

10.14.25



SOUTHEAST COMMUNITY CENTER

Recreation | Aquatics | Library | Innovation



Southeast Community Center Update

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Director, Recreation

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- ▶ What input do you have on the options presented?
- ▶ What option would Council like to see come forward for appropriation in November, and are there any additional adjustments needed?



The purpose of the SECC is to provide a vibrant, relevant, enduring, and innovative community destination for generations of residents of Fort Collins, the Library District, and the PSD community, with one-stop access to recreation, aquatics, and library services and resources. By joining together to create and operate this facility, partners will maximize and enhance their individual investments and provide increased convenience, better services, and more varied uses than would be possible in separate standalone facilities.

"Better Together"

"Transformational"

"Generational"



"Not Council Tree 2.0"

"Wear out the carpets"

Why Fund the SECC? Who benefits?

- ✓ **Brings health and wellness** to southern half of Fort Collins
 - All community members benefit
- ✓ **Access to Recreation facility and programs** for low-income populations
 - All Recreation facility pass - \$50 per year
 - 70-90% off programs including summer day camp
- ✓ **Expands access** to Adaptive and Inclusive Recreation Opportunities
- ✓ **Fulfills the 2015 CCIP facility scope and 2050 Tax approval** to completely fund the facility



Recap of Previous Discussion

February 2025

Project Timeline – 2015-2023

APRIL

CCIP ballot
measure passed

2015

2021

JANUARY

ReCreate: Parks
& Recreation
Master Plan
adopted



OCTOBER

City Council
requests completion
of aquatics study

2021

NOVEMBER

City Staff present at
Council Work Session

2022

JAN. - MARCH

Aquatics study
completed and
presented to City
Council at work
session

Partnership
conversations with
Poudre Libraries and
Poudre School District
began

AUGUST

IGA developed and
adopted between
Poudre Libraries, PSD
and City

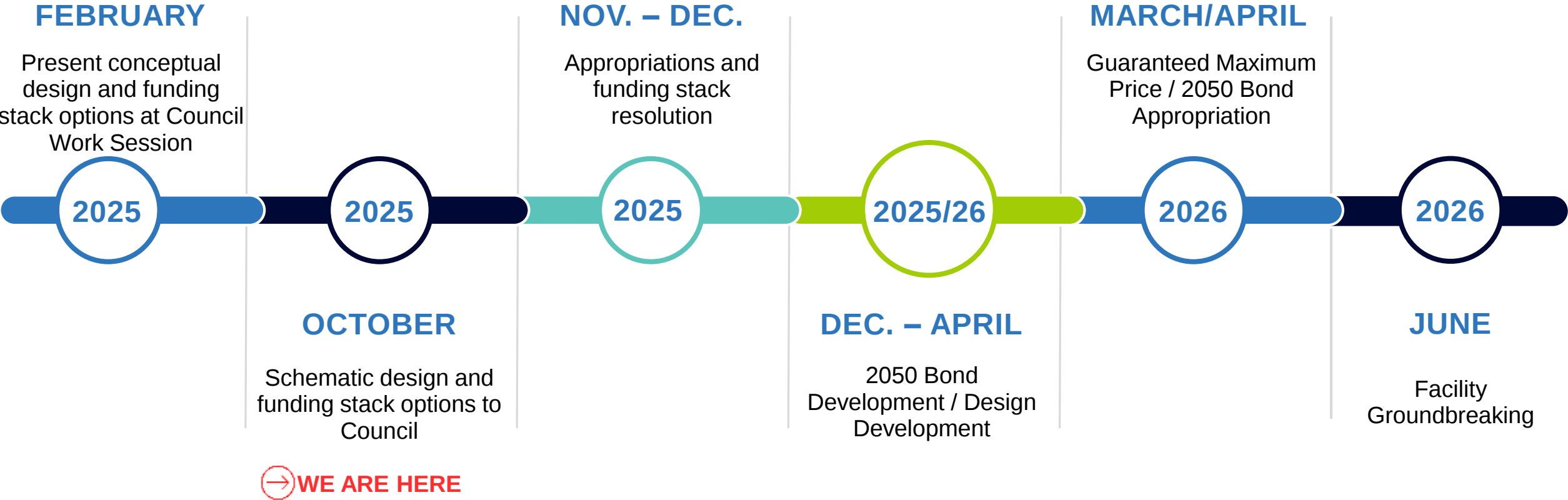
2023



NOVEMBER

2050 Parks &
Recreation tax passes

2023

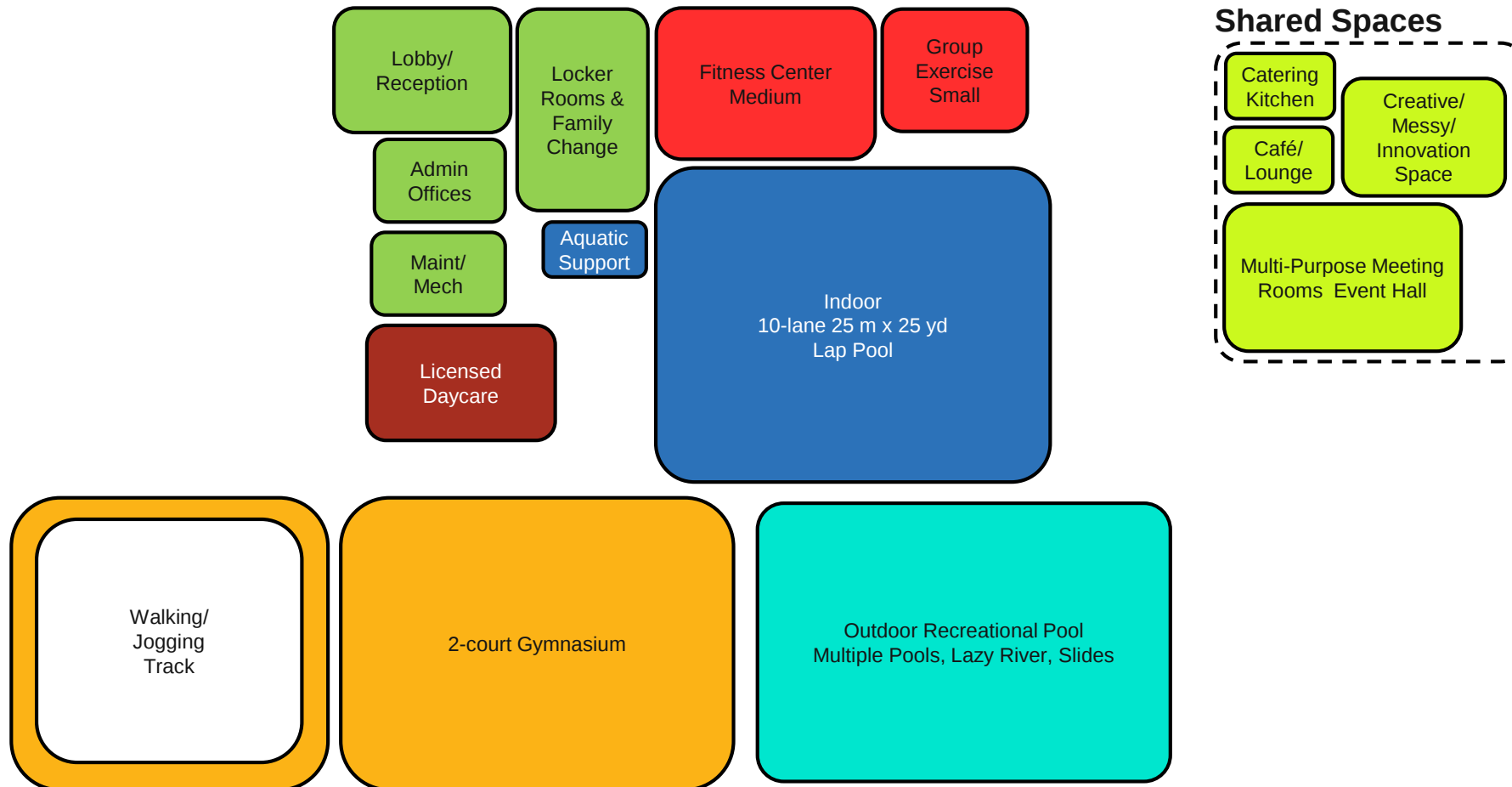


Program	Option 1	Option 2a	Option 2b	Option 3
Proposed Amenities	40-50,000 sf ✓ Large Outdoor Recreation Pool ✓ 10-Lane Indoor Pool ✓ Small Fitness ✗ No Licensed Daycare ✗ No Group Exercise ✗ No Gymnasium ✗ No Walk/Jog Track	60-70,000 sf ✓ Large Outdoor Recreation Pool ✓ 10-Lane Indoor Pool ✓ Medium Fitness ✓ Licensed Daycare ✓ Small Group Exercise ✓ One Court Gym ✓ Smaller Track	64-74,000 sf ✓ Large Outdoor Recreation Pool ✓ 10-Lane Indoor Pool ✓ Medium Fitness ✓ Licensed Daycare ✓ Small Group Exercise ✓ Two Court Gym ✓ Larger Track	75-85,000 sf ✓ Large Indoor/Outdoor Recreation Pool ✓ 10-Lane Indoor Pool ✓ Medium Fitness ✓ Licensed Daycare ✓ Small Group Exercise ✓ Two Court Gym ✓ Larger Track
Program Diversity	Lowest	Medium	High	Highest
Usage (Annually):	Lowest	Medium	High	Highest
Construction Cost:	Lowest	Medium	Medium	Highest
Cost Recovery	Lowest	Medium	Highest	Medium
30-Yr. O&M General Fund Cost Est:	Highest	Medium	Lowest	High

Facility Option 2b – Recommended in Feb 2025

Estimated Cost Recovery: 66 – 82%

Estimated Annual General Fund Subsidy: \$450,000 – \$850,000



Total Area: 64-74,000 sf
Total Cost: \$68-80M

Potential Funding Scenarios (\$ in Millions)

Bond against 2050 Tax Bond Proceeds	\$27	\$36	\$43
2050 Tax Reserves	\$10	\$10	\$12
CCIP Appropriated	\$18	\$18	\$18
CCIP Reserves	\$12	\$12	\$12
DOLA Grant	\$2	\$2	\$2
Recreation Reserves	\$1	\$2	\$3
Total City Funding for SECC	\$70	\$80	\$90
<i>% of 2050 Parks & Recreation Share</i>	<i>13%</i>	<i>17%</i>	<i>20%</i>

Assumptions

Bond Years	20	20	20
Bond Rate	5.0%	5.0%	5.0%
Net Taxable Growth Rate	2.5%	2.5%	2.5%

Assumptions

Bond Years	20
Bond Rate	5.0%
Net Taxable Growth Rate	2.5%



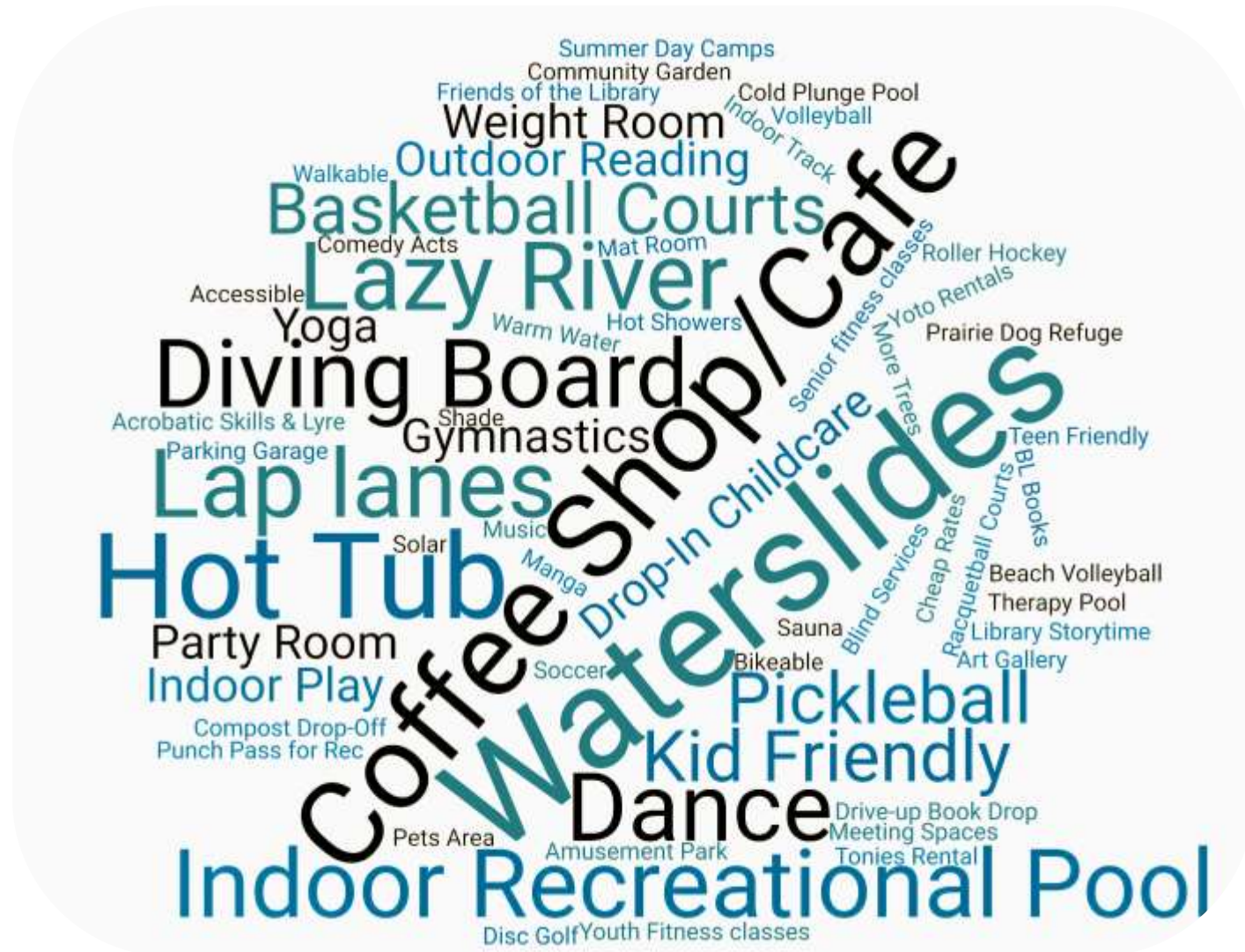
Community Outreach

SOUTHEAST COMMUNITY CENTER

COMMUNITY ENGAGEMENT TIMELINE



What would make the new Southeast Community Center a place you'd want to return to regularly?

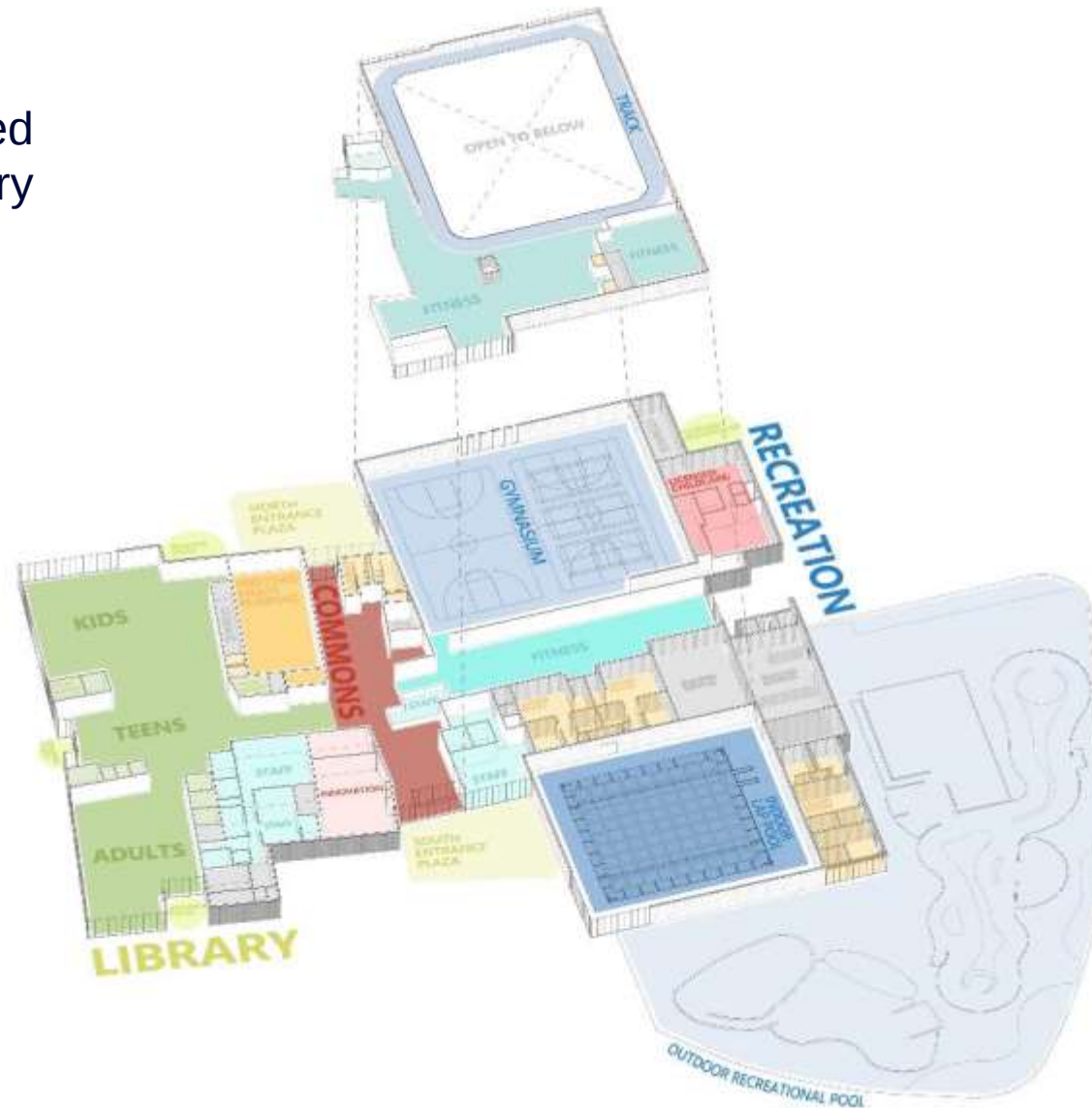




Site, Schematic Design and Budget Update

Schematic Design – Entire Facility

- Schematic Design that aligned to scope supported by City Council in February 2025

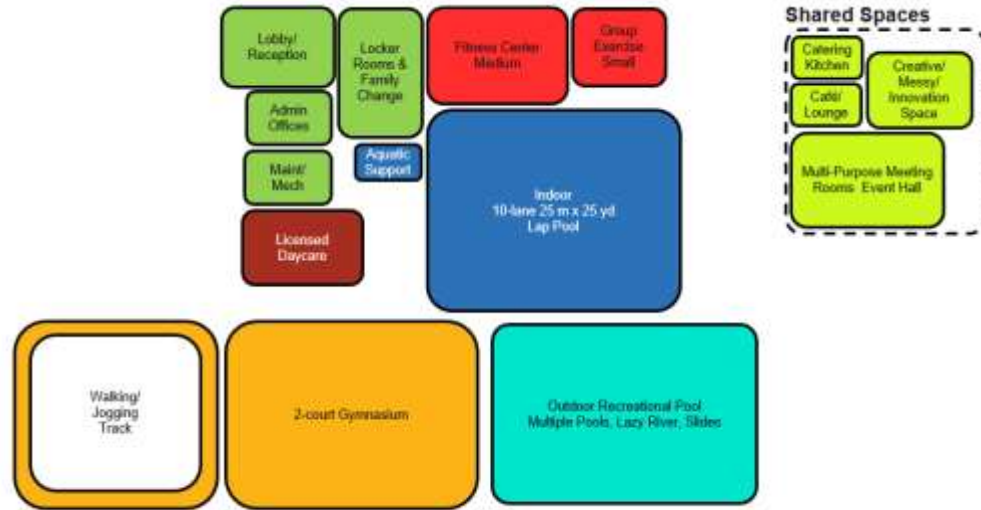


Total Area: 74,641 sf
Total Cost: \$93M



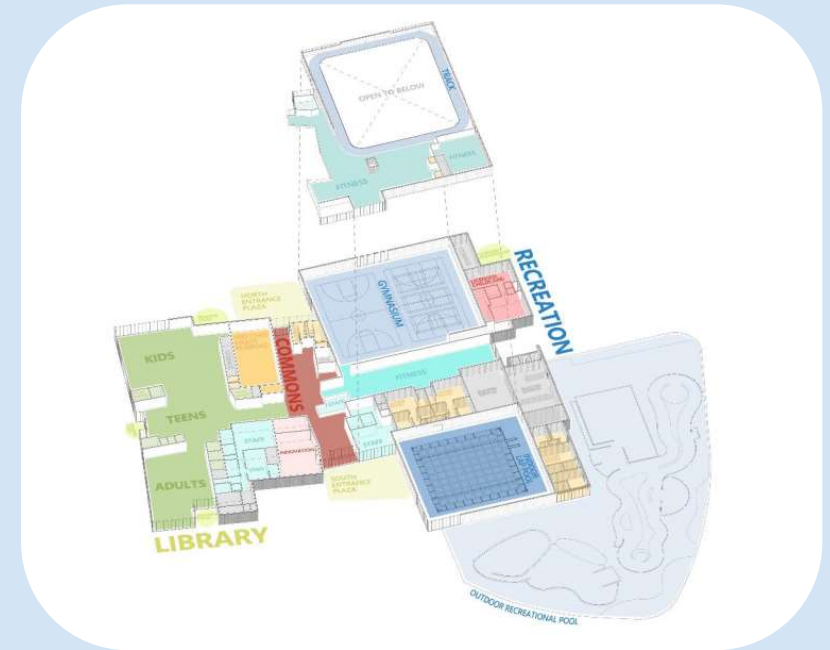
Options

Facility 2B conceptual to Schematic Design Cost



\$68-80M / February 2025
Conceptual Design

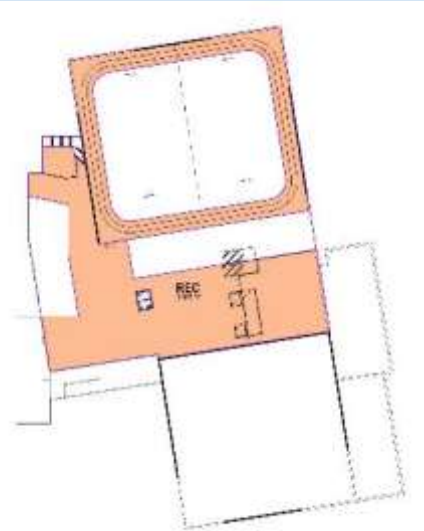
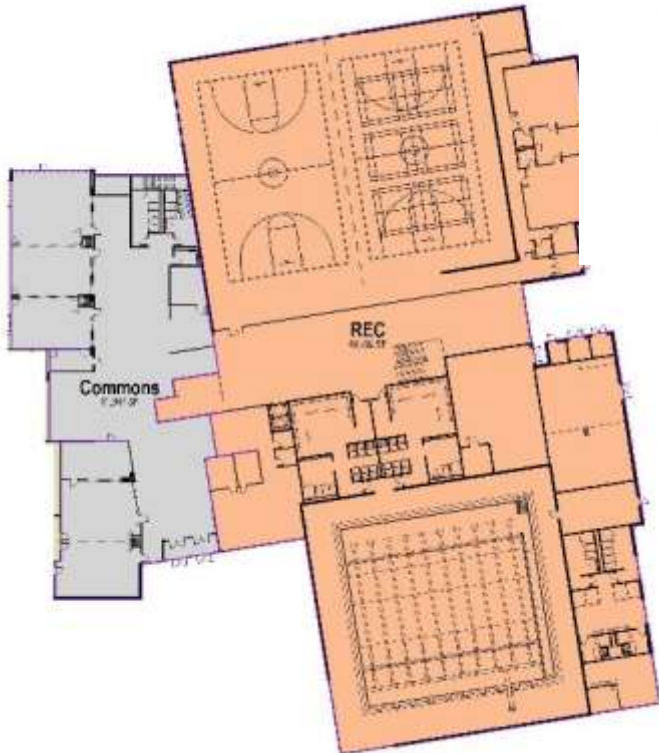
**\$13M over max
City budget**



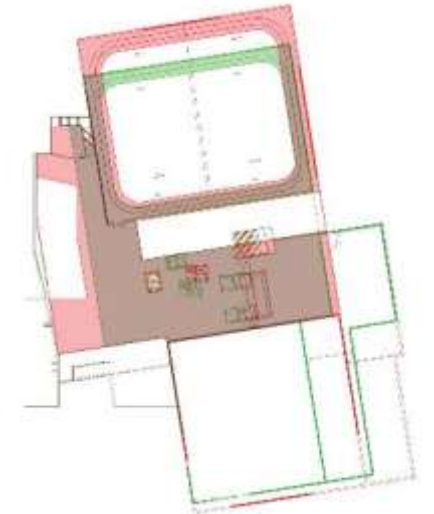
\$93M / September 2025
Schematic Design

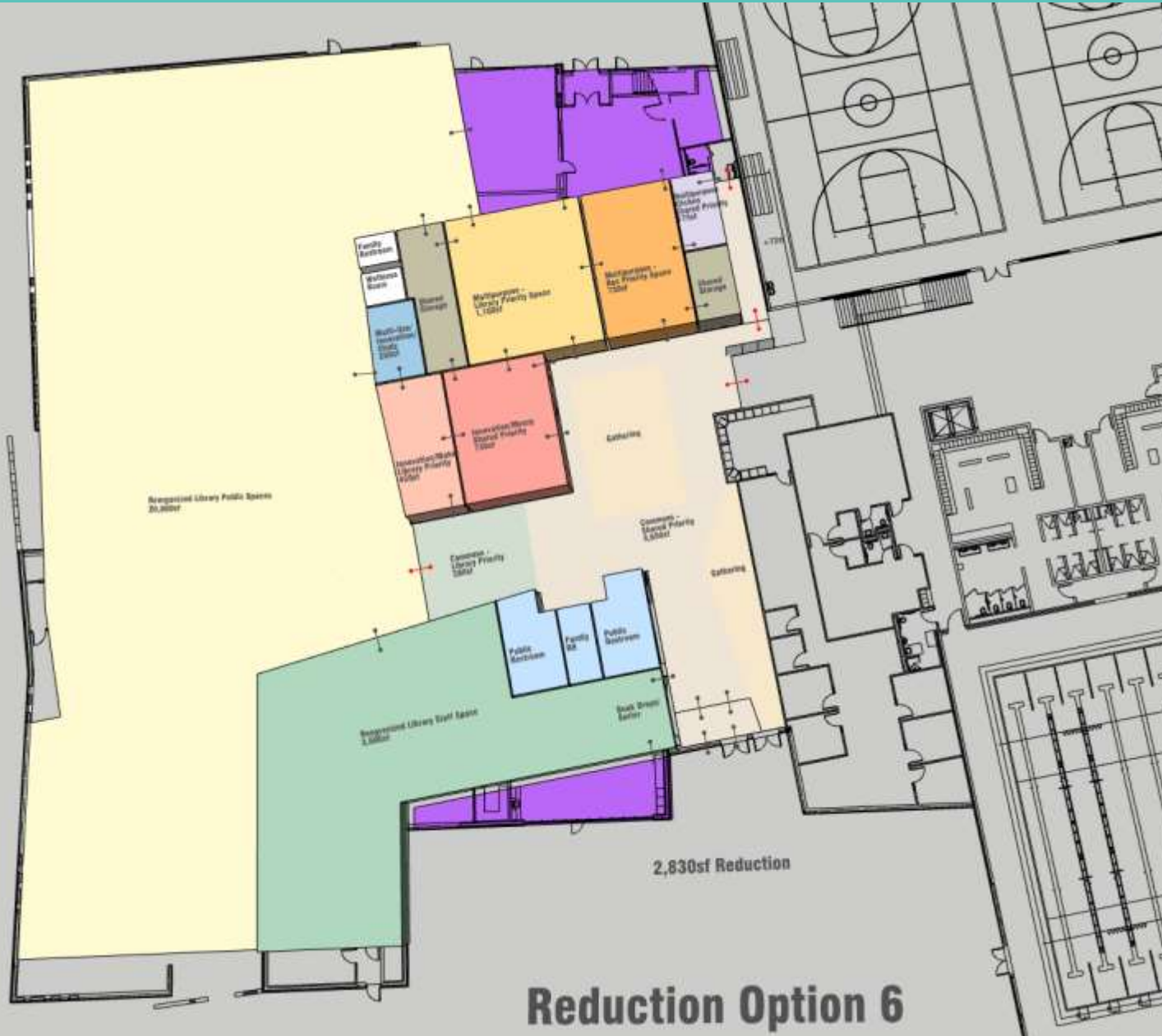
VE to maintain ballot and scope

74,641 Sq feet
\$93M



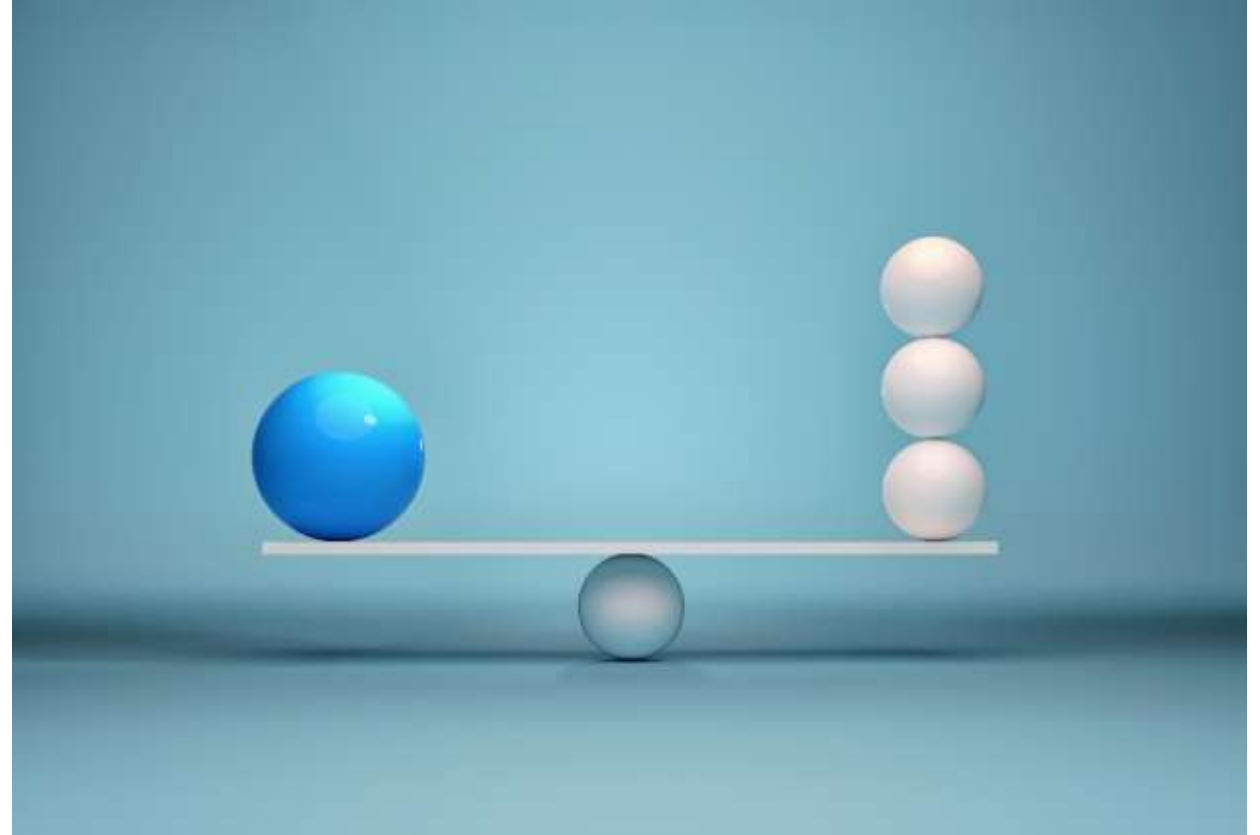
62,400 Sq feet
\$78.4M





- Library exceeded their \$23M budget by ~\$4M
- Reduced and reconfigured commons and shared spaces (2 rooms plus great hall)
- Library general massing changes in yellow and green

- Original Funding stack for the \$68-80M range included \$12M from the 2015 CCIP Reserves
- There is consideration to allocate \$10 of the \$14.5M available to Affordable Housing.
- That would reduce the SECC another \$7.5M in funding.
- Options are to increase the 2050 bond and exhaust the available capital for future projects or reduce the scope.
- Timing and restrictions of spending reserves are described in ordinance



Funding Stack Priorities

Maximize Project Goals:

- Community Benefit/Ballot and Plan Guidance
- Health and Well-Being, Access & Equity
- Sustainability

\$72M ↔ **\$78M**

Maximize 2050 funding available for future recreation facility and aquatic needs

\$12M ↔ **\$24M**

Preserve other future options for CCIP reserves

\$2.5M ↔ **\$10M**

PRIORITY FACILITY AMENITIES AND FEATURES

Exceed
LEED Gold



Shared decision
with
Poudre Libraries

Site and
Commons



Shared decision
with
Poudre Libraries

Pools



Shared decision with
PSD – lap lanes
City decision -
leisure

Recreation Center
(Gym, Weights,
Childcare, Track)



City decision

2050 FUNDING

\$1M = $\frac{1}{4}\%$

```
graph TD; A["2050 FUNDING  
$1M = 1/4%"] -- teal arrow --> B["17% to SECC =  
~$12M for future  
Recreation &  
Aquatic Capital"]; A -- yellow arrow --> C["14% to SECC =  
~$24M for future  
Recreation &  
Aquatic Capital"];
```

17% to SECC =
~\$12M for future
Recreation &
Aquatic Capital

14% to SECC =
~\$24M for future
Recreation &
Aquatic Capital

OPTION 1 **Maximize Project Goals** **\$76.5M**

A. 17% 2050 **\$9.5M CCIP Reserves**

- Adheres to IGA commitments
- \$5M to Affordable Housing
- \$12M to future recreation & aquatic needs

B. 16% 2050 **\$12M CCIP Reserves**

- Adheres to IGA commitments
- \$2.5M to Affordable Housing
- \$16M to future recreation & aquatic needs

OPTION 2 **Reduce scope/scale features** **\$72.5M**

A. 14% 2050 **\$12M CCIP Reserves**

- Reduces Lap Lanes – must renegotiate IGA
- \$2.5M to Affordable Housing
- Maximizes \$ to future recreation & aquatic needs (\$24M)

B. 17% 2050 **\$4.5M CCIP Reserves**

- Reduces Lap Lanes – must renegotiate IGA
- \$12M to future recreation & aquatic needs
- Maximizes \$ to Affordable Housing (\$10M)

Note: All options would include \$2M from DOLA Grant

- **Projected Expenses:** \$2,630,000
- **Projected Revenue:** \$ 2,000,000-\$2,300,000
- **Projected General Fund Subsidy:**
 - Year 1-5 \$100-400K per year
 - Year 6-10 \$350-600K per year
- **Full-time Staff:** 15 FTE
 - **Annual Cost:** \$1.2M
- **Part-time Staff Cost:** \$700,000
- Revenue projections are highly influenced by number of pass holders. 70-75% of total revenue
- Year 1-5 will receive \$220K from 2015 CCIP Operations



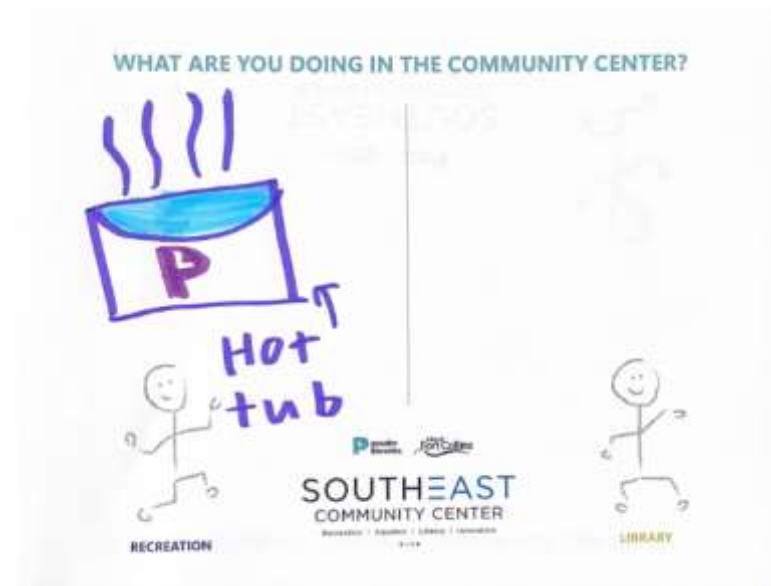
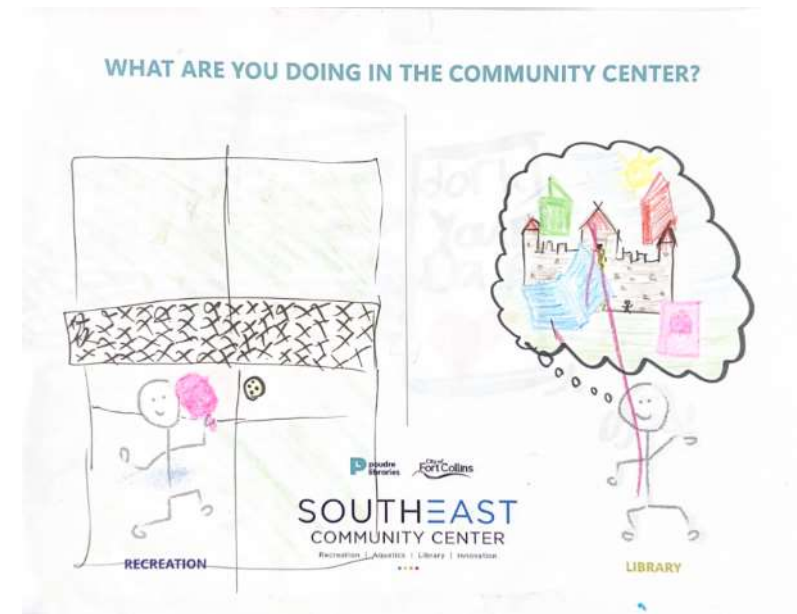
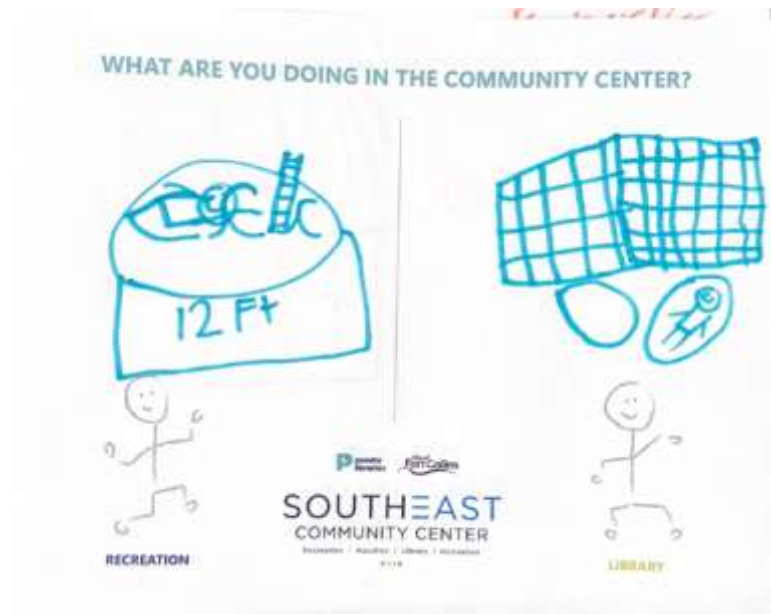
Proposed Next Steps: November 2025

- Resolution to approve the presented funding stack
- Make any available appropriations
- Move forward with issuance of Certificates of Participation from the 2050 tax



- ▶ What input do you have on the options presented?
- ▶ What option would Council like to see come forward for appropriation in November, and are there any additional adjustments needed?

Back Up Slides



How should 2050 P&R tax be split between eligible elements?

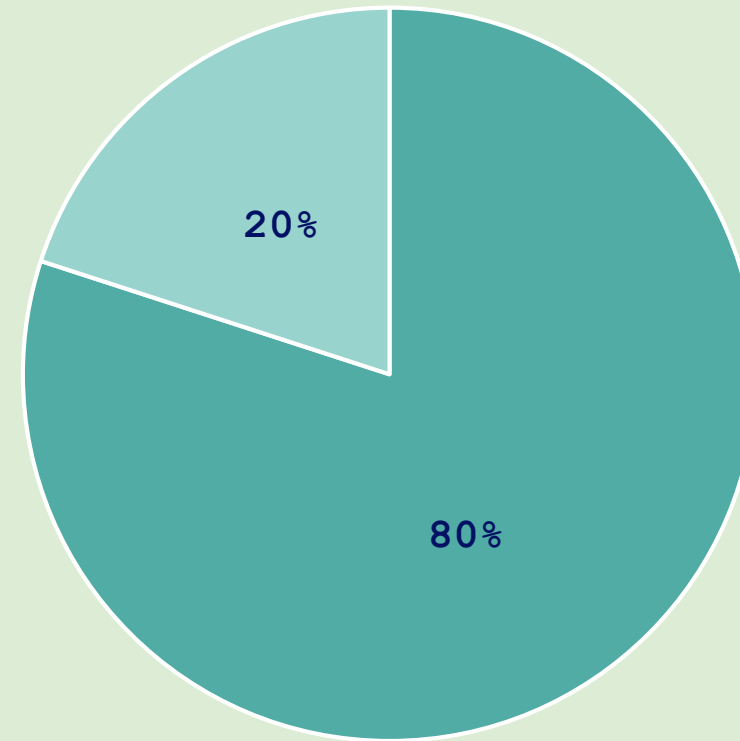
Illustration:

Life of 2050 tax =
27 years x \$10.5M (2024 dollars) =
\$283 M

~80% = ~227 M replacement/refresh
~\$8.4M/year

~20% = ~\$57 M replacement and
construction of indoor and outdoor
recreation and pool facilities

Potential Split of 2050 Parks and Rec Funds

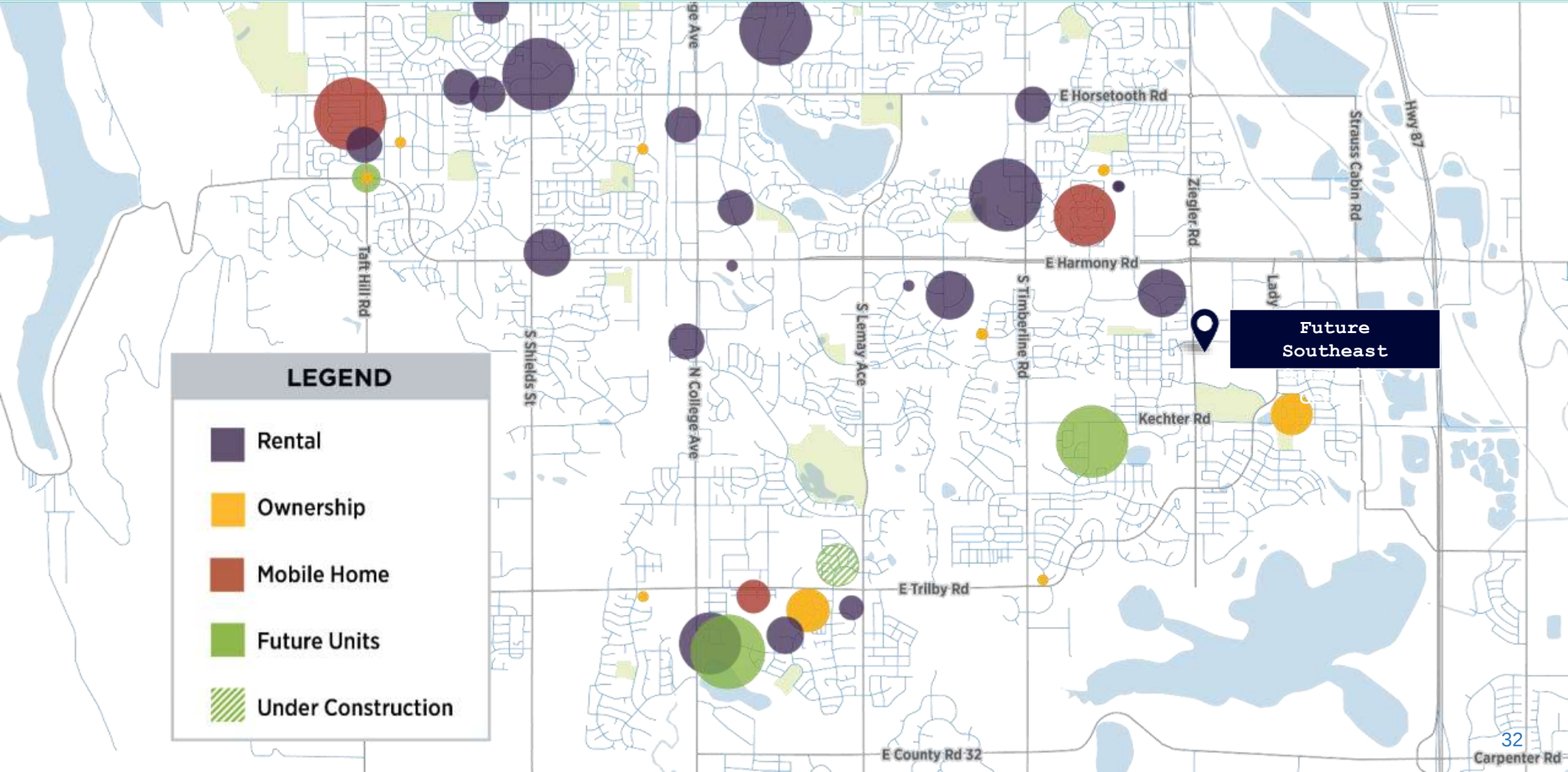


- Replacement, Upgrade, Maintenance, etc. -- PARKS & RECREATION
- Replacement & Construction of Indoor and Outdoor Recreation and Pool Facilities

- IGA development in progress
- Focus on fair share capital and O & M
- Additional considerations: water usage, shared parking spaces, land/sewer uses



Affordable Housing Units



Status

- **\$4 million over 10 years from 2015 CCIP**
- **Approximately \$2 million available in fund currently** (\$1.6 million for direct subsidy and/or fee credits plus \$400,000 dedicated to fee credits)
- **\$1.4 million subsidy request in process (VOA Switchgrass Crossing)**

Additional Funding Options

- **Additional direct subsidies for affordable housing projects**
 - Timing for use dependent on housing pipeline; adding funds to competitive process could speed deployment
- **Expand fee relief**
 - Timing for use dependent on housing pipeline
- **Equity investments/revolving loan fund**
 - Additional work required to prepare for implementation

Section 3. That any revenues generated by the Tax and remaining unexpended and unencumbered after the completion of the construction of all of the Projects described on Exhibit “A”, excluding any of these Projects eliminated by the City Council under the provisions of Section 2(b) above, may, in the discretion of the City Council, be used to fund additional operation and maintenance of the Projects or for the planning, design, real property acquisition, construction, operation and/or maintenance for any other capital project approved by the City Council.