



# Peninsula Metropolitan Park District

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www.penmetparks.org

## STUDY SESSION MINUTES

Monday, April 22, 2019, 5:00pm

Sehmel Homestead Park Volunteer Vern Pavilion (10123 78<sup>th</sup> Ave NW, Gig Harbor, WA 98332)

**Call to Order:** The meeting was called to order by Commissioner Hill at 6:16pm.

**Commissioners Present:**

Maryellen (Missy) Hill  
Amanda Babich  
Steve Nixon  
Kurt Grimmer  
Todd Iverson (arrived 6:05pm)

**Staff:**

Glenn Akramoff  
Eric Guenther  
Ed Lewis  
Elaine Sorensen  
Michael Schick  
Kelly Darling  
Ron Martinez  
Chuck Cuzzetto  
Terrence Jamison  
Jessica Smiley

**Citizens:**

Julie Tappero  
Scott Gray  
Tom Settles  
Deb Settles  
Teresa Fusano  
Marc Aunt

**Consultants:**

David Freeman  
Carl Halsan  
Brett Allen  
Don Campbell

**ITEM 1 Approval of Agenda:** Commissioner Grimmer made a motion to approve the agenda, Commissioner Nixon seconded, the motion was approved with a 4-0 vote.

**ITEM 2.a Staff Report: Community Recreation Center**

Glenn Akramoff, Ed Lewis, and the project team from Snodgrass Freeman Architects presented an update on the Community Recreation Center project on all aspects of the project to the Board including timeline, site design, field layout, parking, construction, and budget/financing.

**ITEM 3.a Board Discussion: Community Recreation Center**

Board members engaged in a discussion about the recreation center project and asked questions about all aspects of the project. Glenn Akramoff outlined the timeline for when decisions for the project need to be made for the due diligence timeline on the property purchase.

**ITEM 4 Adjournment**

Commissioner Hill adjourned the meeting at 6:16pm.

**APPROVED BY THE BOARD ON:** 5/6/19

  
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**President**

Submitted by: *Jessica Smiley* ☺

  
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**Clerk**

Preliminary Project Budget

4/22/2019

Description	Budget
Frontage Improvements	75,000.00
Site Preparation/TESC/ Site Construction	882,650.00
Site Parking, Walks and Drives	952,200.00
Stormwater Management System	522,400.00
Event Hosting Area	320,725.00
Utilities - Water, Electrical, Sanitary Sewer (Septic)	609,500.00
Dome Infrastructure	2,431,275.00
Indoor Sports Surfaces and Playground	1,778,320.00
Performance Golf Building Improvements	2,900,000.00
Site, Landscape, Irrigation and Land Use Required Planting	335,905.00
Cushman Trail Construction	148,300.00
<b>Construction Subtotal</b>	<b>\$10,956,275.00</b>
Tax	7.9% 865,545.73
Mobilization	2.0% 219,125.50
Bond	1.0% 109,562.75
Insurance	1.0% 109,562.75
Contractor OH/ Profit	5.0% 547,813.75
<b>Subtotal</b>	<b>\$12,807,885.48</b>
<b>A/E Services</b>	<b>1,659,552.00</b>
<b>Subtotal</b>	<b>\$14,467,437.48</b>
Permits & Fees	2.0% 256,157.71
<b>Subtotal</b>	<b>\$14,723,595.18</b>
Contingency	20.0% 2,944,719.04
<b>Project Development Total</b>	<b>\$17,668,314.22</b>
Dome Costs	3,200,000.00
Site Cost	4,300,000.00
<b>Total Project Budget</b>	<b>\$25,168,314.22</b>



# Community Recreation Center

[WWW.PENMETPARKS.ORG](http://WWW.PENMETPARKS.ORG)



**PenMet Parks**  
Gig Harbor, Washington

## History

- Interest in this property (2006, 2009, 2015, 2019)
- Comprehensive plan
- Why now?
- Should we, Can we, Will we





## The Focus



- Can we really pay for the dome?
- Can we actually get all the permits etc. that we need to build this structure?
- Have we researched the maintenance and operations cost of the building?
- Has staff prepared a conservative cost/benefit analysis on how much revenue we can generated from this facility to pay for these M&O expenses?
- Does Gig Harbor really want this facility or is it just something cool that staff wants to build?
- Are we moving too fast on the project and have we missed anything?

## Architect and Engineering

- Past projects
- Background
- Project overview
- What is a Community Recreation Center?

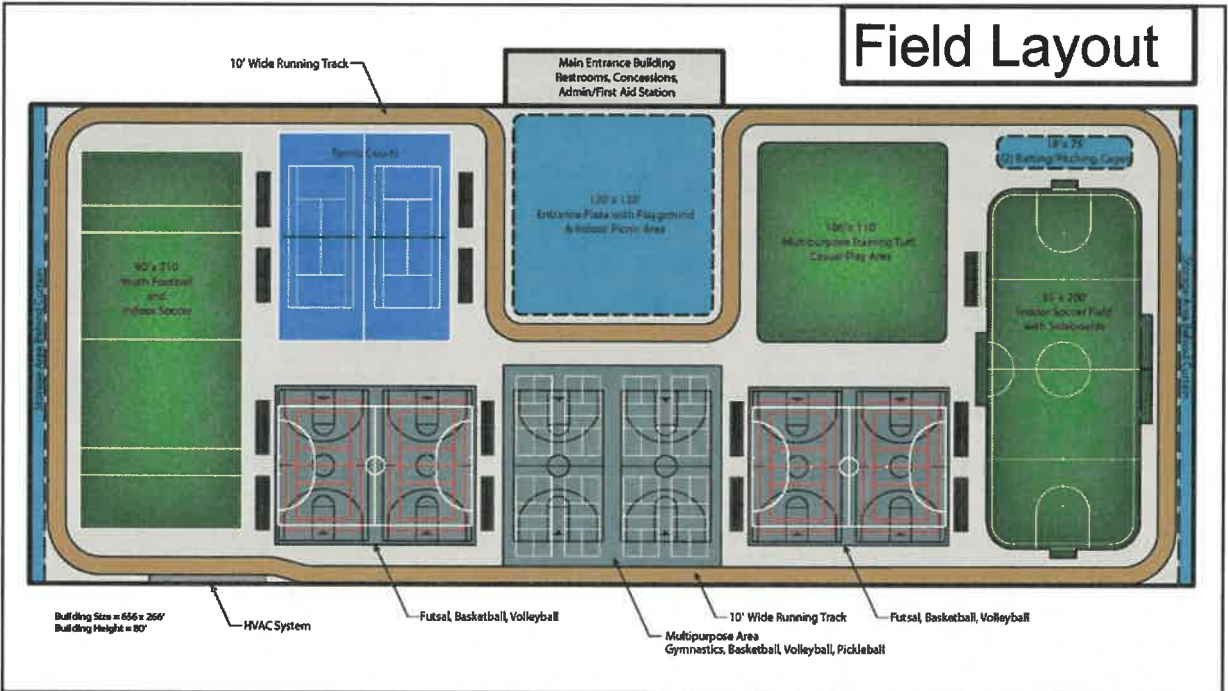
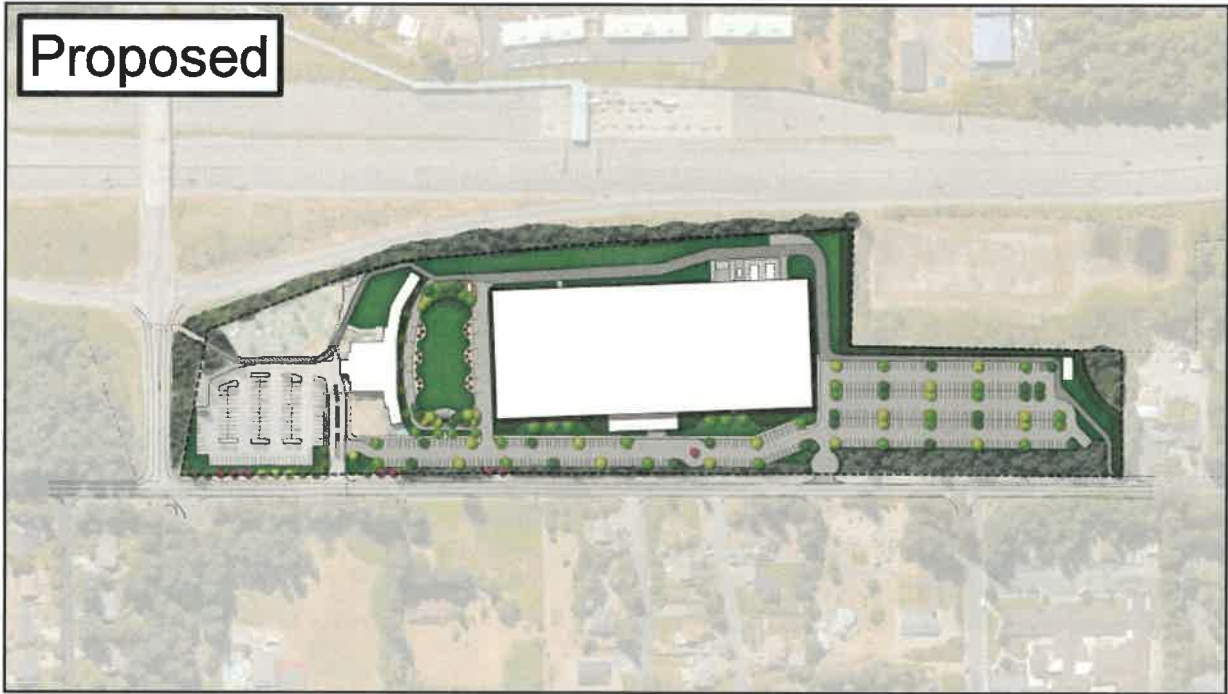




# Site Vetting

- How was Performance Golf Center established as the most viable option?
- What were the other location options?
- Timeline leading up to current status

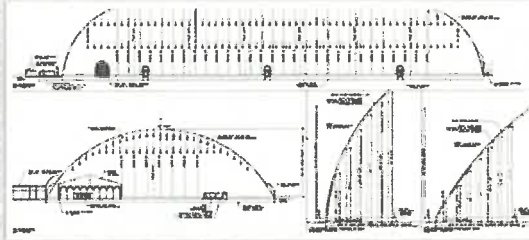
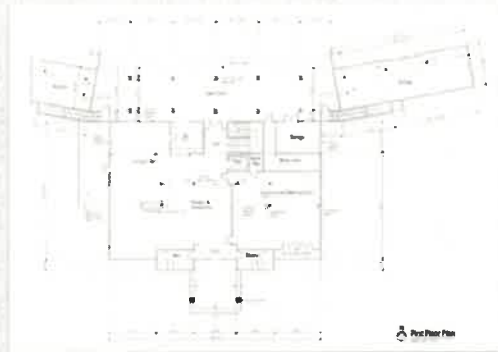






# Due Diligence

- Design elements
- Site conditions
- Entitlement/Permitting process
- Partnership(s)

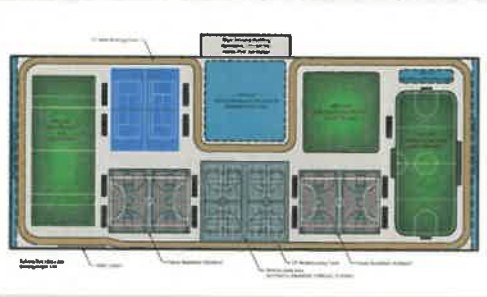


# Financial Impacts

- Current project costs
- Revenue vs Need
  - Developing revenue & Potential revenue – Proforma in June
- Funding options



## Decision Points



- Board Decisions to consider
  - Property decision
  - Project priority
  - Funding options decisions
  - Communication plan



## Next Steps:



- What is next on the timeline?
  - April 30 - Aqua Vista (HOA)
  - May 8 - Peninsula Advisory Commission (PAC)
  - July 1 - Board Meeting: Operations vs Revenue
  - July (TBD) - SEPA
  - July 15 – Board Meeting: Final details possible decision
  - Aug 15 – Hearing Examiner
  - Aug 19 – Board Meeting: Final decision point
  - Sept 13 – Purchase agreement deadline