



POSSIBLE USES AND FINANCIAL IMPLICATIONS

December 9, 2015

Program Space	Standard Sq. Ft	Existing Space Sq. Ft	Program Delta
Gymnasium	8,000	2,430	5,570
Senior Center	4,000	1,700	2,300
Fitness Room	2,000	0	2,000
Fitness Center	4,000	840	3,160
Kitchen	400	1,500	-1,100
Multipurpose	4,000	7,200	-3,200
Pre-school	0	7,800	-7,800
Lobby/Social Space	2,000	0	2,000
Administrative	1,200	1,300	-100
Cafeteria	0	3,600	-3,600
Support Space	7,500	15,000	-7,500
TOTAL	33,100	41,370	-8,270

Program Space	Standard Sq. Ft	Renovation Costs	New Build Costs
Gymnasium	8,000	\$225/\$1.8M	\$275/\$2.2M
Senior Center	4,000	\$175/\$700K	\$225/\$900K
Fitness Room	2,000	\$175/\$350K	\$225/\$450K
Fitness Center	4,000	\$175/\$700K	\$250/\$1M
Locker Rooms	1,000	N/A	\$300/\$300K
Kitchen	400	\$250/\$100K	\$300/\$120K
Multipurpose Rooms	4,000	\$150/\$600K	\$200/\$800K
Lobby/Social Space	2,000	\$175/\$350K	\$225/\$450K
Administrative	1,200	\$150/\$180K	\$200/\$240K
Support Space	7,500	\$75/\$565K	\$200/\$1.5M
Pre-school	7,800	\$175/\$1.365M	\$225/\$1.755M
Building Costs		\$6.71M	\$9.715M
Soft Costs	30%	\$2M	\$2.915M
TOTAL		\$8.71M	\$12.630M

Program Space	Est. Operating Cost	Potential Annual Revenue
Gymnasium	\$50,000	\$95,000
Senior Center	\$200,000	\$30,000
Fitness Room	\$5,000	\$30,000
Fitness Center	\$75,000	\$125,000
Locker Rooms	\$2,000	\$0
Kitchen	\$2,000	\$2,000
Multipurpose Rooms	\$80,000	\$120,000
Lobby/Social Space	N/A	N/A
Administrative	N/A	N/A
Support Space	N/A	N/A
Pre-school	N/A	N/A
TOTAL	\$404,000	\$372,000