

The City of Fruita



Community Recreation Center Feasibility Study Document Amendments

June 24, 2008

CITY OF FRUITA

**Community Center Feasibility Study
Amended Information**

JUNE 24, 2008

Executive Summary

Past Efforts

In February 2008, the City of Fruita contracted the consulting team of Sink Combs Dethlefs and Greenplay to conduct a feasibility study for a community recreation center. The intent of the study was to determine the recreational needs for the community and examine what financial options would be necessary for constructing and maintaining a community center.

Study Tasks Included

- Project Overview and Community Needs Assessment
- Market Analysis
- Citizen Involvement in Public Presentations
- Conceptual Building Design
- Construction Cost Estimating
- Operational and Management Analysis
- Partnerships Analysis

Survey Results

A survey was issued to residents of Fruita soliciting feedback on the community recreation center and possible reasons for support or opposition.

The survey yielded 1269 official returned responses (50.3% return rate). 674 returned voted for Issue A and 595 voted against issue A. The information received in the survey communicated some important community sentiments including:

- #1 reason for voting for Issue A - to provide facilities currently not available in Fruita, 84%.
- #1 reason for voting against Issue A - against a sales and use tax, 66%.
- #4 reason for voting against Issue A - it will increase property taxes, 54%.

Purpose for the Amendment

In the April 2008 election, the referendum was voted down in a tie vote leaving the City with the decision of whether or not to re-introduce a new question in the upcoming November 2008 election. This amendment to the original feasibility study updates the original data with current financial information and examines other options for fee structure and potential revenues.

Steering Committee Recommended Facility Spaces

Utilizing community input, anticipated sales tax revenues for construction and operations subsidy and cost recovery goals, the Steering Committee reached a consensus on a recommended facility that was communicated in the ballot question and consisted of the following spaces:

Space	Size (sq ft)
Indoor Leisure/Lap Pool	14,153
Fitness Studio	1,911
Small Fitness Center	4,188
Senior Center	1,596
Multi-Use Meeting/Classroom	3,063
Catering Kitchen	500
Child Sitting	884
Indoor One + Half court Gymnasium	11,424
Indoor Running Track	2688
Base Support Facilities (Offices, Lobby, Locker Rooms, Mechanical, etc)	6,513
Total	46,918

Updated Project Cost Estimate

The Recommended Facility totals approximately 46,918 square feet. The estimated total project cost stipulated in the previous study including contingencies was approximately \$11.996 million, excluding any land costs. This figure has been re-analyzed based on current market conditions and assuming bidding mid-year 2009 and now totals \$12,878,799. The construction cost would be approximately \$274 per square foot.

Operating and Revenue Pro Forma Options

The following table summarizes the operating overview of expenditures, revenues and cost recovery for the City of Fruita Community Center examining different options for fee structures.

		2007 Base	2008 Option 1	2008 Option 2	2008 Option 3
Expenses	Low	\$767,449	\$827,916	\$827,916	\$827,916
	High	\$837,271	\$898,975	\$898,975	\$898,975
Revenue	Low	\$514,650	\$509,998	\$537,828	\$568,378
	High	\$514,650	\$509,998	\$537,828	\$568,378
Oper. Surplus/ (Deficit)	Low	(\$252,799)	(\$317,918)	(\$290,088)	(\$259,538)
	High	(\$322,621)	(\$388,977)	(\$361,147)	(\$330,597)
Recovery	Low	67%	62%	65%	69%
	High	61%	57%	60%	63%

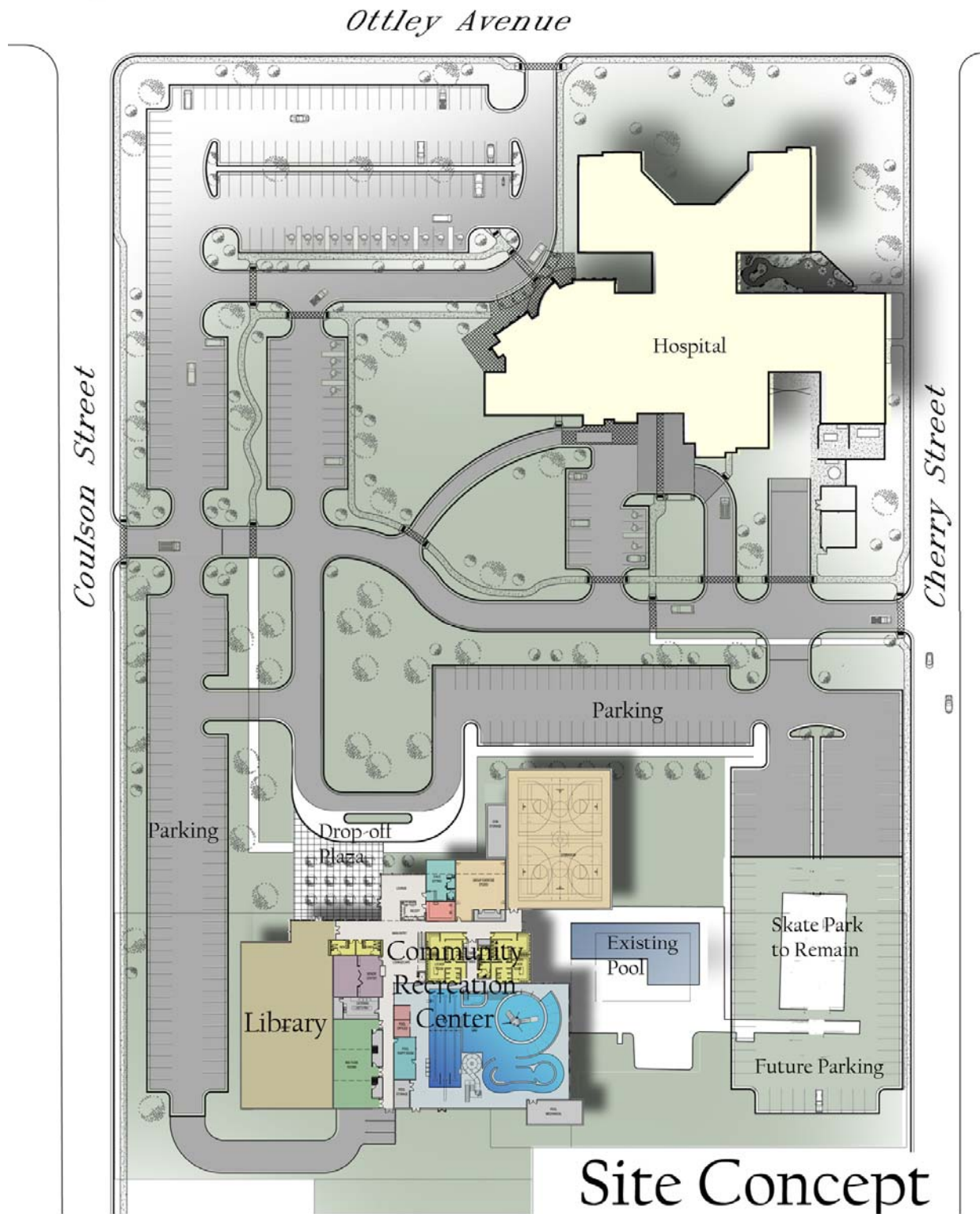
- 2007 Base depicts the pro forma from the original feasibility study for the recommended facility described in the April 2008 ballot question.
- 2008 Option 1 reflects a reduction in senior entrance fees
- 2008 Option 2 reflects the adoption of a resident and non-resident fee structure, assuming 60% of users are residents and 40% are non-residents
- 2008 Option 3 reflects the adoption of a resident and non-resident fee structure that increases fees consistent with increased expenses.
- All revised 2008 Options reflect an increase in total expenses escalated from 2007 through 2008.

CITY OF FRUITA

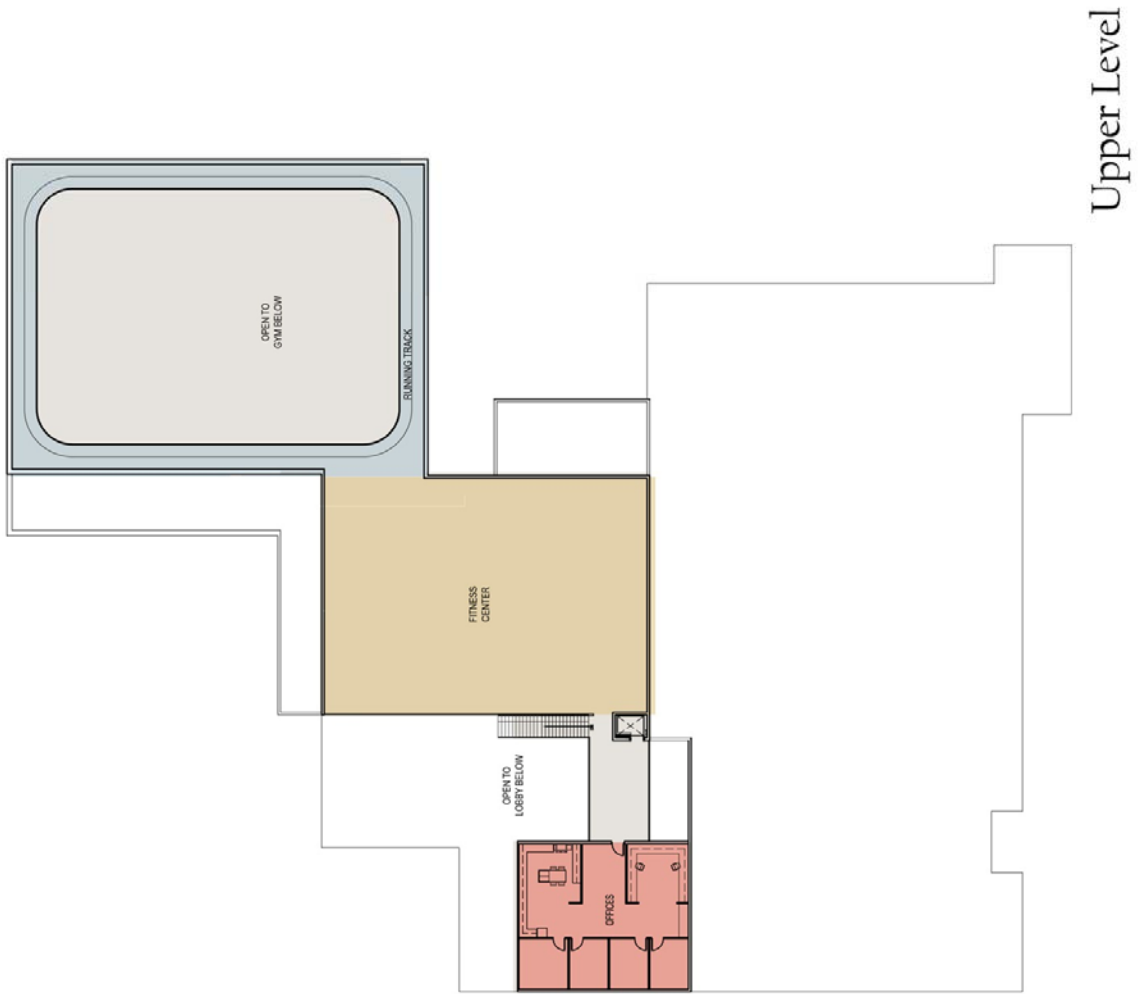
Community Center Feasibility Study

Facility Concepts

Site Plan - Recommended Facility



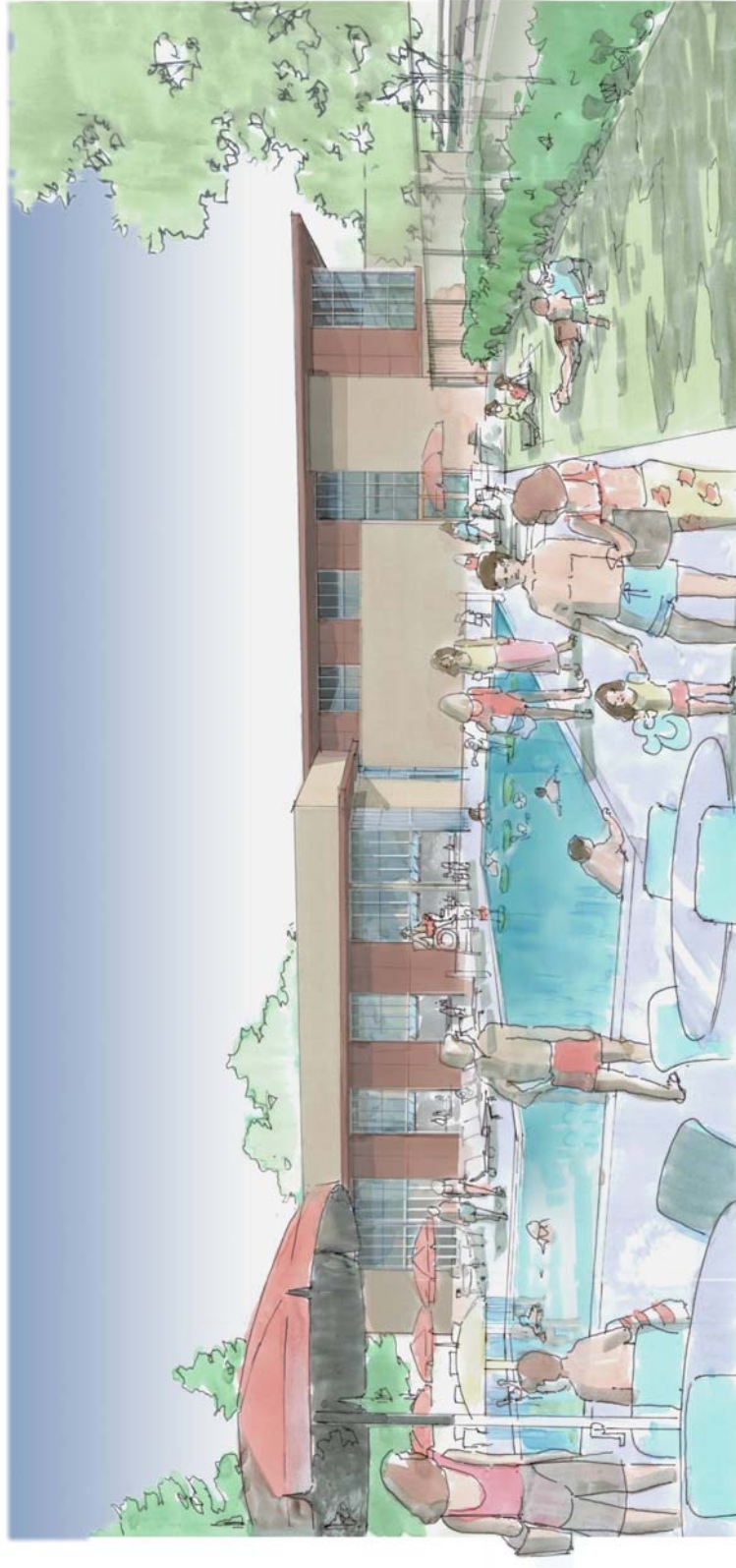
Second Floor Plan - Recommended Facility



Exterior View of the main entry from the northwest



Exterior View of the outdoor pool from the East



Recommended Facility Updated Costs (Escalated for bid in Spring 2009)

Base Support Spaces

	SF	\$/SF	Const. Cost	Non-Const. \$	Total Cost
Lobby Spaces					
Entry Hall/Lobby/Vestibule	800	\$202	\$161,460	\$43,594	\$205,054
Reception/ Access Control	150	\$212	\$31,826	\$8,593	\$40,419
Casual Lounge	300	\$181	\$54,338	\$14,671	\$69,009
Vending Area	60	\$155	\$9,315	\$2,515	\$11,830
Public Restrooms	220	\$217	\$47,817	\$12,911	\$60,728
Mech./Walls/Struct., etc.	383	\$145	\$55,424	\$14,965	\$70,389
Total Lobby Spaces	1,913	\$188	\$360,180	\$97,249	\$457,429
Locker Rooms					
Locker Rooms - Men	1,000	\$217	\$217,350	\$58,685	\$276,035
Locker Rooms - Women	1,100	\$217	\$239,085	\$64,553	\$303,638
Family Changing Rooms (4)	400	\$217	\$86,940	\$23,474	\$110,414
Mech./Walls/Struct., etc.	625	\$145	\$90,563	\$24,452	\$115,014
Total Locker Rooms	3,125	\$203	\$633,938	\$171,163	\$805,101
Staff Areas					
Director's Office	120	\$160	\$19,251	\$5,198	\$24,449
Program Coordinator's Office	100	\$160	\$16,043	\$4,331	\$20,374
Open Work Area for 2 People	160	\$160	\$25,668	\$6,930	\$32,598
Storage	100	\$160	\$16,043	\$4,331	\$20,374
Breakroom/kitchenette	150	\$217	\$32,603	\$8,803	\$41,405
Work/Copy Room	150	\$186	\$27,945	\$7,545	\$35,490
Receiving/Maintenance/Gen. Storage	400	\$145	\$57,960	\$15,649	\$73,609
Mech./Walls/Struct., etc.	295	\$145	\$42,746	\$11,541	\$54,287
Total Staff Areas	1,475	\$162	\$238,257	\$64,329	\$302,586
Base Site Development					
Parking (180 spaces for 46,000 SF)	63,180	\$6	\$392,348	\$105,934	\$498,282
Entry Drives (1 two-lane)	6,000	\$8	\$49,680	\$13,414	\$63,094
Plazas, paving, trails	4,000	\$9	\$37,260	\$10,060	\$47,320
Landscaping (50% of Dev'd Area)	27,500	\$2	\$116,717	\$31,514	\$148,231

Activity Areas

	SF	\$/SF	Const. Cost	Non-Const. \$	Total Cost
Combination Leisure/Lap Pool					
Natatorium (Includes Pool Area, Decks)	10,750	\$207	\$2,225,250	\$600,818	\$2,826,068
Combination Pool Area	4,160	\$222	\$925,288	\$249,828	\$1,175,116
Pool Party Room	300	\$186	\$55,890	\$15,090	\$70,980
Play Feature Allowance			\$258,500	\$69,795	\$328,295
Pool Offices	200	\$166	\$33,120	\$8,942	\$42,062
Pool Storage (shared in/out)	250	\$155	\$38,813	\$10,479	\$49,292
Pool Mechanical Rooms	1,040	\$191	\$199,134	\$53,766	\$252,900
Mech./Walls/Struct., etc.	1,613	\$145	\$233,651	\$63,086	\$296,737
Total Indoor Pool	14,153	\$280	\$3,969,646	\$1,071,804	\$5,041,450
Aerobics/Dance Room					
Aerobics/Dance Studio (20 persons)	1,320	\$186	\$245,916	\$66,397	\$312,313
Aerobics Room Storage	150	\$160	\$24,064	\$6,497	\$30,561
Mech./Walls/Struct., etc.	441	\$145	\$63,901	\$17,253	\$81,154
Total Aerobics/Dance	1,911	\$175	\$333,881	\$90,148	\$424,028
Small Fitness Center					
Strength Training (10 stations)	1,000	\$181	\$181,125	\$48,904	\$230,029
Circuit Training (15 stations)	975	\$181	\$176,597	\$47,681	\$224,278
Cardiovascular Training (20 stations)	1,300	\$181	\$235,463	\$63,575	\$299,037
Stretching	75	\$176	\$13,196	\$3,563	\$16,759
Mech./Walls/Struct., etc.	838	\$145	\$121,354	\$32,766	\$154,119
Total Small Fitness Center	4,188	\$174	\$727,734	\$196,488	\$924,223
Catering Kitchen					
Catering Kitchen	300	\$331	\$99,360	\$26,827	\$126,187
Appliance Allowance			\$50,000	\$13,500	\$63,500
Kitchen Storage	100	\$145	\$14,490	\$3,912	\$18,402
Mech./Walls/Struct.,etc.	100	\$145	\$14,490	\$3,912	\$18,402
Total Kitchen Area	500	\$357	\$178,340	\$48,152	\$226,492
Multi-purpose Meeting/Classrooms					
Multi-Use Classrooms, 3@750sf ea	2,250	\$186	\$419,175	\$113,177	\$532,352
Storage	200	\$150	\$30,015	\$8,104	\$38,119
Mech./Walls/Struct.,etc.	613	\$145	\$88,751	\$23,963	\$112,714
Total Multi-use Classroom Area	3,063	\$176	\$537,941	\$145,244	\$683,185

Senior Center					
Senior Activities Room	500	\$186	\$93,150	\$25,151	\$118,301
Senior Lounge	500	\$186	\$93,150	\$25,151	\$118,301
Senior Reception/Programs Coordinator	100	\$160	\$16,043	\$4,331	\$20,374
Storage	100	\$150	\$15,008	\$4,052	\$19,060
Mech./Walls/Struct.etc.	396	\$145	\$57,380	\$15,493	\$72,873
Total Senior Center	1,596	\$172	\$274,730	\$74,177	\$348,908
Child Sitting					
Child Sitting Room (12 Children)	530	\$186	\$98,739	\$26,660	\$125,399
Restroom	60	\$223	\$13,352	\$3,605	\$16,956
Storage	75	\$150	\$11,256	\$3,039	\$14,295
Mech./Walls/Struct.etc.	219	\$145	\$31,798	\$8,586	\$40,384
Total Child Sitting	884	\$175	\$155,144	\$41,889	\$197,033
One+Half-Court Multi-Use Gymnasium					
Gymnasium (1-50' x 84' court)	9,020	\$150	\$1,353,677	\$365,493	\$1,719,169
Gymnasium Storage	500	\$150	\$75,038	\$20,260	\$95,298
Mech./Walls/Struct, etc.	1,904	\$145	\$275,890	\$74,490	\$350,380
Total Gymnasium	11,424	\$149	\$1,704,604	\$460,243	\$2,164,847
Running Track					
Running Track Suspended in Gym	2,688	\$93	\$250,387	\$67,605	\$317,992
Total Running Track	2,688	\$93	\$250,387	\$67,605	\$317,992
SUBTOTAL ACTIVITY AREAS	40,406		\$ 8,132,408	\$ 2,195,750	\$ 10,328,158
TOTAL PROJECT COST	46,918	\$216	\$ 10,140,787	\$ 2,738,013	\$ 12,878,799

(Multiplier for Non-construction Cost column above)

Contingency	10%
Professional Services	8.5%
Fixtures, Furnishings & Equipment	5.5%
Miscellaneous Expenses	3.0%
Site Acquisition Allowance	0%
TOTAL NON-CONSTRUCTION COSTS	27.0%

CITY OF FRUITA

Community Center Feasibility Study

Operational Budgets and Debt Service

Summary - City of Fruita Community Center Operating Pro-formas

Expenses	2007 Base		2008* Option 1		2008* Option 2		2008* Option 3	
	Low	High	Low	High	Low	High	Low	High
Personnel Services	\$465,264	\$503,400	\$488,448	\$526,584	\$488,448	\$526,584	\$488,448	\$526,584
Supplies	\$48,000	\$58,500	\$49,968	\$60,899	\$49,968	\$60,899	\$49,968	\$60,899
Services	\$224,668	\$243,168	\$257,657	\$276,916	\$257,657	\$276,916	\$257,657	\$276,916
Capital Replacement	\$29,517	\$32,203	\$31,843	\$34,576	\$31,843	\$34,576	\$31,843	\$34,576
Total	\$767,449	\$837,271	\$827,916	\$898,975	\$827,916	\$898,975	\$827,916	\$898,975
Revenues								
Admissions	\$441,950	\$441,950	\$431,650	\$431,650	\$459,480	\$459,480	\$490,030	\$490,030
Aquatics	\$39,700	\$39,700	\$41,848	\$41,848	\$41,848	\$41,848	\$41,848	\$41,848
Other	\$33,000	\$33,000	\$36,500	\$36,500	\$36,500	\$36,500	\$36,500	\$36,500
Total	\$514,650	\$514,650	\$509,998	\$509,998	\$537,828	\$537,828	\$568,378	\$568,378
Operating Surplus/(Deficit)	(\$252,799)	(\$322,621)	(\$317,918)	(\$388,977)	(\$290,088)	(\$361,147)	(\$259,538)	(\$330,597)
Cost Recovery	67%	61%	62%	57%	65%	60%	69%	63%

2007 Base = Base Program w/Child Care & 1 1/2 Court Gym

2008 Option 1 = Base Program w/Child Care & 1 1/2 Court Gym (Add SR Rates)

2008 Option 2 = Base Program w/Child Care & 1 1/2 Court Gym W-Res/Non Res Rates (60% - 40%)

2008 Option 3 = Base Program w/Child Care & 1 1/2 Court Gym W-Res/Non Res (Adj Rates)

*2008 Adjustments

Expenses

Salaries adjusted per Ture Nycum

Supplies and Services (excluding utilities) increase 4.1% from 2007 (based on Consumer Price Index)

Utilities increased 16.1% from 2007(based on Consumer Price Index)

Revenues

Admissions (See pro forma Detail)

Child Care increased from \$3.00/hr to \$3.50/hr

Aquatics revenue increase 4.1% from 2007

Rental revenue increased \$1,000 from 2007

Operating Assumptions - All Options

1. All programming beyond what is detail in the pro-formas is assumed will breakeven and will neither create additional revenues or expenses for the center

City of Fruita, Colorado
Community Recreation Center

Scenario

2x Debt Coverage

Max Proceeds

25 Year Term

Escalating Debt Service

50% of Sales Tax
50% / 25% of Use Taxes

Debt Service, Revenues, and Coverage

Date	New Sales Tax ¹	New Use Tax Vehicles ²	New Use Tax Building Materials ³	Total Revenues Available For DS	Net Debt Service	Debt Service Coverage	Total Debt Service & Opex	Coverage Including Opex	Cumulative Surplus/ (Deficit)	O&M Deficit Covered by	
										Sales Tax Revenue ⁴	3.00%
12/01/2007	588,714	284,754	169,850	1,043,317	-	-	-	-	-	-	-
12/01/2008	706,456	318,924	127,388	1,152,768	-	-	-	-	-	-	-
12/01/2009	812,425	350,816	129,935	1,293,176	646,829	-	-	-	-	-	-
12/01/2010	836,797	361,341	132,534	1,330,672	664,129	2.00	1,053,106	1.26	277,567	388,977	1.26
12/01/2011	861,901	372,181	135,185	1,369,267	685,529	2.00	1,086,175	1.26	560,689	400,646	1.26
12/01/2012	887,758	383,346	137,888	1,408,993	705,804	2.00	1,118,469	1.26	851,183	412,666	1.26
12/01/2013	914,391	394,847	140,646	1,449,884	724,954	2.00	1,149,999	1.26	1,151,067	425,046	1.26
12/01/2014	941,823	406,692	143,459	1,491,974	747,979	1.99	1,185,776	1.26	1,457,266	437,797	1.26
12/01/2015	970,077	418,893	146,328	1,535,299	769,654	1.99	1,220,585	1.26	1,771,980	450,931	1.26
12/01/2016	999,180	431,460	149,255	1,579,894	789,979	2.00	1,254,438	1.26	2,097,437	464,459	1.26
12/01/2017	1,029,155	444,404	152,240	1,625,799	813,954	2.00	1,292,346	1.26	2,430,889	478,393	1.26
12/01/2018	1,060,030	457,736	155,285	1,673,050	836,354	2.00	1,329,098	1.26	2,774,842	492,744	1.26
12/01/2019	1,091,831	471,468	158,390	1,721,689	862,179	2.00	1,369,705	1.26	3,126,825	507,527	1.26
12/01/2020	1,124,586	485,612	161,558	1,771,756	886,204	2.00	1,408,956	1.26	3,489,625	522,753	1.26
12/01/2021	1,158,323	500,180	164,789	1,823,293	913,429	2.00	1,451,864	1.26	3,861,054	538,435	1.26
12/01/2022	1,193,073	515,186	168,085	1,876,344	938,629	2.00	1,493,217	1.26	4,244,181	554,588	1.26
12/01/2023	1,228,865	530,641	171,447	1,930,953	966,804	2.00	1,538,029	1.26	4,637,105	571,226	1.26
12/01/2024	1,265,731	546,560	174,876	1,987,167	992,729	2.00	1,581,091	1.26	5,043,181	588,363	1.26
12/01/2025	1,303,703	562,957	178,373	2,045,034	1,021,404	2.00	1,627,417	1.26	5,460,797	606,013	1.26
12/01/2026	1,342,814	579,846	181,941	2,104,601	1,052,604	2.00	1,676,798	1.26	5,888,601	624,194	1.26
12/01/2027	1,383,099	597,241	185,580	2,165,919	1,081,104	2.00	1,724,023	1.26	6,330,497	642,920	1.26
12/01/2028	1,424,592	615,159	189,291	2,229,041	1,111,904	2.00	1,774,111	1.26	6,785,427	662,207	1.26
12/01/2029	1,467,329	633,613	193,077	2,294,020	1,144,779	2.00	1,826,852	1.26	7,252,594	682,074	1.26
12/01/2030	1,511,349	652,622	196,939	2,360,909	1,179,504	2.00	1,882,039	1.25	7,731,464	702,536	1.25
12/01/2031	1,556,690	672,200	200,877	2,429,767	1,215,854	2.00	1,939,465	1.25	8,221,766	723,612	1.25
12/01/2032	1,603,390	692,366	204,895	2,500,652	1,248,604	2.00	1,993,924	1.25	8,728,494	745,320	1.25
12/01/2033	1,651,492	713,137	208,993	2,573,622	1,287,857	2.00	2,055,537	1.25	9,246,579	767,680	1.25
Total	29,620,404	12,790,505	4,161,867	46,572,776	23,288,745		36,033,021			13,391,105	

New Sales & Use Tax consists of:

50% of Sales Tax (\$1,177,427 in 2007)

50% of Motor Vehicle Use Tax (\$569,507 in 2007)

25% of Building Mat. Use Tax (\$679,400 in 2007)

¹ Sales Tax Growth Assumptions: 20% growth for 2008, 15% growth for 2009 and 3% growth annually thereafter.

² Use Tax Vehicles: 12% growth for 2008, 10% growth for 2009 and 3% growth annually thereafter

³ Use Tax Building Materials: 25% decrease in 2008, 2% growth annually thereafter

⁴ O&M is the Operating Deficit that must be funded with sales tax revenues. Growth rate assumed at 3% annually.

* Project funds include interest earned during 18 month construction schedule.



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CITY OF FRUITA

Community Center Feasibility Study

Appendix: Operation & Revenue Pro Formas

Luaita, Pro Forma Base Program w/Child Care & 1 1/2 Court Gym W-Res/Non Res

PERSONNEL	POSITION	Low FTE's	High FTE's	annual sal. AVERAGE PAY RATE	Low (Budget)	High (Budget)	Labor Grade Mid Range
PERSONNEL -- FULL TIME							
--	Facility Manager	1	1	\$45,300	\$45,300	\$45,300	Grade 8
--	Aquatics Supervisor	0	0	\$0	\$0	\$0	
--	Recreation Coordinator	1	1	\$37,000	\$37,000	\$37,000	Grade 6
--	Aquatics Coordinator	0	0	\$0	\$0	\$0	
--	Maintenance Supervisor	0	0	\$0	\$0	\$0	
--	Public Relations/Market Coord	0	0	\$0	\$0	\$0	
--	Maintenance	1	1	\$31,600	\$31,600	\$31,600	Grade 4
--	Custodians	0	0	\$0	\$0	\$0	
--	Aquatic Program Leader	1	1	\$37,000	\$37,000	\$37,000	Grade 6
--	Front Desk Supervisor /Admin	1	1	\$35,000	\$35,000	\$35,000	Grade 5
--	Lifeguards	0	0	\$0	\$0	\$0	
--	Overtime			\$0	\$0	\$0	
--	Training			\$0	\$0	\$0	
TOTAL		5	5		\$185,900	\$185,900	

Non-Benefited / Non-Permanent PERSONNEL -- PART TIME

PERSONNEL	POSITION	Low Hrs Week	High Hrs Week	AVE/Hr Income	Low Annual (Budget)	High Annual (Budget)	Labor Grade Mid Range
--	Front Desk Supervisor	0	0	\$0	\$0	\$0	
--	Guest Services	77	97	\$10	\$38,500	\$48,500	
--	Gym Attendants	0	0	\$0	\$0	\$0	
--	Weight Room Attendants (Floater)	0	0	\$0	\$0	\$0	
--	Custodians	47	55	\$10	\$23,500	\$27,500	
--	Child Care Attendants -	66	66	\$10	\$33,000	\$33,000	
--	Climbing Wall Attendant	0	0	\$0	\$0	\$0	
--	Swim Instructors/Program/Parties	0	0	\$0	\$0	\$0	
--	Lifeguards	170.5	204.6	\$10	\$85,250	\$102,300	From Aquatics Rev
--	Aquatic Asst/Lead	15	20	\$12	\$9,000	\$12,000	From Aquatics LG Aqua Inst
TOTAL		375.5	442.6		\$198,875	\$232,925	

FULL TIME	Information/Notes	Low (Budget)	High (Budget)
Benefits	12% for taxes/retirement + \$11,500 benefits per employee	\$79,808	\$79,808
	FICA/Medicare		
	Workmen's Compensation		
	Unemployment Insurance		
	Health Insurance - FT/Perm employee		
	Life Insurance - FT/Perm employee		
	Retirement/Pension - FT/Perm employee		
	Long Term Disability - FT/Perm employee		
	Education		
	Aquatics Staff Orientation/Train		
	Longevity		
	Attendance		
	Background checks		
TOTAL		\$79,808	\$79,808

PART TIME	Information/Notes	Low (Budget)	High (Budget)
Benefits	12%	23,865	27,951
	FICA/Medicare		
	Workmen's Compensation		
	Unemployment Insurance		
	Background checks		
TOTAL		\$23,865	\$27,951

Supplies	Information/Notes	Low (Budget)	High (Budget)
Printing and Postage	Flyers, promotions, mailings	\$4,164	\$6,246
Office Supplies	Printer ribbons, pads, pencils, pens, paper, etc.	\$2,082	\$2,603
Dues and subscriptions		\$1,562	\$1,562
Chemicals	Pool chemicals	\$15,615	\$18,218
Uniforms - full time	\$200 per person (less lifeguards/head guards)	\$2,603	\$3,123
Aquatics Supplies	Birthday Party, Operating, Program, Lifeguard training, CPR	\$8,328	\$10,410
Recreation Supplies	Fit balls, fitness equipment, mats, weight room supplies	\$15,615	\$18,738
Pro Shop Supplies	Non-clothing center related items	\$0	\$0
TOTAL		\$49,968	\$60,899

Services	Information/Notes	Low (Budget)	High (Budget)
Credit Card Fees	Percent of each sale by credit card	\$4,164	\$5,205
Contracted Services	HVAC, major maintenance problems	\$15,615	\$20,820
Aquatics Services	first aid, oxygen	\$2,603	\$3,644
Sub Total		\$22,382	\$29,669
Advertising	Promotions, newspaper ads, radio ads, special events, NRPA (manager), state membership (4), meetings	\$6,246	\$8,328
Dues and Conferences	phones(\$1200/yr) , cell phones (4 - \$2400), pager (day custodian - \$60), IT charge back \$0/yr	\$2,082	\$3,123
Telephone		\$3,644	\$4,164
Equipment Rental		\$11,972	\$15,615
Gas and Electric	separate	\$0	\$0
Heat	separate	\$0	\$0
Water/Sewer	separate	\$0	\$0
Trash Removal	Trash, recycling dumpsters -- \$160/month average	\$2,082	\$2,082
Custodial Supplies	Cleaning solutions, cleaning equipment, paper products, liners, etc.	\$10,410	\$14,574
Building Maintenance - Allocation	Hardware, plumbing, carpentry, drywall, fasteners, pest control, etc.	\$10,410	\$14,574
Grounds Maintenance	Mulch, fertilizers, plantings, flowers, weed control	\$22,902	\$31,230
Sub Total			
Computer Oper/Main	Repair and parts for computers, server, printers (included in phone allocation)	\$1,041	\$1,041
Minor Equipment Repair	Repair of office equipment	\$1,041	\$1,041
Capital Replacement Fund	Money set aside for future renovations and replacements (budgeted separately)	\$0	\$0
Sub Total		\$2,082	\$2,082
GRAND TOTAL		\$59,337	\$78,596

Tulsa, OK Formula Base Program w/Child Care & 1/2 Court Gym w- Res/Non Res

Activity:

Program Name: Admission - Passes

Emphasis

Prior History	Pass Type	Fee Chg	# of Passes	Average use	Total annual	Fee	Revenue	% of Daily Rate
		yes/no	per year	of facility	visits per			
	Res rates = drop-in fee X # of visits/yr + round			times per week	membership type			
Based on X visit per year cost								60%
Annual Passes								
	<i>Visits Per Year</i>	100						
	<i>Weeks Per Year</i>	50						
	Annual Child RES		0	2	0	\$ 180.00	\$ -	
	Annual Child NR		0	2	0	\$ 210.00	\$ -	
	Annual Youth RES		180	2	18000	\$ 240.00	\$ 43,200.00	
	Annual Youth NR		120	2	12000	\$ 270.00	\$ 32,400.00	
	Annual Adult RES		240	2	24000	\$ 360.00	\$ 86,400.00	
	Annual Adult NR		160	2	16000	\$ 420.00	\$ 67,200.00	
	Annual Senior RES		75	2	7500	\$ 300.00	\$ 22,500.00	
	Annual Senior NR		50	2	5000	\$ 360.00	\$ 18,000.00	
	Annual Disabled RES		0	2	0	\$ -	\$ -	
	Annual Disabled NR		0	2	0	\$ -	\$ -	
	Household RES		90	2	9000	\$ 645.00	\$ 58,050.00	
	Household NR		60	2	6000	\$ 750.00	\$ 45,000.00	
6 Month Passes								
	<i>Visits Per Year</i>	50						
	<i>Weeks Per Year</i>	25						
	6 Month Child RES	new	0	2	0	\$ 90.00	\$ -	
	6 Month Child NR	new	0	2	0	\$ 105.00	\$ -	
	6 Month Youth RES	new	0	2	0	\$ 120.00	\$ -	
	6 Month Youth NR	new	0	2	0	\$ 135.00	\$ -	
	6 Month Adult RES	new	0	2	0	\$ 180.00	\$ -	
	6 Month Adult NR	new	0	2	0	\$ 210.00	\$ -	
	6 Month Senior RES	new	0	2	0	\$ 150.00	\$ -	
	6 Month Senior NR	new	0	2	0	\$ 180.00	\$ -	
	6 Month Disabled RES	new	0	2	0	\$ -	\$ -	
	6 Month Disabled NR	new	0	2	0	\$ -	\$ -	
	6 Month Household RES	new	0	2	0	\$ -	\$ -	
	6 Monthly Household NR	new	0	2	0	\$ -	\$ -	
	Total		975		97500			
Total Pass Revenue							\$ 372,750.00	

Program Name: Admissions - Punch cards

Expiration?

Prior History	Type	Fee Chg	Number Sold	Punches	Total	Fee	Revenue
		yes/no	per year	per pass	Visits		
					save approx. 1 free visit		
	10 - Child RES	new	0	10	0	\$ 27.00	\$ -
	10 - Child NR	new	0	10	0	\$ 31.50	\$ -
	10 - Youth RES	new	0	10	0	\$ 36.00	\$ -
	10 - Youth NR	new	0	10	0	\$ 40.50	\$ -
	10 - Adult RES	new	0	10	0	\$ 54.00	\$ -
	10 - Adult NR	new	0	10	0	\$ 63.00	\$ -
	10 - Senior RES	new	0	10	0	\$ 45.00	\$ -
	10 - Senior NR	new	0	10	0	\$ 54.00	\$ -
	10 - Disabled RES	new	0	10	0	\$ -	\$ -
	10 - Disabled NR	new	0	10	0	\$ -	\$ -
			0				
						save approx. 2 free visits	
	20 - Child RES	new	0	20	0	\$ 54.00	\$ -
	20 - Child NR	new	0	20	0	\$ 63.00	\$ -
	20 - Youth RES	new	75	20	1500	\$ 72.00	\$ 5,400.00
	20 - Youth NR	new	50	20	1000	\$ 81.00	\$ 4,050.00
	20 - Adult RES	new	180	20	3600	\$ 108.00	\$ 19,440.00
	20 - Adult NR	new	120	20	2400	\$ 126.00	\$ 15,120.00
	20 - Senior RES	new	60	20	1200	\$ 90.00	\$ 5,400.00
	20 - Senior NR	new	40	20	800	\$ 108.00	\$ 4,320.00
	20 - Disabled RES	new	0	20	0	\$ -	\$ -
	20 - Disabled NR	new	0	20	0	\$ -	\$ -
	Total		525		10500		
	Total Punch card Revenue						\$ 53,730.00

Fruita, Pro Forma Base Program w/Child Care & 1 1/2 Court Gym W-Res/Non Res (Adj Rates)

Estimated expenses and projected revenues are based on a basic understanding of the conceptual project and the best information available regarding the market area and current practices of the City. There is no guarantee that the estimates and projections will be met as there are many variables that cannot be accurately determined during this conceptual planning stage, and/or are subject to change during the actual design and implementation process. The estimated number of participants is based on current program offerings or similar venues and does not guarantee the availability of participants to meet projected revenues.

Assumptions: 7 Day/Wk Operations Schedule		Revenue Spaces - Combo Leisure/3-Lap Pool, Small Fitness Center, Aerobics/Dance Room, Child Care, Gym 1 1/2 court Community Spaces - Small Multi-purpose Meeting Classroom w/ Kitchen , Senior Center Support Spaces - Lobby, Locker Rooms, Staff Area					
Opening date:	Unknown						
Recreation Adult Daily Resident Fee	\$6.00						
Recreation Adult Resident Annual Pass	\$360						
		Hours	Personnel:	Low Estimate	High Estimate	High Estimate with pool	
Recreation Facility Hours of Operations - Weekdays:	M - F 6:00am - 9pm	75.0	61%		61%		w/o capital expenditures
Recreation Facility Hours of Operations - Weekends:	Sat 7am to 8pm Sun noon to 6pm	17	Supplies:	6%	7%		w/o capital expenditures
Child Care Hours of Operation:	43 hrs/wk	92.0	Services:	32%	32%		w/o capital expenditures
				100%	100%		w/o capital expenditures
			Plus Total Capital:	4%	4%		% of total expenditures
Expenditures:							
	<u>Notes</u>		<u>Low Estimate</u>		<u>High Estimate</u>		<u>Notes or Questions to be answered</u>
Facility Size			46,918		46,918		Estimated gross square footages
Description							
Personnel Services							
Full-time Rec salaries			\$185,900		\$185,900		
Part-time salaries			\$198,875		\$232,925		
Benefits			\$103,673		\$107,759		
Subtotal Personnel Services			\$488,448		\$526,584		
	<u>Notes</u>	<u>Formula</u>	<u>Low Estimate</u>		<u>High Estimate with pool/fitness</u>		<u>Notes or Questions to be answered</u>
Materials and Supplies							
Office/Operating			\$26,025		\$31,751		
Rec Center Operations Supplies (Aquatics, postage, office, computer, photo for IDs, tools, chemicals, pro-shop, uniforms, materials/supplies)			\$15,615		\$18,738		
Aquatics Program Supplies			\$8,328		\$10,410		
Subtotal Operational Materials and Supplies			\$49,968		\$60,899		
	<u>Notes</u>	<u>Formula</u>	<u>Low Estimate</u>		<u>High Estimate with pool/fitness</u>		<u>Notes or Questions to be answered</u>
Services							
Rec Contracted Services (bank card, printing, contracted services)			\$22,382		\$29,669		
Rec General Expenses (advertising, dues, telephone, equipment rental)			\$11,972		\$15,615		
Rec Facility Maintenance (trash, custodial supplies, building and ground maintenance)			\$22,902		\$31,230		
Rec Equipment Maintenance (computer op & maint., parks, equipment, capital replacement)			\$2,082		\$2,082		
Utilities - gas & electric water & sewer		\$3.20/sq. ft. per year for non-aquatics center	\$187,485	plus \$5.22/sq. ft. for aquatics portion	\$187,485		Based on typical budgets
Building Security/Fire Alarm			\$5,205		\$5,205		
Property and Liability Insurance	estimate is based on actual cost/yr. of a typical Recreation Center /sq.ft. = \$.12/sq.ft.	\$0.12/sq.ft.	\$5,630		\$5,630		
Subtotal Services			\$257,657		\$276,916		

	Notes	Formula	Low Estimate	High Estimate with pool/fitness	Notes or Questions to be answered	
Capital						
Buildings & Improvements		4% total	\$23,882	\$25,932	% of operating budget total 3% infrastructure	
Machinery & Equipment			\$7,961	\$8,644	1% equipment replacement	
Subtotal Capital			\$31,843	\$34,576		
GRAND TOTAL EXPENDITURES			\$827,916	\$898,974		
Operating cost per square foot			\$18	\$19		
Revenues:						
	Formula	Formula	Formula	Low Estimate	High Estimate with pool/fitness	Notes or Questions to be answered
Drop-In Admission						
Annual Pass Revenues				\$397,950	\$397,950	
Punch Card Revenue				\$57,330	\$57,330	
Drop In Revenue				\$34,750	\$34,750	
Sub Total Revenue by type				\$490,030	\$490,030	
Sub Total All Admission Revenue						
	Formula	Formula	Formula	Low Estimate	High Estimate with pool/fitness	Notes or Questions to be answered
Facility Operations						
Admissions				\$490,030	\$490,030	from previous section
Facility Rentals				\$16,000	\$16,000	
Child Care				\$17,500	\$17,500	Equals approximately 100 child care hours weekly for 50 weeks @ \$3.50/hr
Pro-shop Sales				\$0	\$0	Opportunity
Vending				\$3,000	\$3,000	
Advertising/Sponsorship				\$0	\$0	Opportunity
Aquatics Lessons/Programs/Parties				\$41,848	\$41,848	
GRAND TOTAL REVENUE				\$568,378	\$568,378	
Surplus/(Deficit)				(\$259,538)	(\$330,596)	
Revenue generated/square foot				\$12	\$12	
			Low Estimate	High Estimate with pool/fitness	Notes or Questions to be answered	
GRAND TOTAL SURPLUS/(DEFICIT) facility tax subsidy amount			(\$259,538)	(\$330,596)	A conservative scenario	
PROJECTED COST RECOVERY total collected through fees, charges & alt. funds			69%	63%		

Pro Forma Base Program w/Child Care & 1 1/2 Court Gym W-Res/Non Res (Ad)

PERSONNEL	POSITION	Low FTE's	High FTE's	annual sal. AVERAGE PAY RATE	Low (Budget)	High (Budget)	Labor Grade Mid Range
PERSONNEL -- FULL TIME							
--	Facility Manager	1	1	\$45,300	\$45,300	\$45,300	Grade 8
--	Aquatics Supervisor	0	0	\$0	\$0	\$0	
--	Recreation Coordinator	1	1	\$37,000	\$37,000	\$37,000	Grade 6
--	Aquatics Coordinator	0	0	\$0	\$0	\$0	
--	Maintenance Supervisor	0	0	\$0	\$0	\$0	
--	Public Relations/Market Coord	0	0	\$0	\$0	\$0	
--	Maintenance	1	1	\$31,600	\$31,600	\$31,600	Grade 4
--	Custodians	0	0	\$0	\$0	\$0	
--	Aquatic Program Leader	1	1	\$37,000	\$37,000	\$37,000	Grade 6
--	Front Desk Supervisor /Admin	1	1	\$35,000	\$35,000	\$35,000	Grade 5
--	Lifeguards	0	0	\$0	\$0	\$0	
--	Overtime			\$0	\$0	\$0	
--	Training			\$0	\$0	\$0	
TOTAL		5	5		\$185,900	\$185,900	

Non-Benefited / Non-Permanent PERSONNEL -- PART TIME	Low Hrs Week	High Hrs Week	AVE/Hr Income	Low Annual (Budget)	High Annual (Budget)
-- Front Desk Supervisor	0	0	\$0	\$0	\$0
-- Guest Services	77	97	\$10	\$38,500	\$48,500
-- Gym Attendants	0	0	\$0	\$0	\$0
-- Weight Room Attendants (Floater)	0	0	\$0	\$0	\$0
-- Custodians	47	55	\$10	\$23,500	\$27,500
-- Child Care Attendants -	66	66	\$10	\$33,000	\$33,000
-- Climbing Wall Attendant	0	0	\$0	\$0	\$0
-- Swim Instructors/Program/Parties	0	0	\$0	\$0	\$0
-- Lifeguards	170.5	204.6	\$10	\$85,250	\$102,300
-- Aquatic Asst/Lead	15	20	\$12	\$9,000	\$12,000
TOTAL	375.5	442.6		\$198,875	\$232,925

From Aquatics Rev
From Aquatics LG
Aqua Inst

FULL TIME	Information/Notes	Low (Budget)	High (Budget)
Benefits	12% for taxes/retirement + \$11,500 benefits per employee	\$79,808	\$79,808
	FICA/Medicare		
	Workmen's Compensation		
	Unemployment Insurance		
	Health Insurance - FT/Perm employee		
	Life Insurance - FT/Perm employee		
	Retirement/Pension - FT/Perm employee		
	Long Term Disability - FT/Perm employee		
	Education		
	Aquatics Staff Orientation/Train		
	Longevity		
	Attendance		
	Background checks		
TOTAL		\$79,808	\$79,808

PART TIME	Information/Notes	Low (Budget)	High (Budget)
Benefits	12%	23,865	27,951
	FICA/Medicare		
	Workmen's Compensation		
	Unemployment Insurance		
	Background checks		
TOTAL		\$23,865	\$27,951

Supplies	Information/Notes	Low (Budget)	High (Budget)
Printing and Postage	Flyers, promotions, mailings	\$4,164	\$6,246
Office Supplies	Printer ribbons, pads, pencils, pens, paper, etc.	\$2,082	\$2,603
Dues and subscriptions		\$1,562	\$1,562
Chemicals	Pool chemicals	\$15,615	\$18,218
Uniforms - full time	\$200 per person (less lifeguards/head guards)	\$2,603	\$3,123
Aquatics Supplies	Birthday Party, Operating, Program, Lifeguard training, CPR	\$8,328	\$10,410
Recreation Supplies	Fit balls, fitness equipment, mats, weight room supplies	\$15,615	\$18,738
Pro Shop Supplies	Non-clothing center related items	\$0	\$0
TOTAL		\$49,968	\$60,899

Services	Information/Notes	Low (Budget)	High (Budget)
Credit Card Fees	Percent of each sale by credit card	\$4,164	\$5,205
Contracted Services	HVAC, major maintenance problems	\$15,615	\$20,820
Aquatics Services	first aid, oxygen	\$2,603	\$3,644
Sub Total		\$22,382	\$29,669
Advertising	Promotions, newspaper ads, radio ads, special events, NRPA (manager), state membership (4), meetings	\$6,246	\$8,328
Dues and Conferences	phones(\$1200/yr) , cell phones (4 - \$2400), pager (day custodian - \$60), IT charge back \$0/yr	\$2,082	\$3,123
Telephone		\$3,644	\$4,164
Equipment Rental		\$11,972	\$15,615
Gas and Electric	separate	\$0	\$0
Heat	separate	\$0	\$0
Water/Sewer	separate	\$0	\$0
Trash Removal	Trash, recycling dumpsters -- \$160/month average	\$2,082	\$2,082
Custodial Supplies	Cleaning solutions, cleaning equipment, paper products, liners, etc.	\$10,410	\$14,574
Building Maintenance - Allocation	Hardware, plumbing, carpentry, drywall, fasteners, pest control, etc.	\$10,410	\$14,574
Grounds Maintenance	Mulch, fertilizers, plantings, flowers, weed control	\$22,902	\$31,230
Sub Total			
Computer Oper/Main	Repair and parts for computers, server, printers (included in phone allocation)	\$1,041	\$1,041
Minor Equipment Repair	Repair of office equipment	\$1,041	\$1,041
Capital Replacement Fund	Money set aside for future renovations and replacements (budgeted separately)	\$0	\$0
Sub Total		\$2,082	\$2,082
GRAND TOTAL		\$59,337	\$78,596

Fruita, Pro Forma Base Program w/Child Care & 1 1/2 Court Gym (Add SR Rates)

Estimated expenses and projected revenues are based on a basic understanding of the conceptual project and the best information available regarding the market area and current practices of the City. There is no guarantee that the estimates and projections will be met as there are many variables that cannot be accurately determined during this conceptual planning stage, and/or are subject to change during the actual design and implementation process. The estimated number of participants is based on current program offerings or similar venues and does not guarantee the availability of participants to meet projected revenues.

Assumptions: 7 Day/Wk Operations Schedule		Revenue Spaces - Combo Leisure/3-Lap Pool, Small Fitness Center, Aerobics/Dance Room, Child Care, Gym 1 1/2 court					
Opening date:	Unknown	Community Spaces - Small Multi-purpose Meeting Classroom w/ Kitchen , Senior Center					
Recreation Adult Daily Resident Fee	\$6.00	Support Spaces - Lobby, Locker Rooms, Staff Area					
Recreation Adult Resident Annual Pass	\$360						
			Hours		Low Estimate		High Estimate with pool
Recreation Facility Hours of Operations - Weekdays:	M - F 6:00am - 9pm		75.0	Personnel:	61%		61%
Recreation Facility Hours of Operations - Weekends:	Sat 7am to 8pm Sun noon to 6pm		17	Supplies:	6%		7%
Child Care Hours of Operation:	43 hrs/wk			Services:	32%		32%
			92.0		100%		100%
				Plus Total Capital:	4%		4%
							% of total expenditures
Expenditures:							
	<u>Notes</u>		<u>Low Estimate</u>		<u>High Estimate</u>		<u>Notes or Questions to be answered</u>
Facility Size			46,918		46,918		Estimated gross square footages
Description							
Personnel Services							
Full-time Rec salaries			\$185,900		\$185,900		
Part-time salaries			\$198,875		\$232,925		
Benefits			\$103,673		\$107,759		
Subtotal Personnel Services			\$488,448		\$526,584		
	<u>Notes</u>	<u>Formula</u>	<u>Low Estimate</u>		<u>High Estimate with pool/fitness</u>		<u>Notes or Questions to be answered</u>
Materials and Supplies							
Office/Operating			\$26,025		\$31,751		
Rec Center Operations Supplies (Aquatics, postage, office, computer, photo for IDs, tools, chemicals, pro-shop, uniforms, materials/supplies)			\$15,615		\$18,738		
Aquatics Program Supplies			\$8,328		\$10,410		
Subtotal Operational Materials and Supplies			\$49,968		\$60,899		
	<u>Notes</u>	<u>Formula</u>	<u>Low Estimate</u>		<u>High Estimate with pool/fitness</u>		<u>Notes or Questions to be answered</u>
Services							
Rec Contracted Services (bank card, printing, contracted services)			\$22,382		\$29,669		
Rec General Expenses (advertising, dues, telephone, equipment rental)			\$11,972		\$15,615		
Rec Facility Maintenance (trash, custodial supplies, building and ground maintenance)			\$22,902		\$31,230		
Rec Equipment Maintenance (computer op & maint., parks, equipment, capital replacement)			\$2,082		\$2,082		
Utilities - gas & electric water & sewer		\$3.20/sq. ft. per year for non-aquatics center	\$187,485	plus \$5.22/sq. ft. for aquatics portion	\$187,485		Based on typical budgets
Building Security/Fire Alarm			\$5,205		\$5,205		
Property and Liability Insurance	estimate is based on actual cost/yr. of a typical Recreation Center /sq.ft. = \$.12/sq.ft.	\$0.12/sq.ft.	\$5,630		\$5,630		
Subtotal Services			\$257,657		\$276,916		

	Notes	Formula	Low Estimate	High Estimate with pool/fitness	Notes or Questions to be answered	
Capital						
Buildings & Improvements		4% total	\$23,882	\$25,932	% of operating budget total 3% infrastructure	
Machinery & Equipment			\$7,961	\$8,644	1% equipment replacement	
Subtotal Capital			\$31,843	\$34,576		
GRAND TOTAL EXPENDITURES			\$827,916	\$898,974		
Operating cost per square foot			\$18	\$19		
Revenues:						
	Formula	Formula	Formula	Low Estimate	High Estimate with pool/fitness	Notes or Questions to be answered
Drop-In Admission						
Annual Pass Revenues				\$350,250	\$350,250	
Punch Card Revenue				\$50,400	\$50,400	
Drop In Revenue				\$31,000	\$31,000	
Sub Total Revenue by type				\$431,650	\$431,650	
Sub Total All Admission Revenue						
	Formula	Formula	Formula	Low Estimate	High Estimate with pool/fitness	Notes or Questions to be answered
Facility Operations						
Admissions				\$431,650	\$431,650	from previous section
Facility Rentals				\$16,000	\$16,000	
Child Care				\$17,500	\$17,500	Equals approximately 100 child care hours weekly for 50 weeks @ \$3.50/hr
Pro-shop Sales				\$0	\$0	Opportunity
Vending				\$3,000	\$3,000	
Advertising/Sponsorship				\$0	\$0	Opportunity
Aquatics Lessons/Programs/Parties				\$41,848	\$41,848	
GRAND TOTAL REVENUE				\$509,998	\$509,998	
Surplus/(Deficit)				(\$317,918)	(\$388,976)	
Revenue generated/square foot				\$11	\$11	
	Formula	Formula	Formula	Low Estimate	High Estimate with pool/fitness	Notes or Questions to be answered
GRAND TOTAL SURPLUS/(DEFICIT) facility tax subsidy amount				(\$317,918)	(\$388,976)	A conservative scenario
PROJECTED COST RECOVERY total collected through fees, charges & alt. funds				62%	57%	

ruita, Pro Forma Base Program w/Child Care & 1 1/2 Court Gym (Add SR Rate:

PERSONNEL	POSITION	Low FTE's	High FTE's	annual sal. AVERAGE PAY RATE	Low (Budget)	High (Budget)	Labor Grade Mid Range
PERSONNEL -- FULL TIME							
-- Facility Manager		1	1	\$45,300	\$45,300	\$45,300	Grade 8
-- Aquatics Supervisor		0	0	\$0	\$0	\$0	
-- Recreation Coordinator		1	1	\$37,000	\$37,000	\$37,000	Grade 6
-- Aquatics Coordinator		0	0	\$0	\$0	\$0	
-- Maintenance Supervisor		0	0	\$0	\$0	\$0	
-- Public Relations/Market Coord		0	0	\$0	\$0	\$0	
-- Maintenance		1	1	\$31,600	\$31,600	\$31,600	Grade 4
-- Custodians		0	0	\$0	\$0	\$0	
-- Aquatic Program Leader		1	1	\$37,000	\$37,000	\$37,000	Grade 6
-- Front Desk Supervisor /Admin		1	1	\$35,000	\$35,000	\$35,000	Grade 5
-- Lifeguards		0	0	\$0	\$0	\$0	
-- Overtime				\$0	\$0	\$0	
-- Training				\$0	\$0	\$0	
TOTAL		5	5		\$185,900	\$185,900	

Non-Benefited / Non-Permanent PERSONNEL -- PART TIME	Low Hrs Week	High Hrs Week	AVE/Hr Income	Low Annual (Budget)	High Annual (Budget)
-- Front Desk Supervisor	0	0	\$0	\$0	\$0
-- Guest Services	77	97	\$10	\$38,500	\$48,500
-- Gym Attendants	0	0	\$0	\$0	\$0
-- Weight Room Attendants (Floater)	0	0	\$0	\$0	\$0
-- Custodians	47	55	\$10	\$23,500	\$27,500
-- Child Care Attendants -	66	66	\$10	\$33,000	\$33,000
-- Climbing Wall Attendant	0	0	\$0	\$0	\$0
-- Swim Instructors/Program/Parties	0	0	\$0	\$0	\$0
-- Lifeguards	170.5	204.6	\$10	\$85,250	\$102,300
-- Aquatic Asst/Lead	15	20	\$12	\$9,000	\$12,000
TOTAL	375.5	442.6		\$198,875	\$232,925

From Aquatics Rev
From Aquatics LG
Aqua Inst

FULL TIME	Information/Notes	Low (Budget)	High (Budget)
Benefits	12% for taxes/retirement + \$11,500 benefits per employee	\$79,808	\$79,808
	FICA/Medicare		
	Workmen's Compensation		
	Unemployment Insurance		
	Health Insurance - FT/Perm employee		
	Life Insurance - FT/Perm employee		
	Retirement/Pension - FT/Perm employee		
	Long Term Disability - FT/Perm employee		
	Education		
	Aquatics Staff Orientation/Train		
	Longevity		
	Attendance		
	Background checks		
TOTAL		\$79,808	\$79,808

PART TIME	Information/Notes	Low (Budget)	High (Budget)
Benefits	12%	23,865	27,951
	FICA/Medicare		
	Workmen's Compensation		
	Unemployment Insurance		
	Background checks		
TOTAL		\$23,865	\$27,951

Supplies	Information/Notes	Low (Budget)	High (Budget)
Printing and Postage	Flyers, promotions, mailings	\$4,164	\$6,246
Office Supplies	Printer ribbons, pads, pencils, pens, paper, etc.	\$2,082	\$2,603
Dues and subscriptions		\$1,562	\$1,562
Chemicals	Pool chemicals	\$15,615	\$18,218
Uniforms - full time	\$200 per person (less lifeguards/head guards)	\$2,603	\$3,123
Aquatics Supplies	Birthday Party, Operating, Program, Lifeguard training, CPR	\$8,328	\$10,410
Recreation Supplies	Fit balls, fitness equipment, mats, weight room supplies	\$15,615	\$18,738
Pro Shop Supplies	Non-clothing center related items	\$0	\$0
TOTAL		\$49,968	\$60,899

Services	Information/Notes	Low (Budget)	High (Budget)
Credit Card Fees	Percent of each sale by credit card	\$4,164	\$5,205
Contracted Services	HVAC, major maintenance problems	\$15,615	\$20,820
Aquatics Services	first aid, oxygen	\$2,603	\$3,644
Sub Total		\$22,382	\$29,669
Advertising	Promotions, newspaper ads, radio ads, special events, NRPA (manager), state membership (4), meetings	\$6,246	\$8,328
Dues and Conferences	phones(\$1200/yr) , cell phones (4 - \$2400), pager (day custodian - \$60), IT charge back \$0/yr	\$2,082	\$3,123
Telephone		\$3,644	\$4,164
Equipment Rental		\$11,972	\$15,615
Gas and Electric	separate	\$0	\$0
Heat	separate	\$0	\$0
Water/Sewer	separate	\$0	\$0
Trash Removal	Trash, recycling dumpsters -- \$160/month average	\$2,082	\$2,082
Custodial Supplies	Cleaning solutions, cleaning equipment, paper products, liners, etc.	\$10,410	\$14,574
Building Maintenance - Allocation	Hardware, plumbing, carpentry, drywall, fasteners, pest control, etc.	\$10,410	\$14,574
Grounds Maintenance	Mulch, fertilizers, plantings, flowers, weed control	\$22,902	\$31,230
Sub Total			
Computer Oper/Main	Repair and parts for computers, server, printers (included in phone allocation)	\$1,041	\$1,041
Minor Equipment Repair	Repair of office equipment	\$1,041	\$1,041
Capital Replacement Fund	Money set aside for future renovations and replacements (budgeted separately)	\$0	\$0
Sub Total		\$2,082	\$2,082
GRAND TOTAL		\$59,337	\$78,596

Tulsa, OK Formula Base Program w/Child Care & 1 1/2 Court Gym (Add on Rates)

Activity:

Program Name: Admission - Passes

Emphasis

Prior History	Pass Type	Fee Chg yes/no	# of Passes per year	Average use of facility times per week	Total annual visits per membership type	Fee	Revenue	% of Daily Rate
	Res rates = drop-in fee X # of visits/yr + round							
Based on X visit per year cost								60%
Annual Passes								
	<i>Visits Per Year</i>	100						
	<i>Weeks Per Year</i>	50						
	Annual Child RES		0	2	0	\$ 180.00	\$ -	
	Annual Child NR		0	2	0	\$ -	\$ -	
	Annual Youth RES		300	2	30000	\$ 240.00	\$ 72,000.00	
	Annual Youth NR		0	2	0	\$ -	\$ -	
	Annual Adult RES		400	2	40000	\$ 360.00	\$ 144,000.00	-125
	Annual Adult NR		0	2	0	\$ -	\$ -	
	Annual Senior RES		125	2	12500	\$ 300.00	\$ 37,500.00	+125
	Annual Senior NR		0	2	0	\$ -	\$ -	
	Annual Disabled RES		0	2	0	\$ -	\$ -	
	Annual Disabled NR		0	2	0	\$ -	\$ -	
	Household RES		150	2	15000	\$ 645.00	\$ 96,750.00	
	Household NR		0	2	0	\$ -	\$ -	
6 Month Passes								
	<i>Visits Per Year</i>	50						
	<i>Weeks Per Year</i>	25						
	6 Month Child RES	new	0	2	0	\$ 90.00	\$ -	
	6 Month Child NR	new	0	2	0	\$ -	\$ -	
	6 Month Youth RES	new	0	2	0	\$ 120.00	\$ -	
	6 Month Youth NR	new	0	2	0	\$ -	\$ -	
	6 Month Adult RES	new	0	2	0	\$ 180.00	\$ -	
	6 Month Adult NR	new	0	2	0	\$ -	\$ -	
	6 Month Senior RES	new	0	2	0	\$ 150.00	\$ -	
	6 Month Senior NR	new	0	2	0	\$ -	\$ -	
	6 Month Disabled RES	new	0	2	0	\$ -	\$ -	
	6 Month Disabled NR	new	0	2	0	\$ -	\$ -	
	6 Month Household RES	new	0	2	0	\$ -	\$ -	
	6 Monthly Household NR	new	0	2	0	\$ -	\$ -	
	Total		975		97500			
Total Pass Revenue							\$ 350,250.00	

Program Name: Admissions - Punch cards

Expiration?

Prior History	Type	Fee Chg	Number Sold	Punches	Total	Fee	Revenue	
		yes/no	per year	per pass	Visits			
					save approx. 1 free visit			
	10 - Child RES	new	0	10	0	\$ 27.00	\$ -	
	10 - Child NR	new	0	10	0	\$ -	\$ -	
	10 - Youth RES	new	0	10	0	\$ 36.00	\$ -	
	10 - Youth NR	new	0	10	0	\$ -	\$ -	
	10 - Adult RES	new	0	10	0	\$ 54.00	\$ -	
	10 - Adult NR	new	0	10	0	\$ -	\$ -	
	10 - Senior RES	new	0	10	0	\$ 45.00	\$ -	
	10 - Senior NR	new	0	10	0	\$ -	\$ -	
	10 - Disabled RES	new	0	10	0	\$ -	\$ -	
	10 - Disabled NR	new	0	10	0	\$ -	\$ -	
			0					
							save approx. 2 free visits	
	20 - Child RES	new	0	20	0	\$ 54.00	\$ -	
	20 - Child NR	new	0	20	0	\$ -	\$ -	
	20 - Youth RES	new	125	20	2500	\$ 72.00	\$ 9,000.00	
	20 - Youth NR	new	0	20	0	\$ -	\$ -	
	20 - Adult RES	new	300	20	6000	\$ 108.00	\$ 32,400.00	
	20 - Adult NR	new	0	20	0	\$ -	\$ -	
	20 - Senior RES	new	100	20	2000	\$ 90.00	\$ 9,000.00	
	20 - Senior NR	new	0	20	0	\$ -	\$ -	
	20 - Disabled RES	new	0	20	0	\$ -	\$ -	
	20 - Disabled NR	new	0	20	0	\$ -	\$ -	
	Total		525		10500			
	Total Punch card Revenue						\$ 50,400.00	

-100

+100

Fruita, Pro Forma Base Program w/Child Care & 1 1/2 Court Gym W-Res/Non Res

Estimated expenses and projected revenues are based on a basic understanding of the conceptual project and the best information available regarding the market area and current practices of the City. There is no guarantee that the estimates and projections will be met as there are many variables that cannot be accurately determined during this conceptual planning stage, and/or are subject to change during the actual design and implementation process. The estimated number of participants is based on current program offerings or similar venues and does not guarantee the availability of participants to meet projected revenues.

Assumptions: 7 Day/Wk Operations Schedule		Revenue Spaces - Combo Leisure/3-Lap Pool, Small Fitness Center, Aerobics/Dance Room, Child Care, Gym 1 1/2 court Community Spaces - Small Multi-purpose Meeting Classroom w/ Kitchen , Senior Center Support Spaces - Lobby, Locker Rooms, Staff Area						
Opening date:	Unknown							
Recreation Adult Daily Resident Fee	\$6.00							
Recreation Adult Resident Annual Pass	\$360							
			Hours		Low Estimate		High Estimate with pool	
Recreation Facility Hours of Operations - Weekdays:	M - F 6:00am - 9pm		75.0	Personnel:	61%		61%	w/o capital expenditures
Recreation Facility Hours of Operations - Weekends:	Sat 7am to 8pm Sun noon to 6pm		17	Supplies:	6%		7%	w/o capital expenditures
Child Care Hours of Operation:	43 hrs/wk		92.0	Services:	32%		32%	w/o capital expenditures
					100%		100%	w/o capital expenditures
				Plus Total Capital:	4%		4%	% of total expenditures
Expenditures:								
	<u>Notes</u>		<u>Low Estimate</u>		<u>High Estimate</u>		<u>Notes or Questions to be answered</u>	
Facility Size			46,918		46,918		Estimated gross square footages	
Description								
Personnel Services								
Full-time Rec salaries			\$185,900		\$185,900			
Part-time salaries			\$198,875		\$232,925			
Benefits			\$103,673		\$107,759			
Subtotal Personnel Services			\$488,448		\$526,584			
	<u>Notes</u>	<u>Formula</u>	<u>Low Estimate</u>		<u>High Estimate with pool/fitness</u>		<u>Notes or Questions to be answered</u>	
Materials and Supplies								
Office/Operating			\$26,025		\$31,751			
Rec Center Operations Supplies (Aquatics, postage, office, computer, photo for IDs, tools, chemicals, pro-shop, uniforms, materials/supplies)			\$15,615		\$18,738			
Aquatics Program Supplies			\$8,328		\$10,410			
Subtotal Operational Materials and Supplies			\$49,968		\$60,899			
	<u>Notes</u>	<u>Formula</u>	<u>Low Estimate</u>		<u>High Estimate with pool/fitness</u>		<u>Notes or Questions to be answered</u>	
Services								
Rec Contracted Services (bank card, printing, contracted services)			\$22,382		\$29,669			
Rec General Expenses (advertising, dues, telephone, equipment rental)			\$11,972		\$15,615			
Rec Facility Maintenance (trash, custodial supplies, building and ground maintenance)			\$22,902		\$31,230			
Rec Equipment Maintenance (computer op & maint., parks, equipment, capital replacement)			\$2,082		\$2,082			
Utilities - gas & electric water & sewer		\$3.20/sq. ft. per year for non-aquatics center	\$187,485		\$187,485		Based on typical budgets	
Building Security/Fire Alarm			\$5,205		\$5,205			
Property and Liability Insurance	estimate is based on actual cost/yr. of a typical Recreation Center /sq.ft. = \$.12/sq.ft.	\$0.12/sq.ft.	\$5,630		\$5,630			
Subtotal Services			\$257,657		\$276,916			

	Notes	Formula	Low Estimate	High Estimate with pool/fitness	Notes or Questions to be answered	
Capital						
Buildings & Improvements		4% total	\$23,882	\$25,932	% of operating budget total 3% infrastructure	
Machinery & Equipment			\$7,961	\$8,644	1% equipment replacement	
Subtotal Capital			\$31,843	\$34,576		
GRAND TOTAL EXPENDITURES			\$827,916	\$898,974		
Operating cost per square foot			\$18	\$19		
Revenues:						
	Formula	Formula	Formula	Low Estimate	High Estimate with pool/fitness	Notes or Questions to be answered
Drop-In Admission						
Annual Pass Revenues				\$372,750	\$372,750	
Punch Card Revenue				\$53,730	\$53,730	
Drop In Revenue				\$33,000	\$33,000	
Sub Total Revenue by type				\$459,480	\$459,480	
Sub Total All Admission Revenue						
	Formula	Formula	Formula	Low Estimate	High Estimate with pool/fitness	Notes or Questions to be answered
Facility Operations						
Admissions				\$459,480	\$459,480	from previous section
Facility Rentals				\$16,000	\$16,000	
Child Care				\$17,500	\$17,500	Equals approximately 100 child care hours weekly for 50 weeks @ \$3.50/hr
Pro-shop Sales				\$0	\$0	Opportunity
Vending				\$3,000	\$3,000	
Advertising/Sponsorship				\$0	\$0	Opportunity
Aquatics Lessons/Programs/Parties				\$41,848	\$41,848	
GRAND TOTAL REVENUE				\$537,828	\$537,828	
Surplus/(Deficit)				(\$290,088)	(\$361,146)	
Revenue generated/square foot				\$11	\$11	
	Formula	Formula	Formula	Low Estimate	High Estimate with pool/fitness	Notes or Questions to be answered
GRAND TOTAL SURPLUS/(DEFICIT) facility tax subsidy amount				(\$290,088)	(\$361,146)	A conservative scenario
PROJECTED COST RECOVERY total collected through fees, charges & alt. funds				65%	60%	