

## **Longmont Aquatic-Ice Facility Options Preliminary Operations Assessment**

The operations assessment for various options to develop a new indoor aquatic center and/or ice rink is based on the following assumptions:

- This is a very preliminary operations assessment based on a basic program for the facility options. It is expected that a much more exact and detailed operations plan will be developed once a final option is determined and the project moves forward to design.
- This operations assessment should primarily be utilized to determine relative differences in financial performance between different project options.
- These estimates are not based on any particular site for the facility(s).
- Most operations and business services will be handled in house by the facility.
- The possible financial participation of any partners in the project has not been shown.
- The estimates do not integrate the existing operations budgets for Centennial Pool or the Ice Pavilion into these numbers.
- Use and revenue estimates are based on Centennial Pool and the Ice Pavilion no longer being utilized for indoor competitive swimming or outdoor ice.
- Revenues are based on slight increases to the existing rate structure for the use of new aquatic facilities. The rates for ice use and programs are based on market rates.
- Projections are based on no appreciable change to the current providers in the existing market.
- These estimates are based on a new facility not being open for at least three years.
- The process of determining the operations assessment numbers involved the review of the existing operational budgets for Centennial Pool and the Ice Pavilion, discussions with staff, input from user groups and other providers, and the market realities of the area.

### **Aquatic Center Operations Assessment**

#### *Assumptions*

- Four aquatic center options have been analyzed.
  - 25m x 25 yard pool with diving.
  - 33m x 25 yard pool with diving and a bulkhead.
  - 50m x 25 yard pool with diving and a bulkhead.
  - 33m x 25 yard pool with a leisure pool.

- Centennial Pool no longer functions as a competitive pool.
- Centennial Pool continues to be utilized for some recreation and other purposes not yet determined. Its operational budget will remain mostly intact.
- The aquatics center will be operated by the City.
- The pool will be guarded at all times for all activities.
- The St. Vrain Valley School District will continue to use the pool with no payment to the City other than what is currently being charged for certain activities.
- There will be no concession operations for any option.
- User fees for each of the options will remain consistent as will the projected hours of operation.
- There will be strong rental of lane time by swim teams and other organizations on a cost per lane hour basis.

*Operational Expenses and Revenues*

<b>Aquatic Center Options</b>	<b>Building SF</b>	<b>Expenses</b>	<b>Revenues</b>	<b>Difference</b>	<b>% Cost Recovery</b>
25 Meter x 25 Yard	32,500	\$970,000	\$645,000	(\$325,000)	66%
33 Meter x 25 Yard	38,000	\$1,125,000	\$755,000	(\$370,000)	67%
50 Meter x 25 Yard	51,000	\$1,400,000	\$880,000	(\$520,000)	63%
33 Meter with Leisure	46,000	\$1,510,000	\$1,190,000	(\$320,000)	79%

**Ice Rink Operations Assessment**

*Assumptions*

- Only one ice rink option has been analyzed and that is a single sheet rink. The rink should be designed to expand to a possible second sheet in the future.
- The Ice Pavilion no longer functions as a formal rink.
- The Ice Pavilion area continues to be utilized for some recreation and other purposes not yet determined. Its operational budget will remain mostly intact.
- The rink will be NHL size and operated by the City.
- There will a small concession operation.

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- User fees are based on similar rinks in the area.
- The rink will operate year round.
- There will be strong rental of ice time by outside groups and organizations.

*Operational Expenses and Revenues*

<b>Ice Rink</b>	<b>Building SF</b>	<b>Expenses</b>	<b>Revenues</b>	<b>Difference</b>	<b>% Cost Recovery</b>
One Sheet	41,000	\$820,000	\$630,000	(\$190,000)	77%

**Combination Aquatic and Ice Rink Operations Assessment**

*Assumptions*

- Only one combination option has been analyzed and that is for a 33 meter x 25 yard pool with a leisure pool and a single sheet ice rink.
- The other assumptions noted above will remain for both aquatics and ice.
- There will be a small operational cost savings by having ice and aquatics in the same building.
- There will be a small increase in users and revenues for both the pool and ice based on cross marketing opportunities.

*Operational Expenses and Revenues*

<b>Aquatics and Ice Rink</b>	<b>Building SF</b>	<b>Expenses</b>	<b>Revenues</b>	<b>Difference</b>	<b>% Cost Recovery</b>
33 Meter Pool with Leisure and One Ice Sheet	87,000	\$2,295,000	\$1,860,000	(\$435,000)	81%