



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

January 23, 2024

SUBJECT: Wheatland Aquatic Center Funding Status Report

PREPARED BY: Bill Zenoni, City Manager

Recommendation

Staff recommends that the City Council review the information presented and provide direction to staff.

Background/Discussion

The City Council, on July 9, 2019, adopted Resolution No. 25-19 accepting a gift of \$1 million from David Creps to be used for maintaining and operating a community swimming pool within the City of Wheatland. The City executed an agreement with Mr. Creps which provided that the donated funds would be deposited into a separate interest-bearing fund and be used to maintain and operate a community swimming pool within the City of Wheatland and to operate an aquatic recreational program for the swimming pool. It is estimated that approximately \$100,000 in interest earnings will be associated with this donation by the end of the current fiscal year. The agreement further stipulated that the swimming pool would be constructed and begin operation within seven years of the July 2019 agreement (by July 2026), or the \$1 million gift plus any earned interest would be returned to the David Creps Revocable Trust.

On October 27, 2020, the City Council approved an agreement with the Melton Design Group for on-call landscape architect and grant support services for the City's recreation facility projects. At that time, it was anticipated that the swimming pool project could be eligible for State Proposition 68 grant funding. The Melton Design Group completed the *Wheatland Aquatic Center Feasibility Report* (copy attached), which was accepted by the City Council on September 28, 2021. That report recommended that the City pursue a phased project that would start with the construction of a single pool designed to allow for recreational use, competitive swimming, diving and water polo to be constructed on a 2.8 acre parcel of land provided by the Wheatland School District under a long-term \$1 per year lease agreement. The estimated 2021 cost of that phase of the project was \$4.35 million.

Subsequent potential phases of the project identified in the Melton Design Group Report included the addition of a shallow childrens/warm-up pool and a beach-entry recreational pool with play equipment and a recreational slide at an additional cost of approximately \$6.7 million.

For the initial \$4.35 million phase of the project, the anticipated sources of funding included:

- \$3 million Proposition 68 Rural Recreation and Tourism Program Grant.
- \$1 million Creps donation (assuming an amendment to the original agreement was approved to allow the use of the donated funds for pool construction rather than pool operations).
- \$350,000 long-term deferred loan from Yuba Water Agency.

Pool Operations

The Wheatland Aquatic Center Feasibility Report also identified the cost of operating and maintaining the pool once completed. The report estimated operating and maintenance costs, assuming the pool was in operation 4 months, 5 months, 6 months and 12 months per year, ranging from \$309,164 (4 months) to \$651,412 (12 months). The report indicated that a portion of the annual operating costs (estimated at \$137,004 to \$265,364) would be funded from facility use fees. The remaining annual operating costs of \$172,160 to \$386,048 (depending on the number of months that the pool was open each year) would need to be funded from other sources. At the time this study was conducted, the City had discussed the following potential additional operating cost funding sources:

- \$65,000 per year for 10 years (with possible extensions) from the Yuba Water Agency as an investment in water safety in the region.
- \$5,000 per year from the Wheatland Fire Authority (WFA) in return for use of the pool for emergency and physical fitness training.
- An undetermined amount from the Wheatland Union High School District for use of the pool for swimming and water polo.
- Community Facilities District 2015-1 funds and the General Fund.

The last official action taken by the City Council on this matter was adoption of Resolution No. 42-21 on December 14, 2021 which approved an application to the State Department of Parks and Recreation for a \$3 million Rural Recreation and Tourism Program grant. The City submitted the grant application and was subsequently notified in 2022 that Wheatland was not awarded grant funds because the number of applications exceeded the grant funding available.

Over the last several months, staff has been exploring potential options for funding the construction of a Wheatland Aquatic Center. As of this date, no available grant funding has been identified. One option for consideration would be a capital funding campaign to generate donations from local and business donors. Staff is requesting direction from the City Council on how to proceed. If the City Council is interested in considering this funding option, staff would recommend utilizing the Pool Ad-Hoc Committee (Vice Mayor Coe and Council member Teter) to begin discussion on developing a capital campaign program. If no further action is taken, the seven year time limit on the donated funds will expire in July 2026.

Fiscal Impact

This is an information item only. There is no fiscal impact at this time.

Attachments

1. Resolution No. 25-19
2. Agreement Between City of Wheatland and David Creps
3. Wheatland Aquatic Center Feasibility Report

RESOLUTION NO. 25-19

ACCEPTING A GIFT FOR OPERATION AND MAINTENANCE OF A COMMUNITY SWIMMING POOL IN THE CITY OF WHEATLAND

WHEREAS Mr. David Creps wishes to make a generous gift of \$1,000,000 (one million dollars) to the City of Wheatland for purposes of maintaining and operating a community swimming pool; and

WHEREAS the City Council wishes to accept the gift; and

WHEREAS, the attached agreement (Exhibit 1) has been developed by both parties to state clearly the purpose of the gift and the conditions regarding acceptance of the gift; and

WHEREAS, the City Council must formally accept the gift and provide staff direction regarding acceptance of the gift.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Wheatland hereby:

1. Accepts the gift, with great appreciation; and
2. Approves the attached agreement regarding disposition of the gift and directs the Mayor to sign the agreement; and
3. Determines that the acceptance of the gift does not trigger environmental review under the California Environmental Quality Act (CEQA) because this is merely a financial transaction; and
4. Directs the Finance Director to establish a Fiduciary Fund titled Community Pool Operations and Maintenance; and
5. Directs the Finance Director to accept the gift and deposit the funds immediately in the City of Wheatland's state Local Agency Investment Fund (LAIF) account and record the gift in the Community Pool Operations and Maintenance Fund; and
6. Directs the Finance Director to place, within a reasonable time period, all funds in the Community Pool Operations and Maintenance Fund into investment accounts separate from LAIF and specifically for the fund.

PASSED AND ADOPTED by the City Council of City of Wheatland, State of California this 9th day of July 2019, by the following vote:

AYES: Coe, West, Henderson, Pendergraph

NOES:

ABSTAIN:

ABSENT: McIntosh

Joseph Henderson, Mayor

**AGREEMENT BETWEEN THE CITY OF WHEATLAND
AND DAVID CREPS
REGARDING DONATION WITH CONDITIONS
TO OPERATE AND MAINTAIN COMMUNITY SWIMMING POOL**

This Agreement ("Agreement") is made and entered into this 3 the day of July, 2019, by and between the City of Wheatland, a municipal corporation ("City") and David Creps, an individual ("Mr. Creps"), who agree as follows:

1. **Donation.** Mr. Creps will donate to the City, and the City agrees to accept \$1,000,000.00. This gift is subject to the following conditions:
 - a. The City will place the \$1,000,000.00 into a separate fund, which fund, including the principal and interest or other investment earnings, shall be used by the City to maintain and operate a community swimming pool in the City, and operate an aquatic recreational program for the swimming pool.
 - b. This pool will be constructed and will begin operations within seven (7) years of the Effective Date of this Agreement, or the \$1,000,000.00 plus any earnings thereon, less any losses from investments, will be returned by the City to the David Creps Revocable Trust u/t/d 5/10/05, as amended.
2. **Term.** This Agreement shall remain in effect for twenty-five (25) years after its Effective Date, unless sooner terminated as provided by the termination provision below.
3. **Termination.** This Agreement may be terminated prior to its expiration date in any one of the following ways:
 - a. By Mr. Creps or his successor in interest, if, in violation of Section 1.a., the City uses the Donation for an unauthorized purpose or the City fails to use the Donation for its stated purpose, and the City fails to correct the breach after being given 30 days' notice of the demand for correction.
 - b. By Mr. Creps or his successor in interest, pursuant to Section 1.b., upon giving the City not less than 30 days prior written notice of termination.
 - c. By the City, if the City Council has determined that circumstances preclude the City from using the Donation for the purposes set forth in Section 1.a, thereby frustrating or rendering impossible the objectives of this Agreement.
 - d. Twenty-five (25) years after the Effective Date of this Agreement, the Agreement shall terminate automatically, and the restrictions on the use of any amount remaining in the fund will expire, and the City may use any remaining funds for any valid City purpose.

- e. If the Agreement is terminated under Section 3.a, 3.b., or 3.c., the City will return within 60 days, the amount of the fund, including all income earned by the fund, unless the Parties have agreed otherwise in writing. When returning the funds, the City will not be liable for any diminution in value due to market conditions.
4. **Entire Agreement.** The Parties intend this writing to be the sole, final, complete, exclusive, and integrated expression and statement of the terms of their contract concerning the subject matter addressed in the Agreement. This Agreement supersedes all prior oral or written negotiations, representations, contracts or other documents that may be related to the subject matter of this Agreement, except those other documents that may be expressly referenced in this Agreement.
 5. **Notices.** An annual statement of the status of the funds shall be mailed to the following individuals within 60 days after each calendar year, showing the status of the account at the end of the said calendar year. Any notice to be given to Mr. Creps shall be sufficiently served if given to him personally or if deposited in the United States Mail, regular pre-paid mail, addressed as follows:

David Creps	Irene Creps	Guth & Changaris, APLC
P.O. Box 152	883 Urbano Drive	474 Century Park Drive,
Wheatland, CA 95692	San Francisco, CA 94127	Suite 300
		Yuba City, CA 95991
- Any notice to be given to the City shall be addressed to the City Manager and delivered or mailed to the City Clerk at City Hall.
6. **Successors and Assigns.** This Agreement shall bind, and inure to the benefit of, the successors, assigns, heirs and legal representatives of the Parties.
 7. **Amendments.** This Agreement may be amended only by a subsequent writing approved and signed by both Parties. Any amendment by City must be approved by the City Council at a noticed public meeting. Individual City Council members do not have the authority, express or implied, to amend, modify, waive, extend or in any way alter this Agreement.
 8. **Waiver.** The waiver at any time by either party of its rights with respect to a default or other matter arising in connection with this Agreement shall not be deemed a waiver with respect to any subsequent default or matter.
 9. **Construction and Interpretation.** The Parties agree and acknowledge that this Agreement has been arrived at through negotiation and that each party has had a full and fair opportunity to revise the terms of this Agreement. Consequently, the normal rule of construction that any ambiguities are to be resolved against the drafting party will not apply in construing or interpreting this Agreement.
 10. **Partial Invalidity.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

11. **Governing Law and Venue.** Except as otherwise required by law, this Agreement shall be interpreted, governed by, and construed under the laws of the State of California. The County of Yuba will be venue for any state court jurisdiction and the Eastern District of California will be venue for any federal court litigation concerning the enforcement or construction of this Agreement.
12. **Attorney's Fees.** If any litigation is commenced between the parties to this Agreement or their personal representatives concerning any matter relating to this Agreement, the party or parties prevailing in such litigation shall be entitled, in addition to such other relief as may be granted, to a reasonable sum for their attorney's fees. This sum shall be determined by the Court in such litigation or in a separate action brought for that purpose.

DATED: July 9, 2019


DAVID CREPS

DATED: _____, 2019

CITY OF WHEATLAND



City of Wheatland

WHEATLAND AQUATIC CENTER FEASIBILITY STUDY

Prepared by

MELTON DESIGN GROUP, Inc. / Arch Pac

Sept. 23, 2021



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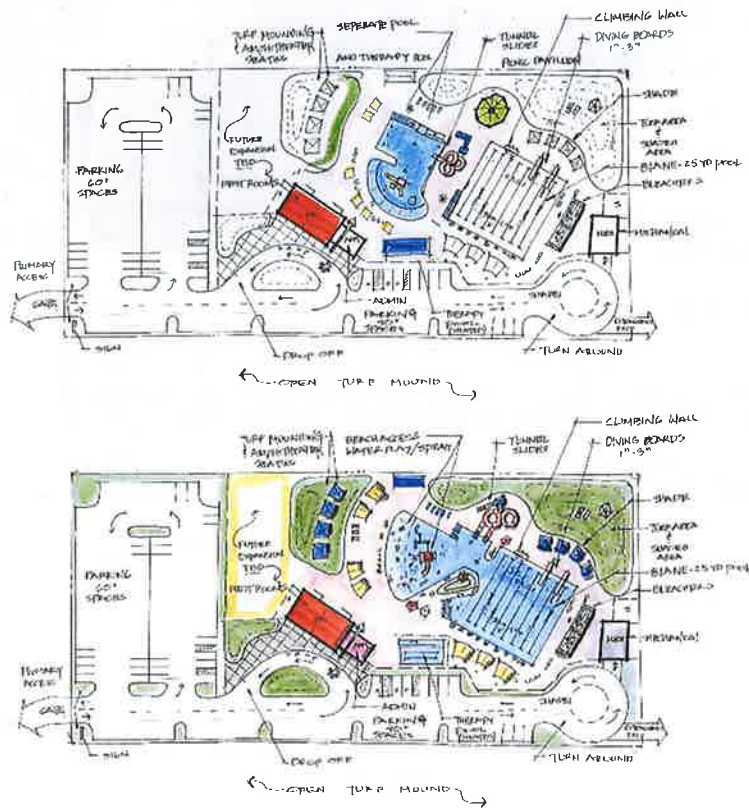


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AQUATICS



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WHEATLAND AQUATIC FACILITY INTRODUCTION and SUMMARY

INTRODUCTION

The City of Wheatland is a growing community and understands that with growth comes the need for amenities for its people. This aquatic complex project has been active for years in the community with both the City, the schools and the public. One driving force in the project is a donation of one million dollars that by a private trust to the City for the ongoing maintenance of a pool facility. This donation twilight after 7 years which leaves us 5 years, so with that and the upcoming State Proposition 68 - Rural Recreation and Tourism Program (RRT), the City has the opportunity to develop Phase 1 of an aquatic center. This fits nicely into the grant intent and on a piece of property between Wheatland Elementary, Bear River Middle School and Wheatland Union High School. In the vicinity of Wheatland, there are several pools. Yuba City has Gauche Aquatic Park (GAP), which is the most developed with amenities and serves the most people in the surrounding area. Olivehurst, Nicholas, Sutter, Lincoln and Live Oak provide nearby smaller pools.

This document will layout the design of a pool complex on the Wheatland Elementary School District property; a full aquatic design with phases, cost estimates and probable operating costs and revenue generation for the complex. The City will assess this study to determine whether they want to apply for the upcoming grant in November of 2021.

APPROACH - The report will include the following elements:

Project Location and Site Analysis

Needs Assessment and Public Outreach

Market Study

Conceptual Design and Costs

Operating Analysis

PROJECT LOCATION and SITE ANALYSIS

The project site is on Wheatland Elementary School District property and is located east of Wheatland Ranch Road, west of Highway 65 and between the elementary and middle schools. The site itself will connect the schools to the pool areas and take up approximately one half of an acre. It currently is a flat, non-irrigated turf field that is primarily used for recreational soccer. Vehicle access is through the Bear River parking lot and pedestrian access will be from both schools and the subdivision to the north of the site. Pedestrian access from WUHS currently does not exist and this access will be assessed as part of the project study. Utilities are available at the Bear River School site and from Wheatland Ranch Road. Overall, the site offers a great space that is centrally located and is being offered at the right price.

NEEDS ASSESSMENT and PUBLIC OUTREACH

Currently, there are pools in several of the communities around Wheatland. Most are aged, small and in need of refurbishing, with the exception of Yuba City's Gauche Facility, which has many of the pool amenities that make up a good aquatic complex. The Wheatland Community has a need to provide swimming lessons, free play and a competitive pool for both the schools and the public. Multiple public outreach meetings have occurred and the wants and needs of the community were captured and documented in the conceptual plans.



City of Wheatland Aquatic Center Feasibility Study

Primarily, the community wants a competitive pool where they can hold swim meets, play water polo, dive and have fun. They want to be able to teach the youth how to swim while providing recreation and a fun environment. In addition to the swimming aspect, the City sees the opportunity to use this pool site as a gathering space for our children, for six months in spring, summer and fall. The years to follow the build out will see an increase in population to the tune of approximately a 53% increase. This is a reasonable expectation given the housing developments that are already planned for coming years, plus we've already seen examples of rapid growth in neighboring Plumas Lake and Lincoln.

MARKET STUDY

The service area of the project was studied to assess and examine all the current pool markets and demographics of the proposed project site, along with creating an inventory of the existing pool systems and programs that are provided by other communities that might compete with the proposed project. We found that there are many smaller and older pools that provide minimal services and one large pool that has all the services, but a higher cost, and is 15 miles to the north. We have found that schools in the area need places to swim and compete. There are other organizations such as the Wheatland Fire Authority, First 5 Organization and Yuba Water Agency that can support the pool and bring swim lessons to the masses. There is a need for a pool that upgrades the community and fulfills the desire for a larger competitive recreation/lap pool to teach and train our youth and adults.

The current growth and development in the community and region, and the support of local agencies, demonstrates the ability to support and operate a pool financially and cover future lifecycle costs. There is a need for and support for high quality pools, event space, passive recreation and quality competition water sports.

CONCEPT DESIGN and PROJECT COST

The pool concept captures the community's needs; we listened to pool users... from kids to moms and dads, from schools to swimming and diving clubs. We also considered future users that are moving to the area. We coordinated with both the WESD and WUHSD to discuss the property use, pool and site design, encroachments, fences and access. The One Pool Option includes the 8-lane, 25-yard pool with diving board, size and depth allowing for water polo, shallow area for lessons and additional recreation area incorporating an obstacle course, rope swing, basketball and 1 meter diving board. Phase 2 of the pool incorporates the shallow childrens'/warm up pool for kids lessons and a smaller basketball hoop. Phase 3 includes a beach-entry recreating pool incorporating play equipment and a recreational slide to fulfill the needs of the community. Phase 1 was designed to provide the lowest cost pool version with enough elements to make it fun and cost appropriate, without compromising the configuration of the pool for future uses like water polo.

Estimates ranged from \$4.35 million for the one pool option to \$5.1 million for two, and to almost \$11 million for full build-out. In addition to the pools, an administrative building and bath house was proposed to provide pool management and a secure restroom, changing room and shower structure. A second building was a half indoor/half outdoor mechanical building. The funding of the project will need to relate to the State Grant. To do so, we will need to be green, sustainable, promote health and wellness and invite tourism to the community.



OPERATING ANALYSIS

The project design was studied in relation to operating costs and revenue generation. The City had been gifted \$1 million in 2019 and there is a 7-year sunset on that gift. With the desire for the pools to be big enough for swim meets and water polo, there is an increase in operating costs for such a large pool, specifically in respect to utilities and lifeguard needs, among other things. With the additional consideration of a heated pool, we are looking at options for keeping the pool open 4, 5, 6 or 12 months out of the year. Being open less than a full year reduces the operating costs in regard to heating and lifeguards but limits the revenue generating season. The start and end months of the pool operation and the quantity of lifeguards will be a key discussion of the operating budget.

RECOMMENDATIONS

- 1.** The City proceed with the ONE-POOL OPTION. This pool allows for current operations with the ability to grow as the community grows.
- 2.** Start with being open for a 5-month season to establish the management of the pool and maximize the Cost-Revenue ratio, with the option to stretch it out to 6 or 7 months, as the population grows and users increase.
- 3.** Proceed with a project that is to be designed and built with operations costs in mind. This means including things like a pool cover that's easy to apply/remove, using LED lighting and using equipment sized appropriately for ease of operation and cost efficiency, for example a variable frequency drive (VFD) pump, which reduced electrical use considerably.
- 4.** The City should incorporate a SOLAR ARRAY PROGRAM that will offset electrical costs and in the future incorporate electrical heaters to heat the pool instead of the natural gas heaters.



WHEATLAND AQUATIC FACILITY LOCATION and SITE ANALYSIS

The purpose of this Site Analysis is to clarify why the site was chosen, what the conditions are and what will need to be done for the project to be constructed at this site. The WSD provided the 3.18 acre site between Bear River Middle School and Wheatland Elementary School. The High School is also very close, only a few blocks away, and could provide PE classes throughout the spring and fall. The location allows for a full-size pool complex, leaving the District with plenty of room to establish more multi-use fields, track, fitness, etc., as requested. This is the only site available to the City that is large enough to allow for the future growth of Phase 2 and Phase 3. WSD is willing to participate in the process; the access through school property is being worked out with the School District. The site's proximity to the schools, though, as well as being close to the town center and Highway 45, and easy access to utilities, makes this a prime location for the Aquatic Facility. It's also well suited for the Proposition 68 grant, as the aforementioned proximities help fulfill a basic goal of the grant - to aid in reducing greenhouse gases by reducing travel distances/times.

EVALUATION

SITE CRITERIA EVALUATED	RATING 1-5 / 5 highest / Weight		
1. Central Location to Key Users - Schools and Community	15	5	3
2. Access to All Needed Utilities	20	4	5
3. Ease of Access for Vehicles, Bicycles and Pedestrians	9	3	3
4. Acquisition Cost	15	5	3
5. Zoning compliance	5	5	1
6. Shared Uses and Costs	9	3	3
7. Access to Parking	15	5	3
8. Neighborhood Rejections or Concerns	12	4	3
9. Safety of Neighborhood	15	5	3
10. Site Readiness	8	4	2
11. Geological Advantages	12	4	3
12. Citizen and Public Perception	10	5	2
TOTAL POINTS AVAILABLE - 170	TOTAL:	145	

At 85 percent of the available points, this rating shows that the site is highly desirable and it is recommended to move forward.

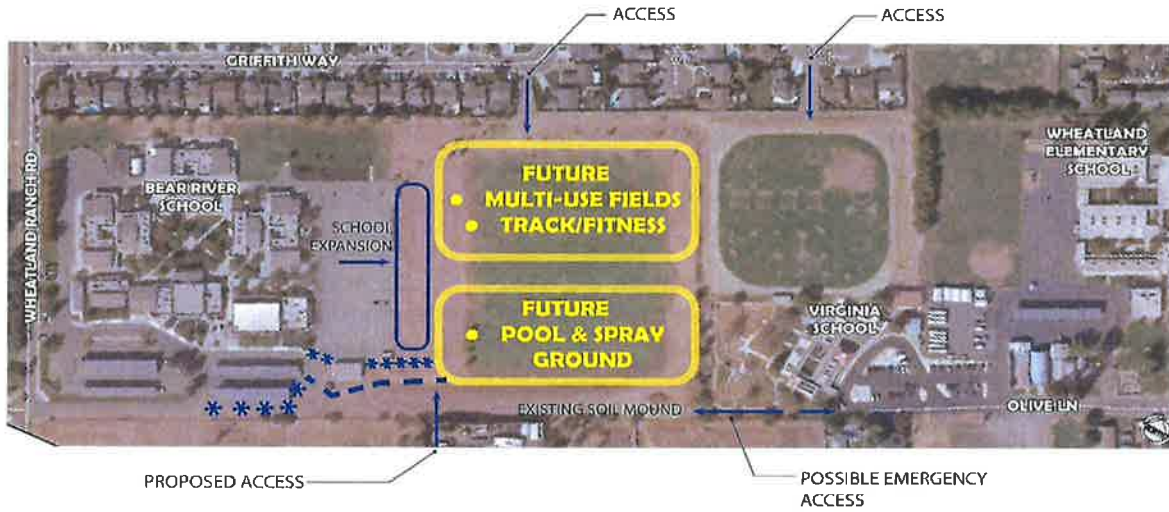
The elements that are scoring low can be modified during site design and construction with minimal cost.

One key element of the site is that we allow for the future use of additional recreation for the school fields.

It is integral to the grant that this pool provides significant physical activity for local and regional users.



City of Wheatland Aquatic Center Feasibility Study





WHEATLAND AQUATIC FACILITY NEEDS ASSESSMENT and PUBLIC OUTREACH

The City of Wheatland community currently travels for their swimming. As previously stated, the Gauche Aquatic Park (GAP) in Yuba City is the prime choice with the most amenities, providing a lap pool, recreation and slides. The E. Nicholas and Olivehurst Public Utility District (OPUD) pools are preferred by many for easy access, lower cost and good for the little ones. After studying all the potential pools and going through the outreach process, a similar pool to the GAP was specified, but with a smaller, more connected feel and additional recreation elements. This will make the Wheatland pool unique to the area and useful for competitive and functional training and recreation. Potential users are the schools, swim clubs and general public from Wheatland and surrounding communities.

Understanding the importance of engaging the public when considering major projects, we fine-tuned and confirmed our concept design for the facility through four public input workshops, both in-person and virtual. We also had a final design review in front of both School Districts and the Wheatland City Council. The design also takes into consideration the National Recreation and Parks Association standards, which recommends approximately 15-25 SF of water surface area per person to accommodate 5% of the local population. With a population estimated to reach 5,791 in 5-10 years, the recommended water surface area would be 7,239 SF. This level of use is met by the proposed Two-Pool Option. With the proposed One-Pool Option, the need would be met once a second pool is constructed during Phase 2.

OUTREACH WORKSHOPS

For each Workshop, the design team presented all aspects of the project to the attendees, so that they could indicate which elements and options they most wanted to see in their ideal aquatic facility. These workshop results helped focus the design of the Aquatic Center on what matters most to the community. Our goals in the design were based on providing all types of water play, swimming lessons and competitive opportunities for all ages, while training for water safety, fitness and fun.

GOALS and OBJECTIVES

1. Educate the community and stakeholders on what is available to them.
2. Convey the advantages of the proposed project location to the community.
3. Provide examples of similar area pools and pools that offer new ideas and elements.
4. Develop a spatial relationship of pools to spectators, access, security and safety.
5. Create a pool concept that provides water for multiple uses and ages.
6. Develop community pride and excellence in water sports while providing benefits.
7. Comply with Proposition 68 requirements regarding Public Outreach.

FINDINGS: COMMUNITY PRIORITIES

1. A competitive pool for learning and competing within many disciplines.
2. Water play and recreation.
3. Water fitness and instruction for water safety.
4. Parent comfort, providing shade and visibility of pools and open recreation areas.
5. Affordable use of the facility and all its features.
6. Themed play with fun features and sprays for daily summer entertainment.



City of Wheatland Aquatic Center Feasibility Study

Workshop #1

The first Workshop was offered in-person and via Facebook Live on April 17, 2021. The meeting took place in the parking lot of Bear River Middle School adjacent to the site. This brainstorming session introduced the project to the community and presented a variety of pool types and sizes. We had photos of all the existing pools in surrounding communities. Element Boards provided visual displays for many of the options being discussed and helped participants understand what their Aquatic Center could look like and offer.

Attendance: Approximately nine (9) people were in attendance. All participants were adults, neighbors, contractors and relatives of the donor.

Discussion: The participants engaged in discussions regarding the site, access, parking, effect on neighbors to the north. There was also a discussion regarding the operation of the site and how it would be maintained. The site discussion brought up access from all the schools and how close it is for everyone. We need to get permission for high school kids to cross church property for ease of access during school. Secondly, attendees discussed the parking and were pleased to see many parking spaces to prevent cars parking in the neighborhood. Jim Goodwin, City Manager, stated that a Trust Fund donated \$1 million to the City and it would fund operational costs. The donor was the Creps Family, and the one condition of the Trust is that we build the park within seven (7) years. Additionally, a local pool contractor present at the meeting expressed his interest in helping design the mechanics of the pool and highlighting the opportunities that are available to us.

Boards Demonstrated the Following:

1. All pools in the area
2. Site plan showing the surrounding area and access options to the proposed pool site
3. Possible pool and recreational designs
4. Final boards that asked for top five elements
 - a. Lap pool for competitions and lessons
 - b. Recreational spray pool with a theme
 - c. Picnic and viewing area to all pools along with reservations and shade
 - d. Support building with restroom, shower, changing room
 - e. Unique water play elements in the pool

Workshop #2

The second Workshop was a virtual event hosted on April 20, 2021. This second brainstorming session allowed another opportunity for the community to evaluate and provide input on a variety of pool types, sizes and elements.

Attendance: Approximately seven (7) people were in attendance.

Discussion: Element Boards again provided visual displays for options being discussed. The discussion focused more on the **scheduling and programming**. People wanted to understand what would be offered; that it would start small and then grow into a healthy swim program. Separate **therapy pools** were discussed; however, we mentioned that they would just be warm pools and an actual therapist would not be provided. Individuals could do their own exercises in the pool but we could not call it a therapy pool due to insurance requirements. Other items discussed included safety, bleacher spectating, shade areas for watching, a separate kiddie pool and a splash pad, possibly outside in a non-paid area.



City of Wheatland
Aquatic Center Feasibility Study

Attendees stressed that we need large grass areas for swim meets with shade elements, as well as BBQs and tables for people to gather at the meet. Gender neutral spaces, restrooms and dressing areas were requested, along with family changing areas. The prevailing preferred pool was Sutter Pool, as it's easy to get to and the price is right. The GAP spray area is well liked, as well as its slides and play area. Our site can accommodate a smaller slide and we could do a splash area by itself in town to deal with the recreation and summer heat. A beach-entry pool with sprays and themed play were preferred.

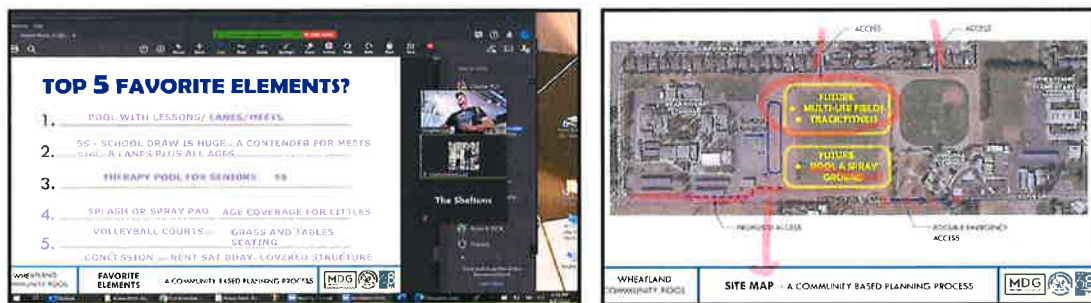


Workshop #3

The Workshop #3 was another virtual event. It took place on April 21, 2021.

Attendance: Approximately seven (7) people were in attendance consisting of a young family, aquatic committee members including a representative from the high school swim team, council members and a senior swimmer.

Discussion: For this third Workshop, the goal was to focus on elements and design suggestions that came from feedback from the first two Workshops. A large, 8-lane lap pool was discussed. With a pool that size, Wheatland schools can have swim meets and be time-efficient with the eight (8) lanes. As the City grows, the draw for meets will grow and the pool will be able to handle the additional demands. Diving and water polo were also requested for the schools. To qualify as a nationally certified pool to host meets, the competition pool needs official automatic touch pads for keeping and recording stops and times for the racers. Recreation space around the pool would also be needed with shade and rentals. Attendees discussed grass play and seating areas for spike ball and volleyball as well.





City of Wheatland Aquatic Center Feasibility Study

Workshop #4 Little League Baseball and Girls Softball

Workshop #4 on May 15, 2021, was back to in-person and hosted at the park. The emphasis was on prioritization of park elements from a list that was created during the prior 'focus' Workshop (#3). The goal for the 50+ attendees was to take the narrowed down list and highlight which items and configuration were the priority and preferred for the community's ideal Aquatic Center.

Attendance: 50+ Park users of all ages

Discussion: Attendees were presented with two plans showing a full design of the complex. Both designs had the same elements but were laid out with different configurations, pools together and pools separate. They were asked to put red and green dots on what option they preferred. The community liked the pools separated so kids not qualified to be in a deeper pool could be in the shallow pool and spectators can be between the pools and keep an eye on their kids. Additionally, the two pools add the benefit of operating the pools separately. One variable would be price to operate two pools vs. one pool and the additional cost of construction. Photos show the wide range of age and engagement we experienced. Planning commissioners and little league kids were also involved. After selections were made, several of the participants mentioned the balance of having the right pools and accessories and making sure the design is laid out so that all the lifeguards, spectators and parents can see the pools and keep track of children. There was a consensus on having two separate pools for functionality, which was Option B.



City Council Presentation

On June 8, 2021, the Wheatland City Council was presented with a conceptual design that incorporated what was learned from the four Outreach Workshops. They were given a packet showing the site, the elements and what the public wanted.

The Council had several ideas/concerns:

1. They liked the whole complex design with pools separate or together, but with all the amenities to make it very multi-use and a good return on investment.
2. The Council was concerned about where dollars were coming from to build the project. Options: \$3 million from the grant, \$2.5 million from other funds, possible preliminary impact fees from development and other donations. The Council requested a project version be designed to be as close to equal to the grant funds as possible, even it meant having only one pool.
3. What is the annual maintenance and operation budget? Can we afford the option we have on the plan? The 6-month plan keeps the pool(s) open for 6 months of the year with a deficit. Donations from local pool advocates and the Creps Trust maintenance fund could reduce that. Reviewing 5-month and 4-month plans was discussed to see what it takes to get into the black.
4. It is important to build what the City can afford. Everyone liked the design and long-term planning "but we can't overdo it" (ie. opt for an initial project that's beyond the City's ability to build and maintain it). As we look at 5-10 year growth in the community, it's clear this should be a 'phased' project. Keep it simple and affordable in Phase 1 without compromising the possibilities for future Phases. The Council directed that a smaller pool be researched with less up-front costs and possibly less months of operation to meet the budget available.



City of Wheatland Aquatic Center Feasibility Study

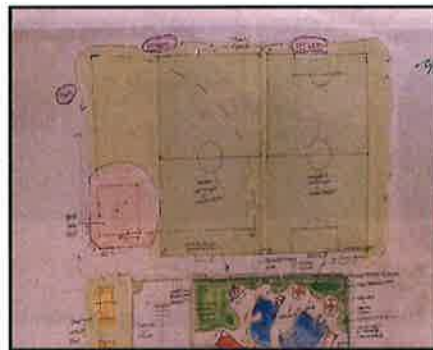
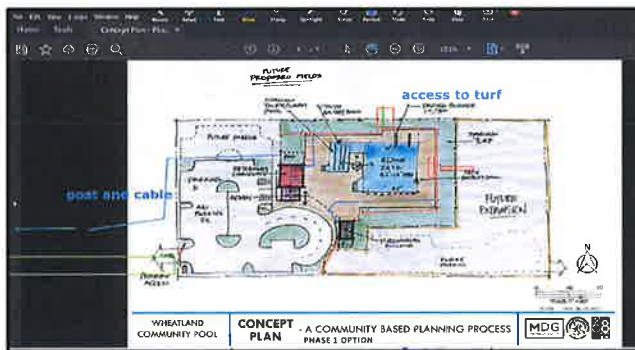
Wheatland School District (WSD)

A virtual meeting was held with the WSD.

Attendance: Three (3) people were in attendance and Craig Guensler represented the District.

Discussion: Several several items regarding the site were discussed.

1. Property Use: The District provided information that would provide the field property on the south end for the Aquatic Complex at no cost to the City. It was important to show that the remaining fields provided enough space to have future fields, volleyball and soccer play. Access along Olive Street was discussed and the District Manager expressed the concern of Virginia School and the access adjacent to their property. Past discussions have been had regarding the easement on Olive Street and at this time the project does not need the access, but was exploring it for additional accessibility. At this point, the project does not need access from Olive Street and is not planning any access through Virginia School.
2. Vehicular Access to the Pool: The WSD thought the access drive through the Bear River site parking drive could work for pool access if the school was fenced along the north edge of that access and pedestrian access from the schools to the pool was provided.
3. Pedestrian Access: Potentially an easement to allow easy access for the high school to the new pool through Church or Private properties. Fields, security and access onto school grounds during school was a important discussion.



Wheatland Union High School District (WUHSD)

On May 12, 2021 we held a virtual meeting with the District Superintendent, Nicole Newman, and the new Athletic Director.

Discussion: The needs of the high school in regard to the pool and how the school would be able to contribute to the maintenance fees for their use was discussed. They were enthusiastic but needed to get an understanding of operations and how much time they needed to run their competitive swimming program, water polo and diving. These would be brand new programs so Athletic Director pointed out the need to gauge the student interest level. They were also asked to determine if there would be physical education classes that would come to the pool from the high school.



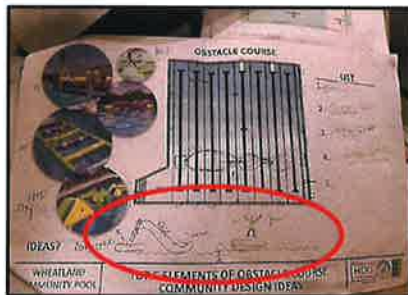
City of Wheatland Aquatic Center Feasibility Study

Wheatland National Night Out - Wheatland Police Department

On August 3, 2021, the Wheatland Police Department and the law enforcement agencies in Yuba and Sutter Counties hosted its annual festival.

Attendance: Approximately 29 people participated in our demonstration at the event. Participants were a wide range of moms and dads, kids and school teachers, that were excited about the kids learning to swim, as Wheatland has the Sacramento River close by. Several seniors were there with family and liked the play elements that can be added, like the climbing wall and the rope swing. The event was very family driven with a strong community engagement.

Discussed: Phase 1 and the full build-out of the project were presented with concepts that incorporated all the input from the previous outreach Workshops and Meetings. The participants were shown site designs, enlargements and elements the public requested. **POOL and OBSTACLE COURSE:** Additionally, we focused on the design of an obstacle course that would be placed in the water. We took a poll on which course was preferred and the circled sketch in the photo below (drawn by a teen at the event) represents the type of course they liked. Several kids and parents engaged in the selection and drew pictures of the combinations of the course they would prefer. The obstacle course was something they had seen on TV and would love to be able to play on and have the water to fall into. **DIVING:** A diving instructor from the neighboring high school discussed using 1-meter boards primarily, as 3-meter boards are less common. Two women that currently do water aerobics added their input on how a standard 4' pool works great for them. They mentioned that they would only do water aerobics in the warmer months, May-September. The public also asked about cost of use and mentioned that they would consider paying for summer memberships.





WHEATLAND AQUATIC FACILITY MARKET STUDY

This Market Study establishes what is available in the surrounding areas for similar types of aquatic centers and communities with typical usage and fee schedules for their current operation. To accomplish this, we looked at the demographics of Wheatland and surrounding areas, evaluated other available aquatic venues and used this information to predict revenue potential, possible fees and programs and options to aid with determining the feasibility of the project.

AREA DEMOGRAPHICS

Geographic Area of Consideration

The area examined for demographics consisted of an approximate 10-15 mile radius around Wheatland. We would expect this to be a viable service area for the Aquatic Center and we understand that the draw to Wheatland's facility will come from these areas, while it's also possible that we would lose users to the same facilities. With the growth of our community, a centrally located public facility would thrive and the proposed project can continue to grow with it.





City of Wheatland
Aquatic Center Feasibility Study

Population by Age (2019 Data per CensusReporter.org)

Green Outline = Sutter Co/Black Outline = Yuba Co

"Yuba City Metro Area" encompasses both Cos.

YUBA CITY METRO AREA			
Age	% of Pop	Error Margin	Population
0-9	16.20%	±1.1%	28,364
10-19	12.90%	±1.2%	22,670
20-29	14.60%	±1.2%	25,592
30-39	12.70%	±1%	22,241
40-49	11.3%†	±1.1%	19,764
50-59	10.80%	±0.9%	18,916
60-69	11.70%	±1.1%	20,608
70-79	6.7%†	±0.8%	11,779
80+	3.3%†	±0.6%	5,705
TOTAL			175,639



WHEATLAND			
Age	% of Pop	Error Margin	Population
0-9	9.6%†	±2.7%	367
10-19	12.3%†	±3.7%	470
20-29	15.3%†	±4.6%	581
30-39	10.8%†	±3.2%	410
40-49	14.9%†	±4.1%	568
50-59	17%†	±4.3%	648
60-69	9.4%†	±3.3%	357
70-79	7.1%†	±2.7%	270
80+	3.7%†	±1.5%	139
TOTAL			3,810

WHEATLAND 10-YEAR GROWTH PROJECTIONS			
Years	1% Growth per mo.	Growth per Development Projections	Population Total
1	38	0	3,848
2	38	420	4,307
3	43	144	4,494
4	45	450	4,989
5	50	48	5,086
6	51	0	5,137
7	51	0	5,189
8	52	0	5,241
9	52	0	5,293
10	53	500	5,846
TOTAL at end Year 20 with only 1% growth			6550
TOTAL at end Year 30 with only 1% growth			7349
TOTAL at end Year 40 with only 1% growth			8246

* This Table reflects ~53% growth by end of first 10 years



City of Wheatland
Aquatic Center Feasibility Study

YUBA CITY			
Age	% of Pop	Error Margin	Population
0-9	11.8%†	±2.2%	7,924
10-19	13.5%†	±2.2%	9,010
20-29	15.3%†	±2.3%	10,222
30-39	11.7%†	±1.8%	7,840
40-49	12.3%†	±2.2%	8,217
50-59	11.1%†	±1.5%	7,433
60-69	12.6%†	±1.9%	8,448
70-79	7.3%†	±1.3%	4,884
80+	4.5%†	±1.1%	3,031
TOTAL			67,009

OLIVEHURST			
Age	% of Pop	Error Margin	Population
0-9	16%†	±2.2%	2,159
10-19	11.9%†	±2.3%	1,605
20-29	16.6%†	±2.1%	2,231
30-39	15.2%†	±2.1%	2,051
40-49	11.2%†	±1.7%	1,502
50-59	12%†	±1.7%	1,618
60-69	10.2%†	±1.6%	1,373
70-79	4.8%†	±1.1%	652
80+	2%†	±0.7%	273
TOTAL			13,464

PLUMAS LAKE			
Age	% of Pop	Error Margin	Population
0-9	20.40%	±2.7%	1,543
10-19	17.60%	±3.2%	1,330
20-29	12.50%	±2.9%	950
30-39	15.50%	±2.2%	1,172
40-49	15.2	±2.3%	1,153
50-59	9.10%	±1.8%	689
60-69	6.90%	±2.1%	524
70-79	1.80%	±1.2%	133
80+	1%	±0.7%	79
TOTAL			7,573

SUTTER			
Age	% of Pop	Error Margin	Population
0-9	10.10%	±3.8%	302
10-19	16.60%	±4.2%	500
20-29	16.90%	±4.1%	509
30-39	5.10%	±2.3%	154
40-49	17.9	±3.7%	539
50-59	12.90%	±3.5%	388
60-69	10.50%	±3.1%	316
70-79	7.30%	±2.7%	220
80+	3%	±1.3%	77
TOTAL			3,005



City of Wheatland
Aquatic Center Feasibility Study

MARYSVILLE			
Age	% of Pop	Error Margin	Population
0-9	13.6%†	±2.5%	1,672
10-19	12.3%†	±3%	1,512
20-29	18.6%†	±2.9%	2,288
30-39	16.7%†	±3%	2,055
40-49	8.2%†	±1.9%	1,009
50-59	13.2%†	±2.2%	1,629
60-69	10%†	±1.9%	1,232
70-79	4.3%†	±1.3%	527
80+	3.3%†	±1.1%	403
TOTAL			12,327

LINCOLN			
Age	% of Pop	Error Margin	Population
0-9	13.20%	±1.1%	6,262
10-19	10.70%	±1%	5,053
20-29	9.2%†	±0.9%	4,370
30-39	12.40%	±0.9%	5,864
40-49	12.10%	±0.9%	5,740
50-59	9.80%	±0.9%	4,651
60-69	12.70%	±0.9%	6,008
70-79	13.30%	±0.9%	6,303
80+	6.60%	±0.7%	3,137
TOTAL			47,388

LIVE OAK			
Age	% of Pop	Error Margin	Population
0-9	16.5%†	±2.7%	1,430
10-19	18.2%†	±2.6%	1,578
20-29	13.2%†	±2.6%	1,141
30-39	12.6%†	±2.5%	1,089
40-49	11.8%†	±2.1%	1,026
50-59	12.6%†	±2.2%	1,095
60-69	8%†	±1.6%	694
70-79	4.1%†	±1.2%	357
80+	3.1%†	±0.9%	269
TOTAL			8,679



City of Wheatland
Aquatic Center Feasibility Study

Economics - Median Income (2019 Data per CensusReporter.org)

YUBA CITY METRO AREA			
Household Income	% of Pop	Error Margin	Households
Under \$50K	40.2%†	±4.6%	24,060
\$50K - \$100K	31.3%†	±3.9%	18,739
\$100K - \$200K	22.2%†	±2.9%	13,311
Over \$200K	6.3%†	±1.5%	3,756
TOTAL			59,866

Median Household Income: \$61,307

Per Capita Income: \$28,757

EMPLOYMENT/WAGE TRENDS: (per Yuba-Sutter Economic Development Corporation)

Yuba City: As of 2021Q1, total employment for the City of Yuba City, CA was 22,427 (based on a four-quarter moving average). Over the year ending 2021Q1, employment declined 7.5%.

The average worker earned \$48,199 annually, an increase of 9.9% over the preceding four quarters.

WHEATLAND			
Household Income	% of Pop	Error Margin	Households
Under \$50K	25.2%†	±8.1%	354
\$50K - \$100K	42.4%†	±10.9%	597
\$100K - \$200K	25.8%†	±8.3%	363
Over \$200K	6.6%†	±4.2%	93
TOTAL			1,407

Median Household Income: \$75,066

Per Capita Income: \$34,653

EMPLOYMENT/WAGE TRENDS: (per Yuba-Sutter Economic Development Corporation)

Wheatland: As of 2021Q1, total employment for the City of Wheatland, CA was 787 (based on a four-quarter moving average). Over the year ending 2021Q1, employment increased 4%.

The average worker earned \$54,259 annually, an increase of 8.4% over the preceding four quarters.

Wheatland Sphere (95674, 95681, 95692, 95903, 95961): As of 2021Q1, total employment for the City of Wheatland Sphere of influence, CA was 6,871 (based on a four-quarter moving average). Over the year ending 2021Q1, employment declined 2.7% in the region.

The average worker earned \$50,482 annually, an increase of 6.8% over the preceding four quarters.

YUBA CITY			
Household Income	% of Pop	Error Margin	Households
Under \$50K	41.8%†	±7.3%	10,194
\$50K - \$100K	28.1%†	±5.7%	6,853
\$100K - \$200K	24.6%†	±5.3%	5,996
Over \$200K	5.5%†	±2.1%	1,350
TOTAL			24,393

Median Household Income: \$61,773

Per Capita Income: \$30,262

EMPLOYMENT/WAGE TRENDS: (per Yuba-Sutter Economic Development Corporation)

Yuba City: As of 2021Q1, total employment for the City of Yuba City, CA was 22,427 (based on a four-quarter moving average). Over the year ending 2021Q1, employment declined 7.5%.

The average worker earned \$48,199 annually, an increase of 9.9% over the preceding four quarters.



City of Wheatland
Aquatic Center Feasibility Study

OLIVEHURST			
Household Income	% of Pop	Error Margin	Households
Under \$50K	51%†	±7%	2,223
\$50K - \$100K	28.3%†	±4.9%	1,233
\$100K - \$200K	19%†	±4.8%	827
Over \$200K	1.8%†	±1.3%	80
TOTAL			4,363

Median Household Income: \$48,598

Per Capita Income: \$21,272

EMPLOYMENT/WAGE TRENDS: (per Yuba-Sutter Economic Development Corporation)

Olivehurst: As of 2021Q1, total employment for the Olivehurst CDP, CA was 2,077 (based on a four-quarter moving average). Over the year ending 2021Q1, employment declined 3%.

The average worker earned \$53,763 annually, an increase of 8.8% over the preceding four quarters.

PLUMAS LAKE			
Household Income	% of Pop	Error Margin	Households
Under \$50K	18.9%†	±6.5%	419
\$50K - \$100K	27.3%†	±7%	604
\$100K - \$200K	46.1%†	±9%	1019
Over \$200K	7.7%†	±3.1%	170
TOTAL			2,212

Median Household Income: \$101,995

Per Capita Income: \$31,875

EMPLOYMENT/WAGE TRENDS: (per Yuba-Sutter Economic Development Corporation)

Plumas Lake: As of 2021Q1, total employment for the Plumas Lake CDP, CA was 386 (based on a four-quarter moving average). Over the year ending 2021Q1, employment declined 6.6%.

The average worker earned \$52,604 annually, an increase of 8.7% over the preceding four quarters.

SUTTER			
Household Income	% of Pop	Error Margin	Households
Under \$50K	32.5%†	±10.5%	354
\$50K - \$100K	38.5%†	±10.5%	419
\$100K - \$200K	25.6%†	±8.1%	279
Over \$200K	3.4%†	±2.7%	37
TOTAL			1,089

Median Household Income: \$69,034

Per Capita Income: \$28,542

EMPLOYMENT/WAGE TRENDS: (per Yuba-Sutter Economic Development Corporation)

Sutter: As of 2021Q1, total employment for the Sutter CDP, CA was 816 (based on a four-quarter moving average). Over the year ending 2021Q1, employment declined 4.2%.

The average worker earned \$46,589 annually, an increase of 9.9% over the preceding four quarters.



City of Wheatland
Aquatic Center Feasibility Study

MARYSVILLE			
Household Income	% of Pop	Error Margin	Households
Under \$50K	53.4%†	±7.5%	2,539
\$50K - \$100K	31.7%†	±6.6%	1,506
\$100K - \$200K	14.1%†	±4%	669
Over \$200K	0.9%†	±1.1%	42
TOTAL			4,756

Median Household Income: \$44,839

Per Capita Income: \$22,891

EMPLOYMENT/WAGE TRENDS: (per Yuba-Sutter Economic Development Corporation)

Marysville: As of 2021Q1, total employment for the City of Marysville, CA was 8,033 (based on a four-quarter moving average). Over the year ending 2021Q1, employment declined 6.2%.

The average worker earned \$58,838 annually, an increase of 6.3% over the preceding four quarters.

LINCOLN			
Household Income	% of Pop	Error Margin	Households
Under \$50K	27%	±2.4%	4,787
\$50K - \$100K	29.60%	±2.2%	5,249
\$100K - \$200K	32.50%	±2.2%	5,750
Over \$200K	10.9%†	±1.2%	1,934
TOTAL			17,720

Median Household Income: \$88,734

Per Capita Income: \$41,451

EMPLOYMENT/WAGE TRENDS: (per Yuba-Sutter Economic Development Corporation)

Lincoln: As of 2021Q1, total employment for the City of Lincoln, CA was 8,684 (based on a four-quarter moving average). Over the year ending 2021Q1, employment declined 1.5%.

The average worker earned \$64,519 annually, an increase of 12.3% over the preceding four quarters.

LIVE OAK			
Household Income	% of Pop	Error Margin	Households
Under \$50K	47.1%†	±8.2%	1,156
\$50K - \$100K	29.9%†	±5.9%	733
\$100K - \$200K	20.1%†	±4.8%	494
Over \$200K	2.9%†	±1.8%	72
TOTAL			2,455

Median Household Income: \$54,792

Per Capita Income: \$22,495

EMPLOYMENT/WAGE TRENDS: (per Yuba-Sutter Economic Development Corporation)

Live Oak: As of 2021Q1, total employment for Live Oak, CA was 2,659 (based on a four-quarter moving average). Over the year ending 2021Q1, employment declined 2.2%.

The average worker earned \$38,902 annually, an increase of 11% over the preceding four quarters.



City of Wheatland
Aquatic Center Feasibility Study

Ethnicity (2019 Data per CensusReporter.org)

YUBA CITY METRO AREA			
Race	% of Pop	Error Margin	Population
White	48.90%	±0.1%	85,897
Hispanic	30.70%	±0%	53,831
Black	2.5%†	±0.5%	4,354
Native	0.5%†	±0.3%	898
Asian	11.20%	±1%	19,691
Islander	0.5%†	±0.3%	829
Other	0.1%†	±0.1%	131
Two+	5.7%†	±1.1%	10,008
TOTAL			175,639

WHEATLAND			
Race	% of Pop	Error Margin	Population
White	73.40%	±5.7%	2,797
Hispanic	16.2%†	±4.2%	617
Black	0.2%†	±0.2%	6
Native	0.9%†	±1%	36
Asian	1.9%†	±1.5%	71
Islander	1.3%†	±1.7%	50
Other	0%	±0%	0
Two+	6.1%†	±3.2%	233
TOTAL			3,810

YUBA CITY			
Race	% of Pop	Error Margin	Population
White	42.50%	±1.1%	28,260
Hispanic	29.80%	±1%	19,833
Black	2.1%†	±0.3%	1,397
Native	0.6%†	±0.2%	423
Asian	19.30%	±1%	12,810
Islander	0.4%†	±0.1%	287
Other	0.2%†	±0.2%	141
Two+	5.1%†	±0.9%	3,365
TOTAL			66,516

OLIVEHURST			
Race	% of Pop	Error Margin	Population
White	47.40%	±4.3%	6,381
Hispanic	38.7%†	±4.7%	5,209
Black	1.9%†	±1.4%	251
Native	1%†	±0.6%	140
Asian	6.5%†	±2.8%	872
Islander	0.3%†	±0.3%	44
Other	0%†	±0.1%	4
Two+	4.2%†	±1.5%	563
TOTAL			13,464



City of Wheatland
Aquatic Center Feasibility Study

PLUMAS LAKE			
Race	% of Pop	Error Margin	Population
White	57.30%	±4.3%	4,342
Hispanic	21.40%	±1.5%	1624
Black	4%	±1.4%	299
Native	0.60%	±0.6%	47
Asian	8.20%	±2.8%	620
Islander	0.20%	±0.3%	13
Other	0%†	±0.1%	0
Two+	8.30%	±4.7%	628
TOTAL			7,573

SUTTER			
Race	% of Pop	Error Margin	Population
White	73.70%	±6.2%	2,215
Hispanic	14.9%†	±3.9%	449
Black	0.00%	±0%	0
Native	2%†	±1.6%	61
Asian	3.9%†	±5.4%	116
Islander	0.00%	±0%	0
Other	0.00%	±0%	0
Two+	5.5%†	±3.7%	164
TOTAL			3,005

MARYSVILLE			
Race	% of Pop	Error Margin	Population
White	62.1%†	±6.4%	7,654
Hispanic	29.6%†	±6.6%	3,648
Black	2.1%†	±1.2%	256
Native	0.4%†	±0.4%	45
Asian	1.5%†	±0.8%	188
Islander	0.00%	±0%	0
Other	0.2%†	±0.2%	22
Two+	4.2%†	±2.3%	514
TOTAL			12,327

LINCOLN			
Race	% of Pop	Error Margin	Population
White	67.80%	±2.3%	32,129
Hispanic	21.1%†	±2.2%	10,011
Black	1.6%†	±0.6%	748
Native	0.1%†	±0.1%	48
Asian	6.5%†	±0.9%	3,086
Islander	0.2%†	±0.2%	111
Other	0.2%†	±0.2%	97
Two+	2.4%†	±0.7%	1,158
TOTAL			47,388



City of Wheatland
Aquatic Center Feasibility Study

LIVE OAK			
Race	% of Pop	Error Margin	Population
White	37.8%†	±5.5%	3,283
Hispanic	50.7%†	±5.2%	4,403
Black	2%†	±2.1%	176
Native	0.5%†	±0.4%	42
Asian	5.8%†	±2.8%	502
Islander	0.1%†	±0.1%	8
Other	0.1%†	±0.2%	7
Two+	3%†	±1.7%	258
TOTAL			8,679

Education (2019 Data per CensusReporter.org)

YUBA CITY METRO AREA			
Education	% of Pop	Error Margin	Population
No degree	19.8%†	±2.5%	22,547
High school	24.20%	±2.1%	27,515
Some college	36.40%	±2.9%	41,324
Bachelor's	12.7%†	±1.7%	14,406
Post-grad	6.90%	±1.1%	7,874
TOTAL			113,666

WHEATLAND			
Education	% of Pop	Error Margin	Population
No degree	14.5%†	±5.4%	391
High school	25%†	±5.4%	674
Some college	42.1%†	±6.8%	1,132
Bachelor's	11.7%†	±4.3%	315
Post-grad	6.7%†	±3.4%	180
TOTAL			2,692

YUBA CITY			
Education	% of Pop	Error Margin	Population
No degree	22.5%†	±4.5%	10,100
High school	21%†	±3.2%	9,396
Some college	34%†	±4.2%	15,218
Bachelor's	12.7%†	±2.6%	5,684
Post-grad	9.80%	±2.4%	4,402
TOTAL			44,800

OLIVEHURST			
Education	% of Pop	Error Margin	Population
No degree	26.1%†	±4.1%	2,268
High school	28.8%†	±3.5%	2,502
Some college	36.4%†	±4%	3,159
Bachelor's	7.2%†	±2.2%	625
Post-grad	1.5%†	±0.9%	133
TOTAL			8,687



City of Wheatland
Aquatic Center Feasibility Study

PLUMAS LAKE			
Education	% of Pop	Error Margin	Population
No degree	8.2%†	±3.7%	346
High school	16.00%	±3.9%	677
Some college	50.70%	±5.1%	2,152
Bachelor's	16.50%	±4%	698
Post-grad	8.7%†	±3%	371
TOTAL			4,244

SUTTER			
Education	% of Pop	Error Margin	Population
No degree	9.8%†	±2.5%	197
High school	36.30%	±2.1%	734
Some college	41.50%	±2.9%	838
Bachelor's	8.9%†	±1.7%	180
Post-grad	3.6%†	±1.1%	72
TOTAL			2,021

MARYSVILLE			
Education	% of Pop	Error Margin	Population
No degree	16.2%†	±3.3%	1,322
High school	24.3%†	±4%	1,982
Some college	45.7%†	±5.6%	3,724
Bachelor's	9.7%†	±2.5%	793
Post-grad	3.9%†	±1.5%	321
TOTAL			8,142

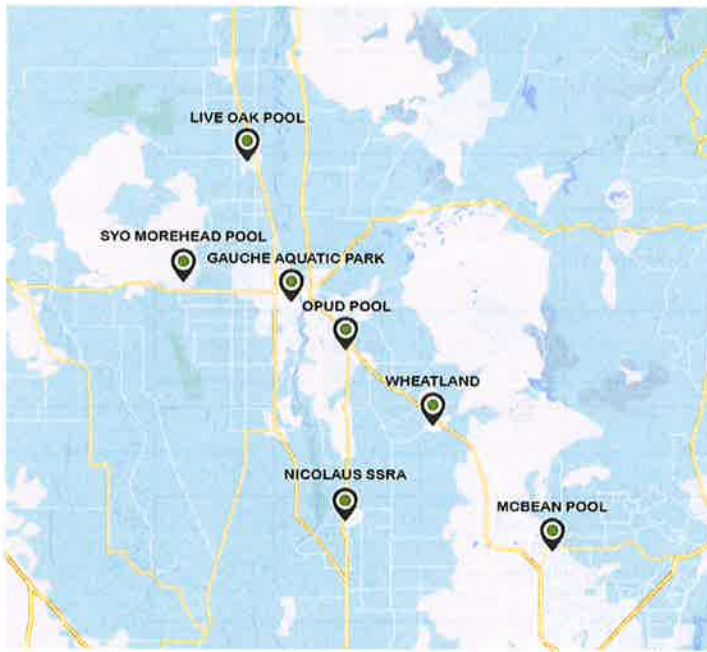
LINCOLN			
Education	% of Pop	Error Margin	Population
No degree	7.2%†	±1.1%	2,455
High school	20.40%	±1.6%	6,928
Some college	38.10%	±1.9%	12,951
Bachelor's	21.70%	±1.3%	7,382
Post-grad	12.5%†	±1%	4,246
TOTAL			33,962

LIVE OAK			
Education	% of Pop	Error Margin	Population
No degree	31.4%†	±4.9%	1,570
High school	22.3%†	±3.4%	1,114
Some college	34.8%†	±4.5%	1,742
Bachelor's	8%†	±2.5%	400
Post-grad	3.5%†	±1.5%	175
TOTAL			5,001



OTHER AREA FACILITIES

The availability of other similar water-based facilities plays into both the Needs Assessment and the Market for attendees. The following is a narrow list of just the other public aquatic facilities within an approximate 10-15 mile radius of Wheatland. This does not account for all private pools, nor any residential pools, that may also exist in that same area.



AQUATIC FACILITY FEE COMPARISON					
Facility (mos open)	Location	Daily Fee (Adult/Child)	Avg Indiv Season Pass	Avg Family Season Pass	Avg Lessons (Adult/Child)
McBean Pool (6 months)	Lincoln	\$5.00/\$3.00	\$63.00	\$120.00	\$80.00
OPUD Pool (2 months)	Olivehurst	\$5.00/\$4.00	\$105.00	\$210.00	varies
Gauche Aquatic Park (GAP) (12 months)	Yuba City	\$5.50	n/a	n/a	\$60.00
SSRA Small Pool & Adult Lap Pool (3 months)	E. Nicolaus	Small Pool: \$3.00/\$1.00 Lap Pool: \$5.00	\$75 for 25 uses	n/a	\$60.00
SYO Morehead Cmnty Pool (3 months)	Sutter	Lap Swim \$5	\$100 (\$140 Lap Season)	\$200.00	\$70.00
Live Oak Cmnty Pool (3 months)	Live Oak	\$1.00/\$0.5 (night)	\$45.00	n/a	\$50.00/\$40.00

>> OPUD Season Passes were calculated using the "Monthly" rate x 3 months



City of Wheatland
Aquatic Center Feasibility Study

AQUATIC FACILITY REVENUE COMPARISON						
Facility (staff count)	Location	Monthly Avg Daily Pass Sales	Avg Indiv. Season Pass Sales	Monthly Avg Family Season Pass Sales	Monthly Avg Lessons Sales	Monthly Avg Events Revenue
McBean Pool (~20 Staff)	Lincoln	100/day Rec Swimming	600/6-mo; 150 swim team/4-mo	33 (\$120) 4-person passes/6-mo	133	n/a
OPUD Pool (*)	Olivehurst	1,835 (all per mo, incl open, lessons, aerobics)	1,650 (~90% in groups)	n/a	88	not allowed per grant
Gauche Aquatic Park (GAP) (1 F/T, 8-10 P/T year-round; 50+ P/T summer)	Yuba City	~11,558	7,783 (Season Passes & 10-visit Passes)	n/a	1,220/summer	~\$1,563 for Annual Polar Bear Plunge
SSRA (5 lifeguards)	Nicolaus	~670			~37 kids	n/a
SYO Morehead Cmnty Pool (*) #	Sutter					
Live Oak Cmnty Pool (~18 lifeguards/ 1 admin)	Live Oak	3,200			~75	

(*) Staffing levels not provided by facility

Unable to reach anyone to obtain attendance statistics

Facility Information

McBean Pool 61 McBean Park Drive, Lincoln, 916-434-3230

Outdoor 7-lane Pool

<http://www.lincolncal.gov/city-hall/departments-divisions/parks-recreation/mcbean-memorial-pool>

Olivehurst 1966 9th Avenue, Olivehurst, 530-743-8132

Public Utility

Dist. Pool

Outdoor L-shaped Pool

<https://www.opud.org/swimming-pool-10th-avenue>

Gauche 421 Center Street, Yuba City, 530-822-4655

Aquatic Park

Outdoor 10-Lap 25x25-Yard Competitive Pool

Wading Pool with Sprayground

25-Foot Water Slide

https://www.yubacity.net/city_hall/departments/parks_recreation/g_a_p_-_gauche_aquatic_park

South Sutter 2408 Palm Street, E. Nicolaus, 530-656-2631

Rec. Area Pool

Outdoor 25x14-Yard Primary Pool

Outdoor 14x4.5-Yard Secondary Pool

<https://www.ssrpool.com/>



City of Wheatland
 Aquatic Center Feasibility Study

Moorehead Cmnty Pool Sutter Youth Organization (SYO)
 7740 Butte House Road, Sutter, 530-673-9002
<https://www.sutteryouth.org/resources-1>

Live Oak Cmnty Pool Pennington Road & P Street, Live Oak, 530-695-2112
 Outdoor 5-Lane Pool
 Baby Pool
<https://www.liveoakcity.org/departments/parks-recreation/parks-facilities>

WHAT OTHER COMMUNITY POOL MIGHT THEY BE USING?



BEALE AFB POOL
 6 Lane / 25 Yd / Kiddie Pool



SUTTER POOL
 6 Lane / 25 Yd



LIVE OAK POOL
 5 Lane / Slides



GAUCHE AQUATIC PARK, YUBA CITY
 10 Lane / 25 Yd / Slides / Play / Kiddie Pool



JOHNSON SWIMMING POOL



E NICOLAUS POOL
 25 Yd / Diving / Lap

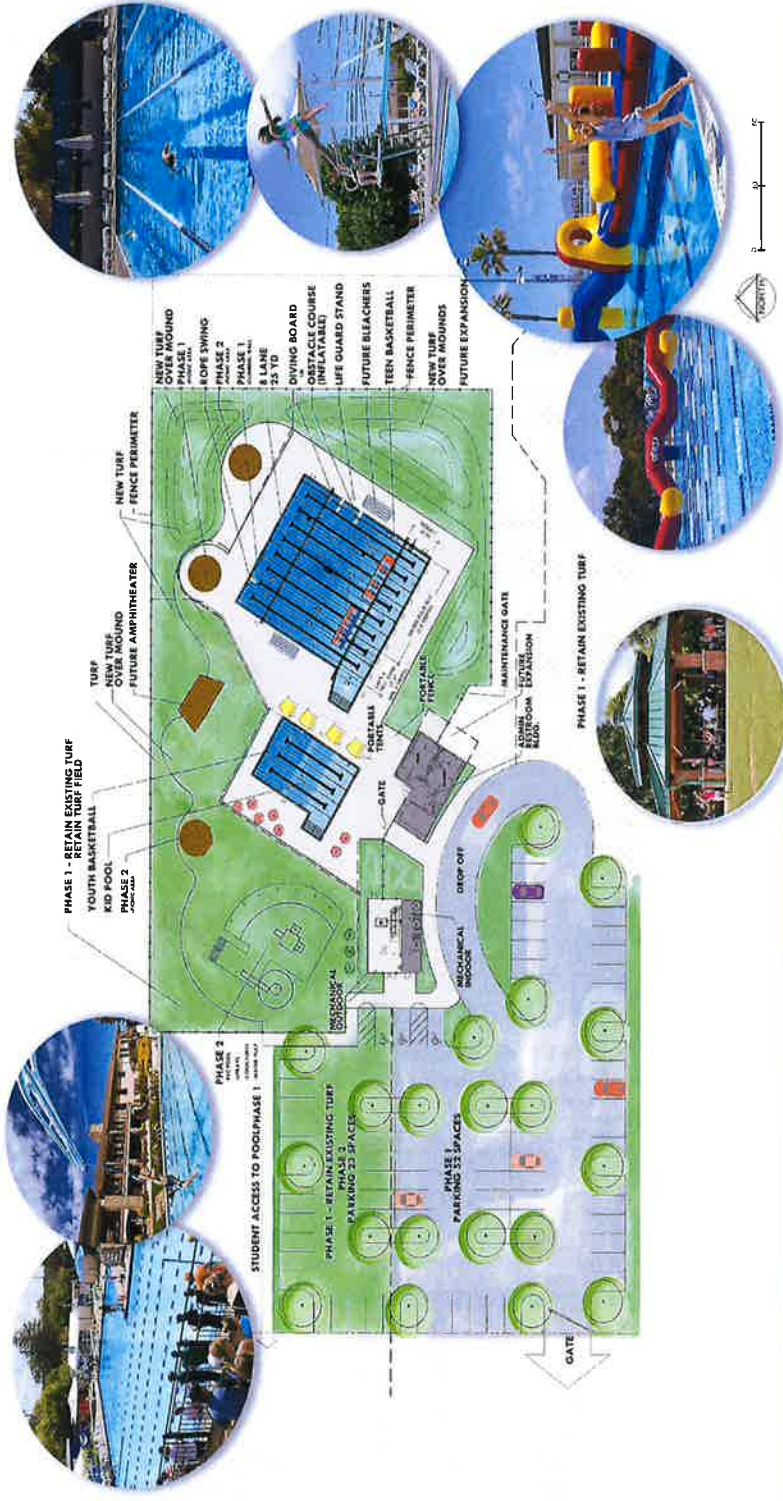


LINCOLN SWIMMING POOL
 6 Lane / Diving



OPUD POOL, OLIVEHURST
 9 Lane / 25 Yd / Diving

TWO-POOL OPTION



**WHEATLAND
COMMUNITY POOL**

**CONCEPT PLAN - A COMMUNITY BASED PLANNING PROCESS
2 POOL OPTION**







City of Wheatland
Aquatic Center Feasibility Study

PROJECT COST

Pool Data: 8LBY25Y Kid / Warm-up
 Perimeter: (Linear Feet) 321
 Area: (Square Footage) 5,630 1,450

ONE POOL OPTION

	PHASE ONE			PHASE TWO		
	QTY	UNIT	UNIT PRICE	QTY	UNIT	UNIT PRICE
SITework:						
Excavation & Grading on Site	1,800	CY	\$35			
Road Access To Site Parking from closest parking	6,400	SF	\$9			
Parking, driveway, turn around on site	31,600	SF	\$9	26,000	SF	\$9
ADA access parking and signage	1	LS	\$7,500	0	LS	\$7,500
Entry Vehicle Gate	1	LS	\$4,200	0	LS	\$4,200
Landscape Trees / irrigation	18	EA	\$200	20	EA	\$200
Turf renovation around pool (seed)	17,800	SF	\$1.25	8000	SF	\$1.25
Landscape in parking	4,800	SF	\$2.00	6000	SF	\$2.00
Irrigation in parking	5,880	SF	\$2.25	3000	SF	\$2.25
Irrigation retrofit of Turf grass within fence	17,800	SF	\$1.75	8000	SF	\$1.75
Decomposed Granite	800	SF	\$4	0	SF	\$4
Signage	1	LS	\$7,500	0	LS	\$7,500
Sports Lights - LED on 50'-0" poles / sleeves	1	EA	\$35,000	3	EA	\$35,000
Fence & Gates - chain link	840	LF	\$150	0	LF	\$150
Fence to School	360	LF	\$95	0	LF	\$95
Extend Utilities to Site (elect, sewer, water)	1	LS	\$50,000	0	LS	\$50,000
Accessible gates / hardware & signs	2	GATE	\$6,000	0	EA	\$6,000
RPBFP	1	EA	\$5,000	0	EA	\$5,000
Bleachers (Tip & Rolls)	1	EA	\$6,000	1	EA	\$6,000
SUBTOTAL SITework			\$775,430			\$426,750.00
BUILDING:						
Pool Bath House (portable)	1,200	SF	\$350	0	SF	\$350
Mechanical building - chemical storage / storage	400	SF	\$260	0	LS	\$0
Mechanical building - fenced enclosure / mechanical	800	SF	\$100	0	LS	\$0
Bleacher cover	0	EA	\$2,000	2	EA	\$2,000
Amphitheater	0	LS	\$275,000	1	LS	\$275,000
Picnic Shelter	1	EA	\$60,000	2	EA	\$60,000
Pool Deck with Storm Drain System	10,078	SF	\$18	13,200	SF	\$18
Bonding & Grounding	1	LS	\$2,000	0	LS	\$2,000



City of Wheatland
Aquatic Center Feasibility Study

	5,630	SF	\$240	\$847,404	0	SF	\$240	\$636,600
SUBTOTAL BUILDING								
POOLS:								
Competitive Pool	0	SF	\$240	\$1,351,200	0	SF	\$240	\$0
Kid pool / access	1	EA	\$6,000	\$6,000	1,430	SF	\$240	\$343,200
Pool Chemical Stor. & Safety Equip (acid & chlorine)	0	EA	\$240	\$0	1	EA	\$6,000	\$6,000
Recreation pool / beach entry	0	EA	\$240	\$0	3,400	SF	\$240	\$816,000
Fun Spray Ground - Nozzles	0	EA	\$18,000	\$0	10	EA	\$18,000	\$180,000
Play Structure and Plumbing	0	LS	\$145,000	\$0	1	LS	\$145,000	\$145,000
LED Underwater lights	4	EA	\$1,750	\$7,000	10	EA	\$1,750	\$17,500
Automated Vacuum & Maintenance Equipment	1	LS	\$20,000	\$20,000	0	LS	\$20,000	\$0
Pool Covers with Reels (both pools)	5,630	SF	\$3	\$16,890	1,430	SF	\$3	\$4,290
Starting Blocks	8	EA	\$3,500	\$28,000	2	EA	\$3,500	\$7,000
Climbing Wall	0	LS	\$45,000	\$0	1	LS	\$45,000	\$45,000
Basketball basket	2	EA	\$500	\$1,000	0	EA	\$500	\$0
Security Lighting	1	LS	\$30,000	\$30,000	1	LS	\$15,000	\$15,000
Slide Structure	0	LS	\$180,000	\$0	1	LS	\$180,000	\$180,000
Obstacle Course (Alex Inflatables-Buccaneer Assault)	1	LS	\$11,000	\$11,000	1	LS	\$11,000	\$11,000
Rope Swing	1	LS	\$10,000	\$10,000	0	LS	\$10,000	\$0
Water Polo Goals (pairs)	0	EA	\$6,000	\$0	2	EA	\$6,000	\$12,000
SUBTOTAL POOLS				\$1,481,090				\$1,781,990
SUMMARY OF COSTS:								
SITE WORK				\$775,430				\$426,750
BUILDING				\$847,404				\$636,600
POOLS				\$1,481,090				\$1,781,990
TOTAL HARD COSTS				\$3,103,924				\$2,845,340
CONTINGENCY	6.50%			\$201,755				\$284,534
CONTRACTOR OVERHEAD	12.00%			\$396,681				\$375,585
CONTRACTOR PROFIT	8.00%			\$264,454				\$280,437
A/E FEE AND PERMITTING (By City)	7.50%			\$277,677				\$245,382
BONDS & INSURANCE	2.75%			\$109,087				\$104,112
PHASED TOTAL:				\$4,353,579				\$4,135,390
GRAND TOTAL				\$8,488,969				



City of Wheatland
Aquatic Center Feasibility Study

TWO POOL OPTION

	PHASE ONE			PHASE TWO				
	AREA/ QTY	UNIT	UNIT PRICE	PHASE ONE COST	AREA/ QTY	UNIT	UNIT PRICE	PHASE TWO COST
SITework:								
Excavation & Grading on Site	2,500	CY	\$35	\$87,500	1000	CY	\$35	\$35,000
Road Access To Site Parking from closest parking	6,400	SF	\$9	\$57,600		SF	\$9	\$0
Parking, driveway, turn around on site	31,600	SF	\$9	\$284,400	26,000	SF	\$9	\$234,000
ADA access parking and signage	1	LS	\$7,500	\$7,500	0	LS	\$7,500	\$0
Entry Vehicle Gate	1	LS	\$4,200	\$4,200	0	LS	\$4,200	\$0
Landscape trees / irrigation	18	EA	\$400	\$7,200	20	EA	\$400	\$8,000
Turf renovation around pool (seed)	8,100	SF	\$1.25	\$10,125	8000	SF	\$1.25	\$10,000
Landscape in parking	5,880	SF	\$1.50	\$8,820	6000	SF	\$1.50	\$9,000
Irrigation in parking	5,880	SF	\$2.25	\$13,230	3000	SF	\$2.25	\$6,750
Irrigation retrofit of Turf grass within fence	8,100	SF	\$1.75	\$14,175	8000	SF	\$1.75	\$14,000
Decomposed Granite	800	SF	\$4	\$3,200	0	SF	\$4	\$0
Signage	1	LS	\$7,500	\$7,500	0	LS	\$7,500	\$0
Sports Lights - LED on 50'-0" poles / sleeves	0	EA	\$35,000	\$0	2	EA	\$35,000	\$70,000
Fence & Gates - chain link	840	LF	\$150	\$126,000	750	LF	\$150	\$112,500
Fence to School	360	LF	\$95	\$34,200	0	LF	\$95	\$0
Extend Utilities to Site (elect, sewer, water)	1	LS	\$50,000	\$50,000	0	LS	\$75,000	\$0
Accessible gates / hardware & signs	2	GATE	\$6,000	\$12,000	0	GATE	\$6,000	\$0
RPBFP	1	EA	\$5,000	\$5,000	0	EA	\$5,000	\$0
Bleachers (Tip & Rolls)	1	EA	\$6,000	\$6,000	1	EA	\$6,000	\$6,000
SUBTOTAL SITEWORK				\$738,650				\$505,250
BUILDING:								
Pool Bath House	1,200	SF	\$450	\$540,000	0	SF	\$450	\$0
Mechanical building - chemical storage / storage	400	SF	\$375	\$150,000	0	LS	\$0	\$0
Mechanical building - fenced enclosure / mechanical	800	SF	\$150	\$120,000	0	LS	\$65,000	\$0
Bleacher cover	0	EA	\$2,000	\$0	4	EA	\$2,000	\$8,000
Amphitheater	0	LS	\$275,000	\$0	\$1	LS	\$275,000	\$275,000
Picnic Shelter	0	EA	\$60,000	\$0	2	EA	\$60,000	\$120,000
Pool Deck with Storm Drain System	13,700	SF	\$18	\$246,600	8,500	SF	\$18	\$153,000
Bonding & Grounding	1	LS	\$2,000	\$2,000	0	LS	\$2,000	\$0
SUBTOTAL BUILDING				\$1,058,600				\$556,000
POOLS:								
Competitive Pool	5,630	SF	\$240	\$1,351,200	0	SF	\$240	\$0
Kid pool / access	1,450	SF	\$200	\$290,000	3,400	SF	\$200	\$680,000
Pool Chemical Storage & Safety Equip (acid & chlorine)	1	EA	\$6,000	\$6,000	1	EA	\$6,000	\$6,000
Recreation pool / beach entry	0	EA	\$220	\$0	3,000	SF	\$220	\$660,000
Fun Spray Ground/Nozzles	0	EA	\$18,000	\$0	10	EA	\$18,000	\$180,000



City of Wheatland
Aquatic Center Feasibility Study

Play Structure and Plumbing	0	LS	\$160,000	\$0	1	LS	\$160,000	\$160,000
LED Underwater lights	0	EA	\$1,750	\$0	14	EA	\$1,750	\$24,500
Automated Vacuum & Maintenance Equipment	1	LS	\$20,000	\$20,000	0	LS	\$20,000	\$0
Pool Covers with Reels (both pools)	7,500	SF	\$3	\$22,500	0	SF	\$3	\$0
Starting Blocks	8	EA	\$3,500	\$28,000	2	EA	\$3,500	\$7,000
Climbing Wall	0	LS	\$45,000	\$0	1	LS	\$45,000	\$45,000
Basketball basket	2	EA	\$500	\$1,000	2	EA	\$500	\$1,000
Security Lighting	1	LS	\$30,000	\$30,000	0	LS	\$30,000	\$0
Slide Structure	0	LS	\$180,000	\$0	1	LS	\$180,000	\$180,000
Obstacle Course (Aflex Inflatables-Buccaneer Assault)	1	LS	\$11,000	\$11,000	1	LS	\$11,000	\$11,000
Rope Swing	1	LS	\$10,000	\$10,000	0	LS	\$10,000	\$0
Water Polo Goals (pairs)	0	EA	\$6,000	\$0	2	EA	\$6,000	\$12,000
SUBTOTAL POOLS				\$1,769,700				\$1,966,500
SUMMARY OF COSTS:								
SITework				\$738,650				\$505,250
BUILDING				\$1,058,600				\$856,000
POOLS				\$1,769,700				\$1,966,500
TOTAL HARD COSTS				\$3,566,950				\$3,027,750
CONTINGENCY	8.00%			\$285,356				\$302,775
CONTRACTOR OVERHEAD	12.00%			\$462,277				\$399,663
CONTRACTOR PROFIT	8.00%			\$345,167				\$298,415
A/E FEE AND PERMITTING	6.00%			\$258,875				\$261,113
BONDS & INSURANCE	2.75%			\$128,143				\$110,787
PHASED TOTAL:				\$5,046,767				\$4,400,503
GRAND TOTAL				\$9,447,270				

WHEATLAND AQUATIC FACILITY LIFE CYCLE COST ANALYSIS

This life cycle cost analysis is based on a full pool build out and includes all pools, pumps and internal pool surfaces but not external play equipment or attached elements. It includes operations for 12 months of the year.

LIFE CYCLE COST ESTIMATE FOR: WHEATLAND POOL																							
ITEM	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20	TOTAL		
OPERATIONS SPREADSHEET	\$10,925.42	\$10,925.42	\$10,925.42	\$10,925.42	\$10,925.42	\$10,925.42	\$10,925.42	\$10,925.42	\$10,925.42	\$10,925.42	\$10,925.42	\$10,925.42	\$10,925.42	\$10,925.42	\$10,925.42	\$10,925.42	\$10,925.42	\$10,925.42	\$10,925.42	\$10,925.42	\$10,925.42	\$124,688.40	
TYPICAL PLANNED REPLACEMENT ITEMS LIFE CYCLE COST:																							
POOL REPAIRS/REPLACE WALLS																							
WATER PUMPS																							
SECTIONS OF AUTOMATED CONTROLS																							
WATER MAINTENANCE & CLEAN																							
REPLACE HEAT EXCHANGERS																							
REPLACE SEATERS																							
WATER PUMPS																							
WATER PUMPS & CONTROLS																							
TOTAL PLANNED REPLACEMENTS																							
Average Value Budget - Plannable	\$11,250.00	\$11,250.00	\$11,250.00	\$11,250.00	\$11,250.00	\$11,250.00	\$11,250.00	\$11,250.00	\$11,250.00	\$11,250.00	\$11,250.00	\$11,250.00	\$11,250.00	\$11,250.00	\$11,250.00	\$11,250.00	\$11,250.00	\$11,250.00	\$11,250.00	\$11,250.00	\$11,250.00	\$11,250.00	\$135,000.00
Allocated Priority Budget - Plannable	\$97.50	\$97.50	\$97.50	\$97.50	\$97.50	\$97.50	\$97.50	\$97.50	\$97.50	\$97.50	\$97.50	\$97.50	\$97.50	\$97.50	\$97.50	\$97.50	\$97.50	\$97.50	\$97.50	\$97.50	\$97.50	\$97.50	\$1,170.00
TOTAL BUDGETED PLANNED LIFE CYCLE REPLACEMENT FOR 20 YEAR HORIZON																							





WHEATLAND AQUATIC FACILITY OPERATING ANALYSIS

The purpose of this operating analysis is to project the probable cost to operate the new Aquatic Center and possible revenue options to be gained from its operation. We will look at anticipated or expected hours of operation, staffing, fees, programming, scheduling priorities, etc. The City and community goals and objectives are the foundation for this study and data. We looked at future growth of the community and saw that estimated growth can be counted on for future revenue towards the pool. The Marketing Study shows the growth of the community based on a 10-year span of known development and that alone raised the population considerably and with that the amount of users increased and additional monies became available based on just increase in population.

RECOMMENDATIONS and OPTIONS

It is our recommendation that the City attempt to be open as many months as possible in the high use months, which are the summer months of June, July and August. Working both in front of and after the summer allows the pool to be open in April and May in the spring and September and October in the fall. It is clear that operating costs go up drastically when attempting to heat the pools in these edge months but it also allows the pool to be open longer allowing for more income. It is common that pools will shut down once the weather gets cold to save on high heating costs. Once the City has operated the pool for a few seasons, it will be clear what the most efficient cutoff date is in the spring and fall. As populations grow and teams get larger, numbers of users grow, and we can then consider at **year 10** if it is profitable to open up in April and/or October.

For this study we see that the 5-month operating season is the best option for opening the pool. As operations are later completely understood, the City can look at stretching to a 6-month open season.

For the grant we are pursuing, it is optimal to be open as much as possible and charge as little as possible. In this case, we will have to settle for a few less points in that section of the grant, as we need to charge \$5 per user.

The following options will demonstrate the costs for operating 4, 5, 6 and 12 months. Each has additional expenses and increased profits but it becomes clear what is the best option at this early stage of the project and how to meet the grant requirement of operating for 30 years.

ESTIMATED OPERATING COSTS

MAJOR EXPENSES

STAFF

Staffing related costs like wages, taxes, benefits, etc. represent 50-53% of the operating cost of the Facility. Good staff will improve user experiences and thereby increase revenue.

UTILITIES

For aquatic centers like the one planned for Wheatland, utilities are the second largest expense and are often 20-25% of the total operating cost. The design will employ energy efficiency in the design, along with solar use, to minimize the cost of electricity, gas, water and sewer, wherever possible. The City's standard utility rates were used to predict the cost of the new facility. It is important to keep costs down, have the City negotiate a rate with the Natural Gas provider and always put the pull covers on the pool.



City of Wheatland Aquatic Center Feasibility Study

MATERIALS and SUPPLIES

Supplies needed to operate and maintain the facility include things like pool maintenance supplies, office cleaning supplies, breakroom/restroom products, administrative office supplies, etc.

REPAIRS and MAINTENANCE

Repairing damaged parts due to use, accidents or vandalism; cleaning up graffiti; regular replacement of mechanical parts as well as unexpected parts wear; regular cleaning of filters; etc.

This is a large expense for any project of this nature. This study assumes that facility operations personnel will be able to perform many of the services. It also assumes that the City will employ Pool Maintenance staff, trained in the operation of pools and pool building systems.

Maintenance and repairs costs should be lower for the first year when systems and equipment are new and under warranty, so any costs associated with this section are more reflective of the expected costs for Years 2 and 3 and unexpected damage during Year 1.

MARKETING and PROMOTIONS

The City will want to entice and drive users to the new facility to increase revenue. Promoting events, party packages, the facility itself, will be necessary. This would include advertising, brochures, pamphlets, event materials, signage, etc.

BUILDING and MAINTENANCE RESERVE

It's advisable to set aside money into a reserve account. One percent of the project construction cost is recommended. This would cover major repairs and parts replacements in the future. See the Life Cycle Cost Analysis for details of maintenance and deferred cost that will occur over the lifetime of the pool.



City of Wheatland
Aquatic Center Feasibility Study

PHASE 1 OPERATING COSTS BROKEN DOWN

Pool chemical and utility operating costs have been calculated for different day uses from 12 months to 4 months. These alternatives allow you to see the costs at the different days of operation. The reductions are based on reducing the heating of the pool for the months shown but keeping all the other chemicals and utilities operating year round.

COST BASE ASSUMPTIONS:

1. These costs do not include maintenance and operation labor costs
2. 51" annual evaporation in Wheatland, CA
3. Total electrical operation is 18 hours per day
4. Back Wash will occur weekly
5. Natural gas at 1.5 cost per therm / 35 F degree air temperature / 5 mph wind and 80 degree water
6. 100% use of pool covers and City to negotiate price with natural gas supplier
7. Use of regenerative filters
8. Chemicals to be purchased in bulk and super chlorination to occur twice annually and maintain 1.1 to 1.5 ppm at a ph of 7.2-7.4

OPERATING COSTS - OPTION 1: One-Pool Option				
UTILITY COSTS DETAIL	4-MO	5-MO	6-MO	12-MO
Electricity	\$27,714	\$27,714	\$27,714	\$27,714
Natural Gas	\$4,985	\$14,815	\$29,550	\$157,200
Water/Sewer	\$816	\$995	\$1,173	\$2,247
UTILITY COSTS TOTAL	\$33,515	\$43,524	\$58,438	\$187,160
ANNUAL ESTIMATED OPERATING COSTS	LOW	MID-LOW	MID-HIGH	HIGH
Full-Time Staff (\$70,000 annual + payroll taxes)	\$85,400	\$85,400	\$85,400	\$85,400
Part-Time Staff (avg 12 Lifeguards/20 hrs per wk/\$15 per hr) (includes employer paid payroll taxes)	\$74,880	\$93,600	\$112,320	\$224,640
Administrative Benefits/Overhead	\$20,000	\$20,000	\$20,000	\$20,000
Staff Uniforms, Training and Background Checks (Ellis and Assoc. vs Red Cross Training)	\$20,000	\$20,000	\$20,000	\$20,000
Marketing	\$2,500	\$2,500	\$2,500	\$2,500
Communication and Technical Services	\$3,000	\$3,000	\$3,000	\$3,000
Supplies: Building and Administrative	\$6,000	\$6,000	\$6,000	\$6,000
Repair and Maintenance (Staff & non-Chemical Materials)	\$15,000	\$15,000	\$15,000	\$15,000
Pool Chemicals	\$18,639	\$18,639	\$18,639	\$18,639
(*)Utilities	\$33,515	\$43,524	\$58,438	\$187,160
Insurances, Legal	\$3,000	\$3,000	\$3,000	\$3,000
Contingency	\$9,730	\$12,165	\$14,600	\$29,200
Loan Payments (\$350,000 deferred for first 10 years)	\$0	\$0	\$0	\$0
OPERATING EXPENSE TOTAL	\$291,664	\$322,828	\$358,897	\$614,539
**Building and Maintenance Reserve Fund (6%)	\$17,500	\$19,370	\$21,534	\$36,872
TOTAL OPERATING EXPENSE with BUILDING RESERVE	\$309,164	\$342,198	\$380,431	\$651,412
(*) Solar Deduction if Citywide Array, deduct \$27,714				



City of Wheatland
Aquatic Center Feasibility Study

OPERATING COSTS - OPTION 2: Two-Pool Option				
UTILITY COSTS DETAIL	4-MO	5-MO	6-MO	12-MO
Electricity	\$31,425	\$31,425	\$31,425	\$31,425
Natural Gas	\$6,001	\$17,864	\$35,647	\$189,715
Water/Sewer	\$884	\$1,080	\$1,276	\$2,453
UTILITY COSTS TOTAL	\$38,310	\$50,369	\$68,348	\$223,593
ANNUAL ESTIMATED OPERATING COSTS	LOW	MID-LOW	MID-HIGH	HIGH
Full-Time Staff (\$70,000 annual + payroll taxes w/ half salary expensed to pool)	\$85,400	\$85,400	\$85,400	\$85,400
Part-Time Staff (avg 12 Lifeguards/20 hrs per wk/\$15 per hr) (includes employer paid payroll taxes)	\$74,880	\$93,600	\$112,320	\$224,640
Administrative Benefits/Overhead	\$20,000	\$20,000	\$20,000	\$20,000
Staff Uniforms, Training and Background Checks (Ellis and Assoc. vs RC Training)	\$20,000	\$20,000	\$20,000	\$20,000
Marketing	\$2,500	\$2,500	\$2,500	\$2,500
Communication and Technical Services	\$3,000	\$3,000	\$3,000	\$3,000
Supplies: Building and Administrative	\$6,000	\$6,000	\$6,000	\$6,000
Repair and Maintenance (Staff & non-Chemical Materials)	\$15,000	\$15,000	\$15,000	\$15,000
Pool Chemicals	\$22,500	\$22,500	\$22,500	\$22,500
(*)Utilities	\$38,310	\$50,369	\$68,348	\$223,593
Insurances, Legal	\$3,000	\$3,000	\$3,000	\$3,000
Contingency	\$9,730	\$12,165	\$14,600	\$29,200
Loan Payments (\$1.5 million @ 2.25% for 40 years)	\$56,775	\$56,775	\$56,775	\$56,775
OPERATING EXPENSE TOTAL	\$357,095	\$390,309	\$429,443	\$711,608
Building and Maintenance Reserve Fund (6%)	\$21,426	\$23,419	\$25,767	\$42,696
TOTAL OPERATING EXPENSE with BUILDING RESERVE	\$378,521	\$413,728	\$455,210	\$754,304
(*) Solar Deduction if Citywide Array, deduct \$31,425				



City of Wheatland
Aquatic Center Feasibility Study

PROJECTED REVENUE SOURCES

Everything associated with pricing should be reflective of the market tolerances, commensurate with the amenities at the facility and considering the revenue needed to operate the Center. Fee structures, events, etc. should be established and marketed to reach the largest and broadest range of visitors in order to offset expenses.

PROPOSED FEES	DAILY ADMISSION	SUMMER (30-USE) PASS	ANNUAL (unlimited) PASS
Child (2-6)	\$3	\$48	\$80
Youth (7-18)	\$3	\$72	\$120
Adult (18-67)	\$5	\$120	\$200
Senior (65+)	\$4	\$96	\$160
Family (4)	\$14	\$336	\$550

FACILITY USE REVENUE POTENTIAL	LOW	HIGH	MONTHLY USERS AVG	AVG MO INCOME
(*)Individuals - Prime Season (Jun-Aug)	\$3	\$5	2250	\$9,000
(^)Individuals - Off-Season	\$3	\$5	700	\$2,800
Lessons	\$60	\$85	85	\$6,163
(*)Memberships (ie Season Passes)	\$80	\$200	17	\$2,338
Classes, Camps, Activities	\$60	\$85	7	\$508
Rentals, Parties, Field Trips (2-hour Sessions)	\$350	\$750	6	\$3,300
#(*)High School Swim Team use (50 users - 5 days/week)	\$3	\$4	1083	\$3,791
#(*)High School Diving Team use (6 users - 5 days/week)	\$3	\$4	130	\$455
#(*)High School Water Polo use (40 users - 5 days/week)	\$3	\$4	866	\$3,031
Public Events	\$500	\$500	2	\$1,000
#(*)Swim Club Rental (teens) (60 users - 3 days/week)	\$3	\$4	780	\$2,730
#Swim Club Rental (adults) (30 users - 5 days/week)	\$3	\$4	650	\$2,275
#(*)Swim Club Rental (youth) (60 users - 3 days/week)	\$3	\$4	780	\$2,730
Competitive Club/HS Meets (1/month)	\$1,000	\$1,000	3	\$3,000
MONTHLY REVENUE THAT'S COLLECTED ANY MONTH THE FACILITY IS OPEN - TOTAL:				\$13,245
MONTHLY REVENUE THAT'S COLLECTED IN SUMMER MONTHS ONLY - TOTAL:				\$27,075
MONTHLY REVENUE THAT'S COLLECTED IN NON-SUMMER MONTHS ONLY - TOTAL:				\$2,800

Given a special group rate per individual

(*) Revenue collected during 3 summer months only

(^) Revenue collected during any month other than Jun, Jul or Aug

Projected user numbers assume users from Wheatland plus a percentage of users from surrounding area

Revenue - Annual (open 4 months)	\$137,004
Revenue - Annual (open 5 months)	\$153,049
Revenue - Annual (open 6 months)	\$169,094
Revenue - Annual (open 12 months)	\$265,364



City of Wheatland
Aquatic Center Feasibility Study

FEES and PROGRAMS PER PHASE

Core programs to be offered at the Wheatland Aquatic Center with completion of Phase 1 will include recreational swimming day and night; competitive swimming for all ages; swim club organizations; lessons and classes on swimming and water related elements, such as lifeguard training and Fire and Police swift water training; water aerobics; masters swimming and High School sports such as swimming, water polo and diving. Additional elements for recreations enjoyment include the pool obstacle course, basketball hoops and rope swing. Open turf and group picnic areas and shades around the pool can be used by individuals and also reserved by groups for special events.

Additional activities can be added once Phase 2 is completed and the childrens'/warm up pool is added. This pool will add more lessons, more youth recreation swimming, fitness and aerobic classes, Red Cross training, etc.

The City will want to maximize summer revenue with swim lessons, extended season passes, summer swim programs and daily admissions. Phase 3 will bring the dedicated recreation pool with zero elevation beach entry and a large, themed play structure and water play nozzles. If the City opts for the 5- or 6-month operating season with the heated pool, they can also market off-summer swimming activities into April-May and September-October, when other surrounding facilities are closed.

Fee suggestions are based on an evaluation of rates currently being charged at more that six (6) similar facilities in the region and are within community tolerances. (See the Market Study section showing the comparative rates from other regional facilities.) As you will see with the 10-year projections, we anticipate increased use fees due to inflation along with an expected increase in the number of users. Additional funds will allow the City to consider being open for additional months throughout the year, which contributes more toward the larger of the maintenance costs such as re-plastering and heater replacement at year 12-15.

EXAMPLE SCHEDULE SHOWING REVENUE POTENTIAL:

- * Grid layout of schedules included in the Appendix
- * All sessions to have a 10-15 break between sessions for lifeguards

PROGRAM USE - SUMMER SCHEDULE

	<u>USE TIMES</u>
1. Open Recreation Swim Day Swim times (Sat/Sun - all (Mon - Fri all afternoon sessions plus evening on Friday)	11am - 2pm / 3pm - 6pm / 3 hr sessions 3pm – 6pm / 7pm-9pm
2. Open Recreation Swim Night swim (Sat/Sun - all sessions) (Evening on Friday)	6pm - 9pm
3. Swim Classes – early training (Mon - Sat)	7am - 11am / 2pm - 3pm / 45 min sessions
4. Open Lap Pool / Water Aerobics / Masters (Mon - Fri)	6am - 8am / 11am - 1pm / 5pm - 9pm / 45 min sessions
5. Swim Team (Mon - Sat)	6am - 11am

PROGRAM USE - SPRING / FALL SCHEDULE

	<u>USE TIMES</u>
1. Highschool Swim Teams (Mon – Fri)	6am - 7am
2. Open Lap Pool / Water Aerobics / Masters (Sat/Sun - all sessions) (Mon - Fri all day sessions plus evening on Friday)	6am - 8am / 11am - 1pm / 5pm - 9pm / 1 hr sessions
3. High School PE classes (Mon - Fri) TBD	8am - 11:30am / 45 min sessions
4. High School Dive Team (Mon - Fri) TBD	2pm - 3pm or 3pm - 4pm / 45 min sessions



City of Wheatland
Aquatic Center Feasibility Study

- | | |
|--|--|
| 5. Swim Classes - Training Lessons (Mon - Fri) | 8am - 11am / 4pm - 6pm / 45 min sessions |
| 6. Swim Classes - Training Lessons (Sat) | 8am - 11am / 4pm - 6pm / 45 min sessions |
| 7. Swim Meets TBD | 7am - 3pm (Times TBD) |

OTHER FUNDING SOURCES	MONTHLY	ANNUAL	OTHER
First 5 Grant		\$17,500	
Yuba Water Agency (YWA) (10 yrs + two 10-yr extensions)		\$65,000	
Wheatland Fire Authority		\$5,000	
City of Wheatland General Fund (cover Overhead + Addtnl)		\$52,000	
Community Facilities District (CFD) (145 lots)		\$50,000	
OTHER FUNDING SOURCES TOTAL	\$0	\$189,500	\$0

RECOVERING COSTS: Cost vs Revenue

In order to plan for the potential lows and highs of recovering costs, we've broken it down into the best, worst and average case scenarios. The initial years after opening are likely to be the 'best', as excitement for a new activity center is at a peak and some expenses like repairs and maintenance are low while everything is new. It's also assumed that the City will do a higher level of marketing for the new Center than they will as the years progress. However, dollar output from the City is also likely higher during initial years because supplies have to be initially purchased and reserves built-up, along with the aforementioned marketing push. Anything that can increase revenue and decrease operating costs and start-up costs, will increase the "cost recovery" pace for the City.

OTHER POTENTIAL FUNDING SOURCES

There are other as-yet untapped sources for funding of capital and operating costs in the region. Two areas that have been successful in surrounding communities are the medical or medical support fields. Some potential organizations to approach are:

- City of Yuba City Department of Public Works
- Local Hospitals - Adventist Health, Marysville
- First - 5 Organizations
- Yuba Area Health Department - Mitigation dollars

COST vs REVENUE COMPARISON - OPTION 1: One-Pool Option			
ANNUAL OPERATING COST vs REVENUE POTENTIAL	REVENUE	EXPENSE	TOTAL
Revenue - Annual (open 4 months)	\$137,004		
Revenue - Annual (open 5 months)	\$153,049		
Revenue - Annual (open 6 months)	\$169,094		
Revenue - Annual (open 12 months)	\$265,364		
Expenses - Annual (open 4 months)		\$309,164	
Expenses - Annual (open 5 months)		\$342,198	
Expenses - Annual (open 6 months)		\$380,431	
Expenses - Annual (open 12 months)		\$651,412	
Revenue - Annual From Other Sources	\$189,500		
NET TOTAL IF OPEN FOR 4 MONTHS (recovery rate 106%)			\$17,340
NET TOTAL IF OPEN FOR 5 MONTHS (recovery rate 102%)			\$351
NET TOTAL IF OPEN FOR 6 MONTHS (recovery rate 98%)			(\$21,837)
NET TOTAL IF OPEN FOR 12 MONTHS (recovery rate 77%)			(\$196,548)



City of Wheatland
Aquatic Center Feasibility Study

COST vs REVENUE COMPARISON - OPTION 2: Two-Pool Option			
ANNUAL OPERATING COST vs REVENUE POTENTIAL	REVENUE	EXPENSE	TOTAL
Revenue - Annual (open 4 months)	\$137,004		
Revenue - Annual (open 5 months)	\$153,049		
Revenue - Annual (open 6 months)	\$169,094		
Revenue - Annual (open 12 months)	\$265,364		
Expenses - Annual (open 4 months)		\$378,521	
Expenses - Annual (open 5 months)		\$413,728	
Expenses - Annual (open 6 months)		\$455,210	
Expenses - Annual (open 12 months)		\$754,304	
Revenue - Annual From Other Sources	\$189,500		
NET TOTAL IF OPEN FOR 4 MONTHS (recovery rate 87%)			(\$52,017)
NET TOTAL IF OPEN FOR 5 MONTHS (recovery rate 85%)			(\$71,179)
NET TOTAL IF OPEN FOR 6 MONTHS (recovery rate 82%)			(\$96,616)
NET TOTAL IF OPEN FOR 12 MONTHS (recovery rate 66%)			(\$299,440)

10-YEAR COST vs REVENUE COMPARISON - OPTION 1: One-Pool Option			
YEAR 10 PROJECTED COST vs REVENUE (*selective 53%	REVENUE	EXPENSE	TOTAL
Projected Revenue - Annual (open 4 months)	\$353,556		
Projected Revenue - Annual (open 5 months)	\$395,767		
Projected Revenue - Annual (open 6 months)	\$437,979		
Projected Revenue - Annual (open 12 months)	\$691,251		
Projected Expenses - Annual (open 4 months)		\$426,446	
Projected Expenses - Annual (open 5 months)		\$551,604	
Projected Expenses - Annual (open 6 months)		\$614,492	
Projected Expenses - Annual (open 12 months)		\$1,000,754	
Revenue - Annual From Other Sources (open 4 months)	\$258,698		
Revenue - Annual From Other Sources (open 5 months)	\$297,497		
Revenue - Annual From Other Sources (open 6 months)	\$316,993		
Revenue - Annual From Other Sources (open 12 months)	\$436,734		
NET TOTAL IF OPEN FOR 4 MONTHS			\$185,808
NET TOTAL IF OPEN FOR 5 MONTHS			\$141,660
NET TOTAL IF OPEN FOR 6 MONTHS			\$140,480
NET TOTAL IF OPEN FOR 12 MONTHS			\$127,231

ASSUMPTIONS FOR 10-YEAR PROJECTIONS:

- * Need for 18 Lifeguards
- * Percent of User Growth selectively mirrors the projected Wheatland population growth of 53% shown in the Market Study
- * Fee increases are annual 1-2% for inflation.
- * Utilities were increased 30%, which is lowest increase expected for electricity or natural gas per revel-energy.com and
- * Administrative Benefits/Overhead was increased 5% annually due to regular increases in insurance rates
- * \$17,857 was added to Expenses for interest on a YWA loan (\$350,000 at 3% interest for 30 years)
- * YWA Annual Pledge reduces by 20% at 10 years (and 20 years)
- * CFD Annual Pledge at 10 years will equal 31% of Operating Cost (which is dependent on # of open months)



City of Wheatland
Aquatic Center Feasibility Study

10-YEAR COST vs REVENUE COMPARISON - OPTION 2: Two-Pool Option			
YEAR 10 PROJECTED COST vs REVENUE (at 53% growth)	REVENUE	EXPENSE	TOTAL
Projected Revenue - Annual (open 4 months)	\$353,556		
Projected Revenue - Annual (open 5 months)	\$395,767		
Projected Revenue - Annual (open 6 months)	\$437,979		
Projected Revenue - Annual (open 12 months)	\$691,251		
Projected Expenses - Annual (open 4 months)		\$437,047	
Projected Expenses - Annual (open 5 months)		\$565,003	
Projected Expenses - Annual (open 6 months)		\$632,076	
Projected Expenses - Annual (open 12 months)		\$1,054,540	
Revenue - Annual From Other Sources (open 4 months)	\$258,698		
Revenue - Annual From Other Sources (open 5 months)	\$297,497		
Revenue - Annual From Other Sources (open 6 months)	\$316,993		
Revenue - Annual From Other Sources (open 12 months)	\$436,734		
NET TOTAL IF OPEN FOR 4 MONTHS			\$175,207
NET TOTAL IF OPEN FOR 5 MONTHS			\$128,261
NET TOTAL IF OPEN FOR 6 MONTHS			\$122,896
NET TOTAL IF OPEN FOR 12 MONTHS			\$73,445

ASSUMPTIONS FOR 10-YEAR PROJECTIONS:

- * Need for 18 Lifeguards
- * Percent of User Growth selectively mirrors the projected Wheatland population growth of 53% shown in the Market Study
- * Fee increases are annual 1-2% for inflation.
- * Utilities were increased 30% from current, which is lowest increase expected for electricity or natural gas per level-
- * Administrative Benefits/Overhead was increased 5% annually due to regular increases in insurance rates
- * \$17,857 was added to Expenses for interest on a YWA loan (\$350,000 at 3% interest for 30 years)
- * YWA Annual Pledge reduces by 20% at 10 years (and 20 years)
- * CFD Annual Pledge at 10 years will equal 31% of Operating Cost (which is dependent on # of open months)



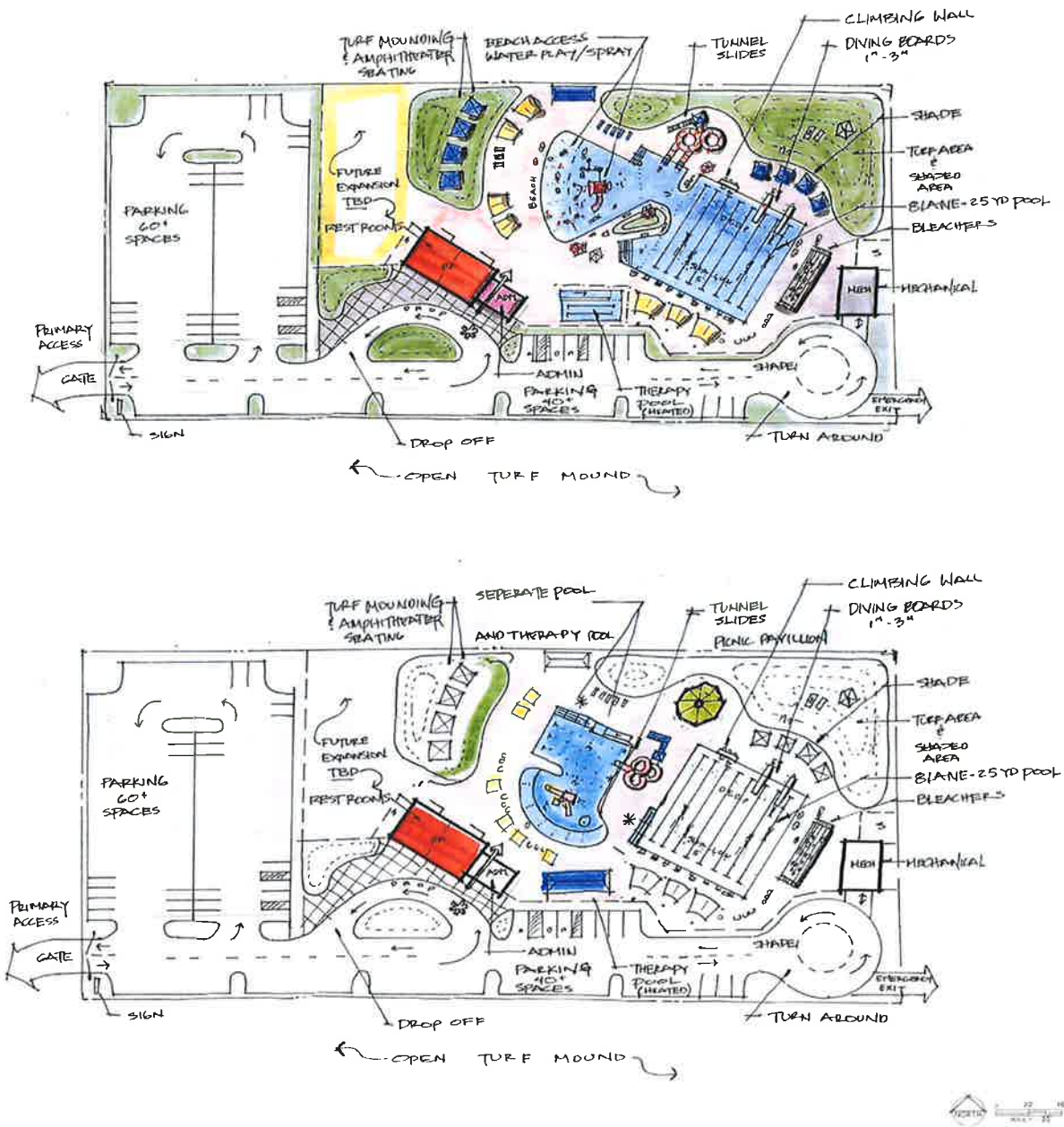
IMPROVING ON COST RECOVERY OPTIONS

MORE OPPORTUNITIES TO IMPROVE COST RECOVERY
Review fees and increase appropriately
Schedule operations for options less than 12 months
Turn off the pool heater during lesser months
Solar Power Deductions
Add additional team programs
* <i>Synchronized Swimming</i>
Develop niche water exercise program
Purchase inflatables for competition pool to use during recreation swim time
Increase special event offerings
Establish training programs for athletes
* <i>Triathlons</i>
Install lights to increase programming time
Pursue partnerships
* <i>Financial partnerships</i>
* <i>Shared services partnerships</i>
Concession Stand



WHEATLAND AQUATIC FACILITY APPENDIX

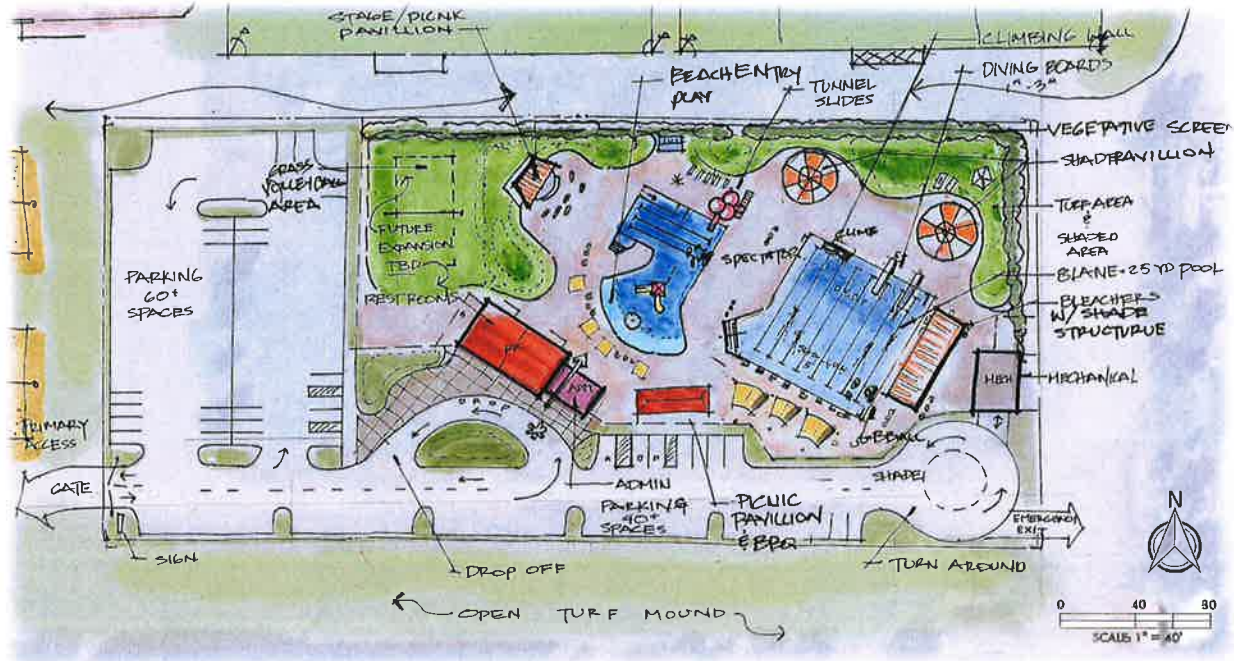
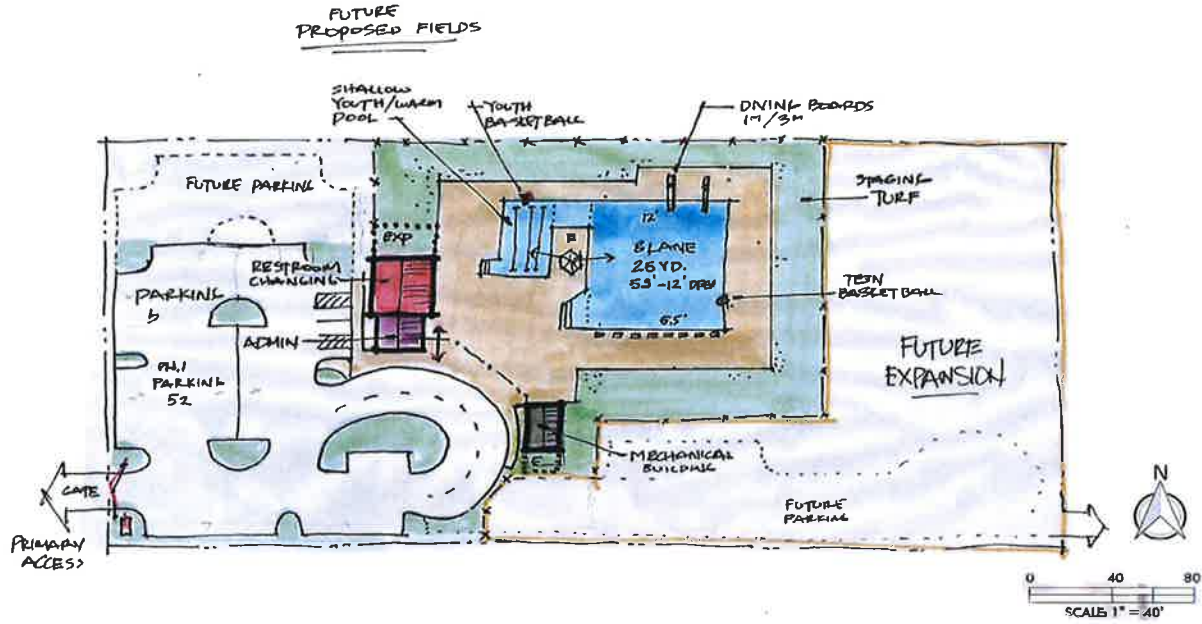
You can follow the path of the various conceptual design options that led to the final design of the Wheatland Aquatic Center.





City of Wheatland

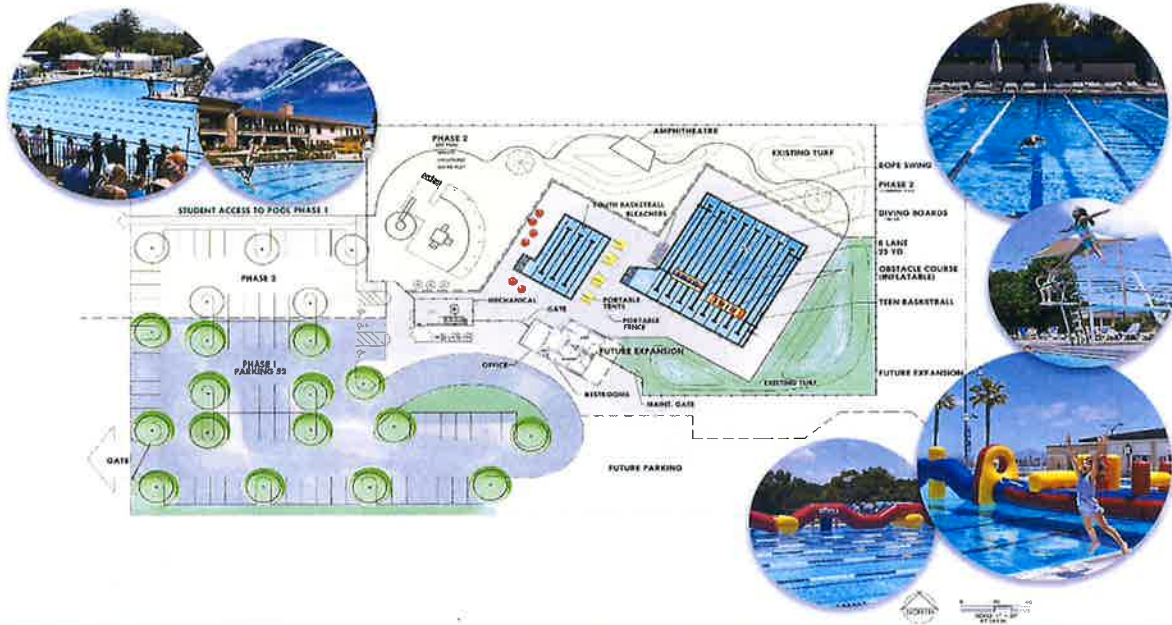
Aquatic Center Feasibility Study





City of Wheatland

Aquatic Center Feasibility Study



WHEATLAND
COMMUNITY POOL

CONCEPT PLAN - A COMMUNITY BASED PLANNING PROCESS
PHASE 1





EXAMPLE SCHEDULE SHOWING REVENUE POTENTIAL

	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 AM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
PROGRAM USE - SUMMER SCHEDULE (Mon-Fri)															
Open Recreation Swim Day (Mon-Fri) 3 hr sessions							11 am-2 pm				3-6 pm				7-9 pm
Open Recreation Night Swim (Fri) 3 hr sessions														6-9 pm	
Swim Classes - Early Training (Mon-Fri) 45 min sessions			7-11 am						2-3 pm						
Open Lap Pool/Water Aerobics/Masters (Mon-Fri) 45 min sessions	6-8 am					11 am-1 pm									5-9 pm
Swim Team (Mon-Fri)		6-11 am													
PROGRAM USE - SUMMER SCHEDULE (Sat-Sun)															
Open Recreation Swim Day (Sat/Sun) 3 hr sessions							11 am-2 pm				3-6 pm				
* 1 hr lunch break for lifeguards															
Open Recreation Night Swim (Sat/Sun) 3 hr sessions														6-9 pm	
* 1 hr lunch break for lifeguards															
Swim Classes-Early Training (Sat) 45 min sessions			7-11 am						2-3 pm						
Swim Team (Sat)		6-11 am													
PROGRAM USE - SPRING / FALL SCHEDULE (Mon-Fri)															
High School Swim Teams (Mon-Fri) 1 hr sessions	6-7 am														
Open Lap Pool/Water Aerobics/Masters (Mon-Fri) 1 hr sessions	6-8 am					11 am-1 pm									5-9 pm
High School PE Classes (Mon-Fri) 45 min sessions				8-11:30 am											
High School Dive Team (Mon-Fri) 45 min sessions			8-11 am												
Swim Classes/Training Lessons (Mon-Fri) 45 min sessions						7 am-3 pm							4-6 pm		
Swim Meets (Times TBD)															
PROGRAM USE - SPRING / FALL SCHEDULE (Sat-Sun)															
Open Lap Pool/Water Aerobics/Masters (Sat/Sun) 1 hr sessions							11 am-1 pm								5-9 pm
Swim Classes/Training Lessons (Sat) 45 min sessions	6-8 am			8-11 am									4-6 pm		
Swim Meets (Times TBD)						7 am-3 pm									

* All sessions to have a 15 min break between for lifeguards



ONE-MONTH SNAPSHOT ALTERATION OF ORIGINAL UTILITY CALCULATIONS TO REFLECT ADJUSTED POOL SFs

(Original Utilities Assessment shown on next page)

Overall Assumptions:

Original Large Pool SF of 5231 SF should have been 5700 SF (=1.09%)
Original Small Pool SF of 3873 SF should have been 1600 SF (=41%)

ELECTRICITY	Orig #s	Corrected #s -	
		2. pool option	1. pool option
equip-lg pool	\$ 114.00	\$ 124.26	\$ 124.26
equip-sm pool	\$ 86.00	\$ 35.26	\$ -
kwh-lg pool	12529.94	13657.63	13657.63
kwh-sm pool	4176.65	1712.43	0
cost/hour	\$ 0.16	\$ 0.16	0.16
MO TOTALS	\$ 2,873	\$ 2,619	\$ 2,309
ANNUAL TOTALS	\$ 34,477	\$ 31,425	\$ 27,714

Electrical Assumptions:

Monthly kWh for large pool if 5231 SF is 12529.94 (as noted in Arch*Pac Aquatics original Op Cost Analysis)
Monthly kWh for small pool if 3873 SF is 4176.65 (as noted in Arch*Pac Aquatics original Op Cost Analysis)
Cost per hr is \$0.16
That original monthly \$\$ calculation using monthly total kWh (16706.58) at \$0.16/(kWh) was totalled incorrectly (should have been \$2673, not \$2004)
Pumps run 18 hrs/day (as noted in Arch*Pac Aquatics original Op Cost Analysis)

NATURAL GAS	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	ANNUAL TOTALS
Orig Amt 2. pools	\$ 39,474.00	\$ 39,474.00	\$ 31,579.00	\$ 23,684.00	\$ 7,895.00	\$ -	\$ -	\$ -	\$ 15,790.00	\$ 23,684.00	\$ 31,579.00	\$ 39,474.00	\$ 252,873.00
Corrected Amt 2 pools	\$ 29,625.50	\$ 29,625.50	\$ 23,704.25	\$ 17,783.00	\$ 5,941.25	\$ 20.00	\$ 20.00	\$ 20.00	\$ 11,862.50	\$ 17,783.00	\$ 23,704.25	\$ 29,625.50	\$ 189,714.75
Corrected Amt 1 pool	\$ 24,545.20	\$ 24,545.20	\$ 19,640.03	\$ 14,734.87	\$ 4,925.16	\$ 20.00	\$ 20.00	\$ 20.00	\$ 9,830.33	\$ 14,734.87	\$ 19,640.03	\$ 24,545.20	\$ 157,200.88

Natural Gas Assumptions:

There is a \$20 monthly service charge for Natural Gas (per ArchPac analysis)

CHEMICALS	Orig Amt 2 pools	Corrected Amt 2. pools	Corrected Amt 1. pool
MO TOTAL	\$ 2,500.00	\$ 1,875.00	\$ 1,553.25
ANNUAL TOTALS	\$ 30,000.00	\$ 22,500.00	\$ 18,639.00



City of Wheatland
Aquatic Center Feasibility Study

WATER	Orig Amt 2 pools	Corrected Amt 2 pools	Corrected Amt Amt 1 pool
Gallons/Pools as Monthly Amt (326,776 total original)	27231	20423.25	16918.62
Bkwh Gallons/Mio for orig 2 Pools	23989	17991.75	14904.37
Total Gallons conv to CF	6848.11	5136.09	4254.73
Cost per CF = \$.0195)	\$ 133.54	\$ 100.15	\$ 82.97
Meter Charge	\$ 95.92	\$ 95.92	\$ 95.92
TOTALS	\$ 229.46	\$ 196.07	\$ 178.89

Calculation amounts:

% of original merged numbers that was for the larger pool at orig SF = 57%
 % of original merged numbers that was for the smaller pool at orig SF = 43%

