

Scenario	Capital Cost	Footprint	Treated Building GSF	Treated Building Volume (GSF) ***	Utility Costs	Maintenance Costs	Full-Time Staff Required****	Staff Costs (Short and long term benefits included.)	Total Annual Cost**	Average Actual Revenue*****
Indoor rec pool, lap pool, wading pool. Outdoor rec and wading pools and splash pad.	\$25M	60000	40000	800000	\$525,000	\$600,000	16 to 18	\$1,000,000 -\$1,120,000	\$3,472,132	N/A
Indoor lap pool. Outdoor rec and wading pool, and splash pad. No bubble.	\$13M	45000	20000	400000	\$225,000	\$300,000	5 to 7	\$355,000-\$475,000	\$1,580,512	N/A
Outdoor rec/lap/wading pools and splash pad. Bubble just rec/lap/wading pools. New bathhouse needed.	\$12M	40000	30000	1200000	\$210,000	\$400,000	14 to 16	\$880,000-\$1,000,000	\$2,136,620	N/A
Outdoor rec/lap/wading pool and splash pad. Bubble rec/lap/wading pool and splash pad. New bathhouse needed.	\$12.25M	45000	35000	1400000	\$250,000	\$425,000	16 to 18	\$1,000,000 -\$1,120,000	\$2,335,096	N/A
Outdoor rec/wading pool and splash pad. Bubble just the lap pool. New bathhouse needed.	\$11.75M	45000	20000	600000	\$160,000	\$350,000	5 to 7	\$355,000-\$475,000	\$1,498,156	N/A
Outdoor rec/lap/wading pools and splash pad. No bubble.	\$5M*	45000	5000	5000	\$20,000	\$100,000	3 to 4	\$176,129	\$296,129	\$100,000

*Assumed to be CPA funded, with no annual bond costs impacting the city budget.

**Annual P&I assumes a 30-year bond at 3.5%.

***Bubble 40 feet tall

***Building 20 feet tall

****Staff required based on comparable models in other municipal aquatic facilities.

***** The below table was used for rough average annual revenue.

Gath Pool Revenue Summer 17,18,19			
	Summer 2017	Summer 2018	Summer 2019 to date (6/1-8/14)
Season & Daily Permit Sales	\$71,719.00	\$67,847.00	\$58,704.00
Swim Lesson Sales	\$35,219.00	\$29,189.00	\$25,769.00
Total Pool Revenues	\$106,938.00	\$97,036.00	\$84,473.00
Gath Pool Daily Passes Sold Summer 17,18,19			
	Summer 2017	Summer 2018	Summer 2019 to date (6/1-8/14)
# Total Daily Passes Sold	2777	3033	2369
Revenue- Daily Passes Only	\$14,600.00	\$16,298.00	\$13,050.00

Aquatics Program Manager	100,000.00
Facility General Manager	80,000.00
Facility Assistant General Manager	70,000.00
Membership Coordinator/Clerk	60,000.00
Custodian 6am-2pm M-F	55,000.00
Custodian 2pm-10pm M-F	55,000.00
Part-time custodian Sat/Sun	25,000.00
Lifeguard	60,000.00
Lifeguard	60,000.00
Lifeguard	60,000.00
Lifeguard	60,000.00
Lifeguard	60,000.00
Lifeguard	60,000.00
Lifeguard	60,000.00
Swim Expert	65,000.00
Swim Expert	65,000.00
Swim Expert	65,000.00
Total	1,000,000.00

All staff costs include healthcare, dental, and actual and post employment benefits.

Indoor Pool Comps

Atkinson Pool Subury: 8-lane indoor lap pool only. No outdoor pool.
Kirrane Pool Brookline: 6-lane indoor lap pool, small diving well and small rec pool. No outdoor pool.

Beebe Aquatic Center Concord: 8-lane lap pool, diving well, warm water therapy pool, children's play pool. Two fitness rooms, and a fitness studio. No outdoor pool.

Bubble Comps

Boston Higashi School – Dimensions are 135' X 130' X 40'

Kingsbury - Kingsbury Club – Dimensions are 170' X 120' X 40'

Medfield Kingsbury Club – Dimensions are 170' X 120' X 40' (Newer Unit)

