



City of **Upper
Arlington**[®]

Community Center Feasibility Study

Task Force Meeting
09 Dec. 2020

Introductions

Consultant Team



Community Center Feasibility Task Force



Front Row (from left): Chuck Manofsky, Matt Rule, Bill Westbrook, Greg Comfort, Nick Lashutka
Back Row: Todd Walter, Kelly Boggs-Lape, Supen Bowe, Margie Pizzuti, Linda Mauger, Merry Hamilton,
Linda Moulakis, Wendy Gomez, Brian Perera
Not Pictured: Dianne Albrecht, Yanitza Brongers-Marrero

Potential Sites Evaluation

Site control

Protects existing parkland

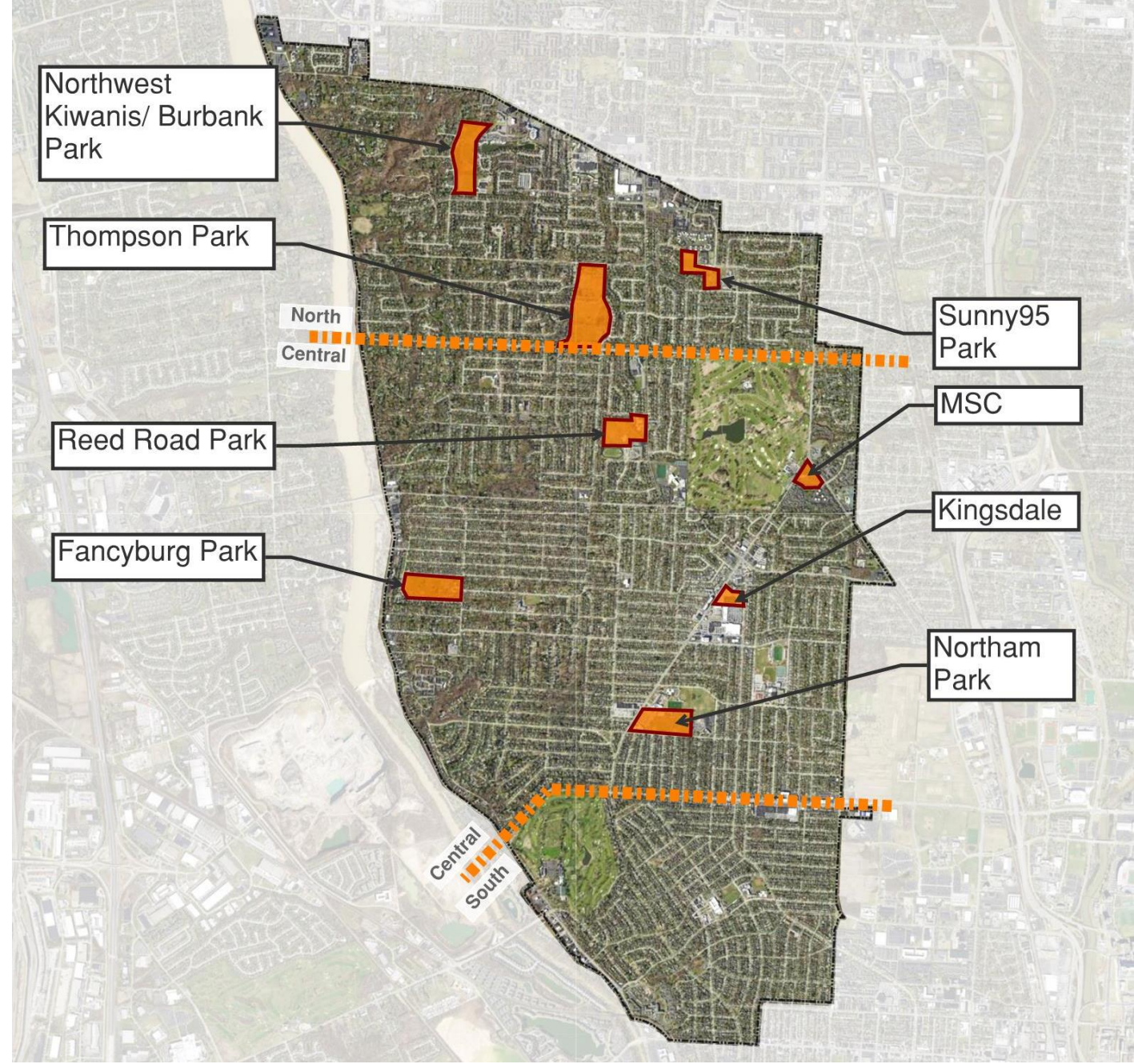
Ability for creative funding

Accessible to all modes of transportation

Supports multigenerational use

- Seniors
- Middle & high school students

Central location



Preferred Sites Selection

1. Kingsdale: 43 pts.

2. MSC: 38.5 pts.



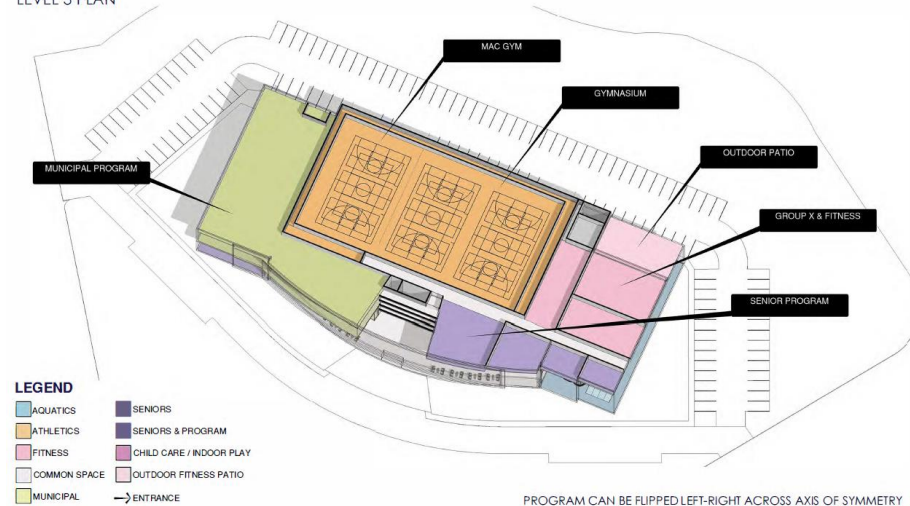
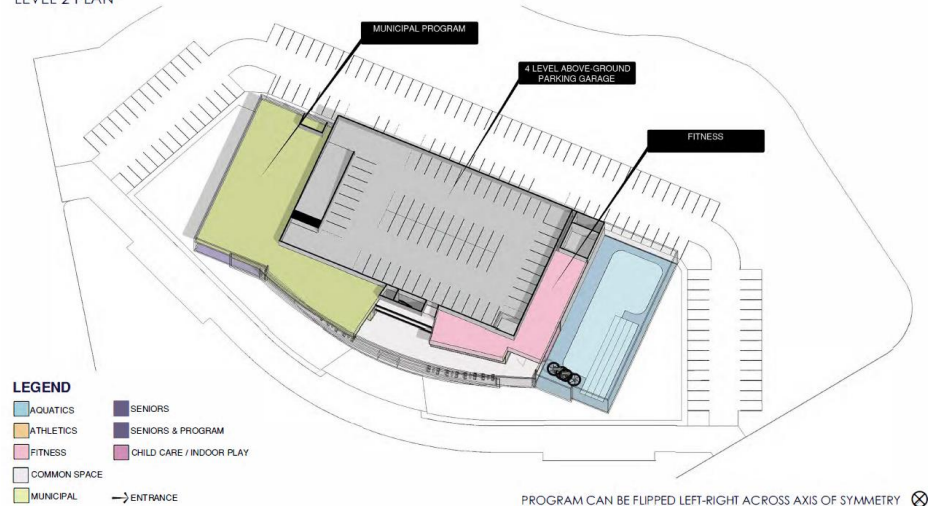
Preliminary Concept Development MSC



LEVEL 2 PLAN

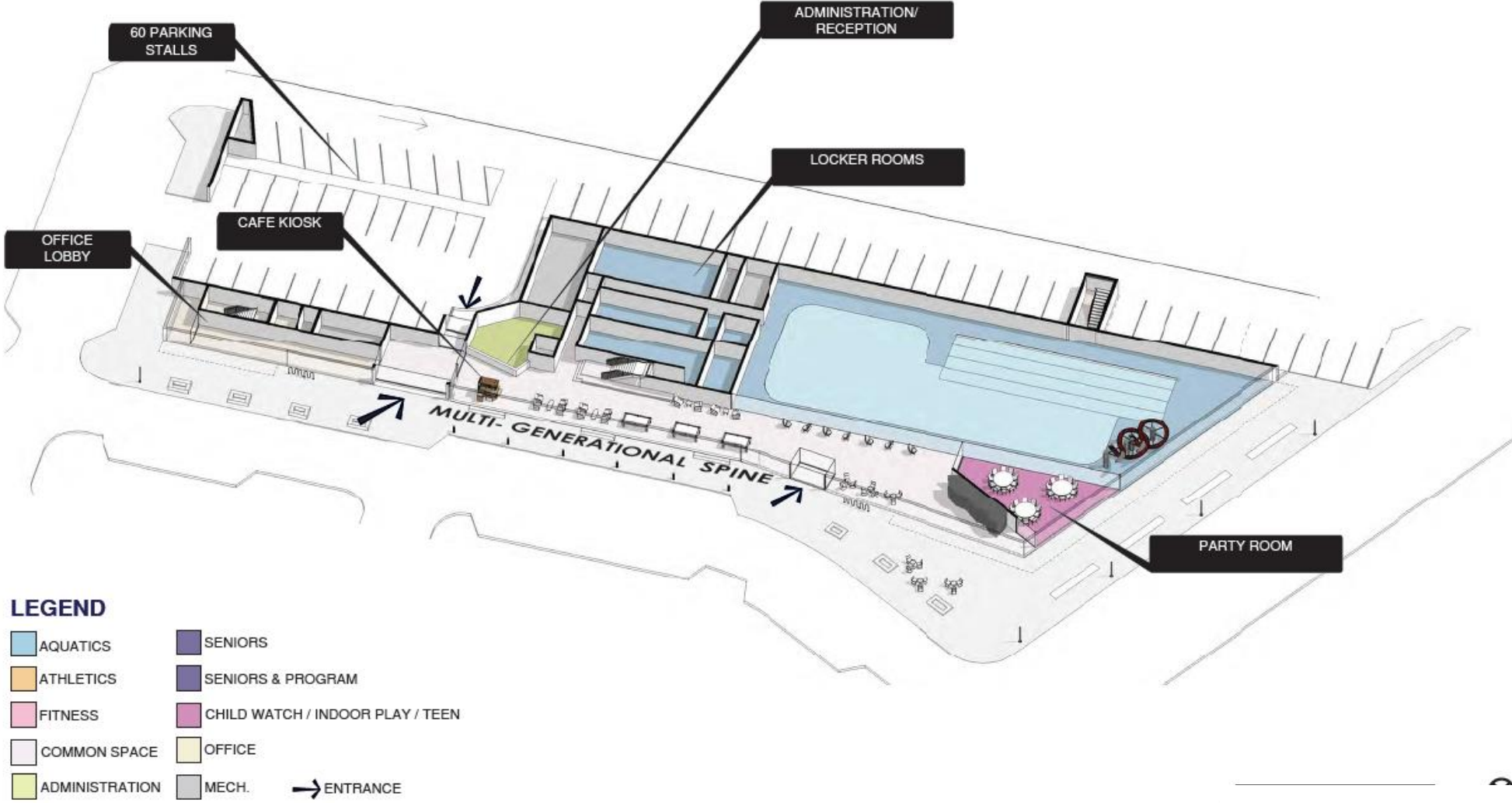


LEVEL 3 PLAN

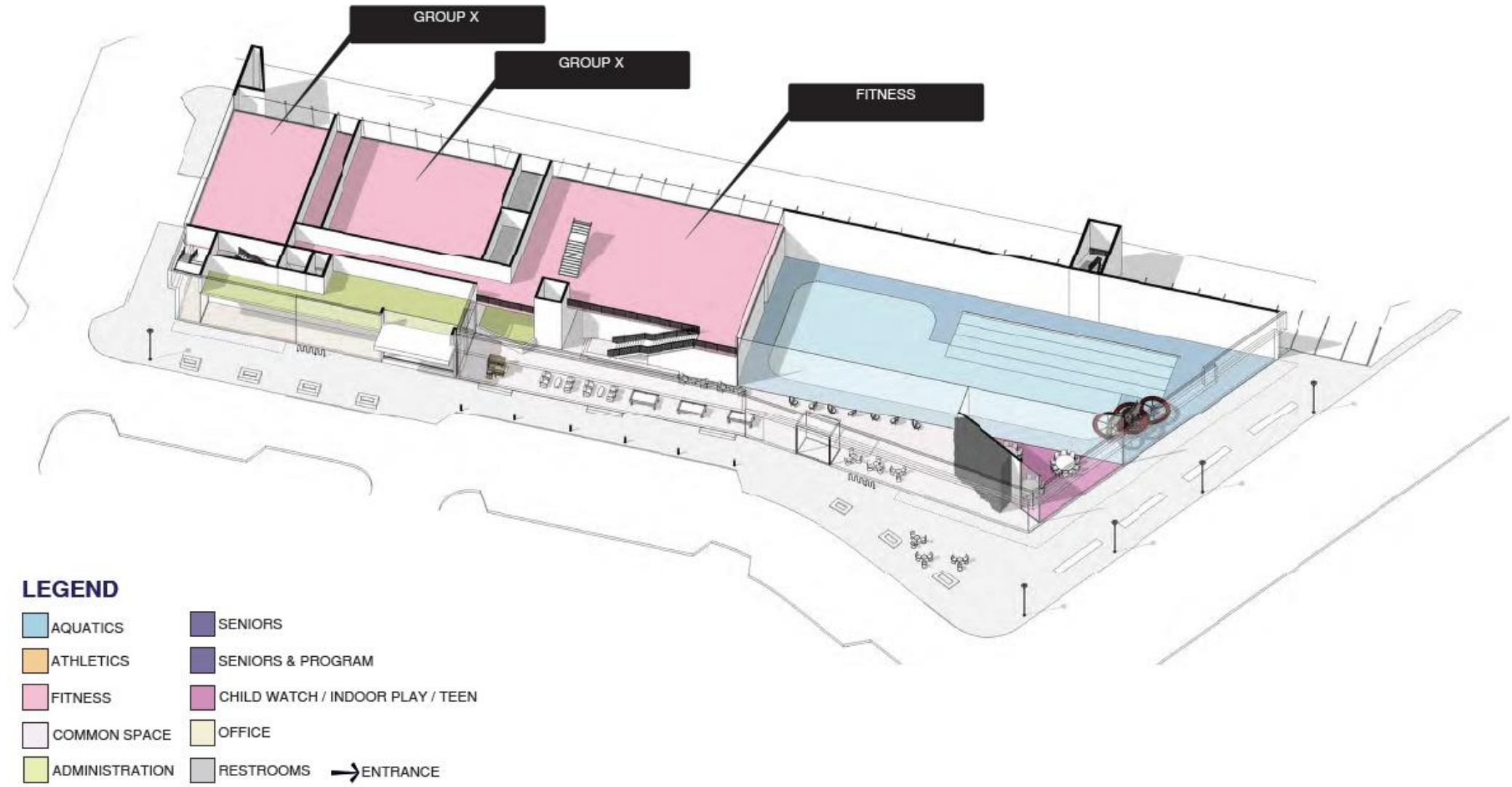




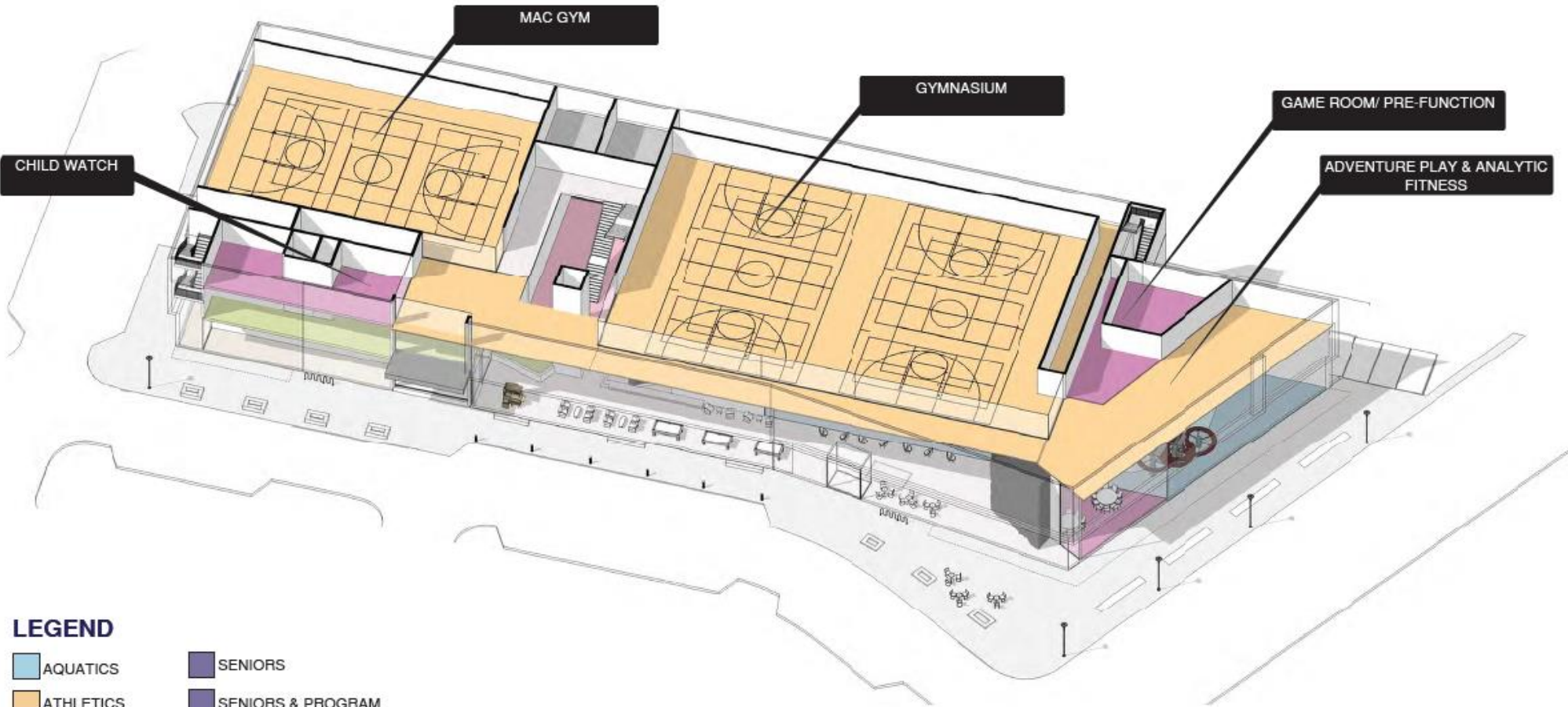
Ground Level Plan



Level 2



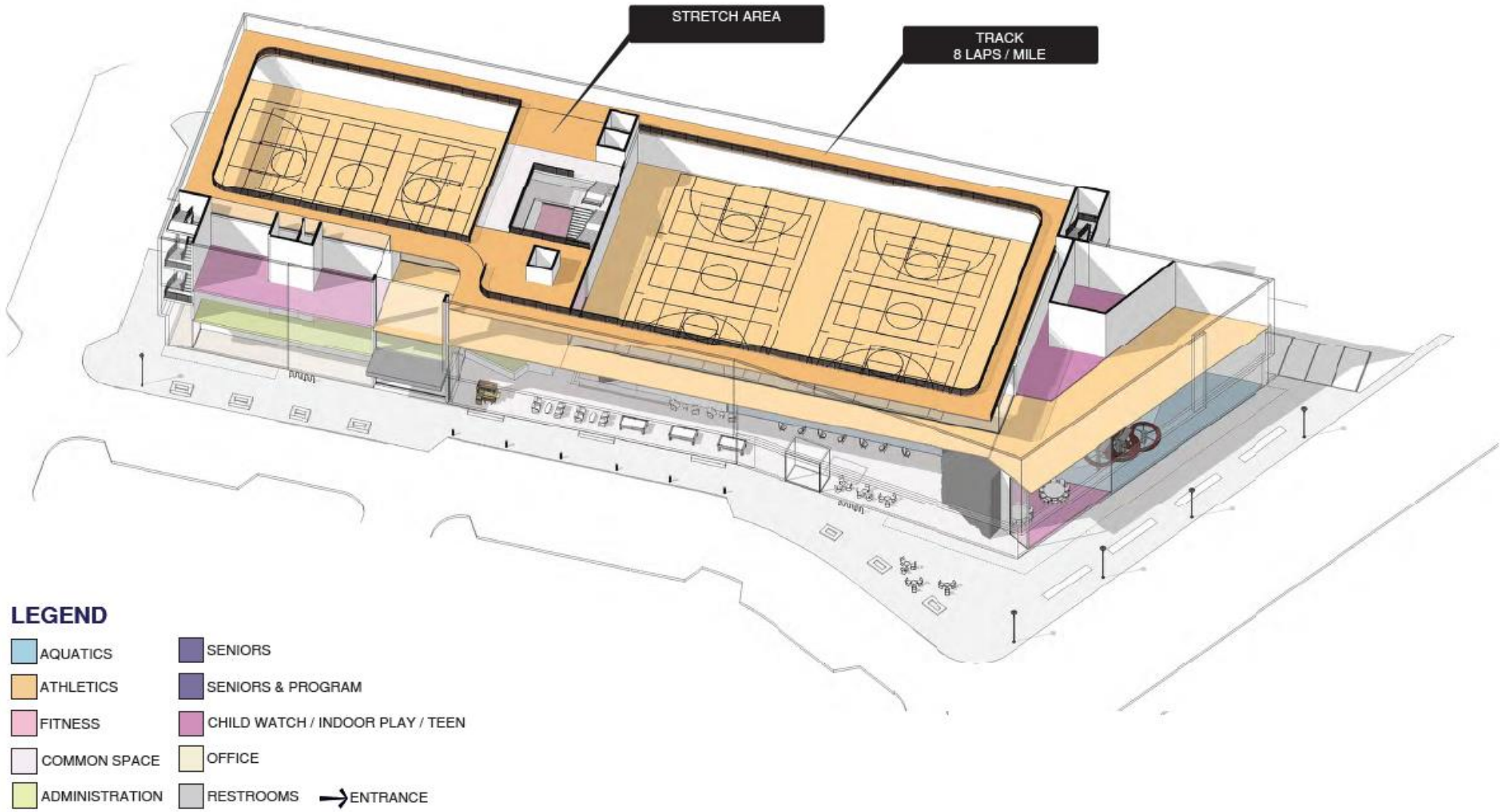
Level 3



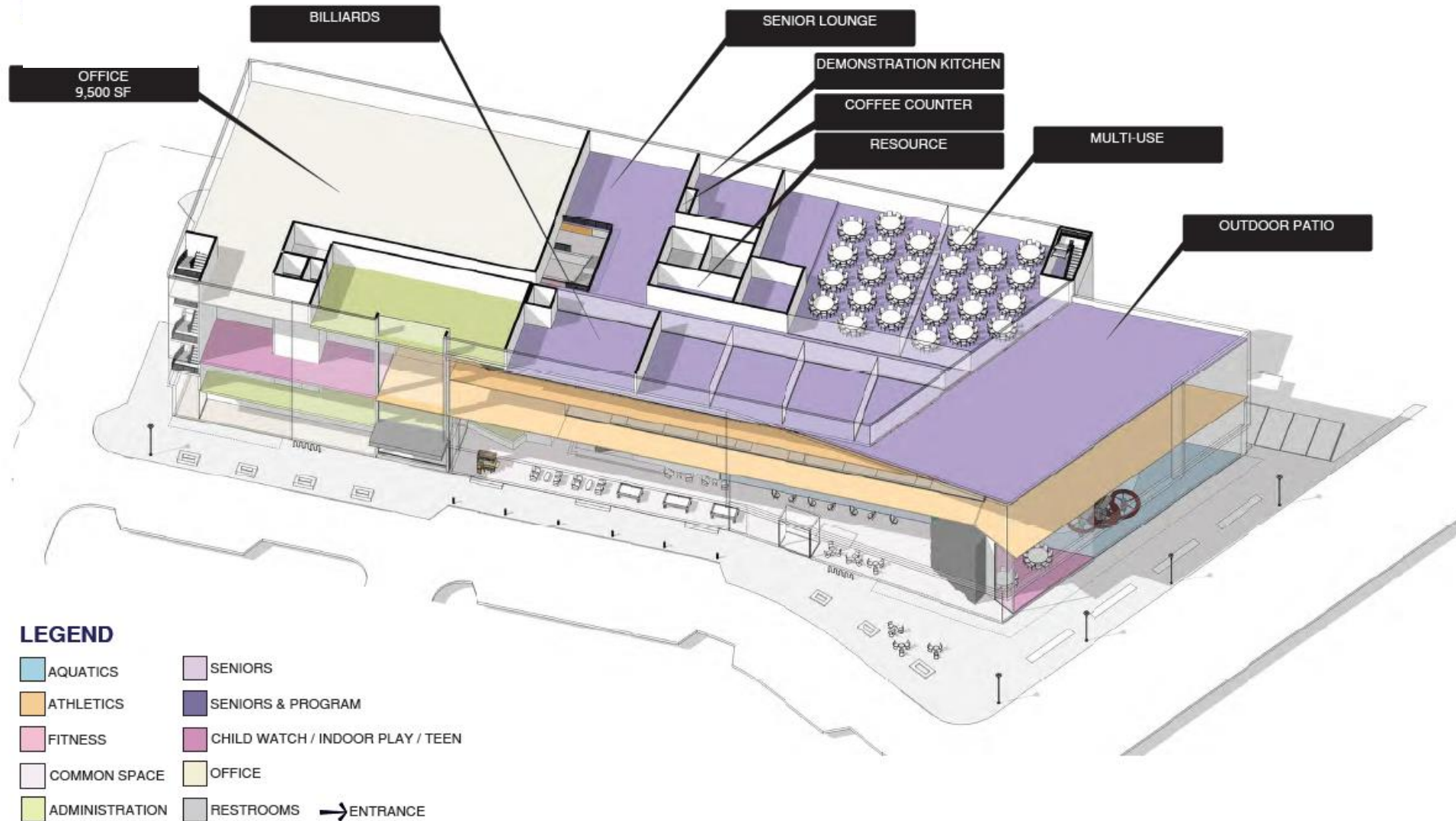
LEGEND

- | | |
|----------------|----------------------------------|
| AQUATICS | SENIORS |
| ATHLETICS | SENIORS & PROGRAM |
| FITNESS | CHILD WATCH / INDOOR PLAY / TEEN |
| COMMON SPACE | OFFICE |
| ADMINISTRATION | RESTROOMS/ LOCKER ROOMS |

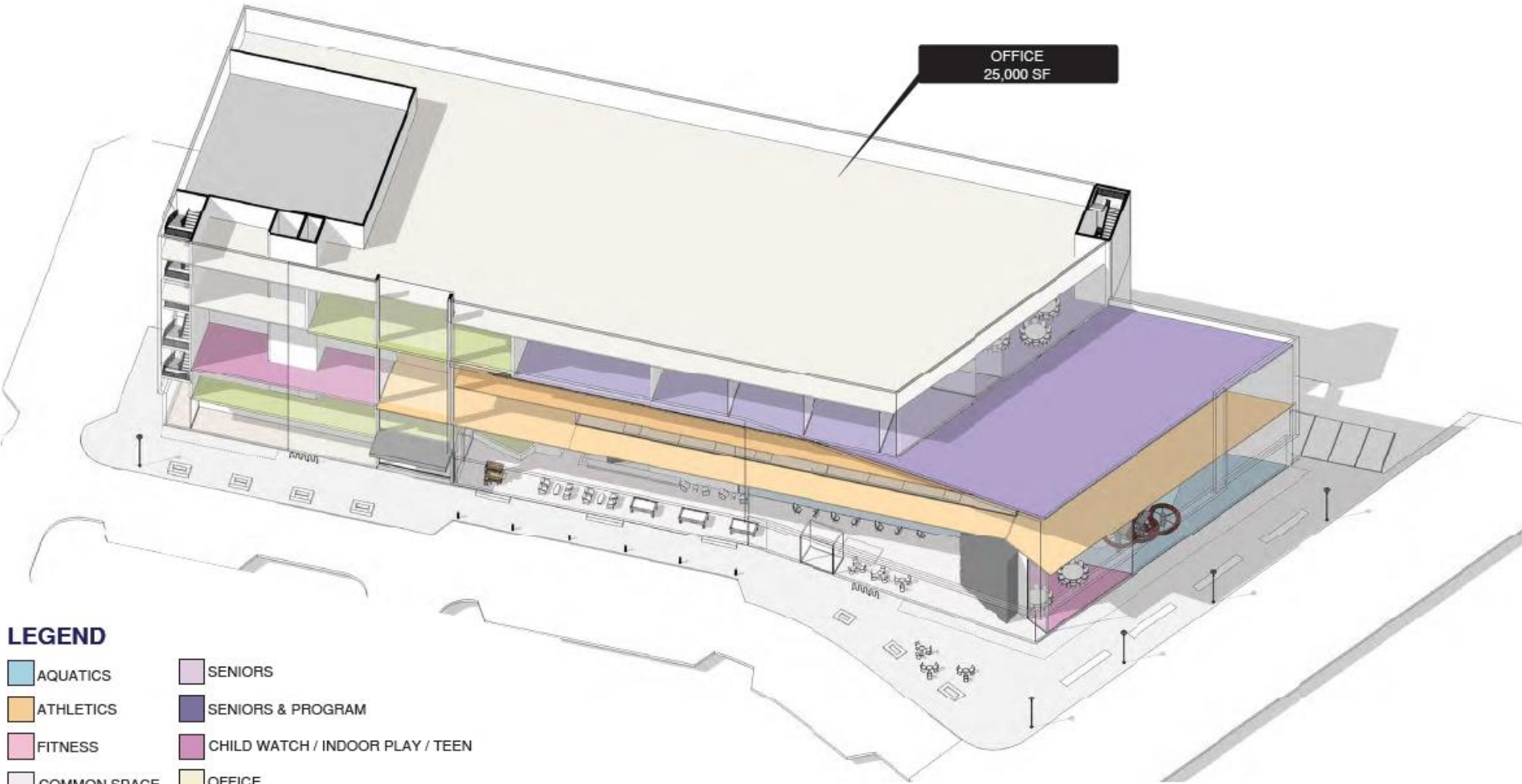
Level 4



Level 5



Level 6

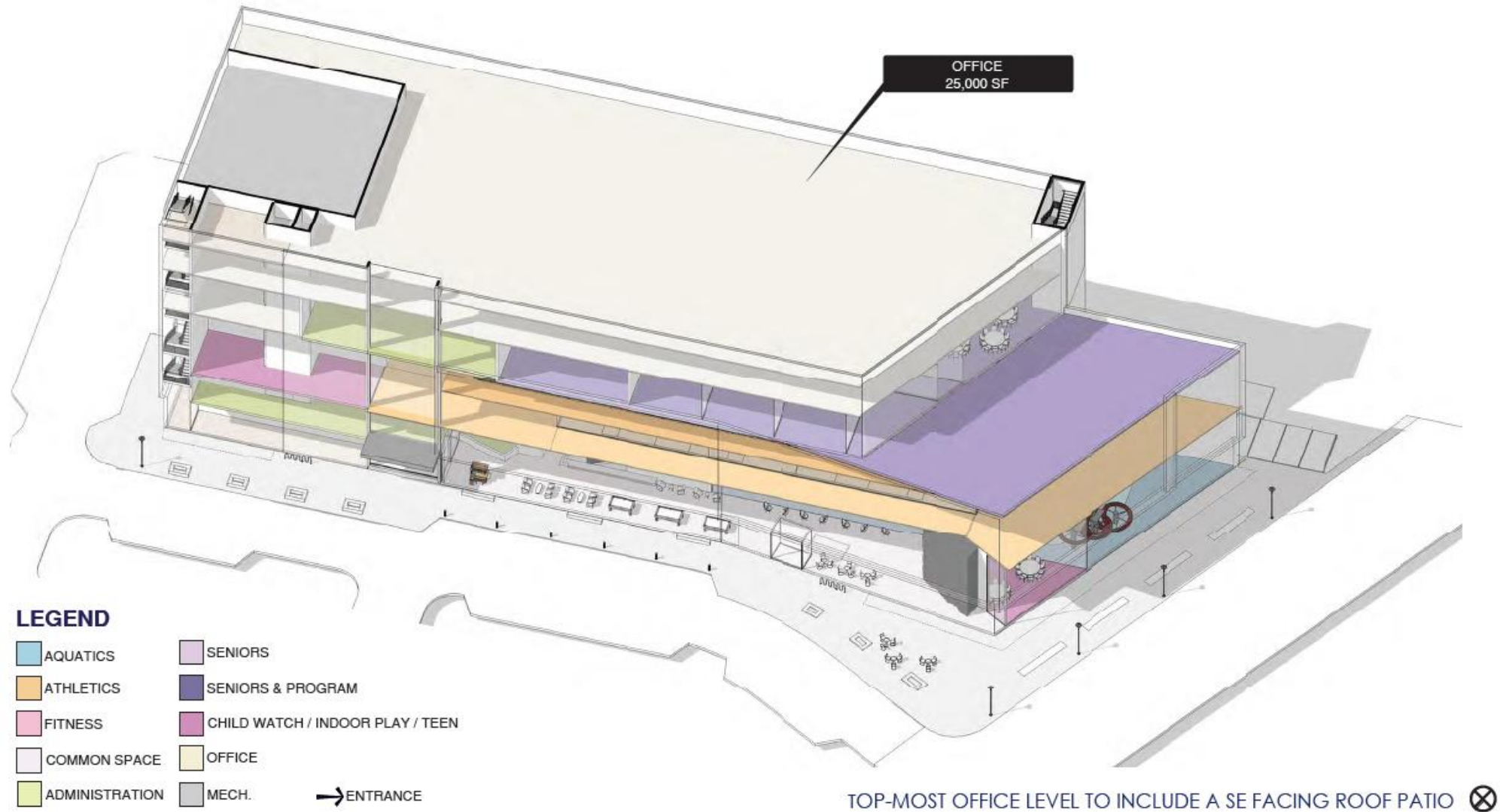


LEGEND

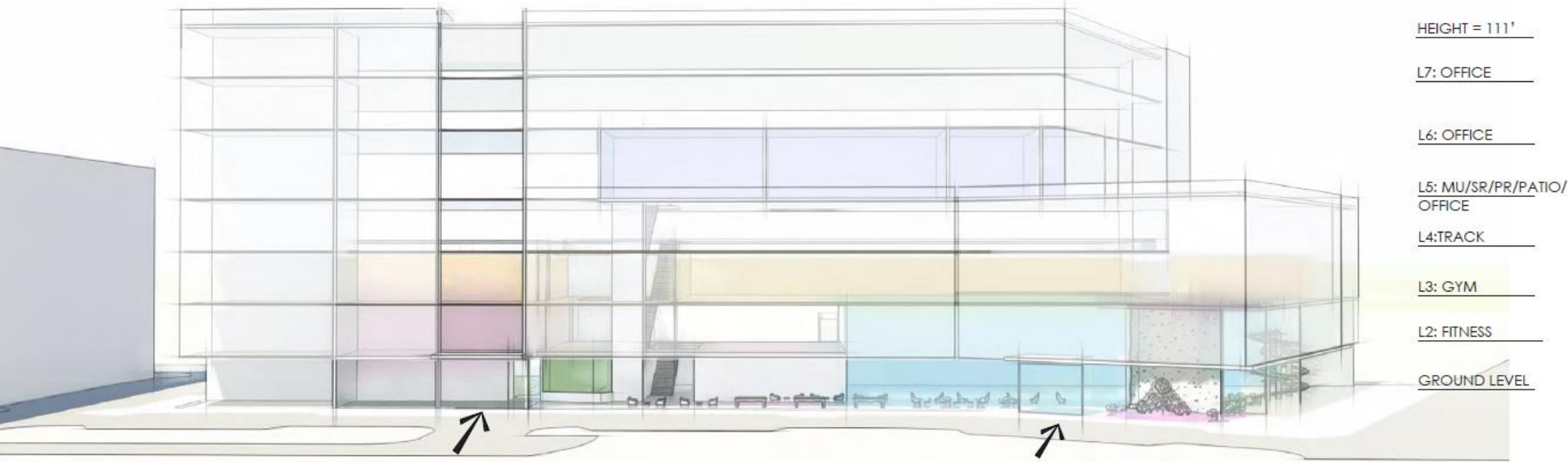
- | | |
|----------------|----------------------------------|
| AQUATICS | SENIORS |
| ATHLETICS | SENIORS & PROGRAM |
| FITNESS | CHILD WATCH / INDOOR PLAY / TEEN |
| COMMON SPACE | OFFICE |
| ADMINISTRATION | MECH. |
- ENTRANCE



Level 7



Massing Model



LEGEND

- AQUATICS
- ATHLETICS
- OFFICE
- ADMINISTRATION
- FITNESS
- SENIORS & PROGRAM
- CHILD WATCH / INDOOR PLAY / TEEN
- ENTRANCE



Community Center Proposed Amenities

Lobby



Community Center Proposed Amenities

Combination Pool



Community Center Proposed Amenities

Gym, Track and Adventure Play



Community Center Proposed Amenities

Gym, Track and Adventure Play



Community Center Proposed Amenities

Senior Program



Community Center Proposed Amenities

Multi-Use Room



Community Center Proposed Amenities

Outdoor Patio



Preliminary Project Budget – Comparison

PRELIMINARY ORDER OF MAGNITUDE BUDGET - MSC SITE & KINGSDALE SITE

12/2/2020

DESCRIPTION	MSC SITE (COMMUNITY CENTER, CITY ADMINISTRATION, POLICE)	KINGSDALE SITE (COMMUNITY CENTER)
AREA - SQUARE FEET	128,700	95,300
TOTAL HARD CONSTRUCTION COST	\$68,291,400	\$43,858,900
SOFT COSTS (1)	\$8,195,000	\$6,578,900
TOTAL PROJECT BUDGET (2)	\$76,486,400	\$50,437,800
ESCALATION (3)	\$5,736,480	\$3,782,835
TOTAL PROJECT BUDGET WITH ESCALATION	\$82,222,880	\$54,220,635

FOOTNOTES:

1. Soft Costs include Professional Services Fees (architects/engineers, specialty consultants, legal, etc.), Furnishings and Equipment, and Owner Contingency.
2. Project Budget includes 10% Design Contingency, 3% Construction Contingency, and 3% Owner Contingency.
3. Escalation is factored at 7.5% (2.5 years at 3% per year)

DRAFT Full Potential Proforma

Pro Forma Revenues & Expenditures

UPPER ARLINGTON COMMUNITY CENTER

BASELINE: REVENUES AND EXPENDITURES

Assumptions:

- Based on current size, design, partnerships and participation level
- 3% market capture for memberships
- 70% program capacity

Revenues	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Passes	\$2,282,644.20	\$2,396,776.41	\$2,492,647.47	\$2,592,353.37	\$2,670,123.97	\$2,750,227.68
Youth Programs	\$388,449.00	\$407,871.45	\$424,186.31	\$441,153.76	\$454,388.37	\$468,020.02
Adult Programs	\$124,665.00	\$130,898.25	\$136,134.18	\$141,579.55	\$145,826.93	\$150,201.74
Seniors	\$246,218.00	\$258,528.90	\$268,870.06	\$279,624.86	\$288,013.60	\$296,654.01
Aquatics	\$85,855.00	\$90,147.75	\$93,753.66	\$97,503.81	\$100,428.92	\$103,441.79
Health & Wellness	\$126,845.00	\$133,187.25	\$138,514.74	\$144,055.33	\$148,376.99	\$152,828.30
Therapeutic Recreation	\$8,070.00	\$8,473.50	\$8,812.44	\$9,164.94	\$9,439.89	\$9,723.08
Rental / Other	\$87,885.00	\$92,279.25	\$95,970.42	\$99,809.24	\$102,803.51	\$105,887.62
Total	\$3,350,631.20	\$3,518,162.76	\$3,658,889.27	\$3,805,244.84	\$3,919,402.19	\$4,036,984.25

Expenditures	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Personnel Services	\$1,686,562.29	\$1,754,024.79	\$1,824,185.78	\$1,897,153.21	\$1,973,039.34	\$2,051,960.91
Supplies	\$173,500.00	\$178,705.00	\$184,066.15	\$189,588.13	\$195,275.78	\$201,134.05
Other Services & Charges	\$1,117,476.42	\$1,162,175.48	\$1,208,662.50	\$1,257,009.00	\$1,307,289.36	\$1,359,580.93
Total	\$2,977,538.72	\$3,094,905.27	\$3,216,914.43	\$3,343,750.34	\$3,475,604.48	\$3,612,675.90

Capital Outlay	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Maintenance Endowment Fund (5% of revenue)	\$167,531.56	\$175,908.14	\$182,944.46	\$190,262.24	\$195,970.11	\$201,849.21
Total	\$167,531.56	\$175,908.14	\$182,944.46	\$190,262.24	\$195,970.11	\$201,849.21

Total Gain / Loss (less Maint. Endowment Fund)	\$205,560.92	\$247,349.36	\$259,030.38	\$271,232.26	\$247,827.60	\$222,459.14
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Total Cost Recovery	107%	108%	108%	108%	107%	106%
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DRAFT Proforma with Market Stress Test

Pro Forma Revenues & Expenditures

UPPER ARLINGTON COMMUNITY CENTER

BASELINE: REVENUES AND EXPENDITURES

Assumptions:

Reductions from Full Potential Proforma:

- 33% in memberships
- 50% daily admission
- 20% program capacity
- 33% - 50% in rentals

Revenues	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Passes	\$1,514,569.60	\$1,590,298.08	\$1,653,910.00	\$1,720,066.40	\$1,771,668.40	\$1,824,818.45
Youth Programs	\$276,358.00	\$290,175.90	\$301,782.94	\$313,854.25	\$323,269.88	\$332,967.98
Adult Programs	\$88,383.00	\$92,802.15	\$96,514.24	\$100,374.81	\$103,386.05	\$106,487.63
Seniors	\$173,879.00	\$182,572.95	\$189,875.87	\$197,470.90	\$203,395.03	\$209,496.88
Aquatics	\$70,615.00	\$74,145.75	\$77,111.58	\$80,196.04	\$82,601.92	\$85,079.98
Health & Wellness	\$126,845.00	\$133,187.25	\$138,514.74	\$144,055.33	\$148,376.99	\$152,828.30
Therapeutic Recreation	\$5,610.00	\$5,890.50	\$6,126.12	\$6,371.16	\$6,562.30	\$6,759.17
Rental / Other	\$46,012.50	\$48,313.13	\$50,245.65	\$52,255.48	\$53,823.14	\$55,437.83
Total	\$2,302,272.10	\$2,417,385.71	\$2,514,081.13	\$2,614,644.38	\$2,693,083.71	\$2,773,876.22

Expenditures	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Personnel Services	\$1,686,433.11	\$1,753,890.44	\$1,824,046.06	\$1,897,007.90	\$1,972,888.21	\$2,051,803.74
Supplies	\$156,500.00	\$161,195.00	\$166,030.85	\$171,011.78	\$176,142.13	\$181,426.39
Other Services & Charges	\$960,944.94	\$999,382.74	\$1,039,358.05	\$1,080,932.37	\$1,124,169.67	\$1,169,136.45
Total	\$2,803,878.06	\$2,914,468.18	\$3,029,434.96	\$3,148,952.04	\$3,273,200.01	\$3,402,366.59

Capital Outlay	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Maintenance Endowment Fund (5% of revenue)	\$115,113.61	\$120,869.29	\$125,704.06	\$130,732.22	\$134,654.19	\$138,693.81
Total	\$115,113.61	\$120,869.29	\$125,704.06	\$130,732.22	\$134,654.19	\$138,693.81

Total Gain / Loss (less Maint. Endowment Fund)	(\$616,719.56)	(\$617,951.76)	(\$641,057.88)	(\$665,039.89)	(\$714,770.48)	(\$767,184.18)
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Total Cost Recovery	79%	80%	80%	80%	79%	78%
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DRAFT Membership Rates

Membership Type	Rate Type	Resident		Non-Resident		Description
		Monthly	Annual	Monthly	Annual	
Basic Member	Individual	\$ 27.00	\$ 259.00	\$ 35.10	\$ 336.70	Unlimited use of facility during open recreation times Priority registration for most programs / classes (1 wk)
	Couple	\$ 46.00	\$ 442.00	\$ 59.80	\$ 574.60	
	Family of 4	\$ 70.00	\$ 672.00	\$ 91.00	\$ 873.60	
	Senior	\$ 20.00	\$ 192.00	\$ 26.00	\$ 249.60	
Premier Member	Individual	\$ 45.00	\$ 432.00	\$ 58.50	\$ 561.60	Unlimited use of the Facility during all open recreation times Priority registration on most programs/classes (1 wk) Premier member-only extended hours 10 free guest passes Free Child Watch package for children ages 2-12 Drop-in Group Fitness classes package
	Couple	\$ 78.00	\$ 749.00	\$ 101.40	\$ 973.70	
	Family of 4	\$ 119.00	\$ 1,142.00	\$ 154.70	\$ 1,484.60	
	Senior	\$ 34.00	\$ 326.00	\$ 44.20	\$ 423.80	
Senior Social	Senior	-	\$ 48.00	-	\$ 62.40	Access to senior lounge area for social activities
Senior Healthy Lifestyle	Senior	-	\$ 96.00	-	\$ 124.80	Use of full facility during off-peak times
Additional Child	Family	\$ 10.00	\$ 96.00	\$ 13.00	\$ 124.80	Each additional child added to family membership

Upcoming Dates

Council Presentation

December 16, 7:30 pm

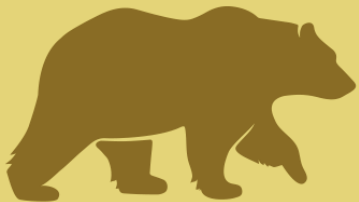
Council Presentation

January 11, 7:30 pm



Thank You

- Provide additional feedback at: parks@uaoh.net
- Find additional information at: uacommunitycenter.com



City of **Upper
Arlington**[®]