



**FOR YOUTH DEVELOPMENT™
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

WHAT'S YOUR Y?

FREQUENTLY ASKED QUESTIONS

OTHER THINGS YOU MIGHT BE THINKING ABOUT

WHY IS THE YMCA STAYING AT THE OLD COMMUNITY CENTER SITE?

We have studied the costs of building a new facility versus repairing and expanding the existing Community Center. The repair and expansion of the former Community Center building represents the best investment for the Community. It also has the advantage of being easily accessible by the youth population, it is centrally located, and it carries on our predecessors vision of the intended use of this location as a recreational facility. Our YMCA will become 90% new for 60% of the cost.

HOW DID YOU SETTLE ON THE CURRENT SCOPE AND BUILDING CONFIGURATION?

We have reviewed numerous concepts and building plans over the past five years. This has involved several architectural firms, various YMCA site visits, input from staff, members and donors, and extensive cost estimating. Some of these options considered going to an entirely new site, a second warmer pool with some water park elements, a multigenerational area with glassed in wall facing the lake (Similar to Bay West Campus) and a larger eight-lane pool and reorientation of the building entrance to the east. The current configuration represents the "best fit" for our community YMCA and has a sustainable economic profile over the long term (not too big and not too small).

WASN'T THERE TALK ABOUT A FIELDHOUSE WITH AN INDOOR WALKING/RUNNING TRACK?

As part of study and review over the past few years, we designed a full vision for the long-term future of the facility. This Capital Campaign hopes to address the first phase of that full vision by repairing our current facility, remodeling the pool and locker room, performing some additional interior and exterior cosmetic updates and purchasing new fitness equipment. These are immediate needs and concerns we must address first in order to position this facility for any further development in the future. We do have a plan on the books for the addition of a fieldhouse on the west end of the current building. The fieldhouse will be part of a future phase of development. Our goal is to fund the first phase now so we'll be in the best possible position to complete future phases down the road so all community benefits can be realized. Our Board of Directors has made the responsible decision to not incur debt as part of any Capital improvements. Thus the reason the full vision is being divided into phases.

HOW DO YOU KNOW THAT WHAT YOU ARE PROPOSING IS SUSTAINABLE?

We have done economic modeling showing achievable membership assumptions and operational cost assumptions. This model includes renters and partnerships.

HOW DID WE ARRIVE AT THE CAMPAIGN FUNDRAISING GOAL AMOUNT?

The Campaign Fundraising Goal is a combination of carefully estimated direct construction costs along with other costs associated with financing the construction itself. Equipping the new facility, and fundraising costs, are also included in the summary of project costs.



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ARE OWNER'S COSTS AND CONTINGENCY PART OF THE OVERALL GOAL NUMBER?

Yes. The YMCA has estimated a contingency, interest costs on construction financing, equipment costs, interim fundraising support, etc. into the overall campaign goal.

HOW DO WE KNOW WE CAN MAKE THE GOAL?

Even though we have professionally studied our ability to raise funds for a capital project, no one really knows how much the community will support this project until we are actually in the Campaign. However, we've successfully completed a Founders Campaign, raising more than \$475,000, as well as four additional annual campaigns, both exceeding goal. We are confident in the community's commitment to the YMCA.

WHY WAS THE DECISION MADE TO NOT USE DEBT TO FINANCE THE PROJECT?

Our board and staff made the decision from the outset to build and renovate facilities only to the extent that the community has supported them through its contributions. In this way, we avoid any extra burden on our operational budget and ensure the Y we build remains sustainable for future generations.

DOESN'T THE Y RECEIVE FUNDS FROM THE NATIONAL YMCA AND THE GOVERNMENT?

No. The YMCA's budget is achieved 100 percent through membership dues, program fees and annual campaign support. No taxpayer money supports the YMCA.

HOW MUCH MONEY HAVE YOU SPENT SO FAR?

Five years ago, a generous board member donated \$25,000 to fund the initial architectural design and donor feasibility studies. Since that time we have continuously refined the scope using donated services from Gundlach Champion, Coleman Engineering and Blomquist Architects. Board members, volunteers and staff with specific expertise in building review and design have also donated significant time and service. In October of 2017, we took some funds from early lead gifts (capped at \$75K) to begin some repair work on the facility, including pool mechanicals, roof and exterior brickwork. The decision was made to address these repairs sooner rather later in order to avoid additional costs that most likely would occur had we continued to delay these repairs. Currently the Northern Lights YMCA has no long-term debt.

ARE YOU ALSO LOOKING AT GRANTS?

Yes, but that is not our primary focus. Donations from within our Community will be the primary way this project is funded. Also, grants typically don't apply to Capital projects.



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CAN HIGH CAPACITY DONORS INFLUENCE YOUR PLANS?

YES. Part of the reason we planned for the full vision with multiple phases, including the possible addition of a fieldhouse was so that we could be prepared to advance the vision quickly but responsibly should the Y be fortunate enough to receive an unexpected large gift.

WHAT URGENT COMMUNITY NEEDS WILL BE MET BY THIS FIRST PHASE?

Pool users will enjoy an entirely new pool tank, decking and mechanical system ensuring improved safety and reduced water consumption. Members and guests will enjoy a more appealing, comfortable environment through the full remodel of the men's and women's locker rooms. This new design will include new lockers, showers, ventilation, floors, fixtures and seating areas. The locker rooms will also be safer and more secure, accommodating approximately 30 more users every hour. Families and children will experience a safer environment which supports child safety and protection needs through the addition of a family/special needs locker room. This added space will be able to accommodate multiple families at a time. Additionally, the exterior and interior appearance of the building will be improved with new windows, exterior coverings and roofing, while simultaneously reducing energy costs by 24 percent.

WHO WILL BENEFIT FROM THE IMPROVEMENTS AND WHAT WILL BE THE QUALITY OF EXPERIENCE?

All in the community will benefit.