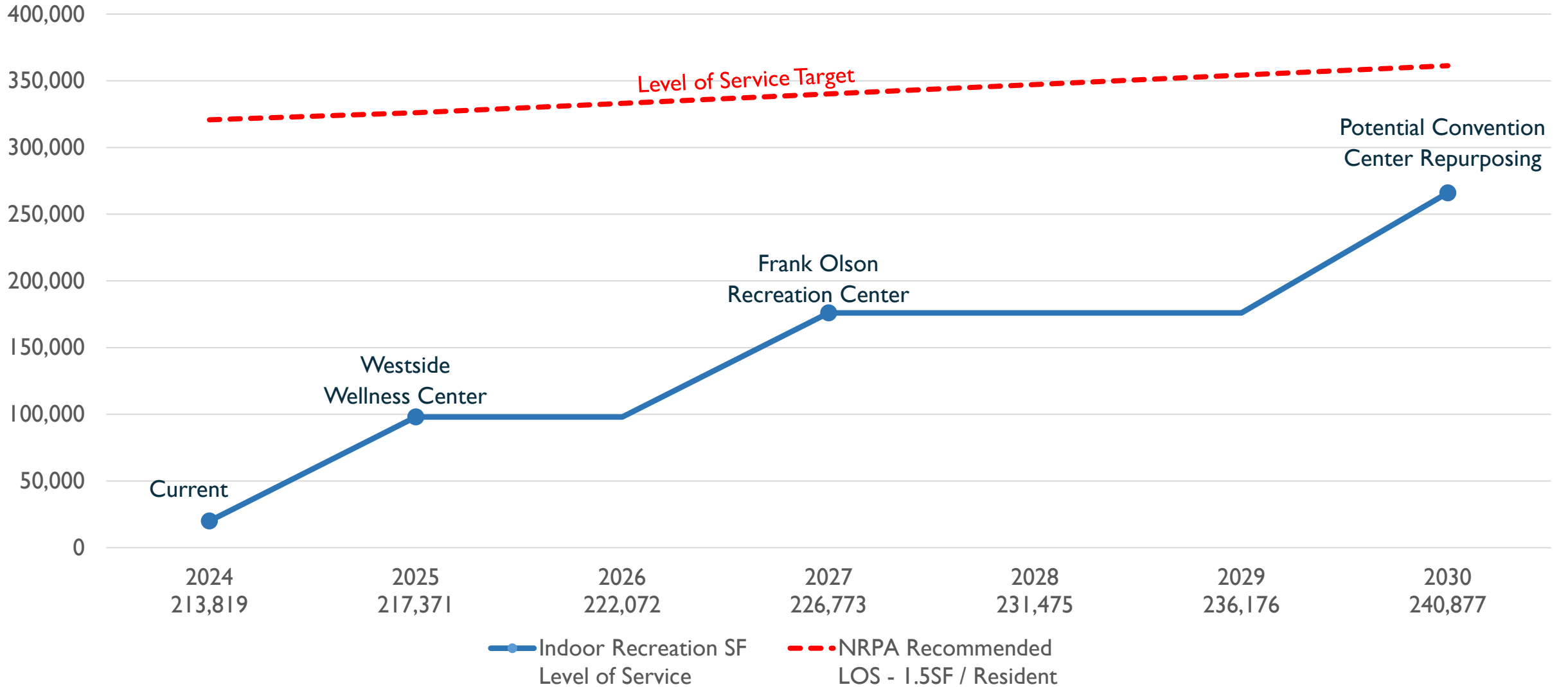
Level of Service Comparison - Outdoor Water

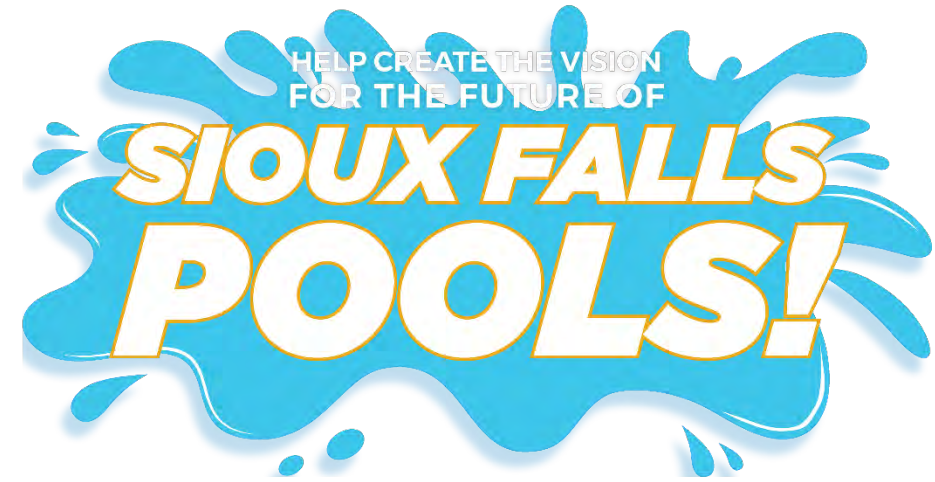


Level of Service Comparison - Indoor Water



The Future Vision of Indoor Recreation





Reimagining Frank Olson Park

Master Plan Presentation

City Council Informational Meeting



Meet the Experts!

Your Leadership Team



Tom Poulos
CEO



Jon Jacobson
Senior Vice President



Doug Whiteaker
President

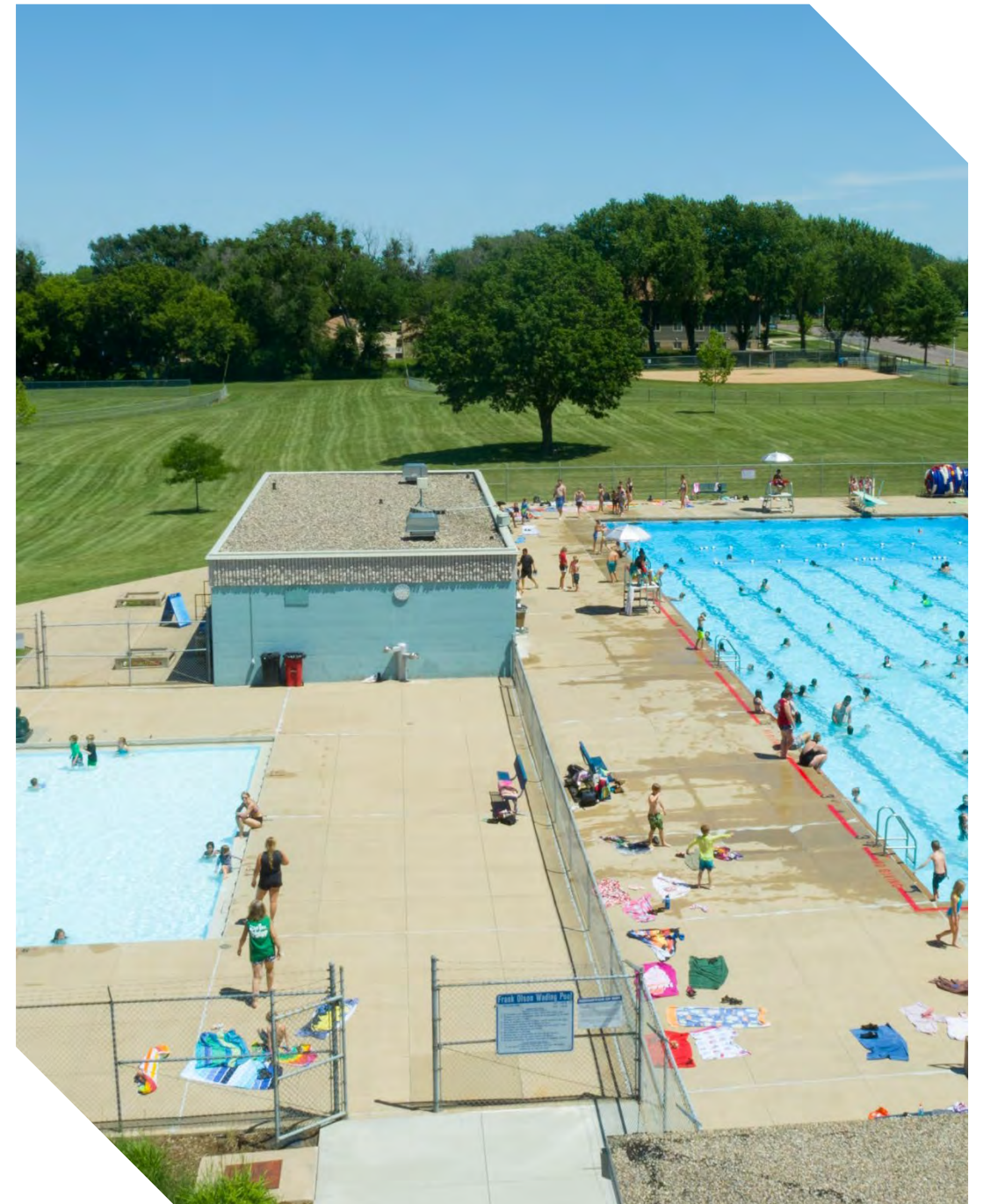


Leon Younger
Principal



Agenda

- Previous Information & Recent Public Input
- Site Concept
- Building Concept
- Budget & Pro Forma
- Sponsorship Opportunities
- Next Steps
- Q&A / Open Discussion



2020 – 2022 Master Plan Information

Outdoor Aquatics

- Sioux Falls is *above* National Standards

Indoor Aquatics

- Sioux Falls *meets* National Standards
- *Maintain* level of service for indoor aquatics based on population growth

Indoor Recreation

- Sioux Falls is *well below* National Standards
- In 2028, approximately 327,000 SF is needed to meet standards
- *Provide* year-round fitness, wellness and other high priority programs



Prioritize indoor multi-generational recreation center with aquatics

Community Engagement

- **Future of Sioux Falls Aquatics**
Master Plan (AUG 2022 – DEC 2022)
- **Public Engagement #1**
Charrette – 3 days (NOV 2023)
- **Online Polling** (Closed DEC 2023)
- **Online Information** (OCT 2023 – PRESENT)
- **Public Engagement #2**
Open House (FEB 2024)
- **Public Engagement #3**
Open House (TODAY)



Summarized Priorities

Site

- Outdoor Playground
- Pedestrian Safety
- Walks & Connectivity
- Adequate Parking
- Passive Recreation & Lawn Space
- Park Structures & Shelters
- Winter Recreation – Sled Hill
- Pickleball

Building

- Indoor Walking & Running
- Health / Wellness
- Gymnasium

Aquatics

- Indoor Warm Water / Activity Pool
- Indoor Lap Pool





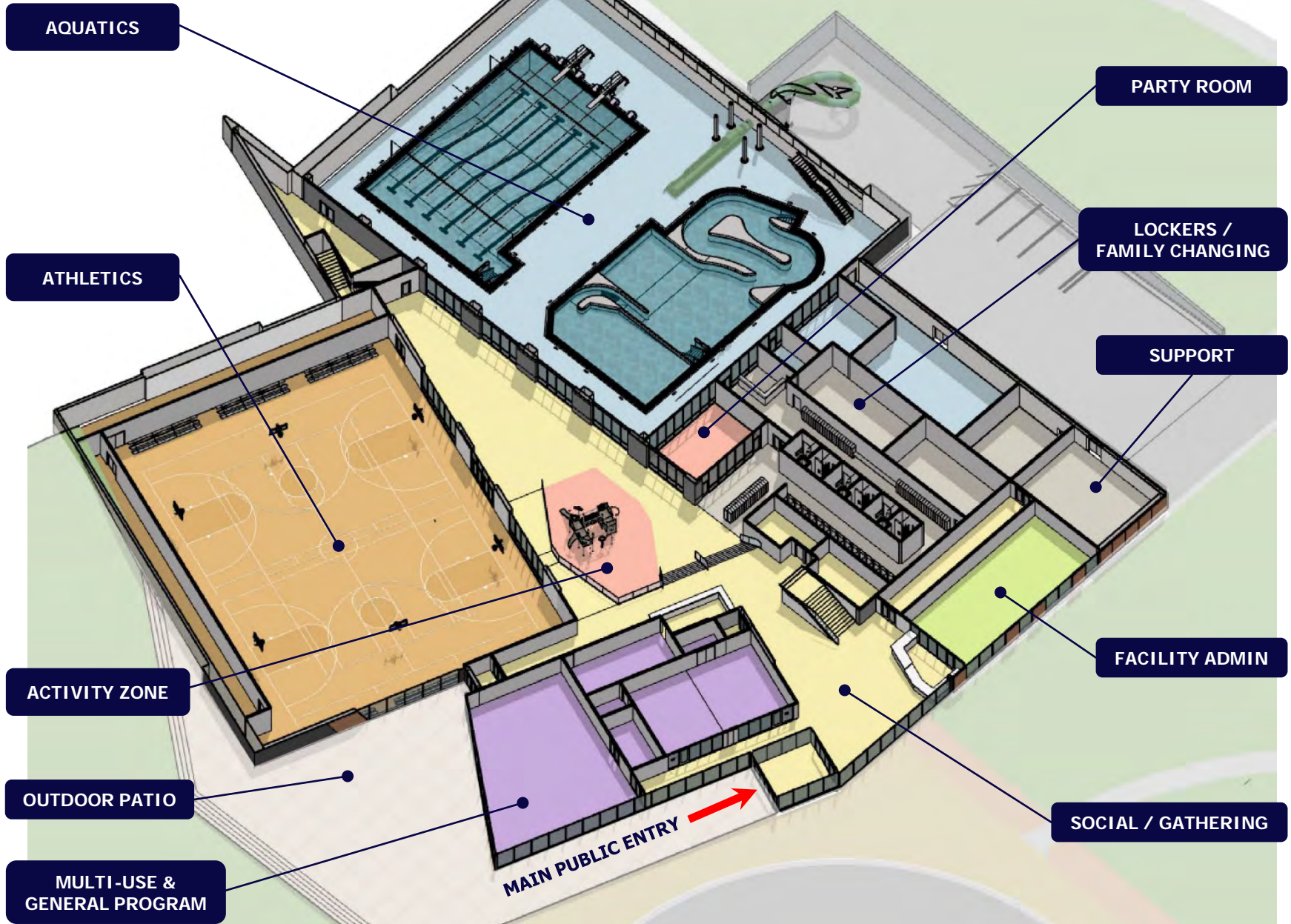
Aquatics



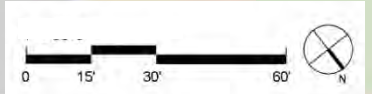
Gymnasium

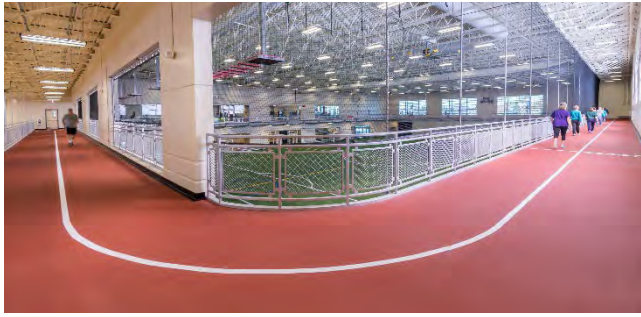


Multi-Use Space



MAIN LEVEL PLAN





Indoor Track



Health / Wellness



Social / Wellness

OUTDOOR PATIO

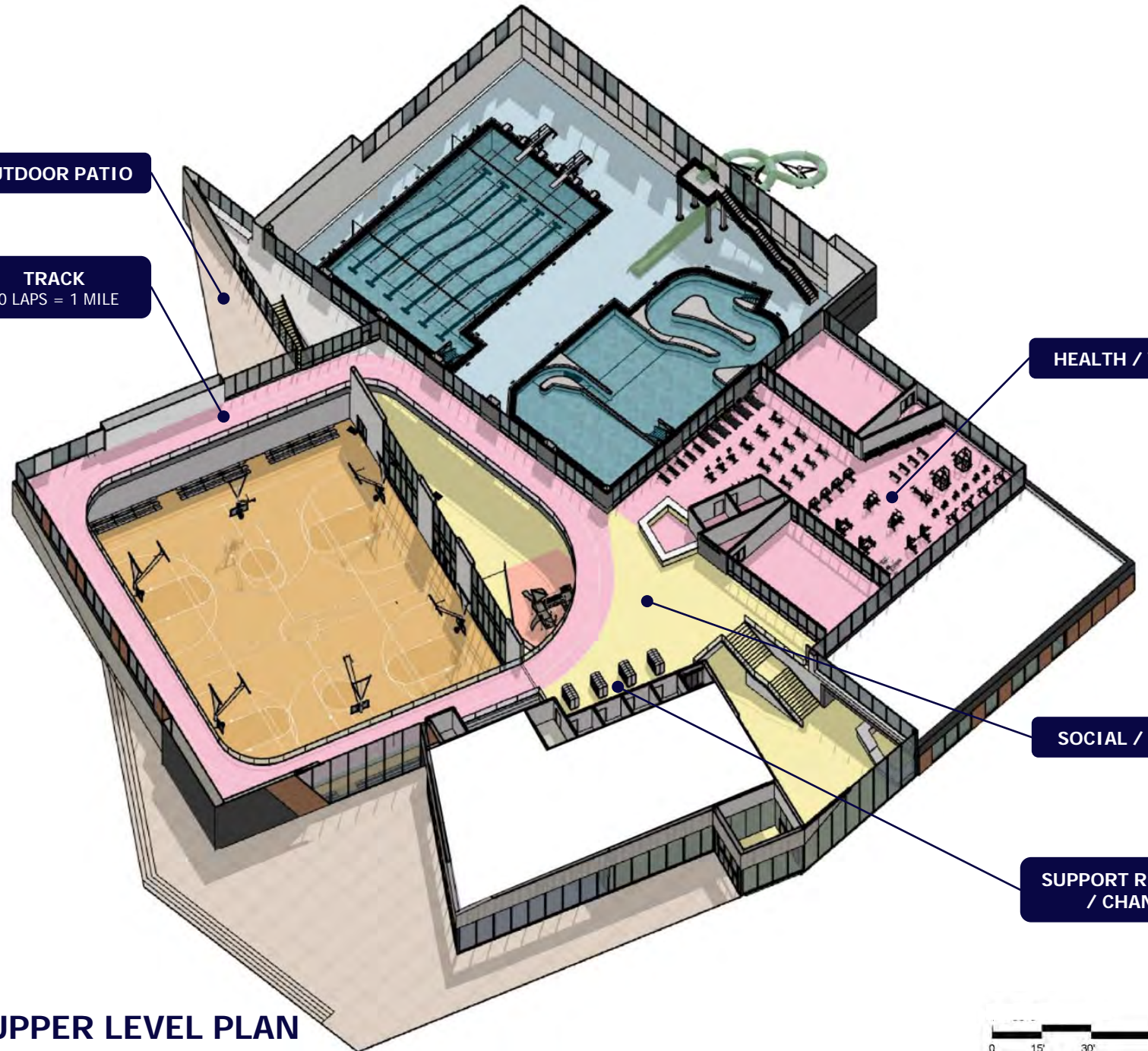
TRACK
10 LAPS = 1 MILE

HEALTH / WELLNESS

SOCIAL / WELLNESS

SUPPORT RESTROOMS / CHANGING

UPPER LEVEL PLAN



Budgeting

North Side of 18th Street

- Outdoor Playground
- Restroom & Shelter Structure(s)
- (6) Pickleball Courts
- Basketball Court (non-regulation)
- (2) Improved Softball Fields
- (2) Batting Cages
- Walks & Paths

South Side of 18th Street

- 78,500 SF Recreation Center
- (300) Parking Stalls
- Outdoor Patio Space
- Sledding & Events Hill
- Walks & Paths
- 18th Street Improvements & Pedestrian Crossing
- 19th & 20th Street Connection

600,000+ visits annually



Animation

Animation will be added for the presentation

Potential Sponsorship Opportunities

Tier 1 – Entire Facility

Tier 2 – Major Program Areas

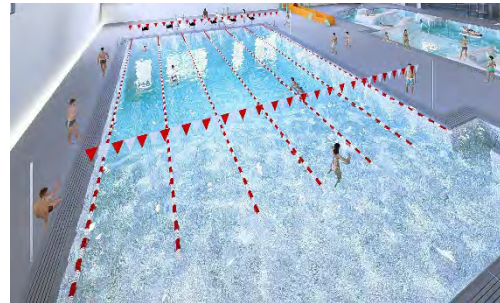
- Main Lobby
- Gymnasium
- Health/Wellness (Entire Upper Level)
- Aquatics
- Program Spaces (1 Multi-Use Room & 2 General Program Rooms)
- Outdoor Pickleball & Basketball Complex
- Outdoor Patio & Events Lawn
- Outdoor Playground & Support Pavilion

Tier 3 – Individual Spaces

- Gym Court (2 courts available)
- Running Track
- Group Exercise Rooms (2 available)
- Fitness Floor
- Lifestyle Pool
- Lap Pool
- Party Room
- Multi-Use Room
- General Program Rooms (2 available)
- Indoor Play Area

Tier 4 – Amenities & Programs

- Scoreboards
- Waterslide
- Special Programs and Organizations (e.g. Scholarships and Learn to Swim)



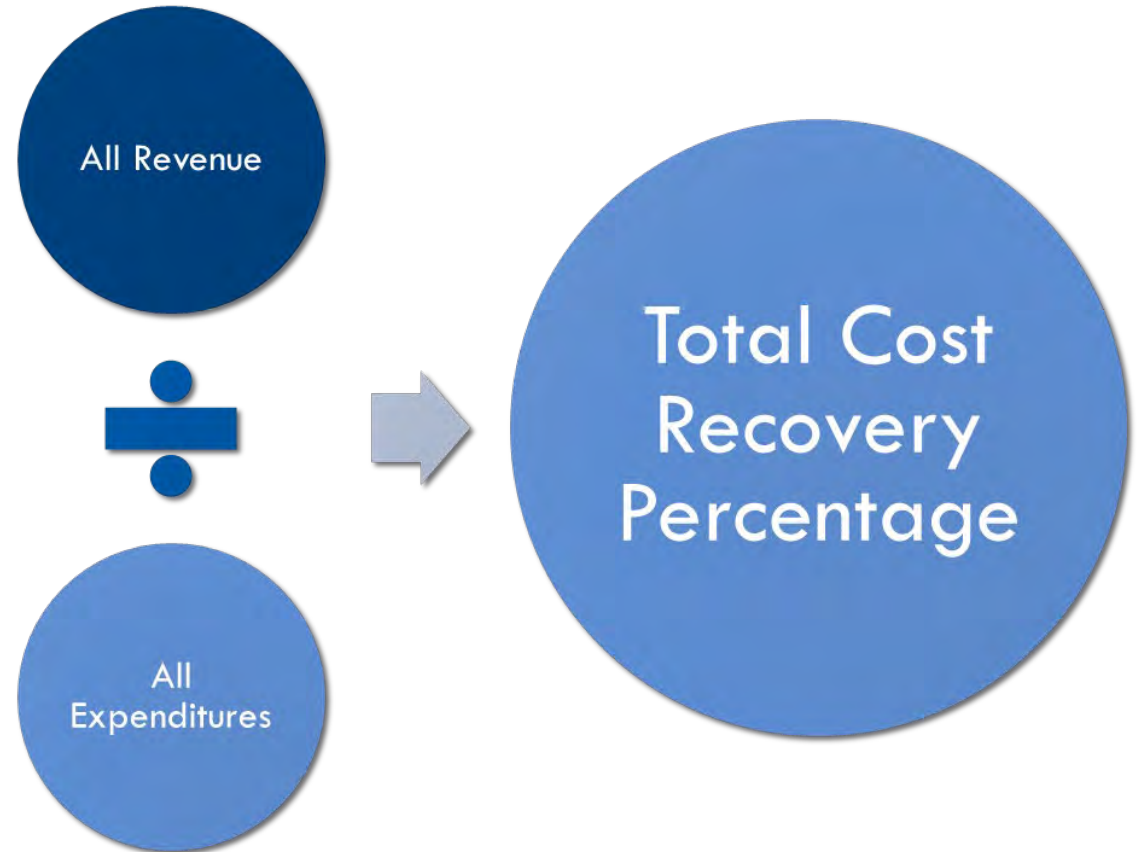
Pro Forma

Revenue

- Admissions (daily, monthly, annual passes, insurance)
- Program Revenues (fitness, sports, health, aquatics, senior and youth enrichment, dance)
- Reservations (hardcourt, multi-use/program rooms, party room, pool)
- Other (Program sponsorship, advertising)

Expenditures

- Personnel Services (Full-time, part-time, benefits)
- Operations (member services, programs, maintenance)
- Other Services & Charges (advertising, credit card fees, systems service contracts, waste management)



Pro Forma



Pro Forma Revenues & Expenditures

Frank Olson Park Wellness Center Feasibility Study

BASELINE: REVENUES AND EXPENDITURES

| Revenues | 1st Year | 2nd Year | 3rd Year | 4th Year | 5th Year |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Admissions | \$1,191,858.25 | \$1,250,020.93 | \$1,300,021.77 | \$1,339,022.42 | \$1,405,973.54 |
| Programs | \$628,952.40 | \$659,645.28 | \$686,031.09 | \$706,612.02 | \$741,942.62 |
| Reservations | \$42,360.00 | \$44,427.17 | \$46,204.25 | \$47,590.38 | \$49,969.90 |
| Other | \$14,288.00 | \$14,985.25 | \$15,584.66 | \$16,052.20 | \$16,854.81 |
| Total | \$1,877,458.65 | \$1,969,078.63 | \$2,047,841.78 | \$2,109,277.03 | \$2,214,740.88 |
| Expenditures | 1st Year | 2nd Year | 3rd year | 4th year | 5th year |
| Personnel Services | \$1,581,587.25 | \$1,629,034.87 | \$1,677,905.92 | \$1,728,243.09 | \$1,780,090.39 |
| Operations | \$483,705.91 | \$507,891.20 | \$533,285.76 | \$559,950.05 | \$587,947.55 |
| Other Services & Charges | \$153,674.81 | \$162,895.30 | \$172,669.02 | \$183,029.16 | \$194,010.91 |
| Total | \$2,218,967.97 | \$2,299,821.37 | \$2,383,860.70 | \$2,471,222.31 | \$2,562,048.85 |
| Net Income | (\$341,509.32) | (\$330,742.74) | (\$336,018.92) | (\$361,945.28) | (\$347,307.97) |
| Total Cost Recovery | 84.6% | 85.6% | 85.9% | 85.4% | 86.4% |

Notes:

Accounts for current and continued inflation rates

Next Steps

COUNCIL BOND APPROVAL

MAY 2024

DESIGN

COMPLETE JULY 2025

- Schematic Design
- Design Development
- Construction Documents
- Permitting

BIDDING & CONTRACTS COMPLETE SEPT 2025

- Documents Issued to Potential Bidders
- Pre-Bid Meeting & RFI Responses
- Bids Received & Meetings with Potentially Low Bidders
- Bid Award Recommendations
- Owner / Contractor Contract

CONSTRUCTION

20-24 MONTHS

BUILDING OCCUPANCY

FALL 2027

STOCKWELL

JLG
architects

WTI
WATER TECHNOLOGY INC.



CITY OF
SIOUX FALLS
PARKS & RECREATION

FINAL CONCEPT

KUEHN PARK MASTER PLAN

SIOUX FALLS, SOUTH DAKOTA

April 2024

Leadership Team

Point of Contact



David Locke, PLA
Project Manager
Stockwell Engineers, Inc.

Aquatic Design



Doug Whiteaker
Aquatic Design Specialist
Water Technology, Inc.

Architecture



Catherine Dekkenga, AIA
Principal Architect
JLG Architects

Civil Engineering



Jon Brown, PE
Principal
Stockwell Engineers, Inc.



Project Support



2022

Future of Sioux Falls Aquatics Public Input

Task 1

Project Initiation

Task 2

Inventory, Mapping & Analysis

Task 3

Information Collection

Task 4

Develop Initial Concepts

Task 5

Gather Feedback

Task 6

Develop Final Master Plan & Phasing

Task 7

Present to Parks & Recreation Board & City Council

Site Orientation

STOCKWELL

JLG
architects

WTI
WATER TECHNOLOGY, INC.



FINAL CONCEPT FOR
KUEHN PARK MASTER PLAN

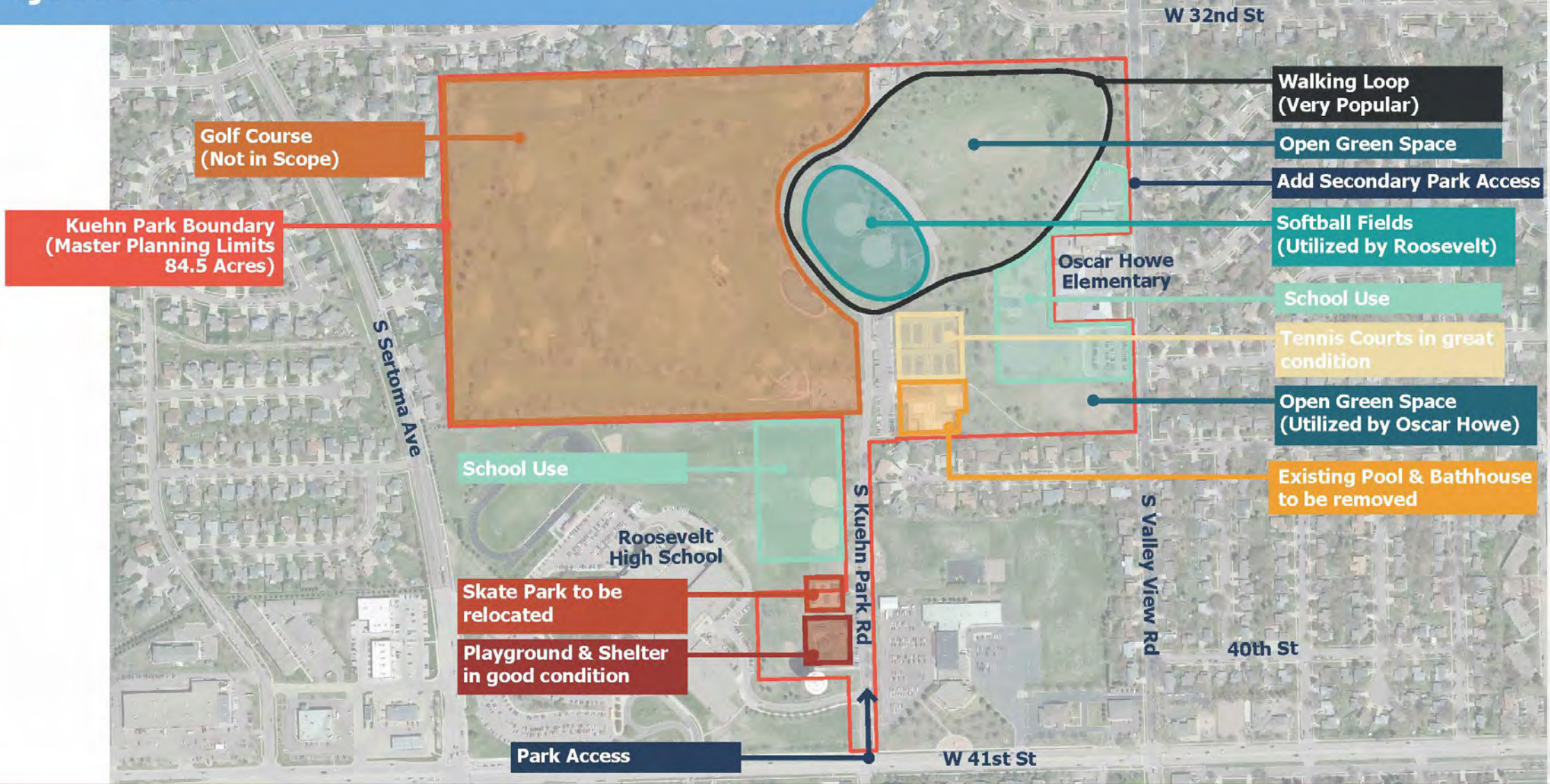

CITY OF
SIOUX FALLS
PARKS & RECREATION

Project Site

STOCKWELL

JLG
architects

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WATER TECHNOLOGY INC.



FINAL CONCEPT FOR KUEHN PARK MASTER PLAN

Information Collection

Information Collecting Strategies:



Key Information Gathered:

Aquatics

- ✓ Top 4 Amenities from Survey
 1. Waterslides
 2. Lazy River
 3. Fitness Lap Lanes
 4. Diving Boards
- ✓ Preference for Indoor Aquatics, but also favor Outdoor Aquatics.
- ✓ Shade and tables & chairs.

Park Site

- ✓ Maintain open green space & trees.
- ✓ Improve access & safety to Kuehn Park.
- ✓ Desire for pickleball on west side of town.
- ✓ Keep walking loop.

Indoor Rec

- ✓ Public desires & would use an indoor recreation space.
- ✓ Preferred building spaces include pool, walking track, indoor playground & gymnasium.

Final Park Master Plan

STOCKWELL

JLG
architects

WTI
WATER TECHNOLOGY INC



Site Elements Legend

- 1 Softball Fields (220')
- 2 Batting Cages
- 3 Raised Crosswalk
- 4 Natural Areas & Detention
- 5 Picnic Shelter
- 6 Ninja Warrior Course
- 7 Parking Lot (140 Stalls)
- 8 Parking Lot (116 Stalls)
- 9 Sledding Hill
- 10 Parks Maintenance Shop (Future)
- 11 Golf Maintenance Shop (Future)
- 12 Outdoor Aquatic Center
- 13 Walking Trail
- 14 Pickleball Courts (4)

FINAL CONCEPT FOR
KUEHN PARK MASTER PLAN

Master Plan - Phase 1

STOCKWELL

JLG
architects

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WATER TECHNOLOGY, INC.



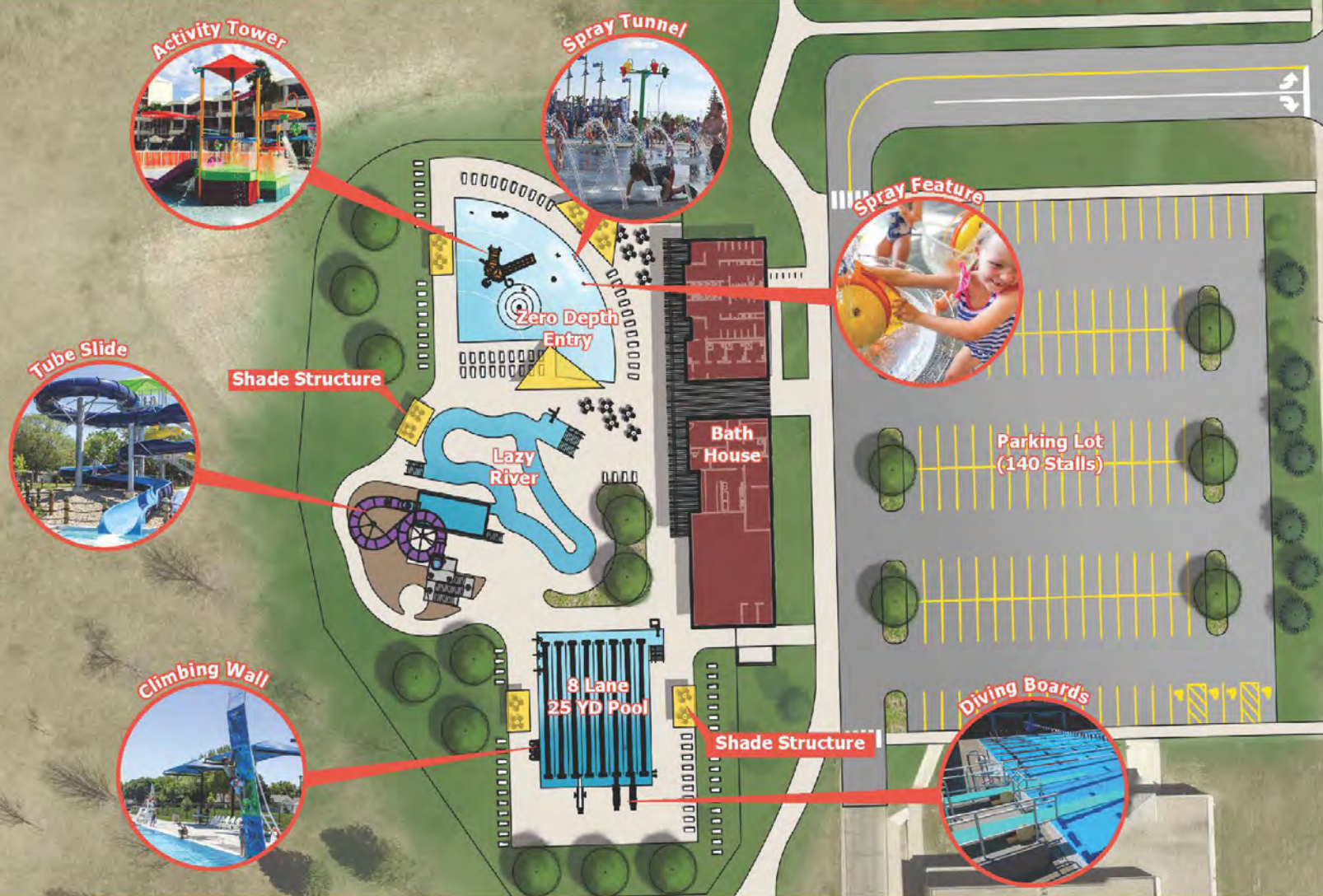
FINAL CONCEPT FOR
KUEHN PARK MASTER PLAN

Phase 1 - Aquatics

STOCKWELL

JLG
architects

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WATER TECHNOLOGY INC.



S Valley View Rd

W Chadwick Pl

PHASE 1 CONCEPT

TOTAL ESTIMATED PROJECT COSTS:
\$17,970,000.00

(INCLUDES CONSTRUCTION, CONTINGENCIES & SOFT COSTS)

**FINAL CONCEPT FOR
KUEHN PARK MASTER PLAN**

Aquatics - By the Numbers

Total Water Area

- 8 lane 25 YD Pool
- Family Lifestyle Pool
- Lazy River & Plunge Pool

Existing Facility

10,462 SF

- 8,682 SF (lap pool)
- 1,780 SF (wading pool)
- N/A

Proposed

12,450 SF

- 4,350 SF
- 4,800 SF
- 3,300 SF (235' LF & 10' wide)

Bather Capacity

284 users (water)

721 users (water)

Amenities

- Diving Boards
- Climbing Walls
- Basketball Hoops
- Tube Slide
- Activity Tower
- Shade Structures

3

- 2
- 0
- 0
- 0
- 1 (Child Slide)
- 0

17

- 3
- 3
- 3
- 1
- 1
- 6

Parking Provided

79 stalls

140 stalls



Animation will be added for the presentation

Potential Sponsor Opportunities

STOCKWELL

JLG
architects

WTI
WATER TECHNOLOGY INC.

Tier 1 - Entire Facility

Tier 2 - Major Programs

- ⊗ 8 lane 25 YD Pool
- ⊗ Family Lifestyle Pool
- ⊗ Lazy River & Plunge Pool
- ⊗ Slide Complex
- ⊗ Concessions



Tier 3 - Individual Amenities

- ⊗ Diving Boards (3)
- ⊗ Climbing Walls (3)
- ⊗ Basketball Hoops (3)
- ⊗ Play Structure
- ⊗ Triangle Shade Structure (2)
- ⊗ Cantilever Shade Structures (4)



Projected Kuehn Pool Operating Budget

STOCKWELL



Pro Forma Revenues & Expenditures

Kuehn Outdoor Aquatic Center

BASELINE: REVENUES AND EXPENDITURES

| Revenues | 1st Year | 2nd Year | 3rd Year | 4th Year | 5th Year |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Admissions | \$112,760.00 | \$118,262.69 | \$122,993.20 | \$126,682.99 | \$133,017.14 |
| Programs | \$14,850.00 | \$15,574.68 | \$16,197.67 | \$16,683.60 | \$17,517.78 |
| Reservations | \$2,760.00 | \$2,894.69 | \$3,010.48 | \$3,100.79 | \$3,255.83 |
| Other | \$30,000.00 | \$31,464.00 | \$32,722.56 | \$33,704.24 | \$35,389.45 |
| Total | \$160,370.00 | \$168,196.06 | \$174,923.90 | \$180,171.62 | \$189,180.20 |
| Expenditures | 1st Year | 2nd Year | 3rd year | 4th year | 5th year |
| Personnel Services | \$224,383.00 | \$231,114.49 | \$238,047.93 | \$245,189.37 | \$252,545.05 |
| Operations | \$145,607.40 | \$152,887.77 | \$160,532.16 | \$168,558.77 | \$176,986.70 |
| Other Services & Charges | \$6,911.10 | \$7,325.77 | \$7,765.31 | \$8,231.23 | \$8,725.10 |
| Total | \$376,901.50 | \$391,328.03 | \$406,345.40 | \$421,979.36 | \$438,256.86 |
| Net Income | (\$216,531.50) | (\$223,131.97) | (\$231,421.50) | (\$241,807.75) | (\$249,076.66) |
| Total Cost Recovery | 42.5% | 43.0% | 43.0% | 42.7% | 43.2% |

April 24 Public Meeting to Present Final Master Plan

April 29 Present Final Master Plan to Park & Rec Board

April 30 / May 7 & 14 Present Final Master Plan to City Council

July 2024 - Mar. 2025 Develop Construction Documents - Phase 1

April Bid Project

June Begin Construction

May 2027 Open New Aquatic Center



Westside Recreation Center

- Purchase Agreement
- Lease Back
- Physical Therapy Lease

Westside Recreation Center

Purchase Agreement

- Purchase price \$9 million subject to financing
- Payment due within 30 days of receipt of bond proceeds, but not later than June 1, 2025 whichever is sooner
- City will acknowledge in kind donation of \$6.3 million
- Existing Wellness Center employees will be invited to apply for positions with the city
- Right of access will be reserved in the warranty deed as shown in exhibit G

Westside Recreation Center

Lease Back Agreement

- Upon closing, Sanford would continue to operate the facility until the city takes over operations, but not later than December 31, 2024
- Lease Rate: \$1.00
- Staffing, Utilities and Maintenance would continue to be the obligation of Sanford
- Repairs exceeding \$5,000 during the lease back period would be the responsibility of the City
- City will provide property insurance

Westside Recreation Center

Physical Therapy Lease Agreement

- City will lease to Sanford 2,711 S.F. for 5 years
 - Option to extend subject to mutual agreement Rent will be \$16.50/SF during the first three years and then increase 3% every year thereafter
- City will agree to not sell sponsorships or naming rights to entities engaged in Health Care Services
 - This only applies during the term of the lease
 - The City of Sioux Falls would be exempt from this provision.

Westside Recreation Center – Pro Forma



Pro Forma Revenues & Expenditures

Westside Wellness Center Feasibility Study

BASELINE: REVENUES AND EXPENDITURES

| Revenues | 1st Year | 2nd Year | 3rd Year | 4th Year | 5th Year |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Admissions | \$1,097,341.96 | \$1,150,892.25 | \$1,196,927.94 | \$1,244,805.06 | \$1,356,837.51 |
| Programs | \$272,298.00 | \$285,586.14 | \$297,009.59 | \$308,889.97 | \$336,690.07 |
| Reservations | \$79,200.00 | \$83,064.96 | \$86,387.56 | \$89,843.06 | \$97,928.94 |
| Other | \$14,240.00 | \$14,934.91 | \$15,532.31 | \$16,153.60 | \$17,607.42 |
| Total | \$1,463,079.96 | \$1,534,478.27 | \$1,595,857.40 | \$1,659,691.69 | \$1,809,063.94 |
| Expenditures | 1st Year | 2nd Year | 3rd year | 4th year | 5th year |
| Personnel Services | \$1,051,107.51 | \$1,082,640.73 | \$1,115,119.96 | \$1,148,573.55 | \$1,183,030.76 |
| Operations | \$509,276.56 | \$534,740.39 | \$561,477.41 | \$589,551.28 | \$619,028.85 |
| Other Services & Charges | \$206,894.86 | \$219,308.55 | \$232,467.06 | \$246,415.09 | \$261,199.99 |
| Total | \$1,767,278.93 | \$1,836,689.68 | \$1,909,064.43 | \$1,984,539.93 | \$2,063,259.60 |
| Net Income | (\$304,198.97) | (\$302,211.41) | (\$313,207.04) | (\$324,848.23) | (\$254,195.66) |
| Total Cost Recovery | 82.8% | 83.5% | 83.6% | 83.6% | 87.7% |

Notes:

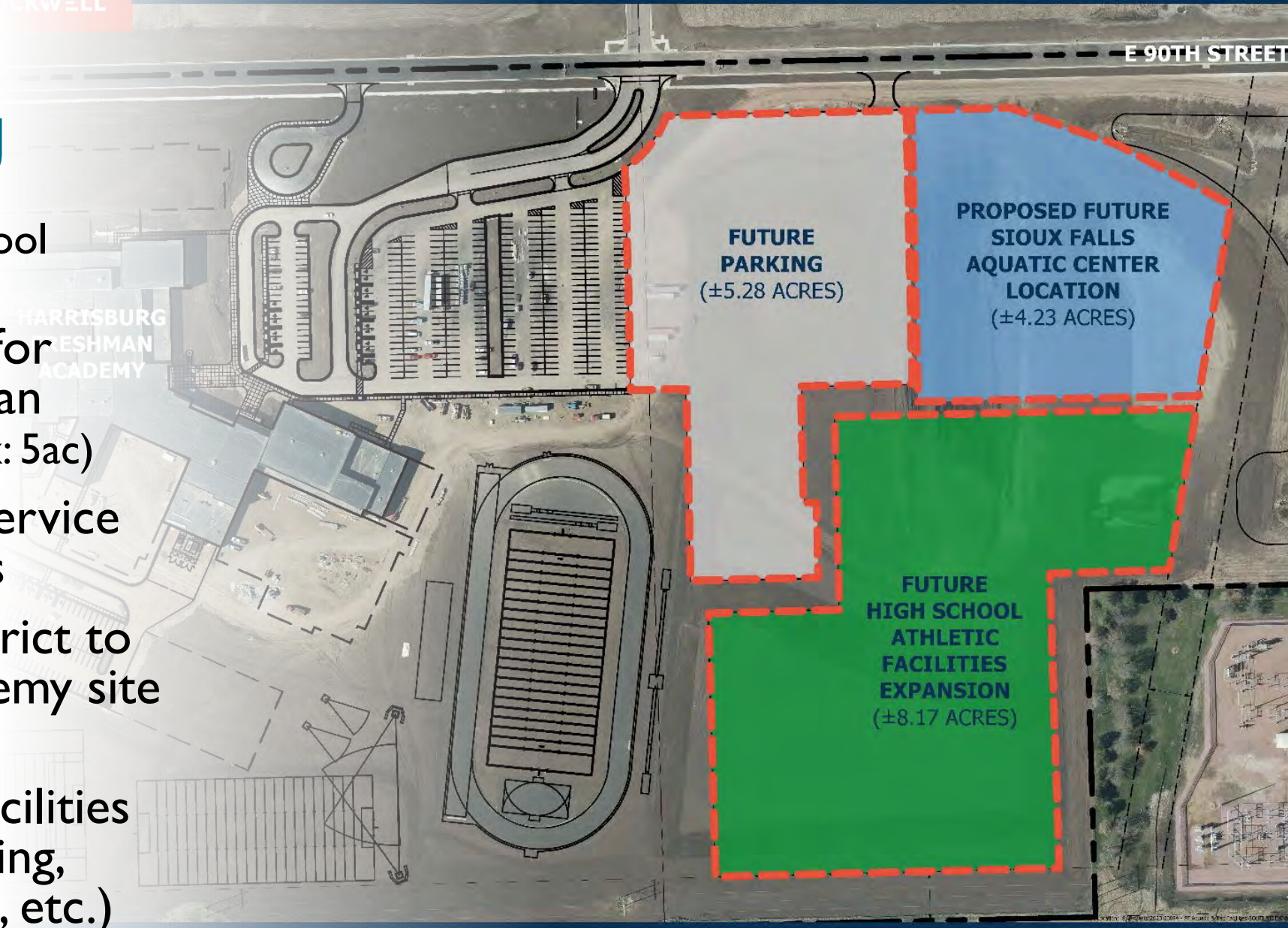
Accounts for current and continued inflation rates

Revenues are anticipated to remain steady until renovations are made to include spaces that support additional activities

Southside Aquatics MOU

- MOU With Harrisburg School District
- Secure land needed at for future development of an Aquatic Center (Approx: 5ac)
- Location fills growing service area gap for SF aquatics
- Work with School District to update Freshman Academy site Master Plan
- Compatible uses and facilities can be shared (i.e. parking, restrooms, green space, etc.)

Southside Aquatic Center Location
Harrisburg Freshman Academy



Aquatics Bond Recommendations Summary

| Location | Project | Cost |
|----------------------------|--|-------|
| Frank Olson Park | Renovate Frank Olson Park to include an indoor recreation center and community park elements | \$47M |
| Kuehn Park | Replace existing outdoor aquatic facility with larger outdoor aquatic center | \$18M |
| Westside Recreation Center | Purchase Sanford Wellness Center (Tea Ellis & 32 nd) to offer year-round recreation programming in west Sioux Falls. (Includes Day I Renovation Costs) | \$9M |
| Westside Recreation Center | Day I renovations – roofing, ADA improvements, and parking lot repairs. | \$3M |
| Total | | \$77M |

- *Note: Continue to work with Donor(s) throughout the design process to enhance projects and increase access opportunities.*

Park Facilities – Projected vs Current Cost Recovery

| New | Net \$ | Cost Recovery % |
|----------------------------------|------------------|-----------------|
| Frank Olson Park Wellness Center | (341,409) | 85% |
| Kuehn Outdoor Aquatic Center | (216,532) | 43% |
| Westside Wellness Center | (304,199) | 83% |
| TOTAL | (862,140) | 80% |

| Existing | Net \$ | Cost Recovery % |
|----------------------------------|--------------------|-----------------|
| Frank Olson Park Wellness Center | (267,957) | 15% |
| Kuehn Outdoor Aquatic Center | (298,078) | 20% |
| TOTAL | (566,035) | 18% |
| All Outdoor Pools | (1,863,386) | 21% |

Aquatic & Recreation Bond

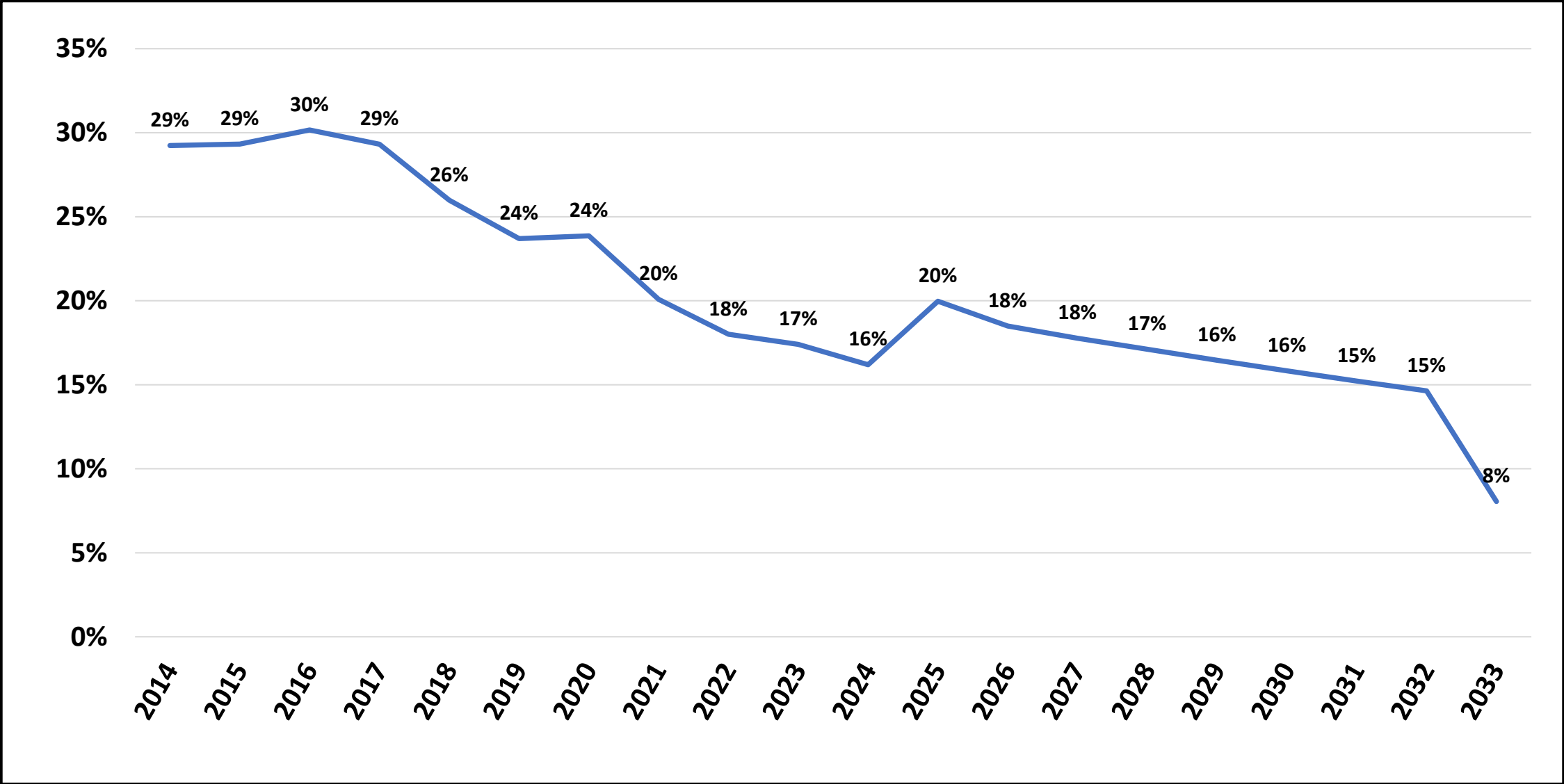
Bond Ordinance – What's Important

- Second Penny Sales Tax Revenue Bonds
- Outlines the projects to be funded and eligible use of proceeds
- Up to \$77 Million in construction proceeds
- 20-year term (November 2045)
- Sets maximum true interest rate
- Same construct as previous bonds except:
 - Potential to issue under new indenture with no debt service trust account

Outstanding Bonds Being Repaid by Second Penny Sales Tax

| | Maturity | Original Issue Amount | Balance |
|---|-----------------|------------------------------|--------------------|
| 2007 Quality of Life I | 2025 | \$25,570,000 | \$3,405,000 |
| 2012 Events Center | 2033 | 122,145,000 | 68,970,000 |
| 2016 Administration Building | 2036 | 20,260,000 | 16,965,000 |
| 2020 Public Safety Campus | 2040 | 42,315,000 | 38,295,000 |
| Total Outstanding | | 210,290,000 | 127,635,000 |
| | | | |
| 2009 Quality of Life II | 2020 | 20,265,000 | -- |
| 2009 Flood Control | 2020 | 31,540,000 | -- |
| <i>Repaid \$31,535,000 Outstanding Principal from 2009 Bonds (includes \$25,200,000 from LGA funding)</i> | | | |

% Sales Tax to Debt Service

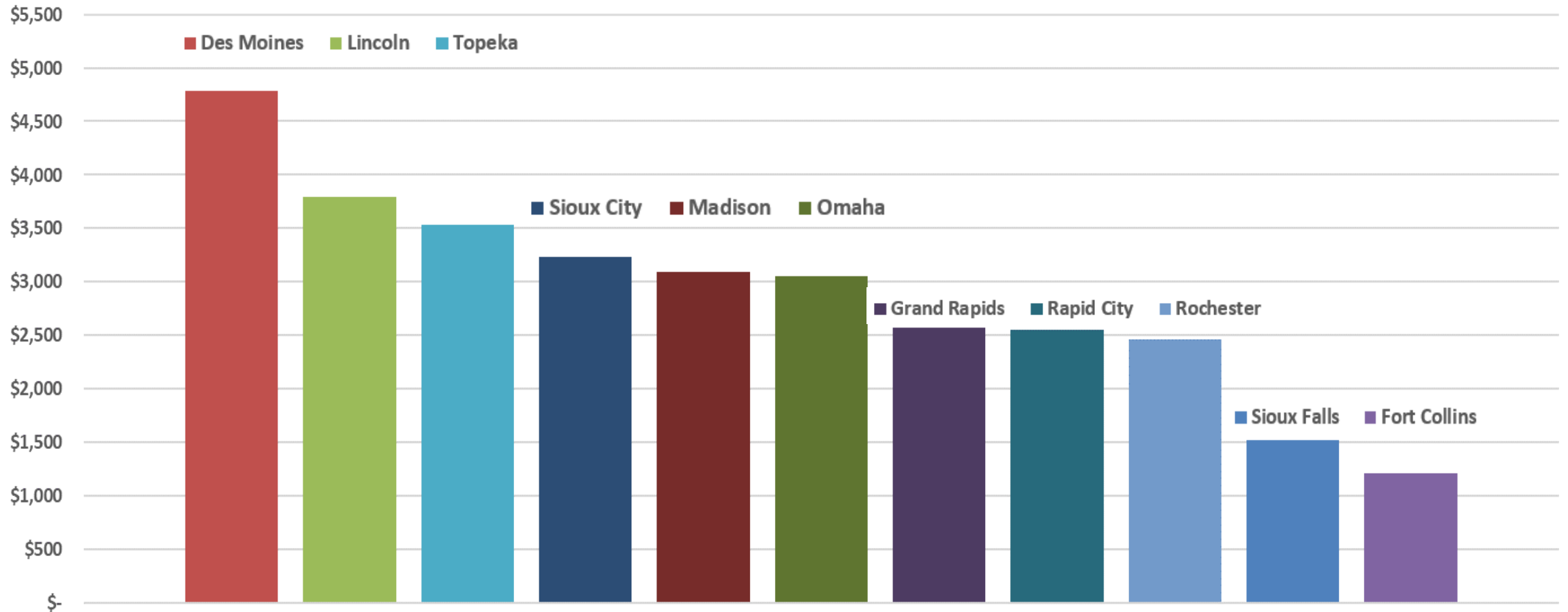


Ratio of Second Penny Sales Tax to Debt Service

| Fiscal Year | Total Debt Service | Ratio of Sales Tax Revenue to Debt Service |
|--------------------|---------------------------|---|
| 2014 | \$ 16,037,854 | 3.42 |
| 2015 | 17,032,303 | 3.41 |
| 2016 | 18,021,404 | 3.32 |
| 2017 | 17,841,692 | 3.41 |
| 2018 | 16,446,142 | 3.84 |
| 2019 | 16,019,629 | 4.21 |
| 2020 | 16,027,729 | 4.19 |
| 2021 | 15,986,261 | 4.98 |
| 2022 | 16,095,948 | 5.55 |
| 2023 | 17,291,828 | 5.29 |

Per capita debt

All Sources



Legal Debt Limit

2023 Annual Comprehensive Financial Report

Table XIII
Legal Debt Margin Information
Last Ten Fiscal Years

| <u>Fiscal Year</u> | <u>Debt Limit</u> | <u>Total Net Debt Applicable to the Limit</u> | <u>Legal Debt Margin</u> | <u>Total Net Debt Applicable to the Limit as a % of Debt Limit</u> |
|--------------------|-------------------|---|--------------------------|--|
| 2014 | \$563,851,959 | \$366,046,341 | \$197,805,618 | 64.92% |
| 2015 | 719,709,875 | 340,420,898 | 379,288,977 | 47.30% |
| 2016 | 624,401,691 | 329,399,883 | 295,001,808 | 52.75% |
| 2017 | 667,781,991 | 276,105,831 | 391,676,160 | 41.35% |
| 2018 | 701,791,695 | 284,178,868 | 417,612,827 | 40.49% |
| 2019 | 788,081,829 | 265,101,846 | 522,979,983 | 33.64% |
| 2020 | 816,644,164 | 287,849,999 | 528,794,165 | 35.25% |
| 2021 | 906,520,385 | 282,973,690 | 623,546,695 | 31.22% |
| 2022 | 936,498,499 | 256,241,381 | 680,257,118 | 27.36% |
| 2023 | \$1,114,180,533 | \$294,847,941 | \$819,332,592 | 26.46% |

Aquatics Bond – Next Steps



- Park Board Meeting – Recommended Approval 4/29/24
- **City Council Informational** **Today**
- City Council 05/07/24
 - 1st Reading of Bond Ordinance
 - Approval of Park Master Plans
- Bond Ordinance – 2nd Reading 05/14/24
 - Offer to Purchase Property
- Bond Issuance Fall-2024/Spring-2025