

# Strawberry Recreation District Community Meeting on Facility Renovations



June 25, 2014

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# Agenda

We'll be reviewing:

- Designs
- Funding Strategies
- Potential Timelines

...for improvements to our facilities.

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But first...

# How We Got Here

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# A Brief History

- Strawberry Recreation District (SRD) began 65 years ago, in 1949
  - Met in “The Red Barn” as our original community center
  - Serving the needs of the first few dozen families who had moved to the peninsula after World War II
  - By 1954 the Red Barn was gone and planning began in 1958 for new facilities
  - The Pool and Pool House were constructed from 1960-1962, opening 52 years ago
  - Main Building construction occurred in 1970-1971, and these are the same facilities we’re in now, 43 years later
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# The District Today

- SRD remains the independent government agency responsible for the community center, athletic facilities, nearby parks and boat dock
  - These are managed by a District Manager who reports to an elected five-member Board of Directors
  - Our average operating budget is \$1.2 million/yr.
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# The District Today

Today, we offer the approximately 5,000 people who live in Strawberry, as well as neighboring communities:

- Community meeting rooms
  - A variety of fields and facilities for soccer, baseball, basketball, lacrosse, picnic areas, dance, yoga, water and adult fitness classes
  - An aquatics facility that includes a 5-lane pool, wading pool, sauna and diving board
  - Added to pool area in 2013: adult spa, teaching pool, splash pad and children's water-play area
  - Nearby parks, paths and boat dock
  - Emergency preparedness classes
  - "Camp Strawberry" and SRD swim lessons
  - The "Strawberry Festival" is among 16 special events annually
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Keeping our eye on the ball, we are...

# Focused on the Future

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# What's Needed

After 43 and 52 years in the same facilities, it's time to look at improvements. We need:

- More Community Space
  - Replace Pool House Building, including the foundation which is deteriorating (complements recent pool area improvements)
  - ADA compliance
  - Repair and replace aging gas lines, sewer lines, water damage, dry rot, old doors, electrical & kitchen upgrades
  - Install a sprinkler system for fire prevention
  - Improved Bathrooms
  - Modern energy efficiencies for long-term cost savings
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**STRAWBERRY RECREATION DISTRICT**  
418 EAST STRAWBERRY DRIVE  
MILL VALLEY, CA 94568

SUBMITTAL:  
POOL HOUSE  
DSK-1  
DATE: JUNE 10, 2013



FLAT WOOD



STAIRCASE  
STAIRCASE  
STAIRCASE



GLASS  
GLASS  
GLASS



CONCRETE  
CONCRETE  
CONCRETE



WOOD STAIRS  
WOOD STAIRS  
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SUBMITTAL:  
POOL HOUSE  
DSK-2  
DATE: JUNE 10, 2013

# Designs

- Replaces the aging pool house
- Five more community rooms
- Includes new foundation, sewer and gas lines, bathrooms, and prepares for future pool deck upgrade



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<small>SHEET NAME:</small> POOL HOUSE DSK-1 <small>DATE:</small> JUNE 10, 2015
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# A New Community Building



- Same building, but better

Includes new:

- Electrical & lighting
- Bathrooms
- Sprinklers
- Energy efficient doors & windows
- 2<sup>nd</sup> floor balcony improvements
- Kitchen upgrades
- Improved storage for SRD activities



FLAT WOOD



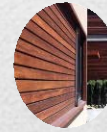
STANDING SEAM METAL ROOF



GLASS RAILING



CONCRETE SLATS



WOOD SLATS

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# Main Building Upgrades

# How much does this cost?

## CURRENT ESTIMATES:

- New Community Building = \$3,328,911
- Main Building Upgrades = \$1,229,600
- TOTAL = \$4,558,511

(Based on estimates provided by Arcsine Architecture and Hathaway Dinwiddie construction.)

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How do we propose to pay for this?

# Funding Strategies

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## Plan A: Bond Funding

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- \$3-4 million dollar bond
- Being considered by the SRD Board of Directors to place on the November ballot
- Bond funds will be combined with:
  - Self-generated funds (\$300K-450K)
  - Measure A funds (\$70K-300K)
  - Possible grant funds
  - Additional corporate and community partner fundraising
- If the bond measure passes with 2/3rds approval, construction would begin Fall 2015 and complete 2016, to coincide with the school year when attendance is lower

## Plan B: Self Funding

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If the bond measure fails, we're limited to the current lower income stream:

- Self-generated funds (\$300-450K)
- Measure A funds (\$70K-300K)
- Possible grant funds
- Additional corporate and community partner fundraising
- Combined to address the highest priority renovations and facilities upgrades

With slower funding, the future of the deteriorating pool house will be unknown.

Self funding the entire project will take SRD over 17 years to generate, and cost more in the long run as construction costs escalate.

## 2 Funding Options = 2 Potential Timelines

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# Funding with a Bond Measure

PROJECT TOTAL = \$4,558,511

## FUNDING FROM:

Bond Passage	\$3,500,000
Self-generated funds	\$ 450,000
Measure A funds	\$ 300,000
Possible grant funds	\$ 60,000
Additional corporate & community fundraising	\$ 250,000

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FUNDING TOTAL = \$4,560,000

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# What would a bond measure mean for local homeowners?

Assuming a \$3.5 Million bond measure paid over 30 years:

- The estimated rate would be \$13.91 in year one for each \$100,000 of Assessed Value (AV), increasing to \$14.20 at its peak
  - On the average Strawberry home worth \$900,000 (AV), that equates to \$125-128 per year, for 30 years
  - That is 35 cents a day, or less than 1 cappuccino per week
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# Community Discussion

We'd like to know your thoughts:

1. What do you think of the project?
  2. Do you agree these items are necessary to address?
  3. Do you agree the timing is urgent?
  4. What do you want to see changed most? Least?
  5. What do you think of the cost?
  6. Are we providing value for our residents with this project?
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# If you want to Help:

- Sign up for Friends of Strawberry Rec: a new group of private citizens coming together to fundraise for SRD in the community – there's a sign-up sheet in our office & online
- Like us on Facebook to stay informed and up to date: [Facebook.com/StrawberryRecreationDistrict](https://www.facebook.com/StrawberryRecreationDistrict)
- Tell your friends and neighbors about this presentation, and invite them to our next community meeting on Wednesday, July 23 at 7:00 PM

This presentation will be available as a downloadable PDF on our website: [Strawberry.Marin.org](http://Strawberry.Marin.org)

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