

Indoor Recreation and Aquatic Center, A Wellness Center

Frequently Asked Questions

Q: What is the planned size of the new center?

A: The facility is two stories. The square footage will be between 60,000 and 70,000 square feet depending on the final construction cost and design. We continue to get more precise with the project as we approach the next step in preparing the construction documents.

Q: How was the location of the center determined?

A: In the beginning of the design process, the committee went through a site selection process. Each proposed site was evaluated utilizing several criteria. A few of those were; city owned, proximity to a large population who is within walking distance to the site, cost of site readiness, access to public transportation, and more. There are numerous strengths of the chosen site: accessibility, visibility, location along major transportation corridor, and a location that is a walkable distance from approximately 2000 rooftops. There is a great synergy as well with the Greenway Trail. This is the same location as recommended in 2002 by the PARC committee.

Q: What is the cost estimate/When will the actual cost be known?

A: The City has issued \$20 million in bonds for the facility's construction. This cost includes two years of startup funds to help with the operations shortfall in the start of the project.

Q: How will it be funded?

A: The City issued \$20 million in bonds to pay for the construction and two years of startup operating costs. The management company (yet to be hired) will be incentivized to work to break even yearly for the operating costs.

Q: What is the projected operations and income plan?

A: The proforma put together by Sports Facilities Advisors projects the center to break even by year 5. See the full proforma on the Indoor Recreation and Aquatics Center page. With any new center, there will be shortfalls in the first few years as things get up and running. The City team has budgeted the first two year's shortfall in the \$20 million bond issue.

Q: What is the role of Friends of the Parks?

A: Friends of the Parks is a private, non-profit organization whose mission is to help enhance sports and recreation opportunities in the Paducah/McCracken County area. Many cities have these organizations who are able to raise private and philanthropic funds to help with projects that city parks and recreation departments cannot do alone. Their fundraising activities will provide donors with "naming rights" to many features of the center. For example, they will work with donors to provide naming rights to the gymnasium, walking track, pool, classrooms, etc. These funds will be designated for use for the center for operations support and long-term maintenance and repair needs.

Q: What is the latest timeline for design completion, construction bidding, construction start, and completion?

A: The general timeline is posted on the City's website under the Indoor Recreation and Aquatic Center page. *(Note: Due to the COVID-19 situation leading to an 88-day pause in the design process, the construction may not commence until 2021.)*

Q: How much will memberships be?

A: The fee structure will be something that the City will be working with the management partner to develop once the management partner has been selected and brought on board. As of right now, the preliminary rates are listed in the pro forma. There will be every effort to make sure the center is accessible to anyone regardless of ability to pay. Think, YMCA model.

Q: What are plans for the move to Stuart Nelson Park, in regards to ball fields?

A: The Little League will be able to use Noble Park in 2020 and will transfer to the ball fields at Stuart Nelson Park in 2021. Paducah Middle School will be using Noble Park in 2020 with the plans to relocate in 2021. *(This may be changing due to COVID19 and timeline of the construction)*

Q: How many jobs is it expected to create?

A: The amount of payroll is listed in the pro forma; however, there isn't a specific number of jobs listed. The number of part-time and full-time jobs will be determined by the management partner.

Q: What facilities did the city look at for information and comparison through the due diligence process, and how did those facilities inform the city's plan/project process?

A: City representatives visited the Hub in Marion, Illinois in addition to the Richard E. Workman Sports & Wellness Complex in Effingham, Illinois. Commissioner Brenda McElroy also visited a facility in Coleman, Alabama. For each facility, we considered its best practices including capital construction costs, operations and maintenance costs, and the community fundraising component.

Q: Why is a referendum on the issue not possible?

A: Per legal counsel, according to the various KRS, there are only a few issues that can legally be taken to referendum in Kentucky.

Q: Why is the city hiring a management company?

A: The City is hiring a management company to professionally operate and manage the facility. A professional company with experience will have expertise in market reach, knowledge of trends, and the ability to out-perform financial forecasts. This company also will have expertise in sports tourism, event marketing and booking, and event management. Costs are variable based on the to-be-determined management partner. Costs are built into the pro forma. The City had hoped to have a contract in place by the end of March or the first half of April 2020. However, the COVID-19 situation has paused the hiring of a management partner at this time.

Q: Is there an update on the potential climbing structure?

A: We are considering multiple options for the facility at this time. This feature will be based on project budget.

Q: How will the scholarship program work? What efforts will be made to ensure low income residents have access?

A: Fundraising efforts will be used to ensure access to the facility is widely available. The City is working with community partners to develop sponsorship programs. We will lean on the management partner, once hired, to assist us in the development of the sponsorship program as well.

Q: What is the latest information on a potential medical partner for the project?

A: The City has held preliminary conversations with medical providers in the community. They have shown interest in partnering.

Q: Is the proposed pool a competition sized facility?

A: The proposed center has a 25-yard by 25-meter pool. While many regional tournaments will work very well in the proposed facility, a true competition sized pool, also known as an Olympic size pool is 50 meters in length.

Q: How will area swim teams and the general public share the pool?

A: The pool is large enough to accommodate the swim team practices and the general public at the same time. However, regional swim tournaments will require the entire pool.