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**Title:** Joint Fayetteville State University Wellness / Senior Center Feasibility Analysis Update

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Draft MOU FSU Wellness Center, 2. SeniorCenterSite property map.pdf, 3. Parcel ownership spreadsheet

Date	Ver.	Action By	Action	Result
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**TO:** Mayor and Members of City Council

**THRU:** Douglas J. Hewett, City Manager, ICMA-CM

**FROM:** Kristoff Bauer, Deputy City Manager

**DATE:** June, 4, 2018

**RE:**  
Joint Fayetteville State University Wellness / Senior Center Feasibility Analysis Update

**COUNCIL DISTRICT(S):**  
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**Relationship To Strategic Plan:**

Desirable Place to Live, Work and Recreate

Obj. 1: To enhance recreation, leisure and cultural opportunities for all to thrive that reflects our diversity

Citizen Engagement & Partnerships

Obj. 3: To develop and maintain collaborative relationships between government units, the local military and stakeholders

**Executive Summary:**

After discussion during the January 2, 2018, Work Session and based on the recommendation of the Parks Bond Council Subcommittee, Council approved a Memorandum of Understanding (“MOU”) with Fayetteville State University (“FSU”) to study the joint development of a wellness facility and senior center on the corner of Murchison and Filter Plant on January 8, 2018. Staff has been working

with FSU staff and HH Architecture to explore the feasibility of this project and will provide an update consisting of a number of key findings during the Work Session.

### **Background:**

The City's Parks & Recreation Bond included two senior centers; one in western Fayetteville and one in the east. The Western Senior Center is to be located adjacent to Lake Rim and is under design. The design firm, HH Architecture, has completed the Schematic Design phase and is beginning the Design Development phase as staff finalizes the contract with the Construction Manager at Risk firm, Metcon. The work is part of the pre-construction contract with Metcon which has been executed. The construction contract is being negotiated for consideration by Council.

The location of the Eastern Senior Center has not been established, but has been anticipated to be in the vicinity of the current center located on Blue St. which it will replace. The Council initially identified \$5 million for the development of the Eastern Senior Center through the Park Bond Initiative passed in 2016. The Council has recently approved enhancing that funding to \$5.5 million.

Beginning in 2012, the City worked with FSU to clean up the old Washington Dr. school site and place this property into FSU ownership. FSU and the FSU Association acquired additional properties in the area and initiated some masterplan efforts of the area. Those plans have not been implemented.

FSU has identified \$5.5 million in funding to address two pressing needs for its campus; a wellness facility and additional facilities to support female athletics.

The feasibility analysis has examined the preliminary programming needs of both entities and site constraints in order to develop preliminary cost estimates based on the constraints of the identified location. This information and other key facts will be provided during the Work Session.

### **Issues/Analysis:**

As discussed earlier, FSU is interested in moving this project forward sooner than the City has previously planned. Staff is bringing this update forward at this time in order to create an opportunity for the project to progress during the months of June and July in consideration of FSU's desired time frame.

Consistent with recent direction from Council to seek additional partners, staff has been working with the Cumberland County School System regarding their interest in having an indoor aquatic facility to support school athletic programs. A location large enough and adequately designed to support not only daily practices, but also competitions and tournaments. A natatorium, an athletic pool with seating for spectators, can be added to the joint facility with FSU efficiently and staff is exploring the ability of Cumberland County Schools contributing \$5 million to the project for this purpose.

With the presentation to be provided to Council at the Work Session, the preliminary architectural and engineering work will have been completed. The next phase of hard work that will need to be undertaken relates to the framework of the partnership. The three different funding sources each have differing characteristics and constraints. The timing of the project and the funding sources need to be aligned. Similar to the development of the stadium project, a framework for the ongoing operation of the facility needs to be developed. All of this work must be completed with the

involvement and through the development of durable consensus among all parties. Staff is seeking comment and consensus regarding initiating this next phase of joint project development.

**Budget Impact:**

Potential funding identified at this time:

City	\$5.5 million
FSU	\$5.5 million
County Schools	\$5 million
Total	\$16 million

**Options:**

This item is for discussion

**Recommended Action:**

This item is for discussion

**Attachments:**

MOU With FSU Regarding Joint Development of Wellness & Senior Center  
Presentation / preliminary feasibility report - (to be provided separately)