

SITE PLAN



APPROXIMATE PARKING SITE PARKING	
PUBLIC PARKING	95 SPACES
OPERATIONS PARKING	131 SPACES
OVER-SIZED PARKING	19 SPACES
STAFF PARKING	82 SPACES
TOTAL PARKING	327 SPACES

APPROXIMATE PROGRAM BREAKDOWN	
FRONT PUBLIC AREA	69,000 SF
OPERATIONS AREA	192,000 SF
DEMONSTRATION GARDEN	100,000 SF
BREAKOUT SPACES	20,000 SF
RETENTION BASIN	28,000 SF
UNDEVELOPED/PRESERVE	250,000 SF



OPTION 1



OPTION 2



OPTION 3



PUBLIC ENTRY RENDERINGS

CRITICAL SERVICES CENTER
SCHEMATIC DESIGN

OPTION 1



OPTION 2



OPTION 3



OVERALL SITE AERIAL RENDERINGS

CRITICAL SERVICES CENTER
SCHEMATIC DESIGN

OPTION 1



OPTION 2



OPTION 3



PUBLIC APPROACH RENDERINGS

CRITICAL SERVICES CENTER
SCHEMATIC DESIGN

OPTION 1



OPTION 2



OPTION 3



OUTDOOR EVENT SPACE RENDERINGS

CRITICAL SERVICES CENTER
SCHEMATIC DESIGN

OPTION 1



OPTION 2



OPTION 3



VIEW FROM DEMONSTRATION GARDENS / BACK LOBBY ENTRY RENDERINGS

OPTION 1



OPTION 2



OPTION 3



VIEW OF EMPLOYEE BREAKOUT AREA RENDERINGS

CRITICAL SERVICES CENTER
SCHEMATIC DESIGN

OPTION 1



OPTION 2



OPTION 3



OPERATIONS BUILDING RENDERINGS

CRITICAL SERVICES CENTER
SCHEMATIC DESIGN

OPTION 1



OPTION 2

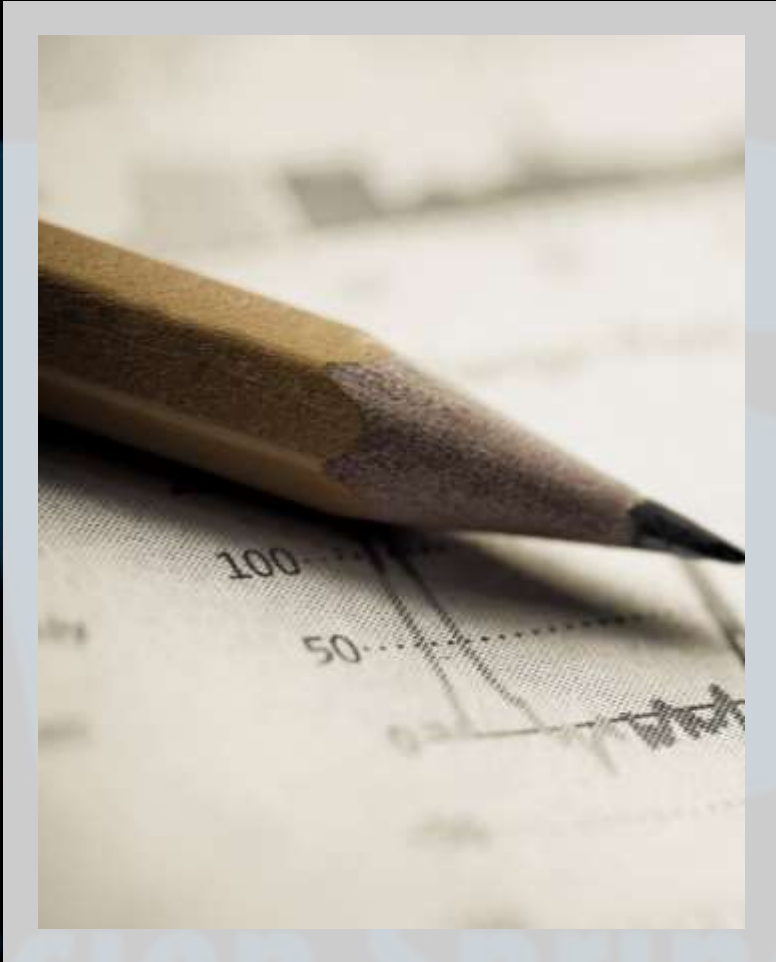


OPTION 3



SUNSET EVENT RENDERINGS

CRITICAL SERVICES CENTER
SCHEMATIC DESIGN



Financing Options- Critical Services Center and Administration Building

Mission Springs Water District

Key Assumptions

- ❖ First and foremost, the cost for the Critical Services Center and Administration Building will not be covered through the rate payers.
- ❖ We have a general fund where we track property tax revenues and other general administrative revenues that will be paying for the building.



General Financing Options

- ❖ We can pay cash for this project, the money is there, it is part of the board policy on reserves and capital improvements.
- ❖ Consensus is that this type of project be financed because of current low interest rates. We can leverage the District's strong financial standing to finance based on the District's needs and terms.
- ❖ Reasons to Finance:
 - ❖ 100% project funding
 - ❖ Competitive Interest Rates
 - ❖ Optimization of our Budget
 - ❖ Escrow Funding
 - ❖ Reserve Preservation
 - ❖ Customized Payment Structures

Estimated Cost of Building			\$ 20,000,000
Approved Building Capital Job			\$ 6,500,000
Amount to Finance			\$ 13,500,000
January 31, 2022 Board Designated Cash			\$ 31,975,098
January 31, 2022 Unrestricted Cash			\$ 13,103,121
This includes the General, Water and Sewer Funds			
Annual Property Tax Collections			\$ 1,000,000.00
15 year loan at 3.4%	Annual Payment		\$ 1,163,818
Total Interest			\$ 3,957,270
20 year loan at 3.9%	Annual Payment		\$ 984,578
Total Interest			\$ 6,191,550
30 year loan at 4.1%	Annual Payment		\$ 790,213
Total Interest			\$ 10,206,394



Current Financial Market Conditions