



# **Safari Island Partnership**

## ***Contract & Financial Review***

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**Tim Bisek, Director of Buildings & Grounds**

**October 12, 2026**

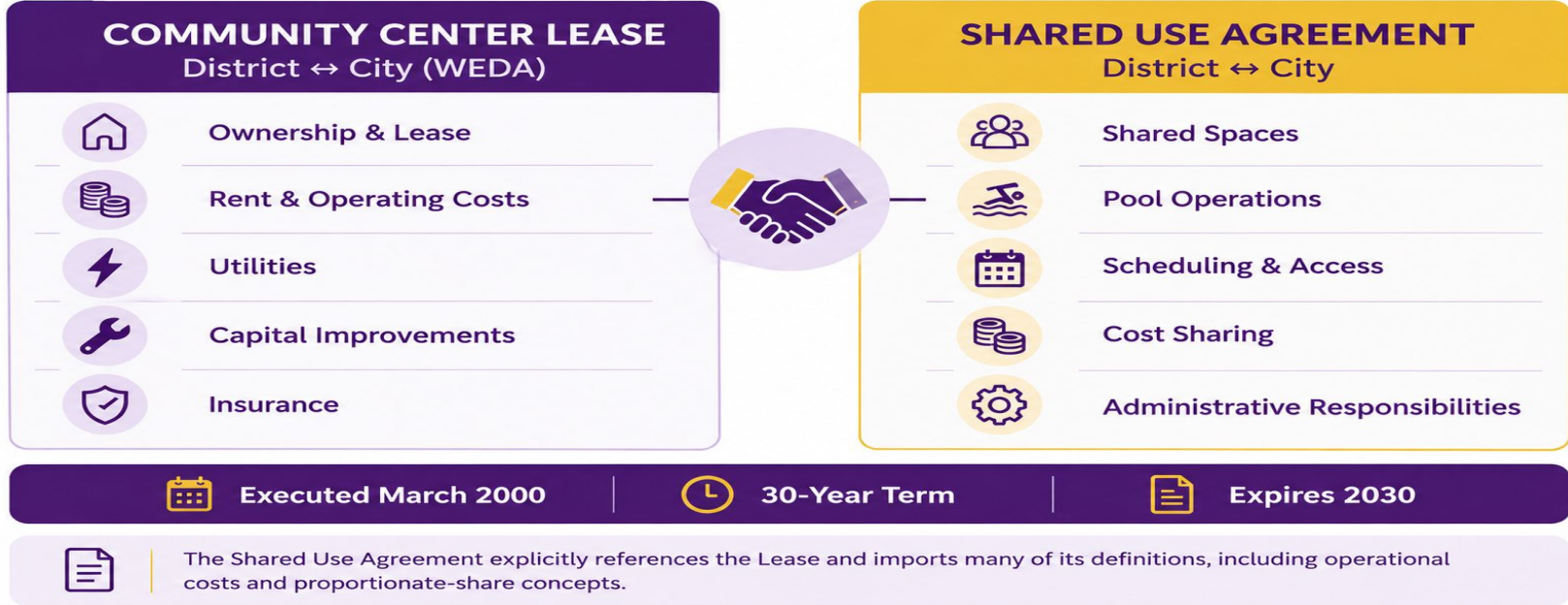
# Agenda

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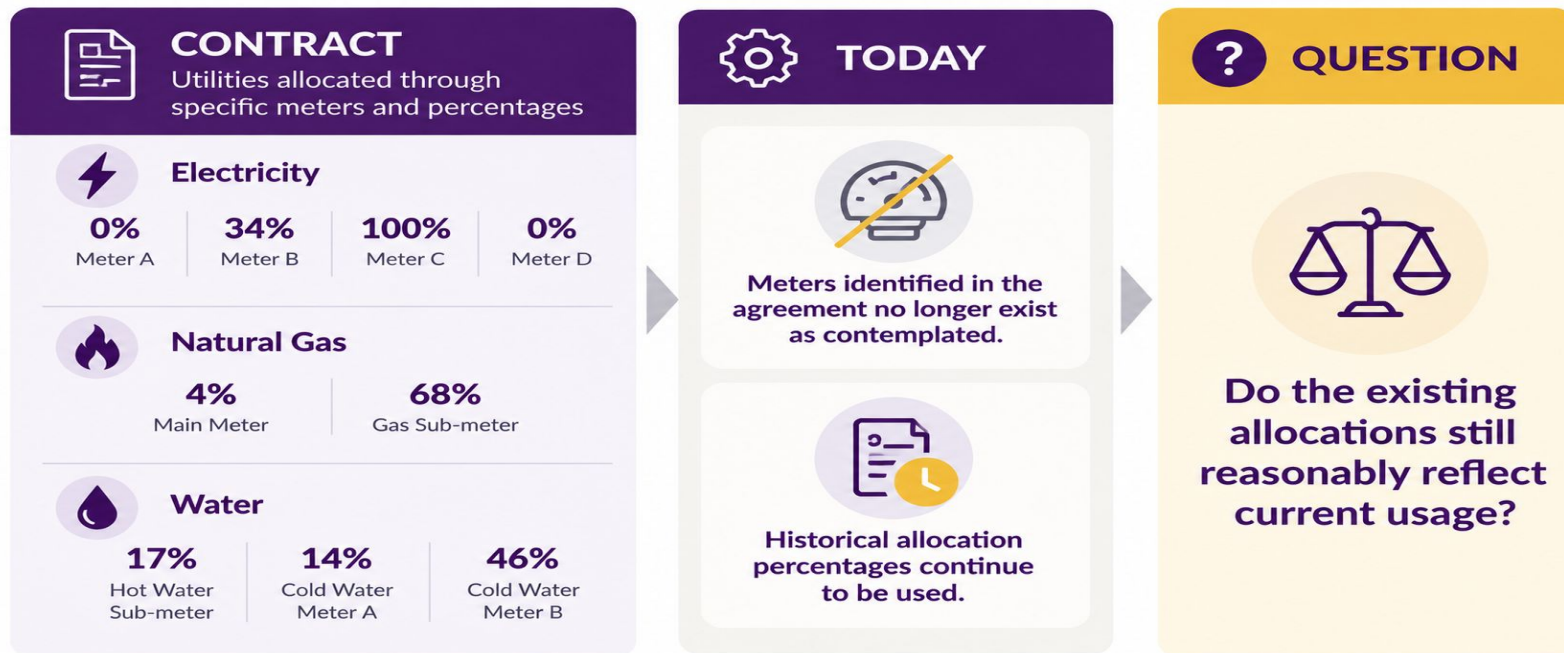
- Agreement Framework
- Contract vs. Current Practice
- Financial & Capital Responsibilities
- What We Are Learning



# Two Agreements | One Partnership



# Utilities | A 2000 Methodology



# Cleaning, Custodial & Routine Maintenance



# Agreement Administration | Built-In Governance



## ADVISORY GROUP

Does it meet as contemplated?



## ANNUAL REVIEW

Is the formal review occurring?



## DESIGNATED REPRESENTATIVES

Are roles and decision authority clear?



## AMENDMENTS

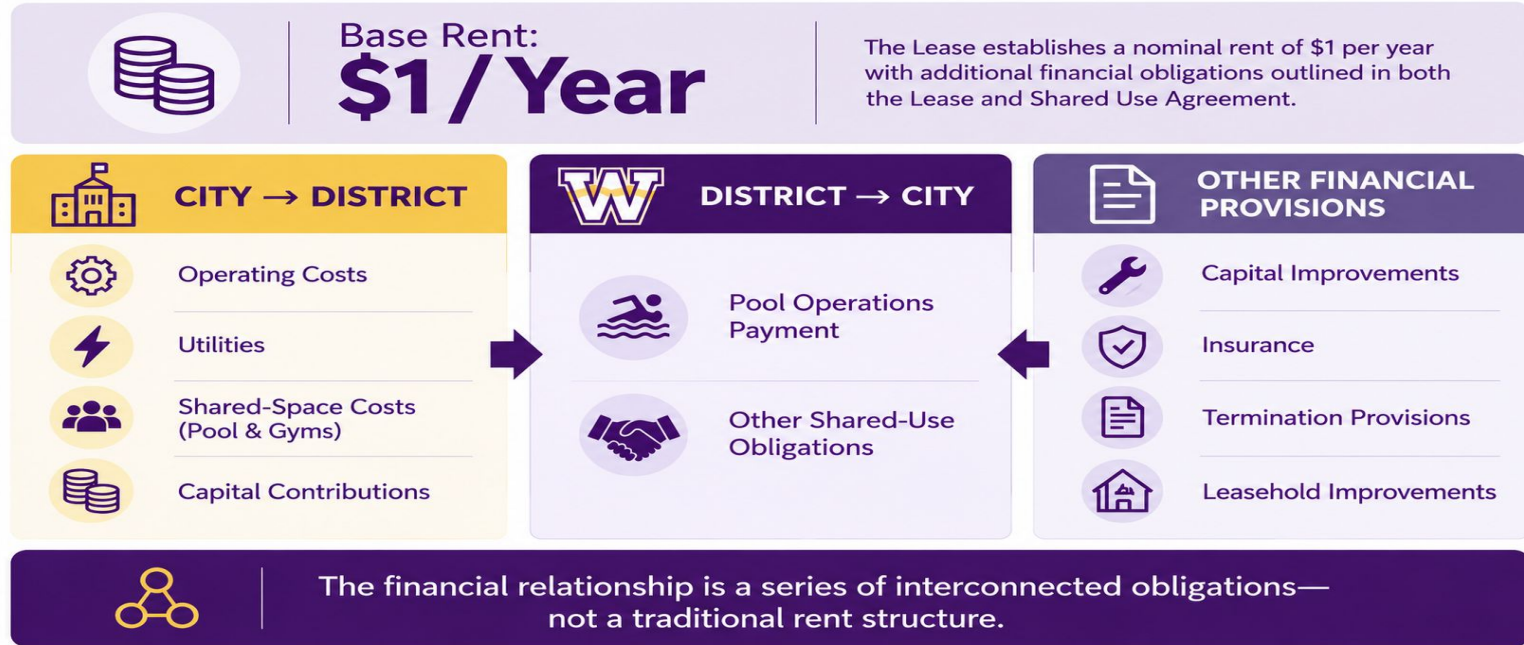
Have operational changes been formally incorporated?



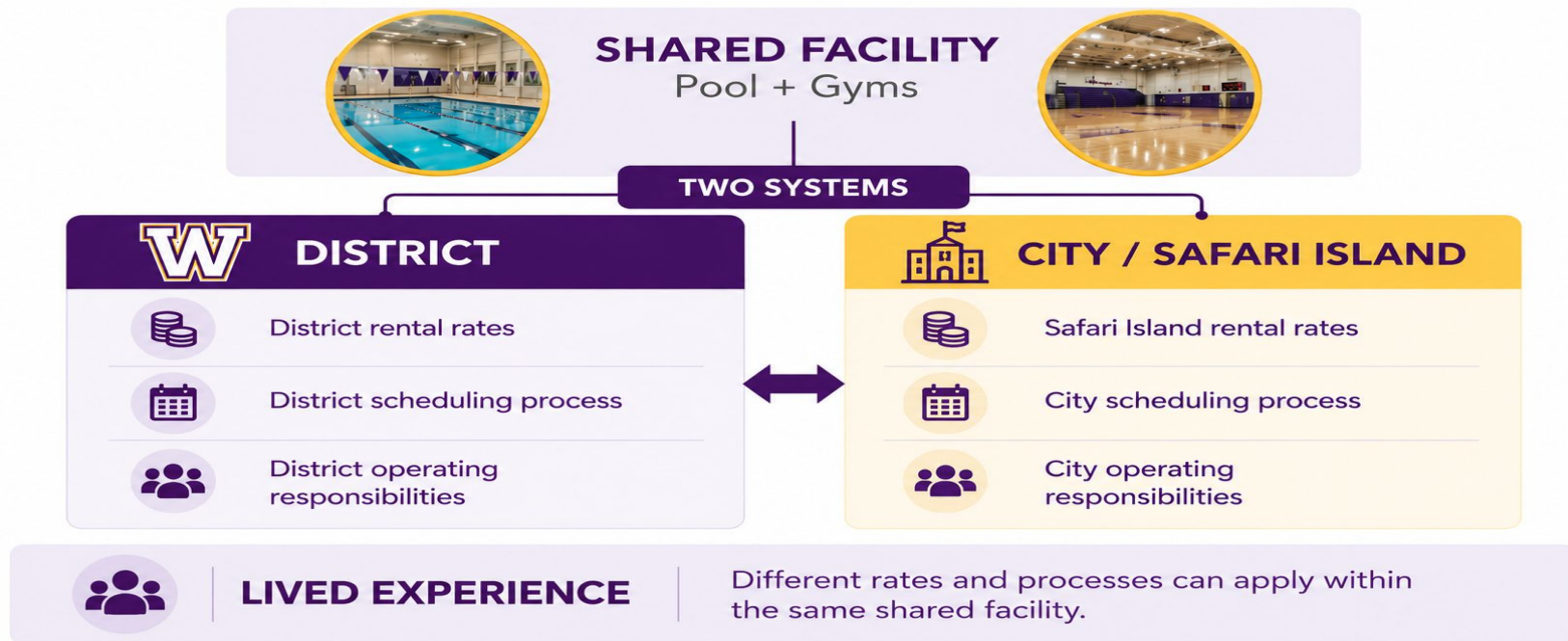
The agreements anticipated **ongoing coordination and review**—not a “set it and forget it” structure.



# Financial Structure | More Than Rent



# Shared Spaces | Where the Agreements Intersect



# Capital Improvements | Shared Responsibility



**83%**  
**DISTRICT**



**17%**  
**CITY**

*For most building systems, the City contributes 17% and the District 83%.*

**Contract includes major building systems such as:**



**HVAC**



**Plumbing**



**Electrical**



**Roof**



**Other Shared Systems**

## **Shared-Use Spaces**

For designated shared-use spaces (such as the pools and gyms), the City's share is 34% and the District's share is 66%.

**66%**  
**DISTRICT**

**34%**  
**CITY**

*In practice, some shared spaces have been split 50%/50% based on verbal agreements.*



The Lease expressly defines Related Building Capital Improvements to include major systems materially benefiting the Community Center, including supporting walls/roofs, HVAC, plumbing, telecommunications and electrical systems.



**Capital responsibilities can extend well beyond routine operating costs.**



# Capital Planning | Different Priorities, Shared Resources



## CITY CAPITAL PLAN

Safari Island projects identified for

**2027–2036**

Some projects involve shared spaces and anticipated District participation.



## DISTRICT CAPITAL PLAN

Approximately

**\$650,000**

annually in LTFM

District-wide needs include:



Mechanical



Roofing



Safety



Security



Technology



Deferred  
Maintenance



**How do we jointly prioritize shared projects within two separate capital plans?**



# Building Ownership | Beyond the Initial Cost



## Example: Access-Controlled Door

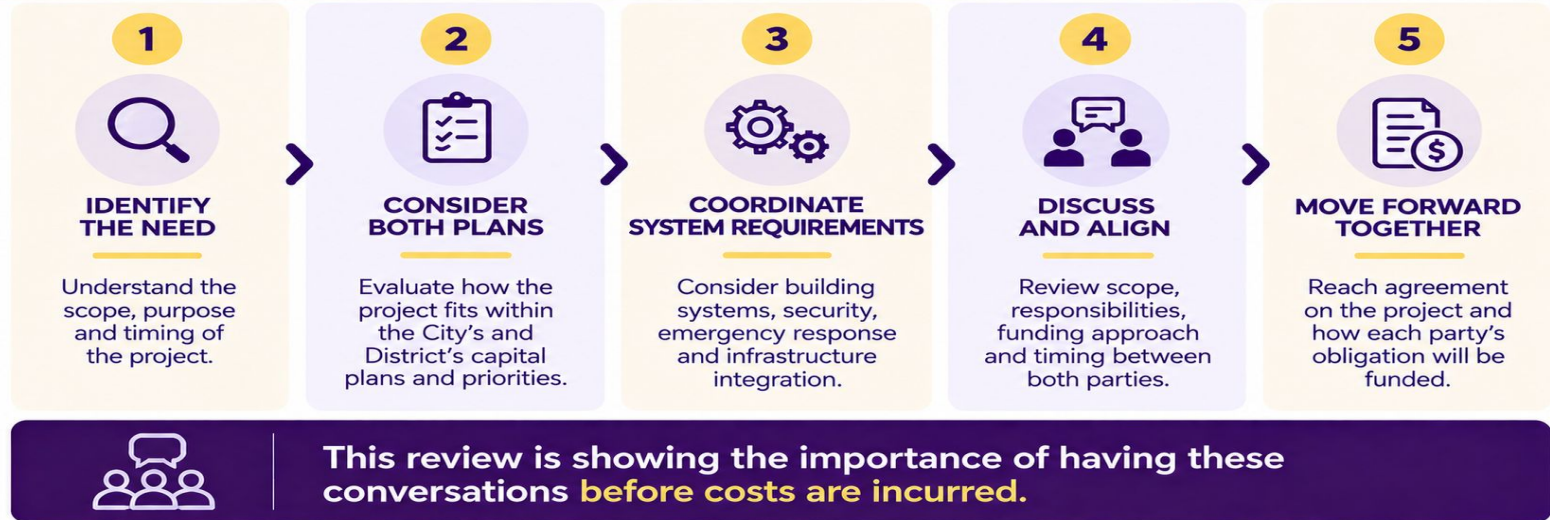
A City-funded improvement with a different vendor and access system can affect compatibility with District-wide building systems.



**Who pays for an improvement is not necessarily the same as who carries its long-term operational responsibility.**



# Capital Governance | Planning Before Spending



# One Community | Shared Public Resources



# What We Are Learning

1



## PHYSICAL ENVIRONMENT

The facility has changed.



Meters



Building configuration



Uses



Systems



2



## OPERATIONAL PRACTICE

How we operate has changed.



Cleaning



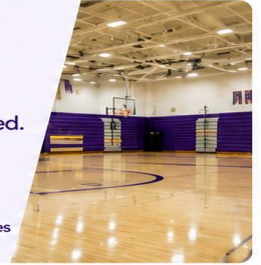
Scheduling



Cost sharing



Responsibilities



3



## FINANCIAL STRUCTURE

The obligations remain interconnected.



Operating costs



Utilities



Pool payments



Capital



4



## GOVERNANCE

The agreements have not always evolved with practice.



Review



Amendments



Decision rights



Coordination



The partnership continues to serve one community—but 26 years of change have created areas where the agreements, current practice and future planning need to be **better understood and coordinated.**





# Questions?