

**Williamson-Travis Counties MUD No.1**  
**Pool Capital, Operating and Maintenance Cost Projections**  
**Questions and Answers**

- Q** *How will the Board decide to proceed or not with the construction of a swimming pool?*  
**A** The Board will establish a method to determine the desire of a majority of the residents to proceed including presentation of the features and the impact on taxes. The Board will not proceed with the construction against the wishes of the people.
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- Q** *What types of pools are being considered?*  
**A** Several types ranging from a 4000 square foot shallow pool (under 5' deep) to a 5000 square foot deep pool (over 5' deep).
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- Q** *What is the cost for construction for a pool?*  
**A** Cost for construction will vary with the size (4000 & 5000 sq. ft.) and depth (under 5' and over 5') and is estimated to range between \$605,000 to \$1,085,000. See the details provided including the Assumptions Sheet which sets out the assumptions underlying the construction cost estimates.
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- Q** *What would be the cost per homeowner for construction?*  
**A** For home appraised values from \$150,000 to \$300,000 the cost to the home owner will range from \$369/\$738 to \$428/\$857. Note that there is no allowance in the estimate for the use of grant funds. See the details provided.
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- Q** *Why aren't grant funds included in the financing estimate?*  
**A** There is no certainty that grant funds can be secured so a conservative financing scenario is presented not including grant funding. Note that it may be possible to obtain grant funding but there is no hard data that permits considering grant funding as assured.
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- Q** *Does the MUD have sufficient reserves to build the pool or provide a substantial part of the construction cost?*  
**A** No, the existing reserves are being diminished each year and are at a level barely sufficient to cover possible emergency expenses.
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- Q** *What will be the yearly cost per homeowner for Operations and Maintenance, after construction?*  
**A** Depending on the home value and the type of pool the annual cost in taxes is estimated to be in the range of \$24 to \$192. See the details provided including the Assumptions Sheet which sets out the assumptions underlying the Operation and Maintenance cost estimates. Note that the estimated annual cost is in addition to any pool usage fees that are presented in the Preliminary Feasibility Study.
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- Q** *Do the Operating & Maintenance costs include the labor for lifeguards?*  
**A** Yes, lifeguards are required by law for pools over 5' deep. The cost for the 5000 sq. ft. deep pool is materially impacted by that requirement.
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- Q** *Will the pool be open year round or only during the summer months?*  
**A** This is at the district's discretion. The Operation and Maintenance Costs presented include two scenarios for the 5000 sq. ft. deep pool. Costs for both swim season & year round operation are presented. See the details provided for information including days and hours of operation for both scenarios. The shallow pool scenarios do not require lifeguards. The operating costs are not as affected by hours of operation.
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- Q** *Are insurance costs a factor when determining when the pool is open and are they considered operating costs?*  
**A** Yes, but insurance costs are not a significant factor. General Operations & Maintenance are the most significant factors. Personnel costs are the dominant factor for the deep pool scenarios.
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- Q** *What are the general costs that are included in the operating costs?*  
**A** Utilities, repairs, chemicals, salaries and benefits for the employees, and insurance.

# Swimming Pool

## Tax Impact Projections Assumptions

### **GENERAL:**

This data estimates the tax impact on the WTCMUD#1 Property Taxes for the Construction and the Operation and Maintenance costs (O&M) of the Swimming Pool various facility configurations reported in the Engineers Preliminary Feasibility Study of August 2008

The data is based on the Median Growth Estimates of Appraised Property developed by the WTCMUD#1 Bond Adviser

The data is presented for various levels of appraised values.

### **CONSTRUCTION COST:**

The high and low end estimated construction costs of the Engineers Report are used in this presentation.

The Construction cost is presented without any attribution as to the time period that the funds will be raised.

The Construction cost is presented without the inclusion of any grant funds. There is no hard information to permit quantifying the possibility of Grants at this time.

### **O&M COSTS:**

The high end O&M costs of the Engineers Report are used.

Pool Alternatives with depth under five feet will not utilize life guards.

Pool Alternatives with depth over five feet will utilize life guards as required by law.

#### **The 5000 Sq. Ft.Swim Season Operation alternative is based on:**

Proposed Hours of Operation (1200 hours per year)

May: Seven Days per Week 1 PM to 6 PM

June through Sept:

Monday through Saturday 12 - 9 PM

Sunday 1 - 8 PM

#### **The 5000 Sq. Ft.Year Round Operation alternative is based on:**

Proposed Hours of Operation (2400 hours per year)

Year Round with similar actual hours of operation to conform with school holidays & evening swims.

### **GRANT FUNDS:**

The possibility of Grant funds to offset the Construction cost is acknowledged but unknown. For that reason there is no inclusion of Grant Funding in the projections.

**Summary of Costs: 4000 square foot pool, less than 5 foot depth**

|  |           |           |           |           |           |           |           |           |           |           |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Property Appraised Value   | \$150,000 |           | \$175,000 |           | \$200,000 |           | \$250,000 |           | \$300,000 |           |
| Construction Cost: High & Low Estimate Used                                    | \$605,000 | \$935,000 | \$605,000 | \$935,000 | \$605,000 | \$935,000 | \$605,000 | \$935,000 | \$605,000 | \$935,000 |
| Average Total Cost per Homeowner for Pool Construction, <i>one time charge</i> | \$239     | \$369     | \$279     | \$431     | \$318     | \$492     | \$398     | \$615     | \$478     | \$738     |
| Average Annual Cost per Homeowner for Operations & Maintenance                 | \$18      |           | \$21      |           | \$24      |           | \$30      |           | \$36      |           |

**Summary of Costs: 5000 square foot pool, less than 5 foot depth**

|  |           |             |           |             |           |             |           |             |           |             |
|--|-----------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|
| Property Appraised Value   | \$150,000 |             | \$175,000 |             | \$200,000 |             | \$250,000 |             | \$300,000 |             |
| Construction Cost: High & Low Estimate Used                                    | \$750,000 | \$1,085,000 | \$750,000 | \$1,085,000 | \$750,000 | \$1,085,000 | \$750,000 | \$1,085,000 | \$750,000 | \$1,085,000 |
| Average Total Cost per Homeowner for Pool Construction, <i>one time charge</i> | \$296     | \$428       | \$345     | \$500       | \$395     | \$571       | \$493     | \$714       | \$592     | \$857       |
| Average Annual Cost per Homeowner for Operations & Maintenance                 | \$18      |             | \$21      |             | \$24      |             | \$30      |             | \$36      |             |

**Summary of Costs: 5000 square foot pool, more than 5 foot depth, Swim Season Operation**

|  |           |             |           |             |           |             |           |             |           |             |
|--|-----------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|
| Property Appraised Value   | \$150,000 |             | \$175,000 |             | \$200,000 |             | \$250,000 |             | \$300,000 |             |
| Construction Cost: High & Low Estimate Used                                    | \$750,000 | \$1,085,000 | \$750,000 | \$1,085,000 | \$750,000 | \$1,085,000 | \$750,000 | \$1,085,000 | \$750,000 | \$1,085,000 |
| Average Total Cost per Homeowner for Pool Construction, <i>one time charge</i> | \$296     | \$428       | \$345     | \$500       | \$395     | \$571       | \$493     | \$714       | \$592     | \$857       |
| Average Annual Cost per Homeowner for Operations & Maintenance                 | \$64      |             | \$75      |             | \$85      |             | \$107     |             | \$128     |             |

The 5000 Sq. Ft.Swim Season Operation alternative is based on:

Proposed Hours of Operation: 1200 hours per year

Proposed Schedule of Operation: Swim Season Only

May: Seven Days per Week 1 PM to 6 PM

June through Sept: Mon. - Sat. 12 - 9 PM, Sunday 1 - 8 PM

**Summary of Costs: 5000 square foot pool, more than 5 foot depth, Year Round Operation**

|  |           |             |           |             |           |             |           |             |           |             |
|--|-----------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|
| Property Appraised Value   | \$150,000 |             | \$175,000 |             | \$200,000 |             | \$250,000 |             | \$300,000 |             |
| Construction Cost: High & Low Estimate Used                                    | \$750,000 | \$1,085,000 | \$750,000 | \$1,085,000 | \$750,000 | \$1,085,000 | \$750,000 | \$1,085,000 | \$750,000 | \$1,085,000 |
| Average Total Cost per Homeowner for Pool Construction, <i>one time charge</i> | \$296     | \$428       | \$345     | \$500       | \$395     | \$571       | \$493     | \$714       | \$592     | \$857       |
| Average Annual Cost per Homeowner for Operations & Maintenance                 | \$96      |             | \$112     |             | \$128     |             | \$160     |             | \$192     |             |

The 5000 Sq. Ft.Year Round Operation alternative is based on:

Proposed Hours of Operation: 2400 hours per year.

Proposed Schedule of Operation: Year Round operation similar to Swim Season hours, modified to conform with school holidays & evening swims:

May: Seven Days per Week 1 PM to 6 PM

June through April: Mon. - Sat. 12 - 9 PM, Sunday 1 - 8 PM