

HOW MUCH DO WE HAVE?

100% GOES TO RENOVATION

Pb SWIMS SAVINGS \$56,387.00

CONSERVATION TRUST FUNDS (CTF's) \$130,000.00

SAVED \$186,387.00

Funds are held at Pueblo Bank and Trust in an FDIC insured Savings Account

Public Comments:

HOW MUCH DO WE NEED?

ADA UPGRADES	\$38,118.00
HVAC & PLUMBING	\$694,154.00
SWIMMING POOL RE- PLACEMENT	\$2,600,000.00
SITE WORK	\$422,466.00
INDIRECT COSTS (Insurance, Contingen- cy, Performance Bond, Contractor OH & Fee)	<u>\$320,000.00</u>
TOTAL TO SAFELY REOPEN	\$4,074,738.00

Public Comments:

PHASES II & III

Phase II, 2-5 Year Improvements

Architectural	\$295,128.00
Civil	\$722,468.00
Electrical	\$43,535.00
Mechanical	\$141,863.00
Plumbing	\$423,489.00
Structural	\$48,038.00
Indirect Costs	\$1,039,774.00
Total Phase II	\$2,714,295.00

Phase III, 6-10 Year Improvements

Architectural	\$2,167,883
Electrical	\$81,065
Structural	\$55,544
Indirect Costs	\$2,079,606
Total Phase III	\$4,384,098

Public Comments:

WHERE'S THE MONEY?

- **\$56,258.33** has been donated to Pb Swims by community members, specifically designated for swimming pool capital improvements, secured.
- **\$130,000.00** of Conservation Trust Funds (CTFs) have been designated for the Aquatic Center, per a Recreation Advisory Board vote on November 3, 2021, approved by Lake County Commissioners (BOCC), secured.
- **\$505,600** is the estimated balance for the Recreation Replacement Fund as of January 2024. Fund shall be used to save for replacement of the rubber and turf at Community Field and for Aquatic Center upgrades and repairs per Lake County Resolution 16-32. Pending 2025 budget process.
- **\$45,070.54** was invested in Lake County Aquatic Center for required upgrades that brought the mechanical room up to code. Secured and completed 2021.
- **\$452,500** per year is the estimated amount a voter approved half of a percent sales tax would generate with revenue dedicated to operate, maintain, and upgrade the aquatic center. Citizen's Ballot Initiative set for November 2024, approval of tax for the pool is our community's opportunity to share the burden of operations and maintenance with visitors.
- Lake County School District (LCSD) is expected by the taxpayers to maintain the building. LCSD took responsibility as stated in the 1974 contract for the operations and maintenance of the facility as part of the school building and agreed that the pool would be made available to all residents of the County.
- Lake County Government is expected by the taxpayers to commit funds as they have a 2003 intergovernmental agreement (IGA) with LCSD in place for 25 years to operate and maintain the aquatic center.

CAPITAL FUNDING

- Local Donations:** \$56,387 has generously been contributed by local individuals, non-profits, and businesses.
- Conservation Trust Funds:** \$130,000 of Conservation Trust Funds (CTFs) have been designated for the Aquatic Center.
- Government Grants:**
 - HUD EDI: 2024 CDS \$3,813,742. Senator Hickenlooper has reviewed our project and submitted our request for consideration with the Senate THUD Subcommittee.
 - USDA: applied through CDS 2022 & 2023, through CPF 2024. Not funded, but recommended we keep applying.
 - Eligibility for most government grants require partnerships with local government. County commissioners have stated, "it's not our building", School Board Directors have stated, "the pool is the county's responsibility."
- Foundations:**
 - Boettcher:** the aquatic center would potentially be a fit for their grantmaking. However, their hesitation and concerns are around the longer-term sustainable operations of the facility. They have asked if there is a plan for a ballot measure or other financial support. They have also questioned why Lake County School District, Lake County Government, and the City of Leadville are not partnering with Pb Swims.
 - El Pomar:** recommends Pb Swims apply when we have the majority of our funding secured.
 - Freeport-McMoRan Foundation:** 2023 request, "Unfortunately, we are not able to support every request and are unable to fund your Lake County Aquatic Center (LCAC) Renovation project."
 - Lake County Community Fund:** 2023 request declined.
 - Leadville Legacy:** applied in 2023, not funded, but recommend we meet with the Executive Director and reapply.
 - Life Time:** June 15, 2021 Pb Swims asked Life Time if they had any interest in partnering, "I don't think "partnering" on a pool would be a fit for Life Time. The model for all of our health facilities is to own, maintain, manage and have a return on the investment via memberships. It sounds like the plan is to have a facility that would be available to everyone in the community. We're not really experts at investing in or partnering on community development projects."
 - Mackenzie Scott Foundation/Yield Giving Open Call** applied 2023, required 3 years of independently audited financials.
 - Summit Foundation:** applied in 2022 and they wanted to see more community support.
- School Bond Issue:** The School Board voted 3 to 2 not to include the pool after hearing from taxpayer funded Magellan Strategies that. 70% of respondents were more likely to vote yes and approve any one of three different school renovation plans if aquatic center renovations were included on the ballot.

OPERATIONS FUNDING

Past operations of the aquatic center have failed due to a lack of sustainable income. Lake County has an estimated population of 7,327. Most community centers that operate on a break-even cost-neutral model have a population of more than 50,000.

The summary of financials with numbers taken from Lake County's website show the average annual operating cost to fund the aquatic center from 2005 to 2020 (pre-COVID pandemic) to be \$109,794.56. This figure did not include insurance which County Manager Bergman reported was approximately \$96,000 annually. Board of Education President Baker stated the School District was also paying insurance.

Estimated operation and maintenance costs have tripled, looking at regional aquatic centers with similar sized pools. Pb Swims and the taxpayers have the capacity, motivation, and passion to renovate, operate, and maintain our local public aquatic center. However, we need a sustainable source of funding.

Pb Swims conducted a survey in 2021 with a 6.07 margin of error. We found that 94% of respondents are willing to pay taxes to maintain and operate a public pool. 95% reported they would likely support a ballot initiative for a public swimming pool.

According to the PROS Master Plan Survey Results Key Themes (2021), under improvements, an aquatics center was listed as the facility that would be used the most and was the top improvement that individuals would be most willing to fund.

Public Comments:

CITIZENS' INITIATIVE

AN AFFORDABLE PUBLIC POOL IS UP TO US!

Pb Swims is circulating a petition in order to put a 1/2 Penny dedicated sales tax on the November 2024 Ballot. All revenue goes specifically to the pool.

A \$100 purchase in the City would be taxed 50 cents. The tax revenue is estimated to generate approximately \$450,000 per year based on 2023 City sales tax revenue.

The tax burden of operating and maintaining our pool will be shared with visitors.

Why just City wide? Citizen's do not have the right under Colorado Statutes to petition for a County Wide sales tax.

The Pool has been closed since December 12, 2020.

Meanwhile, our tax dollars have funded 100s of 1000s of dollars in plans and studies.

A dedicated source of revenue is required to operate, maintain, and replace a public swimming pool.

In 1999, The Pool was shut down because the Lake County Parks and Recreation Department and the School District did not have money to renovate or operate the facility.

In 2020 LCAC was shut down for repairs, then "permanently closed by the County Commissioners April 2021.

The County Commissioners rejected Pb Swims' proposal to refer a Pool Tax measure to the 2023 ballot.

The City of Leadville rejected Pb Swims' proposal to refer a Pool Tax to the 2023 ballot.

The School District voted 3 to 2 against including the aquatic center on the 2023 school bond issue,

RENOVATE

- Facility Audit: \$60,000 spent in 2020 determined upgrades, costs, and a timeline/schedule.

- Structurally Sound:**

- Facility built with steel columns, steel beams, concrete floor pans, and roof structure has 31 more years according to the Colorado Department of Education.
- At its Zoom presentation of the LCAC audit, Essenza Architecture verbally affirmed that renovation/replacement options would have an approximate 50-year life span.
- New mechanical and pool technology will reduce annual and long-term operating and maintenance costs. Upgrading HVAC in the facility will improve energy efficiency.
- It can take up to 80 years to make up for the impacts of demolishing an existing building and constructing a new one, even if the resulting building is extremely energy efficient according to the U.S. Green Building Council 2021.

- Design:**

- The current multi-use community space serves 275 people at a time and the footprint of our existing pool allows for a variety of aquatic activities to take place simultaneously.

- Cost:**

- It is more cost effective to spend over \$11 million in total audit-recommended aquatic and building improvements over the next 10 years than to spend \$24-\$36 million and wait 10-15 years at best for a new facility.

- Timeline:** 1 year.

BUILD NEW

Feasibility Study: \$223,000

Funded by County tax dollars and a DOLA/Severance Tax grant.
Steered by Lake County Government and the Lake County Economic Development Corporation for a new community center which will include a pool. The total feasibility study schedule is 37 weeks and results are expected by January 2025.

Site: Publicly owned, or new taxpayer purchase?

Geotechnical Study: Stable, uncontaminated ground.

Utilities

Design Development

Permits

Construction

Program and Use model

Space Commitments

Funding

Cost: \$24 million

The estimate reported by HCM & FCI in May 2023 to build a standalone aquatic center comparable to what we have now. No lazy rivers, splash pads, or fancy features.

Timeline: 10-15 years.

The Southern Fire Station's feasibility study was done in 2013, the station was completed in 2023.

A swimming pool is not included in the County's list of priorities, budget, or PROS Department goals.

The County permanently closed the aquatic center over 3 years ago.

County Commissioners told Pb Swims February 22, 2023, that the pool was off the table until the Justice Center was complete.

Public Comments: