

Finance Committee
City of Prairie Village, Kansas

Agenda

Monday, September 23, 2024 4:00PM Meeting
Multipurpose Room
7700 Mission Road

1. Review of current state of Community Center discussions with YMCA and Johnson County Library
2. Decision points regarding financial agreements with:
 - a. Library
 - b. YMCA
3. Funding Discussion
4. Recommendation to Council

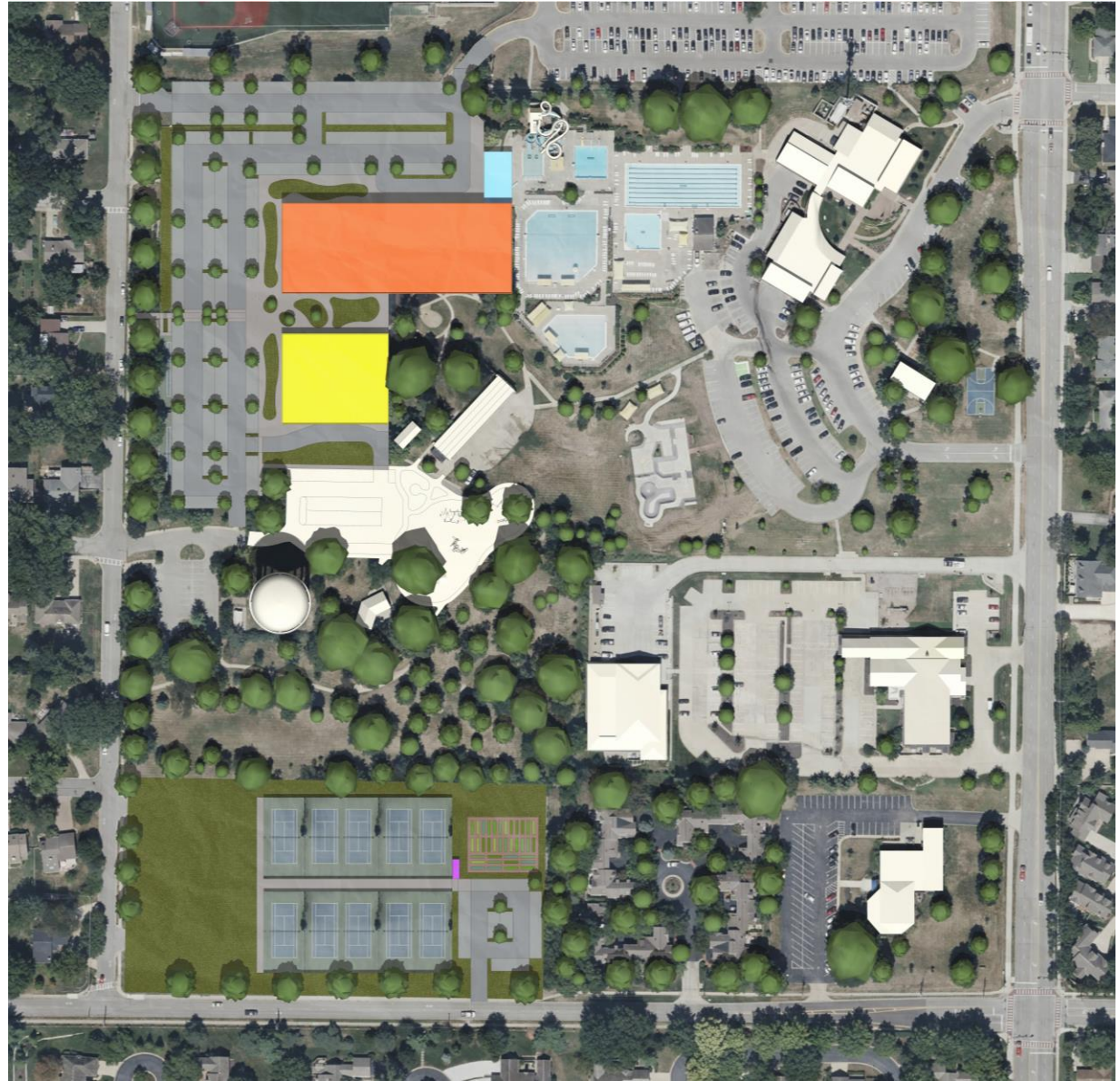
Option B: Community Center YMCA and Library co-located at the northwest portion of Harmon Park

Opportunities:

- Attains close proximity of the new Community Center YMCA, Library, and pools.
- Provides Harmon Park additional parking and entrance plaza.
- Provides a direct connection to adjacent outdoor spaces and the existing pavilion.
- Allows continuation of YMCA operation throughout the duration of construction.
- Existing Corinth Library branch remains open throughout the duration of construction.

Challenges:

- Temporarily displaces the existing tennis courts and community garden for the duration of construction.
- Directs vehicular traffic to Delmar Street.
- Pool and Shawnee Mission East High School parking impacts.



Preferred Option- Option B

By Library Staff, YMCA, and Prairie Village Staff. Was also the preferred option based on feedback from the second Public Meeting.



Community Center/Library Co-Location Benefits- Option B

- Creates a campus plaza between facilities.
- Shared parking and drop-off/pick-up.
- A gateway entrance to Harmon Park.
- Shared outdoor public realm (placemaking.)
- Shared programming and resources.
- Park features adjacent to YMCA/Library.



Slide originally presented at 8/19/24 Council Meeting

Project Cost

Assuming building cost per square foot = \$579

Facility size = 55,000 sf	\$31,824,036
+ site development	\$7,595,279
- JCL site & land contribution	TBD

Total hard costs: \$39,419,315

Soft Costs:

+ 10% Professional Fees	\$3,941,931
+ FFE	\$1,750,000
+ 10% Owner Contingency	\$4,511,125

Total soft costs: \$10,203,056

Total Project Cost in 2024 Q2: \$49,622,371

* Total project cost would be reduced by YMCA capital contribution, yet to be determined

11.5% escalation from now until midpoint of construction (12/2026)

= \$55,328,944 in 12/2026 dollars

September 16, 2024

Wes Jordan
City Manager
Prairie Village KS

Dear Wes,

On September 12, Library staff updated the Library Board on the Harmon Park project study with Prairie Village and the Library's feasibility study for the existing Corinth branch location. Now, moving forward, Library staff will need answers and resolution on the following points before we will take a recommendation to our Library Board.

Below are the topics we need resolution of and agreement on:

Non-negotiables for Johnson County Library – The Library will require agreement on the following:

1. The City will donate the Land for the Library building, associated drive-thru lane; the Board of Directors of the Johnson County Library must own this Land.
2. Determining the needed parking count and parking arrangement.
3. Size of building/lot – building - 25,000 sq ft, lot size - 2 acres
4. Contingencies for the Library in a property conveyance transaction:
 - a. The City's ballot measure must be approved.
 - b. Pursuant to statute, the Board of County Commissioners must approve and ratify the Library's agreement with the City on property conveyance. This would occur after the Library Board has approved a property conveyance agreement.
5. Petitioning Zone - Pursuant to the Library Administrative Regulation Manual, the Library permits petitioners to petition, campaign, and distribute materials on Library property outside Library branch facilities in areas designated by the Library. We want to confirm this will not be an issue.
6. Library is solely responsible for Library design, construction, all improvements and utilities on the Library's timeline.
7. Cooperation clause – "The parties agree to exercise good faith and cooperate with each other to finalize and execute all documents and agreements necessary to complete the project as required by city code and state law."
8. Project timeline, including election/ballot timing and deadlines – The Library needs to know the City's plan and timeline for voter consideration of a ballot measure.

The Library Board will meet on October 30 for a Board retreat, at that time we intend to present a Corinth Replacement staff recommendation, our expectation is that the aforementioned matters will be resolved before October 30th, 2024 so the Library Board can take action on November 14, 2024 to keep on the project timeline.

Information needed and points on which agreement should be reached:

1. Harmon Park Study Site diagram
2. JCL cost for site development
 - a. Library will pay for Library-related site costs
3. Staging and construction laydown space
4. Property grading, clean fill, no construction debris, JCL may conduct borings if the site is used for any purpose between this agreement and closing / construction
5. Make clear that City's Harmon Park tax levy does not include funding for the Library
6. Construction damage by JCL to City sites will be repaired by Library
7. Shared plaza space management
8. Landscaping and site maintenance -potential for shared costs
9. Land use, development and building permit process
 - a. Cooperate on City's process for land use, development, building permit review, development plan, language about complementary scale and aesthetics
 - b. Platting, easement

Let me know if you have questions or need further information about these items.

Tricia Suellentrop

County Librarian

Johnson County Library

9875 W. 87th Street, Overland Park, KS 66212

913.826.4715 (desk) | 913.826.4600 (office)

JOHNSON COUNTY LIBRARY

[@jocolibrary](#) | [F/jocolibrary](#)

STACK

YMCA Land	\$3M
YMCA Operating Revenue	\$750K-1M
<u>Fundraising</u>	<u>\$3-4M</u>
Net	\$6.75K-8M

Operating Proforma
Prairie Village Community Center YMCA
Conservative Mid Price

55,000 SF
 2,017 Units
 3 Year Ramp

Pro Forma Financials

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
Revenues					
Contributions	60,000	65,000	75,000	85,000	95,000
Membership Dues	670,000	1,355,624	1,807,499	1,843,600	1,880,500
Program Fees	100,000	102,000	104,000	106,100	108,200
Facility Rentals	30,000	30,600	31,200	31,800	32,400
Total Revenue	860,000	1,553,224	2,017,699	2,066,500	2,116,100
Expenses					
Salaries	645,000	957,100	971,500	986,100	1,000,900
Taxes & Benefits	141,900	210,562	213,730	216,942	220,198
Supplies	51,000	51,500	52,000	52,500	53,000
Occupancy	467,500	472,200	476,900	481,700	486,500
Equipment Expenses	45,000	45,500	46,000	46,500	47,000
Publicity	45,000	30,000	18,000	18,200	18,400
Telecom/Transport/Leases	30,000	30,300	30,600	30,900	31,200
Total Expense	1,425,400	1,797,162	1,808,730	1,832,842	1,857,198
DIRECT NET	(565,400)	(243,938)	208,969	233,658	258,902
Management Fee	(129,000)	(232,984)	(302,655)	(309,975)	(317,415)
NET AFTER MGMT FEE	(694,400)	(476,922)	(93,686)	(76,317)	(58,513)
MEMBERSHIP UNITS	730	1,338	2,017	2,017	2,017

Slide originally presented at 8/5/24 Council Meeting

PAUL HENSON FINANCIALS

	2024 Budget	YTD June 2024 Actual	2023 Actual
Revenue			
Contributions	14,673	4,510	35,314
Membership Dues Income	680,383	352,673	669,258
Program Service Fee	67,319	25,250	74,835
Facilities Rental	9,300	2,242	1,153
Revenue	771,675	384,675	780,560
Expense			
Personnel Expense	501,264	229,212	486,374
Supplies	44,440	22,279	43,265
Occupancy Costs	294,751	122,200	271,485
All Other Costs	133,448	92,080	166,908
Expense	973,903	465,771	968,032
Net Loss	(202,228)	(81,096)	(187,472)