

# CAPITAL REPLACEMENT PLAN

CITY COUNCIL MEETING  
JUNE 7, 2016  
PRESENTED BY ADÉ ARIWOOLA

# 10 Year Financial Needs

\$27.5 million over a 10-year period.

Average of \$2.8 million per year for 10 years.

- ❖ About \$8.1 million of the \$27.5 million will pay for itself through reduced utility bill.
- ❖ \$17.4 million of the \$27.5 million is Park related.
- ❖ Steel Lake option
  - ❖ Repair \$94,500
  - ❖ Replace \$5.5 million

# Goal of the Plan

For Mayor and Council to review the conditions and long term financial needs of the City's facilities

- ❖ Consider financing methods to meet the needs
- ❖ Consider using Budget process to implement the plan

Some items scheduled for 2017  
that need to be done in 2016



Security Fence



HVAC

# Project Funding Options

1. **Borrow and finance it over a long period of time**
  - A. Bonding: 20 years
    - a) Councilmanic
    - b) Parks and open space
  - B. Internal financing: 3 – 6 years
  - C. Program loan
2. **Spend down reserve**
  - A. Replenish over 4 years
  - B. Save instead of spend – next 4 years

# Reserve

	Required	Expected Balance	Needs
Dumas Bay Centre	\$500,000	\$ 600,000	\$4,470,000
Comm. Center	\$1,500,000	\$ 1,516,000	\$ 1,379,300
City Hall	\$2,000,000	\$1,900,000	\$ 842,000
Street Lights	----	----	\$3,360,000
Parks Reserve	\$ 750,000	\$ 750,000	
Brook Lake	----	----	\$ 822,000
Steel Lake	----	----	\$6,469,500
Celebration Park	----	----	\$ 1,200,000
Sacajawea Park	----	----	\$4,505,000
Saghalie Park	----	----	\$ 920,000
Lakota Park	----	\$ 400,000	\$3,500,000

# Facilities with major financial needs

Dumas Bay Centre	\$4,470,000
Steel Lake Maint. Building	\$6,469,500
Sacajawea Park	\$4,505,000
Lakota Park	\$3,500,000

# Directions from Council

## 1. Dumas Bay

- A. Depends on changes to rooms. The number of rooms will effect the split unit.
- B. Is there another plan?

## 2. Steel Lake

- A. Plan to replace maintenance building
- B. Repair maintenance building

# Directions from Council

## 3. Finance

A. Spend down reserve

B. Explore Bonding

-G.O. Bond

-Park and Open Space Bond

4. Proceed with Police Security and Dumas Bay HVAC and bring funding plan to the next Council meeting.

5. Bring to the Council a funding plan for 2017/18.

# Questions



## 10 YEAR CAPITAL REPLACEMENT PLAN

LOCATION	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<b>FEDERAL WAY COMMUNITY CENTER</b>										
Audio / Visual Equipment Upgrades in Community Rooms	90,000							90,000		
Computers	9,000					9,000				
Pool Filter Media	20,000									
Interior Painting / Improvements (25,000 less the 3 items below)	16,500									
Competition Pool Lane Divider Replacement	2,500									
Boiler Service	3,000									
Replace Sauna Wood (In House Repair)	3,000									
Replacement of Diving Board Standard		9,300								
Replacement of Stove in Commercial Kitchen		8,000								
Signage Updates		15,000								
Heat Exchanger in Hot Tub		2,000								
Round Table Replacement		12,500								
Climbing Pinnacle Floor Replacement		30,000								
Exterior Door Replacement		8,000								
Restripe Gymnasium		3,000								
A/V Equipment in Lounge		5,000								
SciFit Upper Body Cycle		3,500								
Precor Elliptical Crosstrainers (Qty 4)		20,000								
Concept II Rower		2,000								
Lemond Spin Bikes (Qty 4)		4,500								
Stereo / CD Changer (Ride Room)		2,000								
Group Power Weight Sets		1,000								
Gym Curtain Replacement		8,000								
Replace Water Feature (Toddler/Zero Depth Area)		40,000								
LED Light Replacement - Pool		22,000								
LED Light Replacement - Parking Lot		5,100								
Update Meta-Sys System (HVAC)		80,000								
Climbing Pinnacle Lighting		10,000								
Replacement of Slide Support Beams			100,000							
Step Risers			2,400							
Cardio Theatre Upgrades			10,000							
Lemond Spin Bikes (Qty 4)			4,500							
Stereo / CD Changer (Group Fitness Room)			4,000							
Group Power Weight Sets			1,000							
Precor Treadmills (Qty 4)			22,000							





## 10 YEAR CAPITAL REPLACEMENT PLAN

LOCATION	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
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SAGHALIE PARK										
Roofs (2) - Restrooms			40,000							
Tennis Court Resurface			40,000							
Artificial turf replacement - SAG					600,000					
Rubber running track										180,000
Sport Field Lighting upgrades to LED***									60,000	
Total	\$0	\$0	\$80,000	\$0	\$600,000	\$0	\$0	\$0	\$60,000	\$180,000

SACAJAWEA PARK										
Tennis Court Replacement			125,000							
Artificial turf replacement - SAC									700,000	
natural turf replacment	300,000									
Rubber running track										180,000
Drainage issues		50,000								
Wood Pole Replacement							150,000			
Sport Field Lighting upgrades to LED					3,000,000					
Total	\$300,000	\$50,000	\$125,000	\$0	\$3,000,000	\$0	\$150,000	\$0	\$700,000	\$180,000

CELEBRATION PARK										
Sand based turf replacment				600,000						
Sport Field Lighting upgrades to LED***							600,000			
Total	\$0	\$0	\$0	\$600,000	\$0	\$0	\$600,000	\$0	\$0	\$0

BROOKLAKE										
Caretaker Home Upgrades	20,000									
Demo Brown storage buildings	8,000									
Facility/feasability Assessment	4,000									
Electrical upgrades		150,000								
Plumbing upgrades		80,000								
HVAC upgrades		60,000								
Parking Lot Repairs		500,000								
Total	\$32,000	\$790,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

## 10 YEAR CAPITAL REPLACEMENT PLAN

LOCATION	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<b>LAKOTA</b>										
Track and Field with drainage	1,500,000									
New Restroom building	500,000									
Parking lots	500,000									
Lights	1,000,000									
Total	\$3,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Parks</b>	\$3,832,000	\$884,500	\$770,000	\$3,200,000	\$6,100,000	\$0	\$810,000	\$0	\$760,000	\$1,060,000
<b>\$17,416,500</b>										
<b>DUMAS BAY CENTRE</b>										
KFT HVAC	100,000									
KFT Roof	100,000									
DBC ROOF					200,000					
Beach Trail Repair	50,000									
* Domestic Water Systems					1,000,000					
Mini-split A/C units in Meeting Rooms										40,000
Mini splits in remainder of facility**		1,000,000								
Facility Carpet										175,000
Replacement of Banquet room windows - Eagleview, Heron and Osprey		50,000								
Replacement of Overnight Room windows				450,000						
Installation of western exposure deck systems for all meeting spaces			500,000							
Backup power generator			750,000							
Oven	8,000									
Tilt Skillet	12,000									
Freezer					10,000					
Walk In										10,000
Dishwasher										5,000
addition of induction rangetop					5,200					
Addition of commercial steamer					4,800					
<b>DUMAS BAY CENTRE TOTAL</b>	<b>\$ 270,000</b>	<b>\$ 1,050,000</b>	<b>\$1,250,000</b>	<b>\$ 450,000</b>	<b>\$ 1,220,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 230,000</b>
<b>\$</b>	<b>4,470,000</b>									

### 10 YEAR CAPITAL REPLACEMENT PLAN

LOCATION	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<b>STREET LIGHT LED CONVERSION***</b>										
Decorative Light City owned (400 Lights)		\$160,000								
City Owned lights (2000 Lights)		\$2,000,000								
PSE Owned Lights (2000 Lights)		\$700,000								
New Street lights Owned By PSE, the City took responsibility through LUD franchise agreement in 2016 (1400 Lights)		\$500,000								
<b>STREET LIGHT LED TOTAL</b>	\$0	\$3,360,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

GRAND TOTAL	<b>\$4,304,000</b>	<b>\$5,643,400</b>	<b>\$2,318,400</b>	<b>\$4,114,500</b>	<b>\$7,717,000</b>	<b>\$59,000</b>	<b>\$1,010,000</b>	<b>\$162,000</b>	<b>\$762,000</b>	<b>\$1,377,500</b>
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\$27,467,800  
\$2,746,780

\* catastrophic failure where replacement will be immediate

\*\* Choose one option - either boiler replacement 2020 or mini-split installation in 2018

- \*\*\*Savings of \$16,000 in utility cost annually 4 10yrs
- \*\*\*Savings of \$200,000 in utility cost annually 4 10 yrs
- \*\*\*Savings of \$70,000 in utility cost annually 4 10 yrs
- \*\*\*Savings of \$50,000 in utility cost annually 4 10 yrs
- \*\*\*Savings of \$6,000 in utility cost annually 4 10yrs