



BROWNSBURG MULTIGENERATIONAL COMMUNITY CENTER

PROJECT APPENDIX

24 October 2019

BUSINESS PLAN

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Core Programs for Brownsburg

Core programs are described as programs that facilities and amenities are developed for in a facility rather it is indoors or outdoors that includes square footage commitments to support these core programs. These would include core programs for the following areas:

- **Gyms** for basketball, volleyball, pickleball and open gym use for general play for youth and adults of all ages. This will include practice, games, clinics, and tournaments.
- **Pool** will be used for learn to swim programs, fitness swim, limited competitive swim, water therapy and open swim play for youth and adults of all ages.
- **Wellness space** for teens and adults to include cardio, strength, and free weight amenities in the IU Rehab area only, and group fitness rooms and amenities will be a part of the center. This would include a walking track.
- **Preschool space** for license child care ages 2-5 years old and drop-in child watch for users of the facilities.
- **Common program** spaces for active seniors who want to enjoy spaces for educations, skill development, exercise, games, arts and crafts and social gathering areas.
- **Teen space** for teens to have available for social gatherings, after school programs and skill development spaces.
- **Administration space** for management of the facilities and programs.
- **Concession space** for retail and food services for users of the facility.
- **Common space** for storage, restrooms, family changing rooms, hallways and gathering spaces in the facility.

Operational and Financial Assumptions for both facilities A and C

Operational and financial assumptions describe an operational philosophy on how revenues and expenses are arrived to develop the operational proforma for the facility described in each building option. This is demonstrated over a six-year period with the cost to operate and maintain the facility for that period of time and how revenues are arrived to support the operational costs such a what memberships will cost, what programs will cost and daily access will cost.

There are two proforma's. One for site "A" which is the larger center is a combination of a membership and program center combined where revenues to operate will come from both means. Site "C" will be a program center only and all revenues will come from program fees and a season pass.

Proformas are described as a moment in time and will vary year to year-based on market conditions for similar type of spaces in the region. There are various types of proforma's outlined in the feasibility study because of the various building options and scenarios outlined by the design team to address the Town's need for recreation and aquatic space. This information should be used as a guide and will need to be updated based on the final decisions of what the Town will actually build. The proformas outlined in the various building options are conservative in nature to not overstate what a facility can produce in revenue or expenses until a more refined program is laid out and approved by the Town. The goal at this point in the process is to inform the Town Park Board, Town Council and Park and Recreation staff as well as the public what the facilities are capable of earning in revenue to offset operational costs and what it will cost to operate each year.

Proformas include the following assumptions:

- Hours of operation per week and day of the week. Estimated to be 107 hours a week. This would include Monday-Friday 5:30am to 10pm, Saturday 6am to 8pm and Sunday 9am to 6pm.
- For a Membership Driven Facility Option A-Members have unlimited use of the Community Center during all open recreation times. Priority registration on most programs/classes. Membership criteria will be based on Town Boundaries, with options for Township residents and Non-Residents for a higher membership fee. Group exercise programs will be included in the price of membership and daily admission. Child watch for children ages 2-8 will be free for the community center for members. Child watch is defined as up to 2 hours of child watch sitting.
- Staffing levels and hours required for fulltime staff, part-time staff, seasonal staff and contractors who teach classes in the facilities and operate and maintain the facilities 362 days a year. This would include employee benefits costs as well.
- Utility costs based on square feet of the building by core program area.
- Insurance cost to protect the Town from accidents occurring on the site.
- Equipment and supplies needed to provide program services and maintain facilities on daily, weekly and yearly basis.
- Maintenance costs to take care of the facilities which includes supply costs.
- Capital improvement monies to repair and update the building on a yearly basis.
- Marketing costs to promote the programs and services of the facilities being developed.
- Revenues from yearly membership fees, daily fees and programs fees based on specific programs offered in the facilities and the number of users for each program and amenity type in the building or pool site. These will vary by the market for similar type of spaces and programs in the region and the cost recovery goals established by the Brownsburg Park Board.
- Earned income revenues are described as rentals of space for exclusive use of the building or areas in the building, concessions, pool, sponsorships and partnerships associated with the facility and programs.
- An ongoing asset management cost of 3% is included in the proforma based on the operating budget.
- Proposed contributions by capital partners are included in the administration revenues over the first five years factoring into the overall cost recovery percentages.
- Food and Beverage funds are also proposed to aid in operational funding over the first five years and are included in the overall cost recovery percentages.

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

BASELINE: REVENUES AND EXPENDITURES

SERVICE TITLE	Revenues	Expenditures	Revenues Over (Under) Expenditures	Cost Recovery - Percent
Passes	\$1,447,850.00	\$90,000.00	\$1,357,850.00	1609%
Administration	\$651,000.00	\$1,213,269.92	(\$562,269.92)	54%
Building Maintenance	\$0.00	\$150,940.00	(\$150,940.00)	0%
Building Services	\$0.00	\$172,655.75	(\$172,655.75)	0%
Recreation Programs and Passes	\$32,980.00	\$137,032.00	(\$104,052.00)	24%
Fitness	\$286,337.60	\$365,105.92	(\$78,768.32)	78%
Aquatics	\$114,000.00	\$432,552.54	(\$318,552.54)	26%
Gymnasium	\$91,500.00	\$40,384.00	\$51,116.00	227%
Rentals	\$38,900.00	\$44,658.75	(\$5,758.75)	87%
Child Care	\$17,000.00	\$37,268.72	(\$20,268.72)	46%
Concession/Vending	\$10,000.00	\$5,700.00	\$4,300.00	175%
Total	\$2,689,567.60	\$2,689,567.60	\$0.00	100%

OPTION A

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

BASELINE: REVENUES AND EXPENDITURES

Revenues	1th Year	2nd Year	3rd Year	4th Year	5th Year
Passes	\$1,447,850.00	\$1,491,285.50	\$1,536,024.07	\$1,582,104.79	\$1,629,567.93
Administration	\$651,000.00	\$651,000.00	\$651,000.00	\$651,000.00	\$651,000.00
Building Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Recreation Programs	\$32,980.00	\$33,969.40	\$34,988.48	\$36,038.14	\$37,119.28
Fitness	\$286,337.60	\$294,927.73	\$303,775.56	\$312,888.83	\$322,275.49
Aquatics	\$114,000.00	\$117,420.00	\$120,942.60	\$124,570.88	\$128,308.00
Gymnasium	\$91,500.00	\$94,245.00	\$97,072.35	\$99,984.52	\$102,984.06
Rentals	\$38,900.00	\$40,067.00	\$41,269.01	\$42,507.08	\$43,782.29
Child Care	\$17,000.00	\$17,510.00	\$18,035.30	\$18,576.36	\$19,133.65
Concession and Vending	\$10,000.00	\$10,300.00	\$10,609.00	\$10,927.27	\$11,255.09
Total	\$2,689,567.60	\$2,750,724.63	\$2,813,716.37	\$2,878,597.86	\$2,945,425.79

Expenditures	1th Year	2nd Year	3rd Year	4th Year	5th Year
Passes	\$90,000.00	\$90,000.00	\$90,000.00	\$90,000.00	\$90,000.00
Administration	\$1,213,269.92	\$1,245,008.67	\$1,277,606.39	\$1,311,086.99	\$1,345,475.06
Building Maintenance	\$150,940.00	\$155,468.20	\$160,132.25	\$164,936.21	\$169,884.30
Building Services	\$172,655.75	\$177,835.42	\$183,170.49	\$188,665.60	\$194,325.57
Recreation Programs	\$137,032.00	\$141,115.24	\$145,320.98	\$149,652.89	\$154,114.75
Fitness	\$365,105.92	\$376,059.10	\$387,340.87	\$398,961.10	\$410,929.93
Aquatics	\$432,552.54	\$445,529.12	\$458,894.99	\$472,661.84	\$486,841.69
Gymnasium	\$40,384.00	\$41,595.52	\$42,843.39	\$44,128.69	\$45,452.55
Rentals	\$44,658.75	\$45,998.51	\$47,378.47	\$48,799.82	\$50,263.82
Child Care	\$37,268.72	\$38,386.78	\$39,538.39	\$40,724.54	\$41,946.27
Concession and Vending	\$5,700.00	\$5,871.00	\$6,047.13	\$6,228.54	\$6,415.40
Total	\$2,689,567.60	\$2,762,867.56	\$2,838,273.33	\$2,915,846.22	\$2,995,649.34

Total Cost Recovery	100%	100%	99%	99%	98%
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OPTION A

Pro Forma Revenues Expenditures
BROWNSBURG COMMUNITY CENTER
REVENUE MODEL

DIVISION	ACCOUNT TITLE	PRICE	UNITS	REVENUES	EXPLANATION
	REVENUES				
Earned Income	IJ Health Lease		Passes	\$521,000.00	
Earned Income	Kids Count Lease			\$30,000.00	
Earned Income	Food and Beverage Funding			\$100,000.00	
	TOTAL EARNED INCOME REVENUE			\$651,000.00	

DIVISION	ACCOUNT TITLE	PRICE	UNITS	REVENUES	EXPLANATION
	REVENUES				
Passes	Monthly Passes - Family	\$60.00	900	\$648,000.00	Family includes up to 5 people
Passes	Monthly Passes - Youth Individual	\$20.00	250	\$60,000.00	
Passes	Monthly Passes - Adult Individual	\$35.00	300	\$126,000.00	
Passes	Monthly Passes - Senior Individual	\$25.00	100	\$30,000.00	
Passes	Monthly Passes - Family NR	\$75.00	450	\$405,000.00	
Passes	Monthly Passes - Youth Individual NR	\$25.00	125	\$37,500.00	Family includes up to 5 people
Passes	Monthly Passes - Adult Individual NR	\$40.00	150	\$72,000.00	
Passes	Monthly Passes - Senior Individual NR	\$30.00	50	\$18,000.00	
Passes	Punch Passes - 20 visits	\$100.00	100	\$10,000.00	
Passes	Punch Passes - 20 visits -NR	\$120.00	50	\$6,000.00	
Passes	Daily Passes - Youth & Seniors	\$5.00	3,500	\$17,500.00	
Passes	Daily Passes - Adults	\$7.00	1,500	\$10,500.00	
Passes	Daily Passes - Youth & Seniors - NR	\$7.00	650	\$4,550.00	
Passes	Daily Passes- Adults - NR	\$8.00	350	\$2,800.00	
	TOTAL PASS REVENUES			\$1,447,850.00	

Pro Forma Revenues Expenditures
BROWNSBURG COMMUNITY CENTER
REVENUE MODEL

DIVISION	ACCOUNT TITLE	PRICE	UNITS	REVENUES	EXPLANATION
REVENUES					
Recreation	Indoor Soccer	\$37.00	4	\$8,880.00	individual entry
Recreation	Tumbling Classes	\$27.00	3	\$3,240.00	
Recreation	Martial Arts	\$25.00	3	\$3,000.00	
Recreation	Art Classes	\$40.00	3	\$2,880.00	
Recreation	Performing Arts	\$40.00	3	\$2,880.00	
Recreation	Senior Classes	\$40.00	3	\$2,400.00	
Recreation	Summer Basketball Camps	\$145.00	2	\$4,350.00	
Recreation	Summer Volleyball Camps	\$145.00	2	\$4,350.00	
Recreation	Miscellaneous Revenues	\$1,000.00	1	\$1,000.00	
TOTAL RECREATION REVENUES AND PASSES				\$32,980.00	

DIVISION	ACCOUNT TITLE	PRICE	UNITS	REVENUES	EXPLANATION
REVENUES					
Fitness	Personal Trainer Commissions	\$100.00	20	\$2,000.00	
Fitness	Aerobics	\$37.00	8	\$44,400.00	PROS assumes 60% of classes will make
Fitness	Zumbia	\$37.00	8	\$59,318.40	PROS assumes 60% of classes will make
Fitness	Weight Training	\$37.00	8	\$29,659.20	PROS assumes 60% of classes will make
Fitness	Pilates	\$37.00	8	\$44,340.80	PROS assumes 60% of classes will make
Fitness	Yoga	\$37.00	8	\$29,659.20	PROS assumes 60% of classes will make
Fitness	Youth Fitness Classes	\$37.00	8	\$14,681.60	PROS assumes 60% of classes will make
Fitness	Kick Boxing Classes	\$37.00	8	\$29,600.00	PROS assumes 60% of classes will make
Fitness	Boot Camp	\$37.00	8	\$17,878.40	PROS assumes 60% of classes will make
Fitness	Tak Kwon Do	\$37.00	8	\$14,800.00	PROS assumes 60% of classes will make
Fitness	Miscellaneous Revenues	\$0.00	-	\$0.00	
TOTAL FITNESS REVENUES				\$286,337.60	

\$1,000.00

Pro Forma Revenues Expenditures
BROWNSBURG COMMUNITY CENTER
REVENUE MODEL

DIVISION	ACCOUNT TITLE	PRICE	UNITS	REVENUES	EXPLANATION
REVENUES					
Aquatics	Facility Rentals - Party Room	\$50.00	150	\$7,500.00	
Aquatics	Pool Rental - Section	\$500.00	10	\$5,000.00	Two hour period
Aquatics	Pool Rental - Full	\$1,500.00	1	\$1,500.00	Threehour period
Aquatics	Learn to Swim Classes	\$40.00	200	\$64,000.00	
Aquatics	Private Swim Lessons	\$60.00	150	\$18,000.00	
Aquatics	Water Fitness Classes	\$40.00	45	\$18,000.00	
Aquatics	Miscellaneous Revenues	\$0.00	-	\$0.00	

TOTAL AQUATICS REVENUES **\$114,000.00**

DIVISION	ACCOUNT TITLE	PRICE	UNITS	REVENUES	EXPLANATION
REVENUES					
Gymnasium	Gym Rental - 2 hr. minimum	\$250.00	40	\$10,000.00	\$250 per event x 2 events/week (avg.) x 20 weeks
Gymnasium	Rookie Basketball	\$50.00	150	\$7,500.00	individual entry
Gymnasium	Instructional Basketball clinic	\$50.00	48	\$2,400.00	individual entry
Gymnasium	Adult Basketball	\$400.00	8	\$6,400.00	team entry
Gymnasium	Adult 35 & Over Basketball	\$400.00	8	\$3,200.00	team entry
Gymnasium	Youth Basketball League	\$50.00	200	\$20,000.00	individual entry
Gymnasium	Adult Coed Volleyball	\$400.00	8	\$9,600.00	team entry
Gymnasium	Adult Men's Volleyball	\$400.00	8	\$9,600.00	team entry
Gymnasium	Adult Women's Volleyball	\$400.00	8	\$9,600.00	team entry
Gymnasium	Youth Volleyball	\$50.00	100	\$10,000.00	individual entry
Gymnasium	Adult Dodgeball	\$200.00	8	\$3,200.00	team entry
Gymnasium	Miscellaneous Revenues	\$0.00	-	\$0.00	

TOTAL GYMNASIUM REVENUES **\$91,500.00**

Pro Forma Revenues Expenditures
BROWNSBURG COMMUNITY CENTER
REVENUE MODEL

DIVISION	ACCOUNT TITLE	PRICE	UNITS	REVENUES	EXPLANATION
REVENUES					
Rentals	Community Room Rentals	\$70.00	110	\$7,700.00	\$35/hr w/ 2 hr. min
Rentals	Facility Premium Rentals	\$675.00	24	\$16,200.00	\$225/hr w/ 3 hr. min
Rentals	Caterer Commissions	\$500.00	24	\$12,000.00	Caterer commissions are 15%
Rentals	School Lock-In	\$3,000.00	1	\$3,000.00	
Rentals	Miscellaneous Revenues	\$0.00	-	\$0.00	
TOTAL RENTAL REVENUES				\$38,900.00	

DIVISION	ACCOUNT TITLE	PRICE	UNITS	REVENUES	EXPLANATION
REVENUES					
Child Care	Child Care - Passholder	\$3.00	5,000	\$15,000.00	\$2/hr Passholder
Child Care	Child Care - Non-Passholder	\$4.00	500	\$2,000.00	\$4/(Non-Passholder)
TOTAL CHILD CARE REVENUES				\$17,000.00	

DIVISION	ACCOUNT TITLE	PRICE	UNITS	REVENUES	EXPLANATION
REVENUES					
Concession	Food Service/vending Revenue	\$1.00	10,000	\$10,000.00	
TOTAL CONCESSION REVENUES				\$10,000.00	

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

PASSES BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
Monthly Passes - Family	\$648,000.00	Family includes up to 5 people
Monthly Passes - Youth Individual	\$60,000.00	
Monthly Passes - Adult Individual	\$126,000.00	
Monthly Passes - Senior Individual	\$30,000.00	Family includes up to 5 people
Monthly Passes - Family NR	\$405,000.00	
Monthly Passes - Youth Individual NR	\$37,500.00	
Monthly Passes - Adult Individual NR	\$72,000.00	
Monthly Passes - Senior Individual NR	\$18,000.00	
Punch Passes - 20 visits	\$10,000.00	
Punch Passes - 20 visits -NR	\$6,000.00	
Daily Passes - Youth & Seniors	\$17,500.00	
Daily Passes - Adults	\$10,500.00	
Daily Passes - Youth & Seniors - NR	\$4,550.00	
Daily Passes- Adults - NR	\$2,800.00	
TOTAL REVENUES	\$1,447,850.00	

ACCOUNT TITLE	BUDGET	EXPLANATION
TRANSFERS		
Replacement Endowment Fund	\$83,700.00	\$3.00 per Pass - Monthly
Replacement Endowment Fund	\$300.00	\$3.00 per Pass
Replacement Endowment Fund	\$6,000.00	\$1.00 per Pass - Daily
Total	\$90,000.00	Transfers
TOTAL EXPENSES	\$90,000.00	

NET REVENUE/(LOSS)	\$1,357,850.00
cost recovery**	1608.7%

OPTION A

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

ADMINISTRATION BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
IU Health Lease	\$521,000.00	
Kids Count Lease	\$30,000.00	
Food and Beverage Funding	\$100,000.00	
TOTAL REVENUES	\$651,000.00	

ACCOUNT TITLE	BUDGET	EXPLANATION
PERSONAL SERVICES		
Center Director	\$60,000.00	
Administrative Assistant	\$35,000.00	
Customer Service Manager	\$35,000.00	
Part Time	\$52,800.00	
Overtime	\$0.00	
Employer's Share of FICA	\$11,626.08	6.36% of Salaries and Wages
Employer's Share of Medicare	\$2,723.72	1.49% of Salaries and Wages
Additional Full-Time Benefits	\$41,795.00	32.15% of Full Time Regular
Total	\$238,944.80	

SUPPLIES		
Stationary & Printed Materials	\$0.00	Business cards, stationary, envelopes, cards
Office Supplies	\$15,000.00	
Safety Supplies	\$3,000.00	First aid supplies for center
Other Miscellaneous	\$500.00	
Total	\$18,500.00	

OPTION A

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

ADMINISTRATION BUDGET

OTHER SERVICES & CHARGES

Consulting Fees	\$0.00	
Scholarship Program	\$50,000.00	
Medical Fees (Drug Tests)	\$3,000.00	Quarterly random screenings for all employees
Info Sys Maint/Contracts	\$7,500.00	Phone and IT system support
Criminal Background Checks	\$4,000.00	200 new employees x \$20
Marketing & Promotions	\$25,000.00	
Security Services	\$1,000.00	Alarm monitoring
Postage	\$4,000.00	
Training Travel & Lodging	\$4,500.00	
Travel Per Diem	\$500.00	
Telephone Line Charges	\$6,000.00	
Cellular Phone Fees	\$1,000.00	
Electricity	\$160,000.00	
Water & Sewer	\$120,000.00	
Gas	\$80,000.00	
Cable Service	\$2,000.00	
Copier	\$10,000.00	
Other Rental & Leases	\$360.00	Water cooler
Subscriptions	\$300.00	Survey monkey
Organization & Membership Dues	\$3,000.00	
Staff Clothing	\$500.00	
Participant Clothing	\$0.00	
Internal Instruction Fees	\$2,500.00	Customer service training, CPR/First Aid/AED training
External Instructional Fees	\$1,000.00	
Other Fees & Licenses	\$2,730.00	ASCAP license for music (\$730), CPR/First Aid/AED certifications (\$8x250)
Special Projects	\$1,000.00	Staff morale/incentives
Total	\$489,890.00	Other Services

CAPITAL OUTLAY

Debt Service Repayment	\$465,935.12	Contribution of 27% of annual debt service payment (\$1,716,976)
Total	\$465,935.12	Capital Outlay

TOTAL EXPENSES **\$1,213,269.92**

NET REVENUE/(LOSS) **(\$1,213,269.92)**

cost recovery** 53.7%

OPTION A

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

BUILDING MAINTENANCE BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
PERSONAL SERVICES		
Maintenance Staff	\$75,000.00	2 positions
Part Time	\$0.00	
Overtime	\$2,500.00	
Employer's Share of FICA	\$4,929.00	6.36% of Salaries and Wages
Employer's Share of Medicare	\$1,154.75	1.49% of Salaries and Wages
Additional Full-Time Benefits	\$24,916.25	32.15% of Full Time Regular
Total	Personal Services	\$108,500.00
SUPPLIES		
Building Materials	\$6,500.00	Paint, Lumber, Nails, Screws, Glues, etc...
Repair Parts	\$6,500.00	Plumbing, Hardware, Electrical, Lighting, etc...
Small Tools & Minor Equip.	\$1,500.00	Misc. and Specialty Tools
Other Maint. Supplies	\$4,500.00	Lubricants, light bulbs, etc.
Safety Supplies	\$1,000.00	Safety Glasses, Gloves, Harness, etc...
Other Miscellaneous	\$500.00	
Total	Supplies	\$20,500.00
OTHER SERVICES & CHARGES		
Consulting Fees	\$0.00	Consultants for building management systems
Other Professional Fees	\$0.00	
Equipment Repairs & Maint.		
Building Repairs & Maint.	\$10,000.00	Repairs for HVAC systems, elevator, floor refinishing, etc.
Radio Maintenance	\$500.00	Portable radio repairs (dropped in pool, etc.)
Other Cont. Services	\$0.00	
Equipment Maint. Contract	\$10,000.00	Fire, HVAC, Elevators, Kitchen Equipment
Other Rental & Leases	\$500.00	Tool and cleaning equipment rentals
Organization & Membership Dues	\$0.00	
Staff Clothing	\$440.00	2 FT (\$140 ea.) + 2 winter jackets (\$80 ea.)
Internal Instruction Fees	\$500.00	2 FT (\$250 ea.)
External Instructional Fees	\$0.00	
Total	Other Services	\$21,940.00
CAPITAL OUTLAY		
Furniture & Fixtures	\$0.00	
Total	Capital Outlay	\$0.00
TOTAL EXPENSES		\$150,940.00
NET REVENUE/(LOSS)		(\$150,940.00)
cost recovery**		0.0%

OPTION A

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

BUILDING SERVICES BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
PERSONAL SERVICES		
Custodial	\$0.00	3 positions supervised by blding maint sup
Part Time	\$49,500.00	4,500 hrs x \$11/hr
Overtime	\$2,500.00	
Employer's Share of FICA	\$3,307.20	6.36% of Salaries and Wages
Employer's Share of Medicare	\$774.80	1.49% of Salaries and Wages
Additional Full-Time Benefits	\$803.75	32.15% of Full Time Regular
Total	Personal Services	\$56,885.75
SUPPLIES		
Small Tools & Minor Equip.	\$2,500.00	Vacuums, cleaning equipment, attachments
Other Maint. Supplies	\$12,000.00	Cleaning & janitorial supplies
Other Miscellaneous	\$500.00	
Total	Supplies	\$15,000.00
OTHER SERVICES & CHARGES		
Cleaning Services	\$100,000.00	
Staff Clothing	\$770.00	11 PT (\$70 ea.)
Internal Instruction Fees	\$0.00	2 FT (\$250 ea.)
External Instructional Fees	\$0.00	2 FT (\$250 ea.)
Total	Other Services	\$100,770.00
TOTAL EXPENSES		\$172,655.75
NET REVENUE/(LOSS)		(\$172,655.75)
cost recovery**		0.0%

OPTION A

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

RECREATION PROGRAMS BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
Indoor Soccer	\$8,880.00	
Tumbling Classes	\$3,240.00	
Martial Arts	\$3,000.00	
Art Classes	\$2,880.00	
Performing Arts	\$2,880.00	
Senior Classes	\$2,400.00	
Summer Basketball Camps	\$4,350.00	
Summer Volleyball Camps	\$4,350.00	
Miscellaneous Revenues	\$1,000.00	
TOTAL REVENUES	\$32,980.00	
PERSONAL SERVICES		
Full Time Regular	\$40,000.00	1 recreation program supervisor
Part Time	\$20,000.00	
Overtime	\$0.00	
Employer's Share of FICA	\$3,816.00	6.36% of Salaries and Wages
Employer's Share of Medicare	\$894.00	1.49% of Salaries and Wages
Additional Full-Time Benefits	\$12,860.00	32.15% of Full Time Regular
Total	Personal Services	\$77,570.00
SUPPLIES		
Office Supplies	\$10,000.00	
General Program Supplies	\$13,500.00	
Other Miscellaneous	\$2,500.00	
Total	Supplies	\$26,000.00
OTHER SERVICES & CHARGES		
Program Contractors	\$19,788.00	60% of Revenues
Marketing & Promotions	\$2,250.00	Advertisements
Printing (Not Office Supplies)	\$2,500.00	
Staff Clothing	\$500.00	
Participant Clothing	\$2,500.00	
Refunds, Awards & Indemnities	\$5,000.00	
Total	Other Services	\$32,538.00
TRANSFERS		
Replacement Endowment Fund	\$924.00	\$1.00 per Participant
	\$0.00	
Total	Transfers	\$924.00
TOTAL EXPENSES	\$137,032.00	
NET REVENUE/(LOSS)	(\$104,052.00)	
cost recovery**	24.1%	

OPTION A

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

FITNESS BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
Personal Trainer Commissions	\$2,000.00	
Aerobics	\$44,400.00	
Zumbia	\$59,318.40	
Weight Training	\$29,659.20	
Pilates	\$44,340.80	
Yoga	\$29,659.20	
Youth Fitness Classes	\$14,681.60	
Kick Boxing Classes	\$29,600.00	
Boot Camp	\$17,878.40	
Tak Kwon Do	\$14,800.00	
Miscellaneous Revenues	\$0.00	
TOTAL REVENUES	\$286,337.60	
PERSONAL SERVICES		
Full Time Regular	\$45,000.00	Fitness Director
Part Time	\$48,960.00	Fitness Room Attendants
Overtime	\$0.00	
Employer's Share of FICA	\$5,975.86	6.36% of Salaries and Wages
Employer's Share of Medicare	\$1,400.00	1.49% of Salaries and Wages
Additional Full-Time Benefits	\$14,467.50	32.15% of Full Time Regular
Total	\$115,803.36	Personal Services
SUPPLIES		
Small Tools & Minor Equip.	\$500.00	
Linens & Towels	\$2,500.00	
General Program Supplies	\$2,500.00	
Total	\$5,500.00	Supplies
OTHER SERVICES & CHARGES		
Program Contractors	\$171,802.56	60% of revenue
Printing (Not Office Supplies)	\$3,000.00	
Equipment Maint. Contract	\$10,000.00	
Equipment Leases	\$50,000.00	
Subscriptions	\$1,000.00	
Organization & Membership Dues	\$1,000.00	
Staff Clothing	\$2,000.00	
Refunds	\$5,000.00	
Total	\$243,802.56	Other Services
TOTAL EXPENSES	\$365,105.92	
NET REVENUE/(LOSS)	(\$78,768.32)	
cost recovery**	78.4%	

OPTION A

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

AQUATICS BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
Facility Rentals - Party Room	\$7,500.00	
Pool Rental - Section	\$5,000.00	
Pool Rental - Full	\$1,500.00	
Learn to Swim Classes	\$64,000.00	
Private Swim Lessons	\$18,000.00	
Water Fitness Classes	\$18,000.00	
TOTAL REVENUES	\$114,000.00	
PERSONAL SERVICES		
Aquatics Specialist	\$45,000.00	1 Full-Time Staff
Part Time	\$208,440.00	
Overtime	\$7,500.00	
Employer's Share of FICA	\$16,595.78	6.36% of Salaries and Wages
Employer's Share of Medicare	\$3,888.01	1.49% of Salaries and Wages
Additional Full-Time Benefits	\$16,878.75	32.15% of Full Time Regular
Total	Personal Services	\$298,302.54
SUPPLIES		
Building Materials	\$1,500.00	
Repair Parts	\$2,500.00	
Small Tools & Minor Equip.	\$1,500.00	
Chemicals	\$22,000.00	
Other Maint. Supplies	\$3,000.00	
Safety Supplies	\$4,250.00	
General Program Supplies	\$0.00	
Total	Supplies	\$34,750.00
OTHER SERVICES & CHARGES		
Marketing & Promotions	\$2,500.00	
Printing (Not Office Supplies)	\$1,500.00	
Maintenance	\$15,000.00	Waxing Slides
Equipment Repairs & Maint.	\$12,000.00	
Radio Maintenance	\$1,000.00	
Organization & Membership Dues	\$1,000.00	
Staff Clothing	\$10,000.00	
Water & Sewer	\$18,000.00	
Electricity & Gas	\$36,000.00	
Refunds, Awards & Indemnities	\$5,000.00	
Total	Other Services	\$99,500.00
CAPITAL OUTLAY		
Furniture & Fixtures	\$0.00	
Parks Equipment	\$0.00	
Total	Capital Outlay	\$0.00
TOTAL EXPENSES	\$432,552.54	
NET REVENUE/(LOSS)	(\$318,552.54)	
cost recovery**	26.4%	

OPTION A

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

GYMNASIUM BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
Gym Rental - 2 hr. minimum	\$10,000.00	
Rookie Basketball	\$7,500.00	
Instructional Basketball clinic	\$2,400.00	
Adult Basketball	\$6,400.00	
Adult 35 & Over Basketball	\$3,200.00	
Youth Basketball League	\$20,000.00	
Adult Coed Volleyball	\$9,600.00	
Adult Men's Volleyball	\$9,600.00	
Adult Women's Volleyball	\$9,600.00	
Youth Volleyball	\$10,000.00	
Adult Dodgeball	\$3,200.00	
Miscellaneous Revenues	\$0.00	
TOTAL REVENUES	\$91,500.00	
PERSONAL SERVICES		
Full Time Regular	\$0.00	
Part Time	\$24,000.00	
Overtime	\$0.00	
Employer's Share of FICA	\$1,526.40	6.36% of Salaries and Wages
Employer's Share of Medicare	\$357.60	1.49% of Salaries and Wages
Additional Full-Time Benefits	\$0.00	32.15% of Full Time Regular
Total	Personal Services	\$25,884.00
SUPPLIES		
General Program Supplies	\$5,000.00	
Total	Supplies	\$5,000.00
OTHER SERVICES & CHARGES		
Marketing & Promotions	\$5,000.00	
Printing (Not Office Supplies)	\$2,000.00	
Staff Clothing	\$1,500.00	
Refunds, Awards & Indemnities	\$1,000.00	
Total	Other Services	\$9,500.00
TOTAL EXPENSES	\$40,384.00	
NET REVENUE/(LOSS)	\$51,116.00	
cost recovery**	226.6%	

OPTION A

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

FACILITY RENTALS BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
Community Room Rentals	\$7,700.00	
Facility Premium Rentals	\$16,200.00	
Caterer Commissions	\$12,000.00	
School Lock-In	\$3,000.00	
Miscellaneous Revenues	\$0.00	
TOTAL REVENUES	\$38,900.00	
PERSONAL SERVICES		
Part Time Regular	\$22,500.00	Rental coordntr 30 hrs/wk x 50 wks x \$15/hr
Part Time	\$5,000.00	
Overtime	\$0.00	
Employer's Share of FICA	\$1,749.00	6.36% of Salaries and Wages
Employer's Share of Medicare	\$409.75	1.49% of Salaries and Wages
Additional Full-Time Benefits	\$0.00	32.15% of Full Time Regular
Total	Personal Services	\$29,658.75
SUPPLIES		
Linens & Laundry	\$4,000.00	
Other Miscellaneous	\$1,000.00	
Total	Supplies	\$5,000.00
OTHER SERVICES & CHARGES		
Marketing & Promotions	\$2,500.00	
Printing (Not Office Supplies)	\$5,000.00	
Refunds, Awards & Indemnities	\$2,500.00	
Total	Other Services	\$10,000.00
TOTAL EXPENSES		\$44,658.75
NET REVENUE/(LOSS)		(\$5,758.75)
cost recovery**		87.1%

OPTION A

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

CHILD CARE BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
Child Care - Passholder	\$15,000.00	\$2/hr Passholder
Child Care - Non-Passholder	\$2,000.00	\$4/Non-Passholder)
TOTAL REVENUES	\$17,000.00	
PERSONAL SERVICES		
Full Time Regular	\$0.00	
Part Time	\$29,920.00	
Overtime	\$0.00	
Employer's Share of FICA	\$1,902.91	6.36% of Salaries and Wages
Employer's Share of Medicare	\$445.81	1.49% of Salaries and Wages
Additional Full-Time Benefits	\$0.00	32.15% of Full Time Regular
Total	Personal Services	\$32,268.72
SUPPLIES		
General Program Supplies	\$5,000.00	
Other Miscellaneous	\$0.00	
Total	Supplies	\$5,000.00
TOTAL EXPENSES	\$37,268.72	
NET REVENUE/(LOSS)	(\$20,268.72)	
cost recovery**	46%	

OPTION A

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

CONCESSIONS AND VENDING BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
Food Service Revenue	\$10,000.00	
TOTAL REVENUES	\$10,000.00	
PERSONAL SERVICES		
Full Time Regular	\$0.00	
Part Time	\$0.00	
Overtime	\$0.00	
Employer's Share of FICA	\$0.00	6.36% of Salaries and Wages
Employer's Share of Medicare	\$0.00	1.49% of Salaries and Wages
Additional Full-Time Benefits	\$0.00	32.15% of Full Time Regular
Total	Personal Services	\$0.00
SUPPLIES		
Food & Beverages	\$5,000.00	50% of revenues
Total	Supplies	\$5,000.00
OTHER SERVICES & CHARGES		
Sales Tax Paid	\$700.00	7% of revenues
Total	Other Services	\$700.00
TOTAL EXPENSES	\$5,700.00	
NET REVENUE/(LOSS)	\$4,300.00	
cost recovery**	175.4%	

OPTION A

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

BASELINE: REVENUES AND EXPENDITURES

SERVICE TITLE	Revenues	Expenditures	Revenues Over (Under) Expenditures	Cost Recovery - Percent
Passes	\$259,250.00	\$25,925.00	\$233,325.00	1000%
Administration	\$651,000.00	\$612,334.80	\$38,665.20	106%
Building Maintenance	\$0.00	\$101,390.00	(\$101,390.00)	0%
Building Services	\$0.00	\$172,655.75	(\$172,655.75)	0%
Recreation Programs and Passes	\$22,320.00	\$60,315.50	(\$37,995.50)	37%
Fitness	\$151,480.00	\$105,388.00	\$46,092.00	144%
Aquatics	\$62,500.00	\$303,453.25	(\$240,953.25)	21%
Gymnasium	\$91,500.00	\$30,677.50	\$60,822.50	298%
Rentals	\$17,600.00	\$26,570.00	(\$8,970.00)	66%
Child Care	\$6,000.00	\$18,677.50	(\$12,677.50)	32%
Concession/Vending	\$2,500.00	\$1,425.00	\$1,075.00	175%
Total	\$1,264,150.00	\$1,458,812.30	(\$194,662.30)	87%

OPTION C

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

BASELINE: REVENUES AND EXPENDITURES

Revenues	1th Year	2nd Year	3rd Year	4th Year	5th Year
Passes	\$259,250.00	\$267,027.50	\$275,038.33	\$283,289.47	\$291,788.16
Administration	\$651,000.00	\$651,000.00	\$651,000.00	\$651,000.00	\$651,000.00
Building Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Building Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Recreation Programs	\$22,320.00	\$22,989.60	\$23,679.29	\$24,389.67	\$25,121.36
Fitness	\$151,480.00	\$156,024.40	\$160,705.13	\$165,526.29	\$170,492.07
Aquatics	\$62,500.00	\$64,375.00	\$66,306.25	\$68,295.44	\$70,344.30
Gymnasium	\$91,500.00	\$94,245.00	\$97,072.35	\$99,984.52	\$102,984.06
Rentals	\$17,600.00	\$18,128.00	\$18,671.84	\$19,232.00	\$19,808.96
Child Care	\$6,000.00	\$6,180.00	\$6,365.40	\$6,556.36	\$6,753.05
Concession and Vending	\$2,500.00	\$2,575.00	\$2,652.25	\$2,731.82	\$2,813.77
Total	\$1,264,150.00	\$1,282,544.50	\$1,301,490.84	\$1,321,005.56	\$1,341,105.73

Expenditures	1th Year	2nd Year	3rd Year	4th Year	5th Year
Passes	\$25,925.00	\$25,925.00	\$25,925.00	\$25,925.00	\$25,925.00
Administration	\$612,334.80	\$630,704.84	\$649,625.99	\$669,114.77	\$689,188.21
Building Maintenance	\$101,390.00	\$104,431.70	\$107,564.65	\$110,791.59	\$114,115.34
Building Services	\$172,655.75	\$177,835.42	\$183,170.49	\$188,665.60	\$194,325.57
Recreation Programs	\$60,315.50	\$62,110.09	\$63,958.51	\$65,862.38	\$67,823.37
Fitness	\$105,388.00	\$108,549.64	\$111,806.13	\$115,160.31	\$118,615.12
Aquatics	\$303,453.25	\$312,556.85	\$321,933.55	\$331,591.56	\$341,539.31
Gymnasium	\$30,677.50	\$31,597.83	\$32,545.76	\$33,522.13	\$34,527.80
Rentals	\$26,570.00	\$27,367.10	\$28,188.11	\$29,033.76	\$29,904.77
Child Care	\$18,677.50	\$19,237.83	\$19,814.96	\$20,409.41	\$21,021.69
Concession and Vending	\$1,425.00	\$1,467.75	\$1,511.78	\$1,557.14	\$1,603.85
Total	\$1,458,812.30	\$1,501,784.04	\$1,546,044.93	\$1,591,633.65	\$1,638,590.03

Total Cost Recovery	87%	85%	84%	83%	82%
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OPTION C

Pro Forma Revenues Expenditures
BROWNSBURG COMMUNITY CENTER
REVENUE MODEL

DIVISION	ACCOUNT TITLE	PRICE	Months	UNITS	REVENUES	EXPLANATION
REVENUES						
Earned Income	IU Health Lease				\$521,000.00	
Earned Income	Kids Count Lease				\$30,000.00	
Earned Income	Food and Beverage Funding				\$100,000.00	
TOTAL EARNED INCOME REVENUE					\$651,000.00	

DIVISION	ACCOUNT TITLE	PRICE	Season Participation	UNITS	REVENUES	EXPLANATION
REVENUES						
Pool Pass	Season Pass - Family	\$175.00	1	350	\$61,250.00	
Pool Pass	Season Pass - Youth Individual	\$50.00	1	100	\$5,000.00	
Pool Pass	Season Pass - Adult Individual	\$75.00	1	100	\$7,500.00	
Pool Pass	Season Pass - Senior Individual	\$50.00	1	50	\$2,500.00	
Pool Pass	Season Pass - Family - Township	\$225.00	1	100	\$22,500.00	
Pool Pass	Season Pass - Youth Individual - Township	\$65.00	1	50	\$3,250.00	
Pool Pass	Season Pass - Adult Individual - Township	\$90.00	1	50	\$4,500.00	
Pool Pass	Season Pass - Senior Individual - Township	\$65.00	1	25	\$1,625.00	
Pool Pass	Season Pass - Family - NR	\$260.00	1	50	\$13,000.00	
Pool Pass	Season Pass - Youth Individual - NR	\$75.00	1	25	\$1,875.00	
Pool Pass	Season Pass - Adult Individual - NR	\$105.00	1	25	\$2,625.00	
Pool Pass	Season Pass - Senior Individual - NR	\$75.00	1	15	\$1,125.00	
Walking Track Pass	Season Pass - Adult Individual	\$10.00	12	1,000	\$120,000.00	
Walking Track Pass	Season Pass - Senior Individual	\$5.00	1	500	\$2,500.00	
Walking Track Pass	Season Pass - Adult Individual - NR	\$15.00	1	500	\$7,500.00	
Walking Track Pass	Season Pass - Senior Individual - NR	\$10.00	1	250	\$2,500.00	
TOTAL PASS REVENUE					\$259,250.00	

OPTION C

Pro Forma Revenues Expenditures
BROWNSBURG COMMUNITY CENTER
REVENUE MODEL

DIVISION	ACCOUNT TITLE	PRICE	UNITS	REVENUES	EXPLANATION
	REVENUES		Sessions ipant/Teams		
Recreation	Indoor Soccer	\$37.00	1	\$2,220.00	individual entry
Recreation	Tumbling Classes	\$27.00	2	\$2,160.00	
Recreation	Martial Arts	\$25.00	2	\$2,000.00	
Recreation	Art Classes	\$40.00	2	\$1,920.00	
Recreation	Performing Arts	\$40.00	2	\$1,920.00	
Recreation	Senior Classes	\$40.00	2	\$2,400.00	
Recreation	Summer Basketball Camps	\$145.00	1	\$4,350.00	
Recreation	Summer Volleyball Camps	\$145.00	1	\$4,350.00	
Recreation	Miscellaneous Revenues	\$1,000.00	1	\$1,000.00	
TOTAL RECREATION REVENUES AND PASSES				\$22,320.00	

DIVISION	ACCOUNT TITLE	PRICE	UNITS	REVENUES	EXPLANATION
	REVENUES		Classes Participants		
Fitness	Personal Trainer Commissions	\$100.00	20	\$2,000.00	
Fitness	Aerobics	\$37.00	8	\$29,600.00	PROS assumes 60% of classes will make
Fitness	Zumba	\$37.00	8	\$29,600.00	PROS assumes 60% of classes will make
Fitness	Weight Training	\$37.00	50	\$14,800.00	PROS assumes 60% of classes will make
Fitness	Pilates	\$37.00	75	\$22,200.00	PROS assumes 60% of classes will make
Fitness	Yoga	\$37.00	50	\$14,800.00	PROS assumes 60% of classes will make
Fitness	Youth Fitness Classes	\$37.00	25	\$7,400.00	PROS assumes 60% of classes will make
Fitness	Kick Boxing Classes	\$37.00	50	\$14,800.00	PROS assumes 60% of classes will make
Fitness	Boot Camp	\$37.00	30	\$8,880.00	PROS assumes 60% of classes will make
Fitness	Tak Kwon Do	\$37.00	25	\$7,400.00	PROS assumes 60% of classes will make
Fitness	Miscellaneous Revenues	\$0.00	-	\$0.00	
TOTAL FITNESS REVENUES				\$151,480.00	

OPTION C

Pro Forma Revenues Expenditures
BROWNSBURG COMMUNITY CENTER
REVENUE MODEL

DIVISION	ACCOUNT TITLE	PRICE	UNITS	REVENUES	EXPLANATION
REVENUES					
Aquatics	Facility Rentals - Party Room	\$50.00	150	\$7,500.00	
Aquatics	Pool Rental - Section	\$500.00	5	\$2,500.00	Two hour period
Aquatics	Pool Rental - Full	\$1,500.00	1	\$1,500.00	Threehour period
Aquatics	Learn to Swim Classes	\$40.00	100	\$32,000.00	
Aquatics	Private Swim Lessons	\$60.00	75	\$9,000.00	
Aquatics	Water Fitness Classes	\$40.00	25	\$10,000.00	
Aquatics	Miscellaneous Revenues	\$0.00	-	\$0.00	
TOTAL AQUATICS REVENUES				\$62,500.00	

DIVISION	ACCOUNT TITLE	PRICE	UNITS	REVENUES	EXPLANATION
REVENUES					
Gymnasium	Gym Rental - 2 hr. minimum	\$250.00	40	\$10,000.00	\$250 per event x 2 events/week (avg.) x 20 weeks
Gymnasium	Rookie Basketball	\$50.00	150	\$7,500.00	individual entry
Gymnasium	Instructional Basketball clinic	\$50.00	48	\$2,400.00	individual entry
Gymnasium	Adult Basketball	\$400.00	8	\$6,400.00	team entry
Gymnasium	Adult 35 & Over Basketball	\$400.00	8	\$3,200.00	team entry
Gymnasium	Youth Basketball League	\$50.00	200	\$20,000.00	individual entry
Gymnasium	Adult Coed Volleyball	\$400.00	8	\$9,600.00	team entry
Gymnasium	Adult Men's Volleyball	\$400.00	8	\$9,600.00	team entry
Gymnasium	Adult Women's Volleyball	\$400.00	8	\$9,600.00	team entry
Gymnasium	Youth Volleyball	\$50.00	100	\$10,000.00	individual entry
Gymnasium	Adult Dodgeball	\$200.00	8	\$3,200.00	team entry
Gymnasium	Miscellaneous Revenues	\$0.00	-	\$0.00	
TOTAL GYMNASIUM REVENUES				\$91,500.00	

OPTION C

Pro Forma Revenues Expenditures
BROWNSBURG COMMUNITY CENTER
REVENUE MODEL

DIVISION	ACCOUNT TITLE	PRICE	UNITS	REVENUES	EXPLANATION
REVENUES					
Rentals	Community Room Rentals	\$70.00	50	\$3,500.00	\$35/hr w/ 2 hr. min
Rentals	Facility Premium Rentals	\$675.00	12	\$8,100.00	\$225/hr w/ 3 hr. min
Rentals	Caterer Commissions	\$500.00	12	\$6,000.00	Caterer commissions are 15%
Rentals	Miscellaneous Revenues	\$0.00	-	\$0.00	
TOTAL RENTAL REVENUES				\$17,600.00	

DIVISION	ACCOUNT TITLE	PRICE	UNITS	REVENUES	EXPLANATION
REVENUES					
Child Care	Child Care	\$4.00	1,500	\$6,000.00	\$4/Non-Passholder)
TOTAL CHILD CARE REVENUES				\$6,000.00	

DIVISION	ACCOUNT TITLE	PRICE	UNITS	REVENUES	EXPLANATION
REVENUES					
Concession	Food Service/vending Revenue	\$1.00	5,000	\$5,000.00	
TOTAL CONCESSION REVENUES				\$5,000.00	

OPTION C

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

PASSES BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
Season Pass - Family	\$61,250.00	Pool Pass
Season Pass - Youth Individual	\$5,000.00	Pool Pass
Season Pass - Adult Individual	\$7,500.00	Pool Pass
Season Pass - Senior Individual	\$2,500.00	Pool Pass
Season Pass - Family - Township	\$22,500.00	Pool Pass
Season Pass - Youth Individual - Township	\$3,250.00	Pool Pass
Season Pass - Adult Individual - Township	\$4,500.00	Pool Pass
Season Pass - Senior Individual - Township	\$1,625.00	Pool Pass
Season Pass - Family - NR	\$13,000.00	Pool Pass
Season Pass - Youth Individual - NR	\$1,875.00	Pool Pass
Season Pass - Adult Individual - NR	\$2,625.00	Pool Pass
Season Pass - Senior Individual - NR	\$1,125.00	Pool Pass
Season Pass - Adult Individual	\$120,000.00	Walking Track Pass
Season Pass - Senior Individual	\$2,500.00	
Season Pass - Adult Individual - NR	\$7,500.00	
Season Pass - Senior Individual - NR	\$2,500.00	
TOTAL REVENUES	\$259,250.00	
TRANSFERS		
Replacement Endowment Fund	\$12,675.00	10% of pool pass revenue
Replacement Endowment Fund	\$13,250.00	10% of walking track revenue
Total	\$25,925.00	Transfers
TOTAL EXPENSES	\$25,925.00	
NET REVENUE/(LOSS)	\$233,325.00	
cost recovery**	1000.0%	

OPTION C

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

ADMINISTRATION BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
IU Health Lease	\$521,000.00	
Kids Count Lease	\$30,000.00	
Food and Beverage Funding	\$100,000.00	
TOTAL REVENUES	\$651,000.00	

ACCOUNT TITLE	BUDGET	EXPLANATION
PERSONAL SERVICES		
Center Director	\$60,000.00	
Administrative Assistant	\$35,000.00	
Customer Service Manager	\$35,000.00	
Part Time	\$52,800.00	
Overtime	\$0.00	
Employer's Share of FICA	\$11,626.08	6.36% of Salaries and Wages
Employer's Share of Medicare	\$2,723.72	1.49% of Salaries and Wages
Additional Full-Time Benefits	\$41,795.00	32.15% of Full Time Regular
Total	Personal Services	\$238,944.80

SUPPLIES		
Stationary & Printed Materials	\$0.00	Business cards, stationary, envelopes, cards
Office Supplies	\$15,000.00	
Safety Supplies	\$3,000.00	First aid supplies for center
Other Miscellaneous	\$500.00	
Total	Supplies	\$18,500.00

OPTION C

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

ADMINISTRATION BUDGET

OTHER SERVICES & CHARGES

Consulting Fees	\$0.00	
Scholarship Program	\$25,000.00	
Medical Fees (Drug Tests)	\$3,000.00	Quarterly random screenings for all employees
Info Sys Maint/Contracts	\$7,500.00	Phone and IT system support
Criminal Background Checks	\$4,000.00	
Marketing & Promotions	\$15,000.00	
Security Services	\$1,000.00	Alarm monitoring
Postage	\$4,000.00	
Training Travel & Lodging	\$4,500.00	
Travel Per Diem	\$500.00	
Telephone Line Charges	\$6,000.00	
Cellular Phone Fees	\$1,000.00	
Electricity	\$120,000.00	
Water & Sewer	\$80,000.00	
Gas	\$60,000.00	
Cable Service	\$2,000.00	
Copier	\$10,000.00	
Other Rental & Leases	\$360.00	Water cooler
Subscriptions	\$300.00	Survey monkey
Organization & Membership Dues	\$3,000.00	
Staff Clothing	\$500.00	
Participant Clothing	\$0.00	
Internal Instruction Fees	\$2,500.00	Customer service training, CPR/First Aid/AED training
External Instructional Fees	\$1,000.00	
Other Fees & Licenses	\$2,730.00	ASCAP license for music (\$730), CPR/First Aid/AED certifications (\$8x250)
Special Projects	\$1,000.00	Staff morale/incentives
Total	\$354,890.00	Other Services

TOTAL EXPENSES **\$612,334.80**

NET REVENUE/(LOSS) **(\$612,334.80)**

cost recovery** 106.3%

OPTION C

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

BUILDING MAINTENANCE BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
PERSONAL SERVICES		
Maintenance Staff	\$45,000.00	1 position
Part Time	\$0.00	
Overtime	\$2,500.00	
Employer's Share of FICA	\$3,021.00	6.36% of Salaries and Wages
Employer's Share of Medicare	\$707.75	1.49% of Salaries and Wages
Additional Full-Time Benefits	\$15,271.25	32.15% of Full Time Regular
Total	\$66,500.00	Personal Services
SUPPLIES		
Building Materials	\$5,000.00	Paint, Lumber, Nails, Screws, Glues, etc...
Repair Parts	\$5,000.00	Plumbing, Hardware, Electrical, Lighting, etc...
Small Tools & Minor Equip.	\$1,200.00	Misc. and Specialty Tools
Other Maint. Supplies	\$3,000.00	Lubricants, light bulbs, etc.
Safety Supplies	\$1,000.00	Safety Glasses, Gloves, Harness, etc...
Other Miscellaneous	\$500.00	
Total	\$15,700.00	Supplies
OTHER SERVICES & CHARGES		
Equipment Repairs & Maint.		
Building Repairs & Maint.	\$7,500.00	Repairs for HVAC systems, elevator, floor refinishing, etc.
Radio Maintenance	\$250.00	Portable radio repairs (dropped in pool, etc.)
Other Cont. Services	\$0.00	
Equipment Maint. Contract	\$10,000.00	Fire, HVAC, Elevators, Kitchen Equipment
Other Rental & Leases	\$500.00	Tool and cleaning equipment rentals
Organization & Membership Dues	\$0.00	
Staff Clothing	\$440.00	
Internal Instruction Fees	\$500.00	
External Instructional Fees	\$0.00	
Total	\$19,190.00	Other Services
TOTAL EXPENSES		\$101,390.00
NET REVENUE/(LOSS)		(\$101,390.00)
cost recovery**		0.0%

OPTION C

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

BUILDING SERVICES BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
PERSONAL SERVICES		
Custodial	\$0.00	3 positions supervised by blding maint sup
Part Time	\$49,500.00	4,500 hrs x \$11/hr
Overtime	\$2,500.00	
Employer's Share of FICA	\$3,307.20	6.36% of Salaries and Wages
Employer's Share of Medicare	\$774.80	1.49% of Salaries and Wages
Additional Full-Time Benefits	\$803.75	32.15% of Full Time Regular
Total	Personal Services	\$56,885.75
SUPPLIES		
Small Tools & Minor Equip.	\$2,500.00	Vacuums, cleaning equipment, attachments
Other Maint. Supplies	\$12,000.00	Cleaning & janitorial supplies
Other Miscellaneous	\$500.00	
Total	Supplies	\$15,000.00
OTHER SERVICES & CHARGES		
Cleaning Services	\$100,000.00	
Staff Clothing	\$770.00	
Internal Instruction Fees	\$0.00	
External Instructional Fees	\$0.00	
Total	Other Services	\$100,770.00
TOTAL EXPENSES		\$172,655.75
NET REVENUE/(LOSS)		(\$172,655.75)
cost recovery**		0.0%

OPTION C

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

RECREATION PROGRAMS BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
Indoor Soccer	\$2,220.00	
Tumbling Classes	\$2,160.00	
Martial Arts	\$2,000.00	
Art Classes	\$1,920.00	
Performing Arts	\$1,920.00	
Senior Classes	\$2,400.00	
Summer Basketball Camps	\$4,350.00	
Summer Volleyball Camps	\$4,350.00	
Miscellaneous Revenues	\$1,000.00	
TOTAL REVENUES	\$22,320.00	
PERSONAL SERVICES		
Full Time Regular	\$0.00	
Part Time	\$15,000.00	
Overtime	\$0.00	
Employer's Share of FICA	\$954.00	6.36% of Salaries and Wages
Employer's Share of Medicare	\$223.50	1.49% of Salaries and Wages
Additional Full-Time Benefits	\$0.00	32.15% of Full Time Regular
Total	Personal Services	\$16,177.50
SUPPLIES		
Office Supplies	\$5,000.00	
General Program Supplies	\$10,000.00	
Other Miscellaneous	\$2,500.00	
Total	Supplies	\$17,500.00
OTHER SERVICES & CHARGES		
Program Contractors	\$13,392.00	60% of Revenues
Marketing & Promotions	\$2,250.00	Advertisements
Printing (Not Office Supplies)	\$2,500.00	
Staff Clothing	\$500.00	
Participant Clothing	\$2,500.00	
Refunds, Awards & Indemnities	\$5,000.00	
Total	Other Services	\$26,142.00
TRANSFERS		
Replacement Endowment Fund	\$496.00	\$1.00 per Participant
	\$0.00	
Total	Transfers	\$496.00
TOTAL EXPENSES	\$60,315.50	
NET REVENUE/(LOSS)	(\$37,995.50)	
cost recovery**	37.0%	

OPTION C

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

FITNESS BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
Personal Trainer Commissions	\$2,000.00	
Aerobics	\$29,600.00	
Zumbia	\$29,600.00	
Weight Training	\$14,800.00	
Pilates	\$22,200.00	
Yoga	\$14,800.00	
Youth Fitness Classes	\$7,400.00	
Kick Boxing Classes	\$14,800.00	
Boot Camp	\$8,880.00	
Tak Kwon Do	\$7,400.00	
Miscellaneous Revenues	\$0.00	
TOTAL REVENUES	\$151,480.00	
PERSONAL SERVICES		
Full Time Regular	\$0.00	
Overtime	\$0.00	
Employer's Share of FICA	\$0.00	6.36% of Salaries and Wages
Employer's Share of Medicare	\$0.00	1.49% of Salaries and Wages
Additional Full-Time Benefits	\$0.00	32.15% of Full Time Regular
Total	Personal Services	\$0.00
SUPPLIES		
General Program Supplies	\$2,500.00	
Total	Supplies	\$2,500.00
OTHER SERVICES & CHARGES		
Program Contractors	\$90,888.00	60% of revenue
Printing (Not Office Supplies)	\$3,000.00	
Subscriptions	\$1,000.00	
Organization & Membership Dues	\$1,000.00	
Staff Clothing	\$2,000.00	
Refunds	\$5,000.00	
Total	Other Services	\$102,888.00
TOTAL EXPENSES	\$105,388.00	
NET REVENUE/(LOSS)	\$46,092.00	
cost recovery**	143.7%	

OPTION C

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

AQUATICS BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
Facility Rentals - Party Room	\$7,500.00	
Pool Rental - Section	\$2,500.00	
Pool Rental - Full	\$1,500.00	
Learn to Swim Classes	\$32,000.00	
Private Swim Lessons	\$9,000.00	
Water Fitness Classes	\$10,000.00	
TOTAL REVENUES	\$62,500.00	
PERSONAL SERVICES		
Aquatics Specialist	\$45,000.00	1 Full-Time Staff
Part Time	\$104,500.00	
Overtime	\$7,500.00	
Employer's Share of FICA	\$9,985.20	6.36% of Salaries and Wages
Employer's Share of Medicare	\$2,339.30	1.49% of Salaries and Wages
Additional Full-Time Benefits	\$16,878.75	32.15% of Full Time Regular
Total	\$186,203.25	Personal Services
SUPPLIES		
Building Materials	\$1,500.00	
Repair Parts	\$2,500.00	
Small Tools & Minor Equip.	\$1,500.00	
Chemicals	\$15,000.00	
Other Maint. Supplies	\$3,000.00	
Safety Supplies	\$4,250.00	
General Program Supplies	\$0.00	
Total	\$27,750.00	Supplies
OTHER SERVICES & CHARGES		
Marketing & Promotions	\$2,500.00	
Printing (Not Office Supplies)	\$1,500.00	
Maintenance	\$5,000.00	
Equipment Repairs & Maint.	\$12,000.00	
Radio Maintenance	\$1,000.00	
Organization & Membership Dues	\$1,000.00	
Staff Clothing	\$10,000.00	
Water & Sewer	\$18,000.00	
Electricity & Gas	\$36,000.00	
Refunds, Awards & Indemnities	\$5,000.00	
Total	\$89,500.00	Other Services
TOTAL EXPENSES	\$303,453.25	
NET REVENUE/(LOSS)	(\$240,953.25)	
cost recovery**	20.6%	

OPTION C

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

GYMNASIUM BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
Gym Rental - 2 hr. mininum	\$10,000.00	
Rookie Basketball	\$7,500.00	
Instructional Basketball clinic	\$2,400.00	
Adult Basketball	\$6,400.00	
Adult 35 & Over Basketball	\$3,200.00	
Youth Basketball League	\$20,000.00	
Adult Coed Volleyball	\$9,600.00	
Adult Men's Volleyball	\$9,600.00	
Adult Women's Volleyball	\$9,600.00	
Youth Volleyball	\$10,000.00	
Adult Dodgeball	\$3,200.00	
Miscellaneous Revenues	\$0.00	
TOTAL REVENUES	\$91,500.00	
PERSONAL SERVICES		
Full Time Regular	\$0.00	
Part Time	\$15,000.00	
Overtime	\$0.00	
Employer's Share of FICA	\$954.00	6.36% of Salaries and Wages
Employer's Share of Medicare	\$223.50	1.49% of Salaries and Wages
Additional Full-Time Benefits	\$0.00	32.15% of Full Time Regular
Total	Personal Services	\$16,177.50
SUPPLIES		
General Program Supplies	\$5,000.00	
Total	Supplies	\$5,000.00
OTHER SERVICES & CHARGES		
Marketing & Promotions	\$5,000.00	
Printing (Not Office Supplies)	\$2,000.00	
Staff Clothing	\$1,500.00	
Refunds, Awards & Indemnities	\$1,000.00	
Total	Other Services	\$9,500.00
TOTAL EXPENSES	\$30,677.50	
NET REVENUE/(LOSS)	\$60,822.50	
cost recovery**	298.3%	

OPTION C

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

FACILITY RENTALS BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
Community Room Rentals	\$3,500.00	
Facility Premium Rentals	\$8,100.00	
Caterer Commissions	\$6,000.00	
Miscellaneous Revenues	\$0.00	
TOTAL REVENUES	\$17,600.00	
PERSONAL SERVICES		
Part Time Regular	\$15,000.00	Rental coordntr 20 hrs/wk x 50 wks x \$15/hr
Part Time	\$5,000.00	
Overtime	\$0.00	
Employer's Share of FICA	\$1,272.00	6.36% of Salaries and Wages
Employer's Share of Medicare	\$298.00	1.49% of Salaries and Wages
Additional Full-Time Benefits	\$0.00	32.15% of Full Time Regular
Total	Personal Services	\$21,570.00
SUPPLIES		
Linens & Laundry	\$1,000.00	
Other Miscellaneous	\$1,000.00	
Total	Supplies	\$2,000.00
OTHER SERVICES & CHARGES		
Marketing & Promotions	\$1,000.00	
Printing (Not Office Supplies)	\$1,000.00	
Refunds, Awards & Indemnities	\$1,000.00	
Total	Other Services	\$3,000.00
TOTAL EXPENSES	\$26,570.00	
NET REVENUE/(LOSS)	(\$8,970.00)	
cost recovery**	66.2%	

OPTION C

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

CHILD CARE BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
Child Care	\$6,000.00	
TOTAL REVENUES	\$6,000.00	
PERSONAL SERVICES		
Full Time Regular	\$0.00	
Part Time	\$15,000.00	
Overtime	\$0.00	
Employer's Share of FICA	\$954.00	6.36% of Salaries and Wages
Employer's Share of Medicare	\$223.50	1.49% of Salaries and Wages
Additional Full-Time Benefits	\$0.00	32.15% of Full Time Regular
Total	Personal Services	\$16,177.50
SUPPLIES		
General Program Supplies	\$2,500.00	
Other Miscellaneous	\$0.00	
Total	Supplies	\$2,500.00
TOTAL EXPENSES	\$18,677.50	
NET REVENUE/(LOSS)	(\$12,677.50)	
cost recovery**		32%

OPTION C

Pro Forma Revenues Expenditures

BROWNSBURG COMMUNITY CENTER

CONCESSIONS AND VENDING BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
Food Service Revenue	\$2,500.00	
TOTAL REVENUES	\$2,500.00	
PERSONAL SERVICES		
Full Time Regular	\$0.00	
Part Time	\$0.00	
Overtime	\$0.00	
Employer's Share of FICA	\$0.00	6.36% of Salaries and Wages
Employer's Share of Medicare	\$0.00	1.49% of Salaries and Wages
Additional Full-Time Benefits	\$0.00	32.15% of Full Time Regular
Total	Personal Services	\$0.00
SUPPLIES		
Food & Beverages	\$1,250.00	50% of revenues
Total	Supplies	\$1,250.00
OTHER SERVICES & CHARGES		
Sales Tax Paid	\$175.00	7% of revenues
Total	Other Services	\$175.00
TOTAL EXPENSES	\$1,425.00	
NET REVENUE/(LOSS)	\$1,075.00	
cost recovery**	175.4%	

OPTION C

CAPITAL COST

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OPTION A- 77,700SF



OPINION OF PROBABLE COST- BROWNSBURG PARKS MULTIGENERATIONAL COMMUNITY CENTER 10.21.2019

BROWNSBURG RECREATION AND AQUATICS FEASIBILITY STUDY JOB NUMBER: 2018-059	SITE: ARBUCKLE First Floor 77700 Second Floor 0
CONSTRUCTOR: GENERAL CONTRACTOR	TOTAL BUILDING SF: 77,700
BID DATE:	TOTAL SITE AREA (IN ACRES): 7.8
CONST. DATE: TBD	DEVELOPED AREA (IN ACRES):
CONTINGENCIES: AS NOTED	
GENERAL NOTES: OPTION A - 78200 SF DATED 21 OCTOBER 2019	

MASTER PLAN PHASE DATA					
	SF	COST PER SF	% OF TOTAL HARD COST	SUBTRADE COST	COMMENTS
SITE DEVELOPMENT					
PARKING LOT	56,000	\$ 8.00		\$ 448,000	ASPHALT PARKING LOT WITH UTILITIES. COST PER SPACE
STORMWATER ALLOWANCE				\$ 100,000	
UTILITIES ALLOWANCE				\$ 70,000	
LANDSCAPING ALLOWANCE				\$ 70,000	
PUBLIC ART ALLOWANCE				\$ 125,000	
PLAZA / HARDSCAPE	5,000	\$ 12.00		\$ 60,000	
SPECIAL EVENTS / FLEX LAWN	20,000	\$ 4.00		\$ 80,000	
TRAILS	130,000	\$ 5.50		\$ 715,000	1/4 MILE ASPHALT AND CONCRETE
SPRAY PAD ALLOWANCE				\$ -	FUTURE
TOTAL SITE DEVELOPMENT COST				\$ 1,668,000	
BUILDING -					
EXCAVATION AND BUILDING PAD	77,700	\$ 9.52	2.9%	\$ 739,704	
SUBSTRUCTURE	77,700	\$ 21.66	6.5%	\$ 1,682,982	
SUPERSTRUCTURE	77,700	\$ 30.00	9.0%	\$ 2,331,000	
BUILDING ENVELOPE	77,700	\$ 60.88	18.3%	\$ 4,730,400	
INTERIOR CONSTRUCTION & FINISHES	77,700	\$ 62.00	18.6%	\$ 4,817,400	
SPECIAL ARCHITECTURAL SYSTEM	77,700	\$ 10.00	3.0%	\$ 777,000	
CONVEYING SYSTEMS	77,700	\$ 2.00	0.6%	\$ 155,400	
HVAC	77,700	\$ 31.00	9.3%	\$ 2,408,700	
CONTROLS	77,700	\$ 1.50	0.4%	\$ 116,550	
PLUMBING	77,700	\$ 16.00	4.8%	\$ 1,243,200	
ELECTRICAL	77,700	\$ 32.00	9.6%	\$ 2,486,400	
LOW VOLTAGE	77,700	\$ 6.00	1.8%	\$ 466,200	
FIRE PROTECTION	77,700	\$ 4.00	1.2%	\$ 310,800	
AQUATICS	9,000	\$ 220.00	7.6%	\$ 1,980,000	
TOTAL BUILDING COST	77,700	\$ 312.04	75%	\$ 24,245,736	
TOTAL BUILDING SUBTRADE COST	77,700	\$ 312.04	75%	\$ 24,245,736	
TOTAL SITE & BUILDING SUBTRADE COST	77,700	\$ 333.51	80%	\$ 25,913,736	
GENERAL CONDITIONS					
			% OF TOTAL SUBTRADE COST		
G.C. GENERAL CONDITIONS OH & P	77,700	\$ 26.68	8.0%	\$ 2,073,100	General Contractor Fees.
SITE SURVEY / CONSTRUCTION TESTING	77,700	\$ 3.33	1.0%	\$ 259,100	TESTING, SURVEYING, ETC.
DESIGN CONTINGENCY	77,700	\$ 36.35	10.0%	\$ 2,824,600	CONTINGENCY BUDGET DURING DESIGN
CONSTRUCTION CONTINGENCY	77,700	\$ 18.18	5.0%	\$ 1,412,300	CONTINGENCY BUDGET FOR CONSTRUCTOR
ESCALATION	77,700	\$ -	0.0%	\$ -	NO ESCALATION
TOTAL HARD COST	77,700	\$ 418.05		\$ 32,482,836	

FOOTNOTES:

1. Cost Opinion excludes soil remediation for foundations
2. Cost Opinion includes no escalation
3. Cost Opinion includes stormwater detention.
4. Cost Opinion excludes any environmental remediation
5. Cost Opinion excludes work associate with the Tennis Courts and Ball Fields and Outdoor Pools and Equipment

SOFT COSTS					
	SF	COST PER SF	% OF TOTAL HARD COST	SUBTRADE COST	COMMENTS
PROFESSIONAL SERVICE FEES	77,700	\$ 37.63	9%	\$ 2,923,500	PROJECT CONSULTING FEES
OWNER'S DIRECT COST CONTINGENCY	77,700	\$ 4.18	1%	\$ 324,800	PERMITS, UTILITY CONNECTION FEES, COMPUTERS, COMMUNICATIONS, MISC. CONTINGENCY.
OWNER'S CAPITAL EQUIPMENT (FACILITY)	77,700	\$ 12.54	3%	\$ 974,500	FF&E (SIGNAGE, FURNISHINGS, ARTWORK, TABLES, CHAIRS, ETC.) NOTE: BASED ON PERCENTAGE OF BUILDING SUBTRADE COST
TOTAL OWNERS COSTS	77,700	\$ 54.35	13%	\$ 4,222,800	
TOTAL PROJECT COST	77,700	\$ 472.40	100%	\$ 36,705,636	

OPTION B- 69,300 SF

OPINION OF PROBABLE COST- BROWNSBURG PARKS MULTIGENERATIONAL COMMUNITY CENTER 10.22.2019

BROWNSBURG
RECREATION AND AQUATICS FEASIBILITY STUDY
JOB NUMBER: 2018-059

SITE: ARBUCKLE
First Floor 69300
Second Floor 0

CONSTRUCTOR: GENERAL CONTRACTOR
BID DATE:
CONST. DATE: TBD
CONTINGENCIES: AS NOTED

TOTAL BUILDING SF: 69,300
TOTAL SITE AREA (IN ACRES): 7.8
DEVELOPED AREA (IN ACRES):

GENERAL NOTES:

MASTER PLAN PHASE DATA					
	SF	COST PER SF	% OF TOTAL HARD COST	SUBTRADE COST	COMMENTS
SITE DEVELOPMENT					
PARKING LOT	45,000	\$ 8.00		\$ 360,000	ASPHALT PARKING LOT WITH UTILITIES. COST PER SPACE
STORMWATER ALLOWANCE				\$ 100,000	
UTILITIES ALLOWANCE				\$ 70,000	
LANDSCAPING ALLOWANCE				\$ 70,000	
PUBLIC ART ALLOWANCE				\$ -	FUTURE
PLAZA / HARDSCAPE	2,500	\$ 12.00		\$ 30,000	
SPECIAL EVENTS / FLEX LAWN	20,000	\$ 4.00		\$ 80,000	
TRAILS	130,000	\$ 5.50		\$ 715,000	1/4 MILE ASPHALT AND CONCRETE
SPRAY PAD ALLOWANCE				\$ -	FUTURE
TOTAL SITE DEVELOPMENT COST				\$ 1,425,000	
BUILDING -					
EXCAVATION AND BUILDING PAD	69,300	\$ 9.52	2.9%	\$ 659,736	
SUBSTRUCTURE	69,300	\$ 21.66	6.6%	\$ 1,501,038	
SUPERSTRUCTURE	69,300	\$ 30.00	9.1%	\$ 2,079,000	
BUILDING ENVELOPE	69,300	\$ 65.27	19.8%	\$ 4,523,200	
INTERIOR CONSTRUCTION & FINISHES	69,300	\$ 62.00	18.9%	\$ 4,296,600	
SPECIAL ARCHITECTURAL SYSTEM	69,300	\$ 10.00	3.0%	\$ 693,000	
CONVEYING SYSTEMS	69,300	\$ 2.00	0.6%	\$ 138,600	
HVAC	69,300	\$ 31.00	9.4%	\$ 2,148,300	
CONTROLS	69,300	\$ 1.50	0.5%	\$ 103,950	
PLUMBING	69,300	\$ 16.00	4.9%	\$ 1,108,800	
ELECTRICAL	69,300	\$ 32.00	9.7%	\$ 2,217,600	
LOW VOLTAGE	69,300	\$ 6.00	1.8%	\$ 415,800	
FIRE PROTECTION	69,300	\$ 4.00	1.2%	\$ 277,200	
AQUATICS	6,000	\$ 200.00	5.3%	\$ 1,200,000	
TOTAL BUILDING COST	69,300	\$ 308.27	75%	\$ 21,362,824	
TOTAL BUILDING SUBTRADE COST	69,300	\$ 308.27	75%	\$ 21,362,824	
TOTAL SITE & BUILDING SUBTRADE COST	69,300	\$ 328.83	80%	\$ 22,787,824	
GENERAL CONDITIONS					
			% OF TOTAL SUBTRADE COST		
G.C. GENERAL CONDITIONS OH & P	69,300	\$ 26.31	8.0%	\$ 1,823,000	General Contractor Fees.
SITE SURVEY / CONSTRUCTION TESTING	69,300	\$ 3.29	1.0%	\$ 227,900	TESTING, SURVEYING, ETC.
DESIGN CONTINGENCY	69,300	\$ 35.84	10.0%	\$ 2,483,900	CONTINGENCY BUDGET DURING DESIGN
CONSTRUCTION CONTINGENCY	69,300	\$ 17.92	5.0%	\$ 1,241,900	CONTINGENCY BUDGET FOR CONSTRUCTOR
ESCALATION	69,300	\$ -	0.0%	\$ -	NO ESCALATION
TOTAL HARD COST	69,300	\$ 412.19		\$ 28,564,524	

FOOTNOTES:

1. Cost Opinion excludes soil remediation for foundations
2. Cost Opinion includes no escalation
3. Cost Opinion includes stormwater detention.
4. Cost Opinion excludes any environmental remediation
5. Cost Opinion excludes work associate with the Tennis Courts and Ball Fields and Outdoor Pools and Equipment

SOFT COSTS					
	SF	COST PER SF	% OF TOTAL HARD COST	SUBTRADE COST	COMMENTS
PROFESSIONAL SERVICE FEES	69,300	\$ 37.10	9%	\$ 2,570,800	PROJECT CONSULTING FEES
OWNER'S DIRECT COST CONTINGENCY	69,300	\$ 4.12	1%	\$ 285,600	PERMITS, UTILITY CONNECTION FEES, COMPUTERS, COMMUNICATIONS, MISC. CONTINGENCY.
OWNER'S CAPITAL EQUIPMENT (FACILITY)	69,300	\$ 12.37	3%	\$ 856,900	FF&E (SIGNAGE, FURNISHINGS, ARTWORK, TABLES, CHAIRS, ETC.) NOTE: BASED ON PERCENTAGE OF BUILDING SUBTRADE COST
TOTAL OWNERS COSTS	69,300	\$ 53.58	13%	\$ 3,713,300	
TOTAL PROJECT COST	69,300	\$ 465.77	100%	\$ 32,277,824	

OPTION C-54,300 SF

OPINION OF PROBABLE COST - BROWNSBURG PARKS MULTIGENERATIONAL COMMUNITY CENTER 10.22.2019

BROWNSBURG REATION AND AQUATICS FEASIBILITY STUDY IOB NUMBER: 2018-059	SITE: First Floor Second Floor	ARBUCKLE 54300
ONSTRUCTOR: GENERAL CONTRACTOR ID DATE: ONST. DATE: TBD ONTINGENCIES: AS NOTED	TOTAL BUILDING SF: 54,300 TOTAL SITE AREA (IN ACRES): 7.8 DEVELOPED AREA (IN ACRES):	

GENERAL NOTES:
 Cost Opinion Based on Option One. Two Court Gymnasium with NWSRA excluding the School District.

MASTER PLAN PHASE DATA					
	SF	COST PER SF	% OF TOTAL HARD COST	SUBTRADE COST	COMMENTS
E DEVELOPMENT					
PARKING LOT	56,000	\$ 8.00		\$ 448,000	ASPHALT PARKING LOT WITH UTILITIES. COST PER SPACE
TORMWATER ALLOWANCE				\$ 100,000	
TILITIES ALLOWANCE				\$ 70,000	
ANDSCAPING ALLOWANCE				\$ 70,000	
UBLIC ART ALLOWANCE				\$ 125,000	
LAZA / HARDSCAPE	5,000	\$ 12.00		\$ 60,000	
ECIAL EVENTS / FLEX LAWN	20,000	\$ 4.00		\$ 80,000	
RAILS	130,000	\$ 5.50		\$ 715,000	1/4 MILE ASPHALT AND CONCRETE
PRAY PAD ALLOWANCE				\$ -	FUTURE
TOTAL SITE DEVELOPMENT COST				\$ 1,668,000	
BUILDING -					
EXCAVATION AND BUILDING PAD	54,300	\$ 9.52	2.8%	\$ 516,936	
SUBSTRUCTURE	54,300	\$ 21.66	6.4%	\$ 1,176,138	
SUPERSTRUCTURE	54,300	\$ 30.00	8.8%	\$ 1,629,000	
BUILDING ENVELOPE	54,300	\$ 60.88	17.9%	\$ 3,305,800	
INTERIOR CONSTRUCTION & FINISHES	54,300	\$ 62.00	18.3%	\$ 3,366,600	
SPECIAL ARCHITECTURAL SYSTEM	54,300	\$ 10.00	2.9%	\$ 543,000	
CONVEYING SYSTEMS	54,300	\$ 2.00	0.6%	\$ 108,600	
HVAC	54,300	\$ 31.00	9.1%	\$ 1,683,300	
CONTROLS	54,300	\$ 1.50	0.4%	\$ 81,450	
PLUMBING	54,300	\$ 16.00	4.7%	\$ 868,800	
ELECTRICAL	54,300	\$ 32.00	9.4%	\$ 1,737,600	
LOW VOLTAGE	54,300	\$ 6.00	1.8%	\$ 325,800	
FIRE PROTECTION	54,300	\$ 4.00	1.2%	\$ 217,200	
AQUATICS	6,000	\$ 200.00	6.5%	\$ 1,200,000	
TOTAL BUILDING COST	54,300	\$ 308.66	73%	\$ 16,760,224	
TOTAL BUILDING SUBTRADE COST	54,300	\$ 308.66	73%	\$ 16,760,224	
TOTAL SITE & BUILDING SUBTRADE COST	54,300	\$ 339.38	80%	\$ 18,428,224	
GENERAL CONDITIONS					
			% OF TOTAL SUBTRADE COST		
G.C. GENERAL CONDITIONS OH & P	54,300	\$ 27.15	8.0%	\$ 1,474,300	General Contractor Fees.
SITE SURVEY / CONSTRUCTION TESTING	54,300	\$ 3.39	1.0%	\$ 184,300	TESTING, SURVEYING, ETC.
DESIGN CONTINGENCY	54,300	\$ 36.99	10.0%	\$ 2,008,700	CONTINGENCY BUDGET DURING DESIGN
CONSTRUCTION CONTINGENCY	54,300	\$ 18.50	5.0%	\$ 1,004,300	CONTINGENCY BUDGET FOR CONSTRUCTOR
ESCALATION	54,300	\$ -	0.0%	\$ -	NO ESCALATION
TOTAL HARD COST	54,300	\$ 425.41		\$ 23,099,624	
OWNER'S COSTS					
			% OF TOTAL HARD COST		
PROFESSIONAL SERVICE FEES	54,300	\$ 38.29	9%	\$ 2,079,000	PROJECT CONSULTING FEES
OWNER'S DIRECT COST CONTINGENCY	54,300	\$ 4.25	1%	\$ 231,000	PERMITS, UTILITY CONNECTION FEES, COMPUTERS, COMMUNICATIONS, MISC. CONTINGENCY.
OWNER'S CAPITAL EQUIPMENT (FACILITY)	54,300	\$ 12.76	3%	\$ 693,000	FF & E (SIGNAGE, FURNISHINGS, ARTWORK, TABLES, CHAIRS, ETC.) NOTE: BASED ON PERCENTAGE OF BUILDING SUBTRADE COST
TOTAL OWNERS COSTS	54,300	\$ 55.30	13%	\$ 3,003,000	
TOTAL PROJECT COST	54,300	\$ 480.71	100%	\$ 26,102,624	

NOTES:
 Cost Opinion excludes soil remediation for foundations
 Cost Opinion includes no escalation
 Cost Opinion includes stormwater detention.
 Cost Opinion excludes any environmental remediation
 Cost Opinion excludes work associate with the Tennis Courts and Ball Fields and Outdoor Pools and Equipment

OWNER'S COSTS					
	SF	COST PER SF	% OF TOTAL HARD COST	SUBTRADE COST	COMMENTS
PROFESSIONAL SERVICE FEES	54,300	\$ 38.29	9%	\$ 2,079,000	PROJECT CONSULTING FEES
OWNER'S DIRECT COST CONTINGENCY	54,300	\$ 4.25	1%	\$ 231,000	PERMITS, UTILITY CONNECTION FEES, COMPUTERS, COMMUNICATIONS, MISC. CONTINGENCY.
OWNER'S CAPITAL EQUIPMENT (FACILITY)	54,300	\$ 12.76	3%	\$ 693,000	FF & E (SIGNAGE, FURNISHINGS, ARTWORK, TABLES, CHAIRS, ETC.) NOTE: BASED ON PERCENTAGE OF BUILDING SUBTRADE COST
TOTAL OWNERS COSTS	54,300	\$ 55.30	13%	\$ 3,003,000	
TOTAL PROJECT COST	54,300	\$ 480.71	100%	\$ 26,102,624	



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