Agency: Commerce, Community and Economic Development

Grants to Municipalities (AS 37.05.315)

Grant Recipient: Bethel **Federal Tax ID:** 926001644

Project Title: **Project Type:** New Construction and Land Acquisition

Bethel - Aquatic Training and Health Center

State Funding Requested: $24,000,000 **House District:** 38 / S

One-Time Need

Brief Project Description:

Construct indoor health center that includes four-lane swimming pool, family swim area, kiddie pool, weight room/exercise room, and aerobics room.

Funding Plan:

Total Project Cost:	$24,000,000
Funding Already Secured:	($0)
FY2013 State Funding Request:	($24,000,000)
Project Deficit:	$0

Funding Details:

The community of Bethel voted to raise the sales taxes in Bethel half percent to support funding of this project. Half percent currently equals $600,000 a year. The City used $847,353 so far to complete 65% of architectural and engineering design for the center and has money to complete the design prior to construction.

Detailed Project Description and Justification:

The Bethel Aquatic Training and Health Center project entails the construction of the Bethel Aquatic Training and Health Center on a ten-acre plot of land donated by the City of Bethel. The planned Bethel Aquatic Training and Health Center will have a four-lane competition swimming pool, separate shallow water family swim area, and kiddie pool. In addition to the pools and related infrastructure, there will be a fitness center where instructors can hold classes and an exercise room full of weights and exercise machines. There will be entry ramps/stairs, spa pool, locker rooms, family changing areas, pool viewing area, administrative area, lifeguard office, pool equipment room, and meeting room.

The project will be the first LEED certified pool in the State of Alaska. The City agreed to pay up to $250,000 extra in design fees to pursue Silver LEED certification. The City knows that LEED certified projects are sustainable! LEED facilities are people-oriented, tend to have lower operating costs, typically incorporate alternative energy, and are safe for the environment.

The City hired Architects Alaska, Inc. (AA) on January 9, 2009 to complete the design and engineering required for construction-ready documents. To date, the architects have completed 65% of total design work, including schematic design, geotechnical analysis, cost estimates, design development). The building will be designed so that a gym and other facilities can be added on as additional funds become available.

Contact Name: Pat Walker
Contact Number: 465-4453

For use by Co-chair Staff Only:

$23,075,000
Approved

3:15 PM 5/2/2012

Project Timeline:

When the State of Alaska funds the construction of the project in May 2012, the City will immediately complete the design (from curret 65% to 100%) such that it will have construction-ready documents in hand and ready to use by August 2012. Construction of the facilitiy will begin with a contractor hired in January 2012 and be completed by March 31, 2013. State grant will be closed out by May 31, 2013.

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

City of Bethel or designated non-profit corporation formed to operate the health center.

Grant Recipient Contact Information:

Name:	John Sargent
Title:	Grant Manager
Address:	300 State Highway
	Bethel, Alaska 99559
Phone Number:	(907)543-5741
Email:	jsargent@cityofbethel.net

Has this project been through a public review process at the local level and is it a community priority? [X] Yes [ ] No

Contact Name: Pat Walker
Contact Number: 465-4453

For use by Co-chair Staff Only:

3:15 PM 5/2/2012

City of Bethel

Bethel Aquatic Training and Health Center

FY 2013 State of Alaska Capital Budget Request

Contact Person
John Sargent, Grant Development Manager
City of Bethel
P.O. Box 1388
Bethel, AK 99559
907-543-1386
907-543-1388 fax
jsargent@cityofbethel.net

1. Summary Statement

The City of Bethel requests that $24,000,000 be put in the FY 2013 State of Alaska Capital Budget to help the City of Bethel fund the construction of the Bethel Aquatic Training and Health Center (BATHC). The total project cost in 2015 dollars is $23,821,925. The State's contribution of $24,000,000 will ensure the project is constructed in its entirety with no additional funds needed.

Small children and adults in the Yukon-Kuskokwim Delta villages are drowning because they don't know how to swim. Parents cannot swim and therefore cannot teach their kids how to swim. And the Kuskokwim River water is too cold to learn to swim effectively. An indoor pool facility centrally located in Bethel, Alaska will allow parents and children in the Yukon-Kuskokwim Delta villages to learn to swim. This project has the potential to affect many of the 26,000 residents living in the 56-village area around Bethel.

History of Project Development
Architects Alaska, Inc. completed the 65% design development phase of the architecture and engineering work required for the project as directed by the Bethel City Council. The Council is expected to authorize Architects Alaska, Inc. to complete the design and prepare bidding documents.

Mikunda Cottrell & Co. prepared a five-year business plan that begins in 2015 and ends in 2019. The plan includes all expected revenues generated from facility operation and the half percent sales tax subsidy provided by the City. The plan supports the operating profile produced by Architects Alaska—that once constructed, the City can afford to operate the facility without the need for additional funds.

The City applied to and was accepted into Foraker Group's Predevelopment Program. The program provided a complete review of all Bethel Aquatic Training and Health Center

documents produced to date. The review was extremely helpful. It revealed that the size of the planned multiuse facility was appropriate for a 6,080 person community like Bethel and the cost of construction was in line with other pool projects constructed in the state.

MacDowell Group was hired by Foraker as part of the program. MacDowell interviewed residents of Bethel and neighboring villages as part of a survey to gauge expected use of the facility and expected admissions revenue. The report assessed the costs and revenues to operate the facility and proved for the third time that the City will be able to operate the facility once constructed.

The City has sufficient sales tax revenue to pay for 100% of the architecture and engineering costs associated with the project, which are estimated to total $1,635,611. The City is requesting that $24,000,000 be put in the State of Alaska Capital Budget this year in order to fund 100% of the project. No remaining capital funds will be required.

	Plan	**Design**	**Build**
% Complete	100%	65%	0%
Amount	$30,000	$850,672	$24,000,000
Funding Source	Alaska Dept. of Commerce, Community and Economic Development Grant	City of Bethel Sales Tax Revenue (Community voted to increase taxes to fund this project)	**State of Alaska FY 2013 Capital Budget**

The City of Bethel purchased and stockpiled $200,000 worth of gravel to prepare the site to build the aquatic center. The gravel is in a protected place on City property awaiting construction funding.

The City of Bethel formally donated 10 acres of land in City Subdivision for this project. The City's land is adjacent to running water and sewer pipes, which support the development of the aquatic center. The location is directly across the street from Yuut Elitnaurviat - The People's Learning Center, an adult vocational center and 95-bed dormitory. The site is down the street from the Kuskokwim Campus of the University of Alaska-Fairbanks, its dormitory, and temporary residential annex. The site is accessible from two City roads, bicycle paths, fourwheeler trails, and snowmachine trails.

A multiagency effort to promote the development of the Bethel Aquatic Training and Health Center began in the spring of 2011. Major stakeholder organizations in Bethel united for weekly and then biweekly meetings to form a non-profit corporation that can oversee development of the aquatic center. The multiagency group is called, Kuimarvik- A Place to Swim, Inc.

Bylaws dated June 7, 2011 and Articles of Incorporation for Kuimarvik have been drawn up by a local attorney and are ready for approval from each agency's board. The Bethel City Council is

reviewing these legal documents, considering advice from the City attorney, and working to solve issues related to the City's participation in the Kuimarvik board.

2. Justification and Level of Need

The table below shows some of the problems the community of Bethel faces and how the Bethel Aquatic Training and Health Center can be a solution to many, if not all, of the problems.

Problem	Solution: Construction of Bethel Aquatic Training and Health Center
High drowning rate in the Yukon-Kuskokwim River Delta (208 lives lost from 1993-2007).	Save lives by offering **swimming lessons**, certified **lifeguard training**, and **rescue and resuscitation instruction**.
Teenagers and **youth are bored, restless**, and end up getting in trouble with the law.	Provide **athletic activities** in Center (pool, fitness room, or exercise room) and hanging out in pool area could be the new "cool" place to be.
Alcohol and drug use high among adults, teens, and visitors to Bethel.	**Swimming** in the pool, **lifting weights**, working out on exercise machines, or participating in organized athletic activity (e.g., karate, ballet) offer alternative activities with friends/family.
High incidence of **diabetes**, **obesity, heart disease**, and other conditions due to inactivity.	
Elders and certain individuals with disabilities are often confined to residences with nothing to do.	Aquatic Center expected to be a "**melting pot** of the community where different people come together" (City of Bethel Multi-Use Recreation Facility Plan, 2005) to interact, hang out, and participate in healthy activities.
Bethel businesses, non-profit organizations, and government institutions need to **recruit and retain qualified employees.**	Aquatic Center offers year-round healthy activities for individuals and families, providing **incentive for families to relocate to Bethel and remain in** town longer.

3. Brief Community Profile

Physical Environment

The City of Bethel is located alongside the Kuskokwim River, the second largest river in Alaska by water volume. Isolated from the road network of Alaska, the city is four hundred air miles from Anchorage and forty air miles from the Bering Sea. The City encompasses approximately 44 square miles in Southwest Alaska, including six miles of Kuskokwim River that encompasses

21 miles of shoreline due to islands and river bank formations. The Kuskokwim River becomes a frozen road in the winter, connecting Bethel to many villages along the river.

Regional Hub

Bethel is a hub community for approximately 56 Yukon-Kuskokwim villages in the region. The City is home to the third busiest airport in the state of Alaska, due largely to its cargo shipments, and the largest medium draft port in the state in terms of tonnage off-loaded.

Government

The City of Bethel was incorporated in 1957 while Alaska was still a territory and has since evolved to become a second-class city with a Council-Manager form of government.

Population

Bethel is the eighth largest town in Alaska with a population of 6,080 (Alaska Department of Community and Economic Development website, 2011). For cities, businesses, and individuals living in the 56 villages in the Yukon-Kuskokwim region, Bethel is the major source for government, education, transportation, and health services, as well as a major shopping center for food, equipment, clothing, and other products.

4. Support or Comments from Community

City of Bethel Multi-Use Recreation Facility Plan

Community support and comments for the multi-use recreation center can be found in the *City of Bethel Multi-Use Recreation Facility Plan*, published November 15, 2005. Community support is also evident in the newspaper articles enclosed from one of two Bethel local weekly newspapers: Delta Discovery or Tundra Drums. See Attachments I through V.

Community Votes to Tax Itself

One of the largest demonstrations of community support for the project was the 347 votes cast on October 7, 2007 in favor of a sales tax increase in order to partially fund the recreation center. The Bethel City Council strengthened the original ordinance allocating $1,000,000 each in the first two years and $500,000 each year in the succeeding 18 years to one allocating a set portion of sales tax revenue to the project indefinitely.

City Council Resolutions and Committee Recommendations

City support is demonstrated in City Council resolutions and ordinances. See Attachments C through G.

Signed Petition of Support

City employees and volunteers collected over 100 signatures on a petition to support the City's request for capital construction money from the State of Alaska. The petition signers also acknowledged their support of the sales taxes being collected to fund the recreation center. See Attachment H.

Local fundraising Efforts
The YK Delta Lifesavers is a group of concerned mothers who have been working tirelessly for over 20 years to raise money to support the operation and maintenance of a pool in Bethel, once constructed. The group sponsors a **"cookie extravaganza" fundraiser every December** in which volunteer bakers bring cookies to the cultural center where they are sold by the pound. The group has sponsored "Bev's Open Gym" at the U.S. Army National Guard facility where a $2 door fee gave individuals the right to play basketball in the gym. In the spring of 2009, the YK Delta Lifesavers sponsored an exhibition basketball game with the Harlem Globetrotters at the high school. The Lifesavers raised, saved, and earned $145,000 toward the pool maintenance and operation fund since their inception.

A local **Girl Scout troop collected pennies** and donated them to "the pool project" as a community service project. The girls collected $2,558.29 in two months and donated the money to the YK Delta Lifesavers. See newspaper article enclosed titled, *Girl Scout Penny Drive Raises Over $2K.*

5. Project Description

The Bethel Aquatic Training and Health Center project entails the construction of the Bethel Aquatic Training and Health Center on a ten-acre plot of land donated by the City of Bethel. The planned Bethel Aquatic Training and Health Center will have a four-lane competition swimming pool, separate shallow water family swim area, and kiddie pool. In addition to the pools and related infrastructure, there will be a fitness center where instructors can hold classes and an exercise room full of weights and exercise machines. There will be entry ramps/stairs, spa pool, locker rooms, family changing areas, pool viewing area, administrative area, lifeguard office, pool equipment room, and meeting room.

The project will be the first LEED certified pool in the State of Alaska. The City agreed to pay up to $250,000 extra in design fees to pursue Silver LEED certification. The City knows that LEED certified projects are sustainable! LEED facilities are people-oriented, tend to have lower operating costs, typically incorporate alternative energy, and are safe for the environment.

The City hired Architects Alaska, Inc. (AA) on January 9, 2009 to complete the design and engineering required for construction-ready documents. To date, the architects have completed 65% of total design work, including schematic design, geotechnical analysis, cost estimates, design development). The building will be designed so that a gym and other facilities can be added on as additional funds become available.

6. Budget

The Bethel Aquatic Training and Health Center will cost $23,822,000 to construct in Bethel, Alaska, as determined by Architects Alaska, Inc. and the cost estimating firm they had under subcontract. The cost is high due to Bethel's warm permafrost conditions which require that steel pilings be sunk 45 deep or more "to resistence." The piling characteristics and placement were specially designed by Architects Alaska, Inc. and their engineer partners to support the weight of three pools inside the facility and the building itself. They used the natural sloping terrain of the site to reduce the foundation cost.

Bethel is located 70 river miles inland from the Bering Sea, so barges from Seattle or Anchorage laden with construction materials must travel up the Kuskokwim River to deliver their cargo to the Port of Bethel. The river is getting shallower and more difficult each year for the barges to reach Bethel with a full load. Barges have gotten stuck for days on end, costing the companies a lot of money. The risks associated with barge travel to Bethel raise the cost of shipping materials.

The finished cost is higher than it would have been if LEED elements were not included. The City is committed to constructing a LEED-certified building that will last 50 years!

Local Contributions
The City of Bethel spent $850,672 in architectural and engineering design thus far to achieve a 65% complete design stage. The City spent $200,000 on gravel and stockpiled it for use at the facility site, when needed. The City donated ten acres of land for this project.

Beverly Hoffman and the YK Delta Lifesavers group raised $172,558.29 over the last twenty years to support the operation and maintenance of a Bethel swimming pool. The funds are in the safe hands of the Bethel Community Services Foundation. The foundation represents a mechanism whereby cash donations can be tax-deductible.

Construction **FY 2013 State Capital Request**	Design Architectural and Engineering	Gravel Purchased for Site Preparation	Ten Acre Site Centrally located	Cash Local Funds Raised
$24,000,000	$850,672	$200,000	$1,000,000	$172,558.29

Operating Budget
The community of Bethel approved a sales tax increase in October 2007 so that the proceeds from the increase would be used to fund the design, construction, operation, and maintenance of a multiuse recreation center. The City of Bethel began collecting the increased sales tax amount on January 1, 2008. The City has $2.1 million for this project saved up so far from sales tax collections. The City is on schedule to collect $7,200,000 in FY 2011 at 6% sales tax rate. One half percent or $600,000 in sales tax revenues will be allocated to the Bethel Aquatic Training and Health Center.

The people of Bethel voted on October 6, 2009 to maintain the sales tax rate at 6% indefinitely. An increase of this magnitude means that the aquatic center has approximately $600,000 a year to support its operation and maintenance, and access to some or all of another $600,000 a year from the City's general fund, pending City Council approval.

The YK Delta Lifesavers has sponsored fund-raisers in Bethel for over 20 years to raise money for the operation and maintenance of a pool. Money from the sale of cookies, open gym use, attendance at celebrity sporting events, and participation at dances, resulted in the group having $145,000 to contribute. This money was recently put into an endowment fund administered by the Bethel Community Services Foundation. Due to the foundation's non-profit status, community and corporate donations to the fund are tax deductible. A portion of the interest from the endowment fund will be given annually to the City to help operate and maintain the pool, once constructed. Currently, that annual amount is listed in the Business Plan as $2,000, but can conservatively be raised to $7,500.

Diane Kaplan, President of the Rasmusson Foundation, addressed the Bethel City Council and interested parties in Bethel about funding this project. Ms. Kaplan said that the majority of funding for this project will have to come from the State of Alaska. She said that private foundations will not be a viable source of funding.

7. Operation and Maintenance

The City of Bethel will accept and approve the $24 million State Desginated Legislative grant to pay for the construction of the Bethel Aquatic Training and Health Center. The City will manage the funds through completion of the facility and the closure of the grant.

Once constructed, Kuimarvik-A Place to Swim, Inc. will be responsible for operating and maintaining the newly constructed Bethel Aquatic Training and Health Center. The multiagency collective will hire individuals to administer funds, operate the facility, and maintain and repair it.

The expected $600,000 in sales tax revenues collected by the City of Bethel will likely be transferred to Kuimarvik-A Place to Swim, Inc. via an invoice system. Kuimarvik will submit project invoices to the City for payment and the City will cut a check to Kuimarvik and allow the organization to make the payments.

Revenues from admissions, sales, and rentals are expected to be $504,482 in its first year of operation. The use of a two-turbine on-site wind farm in which electricity generated will go directly into the building is expected to save the City $80,000 a year. The use of UtiliTRACK software or an equivalent product is projected to save the City $50,174 a year. The reduction of a12-hour day to a 10-hour day will save the City $35,000 in operating costs.

A summary of the projected total revenues and expenses to operate the facility for the first five years of operation are shown below. See a more detailed summary of operational cost analysis in the City of Bethel Aquatic Training and Health Center (Phase I) Business Plan (Attachment B).

Operating Costs Per Year	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Operating Revenues	$1,102,026	$1,138,906	$1,176,718	$1,215,534	$1,256,036
Operating Expenses	1,105,658	1,077,206	1,116,689	1,158,725	1,202,128
Net Projected Income (Loss)	($3,632)	$61,700	$60,029	$56,809	$53,908

8. What if the City of Bethel does not receive FY 2011 State Capital Funding?

Without an indoor pool in Bethel, Alaska, a portion of native Alaskans and other residents of the Yukon-Kuskokwim River Delta region will continue to drown each year because they do not know how to swim, do not know how to save their drowning cohorts, but will continue to visit the river to recreate, travel by boat up and down the river, and travel over thin river ice by snowmobile. The subsistence lifestyle is a strong cultural force encouraging river interaction.

Alcoholism is a huge problem in Bethel and surrounding villages. One reason often espoused about why people drink to excess is that "there is nothing to do." Drinking and socializing are seen as an acceptable activity. The Bethel Aquatic Training and Health Center has the potential to help people break away from their addictions, engage them in productive, healthy activities, and serve as the catalyst for sobriety. If Bethel does not receive funds for the construction of the aquatic center, many teenagers and adults will continue to consume alcoholic beverages to excess, and cause personal, family, and social problems.

The community of Bethel will suffer without the full infusion of capital from the state of Alaska to construct the Bethel Aquatic Training and Health Center. The ten large stakeholders in Bethel have already expressed their inability to contribute to the capital side of the project. Each of the ten stakeholders and their constituents will eagerly pay for use of the facility on an employee, shareholder, or operating cost donation basis, but the amount of these donations are low relative to the capital needs. Large capital contribution sources in Bethel are limited.

The community of Bethel desperately needs an indoor recreation outlet. There are school gymnasiums in Bethel, but each one is either in use for school activities after hours or reserved for a designated group activity. Not only are the hours of public availability limited, but basketball is the primary use of gyms and not everyone in Bethel and the surrounding villages wants to play basketball. A dearth of varied physical exercise alternatives exist in Bethel without the construction and operation of a pool.

9. What if the City of Bethel receives FY 2011 State Capital Funding?

State of Alaska Capital Budget funding is essential for the Bethel Aquatic Training and Health Center project. Bethel is the largest rural town in Alaska, hosting a population of 6,080. The community has expressed its interest in a pool since the early 1970s in plan after community plan. The City of Bethel is finally at a point in its development at which it can afford to subsidize a recreation facility through sales tax revenues. All that is missing is the $24 million in capital to construct the facility.

Once the State funding is in place, the City of Bethel will complete the design and retain Architects Alaska, Inc. to administer the bidding and selection process. The City may hire the Architects Alaska, Inc. to oversee the work performed by the contractor. This oversight ensures that the facility is constructed to specifications and the intended uses of the facility are protected.

The City and community of Bethel paid for the Agnew::Beck multiuse recreation center plan. The City has sufficient financial resources to pay for the design and engineering costs associated with developing construction-ready documents. The City needs the capital to build the facility and then the City will use half percent of its sales taxes collected ($600,000+) to supplement the cost of operations every year.

Bethel Aquatic Training and Health Center

2005 | 2011-2012 | 2013-2014 | 2015 -

Plan

City of Bethel Multi-Use Recreation Facility Plan, Nov. 15, 2005;

Plan showed pool was number one recreational facility required by

Design

Architects Alaska, Inc. on contract with City; 65% completed; Bethel City Council to approve 95%/100% design phase and pay for it with City funds.

Pre-Development Program
Study completed by Foraker Group showed size planned is appropriate for community and City can afford to operate it once constructed.

Pre-Construction
Pursue FY 2013 State Capital Budget funding for project.

Construction

Use FY 2013 State of Alaska Designated Legislative Capital Grant to construct facility.

Operation

City of Bethel to contribute 1/2% sales tax revenues (~$600,000) annually.

B

Mikunda, Cottrell & Co
Certified Public Accountants & Consultants

CITY OF BETHEL: AQUATIC TRAINING & HEALTH CENTER (PHASE I)

Final Business Plan

Financial Forecasts: FY15 – FY19

Prepared by Mikunda, Cottrell & Co.

FOR USE BY THE CITY OF BETHEL & ARCHITECTS ALASKA, INC. ONLY

Mikunda, Cottrell & Co.
Certified Public Accountants & Consultants

CITY OF BETHEL:
AQUATIC TRAINING & HEALTH CENTER
(PHASE I)

Business Plan: Financial Forecasts for FY15 – FY19

The City of Bethel (the City) has contemplated for many years building and operating a multi-use community recreation center, including at its focus a swimming pool. As the hub for many surrounding villages, a community recreation center would not only benefit the residents of Bethel, but also visitors from other villages.

Architects Alaska, Inc. (Architects Alaska) has been working with the City on the program and concept designs, and in conjunction with AMC Engineers, has developed construction cost estimates and preliminary operating cost estimates. The purpose of this document is to project operating costs out through the anticipated first 5 years of operations (FY2015 – FY2019).

On the following pages you will find the projected operating revenues and expenditures related to the proposed Bethel Aquatic Training and Health Center (BATH or the Center) for the 5-year period July 1, 2015 – June 30, 2019 (for Phase I only), as well as the key assumptions used in developing these projections. The projections were developed in cooperation with the City and Architects Alaska, and were based on the best information available at the time. We encourage you to keep in mind that these are estimates only, and there are many variables that could affect the actual operational costs and revenues of the proposed Center. As such, some of the assumptions invariably will not materialize, and unanticipated events and circumstances may occur. Therefore, the actual performance in any area of the projection will vary from the projection, and the variations may be material. Mikunda Cottrell does not express any form of assurance on the likelihood of achieving the projection.

We were not engaged to and did not perform an audit, the objective of which would be the expression of an opinion on the projections. Accordingly, we do not express such an opinion. Additionally, we make no guarantees as to the reliability of the projections contained within this document, or the validity of the assumptions that the projections are based on.

Revised: April 2010

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Mikunda, Cottrell & Co
Certified Public Accountants & Consultants

CITY OF BETHEL:
AQUATIC TRAINING & HEALTH CENTER
(PHASE I)

Business Plan:

FINANCIAL FORECASTS: FY15 – FY19

FOR USE BY THE CITY OF BETHEL & ARCHITECTS ALASKA, INC. ONLY

Projected inflation per year[1] = 3.00%

	Projected FY15	Projected FY16	Projected FY17	Projected FY18	Projected FY19
OPERATING REVENUES:					
REVENUE:					
Admissions	283,237	294,985	306,911	319,064	332,102
Space rental	86,629	89,227	91,903	94,660	97,500
Concessions	114,331	117,761	121,294	124,933	128,681
Merchandise	57,164	58,879	60,645	62,464	64,338
YK Delta Lifesavers Annual Contribution	6,027	6,027	6,027	6,027	6,027
Total revenue	**547,388**	**566,879**	**586,780**	**607,148**	**628,648**
TOTAL OPERATING REVENUES	**547,388**	**566,879**	**586,780**	**607,148**	**628,648**
OPERATING EXPENDITURES:					
PERSONNEL:					
Salaries, benefits, & taxes					
Facility manager	121,193	127,249	133,608	140,285	147,295
Receptionist & concessions	47,201	49,571	52,060	54,673	57,406
Lifeguards	171,812	180,412	189,432	198,874	208,828
Janitorial	28,658	29,518	30,404	31,316	32,255
Maintenance	50,151	51,656	53,206	54,802	56,446
Total personnel	**419,015**	**438,406**	**458,710**	**479,950**	**502,230**
MATERIALS, SUPPLIES & SERVICES:					
Utilities:					
Mechanical systems (HVAC & heating)	206,055	212,236	218,604	225,163	233,733
Electricity	152,909	157,496	162,221	167,087	172,100
Water & sewer[2]	55,176	56,831	58,536	60,292	62,100
Training/travel:					
Certified pool operator certification	418	-	-	-	-
Water safety instructor certification	179	-	-	-	-
Lifeguard training	239	92	95	261	101
Travel - training	3,584	826	851	1,754	903
Travel - other	1,375	1,416	1,458	1,502	1,547
Supplies	26,571	6,768	6,971	7,180	7,395
Phone, internet, cable	8,956	9,225	9,502	9,787	10,081
Concession items	57,164	58,879	60,645	62,464	64,338
Merchandise	45,732	47,104	48,517	49,973	51,472
Pool chemicals & other materials	26,571	6,768	6,971	7,180	7,395
Gasoline/diesel/oil	1,339	1,379	1,420	1,463	1,507
Vehicle maintenance/repair (int. svc. fund 57)	4,179	4,304	4,433	4,566	4,703
Information technology	7,761	7,994	8,234	8,481	8,735
Maintenance & janitorial supplies	26,571	6,768	6,971	7,180	7,395
Wind turbine maintenance	7,165	7,380	7,601	7,829	8,064

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		Projected Inflation per year[1] = 3.00%				
		Projected FY15	Projected FY16	Projected FY17	Projected FY18	Projected FY19
	Trash services	960	989	1,019	1,050	1,082
	Minor equipment	5,970	3,075	3,167	3,262	3,360
	Insurance	40,598	41,816	43,070	44,362	45,693
	Dues & subscriptions	596	614	632	651	671
	Advertising	3,581	3,688	3,799	3,913	4,030
	Bad debt expense	1,849	1,921	1,994	2,069	2,148
	Miscellaneous	1,195	1,231	1,268	1,306	1,345
	Total materials, supplies & services	**686,643**	**638,800**	**657,979**	**678,775**	**699,898**
	TOTAL OPERATING EXPENDITURES	**1,105,650**	**1,077,206**	**1,116,689**	**1,158,725**	**1,202,128**
	NET OPERATING INCOME (LOSS)	**(558,270)**	**(510,327)**	**(529,909)**	**(551,577)**	**(573,480)**
OTHER REVENUE (EXPENSE)						
	Replacement reserve	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)
	Sales tax subsidy	579,638	597,027	614,938	633,386	652,388
	TOTAL OTHER REVENUE (EXPENSE)	**554,638**	**572,027**	**589,938**	**608,386**	**627,388**
	TOTAL PROJECTED INCOME (LOSS)	**(3,632)**	**61,700**	**60,029**	**56,809**	**53,908**

1 - per the US Federal Reserve Federal Open Market Committee June 23-24, 2009 meeting minutes, the long run PCE inflation projection is 1.5 to 2.0 percent. During its analysis, Architects Alaska used an inflation rate of 3.0 percent. This seems reasonable and will produce a more conservative estimate.

2 - note that at the current rate of $0.05 per gallon, the City is subsidizing water/sewer services at approximately $0.025-$0.03 per gallon. Therefore, because the Center will generate additional volume in the water/sewer system, the City's total subsidy for the services will increase. For the purposes of calculating the cost to the Center, we assumed a rate increase to $0.07 per gallon.

FOR USE BY THE CITY OF BETHEL & ARCHITECTS ALASKA, INC. ONLY

CITY OF BETHEL:
AQUATIC TRAINING & HEALTH CENTER
(PHASE I)

Business Plan:

KEY ASSUMPTIONS

General Data Information

Mikunda Cottrell was hired by the City of Bethel for this project in August 2009. The intent of the project was for Mikunda Cottrell to work in cooperation with Architects Alaska and the City of Bethel to further refine the operating cost projections originally presented by Architects Alaska.

Work on the project began in late August 2009, and has continued through mid April 2010. The following pages describe the key assumptions used to develop the projections, which are based on the work/research done during the period August 2009 through April 2010.

Engineering assumptions (e.g. heating, electrical, water use, etc calculations) are based on information obtained from Architects Alaska. Specific sources of this information include the Program and Concept Design Document (revised 5/15/09), the Schematic Final Design (6/10/09), the Supplemental Information Packet, and a variety of phone calls, emails, and meetings with Architects Alaska.

The calculation of estimated admissions to the Center per year was derived by multiplying the Department of Labor's estimate of the 2009 population of Bethel by a factor developed in the Agnew Beck 2005 study. This factor was calculated using an average of 4 comparable facilities: the estimated annual visits to the facility divided by the population of the community equals an "attendance multiplier." An average of the multipliers for these 4 facilities was used to estimate the annual attendance at the Bethel facility. We do not feel that this multiplier would change significantly enough to warrant additional research.

Operating Revenues

Admissions:

1. Approximate current population of Bethel = 5,803
2. Average multiplier = 11
    a. Used to calculate estimated visits per year, based on Agnew Beck 2005 study
3. Estimated average admission fee = $3.50 per person, per visit
    a. Projected based on what the City charges for use of the weight room, as well as informal research done on 10 recreation centers in Alaska
4. Projected increase in Bethel's population = 1 percent per year
5. Projected inflation in admissions fees = 3 percent per year

Space Rental:

Natatorium:

1. Assumed that Bethel would have a market for private rentals of the natatorium (e.g. for private parties)
2. Projected rental days = equivalent of 30 days reserved for private parties (720 hours per year)
3. Estimated average rental fee = $75 per hour
    a. Based on an average of rental fee information obtained from informal research done on 10 recreation centers in Alaska
4. Projected inflation in rental fees = 3 percent per year

Conference Room:

1. The fitness room can be used for conference space from time to time
2. Square footage = 690
3. Estimated occupancy = 30 people
4. Projected rental hours = 500 hours per year
5. Estimated average rental fee = $20 per hour
    a. Based on an average of rental fee information obtained from informal research done on 9 facilities in Bethel
6. Projected inflation in rental fees = 3 percent per year

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Fitness Room:

1. The local 4-H Karate instructor currently uses the ME gym 3 times per week (7.5 hours per week) at a cost of $400 per month
2. The instructor has expressed interest to the City in using the fitness room at the Center instead
3. Estimated monthly fee = $400 per month
4. Projected inflation in rental fees = 3 percent per year

Lockers:

1. Approximately 125 lockers are planned for the Center
2. Estimated that 50 lockers would be rented on an annual basis
3. Estimated annual fee = $75
4. Projected inflation in rental fees = 3 percent per year

Concessions:

1. Assumed that one half of the visitors to the Center would buy concession items
2. Assumed that each of those people would buy 2 items
3. Average price per concession item = $1.50
4. Projected inflation in concession item prices = 3 percent per year

Merchandise:

1. Assumed that 5 percent of the visitors to the Center would buy 1 merchandise item
2. Average price per merchandise item = $15
3. Projected inflation in merchandise item prices = 3 percent per year

Annual Contribution from the YK Delta Lifesavers:

1. Endowment fund contribution anticipated to help cover operating expenses every year
2. Based on 5 percent of the current endowment operating fund principle balance of $120,557. This is an estimate of a portion of the interest expected to be generated.

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Operating Expenditures

Personnel:

Facility Manager:

1. Responsibilities will include: overall facility management, staff supervision, program and other development, fundraising, budget monitoring, etc
2. Position requirements will include: 1 full time, permanent, union position, Certified Pool Operator (CPO) certification
3. Projected salary is based on Appendix B of the current union contract: Range 8, Step F ($64,335 per year)
4. Projected increase in wages = 5 percent per year

Receptionist & Concessions:

1. Responsibilities will include: front lobby/reception duties, light security (e.g. lock doors at night, watch for inappropriate behavior), collect and enter membership information, sell concessions, collect membership and concession payments, etc.
2. Position requirements will include: equivalent to 1 full time employee (most likely staffed by 2-3 part time employees), non-union position
3. Projected hourly payrate is based on informal wage research ($13.00 per hour)
4. Work schedule:
    a. 10 hours per day
    b. 6 days per week
    c. 47 weeks per year (52 weeks less 3 weeks closure for maintenance and 2 weeks for holidays)
5. Projected increase in wages = 5 percent per year

Lifeguard Supervisor:

1. Responsibilities will include: supervision of other lifeguards, supervision of pool, deck, and adjacent areas, watching swimmers and protecting their safety, ensuring rules are followed, performing rescue procedures and giving first aid, providing lifeguard training to new lifeguards, etc.
2. Position requirements will include: 1 full time, permanent, union position, lifeguard certifications, water safety instructor certification
3. Projected hourly payrate is based on Appendix B of the current union contract: Range 6, Step Entry Level ($19.79 per hour)
4. Work schedule:
    a. 8 hours per day
    b. 5 days per week
    c. 47 weeks per year (52 weeks less 3 weeks closure for maintenance and 2 weeks for holidays)

6. Projected increase in wages = 5 percent per year

Lifeguards:

1. Responsibilities will include: supervision of pool, deck, and adjacent areas, watching swimmers and protecting their safety, ensuring rules are followed, performing rescue procedures and giving first aid, etc.
2. Position requirements will include: equivalent to 2 full time employees (most likely staffed by 2-4 part time employees), non-union position, lifeguard certifications
3. Projected hourly payrate is based on informal wage research (there was limited data available for lifeguard wages in rural Alaska – used data for Anchorage, Fairbanks, and the Southeast) ($14.00 per hour)
4. Work schedule:
    a. 10 hours per day
    b. 6 days per week
    c. 47 weeks per year (52 weeks less 3 weeks closure for maintenance and 2 weeks for holidays)
5. Projected increase in wages = 5 percent per year

Janitorial:

1. Responsibilities will include: general janitorial services, excluding pool cleaning
2. Position requirements will include: equivalent to two-thirds full time employee, contractual
3. Projected annual contract amount is based on information obtained from the City of Bethel ($24,000 per year)
4. Projected inflation in contract = 3 percent per year

Maintenance:

1. Responsibilities will include: general maintenance services
2. Position requirements will include: equivalent to two-thirds full time employee, contractual
3. Projected annual contract amount is based on information obtained from the City of Bethel ($42,000 per year)
4. Projected inflation in contract = 3 percent per year

Payroll Taxes & Benefits:

1. Payroll taxes paid for all positions except contracted services
2. Employee benefits paid for all full time permanent positions (excludes part time positions and contracted services)
3. Social security tax:
    a. 6.2 percent on first $106,800 in wages for 2009
4. Medicare tax:
    a. 1.45 percent, no income caps

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5. Federal unemployment tax (FUTA):
    a. 0.8 percent on first $7,000 in wages
6. State unemployment tax (SUTA):
    a. 0.08 percent on first $32,700 in wages for 2009
    b. The limit is recalculated each year at 75 percent of the average annual wage in Alaska. In order to estimate future limits, used an estimated 3 percent inflation per year
7. Employee benefits:
    a. Estimated at 50 percent of wages paid

Mechanical Systems (HVAC & Heating):

Natatorium:

1. Indoor temperature setpoint = 84°F
2. Hours of operation for mechanical systems = 24 hours per day, 7 days per week, 52 weeks per year
3. Boiler efficiency = 80 percent
4. Assumed a 10 percent reduction in pool size
5. Assumed a reduction in the water slide height
6. Assumed an estimated 10 percent savings due to using the Utilitrak heat management system
7. Estimated cost per gallon of heating fuel = $4.50
    a. City is currently paying $4.05 including delivery charges. Increased to $4.50 to be conservative
8. Projected inflation in heating fuel = 3 percent per year

Pool Water:

1. Pool water temperature setpoint = 84°F
2. Hours of operation for pool water systems:
    a. Evaporation = 24 hours per day, 7 days per week, 52 weeks per year
    b. Splashing = 10 hours per day, 6 days per week, 47 weeks per year (52 weeks less 3 weeks closure for maintenance and 2 weeks for holidays)
3. Complete pool drain and refill = every 5 years
4. Boiler efficiency = 80 percent
5. Assumed a 10 percent reduction in pool size
6. Assumed an estimated 10 percent savings due to using the Utilitrak heat management system
7. Estimated cost per gallon of heating fuel = $4.50
    a. City is currently paying $4.05 including delivery charges. Increased to $4.50 to be conservative
8. Projected inflation in heating fuel = 3 percent per year

Non-Natatorium:

1. Indoor temperature setpoint = 72°F
2. Hours of operation for mechanical systems = 24 hours per day, 7 days per week, 52 weeks per year
3. Boiler efficiency = 80 percent
4. Assumed an estimated 10 percent savings due to using the Utilitrak heat management system
5. Estimated cost per gallon of heating fuel = $4.50
    a. City is currently paying $4.05 including delivery charges. Increased to $4.50 to be conservative
6. Projected inflation in heating fuel = 3 percent per year

Other Water Use:

Showers:

1. Hours of operation for shower use = 10 hours per day, 6 days per week, 47 weeks per year (52 weeks less 3 weeks closure for maintenance and 2 weeks for holidays)
2. Cold water temperature = 45°F
3. Hot water temperature = 140°F
4. Estimated bathers per hour = 15
5. Estimated average shower time = 7 minutes
6. Shower head flow rate = 1.8 gallons per minute
7. Boiler efficiency = 80 percent
8. Assumed LEED compliance
9. Estimated cost per gallon of heating fuel = $4.50
    a. City is currently paying $4.05 including delivery charges. Increased to $4.50 to be conservative
10. Projected inflation in heating fuel = 3 percent per year

Faucet Use:

1. Hours of operation for faucet use = 10 hours per day, 6 days per week, 50 weeks per year (52 weeks less 2 weeks for holidays – assumed that faucet usage would remain the same for the 3 weeks of maintenance)
2. Cold water temperature = 45°F
3. Hot water temperature = 140°F
4. Estimated faucet uses per day = 150
5. Estimated average faucet use time = 0.5 minutes
6. Faucet flow rate = 0.5 gallons per minute
7. Boiler efficiency = 80 percent
8. Assumed LEED compliance

9. Estimated cost per gallon of heating fuel = $4.50
    a. City is currently paying $4.05 including delivery charges. Increased to $4.50 to be conservative
10. Projected inflation in heating fuel = 3 percent per year

Electrical Systems:

1. Hours of operation for electrical systems = 10 hours per day, 6 days per week, 47 weeks per year (52 weeks less 3 weeks closure for maintenance and 2 weeks for holidays)
2. Total annual peak demand = 994.36 kWh (estimated by AMC Engineers)
3. Total annual usage = 376,177.03 kWh (estimated by AMC Engineers)
4. Assumed a 10 percent reduction in pool size
5. Assumed a reduction in the pump size for the pool
6. Assumed a 40 percent savings from the wind farm
7. Monthly customer charge = $11 per month (based on April 2009 invoice)
    a. City is currently paying $10.55. Increased to $11.00 to be conservative
8. Energy usage charge = $0.3673 per kWh (based on April 2009 invoice)
9. Demand charge = $30 per kWh demand (based on information from AMC Engineers)
    a. AMC Engineers estimated at $28. Increased to $30 to be conservative
10. Cost of power adjustment = $0.169 per kWh (based on April 2009 invoice)
11. Regulatory charge = $0.000362 per kWh (based on April 2009 invoice)
12. Projected inflation in electrical rates = 3 percent per year

Water & Sewer:

Domestic Water Use:

Showers:

1. See also assumptions under Mechanical Systems (HVAC & Heating), Other Water Use, Showers
2. Estimated water/sewer services rate = $0.07 per gallon
    a. City is currently charging $0.05. Increased to $0.07 to be conservative
3. Projected inflation in water and sewer rates = 3 percent per year

Faucet Use:

1. See also assumptions under Mechanical Systems (HVAC & Heating), Other Water Use, Faucets
2. Estimated water/sewer services rate = $0.07 per gallon
    a. City is currently charging $0.05. Increased to $0.07 to be conservative
3. Projected inflation in water and sewer rates = 3 percent per year

Toilets:

1. Hours of operation for toilet use = 10 hours per day, 6 days per week, 50 weeks per year (52 weeks less 2 weeks for holidays – assumed that toilet usage would remain the same for the 3 weeks of maintenance)
2. Estimated toilet uses per day = 100
3. Toilet fill rate = 1 gallon per fill
4. Assumed LEED compliance
5. Estimated water/sewer services rate = $0.07 per gallon
    a. City is currently charging $0.05. Increased to $0.07 to be conservative
6. Projected inflation in water and sewer rates = 3 percent per year

Pool Water:

Evaporation:

1. See also assumptions under Mechanical Systems (HVAC & Heating), Pool Water
2. Estimated water services rate = $0.04 per gallon
    a. City is currently charging $0.05 for water and sewer services. Assumed that since evaporation requires no use of the sewer system, only half of the total rate would be charged ($0.025). Increased to $0.04 to be conservative
3. Projected inflation in water rates = 3 percent per year

Splashing:

1. See also assumptions under Mechanical Systems (HVAC & Heating), Pool Water
2. Estimated water services rate = $0.00 per gallon
    a. City is currently charging $0.05 for water and sewer services. Assumed that since splashing will be 100 percent recycled back into the pool, there would be no use of the water/sewer system
3. Projected inflation in water rates = 3 percent per year

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Training:

Lifeguard Training:

1. Training provider is the American Red Cross of Alaska
2. Must also have first aid and professional rescuer CPR training
3. Recertification is required once every 3 years
4. Assumed that there will be no turnover in the lifeguard supervisor position
5. Assumed that the lifeguard supervisor will obtain the water safety instructor certification and will provide lifeguard training to the other lifeguards
6. Estimated cost of class = $125
    a. Per phone call with the American Red Cross of Alaska
7. Projected inflation in training rates = 3 percent per year

CPR for the Professional Rescuer Training:

1. Training provider is the American Red Cross of Alaska
2. Appears to include first aid training
3. Recertification is required once a year
4. Assumed that there will be no turnover in the lifeguard supervisor position
5. Assumed that the lifeguard supervisor will obtain the water safety instructor certification and will provide CPR training to the other lifeguards
6. Estimated cost of class = $75
    a. Per the American Red Cross of Alaska website
7. Projected inflation in training rates = 3 percent per year

Water Safety Instructor Training:

1. Training provider is the American Red Cross of Alaska
2. Must also have a fundamentals of instructor training certificate issued within the past 12 months or have a current health and safety services instructor authorization
3. Must teach at least once every 2 years to remain current
4. Assumed that there will be no turnover in the lifeguard supervisor position
5. Assumed that the lifeguard supervisor will teach at least once every 2 years to remain current
6. Estimated cost of class = $150
    a. Water safety instructor training = $75
    b. Fundamentals of instructor training = $75
    c. Per phone call with the American Red Cross of Alaska
7. Projected inflation in training rates = 3 percent per year

Training:

Lifeguard Training:

1. Training provider is the American Red Cross of Alaska
2. Must also have first aid and professional rescuer CPR training
3. Recertification is required once every 3 years
4. Assumed that there will be no turnover in the lifeguard supervisor position
5. Assumed that the lifeguard supervisor will obtain the water safety instructor certification and will provide lifeguard training to the other lifeguards
6. Estimated cost of class = $125
    a. Per phone call with the American Red Cross of Alaska
7. Projected inflation in training rates = 3 percent per year

CPR for the Professional Rescuer Training:

1. Training provider is the American Red Cross of Alaska
2. Appears to include first aid training
3. Recertification is required once a year
4. Assumed that there will be no turnover in the lifeguard supervisor position
5. Assumed that the lifeguard supervisor will obtain the water safety instructor certification and will provide CPR training to the other lifeguards
6. Estimated cost of class = $75
    a. Per the American Red Cross of Alaska website
7. Projected inflation in training rates = 3 percent per year

Water Safety Instructor Training:

1. Training provider is the American Red Cross of Alaska
2. Must also have a fundamentals of instructor training certificate issued within the past 12 months or have a current health and safety services instructor authorization
3. Must teach at least once every 2 years to remain current
4. Assumed that there will be no turnover in the lifeguard supervisor position
5. Assumed that the lifeguard supervisor will teach at least once every 2 years to remain current
6. Estimated cost of class = $150
    a. Water safety instructor training = $75
    b. Fundamentals of instructor training = $75
    c. Per phone call with the American Red Cross of Alaska
7. Projected inflation in training rates = 3 percent per year

Certified Pool Operator Training:

1. Training provider is Pool & Spa Education/Consulting, LLC
2. Recertification is required once every 5 years
3. Assumed that there will be no turnover in the lifeguard supervisor position
4. Estimated cost of class = $350
    a. Per phone email from Pool & Spa Education/Consulting, LLC
5. Projected inflation in training rates = 3 percent per year

Training Travel:

Lifeguard Training Travel:

1. Training provider is the American Red Cross of Alaska
2. Class is conducted in Anchorage
3. Class duration is 1 day, assumed 2 days total travel would be necessary (1 day of class, 1 day of travel)
4. Assumed only the lifeguard supervisor would need to attend (the lifeguard supervisor will obtain the water safety instructor certification and will provide lifeguard training to the other lifeguards)
5. Recertification is required once every 3 years
6. Assumed that there will be no turnover in the lifeguard supervisor position
7. Estimated cost of airfare, Bethel to Anchorage = $500
    a. Based on Alaska Airlines website
8. Estimated cost of hotel, 1 night = $100 per night
    a. Based on Expedia website
9. Estimated cost of food, 2 days = $36 per day
    a. Breakfast = $8, lunch = $9, dinner = $19
    b. Based on City of Bethel per diem rates
10. Projected inflation in travel costs = 3 percent per year

CPR for the Professional Rescuer Training Travel:

1. Training provider is the American Red Cross of Alaska
2. Class is conducted in Anchorage
3. Class duration is 1 day, assumed 2 days total travel would be necessary (1 day of class, 1 day of travel)
4. Assumed only the lifeguard supervisor would need to attend (the lifeguard supervisor will obtain the water safety instructor certification and will provide lifeguard training to the other lifeguards)
5. Recertification is required once a year
6. Assumed that there will be no turnover in the lifeguard supervisor position

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7. Estimated cost of airfare, Bethel to Anchorage = $500
    a. Based on Alaska Airlines website
8. Estimated cost of hotel, 1 night = $100 per night
    a. Based on Expedia website
9. Estimated cost of food, 2 days = $36 per day
    a. Breakfast = $8, lunch = $9, dinner = $19
    b. Based on City of Bethel per diem rates
10. Projected inflation in travel costs = 3 percent per year

Water Safety Instructor Training Travel:

1. Training provider is the American Red Cross of Alaska
2. Class is conducted in Anchorage
3. Class duration is:
    a. 1 day water safety instructor training
    b. 1 day fundamentals of instructor training
    c. Assumed 3 days total travel would be necessary (2 days of classes, 1 day of travel)
4. Assumed only the lifeguard supervisor would need to attend
5. Must teach at least once every 2 years to remain current
6. Assumed that there will be no turnover in the lifeguard supervisor position
7. Assumed that the lifeguard supervisor will teach at least once every 2 years to remain current
8. Estimated cost of airfare, Bethel to Anchorage = $500
    a. Based on Alaska Airlines website
9. Estimated cost of hotel, 2 nights = $100 per night
    a. Based on Expedia website
10. Estimated cost of food, 3 days = $36 per day
    a. Breakfast = $8, lunch = $9, dinner = $19
    b. Based on City of Bethel per diem rates
11. Projected inflation in travel costs = 3 percent per year

Certified Pool Operator Training Training:

1. Training provider is Pool & Spa Education/Consulting, LLC
2. Class is conducted in Anchorage
3. Class duration is 2 days, assumed 3 days total travel would be necessary (2 days of classes, 1 day of travel)
4. Assumed only the lifeguard supervisor would need to attend
5. Recertification is required once every 5 years
6. Assumed that there will be no turnover in the lifeguard supervisor position
7. Estimated cost of airfare, Bethel to Anchorage = $500
    a. Based on Alaska Airlines website

8. Estimated cost of hotel, 2 nights = $100 per night
    a. Based on Expedia website
9. Estimated cost of food, 3 days = $36 per day
    a. Breakfast = $8, lunch = $9, dinner = $19
    b. Based on City of Bethel per diem rates
10. Projected inflation in travel costs = 3 percent per year

Concession Items Expense:

1. See also assumptions under Operating Revenues, Concessions
2. Assumed that the gross profit margin on concessions sold at the Center would be 50 percent
3. Projected inflation in the cost of concession items = 3 percent per year

Merchandise Expense:

1. See also assumptions under Operating Revenues, Merchandise
2. Assumed that the gross profit margin on merchandise sold at the Center would be 20 percent
3. Projected inflation in the cost of merchandise = 3 percent per year

Bad Debt Expense:

4. Revenue included in the estimate for bad debt expense:
    a. Admissions
    b. Space rental
    c. Assumed that concessions and merchandise would not be sold on credit
5. Estimated percent of uncollectible accounts = 0.5 percent

Other Operating Costs:

1. Other travel: assumed one miscellaneous trip per year to Anchorage - $500 for airfare, $100 for hotel for 3 nights, $36 for food and $50 for car rental for 4 days
2. Supplies: assumed large outlay ($20,000) in FY15 to supply the Center. Minimal outlay thereafter

3. Phone, internet, & cable: estimate for office phones, internet services, and cable TV services
4. Pool chemicals & other materials: assumed large outlay ($20,000) in FY15 to supply the Center. Minimal outlay thereafter
5. Gasoline, diesel, & oil: assumed small amount of vehicle use will be necessary – estimated 200 gallons of fuel at $5.60 per gallon
6. Vehicle maintenance & repair: estimated by the City (internal service fund)
7. Information technology: estimated by the City (internal service fund)
8. Maintenance & janitorial supplies: assumed large outlay ($20,000) in FY15 to supply the Center. Minimal outlay thereafter
9. Wind turbine maintenance: per V3 Power, an annual maintenance contract for the wind turbines is $4,200 plus travel costs of about $1,800
10. Trash services: per the City, trash services are $67 per month
11. Minor equipment: assumed small amount each year for replacement of computers, furniture, etc. FY2015 includes an estimated $2,985 for a 20 foot storage container for storing tables, chairs, and other miscellaneous supplies
12. Insurance: estimated by the City

13. Dues & subscriptions: estimate for miscellaneous dues and subscriptions
14. Advertising: assumed the City will want to do some mild advertising of the Center – flyers, posters, radio, etc.
15. Miscellaneous: estimate for other unanticipated expenses
16. Projected inflation in other operating costs = 3 percent per year

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Other Non-Operating Revenues & Expenditures

Replacement Reserve:

1. A replacement reserve is generally equal to 2-3 percent of the replacement cost of major equipment (e.g. a boiler)
2. Do not expect any major maintenance costs in the first 10 years of operation as everything should be covered under warranty
3. Estimated total major equipment replacement cost = $1 million

Sales Tax Subsidy:

1. Expected sales tax to be dedicated to the Center in today's dollars = $500,000
2. Projected inflation in sales tax subsidies = 3 percent per year

Other Non-Operating Revenues & Expenditures

Replacement Reserve:

1. A replacement reserve is generally equal to 2-3 percent of the replacement cost of major equipment (e.g. a boiler)
2. Do not expect any major maintenance costs in the first 10 years of operation as everything should be covered under warranty
3. Estimated total major equipment replacement cost = $1 million

Sales Tax Subsidy:

1. Expected sales tax to be dedicated to the Center in today's dollars = $500,000
2. Projected inflation in sales tax subsidies = 3 percent per year

CITY OF BETHEL:
AQUATIC TRAINING & HEALTH CENTER
(PHASE I)

Business Plan:

POTENTIAL COST SAVINGS & / OR REVENUE GENERATION

Potential Areas for Cost Savings &/or Revenue Generation

1. **School Swim Programs:** The City could consider working with the Lower Kuskokwim School District to rent pool time for swimming programs.
    a. Rent would most likely be fairly low, but should not result in any additional operating costs
    b. If the school swim programs are restricted to day time hours on weekdays, they should not interfere significantly with other admissions/uses of the pool
    c. There may be opportunities to expand this concept to other surrounding school districts
    d. There may be opportunities for school districts to organize swim teams and competitive swim meets

2. **Classes & Programs:** The City could consider implementing formal classes and other programs, which would be charged an additional rate above the rate for basic admission.
    a. Examples include:
        i. Swimming classes for infants, toddlers, children, and adults
        ii. Water exercise classes
        iii. Organized water sports
        iv. Other exercise classes
    b. This would most likely result in additional operating costs (class/program instructors, specialized training for instructors, additional equipment, etc.), however, the revenue generated should exceed the additional costs

3. **Space Rental for Activities:** The City could consider renting the fitness/exercise room to third parties who would use the space to conduct organized activities.
    a. Examples include Karate classes (already included in the projections), aerobics, dance classes, and other exercise classes
    b. This would most likely result in minimal additional operating costs

4. **User Fees:** The current projections estimate an average admission fee to the Center in general. The City will need to develop a detailed fee schedule and may be able to charge higher rates for those facilities that are in higher demand (e.g. the weight room).
    a. Examples of things to consider in developing a detail fee schedule include:
        i. Admission type – e.g. pool only (and pool use types), weight room only, fitness/exercise room only, unrestricted access
        ii. Adult, child, student, senior, etc rates
        iii. Hourly, daily, monthly, quarterly, annually, etc passes

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5. **Holidays:** The current projections assume that the Center will be closed for approximately 2 weeks worth of holidays. However, a significant amount of attendance is likely to occur on holidays. The City could consider opening the Center for most holidays.
    a. As an example, H2Oasis in Anchorage is only closed Christmas day and Thanksgiving day
    b. This would most likely result in additional operating costs (staffing and general use of the facility) , however, the revenue generated should exceed the additional costs

6. **Maintenance:** The current projections assume that the Center will be closed for approximately 3 weeks for maintenance. The original estimate from Architects Alaska was 2 weeks. The City could consider attempting to limit maintenance closures to 2 weeks per year.
    a. This would most likely result in additional operating costs (staffing and general use of the facility) , however, the revenue generated should exceed the additional costs

7. **Wind Farm:** Although neither Mikunda Cottrell nor Architects Alaska thought it was prudent to include an additional estimate in the projections for selling excess wind farm power, there is a possibility that the wind farm may generate enough power to have excess to sell back to the grid and/or to other City facilities.

8. **LEED Compliance:** Although neither Mikunda Cottrell nor Architects Alaska thought it was prudent to include estimated savings in the projections for LEED compliance, there is a possibility that building the Center to be LEED compliant would result in significant savings in HVAC and electrical costs.

9. **Sales Tax:** Although we did not think it was prudent to include an additional estimate in the projections for increased sales tax revenue, there is a possibility that simply the existence of the Center will bring more people to Bethel from the surrounding villages, thereby increasing the amount of sales tax revenue to the City, which in turn could result in additional sales tax being dedicated to the Center.

Recent Studies

City of Bethel

Bethel Aquatic Training and Health Center

A

Bethel Aquatic Training and Health Center Feasibility Study

Prepared for:
The Foraker Group
Pre-Development Program

McDowell GROUP
Research-Based Consulting
Juneau
Anchorage

April 2011

Bethel Aquatic Training and Health Center Feasibility Study

Prepared for:
The Foraker Group
Pre-Development Program

PREPARED BY:

McDowell GROUP

Juneau • Anchorage

April 2011

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Executive Summary

McDowell Group was contracted by the Foraker Group Predevelopment Program to assess the financial feasibility of the Bethel Aquatic Training and Health Center (BATH). The proposed Center would be the community's first pool/recreation facility. Such a facility would bring a variety of benefits to the community and region, including improved health among residents, increased recreation opportunities, and improved swimming ability (a significant benefit in a community where fishing and other water-related activities are common).

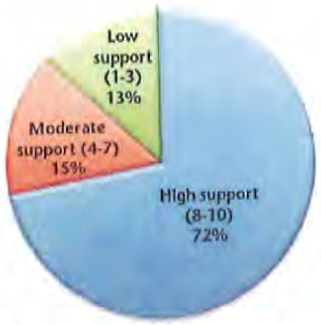
Developing a recreational facility of this scale is a significant decision for any community. All publically-owned pool/recreation facilities in the state are subsidized – some substantially – and such facilities are complex operations. The McDowell Group study team used the best information available to assess financial feasibility, conservatively analyzing revenue and expenses. (The community would not be well served by an overly optimistic or unrealistic assessment of revenues or an incomplete calculation of expenses.) The required municipal subsidy for the BATH Center must be weighed against the potential benefits to the community and region.

Sources of information for the study included a random-sample telephone survey of Bethel and surrounding village residents, interviews with managers of similar facilities across the state, review of previous facility reports including budgets, case studies of pool facilities similar to the BATH Center, interviews with architects, and interviews with potential local contributors. Following is a summary of findings from the study.

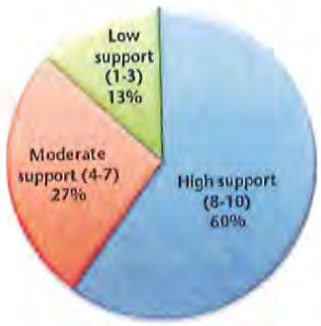
Community Support

As part of the household survey, Bethel and nearby village residents were asked "On a scale of 1 to 10, how supportive are you of having a pool and recreation center with an exercise and weight room in Bethel, with 1 being not supportive and 10 being very supportive?"

Bethel Residents



Village Residents



- Bethel residents expressed a high level of support for the project, with 72 percent rating their support between 8 and 10.

- The community of Bethel also demonstrated significant support for the project when in October 2007 they voted to increase the City's sales tax by one-half percent to subsidize the Center's operating expenses.
- Support among village residents was somewhat lower with 60 percent rating their support level between 8 and 10.
- Nearly three-quarters of Bethel residents surveyed stated that their household would participate in recreation/fun swims, 60 percent would use the weight room, 58 percent would use the hot tub and exercise/spinning bikes, 54 percent would lap swim and 52 percent the waterslide. Only 6 percent of Bethel respondents said their household would not utilize any aspect of the facility.
- The most often mentioned activity for household participation among village residents who said they would use the center was recreation/fun swims (77 percent), then waterslide (65 percent) and swim lessons (53 percent). Slightly less than one-quarter said their household would not use the facility.
- There was significant support for inclusion of a waterslide in the Center from both Bethel residents (6.8 on a scale of 1 to 10) and from village residents (6.7 on a scale of 1 to 10). A majority of respondents stated they were willing to pay an extra $1 fee for use of the waterslide.

Revenue Potential

- Seven potential sources of revenue were identified to fund operation of the Center including admissions, meeting space rental, concession sales, pool rental, fitness center rental, City sales tax contributions, and contributions by community organizations. Total estimated revenue potential from all sources is about $870,000.
- Approximately 20 percent of revenue ($185,000) is estimated to come from admissions, space rental and concessions. One-half percent of the City of Bethel sales tax is expected to generate about $600,000 in Year 1. Potential contributions from community organizations are estimated to be about $85,000.

Summary of Potential Revenue, Year 1

Source	Estimated Revenue
Earned revenue	$185,000
Admissions	140,000
Space rental	28,000
Concessions*	17,000
Sales tax contribution	600,000
Organization contributions	85,000
Total Estimated Revenue	**$870,000**

*Net cost of goods sold.

ADMISSIONS

- Based on survey results and other research, Bethel residents are expected to use the Center at an average rate of about eight times annually per capita (for a total of 48,650 facility visits). Among village residents who are likely to use the facility, per capita use is estimated at three times annually (for a total of 4,950 facility visits).

FEES

- Revenue estimates assumed an adult walk-up admission fee of $4.50 with lower rates for seniors and youth; frequent-use passes are also assumed to be available.
- Revenue estimates in this study conservatively assume average revenue per visit of $2.25, taking into account discounted, subsidized, and/or free admissions.
- In addition to the admission fee, a waterslide fee of $1 would generate an estimated $18,000 annually from Bethel residents and $1,000 from village residents.

Admissions Revenue Summary

- Total annual potential admissions revenue from Bethel residents is estimated to be about $128,000. These revenues would be expected to grow in future years with population growth and potential fee increases.

Potential Annual Admissions Revenue, Bethel Residents

Bethel population	6,080
Average annual visits	8
Total estimated visits	48,650
Revenue per visit	$2.25
Admissions revenue	$110,000
Waterslide revenue	$18,000
Total estimated admissions revenue	**$128,000**

Note: Figures have been rounded.

- Total potential annual admissions revenue from nearby village residents is estimated to be about $12,000.

Potential Admissions Revenue, Village Residents

Village population total	3,369
Village residents likely to use the facility	1,650
Average annual visits	3
Total estimated visits	4,950
Revenue per visit	$2.25
Admissions revenue	$11,000
Waterslide revenue	$1,000
Total estimated admissions revenue	**$12,000**

Note: Figures have been rounded.

Sales Tax Contributions

- Bethel voters passed a half percent sales tax increase in 2007 with the intention for those funds to subsidize BATH Center operations. The one-half percent sales tax revenue collected over the last three years has ranged from $562,000 to $667,000, with 2010 collections of $612,000. For planning purposes, the City of Bethel has predicted that the half percent tax will generate about $600,000 in 2011. This figure was used as the Year 1 tax contribution for the purpose of estimating potential revenue.

City of Bethel Sales Tax Revenue, 2007 to 2011

	2007	2008	2009	2010	2011 (Est.)
Total sales tax revenue collected	$5,786,000	$6,743,000	$8,008,000	$7,347,000	$7,200,000
Potential BATH contribution	n/a	562,000	667,000	612,000	600,000

Organization Contributions

- While there are no guaranteed contributions, based on interviews conducted with seven community groups, organizations, and businesses, financial support from these sources could total approximately $85,000 annually.

Estimated Expenses

- BATH Center operating expenditures are estimated to total approximately $843,000 in Year 1.

Summary of Estimated Operating Expenses, Year 1

	Expense
Labor costs*	$342,000
Utilities	394,000
Other expenses	107,000
Total Estimated Expenses	**$843,000**

Note: Figures have been rounded. *Includes travel and training

Labor Costs

- Annual labor costs are estimated at $342,000, or 40 percent of Center expenses
- Labor costs were calculated with the assumption that the facility would operate 10 hours per day, 6 days per week for 47 weeks per year.
- Staffing includes a full-time manager and life guard supervisor, several part-time receptionists, and multiple life guards. Janitorial and maintence functions would be contracted.
- This budget allows for about two lifeguards on duty during all pool hours with the assumption that the life guard supervisor and pool manager will fill in during heavy use periods.

Utilities

- Utility costs are estimated at $394,000, or 47 percent of total expenses in Year 1.
- Heating fuel cost is estimated at $174,000 based on annual estimated use of 36,000 gallons at the January 2011 price of $4.82 per gallon.
- Total annual electricity charges were estimated at about $174,000.
- Water and sewer costs were estimated at $0.07 per gallon and with total annual costs of about $46,000.

BATH Feasibility

- Based on the revenue and expense estimates developed in this study, in Year 1, BATH facility operations are projected to generate net positive cash flow of about $27,000. This net cash flow estimate includes revenue from the dedicated half-percent sales tax contribution. This cash flow analysis assumes no loan repayments or interest costs of any kind for the facility.

Summary of Revenue and Expenses, Year 1

Total potential revenue	$870,000
Total estimated expenses	843,000
Net cash flow	**$27,000**

- Utility cost increases/decreases excluded, the pro forma analysis shows positive cash flow in six of the first seven years and turns to a net loss of about $1,200 in Year 8, $17,000 in Year 9, and $9,000 in Year 10.[1]
- Declining net cash flow is the result of expenses very slightly outpacing revenues over the ten-year period. This is primarily due to labor costs rising at a pace faster than revenues (labor costs increase from 40 percent of expenses in Year 1 to 49 percent in Year 10). Minor adjustments to admissions fees would compensate for declining net cash in Year 8 though Year 10.

Pro Forma Financial Analysis Assumptions

Revenue

- Pro forma analysis shows Bethel resident admissions increasing at the same rate as projected population increase of 1 percent annually. Admission fee increases of $0.50 are assumed in years 4, 7, and 10.
- It is assumed that all revenue generated by the one-half percent sales tax will be used for Center operations (approximately $600,000 annually). Sales tax revenues are assumed to grow at the same rate as Bethel's projected population growth of 1 percent annually.

[1] A detailed pro forma is included in appendix C of this study.

- Revenue from annual contributions made by community organizations is assumed to increase along with pool usage and admission fees.

EXPENSES

- Most labor costs are projected to increase by 5 percent annually (based on the City contract as of April 2011).
- The cost of utilities is a source of significant uncertainty in the analysis of BATH operation expenses. Over the last six years, retail heating fuel prices in Bethel have ranged from a low of $3.37 to a high of $6.33, and are likely to continue to be volatile. Given this volatility, utility costs are held at their current level through the 10-year cash flow analysis period. Cash flow sensitivity analysis was conducted to test the effect of higher or lower fuel prices.
- The study team calculated that each dollar change in the price of heating oil – either up or down – would change operating costs by approximately $60,000 annually. As previously mentioned, Year 1 utility estimates are based on a heating oil cost of $4.82 per gallon.
- A significant increase in fuel prices would have an important impact on operational expenses and net cash flow. It may be prudent to develop a utilities reserve fund in years when fuel prices are lower and use this to offset expenses in years when fuel prices are higher.

Other Considerations

PreOpening Expenses

- The City will incur at least $125,000 in one-time, start-up expenses prior to the Center's opening to hire personnel, conduct training, and purchase supplies. If BATH development moves forward, the City will want to include these expenses in calculations of the Center's total development costs..

Facility Size and Scope

- When compared to other facilities around the state, the current design of the BATH Center appears appropriately sized based on community desire and community commitment through the willingness to pass a tax increase.
- A review of the 65 percent design drawings with Architects Alaska revealed few ways to easily reduce capital costs or lower operating expenses.
- Efforts already made to reduce costs include reducing the pool and natatorium size by 10 percent, adding a pool cover to significantly reduce heat loss through evaporation, and installation of a energy-saving utilities monitoring and management system.
- Based on discussions with Architects Alaska, the type of building materials used in the facility are utilitarian, and there is little savings in using less expensive materials as the cost of upkeep and replacement results in long term expenses.
- Significant savings can only be achieved by downsizing the facility. Potential cuts could include deletion of the weight and fitness rooms which would allow for significant savings in construction costs and

some savings in operating costs. However, the community has expressed a significant interest in these amenities, and removal would likely reduce Center admission revenues.

- Reducing the pool from a competition pool to a recreation pool would result in significant savings but at some cost to the facility's usefulness and appeal. A smaller pool would reduce both capital costs and operating costs significantly, but would also reduce revenues.
- Removing the water slide would provide both capital and operations cost savings, but this feature is a significant draw for youth. Slide-related operating expenses are offset by the additional admissions generated, particularly if an extra fee is charged.
- The one item that could easily be cut from the project is the spa/hot tub. Although this amenity is desirable to users, it is not a necessity. According to Architects Alaska, the spa has an installed capital cost of about $30,000 and annual operating costs of about $10,000. The spa could be installed and not operated until such time as funding is stabilized, installed at a later date, or dropped from the project completely.

Introduction and Methodology

The McDowell Group was contracted by the Foraker Group Predevelopment Program to review previous planning efforts and assess the feasibility of the proposed Bethel Aquatic Training and Health (BATH) Center in Bethel.

Facility Need

There is a need in the Bethel region to increase opportunities for residents to learn and practice swimming. According to the State of Alaska Bureau of Vital Statistics, the Bethel Census area had the highest number of drowning/submersion deaths in the state and accounted for one in ten drownings in the state between 2007 and 2009. According to survey results, 27 percent of Bethel residents (1,640 residents) and 36 percent of village residents (1,200 residents) do not know how to swim.

Indoor recreational facilities in Bethel are limited. There is currently a small weight room operated by the Bethel 4-H Youth Center, and four gymnasiums (some with limited open public use). A pool and recreation facility would provide more opportunities for residents of Bethel and the surrounding area to engage in indoor activities that could lead to healthier lifestyles.

Facility Description

As currently planned, the BATH Center would be approximately 19,200 square feet and would include a swimming pool, hot tub, water slide, exercise room, and weight room. The facility would provide locker rooms, restrooms, a reception/concession area, and meeting space.

The pool area would include a four-lane lap swim/competition pool, a family pool with depths of three to four feet, shallow kids wading pool, and a hot tub. One end of the family pool would have a 16-foot circular water slide. The exercise room would be used for aerobics and other exercise classes, while the weight room would have a selection of weights and exercise machines.

Under the current plan, the facility is scheduled to operate 10 hours per day, 6 days per week for 47 weeks per year (closed two weeks for holidays and three weeks for maintenance).

The most recent construction cost estimate available is in the May 2009 Architects Alaska Program and Concept Report with a bid date of January 2010. At that time construction costs were estimated at $15 million with a contingency of $2.5 million for a total cost estimate of $17.5 million.

Methodology

Document Review

The McDowell Group study team conducted a thorough review of relevant previous studies including:

- City of Bethel Multi-Use Recreational Facility Plan, Agnew::Beck Consulting, November, 2000;
- Bethel Aquatic Training and Health Center Program and Concept Design Final, Architects Alaska, Revised May 2009,
- Bethel Aquatic Training and Health Center (Phase 1) Final Business Plan, Mikunda, Cotrell and Company, April 2010.

The study team also reviewed other documents provided by Architects Alaska including the 65 percent design development plans dated December 15, 2009.

Household Surveys

McDowell Group designed and fielded household surveys in Bethel and eight surrounding villages in January 2011 to assess the level of support for the BATH Center, potential facility use, willingness to pay, and activities in which the households would likely participate. Survey results were incorporated into the analysis and are presented in Appendix A of this study.

Case Studies

Case studies were developed for eight Alaska facilities that had some similar facility and/or community characteristics. The case studies reviewed programs, services, operational results, and maintenance issues and lessons learned. Case studies are included in Appendix B.

Interviews

Interviews were conducted with 12 individuals in Bethel including businesses and organization executives and City staff. Some interviews were specifically for the purpose of assessing how organizations might use the Center and their potential contributions to facility revenues. Many calls and emails were exchanged with City staff seeking information or confirming details of the planned Center. Multiple conversations and emails occurred with Architects Alaska. AMC Engineers provided updated electric cost estimates.

Analysis of Feasibility

An analysis of all the available data was conducted in order to assess the BATH Center revenue and expenses and to develop a ten-year pro forma cash flow analysis. A detailed pro forma financial analysis is included in Appendix C.

Seven potential sources of revenue have been identified to provide funds for operation of the Center. Sources include admission fees, concessions sales, rental of meeting space, pool and fitness space rental, a portion of sales tax collected by the City of Bethel, and potential contributions by community organizations and businesses.

Total revenue potential from all sources is estimated at $870,000 annually. Approximately 20 percent of revenue ($185,000) would come from admissions, space rental, and concessions. One-half percent of the City of Bethel sales tax is expected to generate about $600,000 annually; contributions from community organizations account for the remaining $85,000. The section following this table describes each of these potential revenue sources in greater detail.

Summary of Potential Revenue

Source	Estimated Revenue
Earned revenue	$185,000
Admissions	140,000
Space rental	28,000
Concessions*	17,000
Sales tax contribution	600,000
Organization contributions	85,000
Total Estimated Revenue	**$870,000**

*Net cost of goods sold.

Bethel Residents Annual Visits and Admissions Revenue

Bethel Population Trends

The Bethel Census Area's population in 2010 was 17,013, up 6 percent from 16,046 residents in 2000. Growth from natural increase (births minus deaths) has been relatively strong over the decade, more than offsetting losses from migration. Growth was strong over the 2000-2005 period – rising from 16,046 to 17,099 – but the area's population has been hovering at around 17,000 since then.

The Alaska Department of Labor and Workforce Development projects an average annual growth rate of 1.4 percent for the Bethel Census Area over the period from 2009 to 2034. The population is projected to grow to about 18,000 by 2014, 19,200 by 2019, and 20,500 by 2024.

It is unclear why the Department of Labor is projecting stronger growth than occurred over the 2000-2010 period. One factor to consider is that the projections were made before the 2010 Census numbers were available. Given Bethel's very modest growth in the last decade, and the fact that the population was essentially flat from 2005 to 2010, a more modest growth rate is assumed for this study (see below).

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The city of Bethel's population increased 11 percent from 5,471 in 2000 to 6,080 in 2010, an annual increase of 1.1 percent. The population of the villages closest to Bethel (including Akiachak, Akiak, Atmautulak, Kwethluk, Kasigluk, Napakiak, Napaskiak, and Oscarville) gained an average of about one-half percent annually over the last decade, increasing from 3,248 to 3,369. However, population in these villages combined declined by 3.9 percent between 2008 and 2010, resulting in annual average decline of 1.3 percent between 2008 and 2010.

The revenue estimates in this study assume that Bethel's population will grow at 1 percent annually and that the combined population of the selected villages will decline by 1 percent annually.

Estimated Annual Visits

Two methodologies were used to estimate annual pool visits by Bethel residents. A community survey was conducted to gauge the level of community support for the Center and to determine Bethel residents' willingness to utilize the facility at various admission fees. Previous McDowell Group research in a variety of fields has consistently revealed that when asked about future use of a potential facility, product, or activity, respondents often dramatically overstate their anticipated use. This was the case with Bethel respondents as well; respondents reported anticipated use levels that were many times the actual use rate seen in other communities around the state. While usage rates from the survey were not used in this analysis, the question did measure very strong support for the facility and determined the relative effect fee increases would have on usage.

The methodology used to predict pool usage was a comparison of operations data from pools around the state to determine how often residents of those communities utilize the facilities. The table below lists the ten communities where facility visits were reviewed. This methodology was used in the three previous BATH Center studies.

A per capita use factor was derived by dividing total annual recreation facility visits by the population of each community. For example; according to the Alaska Department of Labor, Sitka had a 2009 population of 8,627 with total annual pool visits of 59,800. Therefore, the facility use factor was 6.9 visits annually, per person. The average use per capita factor for all the facilities reviewed for this study was 7.2. visits per year.

Per Capita Pool Visitation in Selected Alaska Communities

Community	Population	Total Annual Pool Visits	Per Capita Use Factor
Ketchikan	12,984	90,000	6.9
Kodiak	10,900	52,000	4.8
Sitka	8,627	59,800	6.9
Nikiski	6,000	53,000	8.8
Unalaska*	3,662	32,300	8.8
Nome*	3,468	18,000	5.2
Craig*	3,015	30,000	10.0
Haines*	2,286	20,000	8.7
Cordova*	2,126	22,400	10.5
Wrangell*	1,892	17,500	9.2
Overall average			7.2
Smaller community avg.			8.7

*Smaller community

Further investigation revealed that facilities in smaller communities had somewhat higher use rates, averaging 8.8 annual visits, per person. Potential revenue estimates used in this study are based on an annual average use factor of 8.0. The potential range of visits by Bethel residents (population of 6,080) is estimated to be between 47,700 and 49,700. A mid-point of about 48,700 is used in the revenue estimates for this report.

Admission Fees and Revenue

This study uses revenue per visit to estimate total annual admissions revenues. Several factors affect revenue per visit including the walk-up rate, rates for passes, the number of discounted pass and punch card holders, the frequency of visits, and the number of free or subsidized admissions. Reduced rates or free access are often provided for groups such as seniors and those who cannot afford to pay the full admission rate.

An analysis of revenue per visit for selected community recreational facilities revealed that, as a rough measure, net revenue per visit was in the range 50 to 60 percent of the adult walk-up fee. Stated another way, if the adult walk-up fee was $4.50, on average these other facilities were able to generate between $2.25 and $3.00 per visit.

Most facilities offer two kinds of passes: multi-use passes (sometimes called punch cards) and unlimited monthly passes. Pools can offer one or the other type of pass, or both. Monthly passes are typically around $50 to $60. Ten-visit punch cards range from $25 to $40 with $35 the most common.

Based on a revue of rates for other Alaska facilities, revenue estimates in this study assume the BATH Center adult walk-up rate will be $4.50 and the children's rate will be $3.00. If offered, monthly passes would be

$55 to $60 and 10-visit punch cards would be $35 to $40. These rates will likely generate average revenue per visit in the range of $2.25 to $3.00. For the purpose of estimating potential revenue, a conservative average revenue per visit of $2.25 is used.

It is also assumed that facility admission would allow use of the pool, weight room, and fitness room. Specific classes such as aerobics would have an additional fee.

Water Slide Revenue

One method of increasing admissions revenue is for the BATH Center to charge an extra fee for water slide use. When Bethel residents were asked their level of support for including a waterslide in the Center, slightly more than half (58 percent) expressed a high level of support, 21 percent expressed moderate support and 22 percent expressed a low-level of support. Those who expressed a moderate or high level of support were then asked if their household was willing to pay an additional $1 or $2 fee to use the waterslide. Two-thirds said their household would be willing to pay $1 extra and about half said they would be willing to pay $2 extra. Waterslide revenue of $1 from one-third of Bethel visitors would generate an estimated $18,000 annually from Bethel residents and about $1,000 from village residents. There would be some additional costs involved in charging the extra fee, such as providing waterproof wristbands for those who have paid for use of the slide.

An increase in the admission fee could result in a slightly lower number of facility visits. Less quantifiable costs could include the extra effort required to monitor slide use and the potential for hurt feelings among children who could not afford the extra fee. However, the waterslide is a very attractive feature of the facility and will likely increase facility visits significantly.

There are additional capital and operational costs associated with the waterslide, including the cost of electricity, evaporation of water (and the associated heat loss), and the additional heating costs associated with a higher ceiling above the waterslide. An extra $1 fee would offset the extra operating costs and contribute a moderate amount of additional revenue for facility operations.[2]

This study includes estimated revenue from the $1 slide fee, but the City will need to thoroughly analyze the positives and negatives of charging such a fee.

[2] According to Architects Alaska, the annual operating cost of the waterslide is approximately $8,500.

Summary of Visits and Admissions Revenue

Based on Bethel's current population and an annual per capita use factor of 8, total estimated Center visits by Bethel residents is 48,650. At an average rate of $2.25 per visit, potential Center revenue is estimated to be about $110,000.

Potential Annual Admissions Revenue, Bethel Residents

Bethel population	6,080
Average annual visits	8
Total estimated visits	48,650
Revenue per visit	$2.25
Admissions revenue	$110,000
Waterslide revenue	$18,000
Total estimated admissions revenue	**$128,000**

Note: Figures have been rounded.

Village Resident Annual Visits and Admissions Revenue

A methodology similar to that described above for estimating potential revenue for Bethel residents was used to estimate potential revenue from the selected outlying villages. A telephone survey was conducted with a sample of residents from the villages closest to Bethel including Akiachak, Akiak, Atmautulak, Kwethluk, Kasigluk, Napakiak, Napaskiak, and Oscarville.

About half of village residents stated that their household would use the BATH Center. Slightly less than one-quarter stated their household would never use the Center. Two-fifths said their household would use the Center often or very often. The survey indicated that on average, village residents make 27 annual trips to Bethel, with an average party size of 4.6 people. Survey results also indicate that more than three-quarters of residents of the eight villages would use the facility while visiting Bethel.

Those who said they would use the facility — like Bethel residents — were extremely optimistic and likely significantly over-estimated their household's potential use considering use rates for comparable facilities elsewhere in the state. A per capita use factor of 3 was determined to be appropriate. It was also assumed that about half of village residents (based on survey results) would pay the $1 fee to use the waterslide and generate about $1,000 in extra admissions revenue annually.

Total potential BATH Center admissions revenue from nearby village residents is estimated to be in the range of about $11,000 to $13,000 with the mid-point of about $12,000.

Potential Admissions Revenue, Village Residents

Village population total*	3,369
Village residents likely to use the facility	1,650
Average annual visits	3
Total estimated visits	4,950
Revenue per visit	$2.25
Admissions revenue	$11,000
Waterslide revenue	$1,000
Total estimated admissions revenue	**$12,000**

Note: Figures have been rounded.

Space Rental

Revenue is expected to be generated from the rental of meeting space, the fitness room, lockers and the pool. The estimates below are more conservative than in previous BATH studies.

- The pool is estimated to be rented for a total of about 200 hours annually or about 4 hours per week (over 47 weeks) at a rate of $75 an hour. This could generate $15,000 annually.
- Fitness room rental for activities such as judo club, yoga, aerobics, and other activities is estimated to initially generate $400 per month, or $4,800 annually.
- Additionally, rental of the fitness room as meeting space could generate about $4,000 annually, based on 200 hours of rental at $20 per hour.
- The rental of 55 lockers for an annual fee of $75 could generate about $4,100 in revenue.
- In total, space rentals could potentially generate about $28,000 annually.

Space Rental

	Annual Revenue
Pool	**$15,000**
Annual rental hours	200
Rate	$75
Fitness Room	**$4,800**
Per month	$400
Meeting Room	**$4,000**
Hours	200
Rate	$20
Lockers	**$4,100**
Lockers	55
Rate	$75
Total rents	**$27,900**

Note: Figures have been rounded.

Swim Team

One potential source of revenue not included in this study is renting pool time to a school district or other local swim club. Swim teams and clubs are major financial contributors to many pools around the state, and they account for a significant number of pool hours. The majority of teams use their facility six days per week for one to four hours per day, usually in the mornings and afternoons.

Statewide, most swim teams pay a negotiated rate for use of the pool which is less than the regular hourly rental rate. Typically, this rate can be as high as $15,000 to $20,000 in communities with established programs and many swimmers. In some communities, agreements between the school district and the pool allow the teams to use the pool on school district time (already paid for), resulting in lower rates or free use. It is unknown how much current demand there may be for swim team development in Bethel. To be conservative, no revenue from this source is included in this study, although if the BATH facility is opened

there is a likelihood that some type of swim team will eventually develop, especially considering Alaska's strong tradition for high school and club swim programs in many small communities around the state.

Concession Sales

The current BATH plan assumes concession sales from the Center's reception area. Estimates made in this study are substantially lower than estimates in the previous BATH study. None of the facilities reviewed for this study offered concession sales. Most provided vending machines in their facilities.

For comparison, concession sales at the Bethel 4-H Youth Center were reviewed. The Youth Center reports gross concession sales of from $15,000 to $28,000 over the last three years. They had about 15,000 visits in the last year. Dividing the number of visits by gross revenue results in average sales per visit in the range of $1 to $2. The BATH Center would likely have higher visitation and potentially higher average sales. The estimate below assumes that on 25 percent of Center visits (13,400), users will make a $2.50 purchase, with gross sales totaling about $34,000. This amount would generate net sales (minus 50 percent cost of goods sold) of about $17,000.

Annual Concession Sales

Total visits	**53,600**
% that purchase	25%
# of sales	13,400
Amount of purchase	$2.50
Gross revenue	$34,000
Less 50% COGS	$17,000
Total retail (less COGS)	**$17,000**

Note: Figures have been rounded.

Sales Tax Collection

In October 2007, Bethel voters passed a one-half percent sales tax with the intention that these funds would be used to offset the annual expenses of operating the BATH Center. The table below shows 10 years of Bethel tax collections from 1999 to 2009. The tax rate increased from 5.0 percent to 5.5 percent in late 2007 and then to 6.0 percent in 2008.

City of Bethel Tax Revenue, 1999 to 2009

	Sales Tax	Transient Lodging Tax	Alcohol Use Tax	Sales Tax Interest & Penalties	% Change in Total Tax Collection	% Change in Sales Tax Collection	Total
2009	$8,007,750	$109,932	$90,698	$47,757	18.4%	18.8%	$8,256,137
2008	6,743,367	86,662	69,209	71,181	16.3%	16.5%	$6,970,419
2007	5,786,218	75,234	62,027	69,956	1.9%	1.9%	$5,993,435
2006	5,679,369	70,819	60,039	69,170	7.2%	6.8%	$5,879,397
2005	5,319,409	70,537	57,168	38,503	4.3%	4.9%	$5,485,617
2004	5,071,143	74,937	57,459	55,548	9.8%	11.0%	$5,259,087
2003	4,568,663	77,250	52,575	92,160	0.8%	0.8%	$4,790,648
2002	4,532,397	71,167	54,995	96,167	10.0%	9.0%	$4,754,726
2001	4,156,319	61,930	65,686	38,679	17.2%	15.5%	$4,322,614
2000	3,597,185	32,441	20,393	38,720	7.9%	7.2%	$3,688,739
1999	3,354,805	33,183	32,145	--	--	--	$3,420,133

The estimated half percent tax collected over the last three years has ranged from $562,000 to $667,000 with 2010 collections of $612,000. For planning purposes the City of Bethel has predicted that one-half percent of the tax collected in 2011 will generate about $600,000. This figure will be used as the Year 1 tax contribution in the potential revenue estimate.

City of Bethel Sales Tax Revenue and Estimated Contribution to BATH, 2007 to 2011

	2007	2008	2009	2010	2011 (Est.)
Sales tax collected	$5,786,000	$6,743,000	$8,008,000	$7,347,000	$7,200,000
Estimated BATH contribution	n/a	562,000	667,000	612,000	600,000

Note: Figures have been rounded

Organization Contributions

Interviews were conducted with seven community groups, organizations, and businesses to determine their level of interest and potential financial support for the BATH Center. In order to gather the most candid information possible, interviewees were assured anonymity. Interviewees were asked to describe how their constituency might use the facility, and the potential range of financial support they may be able to provide the Center. These interviews were conducted for informational purposes only. No commitments as to specific levels of funding were made by the interviewees, nor is any specific level of funding guaranteed.

Interviews were conducted with representatives of:

- Yukon-Kuskokwim Health Corporation
- Lower Kuskokwim School District
- Kuskokwim Campus of the University of Alaska Fairbanks
- Bethel Community Services Foundation
- Bethel Native Corporation
- Lower Kuskokwim Economic Development Council
- Yukon Delta Lifesavers

Nearly all pool/recreation facilities around the state have close ties with the local school district. The level of school district involvement ranges from providing some financial support in exchange for student use of the facility to operating the facilities. Some districts contribute significant levels of funding to ensure pool operations continue while others provide more modest support.

Interest among organizations included outright contributions, staff and constituent use of the center fully or partially subsidized by the organization, potential for renting the facility on a certain night of the week for exclusive use of the organization's staff, and cash contributions to facilitate increasing the number of community members who can swim. Interviewees mentioned the overall health benefits for community members and the potential for lowering healthcare costs.

Based on these interviews, annual community contributions are estimated to be in the range of $80,000 to $130,000, with a mid-case of about $105,000. For use in this financial analysis, the mid-case estimate was lowered by about 20 percent (to $85,000) to account for the potential that some of these sources may displace some revenue from estimated admissions.

Potential Annual Community Organization Contributions

Low	Mid	High
$60,000	$85,000	$110,000

Note: figures have been rounded

Merchandise Sales

Revenue from the sale of merchandise was included in the previous BATH study but was excluded from this study. Of the facilities contacted for this study, only two sold merchandise of any kind, with annual sales of $1,000 and $3,000. Both facilities reported that they sold merchandise as a courtesy to patrons rather than as a profit center. BATH may wish to consider selling merchandise, but it is not likely to be a significant source of revenue.

BATH Center Expenses

Total annual facility expenditures are estimated at about $843,000 in Year 1. Labor costs, including training and travel, are estimated at $342,000 (40 percent of expenses). Utilities expenses are estimated at $394,000, or 47 percent of expenses. All other expenses are estimated a $107,000. The section following this table describes facility expense estimates in more detail.

Summary of Estimated Annual Operating Expenses

	Expense
Labor costs*	$342,000
Utilities	394,000
Other expenses	107,000
Total Estimated Expenses	**$843,000**

Note: Figures have been rounded. *Includes travel and training.

Labor Costs

- Labor costs are estimated to be about $339,000 or 40 percent of Center expenses. Travel and training is estimated at $2,900.
- A full-time pool manager would oversee the facility at a base rate of $64,300 plus associated labor overhead costs.
- One lifeguard supervisor is estimated to work 2,256 hours annually at a base rate of $19.79.
- A receptionist position would be part-time and likely filled by two to four individuals. Total estimated annual hours for this position were 2,397 at a base rate of $13 per hour.
- Multiple part-time life guards are estimated to work about 5,000 hours annually at a base rate of $14 per hour.

Annual Labor Costs

Position	Expense
Facility Manager	$97,000
Receptionist & Concessions	34,000
Lifeguard Supervisor	67,000
Lifeguards	75,000
Janitorial	24,000
Maintenance	42,000
Total Personnel	**$339,000**

Note: Includes wages and associated labor costs. The current City contract reflects associated costs of 50 percent of wages. Associated labor costs for part-time works estimated at 10 percent.
Janitorial and maintenance functions are anticipated to be contracted so associated costs are lower. Figures have been rounded.

- Labor costs were calculated with the assumption that the facility would operate 10 hours per day, 6 days per week for 47 weeks per year. It was assumed that there would be no overtime costs.
- This level of staffing will provide for two lifeguards on duty at one time with the manager and supervisor filling in when the facility is crowded.
- Training and travel expenses are estimated to be about $2,900.

Training/Travel Expenses

	Expense
Lifeguard Training	$700
Travel – training	1,000
Travel – other	1,200
Total Training/Travel	**$2,900**

Note: Figures have been rounded.

Utilities

- Total annual Center utilities costs are estimated at $394,000.
- Heating fuel use is estimated at $174,000 based on annual use of 36,000 gallons at the January 2011 price of $4.82 per gallon.
- Electric charges are based on Bethel Utilities Corporation rates as follows: $42.93 monthly charge, $0.2925 energy use charge, $30.22 demand charge, cost of power adjustment charge of $0.082, and a regulatory charge of $0.000552. Electric usage was estimated with the help of AMC Engineers and assumed significant savings from use of a pool cover to reduce heat loss through evaporation, 10 percent savings from reducing the pool and natatorium size from the original plan, and a 10 percent savings on fuel usage by using a utility monitoring device called Utilitrack. Total annual electricity charges were estimated at about $174,000.
- Water and sewer costs were estimated at $0.07 per gallon and total about $46,000 annually.

Annual Utilities Expense

	Expense
Mechanical systems (HVAC & Heating)	$174,000
Electricity	174,000
Water and sewer	46,000
Total utilities	**$394,000**

Note: Figures have been rounded.

Other Expenses

- The total of all other expenses is estimated at about $107,000 annually.

All Other Annual Expenses

	Expense
Insurance	$35,000
Repair and replacement reserve	25,000
Phone, internet, cable	7,700
Trash services	6,700
Information technology	6,000
Supplies	6,000
Pool chemicals & other materials	6,000
Maintenance & janitorial supplies	3,600
Vehicle maintenance	3,000
Advertising	2,500
Gasoline/diesel/oil	1,000
Bad debt expense	1,500
Miscellaneous	1,100
Minor equipment	1,000
Dues & subscriptions	5,000
Total Other Expenses	**$106,600**

Note: Figures have been rounded.

Summary of Potential Operating Results

A ten-year pro forma cash flow analysis was developed to assess the effect of future revenues and expenditures. A detailed pro forma cash flow table is included in Appendix C. In summary, the BATH facility is projected to generate net positive cash flow of approximately $35,000 in Year 1.

Summary of Revenue and Expenses, Year 1

Total potential revenue	$870,000
Total estimated expenses	843,000
Net cash flow	**$27,000**

Factors Affecting Feasibility

The following discussion highlights areas that are particularly important in determining BATH feasibility. Other than expenses specifically mentioned below, expenses in the pro forma analysis are estimated to increase annually at the ten-year annual average Anchorage CPI index (as calculated by the Bureau of Labor Statistics) of 2.4 percent. The most significant factors that could affect BATH Center feasibility beyond Year 1 are sales tax collections, admissions, and organization contributions on the revenue side, and labor costs and utilities on the expense side.

REVENUE

Admissions

The pro forma analysis shows Bethel admissions increasing from Year 1 based on an estimated population increase of 1 percent annually and admission fee increases of $0.50 in years 4, 7, and 10. Raising admission rates at a public facility more often or to higher rates could be difficult.

Tax Collections

It is beyond the scope of this project to predict future annual City of Bethel sales tax revenues. For the purpose of pro forma cash flow analysis it is assumed that all of the one-half percent sales tax collected will be used for Center operations and that sales tax revenues will grow at the same rate as Bethel's population, about 1 percent annually. Actual sales tax collections could be higher or lower than this estimate over the ten-year period.

Organization Contributions

The conversations with community organization executives indicated they expected their BATH contributions to be annual. These contributions should increase as Center admissions rise. The mid-case potential contribution of $85,000 increases based on the percentage increase of admission fees in years 4, 7, and 10.

EXPENSES

Labor Costs

Labor costs represent 40 percent of total expenditures in Year 1 and are projected to increase by 5 percent annually for most positions (with the exceptions of janitorial and maintenance) based on City contract rates as of April 2011. Janitorial and maintenance functions are assumed to be contracted and are estimated to rise at 2.4 percent annually. While the level of facility staffing appears adequate, labor costs in many of the case study facilities were significantly higher, ranging from a low of 47 percent to a high of 80 percent of total facility operating costs. It seems that facilities with a large number of programs, such as swim lessons, have much higher labor costs. While there is no state law that mandates the number of lifeguards on duty, most facilities follow a guideline of one lifeguard for every 25 swimmers. There is a requirement that two personnel trained in lifesaving techniques must be in the building at all times when the pool is operating.

The admissions estimate developed for this study is about 53,700 facility users annually, with 2,820 hours of operation for the pool. This results in an average of about 19 users per hour (not all of them pool users). It appears that the BATH pool will generally need between one and three lifeguards on duty. The labor cost plan in this study budgets about two lifeguards on duty during all pool hours with the assumption that the lifeguard supervisor and pool manager will fill in during heavy use periods.

Utilities

Fuel prices are the most significant factor in BATH utility costs, and are highly unpredictable. Retail heating fuel prices in Bethel ranged from a low of $3.37 to a high of $6.33 over the last six years (see table below).

While it is beyond the scope of this study to predict how fuel costs may increase or decrease over a ten-year period, the study team roughly calculated that the annual cost of heating oil and electricity for the Center would increase or decrease by about $60,000 annually for each dollar change in the price of heating oil. Year 1 utility expense estimates are based on a heating oil cost of $4.82. Utilities expenses were left at the base year level in the pro forma for Year 2 through Year 10 as future fuel prices are unpredictable.

Bethel Area Fuel Costs, 2005 to 2011

Year	Heating Fuel	Gasoline*
12/2005	$3.37	$3.61
1/2007	3.98	4.29
6/2007	4.10	4.73
11/2007	4.25	4.52
6/2008	6.33	5.77
11/2008	5.75	5.59
2/2009	5.86	5.92
7/2009	4.54	5.24
1/2010	4.37	5.03
6/2010	4.82	5.16
1/2011	4.82	5.34

Source: State of Alaska, Department of Community, Commerce and Economic Development, Current Community Conditions: Fuel Prices Across Alaska
*Prices are retail, per gallon.

Net Cash Flow

Utility cost increases/decreases excluded, the pro forma shows positive cash flow in six of the first seven years and turns to a net loss of about $1,200 in Year 8, $17,000 in Year 9, and $9,000 in Year 10. The annual declines are irregular as admission rates increases every third year and temporarily bolster revenue. The reason for overall declining net cash flow is that expenses outpace revenues by about one-half percent on average over the nine-year period. This is primarily due to labor costs rising at a pace greater than revenues (increasing from 40 percent of estimated total operating expenses in year 1 to 49 percent in Year 10).

This cash flow analysis assumes there are no loan repayment costs or debt service. Some adjustments will need to be made to compensate for declining net cash flow.

The most significant uncertainty is related to utility costs and the cost of fuel. The erratic nature of fuel prices is a problem for Alaskans, especially those in rural communities. How will the City plan for years when fuel prices are high? This problem is an issue for all City facilities, but the BATH facility will consume a significant amount of energy, and fuel price increases will have a sizeable impact on operational expenses. One

possibility may be to develop a reserve fund in years when fuel prices are low and use this to offset expenses in years when fuel prices are higher.

Pre-Opening Expenses

The BATH Center will incur a number of operational expenses prior to opening. The table below lists some of the costs expected prior to facility opening as well as contingency funding for unanticipated expenses. At least $125,000 will be required to hire personnel, conduct training, and acquire supplies. This assumes that all major facility equipment is paid for through fundraising.

Pre-Opening Expenses

	Amount
Pool manager (six month cost)	$48,300
Information technology	18,000
Supplies	17,000
Pool chemicals & other materials	17,000
Training & travel	4,500
Lifeguard training	2,700
Advertising	2,500
Contingency	15,000
Total	**$125,000**

The level of preparation needed to open a pool is extensive and will require significant involvement by city personnel, which also has a cost. The pool manager would need to be hired at least six months before the facility's planned opening.

Facility Size and Scope

When compared to other facilities around the state, the current design of the BATH Center appears appropriately sized based on community desire and community commitment through the willingness to pass a tax increase.

A review of the 65 percent design drawings with Architects Alaska revealed few ways to easily reduce capital costs or lower operating expenses. Efforts already made to reduce costs include reducing the pool and natatorium size by 10 percent, adding a pool cover to significantly reduce heat loss through evaporations, and installation of a utilities monitoring and management system. Based on discussions with Architects Alaska, the type of building materials used in the facility are utilitarian, and there is little savings in using less expensive materials as the cost of upkeep and replacement results in long term expenses.

Significant savings can only be achieved by downsizing the facility. Potential cuts could include deletion of the weight and fitness rooms which would allow for significant savings in construction costs and some savings in operating costs. However, the community has expressed interest in these amenities, and removal would likely reduce Center admission revenues. Reducing the pool from a competition-sized pool to a

recreation pool would result in significant savings but at some cost to the facility's usefulness and appeal. A smaller pool would have lower capital costs and operating costs, but would also generate lower revenues.

Removing the water slide would provide both capital and operations cost savings, but this feature is a significant draw for youth. Slide-related operating expenses are offset by the additional admissions generated, particularly if an extra fee is charged.

The one item that could easily be cut from the project is the spa/hot tub. Although this amenity is desirable to users, it is not a necessity. According to Architects Alaska, the spa has an installed capital cost of about $30,000 and annual operating costs of about $10,000. The spa could be installed and not operated until such time as funding is stabilized, installed at a later date, or dropped from the project completely.

Appendix A: Survey Results

McDowell Group conducted a survey of 125 randomly selected households in Bethel, and 75 households randomly selected from the villages of Akiachak, Akiak, Atmautulak, Kwethluk, Kasigluk, Napakiak, Napaskiak, and Oscarville, between January 21 and 23, 2011. The maximum margin of error for the Bethel sample is ±8.7 percent at the 95 percent confidence level. The maximum margin of error for the village sample is ±11 percent at the 95 percent confidence level.

The survey included questions concerning the level of support for BATH Center, anticipated household facility usage, willingness to pay, and activities in which the household would likely participate. Questions concerning household demographics and other characteristics such as the ability to swim, household size, and age were included. Finally, respondents were asked how supportive their household was of including a waterslide in the facility and if they were willing to pay extra for use of the waterslide.

Prior to conducting the survey both Bethel and village residents were read a brief description of the proposed facility.

> Now I would like to read you a description of the proposed facility. As currently planned, Phase I of the Bethel pool and recreation center would include construction of a swimming pool, hot tub, water slide, exercise room, and weight room. The facility would also include locker rooms, restrooms, a reception area, a small meeting room, and a concession area.
>
> The pool area would include a four lane lap swim/competition pool, a family pool with depths of three to four feet, shallow kids' wading pool, and a hot tub. One end of the family pool would have a 16-foot high circular water slide. The exercise room would be used for aerobics and other exercise classes, while the weight room would have a selection of weights and exercise machines.

Survey of Bethel Residents

The "N" in the tables represents the number of respondents.

Level of Support

Bethel residents were asked to rate their level of support for the proposed facility on a scale of 1 to 10, with 1 being not supportive and 10 being very supportive. The average level of support was high at 8.0. Roughly three-quarters of Bethel respondents (72 percent) rated their support between 8 and 10 on the 10-point scale.

See table next page

On a scale of 1 to 10, how supportive are you of having a pool and recreation center with an exercise and weight room in Bethel, with 1 being not supportive and 10 being very supportive?

	% of Total
High level of support (8-10)	**72%**
10	58
9	3
8	11
Moderate level of support (4-7)	**15%**
7	5
6	2
5	6
4	2
Low level of support (1-3)	**13%**
3	2
2	4
1	7
Average level of support	**8.00**

Ability to Swim

Residents were asked about the ability of all household members to swim. Respondents reported that two-thirds of household members knew how to swim.

Do you (and other household members) know how to swim?

N=395	All household members
Yes	67%
No	27
Don't know/refused	5

Activities Participation

Residents were read a list of potential BATH center activities and asked which activities their household would participate in. The most popular activity was recreation/fun swims with 72 percent of respondents saying their household would participate. This was followed by use of a weight room (60 percent), hot tub and exercise/spinning bike use (both 58 percent), and lap swimming (54 percent). Of the activities most often mentioned, four of the top six were related to water activities. However, weight room was the second most mentioned activity, and exercise/spinning bikes was fourth. Six percent of the respondents said they would not use any of the activities mentioned.

See table next page

If the center is constructed, which of the following activities would your household participate in?

N=125	% of Total
Recreation/fun swims	72%
Weight room	60
Hot tub	58
Exercise/spinning bikes	58
Lap swimming	54
Waterslide	52
Aqua aerobics	47
Aerobics and exercise classes	46
Swim lessons	39
Pool rental for parties	34
Youth swim team	23
Adult masters swimming	17
None/would not use	6
Don't know	5

Note: Multiple answers were accepted as a result, percentages add up to more than 100 percent.

Support for a Waterslide

When asked in a subsequent question about their specific level of support for a waterslide in the facility, Bethel respondents' average level of support was 6.8 on a scale of 1 to 10 (with 1 being not supportive and 10 being very supportive). Nearly three out of five Bethel respondents (58 percent) rated their support between 7 and 10 on the 10-point scale.

On a scale of 1 to 10, how supportive would your household be of having a waterslide included in the Center, with 1 being not supportive, and 10 being very supportive?

N=125	% of Total
7-10	58%
5-6	21
1-4	22
Average support	**6.8**

Those who expressed support of "four" or higher were then asked if they were willing to pay an extra admission fee to use the waterslide. Two-thirds of respondents said their household was willing to pay $1 more to use the waterslide. Slightly more than one-quarter of respondents (28 percent) said they were not willing to pay an additional $1.

Would your household be willing to pay an additional $1 per person, per visit, on top of the admission fee to use the waterslide?

N=101	% of Total
Yes	67%
No	28
Don't know	5

When asked if they would be willing to spend $2 more to use a waterslide, about half stated they would.

Would your household be willing to pay an additional $2 per person, per visit, on top of the admission fee to use the waterslide?

N=101	% of Total
Yes	53%
No	41
Don't know	7

Note: total adds to more than 100 percent due to rounding

If those who showed little support for a water slide (1-3 on a scale of one-to-ten) are assumed to be unwilling to pay extra for use of the waterslide and included in the calculations, the percentage of those willing to pay $1 extra drops to 54 percent and those willing to pay $2 drops to 42 percent.

Respondent Demographics

The average household size of the 125 respondents was 3.2 people. This compares to the average household size of 3.0 people reported in the Census. One-quarter of the households had five or more people, 30 percent of the households had two people, and roughly one-fifth of the households had one person.

Average Household Size

N=125	% of Total
1	18%
2	30
3	14
4	14
5 or more	25
Average Size	**3.2 people**

Bethel respondents' average age was 48 years. Two-fifths of the respondents were between the ages of 40 and 54 years. Six percent of the respondents were under the age of 24.

Respondent Age

N=125	% of Total
<24	6%
25-39	21
40-54	40
>55	34
Average Age	48.1 years

Over half (55 percent) of Bethel respondents were female, and 45 percent of the respondents were male.

Respondent Gender

N=125	% of Total
Male	45%
Female	55

Survey of Village Residents

Level of Support

The average level of support for the BATH center among village respondents was 7.4 (compared to Bethel respondents' average of 8.0). Six of ten village respondents rated their support between 8 and 10 on the 10-point scale. This compares to 72 percent of Bethel respondents on the same scale. Roughly one in ten village respondents (13 percent) had low interest (1-3 on the 10-point scale).

On a scale of 1 to 10, how supportive are you of having a pool and recreation center with an exercise and weight room in Bethel, with 1 being not supportive and 10 being very supportive?

	% of Total
High Interest (8-10)	**60%**
10	44
9	4
8	12
Moderate Interest (4-7)	**27%**
7	4
6	8
5	15
4	0
Low Interest (1-3)	**13%**
3	3
2	1
1	9
Average	**7.4**

Ability to Swim

Respondents reported about three-fifths of their household members knew how to swim.

Do you (and other household members) know how to swim?

N=343	All household members
Yes	59%
No	36
Don't know/refused	5

Bethel Trips

When asked to estimate how many trips they made to Bethel last year, the average was 27. An average of 4.6 household members participated in these trips (including the respondent).

About how many trips have you made to Bethel in the last year?

N=75	% of Total
Zero	0%
1-19	50
20-51	30
50+	20
Average	**27 trips**

About how many family members and friends usually travel with you when you go to Bethel?

N=74	% of Total
Zero	1%
1-2	36
3-4	28
5+	34
Average	**3.6 people**

BATH Center Use

Slightly more than one-third of the village respondents said their household would use the pool and recreation center often when visiting Bethel, and an additional 5 percent said they would use it very often. One-third said they would use it rarely, and nearly a quarter said they would never use the facility.

If a pool and recreation center were constructed in Bethel, would members of your household use the facility very often, often, rarely, or never when visiting Bethel?

N=75	% of Total
Very often	5%
Often	35
Rarely	32
Never	23
Don't know/refused	5

Activities Participation

Those who stated their household would use the center very often, often or rarely were asked follow-up questions concerning what activities they might participate in, support for, and willingness to pay extra for water slide use. Those who said their household would never use the center were excluded from these questions.

The most often mentioned activity for household participation among those likely to use the center was recreation/fun swims (77 percent), followed by waterslide (65 percent) and swim lessons (53 percent). All respondents stated their household would participate in at least one activity.

If a pool were constructed in Bethel, which of the following activities would your household participate in?

N=43	% of Total
Recreation/fun swims	77%
Waterslide	65
Swim lessons	53
Hot tub	49
Weight room	47
Aerobics or exercise class	28
Lap swimming	26
Exercise/spinning bikes	23
Youth swim team	14
Adult masters swimming	14
Aqua aerobics	14
Pool rental for parties	12
None/would not use	0
Don't know/refused	0

Support for a Waterslide

The average level of support among village respondents was 6.7 on a scale of 1 to 10, similar to Bethel respondents with a 6.8 average level of support. Also similar to Bethel, over half of the village respondents (55 percent), rated their support between 7 and 10 on the 10-point scale.

On a scale of 1 to 10, how supportive would your household be of having a waterslide included in the Center, with 1 being not supportive, and 10 being very supportive?

N=58	% of Total
7-10	55%
5-6	24
1-4	21
Average support	**6.7**

Those who expressed support of "four" or higher were then asked if they were willing to pay an extra admission fee to use the waterslide. Slightly more than four-fifths of the village respondents stated their household would be willing to pay $1 more in admissions fees to use the waterslide. Roughly one-in-ten said their household was not willing to spend an additional $1.

See table next page

Would your household be willing to pay an additional $1 per person, per visit, on top of the admission fee to use the waterslide?

N=48	% of Total
Yes	81%
No	13
Don't know	6

About half of the village respondents (48 percent) said they would be willing to spend $2 in addition to admissions fee to use a waterslide. Nearly three-of-ten said they would not be willing to spend $2 more, and a quarter of respondents said they did not know.

Would your household be willing to pay an additional $2 per person, per visit, on top of the admission fee to use the waterslide?

N=42	% of Total
Yes	48%
No	29
Don't know	23

Demographics

The average household size of village respondents was 4.8 people. Over half of the respondents were from households of five or more people. Only 5 percent of the respondents were from single-person households.

Average Household Size

N=75	% of Total
1	5%
2	12
3	15
4	16
5 or more	52
Average Size	**4.8 people**

The average village respondent age was 44 years. Over a third of the respondents (36 percent) were between the ages of 40 and 54. The age groups of 25 to 39 years and over 55 years were each roughly a quarter of the respondents, and 15 percent of the respondents were less than 24 years of age.

Respondent Age

N=75	% of Total
<24	15%
25-39	23
40-54	36
55+	27
Average Age	**44 years**

Over half of village respondents were female, and 44 percent were male.

Respondent Gender

N=75	% of Total
Male	44%
Female	56

Appendix B: Recreation Facility Case Studies

No single facility in the state is exactly comparable to the proposed BATH facility in terms of population served, size, amenities, services, usage, etc. However, the study team investigated eight pools that offer some measure of comparability, including pools in Ketchikan, Sitka, Kodiak, Nikiski, Nome, Craig, Haines, and Wrangell. Additionally, selected information was gathered from Unalaska, Cordova, and Juneau facilities and utilized in the analysis of revenues and expenses. Some facilities were more willing or able to provide accurate operational details than others. When possible, detailed operating budgets are included.

Mike Smithers Community Pool – Ketchikan

Facility

The 23,000-square-foot Mike Smithers Pool is 6 lanes by 25 yards, has starting blocks at the end of all the lanes, and two 1-meter diving boards. It meets the qualifications for United States Swimming (USS) and high school swim meets. The facility also has a smaller wading pool, measuring 10 yards by 15 yards and ranges from 1 foot to 4 feet deep. The temperature in the large pool is maintained at 80 degrees and the wading pool is maintained at 90 degrees.

The facility has a small weight area (on-deck near the pool), bathrooms, showers, lockers, fitness room, and sauna. Locker rooms are located on the lower level, and require patrons to use stairs to get to and from the pool and the locker rooms.

Population and Use

The pool serves a population of about 13,000 residents in the Ketchikan Gateway Borough. According to the pool manager, the pool hosts approximately 7,000 to 8,000 visits per month or roughly 84,000 to 96,000 visits per year.

The pool is used almost daily by school groups during the school year and offers daily lap swims and open swims. Additionally, the pool offers swim lessons for children and adults, water walking classes, and a special class for individuals with arthritis.

The pool is used year round by the Ketchikan Killer Whales Swim Team and a masters swim team. During the fall, the Kayhi Kings Swim Team also uses the facility.

Fees

Adults pay $5 for use of the pool, and youth pay $2 for walk-up admission. Toddlers are free. A family rate is offered at $7. Dollar swims are offered from time to time. A monthly adult pass is $50. The entrance fee covers use of the fitness equipment as well. Rental of the pools is available. The smaller pool rental fee is $35 per hour, the bigger pool is $70 per hour, and both pools cost $90 per hour.

Staffing

The pool employs seven people full-time, including the aquatics supervisor, assistant supervisor, a receptionist, and lifeguards. There are an additional 12 to 15 part-time lifeguards who work between two and 20 hours per week. Labor costs at this facility are 72 percent of total expenditures.

Budget

The FY 2009 operating budget is shown in the table below for. The largest portion of the budget, 45 percent, is allocated to personnel. A deficit of nearly $750,000 is covered by the Ketchikan Gateway Borough and the Ketchikan School District.

Mike Smithers Community Pool
Operating Budget, FY 2009

	FY 2009
Revenue	
Income from operations	$182,955
Expenses	
Employee Pay	$293,508
Overtime Pay	11,241
Temporary Pay	113,235
Payroll Taxes/Benefits	253,291
Operating Supplies	27,976
Dues and Publications	137
Contractual Services	2,280
Electricity	50,433
Water	4,214
Telephone	2,473
Long Distance Phone	15
Sewer	4,867
Reimbursable Expenses	1,153
Building Maintenance	27,022
Heating Fuel	133,616
Small Equipment Purchases	4,620
Total Expenses	**$930,081**
Total Deficit	**$747,126**

Maintenance Issues

There are several maintenance issues resulting from the age of the facility. The pool was built in 1972, and underwent a remodel between 1993 and 1995. The facility has suffered problems with deck and roof issues for the last 20 years with rotting beams and cracked concrete. Additionally, the pool system is outdated, and the facility barely meets the requirements for Americans with Disabilities Act, though the facility was built before that law went into effect.

New Facility

Due to the age of the Mike Smithers Pool, Ketchikan recently decided to build a new pool facility at an estimated cost of $23.5 million. The facility should be completed by January 2012.

The new Ketchikan Aquatic Center will connect to the existing Gateway Recreation Center, and will be 35,000 square feet. The main pool will meet competition regulations with eight lanes, starting blocks, and one-meter and three-meter diving boards. A smaller pool, kept warmer than the competition pool, will have walk-in entry, interactive toddler water features, small lap area, and a resistance training vortex. Additionally, there will be two waterslides, one circular and one straight-drop slide. Other amenities include a removable climbing wall in the diving area, a sauna, a fitness and break room, spectator seating for 300 people, and a new playground area.

Blatchley Pool – Sitka

Facility

The 14,000-square-foot Blatchley Pool, built in the 1960s and renovated in the 1980s, is 6 lanes by 25 yards. It has starting blocks and two one-meter diving boards. The pool temperature is maintained at 82 degrees. It meets the qualifications to host USS and high school swim meets. The facility has bathrooms, showers, a poolside sauna, and lockers. The pool is located in the Blatchley Middle School.

Population and Use

The pool serves the City and Borough of Sitka, which has a population of 8,627. User groups vary and include the Alaska State Troopers, U.S. Coast Guard, U.S. Forest Service, Baranof Barracuda Swim Club, Southeast Alaska Swim Club, Sitka High School Swim Team, Big Brothers and Sisters, Boy Scouts, SEARHC, and other groups. The pool manager estimates the pool hosts between 1,100 and 1,200 visits per week, or roughly 57,200 to 62,400 visits per year.

The pool offers lap swims and open swims, and is available for rentals. During the summer, swim lessons are offered all day for all age groups.

Currently, the Blatchley Pool is the only pool open in Sitka, as the Hames P.E. Center Pool located at the Sheldon Jackson campus is no longer open. According to the pool manager, the pool is constantly in use, more than it has ever been in the past, due to the closure of the other pool.

Fees

The pool charges $4 for adults and $2 for students and seniors. A family pass costs $8. Punch cards are available; for adults 10 swims is $35 and for students and seniors $15. Rental rates depend on the availability of the pool and the type of rental. It is likely that the various user groups of this facility negotiate for rates that are lower than the daily admission rate and result in a lower rate per visit.

Staffing

The pool manager is the only full-time position at the facility. Part-time positions include about 12 lifeguards.

Budget

In FY 2009, the pool generated $75,000 in revenue from user fees and passes, and it had $205,000 in expenses. The City and Borough of Sitka and the Sitka School District make annual contributions to pool operations. The pool has always operated at a deficit, typically $15,000 to $20,000 per year. In addition to its annual contribution, the school district covers any remaining deficits. Personnel expenses account for 47 percent of the budget.

Blatchley Community Pool Operating Budget, FY 2009

	FY 2009
Revenue Total	**$75,031.37**
Fees and Passes	$75,031.37
Expenses	**$205,198.04**
Full-time staff	30,383.05
Lifeguards	46,046.51
Health insurance	4,652.30
Workers' compensation	3,968.00
FICA	1,108.38
PERS	6,550.43
SBS	4,648.97
Prof./tech. services	880.00
Travel	590.50
Water/sewer/garbage	5,070.79
Heating electricity	43,567.01
Electricity	30,928.78
Heating fuel	334.00
Other services	17,880.00
Maintenance supplies	8,555.17
Office supplies	34.15
City & Borough Appropriations	**$44,529.00**
School District Appropriations	**$77,147.04**
Total Deficit	**$10,406.96**

Maintenance Issues

The pool undergoes yearly maintenance with regular upkeep of the water system and facility. In 2001, the facility underwent a water system upgrade, switching from a chlorine treatment system to a saline treatment system. This system is becoming popular among pools as it is less irritating to the skin and eyes.

Recommendations

The pool manager suggested any new pool being built should include the new saline water treatment system. It is much easier to use with less harmful chemicals, and patrons like the system better than traditional chlorine systems. He suggested a front desk that is always staffed, as it helps keep down theft and pool rules are enforced immediately upon entry, which keeps the facility cleaner and safer.

The business manager suggested pools should budget for major maintenance, and to take shipping needed parts into special consideration. When buying parts, if feasible, he recommended buying extras so shipping costs do not have to be paid multiple times, and to have a parts stockpile so the pool does not have to close for extended periods while waiting for parts. Concerning admissions fees, he noted that it is better to adjust rates more frequently than to wait several years and have a large increase. Local users had trouble adjusting when the fee jumped from $2 to $4.

Kodiak Community Pool

Facility

The 20,000-square-foot Kodiak Community Pool opened in 2009. The facility is estimated to have cost $15 million. The main pool is 6 lanes by 25 yards, and has a one-meter diving board. The facility has a wading pool for toddlers and younger children that measures 5 yards by 15 yards. The temperature is maintained at 82 degrees. It meets the qualifications for hosting USS and high school swim meets. The facility has bathrooms, showers, a sauna, bleachers, and lockers.

Population and Use

The Kodiak Island Borough has a population of 13,860, though not all have road access to the pool.. Management estimates the facility hosts around 1,000 visits per week or about 52,000 visits annually.

The pool offers lap swims, open swims, lessons, and classes for toddlers. It is open 5 AM to 9 PM every week day. The School District uses the pool from 8 AM to 3 PM for classes and lessons. The Kodiak Kingfishers Swim Team uses the pool every afternoon year-round, and the Kodiak High School Swim Team uses the pool in the fall.

Fees

The pool charges $2 for adults and $1 for students and seniors. A monthly pass, which is good for lap swims, aerobics class, and "aquatots" class, is $20. The facility can be rented for $15 per hour per lifeguard required with one lifeguard required for every 25 swimmers.

Recommendations

The pool manager suggested any new pool being built should include the new saline water treatment system. It is much easier to use with less harmful chemicals, and patrons like the system better than traditional chlorine systems. He suggested a front desk that is always staffed, as it helps keep down theft and pool rules are enforced immediately upon entry, which keeps the facility cleaner and safer.

The business manager suggested pools should budget for major maintenance, and to take shipping needed parts into special consideration. When buying parts, if feasible, he recommended buying extras so shipping costs do not have to be paid multiple times, and to have a parts stockpile so the pool does not have to close for extended periods while waiting for parts. Concerning admissions fees, he noted that it is better to adjust rates more frequently than to wait several years and have a large increase. Local users had trouble adjusting when the fee jumped from $2 to $4.

Kodiak Community Pool

Facility

The 20,000-square-foot Kodiak Community Pool opened in 2009. The facility is estimated to have cost $15 million. The main pool is 6 lanes by 25 yards, and has a one-meter diving board. The facility has a wading pool for toddlers and younger children that measures 5 yards by 15 yards. The temperature is maintained at 82 degrees. It meets the qualifications for hosting USS and high school swim meets. The facility has bathrooms, showers, a sauna, bleachers, and lockers.

Population and Use

The Kodiak Island Borough has a population of 13,860, though not all have road access to the pool.. Management estimates the facility hosts around 1,000 visits per week or about 52,000 visits annually.

The pool offers lap swims, open swims, lessons, and classes for toddlers. It is open 5 AM to 9 PM every week day. The School District uses the pool from 8 AM to 3 PM for classes and lessons. The Kodiak Kingfishers Swim Team uses the pool every afternoon year-round, and the Kodiak High School Swim Team uses the pool in the fall.

Fees

The pool charges $2 for adults and $1 for students and seniors. A monthly pass, which is good for lap swims, aerobics class, and "aquatots" class, is $20. The facility can be rented for $15 per hour per lifeguard required with one lifeguard required for every 25 swimmers.

Staffing

There is only one full-time employee, the pool manager. There are currently 20 part-time staff (lifeguards), with plans to expand this to 25 in the future.

Budget

The facility's first full year of operation was 2010. The facility was unable to provide an accurate budget. The City of Kodiak and the Kodiak Island School District (who paid for half of the pool) fund the facility's deficit.

Maintenance Issues

While the facility is new, there have been some maintenance issues. There were reports of fogging on the windows when the facility first opened, but once the correct water and air temperatures were maintained, the fogging cleared. The deck has some slippery spots where the water does not drain correctly. This could be due to miscalculations during construction or settling that caused some shifting of the floor. There is also significant breakdown of grout in the main entrance and one of the locker rooms. Lastly, the water system had some major issues when the facility was first opened, but those have been corrected. The water treatment system is a new design that uses salt-generated chlorine and UV light to disinfectant the water. The system is a closed network, and works with very little maintenance.

Recommendations

The pool manager suggests not using a competitive bidding process to select a contractor. He suggests going with a smaller, experienced contractor that will listen to the needs and concerns of the community. Additionally, use participative project management that closely observes the construction of the facility, so problems can be caught early.

The pool did consider putting in a waterslide, but decided it was too costly to install and maintain. Also, the Coast Guard base has a waterslide at their facility, which the public can use.

Nikiski Pool

Facility

The 24,000-square-foot Nikiski Pool is located north of Kenai at the North Peninsula Recreation Service Area. The pool is part of a recreation center that includes the pool, fitness facilities, an ice rink, a multipurpose field, a community center, and racquetball courts.

The complex was built in 1974 with a major renovation from 1993 to 1994. The fitness pool is 6 lanes by 25 yards, and has a recreational water area attached for children with a 136-foot waterslide, a hot tub, and a rain umbrella. The waterslide, hot tub, and rain umbrella were added during the renovation. The pool depth ranges from one to 12 feet with a one-meter diving board in the deep end. Since the pool is used primarily for recreation, and no swim teams practice at the facility, the water temperature is maintained at 85 degrees,

which is slightly warmer than most facilities. The facility has bathrooms, showers, a sauna, bleachers, and lockers, along with the other amenities in the recreation center.

Population and Use

The pool serves Nikiski and the surrounding area (a population of about 6,000). It is unclear how many facility users come from other areas of the Kenai Peninsula. In 2009, the facility reported hosting an estimated 53,000 visitors.

The pool offers lap swims and open swims. The waterslide is open eight hours daily during the summer season and for limited hours on Friday, Saturday, and Sunday the remainder of the year. Swim lessons are offered year round for toddlers, children, and adults. A competitive swim class and water aerobics are also offered. The facility is available for rentals.

Fees

The fee is the same for adults and children at $4 per person, while seniors pay $2. If an individual wants to use the waterslide, the fee is $7. The fee to rent the pool is $125 per hour and $75 per hour to rent the waterslide.

Staffing

There are six full-time employees, and 24 part-time employees that include maintenance staff, water safety instructors, lifeguards, and recreation instructors.

Budget

Pool revenue is approximately $198,000 annually. The facility's expenses are combined with the other programs, and services and could not be allocated. However, personnel expenses for the entire facility were about 54 percent of total expenses. The facility deficit is made up by the City and property taxes.

Maintenance Issues

The facility has had no major maintenance issues in the past 11 years (the time the interviewee had been working at the facility). Regular maintenance is scheduled each year. The pool manager stresses the biggest cost for a pool is normally the shipping of custom-built parts. Each pool is unique, especially in Alaska, and even what may seem to be a standard part can be costly.

Recommendations

The waterslide, smaller pool, hot tub, and rain umbrella are a big draw for families. While the facility has its regular fitness patrons, families are attracted to the varied activities the pool offers. The increased fee for using the waterslide does result in families considering a visit to the facility as a special occasion and potentially limits the number of trips they make to the facility.

The manager commented that a new facility should have rules and policies in place before opening. When patrons know what is expected of them, staff has better control, which results in a safer and cleaner environment.

Nome Swimming Pool

Facility

The 15,000-square-foot Nome Swimming Pool is located in the Nome Beltz Jr./Sr. School. The pool was built in 1982. It was built using federal and state grants, cigarette tax dollars, and local bonds. The pool is 6 lanes by 25 meters. The water temperature is maintained at 86 degrees. The facility has bathrooms, showers, and lockers.

Population and Use

The pool serves the city of Nome, which has a population of 3,468. For 2009, the pool manager estimates the average number of visits to be about 350 per week with slower weeks in the fall and summer. The number of visits per year can vary between 15,000 and 20,000, but is normally around 18,000. The pool is open six days per week, and closed on holidays. The pool offers lap swim and open swims.

Fees

The fee is $5 for adults, $4 for children, and a family pass is $12. An adult monthly pass costs $55. The hourly rental fee is $60.

Staffing

There is one full-time staff member and nine part-time lifeguards.

Budget

Passes and admissions make up the majority of the revenue, accounting for 30 percent and 27 percent of the total revenue, respectively. Personnel expenses account for 80 percent of the total expenses.

Nome Community Pool Operating Budget, FY 2009

	FY 2009
Passes	$10,000
Admissions	9,500
Spec. Programs, Instruction	1,600
Rentals – Equipment	2,500
Facility Rental	4,000
Locker Rental	400
Retail Sales	3,000
Food Sales	1,000
Total Revenue	**$32,000**
Labor costs	$115,000
Supplies	7,000
Maintenance	3,000
Training	2,500
Janitorial Service	11,000
Other expenses	5,500
Total Expenses*	**$144,000**
Total Deficit	**$112,000**

*Note: does not include utility costs which are paid by the city.

Maintenance Issues

Other than a conversion to the saltwater/saline system in the early 2000s, there have been no major maintenance issues or significant renovations of the facility.

Recommendations

The pool manager suggests combining programs with the local schools, which used to happen in Nome. It is extremely important for members of the community to know how to swim, and by having school programs in place, lessons can be taught to school children who might not come to the pool otherwise. These programs also help ensure future facility users. The facility rents bathing suits as many occasional users do not own suits.

Craig Aquatic Center

Amenities

The Craig facility is about 10,000 square feet; the pool measures 6 lanes by 25 yards and meets the qualifications for USS swim competitions. They have hosted USS swim meets, but cannot host high school

meets because they do not have a diving board. They have a smaller wading pool that measures 4 yards by 5 yards and ranges from 1 feet to 3 feet deep. The temperature in the large pool is maintained between 83 and 84 degrees and the wading pool is maintained at 90 degrees.

The facility has bathrooms, showers, coin-operated lockers, fitness room, hot tub and sauna. The addition of a water slide and large inflatable pool toys has greatly increased use by local youth.

Population and Use

The pool serves a population of about 3,500 people on the Prince of Wales Island road system. The majority of usage is by Craig and Klawock residents (2009 total population of about 2,182). When the pool opened in 1996, usage was heavy, averaging 120-150 people a day. After the first year or two, usage began to drop off (likely related to economic conditions and population decline). The pool is heavily used by the schools, which incorporate swimming classes into their physical education programs. Craig has a swim club and a high school team. The pool also offers regular swim lessons, a senior exercise classes, and occasional kayak and scuba diving classes.

Fees

Adults pay $3 for use of the pool, while youth and seniors pay $2. The entrance fee covers use of the fitness room as well. A ten-use pass is available for $30 for adults and $20 for youth and seniors.

Staffing

The pool employs about 10 people, including the manager, a full-time cashier, maintenance person, and lifeguards. The pool manager commented that staffing the positions can be challenging because the pool is open limited hours. Lack of hours can lead to more frequent staff turnover.

Maintenance Issues/Lessons Learned

The pool manager stated she would prefer the deep end of the wading pool to be 4 feet so it could be used for kids' swim lessons. The current wading pool is too shallow for lessons, and the kids get cold in the big pool.

The pool is housed in a metal building. They had corrosion problems in the first few years of operations. They installed a new air handler that cost about $25,000 and this seems to have corrected the problem. The pool manager stated she does not recommend propane heat because of the expense.

The pool manager suggested if there is a swim team, it should not be managed by the pool. It works better as a separate organization, as is the case in most Southeast communities. In Craig, the management of the swim team has proved complicated and costly.

Haines Pool

Amenities

The Haines pool, approximately 12,000 square feet, is unusual in that it was built above-ground. Built in 1980, the facility has bathrooms, showers, and lockers. The pool is 6 lanes by 25 yards. The pool manager expressed a desire to have a hot tub and sauna, but they do not have them because of the high cost of maintenance.

Population and Use

The Haines pool serves a borough population of approximately 2,300 people. According to the pool manager, approximately 300 to 400 people use the pool in a typical week. This translates into 15,600 to 20,800 visits in a year.

In addition to open and lap swims, the pool hosts swim classes, aquaerobics (low-impact and high-impact), "shy swims" (for self-conscious swimmers), and occasional kayak classes. There is a youth swim team and a Masters team. The pool's shower facilities are heavily used – particularly in the summer – by local residents without running water at home, at a cost of $3.

Fees

In 2011, pool fees were raised to $4 for adults and $3 for youth and seniors, and free for ages 3 and under. A family pass costs $12. A ten-use pass costs $38 for adults and $28 for youths and seniors. Rentals of the facility cost $50 for an hour and $80 for two hours.

Staffing

Along with the pool manager, the pool employs around 10 to 12 staff, almost all of whom serve as lifeguards.

Budget and Operations

The largest portion of the budget is allocated to salaries and benefits, roughly 50 percent of total expenses. Utilities are the second largest expense, roughly 30 percent of total expenditures. The budget shows a deficit of $173,305 for FY 2009.

Haines Pool Operating Budget, FY 2009

	FY 2009
Total Revenue	**$24,221**
Total Expenses	**$197,525**
Salaries and Wages	$69,572
Employee Burden	20,506
Health Insurance	9,207
Supplies and Equipment	15,095
Professional Services	10,056
Travel	3,014
Training	1,605
Advertising	65
Banking	2,733
Utilities	58,634
Maintenance	2,021
Total Deficit	**$173,305**

Lessons Learned

- Find alternative sources for heating because fuel oil is expensive.
- Build a salt water pool. The Haines pool has a TMI salt pure chlorination system, in which the chlorine is extracted from salt. This allows for no hazardous materials to be housed on site, and results in less "wear and tear."
- Do not build an aluminum pool. This has not worked well for several Alaska communities.
- Build a sauna. Juneau has a faithful "sauna club" of people who only go to the pool for the sauna. A sauna can result in additional revenue.
- Do not have the school manage the pool.
- Build a second tank at 90 degrees for seniors and children. There is a constant battle in Haines between the swim team and the seniors. (The Haines pool is kept at 83 and 84 degrees.)
- The acoustics in the Haines pool are terrible. Build sound panels to improve acoustics.
- Have a bathroom for people to use off of the lobby, instead of making them use the locker rooms.
- A changing room for disabled people would be good.
- The doors to the locker room must be able to shut completely so that the locker rooms do not become a "wind tunnel." The Haines locker rooms are very cold for this reason.
- Do not build an above-ground pool. The ramp is difficult for people to get up plus it leads to higher heating costs.

Wrangell Pool

Amenities

The 6,000-square-foot Wrangell pool, built in 1985, is 5 lanes by 25 yards. The facility has bathrooms, showers, and lockers. They have a 35 foot by 12 foot inflatable pool toy that has three slides and is very popular among local children. The pool is part of a recreation center that has an exercise room, weights, and racquetball courts. It is also adjacent to a community gym where basketball, archery, and wrestling occur.

Population and Use

Wrangell's population was 1,892 in 2009. The pool manager estimates a busy day to be between 50-60 visits. From this estimate, the pool has an estimated number of annual visits between 15,000 and 20,000.

Fees

The pool charges $3.25 for adults, $2.50 for students, and $1.25 seniors.

Staffing

The pool/recreation center manager is the only full-time position at the facility. There are about 20 part-time positions including a recreation coordinator, maintenance person, and lifeguards.

Budget

For FY 2009, earned revenue totaled $71,300. Other forms of revenue came from the State of Alaska and investments. The pool also has other unspecified sources of funding totaling $363,400. With expenditures around $523,800, the budget shows a deficit of $410,000 for FY 2009.

Wrangell Pool Operating Budget, FY 2009

	FY 2009
Revenues	
State of Alaska	$14,090
Charges for services	71,326
Investment income	28,992
Total	**$114,408**
Expenditures	
Total	**$523,765**
Total Deficit	**$409,765**

Maintenance Issues

No major maintenance issues have been encountered, according to the pool manager; however, the facility is getting older. The locker rooms need to be replaced and overall the facility is starting to show wear and tear. Funds are being sought from the Alaska Legislature. During general maintenance in the summer of 2004, the cement lining of the pool was patched.

Appendix C: Pro Forma Cash Flow

Revenue

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Admissions										
Bethel										
Population	6,080	6,141	6,202	6,264	6,327	6,390	6,454	6,519	6,584	6,650
Revenue per visit	2.25	2.25	2.25	2.50	2.50	2.50	2.75	2.75	2.75	3.00
Use factor	8	8	8	8	8	8	8	8	8	8
Estimated visits	48,650	49,100	49,600	50,100	50,600	51,100	51,600	52,100	52,700	53,200
Bethel admissions revenue	*$110,000*	*$110,600*	*$112,000*	*$125,000*	*$127,000*	*$128,000*	*$142,000*	*$143,400*	*$145,800*	*$160,000*
Villages										
Population (50% likely to use)	1,700	1,683	1,666	1,650	1,633	1,617	1,601	1,585	1,569	1,553
Average fee	2.25	2.25	2.25	2.50	2.50	2.50	2.75	2.75	2.75	3.00
Use factor	3	3	3	3	3	3	3	3	3	3
Estimated visits	4,950	4,901	4,851	4,803	4,755	4,707	4,660	4,614	4,568	4,522
Villages admissions revenue	*$11,000*	*$11,000*	*$11,000*	*$12,000*	*$12,000*	*$12,000*	*$13,000*	*$13,000*	*$13,000*	*$13,900*
Combined revenue from admissions	*$120,700*	*$121,600*	*$122,700*	*$137,400*	*$138,600*	*$139,700*	*$154,900*	*$156,200*	*$157,500*	*$173,300*
Waterslide revenue	*$19,000*	*$19,400*	*$19,800*	*$20,100*	*$20,400*	*$20,800*	*$30,000*	*$30,300*	*$30,600*	*$30,900*
Total admissions revenue	*$140,000*	*$140,000*	*$142,500*	*$157,500*	*$159,000*	*$160,500*	*$185,000*	*$186,500*	*$189,000*	*$204,200*
Estimated Total Annual Visits	*53,600*	*54,000*	*54,450*	*54,900*	*55,350*	*55,800*	*56,260*	*56,700*	*57,250*	*57,700*

Note: category figures have been rounded and may not add up exactly in total.

Revenue (cont.)

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Space Rental										
Natatorium										
Annual rental hours	200	200	200	200	200	200	200	200	200	200
Rate	$75	$75	$75	$75	$80	$80	$80	$80	$85	$85
Total estimated revenue	*$15,000*	*$15,000*	*$15,000*	*$15,000*	*$16,000*	*$16,000*	*$16,000*	*$16,000*	*$17,000*	*$17,000*
Meeting Room										
Annual rental hours	200	200	200	200	200	200	200	200	200	200
Rate	$20	20	20	20	25	25	25	25	30	30
Meeting room total	*$4,000*	*$4,000*	*$4,000*	*$4,000*	*$5,000*	*$5,000*	*$5,000*	*$5,000*	*$6,000*	*$6,000*
Fitness Room										
Monthly rent $400	*$4,800*	*$4,800*	*$4,800*	*$4,800*	*$4,800*	*$4,800*	*$4,800*	*$4,800*	*$4,800*	*$4,800*
Lockers										
# of lockers	55	55	55	55	55	55	55	55	55	55
Rate	75	75	75	75	80	80	80	80	85	85
Locker rental total	$4,100	$4,100	$4,100	$4,400	$4,400	$4,400	$4,700	$4,700	$4,700	$5,000
Total rents	*$28,000*	*$28,000*	*$28,000*	*$30,000*	*$30,000*	*$30,000*	*$32,000*	*$32,000*	*$32,000*	*$34,000*
Concessions										
Total visits	*53,600*	*54,000*	*54,450*	*54,900*	*55,350*	*55,800*	*56,260*	*56,700*	*57,250*	*57,700*
% that purchase	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
# of sales	13,400	13,500	13,600	13,700	13,900	14,000	14,100	14,200	14,300	14,400
$ of purchase	$2.50	$2.50	$2.50	$2.50	$2.50	$2.50	$2.50	$2.50	$2.50	$2.50
Gross revenue	*$33,500*	*$33,800*	*$34,100*	*$34,400*	*$34,600*	*$34,900*	*$35,200*	*$35,500*	*$35,800*	*$36,100*
Less 50% COGS	$17,000	17,170	17,342	17,515	17,690	17,867	18,046	18,226	18,409	18,593
Facility revenue	*$185,000*	*$186,000*	*$188,000*	*$205,000*	*$207,000*	*$208,500*	*$235,000*	*$237,000*	*$239,000*	*$257,000*
Estimated organization contributions	*$85,000*	*$85,000*	*$85,000*	*$93,500*	*$93,500*	*$93,500*	*$102,850*	*$102,850*	*$102,850*	*$113,135*
Total Revenue	$270,000	$271,000	$273,000	$298,500	$300,500	$302,000	$337,850	$339,850	$341,850	$370,000
Total Expenses (see table next page)	$843,000	$859,442	$878,075	$898,388	$917,840	$940,338	$962,130	$984,339	$1,008,507	$1,035,106
Income/loss from operations	-$573,000	-$588,000	-$605,000	-$600,000	-$617,250	-$638,300	-$624,200	-$644,500	-$666,700	-$665,000
Sales tax contribution	$600,000	$606,000	$612,100	$618,200	$624,400	$630,600	$636,900	$643,300	$649,700	$656,200
Income/loss	$27,000	$18,000	$7,100	$18,200	$7,150	$7,700	$12,600	-$1,200	-$17,000	-$8,800

Note: category figures have been rounded and may not add up exactly in total.

Expenditures

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Personnel salaries, benefits & taxes										
Facility manager	97,000	101,850	106,943	112,290	117,904	123,799	129,989	136,489	143,313	150,479
Receptionist & concessions	34,000	35,700	37,500	39,350	41,350	43,400	45,550	47,850	50,250	52,750
Lifeguard supervisor	67,000	70,350	73,900	77,550	81,450	85,500	89,800	94,300	99,000	103,950
Lifeguards	75,000	78,750	82,700	86,800	91,150	95,700	100,500	105,550	110,800	116,350
Janitorial	24,000	24,600	25,200	25,750	26,400	27,000	27,650	28,350	29,000	29,700
Maintenance	42,000	43,000	44,050	45,100	46,200	47,300	48,400	49,600	50,800	52,000
Total Personnel	***$338,500***	***$353,700***	***$369,650***	***$386,300***	***$403,800***	***$422,100***	***$441,250***	***$461,350***	***$482,400***	***$504,450***
Utilities										
Mechanical systems (HVAC & heating)	$174,000	$174,000	$174,000	$174,000	$174,000	$174,000	$174,000	$174,000	$174,000	$174,000
Electricity	174,000	174,000	174,000	174,000	174,000	174,000	174,000	174,000	174,000	174,000
Water & sewer	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000	46,000
Total Utilities	***$394,000***	***$394,000***	***$394,000***	***$394,000***	***$394,000***	***$394,000***	***$394,000***	***$394,000***	***$394,000***	***$394,000***
Training/Travel										
Lifeguard training	$700	$75	$75	$250	$100	$450	$200	$75	$75	$550
Travel – training	1,000	700	700	1,450	750	1,700	1,600	850	850	1,750
Travel – other	1,200	1,225	1,225	1,300	1,350	1,400	1,450	1,475	1,500	1,550
Total Training/Travel	***$2,900***	***$2,000***	***$2,050***	***$3,000***	***$2,200***	***$3,550***	***$3,250***	***$2,400***	***$2,450***	***$3,850***

Expenditures (cont.)

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Other Expenses										
Insurance	$35,000	$35,850	$36,700	$37,600	$38,500	$39,400	$40,350	$41,300	$42,300	$43,350
Repair and replacement reserve	25,000	25,600	26,200	26,850	27,500	28,150	28,800	29,500	30,200	30,950
Phone, internet, cable	7,700	7,900	8,100	8,300	8,500	8,700	8,950	9,150	9,350	9,600
Trash services	6,700	6,850	7,050	7,200	7,350	7,550	7,750	7,900	8,100	8,300
Information technology	6,000	6,150	6,300	6,450	6,600	6,750	6,900	7,100	7,250	7,450
Supplies	6,000	6,150	6,300	6,450	6,600	6,750	6,900	7,100	7,250	7,450
Pool chemicals & other materials	6,000	6,150	6,300	6,450	6,600	6,750	6,900	7,100	7,250	7,450
Maintenance & janitorial supplies	3,600	3,700	3,800	3,850	3,950	4,050	4,150	4,250	4,350	4,450
Vehicle maintenance/repair	3,000	3,100	3,150	3,200	3,300	3,400	3,450	3,550	3,650	3,700
Advertising	2,500	2,550	2,600	2,700	2,750	2,800	2,900	2,950	3,000	3,100
Gasoline/diesel/oil	1,000	1,000	1,050	1,050	1,100	1,150	1,150	1,200	1,200	1,250
Bad debt expense	1,500	1,550	1,550	1,600	1,650	1,700	1,750	1,750	1,800	1,850
Miscellaneous	1,100	1,150	1,150	1,200	1,200	1,250	1,250	1,300	1,350	1,350
Minor equipment	1,000	1,000	1,050	1,050	1,100	1,150	1,150	1,200	1,200	1,250
Dues & subscriptions	500	500	500	550	550	550	600	600	600	600
Total Other Expenses	**$106,600**	**$109,200**	**$111,850**	**$114,500**	**$117,250**	**$120,050**	**$122,950**	**$125,900**	**$128,950**	**$132,000**
Total Expenditures	**$843,600**	**$858,550**	**$877,150**	**$897,400**	**$916,850**	**$939,300**	**$961,100**	**$983,250**	**$1,007,400**	**$1,033,950**

Need / Community Support

City of Bethel

Bethel Aquatic Training and Health Center

C

Introduced by: Council Member Robb
Date: October 11, 2011
Action: Passed
Vote: 6-0

CITY OF BETHEL

Resolution # 11-32

CITY OF BETHEL PRIORITIES FOR THE FY 2013 STATE OF ALASKA CAPITAL BUDGET ADDITION

WHEREAS, the Bethel City Council is a seven-member body elected by resident voters of Bethel to act in the best interest of the community;

WHEREAS, the City intends to exhibit transparency, oversight, and accountability for all funds awarded through this request;

WHEREAS, the need for a multi-use recreation facility that included a swimming pool has been expressed by the community of Bethel in numerous community plans since the early 1970s;

WHEREAS, the Yukon-Kuskokwim Delta region experiences one of the highest drowning rates in Alaska—largely because residents and visitors live near the Yukon and Kuskokwim Rivers, engage in boating and water play activities, do not know how to swim, do not know how to rescue individuals from the water, and do not know how to resuscitate victims;

WHEREAS, the City of Bethel Aquatic Training and Health Center Plan, completed by Agnew Beck Consultants in 2005, identifies a swimming pool as the number one activity voted on by community members to include in the Aquatic Training and Health Center;

WHEREAS, the pool in the Bethel Aquatic Training and Health Center would provide the following benefits to any of the YK-Delta's 26,000 residents: allow children and adults to learn how to swim, provide lifeguard certification courses, provide a place where families and friends come together to recreate and exercise, reduce the onset of diabetes, obesity, and other health problems, provide a venue for physical therapy, and provide special programs for seniors, youth, and people with physical disabilities;

Introduced by: Council Member Robb
Date: October 11, 2011
Action: Passed
Vote: 6-0

WHEREAS, the Bethel Parks and Recreation Committee is a group of concerned citizen volunteers who meet twice a month to assist in the development of the multi-use recreation center, make recommendations to the City Manager, and assure that the project design, construction, operation, and maintenance costs are affordable;

WHEREAS, Architects Alaska, Inc. completed the 65% design development documents in April, 2010, which show that the new facility will cost $23,822,000;

WHEREAS, to ensure the City can afford to construct and operate the planned facility, the City of Bethel applied for and was accepted by the Foraker Group to have all project documents produced thus far reviewed and assessed for accuracy and appropriateness; The review was completed in April of this year, and affirmed the project and its plans are accurate, appropriate, and in line with similar projects in the state;

WHEREAS, According to the Foraker Group, 72% of Bethel residents expressed high support for the BATH Center, 15% expressed moderate support, and only 13% expressed low support. Of people living in nearby villages, 60% expressed high support, 27% expressed moderate support, and only 13% expressed low support;

WHEREAS, Numerous people of Bethel have spoken, signed petitions, written letters, and expressed support for the Bethel Aquatic Training and Health Center;

WHEREAS, The people of Bethel voted in 2007 and in 2009 to raise our sales tax in order to help pay for planning, construction, and operational costs of the Bethel Aquatic Training and Health Center;

WHEREAS, The willingness for the people to tax themselves may be interpreted as a tremendous demonstration of support for the project;

WHEREAS, the Bethel Aquatic Training and Health Center is on track to be the first pool in Alaska to achieve silver LEED certification from the U.S. Green Building Council;

WHEREAS, Community and regional organizations are forming a partnership, Kuimarvik, A Place to Swim, to help acquire capitol funding and to direct the eventual operations of the Bethel Aquatic Training and Health Center;

Introduced by: Council Member Robb
Date: October 11, 2011
Action: Passed
Vote: 6-0

WHEREAS, Organizations that are forming and/or have expressed interest in joining Kuimarvik, A Place to Swim include: Yukon Kuskokwim Health Corporation, Bethel Community Services Foundation, Calista Corporation, Yuut Elinaurviat-People's Learning Center, Orutsararmiut Native Council, Association of Village Council Presidents, University of Alaska-Kuskokwim Campus, Lower Kuskokwim School District, Association of Village Council Presidents-Regional Housing Authority, and the Alaska National Guard B Co, 1-143rd UB (ABN);

NOW, THEREFORE, BE IT RESOLVED that the Bethel City Council, as elected representatives of the community and City of Bethel, do hereby formally request that the State of Alaska provide $24,000,000.00 in its FY 2013 Capital Budget to be matched with other designated and approved funding sources to construct the new Bethel Aquatic Training and Health Center;

THEREFORE, BE IT FURTHER RESOLVED that the Bethel City Council, as elected representatives of the community and City of Bethel, requests this as an additional and important capital request for the people of Bethel.

ENACTED THIS 11th DAY OF OCTOBER 2011 BY A VOTE OF 6 IN FAVOR AND 0 OPPOSED.

Rick Robb, Mayor Pro Tem

ATTEST:

Lori Strickler, City Clerk

D

Introduced by: Lee Foley, City Manager
Date: February 10, 2009
Action: Passed
Vote: 4-3

CITY OF BETHEL

Resolution # 09-08

DESIGNATED LAND FOR THE BETHEL AQUATIC TRAINING AND HEALTH CENTER

WHEREAS, the Bethel City Council approved the City Manager to negotiate a contract with Architects Alaska, Inc. on September 12, 2008 for a multi-use recreation center feasibility study and related pre-design work;

WHEREAS, the signed a contract for professional architectural and engineering services between the City of Bethel and Architects Alaska, Inc. was made effective January 6, 2009;

WHEREAS, the proposed site for the Bethel Aquatic Training and Health Center, as determined by the City Planner in spring 2008, is a ten-acre section of land located on the south side of Akiachak Street, across from the Yuut Elitnaurviat property;

WHEREAS, the Administrative Bethel Aquatic Training and Health Center Committee, known informally as the Recreation Center Committee, discussed alternative sites and ultimately recommended to the City Manager that the Bethel Aquatic Training and Health Center be located on the proposed Akiachak Street site;

WHEREAS, as part of the City's contract with Architects Alaska, Inc., surveyors, engineers, and architects have evaluated the proposed site and initiated the schematic design based on the proposed site;

NOW, THEREFORE, BE IT RESOLVED that the Bethel City Council hereby designates a ten-acre section of land on the South side of Akiachak Street, the exact dimensions and location of which shall be determined by the City Planner, for the purpose of designing and potentially constructing the Bethel Aquatic Training and Health Center;

ENACTED THIS 10th DAY OF FEBRUARY 2009 BY A VOTE OF 4 IN FAVOR AND 3 OPPOSED.

Tiffany Zulkosky, Mayor

ATTEST:

Lori Strickler, City Clerk

Introduced by: Don W. Baird, City Manager
Date: October 25, 2005
Action: Passed
Vote: Unanimous

E

CITY OF BETHEL, ALASKA

Resolution # 05-38

A RESOLUTION SUPPORTING DEVELOPMENT OF A MULTIUSE RECREATION FACILITY IN BETHEL

WHEREAS, the community of Bethel, with 5,888 permanent residents, currently has no public or private facility that offers a variety of indoor recreation opportunities, such as the use of a swimming pool, fitness center, or gymnasium on a daily basis;

WHEREAS, the need for a community recreation facility was expressed by the public as a priority in the 1979 Community Comprehensive Plan and has been mentioned in every community plan since 1982;

WHEREAS, the Community Economic Development Strategy Plan (2003), co-produced by the City of Bethel and Orutsararmiut Native Council, is a plan containing input from the Bethel community over the course of one year that recommends that the City of Bethel work with other partners to "develop healthy activities for youth and adults" and "obtain funds to construct and build recreational center;"

WHEREAS, Agnew Beck Consulting, LLC is developing a multiuse recreation facility plan for the City of Bethel that incorporates broad community input, including the use of surveys, stakeholder interviews, and input from two community meetings;

WHEREAS, the Bethel City Council and City Administration have had an opportunity to comment on the multiuse recreation facility plan;

WHEREAS, a multiuse recreation facility that offers people a range of activities in which to engage, such as swimming, racquetball, volleyball, running, arts and crafts, karate, ballet, and aerobics, offers many benefits to residents and visitors: increased health and longevity, employment and entrepreneurship opportunities, a place to socialize and be a spectator or participant, and incentive for the recruitment and retention of employees;

NOW, THEREFORE, BE IT RESOLVED that the Bethel City Council supports a multiuse recreation facility in Bethel and recommends a multi-organizational approach to its design, construction, and operation.

Introduced by: Don W. Baird, City Manager
Date: October 25, 2005
Action: Passed
Vote: Unanimous

ENACTED THIS 25th DAY OF OCTOBER 2005 BY A UNANIMOUS VOTE IN FAVOR. OPPOSED.

R. Thor Williams, Mayor

ATTEST:

Sandra Modigh, City Clerk

F

Introduced by: Councilmember Jorgensen
Introduction Date: February 13, 2007
Public Hearing: February 27, 2007
March 13, 2007
March 27, 2007
Action: Passed
Vote: 5-1

CITY OF BETHEL, ALASKA

Ordinance #07-08

AN ORDINANCE DESIGNATING AN ANNUAL BUDGETARY ALLOTMENT FOR THE PLANNING, CONSTRUCTION, OPERATION AND MAINTENANCE OF A MULTIUSE RECREATION CENTER

WHEREAS the Bethel City Council has the authority to designate funds for certain projects within the City of Bethel;

WHEREAS the community of Bethel, with approximately 5,900 permanent residents, currently has no public or private facility that offers a variety of indoor recreation opportunities, such as the use of a swimming pool, fitness center, or gymnasium on a daily basis;

WHEREAS the need for a community recreation facility was expressed by the public as a priority in the 1979 Community Comprehensive Plan and has been mentioned in every community plan since 1982;

WHEREAS the Community Economic Development Strategy Plan (2003), co-produced by the City of Bethel and Orutsararmiut Native Council, is a plan containing input from the Bethel community over the course of one year that recommends that the City of Bethel work with other partners to "develop healthy activities for youth and adults" and "obtain funds to construct and build a recreational center;"

WHEREAS the City of Bethel Multiuse Recreation Facility Plan (2005) states that "significant local financial support over the long term will be required," to develop a recreation facility, and that "the larger the percentage of total cost contributed locally, the quicker the project will move from idea to reality;"

WHEREAS a multiuse recreation facility that offers people a range of activities in which to engage, such as swimming, racquetball, volleyball, running, arts and crafts, karate, ballet, and aerobics, offers many benefits to residents and visitors, including increased health and longevity, employment and entrepreneurship opportunities, a place to socialize and be a spectator or participant, and incentive for the recruitment and retention of employees;

WHEREAS the City of Bethel previously passed Resolution #05-38 supporting development of a Multiuse Recreation Facility in Bethel;

Introduced by: Councilmember Jorgensen
Introduction Date: February 13, 2007
Public Hearing: February 27, 2007
March 13, 2007
March 27, 2007
Action: Passed
Vote: 5-1

THEREFORE BE IT ENACTED by the City Council of the City of Bethel, Alaska, that:

SECTION 1. Classification. This ordinance is of a permanent nature and shall not be codified within the Bethel Municipal Code.

Designation of Annual Budgetary Allotment.

A. The City of Bethel shall designate an allotment of $500,000 (five hundred thousand dollars) annually for the purpose of construction, operation, and/or maintenance of a multiuse recreation facility to be built within the city limits of Bethel, Alaska.

B. The $500,000 (five hundred thousand dollars) must be spent each year or saved in an interest bearing account for up to two years.

C. That at no time shall the designated interest bearing account accumulate more than $1,050,000.

D. All funds expended from the designated interest bearing account shall be used for the promotion, construction, operation and maintenance of a City of Bethel Multiuse Recreation Facility.

E. The City Manager and/or his designee shall be responsible for administering the funds and insuring that the proceeds from said designated interest bearing account are spent for the purposes stated.

SECTION 3. Effective Date. This ordinance shall become effective upon passage of a 2 year 1% sales tax increase in the October, 2007 General Election.

ENACTED THIS 27th DAY OF MARCH 2007, BY A VOTE OF 5 IN FAVOR AND 1 OPPOSED.

Daniel C. Leinberger, Mayor

ATTEST:

Sandra Modigh, City Clerk

G

Introduced by: Mayor Leinberger
Date: April 24, 2007
Public Hearing: May 8, 2007
May 22, 2007
Action: Passed
Vote: 4-1

CITY OF BETHEL, ALASKA

Ordinance #07-10

AN ORDINANCE AMENDING SECTION 3 OF ORDINANCE 07-08 FOR THE PLANNING, CONSTRUCTION, OPERATION, AND MAINTENANCE OF A MULTIUSE RECREATION CENTER

WHEREAS the Bethel City Council has passed Ordinance #07-08 which calls for a budgetary allotment for the planning, construction, operation and maintenance of a multiuse recreation center;

WHEREAS the effective date of Ordinance #07-08 was upon passage by the citizens of Bethel of a two year, 1% sales tax increase in the October 2007 general election;

WHEREAS certain grant funds may be available to help defray the costs associated with planning, construction, operation and maintenance of a multiuse recreation center;

WHEREAS the recreation center project would be more attractive to grant funding agencies with a longer tax commitment from the city of Bethel;

THEREFORE BE IT ENACTED by the City Council of the City of Bethel, Alaska, that:

SECTION 1. Classification. This ordinance is of a permanent nature and shall not be codified within the Bethel Municipal Code.

SECTION 3. Effective Date. This ordinance shall become effective upon passage of a 1% sales tax increase for 2 yrs for planning, construction, operation & costs and a .5% sales tax increase for the next 18 yrs for operation & maintenance costs in the October, 2007 General Election.

ENACTED THIS 22nd DAY OF MAY 2007, BY A VOTE OF 4 IN FAVOR AND 1 OPPOSED.

Daniel C. Leinberger, Mayor

ATTEST:

Sandra Modigh, City Clerk

H

Petition of Support
For Bethel Aquatic Training and Health Center

Date: 9·22·09

My signature below demonstrates that I support the City of Bethel's development of the Bethel Aquatic Training and Health Center, a multiuse recreation center that includes a pool, fitness room with weights and exercise machines, and a multipurpose room for aerobics, karate, ballet, and other activities. I understand that the City is using revenues generated from sales taxes to fund the design and operating cost estimates and, with City Council approval, will continue to use sales tax revenues to fund the construction, operation, and maintenance of the facility. I am aware that, when approved, the City will pursue federal, state, and private funding also.

Signature	Printed Name	City of Residence	Age
1. [signature]	David A. Zeoby	Bethel - 3 years	29
2. [signature]	David Pilon	Anchorage - work in Bet 4 yrs seasonal	
3. [signature]	Patrick Driscoll	Bethel	22
4. Norman Pete	Norman Pete	visit/work	
5. Daren D Jennings	Daren Jennings	Bethel for 1 Year	Age 1.
6. Katherine Noatak	Katherine Noatak	Bethel In & Out for 18 yrs.	Age 18
7. Wesley Herman	Wesley Herman	Bethel 16 yrs.	Age: 17
8. [signature]	George Woods	Bethel All my Life	19
9. Mark Herman	Mark Herman	Bethel All my Life	16
10. Ralph Reuter	Ralph Reuter	Bethel 12 years of my life	15
11. Cynthia Andrew	Cynthia Andrews	Bethel 5 months	17
12. John A. Marrero JR.	[signature]	In & out for 3 years.	30
13. Mario R. Gutierrez	[signature] R. Mu[illegible] Jr.	13 Years	
14. [signature]	Lillie Luellen	Bethel	60
15. [signature]	Loretta Coffee	Bethel	16

Petition of Support
For Bethel Aquatic Training and Health Center

Date: September 22, 2009

My signature below demonstrates that I support the City of Bethel's development of the Bethel Aquatic Training and Health Center, a multiuse recreation center that includes a pool, fitness room with weights and exercise machines, and a multipurpose room for aerobics, karate, ballet, and other activities. I understand that the City is using revenues generated from sales taxes to fund the design and operating cost estimates and, with City Council approval, will continue to use sales tax revenues to fund the construction, operation, and maintenance of the facility. I am aware that, when approved, the City will pursue federal, state, and private funding also.

Signature	Printed Name	City of Residence	Years
1.	Mandy Kilbuck	[illegible]	17
2.	[illegible]	[illegible]	15
3.	Dyane Green	Bethel	14
4.	Charlton Alexie	Bethel	16
5.	DOUGLAS TONY	BETHEL	30
6.	[illegible]	Bethel	16
7.	Wesley Alexie	Bethel	20
8.	Nikki Xavier	Bethel	Age: 17
9.	Moses Andrew	Bethel	Age: 18
10.	Jonathan Kawagley	Bethel 10 years	Age 16
11.	Alexis Morris (Maria)	Bethel	16
12.	Christopher Lesch	Bethel	29
13.	Harold Arnakin	Bethel	Age 16
14.	Maggie Murry	Bethel	7
15.	BRYAN HENNEMAN	BETHEL	5

Petition of Support
For Bethel Aquatic Training and Health Center

Date: 9/24/09

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Signature	Printed Name	City of Residence	Years
1.	Kelly J. Lincoln	Bethel	5
2.	Anna Nanens	Bethel	22
3.	Crystal Garrison	Bethel	30
4.	Michele Chase	Bethel	27
5.	Roanne Sadler	Bethel	*22*
6.	Kathleen Nanens	Bethel	31
7.	Miranda Dizon	Bethel	29
8.	Kenlynn Nicholai	Bethel	26
9.	Carolyn Iverson	Bethel	29
10.	Samantha Anun	Bethel	14/1
11.	Esther Simon	Bethel	3 months
12.	Adolph Paul	Bethel	6 months
13.	Chris Lesch	Bethel	29
14.	Fritz Alexie	Bethel	4
15.	George Alexie	Bethel	31

Petition of Support
For Bethel Aquatic Training and Health Center

Date: 9/25/09

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Signature	Printed Name	City of Residence	Years
1.	Kevin Morgan	Bethel	32
2. Ina Morgan	Ina Morgan	Bethel	?
3. Mildred Nicholas	Mildred Nicholas	Bethel/Kwethluk	9/?
4. Jack Beaver	Jack Beaver	Bethel, AK 99559	
5.	Josephine Fisher	Bethel AK 99559	10
6. Christine George	Christine G. George	Palmer AK	746
7. Connie Peter	Connie Peter	Bethel, AK	32 yrs
8. Joann Andrew	Joann Andrew	Bet AK	20 yrs
9. Martha Guest	Martha Guest	" "	
10. Frank Temple	Frank Temple	" "	20 yrs
11. Katie Roehl	Katie Roehl	" "	74
12. CeReatha Chief	CeReatha Chief	Bethel AK	16
13. Rose McMacken	Rose McMacken	Bethel AK	50
14. Ruth Alexie	Ruth Alexie	Bethel	
15. Allen Hippler	Allen Hippler	Bethel	6

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	Signature	Printed Name	City of Residence	Years
1.		Lois S. Francis	Bethel	30+
2.		Wilson Green	Bethel	47
3.		Frank N. George	Bethel	15+
4.		ANNA M. BOERLIN	Bethel	30+
5.		Francesca Sosa	Bethel	25yrs
6.		Grace Evans	Bethel	40+
7.		Anna Larson	Bethel	18yrs.
8.		Ina Jenkins	Bethel	2yrs
9.		Kathleen Konig	Bethel	21yrs
10.		Emma Wright	Bethel	50+
11.		John N. Andrew	Kwigillingok	46 yrs
12.		Darlene Evans	Bethel	46+
13.		RACHEAL EVANS	BETHEL	
14.		Jacqueline Parka	Bethel	
15.		Heather Black	Bethel	10+

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Signature	Printed Name	City of Residence	Years
1. [signature]	Sharea McKindy	Aniak KUC	1 mth
2. Katya McDalton	Katya McDalton	Kwethluk KUC	18yrs old
3. [signature]	Josephine Nwk	Kalskag HUC	18yrs old
4. Molly Waskey	Molly Waskey	Bethel	18 yrs old
5. Bianca Angaiak	Bianca Angaiak	Bethel	17 years old
6. Thelma Kaganak	Thelma Kaganak	Bethel	
7. Robert Ungwenke	Robert Ungwenke	Bethel	
8. Kayla Williams		Bethel	14 years old
9. [signature]	Erica M. Hoffman	Bethel	28 years
10. Barbara J Cook	Barbara J Cook	Bethel	5 years
11. [signature]	Edward Klem	Bethel	3 years
12. [signature]	Christina Smith	Bethel	22 years
13. [signature]	Brandon F. Walpa	Bethel	11
14. Rebecca Hunter	Rebecca Hunter	Bethel	20
15. Lois L. Mendenhall	Lois Mendenhall	Bethel	12

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Signature	Printed Name	City of Residence	Years
1.	Meghan Crow	Bethel	16
2.	Jill Hoffman	Bethel	42
3.	Julia Kelly	Bethel	34
4.	DAVID PARKS	BETHEL	43
5.	Margaret Mahler	BETHEL	6
6.	Dan Hartman	Bethel	7
7.	Francesca Reale	Bethel	1
	Josephine Matthias	Bethel	30+
9.	Loretta Berry	Bethel	40yrs.
10.	Grace Hunter	"	42 yrs
11.	Alice Atchak	"	22 yrs
12.	Evon A Fox Jr	Bet	20+ yrs
13.	Brenda George	Brenda Berry	Bet
14.	Angela Harris	Bethel	1
15.	Beverly Hoffman	Beverly Hoffman	58 years

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Signature	Printed Name	City of Residence	Years
1. Alice Nous	Alice Nous	Bethel	51 years
2. Ann M Pie	Ann M Pie	Bethel	21 yrs
3. Sonya Noes	Sonya Noes	Bethel	19 yrs
4. Sarah R. Pace	Sarah R. Pace	Bethel	5 yrs
5. Alexandra Ines	Alexandra Ines	Bethel	10+ yrs
6. Barbara A Mosier	Barbara A. Mosier	Bethel	10 + years
7. Connie Elachik	Connie Elachik	Bethel	10 yrs
8. John Sargent	John Sargent	Bethel	5 1/2 yrs
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Signature	Printed Name	City of Residence	Years
1.	Fr T Charles	B t Bet	10+.
2. Sharon Charles	Sharon Charles	Bethel	10+
3. Cindy Williams	Cindy Williams	Bethel	
4. Renae Williams	Renae Williams	Bethel	
5. Jennie Demmitte	Jennie Demmitte	Bethel	Since 1992
6.	Tommy Peter	Bethel At	6 yrs.
Sheila Leinberger	Sheila Leinberger	Bethel	5 yrs
8. Rachelle Jim	Rachelle Jim	Bethel	
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Signature	Printed Name	City of Residence	~~Years~~ age
1. Courtney Williams	Courtney Williams		9
2.	Larry P.		11
3.	Jesiah A.		9
4.	Alice	Annja Phetle	
5.	Regina George.		9
6. Krista waskey.	Krista waskey		9
7. Kaylee Tyson	Kaylee Tyson		9
8. Kayla Tyson	Kayla Tyson		11
9. Denise Polk	Jayoin Williams		8
10. Sonya			
11. Tiffany Laraux			
12. Kabie			
13.			
14.			
15.			

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Signature	Printed Name	City of Residence #Yrs.	Age
1.	Gage McMahon	17 - Bethel	17
2.	Chris Broughton	Bethel - 2	25
3.	Samantha Moses	2007	18
4. Stacim. Moralrea	Staci M. Moralrea	2008	16
5.	Heidi Hoffman	2009	18
Erica Williams	Erica Williams	2009	19
7.	Alyssa Brink	2005	17
8.	Jill Burton	Bethel	22
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Signature	Printed Name	City of Residence	Age
1. Kassie Alexie	Kassie Alexie	Bethel, AK	18
2. [signature]	James M. Johnson	Bethel, AK	30
3. Janet Athanas	JANET ATHANAS	Bethel	40+ Bethel years actual 40+
4. Donna Perry	Donna Perry	Bethel, Ak.	5
5.			
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Signature	Printed Name	City of Residence # Yrs.	Age
1.	THEODORE LINDLEY	BETHEL 15 YRS	40
2. Maria Nicolai	Maria Nicolai	Bethel 16 Yrs	16
3.	Michael Hanik	Bethel 20 YRS	20
4. Clarke Taylor	Clarke Taylor	Bethel 2	43
5. LucyKuhns	LucyKuhns	Bethel 16	
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Signature	Printed Name	City of Residence	Years
1.	Oscar Larson	Bethel	9 months
2.	Carla Jackson	Bethel	2 1/2
3.	Billy W Anover	BETHEL	4 yrs
4.	Tom Chase	Bethel	35 yrs.
5.	Theodore R Simmons	Bethel	29 yrs
6.	Minnie S Jokay	Bethel	16 yrs
7.	Christine Northrup	Bethel	30 yrs
8.	Sandra Coff	Bethel	6+ yrs.
9.	Patricia Jones	Bethel	5+ yrs
10.	Thomas Alexie	BETHEL	1 yrs
11.	Alexie Berlin	Bethel	4 yrs
12.	TRACY HORN	Bethel	5+
13.	Brent C. Beans	Bethel	5
14.	Olga E. Guy	Bethel	3
15.	IAIN FOULDS	BETHEL	1

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Signature	Printed Name	City of Residence	Years
1.	Andrea Pokrzywinski	Bethel	2
2.	TED BERRY	BETHEL	7
3.	Abby Augustine	Bethel	15
4.	Carol Piakak	Bethel	53
5.	Mary Noel	Bethel	33
6.	Ana Patricia Jones	Bethel	16
7.	ANNA McGOWAN	Bethel	25
8.	Ryan Burke	Bethel	26
9.	GARY HANSON	BETHEL	23
10.	Jamie Nocs	Bethel	19
11.	Patty McMillin	Bethel	10
12.	Merrie J. Mendenhall	Bethel	13
13.	Alice Nicholai-Vait	Bethel	14
14.	Kate McIntyre	Bethel	6
15.	Sandra Cott	Bethel	7

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Students

	Signature	Printed Name	City of Residence	Age
1.	Katherine McGowan	Katherine McGowan	Bethel	16
2.	Meghan Stanton	Meghan Stanton	Bethel	15
3.	Jessilyn Mcgowan	Jessilyn McGowan	Bethel	14
4.	Lena Morgan	Lena Morgan	Bethel	15
5.	Gayle Miller	Gayle Miller	Bethel	57
6.	Charlie Dan	Charlie Dan	Bethel	14
7.	Carla Jackson	Carla Jackson	Bethel	
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Signature	Printed Name	City of Residence	Years
1. Tom Plakak	Tom Plakak	Bethel	30
2.			
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Group take steps towards 'a place to swim'

By-laws of new board waiting approval

Kuimarvik means "a place to swim" It is the name chosen by local leaders for a newly organized entity to help the City of Bethel move the Bethel Aquatic & Fitness Center forward.

COMMENT

BEV HOFFMAN
for the Tundra Drums

At a meeting on May 24, Bethel Leaders agreed to move forward with the wishes of Bethel's City council members who had stated during their meetings the project could not happen without partners.

It was decided that the best approach was to form the new entity Kuimarvik under a 501(c)3 to pursue funds for construction and manage the project before, during and after construction.

Members will present the Kuimarvik "Articles of Incorporation" and by-laws to their organization governing bodies at meetings through August. The Angstman Law Office offered their services free of charge to file the paperwork with the State of Alaska.

Pending their respective boards' approval members include:

- Lee Foley, city manager of Bethel
- Gene Peltola, CEO of Yukon Kuskokwim Health Corporation
- Johnny Guinn, executive director ONC
- Mary Pete, University of Alaska Fairbanks, Kuskokwim Campus, director
- Gary Baldwin, Lower Kuskokwim School District superintendent
- Kurt Kuhne, Director of Yuut Elitnaurviat
- Jerry Drake, executive director of Bethel Community Service Foundation
- Andrew Guy, CEO of the Calista Corporation
- Ron Hoffman, CEO of Alaska Housing Authority.

Each member will appoint an alternate to represent them if absent. The group also plans to have two member-at-large seats for community participation and to add other organizations to its membership in the future.

The group agreed with the second review of the Architect Alaska business plan by the McDowell Group, Consultants who took the project on under a Foraker Group grant. Architect Alaska is the firm who has was contracted to design the Aquatic and Fitness center. The design is 65 percent complete.

That McDowell review showed the aquatic center was supported by residents of Bethel and nearby communities. It also showed that revenues from user fees, the city sales tax dedicated for the project by ordinance, and funds raised by groups like the Y-K Delta Lifesavers would cover operation and maintenance costs.

The City of Bethel has collected over $3 million for the project since the sales tax was adopted by voters in 2007 for the swimming pool and fitness center. City finance records show some of that has been expended in gravel, salaries and the design since 2007. Over $2.3 million is sitting in the designated account and the City central treasury. Kuimarvik organizers will use that as leverage in pursuing funds.

The Bethel City Council reviewed the Kuimarvik Articles of Incorporation and the by-laws at the July 26 regular session meeting and are expected to vote on them soon.

Kuimarvik plans to have the new entity up and running by the end of 2011. Kuimarvik will also start an aggressive fundraising campaign for the project. For more information as to how you can help contact any of the members listed above or Beverly Hoffman with the Y-K Delta Lifesavers at bev@kuskofish.com.

Bev Hoffman, Bethel

J

Beach party pool dance this Saturday

The YK Delta Lifesavers will be holding a Hot August Nights Dance for the Pool this Saturday night.

The Lifesavers group is working to raise money for an operations and maintenance fund for a future swimming pool in Bethel. Among other fundraisers, the group has instituted a series of dances for the pool, marking significant seasons or holidays.

The end-of-summer dance is this Saturday night, from 9 p.m. to 1 a.m. at the old Bojangles building next to the bus barn (between the Lion's Club and the old hospital). Lifesavers coordinator Bev Hoffman says "Bethel beach attire is recommended, but not required." Music will be provided by DJ Peter Twitchell.

During its first year and a half of existence, the YK Delta Lifesavers has put nearly $10,000 in the bank, Hoffman said. The goal is to raise enough money to convince legislators, congressment, or whoever might have capital funds, that the community can support a swimming pool.

Admisslon to the dance is $8 a person, $15 a couple.

K

Michael Faubion/Tundra Drums

Liquid assests

Dave Foster, center, of Alaska Commercial Co. hands over a $3,000 check to Sherron Smyth and Bev Hoffman in support of the Yukon-Kuskokwim Health Corp. summer swim program. Smyth directs the program; Hoffman, the director of the Y-K Lifesavers swimming pool committee, spearheaded the fund raising for the sandpad the pool sits on and other equipment. Hoffman said the check from AC pays off the sand pad. Many other local businesses contributed in cash and in kind to make the pool program a success.

Letters to the editor

that a few policemen abuse their powers, well then, you make the whole police force look bad and the outcome for the public is frightening and very disturbing. I assume all policemen are highly trained to carry out their duties without interference from us citizens.

In closing, I hope my accuser takes it upon himself to re-evaluate his ethics and his outlook on the people around him. All of us make mistakes and apologizing for one's mistakes is acceptable. May God give us all hope and peace in our souls to live striving to bring serenity to others around us.

Martha Guest
Bethel

Cookie sale a sweet success

On behalf of the Y/K Delta Lifesavers a very Merry Christmas and a great big thank you to all the Bethel bakers/cookie-makers and cookie buyers for another successful Christmas Cookie Extravaganza. Around 400 pounds of cookies were made and sold for the swimming pool fund. We would like to thank BRHS for their lobby, GCI, The Tundra Drums, KYUK and KYKD — and AC Store for containers, too! Finally, thank you to Nancy Elliott (the brain behind the cookie extravaganza) and her band of elves (Sherry Libby, Kathy Baldwin, Henri Knight, Sheri Pahkamaa and Kerri Drew) for all their hard work.

The Lifesavers and KuC will be sponsoring the movie "Air Force One" on Jan. 2 and 3. We also would like to have a town meeting in February to discuss the reality of a swimming pool in Bethel. Will it really happen? Stay tuned and have a safe and happy New Year.

Beverly A. Hoffman
Y/K Delta Lifesavers

Education encouragement appreciated by student

I would like to thank Karen McIntire at ONC and the Ladies Auxiliary Post 10001 in Bethel for all their words of encouragement and financial support while I attended college in Oregon. I received a bachelor of science degree at Oregon State from the College of Health and Human Performance with a major in exercise and sport science. I am planning to further my education by preparing for entrance into a medical program. Thanks to all my former teachers and friends in Bethel.

Karla Weise

Mormons were most generous

To the congregation of the Mormon Church, I would like to take this opportunity to thank you on behalf of the DFYS staff and, more importantly, from the children that have been recipients of your generosity. The gifts that they received are very much appreciated and clearly are much more than expected.

I would especially like to recognize Diana Krieder, Jenny Krieder, Jennifer Walther and Sarah Bass for their time and energy in completing this project.

In addition, the children probably would not have experienced the pure pleasure of opening

Halloween dance adds dollars to pool fund

A Halloween dance last Saturday night raised nearly $2,000 toward the Yukon-Kuskokwim Lifesavers' swimming pool fund—and some of the Halloween costumes raised eyebrows.

Y-K Lifesavers chair Bev Hoffman said the winner of the costume contest was "Dolly Parton," who more than resembled the famous country singer in certain anatomical dimensions. Hoffman said of "Dolly" and the other winners, "They were in costume. I don't know who they were."

The second-place costume contest winner was an unmistakable rendition of Bethel's own Paula Maloy. The third place prize went to a Christmas Tree.

"Dolly" won 30 free video rentals from Video World, "Paula" won a $2ɔ gift certificate at Cutting Edge, and the Christmas tree will receive a free pizza from Dimitri's.

The money raised at the dance—$1,912—goes into the Y-K Delta Lifesavers' swimming pool operation and maintenance fund and brings the total in the bank so far to $6,148, according to Hoffman.

The lifesavers are hoping to raise at least $100,000 in the next few years to convince the state legislature or

"We would like to get half a million in the fund eventually," Hoffman said. "It may take five to ten years, but we feel the effort has to start somewhere."

The fund will be used to offset the on-going maintenance and operation costs for the pool once it is constructed.

Hoffman says the community support is clearly there, but she would like to see more service organizations and youth groups get involved in fund-raising. So far, she says, the VFW Ladies Auxiliary has contributed $1000 and Nancy Elliot's multi-handicapped class at Bethel Regional High School has contributed $500 in proceeds from the sale of asaliaq (fry bread) and popcorn balls.

Another $8,000 has been pledged.

Hoffman says the Lifesavers plan to have three dances a year and will also sponsor "pictures with Santa" and an arts and crafts sale in the coming weeks.

Music for Saturday night's dance was donated by the local band "Infinity" with sound and lights provided by DeSmet Sound.

A pumpkin-carving contest was won by John McDonald for his "Steal Your Face" Grateful Dead jack-o-lantern.

The Bethel Regional High School multi-handicapped class presents Bev Hoffman, chair of the Yukon-Kuskokwim Lifesaves, five hundred-dollar bills for the swimming pool operation and maintenance fund. The class sold fry bread and popcorn balls to raise the money. Front: Bev Hoffman, Y-K Lifesaveers; Shannon Korthius; Edna Ephamka; Joey Charles; and teacher's aide Barbara Anvil. Back: Nancy Elliot, teacher. *(photo by Inge Garrison)*

N

Staff Writer/For the Drums

Wish upon a pool

The Y/K Lifesavers inaugurate their wishing well at Alaska Commercial Co., which was donated by the Ladies Auxiliary to VFW Post 10041. All proceeds will go to the Lifesavers' pool fund. From left: Lillian Hoffman, Diane Murat, Ladies Auxiliary president, Dave Foster of Alaska Commercial Co.; Beverly Hoffman, president of the Y/K Lifesavers, and a giant roll of — you guessed it — Lifesavers.

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Thursday, December 16, 1993

Michael Faubion/For the Drums

Filling the cookie jar

The Y-K Delta Lifesavers Great Christmas Cookie Sale on Sunday featured an enormous variety made by local bakers.

P

Michael Faubion/Tundra Drums

The Y-K Delta Lifesavers promoted their drive for a Bethel swimming pool by marching in the parade. The hooded sweatshirts they sold at the fair were in high demand — not only because of the classy logo, but to ward off the chill.

The Delta Discovery

12/24/2003

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YK Delta Lifesavers bake cookies for pool

photo by Carle Grill

Cookie lovers made a mad dash when the doors opened for the 11th annual Cookie Extravaganza. All proceeds from the event went to the Y/K Delta Lifesavers Swimming Pool Fund.

The double-sized, double chocolate fudge featuring a special ingredient from a See's candy recipe was sold out in fifteen minutes, as were dozens of other trays of holiday cookies during last weekend's Cookie Extravaganza. All proceeds from the cookie sales were donated to the Y/K Delta Lifesavers Swimming Pool Fund.

"It's the eleventh year of this event," said Bev Hoffman, one of the five original volunteers who started the organization back in 1992. The other members include Kathy Baldwin, Nancy Elliott, Sherry Libby and Gerene Sumpter, who have each devoted their time and energy to help make the dream of an Olympic-sized swimming pool a reality for the people of the Y/K Delta.

This year 37 bakers donated over 220 dozen cookies to sell at the event. Total sales brought in $1443 towards the fund boosting it to $95829.

"We're hoping to get up to $100,000 before we go after construction funds from other sources," Hoffman said. "We're getting closer." She added that Senator Ted Stevens had recently allocated land next to the new Armory site off the State Highway for the swimming pool.

But until the ground-breaking ceremony, the Y/K Delta Lifesavers will continue hosting their popular annual cookie event. Typically, the cookies sell quickly and this year was no exception.

"We practically sold out of everything in 15 minutes," Hoffman said. "People buy them by the dozen. We see a lot of people come in and buy them just to support the program."

In addition to cookie sales, the organization brings in donations through Bev's Open Gym night at the Bethel Armory, fiddle dance fundraisers and through many generous contributions.

Donations are always welcome. For more information about how you can help support the Y/K Delta Lifesavers Swimming Pool fund, contact Bev Hoffman at 543-3239.

R

Jill Ingram/Tundra Drums

Cookie elves

"Cookie elves" from left, Kelsey Reinhardt, Chelsea Hoffman and Jess Elliott help set up for the Y/K Delta Lifesavers' annual cookie sale. Most of the cookies sold in half an hour, netting about $1,000 for the Lifesavers' swimming pool fund.

Pool plan goes to Stevens

U.S. Sen. Ted Stevens will hear why Bethel needs a pool for health and safety reasons when representatives from the city of Bethel, YKHC, the Y/K Delta Lifesavers, AVCP and LKSD, as well as Sen. Lyman Hoffman, travel to Anchorage Dec. 17 to present Stevens with statistics on drowning deaths in the Delta.

Support for a pool in Bethel, for the use of the entire region, has been gaining momentum recently. YKHC has taken the lead in the pool project by putting the Stevens presentation together and working toward tax-exempt status for the Lifesavers.

At a recent Lifesavers meeting, YKHC Executive Director Gene Peltola estimated that it will cost at least $5 million to build a pool in Bethel. Maintenance will probably cost between $100,000 and $200,000 per year, according to Bev Hoffman, YK Delta Lifesaver spokesperson.

Tentative plans call for locating a pool adjacent to the new National Guard Readiness Center, which is not yet built, but is planned for a 10-acre plot near Blueberry Subdivision, according to City Manager Bob Herron.

The Lifesavers' annual cookie sale fund-raiser on Dec. 13 raised about $1,000 with all proceeds from the sale going toward a pool maintenance fund.

S

The
Delta Discovery

Delta News Briefs

a quick look at local news and events

Christmas Cookie Extravaganza

The 12th annual Christmas Cookie Extravaganza will be held Sunday, December 1 from 1 to 3pm in the Bethel High School lobby. The event is sponsored by the YY Delta Lifesavers. All proceeds go to the swimming pool fund at Wells Fargo Bank. Th funds presently at $98,427. We are close to the $100,000 we wanted before we'll pursuing funding for construction.

If you can help by baking 4 to dozen of your favorite Christmas Cookie (includi recipe) please let us know as soon as possible. Call Beverly Hoffman at 239-1[illegible] you friends know too. We would like the cookies brought to the lobby between 11 a.m. and 12:30 that day. Happy Holidays and Quyana cakuca.

Contacts: Beverly Hoffman, Kathy Baldwin, Nancy Elliott or Sherry Tabby

The Delta Discovery

Wednesday, December 15, 2004

On the Soap Box

Cookies for Lifesavers

by Greg Lincoln

This year's Christmas Cookie Extravaganza was a big hit according to our very own Bev Hoffman. A large crowd had gathered at around 12:30pm last Sunday at BRHS waiting for the doors to open at 1pm. The cookie-hungry crowd rushed in and quickly surrounded the heavily laden tables. By 2pm, the crowd dissipated and things quieted down.

"Every year it's always like this," said Bev. "The first half hour is just incredible!"

Over 30 volunteers signed up and brought in cookies by the sheetful. A pound of cookies sold for $7. The sugary fare consisted of brightly colored Christmas sugar cookies, fudge, and chocolate goodies galore!

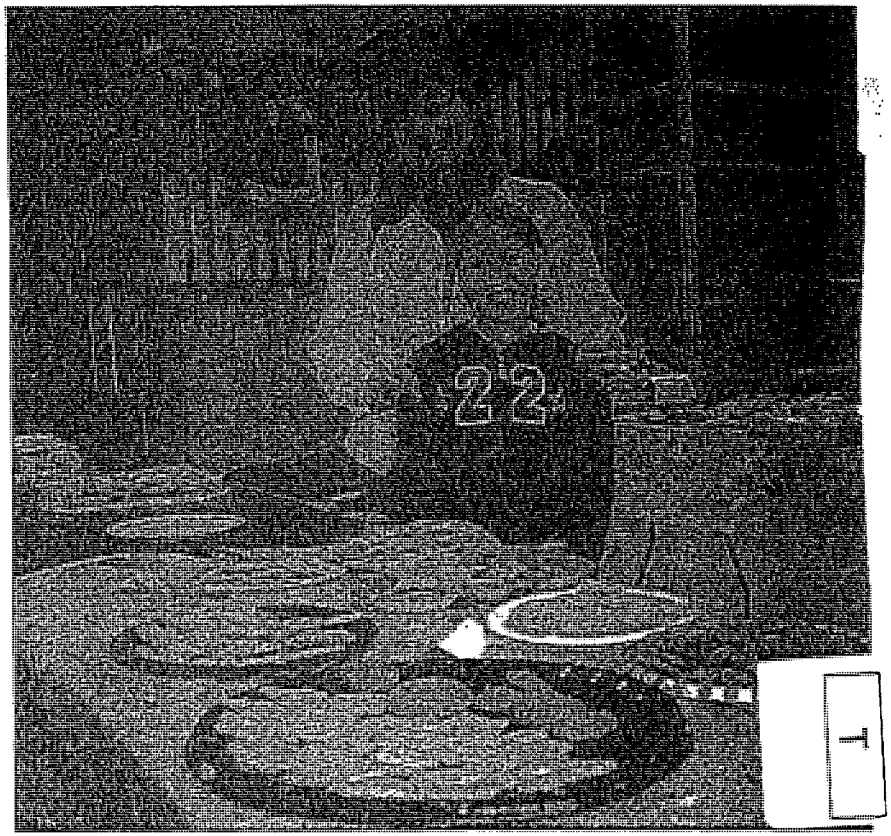
This is the 12th year of this fun and worthwhile event - all proceeds go towards the Y/K Delta Lifesavers Swimming Pool Fund.

The very first volunteers who started this even include Bev Hoffman, Kathy Baldwin, Nancy Elliot, Sherry Libby, and Gerene Sumpter. Each year brought them closer to the $100,000 dollar goal before the group planned to actively pursue construction funding. (This year they may have done it! We are expecting an update from Bev this week!)

Just imagine! A competition-sized pool in Bethel.

"People from the villages can come in and swim," said Bev. "We're hoping that people will do just that."

In addition to the annual cookie sale, funds are also generated through Bev's Open Gym Nights at the armory. Thank you to all the bakers, buyers, and cookie-lovers for supporting this program! Quyana!



Debbie and Victoria Johnson at the Christmas Cookie Extravaganza.

From the Editor

Christmas cookies disappear in a record 8 minutes

by Greg Lincoln

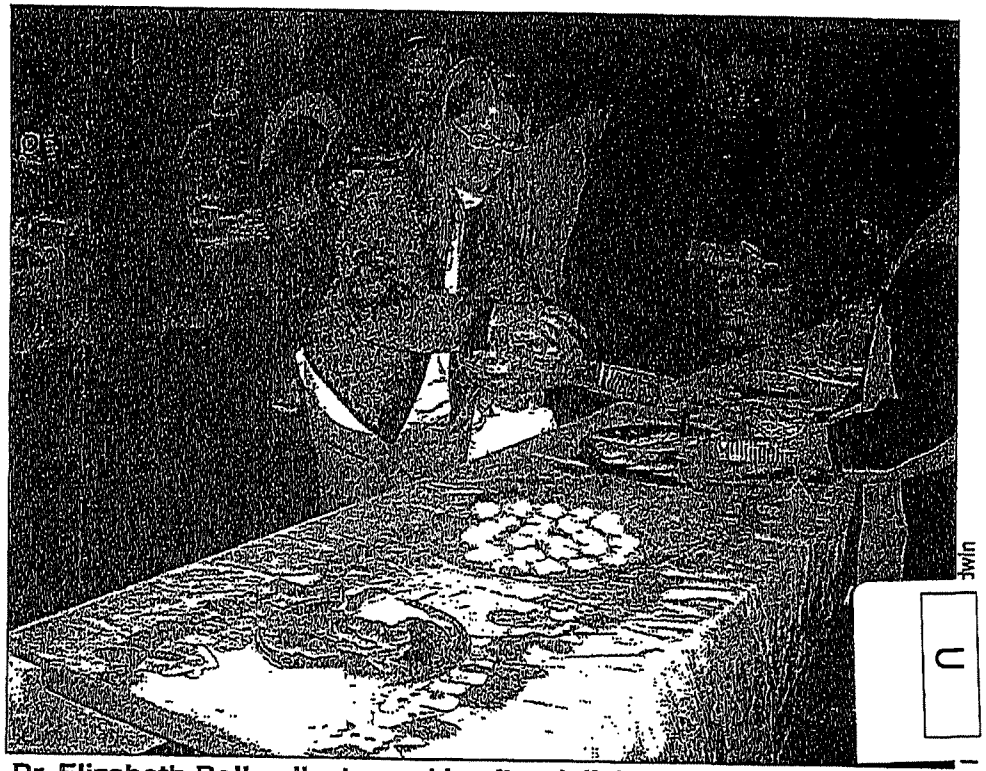
In a matter of a mere eight minutes, over 160 pounds of Christmas cookies were sold at this year's Cookie Extravaganza Swimming Pool Fundraiser, setting a new record! Congratulations! Here is a message from Bev Hoffman:

Quyana cakneq Bethel!!! On behalf of the Y/K Delta Lifesavers (past & present), we would like to thank all the Christmas cookie bakers who supported the annual swimming pool fundraiser, the Christmas Cookie Extravaganza held on Dec 11th.

Genevieve Cook, Lynnette Strickland, Janet Kaiser, Amelia Savinova, Sharon Sigmon, Brownie troop # 122, the Girl Scouts and Brownie troops, Tish Guinn, Deb & Victoria Johnson, Jan Vanasse, Sue Unin, Carrie Longpre, the BABS Students, Elizabeth Roll, Bev Hoffman, Heidi Hink, Sherry Libby, Kathy Baldwin, Jill Hoffman, Mary Ann Brown, Kate McIntyre, and Myrna Peter.

A new record was set by Bethel's Christmas cookie buyers - over 160 pounds went in 8 minutes and $1,416 was made to be deposited in the swimming pool fund at Wells Fargo. Quyana cakenk to KuC, Jacque Longpre, Bethel Council on the Arts, all the helpers during the sale and anyone who we might have forgotten. May the Y/K Delta Swimming pool become a reality soon!!

Happy Holidays from the Y/K Delta Lifesavers



Dr. Elizabeth Roll collects cookie after delicious cookie for her family's Christmas cookie enjoyment at the 13th Annual Christmas Cookie Extravaganza fundraiser.

BETHEL NEWS

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Girl Scout Penny Drive raises over $2K

Volume 10, Issue 44
Wednesday
October 29, 2008

Serving

Girl Scouts walk to the bank to deposit the money they raised during their "Pennies for our Pool" Drive.

by Amy Ponsness

You may have noticed a shortage of pennies around Bethel the past couple of weeks... Bethel girl scouts were collecting them in their "Pennies for our Pool" penny drive. And collect them they did – ending up with over 75,000 pennies!

When deciding on a community service project, the girls came up with the idea of raising money for Bethel's long awaited swimming pool. They decorated and distributed over 60 jars around town hoping to collect spare change for the pool. The response was overwhelming! Immediately coins began filling jars and the girls had to check and empty them on a weekly basis. They spent the next few meetings wrapping coins...

Local schools got involved as well. ME held a competition to see which class could collect the most weight in coins. In all, ME and Ayuprun Immersion brought in 342 pounds. Mrs. Cuvelier's second grade class won with 100 pounds and received free passes to roller skating. Kilbuck also filled their penny jar up several times.

After six weeks of collecting, the girls "wrapped up" the penny drive and marched into the bank on Tuesday with their masses of coins and bills. They proudly deposited a grand total of $2,558.29 into the YK Delta Lifesavers account.

Even though Bethel citizens are paying an extra 1% sales tax toward the rec center, people still dug into their pockets and contributed more. Children brought in money from their piggy banks and made sure parents emptied their wallets of change to put in the jars. The generosity of you all is very touching. Hopefully your actions are heard and the community pool becomes a reality in the near future.

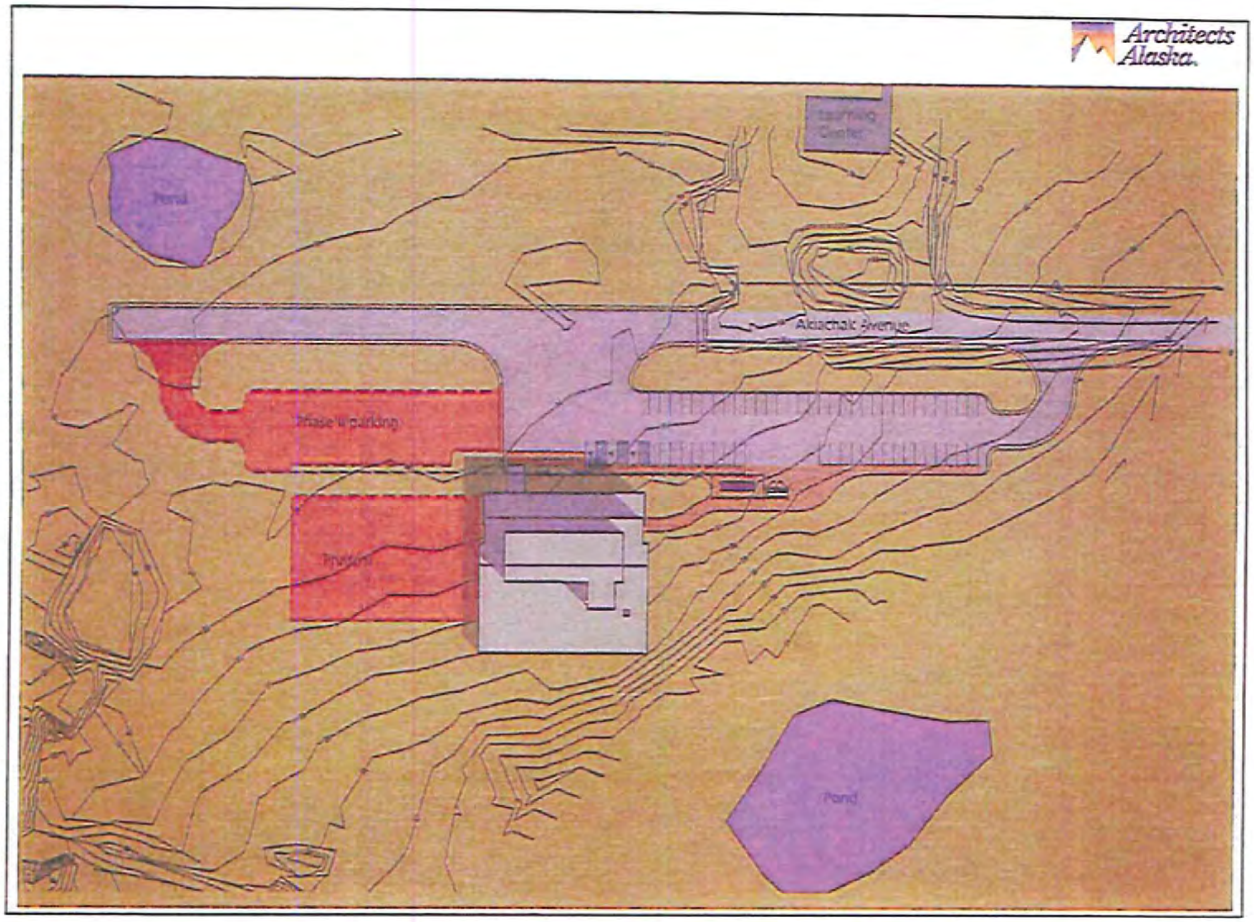
We'd like to thank all the businesses in Bethel who allowed us to put jars on their counters, AC for donating jars, Wells Fargo and First National Bank for donating coin wrappers, and a special thanks to Lorraine Jones, Cauline Ferguson, and the Hippler Family for donating their time to help the girls wrap coins. The leaders of the participating girl scouts are: Shea Rice, Ed Klem and Amy Ponsness.

Project Description

City of Bethel

Bethel Aquatic Training and Health Center

Bethel Aquatic Training and Health Center 2009
Preliminary Schematic Design



Bethel Aquatic Training and Health Center 2009
Site Plan

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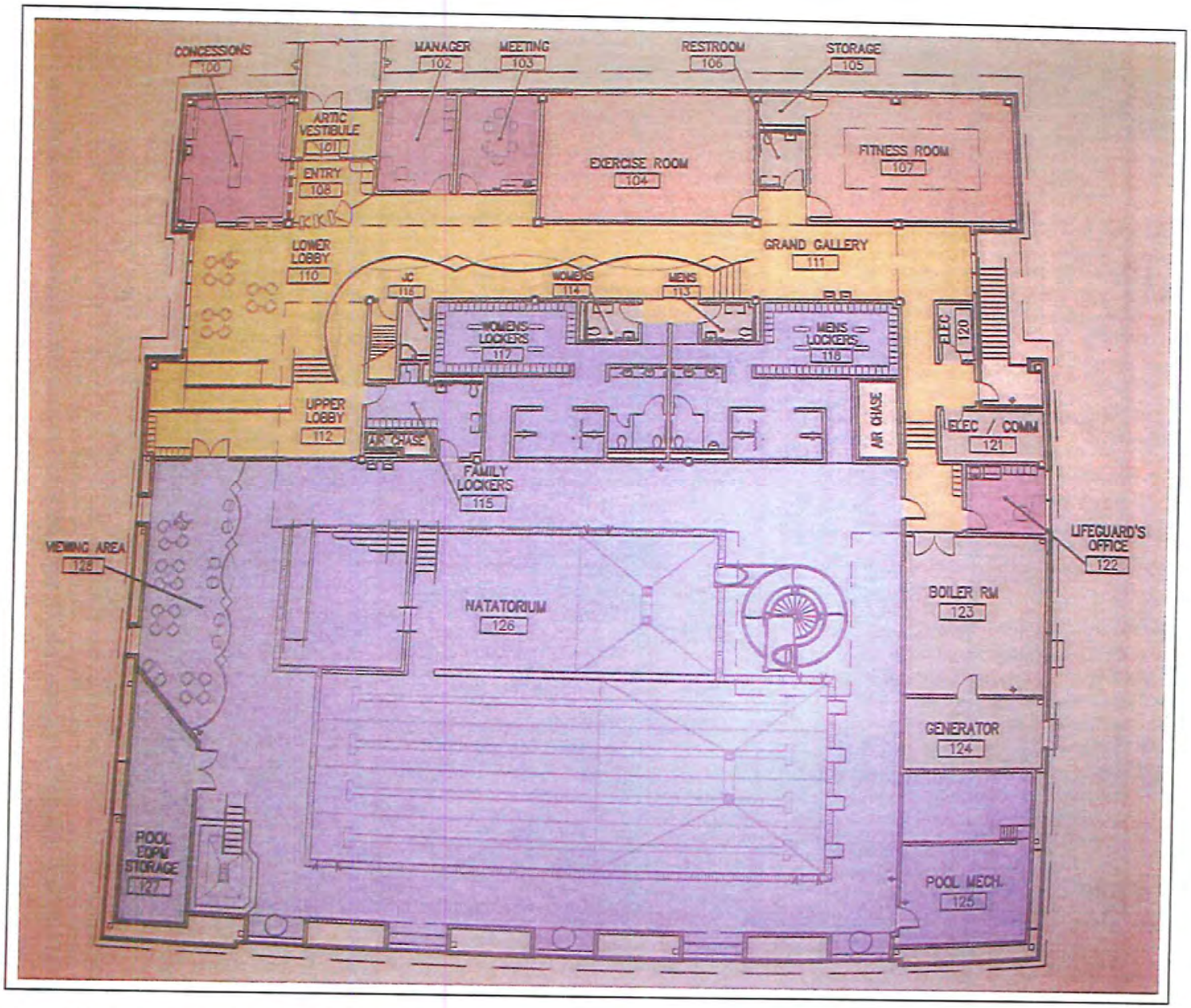

Bethel Aquatic Training and Health Center 2009
Interior layout

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Architects Alaska

Job Number: 08070.01
10/14/2010

Subject: LEED Certification for the Bethel Aquatic Training & Health Center (BATHC)

Architects Alaska is excited to continue with design for the Bethel Aquatic Training and Health Center. It is our hope to work with you to design a facility that will serve the community of Bethel for many years to come. Now that we are in the process of proceeding with design, the next step is to decide whether the project should target LEED certification.

LEED stands for: Leadership in Energy and Environmental Design. It is a sustainable design rating system for buildings developed by The United States Green Building Council (USGBC). It has been adopted by the federal government, the department of defense, several states, and countless cities as a standard for design of public buildings. Certification is obtained by complying with a stringent performance rating system which measures the project in 5 categories; Site Usage, Energy Usage, Water Usage, Material Usage, and Indoor Environment. The project must be analyzed by a LEED Accredited Professional (LEED AP) during design and ultimately submitted for approval by the USGBC.

There are four levels of certification possible with the LEED program, Basic Certification, Silver Certification, Gold Certification, and Platinum Certification. Based upon our preliminary analysis of the criteria required for each level, we believe that Silver Certification is the most appropriate and feasible certification level for the BATHC project.

Some of the primary reasons for registering this project for certification are:

1. OPERATIONAL COST SAVINGS: First and foremost, LEED buildings require less energy for heat and electricity than conventional construction. In this time of shrinking revenues for municipal governments, one way to save operational cost is by constructing buildings that consume less energy. It has been shown that just the energy modeling requirement for LEED certification alone can save as much as 10% in operation costs for utilities. With this project, the operational utility costs are currently estimated at approximately $500,000 per year. A 10% savings is in the range of $50,000 per year. Assuming the additional cost for certification is in the range of $120-150K, the certification will pay for itself in three years.
2. FUNDING SOURCE REQUIREMENTS: In the past few years the number of grant programs for construction projects that have made LEED a criterion for funding has increased significantly. While the fact that a project is LEED certified may not provide total justification for a project, often having the certification will provide the project a higher priority. This is true whether you are targeting federal

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funding, State funding, or private sources such as the Rasmuson Foundation. Many of these agencies tend to give a LEED project priority over those that are not. In fact some grant programs now *require* a project to meet LEED standards to apply for funding.

3. MAINTENANCE COSTS: LEED buildings tend to require less maintenance. One of the fundamental principles of LEED is to construct buildings of permanent, long-lasting materials, rather than those of a short life span. While these materials may cost more for initial construction, they save money over time. It does no good to construct a building of substandard materials to save money on construction cost, if the materials must be replaced in just a few years.
4. RECOGNITION: From a civic point of view, having a LEED building will draw state, national, and possibly international attention to your community. Currently there are about 5 LEED certified projects in the state, about 2 dozen registered but the BATHC project would be the first Silver Certified pool in Alaska!
5. ENVIRONMENTAL RESPONSIBILITY: From an environmental point of view, LEED buildings use less water and energy, have a smaller carbon footprint, use less toxic material, and are found to be healthier to occupy.

The cost for Certification is not inexpensive. The initial registration is only $450. However the certification process requires extensive documentation by the design team, and in particular the architect, civil engineer, electrical engineer, and the mechanical engineer. Additional calculations and building modeling are required to prove compliance. In addition, the design team must perform a "commissioning" task, which is a verification process after the building is occupied that documents the completion of the LEED Criteria. Generally, the additional cost for design fees for a project of this size is in the range of $120-150K. A large portion of this cost is for comprehensive building energy modeling. If authorized to proceed with certification we will provide a detailed fee proposal. A portion of this fee would be for tasks performed during and after construction and would be contingent upon obtaining construction funding. Our proposal would delineate the tasks required during design separately from those required during construction.

So why go through the certification process? Why not just design the building to LEED standards and forget the certification? One obvious reason is that it may be required for some construction funding grant programs. Secondly, the only way to determine whether a building actually attains the goals we establish is to measure the success. The additional design fees allow us to go through the exercise of establishing goals, designing the building to meet those goals, then measuring the performance after the building construction is complete. Without this measurement process, there is no real way to determine whether we have been successful. The fact that the outcome is validated is one reason funding agencies prefer certification. It ensures that the results are real and not "theoretical."

Secondly, the most significant cost for the additional Architecture/Engineering fees is the requirement for comprehensive building energy modeling. By coincidence, this is the also the task which will provides the most significant advantage in lowering operational costs. Once this modeling is done, the actual certification effort is relatively low in comparison.

With regard to construction cost, we do not anticipate that certification will increase the cost significantly from our current estimate, if at all. Generally, industry standards indicate approximately a 4% increase in construction cost for LEED silver certification. However, our general assumptions in our Schematic Design Construction Cost Estimate have already incorporated the necessary design elements required to exceed the requirements for LEED Silver Certification. A general contractor may add a small premium for documentation required, but that effort will probably be something less than 0.5% of the construction cost. It would likely be less than the contingency amount already included in our cost estimate.

Please do not hesitate to contact us with any questions

David L. Moore, AIA – Project Manager and Principal
Larz Hitchcock, RA, LEED AP – Project Architect

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