Aquatic Center Proposal

WHITEWATER
UNIFIED SCHOOL DISTRICT

Review Date: 6/26/23

Years of Extension:
● The school District will provide a 6 year agreement with the City.

Maintenance of Facilities:
- WUSD will be responsible for roof repair and replacement of sections 18, 19, 20, 22, 23 and 24- $590,000
- WUSD will be responsible for the parking lot maintenance and replacement. (approx. $250,000 replacement cost, due to be replaced 2029-31)
- The City will cover all their equipment: cardio equipment, water slide, office, pool fixtures, etc.
- Each facility will have their own HVAC equipment at the end of two years- this will require WUSD to upgrade controls to more current Direct Digital Control (DDC) technology. Each entity bears future costs of repairs and replacement of their "own" HVAC unit.
- WUSD will take the two older boilers and be responsible for their overhaul and maintenance. (Boiler 3 and 4)
- Locker rooms will be assigned and maintained by each party, with the City responsible for the public locker room, and the District responsible for the high school locker room.

6 year Costs Incurred by WUSD:
- ½ of Utility Costs for years 1 & 2: approx. $202,934 (Continue splitting utilities for water and electric post year 2 until meters updated)
- Utility Costs 3-6 : $405,868 (Based on prior year estimates)
- Roof repair and replace: $590,000
- Parking Lot Maintenance: $10,000 first year (based on this year's parking lot quotes)
- 2 new Boilers and associated pipe work: $300,000

  $1,508,802.00

6 year Costs Incurred by the City:
- Capital Contribution: $100,000/year =$600,000
- ½ of Utility Costs for years 1 & 2: approx. $202,934 (Continue splitting utilities for water and electric post year 2 until meters updated)
- Utility Costs 3-6 : $405,868 (Based on prior year estimates)

  $1,208,802.00

Revenue Breakout:
- All revenue for the Recreational facility and Fitness Center will go to the City.
- As proposed by the City on June 21st, all operational overruns will be borne by the City

Community Survey:
- In the case an agreement is not reached on 7/13/23 a community survey may be issued by WUSD's 3rd party survey provider in order to obtain community voice on the direction of the agreement.

Chemical Maintenance:
- WUSD will be responsible for the chemical maintenance for the Lap Pool.

- The City will be responsible for the chemical maintenance for the Recreational Pool.
- Until WUSD staff are trained, we cover the cost for Carrico based on the lap pool portion of the bill.

Meters and Utility Split:
- Meters and utilities will be split 50/50 until July 1, 2025. In June 2025, WUSD will update the two older boilers, install a new gas meter, HVAC controls and piping.
- Until the meter split, the City must notify WUSD of any work in maintenance room.

Operating Hours:
- Operating hours of the Lap Pool will be governed by the WUSD Board Policy 830 and 830 Exhibit (1) in which: ***City of Whitewater Parks and Recreation and Whitewater Traveling (Scheduling Priority 2) and Non-Profit Community Organizations (Scheduling Priority 3): No Charge for facility usage.*** The City will be required to staff hours they book our facilities and provide proper insurance according to the policy.
- We will continue to honor existing time commitments in the current arrangement.

Summer School:
- WUSD will plan, staff and run its own summer school swim courses. As per our current agreement, we would continue to ask to use a small portion of the Recreational Pool for our youngest swimmers during summer school.

Staffing and Lifeguards:
- According to Board Policy 830 and 830 Exhibit (1), staffing must be provided by the renter of our facility or at the determined Board approved rate of $50/hour for LifeGuard staffing.

Insurance:
- WUSD will be insured for the Lap Pool. (Becoming primary insured rather than secondary)