



AGENDA
SPECIAL CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Tuesday, July 21, 2026
6:00 PM

- I. CALL TO ORDER** - Mayor Dan Hurt
- II. PLEDGE OF ALLEGIANCE** - Mayor Dan Hurt
- III. MOMENT OF SILENT PRAYER** - Mayor Dan Hurt
- IV. ROLL CALL** - City Clerk Vickie McGownd
- V. NEW BUSINESS**
 - A. Aquatic Center
- VI. ADJOURNMENT**

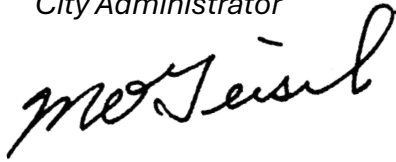
NOTE: City Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3)1994; Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE CITY COUNCIL MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636)537-6716, AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.

Mike Geisel

City Administrator



690 Chesterfield Pkwy W

Chesterfield MO 63017

Phone 636-537-4711

Fax 636-537-4798

OFFICE OF THE CITY ADMINISTRATOR

TO: Mayor and City Council

Date: July 16, 2026

RE: Special City Council meeting – Chesterfield pool

Included herein is a compilation of materials from Director of Parks, Recreation and Arts Wayne Dunker, and FGMA, the City's consulting team for the aquatic facility. They are self-explanatory and I look forward to the presentation of these materials at the Special City Council meeting at 6 pm, on Tuesday, July 21st, 2026.

We are quickly approaching the deadline for any ballot submission for the November ballot. If City Council desires to move forward, an ordinance must be prepared and read twice such that a certified copy can be delivered to the board of elections prior to 8/25/2026.

Over the course of the last several months, there have been multiple conversations regarding the financial operations of the pool and how those operations impact other municipal offerings. It is essential that we remind ourselves that all aquatic expenditures are fully funded by the Parks Sales Tax Fund. There is no subsidy, or contribution from the General Fund consumed by the City's aquatic facility. All operations, programs, expenses, are fully budgeted from the Parks Sales Tax revenues.

The following decisions/actions are requested following Tuesday's meeting.

Actions requested:

- 1) Does City Council desire to move forward with the reconstruction of a new aquatic facility?
 - a. If not, no further action is required. Staff will come back at a future date with information related to the demolition, removal, and restoration.

- b. If so, City Council will need to choose which election the proposal is to be put before the voters (November 2026 or April 2027).
 - i. Once decided, an ordinance authorizing the ballot proposal will have to be considered and approved, then provided to the election board prior to 8/25/2026.

2) Discuss financing

- a. Piper Sandler, the City's financial advisor has provided materials regarding municipal General Obligation bonds. That information is attached hereto.
- b. An Executive Summary of Missouri general obligation (GO) Bond financing is provided for your reference.
- c. I've provided the County's Assessment Role from December 2025, which depicts the City of Chesterfield's total Assessed Value to be \$3.129 Billion.

3) Discuss the timing of the long planned permanent closure of the pool as it relates to consideration of any ballot proposal.

Piper Sandler has provided materials related to issuance of Municipal General Obligation bonds, including:

- o Historical Total Assessed Valuation (including growth rates)
- o Historical Residential Assessed Valuation (including growth rates)
- o Bond Pricing and Debt Service projections (Preliminary)
 - 20 year GO Bonds - \$34.5 million project fund deposit
 - Bond Pricing Projection
 - Bond Debt Service Projection
 - o 5% coupon
 - o 20-year and 18-year amortization
 - Debt Service Schedule
 - o Bond Summary Statistics
- o Tax levy revenue estimates
 - Constant Tax Levy of 8 cents
 - Tax rate rollback to 7 cents in 2035

Not provided, but an alternative to consider is whether or not tax revenues could/should be supplemented by annual contributions from the Parks Sales Tax Fund.

Staff recommends that City Council consider a ballot proposal, for November 2026, which poses the question whether the City should issue general obligation municipal bonds, to be funded by a temporary property tax, for the purpose of constructing a new municipal pool to Chesterfield voters. If Council

elects to move forward in this manner, an ordinance authorizing the ballot proposal would be prepared and must be delivered to the Election board prior to August 25th, 2026.

The Chesterfield Aquatic Facility is scheduled to be closed permanently, at the end of this year. As you are well aware, the City expends substantial sums each spring making substantial repairs and for significant repairs

Why the November Ballot?

Since 2027 is a re-assessment year, the voter threshold to passage of a General Obligation bond issue in November 2026 and April 2027 requires a 4/7th (57.4%) majority.

If Chesterfield voters approve the bond proposal in November, the City would be positioned to consider a professional services contract for the final design and construction documents. Assuming the City would award the design to FGMA due to the benefit of their survey and design work accomplished to date, we would attempt to “fast-track” the design and subsequent bidding of construction such that we would accelerate the facility construction in hopes of re-opening at the beginning of the pool season in 2028. *If Council delays until the April 2027 election, we would be unable to complete design and the subsequent construction prior to the 2028 pool season. We would lose two years of pool operation.*

Pool Closure: The City’s five-year plan has consistently incorporated our intent to permanently close the pool after the 2026 season. However, it seems unfair to make the permanent closure decision PRIOR to allowing the community to weigh-in as to whether or not they value the pool.

As planned, the 2027 budget is being prepared assuming the pool is permanently closed. However, it seems reasonable, if Council elects to place the bond proposal on the November ballot, that we would wait until after the November 3rd election to give appropriate consideration to the community’s input. *If the aquatic center proposal fails, the City should continue with the permanent closure as planned. However, if the community approves funding for the pool replacement, I believe that the City should commit to operate the pool in 2027, while final design and bidding for construction takes place. Perhaps close the pool early to facilitate the construction of the new facility in hopes of it opening in May of 2028. Staff could have the necessary budget amendment prepared for Council’s consideration prior to fiscal year end.*

The other consideration is continuity of “lifeguard” staffing. If the pool closes permanently, future lifeguard staffing is irrelevant. However, should the community approve a November ballot proposal and City proceed with a planned opening of a

new facility in 2028 it would be very difficult to recruit new lifeguard staffing after a year where returning staff were employed elsewhere. The August ballot is saturated with Constitutional Amendments, the County Use tax, and the County Charter amendment in addition to the normal political office selections. We do not yet know what proposals will be on the November or April ballots. It is likely that there will be a larger turnout, more fully representing the community, in November. What we do know is that if we wait until April, that delays final design and we would lose another year of pool operation.

As you are aware, we have been considering the permanent disposition of our aquatic facility for several years. Each year, we have found ways to defer the decision to some future date and time. We have kicked the proverbial can down the road repeatedly. Let me state this clearly and unequivocally. If you are anticipating some profound statement of community clarity, support, or direction, it is not coming without a vote of the public. If you are anticipating some significant change which would result in the aquatic facility operating on a revenue-positive basis, it is not coming. However, please recognize that pool operations are fully funded by voter approved parks sales tax revenues. Our aquatic facility is approaching 30 years old, is not only outdated, but inefficient, costly to operate and will be increasingly unreliable as major components fail.

As you also know, the City of Chesterfield cannot, as a public agency, promote or oppose any ballot issue. We can only provide educational or informational materials.

Staff requests direction and a decision as to how we will proceed. We will support and act in accordance with whatever direction is provided by City Council. We look forward to discussing this material with you Tuesday evening.



Memorandum

To: Mike Geisel, City Administrator

From: Wayne Dunker, Parks, Recreation & Arts Director *Wayne Dunker*

Date: July 13, 2026

Subject: Comprehensive Pool Report for City Council

As you are aware, at the May 12 Parks Committee of the Whole meeting City Council authorized the FGMA team to move forward with further developing Preliminary Site Plan 2. At the upcoming July 21 Finance & Administration meeting with City Council, the FGMA team will present the results of the statistically valid survey which was recently completed in June. In addition to the survey results, the team will review the Comprehensive Report and other documents which will include cost estimates, a recommendation on when to place a potential pool project on the ballot and possible financing options.

If City Council determines that they would like to place a ballot initiative on the November ballot, there are several outcomes that could happen with the current pool facility.

1. If a new pool is approved by the voters - staff could try to stretch another year out of the current pool facility, if City Council approved operating funds for an additional year while design work is being completed. The current pool could open for the 2027 season but close early to allow for removal and an early start on construction of a new facility. A new facility could open in the summer of 2028.
2. If a new pool is not approved by the majority of voters – the current pool facility would permanently close and the site could become green space.

If the project is put out to the vote of the people and receives the necessary 4/7ths majority, Staff could attempt to open the pool in 2027 for a shortened season. The net cost to operate the pool in 2027 (without any unforeseen issues and taking in account a shorten season) could be approximately \$398,500. If the project is put out the vote of the people and not approved there would still

be some small costs associated with having the pool building onsite before it could be removed. Those costs could be approximately \$65,000 (utilities, repairs etc.). City Council should keep in mind that the pool's operating budget is funded by the Parks Tax or Parks Half Cent Sales Tax and **NOT the General Fund**. The Parks Tax funds can only be used for park facilities and items and was approved in 2004.

If after reviewing the Comprehensive Report, should City Council want to proceed with a potential pool project in 2027, a ballot initiative should be submitted by Tuesday, August 25 for the November 3 election. In order to submit a ballot initiative, City Council would need to pass an ordinance allowing ballot language on the November ballot.

At this point in the project, Staff and FGMA require direction as to how this effort will move forward. During this meeting City Council will be asked:

1. Should City staff and the FGMA team keep moving forward with Preliminary Site Plan 2
2. If in agreement to keep moving forward with the project, City Council will be asked to adopt an ordinance allowing ballot language to be developed and placed on the November 3 election ballot.

Staff would also like to remind City Council that the plans being presented are **preliminary plans only** and are not final construction documents. Should City Council choose to move forward with a plan, additional design work and refinement will occur during future phases of the project. As part of that process, minor adjustments and changes to the selected plan are expected. Final design and construction drawings have not been funded or authorized.

Additionally, staff would like to reiterate that the process of potentially replacing the pool began several years ago. In November 2022, City Council adopted a Strategic Plan to evaluate options for the continuation of the Chesterfield Family Aquatic Center and in 2023, a Pool Feasibility Study was completed. These are in addition to the tasks that the FGMA team has been performing for the City since September 2025. Another fact to consider is that pool attendance has been rising steadily over the last five years to 40,000 people. While replacing the pool comes with a large price tag, City Council should consider that the City and the Department are growing at the same time. Preliminary Site Plan 2 includes a community gathering space that can be programmed with recreation programs and/or rented all year long and it allows for a covered working area for the

Central Park Maintenance Team, which have been operating out of the pool's chemical room since 2020.

I recommend that City Council allow the Staff and the FGMA team to continue to move forward with the potential pool project by adopting an ordinance at the July 21 meeting allowing ballot language to be developed and placed on the upcoming November 3 election ballot for a vote of the residents.

Staff looks forward to receiving firm direction from City Council regarding the future of a pool in the City.

ASSESSMENT ROLL

ST. LOUIS COUNTY, MISSOURI

ASSESSMENT ROLL
December 31, 2025

LOCAL RR&U INCLUDED IN
COMMERCIAL REAL AND
REGULAR PERS PROP

POLITICAL SUBDIVISION	REAL ESTATE					PERSONAL PROPERTY					TOTAL PP	GRAND TOTAL
	2025 RESID	2025 COMM	2025 AGR	2025 STATE	TOTAL RE	2025 REGULAR	2025 MANUF	2025 STATE				
057-CTY-UNIVERSITY CTY	853,466,270	96,023,280	0	6,471,104	955,960,654	93,271,000	0	893,892	94,164,892	1,050,125,546		
058-CTY-VALLEY PARK	137,994,380	64,182,650	232,000	4,563,431	206,972,461	32,652,110	0	964,388	33,616,498	240,588,959		
059-CTY-VELDA CITY	8,751,140	172,600	0	194,175	9,117,915	1,706,360	0	22,930	1,729,290	10,847,205		
060-CTY-VELDA VILLAGE	6,644,550	789,210	0	85,778	7,519,538	1,251,070	0	13,620	1,264,690	8,784,228		
061-CTY-VINITA PARK	19,529,600	42,416,910	0	952,831	62,899,341	12,075,390	0	154,973	12,230,363	75,129,704		
063-CTY-WARSON WOODS	94,037,480	11,120,230	0	462,243	105,619,953	10,347,240	0	59,082	10,406,322	116,026,275		
064-CTY-WEBSTER GROVES	772,294,730	87,496,670	0	8,126,410	867,917,810	86,614,040	0	1,574,573	88,188,613	956,106,423		
065-CTY-WILBUR PARK	8,602,210	214,240	0	87,573	8,904,023	1,172,990	0	10,321	1,183,311	10,087,334		
066-CTY-WINCHESTER	26,260,380	3,029,270	0	210,289	29,499,939	3,768,960	0	22,720	3,791,680	33,291,619		
067-CTY-WOODSON TERRAC	41,532,830	27,446,560	0	682,899	69,662,289	48,063,710	0	81,475	48,145,185	117,807,474		
068-CTY-HILLSDALE	5,992,630	4,104,960	0	419,539	10,517,129	3,429,180	0	54,100	3,483,280	14,000,409		
069-CTY-CRESTWOOD	321,164,320	86,725,780	0	4,527,441	412,417,541	53,123,730	0	716,094	53,839,824	466,257,365		
070-CTY-LAKESHIRE	24,113,350	139,710	0	243,012	24,496,072	3,575,800	0	33,156	3,608,956	28,105,028		
072-CTY-ST ANN	152,975,610	61,305,540	0	2,993,374	217,274,524	34,256,630	0	333,209	34,589,839	251,864,363		
073-CTY-EDMUNDSON	7,809,370	35,378,460	0	227,557	43,415,387	22,585,350	0	37,235	22,622,585	66,037,972		
074-CTY-KINLOCH	2,027,140	1,497,500	0	491,716	4,016,356	8,259,020	0	59,287	8,318,307	12,334,663		
076-CTY-HANLEY HILLS	15,445,970	720,200	0	275,703	16,441,873	2,798,040	0	35,601	2,833,641	19,275,514		
077-CTY-NORWOOD COURT	5,245,470	374,690	0	140,462	5,760,622	1,117,480	0	19,516	1,136,996	6,897,618		
078-CTY-WELLSTON	7,828,490	13,328,140	0	1,447,939	22,604,569	6,761,680	0	188,718	6,950,398	29,554,967		
079-CTY-COUNTRY LIFE A	10,504,940	45,670	2,500	27,858	10,580,968	731,130	0	3,925	735,055	11,316,023		
080-CTY-HAZELWOOD	309,124,610	307,928,480	299,260	14,797,066	632,149,416	148,695,140	0	1,364,217	150,059,357	782,208,773		
081-CTY-MOLINE ACRES	17,529,840	3,399,410	0	580,355	21,509,605	3,163,430	0	82,274	3,245,704	24,755,309		
082-CTY-CREVE COEUR	820,218,450	462,089,390	3,590	9,909,660	1,292,221,090	159,223,070	0	1,470,158	160,693,228	1,452,914,318		
083-CTY-TOWN & COUNTRY	798,532,980	199,858,370	67,450	7,845,213	1,006,304,013	99,760,070	0	987,436	100,747,506	1,107,051,519		
084-CTY-BRECKENRIDGE H	42,085,010	12,614,560	0	854,451	55,554,021	6,815,990	0	109,250	6,925,240	62,479,261		
085-CTY-PAGEDALE	17,293,790	22,080,540	0	1,376,537	40,750,867	8,602,830	0	179,642	8,782,472	49,533,339		
086-CTY-GREENDALE	9,549,050	757,050	0	90,474	10,396,574	1,702,580	0	11,937	1,714,517	12,111,091		
087-CTY-CLARKSON VALLEY	147,828,940	6,079,940	20,370	2,368,735	156,297,985	16,770,200	0	242,191	17,012,391	173,310,376		
088-CTY-BELLEFONTAINE	94,123,260	14,630,090	34,200	4,411,111	113,198,661	19,191,560	0	730,280	19,921,840	133,120,501		
089-CTY-RIVERVIEW	17,019,190	2,704,220	0	823,757	20,547,167	3,903,540	0	113,783	4,017,323	24,564,490		
093-CTY-BALLWIN	856,782,450	89,460,580	0	9,367,685	955,610,715	112,911,220	0	1,072,388	113,983,608	1,069,594,323		
094-CTY-MANCHESTER	465,378,830	77,076,740	0	5,542,380	547,997,950	62,444,390	0	675,676	63,120,066	611,118,016		
095-CTY-DELLWOOD	44,575,920	13,168,010	0	1,033,837	58,777,767	10,919,340	0	136,140	11,055,480	69,833,247		
096-CTY-COOL VALLEY	9,806,000	7,149,360	0	424,350	17,379,710	2,974,710	0	54,240	3,028,950	20,408,660		
097-CTY-WESTWOOD	31,303,530	126,690	0	251,685	31,681,905	2,828,660	0	30,099	2,858,759	34,540,664		
098-CTY-EUREKA	303,001,200	72,681,300	187,710	10,696,126	386,566,336	64,406,090	0	1,901,868	66,307,958	452,874,294		
101-CTY-SUNSET HILLS	379,693,030	144,229,140	212,980	6,022,776	530,157,926	62,676,610	0	689,657	63,366,267	593,524,193		
102-CTY-CHAMP	906,170	3,765,460	0	159,595	4,831,225	3,648,390	0	17,375	3,665,765	8,496,990		
103-CTY-BLACK JACK	94,610,070	3,887,100	13,940	1,921,992	100,433,102	14,617,050	0	224,308	14,841,358	115,274,460		
104-CTY-MARYLAND HTS	509,706,170	734,011,750	535,630	10,176,533	1,254,430,083	258,516,650	0	1,099,606	259,616,256	1,514,046,339		
105-CTY-CHESTERFIELD	1,999,219,570	730,485,950	838,150	0	2,730,543,670	398,698,000	0	0	398,698,000	3,129,241,670		
106-CTY-GREEN PARK	53,882,100	95,386,890	0	852,595	150,121,585	41,009,080	0	125,612	41,134,692	191,256,277		
107-CTY-WILDWOOD	1,378,529,780	46,221,970	2,098,240	22,067,204	1,448,917,194	167,225,530	0	2,508,755	169,734,285	1,618,651,479		

City of Chesterfield, MO

May 26, 2026

St. Louis County, Missouri

Historical Total Assessed Valuation

Fiscal Year	Assessed Valuation	Percent Change	Three Year CAGR*	Five Year CAGR*	Ten Year CAGR*
R 2015	1,870,490,000				
2016	1,892,186,000	1.16%			
R 2017	2,045,192,000	8.09%			
2018	2,076,475,000	1.53%	3.54%		
R 2019	2,024,990,000	-2.48%	2.29%		
2020	2,253,296,000	11.27%	3.28%	3.79%	
R 2021	2,388,969,000	6.02%	4.78%	4.77%	
2022	2,464,380,000	3.16%	6.76%	3.80%	
R 2023	2,816,447,000	14.29%	7.72%	6.29%	
2024	2,815,979,000	-0.02%	5.63%	6.82%	
R 2025	3,129,241,670	11.12%	8.29%	6.79%	5.28%

Assessed Valuation CAGR*

One Year Growth Rate	11.12%
Three Year CAGR	8.29%
Five Year CAGR	6.79%
Ten Year CAGR	5.28%

*CAGR - Compound Annual Growth Rate

City of Chesterfield, MO

May 26, 2026

St. Louis County, Missouri

Historical Residential Assessed Valuation

Fiscal Year		Residential AV	Percent Change	Three Year CAGR*	Five Year CAGR*	Ten Year CAGR*
R	2015	1,097,102,000				
	2016	1,098,164,000	0.10%			
R	2017	1,202,432,000	9.49%			
	2018	1,214,798,000	1.03%	3.46%		
R	2019	1,213,204,000	-0.13%	3.38%		
	2020	1,339,924,000	10.45%	3.67%	4.08%	
R	2021	1,447,371,000	8.02%	6.01%	5.68%	
	2022	1,468,201,000	1.44%	6.57%	4.07%	
R	2023	1,701,743,000	15.91%	8.29%	6.97%	
	2024	1,723,000,000	1.25%	5.98%	7.27%	
R	2025	1,999,219,570	16.03%	10.84%	8.33%	6.18%

Assessed Valuation CAGR*

One Year Growth Rate	16.03%
Three Year CAGR	10.84%
Five Year CAGR	8.33%
Ten Year CAGR	6.18%

*CAGR - Compound Annual Growth Rate

PIPER SANDLER
FINANCIAL ADVISOR
GENERAL OBLIGATION BOND MODELS

BOND PRICING
\$34,500,000
20 YEAR

SOURCES AND USES OF FUNDS

City of Chesterfield, Missouri
Series 2027
General Obligation Bonds
(20Y Scenario for \$34.5 million project fund)
-- Preliminary --

Dated Date	06/01/2027
Delivery Date	06/01/2027

Sources:

Bond Proceeds:	
Par Amount	31,545,000.00
Premium	3,431,948.05
	34,976,948.05

Uses:

Project Fund Deposits:	
Project Fund	34,500,000.00
Delivery Date Expenses:	
Cost of Issuance	473,175.00
Other Uses of Funds:	
Additional Proceeds	3,773.05
	34,976,948.05

BOND PRICING

City of Chesterfield, Missouri
Series 2027
General Obligation Bonds
(20Y Scenario for \$34.5 million project fund)
-- Preliminary --

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Serial Bonds:					
	03/01/2028		5.000%	2.600%	101.767
	03/01/2029	575,000	5.000%	2.570%	104.128
	03/01/2030	670,000	5.000%	2.610%	106.298
	03/01/2031	745,000	5.000%	2.670%	108.257
	03/01/2032	855,000	5.000%	2.750%	109.950
	03/01/2033	935,000	5.000%	2.830%	111.436
	03/01/2034	1,060,000	5.000%	2.930%	112.589
	03/01/2035	1,155,000	5.000%	3.000%	113.734
	03/01/2036	1,290,000	5.000%	3.090%	114.541
	03/01/2037	1,395,000	5.000%	3.200%	114.969
	03/01/2038	1,550,000	5.000%	3.290%	115.373
	03/01/2039	1,670,000	5.000%	3.380%	114.495 C
	03/01/2040	1,840,000	5.000%	3.490%	113.433 C
	03/01/2041	1,980,000	5.000%	3.580%	112.573 C
	03/01/2042	2,165,000	5.000%	3.660%	111.815 C
	03/01/2043	2,325,000	5.000%	3.740%	111.063 C
	03/01/2044	2,535,000	5.000%	3.840%	110.132 C
	03/01/2045	2,710,000	5.000%	3.970%	108.935 C
	03/01/2046	2,945,000	5.000%	4.100%	107.754 C
	03/01/2047	3,145,000	5.000%	4.230%	106.589 C
		31,545,000			

Dated Date	06/01/2027	
Delivery Date	06/01/2027	
First Coupon	03/01/2028	
Par Amount	31,545,000.00	
Premium	3,431,948.05	
Production	34,976,948.05	110.879531%
Underwriter's Discount		
Purchase Price	34,976,948.05	110.879531%
Accrued Interest		
Net Proceeds	34,976,948.05	

BOND DEBT SERVICE

City of Chesterfield, Missouri
Series 2027
General Obligation Bonds
(20Y Scenario for \$34.5 million project fund)
-- Preliminary --

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
03/01/2028			1,182,937.50	1,182,937.50	
09/01/2028			788,625.00	788,625.00	1,971,562.50
03/01/2029	575,000	5.000%	788,625.00	1,363,625.00	
09/01/2029			774,250.00	774,250.00	2,137,875.00
03/01/2030	670,000	5.000%	774,250.00	1,444,250.00	
09/01/2030			757,500.00	757,500.00	2,201,750.00
03/01/2031	745,000	5.000%	757,500.00	1,502,500.00	
09/01/2031			738,875.00	738,875.00	2,241,375.00
03/01/2032	855,000	5.000%	738,875.00	1,593,875.00	
09/01/2032			717,500.00	717,500.00	2,311,375.00
03/01/2033	935,000	5.000%	717,500.00	1,652,500.00	
09/01/2033			694,125.00	694,125.00	2,346,625.00
03/01/2034	1,060,000	5.000%	694,125.00	1,754,125.00	
09/01/2034			667,625.00	667,625.00	2,421,750.00
03/01/2035	1,155,000	5.000%	667,625.00	1,822,625.00	
09/01/2035			638,750.00	638,750.00	2,461,375.00
03/01/2036	1,290,000	5.000%	638,750.00	1,928,750.00	
09/01/2036			606,500.00	606,500.00	2,535,250.00
03/01/2037	1,395,000	5.000%	606,500.00	2,001,500.00	
09/01/2037			571,625.00	571,625.00	2,573,125.00
03/01/2038	1,550,000	5.000%	571,625.00	2,121,625.00	
09/01/2038			532,875.00	532,875.00	2,654,500.00
03/01/2039	1,670,000	5.000%	532,875.00	2,202,875.00	
09/01/2039			491,125.00	491,125.00	2,694,000.00
03/01/2040	1,840,000	5.000%	491,125.00	2,331,125.00	
09/01/2040			445,125.00	445,125.00	2,776,250.00
03/01/2041	1,980,000	5.000%	445,125.00	2,425,125.00	
09/01/2041			395,625.00	395,625.00	2,820,750.00
03/01/2042	2,165,000	5.000%	395,625.00	2,560,625.00	
09/01/2042			341,500.00	341,500.00	2,902,125.00
03/01/2043	2,325,000	5.000%	341,500.00	2,666,500.00	
09/01/2043			283,375.00	283,375.00	2,949,875.00
03/01/2044	2,535,000	5.000%	283,375.00	2,818,375.00	
09/01/2044			220,000.00	220,000.00	3,038,375.00
03/01/2045	2,710,000	5.000%	220,000.00	2,930,000.00	
09/01/2045			152,250.00	152,250.00	3,082,250.00
03/01/2046	2,945,000	5.000%	152,250.00	3,097,250.00	
09/01/2046			78,625.00	78,625.00	3,175,875.00
03/01/2047	3,145,000	5.000%	78,625.00	3,223,625.00	
09/01/2047					3,223,625.00
	31,545,000		20,974,687.50	52,519,687.50	52,519,687.50

BOND SUMMARY STATISTICS

City of Chesterfield, Missouri
Series 2027
General Obligation Bonds
(20Y Scenario for \$34.5 million project fund)
-- Preliminary --

Dated Date	06/01/2027
Delivery Date	06/01/2027
Last Maturity	03/01/2047
Arbitrage Yield	3.629712%
True Interest Cost (TIC)	3.909373%
Net Interest Cost (NIC)	4.181883%
All-In TIC	4.050395%
Average Coupon	5.000000%
Average Life (years)	13.298
Weighted Average Maturity (years)	13.251
Duration of Issue (years)	9.873
Par Amount	31,545,000.00
Bond Proceeds	34,976,948.05
Total Interest	20,974,687.50
Net Interest	17,542,739.45
Total Debt Service	52,519,687.50
Maximum Annual Debt Service	3,223,625.00
Average Annual Debt Service	2,659,224.68
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	
Total Underwriter's Discount	
Bid Price	110.879531

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>	<i>PV of 1 bp change</i>
Serial Bonds	31,545,000.00	110.880	5.000%	13.298	26,682.65
	31,545,000.00			13.298	26,682.65

	<i>TIC</i>	<i>All-In TIC</i>	<i>Arbitrage Yield</i>
Par Value	31,545,000.00	31,545,000.00	31,545,000.00
+ Accrued Interest			
+ Premium (Discount)	3,431,948.05	3,431,948.05	3,431,948.05
- Underwriter's Discount			
- Cost of Issuance Expense		-473,175.00	
- Other Amounts			
Target Value	34,976,948.05	34,503,773.05	34,976,948.05
Target Date	06/01/2027	06/01/2027	06/01/2027
Yield	3.909373%	4.050395%	3.629712%

20 year General Obligation bonds
\$34.5 million deposit to Project Fund

DEBT SERVICE

UNIFORM TAX LEVY

AT 8 CENTS

City of Chesterfield, Missouri

Debt Service Fund

Summary of Projected Cash Flows

\$34.5 million Project Cost

Calendar Year	Assessed Valuation	Assessed Valuation Growth	Tax Levy	Total Revenue (1)	Total Debt Service (2)	Annual Excess/ (Deficit)	Fund Balance
12/31/2025	2,815,979,000						-
2026	3,129,241,670	11.12%	-	-	-	-	-
2027	3,176,180,295	1.50%	-	-	-	-	-
2028	3,271,465,704	3.00%	0.0800	2,395,999	1,971,563	424,437	424,437
2029	3,320,537,689	1.50%	0.0800	2,436,183	2,137,875	298,308	722,745
2030	3,420,153,820	3.00%	0.0800	2,510,411	2,201,750	308,661	1,031,406
2031	3,471,456,127	1.50%	0.0800	2,551,045	2,241,375	309,670	1,341,076
2032	3,575,599,811	3.00%	0.0800	2,628,555	2,311,375	317,180	1,658,256
2033	3,629,233,808	1.50%	0.0800	2,670,954	2,346,625	324,329	1,982,585
2034	3,738,110,823	3.00%	0.0800	2,751,919	2,421,750	330,169	2,312,754
2035	3,794,182,485	1.50%	0.0800	2,796,202	2,461,375	334,827	2,647,582
2036	3,908,007,960	3.00%	0.0800	2,880,727	2,535,250	345,477	2,993,059
2037	3,966,628,079	1.50%	0.0800	2,926,996	2,573,125	353,871	3,346,929
2038	4,085,626,921	3.00%	0.0800	3,015,318	2,654,500	360,818	3,707,747
2039	4,146,911,325	1.50%	0.0800	3,063,654	2,694,000	369,654	4,077,402
2040	4,271,318,665	3.00%	0.0800	3,155,902	2,776,250	379,652	4,457,054
2041	4,335,388,445	1.50%	0.0800	3,206,426	2,820,750	385,676	4,842,730
2042	4,465,450,098	3.00%	0.0800	3,302,767	2,902,125	400,642	5,243,372
2043	4,532,431,850	1.50%	0.0800	3,355,589	2,949,875	405,714	5,649,086
2044	4,668,404,805	3.00%	0.0800	3,456,238	3,038,375	417,863	6,066,948
2045	4,738,430,877	1.50%	0.0800	3,511,413	3,082,250	429,163	6,496,111
2046	4,880,583,804	3.00%	0.0800	3,616,585	3,175,875	440,710	6,936,821
2047	4,953,792,561	1.50%	0.0800	3,674,266	3,223,625	450,641	7,387,462
Totals				\$ 59,907,149	\$ 52,519,688		

(1) See detailed schedule on page 2.

(2) See detailed schedule on page 3.

Calculation of December 31, 2025 Fund Balance

June 30, 2025 Fund Balance (Unrestricted)

Less September 1, 2025 Net Interest Payments

December 31, 2025 Fund Balance

City of Chesterfield, Missouri

Debt Service Fund

Projected Revenue

Calendar Year	Assessed Valuation	Assessed Valuation Growth	Tax Levy	Taxes Assessed	Taxes Collected @ 98%	Interest Income @ 1.0%	Senior Citizen Tax Credit (1)	Total Revenue
12/31/2025	2,815,979,000							
2026	3,129,241,670	11.12%	-	-	-	-	-	-
2027	3,176,180,295	1.50%	-	-	-	-	-	-
2028	3,271,465,704	3.00%	0.0800	2,617,173	2,564,829	-	(168,830)	2,395,999
2029	3,320,537,689	1.50%	0.0800	2,656,430	2,603,302	4,244	(171,363)	2,436,183
2030	3,420,153,820	3.00%	0.0800	2,736,123	2,681,401	7,227	(178,217)	2,510,411
2031	3,471,456,127	1.50%	0.0800	2,777,165	2,721,622	10,314	(180,890)	2,551,045
2032	3,575,599,811	3.00%	0.0800	2,860,480	2,803,270	13,411	(188,126)	2,628,555
2033	3,629,233,808	1.50%	0.0800	2,903,387	2,845,319	16,583	(190,948)	2,670,954
2034	3,738,110,823	3.00%	0.0800	2,990,489	2,930,679	19,826	(198,586)	2,751,919
2035	3,794,182,485	1.50%	0.0800	3,035,346	2,974,639	23,128	(201,565)	2,796,202
2036	3,908,007,960	3.00%	0.0800	3,126,406	3,063,878	26,476	(209,627)	2,880,727
2037	3,966,628,079	1.50%	0.0800	3,173,302	3,109,836	29,931	(212,771)	2,926,996
2038	4,085,626,921	3.00%	0.0800	3,268,502	3,203,132	33,469	(221,282)	3,015,318
2039	4,146,911,325	1.50%	0.0800	3,317,529	3,251,178	37,077	(224,602)	3,063,654
2040	4,271,318,665	3.00%	0.0800	3,417,055	3,348,714	40,774	(233,586)	3,155,902
2041	4,335,388,445	1.50%	0.0800	3,468,311	3,398,945	44,571	(237,089)	3,206,426
2042	4,465,450,098	3.00%	0.0800	3,572,360	3,500,913	48,427	(246,573)	3,302,767
2043	4,532,431,850	1.50%	0.0800	3,625,945	3,553,427	52,434	(250,272)	3,355,589
2044	4,668,404,805	3.00%	0.0800	3,734,724	3,660,029	56,491	(260,282)	3,456,238
2045	4,738,430,877	1.50%	0.0800	3,790,745	3,714,930	60,669	(264,187)	3,511,413
2046	4,880,583,804	3.00%	0.0800	3,904,467	3,826,378	64,961	(274,754)	3,616,585
2047	4,953,792,561	1.50%	0.0800	3,963,034	3,883,773	69,368	(278,875)	3,674,266
Totals				\$ 64,938,973	\$ 63,640,193	\$ 659,381	\$ (4,392,425)	\$ 59,907,149

(1) See detailed schedule on page 6

May 28, 2026

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City of Chesterfield, Missouri

Debt Service Fund

Aggregate Debt Service

Calendar	Projected Series 2027 (New Money)	Total Debt
12/31/2025		
2026		-
2027		-
2028	1,971,563	1,971,563
2029	2,137,875	2,137,875
2030	2,201,750	2,201,750
2031	2,241,375	2,241,375
2032	2,311,375	2,311,375
2033	2,346,625	2,346,625
2034	2,421,750	2,421,750
2035	2,461,375	2,461,375
2036	2,535,250	2,535,250
2037	2,573,125	2,573,125
2038	2,654,500	2,654,500
2039	2,694,000	2,694,000
2040	2,776,250	2,776,250
2041	2,820,750	2,820,750
2042	2,902,125	2,902,125
2043	2,949,875	2,949,875
2044	3,038,375	3,038,375
2045	3,082,250	3,082,250
2046	3,175,875	3,175,875
2047	3,223,625	3,223,625
Totals	\$ 52,519,688	\$ 52,519,688

Original Par	\$ 31,545,000
Refunding Status	N/A

May 28, 2026

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City of Chesterfield, Missouri

Debt Service Fund

Debt Capacity Calculation

Calendar Year	Local Assessed Valuation	TIF Valuation	10% of Assessed Valuation	Debt Service Fund Balance	Maximum Debt Capacity	Outstanding Principal (1)	Voteable Debt Capacity	Amount Voted	Amount Issued	Remaining Authorization	Remaining Debt Capacity
12/31/2025	2,815,979,000										
2026	3,129,241,670	-	312,924,167	-	312,924,167	31,545,000	281,379,167	31,545,000		31,545,000	249,834,167
2027	3,176,180,295	-	317,618,030	-	317,618,030	31,545,000	254,528,030		31,545,000	-	254,528,030
2028	3,271,465,704	-	327,146,570	424,437	327,571,007	31,545,000	296,026,007				296,026,007
2029	3,320,537,689	-	332,053,769	722,745	332,776,514	30,970,000	301,806,514				301,806,514
2030	3,420,153,820	-	342,015,382	1,031,406	343,046,788	30,300,000	312,746,788				312,746,788
2031	3,471,456,127	-	347,145,613	1,341,076	348,486,689	29,555,000	318,931,689				318,931,689
2032	3,575,599,811	-	357,559,981	1,658,256	359,218,237	28,700,000	330,518,237				330,518,237
2033	3,629,233,808	-	362,923,381	1,982,585	364,905,966	27,765,000	337,140,966				337,140,966
2034	3,738,110,823	-	373,811,082	2,312,754	376,123,837	26,705,000	349,418,837				349,418,837
2035	3,794,182,485	-	379,418,249	2,647,582	382,065,830	25,550,000	356,515,830				356,515,830
2036	3,908,007,960	-	390,800,796	2,993,059	393,793,854	24,260,000	369,533,854				369,533,854
2037	3,966,628,079	-	396,662,808	3,346,929	400,009,737	22,865,000	377,144,737				377,144,737
2038	4,085,626,921	-	408,562,692	3,707,747	412,270,440	21,315,000	390,955,440				390,955,440
2039	4,146,911,325	-	414,691,133	4,077,402	418,768,534	19,645,000	399,123,534				399,123,534
2040	4,271,318,665	-	427,131,866	4,457,054	431,588,921	17,805,000	413,783,921				413,783,921
2041	4,335,388,445	-	433,538,844	4,842,730	438,381,574	15,825,000	422,556,574				422,556,574
2042	4,465,450,098	-	446,545,010	5,243,372	451,788,382	13,660,000	438,128,382				438,128,382
2043	4,532,431,850	-	453,243,185	5,649,086	458,892,271	-	458,892,271				458,892,271
2044	4,668,404,805	-	466,840,481	6,066,948	472,907,429	-	472,907,429				472,907,429
2045	4,738,430,877	-	473,843,088	6,496,111	480,339,199	-	480,339,199				480,339,199
2046	4,880,583,804	-	488,058,380	6,936,821	494,995,201	-	494,995,201				494,995,201
2047	4,953,792,561	-	495,379,256	7,387,462	502,766,718	-	502,766,718				502,766,718

(1) See detailed schedule on page 5

May 28, 2026

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City of Chesterfield, Missouri

Debt Service Fund

Detailed Outstanding Principal

Calendar	Projected Series 2027 (New Money)	Total	Total Principal Outstanding
12/31/2025			\$ 31,545,000
2026		-	31,545,000
2027		-	31,545,000
2028	-	-	31,545,000
2029	575,000	575,000	30,970,000
2030	670,000	670,000	30,300,000
2031	745,000	745,000	29,555,000
2032	855,000	855,000	28,700,000
2033	935,000	935,000	27,765,000
2034	1,060,000	1,060,000	26,705,000
2035	1,155,000	1,155,000	25,550,000
2036	1,290,000	1,290,000	24,260,000
2037	1,395,000	1,395,000	22,865,000
2038	1,550,000	1,550,000	21,315,000
2039	1,670,000	1,670,000	19,645,000
2040	1,840,000	1,840,000	17,805,000
2041	1,980,000	1,980,000	15,825,000
2042	2,165,000	2,165,000	13,660,000
2043	2,325,000	2,325,000	11,335,000
2044	2,535,000	2,535,000	8,800,000
2045	2,710,000	2,710,000	6,090,000
2046	2,945,000	2,945,000	3,145,000
2047	3,145,000	3,145,000	-
Totals	\$ 31,545,000	\$ 31,545,000	

May 28, 2026

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City of Chesterfield, Missouri

Senior Citizen Tax Credit

Detailed Residential Growth

Calendar	Residential Assessed Valuation	Residential AV Growth	Senior Citizen Tax Credit (1)
12/31/2025	\$ 1,723,000,000		
2026	1,999,219,570	16.0%	-
2027	2,029,207,864	1.5%	-
2028	2,110,376,178	4.0%	(168,830)
2029	2,142,031,821	1.5%	(171,363)
2030	2,227,713,094	4.0%	(178,217)
2031	2,261,128,790	1.5%	(180,890)
2032	2,351,573,942	4.0%	(188,126)
2033	2,386,847,551	1.5%	(190,948)
2034	2,482,321,453	4.0%	(198,586)
2035	2,519,556,275	1.5%	(201,565)
2036	2,620,338,526	4.0%	(209,627)
2037	2,659,643,603	1.5%	(212,771)
2038	2,766,029,348	4.0%	(221,282)
2039	2,807,519,788	1.5%	(224,602)
2040	2,919,820,579	4.0%	(233,586)
2041	2,963,617,888	1.5%	(237,089)
2042	3,082,162,603	4.0%	(246,573)
2043	3,128,395,043	1.5%	(250,272)
2044	3,253,530,844	4.0%	(260,282)
2045	3,302,333,807	1.5%	(264,187)
2046	3,434,427,159	4.0%	(274,754)
2047	3,485,943,567	1.5%	(278,875)
Totals	\$ 60,656,739,290		\$ (4,392,425)

(1) Assumes 10% of residential assessed value eligible for tax credit

May 28, 2026

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18 year General Obligation bonds
\$34.5 million deposit to Project Fund

BOND PRICING
\$34,500,000
18 YEAR

SOURCES AND USES OF FUNDS

City of Chesterfield, Missouri
Series 2027
General Obligation Bonds
(18Y Scenario for \$34.5 million project fund)
-- Preliminary --

Dated Date 06/01/2027
Delivery Date 06/01/2027

Sources:	
Bond Proceeds:	
Par Amount	31,255,000.00
Premium	3,715,392.70
	34,970,392.70
Uses:	
Project Fund Deposits:	
Project Fund	34,500,000.00
Delivery Date Expenses:	
Cost of Issuance	468,825.00
Other Uses of Funds:	
Additional Proceeds	1,567.70
	34,970,392.70

BOND PRICING

City of Chesterfield, Missouri
Series 2027
General Obligation Bonds
(18Y Scenario for \$34.5 million project fund)
-- Preliminary --

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Serial Bonds:					
	03/01/2028		5.000%	2.600%	101.767
	03/01/2029	575,000	5.000%	2.570%	104.128
	03/01/2030	670,000	5.000%	2.610%	106.298
	03/01/2031	745,000	5.000%	2.670%	108.257
	03/01/2032	855,000	5.000%	2.750%	109.950
	03/01/2033	1,225,000	5.000%	2.830%	111.436
	03/01/2034	1,370,000	5.000%	2.930%	112.589
	03/01/2035	1,485,000	5.000%	3.000%	113.734
	03/01/2036	1,645,000	5.000%	3.090%	114.541
	03/01/2037	1,775,000	5.000%	3.200%	114.969
	03/01/2038	1,955,000	5.000%	3.290%	115.373
	03/01/2039	2,105,000	5.000%	3.380%	114.495 C
	03/01/2040	2,305,000	5.000%	3.490%	113.433 C
	03/01/2041	2,475,000	5.000%	3.580%	112.573 C
	03/01/2042	2,695,000	5.000%	3.660%	111.815 C
	03/01/2043	2,885,000	5.000%	3.740%	111.063 C
	03/01/2044	3,135,000	5.000%	3.840%	110.132 C
	03/01/2045	3,355,000	5.000%	3.970%	108.935 C
		31,255,000			

Dated Date	06/01/2027	
Delivery Date	06/01/2027	
First Coupon	03/01/2028	
Par Amount	31,255,000.00	
Premium	3,715,392.70	
Production	34,970,392.70	111.887355%
Underwriter's Discount		
Purchase Price	34,970,392.70	111.887355%
Accrued Interest		
Net Proceeds	34,970,392.70	

BOND DEBT SERVICE

City of Chesterfield, Missouri
Series 2027
General Obligation Bonds
(18Y Scenario for \$34.5 million project fund)
-- Preliminary --

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
03/01/2028			1,172,062.50	1,172,062.50	
09/01/2028			781,375.00	781,375.00	1,953,437.50
03/01/2029	575,000	5.000%	781,375.00	1,356,375.00	
09/01/2029			767,000.00	767,000.00	2,123,375.00
03/01/2030	670,000	5.000%	767,000.00	1,437,000.00	
09/01/2030			750,250.00	750,250.00	2,187,250.00
03/01/2031	745,000	5.000%	750,250.00	1,495,250.00	
09/01/2031			731,625.00	731,625.00	2,226,875.00
03/01/2032	855,000	5.000%	731,625.00	1,586,625.00	
09/01/2032			710,250.00	710,250.00	2,296,875.00
03/01/2033	1,225,000	5.000%	710,250.00	1,935,250.00	
09/01/2033			679,625.00	679,625.00	2,614,875.00
03/01/2034	1,370,000	5.000%	679,625.00	2,049,625.00	
09/01/2034			645,375.00	645,375.00	2,695,000.00
03/01/2035	1,485,000	5.000%	645,375.00	2,130,375.00	
09/01/2035			608,250.00	608,250.00	2,738,625.00
03/01/2036	1,645,000	5.000%	608,250.00	2,253,250.00	
09/01/2036			567,125.00	567,125.00	2,820,375.00
03/01/2037	1,775,000	5.000%	567,125.00	2,342,125.00	
09/01/2037			522,750.00	522,750.00	2,864,875.00
03/01/2038	1,955,000	5.000%	522,750.00	2,477,750.00	
09/01/2038			473,875.00	473,875.00	2,951,625.00
03/01/2039	2,105,000	5.000%	473,875.00	2,578,875.00	
09/01/2039			421,250.00	421,250.00	3,000,125.00
03/01/2040	2,305,000	5.000%	421,250.00	2,726,250.00	
09/01/2040			363,625.00	363,625.00	3,089,875.00
03/01/2041	2,475,000	5.000%	363,625.00	2,838,625.00	
09/01/2041			301,750.00	301,750.00	3,140,375.00
03/01/2042	2,695,000	5.000%	301,750.00	2,996,750.00	
09/01/2042			234,375.00	234,375.00	3,231,125.00
03/01/2043	2,885,000	5.000%	234,375.00	3,119,375.00	
09/01/2043			162,250.00	162,250.00	3,281,625.00
03/01/2044	3,135,000	5.000%	162,250.00	3,297,250.00	
09/01/2044			83,875.00	83,875.00	3,381,125.00
03/01/2045	3,355,000	5.000%	83,875.00	3,438,875.00	
09/01/2045					3,438,875.00
	31,255,000		18,781,312.50	50,036,312.50	50,036,312.50

BOND SUMMARY STATISTICS

City of Chesterfield, Missouri
Series 2027
General Obligation Bonds
(18Y Scenario for \$34.5 million project fund)
-- Preliminary --

Dated Date	06/01/2027
Delivery Date	06/01/2027
Last Maturity	03/01/2045
Arbitrage Yield	3.490715%
True Interest Cost (TIC)	3.730687%
Net Interest Cost (NIC)	4.010880%
All-In TIC	3.880178%
Average Coupon	5.000000%
Average Life (years)	12.018
Weighted Average Maturity (years)	12.012
Duration of Issue (years)	9.219
Par Amount	31,255,000.00
Bond Proceeds	34,970,392.70
Total Interest	18,781,312.50
Net Interest	15,065,919.80
Total Debt Service	50,036,312.50
Maximum Annual Debt Service	3,438,875.00
Average Annual Debt Service	2,818,947.18
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	
Total Underwriter's Discount	
Bid Price	111.887355

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>	<i>PV of 1 bp change</i>
Serial Bonds	31,255,000.00	111.887	5.000%	12.018	26,395.30
	31,255,000.00			12.018	26,395.30

	<i>TIC</i>	<i>All-In TIC</i>	<i>Arbitrage Yield</i>
Par Value	31,255,000.00	31,255,000.00	31,255,000.00
+ Accrued Interest			
+ Premium (Discount)	3,715,392.70	3,715,392.70	3,715,392.70
- Underwriter's Discount			
- Cost of Issuance Expense		-468,825.00	
- Other Amounts			
Target Value	34,970,392.70	34,501,567.70	34,970,392.70
Target Date	06/01/2027	06/01/2027	06/01/2027
Yield	3.730687%	3.880178%	3.490715%

18 year General Obligation bonds
\$34.5 million deposit to Project Fund

DEBT SERVICE
18 YEAR
LEVEL TAX LEVY
AT 8 CENTS

City of Chesterfield, Missouri

Debt Service Fund

Summary of Projected Cash Flows

18 Year Amortization
\$34.5 million Project Cost

Calendar Year	Assessed Valuation	Assessed Valuation Growth	Tax Levy	Total Revenue (1)	Total Debt Service (2)	Annual Excess/ (Deficit)	Fund Balance
12/31/2025	2,815,979,000						-
2026	3,129,241,670	11.12%	-	-	-	-	-
2027	3,176,180,295	1.50%	-	-	-	-	-
2028	3,271,465,704	3.00%	0.0800	2,395,999	1,953,438	442,562	442,562
2029	3,320,537,689	1.50%	0.0800	2,436,365	2,123,375	312,990	755,551
2030	3,420,153,820	3.00%	0.0800	2,510,739	2,187,250	323,489	1,079,040
2031	3,471,456,127	1.50%	0.0800	2,551,522	2,226,875	324,647	1,403,687
2032	3,575,599,811	3.00%	0.0800	2,629,181	2,296,875	332,306	1,735,993
2033	3,629,233,808	1.50%	0.0800	2,671,731	2,614,875	56,856	1,792,850
2034	3,738,110,823	3.00%	0.0800	2,750,022	2,695,000	55,022	1,847,871
2035	3,794,182,485	1.50%	0.0800	2,791,553	2,738,625	52,928	1,900,799
2036	3,908,007,960	3.00%	0.0800	2,873,259	2,820,375	52,884	1,953,684
2037	3,966,628,079	1.50%	0.0800	2,916,602	2,864,875	51,727	2,005,410
2038	4,085,626,921	3.00%	0.0800	3,001,903	2,951,625	50,278	2,055,689
2039	4,146,911,325	1.50%	0.0800	3,047,134	3,000,125	47,009	2,102,697
2040	4,271,318,665	3.00%	0.0800	3,136,155	3,089,875	46,280	2,148,978
2041	4,335,388,445	1.50%	0.0800	3,183,345	3,140,375	42,970	2,191,947
2042	4,465,450,098	3.00%	0.0800	3,276,259	3,231,125	45,134	2,237,082
2043	4,532,431,850	1.50%	0.0800	3,325,526	3,281,625	43,901	2,280,983
2044	4,668,404,805	3.00%	0.0800	3,422,557	3,381,125	41,432	2,322,414
2045	4,738,430,877	1.50%	0.0800	3,473,967	3,438,875	35,092	2,357,507
2046	4,880,583,804	3.00%	0.0800	3,575,199	-	3,575,199	5,932,705
2047	4,953,792,561	1.50%	0.0800	3,664,225	-	3,664,225	9,596,930
Totals				\$ 59,633,243	\$ 50,036,313		

(1) See detailed schedule on page 2.

(2) See detailed schedule on page 3.

Calculation of December 31, 2025 Fund Balance

June 30, 2025 Fund Balance (Unrestricted)

Less September 1, 2025 Net Interest Payments

December 31, 2025 Fund Balance

City of Chesterfield, Missouri

Debt Service Fund

Projected Revenue

Calendar Year	Assessed Valuation	Assessed Valuation Growth	Tax Levy	Taxes Assessed	Taxes Collected @ 98%	Interest Income @ 1.0%	Senior Citizen Tax Credit (1)	Total Revenue
12/31/2025	2,815,979,000							
2026	3,129,241,670	11.12%	-	-	-	-	-	-
2027	3,176,180,295	1.50%	-	-	-	-	-	-
2028	3,271,465,704	3.00%	0.0800	2,617,173	2,564,829	-	(168,830)	2,395,999
2029	3,320,537,689	1.50%	0.0800	2,656,430	2,603,302	4,426	(171,363)	2,436,365
2030	3,420,153,820	3.00%	0.0800	2,736,123	2,681,401	7,556	(178,217)	2,510,739
2031	3,471,456,127	1.50%	0.0800	2,777,165	2,721,622	10,790	(180,890)	2,551,522
2032	3,575,599,811	3.00%	0.0800	2,860,480	2,803,270	14,037	(188,126)	2,629,181
2033	3,629,233,808	1.50%	0.0800	2,903,387	2,845,319	17,360	(190,948)	2,671,731
2034	3,738,110,823	3.00%	0.0800	2,990,489	2,930,679	17,928	(198,586)	2,750,022
2035	3,794,182,485	1.50%	0.0800	3,035,346	2,974,639	18,479	(201,565)	2,791,553
2036	3,908,007,960	3.00%	0.0800	3,126,406	3,063,878	19,008	(209,627)	2,873,259
2037	3,966,628,079	1.50%	0.0800	3,173,302	3,109,836	19,537	(212,771)	2,916,602
2038	4,085,626,921	3.00%	0.0800	3,268,502	3,203,132	20,054	(221,282)	3,001,903
2039	4,146,911,325	1.50%	0.0800	3,317,529	3,251,178	20,557	(224,602)	3,047,134
2040	4,271,318,665	3.00%	0.0800	3,417,055	3,348,714	21,027	(233,586)	3,136,155
2041	4,335,388,445	1.50%	0.0800	3,468,311	3,398,945	21,490	(237,089)	3,183,345
2042	4,465,450,098	3.00%	0.0800	3,572,360	3,500,913	21,919	(246,573)	3,276,259
2043	4,532,431,850	1.50%	0.0800	3,625,945	3,553,427	22,371	(250,272)	3,325,526
2044	4,668,404,805	3.00%	0.0800	3,734,724	3,660,029	22,810	(260,282)	3,422,557
2045	4,738,430,877	1.50%	0.0800	3,790,745	3,714,930	23,224	(264,187)	3,473,967
2046	4,880,583,804	3.00%	0.0800	3,904,467	3,826,378	23,575	(274,754)	3,575,199
2047	4,953,792,561	1.50%	0.0800	3,963,034	3,883,773	59,327	(278,875)	3,664,225
Totals				\$ 64,938,973	\$ 63,640,193	\$ 385,474	\$ (4,392,425)	\$ 59,633,243

(1) See detailed schedule on page 6

City of Chesterfield, Missouri

Debt Service Fund

Aggregate Debt Service

Calendar	Projected Series 2027 (New Money)	Total Debt
12/31/2025		
2026		-
2027		-
2028	1,953,438	1,953,438
2029	2,123,375	2,123,375
2030	2,187,250	2,187,250
2031	2,226,875	2,226,875
2032	2,296,875	2,296,875
2033	2,614,875	2,614,875
2034	2,695,000	2,695,000
2035	2,738,625	2,738,625
2036	2,820,375	2,820,375
2037	2,864,875	2,864,875
2038	2,951,625	2,951,625
2039	3,000,125	3,000,125
2040	3,089,875	3,089,875
2041	3,140,375	3,140,375
2042	3,231,125	3,231,125
2043	3,281,625	3,281,625
2044	3,381,125	3,381,125
2045	3,438,875	3,438,875
2046	-	-
2047	-	-
Totals	\$ 50,036,313	\$ 50,036,313

Original Par	\$ 31,255,000
Refunding Status	N/A

May 27, 2026

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City of Chesterfield, Missouri

Debt Service Fund

Debt Capacity Calculation

Calendar Year	Local Assessed Valuation	TIF Valuation	10% of Assessed Valuation	Debt Service Fund Balance	Maximum Debt Capacity	Outstanding Principal (1)	Voteable Debt Capacity	Amount Voted	Amount Issued	Remaining Authorization	Remaining Debt Capacity
12/31/2025	2,815,979,000										
2026	3,129,241,670	-	312,924,167	-	312,924,167	31,255,000	281,669,167	31,255,000		31,255,000	250,414,167
2027	3,176,180,295	-	317,618,030	-	317,618,030	31,255,000	255,108,030		31,255,000	-	255,108,030
2028	3,271,465,704	-	327,146,570	442,562	327,589,132	31,255,000	296,334,132				296,334,132
2029	3,320,537,689	-	332,053,769	755,551	332,809,320	30,680,000	302,129,320				302,129,320
2030	3,420,153,820	-	342,015,382	1,079,040	343,094,422	30,010,000	313,084,422				313,084,422
2031	3,471,456,127	-	347,145,613	1,403,687	348,549,300	29,265,000	319,284,300				319,284,300
2032	3,575,599,811	-	357,559,981	1,735,993	359,295,974	28,410,000	330,885,974				330,885,974
2033	3,629,233,808	-	362,923,381	1,792,850	364,716,230	27,185,000	337,531,230				337,531,230
2034	3,738,110,823	-	373,811,082	1,847,871	375,658,953	25,815,000	349,843,953				349,843,953
2035	3,794,182,485	-	379,418,249	1,900,799	381,319,048	24,330,000	356,989,048				356,989,048
2036	3,908,007,960	-	390,800,796	1,953,684	392,754,480	22,685,000	370,069,480				370,069,480
2037	3,966,628,079	-	396,662,808	2,005,410	398,668,218	20,910,000	377,758,218				377,758,218
2038	4,085,626,921	-	408,562,692	2,055,689	410,618,381	18,955,000	391,663,381				391,663,381
2039	4,146,911,325	-	414,691,133	2,102,697	416,793,830	16,850,000	399,943,830				399,943,830
2040	4,271,318,665	-	427,131,866	2,148,978	429,280,844	14,545,000	414,735,844				414,735,844
2041	4,335,388,445	-	433,538,844	2,191,947	435,730,792	12,070,000	423,660,792				423,660,792
2042	4,465,450,098	-	446,545,010	2,237,082	448,782,092	9,375,000	439,407,092				439,407,092
2043	4,532,431,850	-	453,243,185	2,280,983	455,524,168	6,490,000	449,034,168				449,034,168
2044	4,668,404,805	-	466,840,481	2,322,414	469,162,895	3,355,000	465,807,895				465,807,895
2045	4,738,430,877	-	473,843,088	2,357,507	476,200,594	-	476,200,594				476,200,594
2046	4,880,583,804	-	488,058,380	5,932,705	493,991,086	-	493,991,086				493,991,086
2047	4,953,792,561	-	495,379,256	9,596,930	504,976,186	-	504,976,186				504,976,186

(1) See detailed schedule on page 5

May 27, 2026

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City of Chesterfield, Missouri

Debt Service Fund

Detailed Outstanding Principal

Calendar	Projected Series 2027 (New Money)	Total	Total Principal Outstanding
12/31/2025			\$ 31,255,000
2026		-	31,255,000
2027		-	31,255,000
2028	-	-	31,255,000
2029	575,000	575,000	30,680,000
2030	670,000	670,000	30,010,000
2031	745,000	745,000	29,265,000
2032	855,000	855,000	28,410,000
2033	1,225,000	1,225,000	27,185,000
2034	1,370,000	1,370,000	25,815,000
2035	1,485,000	1,485,000	24,330,000
2036	1,645,000	1,645,000	22,685,000
2037	1,775,000	1,775,000	20,910,000
2038	1,955,000	1,955,000	18,955,000
2039	2,105,000	2,105,000	16,850,000
2040	2,305,000	2,305,000	14,545,000
2041	2,475,000	2,475,000	12,070,000
2042	2,695,000	2,695,000	9,375,000
2043	2,885,000	2,885,000	6,490,000
2044	3,135,000	3,135,000	3,355,000
2045	3,355,000	3,355,000	-
2046	-	-	-
2047	-	-	-
Totals	\$ 31,255,000	\$ 31,255,000	

May 27, 2026

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City of Chesterfield, Missouri

Senior Citizen Tax Credit

Detailed Residential Growth

Calendar	Residential Assessed Valuation	Residential AV Growth	Senior Citizen Tax Credit (1)
12/31/2025	\$ 1,723,000,000		
2026	1,999,219,570	16.0%	-
2027	2,029,207,864	1.5%	-
2028	2,110,376,178	4.0%	(168,830)
2029	2,142,031,821	1.5%	(171,363)
2030	2,227,713,094	4.0%	(178,217)
2031	2,261,128,790	1.5%	(180,890)
2032	2,351,573,942	4.0%	(188,126)
2033	2,386,847,551	1.5%	(190,948)
2034	2,482,321,453	4.0%	(198,586)
2035	2,519,556,275	1.5%	(201,565)
2036	2,620,338,526	4.0%	(209,627)
2037	2,659,643,603	1.5%	(212,771)
2038	2,766,029,348	4.0%	(221,282)
2039	2,807,519,788	1.5%	(224,602)
2040	2,919,820,579	4.0%	(233,586)
2041	2,963,617,888	1.5%	(237,089)
2042	3,082,162,603	4.0%	(246,573)
2043	3,128,395,043	1.5%	(250,272)
2044	3,253,530,844	4.0%	(260,282)
2045	3,302,333,807	1.5%	(264,187)
2046	3,434,427,159	4.0%	(274,754)
2047	3,485,943,567	1.5%	(278,875)
Totals	\$ 60,656,739,290		\$ (4,392,425)

(1) Assumes 10% of residential assessed value eligible for tax credit

May 27, 2026

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20 year General Obligation bonds
\$34.5 million deposit to Project Fund
Rollback of tax levy
Start at 8 cents
Rollback to 7 cents 2035

City of Chesterfield, Missouri

Debt Service Fund

Summary of Projected Cash Flows

2035 Debt Levy Rollback

\$34.5 million Project Cost

Calendar Year	Assessed Valuation	Assessed Valuation Growth	Tax Levy	Total Revenue (1)	Total Debt Service (2)	Annual Excess/ (Deficit)	Fund Balance
12/31/2025	2,815,979,000						-
2026	3,129,241,670	11.12%	-	-	-	-	-
2027	3,176,180,295	1.50%	-	-	-	-	-
2028	3,271,465,704	3.00%	0.0800	2,395,999	1,971,563	424,437	424,437
2029	3,320,537,689	1.50%	0.0800	2,436,183	2,137,875	298,308	722,745
2030	3,420,153,820	3.00%	0.0800	2,510,411	2,201,750	308,661	1,031,406
2031	3,471,456,127	1.50%	0.0800	2,551,045	2,241,375	309,670	1,341,076
2032	3,575,599,811	3.00%	0.0800	2,628,555	2,311,375	317,180	1,658,256
2033	3,629,233,808	1.50%	0.0800	2,670,954	2,346,625	324,329	1,982,585
2034	3,738,110,823	3.00%	0.0800	2,751,919	2,421,750	330,169	2,312,754
2035	3,794,182,485	1.50%	0.0700	2,449,568	2,461,375	(11,807)	2,300,947
2036	3,908,007,960	3.00%	0.0700	2,520,479	2,535,250	(14,771)	2,286,176
2037	3,966,628,079	1.50%	0.0700	2,557,794	2,573,125	(15,331)	2,270,845
2038	4,085,626,921	3.00%	0.0700	2,631,826	2,654,500	(22,674)	2,248,171
2039	4,146,911,325	1.50%	0.0700	2,670,736	2,694,000	(23,264)	2,224,908
2040	4,271,318,665	3.00%	0.0700	2,747,986	2,776,250	(28,264)	2,196,644
2041	4,335,388,445	1.50%	0.0700	2,788,590	2,820,750	(32,160)	2,164,484
2042	4,465,450,098	3.00%	0.0700	2,869,192	2,902,125	(32,933)	2,131,551
2043	4,532,431,850	1.50%	0.0700	2,911,576	2,949,875	(38,299)	2,093,252
2044	4,668,404,805	3.00%	0.0700	2,995,711	3,038,375	(42,664)	2,050,588
2045	4,738,430,877	1.50%	0.0700	3,039,906	3,082,250	(42,344)	2,008,244
2046	4,880,583,804	3.00%	0.0700	3,127,753	3,175,875	(48,122)	1,960,122
2047	4,953,792,561	1.50%	0.0700	3,173,887	3,223,625	(49,738)	1,910,384
Totals				\$ 54,430,072	\$ 52,519,688		

(1) See detailed schedule on page 2.

(2) See detailed schedule on page 3.

Calculation of December 31, 2025 Fund Balance

June 30, 2025 Fund Balance (Unrestricted)

Less September 1, 2025 Net Interest Payments

December 31, 2025 Fund Balance

City of Chesterfield, Missouri

Debt Service Fund

Projected Revenue

Calendar Year	Assessed Valuation	Assessed Valuation Growth	Tax Levy	Taxes Assessed	Taxes Collected @ 98%	Interest Income @ 1.0%	Senior Citizen Tax Credit (1)	Total Revenue
12/31/2025	2,815,979,000							
2026	3,129,241,670	11.12%	-	-	-	-	-	-
2027	3,176,180,295	1.50%	-	-	-	-	-	-
2028	3,271,465,704	3.00%	0.0800	2,617,173	2,564,829	-	(168,830)	2,395,999
2029	3,320,537,689	1.50%	0.0800	2,656,430	2,603,302	4,244	(171,363)	2,436,183
2030	3,420,153,820	3.00%	0.0800	2,736,123	2,681,401	7,227	(178,217)	2,510,411
2031	3,471,456,127	1.50%	0.0800	2,777,165	2,721,622	10,314	(180,890)	2,551,045
2032	3,575,599,811	3.00%	0.0800	2,860,480	2,803,270	13,411	(188,126)	2,628,555
2033	3,629,233,808	1.50%	0.0800	2,903,387	2,845,319	16,583	(190,948)	2,670,954
2034	3,738,110,823	3.00%	0.0800	2,990,489	2,930,679	19,826	(198,586)	2,751,919
2035	3,794,182,485	1.50%	0.0700	2,655,928	2,602,809	23,128	(176,369)	2,449,568
2036	3,908,007,960	3.00%	0.0700	2,735,606	2,680,893	23,009	(183,424)	2,520,479
2037	3,966,628,079	1.50%	0.0700	2,776,640	2,721,107	22,862	(186,175)	2,557,794
2038	4,085,626,921	3.00%	0.0700	2,859,939	2,802,740	22,708	(193,622)	2,631,826
2039	4,146,911,325	1.50%	0.0700	2,902,838	2,844,781	22,482	(196,526)	2,670,736
2040	4,271,318,665	3.00%	0.0700	2,989,923	2,930,125	22,249	(204,387)	2,747,986
2041	4,335,388,445	1.50%	0.0700	3,034,772	2,974,076	21,966	(207,453)	2,788,590
2042	4,465,450,098	3.00%	0.0700	3,125,815	3,063,299	21,645	(215,751)	2,869,192
2043	4,532,431,850	1.50%	0.0700	3,172,702	3,109,248	21,316	(218,988)	2,911,576
2044	4,668,404,805	3.00%	0.0700	3,267,883	3,202,526	20,933	(227,747)	2,995,711
2045	4,738,430,877	1.50%	0.0700	3,316,902	3,250,564	20,506	(231,163)	3,039,906
2046	4,880,583,804	3.00%	0.0700	3,416,409	3,348,080	20,082	(240,410)	3,127,753
2047	4,953,792,561	1.50%	0.0700	3,467,655	3,398,302	19,601	(244,016)	3,173,887
Totals				\$ 59,264,257	\$ 58,078,972	\$ 354,092	\$ (4,002,992)	\$ 54,430,072

(1) See detailed schedule on page 6

City of Chesterfield, Missouri

Debt Service Fund

Aggregate Debt Service

Calendar	Projected Series 2027 (New Money)	Total Debt
12/31/2025		
2026		-
2027		-
2028	1,971,563	1,971,563
2029	2,137,875	2,137,875
2030	2,201,750	2,201,750
2031	2,241,375	2,241,375
2032	2,311,375	2,311,375
2033	2,346,625	2,346,625
2034	2,421,750	2,421,750
2035	2,461,375	2,461,375
2036	2,535,250	2,535,250
2037	2,573,125	2,573,125
2038	2,654,500	2,654,500
2039	2,694,000	2,694,000
2040	2,776,250	2,776,250
2041	2,820,750	2,820,750
2042	2,902,125	2,902,125
2043	2,949,875	2,949,875
2044	3,038,375	3,038,375
2045	3,082,250	3,082,250
2046	3,175,875	3,175,875
2047	3,223,625	3,223,625
Totals	\$ 52,519,688	\$ 52,519,688

Original Par	\$ 31,545,000
Refunding Status	N/A

May 27, 2026

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City of Chesterfield, Missouri

Debt Service Fund

Debt Capacity Calculation

Calendar Year	Local Assessed Valuation	TIF Valuation	10% of Assessed Valuation	Debt Service Fund Balance	Maximum Debt Capacity	Outstanding Principal (1)	Voteable Debt Capacity	Amount Voted	Amount Issued	Remaining Authorization	Remaining Debt Capacity
12/31/2025	2,815,979,000										
2026	3,129,241,670	-	312,924,167	-	312,924,167	31,545,000	281,379,167	31,545,000		31,545,000	249,834,167
2027	3,176,180,295	-	317,618,030	-	317,618,030	31,545,000	254,528,030		31,545,000	-	254,528,030
2028	3,271,465,704	-	327,146,570	424,437	327,571,007	31,545,000	296,026,007				296,026,007
2029	3,320,537,689	-	332,053,769	722,745	332,776,514	30,970,000	301,806,514				301,806,514
2030	3,420,153,820	-	342,015,382	1,031,406	343,046,788	30,300,000	312,746,788				312,746,788
2031	3,471,456,127	-	347,145,613	1,341,076	348,486,689	29,555,000	318,931,689				318,931,689
2032	3,575,599,811	-	357,559,981	1,658,256	359,218,237	28,700,000	330,518,237				330,518,237
2033	3,629,233,808	-	362,923,381	1,982,585	364,905,966	27,765,000	337,140,966				337,140,966
2034	3,738,110,823	-	373,811,082	2,312,754	376,123,837	26,705,000	349,418,837				349,418,837
2035	3,794,182,485	-	379,418,249	2,300,947	381,719,196	25,550,000	356,169,196				356,169,196
2036	3,908,007,960	-	390,800,796	2,286,176	393,086,972	24,260,000	368,826,972				368,826,972
2037	3,966,628,079	-	396,662,808	2,270,845	398,933,653	22,865,000	376,068,653				376,068,653
2038	4,085,626,921	-	408,562,692	2,248,171	410,810,864	21,315,000	389,495,864				389,495,864
2039	4,146,911,325	-	414,691,133	2,224,908	416,916,041	19,645,000	397,271,041				397,271,041
2040	4,271,318,665	-	427,131,866	2,196,644	429,328,511	17,805,000	411,523,511				411,523,511
2041	4,335,388,445	-	433,538,844	2,164,484	435,703,328	15,825,000	419,878,328				419,878,328
2042	4,465,450,098	-	446,545,010	2,131,551	448,676,561	13,660,000	435,016,561				435,016,561
2043	4,532,431,850	-	453,243,185	2,093,252	455,336,437	-	455,336,437				455,336,437
2044	4,668,404,805	-	466,840,481	2,050,588	468,891,069	-	468,891,069				468,891,069
2045	4,738,430,877	-	473,843,088	2,008,244	475,851,332	-	475,851,332				475,851,332
2046	4,880,583,804	-	488,058,380	1,960,122	490,018,503	-	490,018,503				490,018,503
2047	4,953,792,561	-	495,379,256	1,910,384	497,289,640	-	497,289,640				497,289,640

(1) See detailed schedule on page 5

May 27, 2026

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City of Chesterfield, Missouri

Debt Service Fund

Detailed Outstanding Principal

Calendar	Projected Series 2027 (New Money)	Total	Total Principal Outstanding
12/31/2025			\$ 31,545,000
2026		-	31,545,000
2027		-	31,545,000
2028	-	-	31,545,000
2029	575,000	575,000	30,970,000
2030	670,000	670,000	30,300,000
2031	745,000	745,000	29,555,000
2032	855,000	855,000	28,700,000
2033	935,000	935,000	27,765,000
2034	1,060,000	1,060,000	26,705,000
2035	1,155,000	1,155,000	25,550,000
2036	1,290,000	1,290,000	24,260,000
2037	1,395,000	1,395,000	22,865,000
2038	1,550,000	1,550,000	21,315,000
2039	1,670,000	1,670,000	19,645,000
2040	1,840,000	1,840,000	17,805,000
2041	1,980,000	1,980,000	15,825,000
2042	2,165,000	2,165,000	13,660,000
2043	2,325,000	2,325,000	11,335,000
2044	2,535,000	2,535,000	8,800,000
2045	2,710,000	2,710,000	6,090,000
2046	2,945,000	2,945,000	3,145,000
2047	3,145,000	3,145,000	-
Totals	\$ 31,545,000	\$ 31,545,000	

May 27, 2026

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City of Chesterfield, Missouri

Senior Citizen Tax Credit

Detailed Residential Growth

Calendar	Residential Assessed Valuation	Residential AV Growth	Senior Citizen Tax Credit (1)
12/31/2025	\$ 1,723,000,000		
2026	1,999,219,570	16.0%	-
2027	2,029,207,864	1.5%	-
2028	2,110,376,178	4.0%	(168,830)
2029	2,142,031,821	1.5%	(171,363)
2030	2,227,713,094	4.0%	(178,217)
2031	2,261,128,790	1.5%	(180,890)
2032	2,351,573,942	4.0%	(188,126)
2033	2,386,847,551	1.5%	(190,948)
2034	2,482,321,453	4.0%	(198,586)
2035	2,519,556,275	1.5%	(176,369)
2036	2,620,338,526	4.0%	(183,424)
2037	2,659,643,603	1.5%	(186,175)
2038	2,766,029,348	4.0%	(193,622)
2039	2,807,519,788	1.5%	(196,526)
2040	2,919,820,579	4.0%	(204,387)
2041	2,963,617,888	1.5%	(207,453)
2042	3,082,162,603	4.0%	(215,751)
2043	3,128,395,043	1.5%	(218,988)
2044	3,253,530,844	4.0%	(227,747)
2045	3,302,333,807	1.5%	(231,163)
2046	3,434,427,159	4.0%	(240,410)
2047	3,485,943,567	1.5%	(244,016)
Totals	\$ 60,656,739,290		\$ (4,002,992)

(1) Assumes 10% of residential assessed value eligible for tax credit

May 27, 2026

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Executive summary

- In Missouri, a third-class city may issue general obligation (GO) bonds only with voter approval. The state constitution sets supermajority thresholds that vary by election date and by whether the year is a countywide reassessment year.
- Required “yes” vote to pass a GO bond question:
 - April municipal election date:
 - Reassessment years: four-sevenths ($4/7 \approx 57.14\%$).
 - Non-reassessment years: four-sevenths ($4/7 \approx 57.14\%$).
 - August primary election date:
 - Reassessment years: two-thirds ($2/3 \approx 66.67\%$).
 - Non-reassessment years: four-sevenths ($4/7 \approx 57.14\%$).
 - November general election date:
 - Reassessment years: two-thirds ($2/3 \approx 66.67\%$).
 - Non-reassessment years: four-sevenths ($4/7 \approx 57.14\%$).
- Legal basis: Missouri Constitution, Article VI, Section 26(b)–(e), and implementing statutes in Chapter 95, RSMo; long-form municipal practice guidance confirms the date- and reassessment-dependent supermajority thresholds for GO bonds. kcmo.gov gilmorebell.com

Background and scope

This communication explains the voter approval thresholds a Missouri third-class city must meet to authorize general obligation debt. It focuses on the three regular statewide election windows available to local governments—April (municipal), August (primary), and November (general) - and distinguishes between reassessment and non-reassessment years because Missouri’s constitution ties supermajority requirements to both timing and reassessment status for certain local bond elections.

Third-class status is a municipal classification under Chapter 72, RSMo. A city with 3,000 or more inhabitants that elects to be third class is governed by the statutes applicable to that class. The classification itself does not change the constitutional voter thresholds for GO bonds, which apply generally to Missouri municipalities. revisor.mo.gov

Authority to issue general obligation bonds

- Constitutional authority: Article VI, Section 26(b)–(e) of the Missouri Constitution authorizes municipalities to incur indebtedness for public purposes, within debt limits, upon voter approval.
- Statutory implementation: Sections 95.115 to 95.130, RSMo, establish procedures for submitting GO bond propositions to voters.
- Municipal practice resources from Missouri jurisdictions and bond counsel summarize the operative requirements and standard interpretations. kcmo.gov

Debt limits and electorate

- Debt limit: Total GO indebtedness generally may not exceed a percentage of the city's assessed valuation (commonly described at 20%, with sub-limits for utility purposes), but the limit is separate from the election threshold question. Local summaries, such as Lee's Summit, describe the 20% cap in practice. Always confirm the current constitutional and statutory caps for a given issuance. cityofls.net

Election timing and supermajority thresholds

Missouri sets different supermajority requirements depending on the election date and, in August and November, whether the year is a countywide reassessment year. Authoritative municipal finance guidance long used by Missouri issuers lays out the following matrix for GO bond propositions:

- April municipal election (first Tuesday after the first Monday in April):
 - Required approval: four-sevenths ($4/7 \approx 57.14\%$) in all years.
- August primary election (first Tuesday after the first Monday in August):
 - Reassessment year: two-thirds ($2/3 \approx 66.67\%$).
 - Non-reassessment year: four-sevenths ($4/7 \approx 57.14\%$).
- November general election (Tuesday after the first Monday in November):
 - Reassessment year: two-thirds ($2/3 \approx 66.67\%$).
 - Non-reassessment year: four-sevenths ($4/7 \approx 57.14\%$).

This framework is reflected in Missouri-focused bond counsel guidance that specifically addresses “four-sevenths or two-thirds (depending on the date the election is held)” for municipal GO bond approval and supplies the reassessment-year distinction for August and November dates. gilmorebell.com

What is a “reassessment year”?

- Missouri conducts general reassessment of real property every odd-numbered year. Thus, 2025, 2027, etc., are reassessment years; even-numbered years are non-reassessment years. This statewide cadence is the basis for applying the higher, two-thirds threshold to August and November elections held in odd-numbered years.
- Practical implication: If a city targets August or November of an odd-numbered year, the proposition must clear the two-thirds bar; in even-numbered years, those same dates require only four-sevenths.

Why cities often choose April

- The steady 4/7 threshold in April—regardless of reassessment status—makes the April municipal election attractive for bond placement.
- April elections are tailored to local issues, which can simplify ballot communication, scheduling, and turnout planning relative to August/November cycles that coincide with broader partisan contests. The Kansas City FAQ underscores that voter authorization is required and frames GO bonds as full faith and credit obligations supported by the property tax levy. kcmo.gov

Ballot form and canvass

- The proposition must describe the purpose and the maximum principal amount, and it typically references the levy required to pay the bonds. Post-election certification and canvass follow Chapter 115 election procedures, with bond issuance steps under Chapter 95, RSMo.
- State law also limits the debt service levy to the amount necessary to meet required payments, recalculated annually. kcmo.gov

Third class city considerations

- Classification does not alter the voter threshold but can affect governance mechanics (e.g., who calls the election, ordinance form, publication requirements).
- If the city also contemplates neighborhood improvement district (NID) financings, note that NID bonds are a type of GO obligation with similar election thresholds when voter-approved, though they are typically repaid from special assessments and backed by the city if assessments are insufficient. gilmorebell.com
- Prepare compliant ballot caption and explanatory text; ensure consistency with Chapter 95.
- Calibrate the proposed maximum amount and levy impact disclosure to the city's debt capacity and projected assessed valuation.
- Plan communications to reflect the supermajority target and turnout profile of the chosen election date.

Cited resources

- Missouri Constitution, Article VI, Section 26(b)–(e). Summary reference: kcmo.gov
- Missouri Municipal Finance Guide, Gilmore & Bell, P.C. (April 2012) — voter approval requirements and election-date matrix for GO bonds. gilmorebell.com
- Third class city definition: revisor.mo.gov
- Example local summary of GO authority and limits: cityofls.net

FGMA ARCHITECTS

July 15, 2026

Wayne Dunker
Director of Parks, Recreation, & Arts
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: City of Chesterfield
New Pool Recommendation Letter
FGMA Project No. 25-4329.01

Dear Mr. Dunker:

Over the past twelve months, the planning and design team hired by the City of Chesterfield and led by FGMA, has embarked on a series of activities to determine if a new pool should be designed and built in the location of the existing pool in Chesterfield's Central Park. Based on feedback received in numerous ways, including, but not limited to, stakeholder meetings, online survey, tour of regional pools, market analysis, facility program review, design options, project cost estimates, open houses, and a statistically valid phone/text-to-web survey, the design team recommends moving forward with a new pool in the location of the existing pool.

Following are the next steps to make a new pool a reality for the City of Chesterfield.

- Meet with City Council to review the following items:
 - Review selected Site Option of May 12, 2026, Committee of Council Meeting.
 - Review Detailed Construction Cost Estimate for selected Site Option.
 - Review Project Cost Estimate for selected Site Option.
 - Review Project Proforma for selected Site Option.
 - Review results of Statistically Valid Phone/Text-to-Web Survey.
 - Review Ballot Language for November 3, 2026, vote by the residents of Chesterfield.
- Submit Ballot Initiative by Tuesday, August 25, 2026.
- Public Vote on Tuesday, November 3, 2026, on whether the City of Chesterfield should purchase General Obligation Bonds to pay for the design and construction of a new pool. This will require a 4/7 (57.14%) majority of residents voting in favor of the City of Chesterfield purchasing General Obligation Bonds for the project to move forward. It is the planning and design team's further recommendation that the City of Chesterfield contribute some money to the project so that 100% of the costs of the new pool are not paid by General Obligation Bonds. What amount the City of Chesterfield should contribute is still to be determined.

Below are the pluses and minuses of having a vote in November 2026 versus April 2027.

November 2026 Pluses

- High Turnout
 - The midterm elections usually have high voter turnout – second only to the presidential election. Since hyper-conservative voters tend to turn out in large percentages, they can have a disproportionately higher impact the lower the overall turnout. An easy way to think of this – 5 or 10 percent of 20 percent can have a huge impact on results, while 5 or 10 percent of 60 percent will have less of an impact on results.
- Support is there
 - While the needed super majority means that results will likely be close, more than 6 in 10 voters in Chesterfield indicated there was a need for a pool and they would support construction of a new pool.
- Active support is likely
 - The online survey indicates there is a substantial number of residents who strongly favor the proposal and will likely work for its passage.
- The timing is right
 - The conceptual design schedule was based on a November election. A postponement or delay could negatively impact the enthusiasm of those most in support of the proposal.

November 2026 Minuses

- Lots of things on the ballot
 - November will be a busy election. In addition to Missouri state auditor and other state offices like state senator and state representative, there will be an election for county executive, county prosecutor, county assessor, county council, a statewide amendment regarding abortion, possibly a county use tax (if the proposal fails in August), a countywide proposal (property tax increase) to fund a senior services program, and a Parkway School District proposal. Plus, there is confusion over the senior tax freeze.
- High campaign committee costs
 - While this is not a city issue per se, the vote "yes" committee must raise more money (when compared to April, for example), for an effective effort. High turnout means more communications to more voters are needed. And more communication takes more campaign funds.
- Time
 - The November election is right around the corner, which doesn't allow much time to bring a vote-yes group together.

April 2027 Pluses

- More Time
 - By far, the biggest plus for April is more time – time that can be used to increase public understanding of the proposal, time for a “yes” committee to come together and build its capacity, and time to refine the actual proposal.
- Lower costs of campaign
 - While this is not a City issue per se, the “yes” committee will need less money. Lower turnout means a lower number of people with whom the committee must communicate.
- Impact on turnout
 - Also, not a City issue, but for the “yes” committee, there are strategies it can employ to increase turnout among those who most support the proposal.

April 2027 Minuses

- Lower turnout
 - Lower turnout can mean greater impact of hyperactive conservative voters, thus distorting the level of support for the proposal.
- Council election
 - There will be elections for city council and that can complicate the referendum effort. This can play both ways. While it might not be good for the proposal to become a political football during a council race, actual support for the proposal might make it difficult for the council candidates to oppose the proposal.
- Uncertainty
 - There are a lot of proposals on the November ballot. We don’t know what will be on the April ballot.
- Construction cost escalation
 - If the vote is pushed to April 2027, another six months will have passed, which based on the escalation in the project cost estimate, would add approximately \$427,090 to the construction cost of the new pool.
- Maintenance costs of keeping existing pool open another summer continue to rise.
 - The pool facility is not open there are fixed costs such as utilities cost and repairs.
- Delay in opening new pool
 - Construction of the new pool would not begin until spring of 2028, so the new pool would not open until summer 2029.

After weighing all the pluses and minuses above, the planning and design team recommends putting the proposal on the November 2026 ballot.

If the residents of Chesterfield reach a 4/7 majority on November 3, 2026, following are the next steps:

- In December 2026, the City of Chesterfield sign a contract with the planning and design team to finish the design of the new pool.
- In December 2026, the planning and design team will begin preparing drawings and specifications that will be issued so that a general contractor or construction manager can build the new pool.
- The existing pool demolition would begin in Summer 2027.
- The new pool would open in Summer 2028.

If you have any questions or comments, please don't hesitate to call me.

Sincerely,



David W. Kehm, AIA
Vice President, Principal

Chesterfield Multi-Modal Survey Results

June 30, 2026



DISCOVERY WORKS

COLLABORATIVE      



BACKGROUND AND METHODOLOGY

	TELEPHONE
Timeline	June 11 - 12, 2026
Participants	306
Methodology	Phone Text-to-Web $\pm 5.6\%$ Margin of Error





Goals of the survey

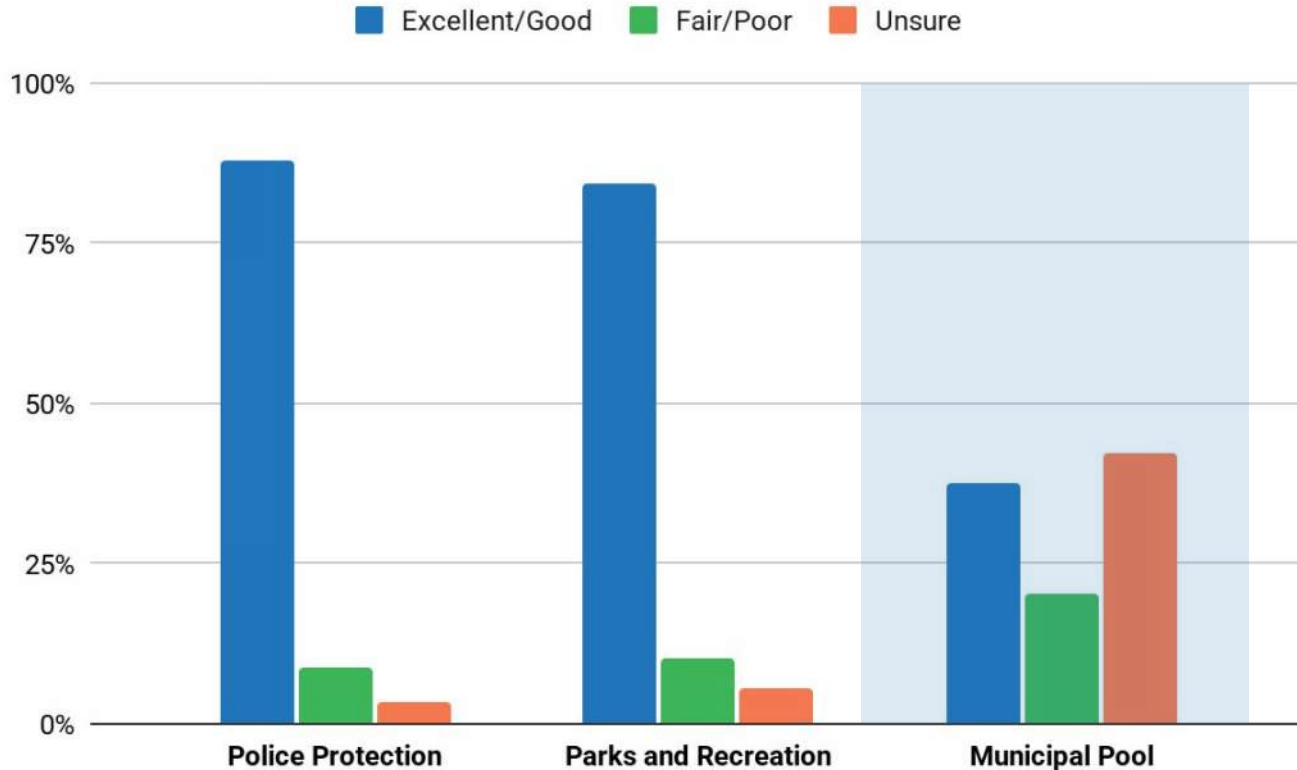
- Measure community awareness and satisfaction with the current Municipal Pool
- Assess initial and informed support for a \$34.5 million bond proposal to replace the Family Aquatic Center
- Provide data-driven guidance on messaging and outreach strategy



PHONE vs. ONLINE

- What's the difference?
 - **Multi-Modal** is a decision-making tool.
 - Statistically valid representation (random sample) of the Chesterfield community with a margin of error of $\pm 5.6\%$.
 - **Online survey** is representative of those who completed the survey.
 - Opportunity for those who were not called to take the survey.
 - A phone survey is about the **science** of assessing public opinion; an online survey is about letting people **participate**.

Grading Chesterfield Services



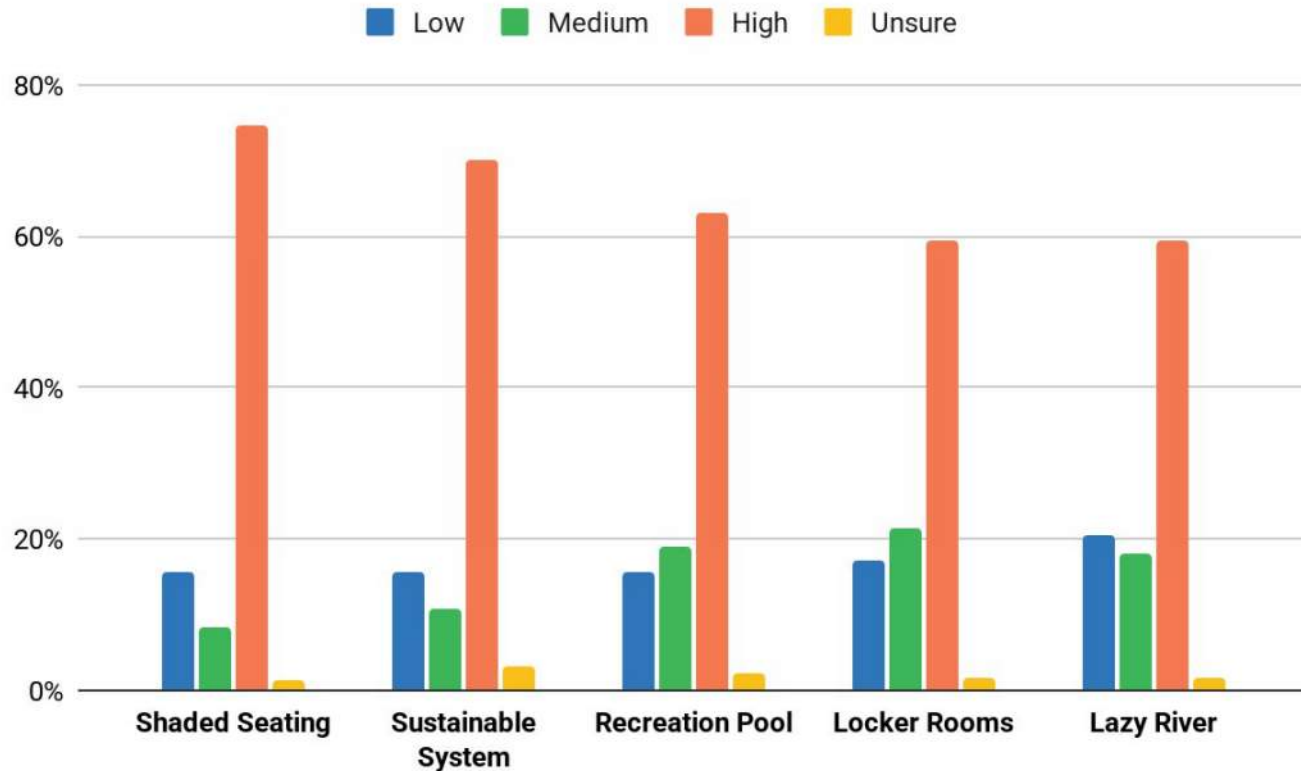
STATEMENTS ABOUT LOCAL COMMUNITY

	Strongly/ somewhat AGREE	Strongly/ somewhat DISAGREE	Other, don't know
We take pride in knowing that Chesterfield is a great place to live.	94.8%	4.0%	1.2%
The quality of services provided by Chesterfield provides a strong foundation for property values in our area.	89.3%	9.1%	1.6%
People in my area expect the quality of their municipal services to be better than those in surrounding communities.	87.5%	6.6%	5.9%

STATEMENTS ABOUT LOCAL COMMUNITY

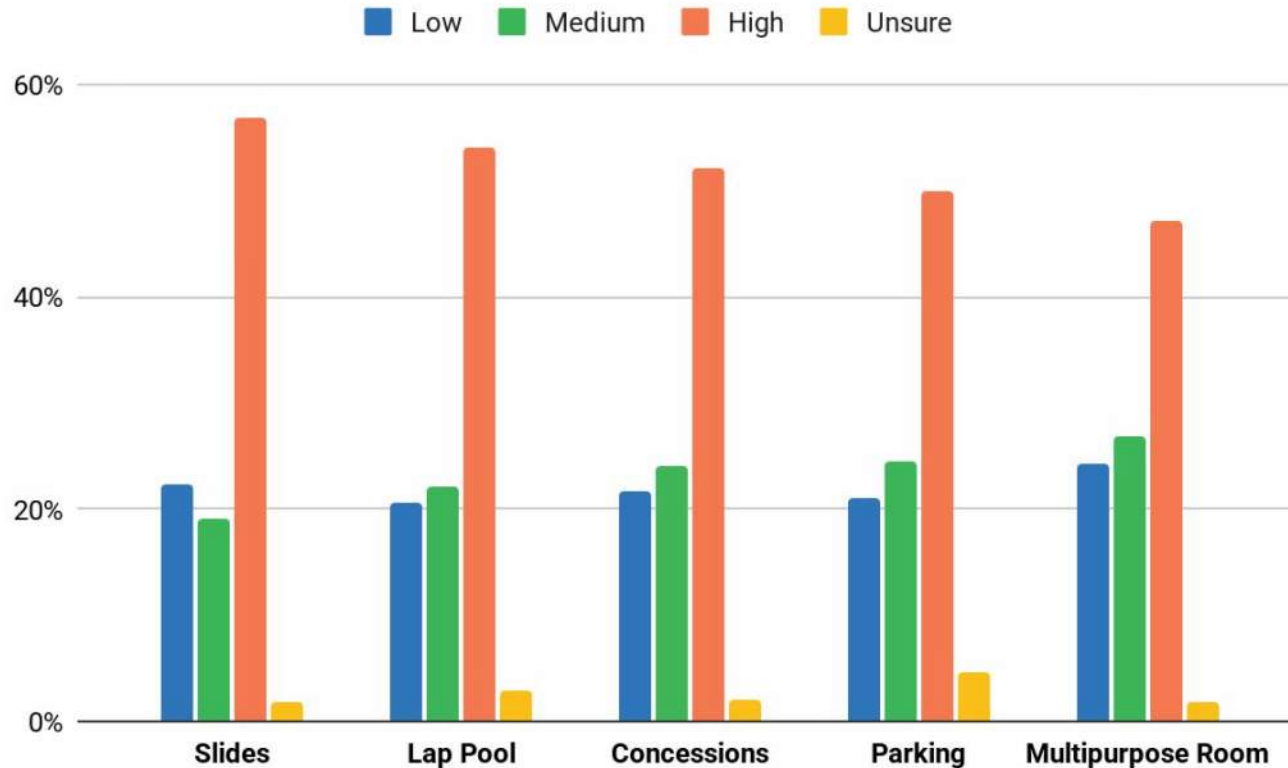
	Strongly/ somewhat AGREE	Strongly/ somewhat DISAGREE	Other, don't know
A new pool is important for our kids and their families.	68.1%	27.7%	4.3%
I trust Chesterfield officials to make the right decisions about the future of our City.	65.6%	26.9%	7.5%
People like me can't afford higher property taxes, no matter how good the cause.	48.2%	45.1%	6.8%

Ranked Feature Priorities



Low Rated 0-3
Medium Rated 4-6
High Rated 7-10

Ranked Feature Priorities



Low Rated 0-3
Medium Rated 4-6
High Rated 7-10

Highest Priorities

	HIGH priority (7-10)	MEDIUM priority (4-6)	LOW priority (0-3)	Unsure
Shaded Seating: Plenty of shaded seating and viewing areas for parents, grandparents, and caregivers to watch their kids.	74.60%	8.50%	15.60%	1.30%
Sustainable System: Energy-efficient and sustainable pool maintenance systems.	70.20%	10.80%	15.80%	3.20%
Recreation Pool: A large recreation pool with multiple features for kids.	63.10%	19.10%	15.60%	2.30%
Locker Rooms: Adequate and up-to-date changing areas and locker rooms.	59.50%	21.50%	17.20%	1.60%

Medium Priorities

	HIGH priority (7-10)	MEDIUM priority (4-6)	LOW priority (0-3)	Unsure
Lazy River: A lazy river for recreation and exercise for aging adults.	59.30%	18.20%	20.60%	1.80%
Slides: Slides with a splash pad to attract kids of all ages.	56.80%	19.00%	22.30%	1.80%
Lap Pool: An eight-lane lap pool and diving area for exercise, swim lessons and use by swim and dive teams.	54.10%	22.10%	20.70%	3.00%

Lowest Priorities

	HIGH priority (7-10)	MEDIUM priority (4-6)	LOW priority (0-3)	Unsure
Concessions: Concessions for pool visitors.	52.20%	24.00%	21.60%	2.10%
Parking: Expanded parking for pool and park users.	49.90%	24.40%	21.00%	4.70%
Multipurpose Room: A multipurpose room for senior programs, summer camp, rentals for birthday parties, and other community get-togethers for all ages.	47.10%	26.80%	24.30%	1.80%

Statements About A New Pool Proposal

	Very convincing	VERY/ MODERATELY convincing	NOT VERY/ NOT AT ALL convincing	Unsure
Safe for Families: A high-quality pool would provide Chesterfield families with a safe and enjoyable place to gather, play and stay active.	39.10%	71.50%	24.60%	3.90%
Reduce Consumption: The new pool will be more efficient to operate and reduce overall energy consumption.	29.10%	67.90%	25.60%	6.50%
Important for City: Virtually all major cities in the St. Louis metro area have pools for their kids and families. It is important that Chesterfield also provides one.	35.50%	65.80%	30.70%	3.40%

Statements About A New Pool Proposal

	Very convincing	VERY/ MODERATELY convincing	NOT VERY/ NOT AT ALL convincing	Unsure
Current To Expensive: Our current pool is too old and expensive to keep operating and will close after this summer. Without this proposal, Chesterfield will no longer have a community aquatic center.	42.00%	65.70%	27.70%	6.60%
Current Pool Aging: Compared with nearby communities like Ballwin and Webster Groves that have invested in updated pools, Chesterfield's current pool is aging, inefficient and increasingly costly to maintain. It's time for a new pool.	35.70%	65.60%	29.00%	5.40%
Property Values: An up-to-date pool is great for property values. It's a small price to pay to make sure our homes continue to increase in value.	24.90%	60.00%	35.70%	4.20%

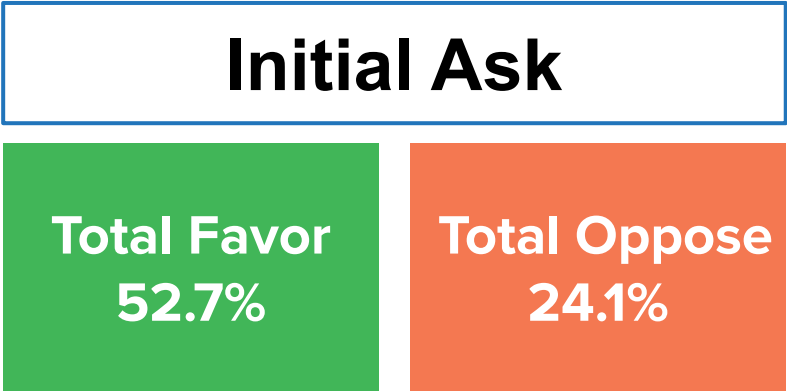
Statements About A New Pool Proposal

	Very convincing	VERY/ MODERATELY convincing	NOT VERY/ NOT AT ALL convincing	Unsure
Just \$1.40 Per Week: The cost to an average homeowner is about \$1.40 per week. That's not much to pay to ensure that our kids and families have a great place to go in the summer.	26.60%	58.90%	36.30%	4.80%
Senior Tax Freeze: With the senior tax freeze, financing this pool doesn't harm seniors who live on fixed incomes.	27.90%	57.50%	36.10%	6.30%
Anti-Not Right Time: With all the uncertainty at the state and national level, now is just not a good time for this proposal.	19.50%	40.30%	50.60%	9.10%



While no decision has been made, Chesterfield is considering a \$34.5 million bond proposal to fund the construction of a new pool to replace the old facility at its location in Central Park.

Would you favor or oppose this proposal?



This bond proposal would cost the owner of a \$472,500 house - about the median for Chesterfield - \$71.82 per year, or just under \$6 per month, in higher property taxes.

Knowing this, would you favor or oppose this proposal?

Initial Ask

**Total Favor
46.8%**

**Total Oppose
38.8%**

5.9% Decrease

Now that you've answered a lot of questions, we'd like to again ask you about a possible \$34.5 million bond proposal by Chesterfield to finance the construction of a new pool. This proposal would cost the typical homeowner about \$1.40 per week.

Knowing this, would you favor or oppose this proposal?

Initial Ask

Total Favor
46.8%

Total Oppose
38.8%

Reconsideration

Total Favor
59.7%

Total Oppose
28.2%

7.0% Increase

Questions?



DISCOVERY WORKS
COLLABORATIVE 

COMPREHENSIVE REPORT

PREPARED FOR: CITY OF CHESTERFIELD, MISSOURI

REPORT DELIVERY DATE: JULY 15, 2026



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EXECUTIVE SUMMARY

Based on the market analysis conducted during this scope of work and the Planning and Design Team's industry experience, the Planning and Design Team developed a preliminary site plan for an outdoor aquatics facility and a five-year financial forecast (pro forma) for the model. The Planning and Design Team worked with the Client to determine the model outlined within this report to be the strongest option for the City of Chesterfield. The Planning and Design Team has included a preliminary site plan of the recommended aquatics facility below, in addition to the recommendation for an indoor support building to service the facility. The Planning and Design Team worked with the Client to identify additional added value elements of the project including a maintenance facility, community gathering room, and parking. Additional details on the facility sizes, construction costs, and



EXECUTIVE SUMMARY

SUMMARY OF FINANCIAL PERFORMANCE

The Planning and Design Team's determination of feasibility for the outdoor aquatics facility in Chesterfield depends on the financial forecast of the business and the ability for it to achieve results that support the long-term financial goals of the Client. The Planning and Design Team constructed a detailed pro forma/financial analysis model for the outdoor aquatics facility that projects the financial viability for the first five years of operations. In creating the financial forecast, The Planning and Design Team intentionally projects numbers that are dependent on timely marketing, attention to detail, ongoing financial analysis, a focus on customer service, and intelligent management practices.

The following table combines and summarizes the forecasted revenues, cost of goods sold, and operating expenses through the first five years of operations. The financial performance details have been provided in the full financial forecast documents. Planning and Design Team has projected the items within the financial forecasts according to standard processes backed by more than a decade of industry experience including the production of hundreds of institutional-grade pro forma documents, the development of numerous youth and amateur sports facilities, and the real-world management experience gained from the day-to-day operations of more than 130 youth and amateur sports facilities around the United States, in the Midwest, and in Missouri.

FINANCIAL PERFORMANCE

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Total Revenue	\$539,003	\$613,994	\$675,541	\$700,717	\$750,109
Total Cost of Goods Sold	\$135,966	\$154,558	\$168,792	\$175,401	\$186,508
Gross Margin	\$403,037	\$459,436	\$506,750	\$525,316	\$563,601
Total Operating Expenses	\$703,658	\$722,259	\$747,052	\$771,452	\$797,410
Cost Recovery	(\$300,621)	(\$262,823)	(\$240,302)	(\$246,136)	(\$233,810)
% of Revenue	-56%	-43%	-36%	-35%	-31%

As demonstrated in the previous table, the operations at the outdoor aquatics facility are expected to require an operational subsidy of approximately \$301,000 in year one due to a negative Cost Recovery continuing to require a subsidy of approximately \$234,000 in year five and beyond at maturity. All operational costs are wholly funded through the Parks Fund, the half cent sales tax. While any community aquatic facility typically operates at a deficit, the Chesterfield pool operation is fully funded by the Parks Fund and has no impact on the General Fund.

The Planning and Design Team has reflected data and information provided by the Client within the pro forma associated to revenue potential, cost of employment, staffing structure, and more.

EXECUTIVE SUMMARY

SUMMARY OF FINANCIAL PERFORMANCE

As shown in the chart below, the Planning and Design Team compared the cost recovery for the recommended Preliminary Site Plan 2 outlined in this report, to the existing Chesterfield Family Aquatic Center historical financial performance. The historical financial performance shown below is based on data and information provided by the Client.

Financial Performance	Preliminary Site Plan 2	Historical
TOTAL REVENUE - YEAR 5	\$750,109	\$335,740
TOTAL GROSS MARGIN - YEAR 5	\$563,601	\$335,740
TOTAL OPERATING EXPENSES - YEAR 5	\$797,410	\$851,629
COST RECOVERY - YEAR 5	(\$233,810)	(\$515,889)

The chart below shows the detailed revenues, costs of goods sold, gross margin, and cost recovery for the recommended Preliminary Site Plan 2, summarized above. The detailed pro forma documents provided to the Client outline detailed explanations on how the revenues and expenses were achieved for each corresponding business unit and program within the pro forma.

Revenue	Year 1	Year 2	Year 3	Year 4	Year 5
Meetings and Non-Sport Events	\$30,800	\$31,241	\$34,865	\$35,379	\$37,705
Rental Swim Meets	\$5,000	\$5,000	\$5,500	\$8,250	\$8,663
Aquatics Programming	\$79,700	\$131,670	\$152,079	\$159,683	\$176,051
Aquatics Park	\$309,077	\$324,531	\$350,980	\$356,245	\$377,798
Birthday Parties	\$16,000	\$19,200	\$22,176	\$23,285	\$25,671
Food & Beverage	\$85,744	\$89,514	\$92,020	\$94,719	\$96,006
Retail	\$2,682	\$2,838	\$2,921	\$3,156	\$3,215
Sponsorship/Advertisement Revenue	\$10,000	\$10,000	\$15,000	\$20,000	\$25,000
Total Revenue	\$539,003	\$613,994	\$675,541	\$700,717	\$750,109
Cost of Goods Sold	Year 1	Year 2	Year 3	Year 4	Year 5
Meetings and Non-Sport Events	\$12,320	\$12,496	\$13,946	\$14,152	\$15,082
Rental Swim Meets	\$500	\$500	\$550	\$825	\$866
Aquatics Programming	\$28,390	\$42,006	\$48,049	\$50,384	\$55,265
Aquatics Park	\$40,180	\$42,189	\$45,627	\$46,312	\$49,114
Birthday Parties	\$3,040	\$3,648	\$4,213	\$4,424	\$4,878
Food & Beverage	\$47,159	\$49,233	\$50,611	\$52,095	\$52,803
Retail	\$1,877	\$1,987	\$2,045	\$2,209	\$2,250
Sponsorship/Advertisement Expense	\$2,500	\$2,500	\$3,750	\$5,000	\$6,250
Total Cost of Goods Sold	\$135,966	\$154,558	\$168,792	\$175,401	\$186,508
Gross Margin	\$403,037	\$459,436	\$506,750	\$525,316	\$563,601
% of Revenue	75%	75%	75%	75%	75%
Facility Expenses	\$188,316	\$189,058	\$191,967	\$195,123	\$198,127
Operating Expense	\$47,030	\$46,122	\$48,254	\$49,330	\$51,122
Management Payroll	\$395,210	\$411,018	\$427,459	\$444,558	\$462,340
Payroll Taxes/Benefits/Bonus	\$73,101	\$76,060	\$79,372	\$82,441	\$85,822
Total Operating Expenses	\$703,658	\$722,259	\$747,052	\$771,452	\$797,410
COST RECOVERY	(\$300,621)	(\$262,823)	(\$240,302)	(\$246,136)	(\$233,810)
% of Revenue	-55.8%	-42.8%	-35.6%	-35.1%	-31.2%

RECOMMENDATIONS FOR NEXT STEPS

Based on the work completed to date, the Planning and Design Team believes that an opportunity exists to develop a premier outdoor aquatics facility in Chesterfield with the capability of serving the local community. The Planning and Design Team has detailed the recommendations for a new facility that has the highest likelihood to achieve the Client's goals and have been right sized to meet the local demand.

NEXT STEPS

- Explore and define the potential for funding mechanisms that could create a viable investment into the construction and operation of the recommended facilities being considered.
- Determine if the community will support the recommendations for development.





INTRODUCTION

In July of 2025, the City of Chesterfield, Missouri (henceforth, the “Client”) engaged the Planning and Design Team to complete a full market analysis, public engagement, community survey, five-year financial forecast, preliminary design options, cost estimates, and financing analysis to explore the potential development of a new outdoor aquatic facility in Chesterfield. The Planning and Design team consisted of: FGMA, Counsilman-Hunsaker, Discovery Works Collaborative, The Sports Facilities Companies, Stock & Associates, Planning Design Studio, SSC Engineering, and Middleton Construction Consulting.

In order to understand the Client’s desired outcomes, the Planning and Design Team facilitated an exercise to define success for the project. Based on that exercise, Planning and Design Team created those desired outcomes as the “definitions of success.” As such, Planning and Design Team considers meeting the following criteria critical to determining the success of the project:

- Redevelop the existing Chesterfield Family Aquatic Center to create a first-class outdoor aquatic recreation facility
- Accommodate the needs of existing user groups to provide a variety of programs and offerings including river walkers, swim meetings, birthday parties, special events, and more
- Provide Chesterfield residents and surrounding communities of all ages opportunities to participate in aquatic offerings that will improve health, water safety, and social interaction
- Establish key elements for the project including parking, an additional maintenance building, and an indoor community gathering room

By combining aquatic facility improvements with enhanced parks maintenance operations, additional parking, and a year-round community programming space, the project represents a comprehensive investment in Central Park and the quality-of-life amenities residents have consistently identified as important to Chesterfield’s future. This is not simply an investment in a pool; it is an investment in recreation, a community gathering space, park maintenance infrastructure, and pool amenities that will serve residents for generations to come.

INTRODUCTION

ALTERNATIVE OPTIONS

As part the process, the Planning and Design Team developed four preliminary site plan options, shown below.



The Preliminary Site Plans shown above were presented to the Client for feedback, in addition to the community during public engagement sessions. The Planning and Design Team worked with the Client to refine the preliminary site plans into the final recommended site plan outlined in this report.

INTRODUCTION

SCOPE OF WORK

THE FULL SCOPE OUTLINED IN THE AGREEMENT CONSISTS OF THE FOLLOWING STEPS:

■ TASK 1: PROJECT INITIATION

■ Project Kick-Off Call

- In this step, the Planning and Design Team facilitated an initial project kick-off call to cover six topics such as project history, existing data, potential partners, etc. with the Client.
- Additionally, the Planning and Design Team discussed:
 - ALTA/NSPS Land Title with Topography
 - Current Regulatory Requirements of the City of Chesterfield, MSD, & St. Louis County Transportation

■ Existing Data Request and Review

- The Planning and Design Team requested and reviewed any existing data, documentation, and/or resources related to the study.

■ Market Analysis

- The Planning and Design Team conducted market research encompassing target market identification, current and future facing demographics and socioeconomics, market trends, aquatics based activity participation rates and trends, existing aquatics inventory in the local & sub-regional market, and outside service providers.

■ Development of a Custom Project Community Engagement Website

- In advance of direct community engagement initiatives and to maximize participation from stakeholders, partners, and residents alike, the Planning and Design team developed a customized, multi-functional project website that was updated throughout the development of the Study.
- The website included the following elements:
 - Project Overview
 - Project Timeline with Progress Tracking
 - Dates, Times, & Locations for Public Meetings
 - Community Survey
 - Quick Polls
 - Documents Library
 - Interactive Prioritization Tools for Physical Assets & Program/Service Offerings
 - Open-ended Feedback

■ Site Visit with Development Planning Session (DPS), Facility Tours, and Market Tour

- The Planning and Design Team facilitated a “deep dive” planning and strategy session with the Client that focused on defining success and refining the Client’s vision, value propositions, financial resources, core competencies, products and services, strategic alliances, and financial success metrics.
- While onsite, the Planning and Design Team toured the community, existing service providers, and key existing public and partner facilities and evaluated accessibility, visibility, and competitive dynamics from a resident’s perspective.

INTRODUCTION

SCOPE OF WORK (CONTINUED)

THE FULL SCOPE OUTLINED IN THE AGREEMENT CONSISTS OF THE FOLLOWING STEPS:

■ TASK 2: STAKEHOLDER TEAM MEETINGS - ROUND 1

- The Planning and Design Team conducted separate meetings with key stakeholders from the City including elected officials, key staff, members of the Parks, Recreation, and Arts Citizen's Committee, the swim/dive team, River Walkers and other special user groups to ensure alignment and develop a general understanding of expectations and limitations. Key topics included:
 - Vision for a new or improved Family Aquatic Center
 - Perception of Community Needs
 - Perception of the existing Family Aquatic Center
 - Successes and Challenges with Aquatics Services
 - Topics and Messaging for Public Engagement Meetings
 - Key Elements of the Community Engagement Website
 - Potential Sourcing of Funding
- Additionally, the Planning and Design team developed a matrix of programming priorities and facility features to determine ideal and preferred aquatic amenities.
- A second stakeholder team meeting was held to implement the engagement program, resolve items from the prior meeting, and begin the four conceptual options.

■ TASK 3: DEVELOPMENT OF OPTIONS

■ Analysis of Community Survey & Prioritization Inputs

- Following the close of the open response period (4 weeks), the Planning and Design Team analyzed the results of the survey and prioritization inputs. Once complete, the Planning and Design Team summarized the results and facilitate a review call with the Client to share its findings/insights and confirm the direction of the resulting recommendations. Additionally, the Planning and Design Team reviewed the recommended categories and scoring system for the Asset Prioritization Matrix.

■ Asset Prioritization Matrix

- Based on insights, data, and analyses generated in the preceding steps, the Planning and Design Team developed a demand analysis to identify key physical assets that should be considered for the new improved Family Aquatic Center.
- To quantify the factors that influence prioritization, the Planning and Design Team developed an asset prioritization analysis that results in a weighted score of recommended assets. This proprietary analytical process will demonstrate which assets are most viable based on a blend of City/Public/Stakeholder/Facilitating Team input and initial data/analysis related to the cost of construction, revenue potential, operations and maintenance expenses, and long-range impact potential.
- The Planning and Design Team facilitated a working session to review draft results, make updates, and finalize the matrix.

INTRODUCTION

SCOPE OF WORK (CONTINUED)

THE FULL SCOPE OUTLINED IN THE AGREEMENT CONSISTS OF THE FOLLOWING STEPS:

- **Develop Four Conceptual Options**
 - The Planning and Design Team developed four conceptual options to illustrate ways to organize the spaces in a functional arrangement and to confirm that the facility footprint will contain the areas proposed in the design program, including buildings and landscaping.
 - The conceptual options will also determine total user capacity for recreational swimming, competitive, swimming and aquatics programs, such as swimming lessons and water fitness classes, and anticipated size of required support spaces.
 - The four conceptual options included civil engineering, structural engineering, and MEPFP engineering analysis.
 - The Planning and Design Team then created renderings of the site plans and 3D images, developed construction cost estimates for each option, and provided an operational cost analysis for each option.
- **TASK 4: STAKEHOLDER TEAM MEETINGS – ROUND 2**
 - The Stakeholder Team reconvened to review the findings of the survey and prioritization inputs, the facility program options, the asset prioritization matrix, and the initial four Conceptual Options. The Stakeholder Team provided feedback to the Planning and Design Team in order to refine the four Conceptual Options.
 - In order to reach all possible citizens, the Planning and Design Team hosted two open house/town hall meetings.
- **TASK 5: REFINEMENT OF OPTIONS**
 - Based on the tasks completed above, the Planning and Design Team refined the renderings of site plans and 3D images, construction cost estimates, and operational cost analysis for the four conceptual options.
- **TASK 6: STAKEHOLDER TEAM MEETINGS – ROUND 3**
 - The Planning and Design Team reconvened to select two preferred options for submittal to City Council.
- **TASK 7: AQUATIC CENTER FINANCING**
 - **Public Engagement Campaign for Financing**
 - The Planning and Design Team is developing a community engagement plan that prioritized clear communication and trust-building. Key elements of the public engagement campaign included:
 - Community Engagement Plan: a comprehensive plan to inform and educate residents about potential financing strategies, their benefits, and how they align with long-term community goals.
 - Interactive Forums and Feedback Loops: public forums, focus groups, and digital surveys (also offered through the custom engagement website), ensuring community members, stakeholders, and interest groups have multiple avenues to provide meaningful input throughout the financing campaign development cycle.

INTRODUCTION

SCOPE OF WORK (CONTINUED)

THE FULL SCOPE OUTLINED IN THE AGREEMENT CONSISTS OF THE FOLLOWING STEPS:

- Accessible Information Materials: Available through direct delivery systems (i.e. print materials and email campaigns), indirect delivery systems (i.e. information posted on the City's website and social media pages), and hybrid delivery systems (i.e. available through the custom engagement website), the Planning and Design Team developed simple, concise, and informative documentation and infographics to ensure all members of the community have direct access to materials that explain financing processes in relatable and clear terms.
- **Development of Financing Strategies**
 - The Planning and Design Team partnered with the City to evaluate and build a diverse, resilient financial plan. Funding strategies include:
 - Blended Funding Models: the Planning and Design Team recommended a range of financing strategies, including partnerships, grants, sponsorships, and ballot initiatives. Emphasis was placed on creative funding mechanisms that reduce taxpayer burden while maximizing budget and impact.
- **Comprehensive Financial Feasibility Analysis**
 - Reflective of the preferred final program for the Aquatic Center, the Planning and Design Team completed more in-depth research/analysis to produce a 5-year cash flow forecast and a 20-year financial outlook for the Aquatic Center (pro forma). The pro forma documents are detailed, institutional-grade financial forecasts used to support decision-making and financing.
 - The pro forma provided the Client with detailed financial projections related to and based on:
 - The Ideal Business Model
 - Realistic and/or Recommended Debt Service
 - Designed Program Spaces and Space Requirements
 - Construction and Start-Up Costs based on recent, comparable Projects
 - Recommended Parking
 - Annual Attendance Projections
 - Recommended Fee Structure for Passes/Memberships, Programs, Rentals, etc.
 - Revenue by Product/Program
 - Direct/Variable Costs (Cost of Goods Sold)
 - Facility and Operating Expenses
 - Management and Staffing Model
 - Operational Cost Recovery/Subsidy Analysis
- **Community-Focused Financing Education**
 - The Planning and Design Team is providing accessible information materials developed to ensure:
 - Public-Friendly Documentation: digestible summaries for each financing pathway, clearly explaining tax implications, bond structures, and return on investment (pro forma).
 - Case Study Integration: demonstrate how similar communities have achieved their goals for facility development and ongoing operational funding.

INTRODUCTION

SCOPE OF WORK (CONTINUED)

THE FULL SCOPE OUTLINED IN THE AGREEMENT CONSISTS OF THE FOLLOWING STEPS:

TASK 8: FINAL REPORT AND PROPOSAL

- The Stakeholder Team is developing a final report, at the time this report was written, summarizing the process, the options considered, and the community's feedback. The team's leadership will present the report to City Council.
- Following the presentation to council, the Planning and Design Team will:
 - Created a Ballot Initiative
 - The Planning and Design Team will conduct a communications seminar outlining the difference between informational communication and vote-yes campaign activity
 - The Planning and Design Team will provide tools and guidance to help separate city-led information efforts from community-led campaign efforts
 - The City will coordinate with legal counsel to ensure all requirements for ballot language and timing are met
 - Should the City elect to do so, The Ballot Initiative will need to be submitted by Tuesday, August 25, 2026.

TASK 9: BALLOT PROPOSAL COMMUNICATIONS AND PUBLIC ENGAGEMENT

- The Planning and Design Team will support the City in developing and delivering communications to the public. All communication done in partnership with the City meets legal requirements, including, but not limited to, "paid for" language and remain strictly educational, to help residents understand what is being proposed and why. All communications shall be approved by the City Attorney prior to distribution.
 - Develop Messaging for the Informational Communications Effort
 - Create Informational Materials – Mailers, Advertisements, Website Copy, Social Media, & Text Messages
 - The City shall review and approve all informational materials before distribution
 - The City shall fund production of communication materials developed by the Planning and Design Team
- Selection of Facilitating Team (Public Engagement)
 - The Facilitating Team is a diverse group of 30 to 50 community members who will help ensure the engagement process is open, inclusive, and reflective of the community as a whole. This team plays an active role in shaping options for moving forward and determining how the City gathers input from residents.
 - Recommend Framework for the Team's Composition
 - The City to actively recruit nominations and applicants for the team using materials provided by the P&D Team
 - Create Nomination, Recruitment Materials, & Selection Guidelines
 - The City to review and approve the final team list
 - Support The City in Reviewing Suggested Names for the Team
 - The City to send invitations and manage RSVPs
 - Provide Email Invitations & Meeting Materials

INTRODUCTION

SCOPE OF WORK (CONTINUED)

THE FULL SCOPE OUTLINED IN THE AGREEMENT CONSISTS OF THE FOLLOWING STEPS:

- Facilitating Team Meeting #1
 - The Planning and Design Team to coordinate meeting logistics (including room set-up, audio visual support, and copies)
 - The City to ensure staff and appropriate City partners (financial advisors, etc.) are available to provide context or background information as needed
 - Orient attendees to the custom project website and demonstrate how to use the survey and prioritization tools. The goal will be to direct participants to utilize the website to provide feedback and to share the opportunity to participate via the website with others while still providing direct, personal interactions.
 - Create Name, Logo, & Develop Calendar for Future Team Meetings & Community Events
- Facilitating Team Meeting #2
 - Select a chair and co-chairs
 - Create three subcommittees – Communication, Outreach, and Direct (Resident) Contact

TASK 10: NEXT STEPS

- If the ballot measure is approved by the citizens of the City of Chesterfield, FGMA will submit a proposal to complete the documents for the new Family Aquatic Center. This proposal will cover the following phases:
 - Schematic Design
 - Design Development
 - Construction Documents
 - Bidding / Permitting
 - Construction Administration
- These documents will include drawings and specifications that can either be bid to general contractors or turned over to a construction manager who will then bid them to subcontractors.

PROCESS & WORK COMPLETED

OUTLINE OF PROCESS USED TO FORM RECOMMENDATIONS

In order to create the recommendations detailed in this report, the Planning and Design Team utilized a proven process to develop an in-depth understanding of goals, opportunities, and viable strategies for improving the market's access to quality aquatics facilities and enhance the local quality of life. While the process included dozens of steps and was not linear, the Planning and Design Team summarizes the work completed as a six-phase process that begins with developing a contextual understanding of desired outcomes and results in the recommendations to achieve those outcomes. The "Sports Facility Advisory (SFA) Funnel Model" depicted here demonstrates the process the Planning and Design Team utilized to develop and refine recommendations for the Client.



FACILITY PROGRAM & FINANCIAL PERFORMANCE EXPECTATIONS

OUTLINE OF WORK PERFORMED

IN ORDER TO COMPLETE ITS WORK, THE PLANNING AND DESIGN TEAM PERFORMED THE FOLLOWING STEPS:

- Reviewed existing data, including:
 - Historic Program Data
 - Historic Financials
 - Topographic Analysis
 - And more
- Conducted a market analysis, including:
 - Demographics and socioeconomic
 - Sports participation
- Researched existing local assets including:
 - Facility amenities
 - Facility quality
 - Event Seasonality
- Met with stakeholders to understand the needs, wants, and desires for outdoor aquatics facilities, in addition to the community engagement survey
- Engaged with the Parks, Recreation & Arts Department to best understand and gain perspective on current and future operations
- Developed an Asset Prioritization Matrix to evaluate which physical assets Chesterfield should prioritize based on a number of weighted factors
- Created four preliminary site plans and cost estimates for the development of new facilities
- Developed a full, five-year financial forecast for each option
- Identified preliminary funding sources and developed funding case studies for the Client to consider in determining the opportunities to invest in the assets

KEY DATA: DEMOGRAPHIC & SOCIOECONOMIC ANALYSIS

The Planning and Design Team conducted an in-depth demographic and socioeconomic analysis of the local, sub-regional, and regional market. The goal of this portion of the analysis is to determine the key characteristics of the most regular users of new facilities. The Planning and Design Team has included comprehensive local demographic reports in the Appendix of this document.

As previously mentioned, the Planning and Design Team has made recommendations that best meet the definitions of success set forth by the Client, that also match the market opportunity, research, and analysis. The Planning and Design Team researched the data below based on the location of the existing Chesterfield Family Aquatic Center.

The chart that follows displays some of the key demographic factors used in analyzing the utilization of facilities by the local population; these customers will be the most frequent users of a sports and recreation facility during non-tournament and event times. The Planning and Design Team also analyzed the regional population based on drive time from the Chesterfield market. While these statistics do not serve as strict predictors of a facility's opportunity to meet its objectives, Sports Facility Advisory has developed a proprietary analytical process which considers these factors and several others as an integral part of the financial forecast and other analyses required in The Planning and Design Team's study.

KEY LOCAL, SUB-REGIONAL, AND REGIONAL DEMOGRAPHIC FACTORS

Chesterfield, MO						
Category	10 Minutes	15 Minutes	30 Minutes	60 Minutes	90 Minutes	240 Minutes
Population	58,763	163,442	1,494,794	2,637,202	3,050,639	12,019,754
Growth Projections – Next 5 Years	+0.70%	+0.90%	+0.40%	+1.40%	+0.15%	+0.25%
Median Age (U.S. Median: 39.1)	46.6	44.5	40.2	40.4	40.7	40.1
Median HH Income (U.S. Median: \$83,730)	\$153,297	\$137,392	\$88,626	\$82,994	\$81,046	\$71,738
Median HH Income % Above/Below Adjusted Cost of Living (Index: 94)	+94.77%	+74.56%	+12.60%			
Spending Rec. Lessons (U.S Avg.: \$172) (State Avg.: \$123.66)	\$356.00	\$316.94	\$176.58	\$152.94	\$144.99	\$118.71

KEY DATA: DEMOGRAPHIC & SOCIOECONOMIC ANALYSIS

POPULATION SIZE:

The Planning and Design Team uses drive times from the preliminary location to analyze the population of the possible participants that an aquatics facility would seek to capture. The immediate area of Chesterfield, within the 30-minute drive-time window, is made up of approximately 1.5 million people, while the overall region (240 minutes) is made up of approximately 12 million people.

Planning and Design Team views the local market as a positive factor for local programming, since the assets are right-sized to meet local utilization needs.

POPULATION TREND:

The population is expected to increase in the immediate area, based on new residential property development and trends within the City of Chesterfield focused on commercial and residential growth.

Planning and Design Team views the increasing population trend as a positive factor for new facility development.

AGE:

The median age within all local drive time intervals is greater than the national median of approximately 39.1. Based on Planning and Design Team's experience, a below average median age typically suggests that a high percentage of children and young adults live in the market. These are key age segments for sports and recreation and the sustainability of new sports and recreation facilities.

The median age is a neutral factor for youth sport-focused local-programmed assets, depending on the mix of assets. However, an outdoor aquatics facility could serve as a multi-generational community asset.

MEDIAN HOUSEHOLD INCOME:

The median household income levels in all drive time intervals appear to sit above the national median, which is approximately \$83,730. The Planning and Design Team adjusted the median household income based on the cost of living in Chesterfield. Based on these adjustments, The Planning and Design Team calculated that the adjusted median household income falls between 12.6 percent and 94.7 percent above the median in Chesterfield.

**AS A RESULT, THE PLANNING & DESIGN TEAM VIEWS
MEDIAN HOUSEHOLD INCOME AS A POSITIVE FACTOR IN
DETERMINING THE LOCAL MARKET OPPORTUNITY.**

FEES FOR RECREATIONAL LESSONS:

The surrounding area has above average spending on recreational lessons when compared to the national average, which is approximately \$172, as well as the state average of \$123.66. Based on the Planning and Design Team's experience, above-average levels of household spending for recreational lessons typically aligns with the willingness to purchase recreation-based programs and services in the immediate area. Because fees for recreational lessons are above average, The Planning and Design Team views recreation spending as a positive factor for the local market opportunity. Within the 10-minute drive-time, fees for recreation lessons is \$356, indicating there is a significant amount of spend on sport and recreation in Chesterfield.

KEY DATA: SPORTS IN THE REGION

As part of the process of analyzing the opportunity for the development in Chesterfield, The Planning and Design Team determined the total number of core sports participants in the local, sub-regional, and regional markets.

The Planning and Design Team calculates sports participation using a blend of national and regional sports participation rates as reported by the National Sporting Goods Association (NSGA) and the Sports and Fitness Industry Association (SFIA). The projections consider only active, or core, sports participants who play their respective sport in an organized format a specific number of times per year. The qualifying participation threshold varies by sport and is intended to separate casual participants from core participants; core participants are more likely to pay to visit the facility because they play consistently enough to consider paying for and participating in an organized program on a regular basis.

The following table lists the “primary” sports and activities that could be accommodated within the facility types that most regularly drive a high volume and frequency of outdoor sport participants and events, as well as the number of potential participants that could be attracted from the local, sub-regional, and regional marketplaces. “Primary” sports are those identified as having regular competitive seasons or a large base of participants to draw from the market, including river walkers and aquatics fitness.

POTENTIAL CORE SPORTS PARTICIPANTS (SAMPLE)

Sport/Activity	Core Participation Rate	Local (30 min.) Participants	Sub-Regional (60 min.) Participants	Regional (240 min.) Participants
Swimming	8.33%	124,498	219,647	1,001,100
Swim/Dive Team	0.31%	4,694	8,282	37,746

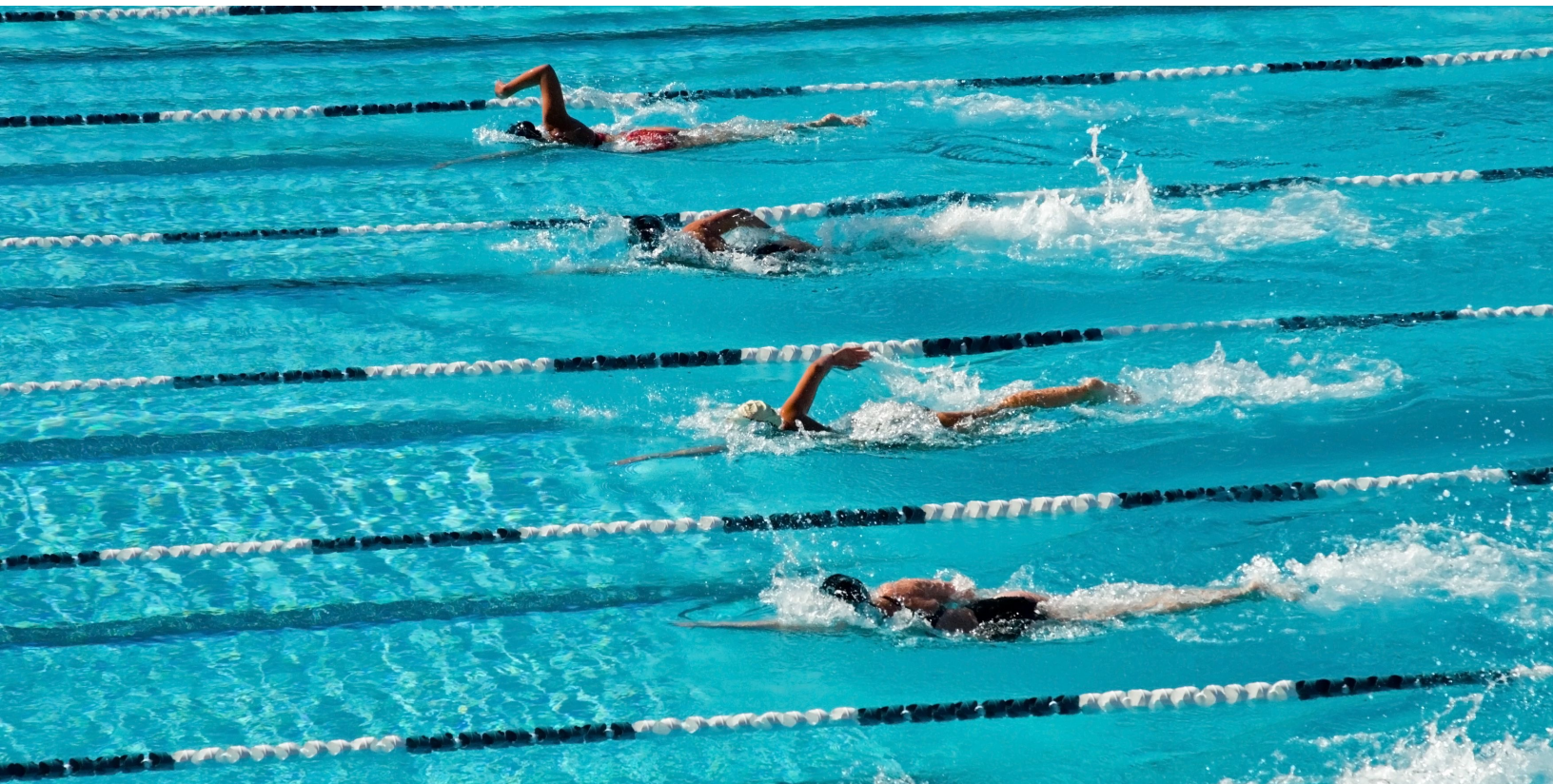
The Planning and Design Team calculates the potential participants by multiplying each primary sport’s core participation rate with each drive time population. The Planning and Design Team notes that this calculation does not factor in existing service providers, and it is likely that existing facilities in the local, sub-regional, and regional marketplaces will impact the likelihood that a new facility could capture more or less core participants from those areas. The Planning and Design Team initially explored the potential for outdoor aquatics facility sport participants.

KEY DATA: SPORTS IN THE REGION

As a preliminary step in determining the market opportunity for certain sports and recreation services, The Planning and Design Team groups core participation rates and potential participants in the region by asset type. As shown in the charts below, there is a sizable base of potential participants that new outdoor aquatics amenities could capture.

Aquatics Sport/Activity	Core Participation Rate	Local (30 min.) Participants	Sub-Regional (60 min.) Participants	Regional (240 min.) Participants
Swimming	8.33%	124,498	219,647	1,001,100
Swim/Dive Team	0.31%	4,694	8,282	37,746
Total	8.64%	129,192	227,929	1,038,846

Grouping aquatics sports together, new assets in Chesterfield could serve approximately 8.64 percent of the local population, totaling over 129,000 aquatics participants in the local market and over 1 million regional participants. The chart above does not reflect the number of visitors to the facility, as regional and subregional offerings will impact the ability to capture participants. However, the local market participants provide a strong base to capture from.



KEY DATA: EXISTING SERVICE PROVIDERS – LOCAL

As a preliminary step in determining the market opportunity for certain sports and recreation services, The Planning and Design Team reviewed the local and regional market for existing service providers. The Planning and Design Team analyzes specific asset types based on the Client's vision and direction for the facility. In addition, The Planning and Design Team conducts a standard review of the market to identify additional areas of focus for a new facility in the market. The Planning and Design Team preliminarily researched the following asset types in Chesterfield:

- OUTDOOR AQUATICS FACILITIES



KEY DATA: EXISTING SERVICE PROVIDERS – LOCAL

The tables that follow show a sampling of all facilities analyzed by The Planning and Design Team. The Planning and Design Team presented these facilities in order of proximity to the preliminary site location rather than their similarity to the current project. The Planning and Design Team included facilities from the aforementioned asset types within the body of the report due to their relevance to the recommended facility program, while also exploring potential assets for additional market opportunities and inclusion in the overall model. ***The Planning and Design Team has included an expanded list of facilities analyzed in the local market in the Appendix.***

Outdoor Multi-Purpose Field Facilities	Location	Drive Time (Minutes)
Chesterfield Family Aquatic Center	Chesterfield, MO	0
The J - Chesterfield Gym and Fitness Center	Chesterfield, MO	5
Life Time Fitness - Ellisville	Ellisville, MO	9
Forest Hills Country Club	Clarkson Valley, MO	9
Ellisville Edge at Bluebird Park	Ellisville, MO	13
North Pointe Aquatics Center	Ballwin, MO	13
The Lodge Des Peres	Des Peres, MO	14
Missouri Athletic Club	St. Louis, MO	15
Manchester Aquatic Center	Manchester, MO	15
Shaw Park Aquatic Center	Clayton, MO	18
Kirkwood Aquatic Center	Kirkwood, MO	19
Wapelhorst Aquatic Facility	St Charles, MO	19
Mid-County Family YMCA	Brentwood, MO	19
Sunset Hill Aquatic Facility	St. Louis, MO	20
St. Louis JCC/Staenberg Family Complex	St. Louis, MO	20
The Heights:Richmond Heights Community Center	Richmond Heights, MO	20
Renaud Center	O'Fallon, MO	20
Maryland Heights Aquaport	Maryland Heights, MO	20
Maplewood Family Aquatics Center	Maplewood, MO	22
Webster Groves Swimming Pool	Webster Groves, MO	23
Shrewsbury Aquatic Center	Shrewsbury, MO	23
Crestwood Aquatic Center	St. Louis, MO	27
St. Peters Rec-Plex	St Peters, MO	29
The Cove at St Peters	St Peters, MO	30

KEY DATA: EXISTING SERVICE PROVIDERS

The Planning and Design Team conducted additional analyses during the pro forma development to determine each competing facility's effect on the ability of new assets to achieve operational success. The facilities researched represent potential competitors in the market that are currently hosting programs, swim and dive meets, or other events that may impact the operations at a new facility. The factors The Planning and Design Team used to perform this analysis include, but are not limited to:

EXISTING AQUATICS AND RECREATION INVENTORY:

The Planning and Design Team analyzed existing facility inventory in terms of the quantity of existing aquatics assets, the quality of those assets, and their proximity to critical supporting structures and businesses.

PROXIMITY TO THE FACILITY:

The Planning and Design Team determined the proximity of existing sports and recreation assets to the new facility, recognizing that closer assets will have a larger impact from a competitive standpoint than assets that are farther away.

PRICING:

The Planning and Design Team examined the market prices of user fees, rental rates, registration fees, etc. Unless otherwise directed, The Planning and Design Team sets prices in its financial forecast that are either in line with or slightly above current-year market rates.

SEASONALITY:

The Planning and Design Team utilized its experience in managing similar facilities to determine the optimized seasonality for hosting programs and events. In addition, The Planning and Design Team recommended asset types based on their ability to flexibly support year-round programming, especially in climate-challenged markets.

MARKETING REACH AND CAPTURE RATE:

The Planning and Design Team based the ability of a new facility to effectively market and capture sports and recreation participants, and events on market factors such as demographics and socioeconomics, competitive factors such as the quality of existing facilities in the region, and destination factors such as site accessibility and the reputation of the destination.

PROGRAM MIX AND SERVICE OFFERINGS:

The Planning and Design Team created a financial forecast that reflects a robust, detailed set of revenue streams for the facility based on the type, size, quantity, and quality of assets.



KEY DATA: EXISTING SERVICE PROVIDERS

KEY INSIGHTS:

- The Planning and Design Team observed a moderate volume of outdoor aquatics facilities in the local market. The majority of the facilities within the local market are outdoor seasonals pools ran by municipalities, similar to the existing Chesterfield Family Aquatic Center. The existing facilities features a wide range of assets and amenities, most of which include: lap lane pools, recreation pools with play features, and splash pads. The Planning and Design Team identified a moderate amount of the facilities are located adjacent to indoor community centers with recreation spaces and indoor aquatics facilities.

COMMUNITY ENGAGEMENT SURVEY SUMMARY

In addition to the complete market analysis, the Planning and Design Team conducted a community engagement survey via a custom online website hosted through Social Point. The Client's primary intent of the survey was to collect and evaluate responses from local Chesterfield residents and other recreation/facility users to quantify the likelihood of market segments using new facilities and the specific amenities they may support. The section that follows summarizes the Planning and Design Team's methodologies and provides an analysis of the survey responses. The survey responses were received through a web-based and social media-based link, which was distributed through various outlets.

The following survey results have been analyzed to provide summaries of the data specific to aquatics, recreation, community, and events facilities and programs within Chesterfield. The goals of the survey were to assess the items below:

- Demographics of survey respondents
- Current/potential utilization of outdoor aquatics facilities
- Facility amenity requirements and/or preferences
- If residents would vote to support tax-based funding for the development of a new facility

The Chesterfield Community Engagement Survey received 374 response contributions during the survey period of September 25th, 2025 – October 27th, 2025. Survey questions asked respondents a variety of questions, including those intended to provide qualitative and quantitative data, to give the Client insight into respondent demographics and feedback on a variety of topics. These topics included potential utilization of a new facility, facility amenity requirements and current or projected participation in programs and events at a new facility. The Planning and Design Team previously delivered a complete list of survey responses in a separate document.

Below is a summary of the survey responses and The Planning and Design team's key findings related to the survey results:

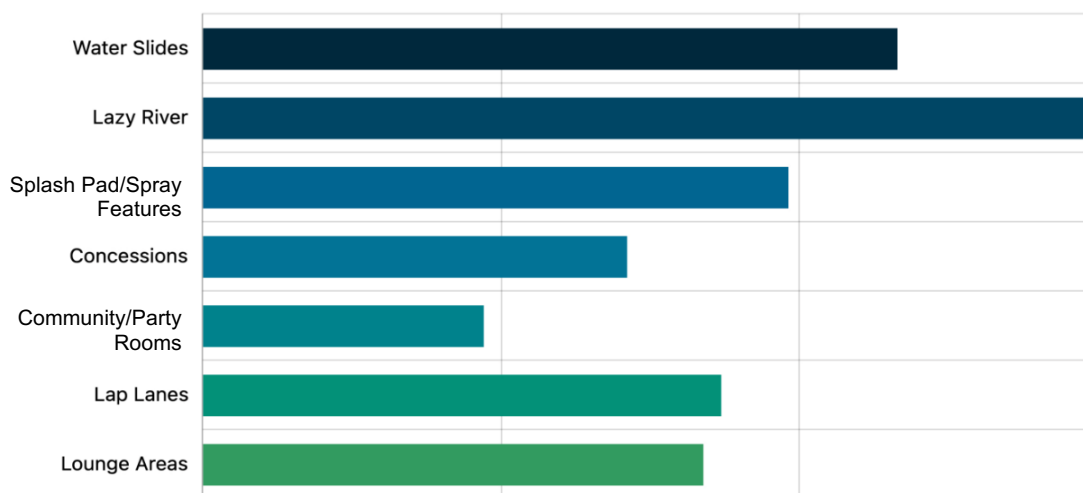
Question 1:

Question 1 asked respondent basic demographic information. The age group with the highest percentage of survey respondents was between 35-44 years old (34.44%), followed by 45-54 years old (19.56%), while the age groups of 55-64 years old made up 11.85% of the responses.

COMMUNITY ENGAGEMENT SURVEY SUMMARY

Question 2:

Question 2 asked respondents “Please rank how important the following assets are for a new outdoor aquatic center.” Lazy river, water slides, and splash pad/spray features received the highest rankings of importance amongst respondents.



Questions 3: Questions asked respondents “How frequently do you or someone in your household use/visit the current Chesterfield Family Aquatics Center?”

- 21.72% of respondents answered “A few times a week”
- 20.64% of respondents answered “A few times a month”

Question 4: Question 4 asked, “How frequently would you or someone in your household use/visit a new outdoor aquatic center?”

- 31.45% of respondents answered “A few times a week”
- 25.27% of respondents answered “A few times a month”

Question 5: Question 5 was an open-ended question asking “Please provide any additional feedback regarding the Chesterfield Family Aquatic Center”.

- A complete list of open-ended responses has been delivered separately.

The following questions were asked to gauge community support in regards to the overall project and potential tax-based funding initiatives.

- When asked “Would you vote in support of improved and expanded aquatic facilities?”, 80.91% of respondents responded “Yes”.
- When asked “Do you believe the city would benefit from a new outdoor aquatic center?”, 85.91% of respondents responded “Yes”.
- When asked “Would you support a tax-based funding plan for facility initiatives?”, 49.19% of respondents responded “Yes” and 33.87% responded “Unsure at this time”.

COMMUNITY ENGAGEMENT SURVEY SUMMARY

The survey concluded with an interactive tool that allowed respondents to use a point system to respond to the question, “what types of activities would you most like to see?” Each respondent was given 10 points to allocate between eight activity options. The following summarize the responses to the interactive tool:

- River walkers received the highest volume of maximum point allocations among all answer choices.
- Swim Lessons, Water Aerobics, and Special Events subsequent to River Walkers received the top priority for activities.

In addition to the community survey summarized above, the Planning and Design Team met with various stakeholders and user groups to better understand the needs, wants, desires, and utilization of the current facilities and potential development. The stakeholder groups met with as part of the process include but are not limited to:

- Older Adult Group
- Riverwalkers
- Swim & Dive Team
- PRACAC
- Parks Staff
- City Council
- Mayor

The initial stakeholder meetings occurred on September 25th and October 6th 2025.

PRELIMINARY SITE PLAN AND COST ESTIMATES

FACILITY OVERVIEW

Based on the data and insights detailed in this report, the Planning and Design Team provided four preliminary site plans for the development of a new outdoor aquatics center in Chesterfield. The Planning and Design Team presented the models to the Client to provide feedback. The Planning and Design Team worked with the Client refine the recommended concepts and move forward with the following preliminary site plan.

RECOMMENDED PRELIMINARY SITE PLAN



The recommended preliminary site plan, shown above, includes an 8-lane competition pool with a diving well, two aquatics slides, and a lazy river surrounding a recreation pool with play features and a splash pad. The recommendation also includes shade structures, seating, and a lawn area for supporting amenities. The Planning and Design Team has included the necessary support spaces required for the operations of the aquatic facility, such as concessions, locker rooms, restrooms, pool mechanical/storage, parking, maintenance facility for maintenance equipment and staff working areas, etc. Additionally, the Planning and Design Team worked with the Client to determine the need for the inclusion of indoor community gathering space and the benefits it could provide to the community.

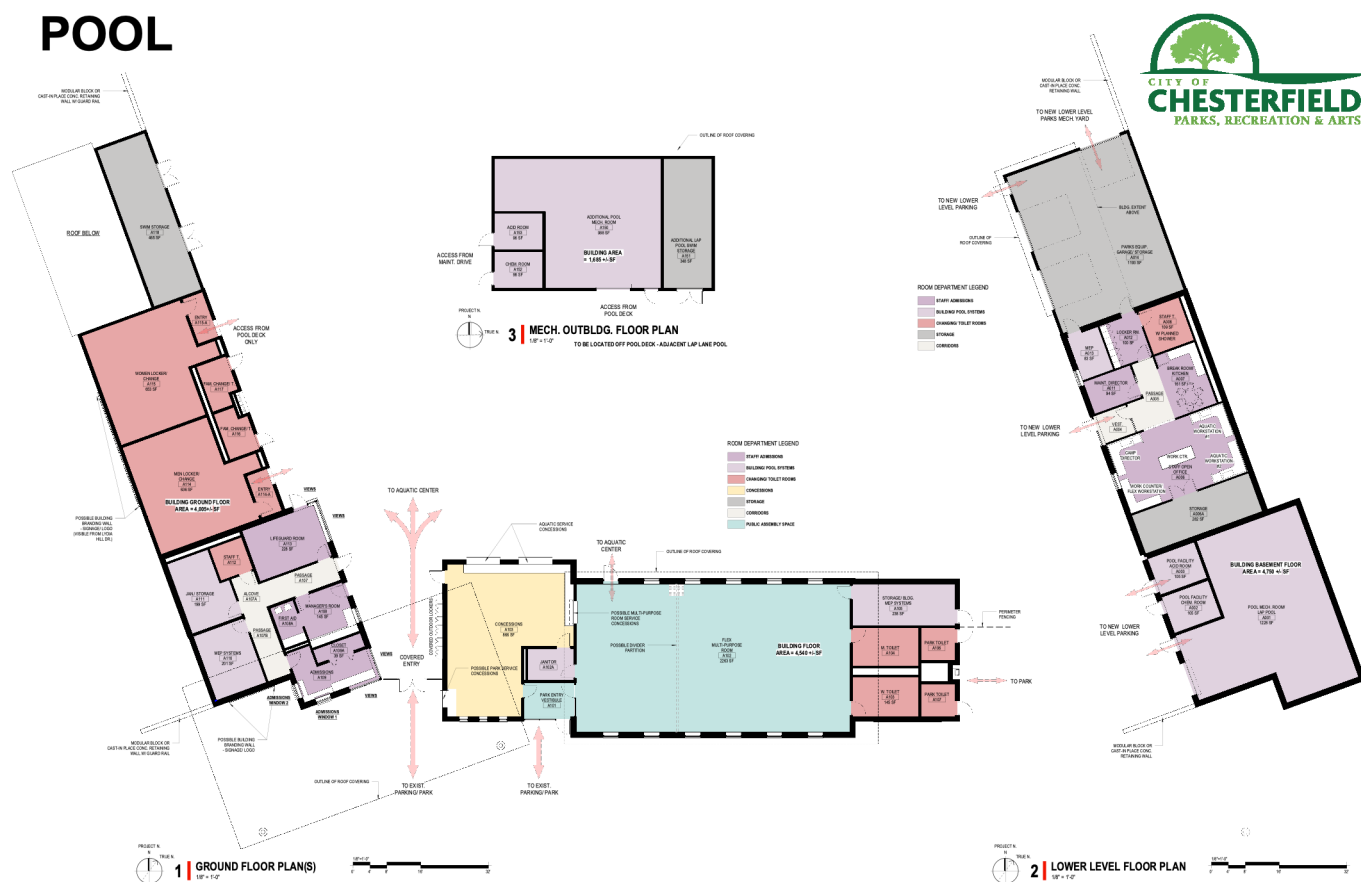
PRELIMINARY SITE PLAN AND COST ESTIMATES

The image below shows the building floor plans for the recommended indoor spaces needed to serve the operations of the aquatics facility and serve the community.

The building recommendations include a mechanical outdoor building, to be located near the pool deck, adjacent to the lap lane pool. The building will consist of mechanical spaces, chemical rooms, storage, etc. and is approximately 1,685-square feet.

The Planning and Design Team worked with the Client to identify the need for an indoor community gathering space with the ability to host birthday parties, community gatherings, events, and more all year long. The building also includes concessions, restrooms, etc. and is approximately 4,465-square feet.

On a separate floor from the community gathering space are administrative areas needed for the operations of the facility is approximately 4,005-square feet of locker rooms, family changing rooms, lifeguard rooms, and storage. Additional indoor spaces has been provided as a maintenance hub for maintenance equipment and staff working areas. Lastly, 4,750-square feet of indoor building space has been identified for managers offices and office space, staff break rooms, and additional pool storage, mechanical, equipment, and chemical supplies.



BUILDING FLOOR PLANS

PRELIMINARY SITE PLAN AND COST ESTIMATES

SUMMARY OF DEVELOPMENT COSTS

Based on the Planning and Design Team's experience in developing recreation facilities, the table below summarizes the cost estimates for the new outdoor aquatics facility.

PROJECT COST ESTIMATE	
CONSTRUCTION SUBTOTAL	\$22,478,396
ESCALATION	\$854,179
GENERAL CONDITIONS/BOND/INSURANCE	\$2,333,258
CONTRACTOR FEE	\$1,283,292
DESIGN CONTINGENCY	\$4,042,369
CONSTRUCTION TOTAL	\$30,991,493
SOFT COSTS	\$3,718,979
PROJECT TOTAL	\$34,710,472

The total project cost estimate for the facility equals approximately \$34.7 million. Full details on the construction cost estimates have been delivered to the Client separately.

BUSINESS MODEL OVERVIEW

As mentioned throughout this report, the key area of focus for an aquatics facility will be to serve the needs of the local community. The information below is based on the Client's vision, as well as the Planning and Design Team's recommendation for how to best serve the needs of the local community. The Planning and Design Team has detailed the local programming business model below based on the Client's goals.

PROGRAMMING MODEL

The programming model is designed to make any facility development a hub by serving as a community asset providing sports, physical health, recreation, and youth development programming, regardless of skill levels or abilities. By creating a fun, active space with high-quality programming and amenities, the spaces detailed in the preliminary site plan will be able to host a multitude of activities and serve a wide range of community pursuits.

Based on conversations with the Client, The Planning and Design Team's recommendations for the spaces and amenities detailed in the preliminary site plan, the facility has the potential to offer programming for any or all of the following activities from in-house and/or partner organizations: practices, camps, clinics, swim and dive meets, private individual and group lessons, and more.

With the included mix of assets, the envisioned facility caters to multi-generational guests. This blend of spaces and amenities ensures that the venue maximizes available time for local resident utilization. Outdoor recreation aquatics facilities more often cater to youth participants, but daytime and early afternoon time slots are often highly valued for adults of all ages. Appropriately preserving time for local use with rental agreements that balance existing relationships with the desire to maintain the new facility's financial sustainability will help a new venue attract stable revenue streams that positively influence local perception of the venue.

PROGRAM MIX

The programs listed above offer a robust programming model to be featured at the Chesterfield facility including in-house and partner organization offerings. While a model more heavily focused on partner and rental programming typically takes less time to grow revenues and guarantees revenue for the model, it limits the long-term revenue growth opportunities.

The following are current programs offering at the existing Chesterfield Family Aquatic Center, provided by the Client:

- Riverwalk Club
- Aqua Fitness
- Crocs Swim and Dive Team
- Dive Clinic
- Swim Lessons
- Parent and Me Swim Class
- Tot Time
- Youth Triathlon
- Special Event Days – 3 per season (Father's Day, Holiday, First Responders)
- Dive In Movies – 2 movies per season
- K9 Splash
- Padi Seal Team Scuba Camp
- Pool Party Packages
- Group Swim Packages

BUSINESS MODEL OVERVIEW

PROGRAM MIX

The Planning and Design Team recommends a program mix that includes internal or in-house programs in addition to rental or outside service provider programs, however, believes that an in-house local programming model will deliver the best results to achieve the Client's goals. In-house programming presents the complex with the following growth and business development opportunities:

GREATER OWNERSHIP OF THE BUSINESS:

- Running in-house programs will allow the management team to dictate all aspects of the products and services being offered in the facility. This ownership provides the ability to make decisions regarding marketing, sales, and operations of all programs. Furthermore, the facility will rely less on the skills, experience, and relationships of outside people or organizations and therefore strengthen the complex's ability to offer best-in-class services to its customers.

CONTROL OF THE CUSTOMER EXPERIENCE:

- All programs are a reflection of the facility and affect customer perception of the brand. With a rental model, a facility has a minimal level of control over program quality and customer experience. If a program run by an outside organization does not meet customer expectations, the facility will be directly associated with that bad experience. On the other hand, internal programs allow the facility to control the quality of customers' experiences.

HIGHER FINANCIAL RETURNS:

- Rental programs are limited in the level of revenue they are able to generate. This relatively flat revenue restricts the ability to capitalize on growth opportunities. An internal program business model creates the opportunity for the facility to grow programs and increase the amount of revenue that can be generated per hour. With the proper investment in and development of in-house programs, the facility will be able to generate significantly higher levels of revenue.

FACILITY DATABASE AND CROSS MARKETING:

- Internal programming presents the facility with the opportunity to build an extensive internal database of its customers. Owning and running in-house programs will allow the facility to capture and retain important customer contact information. This internal database will create a platform for the management team to cross-market appropriate programs to people who are already customers and invested in taking part in the products and services that the facility has to offer. The ability to cross-market to an internal database is substantially more effective than many traditional marketing initiatives.

ABILITY TO MAXIMIZE SCHEDULING:

- A rental-only model restricts the management team's ability to maximize program scheduling. This is a result of the desire of outside programmers and rentals to purchase only the best and prime time hours in the facility. With an in-house program model, the management team will be able to dictate the day and time that programs are run and therefore allow the facility to maximize the use of available scheduling time.

INDOOR GATHERING SPACE

- The indoor community gathering space recommended in the preliminary site plan provides year-round revenue generating opportunities for programs such as birthday parties, rentals, bingo, and more.



BUSINESS MODEL OVERVIEW

A gradual growth of internal programming after opening will allow the facility to maintain relationships while providing services to residents. As the facility matures, focusing on internal programs will allow the facility to capitalize on opportunities to grow programs and contribute to a higher level of financial sustainability.

Based on the vision of the Client, the Planning and Design Team believes the level of financial performance will depend on the type of assets, mix of assets, and business model within any developed assets.

POTENTIAL FUNDING SOURCES

Based on the Planning and Design Team's experience in planning and funding facilities across the country, communities and private clients have deployed the following funding mechanisms successfully in recent projects. It should be noted that in today's development climate, most projects have a diverse set of funding sources and often rely on public-private partnerships.

Potential Funding Sources – Special Districts

- **Tax Increment Financing (TIF)**
 - A district is developed specifically for the purpose of incentivizing development. Upon establishment, the tax base of the district is frozen and any increase to the tax base as a result of new developments are used to pay the TIF bonds. The State of Missouri permits tax revenue from state property taxes to fund eligible projects related to promote sound economic development.
- **Taxes on Business/Business Improvement Districts (BIDs), Community Development Districts (CDDs), and other Special Districts**
 - A district is developed where businesses are required to pay an additional tax to fund projects within the boundaries of the district. Missouri permits the formation of Business Districts across the state in order to encourage private investment and attract sound and stable business and commercial growth.
- **Opportunity Zones**
 - An economically distressed community where new investments, under certain conditions, become eligible for preferential tax treatment. Localities qualify as Opportunity Zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via their delegation of authority to the Internal Revenue Service.

Potential Funding Sources – Partnerships

- **Public-Private Partnerships**
 - Development and/or operational commitments are made by both public and private organizations in order to provide capital, credit, or long-term income to secure or back a loan. Private sector partners are most commonly developers, medical sector organizations, for-profit sports or wellness organizations, and non-profit sports or wellness organizations. The Public-Private Partner relationship can encompass a few or all of the following facility development phases: design, build, finance, operate, and/or manage.
- **Public-Public Partnerships**
 - Development and/or operational commitments are made by multiple public sector organizations in order to provide capital, credit, or long-term income to secure or back a loan. Public sector partners are most commonly Cities/Towns/Villages, Counties, Parks & Recreation Departments, Chamber/CVB/Tourism Departments, and School Districts.
- **Local, Community, and National Foundations**
 - Local, community, and national foundations can all contribute to public and/or private youth and amateur sports facility development. These foundations generally support projects that align with core values, with local groups more likely to fund projects with clear local benefits.

POTENTIAL FUNDING SOURCES

PUBLIC FUNDING TOOLS

General Obligation Bonds

- Backed by the full faith and credit of the issuing jurisdiction; typically offer the lowest interest rates but require voter approval in many states.

Revenue Bonds

- Secured by project-related revenues (e.g., facility operating revenues, special taxes, or assessments), aligning repayment with those who directly benefit from the facility.

Pay-As-You-Go Appropriations

- Direct allocation of capital funds from a city, county, or state's budget to reduce overall borrowing needs.

State and Federal Grants

- Targeted programs supporting recreation, health and wellness, tourism, economic development, and infrastructure that can offset upfront capital costs.

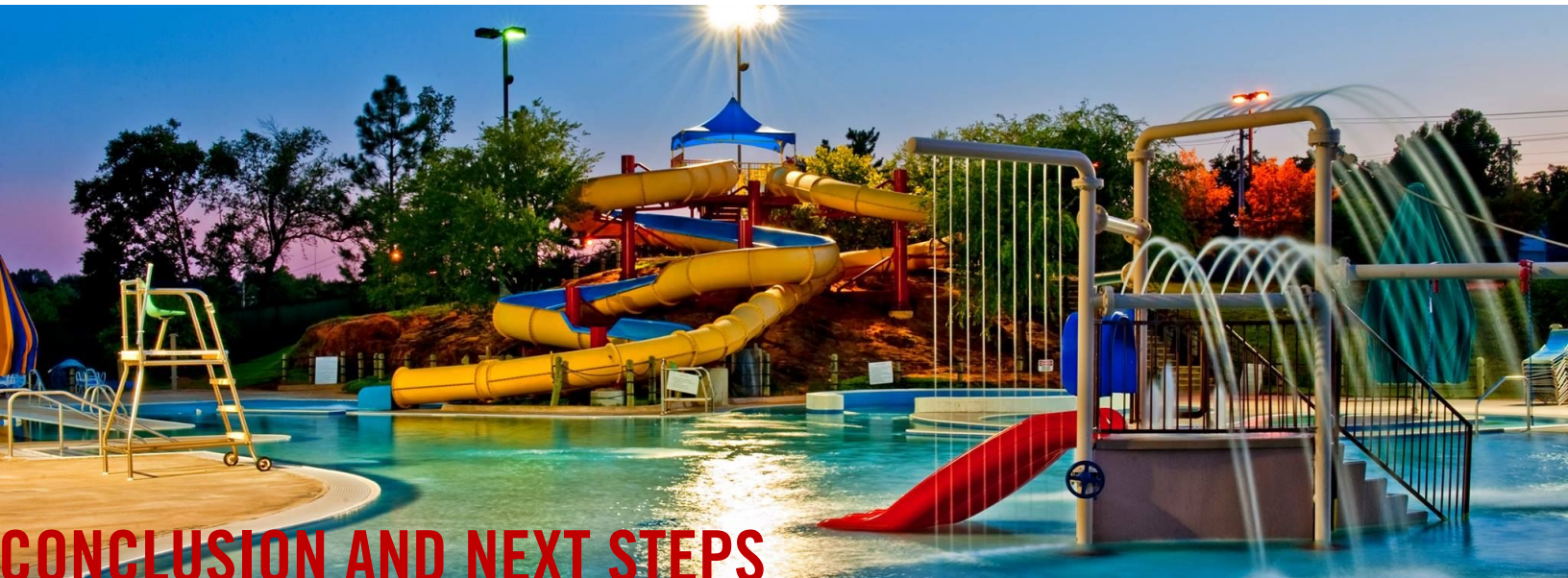
PRIVATE FUNDING

Private Loan

- Conventional debt financing – Bank loans or private placements secured by project revenues, guarantees, or long-term contracts with anchor users.

Private Equity or Investor Capital

- Equity contributions from developers, investors, or operating partners seeking long-term cash flow and asset appreciation.



CONCLUSION AND NEXT STEPS

Based on the work completed to date, the Planning and Design Team believes that an opportunity exists to develop an outdoor aquatics facility in Chesterfield with the capability of meeting the Client's objectives that will:

- Redevelop the existing Chesterfield Family Aquatic Center to create a first-class outdoor aquatics recreation facility
- Accommodate the needs of existing user groups to provide a variety of programs and offerings including river walkers, swim meetings, birthday parties, special events, and more
- Provide Chesterfield residents and surrounding communities of all ages opportunities to participate in aquatics offerings that will improve health, water safety, and social interaction

Taking those definitions of success into account, the Planning and Design Team has detailed the initial recommendations for an outdoor aquatics facility. The included preliminary site plan demonstrates what the Planning and Design Team believes has the potential to meet the Client's definitions of success through the individual asset types and ensure that those assets are right sized to meet the local opportunity.

IT IS CRITICAL THAT, PRIOR TO MOVING FORWARD WITH THE DEVELOPMENT, THE CLIENT CONSIDER THE FINDINGS AND RECOMMENDATIONS IN THIS DOCUMENT. EACH OF THE RECOMMENDATIONS SHOULD BE ADDRESSED THROUGHOUT THE NEXT PHASES OF WORK.

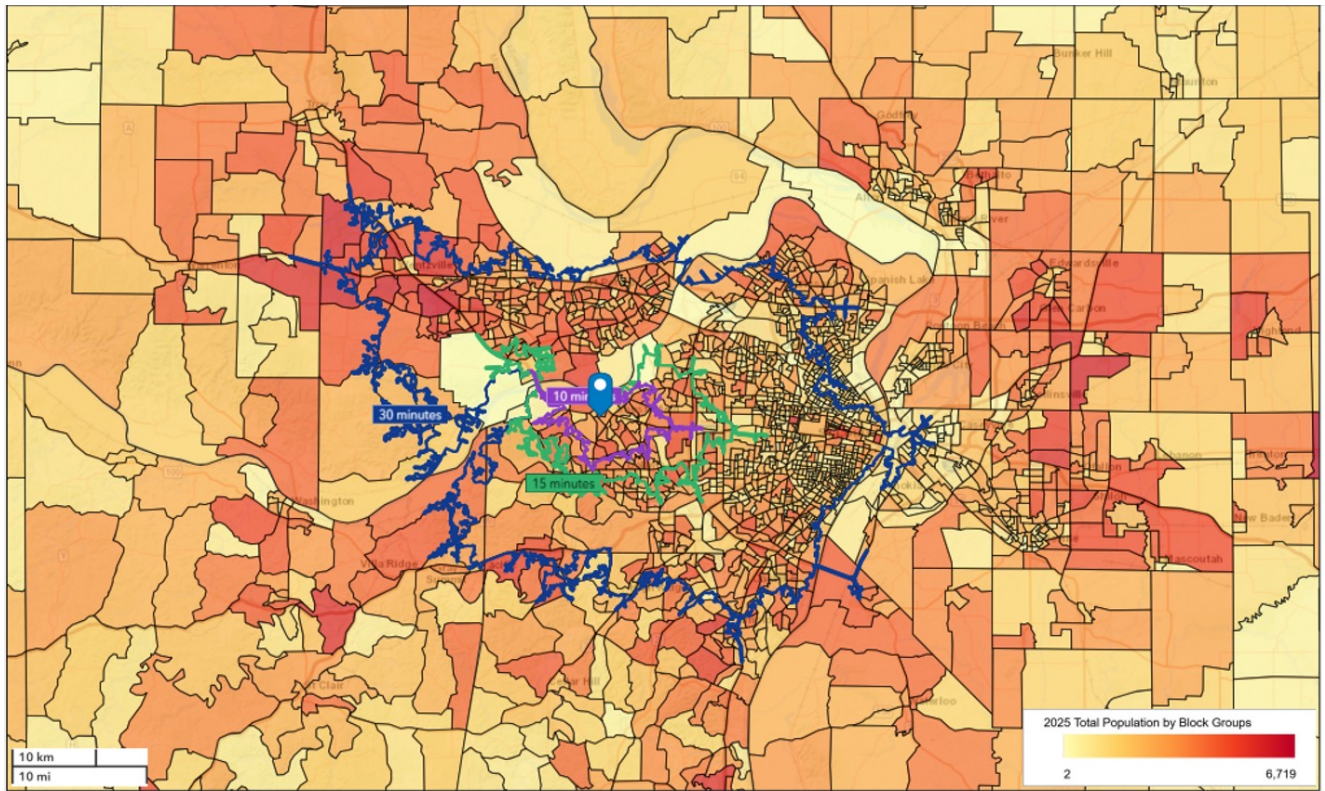
In conclusion, the Planning and Design Team believes that an opportunity exists to develop a new outdoor aquatics facility that can achieve the Client's goals. The Planning and Design Team recommends determining the level of public support in order to pursue funding mechanisms for the recommended model. A key consideration when moving forward with the next steps will be to limit the down time the pool is inoperable due to demolition and development of the new facility. While partial closers of pool season may be needed, it is imperative the service to residents remains available to users as long as possible.

The Planning and Design Team is available to assist in any or all of the above steps and welcomes the opportunity to discuss these findings with the Client in order to support the decisions related to the development of a new complex in Chesterfield.

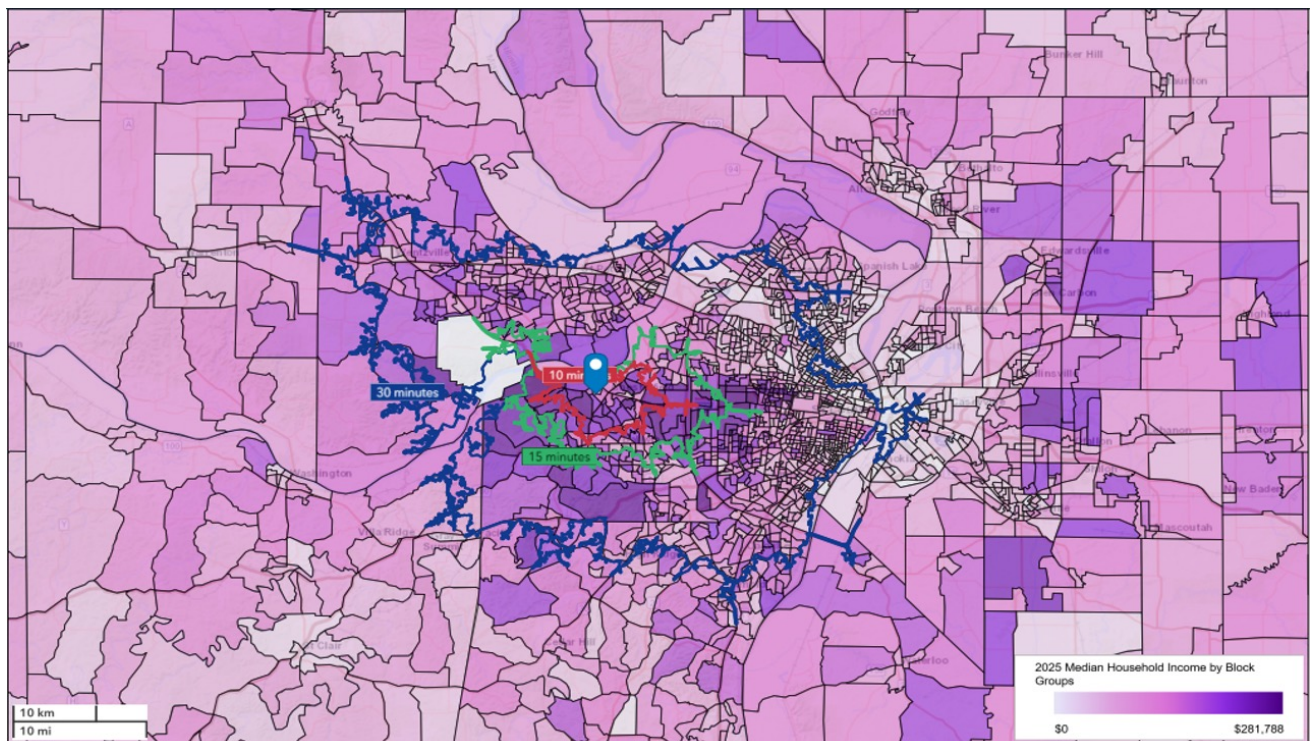
APPENDIX – LOCAL DEMOGRAPHIC AND SOCIOECONOMIC DATA

Demographic Highlights	10 minutes	15 minutes	30 minutes
Total Population	58,763	163,442	1,494,794
2024 Median Age (Esri)	46.6	44.5	40.2
2024 Median Household Income (Esri)	\$153,297	\$137,392	\$88,626
2024 Average Household Income (Esri)	\$214,775	\$198,643	\$127,672
2024 Per Capita Income (Esri)	\$84,309	\$78,777	\$54,631
2024 Household Population (Esri)	57,102	160,067	1,461,212
2010-2017 Population: Annual Growth Rate (Esri)			
2017-2022 Population: Annual Growth Rate (Esri)	0.14	0.18	0.08
2017-2022 Median Household Income: Annual Growth Rate (Esri)	3.23	3.12	3.04
2017-2022 Per Capita Income: Annual Growth Rate (Esri)	2.50	2.60	2.67
2024 Total Households (Esri)	22,772	64,964	639,033
2024 Total Family Households (Esri)	16,282	45,162	378,406
2024 Average Household Size (Esri)	2.51	2.46	2.29
Age Breakdown	10 minutes	15 minutes	30 minutes
2024 Total Population Age 0-4 (Esri) (%)	4.29%	4.63%	5.24%
2024 Total Population Age 5-9 (Esri) (%)	5.29%	5.51%	5.71%
2024 Total Population Age 10-14 (Esri) (%)	6.42%	6.25%	5.83%
2024 Total Population Age 15-19 (Esri) (%)	6.40%	6.28%	6.11%
2024 Total Population Age 20-24 (Esri) (%)	5.28%	5.61%	6.33%
2024 Total Population Age 25-29 (Esri) (%)	5.04%	5.62%	6.62%
2024 Total Population Age 30-34 (Esri) (%)	4.40%	5.11%	6.99%
2024 Total Population Age 35-39 (Esri) (%)	4.62%	5.27%	6.85%
2024 Total Population Age 40-44 (Esri) (%)	6.30%	6.29%	6.80%
2024 Total Population Age 45-49 (Esri) (%)	6.10%	6.06%	5.96%
2024 Total Population Age 50-54 (Esri) (%)	5.86%	6.00%	5.78%
2024 Total Population Age 55-59 (Esri) (%)	5.92%	6.18%	5.76%
2024 Total Population Age 60-64 (Esri) (%)	6.86%	6.79%	6.38%
2024 Total Population Age 65-69 (Esri) (%)	6.71%	6.53%	6.08%
2024 Total Population Age 70-74 (Esri) (%)	6.29%	5.82%	5.03%
2024 Total Population Age 75-79 (Esri) (%)	5.93%	5.10%	3.78%
2024 Total Population Age 80-84 (Esri) (%)	4.14%	3.47%	2.46%
2024 Total Population Age 85+ (Esri) (%)	4.16%	3.46%	2.30%
2024 Total Population Age 18+ (Esri) (%)	80.28%	79.88%	79.74%
Household Income Breakdown	10 minutes	15 minutes	30 minutes
2024 Household Income less than \$15,000 (Esri) (%)	2.90%	3.10%	6.40%
2024 Household Income \$15,000-\$24,999 (Esri) (%)	1.90%	2.80%	4.80%
2024 Household Income \$25,000-\$34,999 (Esri) (%)	3.20%	3.20%	5.70%
2024 Household Income \$35,000-\$49,999 (Esri) (%)	6.10%	6.70%	10.10%
2024 Household Income \$50,000-\$74,999 (Esri) (%)	7.90%	9.80%	15.50%
2024 Household Income \$75,000-\$99,999 (Esri) (%)	9.50%	10.10%	12.40%
2024 Household Income \$100,000-\$149,999 (Esri) (%)	17.30%	18.40%	19.00%
2024 Household Income \$150,000-\$199,999 (Esri) (%)	13.30%	12.70%	9.90%
2024 Household Income \$200,000 or greater (Esri) (%)	37.90%	33.20%	16.30%
Spending: Recreation	10 minutes	15 minutes	30 minutes
2024 Membership Fees for Social/Recreation/Civic Clubs (Avg)	637.80	582.23	354.37
2024 Fees for Participant Sports excluding Trips (Avg)	332.44	305.82	187.97
2024 Fees for Recreational Lessons (Avg)	356.00	316.94	176.58
2024 Camp Fees (Avg)	131.79	121.98	74.04

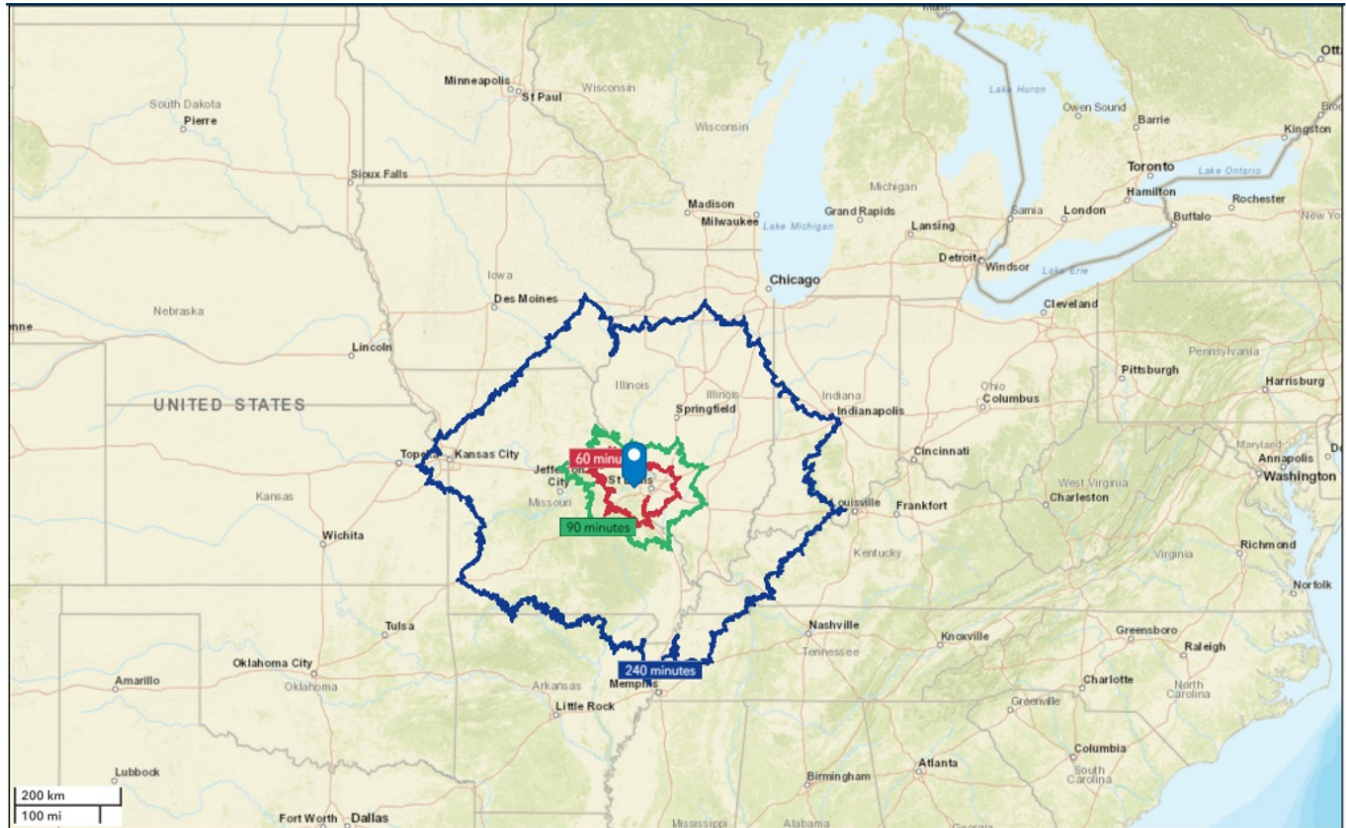
APPENDIX – LOCAL DEMOGRAPHIC AND SOCIOECONOMIC MAPS

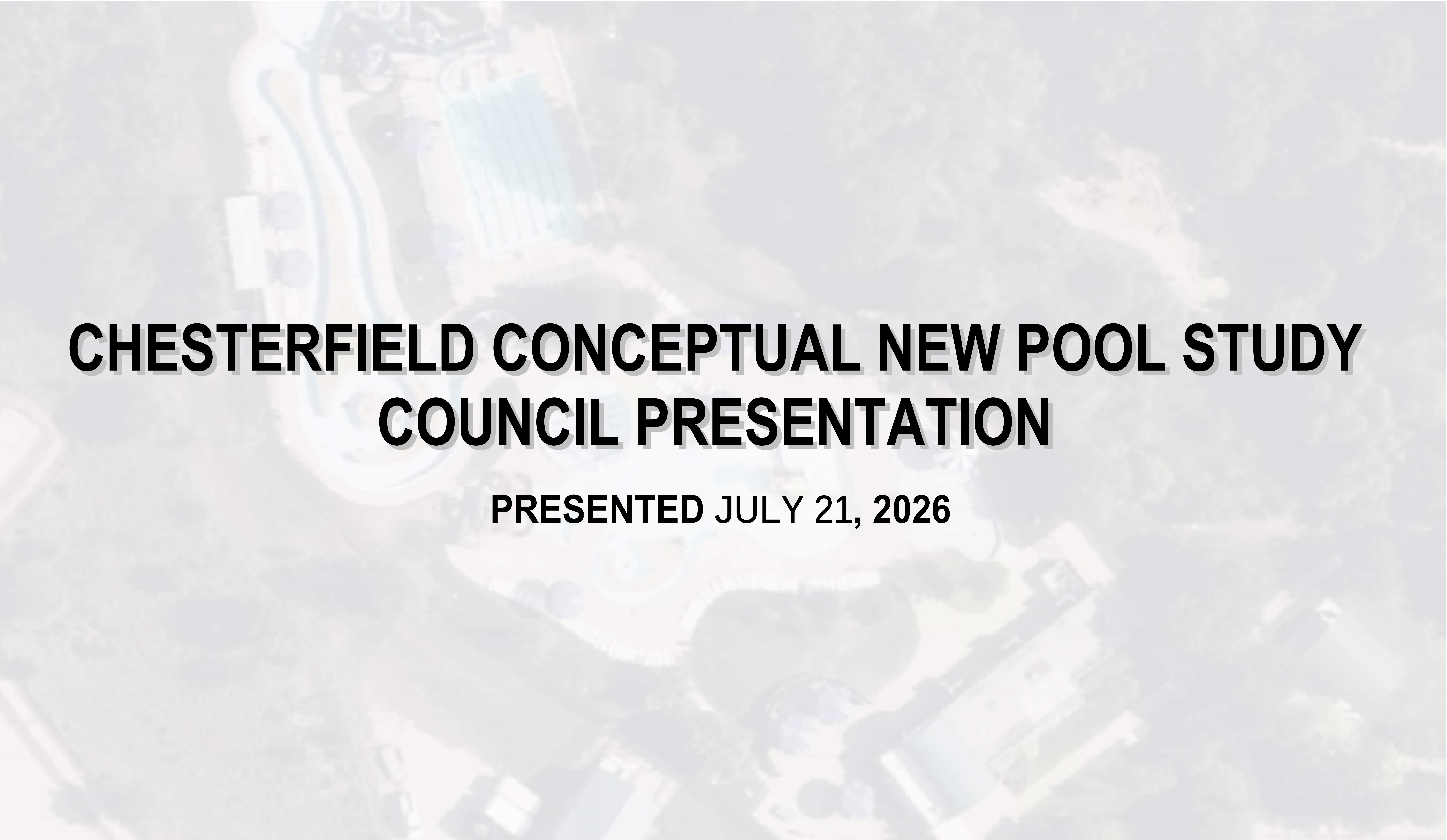


September 18, 2025



APPENDIX – REGIONAL DRIVETIME MAP





**CHESTERFIELD CONCEPTUAL NEW POOL STUDY
COUNCIL PRESENTATION**

PRESENTED JULY 21, 2026

POOL



	Date	Event or Action	\$	Description or Conducting Party
2023 - 1997	1997 - 1998	Pool Construction	\$3,358,500	Bath House building, 6 lane competitive pool & leisure pool
	June 6, 1998	Pool opens to the public		
	November 2004	Proposition P (Parks Half Cent) sales tax passed		
	June 27, 2005	Splash Pad added to pool	\$200,000	2,500 SF
	2006 - 2007	Renovation of pool	\$3,322,660	Renovation of leisure pool & filtration system - addition of maintenance & lifeguard space, addition of lazy river & slides
	November 2022	City Council adopts Strategic Plan to evaluate options for continuation of the Chesterfield Family Aquatic Center		
	Fall 2023	Pool Feasibility Study completed		Completed by Capri Pools & Aquatics and Water's Edge Aquatic Design
2025	Spring 2025	Parks, Recreation & Arts Survey Completed		Completed by ETC Institute
	August 2025	Contracted with FGMA - to provide conceptual designs, public engagement, potential financing options and ballot language	\$521,490	Team includes: FGMA, Discovery Works, Counsilman-Hunsaker, Planning Design Studio (PDS), Sports Facilities Companies
	September 2025	Pool replacement webage created for City's website		Created to keep the public up to date on the pool replacement process
	September & October 2025	Stakeholder Meetings conducted by FGMA team at City Hall		Conducted with key stakeholder groups such as Older Adult group, Riverwalkers, Swim & Dive team, PRACAC, City Council, Parks Staff
	September & October 2025	Online Pool Survey completed		Completed by Sports Facilities Companies
	October 16, 2025	Tour of regional pools with City Council Members, FGMA team and Parks staff		Toured Webster Groves, Collinsville, IL & O'Fallon, IL pools, Council members in attendance: Moore, Hansen, Budoor, Mastorakos
	December 2025	Market Analysis Study completed		
	December 2025	Facility Program Review completed		
2026	March 2026	Pool Open House & Replacement information included in the City's quarterly magazine, The Chesterfield Citizen		Two pages of information created by Discovery Works & City's marketing team
	March 5 & 7, 2026	Public Engagement Open Houses & Conceptual pool renderings released		Conducted by Discovery Works Team at City Hall
	May 2026	Preliminary models, cost estimates and Executive Summary Report released to City Council		FGMA team
	May 2026	Pool replacement updates included in the City's quarterly magazine, The Chesterfield Citizen		Two pages of information created by Discovery Works & City's marketing team
	Summer 2026	Chesterfield resident phone / text to web survey completed		Conducted by Discovery Works Team

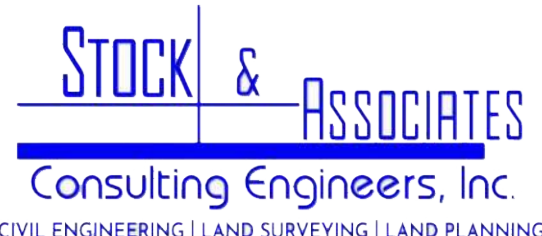
POOL TIMELINE



POOL



EXISTING CONDITIONS



POOL



- SITE:**
- A. 8-Lane Lap Pool with Dive Well
 - B. Recreation Pool
 - C. Splash Pad
 - D. Lazy River
 - E. Inner Tube Corral
 - F. Water Slides
 - G. Umbrella with Seating
 - H. Large Sail Shade Structure
 - I. Concession Tables / Game Area (with Shade Structure)
 - J. Lawn Area
 - K. Planting Bed
 - L. Lower Parking Lot (28 Spaces)
 - M. One-Way Drive
 - N. Maintenance Yard
 - O. Vehicular Access Pool Out-Building
 - P. Bridge (Steps)
 - Q. Bridge (Ramp)
 - R. Future Road
- BUILDING:**
- S. Main Entrance
 - T. Admissions
 - U. Lifeguard and Manager Offices
 - V. Concessions
 - W. Multi-Purpose Room
 - X. Locker Rooms
 - Y. Park Restrooms
 - Z. Lap Pool Mechanical and Storage
 - AA. Storage Room
 - BB. Park Maintenance / Garage (Lower Level)

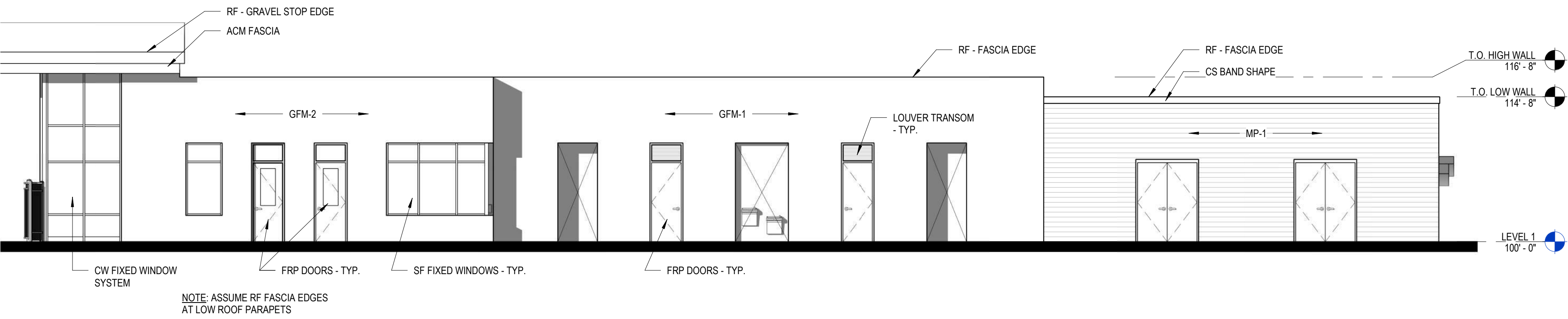
PRELIMINARY SITE PLAN



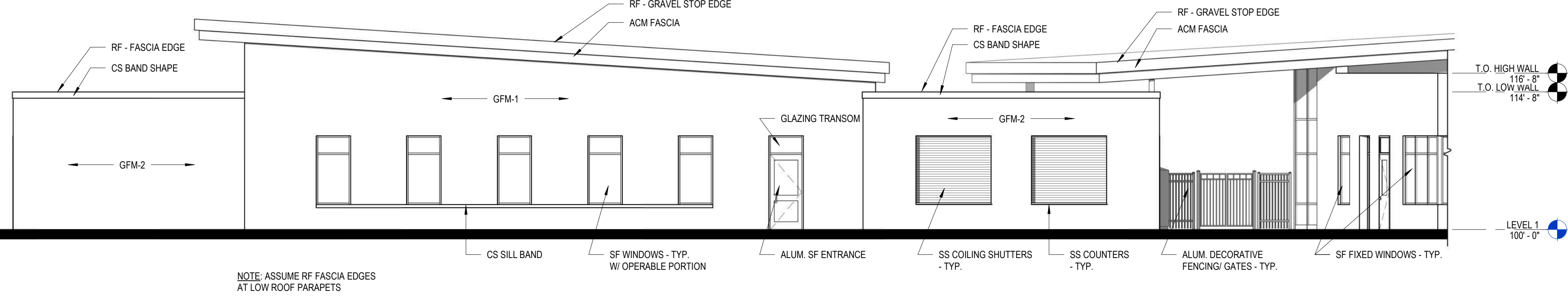
CITY OF
CHESTERFIELD
PARKS, RECREATION & ARTS



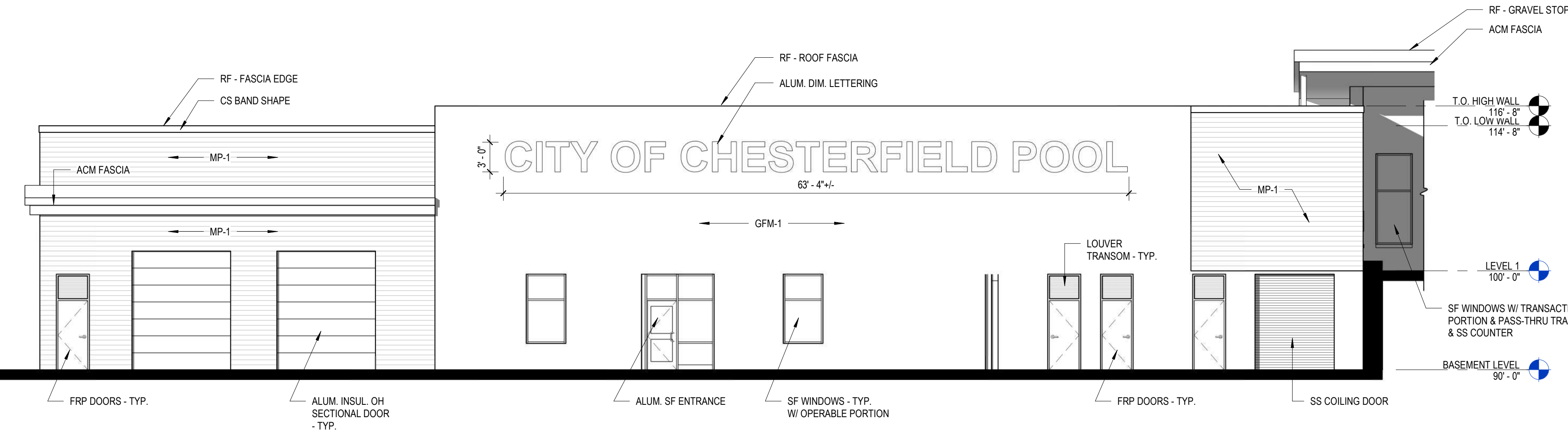
POOL



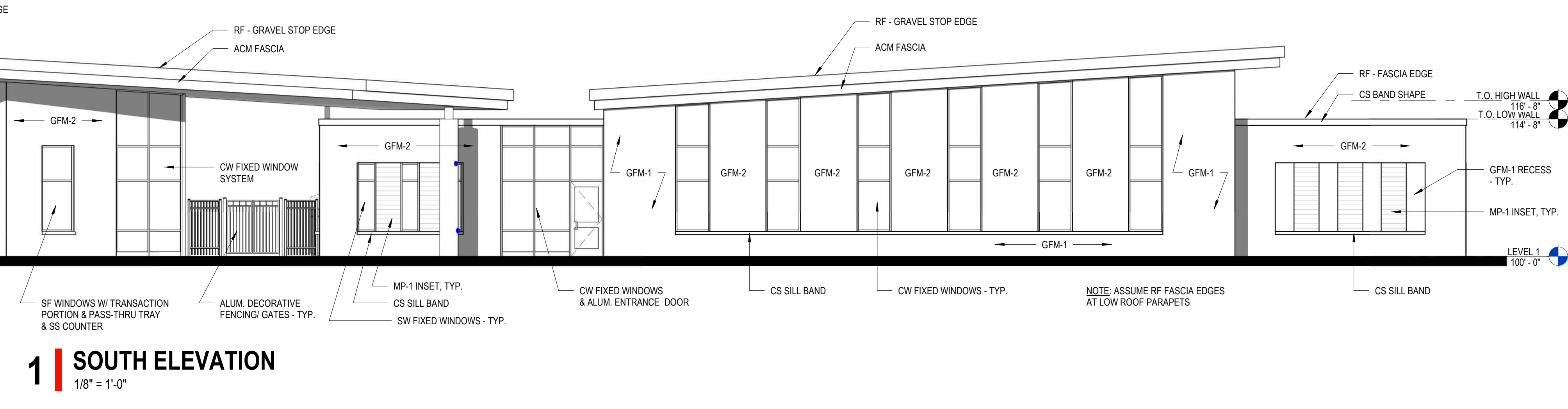
4 | NORTHWEST ELEVATION
1/8" = 1'-0"



2 | NORTH ELEVATION
1/8" = 1'-0"



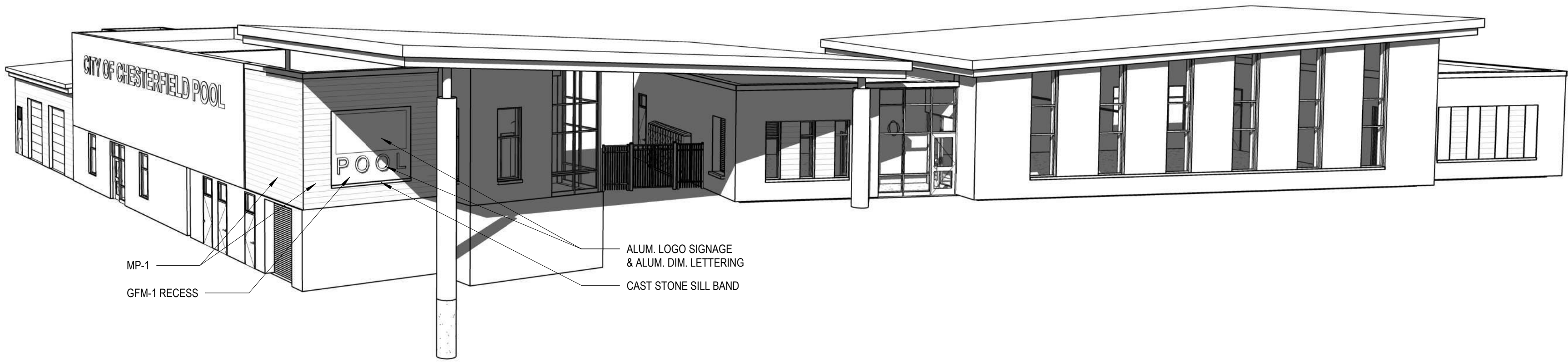
3 | SOUTHWEST ELEVATION
1/8" = 1'-0"



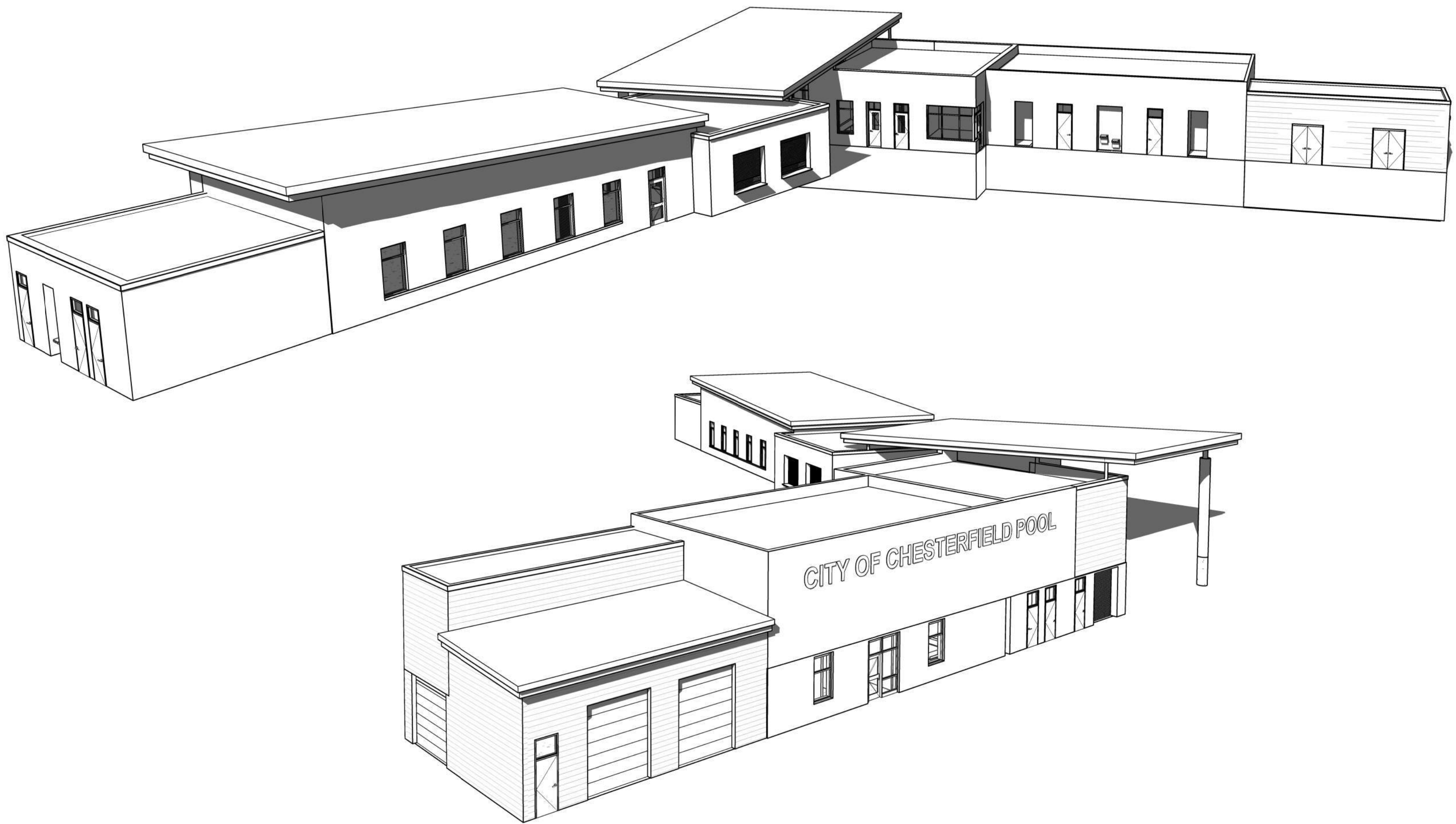
1 | SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

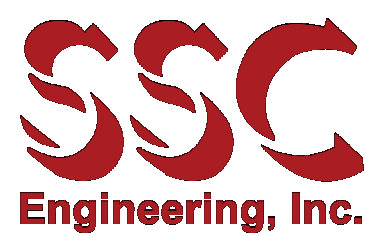
- ACM - ALUM. COMPOSITE METAL
ASSUME ALUCOBOND, DRY-SEAL (D.B.)
- CS - CAST STONE
ASSUME FULL NOM. DEPTH BAND SHAPE OR OTHER
- GFM - GROUND (PRE-FACED) MASONRY UNIT
EITHER VENEER (4" NOM.) OR SINGLE-WYTHE
MAY BE MULTIPLE COLOR TYPES (ASSUME 2 MIN.)
- MP - METAL PANEL CLADDING PANELS
ASSUME ALUM. WOOD LOOK - KNOTWOOD (D.B.)
- MP-S - METAL PANEL CLAD SOFFIT PANELS
ASSUME ALUM. WOOD LOOK - KNOTWOOD (D.B.)
- RF - PRE-FINISHED ROOF FASCIA EDGE
- SF - ALUMINUM STOREFRONT GLAZING SYSTEM
ASSUME INSULATED 1" LOW-E, TINTED GLAZING
WHERE USED IN CONDITIONED AREA
- CW - ALUMINUM CURTAIN-WALL GLAZING SYSTEM
ASSUME INSULATED 1" LOW-E, TINTED GLAZING
WHERE USED IN CONDITIONED AREA
- GU - ALUM. GUTTER (PREFINISHED)
- DS - ALUM. DOWNSPOUT (PREFINISHED)



5 | BUILDING - BIRDSEYE PERSPECTIVES
N.T.S.



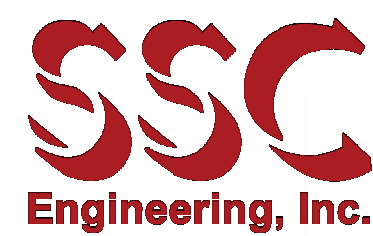
BUILDING ELEVATIONS



POOL



BUILDING RENDERING



PROJECT COST ESTIMATE

	Percentage	Preliminary Site Plan
Construction Subtotal		\$ 22,478,396
Escalation (12 months)	3.8%	\$ 854,179
General Conditions/ Bond/ Insurance	10.0%	\$ 2,333,258
Contractor Fee	5.0%	\$ 1,283,292
Design Contingency	15.0%	\$ 4,042,369
Construction Total		\$ 30,991,493
Soft Costs*	12.0%	\$ 3,718,979
*(Design Fees/ FFE - fixtures, furniture, equipment / Legal / Testing/ Abatement)		
Project Total		\$ 34,710,472

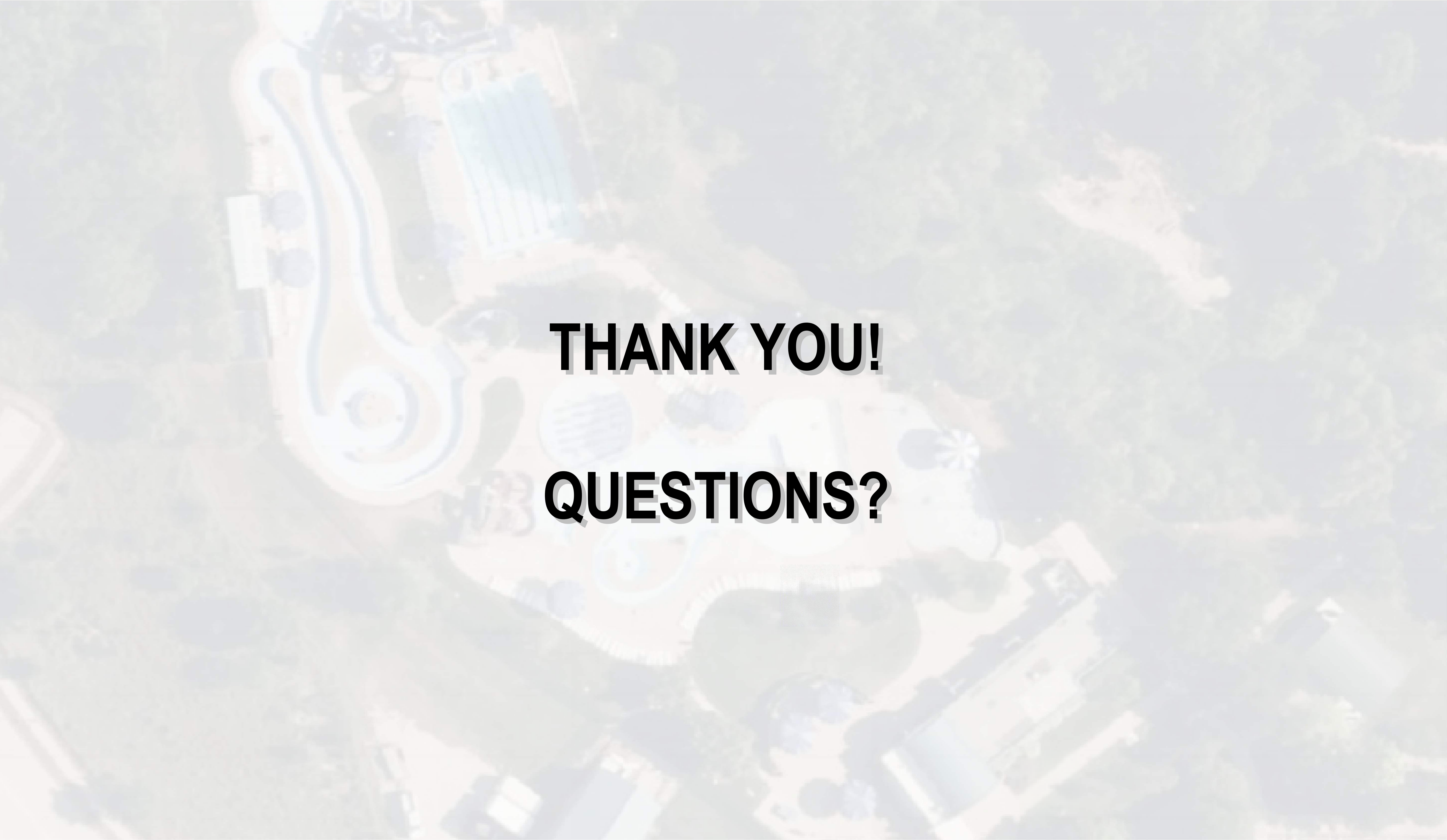
PROJECT PROFORMA SUMMARY

Facility Spaces	Preliminary Site Plan	
25-Yard Lap Lanes	8 Lanes; 5,306 SF	
Recreational Diving - Separate from Lap Lanes	2 1M Diving Boards	
Lazy River	7,924 SF	
Tension Fabric Structures w/ Seating	3,390 SF	
Multi-Purpose Room	2,263 SF	
Total Buildings Area*	14,980 SF	
*(INCLUSIVE OF MULTI-PURPOSE ROOM)		
Financial Performance	Preliminary Site Plan	Historical*
TOTAL REVENUE - YEAR 5	\$753,498	\$335,740
TOTAL GROSS MARGIN - YEAR 5	\$534,500	\$335,740
TOTAL OPERATING EXPENSES - YEAR 5	\$1,047,460	\$851,629
EBITDA - YEAR 5	(\$293,962)	(\$515,889)
(EARNINGS BEFORE INTEREST, TAXES, DEPRECIATION, AND AMORTIZATION)		* BASED ON PAST CHESTERFIELD AQUATIC CENTER DATA

POOL



THANK YOU!
QUESTIONS?



THANK YOU / QUESTIONS



City of Chesterfield
Pool
Project Cost Estimate
25-4329.01
July 8, 2026

Construction Subtotal		\$ 22,478,396
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General Conditions/Bond/Insurance	10.0%	\$ 2,333,258
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Project Total		\$ 34,710,472

Summary

COST SUMMARY		BUILDING TOTAL
A	SUBSTRUCTURE	
A100	FOUNDATIONS	\$217,875
A200	BASEMENTS	\$228,000
B	SHELL	
B100	SUPERSTRUCTURE	\$544,127
B200	EXTERIOR ENCLOSURE	\$1,196,272
B300	ROOFING	\$368,379
C	INTERIORS	
C100	INTERIOR CONSTRUCTION	\$413,716
C200	STAIRS	\$0
C300	INTERIOR FINISHES	\$887,672
D	SERVICES	
D100	CONVEYING	\$0
D200	PLUMBING	\$350,184
D300	HVAC	\$465,526
D400	FIRE PROTECTION	\$85,615
D500	ELECTRICAL	\$975,459
E	EQUIPMENT & FURNISHINGS	
E100	EQUIPMENT	\$0
E200	FURNISHINGS	\$19,320
F	SPECIAL CONSTRUCTION & DEMOLITION	
F100	SPECIAL CONSTRUCTION	\$12,217,375
F200	SELECTIVE BUILDING DEMOLITION	\$105,301
G	SITWORK	
G100	SITE PREPARATION	\$1,554,438
G200	SITE IMPROVEMENTS	\$1,746,211
G300	CIVIL & MECHANICAL UTILITIES	\$650,000
G400	SITE ELECTRICAL UTILITIES	\$452,927
G900	OTHER SITE CONSTRUCTION	\$0
Z100	GENERAL REQUIREMENTS	\$0
SUBTOTAL		\$22,478,396

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
SITE / BUILDING				
A100000 FOUNDATIONS				
Building foundation system for above grade buildings	6,225	SQFT	35.00	217,875
TOTAL: FOUNDATIONS				\$217,875
A200000 BASEMENTS				
Building foundation system for lower level building	4,750	SQFT	48.00	228,000
TOTAL: BASEMENTS				\$228,000
B100000 SUPERSTRUCTURE				
Structural steel beams & columns for floor over lower level	4,750	SQFT	30.65	145,590
Structural steel joist for roof area	10,230	SQFT	20.43	209,037
Metal roof deck, galvanized, 1-1/2" thk	12,235	SQFT	6.57	80,418
Acoustic metal roof deck, galvanized, 1-1/2" thk	1,670	SQFT	13.20	22,040
Metal floor deck	4,005	SQFT	7.75	31,042
Concrete on metal deck	4,005	SQFT	5.09	20,383
Miscellaneous angles, channels, lintels, etc.	14,980	SQFT	2.38	35,616
TOTAL: SUPERSTRUCTURE				\$544,127
B200000 EXTERIOR ENCLOSURE				
Cast stone sills	129	LNFT	68.13	8,789
Cast stone fascia band	211	LNFT	68.13	14,376
CMU load bearing walls, ground face on both sides some areas, one side other areas including cell grouting and reinforcement	9,810	SQFT	35.13	344,632
Basement wall waterproofing	2,910	SQFT	14.17	41,242
3" rigid insulation at exterior walls	9,810	SQFT	6.34	62,184
3" thk polystyrene foundation insulation	2,910	SQFT	4.55	13,233
Basement wall drainage board	2,910	SQFT	3.26	9,482
Spray-applied air/vapor barrier	9,810	SQFT	10.18	99,874
Aluminum fascia	1,035	SQFT	30.69	31,760
Metal siding panel on 7/8" hat channels	1,400	SQFT	32.07	44,898
Metal panel soffit including framing and underlayment	3,840	SQFT	41.46	159,201
Overhead insulated ALUM coiling door at lower level Equipment storage, manual; 8'-0"W x 9'-8"H	3	EACH	7,911.49	23,734
ALUM framed full height glazed entry door in storefront system including motorized door operator	1	EACH	9,667.64	9,668
Overhead stainless steel coiling door at lower level Pool Equipment Room, manual; 7'-4"W x 8'-0"H	2	EACH	9,699.19	19,398
Stainless steel coiling shutter at Concessions including counter, manual operation; 8'-0"W x 7'-6"H	2	EACH	7,886.89	15,774
FRP frame with louvered transom, flush FRP door and hardware; single	9	EACH	6,928.79	62,359
FRP frame, flush FRP doors and hardware; double	1	EACH	9,611.09	9,611
FRP frame with glazed transom, FRP door with half-lite glazing and hardware; single	2	EACH	8,538.79	17,078
ALUM storefront windows	347	SQFT	98.56	34,200
ALUM storefront window, with transaction pass-thru	67	SQFT	116.59	7,811

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
ALUM entrance storefront	49	SQFT	109.61	5,371
ALUM framed door with glazing in storefront system, including hardware	2	EACH	4,889.60	9,779
ALUM frame with glazed transom, ALUM door with glazing and including hardware; single	1	EACH	7,428.79	7,429
Exterior curtainwall	724	SQFT	144.18	104,390
Exterior building signage	1	LSUM	40,000.00	40,000
TOTAL: EXTERIOR ENCLOSURE				\$1,196,272

B300000 ROOFING

Roof R1/1A; EPDM membrane roofing, 2" thk rigid insulation, 1/2" coverboard, vapor barrier and flashings	2,140	SQFT	22.31	47,749
Roof R2/2A; EPDM membrane roofing, 5.2" thk rigid insulation, 1/2" coverboard, vapor barrier and flashings	3,015	SQFT	28.06	84,597
Roof R3; EPDM membrane roofing, 2" thk rigid insulation, 1/2" coverboard, vapor barrier and flashings	2,780	SQFT	22.31	62,030
Roof R4; EPDM membrane roofing, 5.2" thk rigid insulation, 1/2" coverboard, vapor barrier and flashings	5,970	SQFT	28.06	167,510
Gutter	174	LNFT	19.92	3,466
Downspout	60	LNFT	15.82	949
Roof scuppers	4	EACH	519.31	2,077

TOTAL: ROOFING				\$368,379
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C100000 INTERIOR CONSTRUCTION

Interior CMU partitions, ground face on both sides some areas, one side other areas including cell grouting and reinforcement at load bearing walls	9,968	SQFT	30.37	302,707
Miscellaneous wood blocking & rough carpentry	14,980	SQFT	1.93	28,898
Miscellaneous caulking & sealants	14,980	SQFT	1.29	19,266
Closet bi-fold doors	1	EACH	1,314.60	1,315
HM frame, HM door and hardware; single, at back-of-house rooms	9	EACH	2,574.19	23,168
HM frame, HM door and hardware; double, at back-of-house rooms	1	EACH	4,171.09	4,171
HM frame, SC WD door with vision lite and hardware; single at Offices and Staff Rooms	4	EACH	2,873.42	11,494
HM frame with sidelite, SC WD door with vision lite and hardware; single at Offices and Staff Rooms	1	EACH	3,798.79	3,799
HM frame, SC WD flush door and hardware; single at Staff Locker Rooms and non-public Restrooms	5	EACH	2,153.04	10,765
ALUM framed full height glazed entry door in storefront system including hardware	2	EACH	3,193.04	6,386
Interior storefront	43	SQFT	40.65	1,748

TOTAL: INTERIOR CONSTRUCTION				\$413,716
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C300000 INTERIOR FINISHES

DEFS ceiling	266	SQFT	16.33	4,345
Gypboard ceiling with epoxy paint	710	SQFT	28.06	19,925
Gypboard ceiling with paint	492	SQFT	24.35	11,980
Ceramic wall tile	1,085	SQFT	15.40	16,713
ACT system, 2'-0" x 2'-0"	3,809	SQFT	5.55	21,150
ACT system, 2'-0" x 4'-0", washable	860	SQFT	6.35	5,463
Mositure mitigation at floor slabs	13,000	SQFT	4.70	61,100

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Luxury vinyl tile	2,491	SQFT	8.51	21,210
Resilient cove base	840	LNFT	2.26	1,901
Concrete sealer at equipment rooms and back-of-house spaces	5,747	SQFT	1.92	11,051
Epoxy floor finish with integral base, chemical resistant at pool rooms	230	SQFT	32.16	7,396
Epoxy floor finish with integral base and non-slip additive at Restrooms and Lockerooms	1,926	SQFT	31.02	59,750
Epoxy floor finish with integral base	1,499	SQFT	27.39	41,063
Carpet tile	787	SQFT	4.35	3,422
Carpet tile (walk-off)	301	SQFT	7.65	2,303
Acoustical wall panels	280	SQFT	28.81	8,067
Prime & paint walls	3,543	SQFT	2.36	8,362
Epoxy wall finish	21,836	SQFT	7.43	162,193
Epoxy exposed ceilings	6,862	SQFT	8.36	57,332
Miscellaneous specialties including restroom accessories, lockers, visual displays, etc.	14,980	SQFT	3.25	48,685
Toilet partition, HDPE	13	EACH	1,401.22	18,216
Urinal screen	3	EACH	333.11	999
Corner guards	7	EACH	203.11	1,422
Rigid vinyl wall protection	1,034	SQFT	9.37	9,684
Code required wayfinding, room identification signage	14,980	SQFT	0.75	11,172
HDPE Locker, two tier	61	EACH	687.16	41,917
Fire extinguisher & cabinet, wall mounted (quantity allowance)	8	EACH	389.98	3,120
Room-dividing operable partition, manual, including overhead supports and bulkhead	350	SQFT	108.43	37,950
Toilet paper dispenser, single roll	14	EACH	72.03	1,008
Paper towel dispenser, surface mounted	1	EACH	99.05	99
Lavatory mirror	15	EACH	139.05	2,086
Napkin disposal, stainless steel, surface mounted	9	EACH	124.05	1,116
Electric hand dryer	10	EACH	743.11	7,431
Dressing room bench	11	EACH	503.57	5,539
Concessions casework and fixed counters	1	LSUM	75,000.00	75,000
Flex / Multipurpose Room casework and fixed counters	1	LSUM	45,000.00	45,000
Admissions Room casework and fixed counters	1	LSUM	32,500.00	32,500
Staff Break Room casework and fixed counters	1	LSUM	20,000.00	20,000
TOTAL: INTERIOR FINISHES				\$887,672

D200000 PLUMBING

Plumbing fixtures, including water closets and urinals with sensor-operated flush valves, lavatories with sensor-operated faucets, showers, sinks, mop basins, hose bibbs and other miscellaneous fixtures	14,980	SQFT	6.39	95,742
Domestic water heaters, floor drains, cleanouts, roof drains, overflow drains, downspout nozzles and other accessories	14,980	SQFT	3.61	54,124
Domestic water pipe, type L copper, including fittings, valves, supports and insulation	14,980	SQFT	4.23	63,380
Sanitary/waste and vent pipe, fittings, and supports, CI no-hub aboveground sched. 40 PVC below ground including trenching, bedding and backfill	14,980	SQFT	3.98	59,635

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Storm drainage pipe (and overflow), fittings, supports, and insulation on horizontal runs, CI no-hub aboveground sched. 40 PVC below ground including trenching, bedding and backfill	14,980	SQFT	5.16	77,303
TOTAL: PLUMBING				\$350,184
D300000 HVAC				
HVAC equipment and ventilation system including heating and cooling in select spaces	14,980	SQFT	31.08	465,526
TOTAL: HVAC				\$465,526
D400000 FIRE PROTECTION				
Wet sprinkler system including zone controls	14,980	SQFT	5.72	85,615
TOTAL: FIRE PROTECTION				\$85,615
D500000 ELECTRICAL				
Building ground system	14,980	SQFT	0.99	14,761
Incoming normal power service via utility company transformer, including coordination, permitting and fees	14,980	SQFT	2.23	33,362
Main distribution panel including transformers and associated feeders	14,980	SQFT	5.11	76,617
Branch panelboards and associated feeders	14,980	SQFT	3.88	58,103
Light fixtures including installation and hook up	14,980	SQFT	10.98	164,452
Emergency and exit light fixtures including installation and hook up	14,980	SQFT	0.77	11,608
Lighting controls including devices, relays, cabling and programming	14,980	SQFT	2.68	40,179
Branch wiring installation 600 V, including 3/4" EMT conduit and THWN wire, 20A	14,980	SQFT	2.66	39,914
Receptacles and electrical equipment hook up	14,980	SQFT	2.80	41,922
Branch wiring installation 600 V, including 3/4" EMT conduit and THWN wire, 20A	14,980	SQFT	3.16	47,296
Motor connections, disconnect switches, starters, VFD installation and associated feeders	14,980	SQFT	2.41	36,075
Fire alarm system	14,980	SQFT	6.42	96,124
Voice/Data system, including fiber/copper backbone service	14,980	SQFT	5.44	81,485
Audio/visual system for Flex / Multipurpose Room	1	LSUM	128,000.00	128,000
Access controls and CCTV cameras	14,980	SQFT	7.05	105,561
TOTAL: ELECTRICAL				\$975,459
E20000 E20000 - Missing Description				
Roller shades	1,207	SQFT	16.01	19,320
TOTAL: E20000 - Missing Description				\$19,320
F100000 SPECIAL CONSTRUCTION				
Waterslide tower	1	EACH	850,000.00	850,000
Shallow children's pool including zero-entry splash pad	8,495	SQFT	425.00	3,610,375
Lap pool	5,960	SQFT	525.00	3,129,000
Lazy river	8,960	SQFT	475.00	4,256,000
Large, fixed canopy fabric shade structure alongside children's pool	1	EACH	85,000.00	85,000
Fixed canopy fabric shade structure between children's pool and lap pool	2	EACH	33,500.00	67,000
Fixed, large fabric umbrellas including concrete foundation	22	EACH	10,000.00	220,000

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
TOTAL: SPECIAL CONSTRUCTION				\$12,217,375

F200000 SELECTIVE DEMOLITION

Demolish existing masonry building to the West, including foundations	4,555	SQFT	13.28	60,489
Demolish existing masonry building to the South, including foundations	2,665	SQFT	13.28	35,391
Remove pump area canopy and concrete slab	1,135	SQFT	8.30	9,420

TOTAL: SELECTIVE DEMOLITION				\$105,301
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G100000 SITE PREPARATION

Temporary job fence and gates	2,100	LNFT	17.53	36,813
Remove lazy river pool	9,840	SQFT	10.79	106,171
Remove children's pool including play structures and water features	7,785	SQFT	16.60	129,229
Remove lap pool	3,625	SQFT	14.94	54,156
Remove slide structure including foundation	2	EACH	13,279.74	26,559
Remove fixed umbrellas	11	EACH	1,327.97	14,608
Remove trees	49	EACH	1,090.57	53,438
Miscellaneous site demolition including furishings, additional pavement, etc.	205,000	SQFT	0.14	29,069
Remove pavement	47,600	SQFT	3.15	149,959
Remove concrete block wall and foundation	80	LNFT	283.54	22,683
Remove perimeter fence	1,080	LNFT	27.18	29,354
Remove vinyl coated fence surrounding patio	135	LNFT	13.05	1,761
Disconnect and remove exterior pole mounted light fixtures including wiring from conduit to be abandoned in place	21	EACH	1,182.28	24,828
Clearing and grubbing	128,000	SQFT	0.49	62,643
Backfill removed pools and building foundations to match adjacent grade	6,550	CUYD	38.94	255,026
Erosion control	1	LSUM	85,000.00	85,000
Site surveying allowance	1	LSUM	11,071.24	11,071
Rough grading and earth moving	205,000	SQFT	1.87	383,945
Fine grading	205,000	SQFT	0.38	78,126

TOTAL: SITE PREPARATION				\$1,554,438
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G200000 SITE IMPROVEMENTS

Asphalt parking lot and drive lane pavement, including subgrade preparation, compacted base and striping	14,820	SQFT	8.88	131,652
Concrete curb and gutter at parking lot and drive lane	1,070	LNFT	17.37	18,586
Concrete pavement at Mechanical Yard, including subgrade preparation and compacted base	5,240	SQFT	13.29	69,627
Concrete pavement surrounding aquatic area with epoxy coated 6"x6" W4xW4 WWF, including subgrade preparation and compacted base	50,175	SQFT	8.53	427,752
Concrete pad and foundation for tower slide	515	SQFT	28.93	14,899
Concrete stairs and landing from parking lot up to park entry inclding foundation walls, footings and railings	140	SQFT	73.06	10,228
Concrete ramp	840	SQFT	58.95	49,515
Perimeter fence and gates, 6'-0" height	935	LNFT	133.31	124,646
Lazy river tube enclosure fence	115	LNFT	91.65	10,540
Site furnishings allowance (not including lounge chairs)	1	LSUM	175,000.00	175,000
Site signage	1	LSUM	40,000.00	40,000

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Tree planting allowance	60	EACH	1,329.07	79,744
Planting beds, including perennials, shrubs, grasses, etc.	12,275	SQFT	14.79	181,498
Excavate, prepare bed, and backfill with planting mix for tree pit/planting beds	909	CUYD	66.00	59,994
Topsoil at sod areas	40,000	SQFT	1.16	46,272
Sod	40,000	SQFT	0.63	25,248
Bark mulch at planting beds	12,275	SQFT	1.66	20,319
Irrigation system at planting beds and rain garden	12,275	SQFT	2.50	30,688
Concrete retaining wall at Mechanical Yard including safety railing along top	235	LNFT	489.77	115,096
Concrete retaining wall at Southeast corner of parking lot	105	LNFT	165.78	17,406
Foot bridge over lazy river	65	LNFT	1,500.00	97,500
TOTAL: SITE IMPROVEMENTS				\$1,746,211
G300000 CIVIL & MECHANICAL UTILITIES				
Existing site utility removal, relocation and extension to new buildings and pool equipment areas	1	LSUM	650,000.00	650,000
TOTAL: CIVIL & MECHANICAL UTILITIES				\$650,000
G400000 SITE ELECTRICAL UTILITIES				
Site lighting, including GFCI receptacles in light poles	205,000	SQFT	2.21	452,927
TOTAL: SITE ELECTRICAL UTILITIES				\$452,927
TOTAL: SITE / BUILDING				\$22,478,396

Executive Summary – Conceptual Pool Study

This Executive Summary provides an update on the Conceptual Pool Study initiated by the City of Chesterfield following the City's contract with FGM Architects (FGMA) in September 2025. FGMA was retained as the lead design consultant to evaluate the replacement of the existing Aquatic Center and to prepare conceptual design materials, public engagement findings, financial analyses, and potential ballot language for future consideration by City Council.

Scope of Work Completed

To date, the Design Team has undertaken the following actions in accordance with the approved project scope:

- Project Communications and Public Information
 - Development of a dedicated pool replacement webpage for the City's website.
- Stakeholder and Community Engagement
 - Facilitation of stakeholder meetings at City Hall with the following groups:
 - Older Adult Group
 - Riverwalkers
 - Swim & Dive Team
 - PRACAC
 - Parks Staff
 - City Council
 - Mayor
 - Completion of an online community pool survey.
 - Coordination and participation in a regional pool tour with City Council Members, Parks Staff, and FGMA. Tours occurred at the recently completed new pools in Webster Groves, MO and O'Fallon, IL, and the existing pool in Collinsville, IL.

- Technical Studies and Program Development
 - Completion of a Market Analysis Study.
 - Completion of a Facility Program Review.
 - Preparation of four (4) initial site plan concepts.
 - The three (3) new site plans (A, B, & C) each contained three (3) value added items:
 - Multi-Purpose Room large enough to hold 150 people.
 - Additional parking – 28 spaces.
 - Enlarged Park Maintenance offices and storage.
 - The fourth option shows the existing pool being returned to green space.
 - Conducted two (2) public open houses – March 5 and March 7
 - Distribution of project information through the City's quarterly magazine.
 - Refinement of two (2) site plan options based on public comments.
 - Site Plan 1 is a combination of Site Plan B, with the buildings from Site Plan A, and the leisure pool from Site Plan C. The lazy river in Site Plan 1 is 460' in length.
 - Site Plan 2 is identical to Site Plan 1 except the lazy river surrounding the leisure pool. The lazy river in Site Plan 2 is 680' in length.
 - The refinement of these two (2) site plans is based on comments received during the open houses.
 - Both Site Plan 1 and Site Plan 2 contain the three (3) value added items mentioned above.
 - Site Plan 3 shows the existing pool being returned to green space.
 - Preparation of project cost estimates and operating proformas.
 - Site Plan 1
 - Project Cost Estimate – \$32,427,308
 - Operating Proforma – (\$195,305) Cost Recovery
 - Site Plan 2
 - Project Cost Estimate – \$34,710,472
 - Operating Proforma – (\$293,962) Cost Recovery
 - Site Plan 3
 - Project Cost Estimate – \$2,995,638
 - Operating Proforma – NA
- Administration of a resident phone/text-to-web survey to obtain additional community input and analyze results.
 - Submitted financing recommendation to City.

- Deliverables Provided to City Council
 - Submission of Preliminary Site Plan, Preliminary Building Plans, Detailed Construction Cost Estimate, Project Cost Estimate, Operating Proforma, Statistically Valid Survey Results, Comprehensive Report, and Recommendation Letter for City Council review.

Remaining Tasks

The following items remain outstanding and will be completed as the Study progresses:

- Continued inclusion of pool replacement updates in the City's quarterly magazine.
- Facilitate a pool advocacy group/public engagement.
- Coordinate ballot language with City staff. Deadline to submit ballot initiative (for November 2026 election) is August 25, 2026.

Design Team Composition

The Conceptual Pool Study is supported by the following professional disciplines:

- FGMA – Architect
- Planning Design Studio – Landscape Architect
- Counsilman-Hunsaker – Aquatic Designer
- Discovery Works Collaborative – Public Engagement Consultant
- The Sports Facilities Companies – Sport Facility Finance Consultant
- Stock & Associates – Civil Engineer
- SSC Engineering – MEP Engineer
- Middleton Consulting & Contracting – Construction Cost Estimator

FGMA expresses its appreciation to the City of Chesterfield for the opportunity to support this important municipal initiative and respectfully submits this Executive Summary for City Council review.