



Plymouth Creek Center Renovation & Expansion

September 10, 2019



TIMELINE

February 12, 2019 – Future Planning Study Session

General Maintenance

Renovation

Renovation & Expansion

- 2016-2017
Feasibility Study

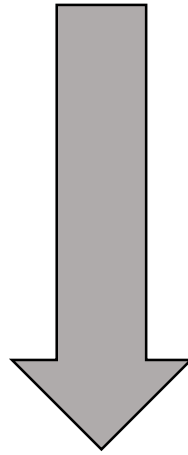


- 2018
Community Engagement

- Open Houses (3)
- Events (5)
- FlashVote
- Social Pinpoint



- 2019
Schematic Design
Open House: 5:30-7:30 p.m. Tuesday, July 9
FlashVote/Public Feedback
Further City Council Direction



Council Direction:

Authorized staff to proceed with schematic design and costing of renovation and expansion of the PCC

Project Outline - 2019

April 9 – Architect Interviews (Study Session)



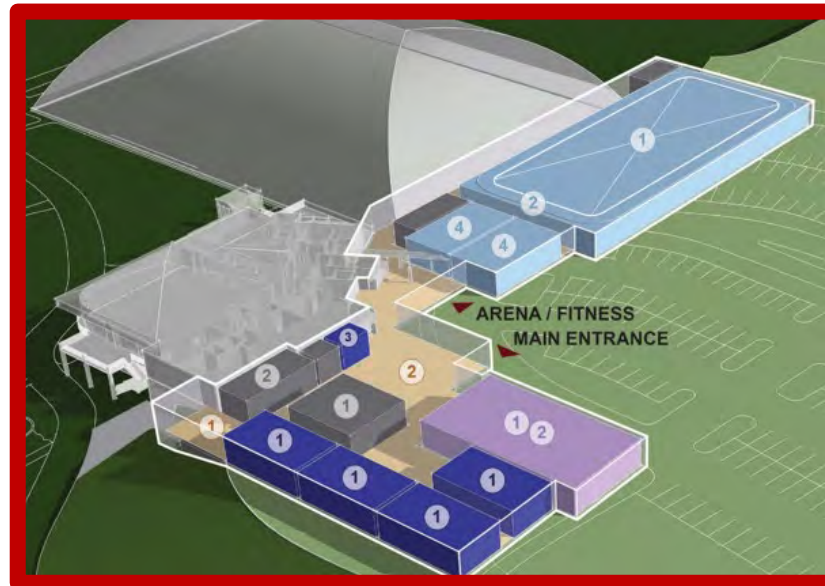
Council Direction:

**Authorized Contractual Agreements for Schematic Design with
HGA & RJM (CM)**

Schematic Design Development

April 23 – Study Session

Council provided design and program space input during visioning session with HGA



Council Direction: Separate active/wellness gym space, one chance to do this correctly – an iconic look

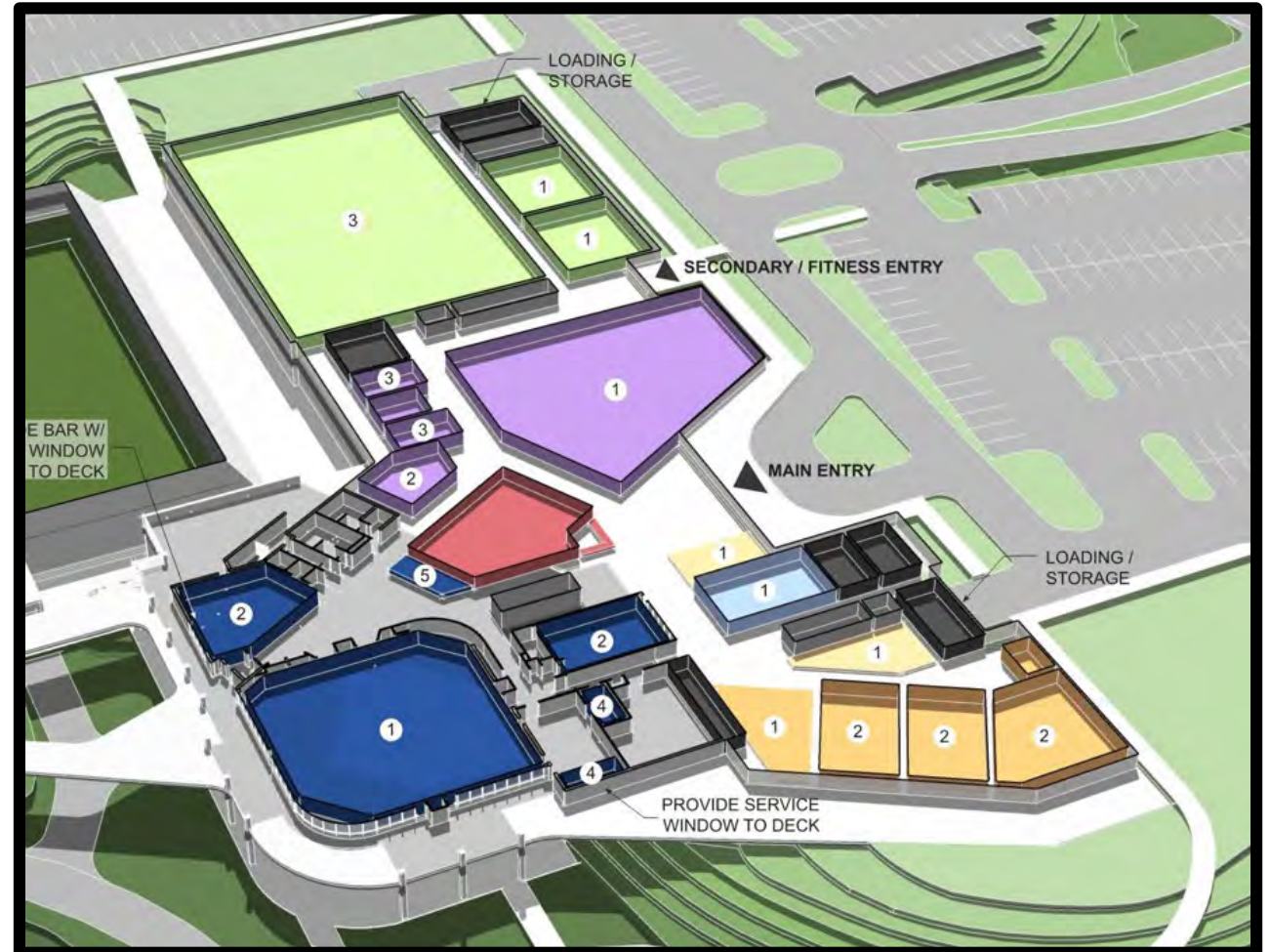
April 23 – Study Session



Schematic Design Development

June 5 – Study Session

- Final building expansion location
- Comments on desired program spaces
- Surface or ramp parking
- Cost estimates



Schematic Design Development

June 24 – Study Session



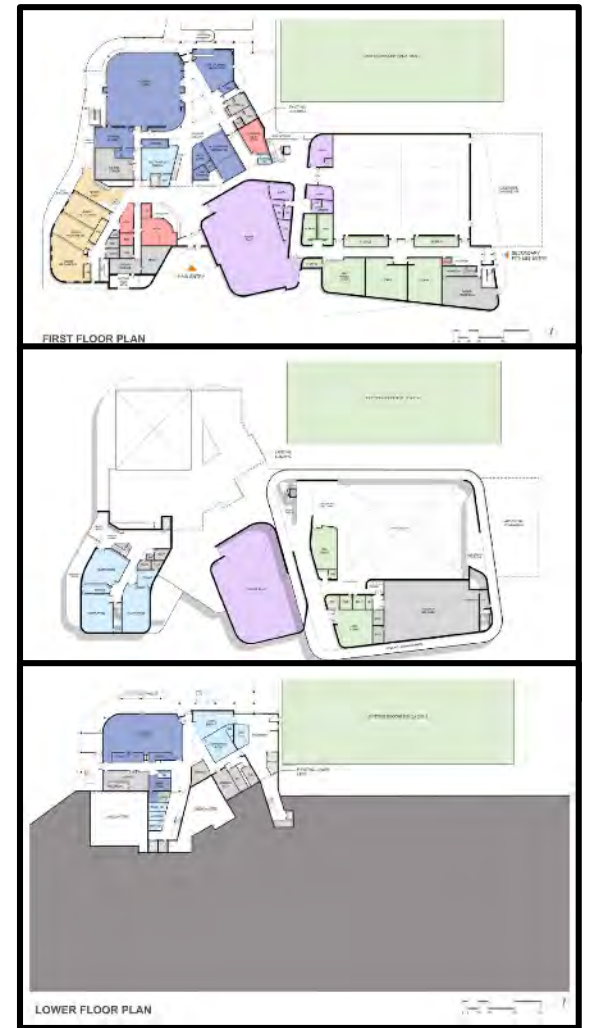
Council Direction: Preference towards Ribbon exterior design

June 24 – Study Session



Schematic Design Development

July 23 – Study Session



Schematic Design Development

Sept. 5 – Study Session



Sept. 5– Study Session



Plymouth Creek Center

Schematic Design Estimate Summary

<i>Existing Building Renovation</i>	<i>\$ 8,657,940.00</i>
<i>New Building Construction</i>	<i>\$ 28,768,607.00</i>
<i>Sitework</i>	<i>\$ 4,059,927.00</i>
<i>Soft Costs</i>	<i>\$ 10,113,526.00</i>
 <i>Total Project Estimate</i>	 <i>\$ 51,600,000.00</i>

HGA

PLYMOUTH CREEK CENTER CITY COUNCIL UPDATE

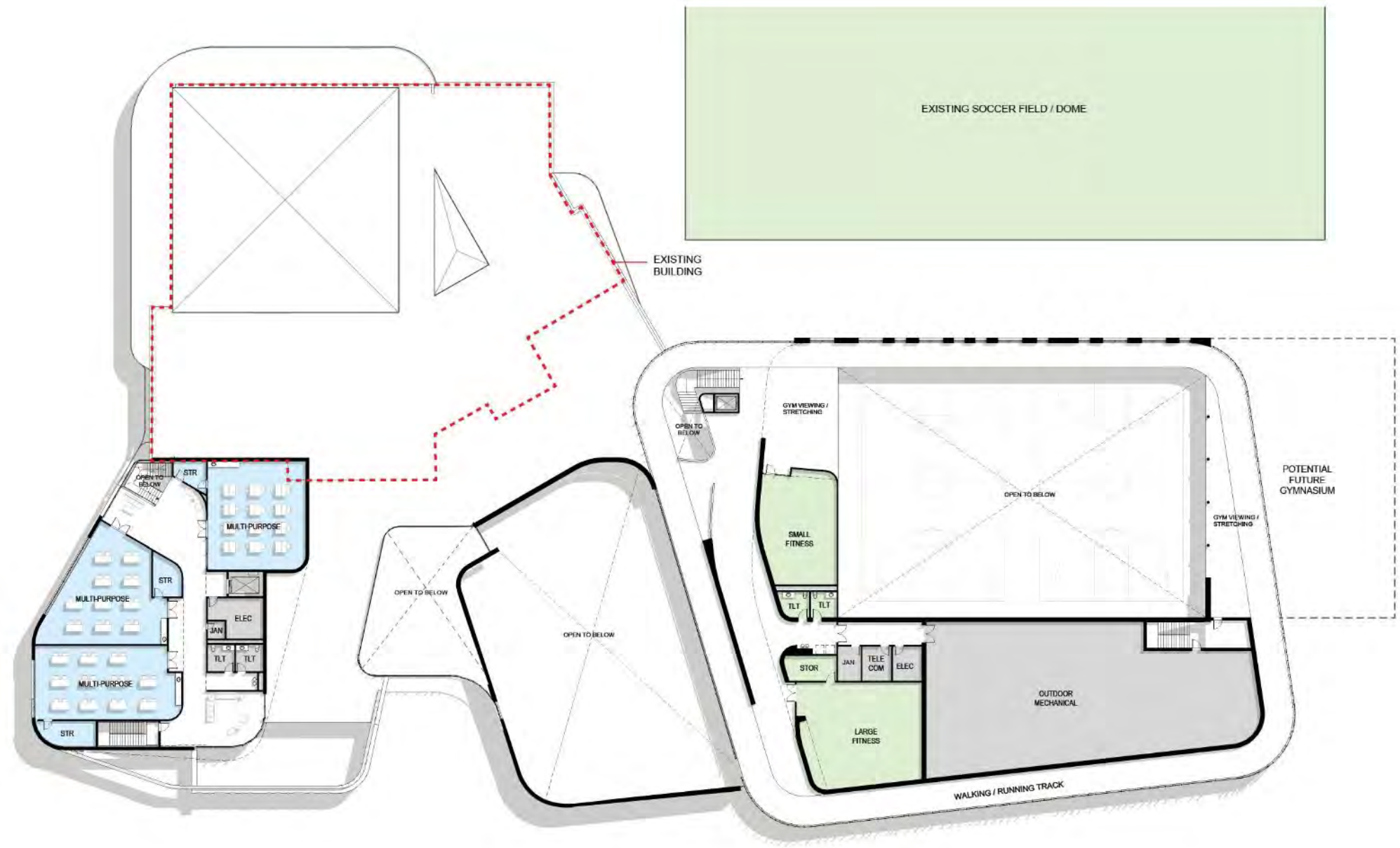
September 10, 2019

HGA



SITE PLAN



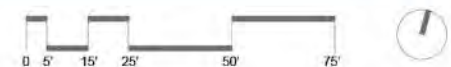


SECOND FLOOR PLAN





LOWER FLOOR PLAN













Financials & Tax Impact

Financials

Plymouth Creek Center Funding Scenarios

Scenario	Bond Amount	less: State Bonds	Required Annual Debt Coverage	Lodging Tax Proceeds	Net Annual Levy
A	\$40,000,000	\$0	\$2,754,389	(\$500,000)	\$2,254,389
B	\$45,000,000	\$0	\$3,098,694	(\$500,000)	\$2,598,694
C	\$50,000,000	\$0	\$3,442,996	(\$500,000)	\$2,942,996
D	\$50,000,000	(\$15,000,000)	\$2,410,135	(\$500,000)	\$1,910,135
E	\$50,000,000	\$0	\$3,442,996	\$0	\$3,442,996

Scenario C - \$50MM Bond Tax Levy Annual Impact

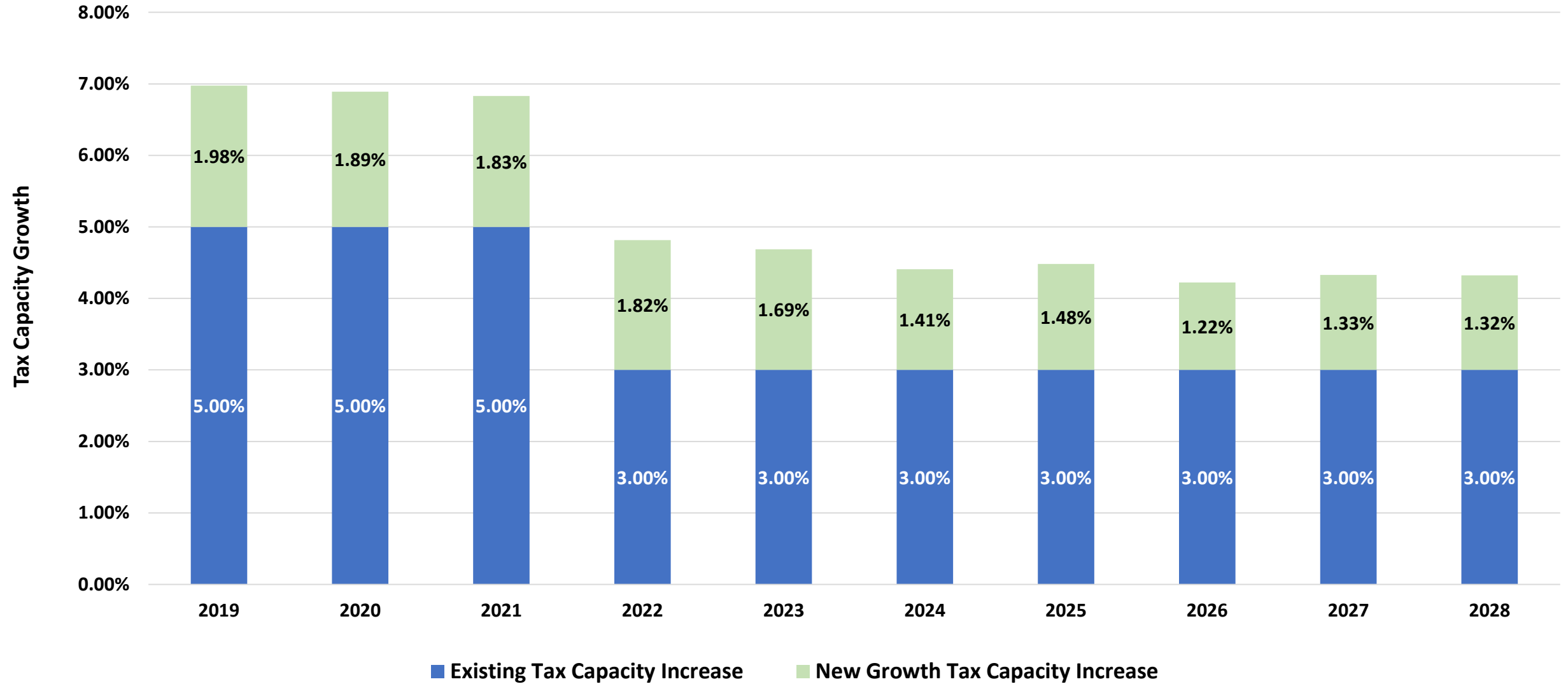
Type of Property	Residential Homestead									Commercial / Industrial	
Estimated Market Value	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000	\$450,000	\$500,000	\$750,000	\$1,000,000	\$1,000,000	\$5,000,000
Annual City Tax Increase:	\$38.52	\$50.13	\$61.74	\$73.35	\$84.97	\$95.88	\$106.54	\$173.12	\$239.71	\$257.67	\$1,328.51
Monthly City Tax Increase:	\$3.21	\$4.18	\$5.15	\$6.11	\$7.08	\$7.99	\$8.88	\$14.43	\$19.98	\$21.47	\$110.71

\$350,000 Home - PCC Tax Impact \$47.61 to \$85.82 annually
 All Options \$3.97 to \$7.15 monthly

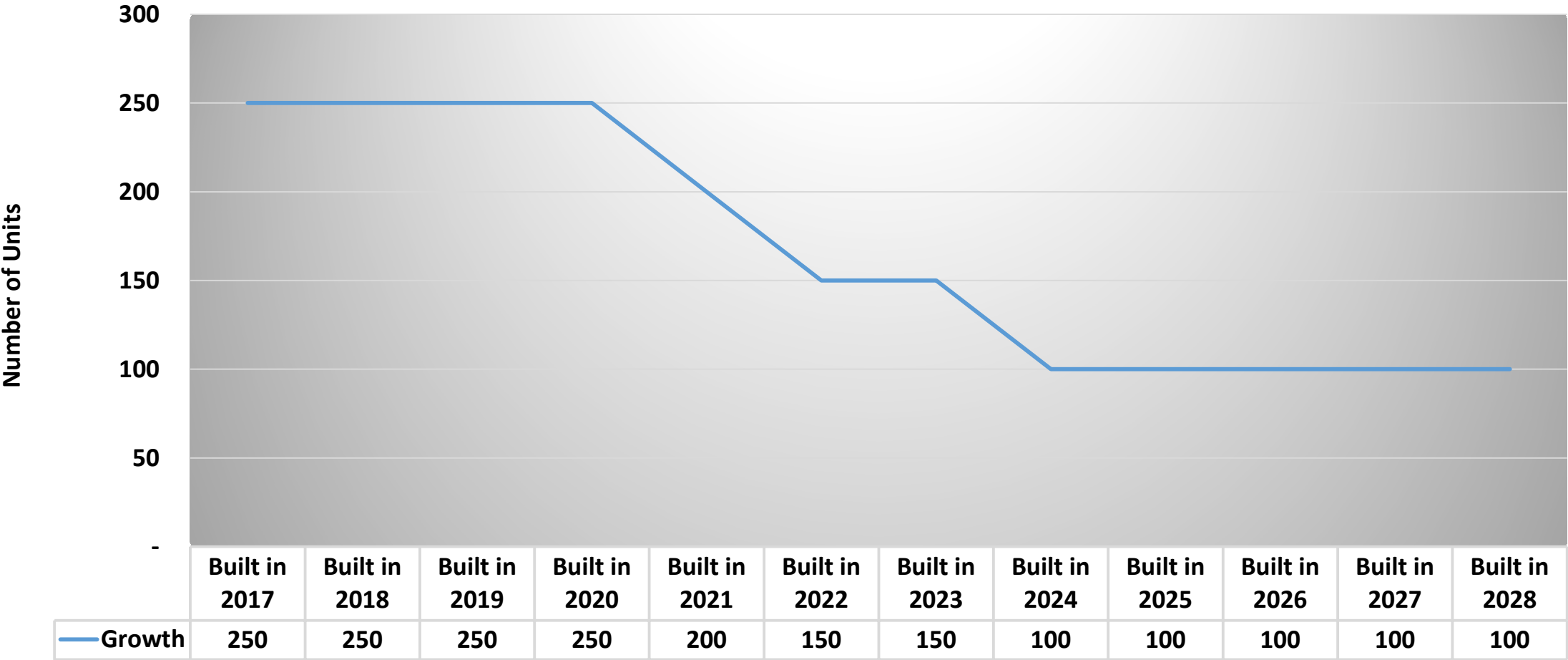
Source: Ehlers

* The figures in the table are based on taxes for new bonded debt only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the state Property Tax Refund ("Circuit Breaker") program. Many owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net tax effect of the bond issue for many property owners.

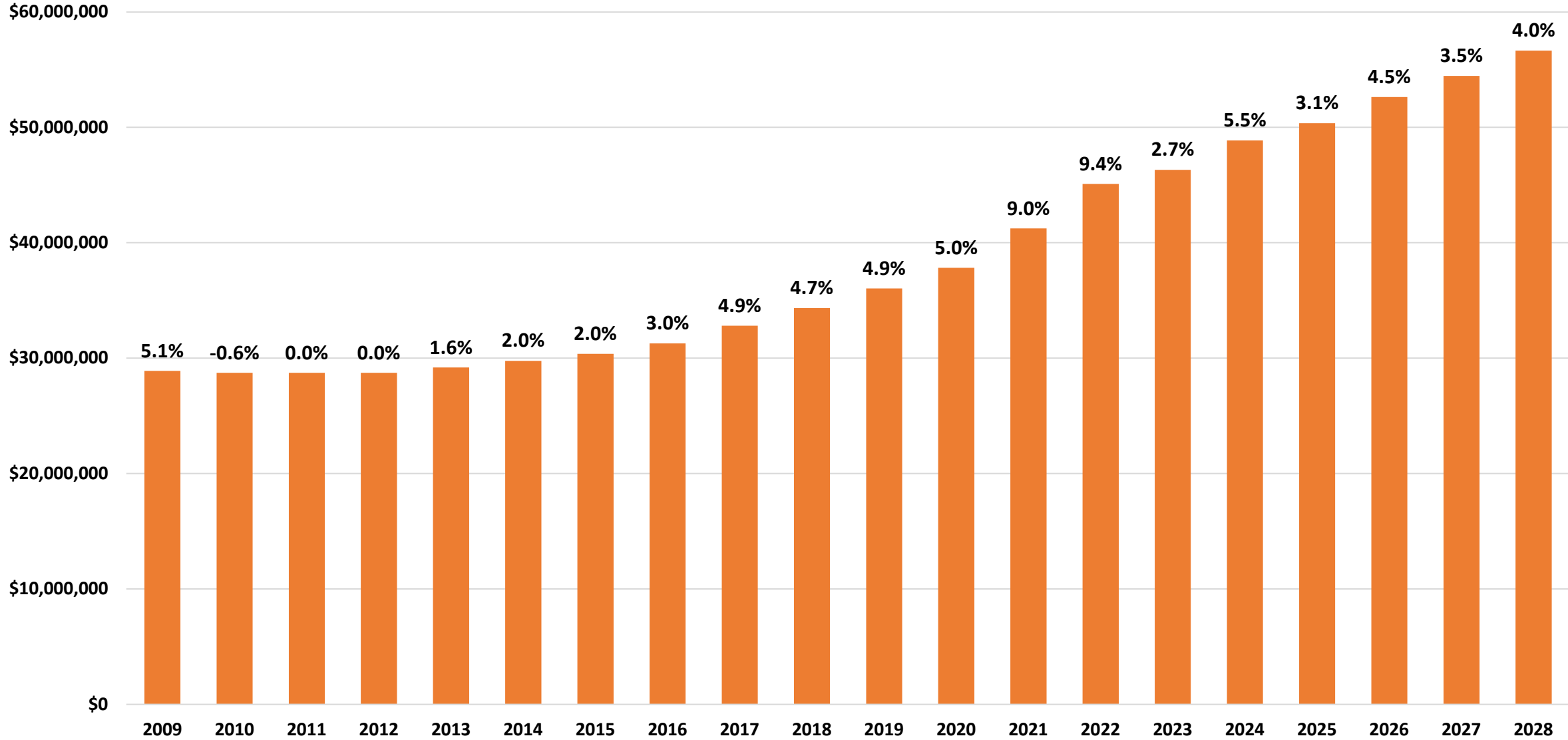
Tax Capacity



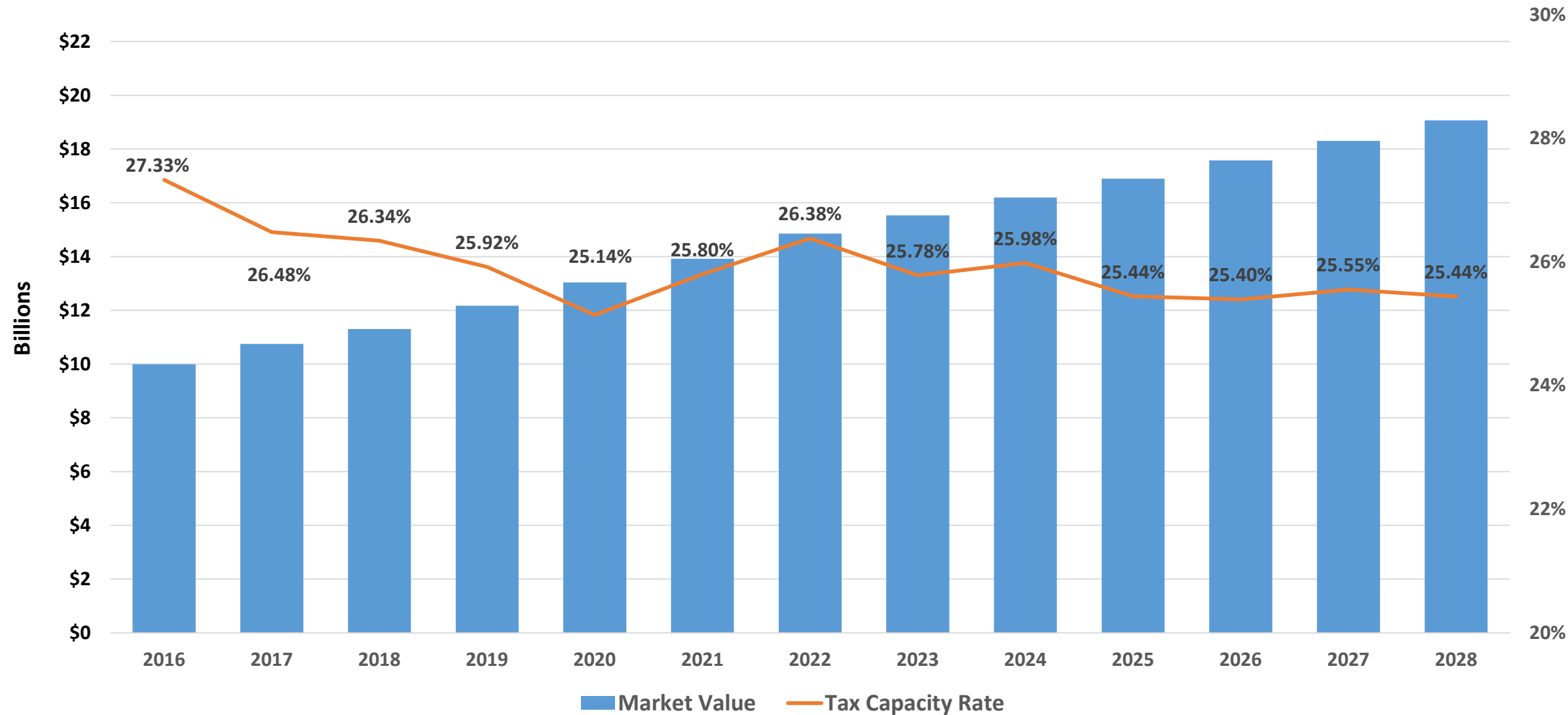
Residential Unit Growth Projection



CITY OF PLYMOUTH LEVY PROJECTION



Projected Market Value and Tax Rate Over 10 Years





PLYMOUTH CREEK CENTER RENOVATION & EXPANSION PROJECT

DATE	SCHEDULE (July, 2019-September, 2022)
August 26, 2019	Plymouth News Update
September 5, 2019	City Council Receives Schematic Design
September 10, 2019	City Council Authorize Design/Construction Documents
October - January, 2019	Design Development (4 mo.)
February - June, 2020	Construction Documents (5 mo.)
June - August, 2020	Bid Process (3 mo.)
August 11, 2020	City Council Award Project
August/September, 2020	Construction Begins
August/September, 2022	Construction Ends









PCC PROPOSED OPERATIONS BUDGET	Current 29,000 SF	Estimated Expansion 108,000 SF	Net Change
REVENUE			
Gym (New)		\$ 12,000.00	\$ 12,000.00
Ballroom Weekday (New)		\$ 92,000.00	\$ 92,000.00
Party Rooms (New)		\$ 55,000.00	\$ 55,000.00
Playground Admission (New)		\$ 180,000.00	\$ 180,000.00
Meeting Rooms	\$ 35,000.00	\$ 41,000.00	\$ 6,000.00
Ballroom Weekend	\$ 90,000.00	\$ 90,000.00	\$ -
Program Fees	\$ 6,000.00	\$ 9,000.00	\$ 3,000.00
Audio Visual Rental	\$ 5,800.00	\$ 11,000.00	\$ 5,200.00
Millenium Garden Rental Fees	\$ 22,000.00	\$ 22,000.00	\$ -
Catering Rebate	\$ 52,000.00	\$ 86,000.00	\$ 34,000.00
Garden Chair Rebate Millenium Garden	\$ 1,900.00	\$ 2,000.00	\$ 100.00
TOTAL REVENUE	\$ 212,700.00	\$ 600,000.00	\$ 387,300.00
EXPENSES			
Personnel Services	\$ 450,244.00	\$ 690,000.00	\$ 239,756.00
Materials & Supplies	\$ 15,300.00	\$ 30,000.00	\$ 14,700.00
Contract Services	\$ 111,350.00	\$ 390,000.00	\$ 278,650.00
Non-Capital Equipment	\$ 12,000.00	\$ 20,000.00	\$ 8,000.00
Allocations	\$ 115,172.00	\$ 250,000.00	\$ 134,828.00
Misc.	\$ 10,850.00	\$ 20,000.00	\$ 9,150.00
TOTAL EXPENSES	\$ 714,916.00	\$ 1,400,000.00	\$ 685,084.00
NET	\$ (502,216.00)	\$ (800,000.00)	\$ (297,784.00)

