

# EVANSTON, ILLINOIS

## Robert Crown Community Center Project Update

September 25, 2017



# AGENDA

- Project history
- Steps tonight
- Schematic design presentation
- Funding Overview
  - Fundraising
  - Capital Construction
  - Sources of cost increase
  - Operating Budget
  - Maintenance Fund
- Community Benefit

# PROJECT HISTORY

- **1974** – Current Robert Crown Center built with generous donation from the Crown Family
- **2013** – Initial estimates for construction of new facility
- **January 2016** – Community fundraising began
- **January 2017** – Contract approved with WTA for architectural/engineering services
- **February-September 2017** – Schematic design process

# STEPS TONIGHT

- Approval of RFP for construction management services
- Approval of schematic design
- Authorization of contract amendment for design development and construction document services by Woodhouse Tinucci Architects, LLC
- Approval of contract amendment for fundraising consultant services with Community Counselling Services, LLC
- Special Order of Business
  - Schematic design presentation by WTA
  - Project funding presentation

# ROBERT CROWN COMMUNITY CENTER ICE COMPLEX AND LIBRARY



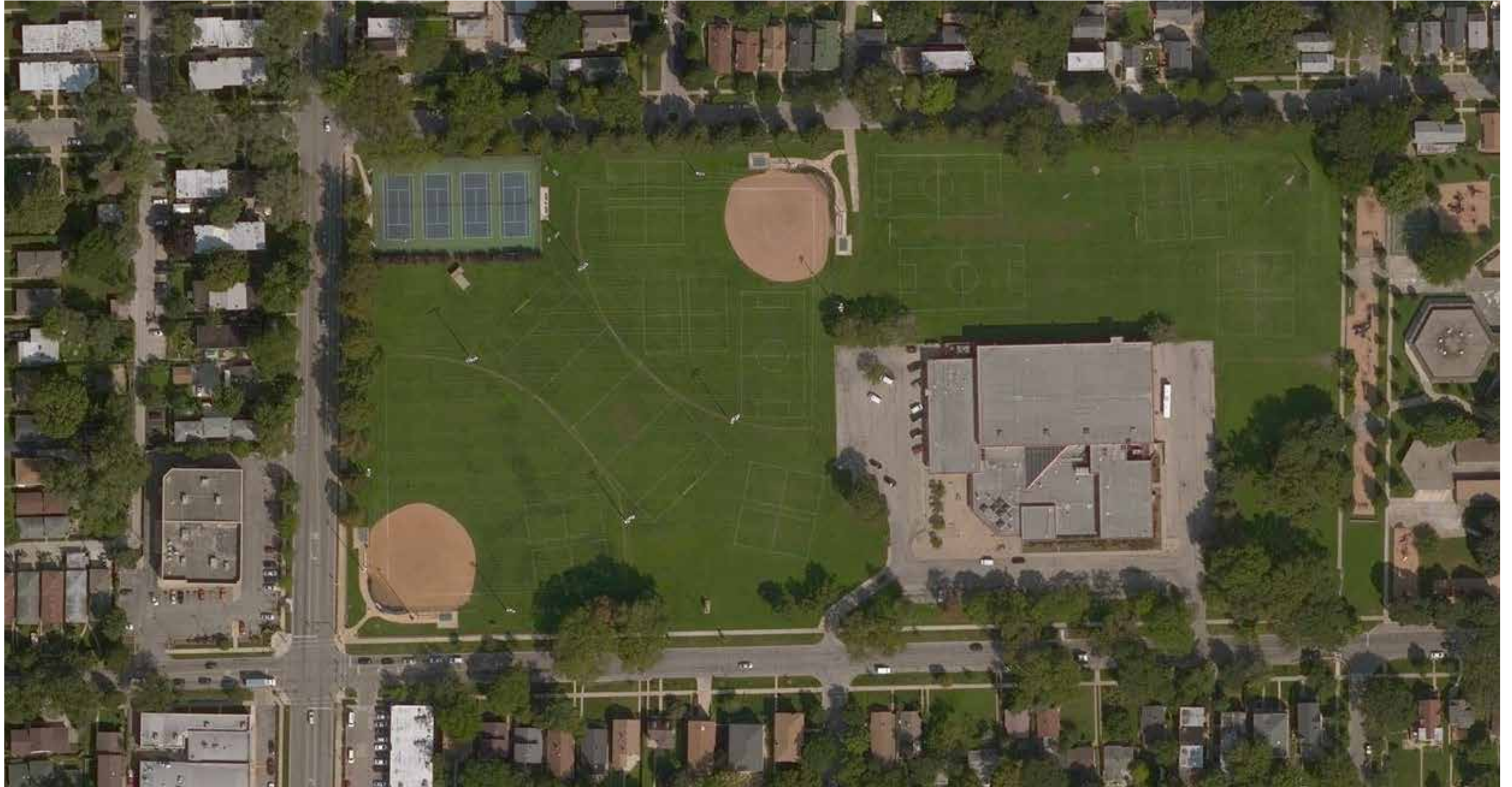
CITY COUNCIL PRESENTATION  
09/25/2017

**WTA+MJMA**  
Woodhouse Tinucci Architects MacLennan Jaunkalns Miller Architects

# ROBERT CROWN CENTER



# EXISTING SITE PLAN



# WTA + MJMA





An architectural rendering of a modern library interior. The space is bright and open, with a high ceiling and large windows on the left. In the foreground, a woman in a red top and blue jeans walks hand-in-hand with a young child in a striped shirt. To their left, two women in colorful dresses walk away. In the background, a man stands on a mezzanine level, and a group of people sits at a long white table with computers. A sign in the distance reads "The Jane Doe Library".

**transformative**

The Jane Doe Library

TEEN ZONE  
STUDY ROOMS  
WILKINSON ROOM

# CREATE AN ICONIC NEIGHBORHOOD LANDMARK



# OPEN AND INVITING FOR THE ENTIRE COMMUNITY



# FOR ALL AGES AND ABILITIES



# TO MEET, PLAY, LEARN



# NATURAL LIGHT TO ALL SPACES



# INTEGRATED AND IDENTIFIABLE LIBRARY

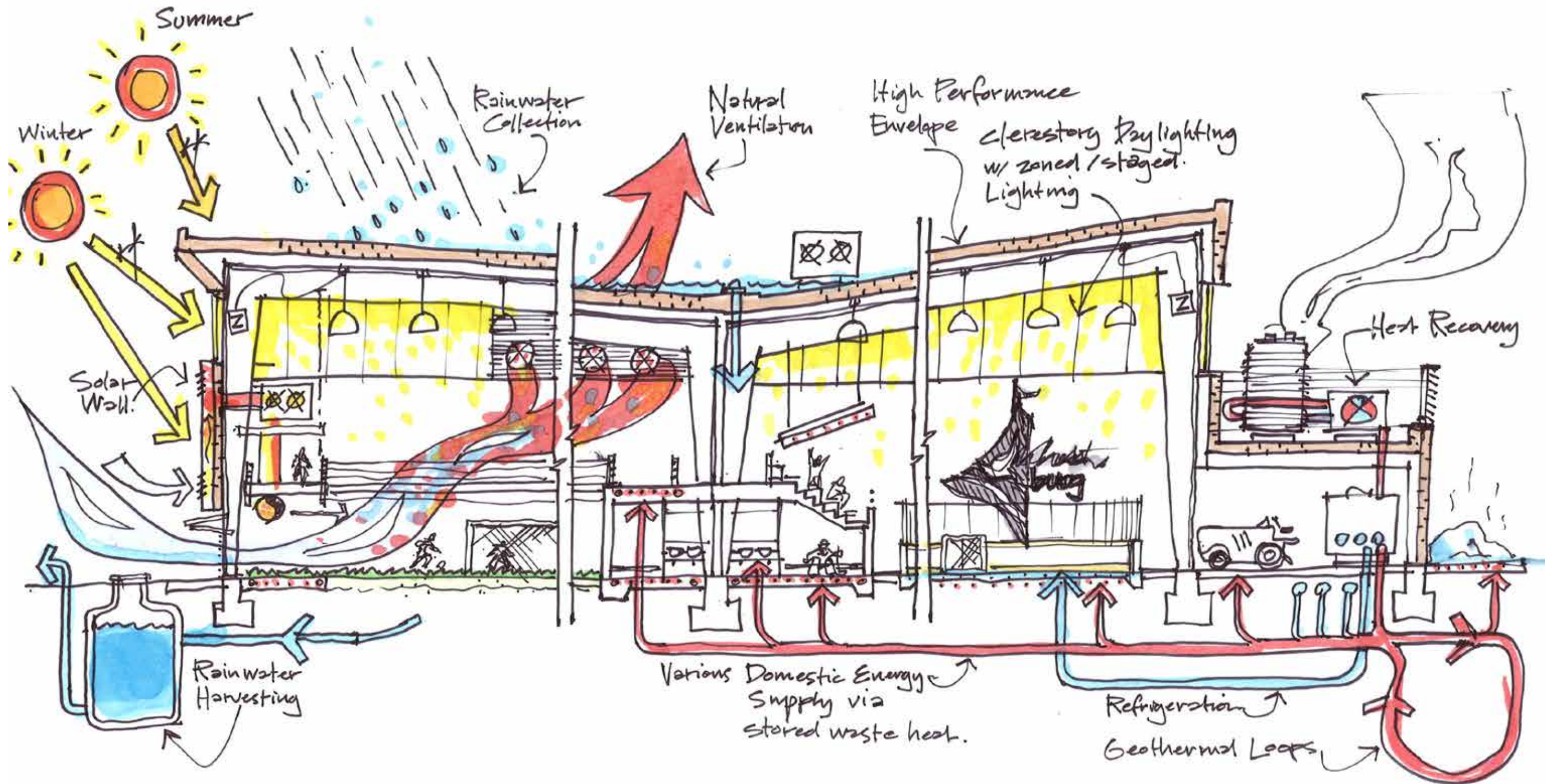


# LOBBY SPACE AS SOCIAL AND CIVIC HEART





# SUSTAINABLE



# BUILT TO LAST

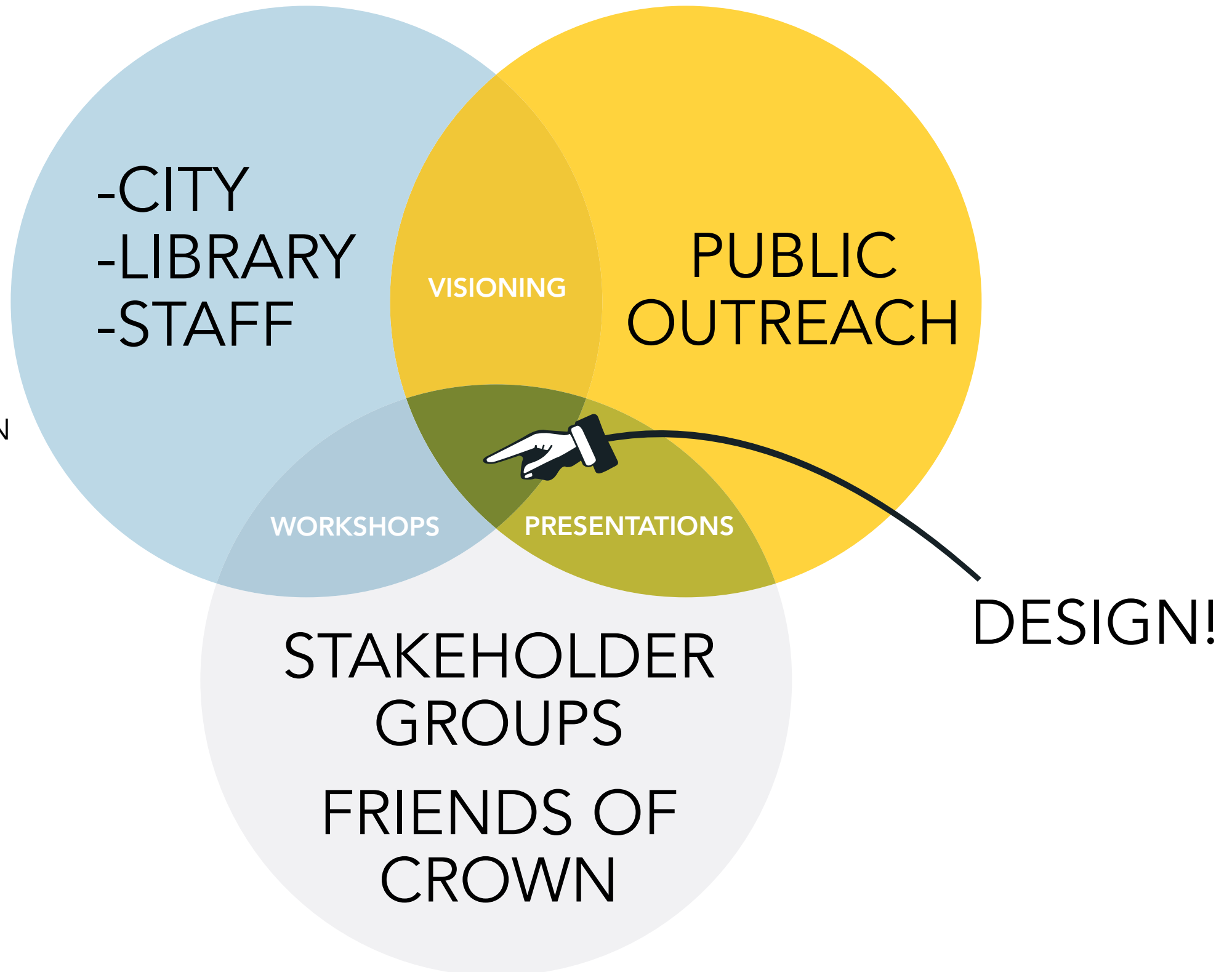


# A COMMUNITY IN SUPPORT OF A COMMUNITY CENTER



# PUBLIC PROCESS

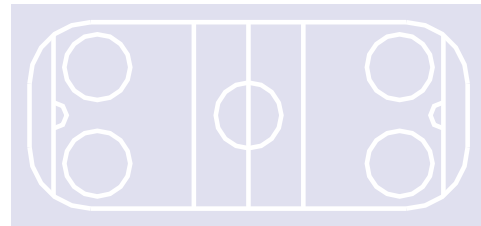
02/15/17	LIBRARY BOARD
03/02/17	STAKEHOLDERS #1
03/21/17	PUBLIC MEETING #1
03/24/17	FRIENDS OF CROWN
04/18/17	ATHLETICS WORKSHOP
04/19/17	BLDG OPERATIONS
04/24/17	CITY COUNCIL UPDATE
05/04/17	LIBRARY BOARD
05/18/17	STAKEHOLDER #2
06/01/17	PUBLIC MEETING #2
07/24/17	CITY COUNCIL RESOLUTION
07/25/17	FRIENDS OF CROWN
08/03/17	PUBLIC MEETING #3
08/14/17	CITY COUNCIL UPDATE
08/16/17	LIBRARY BOARD
09/25/17	CITY COUNCIL



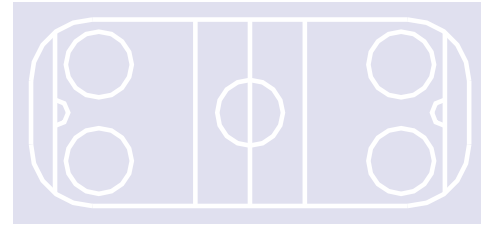
# PROJECT PROGRAM

<b>ICE RINK</b>	<b>SF</b>	<b>SITE</b>	<b>SF</b>
RINK 1 (NHL)	20,500	BUILDING FOOTPRINT	90,000
RINK 2 (NHL)	20,500	PARKING (225)	85,000
SPECTATORS	5,000	SPORTS FIELDS	234,000
LOCKER ROOMS	7,000	TENNIS COURTS	24,000
SUPPORT	10,500	LANDSCAPE/OTHER	269,600
	<b>63,500</b>		
<b>RECREATION</b>		<b>SITE TOTAL</b>	<b>702,600</b>
GYMNASIUM	11,000		
FITNESS / DANCE ROOM	1,500		
CHANGE ROOMS	2,000		
SUPPORT	500		
	<b>15,000</b>		
<b>LIBRARY</b>			
LIBRARY	3,300		
MEETING ROOMS	600		
MULTI-PURPOSE	1,000		
SUPPORT	1,100		
	<b>6,000</b>		
<b>COMMUNITY CENTER</b>			
MULTI-PURPOSE ROOMS	2,000		
ART ROOM	1,000		
PRE-SCHOOL	5,000		
KITCHEN / CATERING / VENDING	1,000		
SUPPORT / ADMINISTRATION	2,000		
	<b>11,000</b>		
<b>SUBTOTAL</b>	<b>95,500</b>		
TRACK	7,500		
SOCIAL SPACE/CIRCULATION	12,000		
INFRASTRUCTURE/MECHANICAL	19,000		
<b>BUILDING TOTAL</b>	<b>134,000</b>		

ICE RINKS



RINK 1: NHL



RINK 2: NHL



RINK 1 SPECTATORS: 4 000sf



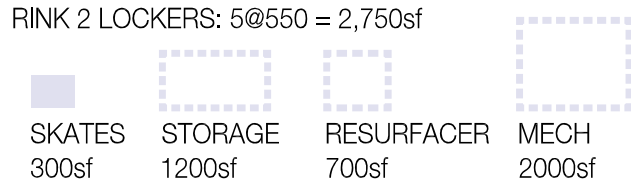
RINK 2 SPECTATORS: 2,400sf



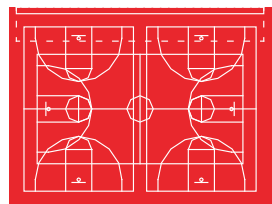
RINK 1 LOCKERS: 5@550 = 2,750sf



RINK 2 LOCKERS: 5@550 = 2,750sf



RECREATION



GYM: 11,000sf  
GYM SPECTATORS: incl



GYM LOCKERS:  
4@500 = 2,000sf



OFFICE  
100sf



FITNESS:  
2,000sf



RUNNING TRACK  
5,000sf



STORAGE  
300sf



DANCE  
1,000sf

LIBRARY



LIBRARY:  
3,500sf



MEETING:  
3@250 = 750sf



OFFICES  
4@150 = 600sf

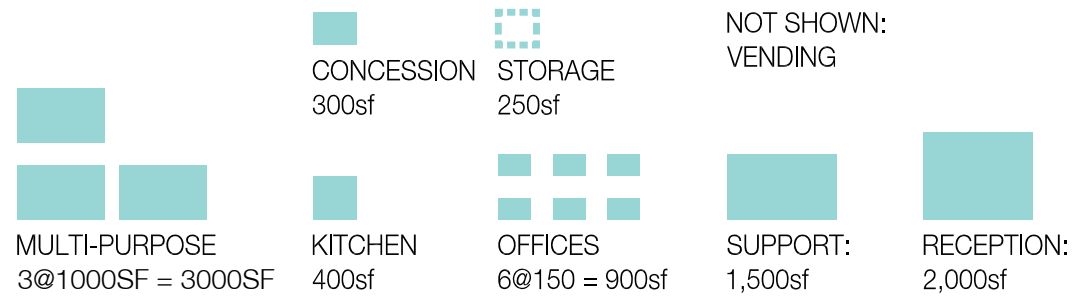


STORAGE  
300sf



MULTI-PURPOSE  
1000sf

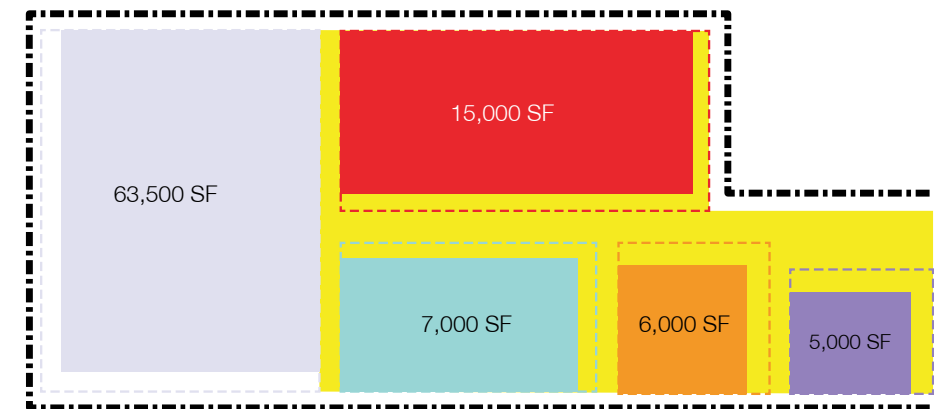
COMMUNITY CENTER



PRESCHOOL



TOTAL



TOTAL: 134,000 SF

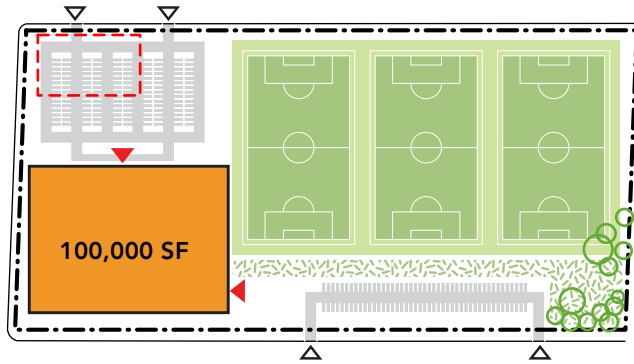
GROSS UP: 14%  
SOCIAL SPACE = 12,000 SF

# SITE PRINCIPLES

- RESPECT AND ENHANCE EXISTING PROGRAMMING
- CREATE OUTDOOR OPPORTUNITIES FOR ALL
- STRONG NEIGHBORHOOD FOCUS
- 'RIGHT SIZE' PARKING AND FIELDS
- SUPPORT MULTIPLE MODES OF TRANSIT
- SAFE CIRCULATION TO, FROM AND ON SITE
- SITE ORGANIZATIONAL CLARITY
- ADDRESS THE VARIOUS STREET CONDITIONS

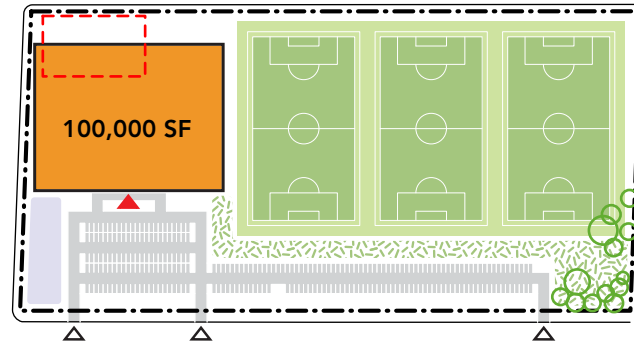


SW + 3 + 301 + 6%



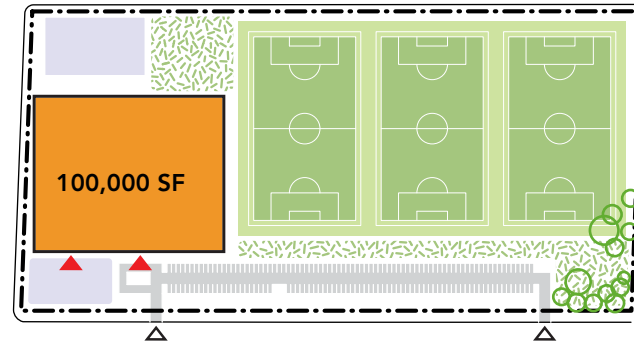
1

NW + 3 + 252 + 12%



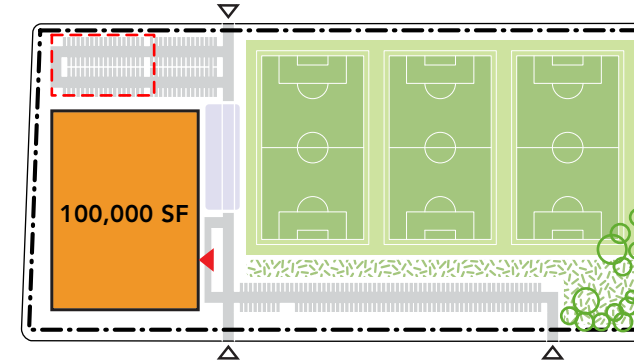
2

W + 3 + 157 + 15%



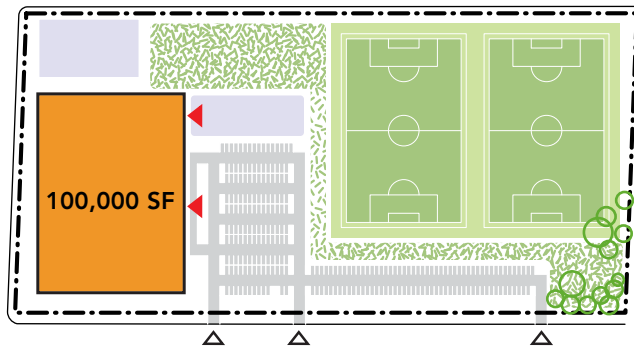
3

SW + 3 + 255 + 8%



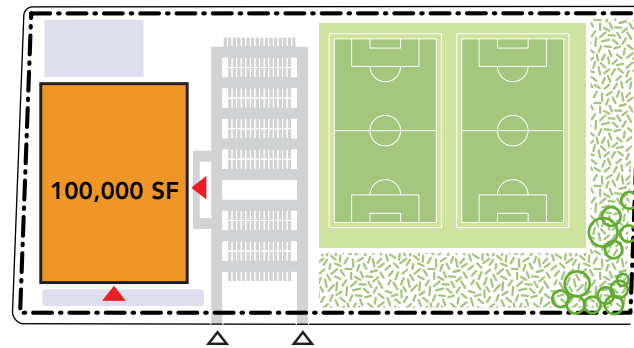
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SW + 2 + 238 + 19%



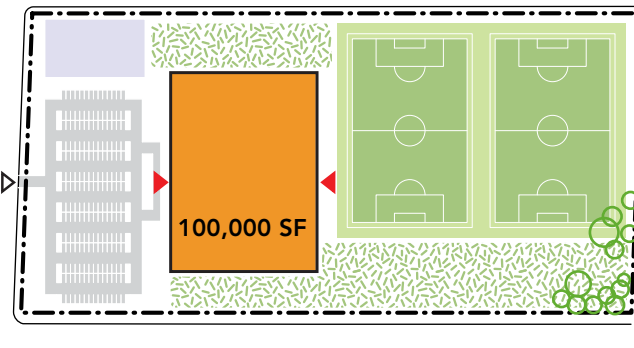
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SW + 2 + 198 + 20%



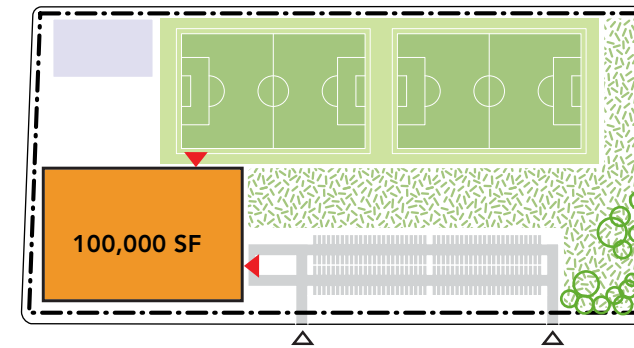
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CTR + 2 + 196 + 17%



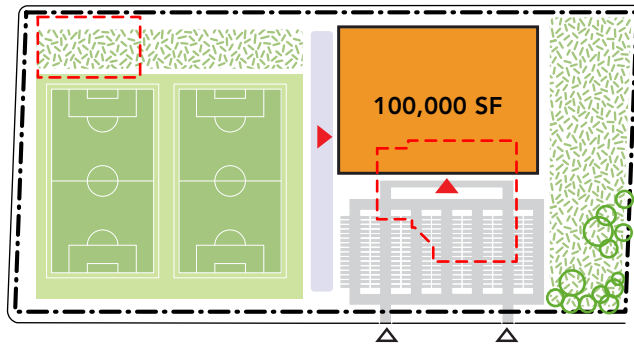
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SW + 2 + 198 + 19%



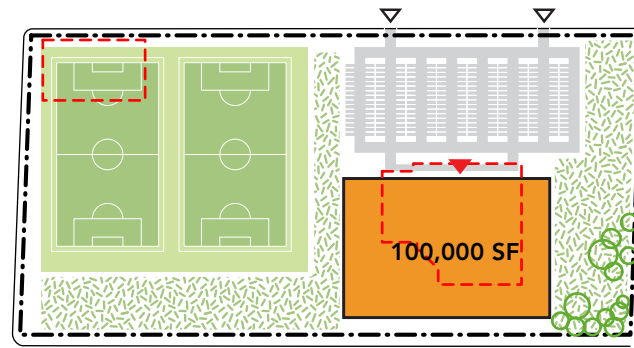
8

NE + 2 + 272 + 21%



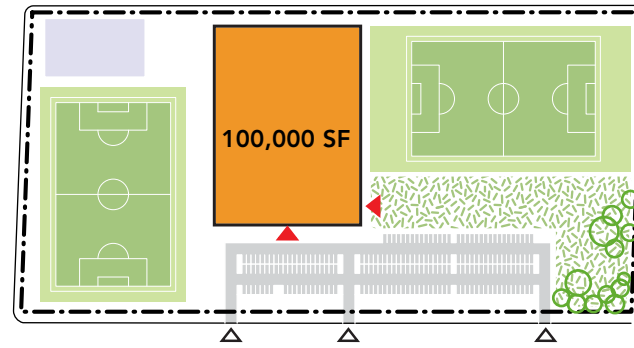
9

SE + 2 + 304 + 22%



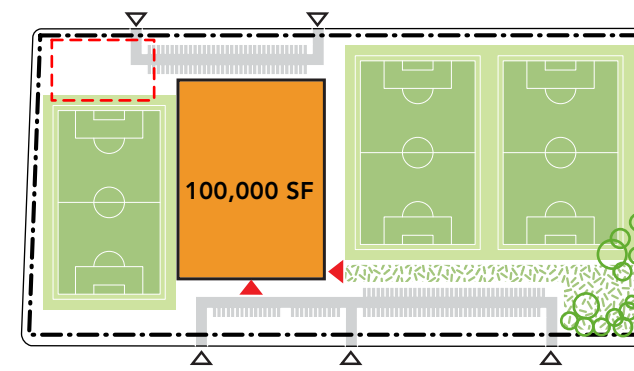
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CTR + 2 + 204 + 14%



11

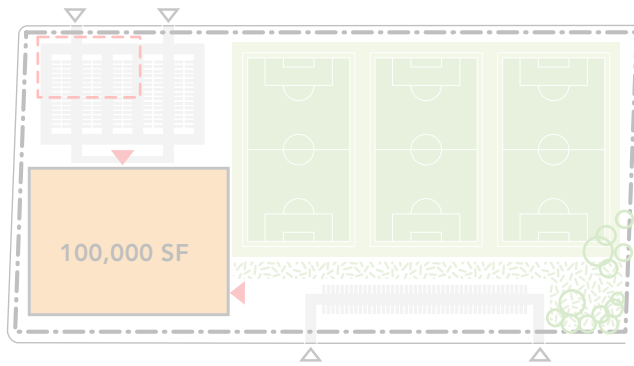
CTR + 3 + 181 + 8%



12

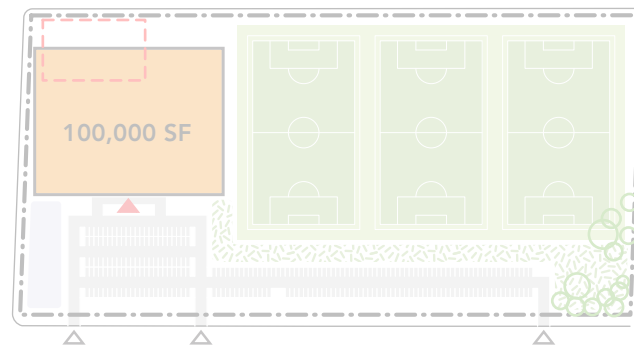


SW + 3 + 301 + 6%



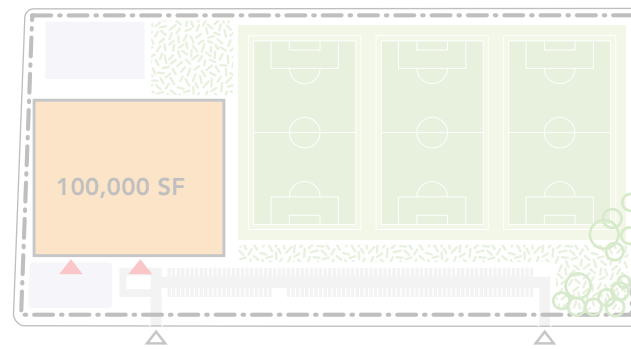
1

NW + 3 + 252 + 12%



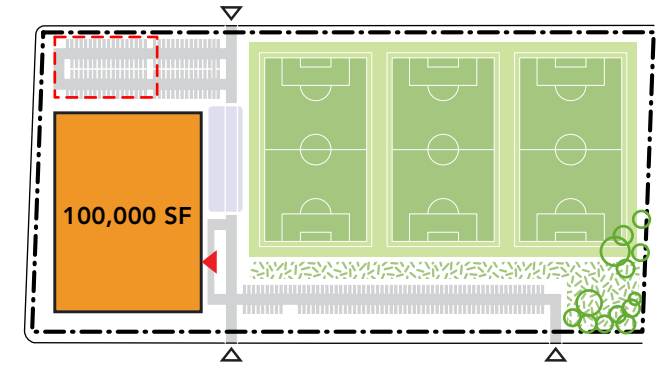
2

W + 3 + 157 + 15%



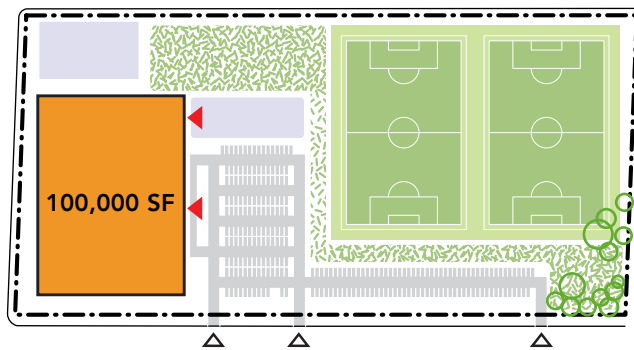
3

SW + 3 + 255 + 8%



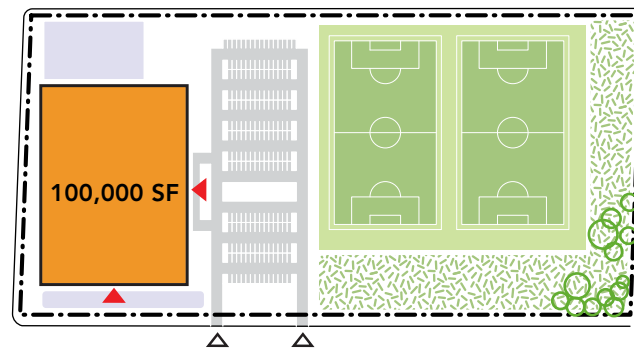
4

SW + 2 + 238 + 19%



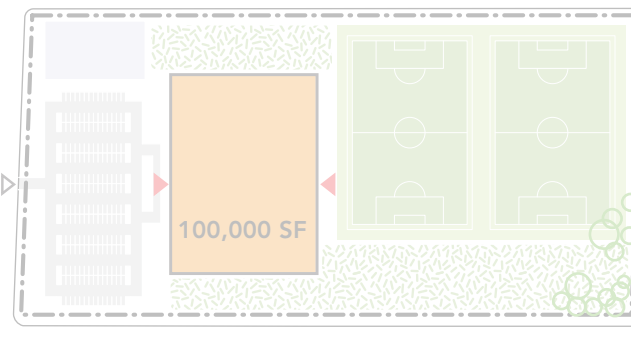
5

SW + 2 + 198 + 20%



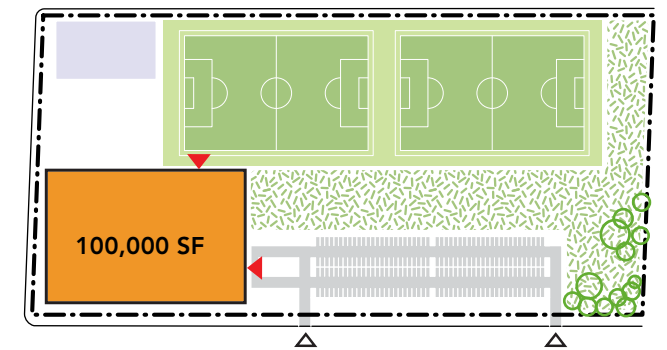
6

CTR + 2 + 196 + 17%



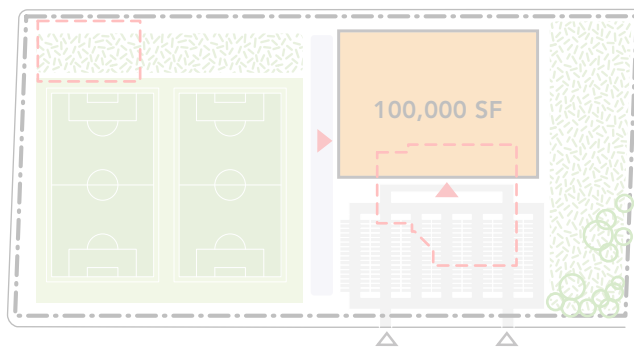
7

SW + 2 + 198 + 19%



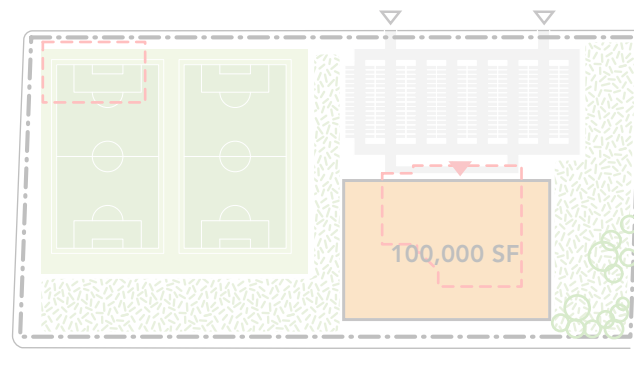
8

NE + 2 + 272 + 21%



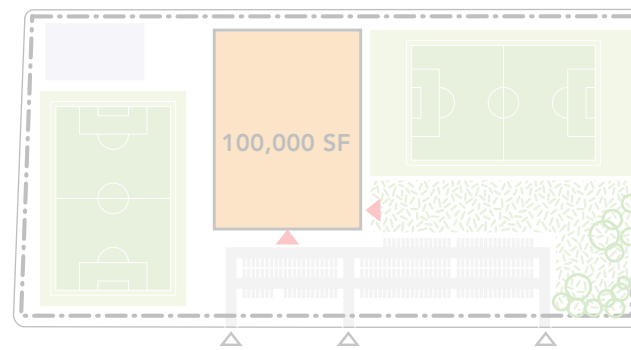
9

SE + 2 + 304 + 22%



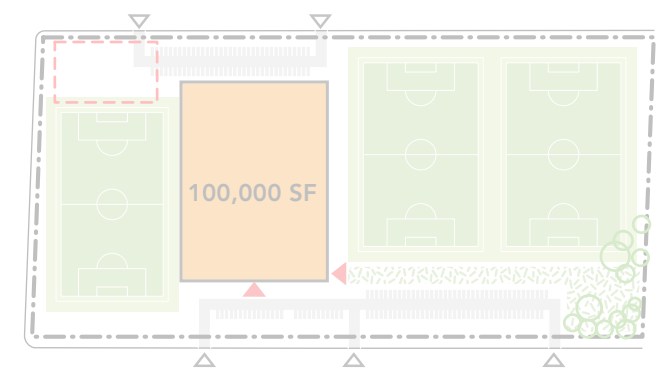
10

CTR + 2 + 204 + 14%

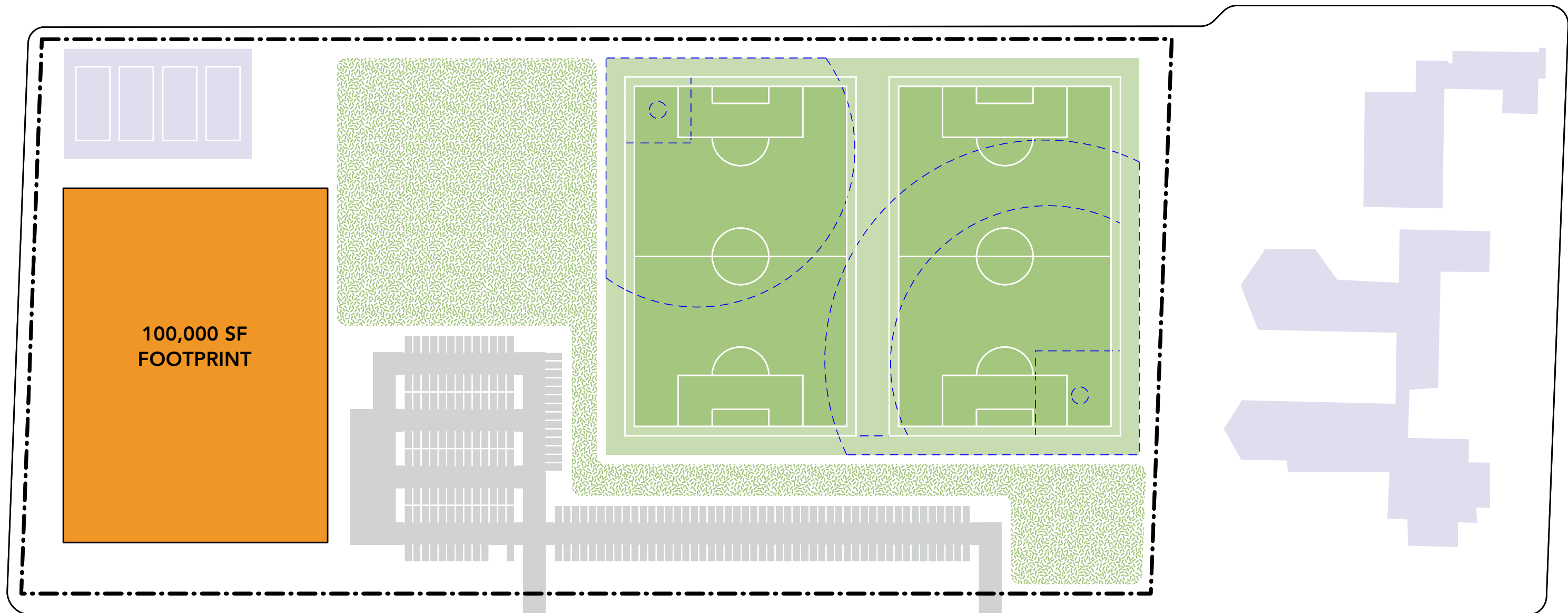


11

CTR + 3 + 181 + 8%



12



**BUILDING:**      **SOUTHWEST CORNER**

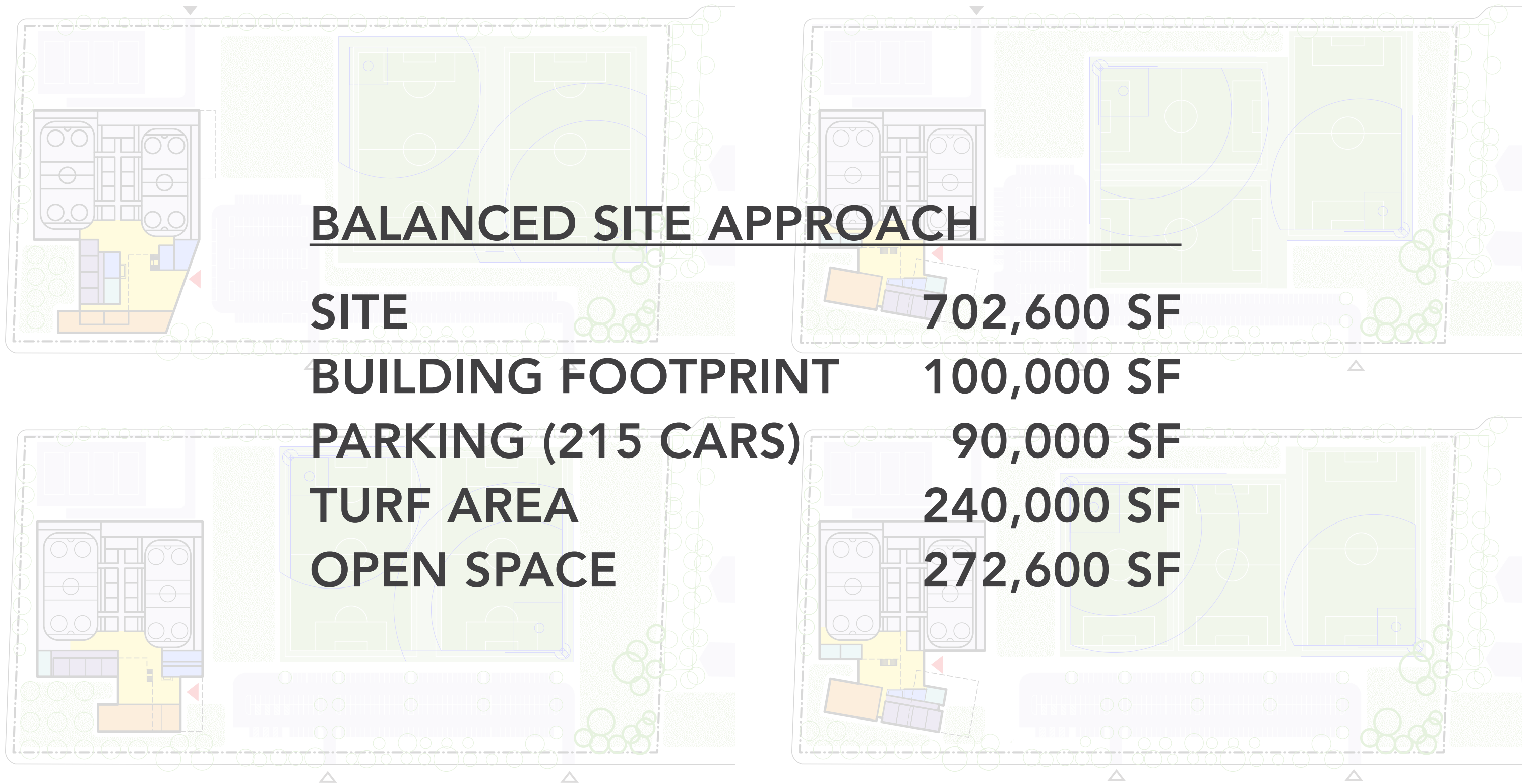
**TURF AREA:**    **238,000 SF**

**PARKING:**        **215**

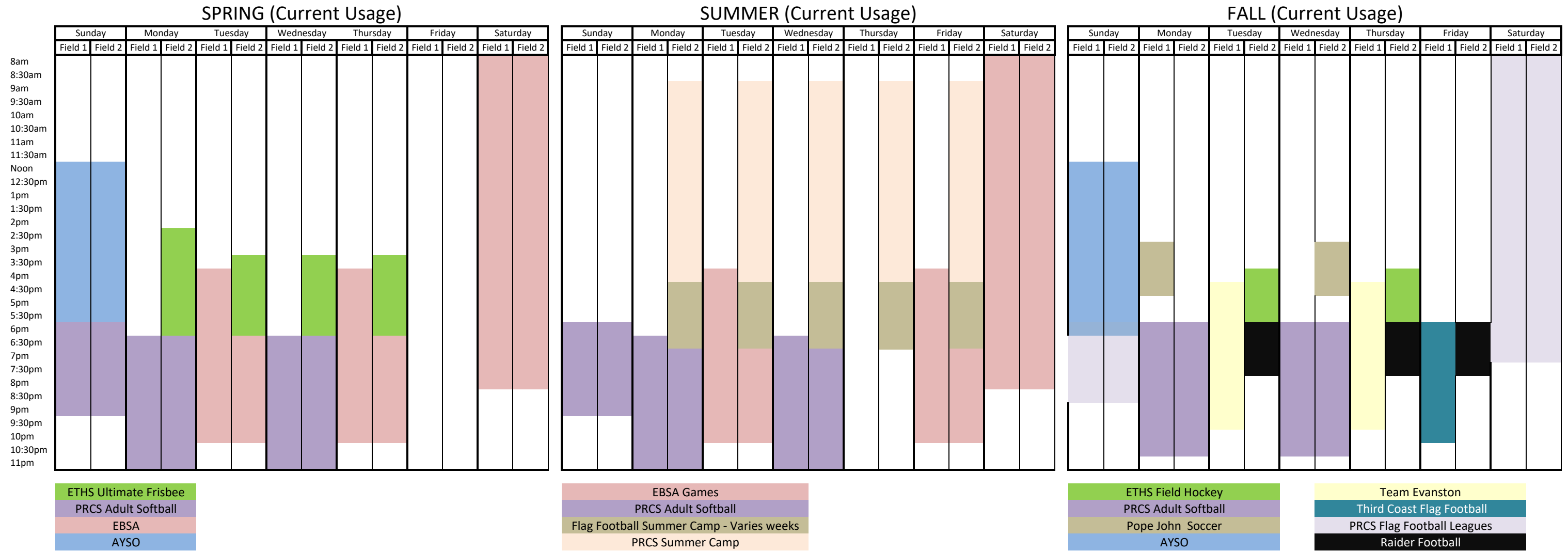
**OPEN AREA:**    **16%**

- Parking lot that serves the building and the sportsfields
- Connection between building and the park north of parking lot
- Fields optimized for overlay of smaller fields
- Large open park area north of parking lot

# BALANCED SITE PLAN



# OUTDOOR PROGRAMMING ANALYSIS



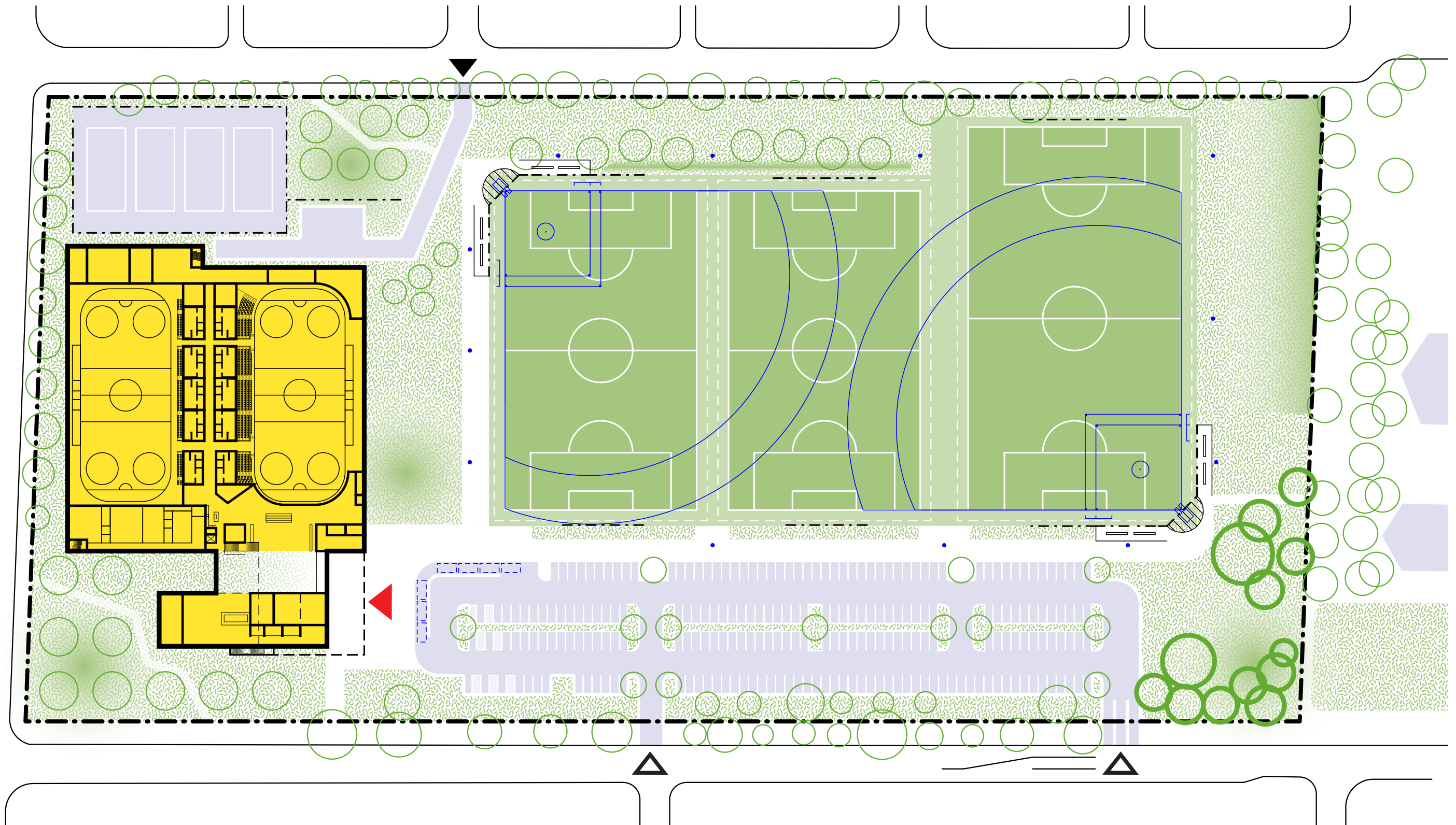
# TRAFFIC AND PARKING ANALYSIS

Table 8

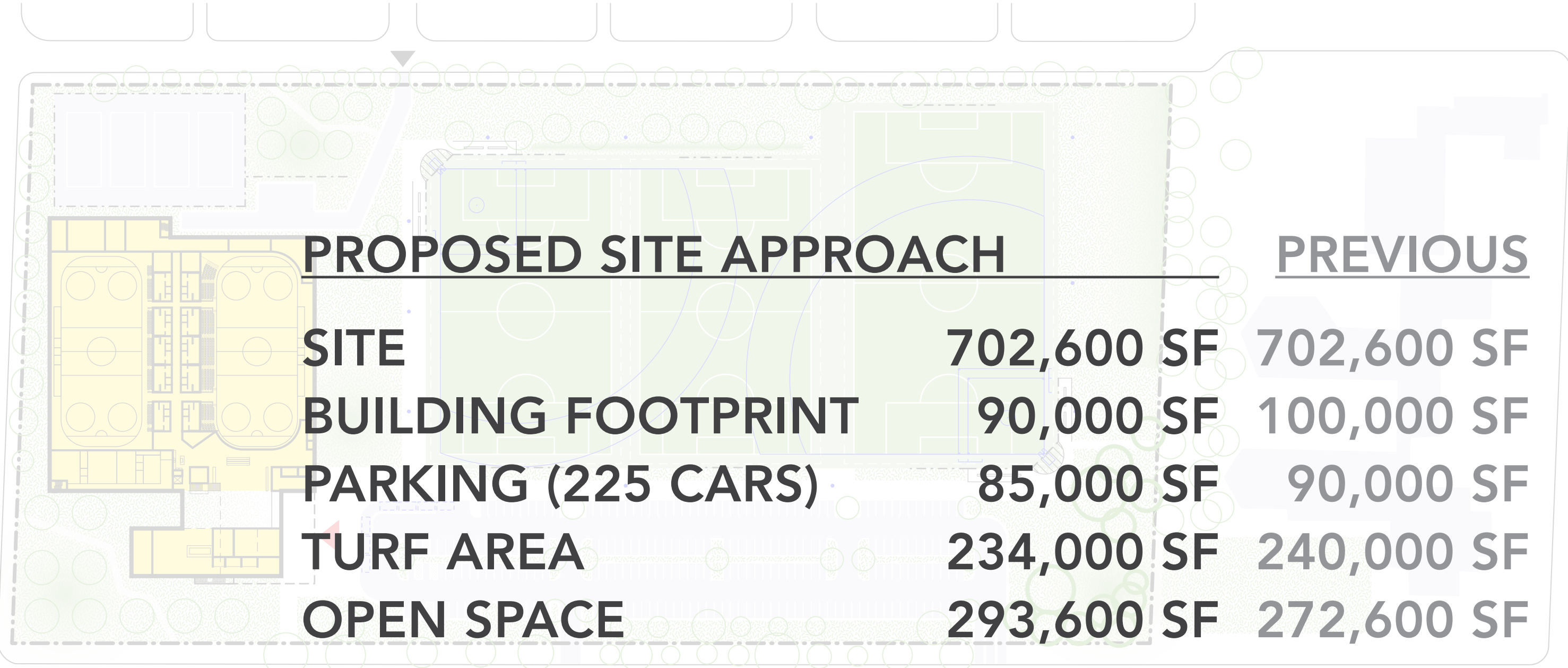
PROJECTED PEAK PARKING DEMAND - ANTICIPATED PARK PROGRAMMING AND STAFFING SCHEDULES **(3 SOCCER FIELDS)**

Activity	Participants/ Visitors	Coaches/ Volunteers	Program Staff/ Referees	Total	Parking Demand				
					Winter		Spring/Summer/Fall		
					Weekday	Saturday	Weekday	Saturday	Sunday
					5:00-6:00 PM	3:00-4:00 PM	5:00-6:00 PM	3:00-4:00 PM	2:00-3:00 PM
Fitness/Dance Room <sup>1</sup>	25		1	26	18	18	18	18	18
Walking/Jogging Track <sup>1</sup>	10			10	7	7	7	7	7
Art Room <sup>1</sup>	15		1	16	11	11	11	11	11
<b>Ice Rink (NHL &amp; Olympic Rinks)</b>									
Main Rink Games <sup>1,2</sup>	60	8	2	70	25	47	25	47	25
Olympic Rink Practices/Skating Classes <sup>1,3</sup>	15	2	2	19	8	8	8	8	8
<b>Gymnasium (1 HS Court or 2 Jr HS Courts)</b>									
Basketball Games <sup>1,4</sup>	96	8	8	112	0	77	0	0	0
Open Gym <sup>1,3</sup>	50		1	51	18	0	18	18	18
Multi-Program Rooms (Party) <sup>1,3,5</sup>	50		1	51	0	0	0	18	18
Library <sup>1,6</sup>	50		5	55	38	38	38	38	0
Preschool/After-School <sup>7</sup>	84		25	109	53	0	53	0	0
Admin/Maintenance staff			5	5	5	5	5	5	5
<b>Outdoor Baseball/Soccer Games</b>									
Baseball Games <sup>1,3,8</sup>	120	16	3	139	0	0	0	48	0
Soccer Games <sup>1,3,9</sup>	180	24	9	213	0	0	43	0	77
<b>Peak Demand</b>					<b>182</b>	<b>212</b>	<b>225</b>	<b>218</b>	<b>186</b>

# PROPOSED SITE PLAN



# CURRENT SITE PROPOSAL



# LANDSCAPE PLAN





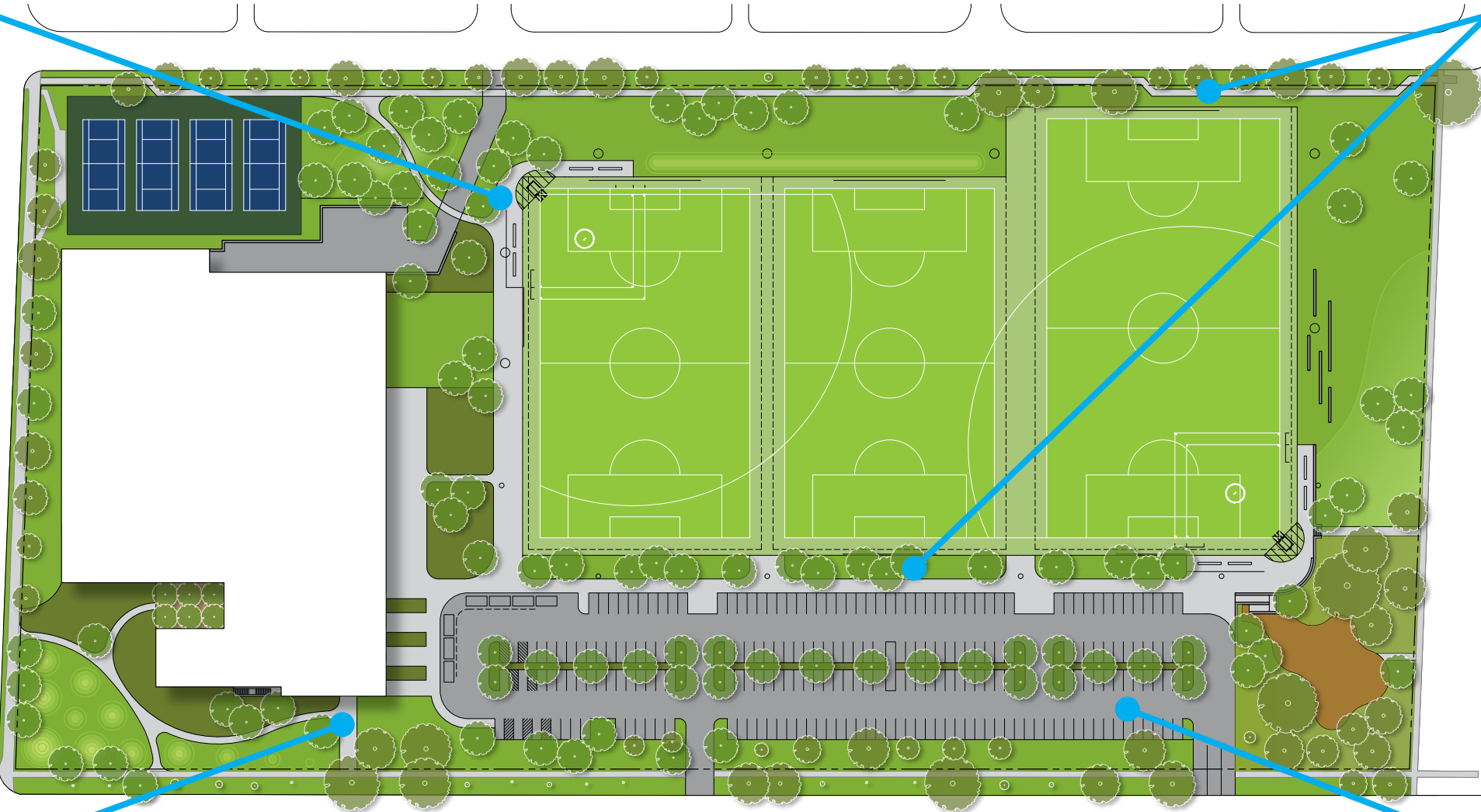
# SITE ACCESS



**FIELD ACCESS & ENCLOSURE**



**NEW SITE PATHWAYS**



**BIKE SHARE**



**PARKING PAVING & PLANTING**

# LANDSCAPE



**PROVIDE BUILDING SCREENING**



**SITE TOPOGRAPHY**



**READING GARDEN**



**RAINWATER BIORETENTION**

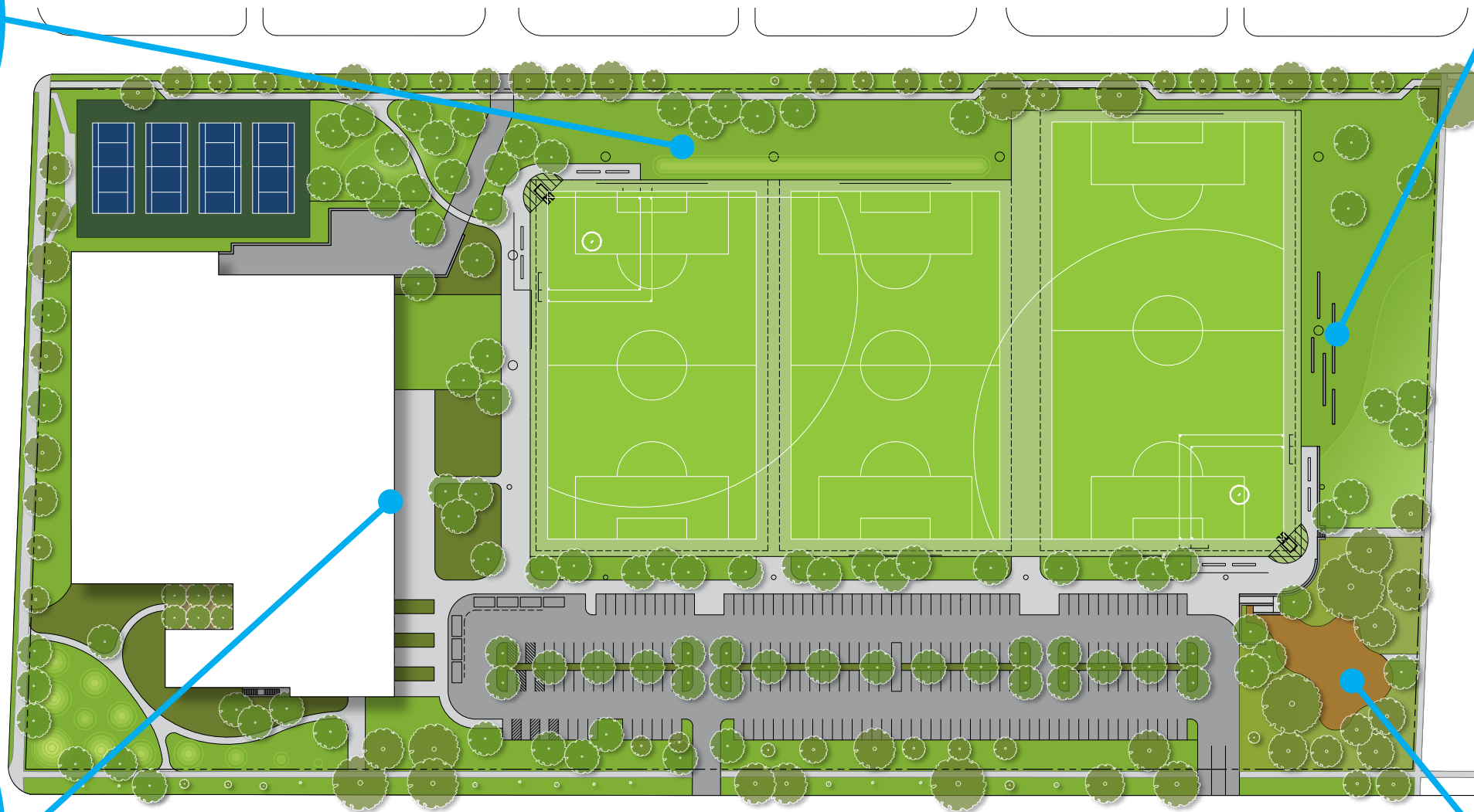
# RECREATION



**INFORMAL RECREATION**



**LANDSCAPE SPECTATOR SPACE**



**ACTIVATE BUILDING FACADE**



**NATURE PLAY**

# SPORT FIELDS / FENCING / LIGHTING



# BUILDING PRINCIPLES

- DESIGN TO THE STREET AND THE PARK
- EXTEND PROGRAMMING TO EXTERIOR
- CREATE A MEANINGFUL SECOND FLOOR EXPERIENCE
- INTEGRATED PUBLIC LIBRARY
- VISIBLE SITE AND BUILDING ENTRY
- PROGRAM VISIBILITY AND FUNCTIONAL DISTRIBUTION
- DYNAMIC SOCIAL HUB SPACE
- OPEN, INVITING, BRIGHT, ACTIVE, ENGAGING

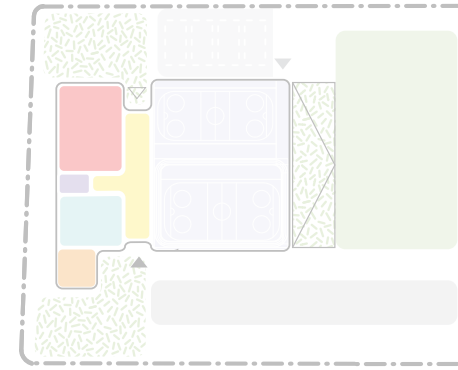
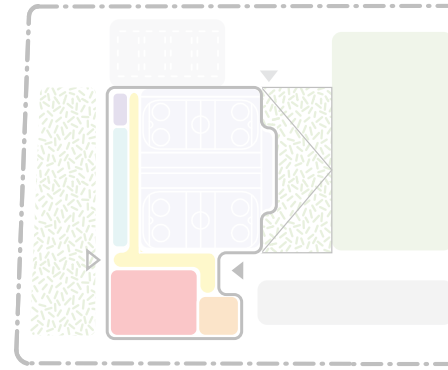
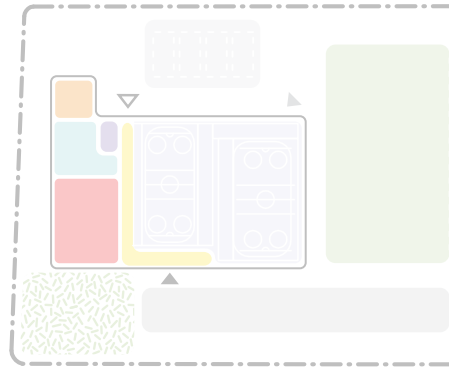


OPTION 1

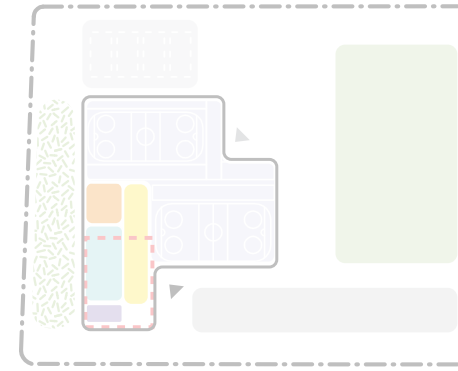
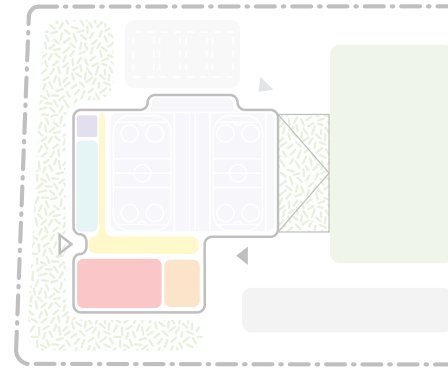
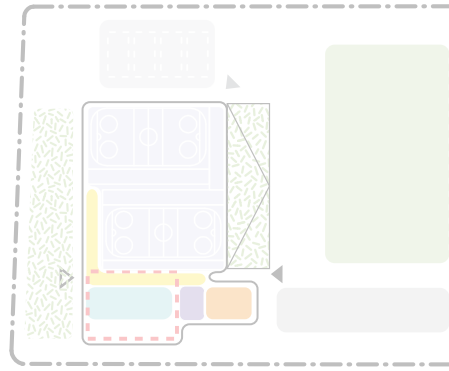
OPTION 2

OPTION 3

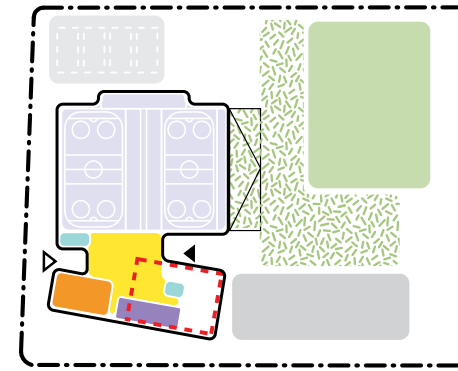
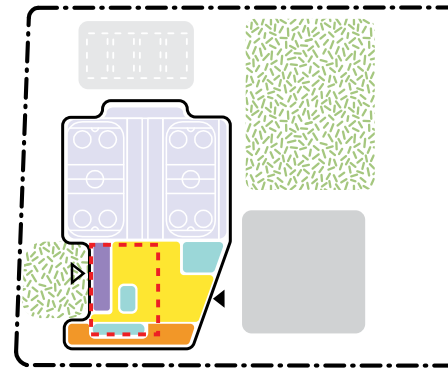
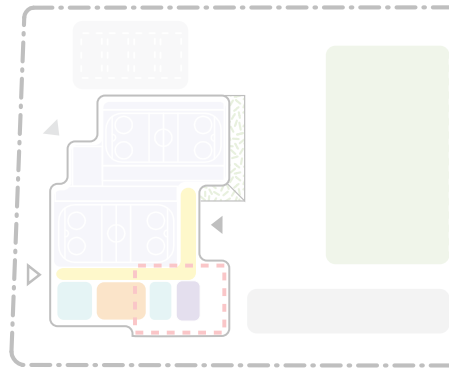
OPTION A  
Community  
Facing Street



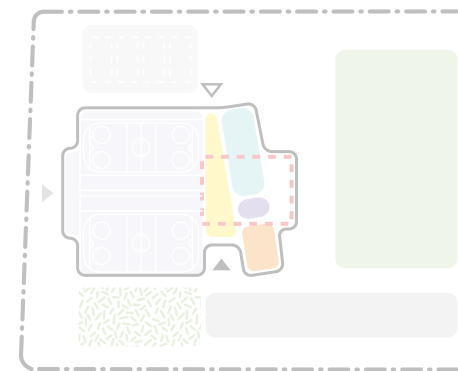
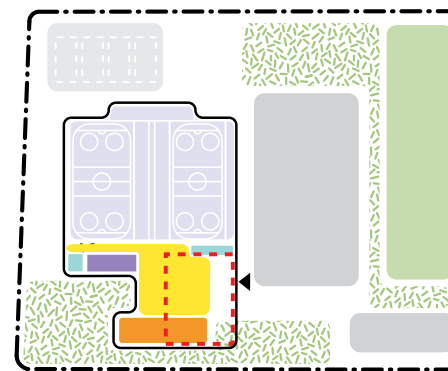
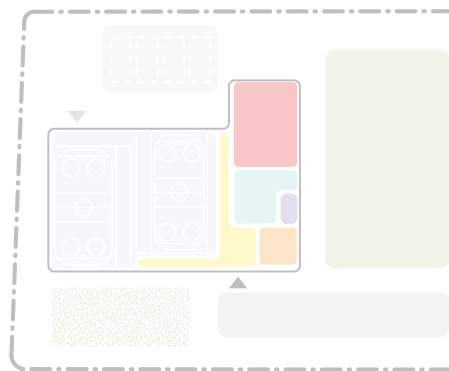
OPTION B  
Fitness at Corner



OPTION C  
Library at Corner

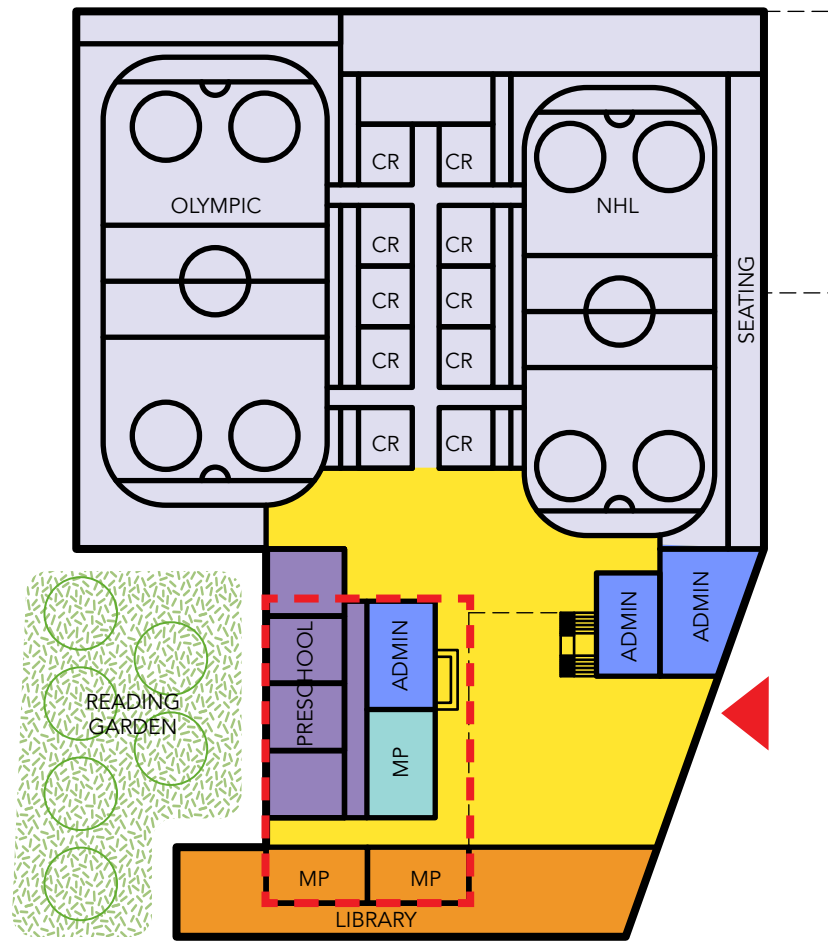


OPTION D  
Community  
Facing Fields

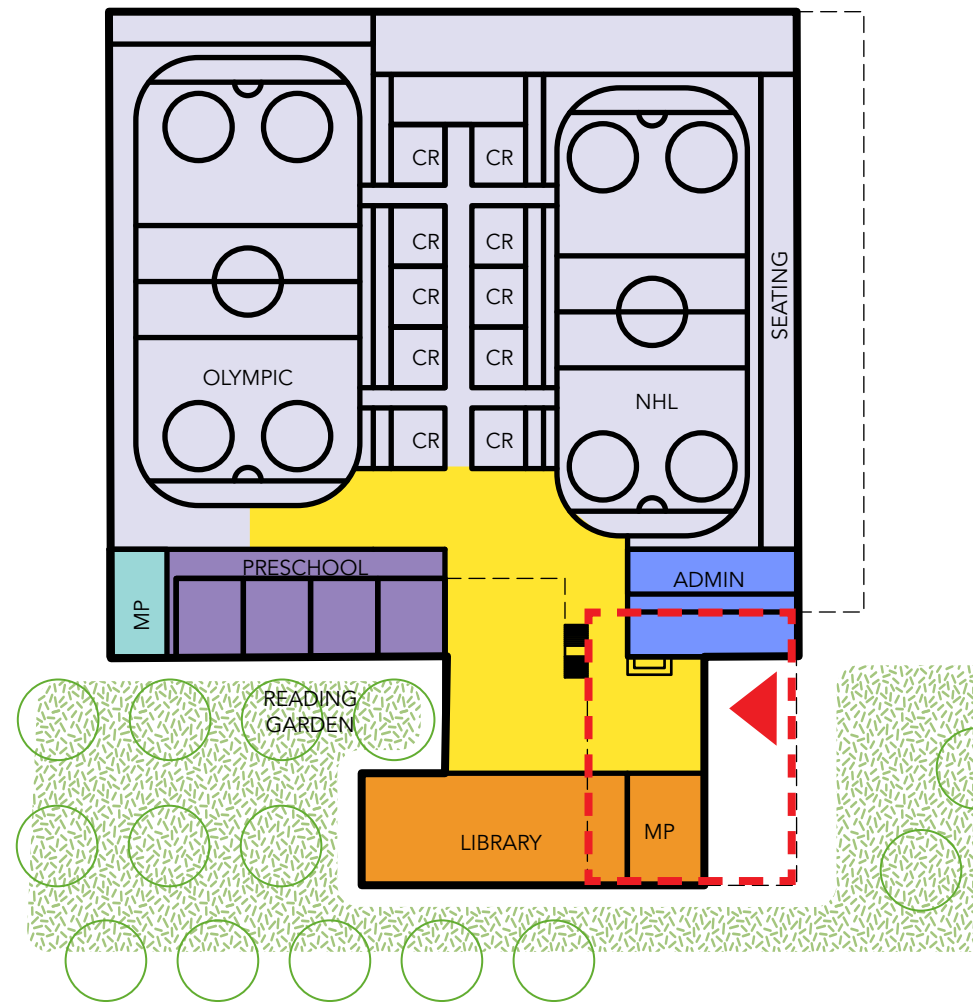


# BUILDING REFINEMENT

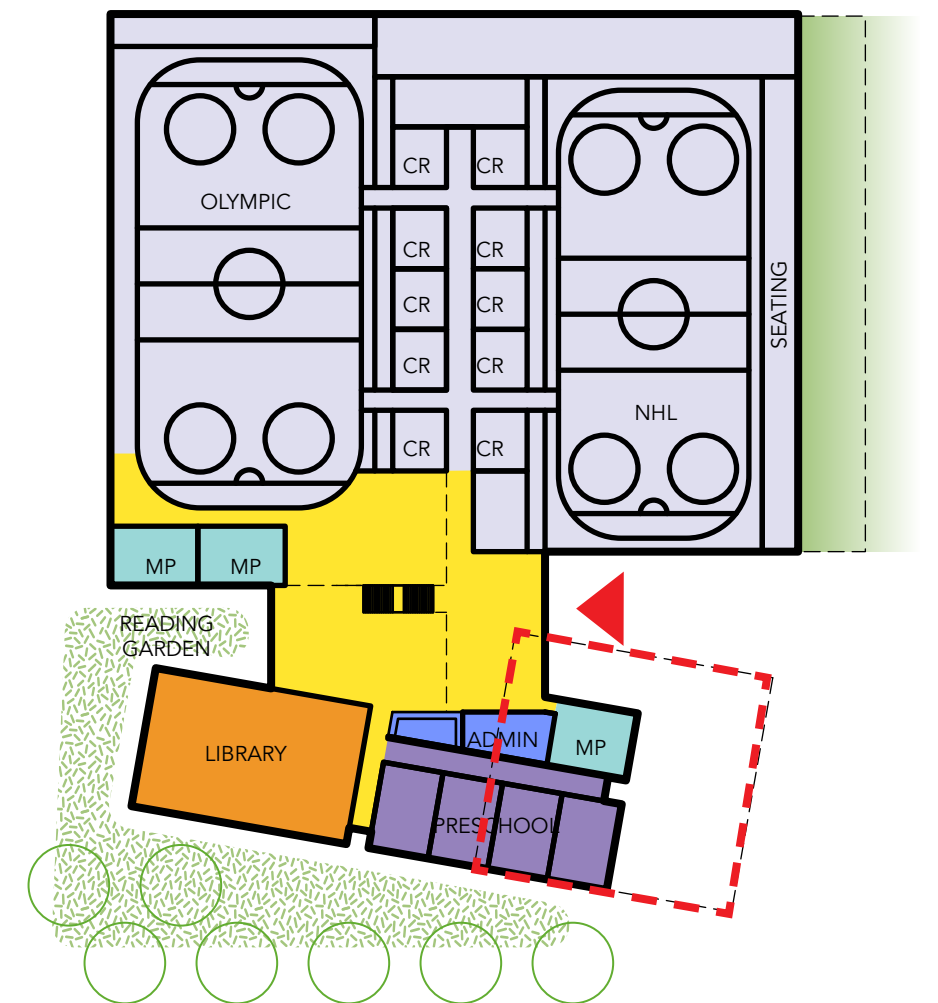
## SCHEME 1



## SCHEME 2

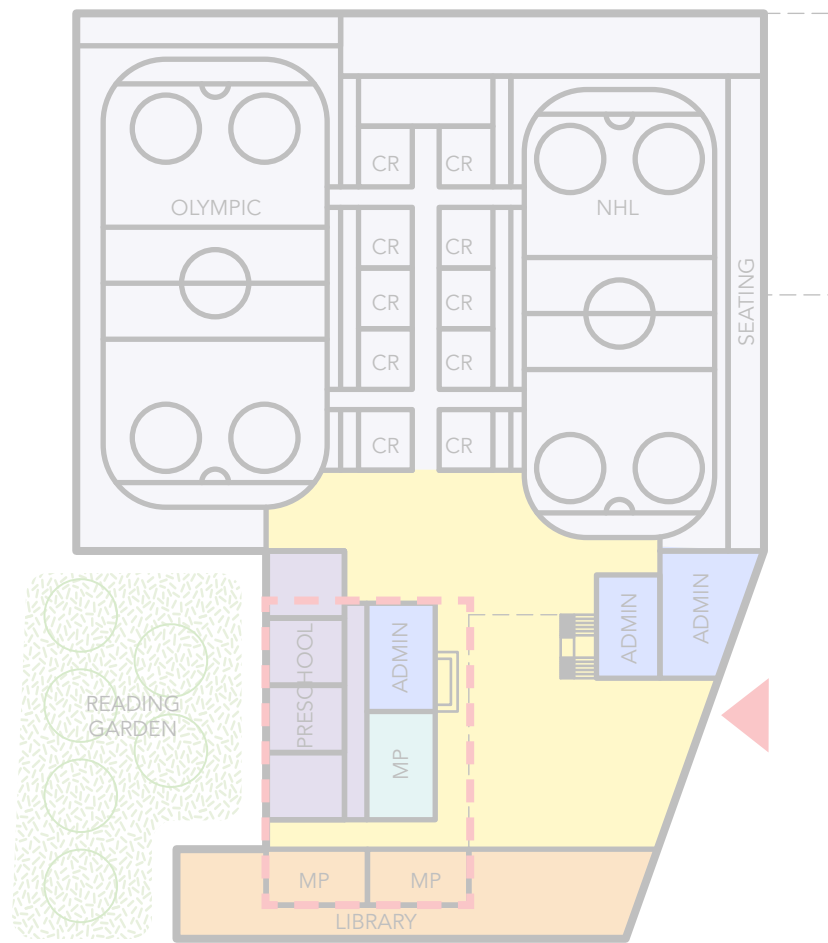


## SCHEME 3

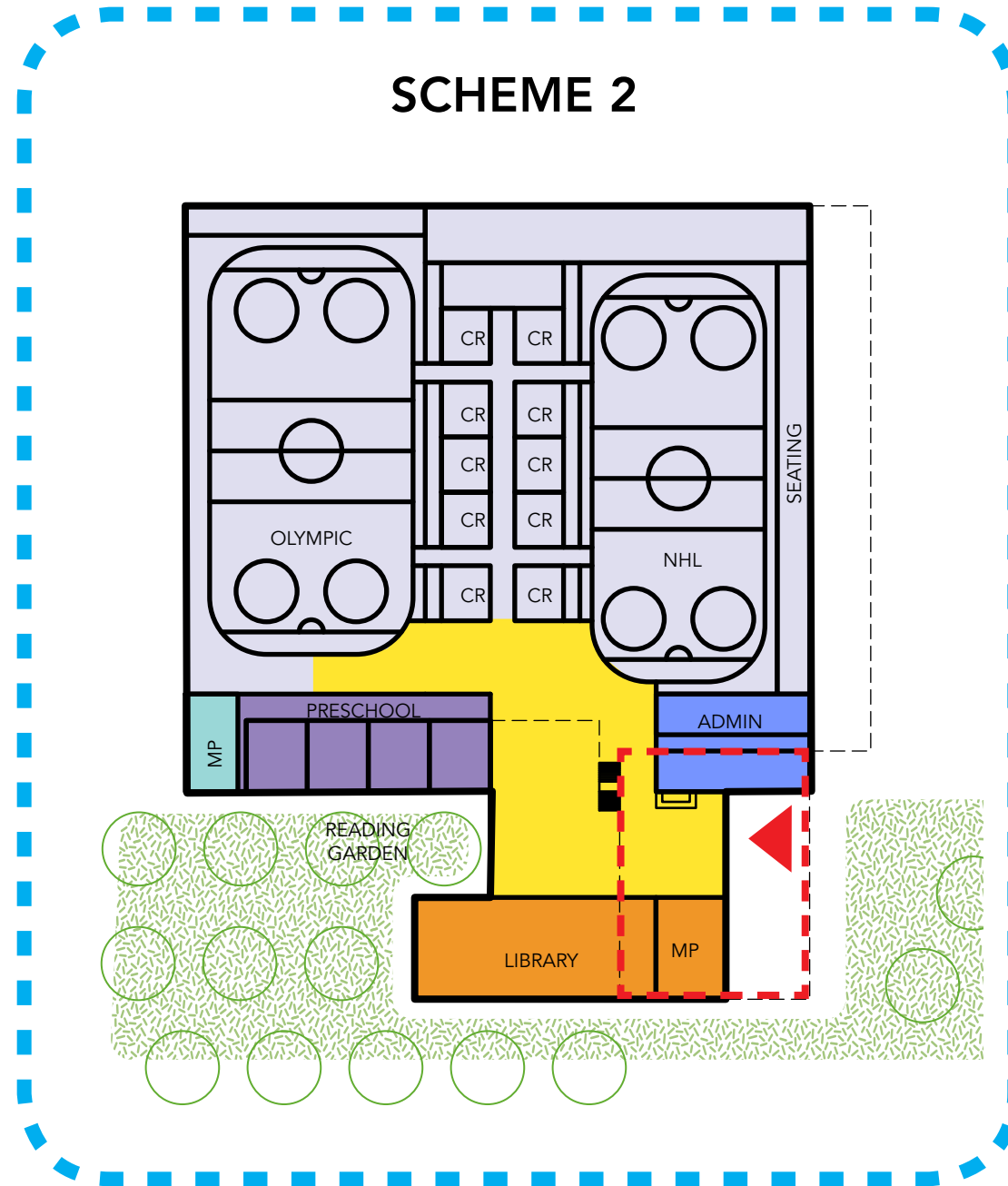


# BUILDING REFINEMENT

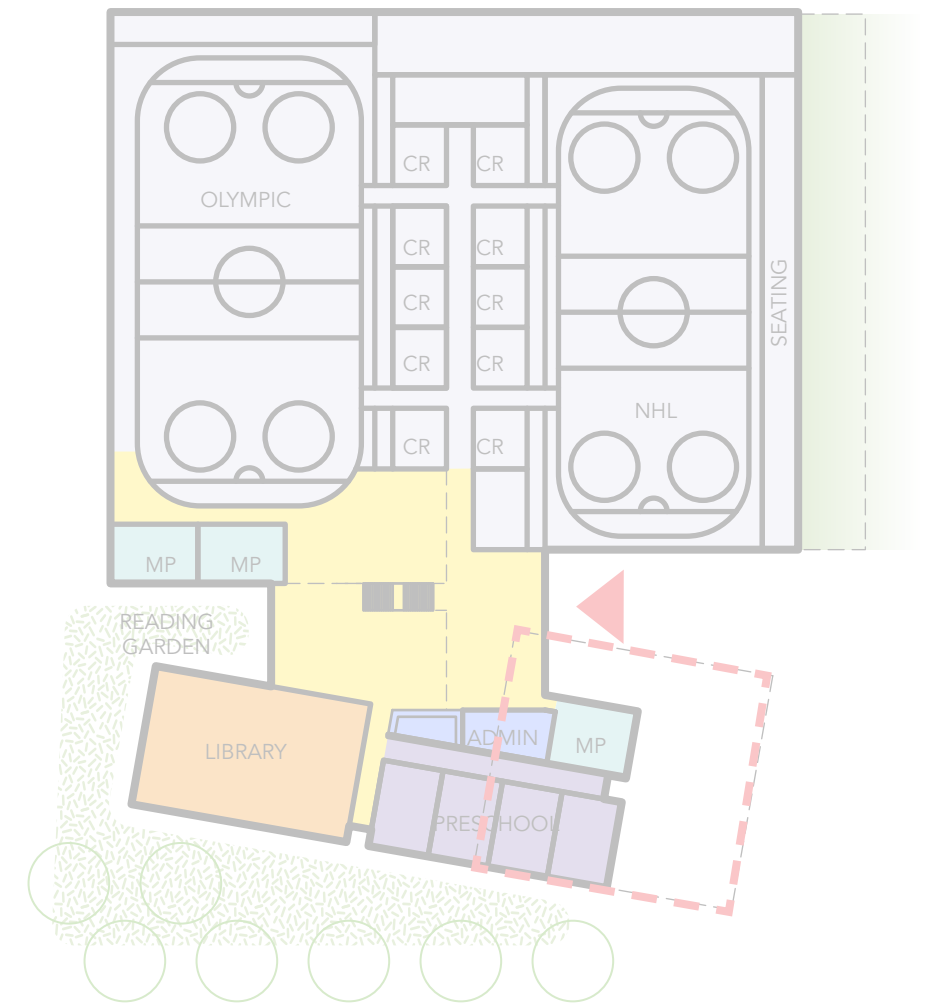
SCHEME 1



SCHEME 2

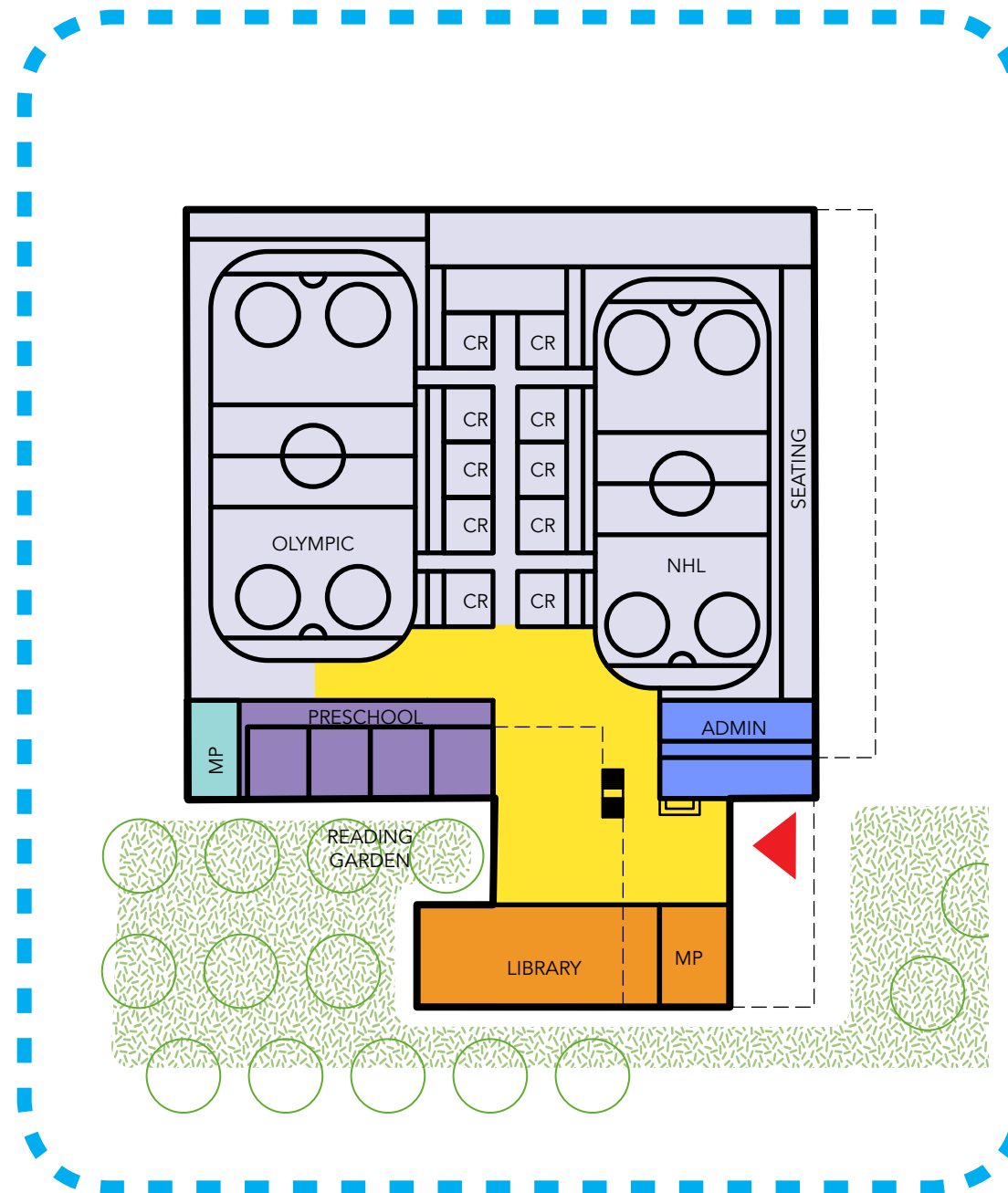


SCHEME 3





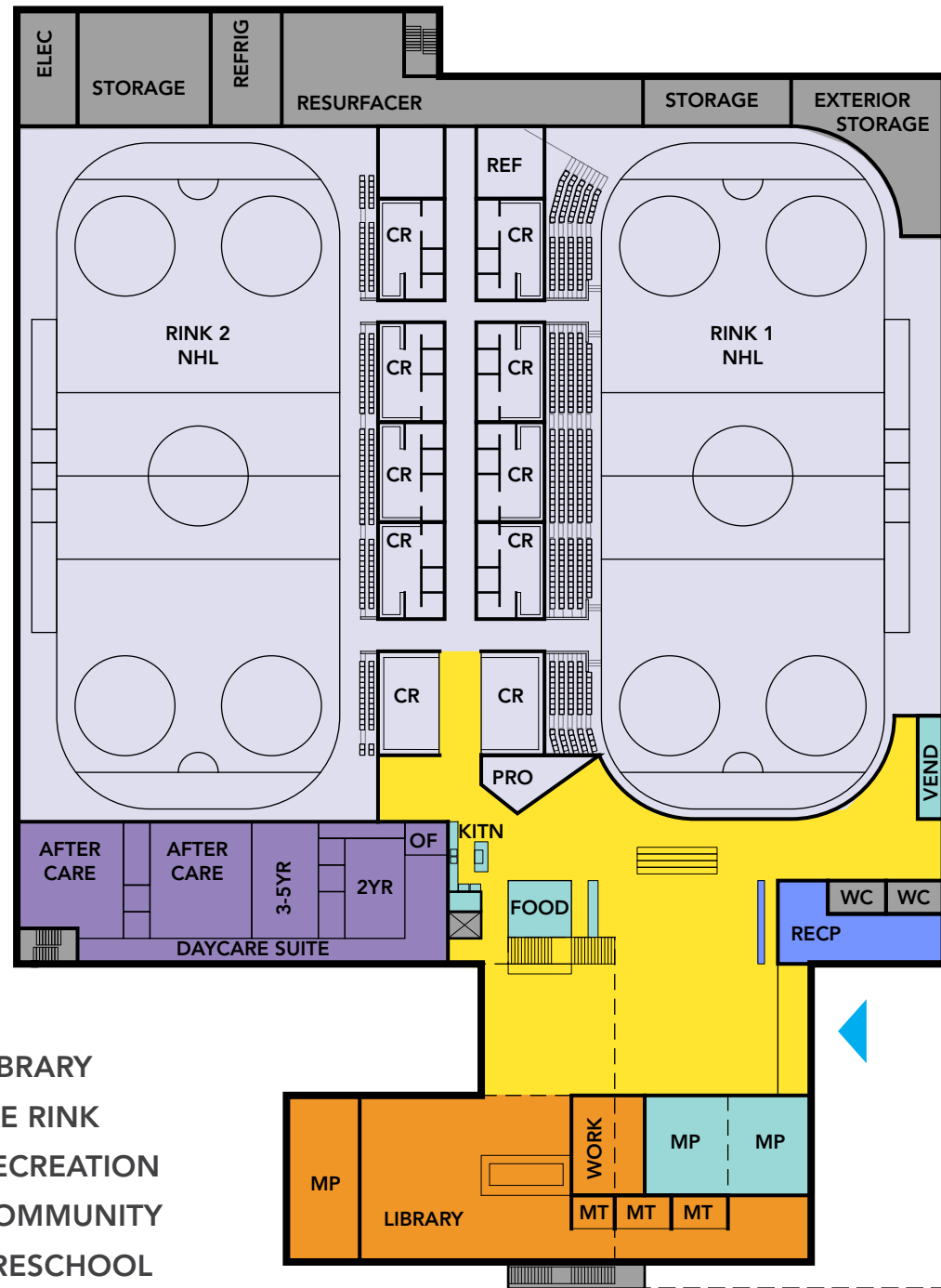
# BUILDING REFINEMENT



## DESIGN CRITERIA:

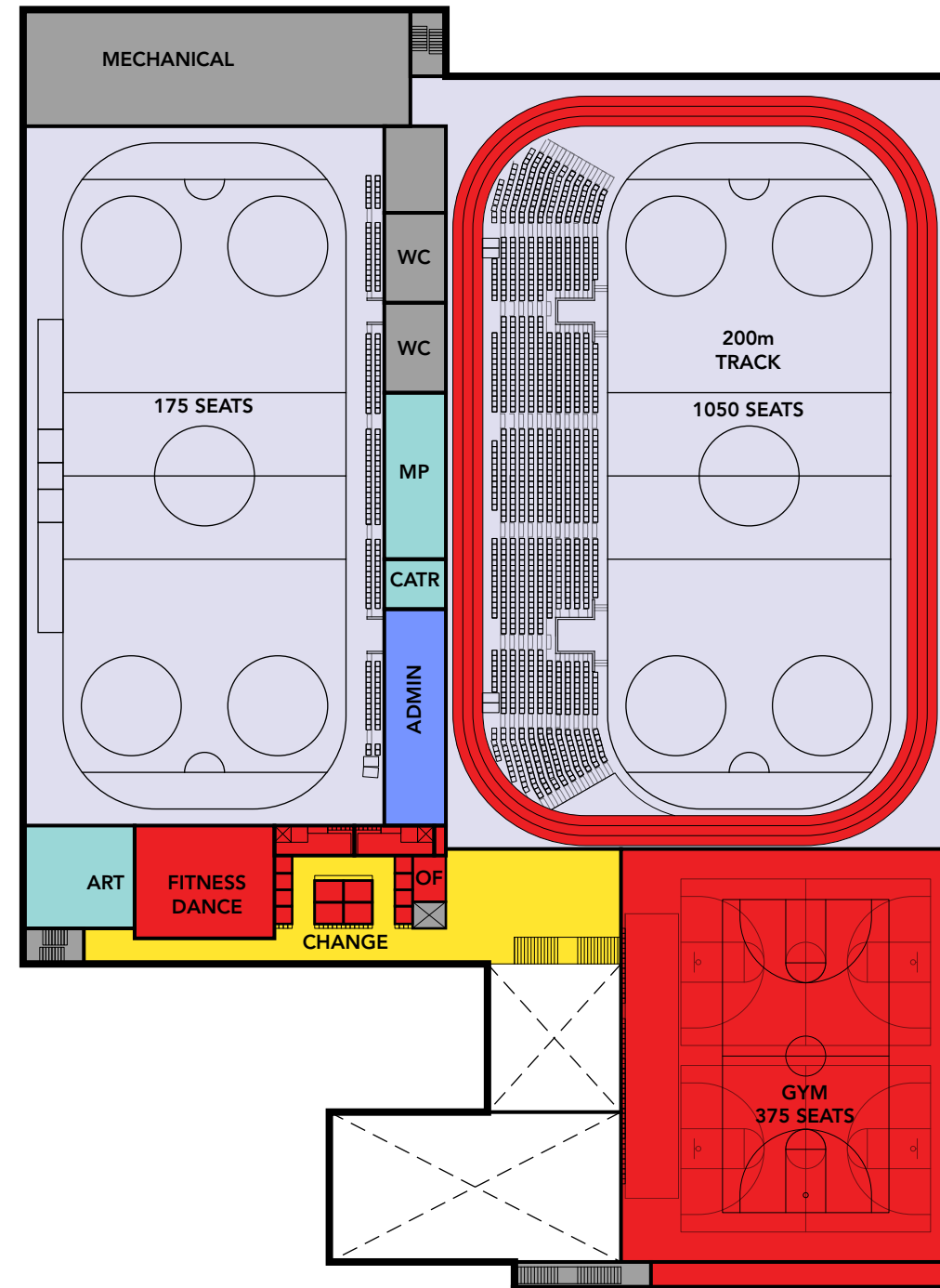
- RAISED GYM / COVERED PORCH
- LIBRARY FACING THE STREET AND ENTRY
- SEPARATE PRE-SCHOOL AREA
- ENTRY LOBBY WITH VIEWS DIRECTLY THROUGH TO EXTERIOR GARDEN SPACE
- LOBBY WITH DIRECT ACCESS AND VIEWS TO ALL FUNCTIONS

# FLOOR PLANS



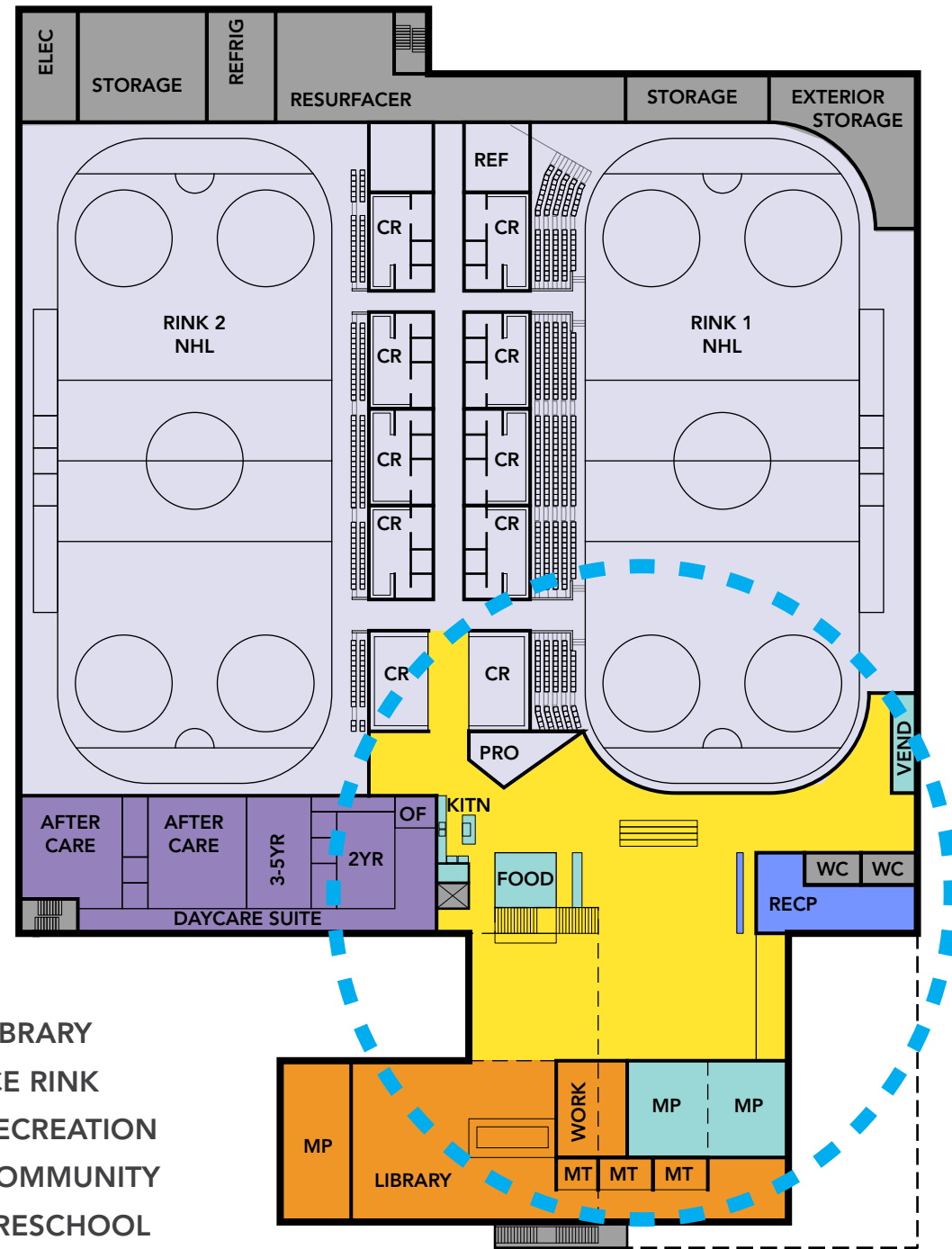
- LIBRARY
- ICE RINK
- RECREATION
- COMMUNITY
- PRESCHOOL
- ADMIN
- SOCIAL SPACE

FIRST



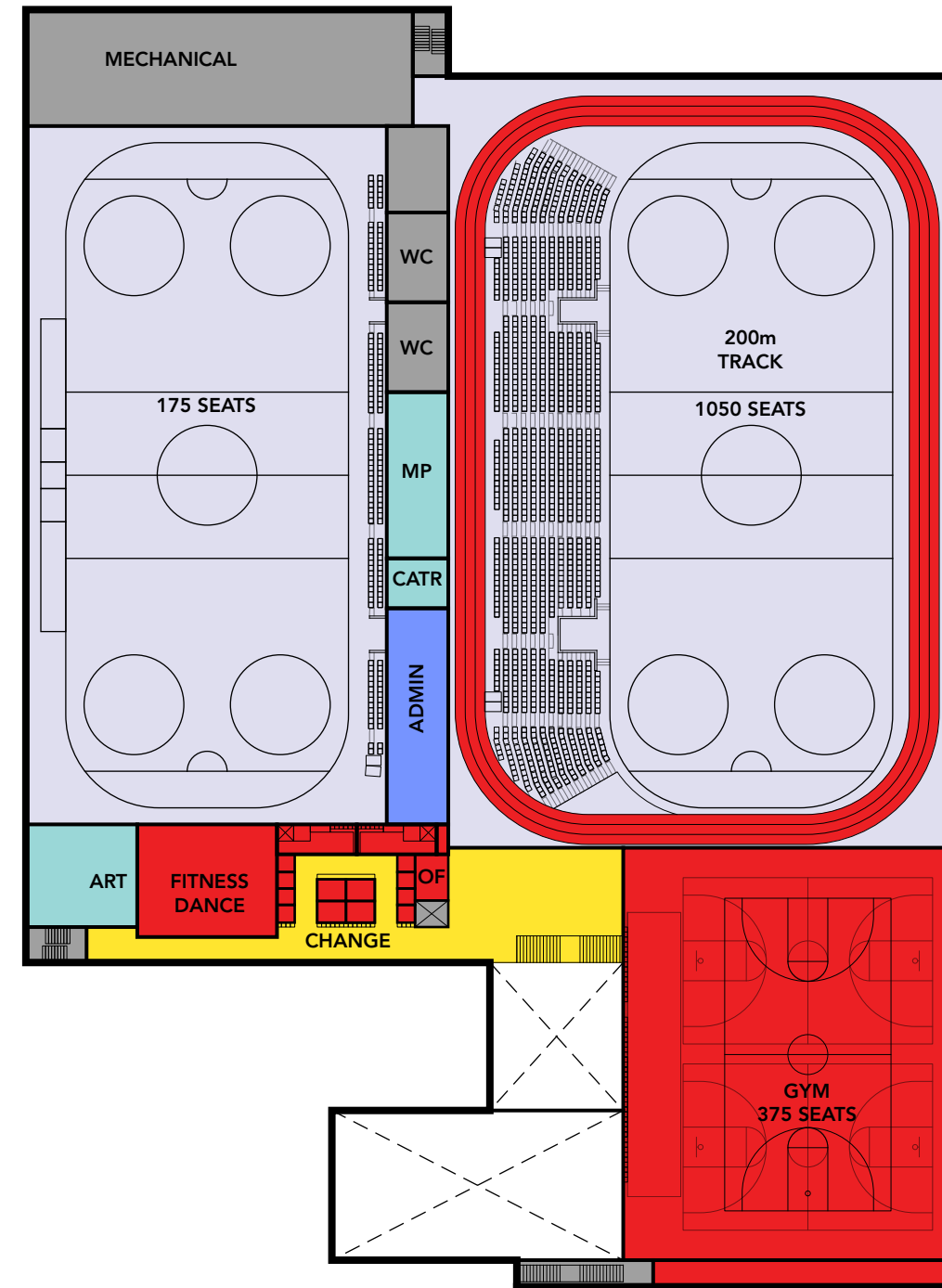
SECOND

# ENTRY/LOBBY



- LIBRARY
- ICE RINK
- RECREATION
- COMMUNITY
- PRESCHOOL
- ADMIN
- SOCIAL SPACE

FIRST



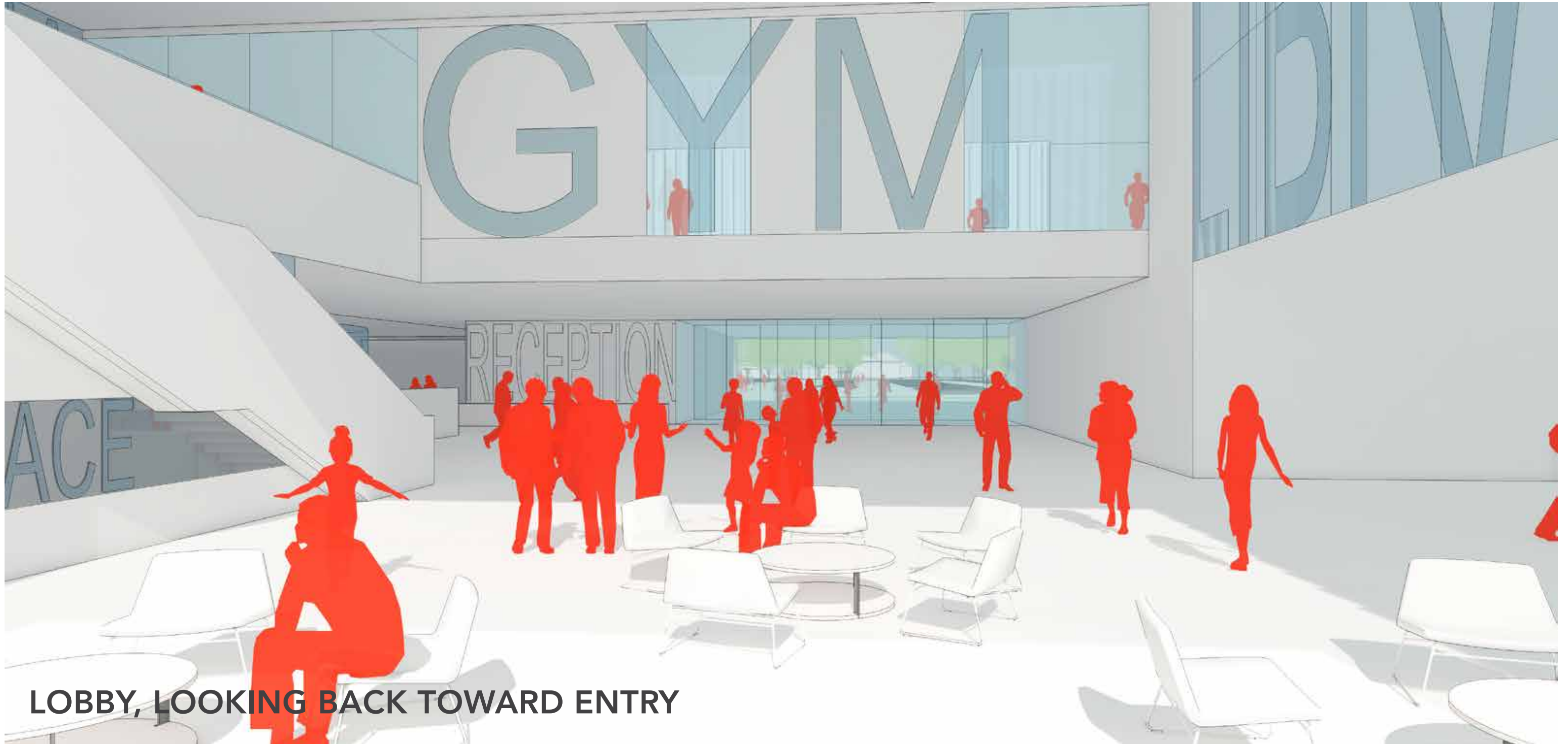
SECOND

# ENTRY/LOBBY



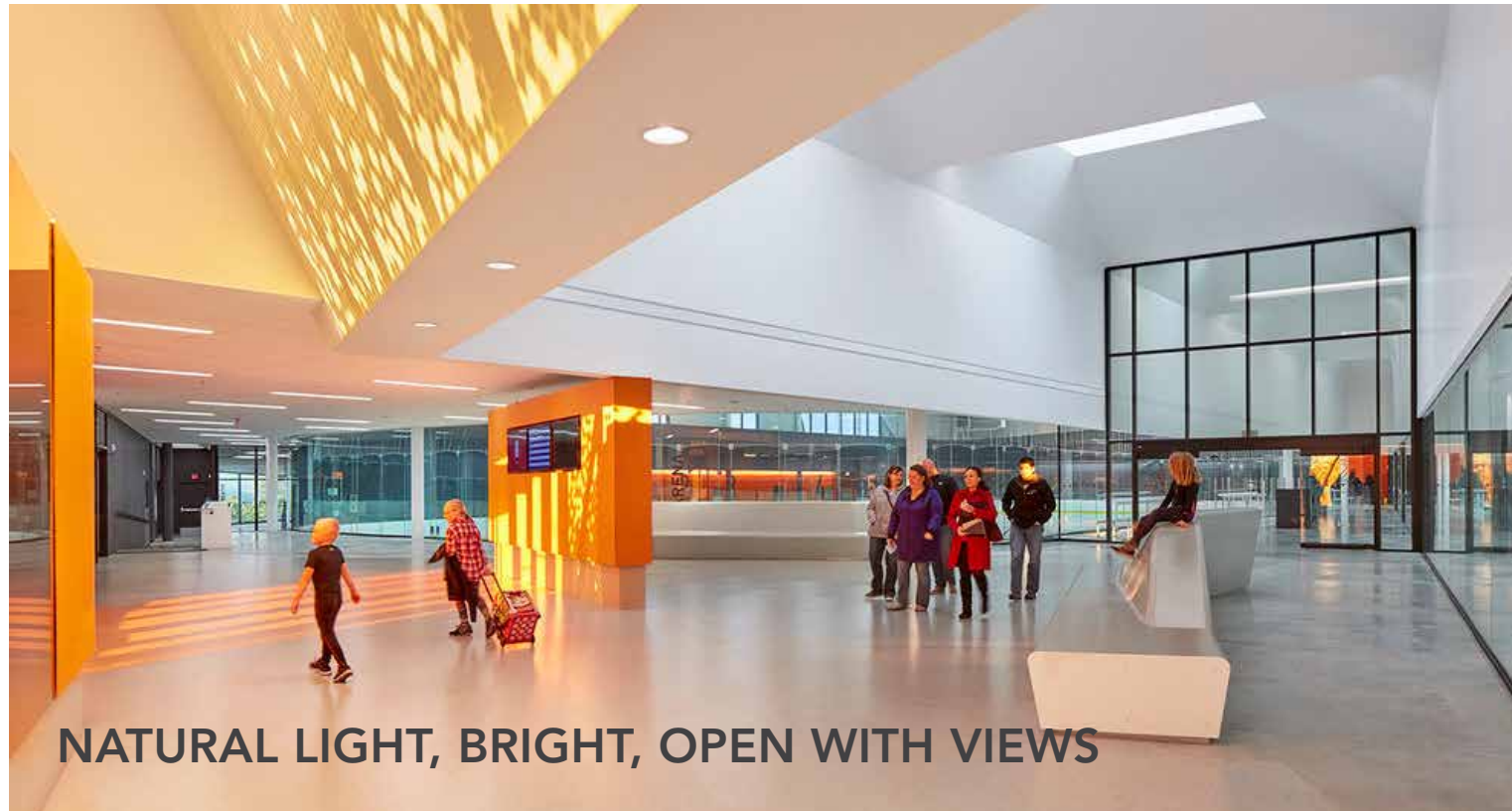
LOBBY, AT ENTRY

# ENTRY/LOBBY



LOBBY, LOOKING BACK TOWARD ENTRY

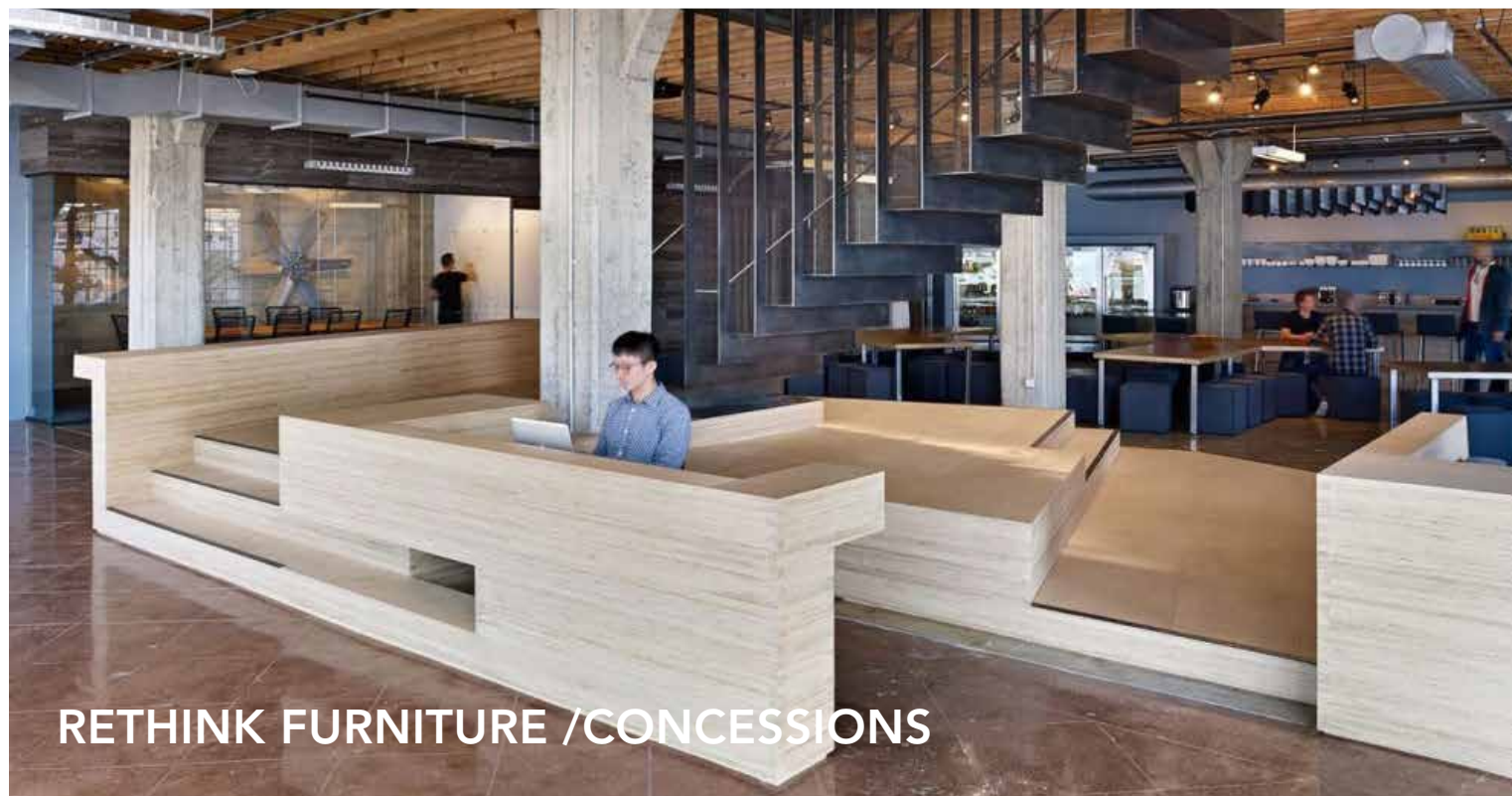
# ENTRY/LOBBY



NATURAL LIGHT, BRIGHT, OPEN WITH VIEWS



LET THE EXTERIOR IN

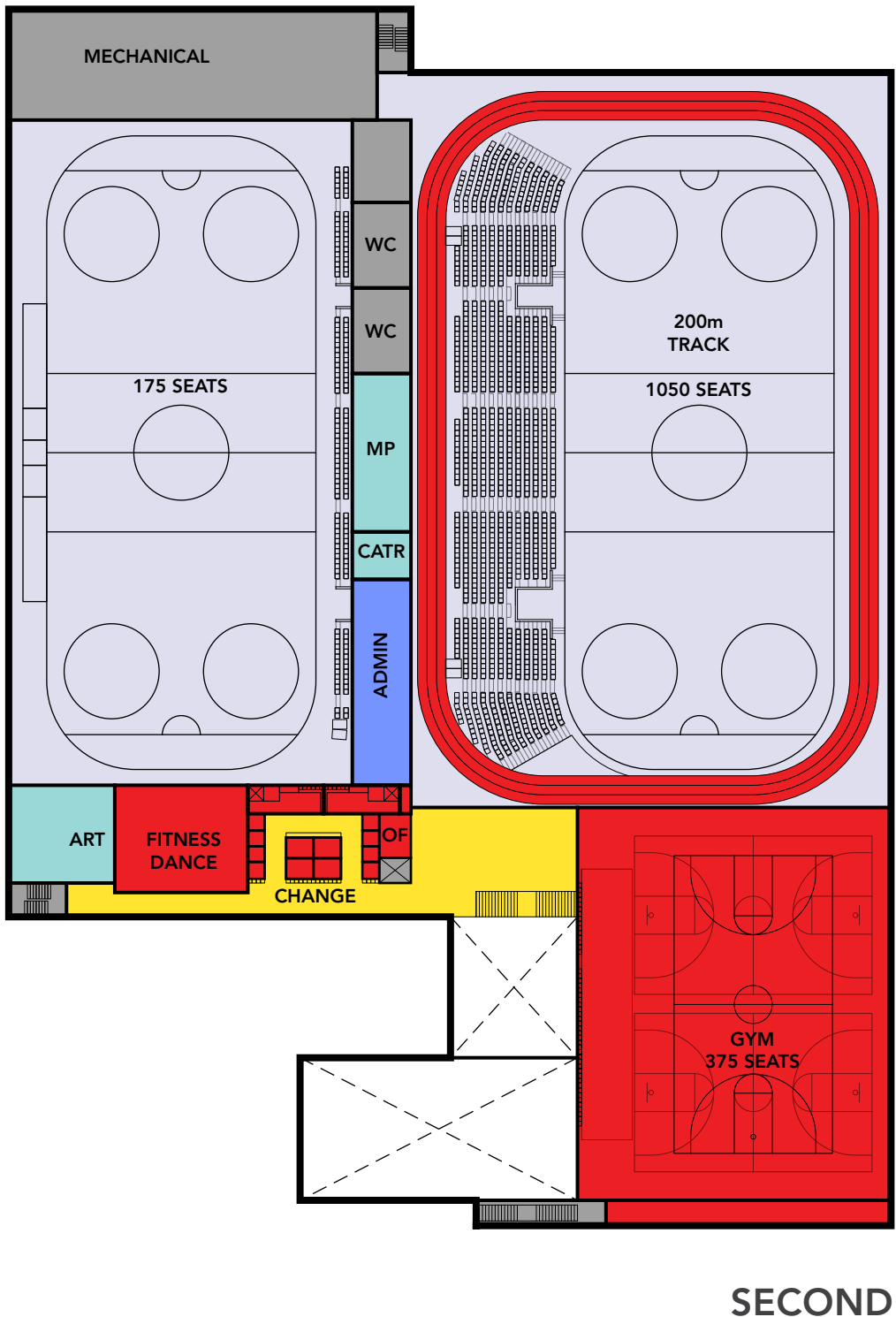
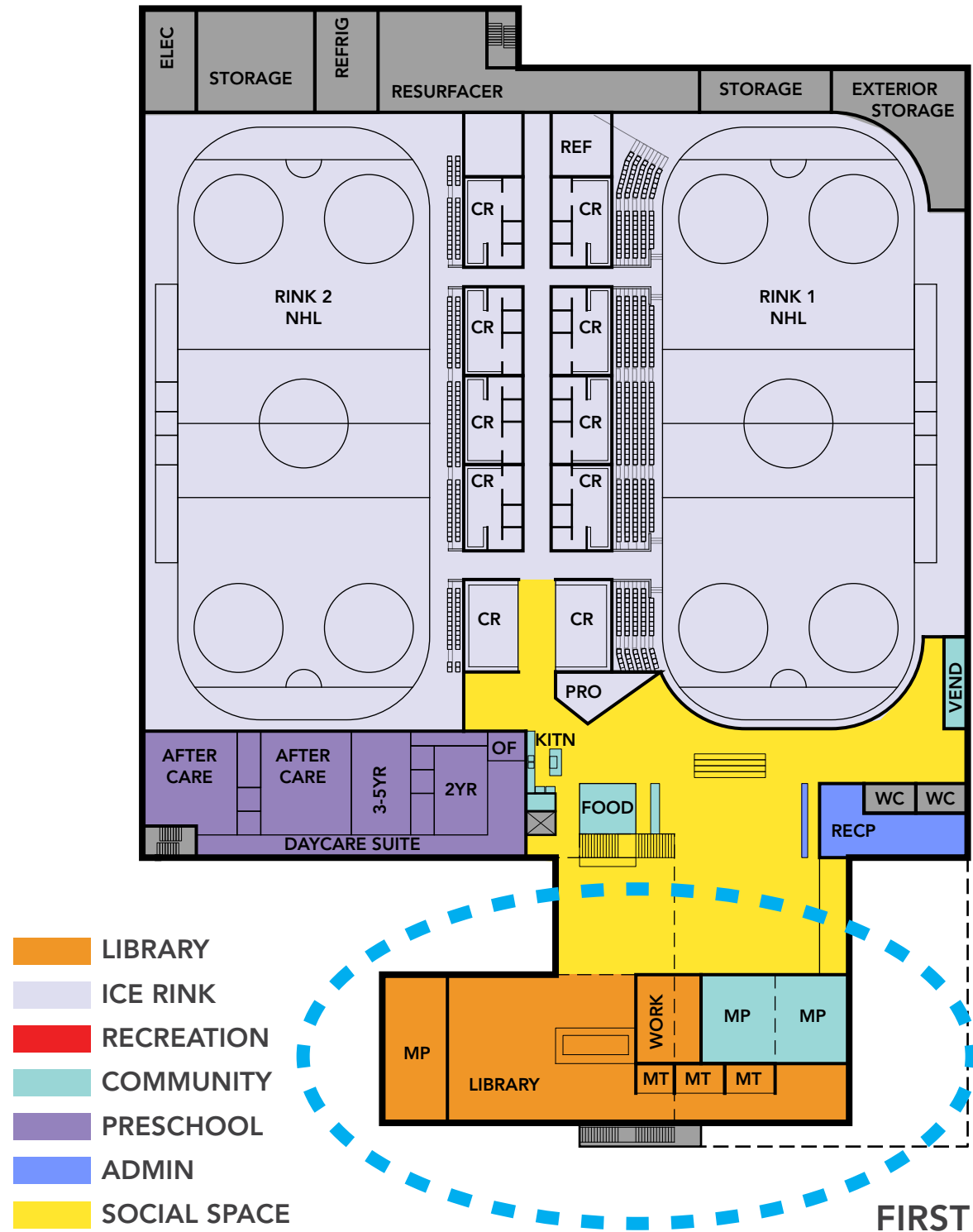


RETHINK FURNITURE /CONCESSIONS



DYNAMIC SOCIAL HUB

# LIBRARY



# LIBRARY



LIBRARY ENTRANCE FROM LOBBY

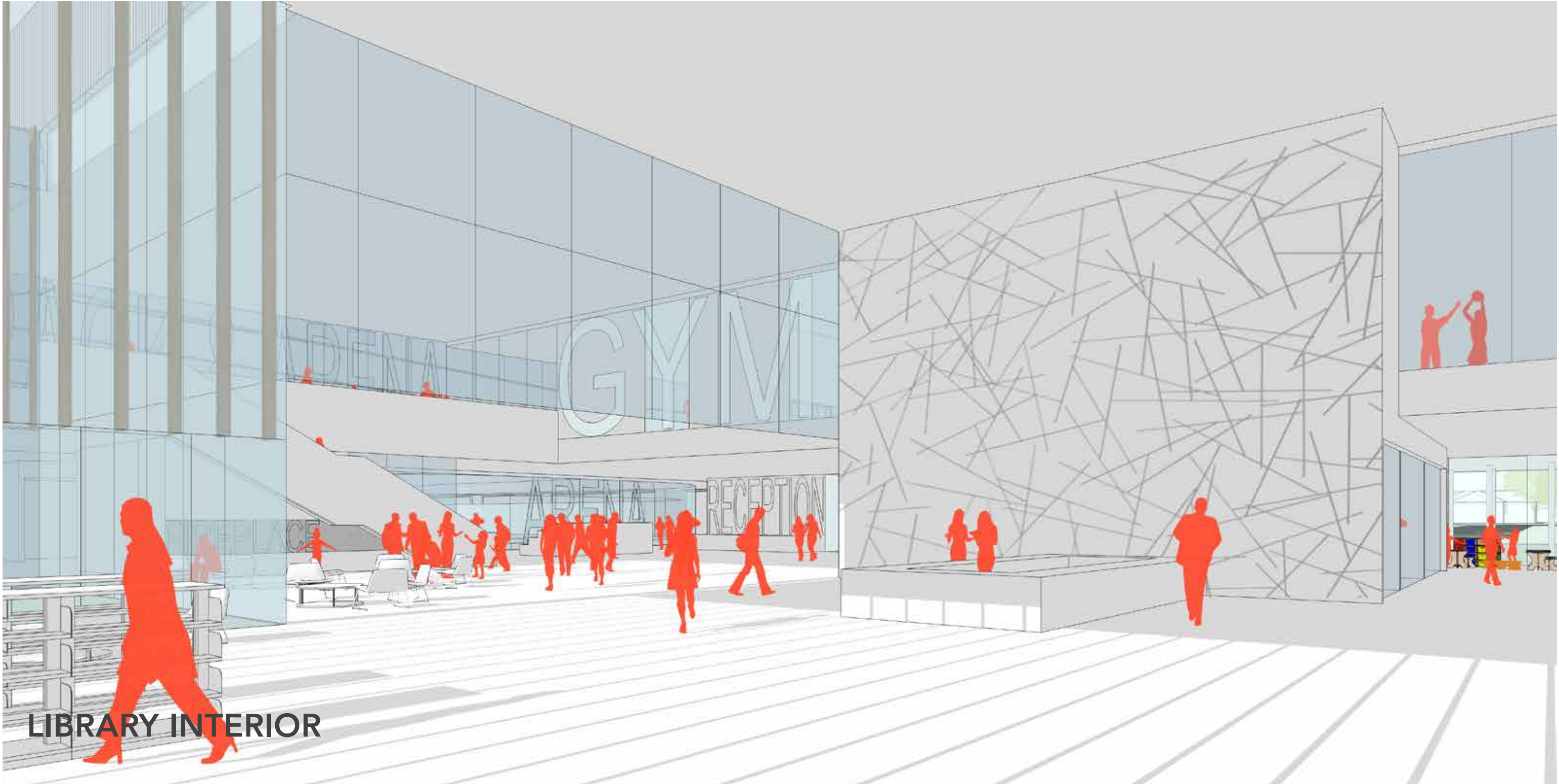


# LIBRARY



LIBRARY, CONNECTION TO LOBBY

# LIBRARY

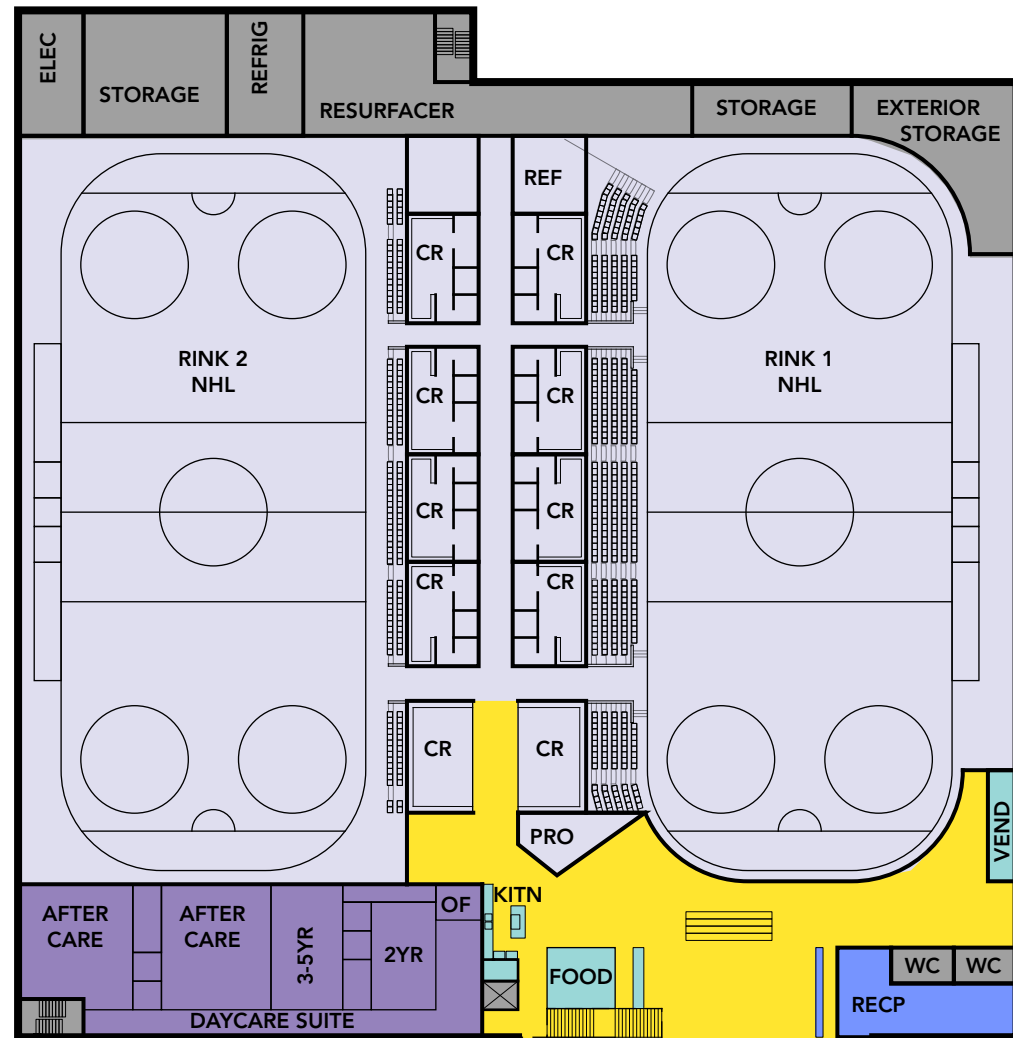


LIBRARY INTERIOR

# LIBRARY

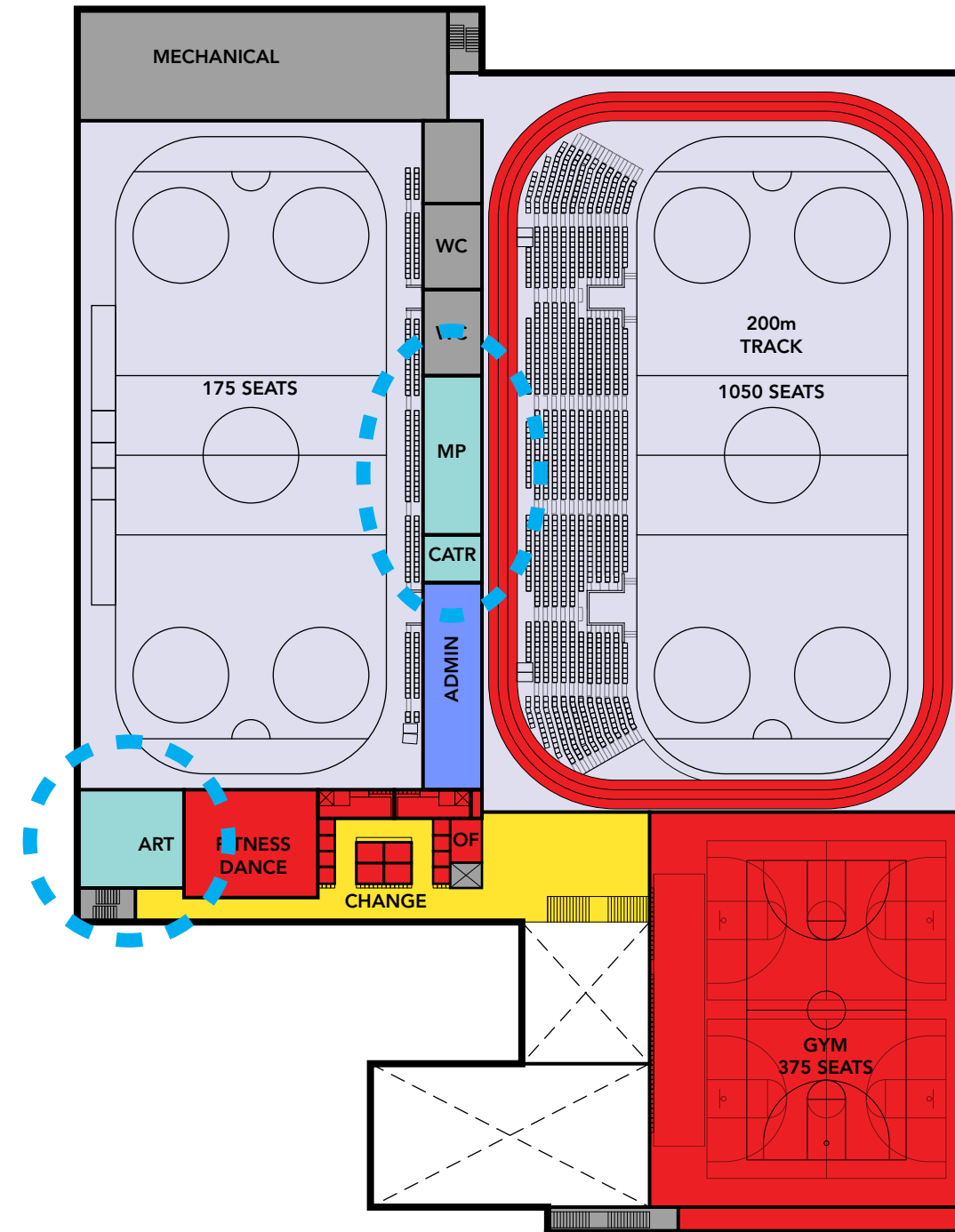


# MULTI-PURPOSE



- LIBRARY
- ICE RINK
- RECREATION
- COMMUNITY
- PRESCHOOL
- ADMIN
- SOCIAL SPACE

FIRST

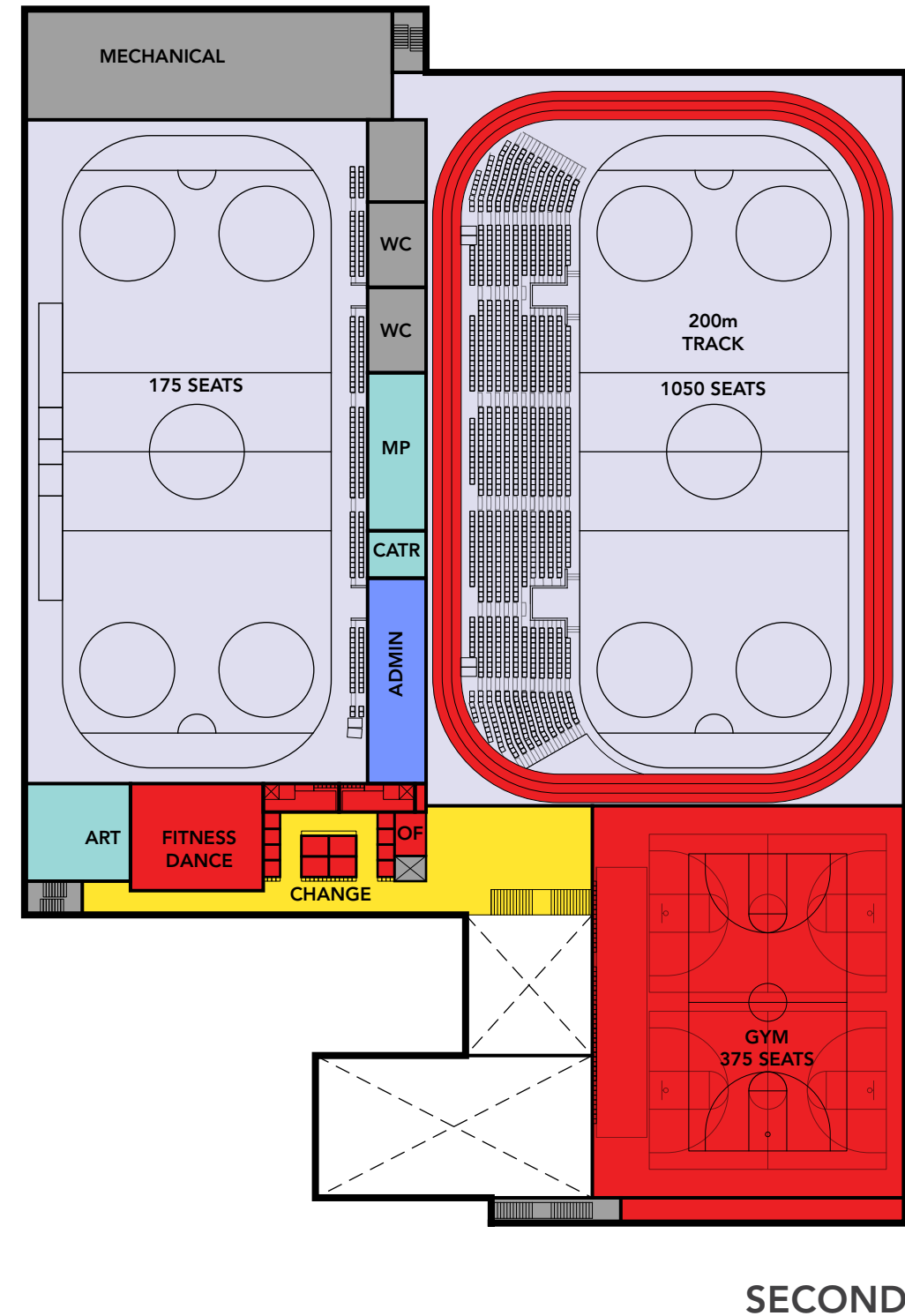
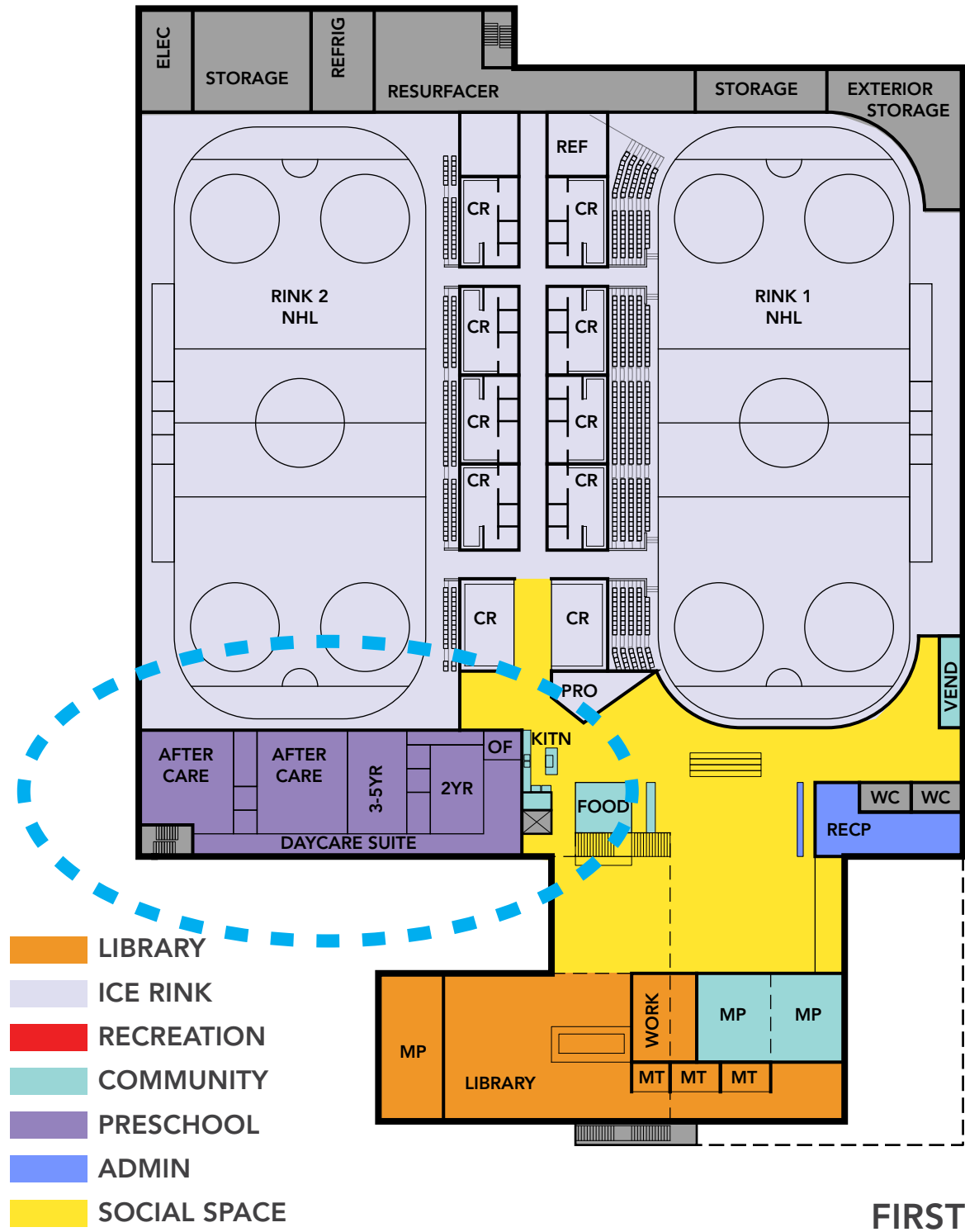


SECOND

# MULTI-PURPOSE



# PRE-SCHOOL



# PRESCHOOL



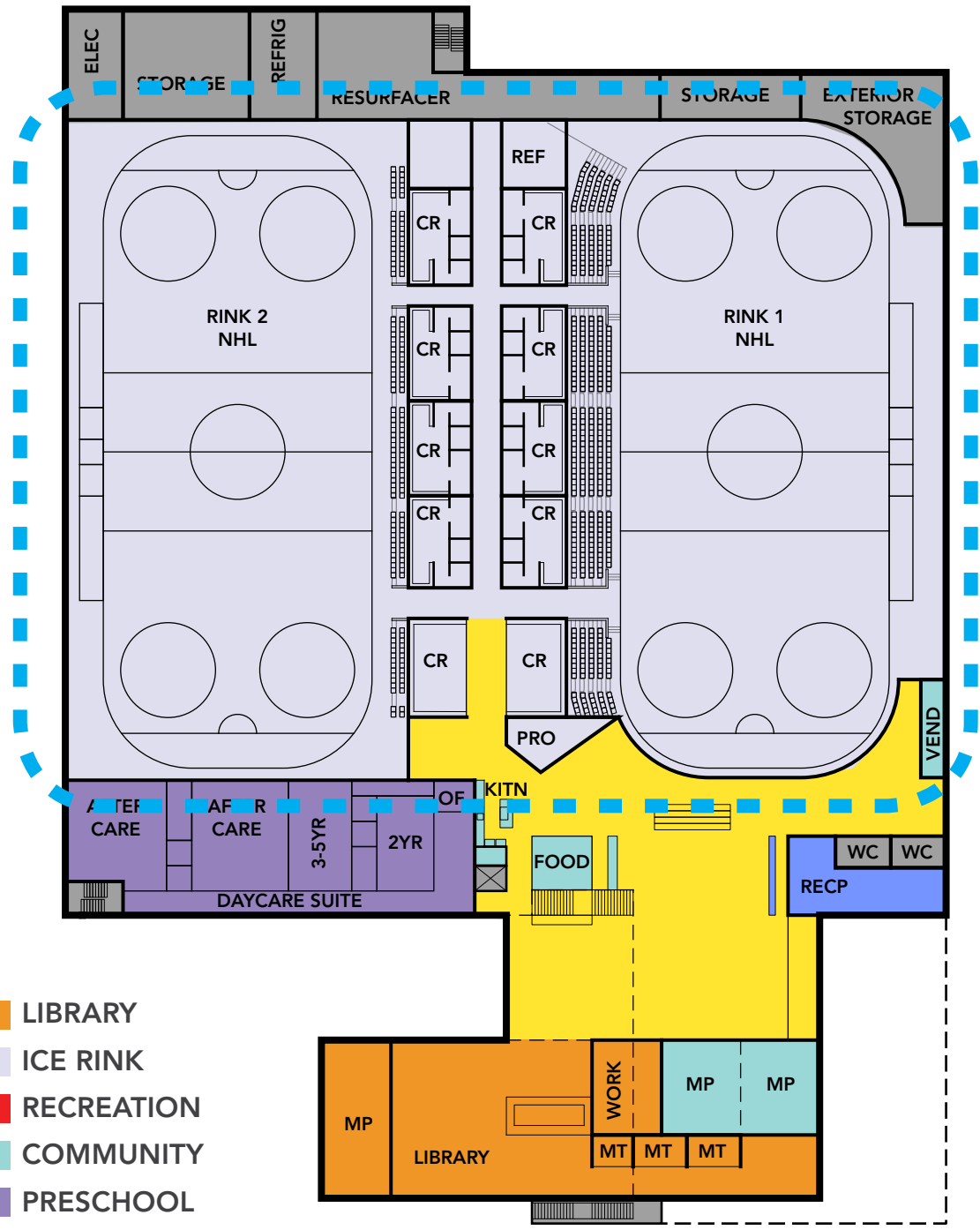
SECURE AND SEPARATE



CONNECTION TO OUTSIDE

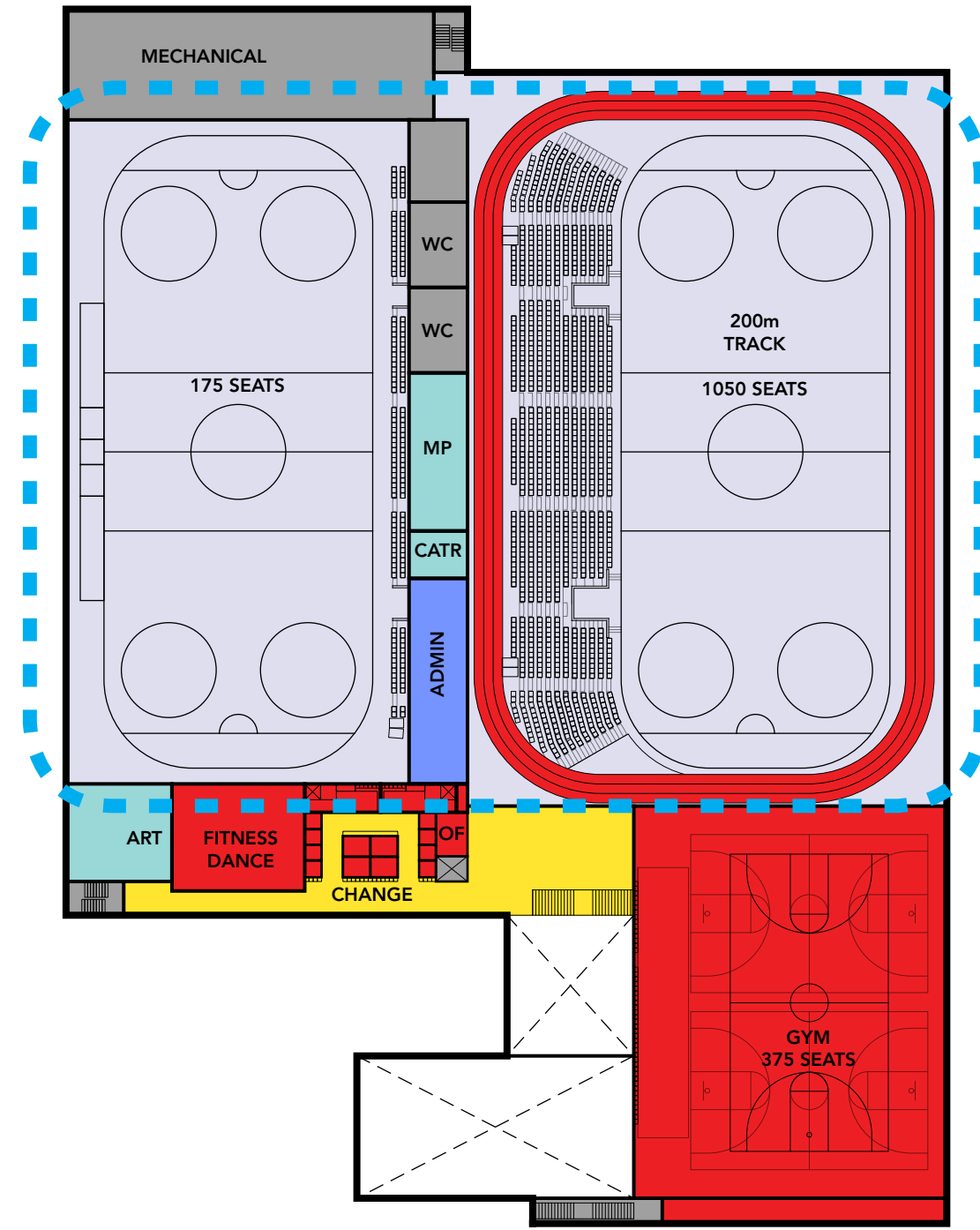
- INDIVIDUAL TOILET ROOMS
- SEPARATE OFFICES AND SUPPORT SPACE FOR STAFF
- ACCESS TO OUTDOORS
- NATURAL LIGHT

# ICE ARENAS



- LIBRARY
- ICE RINK
- RECREATION
- COMMUNITY
- PRESCHOOL
- ADMIN
- SOCIAL SPACE

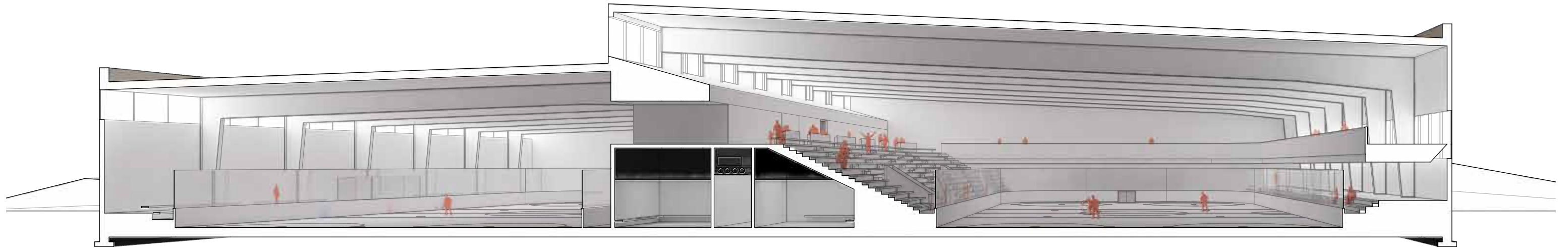
FIRST



SECOND



# ICE ARENAS

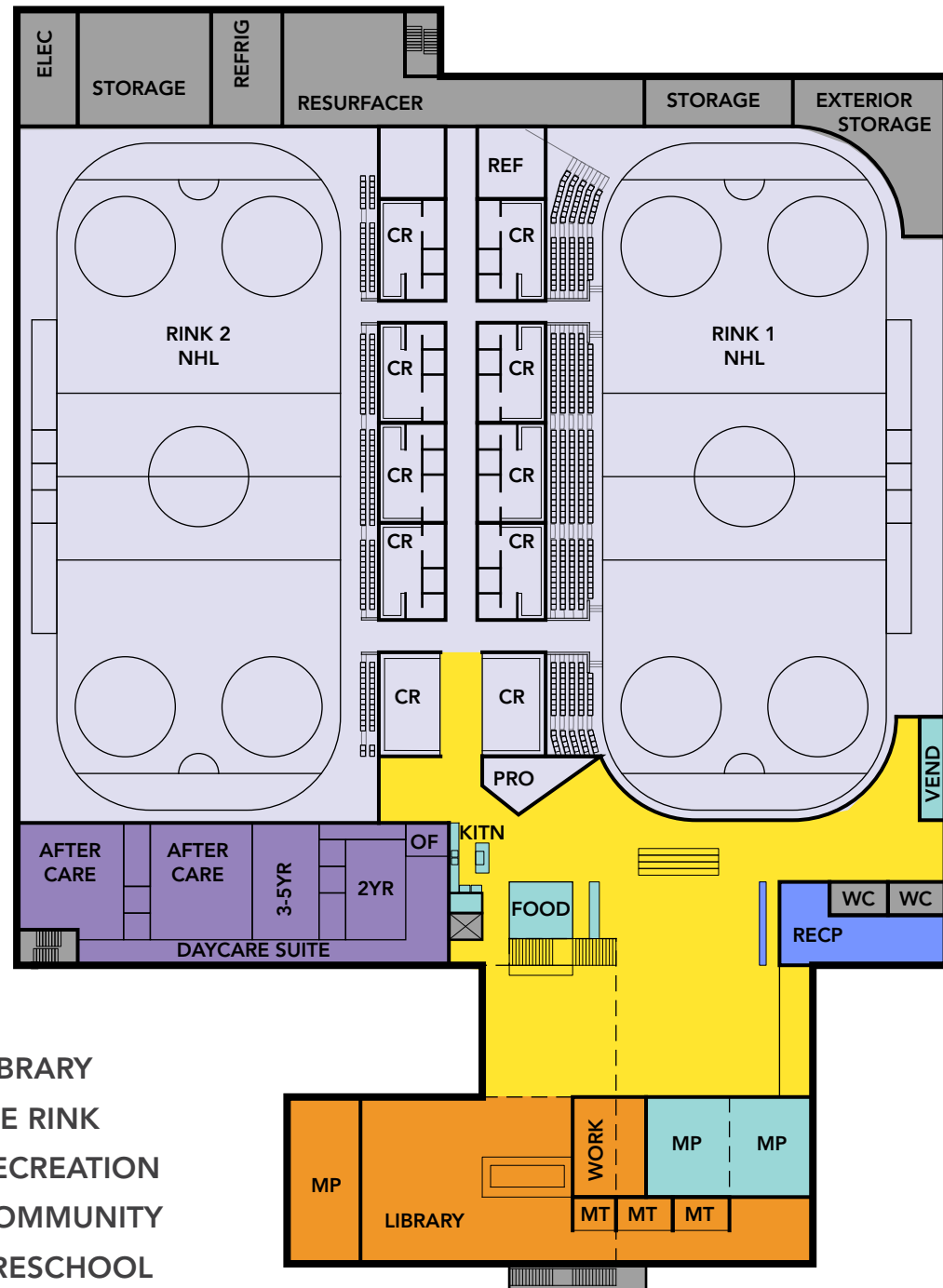


# ICE ARENAS

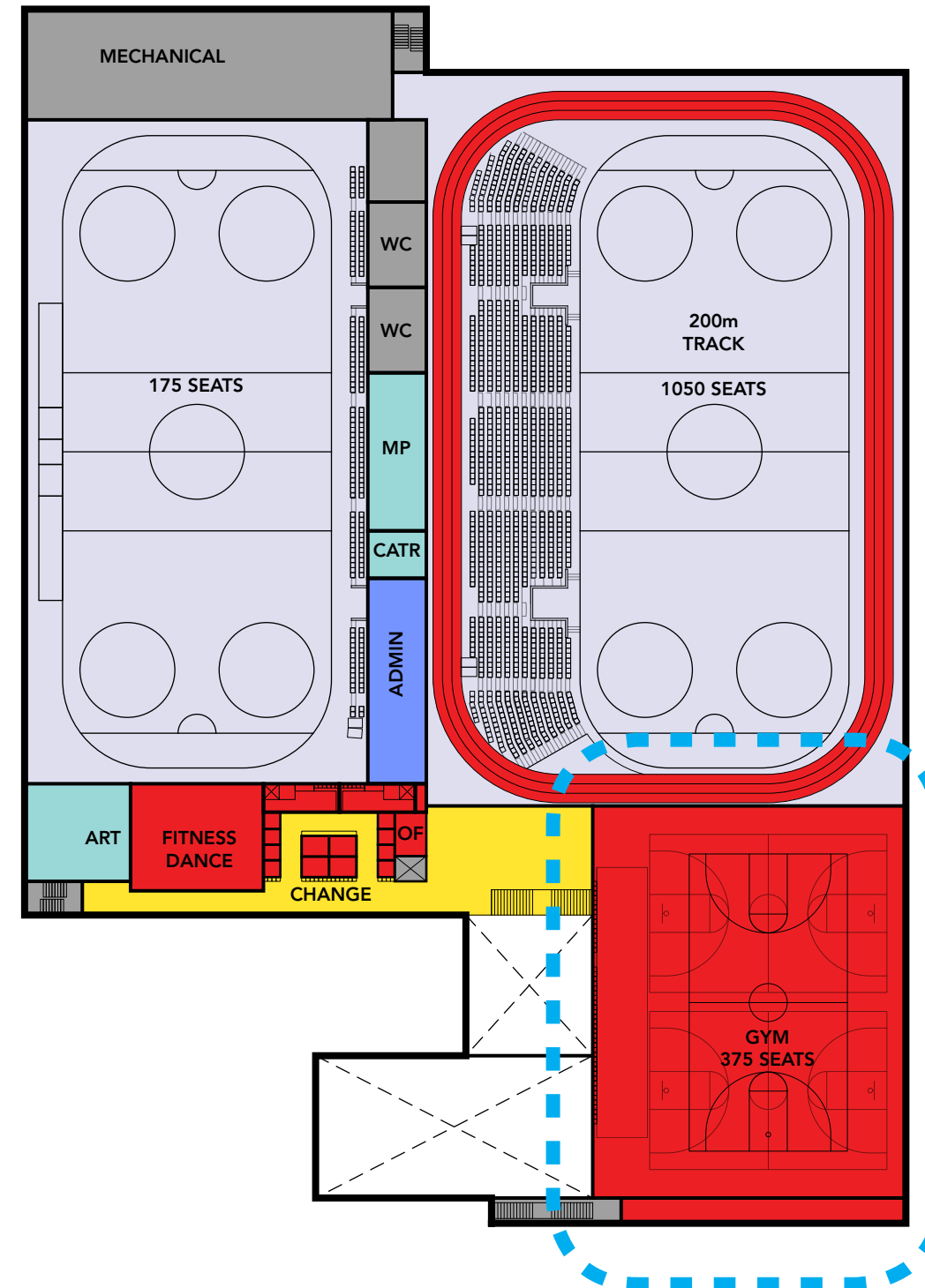


ICE ARENA INTERIOR

# GYMNASIUM



- LIBRARY
- ICE RINK
- RECREATION
- COMMUNITY
- PRESCHOOL
- ADMIN
- SOCIAL SPACE

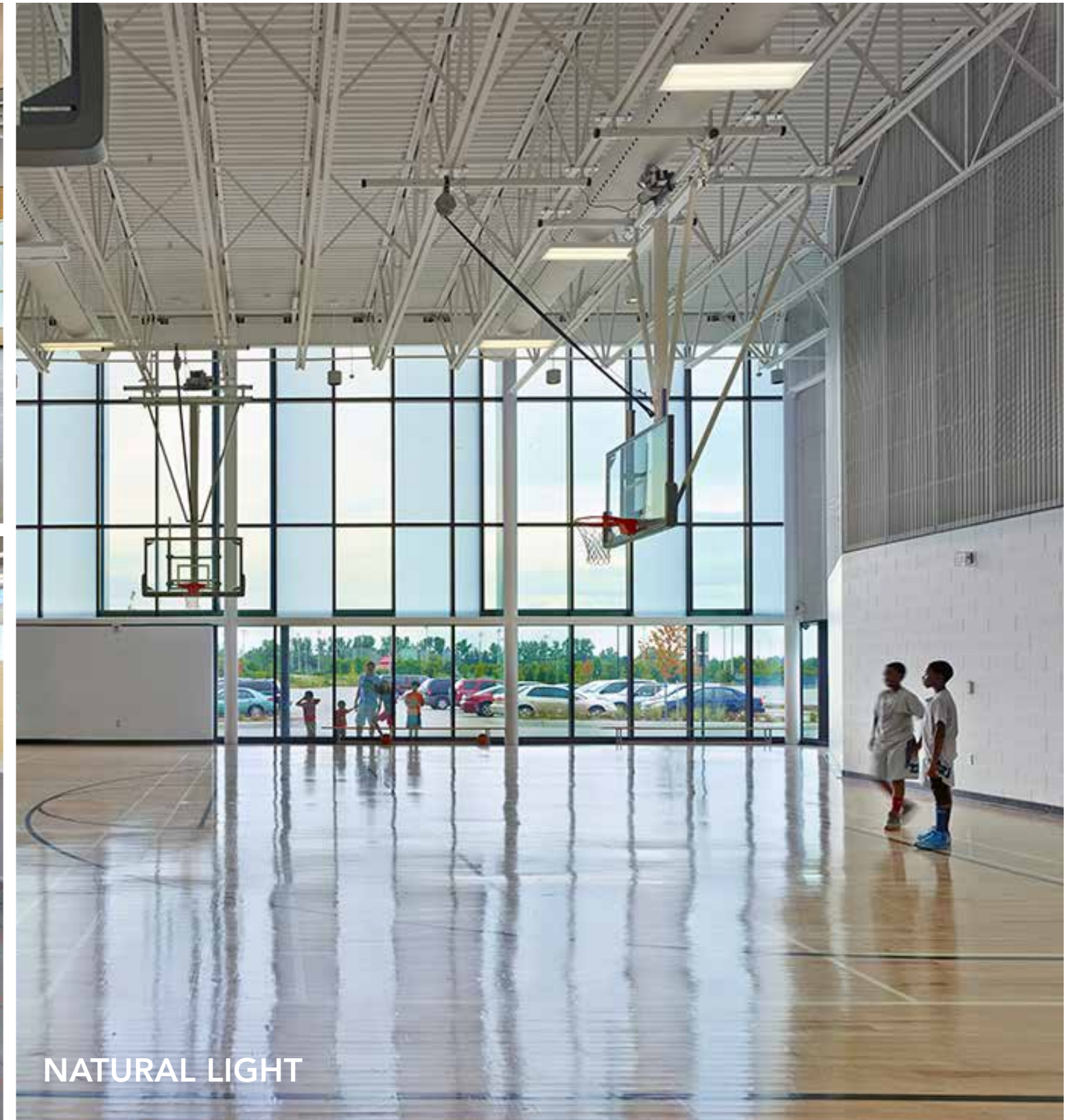


# GYMNASIUM

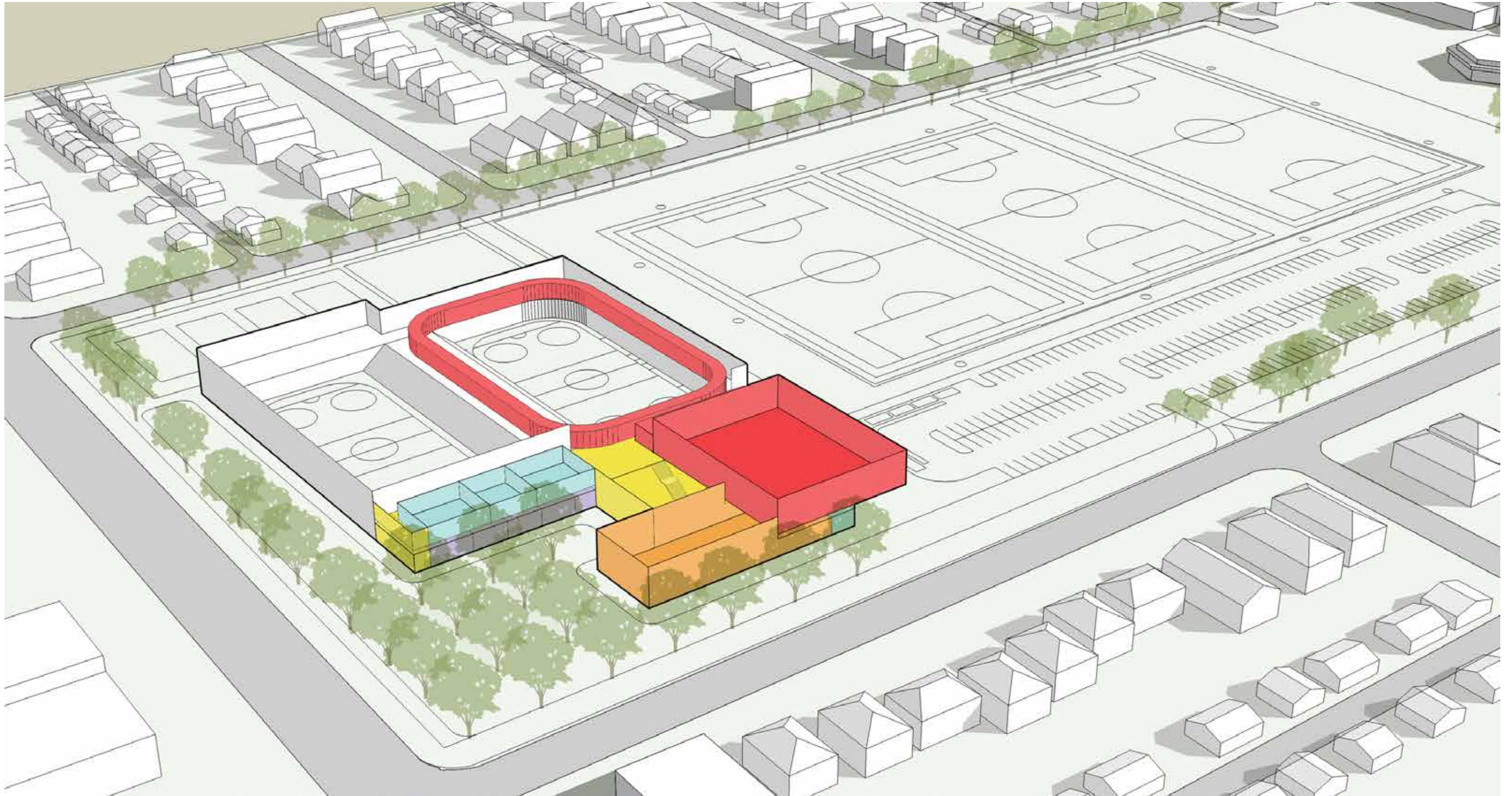


2ND FLOOR ENTRY TO GYMNASIUM/ICE ARENA

# GYMNASIUM



# BUILDING MASSING



# EXTERIOR VIEWS



VIEW FROM MAIN, LOOKING WEST TOWARD ENTRY

# EXTERIOR VIEWS





# EXTERIOR VIEWS



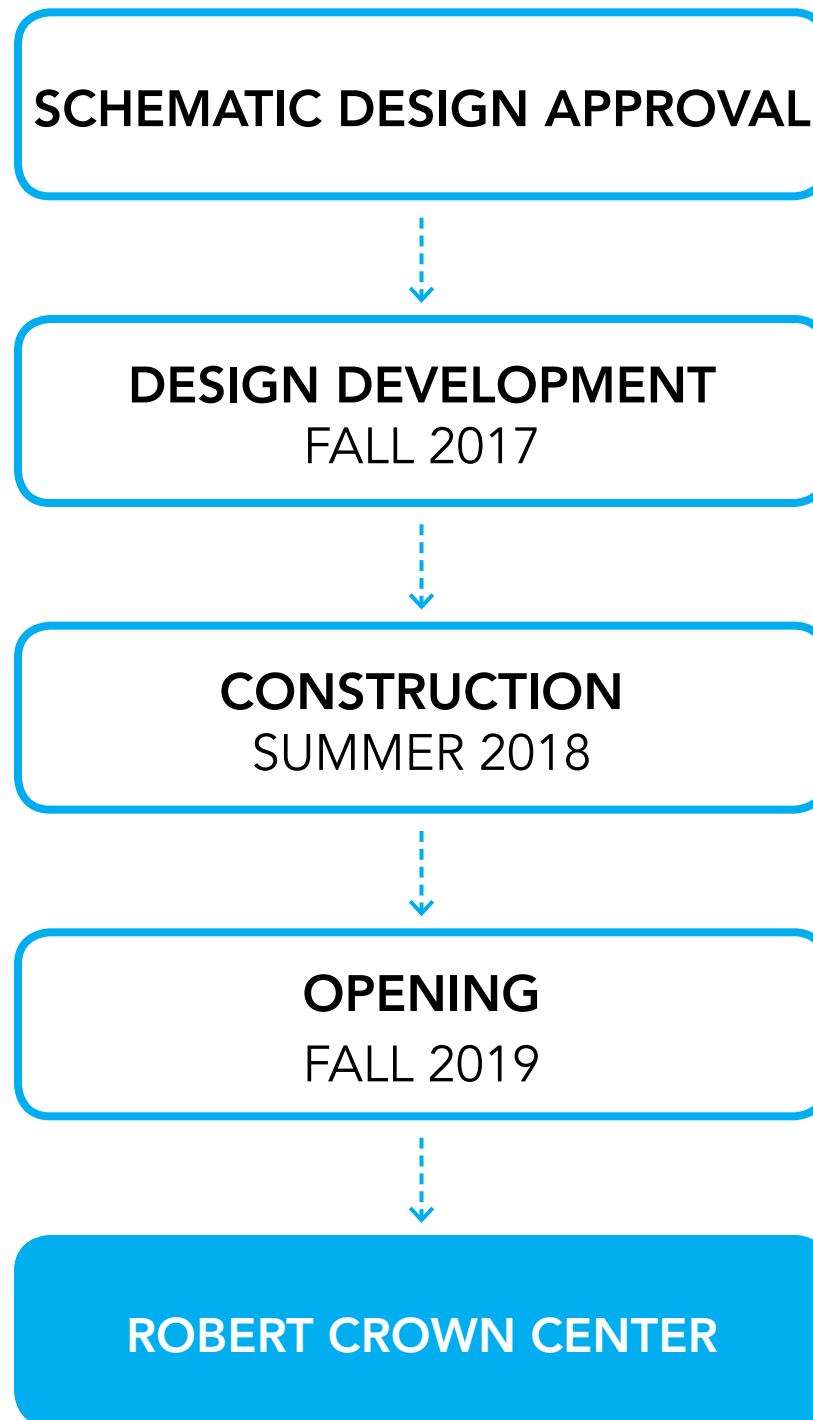
VIEW FROM CORNER OF MAIN/DODGE

# EXTERIOR VIEWS



VIEW FROM FIELDS, LOOKING WEST

# PROJECT SCHEDULE



# THANK YOU



VIEW OF ENTRY

# FUNDRAISING UPDATE

- Funds pledged to date - **\$9.4 million**
- Total gifts and pledges to date – **396**
- Initial fundraising goal - **\$10 million**
- Revised fundraising goal to end of project - **\$15 million**
- **Fundraising to date completed without schematic design or construction schedule – shows high public demand**

# CAPITAL CONSTRUCTION

Funding Sources	2016	2017	2018	2019	2020	Total
<b>City/Library Total Funding</b>						<b>19,500,000</b>
Bond Proceeds (Property Tax)	1,000,000	1,400,000	7,000,000	3,100,000		12,500,000
Bond Proceeds (Tax Abated)				4,500,000		4,500,000
Transfer from Parking Fund			1,500,000			1,500,000
Transfer from Sewer Fund				1,000,000		1,000,000
<b>Friends of Crown</b>						<b>15,000,000</b>
Fundraising 2016-2020			4,500,000	2,000,000	2,000,000	8,500,000
Line of Credit/Fundraising 2021-2024					1,500,000	1,500,000
New Fundraising Goal				3,000,000	2,000,000	5,000,000
<b>Total Sources</b>	<b>1,000,000</b>	<b>1,400,000</b>	<b>13,000,000</b>	<b>13,600,000</b>	<b>5,500,000</b>	<b>34,500,000</b>

# CAPITAL CONSTRUCTION

## Uses

- Estimated total project cost = \$40,000,000 - \$46,000,000
- Detailed costs estimate included in schematic design discussion
- Sources of increased cost estimate discussed on next slide

Funding Uses	2016	2017	2018	2019	2020	Total
Fundraising - Contractual Services	330,000	350,000	70,000			750,000
Building Construction			7,000,000	14,000,000	6,000,000	27,000,000
Site Construction				4,000,000	3,000,000	7,000,000
Soft Costs (Architectural/Engineering)		1,000,000	2,000,000	2,000,000	250,000	5,250,000
<b>Total Expenditures</b>	330,000	1,350,000	9,070,000	20,000,000	9,250,000	<b>40,000,000</b>

# SOURCES OF COST INCREASE

- Construction cost increases
  - Construction cost inflation (3% annually) = \$4,778,000
- Total square footage increased based on community demand
  - 25,000 sq. ft. x \$230 per sq. ft. = \$5,750,000
- Fundraising costs (CCS) = \$750,000
- Better identification of costs not available in 2013



# CAPITAL CONSTRUCTION

Schematic Design Cost Estimate performed by  
McHugh Construction.

<b>Building Costs</b>	<b>\$31,000,000</b>
<b>Site Costs</b>	<b>\$8,500,000</b>
<b><u>Soft Costs</u></b>	<b><u>\$5,000,000</u></b>
<b>Subtotal</b>	<b>\$44,500,000</b>
<b><u>Contingency (4%)</u></b>	<b><u>\$1,780,000</u></b>
<b>Project Total</b>	<b>\$46,280,000</b>

# CAPITAL CONSTRUCTION

## Fund Balance

- Total sources = \$34,500,000
- Total uses = \$40,000,000
- **Required revenues to balance = \$5,500,000**

Fund Balance	2016	2017	2018	2019	2020
<b>Net Surplus/Deficit</b>	670,000	50,000	3,930,000	(6,400,000)	(3,750,000)
Beginning Balance	-	670,000	720,000	4,650,000	(1,750,000)
Ending Balance	670,000	720,000	4,650,000	(1,750,000)	<b>(5,500,000)</b>

# OPERATING BUDGET

## Operating Revenues

Year	Ice Rink and Camp Program Revenues	Community Center Program Revenues	General Fund Subsidy	Total Revenue
<b>2017 (act.)</b>	1,050,000	380,000	743,824	2,173,824
<b>2020</b>	1,856,262	383,741	743,824	2,983,827
<b>2021</b>	2,056,262	395,253	758,700	3,210,216
<b>2022</b>	2,056,262	395,253	773,874	3,225,390
<b>2023</b>	2,056,262	395,253	789,352	3,240,867
<b>2024</b>	2,159,075	415,016	805,139	3,379,230
<b>2025</b>	2,159,075	415,016	821,242	3,395,333
...	...	...	...	...
<b>2039</b>	2,893,367	556,161	1,105,283	4,554,811

**Growth Rates:**

Program Revenues: 5% every 3 years

General Fund Subsidy: 2% annually

# OPERATING BUDGET

## Operating Expenses

Year	Ice Rink Program Expenses	Community Center Program Expenses	Total Expenditures
<b>2017 (act.)</b>	1,261,671	912,153	2,173,824
<b>2020</b>	1,670,476	979,831	2,650,307
<b>2021</b>	1,720,590	1,009,226	2,729,816
<b>2022</b>	1,755,002	1,029,410	2,784,413
<b>2023</b>	1,790,102	1,049,999	2,840,101
<b>2024</b>	1,825,904	1,070,999	2,896,903
<b>2025</b>	1,862,422	1,092,419	2,954,841
...	...	...	...
<b>2039</b>	2,506,575	1,470,252	3,976,827

**Growth Rate:**

Program Expenses: 2% annually

# OPERATING BUDGET

## Operating Net

Year	Total Revenue	Total Expenditures	Net Surplus
<b>2017 (act.)</b>	2,173,824	2,173,824	-
<b>2020</b>	2,983,827	2,650,307	333,520
<b>2021</b>	3,210,216	2,729,816	480,400
<b>2022</b>	3,225,390	2,784,413	440,977
<b>2023</b>	3,240,867	2,840,101	400,766
<b>2024</b>	3,379,230	2,896,903	482,327
<b>2025</b>	3,395,333	2,954,841	440,492
...	...	...	...
<b>2039</b>	4,554,811	3,976,827	577,985

# MAINTENANCE FUND

## Maintenance Fund Balance

Year	Operating Net Surplus	Transfer to debt service fund	Transfer to Robert Crown Maintenance Fund	Ending balance - Crown Maintenance Fund
<b>2017 (act.)</b>	-	-	-	-
<b>2020</b>	333,520	-	333,520	333,520
<b>2021</b>	480,400	309,516	170,884	504,404
<b>2022</b>	440,977	305,563	135,414	639,818
<b>2023</b>	400,766	305,463	95,303	735,121
<b>2024</b>	482,327	305,213	177,114	912,235
<b>2025</b>	440,492	309,813	130,679	1,042,914
...	...	...	...	...
<b>2039</b>	577,985	299,788	278,197	3,064,346

**Notes:**

Debt service transfer supports \$4.5 million in tax abated bonds for construction

# COMMUNITY BENEFIT

- Robert Crown is currently most used public facility in Evanston with 100-150,000 visits per year
- With new library, expanded day care, second full rink, running track, larger gym, and three turf fields, visits are expected to soar to 150-200,000 per year
- Over 50-60 year life span, Robert Crown will host well over 10 million visits
- New branch of Evanston Public Library in underserved neighborhood
- Shared community investment and resource

# QUESTIONS?



# STEPS TONIGHT

- Approval of RFP for construction management services
- Approval of schematic design
- Authorization of contract amendment for design development and construction document services by Woodhouse Tinucci Architects, LLC
- Approval of contract amendment for fundraising consultant services with Community Counselling Services, LLC
- Special Order of Business
  - Schematic design presentation by WTA
  - Project funding presentation