



City Council Work Session

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\$3,000,000 Tax Exempt Loan to be issued
by Oglesby Cultural Facilities Corporation
for the benefit of the YMCA

WHY ARE WE HERE?

Two required consents
under state and federal
law

No consent, no tax-
exempt loan

McLennan County
approved on April 19, 2022



THE PROJECT

\$3,000,000 bank loan/Extraco

\$1,200,000 YMCA funds

Comprehensive rehab



GREATER WACO YMCA REFRESH PROJECT



GREATER WACO YMCA
WACO, TX

the **MASTER PLAN**
SITE PLAN

rbdr PLLC - Architects

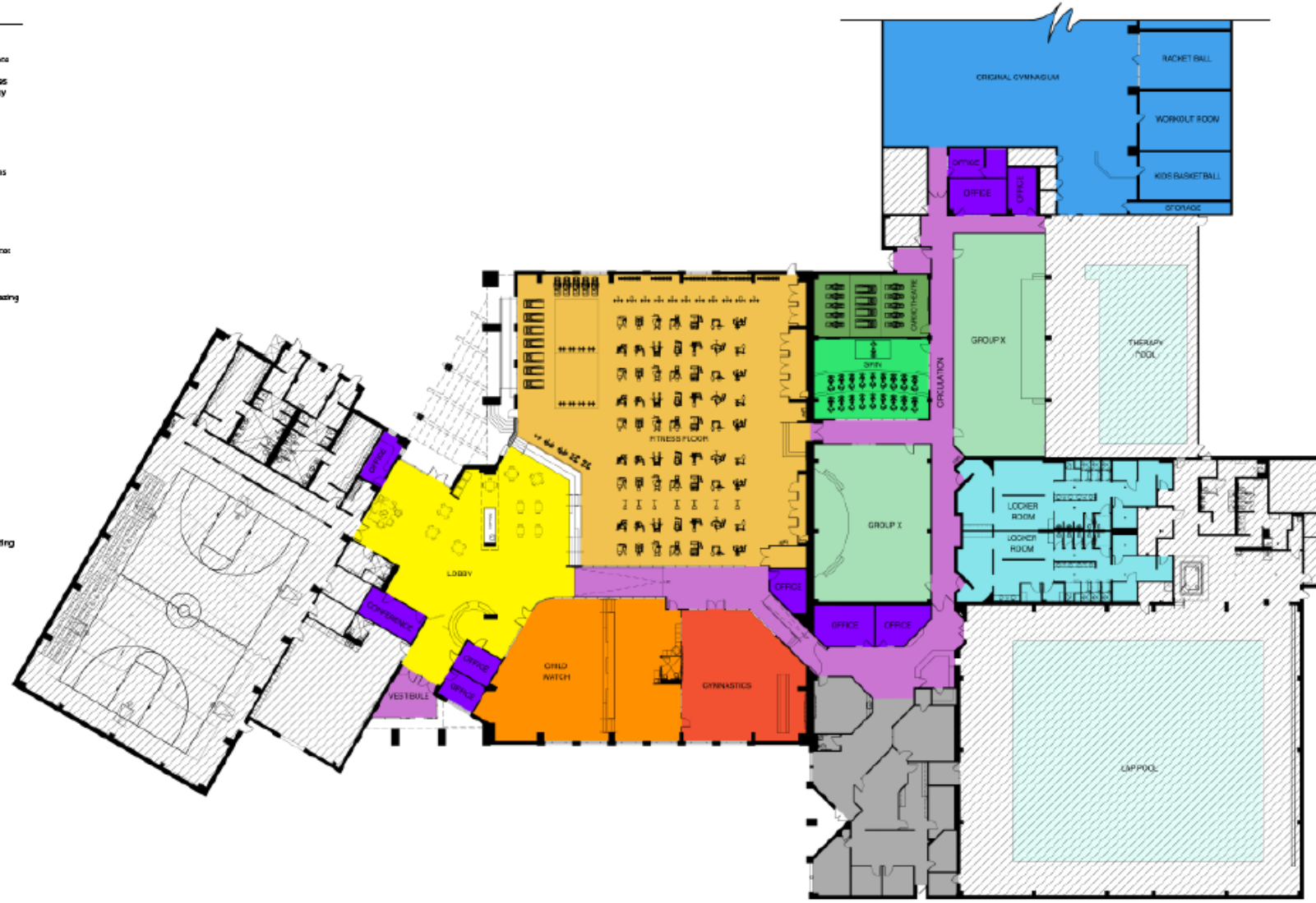
THIS PLAN IS PREPARED FOR THE GREATER WACO YMCA AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF RBDR PLLC.



GREATER WACO YMCA REFRESH PROJECT

SPACES

KEY AREAS	LOBBY
	<ul style="list-style-type: none"> Demolish kitchen & restrooms, expand lobby space with social area opening to fitness floor Update flooring, furniture, lighting, ceiling tiles Repaint, add "Word Wall" & Donor Wall display Consider to vending area Add Coffee station & social interaction tables Update front Desk to match renovation
	FITNESS FLOOR
	<ul style="list-style-type: none"> Remove wall between spaces Update flooring, lighting, add large ceiling fans Reconfigure stepped entry
MEDIUM SCOPE	CHILD WATCH
	<ul style="list-style-type: none"> Expand room utilizing storage Remove corner rooms Remove central wall & add ceiling Create new large "social star" to connect spaces Add glazing / improve visibility
	GYMNASTICS
	<ul style="list-style-type: none"> Add Gymnastics flooring, parent seating, & glazing Reconfigure entry
REFRESH FINISHES	GROUP X
	<ul style="list-style-type: none"> Update flooring & lighting Add stage & A/V
	SPIN
	<ul style="list-style-type: none"> Update flooring & lighting Add rite floor and A/V
FUTURE PHASE	CARDIO THEATRE
	<ul style="list-style-type: none"> Update flooring & lighting Add rite floor and A/V
	LOCKER ROOMS
	<ul style="list-style-type: none"> Remove carpet & replace with vinyl/plank Steam clean floor & shower tile/grout Repair millwork, update lighting & repaint
NOT IN SCOPE	ORIGINAL GYMNASIUM
	<ul style="list-style-type: none"> Refresh flooring, repaint, & add new LED lighting
	OFFICES
	<ul style="list-style-type: none"> Update to current standards & finishes
NOT IN SCOPE	CIRCULATION
	<ul style="list-style-type: none"> Update finishes to match renovation
	FUTURE KARATE/DANCE
	<ul style="list-style-type: none"> Minor Conversion to Karate / Dance TRD



Waco Refresh Probable Cost

	Area	Detail	Reference	Probable Cost		
Infrastructure	Roofing	Main Building	rbdr 2/11/2022 Site Plan, Keynote 1 and 2	\$ 298,723.00	\$ 298,723.00	\$ 461,723.00
		Therapy Pool	rbdr 2/11/2022 Site Plan, Keynote 5	\$ 163,000.00		
	HVAC	130T Chiller Replacement (180T)	Ref Capstone 8/31/2021 Bid	\$ 248,900.00	\$ 248,900.00	\$ 774,020.00
		System 1 Repairs	Ref Capstone 8/31/2021 Bid	\$ 44,280.00	\$ 44,280.00	
		System 2 Priority 1	Ref Capstone 8/31/2021 Bid	\$ 183,000.00		
		System 3	Ref Capstone 8/31/2021 Bid	\$ 6,000.00	\$ 6,000.00	
		BAS System	Ref Capstone 8/31/2021 Bid	\$ 291,840.00	\$ 291,840.00	
	Pool	Outdoor Pool Filter Replacement	Ref Progressive 3/24/2021 Budgetary Quote	\$ 45,000.00		\$ 271,650.00
		Outdoor Replaster	Ref Progressive 3/24/2021 Budgetary Quote	\$ 43,000.00	\$ 43,000.00	
		Indoor Pool Filter Replacement	Ref Progressive 3/24/2021 Budgetary Quote	\$ 65,000.00		
		Indoor Service Heaters	Ref Progressive 3/24/2021 Budgetary Quote	\$ 1,400.00		
		Therapy Filter Sand Exchange	Ref Progressive 3/24/2021 Budgetary Quote	\$ 3,000.00		
		Therapy Heater Replacement	Ref Progressive 3/24/2021 Budgetary Quote	\$ 5,300.00		
		Therapy Circulation Pump Replacement	Ref Progressive 3/24/2021 Budgetary Quote	\$ 2,500.00	\$ 2,500.00	
		Therapy Pool Area Gas Line / Heaters	Ref Progressive 3/24/2021 Budgetary Quote	\$ 20,000.00		
		Therapy Replaster	Ref Progressive 3/24/2021 Budgetary Quote	\$ 26,500.00		
		Therapy Fill Line	Ref Progressive 3/24/2021 Budgetary Quote	\$ 3,200.00		
		Spa Filter Sand Exchange	Ref Progressive 3/24/2021 Budgetary Quote	\$ 1,500.00		
		Spa Filter Depth Marker Replacement	Ref Progressive 3/24/2021 Budgetary Quote	\$ 1,750.00		
		Shade Structures (3) missing fabric covering	In-House Estimate	\$ 8,500.00	\$ 30,000.00	
		Electric conduit and panels -rust & corrosion	In-House Estimate	\$ 45,000.00		
Refresh	Prelim Design	Opinion of Probable Cost	rbdr Quote	\$ 5,400.00	\$ 5,400.00	\$ 5,400.00
	Exterior Items	Rear Lot Conversion	rbdr 2/11/2022 Site Plan, Keynote 6	\$ 161,000.00	\$ 161,000.00	\$ 356,500.00
		Remove Y's, Repaint Metal (incl. rear arbor/pool area)	rbdr 2/11/2022 Site Plan, Keynote 3 and 4	\$ 57,000.00	\$ 57,000.00	
		Add Shade to Arbor	In-House Estimate	\$ 9,500.00	\$ 9,500.00	
		Signage	In-House Estimate	\$ 100,000.00	\$ 100,000.00	
		Parking Lot Seal / Stripe	In-House Estimate	\$ 29,000.00	\$ 29,000.00	
	Key Areas	Main Lobby	rbdr Opinion of Probable Cost - 2/11/2022	\$ 405,000.00	\$ 405,000.00	\$ 2,901,000.00
		Fitness Floor	rbdr Opinion of Probable Cost - 2/11/2022	\$ 950,000.00	\$ 950,000.00	
		Child Watch	rbdr Opinion of Probable Cost - 2/11/2022	\$ 485,000.00	\$ 485,000.00	
		Gymnastics	rbdr Opinion of Probable Cost - 2/11/2022	\$ 200,000.00	\$ 200,000.00	
		Refresh Existing Group X	In-House Estimate	\$ 100,000.00	\$ 100,000.00	
		Soft Costs	rbdr Opinion of Probable Cost - 2/11/2022	\$ 155,000.00	\$ 155,000.00	
		Contingency	rbdr Opinion of Probable Cost - 2/11/2022	\$ 120,000.00	\$ 120,000.00	
	"Medium" Scope	Alternate 1 and 2 (incl Soft Costs and Contingency)	rbdr Opinion of Probable Cost - 2/11/2022	\$ 486,000.00	\$ 486,000.00	\$ 840,000.00
		Group X (Build New)	rbdr Opinion of Probable Cost - 2/11/2022	\$ 400,000.00		
		Spin	rbdr Opinion of Probable Cost - 2/11/2022	\$ 175,000.00		
		Cardio Theatre	rbdr Opinion of Probable Cost - 2/11/2022	\$ 155,000.00		
		Soft Costs	rbdr Opinion of Probable Cost - 2/11/2022	\$ 60,000.00		
	Refresh Finishes	Contingency	rbdr Opinion of Probable Cost - 2/11/2022	\$ 50,000.00		\$ 1,700,000.00
		Locker Rooms	rbdr Opinion of Probable Cost - 2/11/2022	\$ 145,000.00	\$ 75,000.00	
		Original Gym	rbdr Opinion of Probable Cost - 2/11/2022	\$ 370,000.00	\$ 80,000.00	
		Offices	rbdr Opinion of Probable Cost - 2/11/2022	\$ 245,000.00		
		Circulation	rbdr Opinion of Probable Cost - 2/11/2022	\$ 465,000.00	\$ 75,000.00	
		FF&E - Incl. Child Watch Liliput Structures	In House Estimate, Ref CHASCO Remodel	\$ 300,000.00	\$ 200,000.00	
		Soft Costs	rbdr Opinion of Probable Cost - 2/11/2022	\$ 100,000.00		
	Future	Contingency	rbdr Opinion of Probable Cost - 2/11/2022	\$ 75,000.00		\$ -
		Karate / Dance (Metro Area)	TBD			

NO NEGATIVE IMPACT TO THE CITY

None

Loan is entirely payable by the YMCA

Zero city liability

Consent is just for the new loan

Nothing else

- Building permits, etc., still apply

POSITIVE IMPACT TO THE CITY

Waco Y merged into Williamson County Y. New financial strength.

Modernize the current facility and address significant deferred maintenance

Allows the Y to expand and enhance the quality of programming and membership for the Greater Waco community

POSITIVE IMPACT TO THE CITY

Allows the Y to underwrite the cost of re-establishing services in the East Waco community. Current and future outreach programs include: Senior aerobics at Toliver Baptist Church, “End of School Bash” in partnership with Rapoport Academy, and Safety Around Water instruction in cooperation with La Vega ISD and the Cooper Foundation.



Next Step:

June 7, 2022: Resolution for consideration
of host approval of the bond
issuance

