



Aurora, Missouri Recreation and Event Center Operations Plan Assumptions

The following are assumptions that have been made in the development of the City of Aurora Recreation and Event Center and the operational plan. B*K takes a conservative approach when developing operational plans for proposed facilities.

- The current facility program includes a single gymnasium, fitness center, event space, administrative offices and auxiliary areas.
- The 5-year operational projection does not account for current staff (full-time or part-time), nor does it account for current programs (expenses or revenues).
- The anticipated completion of the Recreation and Event Center in late 2024. The budget B*K has developed is representative of the facility's first full year of operation, 2025.
- The presence of other providers in the market will remain the same.
- The facility will be operated by the City of Aurora. It is assumed that contract labor will be utilized for:
 - Preventative Maintenance – Weight & Cardio Equipment
- Full-time rates of compensation are based on conversations with the City. Salaries were placed at mid-point of the salary range.
- Part-time rates are reflective of the minimum wage scale with adjustments for inflation over the next 2 years.
- No internal chargebacks have been added to the operational plan. This would be fees assessed from other City Departments for things like IT, HR, etc.
- There is an annual allocation of funds to go to capital improvement of the facilities.
- Debt service and depreciation have not been factored into the operational plan.
- B*K has recommended a membership model for access to the facility, along the option for daily admissions.



Utilities (electric/gas):

- Electric/gas were factored at \$2.50 per square foot for a total of 28,000 square feet.

Capital Improvement / Renovation Allocation

- \$50,000 per year
- In the 5-year operational model this is illustrated as an accumulated dollar figure.

Full Time Staffing

Positions	Positions	Compensation	Total
Parks and Rec Director	.75	\$64,967	\$48,725
Recreation Coordinator	1	\$44,343	\$44,343
Maintenance/Custodian	1	\$36,672	\$36,672
Sub-Total +35% for Benefits	2.75		\$175,149

Part Time Staffing

Positions	Hourly Rate
Building Supervisor	\$16.00
Front Desk	\$13.00
Fitness Attendant	\$13.00
Custodial	\$14.00
Instructors	VARIABLE

Week Assumptions

- Summer Hours – 14 Weeks
- School Year Hours – 36 Weeks
- Total Operational Year 50 Weeks

Operating Day:

- Monday-Thursday: 6:00A-9:00P 60 hours
- Friday: 6:00A-6:00P 12 hours
- Saturday: 8:00A-6:00P 10 hours
- Sunday: 12:00-6:00P 6 hours
- Weekly Operational Hours: 88 hours



Daily Admission:

	Resident	Non-Resident
Youth	\$6.00	\$6.00
Adult	\$10.00	\$10.00
Senior	\$6.00	\$6.00

10-Punch Pass:

	Resident	Non-Resident
Youth	\$48.00	\$48.00
Adult	\$80.00	\$80.00
Senior	\$48.00	\$48.00

Annual Membership:

	Resident		Non-Resident	
	Monthly	Annual	Monthly	Annual
Youth	\$20.00	\$240.00	\$30.00	\$360.00
Adult	\$40.00	\$480.00	\$60.00	\$720.00
Household	\$60.00	\$720.00	\$90.00	\$1,080.00
Senior (60+)	\$20.00	\$240.00	\$30.00	\$360.00
Senior Couple	\$30.00	\$360.00	\$45.00	\$540.00

- Within the accompanying Excel document there are comparative numbers of other providers and their rate structure.
- In determining the final rate structure, the Town will need to balance the importance of minimizing a subsidy v. maximizing revenue potential.

In developing revenue numbers associated with membership it equates to the following:

- The total number of resident memberships reflected in the report is 240 which equates to approximately 490 individuals or 6.9% of the population.
- The total number of non-resident membership reflected in the report is 72 which equates to approximately 247 individuals or 0.3% of the population within a 1-hour drive, not including Aurora.



5-Year Cost Recovery Model

	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	\$578,787	\$607,726	\$638,113	\$670,018	\$703,519
Revenue	\$358,684	\$369,445	\$391,612	\$411,192	\$423,528
	(\$220,103)	(\$238,282)	(\$246,501)	(\$258,826)	(\$279,991)
Percentage	67.8%	66.5%	68.5%	67.8%	67.8%
Capital	\$50,000	\$100,000	\$150,000	\$200,000	\$250,000

DRAFT