

Belvidere Park District
Aquatic Facility Study
September 25, 2024



Process Overview

Counsilman-Hunsaker was retained by the Belvidere Park District for the purposes of conducting an aquatic center feasibility study to be located within the Park District. Since the closing of the William Grady Pool, a new swimming pool has been discussed as a possible addition to the District's recreational offerings.

The four basic aquatic user groups including Competition, Recreation, Instructional and Wellness/Therapy were discussed with District leadership and community stakeholders to provide their thoughts and desires for the new aquatic facility possibilities in Belvidere. Primary users were identified in all categories that would encompass amenities and spaces in a either an outdoor, seasonal or year-round, indoor aquatics center that could be multi-use and multi-purposed to meet a variety of needs. Identification of these users allowed for a prioritization of the preferred aquatic programs, activities, and amenities for the proposed aquatic areas with options for indoor competition and recreation.

The initial program considerations consisted of three varying scenarios that included outdoor aquatics, indoor aquatics or a combination indoor/outdoor aquatics center. This study is intended to assist the District in developing the appropriate programmatic design criteria for a future aquatic facility. It is important to recognize that the decisions made during the design process will likely last 40 years or more. Therefore, the final design solution should not focus just on the aquatic needs of today but create a flexible aquatic program that can adapt to address the changing aquatic amenity needs of the Belvidere Park District.



Project Scope



Project Scope

- Needs analysis
- Aquatic programming
- Operational Analysis

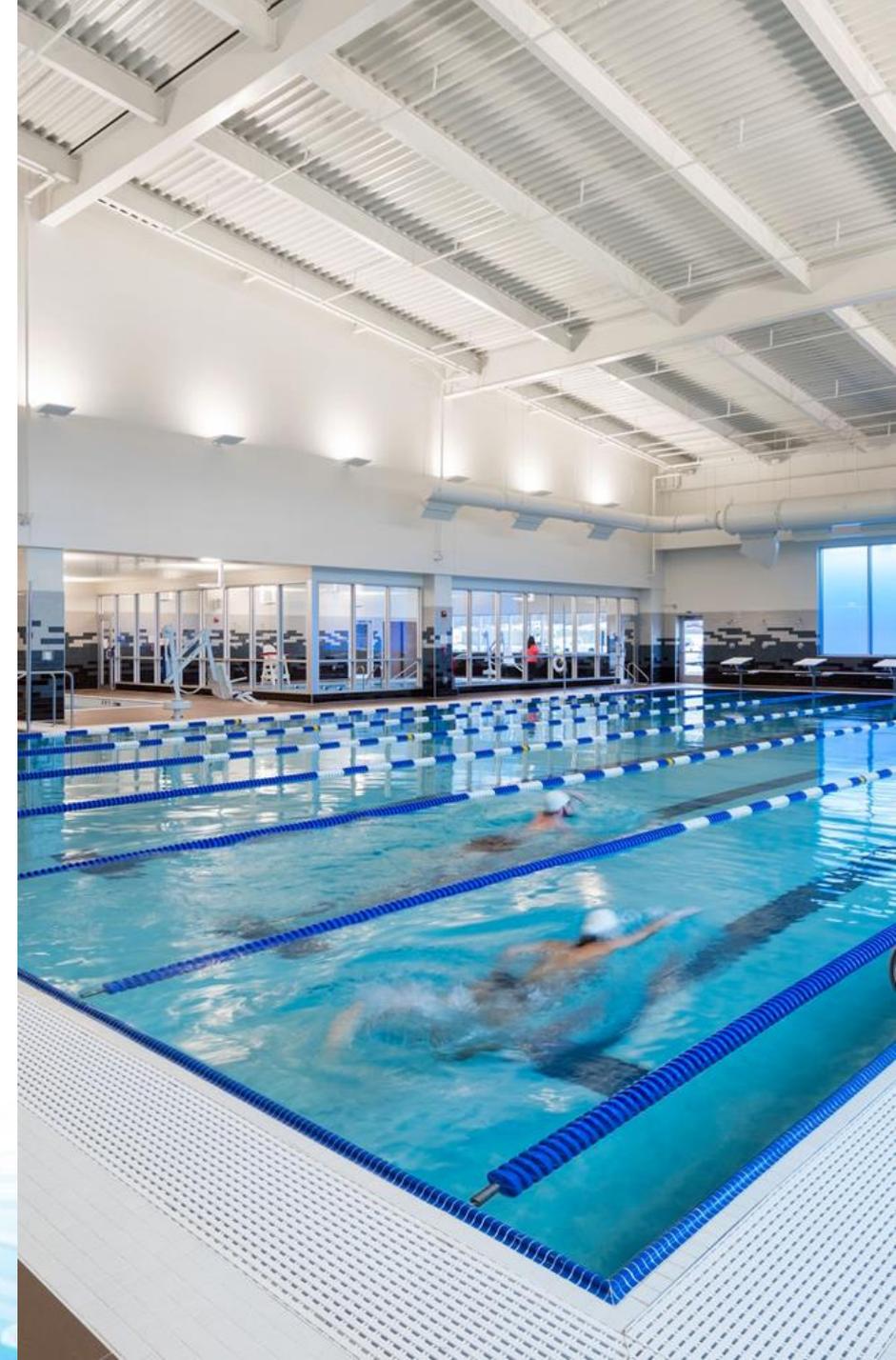


Initial Feedback



Project Feedback (Staff)

- **Community Needs:**
 - Public access to indoor and/or outdoor aquatic facilities
 - Longer aquatic season than currently available.
 - Universally designed facility for accessibility
 - Importance should be placed on special needs programs
 - Facility for local swim teams (no current options).
 - Water-based activities for summer camps and special needs programs.
 - Aquatic fitness classes like water aerobics.
 - Rental opportunities for birthday parties and other events.
 - Amenities for young children.



Project Feedback (Staff)

- **Existing Options:**
 - YMCA pool (outdated, inaccessible, limited depth)
 - Private pool in gated community
 - Indoor pool at YMCA in Loves Park (20 minutes away)
 - Peak Fitness (indoor/outdoor pools)
 - Pearl Lake
 - Dolphin Swim Club (lessons)
 - Rockford Park District pool (free admission)
 - High school pools (Belvidere and North Boone are out of district)
 - Genoa pool (discounted for Belvidere residents)
 - Woodstock waterpark



Project Feedback (Staff)

- **Previous Pool (William Grady Pool):**
 - Closed due to maintenance issues and declining attendance.
 - Residents liked features like a diving board, shallow area, and children's waterslide.
- **New Facility Considerations:**
 - Partnership options with local organizations (schools, veterans center, treatment facility).
 - Indoor pool for year-round use and consistent programming.
 - Outdoor pool (splash park or combination with indoor pool).
 - Dryside amenities like a walking track.
 - Financial feasibility - referendum may not pass without an indoor component.
 - School district as a potential partner for an indoor pool (long-term renter).
- **Location:**
 - Existing location has limitations.
 - Possible locations include attachment to Rivers Edge or combination with indoor turf facility at Prairie Fields.



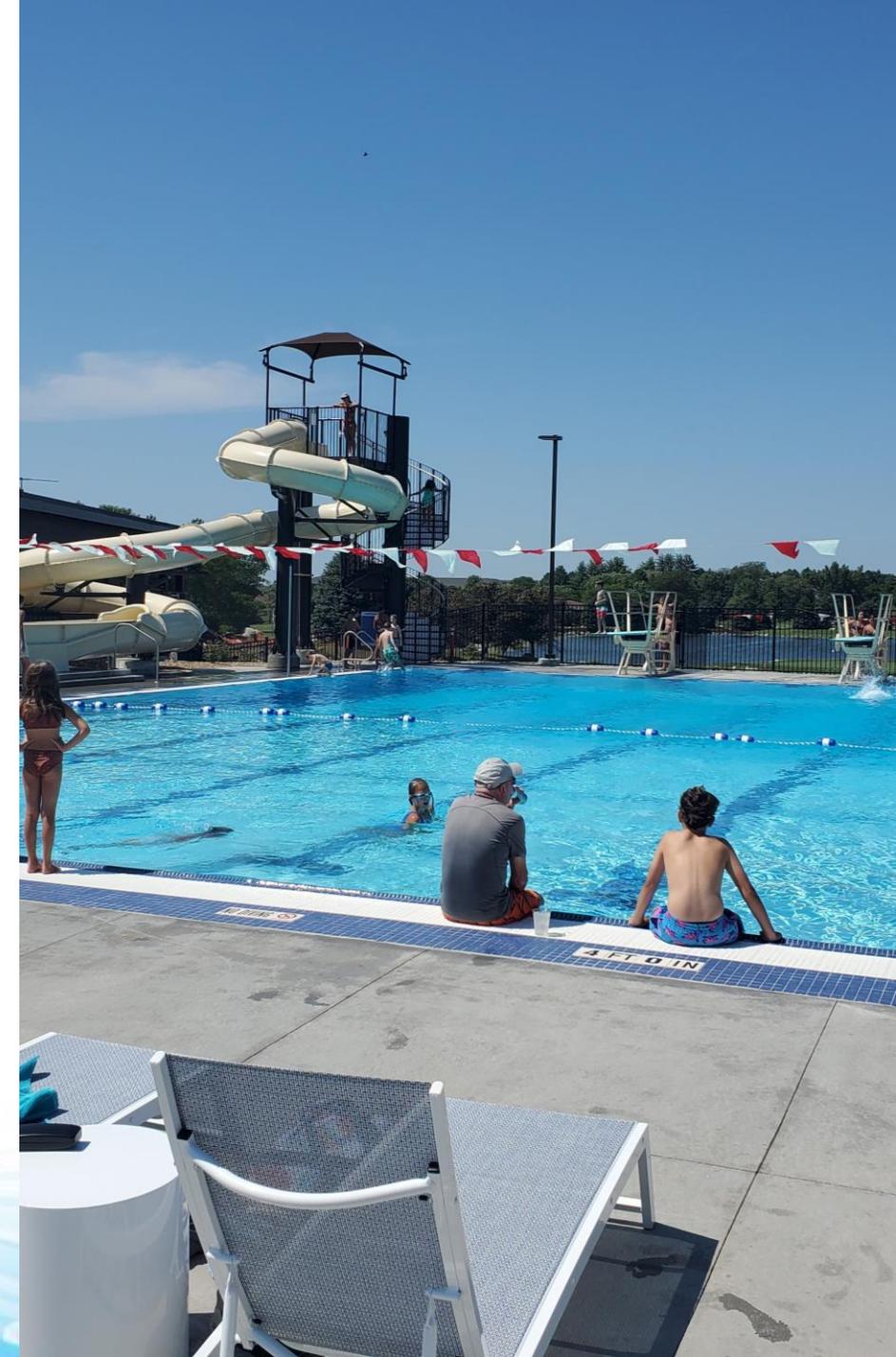
Project Feedback (Stakeholders)

▪ Current Challenges:

- Limited pool space restricts the Rockford Marlins Swim Team (79 swimmers) and high school teams (up to 50 swimmers).
- Belvidere YMCA's pool isn't ideal for competitive swimming due to water temperature, limited deck space, and lack of diving boards.
- High school teams (girls and boys) have limited practice times at the YMCA due to scheduling conflicts.
- Belvidere lacks facilities to host swim meets.

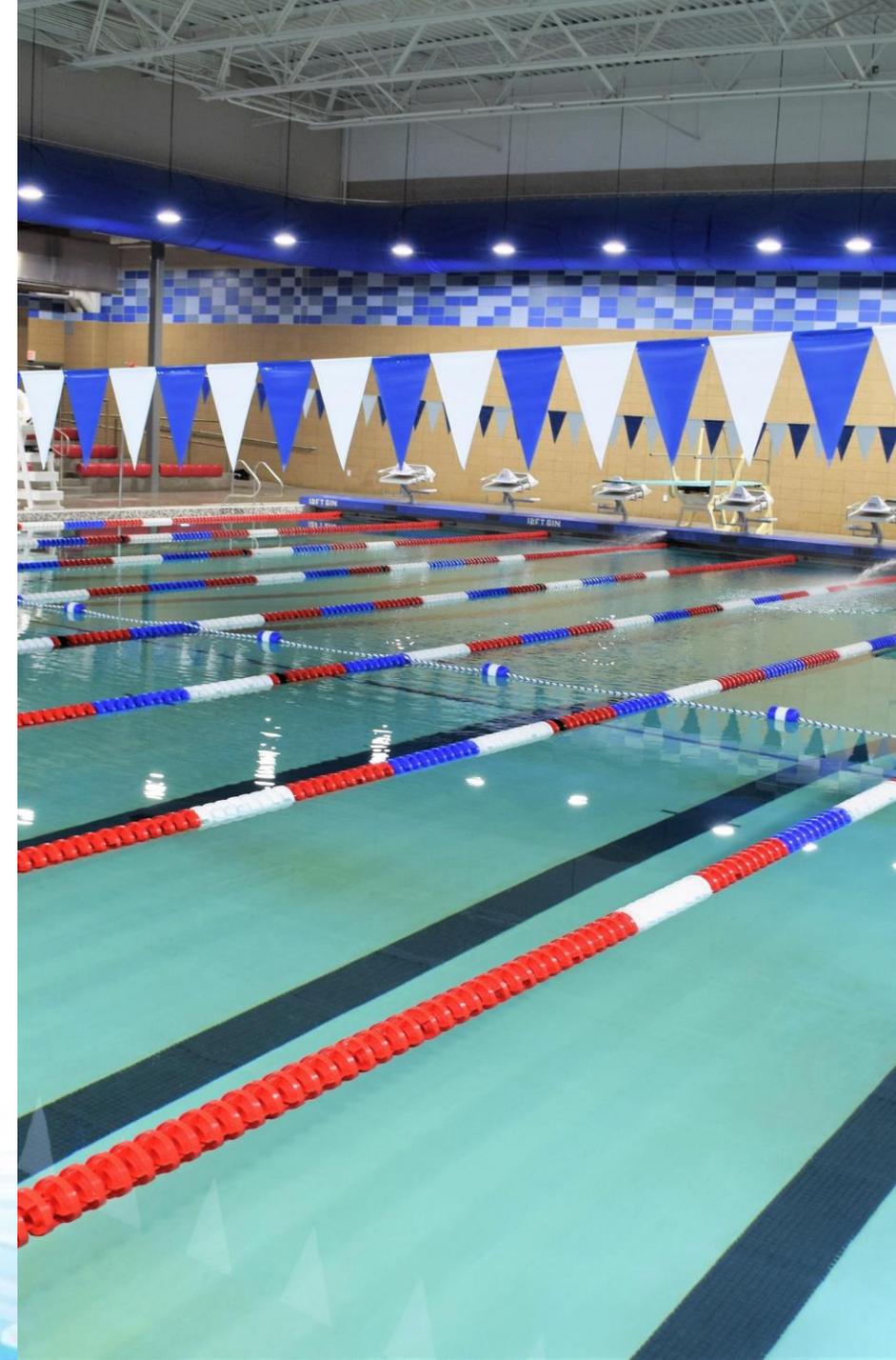
▪ Potential Benefits of a New Facility:

- Provide adequate practice space for the Rockford Marlins and high school teams.
- Accommodate diving with proper diving boards.
- Host swim meets, generating revenue for the facility.
- Offer ideal water temperatures for competitive swimming.
- Expand high school aquatic offerings (middle school and water polo).
- Provide dedicated lap lanes for adult fitness swimming in the evenings.



Project Feedback (Stakeholders)

- **Community Support:**
 - A new facility could create a multi-functional space appealing to a broader range of users.
 - Indoor facilities would offer year-round use, unlike outdoor options like Magic Waters or Peak Fitness.
 - High schools see this as an opportunity to expand their athletic offerings.
- **School District Involvement:**
 - The district isn't interested in building and operating its own pool.
 - Partnerships with the Park District for a combined facility are preferred.
- **Additional Considerations:**
 - The vision should prioritize both local needs and the potential to draw users regionally.
 - An indoor pool would be more attractive than an outdoor pool for year-round use.
 - Indoor space could be used by other sports teams for training and fitness.
 - Location should be visible and accessible to the community.



Project Feedback (Community Leaders)

- **Community Need:**
 - Desire for a public pool to offer children's swimming lessons and recreational opportunities
 - William Grady Pool is a missed amenity
- **Cost and Location:**
 - Balancing affordability and functionality is crucial.
 - Previous estimates were \$12 million for an outdoor pool and \$18 million for an indoor one.
 - Central location within Belvidere is preferred.
- **Accessibility:** The new facility should be accessible to all community members, including underprivileged populations.
- **Year-Round Use:** An indoor pool offers year-round programming unlike a seasonal outdoor option.
- **Public vs. Private Partnership:**
 - Partnering with gyms like Peak Fitness is an option to explore.
 - Avoiding limitations faced by YMCA members due to swim team schedules is a priority.



Project Feedback (Community Leaders)

- **Economic Impact:**
 - The facility can generate revenue through user fees from non-residents.
 - Improved amenities can increase property values.
- **Additional Considerations:**
 - The new facility should address the lack of local venues for competitive aquatic events.
 - Amenities can create a community hub and job opportunities for teenagers.
 - Partnerships for resident discounts at other pools were not well-received.
- **Possible Locations:**
 - Outdoor pool at the existing site
 - Indoor/mixed use facility at Prairie Fields



Board Feedback

- Belvidere residents need a new aquatic facility because more local pools are closing. They don't want anything that competes with Magic Waters or is designed for competition.
- Residents want a community-based facility with affordable swim lessons for children. An outdoor only or combination facility is ideal. Success would be voter support for a referendum to build it.
- An ideal facility would be affordable to operate, offer lap swimming, group classes, and space for park programming. It shouldn't be a destination aquatic center.
- A possible location is the Rivers Edge area which already has parking and other amenities. The facility could be remodeled to maximize space and potentially open to the outdoors.
- Key features could include a lap lane, zero depth entry for easy access, and a slide. Climbing walls, lazy rivers, and large zero depth entry areas are not desired. The facility should be well-publicized so residents know it exists.



Market Research

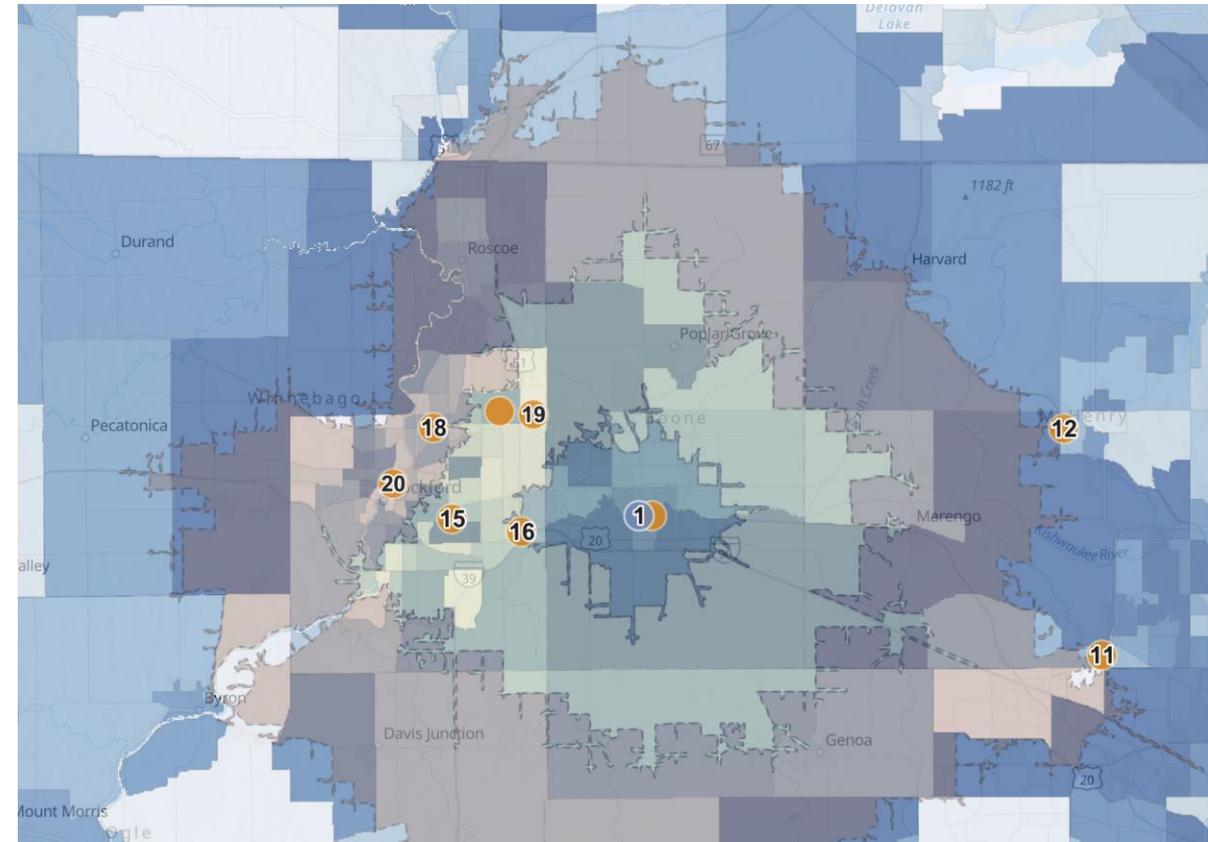
9/24/2024



Belvidere Township

Demographic Overview (2023)

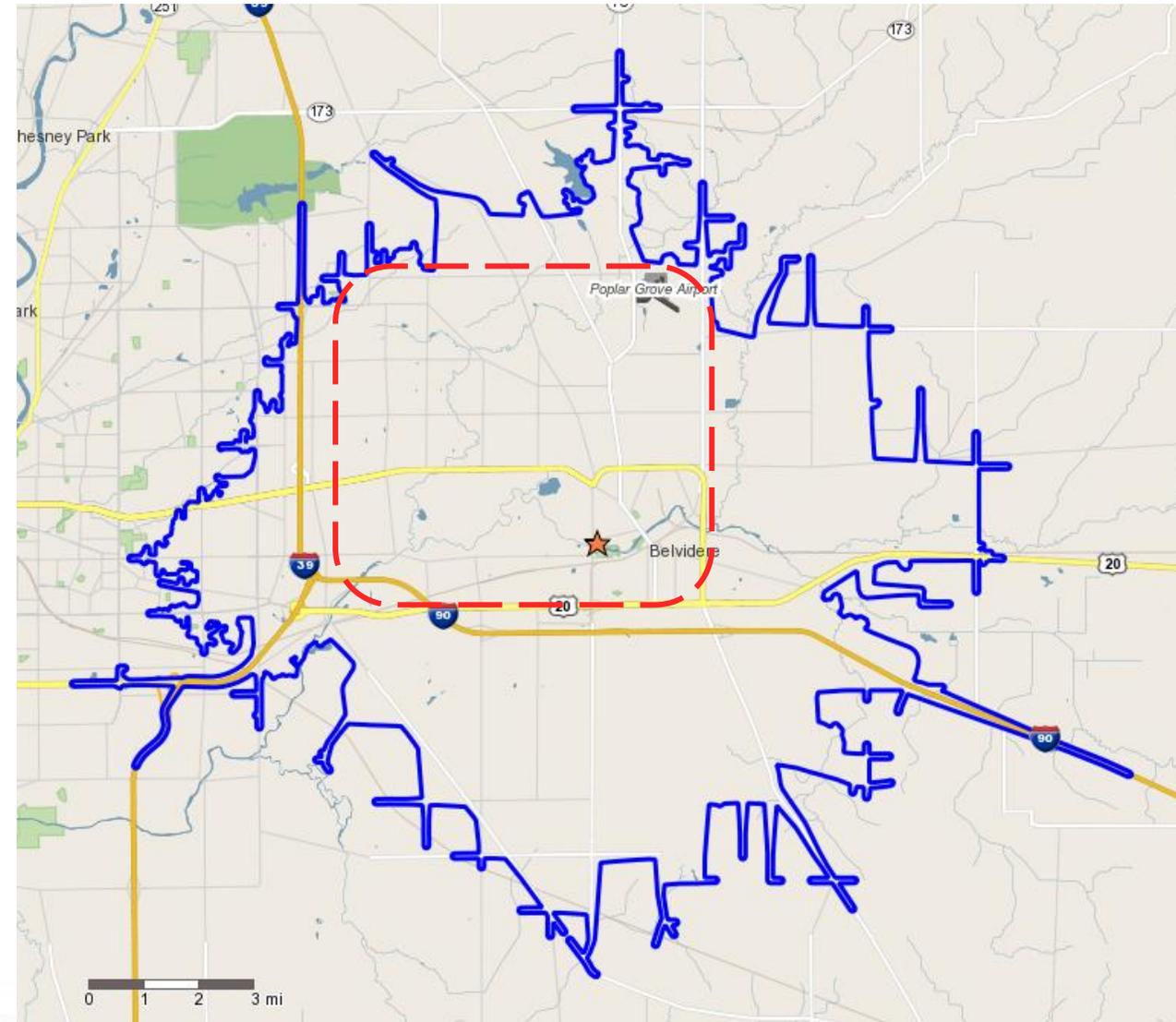
Total Population	28,709	Median Income	\$52,939
% Male Population	50.0%	Per Capita Income	\$31,263
% Female Population	50.0%	Average Household Income	\$85,808
Median Age	39.6	Household Growth from 2010 to 2023	136.9%
Population Density	840.7	Household Growth from 2023 to 2028	1.0%
Total Households	10,425	Average Household Size	2.7



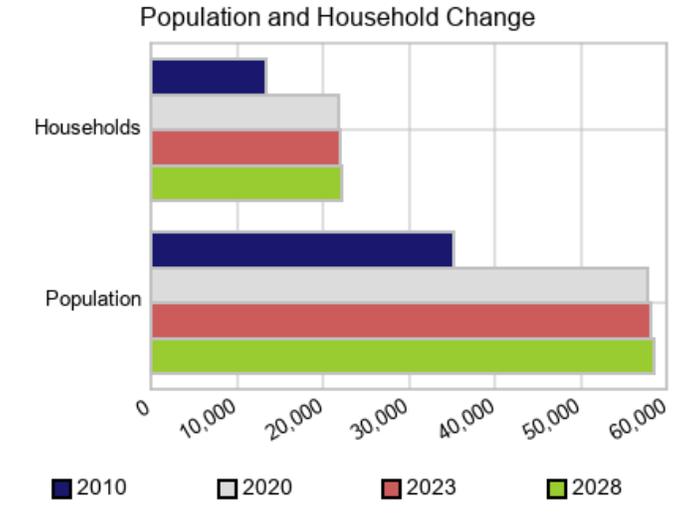
15-Minute Drive Time

Mosaic Detail Charts for My Site, 1006 W Lincoln Ave, Belvidere, IL, 61008, trade area of 15 drivetime minute(s):

Demographic Overview (2023)			
Total Population	58,094	Median Income	\$61,415
% Male Population	49.5%	Per Capita Income	\$34,135
% Female Population	50.5%	Average Household Income	\$90,064
Median Age	42.4	Household Growth from 2010 to 2023	64.3%
Population Density	477.1	Household Growth from 2023 to 2028	0.8%
Total Households	21,913	Average Household Size	2.6

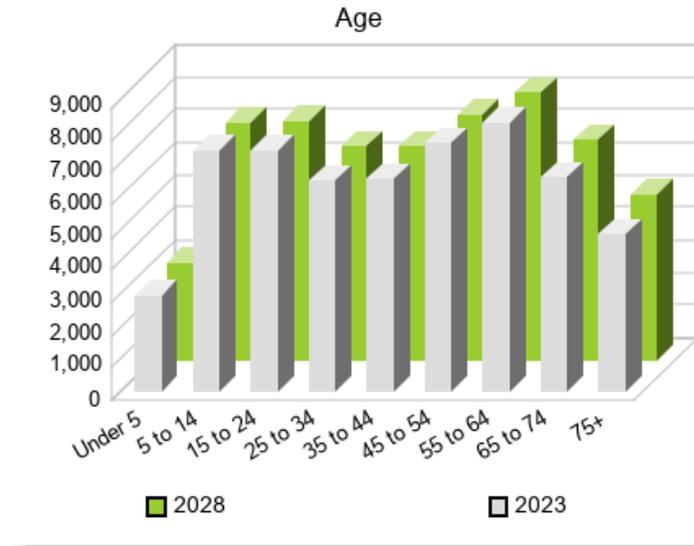


15-Minute Drive Time

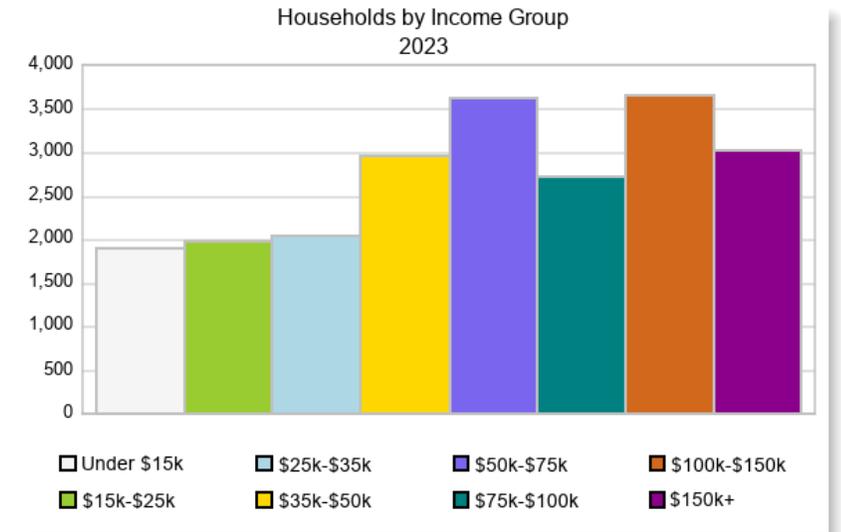


The household count in 2023 was 21,913 and the household projection for 2028 is 22,085, a change of 0.8%.

The population in 2023 was 58,094 and the projection for 2028 is 58,493 representing a change of 0.7%.



The median age in 2023 is 42.4 and it is predicted to change in five years to 42.6 years. In 2023, the most prominent age group in this geography is Age 55 to 64 years. The age group least represented in this geography is Age 0 to 4 years.



In 2023 the predominant household Current Year income category in this study area is \$100K - \$150K, and the income group that is least represented in this geography is \$0 - \$15K.



NRPA

- The National Parks and Recreation Association has metrics for number of recreational amenities and facilities per population. Based on NRPA's data 53% of agencies have a swimming pool and the average pools per residents for a community the size of Belvidere is 1:26,281.

**FIGURE 3: OUTDOOR PARK AND RECREATION FACILITIES – POPULATION PER FACILITY
(BY PREVALENCE AND POPULATION PER FACILITY)**

Type of Facilities	Median Number of Residents per Facility						
	Percent of Agencies	All Agencies	Population of Jurisdiction				
			Less than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More than 250,000
Playgrounds	95%	3,750	1,986	3,111	3,807	4,936	10,212
Basketball courts	86	7,403	3,750	6,839	8,477	8,870	15,164
Diamond fields: baseball – youth	79	7,000	3,107	4,858	8,095	14,429	26,413
Tennis courts	78	5,608	2,723	5,000	6,413	7,264	11,561
Rectangular fields: multipurpose	68	9,622	4,362	7,674	13,151	12,505	22,352
Dog parks	67	43,586	11,100	28,000	56,084	75,805	128,281
Diamond fields: softball fields – adult	65	14,302	5,667	11,232	17,228	27,418	35,846
Diamond fields: softball fields – youth	62	11,339	5,339	8,509	11,688	25,456	46,265
Diamond fields: baseball – adult	54	20,127	7,954	19,000	25,097	41,829	52,440
Swimming pools	53	38,000	8,637	26,281	40,264	69,051	113,219
Community gardens	51	30,140	8,773	24,500	49,351	66,341	105,494
Rectangular fields: soccer field – youth	50	7,382	3,504	5,011	8,224	12,761	38,070
Multipurpose courts: basketball, volleyball	48	18,232	5,400	14,807	23,735	35,167	63,720
Tot lots	45	11,983	6,642	10,756	16,112	19,978	31,867
Rectangular fields: soccer field – adult	44	13,200	8,017	10,547	16,231	19,530	37,293
Skate parks	39	53,708	11,100	32,335	65,000	103,438	251,701
Rectangular fields: football field	35	26,493	8,004	19,351	30,599	51,169	75,673
Regulation 18-hole courses	29	86,277	9,183	33,800	71,870	107,267	233,044
Driving range stations	26	23,977	5,055	23,238	9,267	48,898	139,620
Multipurpose synthetic fields	22	39,736	12,962	24,665	34,104	54,050	128,280
Ice rinks	18	16,887	7,997	13,123	28,000	102,007	542,629
Pickleball courts	18	14,714	3,446	8,143	11,999	30,502	49,561



USA Swimming

- USA Swimming has developed metrics for the number of lap lanes per population starting with a 6-lane, 25-yard pool and increasing to a 50-meter pool which can accommodate 20 to 22 lap lanes. Based on the size of Belvidere the minimum pool size should be a 6-lane pool. While the YMCA has an indoor lap pool, stakeholders noted that the pool is in aging condition, if often at capacity and a YMCA membership is required to participate in programs, .



Space Programs



Options Overview

Four space programs have been developed during the study that are inclusive of two outdoor aquatics options and two indoor aquatics options. Both types of aquatic centers have a base options and an expanded option.

The outdoor aquatics options range from 5,000 square feet in the base option to 7,000 square feet in the expanded option. Both options would include a zero-depth entry, open recreation area, lap lanes, a children's play feature and waterslide tower, though the size and types of amenities will vary based on the budget. Budget ranges for the outdoor aquatics option are \$8.6M to \$11.3M.

The indoor aquatics options both have a lap pool and a program/recreation pool with the base option having a 6-lane lap pool and the expanded an 8-lane lap pool. The 8-lane lap pool will offer expanded capacity for the local community and competitive swim teams.

The benefit of the secondary pool is the ability for the aquatic center to offer two separate water temperatures: 80-to-82-degree water for the competition pool and 85-to-87-degree water for the program and recreation pool. This shallow pool can incorporate an array of recreational amenities to help increase utilization by those who are not regular users of the aquatic center.

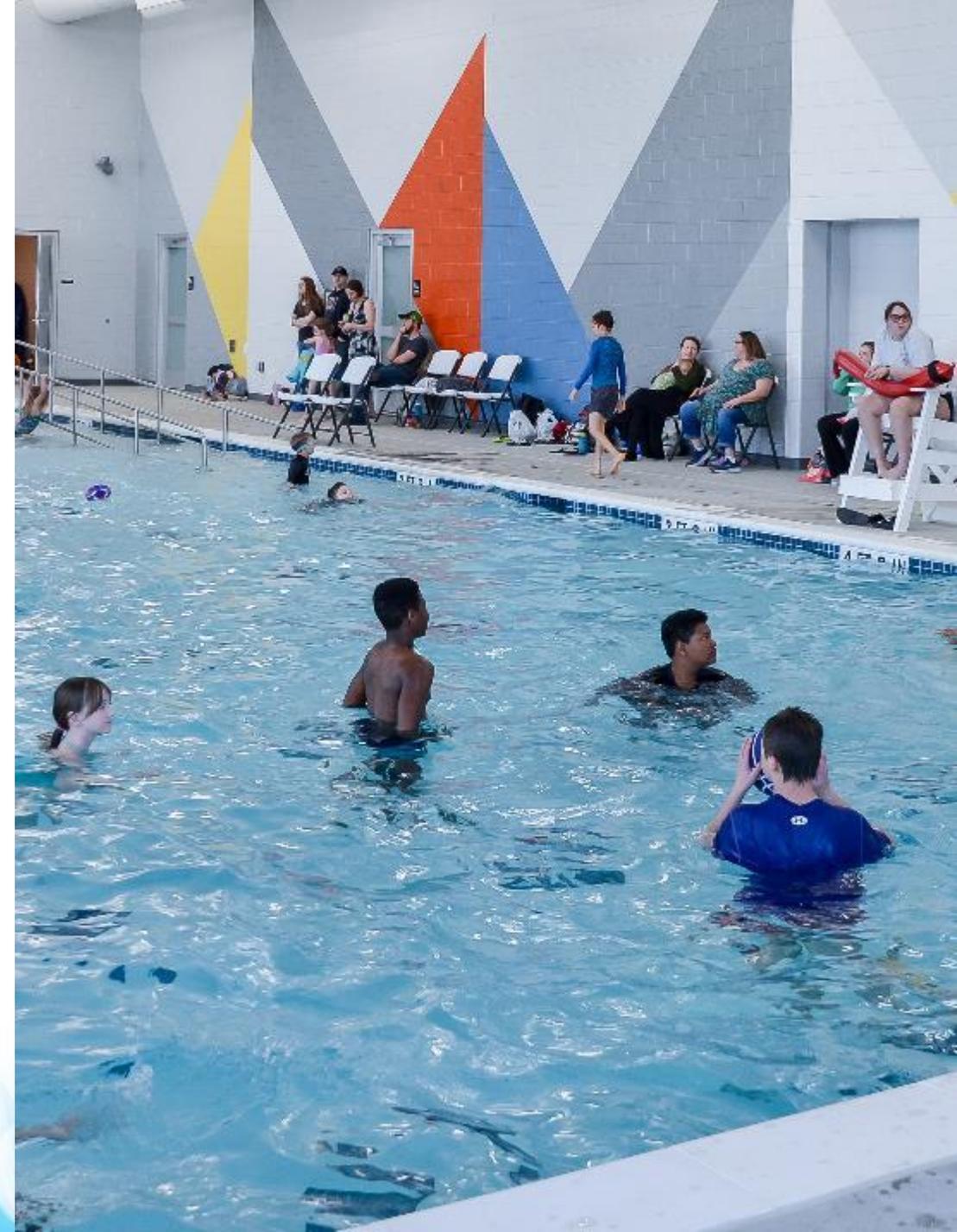
Support spaces on both indoor and outdoor options include a lobby/check-in office, office areas for facility personnel, locker rooms, family changing rooms, multi-purpose room (indoor), concessions (outdoor), storage, and pool mechanical.



Opinion of Probable Cost

Counsilman-Hunsaker has prepared an Opinion of Probable Construction Cost for the studied aquatic center concepts. A budget for site construction costs and furniture, fixtures and equipment (FF&E) has also been calculated and included in the estimates. Recent project bid figures of similar projects have been used as well as national estimating guides and local cost adjustment factors.

The hard construction cost figures have been supplemented by a development cost factor of 12%, which includes such "soft" costs as professional fees, survey, geotechnical report, document reproduction, advertisement for bids and all anticipated expenses related to the administration of the project. A 10% contingency allowance and 5% escalation allowance have also been included in the estimates. The sum of these two cost figures calculate the total project cost. The cost estimates on the following slides are current as of August 2024.



Outdoor Aquatics

Layout	1 to 2 pools 5,000 square feet of water
Capacity	250 to 400
Features	Zero-beach, children's play feature, waterslide tower, lap lanes, shade
Capital cost	\$6.7M Construction cost \$8.7M Project cost
Cost recovery	50%



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5,000 square feet of water

Capacity 250 to 400

Features Zero-beach, children's play feature, waterslide tower, lap lanes, shade

Capital cost \$6.7M Construction cost
\$8.7M Project cost

Cost recovery 50%

CHART AMERICAN CHARTERS				OPINION OF PROJECT COST: Outdoor Aquatics	
Description	Unit	Amount	Opinion of Cost		
Support Spaces			4,170	\$2,101,672	
Front Desk	Sq. Ft.	250			
Vending	Sq. Ft.	150			
Offices (Lifeguard + Admin)	Sq. Ft.	400			
Locker Rooms	Sq. Ft.	1,300			
Family Changing Rooms	Sq. Ft.	240			
Outdoor Pool Mechanical Room	Sq. Ft.	986			
Storage (Building / Pool)	Sq. Ft.	300			
Circulation and Walls (15%)	Sq. Ft.	544			
Outdoor Aquatic Center			14,415	\$3,564,520	
Outdoor Leisure Pool		Sq. Ft.	4,800		
Children's Play Structure	Allowance	1			
Play Structure Mechanical	Allowance	1			
Spray Features	Allowance	1			
Crossing Activity	Allowance	1			
Waterslide Tower	Allowance	1			
Waterslide Mechanical	Allowance	1			
Shade Structures	Qty.	5			
Shade Pavillion	Qty.	2			
Outdoor Deck	Sq. Ft.	9,602			
Overhead Lighting	Sq. Ft.	14,415			
Fencing	Linear Ft.	500			
Unit		Sq. Ft.	Opinion of Cost		
Total Building Construction Costs				5,666,192	
Site Construction Allowance (parking, landscaping, utilities, walks - assuming n				\$929,229	
Furniture, Fixtures, Equipment				\$112,000	
Subtotal			18,585	\$6,707,421	
Escalation Allowance (1 year)			5.0%	\$335,371	
Contingency (Design / Construction)			10.0%	\$704,279	
Design Fees, Surveys, Permitting			12.0%	\$929,648	
Opinion of Probable Cost				\$8,676,719	
Total Estimated Project Costs:				\$8,700,000	
Estimate Current as of:			8/22/2024		
Source: Counsilman-Hunsaker					

Outdoor Aquatics+

Layout	1 to 2 pools 7,000 square feet of water
Capacity	250 to 400
Features	Zero-beach, children's play feature, waterslide tower, lap lanes, shade
Capital cost	\$8.7M Construction cost \$11.3M Project cost
Cost recovery	65%



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Cost recovery	65%

C&A CONSTRUCTION ANALYSIS REPORT			
OPINION OF PROJECT COST: Outdoor Aquatics+			
Description	Unit	Amount	Opinion of Cost
Support Spaces		5,292	\$2,596,177
Front Desk	Sq. Ft.	250	
Concessions	Sq. Ft.	250	
Offices (Lifeguard + Admin)	Sq. Ft.	500	
Locker Rooms	Sq. Ft.	1,400	
Family Changing Rooms	Sq. Ft.	320	
Outdoor Pool Mechanical Room	Sq. Ft.	1,282	
Storage (Building / Pool)	Sq. Ft.	600	
Circulation and Walls (15%)	Sq. Ft.	690	
Outdoor Aquatic Center		20,641	\$4,746,151
Outdoor Lap Pool	Sq. Ft.	3,375	
1M Diving	Qty.	1	
Outdoor Leisure Pool	Sq. Ft.	3,500	
Children's Play Structure	Allowance	1	
Play Structure Mechanical	Allowance	1	
Spray Features	Allowance	1	
Crossing Activity	Allowance	1	
Waterslide Tower	Allowance	1	
Waterslide Mechanical	Allowance	1	
Shade Structures	Qty.	5	
Shade Pavillion	Qty.	2	
Outdoor Deck	Sq. Ft.	13,752	
Overhead Lighting	Sq. Ft.	20,641	
Fencing	Linear Ft.	600	
Unit		Sq. Ft.	Opinion of Cost
Total Building Construction Costs			7,342,327
Site Construction Allowance (parking, landscaping, utilities, walks - assuming n			\$1,296,673
Furniture, Fixtures, Equipment			\$156,000
Subtotal		25,933	\$8,795,001
Escalation Allowance (1 year)		5.0%	\$439,750
Contingency (Design / Construction)		10.0%	\$923,475
Design Fees, Surveys, Permitting		12.0%	\$1,218,987
Opinion of Probable Cost			\$11,377,213
Total Estimated Project Costs:			\$11,400,000
Estimate Current as of:		8/22/2024	
Source: Counsilman-Hunsaker			

Indoor Aquatics

Layout	1 to 2 pools 6-lane Program pool
Capacity	Lap swim: 10 to 16 Swim meet: 250 to 400 Swim lessons: 20 to 40 Recreation: 100 to 200
Features	Lap pool Program pool with recreation features (water basketball, spray area)
Capital cost	\$14.7M Construction cost \$19.1M Project cost
Cost recovery	40%



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Cost recovery	40%

Description	Unit	Amount	Opinion of Cost
Support Spaces		6,864	\$3,208,665
Lobby	Sq. Ft.	600	
Front Desk	Sq. Ft.	250	
Multi-Purpose Room	Sq. Ft.	600	
Offices (Lifeguard + Admin)	Sq. Ft.	450	
Locker Rooms	Sq. Ft.	1,400	
Family Changing Rooms	Sq. Ft.	240	
Indoor Pool Mechanical Room	Sq. Ft.	1,039	
Outdoor Pool Mechanical Room	Sq. Ft.	-	
Building Mechanical / Electrical / Janitor	Sq. Ft.	312	
Storage (Building / Pool)	Sq. Ft.	600	
Circulation and Walls (25%)	Sq. Ft.	1,373	
Indoor Aquatic Center		12,450	\$10,485,313
Competition Pool	Sq. Ft.	3,375	
1M Diving	Qty.	1	
Timing System	Allowance	1	
Program Pool	Sq. Ft.	1,800	
Features	Allowance	1	
Natatorium Enclosure (Traditional)	Sq. Ft.	10,350	
Spectator Seating (7 Sq.Ft. per person)	Sq. Ft.	2,100	
Unit	Sq. Ft.	Opinion of Cost	
Total Building Construction Costs			13,693,978
Site Construction Allowance (parking, landscaping, utilities, walks - assuming normal site conditions)			\$965,692
Furniture, Fixtures, Equipment			\$116,000
Subtotal		19,314	\$14,775,670
Escalation Allowance (1 year)		5.0%	\$738,783
Contingency (Design / Construction)		10.0%	\$1,551,445
Design Fees, Surveys, Permitting		12.0%	\$2,047,908
Opinion of Probable Cost			\$19,113,806
Total Estimated Project Costs:			\$19,200,000
Estimate Current as of:		8/22/2024	
Source: Counsilman-Hunsaker			

Indoor Aquatics+

Layout	1 to 2 pools 8-lane 25-yard pool Program pool rec pool
Capacity	Lap swim: 10 to 16 Swim meet: 250 to 400 Swim lessons: 20 to 40 Recreation: 100 to 200
Features	Lap pool Program pool with recreation features (water basketball, spray area)
Capital cost	\$19.5M Construction cost \$25.2M Project cost
Cost recovery	45%



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Capital cost	\$19.5M Construction cost \$25.2M Project cost
Cost recovery	45%

Description	Unit	Amount	Opinion of Cost
Support Spaces		7,847	\$3,643,207
Lobby	Sq. Ft.	600	
Front Desk	Sq. Ft.	250	
Multi-Purpose Room	Sq. Ft.	600	
Offices (Lifeguard + Admin)	Sq. Ft.	600	
Locker Rooms	Sq. Ft.	1,513	
Family Changing Rooms	Sq. Ft.	320	
Indoor Pool Mechanical Room	Sq. Ft.	1,381	
Building Mechanical / Electrical / Janitor	Sq. Ft.	414	
Storage (Building / Pool)	Sq. Ft.	600	
Circulation and Walls (25%)	Sq. Ft.	1,569	
Indoor Aquatic Center		16,878	\$14,486,810
Competition Pool		Sq. Ft.	4,564
1M Diving	Qty.	1	
Timing System	Allowance	1	
Leisure Pool		Sq. Ft.	3,000
Current Channel	Allowance	1	
Features	Allowance	1	
Natatorium Enclosure (Traditional)	Sq. Ft.	15,128	
Spectator Seating (7 Sq.Ft. per person)	Sq. Ft.	1,750	
Unit	Sq. Ft.	Opinion of Cost	
Total Building Construction Costs			18,130,017
Site Construction Allowance (parking, landscaping, utilities, walks - assuming normal site conditions)			\$1,236,246
Furniture, Fixtures, Equipment			\$149,000
Subtotal		24,725	\$19,515,264
Escalation Allowance (1 year)		5.0%	\$975,763
Contingency (Design / Construction)		10.0%	\$2,049,103
Design Fees, Surveys, Permitting		12.0%	\$2,704,816
Opinion of Probable Cost			\$25,244,945
Total Estimated Project Costs:			\$25,300,000
Estimate Current as of:		8/22/2024	
Source: Counsilman-Hunsaker			

Expense Overview

The following assumptions were used in the development of the revenue and expense analysis and are modeled based on the Belvidere Park District owning and operating the aquatic center.

- Indoor Pool: open year-round (8 to 12 hours per day)
- Outdoor Pool: open seasonal (Memorial Day to Labor Day)
- Aquatic programs: swim lessons, water fitness, lap swim, party rentals

- Staffing:
 - Four full-time employees (facility supervisor, maintenance supervisor, program coordinator, aquatic operations coordinator)
 - Part-time management, lifeguards, front desk

- Rate structure
 - \$6.00 to \$8.00 daily admission
 - \$30 to \$40 monthly membership
 - Average per guest expenditure:
 - \$5.77 (outdoor)
 - \$5.42 (indoor)

- Utilities
 - Electric based on \$0.12per KWH
 - Water based on \$2.96 per 1,000 gallons
 - Liquid Chlorine, \$2.00/gallon
 - Pool Heating, \$1.50/therm

- Revenue generation
 - Daily visits
 - Monthly memberships
 - Annual passes
 - Aquatic programs (swim lessons, water fitness)
 - Rentals
 - Competitive swim team lane rentals

Expense Overview

An analysis of operating expenses includes a detailed budget model for estimating probable expenses for major areas of labor, contractual services, direct expenses, and utilities. User projections are made based on programming. Expenses are estimated by accounting for hours of operation, attendance projections, local weather patterns, local utility rates, and other key items.

Facility Staff

- Projected annual payroll expenses reflect benefits and taxes. Scheduling employees is determined by programming demand and management procedure. Pay rates were determined using existing job classifications and wage scales.

Direct Expenses

- Direct expenses are day-to-day products used to operate aquatic centers. Office supplies, program supplies, custodial supplies, repair supplies, and chemicals are included. In determining annual chemical expense, chemical treatment assumes the use of liquid chlorine and muriatic acid (pH buffer). Chemical use can depend upon bather load and chemical balance of the water.

Heating/Cooling

- In determining utility costs, current energy costs at other facilities in the area were reviewed. Total costs include energy, energy demand, and delivery charges.



Expense Overview

Electricity

- The calculations are based on utility rate information provided by the District and includes both demand and energy costs.

Water and Sewer

- Water and sewer services will be needed for domestic use and compensation for evaporation and backwashing purposes. Backwash water and domestic water will be released to the sanitary system. This does not include landscape irrigation.

Repair and Maintenance

- Budget allowance for facility repairs and general maintenance associated with the building and pool mechanical system.

Insurance

- Insurance denotes liability for more people and more structure based on visits and labor and using the current industry average rates. Insurance has not been included at this time.

Capital Replacement Fund

- The manufacturers of some types of mechanical equipment recommend annual maintenance programs to ensure proper performance of their equipment. Much of this work will be performed by outside contractors. In addition, for daily operation of the facilities, miscellaneous items will need to be repaired by outside firms. The capital replacement fund sets money aside for repairs/replacement.



Expense Budget

- Personnel
- Direct Expenses
- Utilities
- Programs
- Capital Replacement Fund

Annual Operating Expense Budget					
		Outdoor Aquatics	Outdoor Aquatics+	Indoor Aquatics (Base)	Indoor Aquatics+
Facility Staff					
	Aquatic Supervisor	\$0	\$0	\$54,475	\$54,475
	Maintenance Technician	\$0	\$0	\$34,278	\$34,278
	Aquatic Coordinator	\$0	\$0	\$38,085	\$38,085
	Custodians	\$0	\$0	\$0	\$0
	Full Time Benefits	\$0	\$0	\$50,735	\$50,735
	Part-Time Management	\$25,920	\$25,920	\$30,672	\$30,672
	Lifeguard Personnel	\$144,342	\$160,380	\$253,044	\$337,392
	Front Desk Personnel	\$11,520	\$11,520	\$51,120	\$51,120
	Lifeguards (Program/Rec Swim)	\$5,760	\$5,760	\$0	\$37,440
	Personnel Equipment Cost	\$1,852	\$1,852	\$900	\$1,332
	Training	\$6,000	\$6,000	\$16,000	\$18,000
	Total Labor	\$195,394	\$211,432	\$529,310	\$653,530
Direct Facility Expenses					
	Insurance	Not Included	Not Included	Not Included	Not Included
	Repair and Maintenance	\$21,750	\$28,500	\$47,800	\$63,200
	Credit Card Fees	\$8,436	\$9,374	\$12,965	\$20,200
	Operating Supplies	\$13,050	\$17,100	\$23,900	\$31,600
	Chemicals	\$9,131	\$10,146	\$16,403	\$23,563
	Advertising	\$4,000	\$4,000	\$4,000	\$4,000
	Direct Expenses	\$56,368	\$69,120	\$105,068	\$142,563
Utilities					
	HVAC	\$3,302	\$3,302	\$76,344	\$100,767
	Electricity	\$26,091	\$32,613	\$46,467	\$62,851
	Pool Heating	\$6,694	\$8,368	\$33,501	\$52,473
	Data/Communications	\$4,500	\$4,500	\$4,500	\$4,500
	Water & Sewer	\$6,161	\$6,845	\$8,067	\$11,304
	Total Utilities	\$46,748	\$55,629	\$168,879	\$231,895
Programs					
	Program Supplies	\$2,106	\$2,106	\$3,211	\$4,607
	Food and Beverage	\$9,096	\$9,096	\$0	\$0
	Part-Time Program Staff	\$11,560	\$11,560	\$64,876	\$64,876
	Total Programs	\$22,762	\$22,762	\$68,087	\$69,483
Total Operating Expenses		\$321,272	\$358,942	\$871,344	\$1,097,471
Capital Replacement Fund		\$51,210	\$56,900	\$95,600	\$126,300
Total Expense		\$372,482	\$415,842	\$966,944	\$1,223,771
Estimate Current as of:			9/25/2024		

Source: Councilman-Hunsaker



Revenue

- Daily Admissions / Memberships
- Swim Team Revenue
 - Lane rentals
 - Facility rentals
 - Events
 - Competitive programs
- Aquatic Programs
 - Fitness
 - Swim lessons
 - Diving lessons
- Food and Beverage
- Rentals (Recreation pool)
 - Party room
 - Pool rentals

Daily Admissions / Memberships	Outdoor Aquatics	Outdoor Aquatics+	Indoor Aquatics (Base)	Indoor Aquatics+
Admissions / Memberships (Indoor)	\$0	\$0	\$124,916	\$256,361
Admissions / Memberships (Outdoor)	\$111,681	\$164,335	\$0	\$0
Swim Team Revenue				
Meet Rental	\$0	\$0	\$7,200	\$10,800
Club Team	0	\$0	\$48,000	\$48,000
Aquatic Programs				
Swim Lessons	\$23,119	\$23,119	\$102,752	\$102,752
Water Fitness	\$0	\$0	\$27,000	\$27,000
Food and Beverage				
Food and Beverage	\$15,160	\$15,160	\$0	\$0
Rentals				
Birthday Party	\$5,000	\$5,000	\$5,200	\$7,800
Private (Full Pool)	\$3,000	\$3,000	\$6,000	\$8,000
Total Revenue	\$157,960	\$210,614	\$321,068	\$460,713



Summary

The adjacent chart detail the overall cost recovery percentage when analyzing each aquatic center option's annual revenue and expense budgets. The cost recovery ranges from 36% to 60%, but will continue to increase over time as programs grow and the facility's operation move toward maturity.

CHART AQUATIC RESEARCH TOOL	Outdoor Aquatics	Outdoor Aquatics+	Indoor Aquatics (Base)	Indoor Aquatics+
Construction Cost	\$6,707,421	\$8,795,001	\$14,775,670	\$19,515,264
Project Cost	\$8,676,719	\$11,377,213	\$19,113,806	\$25,244,945
Site Requirement (Acres)	3.25	3.55	2.66	3.71
Attendance	26,102	34,803	47,155	67,661
Expense Budget	\$321,272	\$358,942	\$871,344	\$1,097,471
Revenue Budget	\$157,960	\$210,614	\$321,068	\$460,713
Cashflow	(\$163,311)	(\$148,329)	(\$550,276)	(\$636,757)
Cost Recovery	49.17%	58.68%	36.85%	41.98%
Capacity	225	275	207	303



General Limiting Conditions

This study is based on information that was current as of August 2024. Every reasonable effort has been made in order that the data reflects the most timely and current information possible and is believed to be reliable. This study is based on estimates, assumptions, and other information developed by the consultant from independent research.

No warranty or representation is made by the consultant that any of the projected values or results contained in this study will actually be achieved. No responsibility is assumed for inaccuracies in reporting by the client, its agents, and representatives or any other data source used in preparing or presenting this study. This entire report is qualified and should be considered in light of the above conditions and limitations.

