



**EL DORADO CITY COMMISSION - WORK SESSION AGENDA
CITY HALL – 220 E. FIRST AVENUE
August 27, 2025 - 5:00 PM**

Work Session Discussion Items:

- a. Aquatic Center Options
- b. Discussion of the Placement of a Pavilion/Stage at Gordy or Forest Park

Regular Agenda Preview:

- a. Items to be Placed on the Consent Agenda
 - i. Meeting Minutes
- b. Items to be Placed on the Regular Agenda

Reports:

- a. City Commission Reports
- b. City Manager Report

EL DORADO

KANSAS

TO: City Commission
FROM: David Dillner, City Manager
SUBJ: Aquatic Center Options
DATE: August 27, 2025

Summary:

The City of El Dorado contracted with Garver to prepare conceptual layouts and conduct a feasibility study for improvements to the municipal pool. The existing pool, constructed in the 1970s, requires investment in order to extend its life. The City identified opportunities to improve the existing pool in Forest Park with additional amenities, to include an option for an indoor, competitive swimming pool. The City also looked at a concept to relocate the swimming pool to the grounds surrounding the Civic Center. This option was considered with the idea of converting the Civic Center into a youth recreation center, and includes an indoor, competitive swimming pool and an outdoor recreation pool.

Attachments:

1. ELDO_FinalBoard_Concept1
2. ELDO_FinalBoard_Concept2
3. ELDO_FinalBoard_Concept3
4. ELDO_FinalBoard_Concept4
5. El Dorado, KS (Garver)_Final Pro Forma Combined Deliverable_250819

Funding Source:

The Park and Recreation Advisory Board has not prepared a recommendation for the City Commission's consideration of this project. The board is aware of the project, but has not received a presentation on the project. The City Manager wanted to get direction from the City Commission before proceeding with a formal review by the advisory board. Assuming the City Commission wants to proceed with public engagement, the advisory board will be asked to consider a recommendation following the City's engagement process.

The ad hoc committee desires an option that includes both indoor and outdoor elements to support the community's competitive swimming needs. Ideally, the project would include a 25-yard, 8-lane pool for winter swimming events and a 50-meter, 8-lane pool for summer events. Any project should also include items necessary to support competitive swimming, such as a timing system, starting blocks, and lane ropes.

Operation Impact:

Should the City proceed with a sales tax question to fund an aquatic center or improvements to the municipal pool? The cost of financing construction and operations will require a significant source of revenue, such as a sales tax or a property tax increase. The City Manager does not recommend a property tax increase to fund construction or operations of a municipal pool/aquatics center beyond what the General Fund already contributes. The City's General Fund currently contributes about \$175,000 to pool operations annually. The only other sustainable revenue source for this project is a sales tax.

Kansas law allows cities to levy a retailer's sales tax of up to 1% as a funding source for capital

projects. Special sales taxes to fund capital projects must sunset no later than ten years after being levied. Special sales taxes may sunset earlier if the financing for the special project has been paid in full before the maturation of the sales tax's ten-year term. Sales taxes of up to 2% may also be levied to fund general operations. Any sales tax may be levied in increments of 0.05%. A sales tax levied to pay for operations will need to be a general sales tax that will last in perpetuity, or at least as long as the pool operates.

Options/Alternatives:

The table below provides a summary of the construction and operating costs for three options for swimming pool improvements. **Option A** includes recreation amenities such as a sand volleyball court, three outdoor pickleball courts, and a half-court basketball court. These recreation amenities could be removed from the cost of the project, saving about \$185,000. Generally, amenities included in these options are as follows:

- Zero-depth entry (\$1.47 million)
- Lazy river (\$1.24 million)
- Splash pad (\$0.4 million)
- Outdoor recreation (\$185,000)
- Competition timing system (\$800,000)

Construction	Option A - Outdoor Pool w/ Enhancements (Forest Park)	Option B - Outdoor + Indoor Pool (Forest Park)	Option C - Outdoor + Indoor (Civic Center)
Construction Cost	\$11.3 million	\$30.6 million	\$31.3 million
Annual Debt Service (10-year)	\$1.3 million	\$3.6 million	\$3.7 million
Sales Tax/Mill Levy	0.4% or 10.3 mills	1.2% or 28.6 mills	1.2% or 29.4 mills
Annual Debt Service (20-year)	\$0.8 million	\$2.3 million	\$2.4 million
Sales Tax/Mill Levy	0.3% or 6.4 mills	0.8% or 18.3 mills	0.8% or 19.1 mills
Operating			
Operating Revenue ¹	\$31,713	\$31,713	\$31,713
Operating Expenses	\$0.6 million	\$1.1 million	\$0.9 million
Net Operating Income	(\$0.6 million)	(\$1.1 million)	(\$0.9 million)
Sales Tax/Mill Levy ²	0.1% or 3.4 mills	0.3% or 7.3 mills	0.2% or 5.6 mills

These figures do not include the cost of improving 9th Avenue, which is a major access corridor to Forest Park and the municipal pool. The cost of improving 9th Avenue to City standards should be considered as part of the project if the City Commission decides to proceed with a project at Forest Park. The 9th Avenue Improvement Project was estimated to cost upwards of \$2.3 million when the City last considered it.

¹ The projected operating revenue reflects the revenue the existing municipal pool generates per year. This amount provides a baseline projection that will increase if pool fees and event revenue increases above what is currently generated by the pool. The operating revenue used in this analysis provides the most conservative approach, allowing taxpayers to understand the potential operating liability needed from other sources of revenue. Increasing gate fees, annual passes, and events will generate more revenue, which will decrease the amount of support the facility will need from a sales

tax or mill levy.

² The City's General Fund currently contributes about \$175,000 to pool operations annually. This amount is not included in the net operating income to provide a full cost accounting of the project. The estimated sales tax/mill levy needed to support operations has been adjusted to reflect the continuation of this contribution.

Staff Recommendation:

The City Manager recommends proceeding with a project that improves the existing municipal pool. The primary reason for this recommendation is because of the significant cost of constructing and operating an aquatics center that includes an indoor competition pool. A facility as envisioned will require considerable taxpayer support, which may affect the City's ability to raise revenue for other public needs over the financing period. In addition, the City will require a sustainable revenue source to support the facility's operations beyond the revenue the facility generates from entry and rental fees. This will either require a property tax increase or a perpetual sales tax that will only be used for swimming pool operations. The City Manager cannot, in good faith, recommend a project that requires such a significant public contribution given the City's numerous financial needs to provide essential public services. It is true that private fundraising could offset a portion of the cost of construction and/or operations. Even so, the amount that may be raised is unknown and may not be sufficient to significantly decrease both the construction or operational cost, such that a tax increase (either in the form of property taxes or sales tax) is needed.

Even so, the City Manager recognizes the need to ascertain public input on a project of such significance to the community. The City Manager recommends proceeding with public engagement efforts to help determine public support for a municipal pool/aquatic center project and a sales tax for a funding source. The City would collect public input with the goal of providing the City Commission with the information needed to make a ballot question decision by December 1, 2025, if the intent is to proceed with a sales tax ballot question during a special election in March 2026.

Commission Action:

The purpose of this meeting is to get direction from the City Commission with respect to the following questions:

1. Does the City Commission intend to proceed with a sales tax ballot question during a March 2026 special election or align a proposed sales tax question with the August primary or November general election?
2. Does the City Commission want to solicit public input on all the presented options, or are there options that the City Commission wishes to remove from consideration?
3. Is there any additional information the City Commission requires to inform its decision on this issue?

MUNICIPAL POOL

NEW INDOOR AQUATICS CENTER

EL DORADO
K A N S A S



PROPOSED SITE



Legend

- Indoor Amenities
- Mechanical or Storage
- Community Rental Space
- Admin/Support
- Restrooms/Changing Rooms
- Concessions

Room Labels: Natatorium, Mechanical or Storage, Guard, Party Room, Cafe, M/S, Women's Restroom, Men's Restroom, FC, Lobby, Concessions, Family Changing, Staff, Entry.

\$19.3M
CONSTRUCTION
COSTS

\$663K
OPERATING
EXPENSES

This concept maintains the existing outdoor pool and adds a new indoor aquatics center.

RENDERINGS OF PROPOSED IMPROVEMENTS



MUNICIPAL POOL WITH NEW BATH HOUSE & AMENITIES

EL DORADO
KANSAS

SITE LOCATION

PROPOSED SITE



W 9TH AVE

W 8TH AVE

N TAYLOR ST

El Dorado Municipal Pool
900 N Taylor Street



Existing Conditions

CONCEPT 2 OVERVIEW

\$11.4M
CONSTRUCTION COSTS

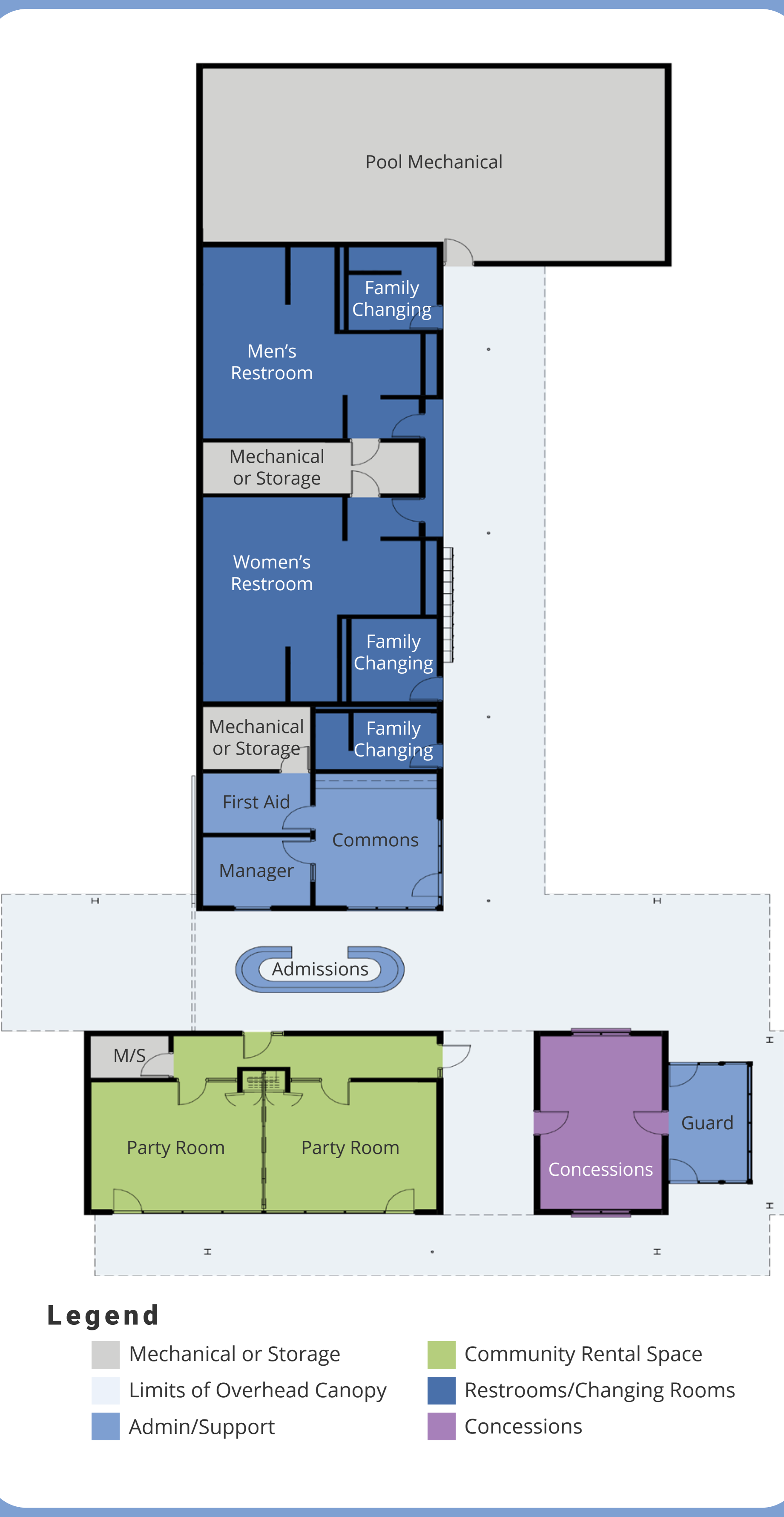
\$654K
OPERATING EXPENSES

Project Vision
This concept reinvigorates the existing municipal pool with new amenities. Arriving at the pool, a reconfigured and expanded parking area will include a dedicated drop-off loop. Visitors will enter the pool facility through a new bath house building. The building will include restrooms and changing rooms, party rooms for rent, concessions, and staff space.

The existing pool will remain, but with mechanical system upgrades and a new zero-depth entry. Around the pool, new water slides and a lazy river add additional play features for families.

The expanded pool deck will add additional seating areas and include shaded spots, table seating, and even hammocks. The east side of the site will feature additional year-round amenities, like volleyball, basketball and pickleball courts, lawn space, and a food truck plaza.

PROPOSED FLOORPLAN



CONCEPT SITE PLAN

Examples of Proposed Aquatic Amenities



DUAL SLIDES



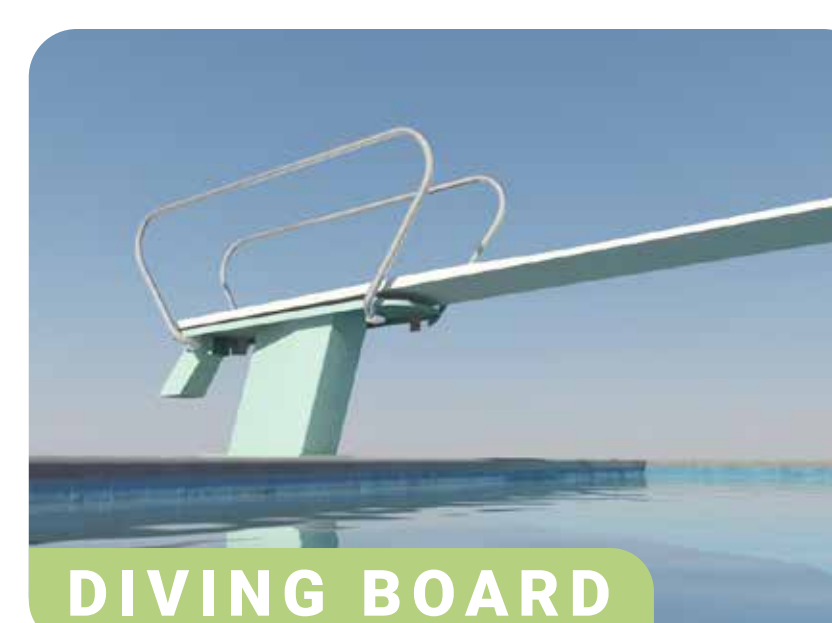
SPLASH PAD



DEEP END SLIDE



LAZY RIVER



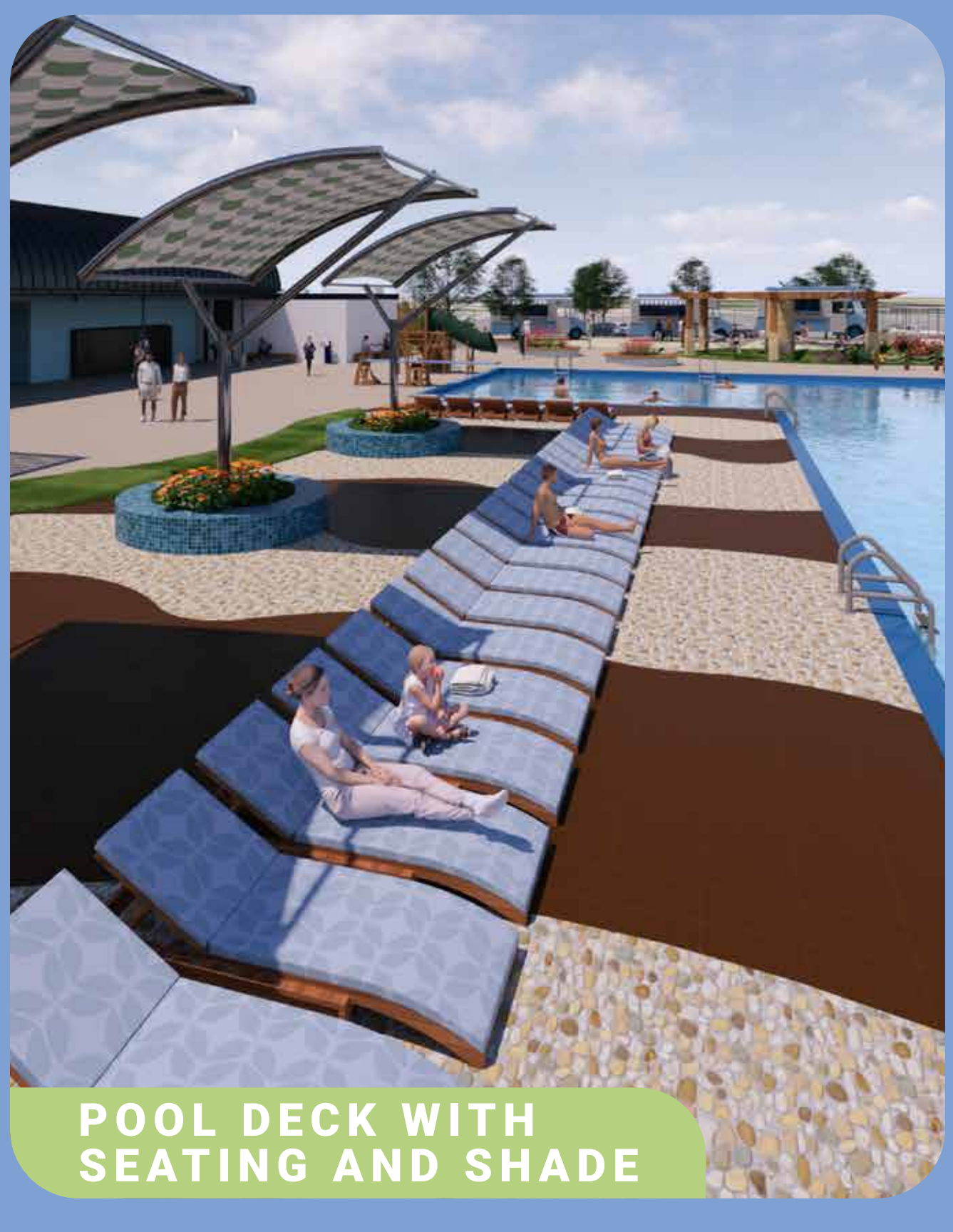
DIVING BOARD



50M POOL

- Legend**
- 01. New Bath House Facility
 - 02. Drop-off Loop
 - 03. Modified Parking Lot
 - 04. Staff Parking Lot
 - 05. Community Splash Pad
 - 06. Lazy River
 - 07. Zero-Entry Pool
 - 08. Lounge Chairs
 - 09. Shade Structures
 - 10. Deep End Slide and Diving Board
 - 11. Existing 50 Meter Pool
 - 12. Dual Slides
 - 13. Hammock Zone
 - 14. Food Truck Plaza
 - 15. Pickleball Courts
 - 16. Sand Volleyball Court
 - 17. Basketball Half-Court
 - 18. Artificial Turf Lawns
 - 19. Seating Nodes
 - 20. Outdoor Concessions

RENDERINGS OF PROPOSED IMPROVEMENTS



POOL DECK WITH SEATING AND SHADE



NEW BATH HOUSE & COMMUNITY SPLASH PAD



LAZY RIVER



BIRD'S EYE VIEW OF CONCEPT 2

Refer to legend above



SLIDES & ZERO-ENTRY ACCESSIBLE POOL



POOL DECK WITH TABLES



SPORT COURTS

CONCEPT 3

MUNICIPAL POOL

NEW AQUATICS CENTER & AMENITIES

EL DORADO
KANSAS



SITE LOCATION



CONCEPT 3 OVERVIEW

\$30.6M
CONSTRUCTION
COSTS

\$1.3M
OPERATING
EXPENSES

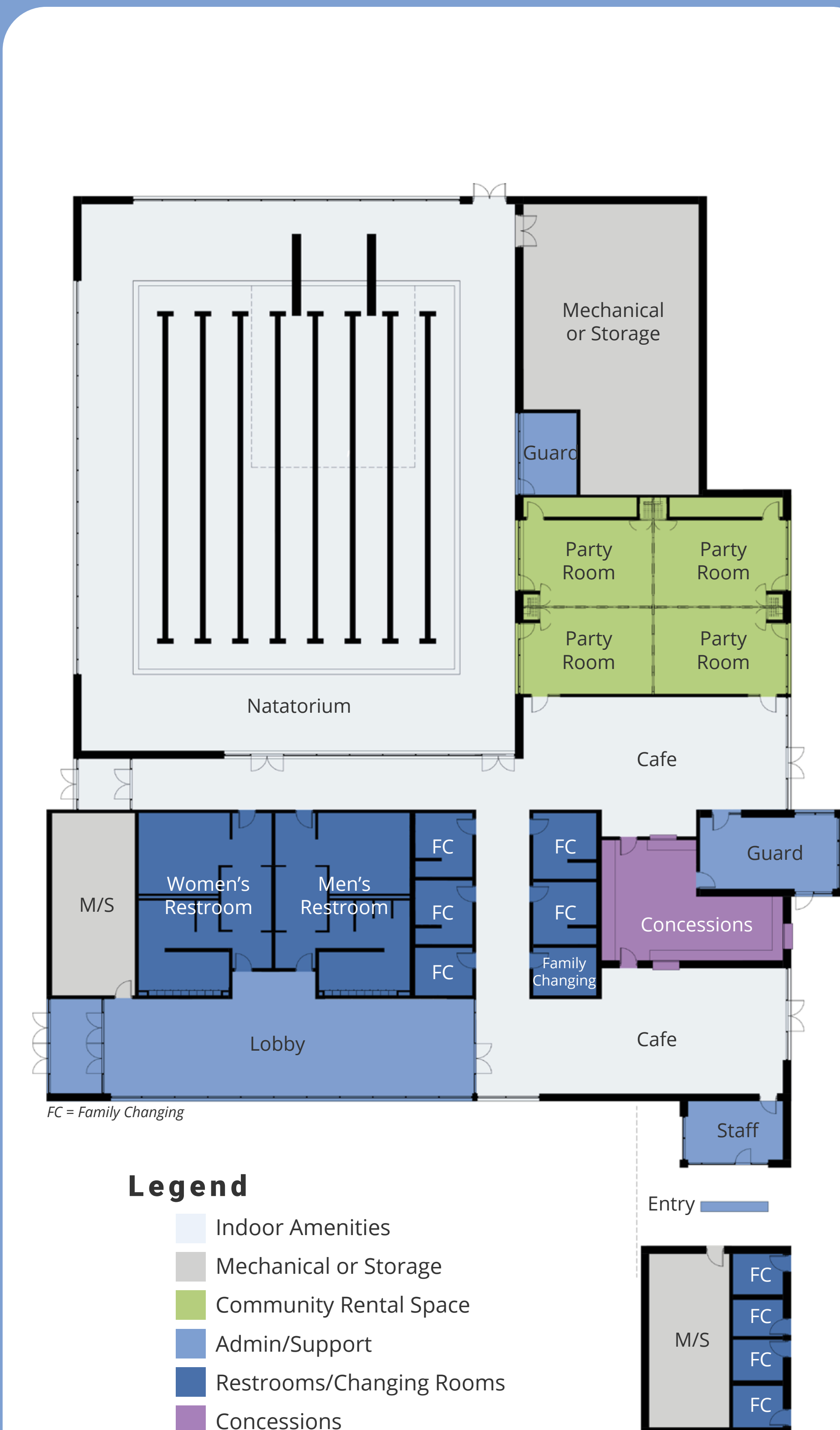
Project Vision

This concept creates a year-round aquatic facility, featuring both an indoor pool and the existing outdoor pool with greatly improved amenities. Arriving at the pool, a reconfigured and expanded parking area will include a dedicated drop-off loop. The new aquatic center will include entry points to both the indoor and outdoor areas. The new indoor pool facility will include a new 8-lane, 25-meter pool, restrooms and changing rooms, party rooms for rent, concessions, and staff space.

The existing pool will remain, but with mechanical system upgrades and a new zero-depth entry. Significant upgrades include new water slides and a lazy river add additional play features for families.

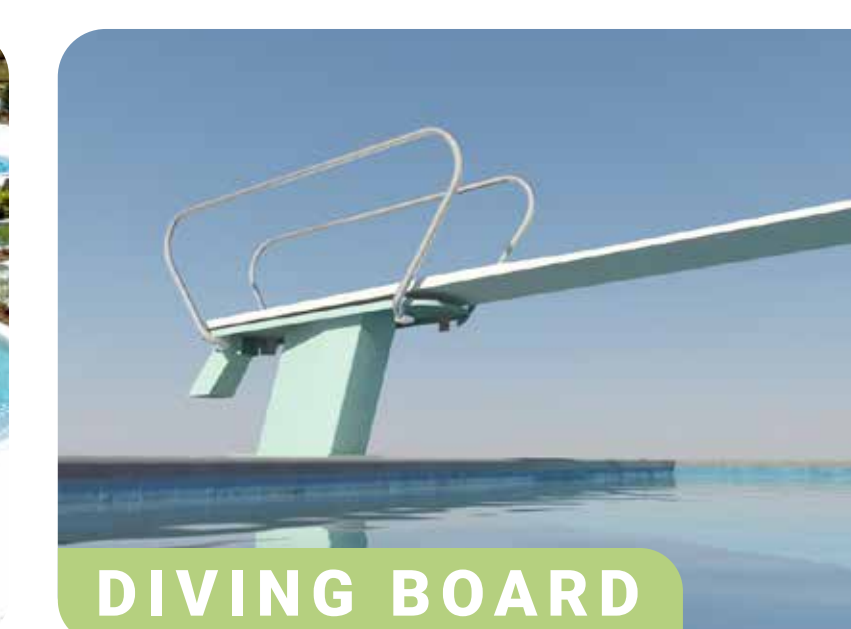
The expanded pool deck will add additional seating areas and include shaded spots, table seating, and even hammocks. The east side of the site will feature additional year-round amenities, like volleyball, basketball and pickleball courts, lawn space, and a food truck plaza.

PROPOSED FLOORPLAN



CONCEPT SITE PLAN

Examples of Proposed Aquatic Amenities



Legend

- 01. New Aquatics Center
- 02. Drop-off Loop
- 03. Modified Parking Lot
- 04. Staff Parking Lot
- 05. Community Splash Pad
- 06. Lazy River
- 07. Zero-Entry Pool
- 08. Lounge Chairs
- 09. Shade Structures
- 10. Deep End Slide and Diving Board
- 11. Existing 50 Meter Pool
- 12. Dual Slides
- 13. Hammock Zone
- 14. Food Truck Plaza
- 15. Pickleball Courts
- 16. Sand Volleyball Court
- 17. Basketball Half-Court
- 18. Artificial Turf Lawns
- 19. Seating Nodes
- 20. Outdoor Concessions

RENDERINGS OF PROPOSED IMPROVEMENTS



CIVIC CENTER NEW AQUATICS CENTER & AMENITIES

EL DORADO
KANSAS

SITE LOCATION



CONCEPT 4 OVERVIEW

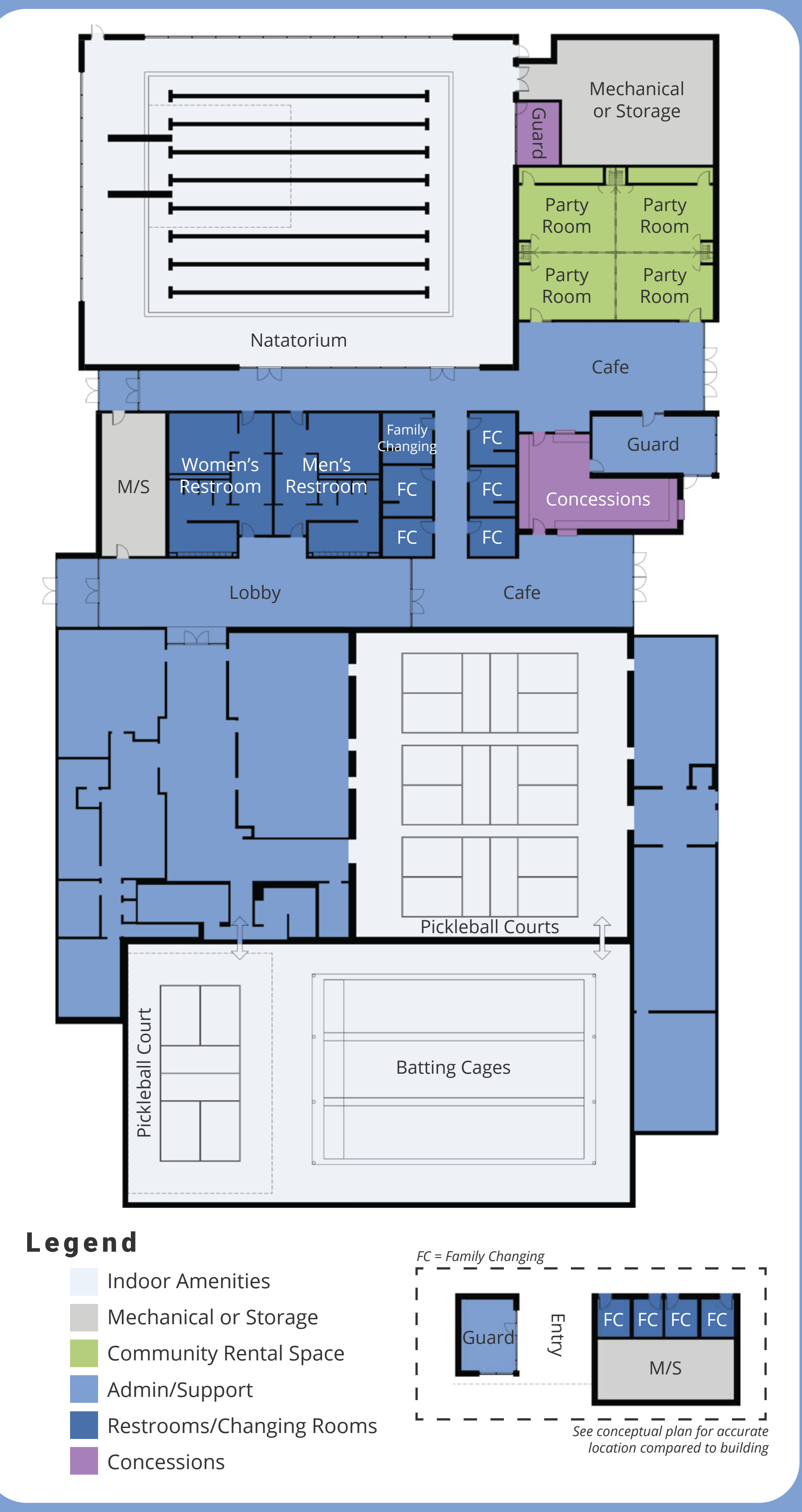
\$31.3M
CONSTRUCTION COSTS

\$1.1M
OPERATING EXPENSES

Project Vision
Located in the heart of downtown, this concept adds a new indoor pool on the north end of the civic center building and renovates portions of the existing building to include new indoor pickleball courts and batting cages. The new indoor pool would be built on what is a parking lot today and feature an 8-lane, 25-meter pool, restroom, changing rooms, party rental rooms, and concessions.

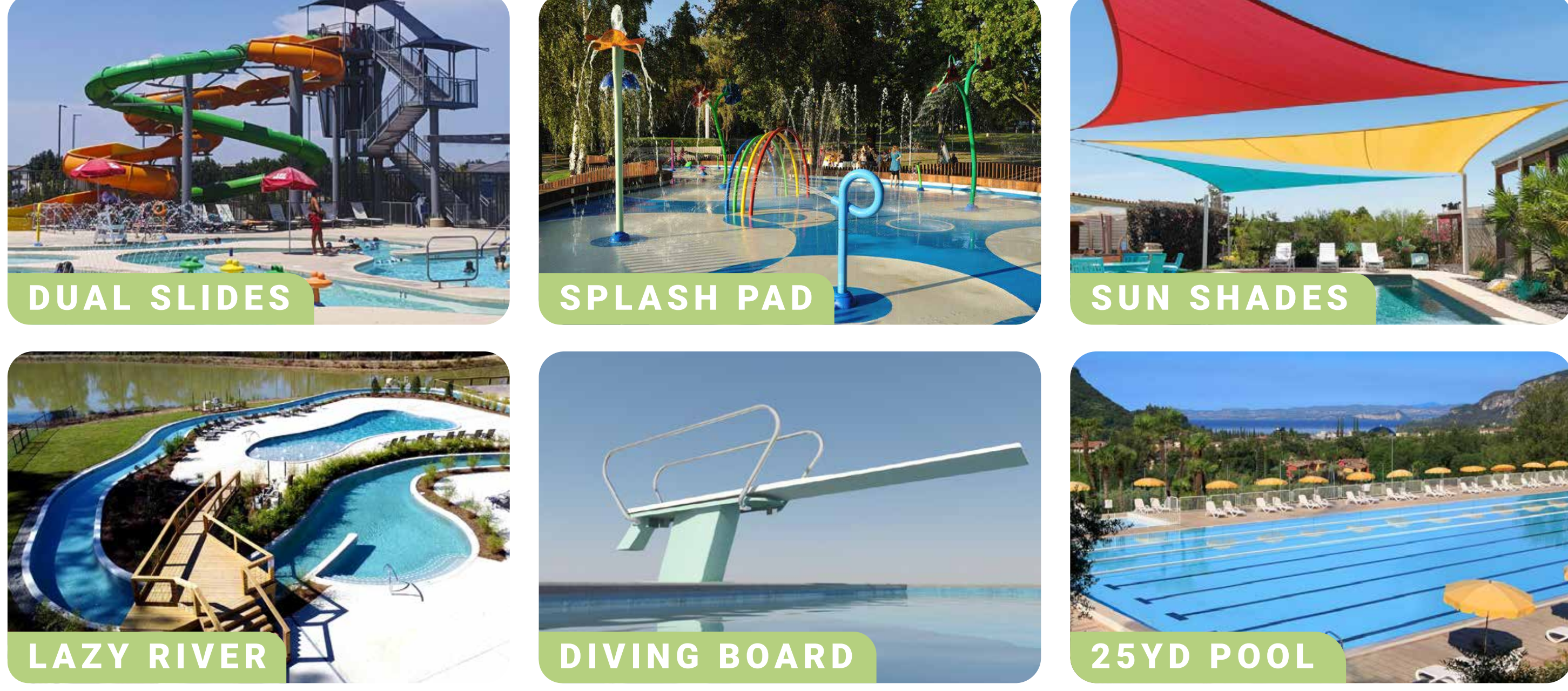
East of the building, remaining parking would be transformed into a new outdoor aquatics facility. The centerpiece is a zero-entry pool connected to a lazy river and dual tube slide. The south end of the outdoor space would feature a 25-yard, 6-lane pool with diving boards. An outdoor entry building, including changing rooms and lifeguard space, would be built along a new parking lot on adjacent property south of the civic center.

PROPOSED FLOORPLAN



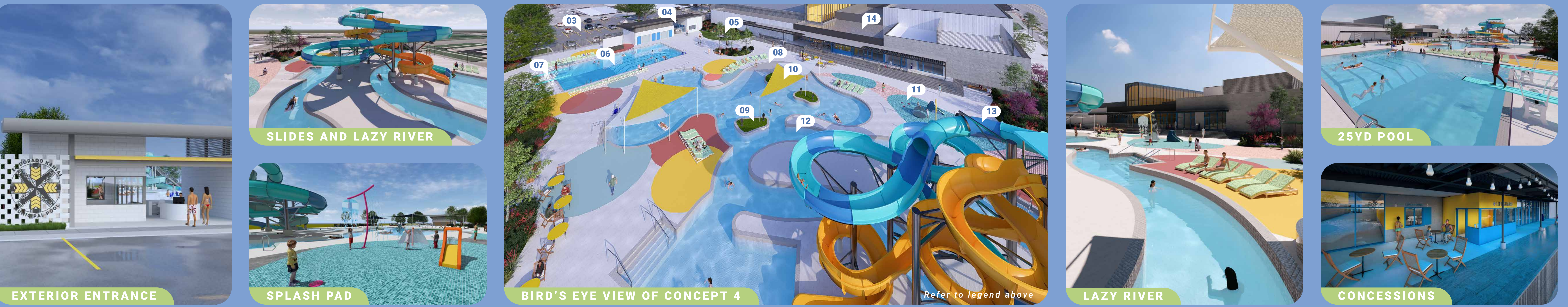
CONCEPT SITE PLAN

Examples of Proposed Aquatic Amenities



- Legend**
- 01. New Indoor Aquatics Center
 - 02. Main Entrance to Aquatics Center
 - 03. Relocated Parking Lot
 - 04. Outdoor Pool Entrance
 - 05. Open Lawn Space
 - 06. 25 Yard Pool
 - 07. Diving Boards
 - 09. Artificial Turf Islands
 - 10. Sun Shades
 - 11. Splash Pad
 - 12. Lazy River
 - 13. Dual Slides
 - 14. Community Plaza
 - 15. Existing Civic Center

RENDERINGS OF PROPOSED IMPROVEMENTS





FIVE-YEAR OPERATING PRO FORMA MODELS

PREPARED FOR: GARVER LLC

FINAL REPORT DELIVERY DATE: AUGUST 2025



THIS PROJECT IS REPRESENTED BY



FOR MORE INFORMATION VISIT
WWW.SPORTSFACILITIES.COM

Table of Contents

Model Comparison Summary	2
Model Comparison Summary	3
New Indoor Pool at Municipal Site	4
Facility Program Details	5
Facility Program	6
Facility Development Costs and Financing	7
Capital Costs & Start-Up Expenses - Indoor Aquatics at Municipal Site	8
Capital Costs & Start-Up Expenses - Soft Costs of Operations	9
Use of Proceeds	10
Financial Performance Summary	11
Financial Performance	12
Overhead Expenses	13
Facility Expenses	14
Operating Expenses	14
Management Payroll	14
Payroll Taxes & Benefits	14
Outdoor Pool & Amenities at Municipal Site	15
Facility Program Details	16
Facility Program	17
Facility Development Costs and Financing	18
Capital Costs & Start-Up Expenses - Outdoor Aquatics at Municipal Site	19
Capital Costs & Start-Up Expenses - Soft Costs of Operations	20
Use of Proceeds	21
Financial Performance Summary	22
Financial Performance	23
Overhead Expenses	24
Facility Expenses	25
Operating Expenses	25
Management Payroll	25
Payroll Taxes & Benefits	25
Combined Indoor & Outdoor Pool at Municipal Site	26
Facility Program Details	27
Facility Program	28
Facility Development Costs and Financing	29
Capital Costs & Start-Up Expenses - Indoor Aquatics at Municipal Site	30
Capital Costs & Start-Up Expenses - Outdoor Aquatics at Municipal Site	31
Capital Costs & Start-Up Expenses - Soft Costs of Operations	32
Use of Proceeds	33
Financial Performance Summary	34
Financial Performance	35
Overhead Expenses	36
Facility Expenses	37
Operating Expenses	37
Management Payroll	37
Payroll Taxes & Benefits	37
Combined Indoor & Outdoor Pool at Civic Center Site	38
Facility Program Details	39
Facility Program	40
Facility Development Costs and Financing	41
Capital Costs & Start-Up Expenses - Indoor Aquatics at Civic Center Site	42
Capital Costs & Start-Up Expenses - Outdoor Aquatics at Civic Center Site	43
Capital Costs & Start-Up Expenses - Soft Costs of Operations	44
Use of Proceeds	45
Financial Performance Summary	46
Financial Performance	47
Overhead Expenses	48
Facility Expenses	49
Operating Expenses	49
Management Payroll	49
Payroll Taxes & Benefits	49



MODEL COMPARISON SUMMARY

PREPARED FOR: GARVER LLC

DRAFT REPORT DELIVERY DATE: AUGUST 2025



THIS PROJECT IS REPRESENTED BY



FOR MORE INFORMATION VISIT
WWW.SPORTSFACILITIES.COM

Facility Spaces	New Indoor Pool at Municipal Site			Outdoor Pool & Amenities at Municipal Site		
INDOOR AQUATICS	New 25YD, 8 Lanes - 16,617 SF			N/A		
OUTDOOR AQUATICS	N/A			Existing 50M, 8 Lanes - 71,687 SF		
SAND VOLLEYBALL	N/A			1 Court		
INDOOR PICKLEBALL COURTS	N/A			N/A		
OUTDOOR PICKLEBALL COURTS	N/A			3 Courts		
BASKETBALL HALF-COURT	N/A			1 Half-Court		
INDOOR BATTING CAGES/PITCHING TUNNELS	N/A			N/A		
FLEX SPACE	6,006 SF			N/A		
PARKING SPACES	99			252		
TOTAL COMPLEX ACREAGE	1.87 Acres			5.72 Acres		
COST TO BUILD	\$19,238,648			\$11,342,673		
FINANCIAL PERFORMANCE	Year 1	Year 3	Year 5	Year 1	Year 3	Year 5
*TOTAL REVENUE	\$31,713	\$32,671	\$33,659	\$31,713	\$32,671	\$33,659
FACILITY EXPENSE	\$158,208	\$160,724	\$166,200	\$151,490	\$156,023	\$161,194
OPERATING EXPENSE	\$70,835	\$79,672	\$83,444	\$97,803	\$100,759	\$103,367
MANAGEMENT PAYROLL	\$237,500	\$256,880	\$272,560	\$232,900	\$251,905	\$268,141
PAYROLL TAXES/BENEFITS/BONUS	\$114,341	\$128,444	\$140,474	\$102,427	\$112,386	\$121,255
TOTAL OPERATING EXPENSES	\$580,884	\$625,719	\$662,679	\$584,620	\$621,073	\$653,957
NET OPERATING INCOME	(\$549,172)	(\$593,048)	(\$629,020)	(\$552,907)	(\$588,402)	(\$602,298)
ANNUAL CAPITAL REPLACEMENT	(\$95,942)			(\$56,508)		
Facility Spaces	Combined Indoor & Outdoor Pool at Municipal Site			Combined Indoor & Outdoor Pool at Civic Center Site		
INDOOR AQUATICS	25YD, 8 Lanes - 16,617 SF			New 25YD, 8 Lanes - 16,617 SF		
OUTDOOR AQUATICS	Existing 50M, 8 Lanes - 71,687 SF			New 25YD, 6 Lanes - 47,289 SF		
SAND VOLLEYBALL	1 Court			N/A		
INDOOR PICKLEBALL COURTS	N/A			4 Courts		
OUTDOOR PICKLEBALL COURTS	3 Courts			N/A		
BASKETBALL HALF-COURT	1 Half-Court			N/A		
INDOOR BATTING CAGES/PITCHING TUNNELS	N/A			3 Cages		
FLEX SPACE	6,006 SF			6,406 SF		
PARKING SPACES	337			262		
TOTAL COMPLEX ACREAGE	7.43 Acres			5.77 Acres		
COST TO BUILD	\$30,565,052			\$31,305,887		
FINANCIAL PERFORMANCE	Year 1	Year 3	Year 5	Year 1	Year 3	Year 5
*TOTAL REVENUE	\$31,713	\$32,671	\$33,659	\$31,713	\$32,671	\$33,659
FACILITY EXPENSE	\$309,216	\$316,251	\$326,882	\$257,503	\$263,020	\$271,588
OPERATING EXPENSE	\$148,319	\$152,802	\$156,879	\$140,216	\$144,454	\$148,431
MANAGEMENT PAYROLL	\$460,400	\$497,969	\$530,758	\$363,950	\$393,648	\$420,084
PAYROLL TAXES/BENEFITS/BONUS	\$212,850	\$235,794	\$256,509	\$176,606	\$196,870	\$214,444
TOTAL OPERATING EXPENSES	\$1,130,785	\$1,202,815	\$1,271,028	\$938,276	\$997,993	\$1,054,548
NET OPERATING INCOME	(\$1,099,073)	(\$1,170,144)	(\$1,237,370)	(\$906,563)	(\$965,321)	(\$1,020,889)
ANNUAL CAPITAL REPLACEMENT	(\$152,387)			(\$156,155)		

*Total Revenue provided by City of El Dorado



FIVE-YEAR OPERATING PRO FORMA: INDOOR AQUATICS MODEL AT MUNICIPAL SITE

PREPARED FOR: GARVER LLC

DRAFT REPORT DELIVERY DATE: AUGUST 2025



THIS PROJECT IS REPRESENTED BY



FOR MORE INFORMATION VISIT
WWW.SPORTSFACILITIES.COM

Facility Program Details

Facility Program

Indoor Aquatics Facility

Space	Indoor Programming Product/Service	Count	Dimensions L (') W (')		Approx. SF each	Total SF	% of Footprint
Aquatics	Pool Natatorium/Deck Space	1	Variable		10,890	10,890	38.5%
	Lap Lane Pool (25 Yard, 8 Lane w/Diving)	1	-	-	Inside Natatorium		0.0%
	Deck Seating Area (250 Seats)	1	-	-	Inside Natatorium		0.0%
	Locker Rooms and Restrooms	2	-	-	1,200	2,400	8.5%
	Wet/Dry Classrooms/Party Rooms	3	30	25	750	2,250	8.0%
	Pool Mechanical Room	1	-	-	1,078	1,078	3.8%
	Total Aquatics Sq. Ft.						16,617
Flex Space	Lobby/Welcome Area	1	-	-	900	900	3.2%
	Manager's Offices	4	10	10	100	400	1.4%
	Office Area	1	-	-	1,200	1,200	4.2%
	Service Kitchen	1	30	20	600	600	2.1%
	Café Seating Area	1	30	30	900	900	3.2%
	General Use Restrooms	2	35	25	875	1,750	6.2%
	Aquatics Family Restrooms/Changing Rooms	4	8	8	64	256	0.9%
Total Flex Space Sq. Ft.						6,006	21.2%
Required SF for Products and Services						22,623	80.0%
Mechanical, Electrical, Storage, etc. 10% of P&S SF (Excl. Leased Space)						2,262	8.0%
Common Area, Stairs, Circulation, etc. 15% of P&S SF (Excl. Leased Space)						3,394	12.0%
Total Estimated Indoor Athletic Facility SF						28,279	100%
Estimated Building Footprint						25,451	
Total Building Acreage						0.58	

Site Development

		Quantity	Dimensions L (') W (')		Approx. SF each	Total SF	% of Total
Parking Spaces Total	Parking Spaces Total (10'x18' actual, 20' x 20' inc. aisles)	99	20	20	400	39,600	70.9%
	Setbacks, Green Space, Trails, etc.	25% Indoor/Parking, 50% Outdoor				16,263	29.1%
Total Estimated Site Development SF						55,863	100%
Total Site Development Acreage						1.28	
Total Complex Acreage						1.87	

Facility Development Costs and Financing

Capital Costs and Start-up Expenses - Indoor Aquatics Facility

Details		Quantity	Unit	Cost/Unit	Budgeted Cost	% of Total
Building & Land Cost						
Real Estate Acquisition	TBD	1.87		\$0.00	\$0	0.0%
Land Cost Total					\$0	0.0%
Hard Costs						
Hard Structure Cost	Warm Shell	17,390	SF	\$173	\$3,008,802	15.7%
Hard Structure Cost - Aquatics	Warm Shell (includes pools, pumps, systems, lighting, etc.)	10,890	SF	\$775	\$8,441,860	44.0%
Locker Rooms/Lounge Areas	Build Out	2,400	SF	\$81	\$195,413	1.0%
Finish Out	Enhanced Cost of Kitchen & Secondary Concession Space	1	LS	\$12,000	\$12,000	0.1%
Site Development	Paving, Grading, Utilities, Landscaping, Improvement Allocation for Indoor Facility	1.87	Acre	\$356,222	\$664,966	3.5%
Contingency				10.00%	\$1,232,304	6.4%
Escalation				9.00%	\$1,219,981	6.4%
Contractor Fee	Includes Hard Cost Contingency/Escalation			3.50%	\$517,136	2.7%
Hard Cost Total					\$15,292,463	79.7%
Field and Sport Equipment Cost						
Aquatics Area						
Deck Seating	250 Seats - Tip and Roll Bleachers	1,625	SF	\$15	\$24,375	0.1%
Bulkhead	Included in Aquatics Area Hard Costs	2	Ea.	\$0	\$0	0.0%
1M/3M Diving		8	LS	\$17,500	\$140,000	0.7%
Timing System		1	LS	\$800,000	\$800,000	4.2%
Aquatics Equipment	Included in Aquatics Area Hard Costs	1	LS	\$0	\$0	0.0%
Shipping				5.00%	\$48,219	0.3%
Contingency				10.00%	\$101,259	0.5%
Escalation				9.00%	\$100,247	0.5%
Field and Sport Equipment Cost Total					\$1,214,100	6.3%
Furniture, Fixtures and Equipment Cost						
FOOD & BEVERAGE						
Concessions Equipment	Local Recreation Level	1	LS	\$150,000	\$150,000	0.8%
Smallwares		1	LS	\$11,000	\$11,000	0.1%
FURNISHINGS						
Furnishings	Flex Space	6,006	SF	\$2.00	\$12,012	0.1%
Hardware - Security/Access Control	Cameras, Building Access, Card Reader Systems w/Structured Cabling and Conveyance	28,279	SF	\$1.18	\$33,279	0.2%
Hardware - Point of Sale		1	LS	\$6,000	\$6,000	0.0%
Hardware - Telecommunications	Core Network/Wireless/IT/Software	28,279	SF	\$1.50	\$42,419	0.2%
MISCELLANEOUS						
Marquee Signage	Exterior	1	LS	\$75,000	\$75,000	0.4%
Graphics Package	Interior signage, branding, advertisement, wall art, etc.	28,279	SF	\$2.00	\$56,559	0.3%
Audio/Video	tv's, pa speaker/sound systems facility-wide	1	LS	\$100,000	\$100,000	0.5%
Maintenance Equipment		28,279	SF	\$0.50	\$14,140	0.1%
Shipping				5.00%	\$25,020	0.1%
Contingency				10.00%	\$52,543	0.3%
Escalation				9.00%	\$52,017	0.3%
Furniture, Fixtures and Equipment Cost Total					\$629,989	3.3%
Soft Costs Construction						
Design Soft Costs	Civil, Architectural			7.0%	\$1,034,273	5.4%
SFC Owner's Rep Services	Planning Support, FF&E Procurement			5.0%	\$830,971	4.3%
Permits/Inspections	Covered by City			0.50%	\$0	0.0%
Additional Services				10.00%	\$186,524	1.0%
Soft Cost Total					\$2,051,768	10.7%
Total Construction Costs - Indoor Facility					\$19,188,320	100.0%
Cost Per Square Foot					\$679	

Capital Costs and Start-up Expenses - Soft Costs Operations

	Details	Cost/Unit	Budgeted Cost	% of Total
Soft Costs Operations				
Pre-Launch Professional Services	Legal, Accounting, Bank, Consulting (Covered by City)		\$0	0.0%
Permits and Extensions	(Covered by City)		\$0	0.0%
Presentation Materials	Renderings, Etc. (Covered by City)		\$0	0.0%
Grand Opening	Included in City Operating Budget		\$0	0.0%
Marketing Allowance	Pre-Opening Marketing Budget (Covered by City)		\$0	0.0%
Operational Support Services	Professional Management Support for Pre-Opening Operations Development (Covered by City)		\$0	0.0%
Pre-Funded Operational Account	Included in City Operating Budget		\$0	0.0%
Pre-Opening Staff Budget	Staffing Cost Pre-Grand Opening		\$45,752	90.9%
Pre-Opening Staff Recruitment	(Covered by City)		\$0	0.0%
Contingency		10.00%	\$4,575	9.1%
Soft Cost Total			\$50,328	100.0%
Total Construction Costs - Soft Cost Operations			\$50,328	100.0%
Working Capital Reserve			TBD	100.0%

Capital Costs and Start-up Expenses

SOURCES OF FUNDS		
Equity Contribution	100%	\$19,238,648
Bank Financing	0%	\$0
Bond Financing	0%	\$0
Public Contribution	0%	\$0
Total Sources of Funds		\$19,238,648

USES OF FUNDS - NEW INDOOR POOL AT MUNICIPAL SITE	LOW	MID	HIGH
Land Cost	TBD	TBD	TBD
Hard Cost	\$12,665,234	\$14,072,482	\$15,479,730
Field and Sport Equipment Cost	\$1,002,468	\$1,113,853	\$1,225,238
Furniture, Fixtures, and Equipment	\$520,175	\$577,972	\$635,769
Soft Costs Construction	\$1,846,591	\$2,051,768	\$2,256,945
Soft Costs Operations	\$50,328	\$50,328	\$50,328
Escalation	\$1,235,021	\$1,372,245	\$1,509,470
Working Capital Reserve	TBD	TBD	TBD
Total Uses of Funds	\$17,319,816	\$19,238,648	\$21,157,480

Financial Performance Summary

Financial Performance

	Year 1	Year 2	Year 3	Year 4	Year 5
*Total Revenue	\$31,713	\$32,188	\$32,671	\$33,161	\$33,659
Facility Expenses	\$158,208	\$158,389	\$160,724	\$163,794	\$166,200
Operating Expense	\$70,835	\$77,478	\$79,672	\$81,508	\$83,444
Management Payroll	\$237,500	\$247,000	\$256,880	\$265,452	\$272,560
Payroll Taxes/Benefits/Bonus	\$114,341	\$120,462	\$128,444	\$134,342	\$140,474
Total Operating Expenses	\$580,884	\$603,328	\$625,719	\$645,095	\$662,679
Net Operating Income	(\$549,172)	(\$571,140)	(\$593,048)	(\$611,934)	(\$629,020)
<i>Capital Replacement</i>	<i>(\$95,942)</i>	<i>(\$95,942)</i>	<i>(\$95,942)</i>	<i>(\$95,942)</i>	<i>(\$95,942)</i>

*Total Revenue provided by City of El Dorado

Financial Performance Extended

Total Revenue and Expenses - Year 1-10

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
*Total Revenue	\$31,713	\$32,188	\$32,671	\$33,161	\$33,659	\$34,164	\$34,676	\$35,196	\$35,724	\$36,260
Total Operating Expenses	\$580,884	\$603,328	\$625,719	\$645,095	\$662,679	\$672,619	\$682,708	\$692,949	\$703,343	\$713,893
Net Operating Income	(\$549,172)	(\$571,140)	(\$593,048)	(\$611,934)	(\$629,020)	(\$638,455)	(\$648,032)	(\$657,753)	(\$667,619)	(\$677,633)
<i>Capital Replacement</i>	<i>(\$95,942)</i>	<i>(\$95,942)</i>	<i>(\$95,942)</i>	<i>(\$95,942)</i>	<i>(\$95,942)</i>	<i>(\$95,942)</i>	<i>(\$95,942)</i>	<i>(\$95,942)</i>	<i>(\$95,942)</i>	<i>(\$95,942)</i>

Total Revenue and Expenses - Year 11-20

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
*Total Revenue	\$36,804	\$37,356	\$37,916	\$38,485	\$39,062	\$39,648	\$40,243	\$40,847	\$41,459	\$42,081
Total Operating Expenses	\$724,602	\$735,471	\$746,503	\$757,700	\$769,066	\$780,602	\$792,311	\$804,195	\$816,258	\$828,502
Net Operating Income	(\$687,798)	(\$698,115)	(\$708,586)	(\$719,215)	(\$730,003)	(\$740,953)	(\$752,068)	(\$763,349)	(\$774,799)	(\$786,421)
<i>Capital Replacement</i>	<i>(\$95,942)</i>	<i>(\$95,942)</i>	<i>(\$95,942)</i>	<i>(\$95,942)</i>	<i>(\$95,942)</i>	<i>(\$95,942)</i>	<i>(\$95,942)</i>	<i>(\$95,942)</i>	<i>(\$95,942)</i>	<i>(\$95,942)</i>

Overhead Expenses

Facility Expenses

Indoor Facility/Buildings

Indoor Facility Expense	Management Assumption	Year 1	Year 2	Year 3	Year 4	Year 5
Alarm System Maintenance		\$5,000	\$5,075	\$5,151	\$5,228	\$5,307
Janitorial Expenses	<i>Cleaning and Supplies</i>	\$21,082	\$21,357	\$21,637	\$22,621	\$22,909
Safety Supplies	<i>Includes Year 1 Purchase</i>	\$3,500	\$1,400	\$1,421	\$1,442	\$1,464
Grounds Maintenance, Labor, & Lighting	<i>Based on Site Development</i>	\$3,847	\$3,905	\$3,964	\$4,023	\$4,083
Maintenance & Repairs	<i>Excludes Capital Replacement</i>	\$19,481	\$19,773	\$20,069	\$20,370	\$20,676
Chemicals - Aquatics		\$18,403	\$18,679	\$18,960	\$19,244	\$19,533
Utility Expense	<i>Electricity-only based</i>	\$18,291	\$18,565	\$18,844	\$19,127	\$19,413
Utility Expense - Aquatics	<i>Electricity-only based</i>	\$68,604	\$69,634	\$70,678	\$71,738	\$72,814
Total Facility Expense		\$158,208	\$158,389	\$160,724	\$163,794	\$166,200

Operating Expenses

Expense	Management Assumption	Year 1	Year 2	Year 3	Year 4	Year 5
Accounting Fees	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0	\$0
Bank Service Charges	<i>Banking Fees, Credit Card Processing</i>	\$3,000	\$8,626	\$9,787	\$10,626	\$11,550
Communications	<i>IT, Phone, Cable, Internet</i>	\$3,000	\$3,045	\$3,091	\$3,137	\$3,184
Dues/Subscriptions		\$2,000	\$2,030	\$2,060	\$2,091	\$2,123
Employee Uniforms		\$2,500	\$2,538	\$2,576	\$2,614	\$2,653
Marketing and Advertising	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0	\$0
Insurance	<i>General, Property, Liability</i>	\$41,250	\$41,868	\$42,496	\$43,134	\$43,781
Legal Fees	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0	\$0
Licenses, Permits	<i>Food, Music, etc.</i>	\$2,500	\$2,538	\$2,576	\$2,614	\$2,653
Office Supplies		\$500	\$508	\$515	\$523	\$531
Real Estate Tax	<i>Public Ownership</i>	\$0	\$0	\$0	\$0	\$0
Aquatics Operating Supplies		\$4,985	\$5,060	\$5,136	\$5,162	\$5,187
Aquatics Program Training	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0	\$0
Software	<i>Operating, Scheduling, POS, Registration</i>	\$9,600	\$9,744	\$9,890	\$10,039	\$10,189
Travel and Education		\$1,500	\$1,523	\$1,545	\$1,569	\$1,592
Total Operating Expenses		\$70,835	\$77,478	\$79,672	\$81,508	\$83,444

Management Payroll Summary

Management Position	Management Assumption	Year 2	Year 3	Year 4	Year 5
General Manager	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0
Marketing & Business Development Manager	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0
Pool Manager		\$41,600	\$43,264	\$44,995	\$46,794
Lifeguards	<i>3 Full-Time Equivalent Lifeguards</i>	\$163,800	\$170,352	\$175,463	\$178,972
Finance Manager	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0
Admin Support	<i>Part Time - Front Desk</i>	\$41,600	\$43,264	\$44,995	\$46,794
Total Management Payroll		\$247,000	\$256,880	\$265,452	\$272,560

Total Payroll Summary

Total Payroll Summary	Management Assumption	Year 1	Year 2	Year 3	Year 4	Year 5
General Manager	<i>12 months prior</i>	\$0	\$0	\$0	\$0	\$0
Marketing & Business Development Manager	<i>12 months prior</i>	\$0	\$0	\$0	\$0	\$0
Pool Manager	<i>3 months prior</i>	\$40,000	\$41,600	\$43,264	\$44,995	\$46,794
Lifeguards	<i>1 month prior</i>	\$157,500	\$163,800	\$170,352	\$175,463	\$178,972
Finance Manager	<i>6 months prior</i>	\$0	\$0	\$0	\$0	\$0
Admin Support	<i>1 month prior</i>	\$40,000	\$41,600	\$43,264	\$44,995	\$46,794
Subtotal Management Payroll		\$237,500	\$247,000	\$256,880	\$265,452	\$272,560
Rental Swim Meet Staff	<i>1 month prior</i>	\$4,800	\$4,800	\$5,280	\$6,600	\$6,930
Aquatics Program Staff	<i>1 month prior</i>	\$71,008	\$78,109	\$90,215	\$94,726	\$104,436
Gate Staff	<i>1 month prior</i>	\$1,350	\$1,350	\$1,350	\$1,700	\$1,700
Birthday Party Staff	<i>1 month prior</i>	\$2,880	\$3,456	\$3,629	\$3,810	\$4,001
Food & Beverage Staff	<i>1 month prior</i>	\$8,338	\$8,597	\$8,736	\$10,546	\$10,699
Retail Staff	<i>1 month prior</i>	\$813	\$864	\$892	\$999	\$1,030
Subtotal Sport Admin Staff		\$89,188	\$97,176	\$110,102	\$118,382	\$128,795
Payroll Subtotal		\$326,688	\$344,176	\$366,982	\$383,833	\$401,355
Bonus Pool	<i>0% of Total Revenue</i>	\$0	\$0	\$0	\$0	\$0
Payroll Services	<i>3% of Payroll</i>	\$9,801	\$10,325	\$11,009	\$11,515	\$12,041
Payroll Taxes/Benefits	<i>32% of Payroll</i>	\$104,540	\$110,136	\$117,434	\$122,827	\$128,434
Payroll Taxes/Benefits/Bonus Totals		\$114,341	\$120,462	\$128,444	\$134,342	\$140,474
Total Payroll Cost		\$441,029	\$464,638	\$495,426	\$518,175	\$541,830



FIVE-YEAR OPERATING PRO FORMA: OUTDOOR AQUATICS MODEL AT MUNICIPAL SITE

PREPARED FOR: GARVER LLC

DRAFT REPORT DELIVERY DATE: AUGUST 2025



THIS PROJECT IS REPRESENTED BY



FOR MORE INFORMATION VISIT
WWW.SPORTSFACILITIES.COM

Facility Program Details

Facility Program

Outdoor Athletic Facilities

Space	Outdoor Programming Product/Service	Count	Dimensions L (') W (')		Approx. SF each	Total SF	% of Footprint
Sand VB	Sand Volleyball Courts	1	60	30	1,800	1,800	17.3%
	Total Sand Volleyball Courts Sq. Ft.					1,800	17.3%
Outdoor Courts	Pickleball Courts (44'x20' with Clear Space)	3	64	34	2,176	6,528	62.6%
	Basketball Half-Court	1	42	50	2,100	2,100	20.1%
	Total Outdoor Courts Sq. Ft.					8,628	82.7%
Total Estimated Outdoor Athletic Facilities SF						10,428	100%
Total Outdoor Athletic Facility Acreage						0.24	

Outdoor Aquatics Facilities

Space	Programming Product/Service	Count	Dimensions L (') W (')		Approx. SF each	Total SF	% of Footprint
Outdoor Aquatics	Outdoor Aquatics Area Deck	1	-	-	66,615	66,615	92.9%
	Olympic 50-Meter Competition Pool (8-Lane) w/Slides	1	-	-	Inside Aquatic Area		0.0%
	Zero Entry Pool	1	-	-	Inside Aquatic Area		0.0%
	Lazy River	1	-	-	Inside Aquatic Area		0.0%
	Splash Pad	1	-	-	Inside Aquatic Area		0.0%
	Deck Seating Area	1	-	-	Inside Aquatic Area		0.0%
	Maintenance/Pool Mechanical Room	1	-	-	3,472	3,472	4.8%
	Secondary Support Building	1	-	-	1,600	1,600	2.2%
<i>Total Outdoor Aquatics Sq. Ft.</i>						71,687	100.0%
Total Estimated Outdoor Aquatics SF						71,687	100.0%
Total Outdoor Aquatics Acreage						1.65	

Site Development

		Quantity	Dimensions L (') W (')		Approx. SF each	Total SF	% of Total
Parking Spaces Total	Parking Spaces Total (10'x18' actual, 20' x 20' inc. aisles)	252	20	20	400	100,800	60.3%
	Setbacks, Green Space, Trails, etc.	25% Indoor/Parking, 50% Outdoor				66,258	39.7%
Total Estimated Site Development SF						167,058	100%
Total Site Development Acreage						3.84	
Total Complex Acreage						5.72	

Facility Development Costs and Financing

Capital Costs and Start-up Expenses - Outdoor Aquatics Complex

Details	Quantity	Unit	Cost/Unit	Budgeted Cost	% of Total
Building & Land Cost					
Real Estate Acquisition	TBD	5.72	Acre	\$0	\$0 0.0%
Land Cost Total				\$0	0.0%
Hard Costs					
Site Development					
Support Buildings	Finished Modular Building with FF&E (Not Including F&B)	1,600	SF	\$356	\$569,956 5.0%
Outdoor Aquatics Area - Standard Pools	*Existing Outdoor Pool w/Slides Cost Estimate/Renovations	1	LS	\$1,425,000	\$1,425,000 12.6%
Outdoor Aquatics Area - Zero Entry Pools	*Zero-Entry Pool Cost Estimate	1	LS	\$1,470,000	\$1,470,000 13.0%
Outdoor Aquatics Area - Lazy River	*Lazy River Cost Estimate	1	LS	\$1,242,000	\$1,242,000 11.0%
Outdoor Aquatics Area - Splash Pad	*Splash Pad Cost Estimates	1	LS	\$400,000	\$400,000 3.5%
Site Development - Clearing, Prep, Grading, Utility Runs, Landscaping, etc.	Paving, Grading, Utilities, Landscaping, Improvement Allocation for Outdoor Facility And Outdoor-associated Parking	5.72	Acre	\$203,556	\$1,164,382 10.3%
Fencing - Perimeter and Facility Control		1,146	LF	\$56	\$64,163 0.6%
Maintenance Building	Finished Modular Building	3,472	SF	\$193	\$671,435 5.9%
Contingency				10.00%	\$700,694 6.2%
Escalation				9.00%	\$693,687 6.1%
Contractor Fee	Includes Hard Cost Contingency/Escalation			3.00%	\$252,040 2.2%
Hard Cost Total				\$8,653,356	76.6%
Sand Volleyball					
Sand		1	Ea.	\$10,000	\$10,000 0.1%
Court Equipment	Poles, Nets, Lines, Etc.	1	Ea.	\$5,000	\$5,000 0.0%
Lighting		1	Ea.	\$8,000	\$8,000 0.1%
Benches (Participants)		2	Ea.	\$400	\$800 0.0%
Benches (Spectators)	Tip and Roll	2	Ea.	\$2,500	\$5,000 0.0%
Athletic Equipment	Balls, Cones, & Training Equipment	1	LS	\$10,000	\$10,000 0.1%
Shipping				5.00%	\$1,940 0.0%
Contingency				10.00%	\$4,074 0.0%
Escalation				9.00%	\$4,033 0.0%
Sand Volleyball Court Cost Total				\$48,847	0.4%
Outdoor Courts					
Pickleball Court Surface	Surface, Coloring, Striping, Etc.	3	Ea.	\$10,000	\$30,000 0.3%
Pickleball Court Lights		3	Ea.	\$1,800	\$5,400 0.0%
Seating (Participants)		6	Ea.	\$600	\$3,600 0.0%
Bleachers (Spectators)		6	Ea.	\$3,000	\$18,000 0.2%
Pickleball Netting (Permanent)	Court Nets, Poles, Etc.	3	Ea.	\$750	\$2,250 0.0%
General Pickleball Equipment	Balls, Cones, & Training Equip.	1	LS	\$25,000	\$25,000 0.2%
Basketball Concrete Pad	Budget Allocation (in addition to Site Dev)	2,100	SF	\$7.73	\$16,233 0.1%
Basketball Drainage System	Budget Allocation (in addition to Site Dev)	1	LS	\$4,000	\$4,000 0.0%
Basketball Stanchion Systems		1	LS	\$1,750	\$1,750 0.0%
Basketball Court Equipment		1	LS	\$1,500	\$1,500 0.0%
Shipping				5.00%	\$5,387 0.0%
Contingency				10.00%	\$11,312 0.1%
Escalation				9.00%	\$11,199 0.1%
Outdoor Courts Cost Total				\$135,630	1.2%
Outdoor Aquatics Area					
Deck Seating	Furnishings Budget	66,615	SF	\$2.00	\$133,230 1.2%
Artificial Turf	Synthetic Turf Flooring Budget for Pool Deck Area	1,600	SF	\$9.90	\$15,840 0.1%
Comp Lap Lane Pool					
Timing System	Olympic 50M Pool	1	LS	\$800,000	\$800,000 7.1%
Deck Equipment	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Loose Equipment	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Maintenance/Safety Equipment	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Pool Signage	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Zero Entry Pool/Lazy River					
Deck Equipment	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Loose Equipment	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Maintenance/Safety Equipment	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Play Structure	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Pool Signage	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Splash Pad					
Feature Budget	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Maintenance Equipment	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Pool Signage	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Structure Cost	Included in Aquatics Area Hard Costs	0	LS	\$0	\$0 0.0%
Aquatics Equipment	Included in Aquatics Area Hard Costs	0	LS	\$0	\$0 0.0%
Shipping				5.00%	\$47,454 0.4%
Contingency				10.00%	\$99,652 0.9%
Escalation				9.00%	\$98,656 0.9%
Aquatics Area Cost Total				\$1,194,832	10.6%
Furniture, Fixtures and Equipment Cost					
FURNISHINGS					
Signage	Monument and Wayfinding	1	LS	\$25,000	\$25,000 0.2%
MAINTENANCE EQUIPMENT					
Maintenance Equipment Budget	Janitorial/Trash, General Maintenance, Groundskeeping, Medical & Safety, Crowd Control, Parking, Restroom	5.72	Acre	\$1,368	\$7,828 0.1%
Shipping				5.00%	\$6,641 0.1%
Contingency				10.00%	\$13,947 0.1%
Escalation				9.00%	\$13,807 0.1%
Furniture, Fixtures and Equipment Cost Total				\$167,223	1.5%
Soft Costs Construction					
Design-Build Fees	% of Structure and Site work			6.0%	\$504,079 4.5%
SFC Owner's Rep Services				5.0%	\$497,392 4.4%
Permits/Inspections	Covered by City			0.50%	\$0 0.0%
Additional Services				10.00%	\$100,147 0.9%
Soft Costs Total				\$1,101,619	9.7%
Total Construction Costs - Outdoor Facility				\$11,301,508	100.00%
<i>*Provided by Garver/Waters Edge</i>				<i>*Includes Escalation</i>	

Capital Costs and Start-up Expenses - Soft Costs Operations

	Details	Cost/Unit	Budgeted Cost	% of Total
Soft Costs Operations				
Pre-Launch Professional Services	Legal, Accounting, Bank, Consulting (Covered by City)		\$0	0.0%
Permits and Extensions	(Covered by City)		\$0	0.0%
Presentation Materials	Renderings, Etc. (Covered by City)		\$0	0.0%
Grand Opening	Included in City Operating Budget		\$0	0.0%
Marketing Allowance	Pre-Opening Marketing Budget (Covered by City)		\$0	0.0%
Operational Support Services	Professional Management Support for Pre-Opening Operations Development (Covered by City)		\$0	0.0%
Pre-Funded Operational Account	Included in City Operating Budget		\$0	0.0%
Pre-Opening Staff Budget	Staffing Cost Pre-Grand Opening		\$37,423	90.9%
Pre-Opening Staff Recruitment	(Covered by City)		\$0	0.0%
Contingency		10.00%	\$3,742	9.1%
Soft Cost Total			\$41,165	100.0%
Total Construction Costs - Soft Cost Operations			\$41,165	100.0%
Working Capital Reserve			TBD	100.0%

Capital Costs and Start-up Expenses

SOURCES OF FUNDS		
Equity Contribution	100%	\$11,342,673
Bank Financing	0%	\$0
Bond Financing	0%	\$0
Public Contribution	0%	\$0
Total Sources of Funds		\$11,342,673

USES OF FUNDS	LOW	MID	HIGH
Land Cost	TBD	TBD	TBD
Hard Cost	\$7,163,703	\$7,959,670	\$8,755,637
Field and Sport Equipment Cost	\$1,138,879	\$1,265,421	\$1,391,964
Furniture, Fixtures, and Equipment	\$138,074	\$153,416	\$168,758
Soft Costs Construction	\$991,457	\$1,101,619	\$1,211,781
Soft Costs Operations	\$41,165	\$41,165	\$41,165
Escalation	\$739,244	\$821,382	\$903,520
Working Capital Reserve	TBD	TBD	TBD
Total Uses of Funds	\$10,212,522	\$11,342,673	\$12,472,824

Financial Performance Summary

Financial Performance

	Year 1	Year 2	Year 3	Year 4	Year 5
*Total Revenue	\$31,713	\$32,188	\$32,671	\$33,161	\$33,659
Facility Expenses	\$151,490	\$153,740	\$156,023	\$158,841	\$161,194
Operating Expense	\$97,803	\$99,270	\$100,759	\$102,054	\$103,367
Management Payroll	\$232,900	\$242,216	\$251,905	\$259,894	\$268,141
Payroll Taxes/Benefits/Bonus	\$102,427	\$107,165	\$112,386	\$116,892	\$121,255
Total Operating Expenses	\$584,620	\$602,391	\$621,073	\$637,681	\$653,957
Net Operating Income	(\$552,907)	(\$570,203)	(\$588,402)	(\$604,520)	(\$620,298)
Capital Replacement	(\$56,508)	(\$56,508)	(\$56,508)	(\$56,508)	(\$56,508)

*Total Revenue provided by City of El Dorado

Financial Performance Extended

Total Revenue and Expenses - Year 1-10

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
*Total Revenue	\$31,713	\$32,188	\$32,671	\$33,161	\$33,659	\$34,164	\$34,676	\$35,196	\$35,724	\$36,260
Total Operating Expenses	\$584,620	\$602,391	\$621,073	\$637,681	\$653,957	\$663,766	\$673,723	\$683,828	\$694,086	\$704,497
Net Operating Income	(\$552,907)	(\$570,203)	(\$588,402)	(\$604,520)	(\$620,298)	(\$629,603)	(\$639,047)	(\$648,632)	(\$658,362)	(\$668,237)
Capital Replacement	(\$56,508)	(\$56,508)	(\$56,508)	(\$56,508)	(\$56,508)	(\$56,508)	(\$56,508)	(\$56,508)	(\$56,508)	(\$56,508)

Total Revenue and Expenses - Year 11-20

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
*Total Revenue	\$36,804	\$37,356	\$37,916	\$38,485	\$39,062	\$39,648	\$40,243	\$40,847	\$41,459	\$42,081
Total Operating Expenses	\$715,065	\$725,791	\$736,677	\$747,728	\$758,944	\$770,328	\$781,883	\$793,611	\$805,515	\$817,598
Net Operating Income	(\$678,261)	(\$688,435)	(\$698,761)	(\$709,243)	(\$719,881)	(\$730,679)	(\$741,640)	(\$752,764)	(\$764,056)	(\$775,517)
Capital Replacement	(\$56,508)	(\$56,508)	(\$56,508)	(\$56,508)	(\$56,508)	(\$56,508)	(\$56,508)	(\$56,508)	(\$56,508)	(\$56,508)

Overhead Expenses

Facility Expenses

Indoor Facility/Buildings

Indoor Facility Expense	Management Assumption	Year 1	Year 2	Year 3	Year 4	Year 5
Janitorial Expenses	<i>Cleaning and Supplies</i>	\$2,540	\$2,556	\$2,571	\$3,088	\$3,104
Maintenance & Repairs	<i>Excludes Capital Replacement</i>	\$560	\$568	\$577	\$586	\$594
Utility Expense	<i>Electricity-only based</i>	\$1,683	\$1,708	\$1,734	\$1,760	\$1,786
Total Indoor Facility Expense		\$4,783	\$4,832	\$4,882	\$5,433	\$5,484

Outdoor Facility

Outdoor Facility Expense	Management Assumption	Year 1	Year 2	Year 3	Year 4	Year 5
Outdoor Pickleball Court Maintenance and Labor		\$2,250	\$2,284	\$2,318	\$2,353	\$2,388
Outdoor Pickleball Court Lighting		\$1,500	\$1,523	\$1,545	\$1,569	\$1,592
Sand Volleyball Court Maintenance and Labor		\$750	\$761	\$773	\$784	\$796
Sand Volleyball Court Lighting		\$500	\$508	\$515	\$523	\$531
Chemicals - Outdoor Aquatics	<i>Outdoor Aquatics</i>	\$39,716	\$40,312	\$40,917	\$41,530	\$42,153
Utility Expense - Aquatics	<i>Electricity-only based</i>	\$50,516	\$51,274	\$52,043	\$52,824	\$53,616
Outdoor Aquatics Maintenance & Repairs	<i>Outdoor Aquatics</i>	\$39,969	\$40,569	\$41,177	\$41,795	\$42,422
Grounds Maintenance, Labor, and Lighting	<i>Based on Site Development</i>	\$11,505	\$11,678	\$11,853	\$12,031	\$12,211
Total Outdoor Facility Expense		\$146,707	\$148,908	\$151,141	\$153,408	\$155,709
Total Facility Expense		\$151,490	\$153,740	\$156,023	\$158,841	\$161,194

Operating Expenses

Expense	Management Assumption	Year 1	Year 2	Year 3	Year 4	Year 5
Accounting Fees	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0	\$0
Bank Service Charges	<i>Banking Fees, Credit Card Processing</i>	\$3,000	\$3,045	\$3,091	\$3,137	\$3,184
Communications	<i>IT, Phone, Cable, Internet</i>	\$3,000	\$3,045	\$3,091	\$3,137	\$3,184
Dues/Subscriptions		\$2,000	\$2,030	\$2,060	\$2,091	\$2,123
Employee Uniforms		\$2,500	\$2,538	\$2,576	\$2,614	\$2,653
Marketing and Advertising	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0	\$0
Insurance	<i>General, Property, Liability</i>	\$52,177	\$52,960	\$53,754	\$54,560	\$55,379
Legal Fees	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0	\$0
Licenses, Permits	<i>Food, Music, etc.</i>	\$2,500	\$2,538	\$2,576	\$2,614	\$2,653
Office Supplies		\$500	\$508	\$515	\$523	\$531
Real Estate Tax	<i>Public Ownership</i>	\$0	\$0	\$0	\$0	\$0
Aquatics Operating Supplies		\$21,026	\$21,342	\$21,662	\$21,770	\$21,879
Aquatics Program Training	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0	\$0
Software	<i>Operating, Scheduling, POS, Registration</i>	\$9,600	\$9,744	\$9,890	\$10,039	\$10,189
Travel and Education		\$1,500	\$1,523	\$1,545	\$1,569	\$1,592
Total Operating Expenses		\$97,803	\$99,270	\$100,759	\$102,054	\$103,367

Management Payroll Summary

Management Position	Management Assumption	Year 2	Year 3	Year 4	Year 5
General Manager	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0
Marketing & Business Development Manager	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0
Pool Manager	<i>Part Time</i>	\$20,800	\$21,632	\$22,497	\$23,397
Lifeguards	<i>10 Full-Time Equivalent Lifeguards</i>	\$200,616	\$208,641	\$214,900	\$221,347
Finance Manager	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0
Admin Support	<i>Part Time - Front Desk</i>	\$20,800	\$21,632	\$22,497	\$23,397
Total Management Payroll		\$242,216	\$251,905	\$259,894	\$268,141

Total Payroll Summary

Total Payroll Summary	Management Assumption	Year 1	Year 2	Year 3	Year 4	Year 5
General Manager	<i>12 months prior</i>	\$0	\$0	\$0	\$0	\$0
Marketing & Business Development Manager	<i>12 months prior</i>	\$0	\$0	\$0	\$0	\$0
Pool Manager	<i>3 months prior</i>	\$20,000	\$20,800	\$21,632	\$22,497	\$23,397
Lifeguards	<i>1 month prior</i>	\$192,900	\$200,616	\$208,641	\$214,900	\$221,347
Finance Manager	<i>6 months prior</i>	\$0	\$0	\$0	\$0	\$0
Admin Support	<i>1 month prior</i>	\$20,000	\$20,800	\$21,632	\$22,497	\$23,397
Subtotal Management Payroll		\$232,900	\$242,216	\$251,905	\$259,894	\$268,141
Rental Swim Meet Staff	<i>1 month prior</i>	\$2,400	\$2,400	\$2,640	\$3,520	\$3,696
Aquatics Program Staff	<i>1 month prior</i>	\$16,203	\$17,823	\$20,586	\$21,615	\$23,830
Gate Staff	<i>1 month prior</i>	\$750	\$750	\$750	\$1,000	\$1,000
Outdoor Aquatics Staff	<i>1 month prior</i>	\$15,444	\$16,217	\$17,538	\$17,889	\$18,971
Outdoor Court Rental Staff	<i>1 month prior</i>	\$499	\$524	\$578	\$607	\$669
Birthday Party Staff	<i>1 month prior</i>	\$3,600	\$4,320	\$4,536	\$4,763	\$5,001
Food & Beverage Staff	<i>1 month prior</i>	\$20,287	\$21,346	\$21,966	\$23,997	\$24,431
Retail Staff	<i>1 month prior</i>	\$566	\$591	\$605	\$692	\$702
Subtotal Sport Admin Staff		\$59,749	\$63,971	\$69,199	\$74,083	\$78,301
Payroll Subtotal		\$292,649	\$306,187	\$321,104	\$333,977	\$346,442
Bonus Pool	<i>0% of Total Revenue</i>	\$0	\$0	\$0	\$0	\$0
Payroll Services	<i>3% of Payroll</i>	\$8,779	\$9,186	\$9,633	\$10,019	\$10,393
Payroll Taxes/Benefits	<i>32% of Payroll</i>	\$93,648	\$97,980	\$102,753	\$106,873	\$110,861
Payroll Taxes/Benefits/Bonus Totals		\$102,427	\$107,165	\$112,386	\$116,892	\$121,255
Total Payroll Cost		\$395,076	\$413,352	\$433,490	\$450,869	\$467,697



FIVE-YEAR OPERATING PRO FORMA:

Combined Indoor/Outdoor Aquatics Model at Municipal Site

PREPARED FOR: GARVER LLC

DRAFT REPORT DELIVERY DATE: AUGUST 2025



THIS PROJECT IS REPRESENTED BY



FOR MORE INFORMATION VISIT
WWW.SPORTSFACILITIES.COM

Facility Program Details

Facility Program

Indoor Aquatics Facility

Space	Indoor Programming Product/Service	Count	Dimensions L (') W (')		Approx. SF each	Total SF	% of Footprint
Aquatics	Pool Natatorium/Deck Space	1	Variable		10,890	10,890	38.5%
	Lap Lane Pool (25 Yard, 8 Lane w/Diving)	1	-	-	Inside Natatorium		0.0%
	Deck Seating Area (250 Seats)	1	-	-	Inside Natatorium		0.0%
	Locker Rooms and Restrooms	2	-	-	1,200	2,400	8.5%
	Wet/Dry Classrooms/Party Rooms	3	30	25	750	2,250	8.0%
	Pool Mechanical Room	1	-	-	1,078	1,078	3.8%
	Total Aquatics Sq. Ft.					16,617	58.8%
Flex Space	Lobby/Welcome Area	1	-	-	900	900	3.2%
	Manager's Offices	4	10	10	100	400	1.4%
	Office Area	1	-	-	1,200	1,200	4.2%
	Service Kitchen	1	30	20	600	600	2.1%
	Café Seating Area	1	30	30	900	900	3.2%
	General Use Restrooms	2	35	25	875	1,750	6.2%
	Aquatics Family Restrooms/Changing Rooms	4	8	8	64	256	0.9%
Total Flex Space Sq. Ft.					6,006	21.2%	
Required SF for Products and Services						22,623	80.0%
Mechanical, Electrical, Storage, etc.		10% of P&S SF (Excl. Leased Space)			2,262	8.0%	
Common Area, Stairs, Circulation, etc.		15% of P&S SF (Excl. Leased Space)			3,394	12.0%	
Total Estimated Indoor Athletic Facility SF						28,279	100%
Estimated Building Footprint						25,451	
Total Building Acreage						0.58	

Outdoor Athletic Facilities

Space	Outdoor Programming Product/Service	Count	Dimensions L (') W (')		Approx. SF each	Total SF	% of Footprint
Sand VB	Sand Volleyball Courts	1	60	30	1,800	1,800	17.3%
	Total Sand Volleyball Courts Sq. Ft.					1,800	17.3%
Outdoor Courts	Pickleball Courts (44'x20' with Clear Space)	3	64	34	2,176	6,528	62.6%
	Basketball Half-Court	1	42	50	2,100	2,100	20.1%
	Total Outdoor Courts Sq. Ft.					8,628	82.7%
Total Estimated Outdoor Athletic Facilities SF						10,428	100%
Total Outdoor Athletic Facility Acreage						0.24	

Outdoor Aquatics Facilities

Space	Programming Product/Service	Count	Dimensions L (') W (')		Approx. SF each	Total SF	% of Footprint
Outdoor Aquatics	Outdoor Aquatics Area Deck	1	-	-	66,615	66,615	92.9%
	Olympic 50-Meter Competition Pool (8-Lane) w/Slides	1	-	-	Inside Aquatic Area		0.0%
	Zero Entry Pool	1	-	-	Inside Aquatic Area		0.0%
	Lazy River	1	-	-	Inside Aquatic Area		0.0%
	Splash Pad	1	-	-	Inside Aquatic Area		0.0%
	Deck Seating Area	1	-	-	Inside Aquatic Area		0.0%
	Maintenance/Pool Mechanical Room	1	-	-	3,472	3,472	4.8%
	Secondary Support Building	1	-	-	1,600	1,600	2.2%
Total Outdoor Aquatics Sq. Ft.						71,687	100.0%
Total Estimated Outdoor Aquatics SF						71,687	100.0%
Total Outdoor Aquatics Acreage						1.65	

Site Development

Site Development							
		Quantity	Dimensions L (') W (')		Approx. SF each	Total SF	% of Total
Parking Spaces Total	Parking Spaces Total (10'x18' actual, 20' x 20' inc. aisles)	337	20	20	400	134,800	62.4%
	Setbacks, Green Space, Trails, etc.	25% Indoor/Parking, 50% Outdoor				81,120	37.6%
Total Estimated Site Development SF						215,920	100%
Total Site Development Acreage						4.96	
Total Complex Acreage						7.43	

Facility Development Costs and Financing

Capital Costs and Start-up Expenses - Indoor Aquatics Facility

Details		Quantity	Unit	Cost/Unit	Budgeted Cost	% of Total
Building & Land Cost						
Real Estate Acquisition	TBD	4.00		\$0.00	\$0	0.0%
Land Cost Total					\$0	0.0%
Hard Costs						
Hard Structure Cost	Warm Shell	17,390	SF	\$173	\$3,008,802	15.0%
Hard Structure Cost - Aquatics	Warm Shell (includes pools, pumps, systems, lighting, etc.)	10,890	SF	\$775	\$8,441,860	42.1%
Locker Rooms/Lounge Areas	Build Out	2,400	SF	\$81	\$195,413	1.0%
Finish Out	Enhanced Cost of Kitchen & Secondary Concession Space	1	LS	\$12,000	\$12,000	0.1%
Site Development	Paving, Grading, Utilities, Landscaping, Improvement Allocation for Indoor Facility	4.00	Acre	\$356,222	\$1,425,496	7.1%
Contingency				10.00%	\$1,308,357	6.5%
Escalation				9.00%	\$1,295,274	6.5%
Contractor Fee	Includes Hard Cost Contingency/Escalation			3.50%	\$549,052	2.7%
Hard Cost Total					\$16,236,254	80.9%
Field and Sport Equipment Cost						
Aquatics Area						
Deck Seating	250 Seats - Tip and Roll Bleachers	1,625	SF	\$15	\$24,375	0.1%
Bulkhead	Included in Aquatics Area Hard Costs	2	Ea.	\$0	\$0	0.0%
1M/3M Diving		8	LS	\$17,500	\$140,000	0.7%
Timing System		1	LS	\$800,000	\$800,000	4.0%
Aquatics Equipment	Included in Aquatics Area Hard Costs	1	LS	\$0	\$0	0.0%
Shipping				5.00%	\$48,219	0.2%
Contingency				10.00%	\$101,259	0.5%
Escalation				9.00%	\$100,247	0.5%
Field and Sport Equipment Cost Total					\$1,214,100	6.1%
Furniture, Fixtures and Equipment Cost						
FOOD & BEVERAGE						
Concessions Equipment	Local Recreation Level	1	LS	\$150,000	\$150,000	0.7%
Smallwares		1	LS	\$11,000	\$11,000	0.1%
FURNISHINGS						
Furnishings	Flex Space	6,006	SF	\$2.00	\$12,012	0.1%
Hardware - Security/Access Control	Cameras, Building Access, Card Reader Systems w/Structured Cabling and Conveyance	28,279	SF	\$1.18	\$33,279	0.2%
Hardware - Point of Sale		1	LS	\$6,000	\$6,000	0.0%
Hardware - Telecommunications	Core Network/Wireless/IT/Software	28,279	SF	\$1.50	\$42,419	0.2%
MISCELLANEOUS						
Marquee Signage	Exterior	1	LS	\$75,000	\$75,000	0.4%
Graphics Package	Interior signage, branding, advertisement, wall art, etc.	28,279	SF	\$2.00	\$56,559	0.3%
Audio/Video	tv's, pa speaker/sound systems facility-wide	1	LS	\$100,000	\$100,000	0.5%
Maintenance Equipment		28,279	SF	\$0.50	\$14,140	0.1%
Shipping				5.00%	\$25,020	0.1%
Contingency				10.00%	\$52,543	0.3%
Escalation				9.00%	\$52,017	0.3%
Furniture, Fixtures and Equipment Cost Total					\$629,989	3.1%
Soft Costs Construction						
Design Soft Costs	Civil, Architectural			7.0%	\$1,098,104	5.5%
SFC Owner's Rep Services	Planning Support, FF&E Procurement			4.0%	\$701,252	3.5%
Permits/Inspections	Covered by City			0.50%	\$0	0.0%
Additional Services				10.00%	\$179,936	0.9%
Soft Cost Total					\$1,979,291	9.9%
Total Construction Costs - Indoor Facility					\$20,059,634	100.0%
Cost Per Square Foot					\$709	

Capital Costs and Start-up Expenses - Outdoor Aquatics Complex

Details	Quantity	Unit	Cost/Unit	Budgeted Cost	% of Total
Building & Land Cost					
Real Estate Acquisition	TBD	3.42	Acre	\$0	\$0 0.0%
Land Cost Total				\$0	0.0%
Hard Costs					
Site Development					
Support Buildings	Finished Modular Building with FF&E (Not Including F&B)	1,600	SF	\$356	\$569,956 5.5%
Outdoor Aquatics Area - Standard Pools	*Existing Outdoor Pool w/Slides Cost Estimate/Renovations	1	LS	\$1,425,000	\$1,425,000 13.7%
Outdoor Aquatics Area - Zero Entry Pools	*Zero-Entry Pool Cost Estimate	1	LS	\$1,470,000	\$1,470,000 14.1%
Outdoor Aquatics Area - Lazy River	*Lazy River Cost Estimate	1	LS	\$1,242,000	\$1,242,000 11.9%
Outdoor Aquatics Area - Splash Pad	*Splash Pad Cost Estimates	1	LS	\$400,000	\$400,000 3.8%
Site Development - Clearing, Prep, Grading, Utility Runs, Landscaping, etc.	Paving, Grading, Utilities, Landscaping, Improvement Allocation for Outdoor Facility And Outdoor-associated Parking	3.42	Acre	\$203,556	\$697,083 6.7%
Fencing - Perimeter and Facility Control		1,146	LF	\$56	\$64,163 0.6%
Maintenance Building	Finished Modular Building	3,472	SF	\$193	\$671,435 6.4%
Contingency			10.00%	\$653,964	6.3%
Escalation			9.00%	\$647,424	6.2%
Contractor Fee	Includes Hard Cost Contingency/Escalation		3.00%	\$235,231	2.3%
Hard Cost Total				\$8,076,256	77.5%
Sand Volleyball					
Sand		1	Ea.	\$10,000	\$10,000 0.1%
Court Equipment	Poles, Nets, Lines, Etc.	1	Ea.	\$5,000	\$5,000 0.0%
Lighting		1	Ea.	\$8,000	\$8,000 0.1%
Benches (Participants)		2	Ea.	\$400	\$800 0.0%
Benches (Spectators)	Tip and Roll	2	Ea.	\$2,500	\$5,000 0.0%
Athletic Equipment	Balls, Cones, & Training Equipment	1	LS	\$10,000	\$10,000 0.1%
Shipping			5.00%	\$1,940	0.0%
Contingency			10.00%	\$4,074	0.0%
Escalation			9.00%	\$4,033	0.0%
Sand Volleyball Court Cost Total				\$48,847	0.5%
Outdoor Courts					
Pickleball Court Surface	Surface, Coloring, Striping, Etc.	3	Ea.	\$10,000	\$30,000 0.3%
Pickleball Court Lights		3	Ea.	\$1,800	\$5,400 0.1%
Seating (Participants)		6	Ea.	\$600	\$3,600 0.0%
Bleachers (Spectators)		6	Ea.	\$3,000	\$18,000 0.2%
Pickleball Netting (Permanent)	Court Nets, Poles, Etc.	3	Ea.	\$750	\$2,250 0.0%
General Pickleball Equipment	Balls, Cones, & Training Equip.	1	LS	\$25,000	\$25,000 0.2%
Basketball Concrete Pad	Budget Allocation (in addition to Site Dev)	2,100	SF	\$7.73	\$16,233 0.2%
Basketball Drainage System	Budget Allocation (in addition to Site Dev)	1	LS	\$4,000	\$4,000 0.0%
Basketball Stanchion Systems		1	LS	\$1,750	\$1,750 0.0%
Basketball Court Equipment		1	LS	\$1,500	\$1,500 0.0%
Shipping			5.00%	\$5,387	0.1%
Contingency			10.00%	\$11,312	0.1%
Escalation			9.00%	\$11,199	0.1%
Outdoor Courts Cost Total				\$135,630	1.3%
Outdoor Aquatics Area					
Deck Seating, etc.	Furnishings Budget	66,615	SF	\$2.00	\$133,230 1.3%
Artificial Turf	Synthetic Turf Flooring Budget for Pool Deck Area	1,600	SF	\$9.90	\$15,840 0.2%
Comp Lap Lane Pool					
Timing System	Olympic 50M Pool	1	LS	\$800,000	\$800,000 7.7%
Deck Equipment	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Loose Equipment	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Maintenance/Safety Equipment	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Pool Signage	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Zero Entry Pool/Lazy River					
Deck Equipment	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Loose Equipment	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Maintenance/Safety Equipment	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Play Structure	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Pool Signage	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Splash Pad					
Feature Budget	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Maintenance Equipment	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Pool Signage	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Structure Cost	Included in Aquatics Area Hard Costs	0	LS	\$0	\$0 0.0%
Aquatics Equipment	Included in Aquatics Area Hard Costs	0	LS	\$0	\$0 0.0%
Shipping			5.00%	\$47,454	0.5%
Contingency			10.00%	\$99,652	1.0%
Escalation			9.00%	\$98,656	0.9%
Aquatics Area Cost Total				\$1,194,832	11.5%
Furniture, Fixtures and Equipment Cost					
FURNISHINGS					
Signage	Monument and Wayfinding	1	LS	\$25,000	\$25,000 0.2%
MAINTENANCE EQUIPMENT					
Maintenance Equipment Budget	Janitorial/Trash, General Maintenance, Groundskeeping, Medical & Safety, Crowd Control, Parking, Restroom	3.42	Acre	\$1,368	\$4,686 0.0%
Shipping			5.00%	\$1,484	0.0%
Contingency			10.00%	\$3,117	0.0%
Escalation			9.00%	\$3,086	0.0%
Furniture, Fixtures and Equipment Cost Total				\$37,373	0.4%
Soft Costs Construction					
Design-Build Fees	% of Structure and Site work			6.0%	\$470,461 4.5%
SFC Owner's Rep Services				4.0%	\$370,308 3.6%
Permits/Inspections	Covered by City			0.50%	\$0 0.0%
Additional Services				10.00%	\$84,077 0.8%
Soft Costs Total				\$924,847	8.9%
Total Construction Costs - Outdoor Facility				\$10,417,785	100.00%

*Provided by Garver

*Includes Escalation

Capital Costs and Start-up Expenses - Soft Costs Operations

	Details	Cost/Unit	Budgeted Cost	% of Total
Soft Costs Operations				
Pre-Launch Professional Services	Legal, Accounting, Bank, Consulting (Covered by City)		\$0	0.0%
Permits and Extensions	(Covered by City)		\$0	0.0%
Presentation Materials	Renderings, Etc. (Covered by City)		\$0	0.0%
Grand Opening	Included in City Operating Budget		\$0	0.0%
Marketing Allowance	Pre-Opening Marketing Budget (Covered by City)		\$0	0.0%
Operational Support Services	Professional Management Support for Pre-Opening Operations Development (Covered by City)		\$0	0.0%
Pre-Funded Operational Account	Included in City Operating Budget		\$0	0.0%
Pre-Opening Staff Budget	Staffing Cost Pre-Grand Opening		\$79,666	90.9%
Pre-Opening Staff Recruitment	(Covered by City)		\$0	0.0%
Contingency		10.00%	\$7,967	9.1%
Soft Cost Total			\$87,633	100.0%
Total Construction Costs - Soft Cost Operations			\$87,633	100.0%
Working Capital Reserve			TBD	100.0%

Capital Costs and Start-up Expenses

SOURCES OF FUNDS		
Equity Contribution	100%	\$30,565,052
Bank Financing	0%	\$0
Bond Financing	0%	\$0
Public Contribution	0%	\$0
Total Sources of Funds		\$30,565,052

USES OF FUNDS	LOW	MID	HIGH
Land Cost	TBD	TBD	TBD
Hard Cost	\$20,132,831	\$22,369,812	\$24,606,793
Field and Sport Equipment Cost	\$2,141,347	\$2,379,275	\$2,617,202
Furniture, Fixtures, and Equipment	\$551,033	\$612,259	\$673,485
Soft Costs Construction	\$2,613,724	\$2,904,138	\$3,194,552
Soft Costs Operations	\$87,633	\$87,633	\$87,633
Escalation	\$1,990,742	\$2,211,936	\$2,433,129
Working Capital Reserve	TBD	TBD	TBD
Total Uses of Funds	\$27,517,310	\$30,565,052	\$33,612,794

Financial Performance Summary

Financial Performance

	Year 1	Year 2	Year 3	Year 4	Year 5
*Total Revenue	\$31,713	\$32,188	\$32,671	\$33,161	\$33,659
Facility Expenses	\$309,216	\$311,639	\$316,251	\$322,131	\$326,882
Operating Expense	\$148,319	\$150,544	\$152,802	\$154,826	\$156,879
Management Payroll	\$460,400	\$478,816	\$497,969	\$514,097	\$530,758
Payroll Taxes/Benefits/Bonus	\$212,850	\$223,429	\$235,794	\$246,030	\$256,509
Total Operating Expenses	\$1,130,785	\$1,164,428	\$1,202,815	\$1,237,085	\$1,271,028
Net Operating Income	(\$1,099,073)	(\$1,132,240)	(\$1,170,144)	(\$1,203,924)	(\$1,237,370)
<i>Capital Replacement</i>	<i>(\$152,387)</i>	<i>(\$152,387)</i>	<i>(\$152,387)</i>	<i>(\$152,387)</i>	<i>(\$152,387)</i>

*Total Revenue provided by City of El Dorado

Financial Performance Extended

Total Revenue and Expenses - Year 1-10

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<i>*Total Revenue</i>	<i>\$31,713</i>	<i>\$32,188</i>	<i>\$32,671</i>	<i>\$33,161</i>	<i>\$33,659</i>	<i>\$34,164</i>	<i>\$34,676</i>	<i>\$35,196</i>	<i>\$35,724</i>	<i>\$36,260</i>
Total Operating Expenses	\$1,130,785	\$1,164,428	\$1,202,815	\$1,237,085	\$1,271,028	\$1,290,094	\$1,309,445	\$1,329,087	\$1,349,023	\$1,369,258
Net Operating Income	(\$1,099,073)	(\$1,132,240)	(\$1,170,144)	(\$1,203,924)	(\$1,237,370)	(\$1,255,930)	(\$1,274,769)	(\$1,293,891)	(\$1,313,299)	(\$1,332,998)
<i>Capital Replacement</i>	<i>(\$152,387)</i>	<i>(\$152,387)</i>	<i>(\$152,387)</i>	<i>(\$152,387)</i>	<i>(\$152,387)</i>	<i>(\$152,387)</i>	<i>(\$152,387)</i>	<i>(\$152,387)</i>	<i>(\$152,387)</i>	<i>(\$152,387)</i>

Total Revenue and Expenses - Year 11-20

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
<i>*Total Revenue</i>	<i>\$36,804</i>	<i>\$37,356</i>	<i>\$37,916</i>	<i>\$38,485</i>	<i>\$39,062</i>	<i>\$39,648</i>	<i>\$40,243</i>	<i>\$40,847</i>	<i>\$41,459</i>	<i>\$42,081</i>
Total Operating Expenses	\$1,389,797	\$1,410,644	\$1,431,804	\$1,453,281	\$1,475,080	\$1,497,206	\$1,519,664	\$1,542,459	\$1,565,596	\$1,589,080
Net Operating Income	(\$1,352,993)	(\$1,373,288)	(\$1,393,888)	(\$1,414,796)	(\$1,436,018)	(\$1,457,558)	(\$1,479,422)	(\$1,501,613)	(\$1,524,137)	(\$1,546,999)
<i>Capital Replacement</i>	<i>(\$152,387)</i>	<i>(\$152,387)</i>	<i>(\$152,387)</i>	<i>(\$152,387)</i>	<i>(\$152,387)</i>	<i>(\$152,387)</i>	<i>(\$152,387)</i>	<i>(\$152,387)</i>	<i>(\$152,387)</i>	<i>(\$152,387)</i>

Overhead Expenses

Facility Expenses

Indoor Facility/Buildings

Indoor Facility Expense	Management Assumption	Year 1	Year 2	Year 3	Year 4	Year 5
Alarm System Maintenance		\$5,000	\$5,075	\$5,151	\$5,228	\$5,307
Janitorial Expenses	<i>Cleaning and Supplies</i>	\$23,622	\$23,913	\$24,209	\$25,709	\$26,013
Safety Supplies	<i>Includes Year 1 Purchase</i>	\$3,500	\$1,400	\$1,421	\$1,442	\$1,464
Maintenance & Repairs	<i>Excludes Capital Replacement</i>	\$20,041	\$20,341	\$20,646	\$20,956	\$21,270
Chemicals - Aquatics		\$18,403	\$18,679	\$18,960	\$19,244	\$19,533
Utility Expense	<i>Electricity-only based</i>	\$19,974	\$20,274	\$20,578	\$20,886	\$21,200
Utility Expense - Aquatics	<i>Electricity-only based</i>	\$68,604	\$69,634	\$70,678	\$71,738	\$72,814
Total Indoor Facility Expense		\$159,144	\$159,316	\$161,642	\$165,204	\$167,601

Outdoor Facility

Outdoor Facility Expense	Management Assumption	Year 1	Year 2	Year 3	Year 4	Year 5
Outdoor Pickleball Court Maintenance and Labor		\$2,250	\$2,284	\$2,318	\$2,353	\$2,388
Outdoor Pickleball Court Lighting		\$1,500	\$1,523	\$1,545	\$1,569	\$1,592
Sand Volleyball Court Maintenance and Labor		\$750	\$761	\$773	\$784	\$796
Sand Volleyball Court Lighting		\$500	\$508	\$515	\$523	\$531
Chemicals - Outdoor Aquatics		\$39,716	\$40,312	\$40,917	\$41,530	\$42,153
Utility Expense - Aquatics	<i>Electricity-only based</i>	\$50,516	\$51,274	\$52,043	\$52,824	\$53,616
Outdoor Aquatics Maintenance & Repairs		\$39,969	\$40,569	\$41,177	\$41,795	\$42,422
Grounds Maintenance, Labor, and Lighting	<i>Based on Site Development</i>	\$14,871	\$15,094	\$15,320	\$15,550	\$15,783
Total Outdoor Facility Expense		\$150,072	\$152,323	\$154,608	\$156,927	\$159,281
Total Facility Expense		\$309,216	\$311,639	\$316,251	\$322,131	\$326,882

Operating Expenses

Expense	Management Assumption	Year 1	Year 2	Year 3	Year 4	Year 5
Accounting Fees	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0	\$0
Bank Service Charges	<i>Banking Fees, Credit Card Processing</i>	\$6,000	\$6,090	\$6,181	\$6,274	\$6,368
Communications	<i>IT, Phone, Cable, Internet</i>	\$4,242	\$4,306	\$4,370	\$4,436	\$4,502
Dues/Subscriptions		\$2,000	\$2,030	\$2,060	\$2,091	\$2,123
Employee Uniforms		\$2,500	\$2,538	\$2,576	\$2,614	\$2,653
Marketing and Advertising	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0	\$0
Insurance	<i>General, Property, Liability</i>	\$93,466	\$94,868	\$96,291	\$97,735	\$99,201
Legal Fees	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0	\$0
Licenses, Permits	<i>Food, Music, etc.</i>	\$2,500	\$2,538	\$2,576	\$2,614	\$2,653
Office Supplies		\$500	\$508	\$515	\$523	\$531
Real Estate Tax	<i>Public Ownership</i>	\$0	\$0	\$0	\$0	\$0
Aquatics Operating Supplies		\$26,011	\$26,402	\$26,798	\$26,932	\$27,066
Aquatics Program Training	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0	\$0
Software	<i>Operating, Scheduling, POS, Registration</i>	\$9,600	\$9,744	\$9,890	\$10,039	\$10,189
Travel and Education		\$1,500	\$1,523	\$1,545	\$1,569	\$1,592
Total Operating Expenses		\$148,319	\$150,544	\$152,802	\$154,826	\$156,879

Management Payroll Summary

Management Position	Management Assumption	Year 2	Year 3	Year 4	Year 5
General Manager	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0
Marketing & Business Development Manager	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0
Pool Manager		\$52,000	\$54,080	\$56,243	\$58,493
Lifeguards	<i>13 Full-Time Equivalent Lifeguards</i>	\$364,416	\$378,993	\$390,362	\$402,073
Finance Manager	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0
Admin Support	<i>Part Time - Front Desk</i>	\$62,400	\$64,896	\$67,492	\$70,192
Total Management Payroll		\$478,816	\$497,969	\$514,097	\$530,758

Total Payroll Summary

Total Payroll Summary	Management Assumption	Year 1	Year 2	Year 3	Year 4	Year 5
General Manager	<i>12 months prior</i>	\$0	\$0	\$0	\$0	\$0
Marketing & Business Development Manager	<i>12 months prior</i>	\$0	\$0	\$0	\$0	\$0
Pool Manager	<i>3 months prior</i>	\$50,000	\$52,000	\$54,080	\$56,243	\$58,493
Lifeguards	<i>1 month prior</i>	\$350,400	\$364,416	\$378,993	\$390,362	\$402,073
Finance Manager	<i>6 months prior</i>	\$0	\$0	\$0	\$0	\$0
Admin Support	<i>1 month prior</i>	\$60,000	\$62,400	\$64,896	\$67,492	\$70,192
Subtotal Management Payroll		\$460,400	\$478,816	\$497,969	\$514,097	\$530,758
Rental Swim Meet Staff	<i>1 month prior</i>	\$7,200	\$7,200	\$7,920	\$10,120	\$10,626
Aquatics Program Staff	<i>1 month prior</i>	\$71,008	\$78,109	\$90,215	\$94,726	\$104,436
Gate Staff	<i>1 month prior</i>	\$2,100	\$2,100	\$2,100	\$2,700	\$2,700
Outdoor Aquatics Staff	<i>1 month prior</i>	\$15,444	\$16,217	\$17,538	\$17,889	\$18,971
Outdoor Court Rental Staff	<i>1 month prior</i>	\$499	\$524	\$578	\$607	\$669
Birthday Party Staff	<i>1 month prior</i>	\$4,320	\$5,184	\$5,443	\$5,715	\$6,001
Food & Beverage Staff	<i>1 month prior</i>	\$45,813	\$48,797	\$50,475	\$55,416	\$57,016
Retail Staff	<i>1 month prior</i>	\$1,359	\$1,423	\$1,458	\$1,673	\$1,707
Subtotal Sport Admin Staff		\$147,743	\$159,554	\$175,728	\$188,847	\$202,126
Payroll Subtotal		\$608,143	\$638,370	\$673,697	\$702,944	\$732,884
Bonus Pool	<i>0% of Total Revenue</i>	\$0	\$0	\$0	\$0	\$0
Payroll Services	<i>3% of Payroll</i>	\$18,244	\$19,151	\$20,211	\$21,088	\$21,987
Payroll Taxes/Benefits	<i>32% of Payroll</i>	\$194,606	\$204,278	\$215,583	\$224,942	\$234,523
Payroll Taxes/Benefits/Bonus Totals		\$212,850	\$223,429	\$235,794	\$246,030	\$256,509
Total Payroll Cost		\$820,994	\$861,799	\$909,491	\$948,974	\$989,393



FIVE-YEAR OPERATING PRO FORMA:

Combined Indoor/Outdoor Aquatics Model at Civic Center Site

PREPARED FOR: GARVER LLC

DRAFT REPORT DELIVERY DATE: AUGUST 2025



THIS PROJECT IS REPRESENTED BY



FOR MORE INFORMATION VISIT
WWW.SPORTSFACILITIES.COM

Facility Program Details

Facility Program

Indoor Aquatics Facility

Space	Indoor Programming Product/Service	Count	Dimensions L (') W (')		Approx. SF each	Total SF	% of Footprint
BB/SB	Batting Cages/Pitching Tunnels	3	75	15	1,125	3,375	7.7%
	Total BB/SB Sq. Ft.					3,375	7.7%
PB	Pickleball Courts (44'x20' with Clear Space)	4	64	34	2,176	8,704	19.8%
	Total Tennis/Pickleball Sq. Ft.					8,704	19.8%
Aquatics	Pool Natatorium/Deck Space	1	Variable		10,890	10,890	24.8%
	Lap Lane Pool (25 Yard, 8 Lane w/Diving)	1	-	-	Inside Natatorium		0.0%
	Deck Seating Area (250 Seats)	1	-	-	Inside Natatorium		0.0%
	Locker Rooms and Restrooms	2	-	-	1,200	2,400	5.5%
	Wet/Dry Classrooms/Party Rooms	3	30	25	750	2,250	5.1%
	Pool Mechanical Room	1	-	-	1,078	1,078	2.5%
Total Aquatics Sq. Ft.						16,617	37.9%
Flex Space	Lobby/Welcome Area	1	-	-	900	900	2.1%
	Manager's Offices	5	10	10	100	500	1.1%
	Office Area	1	-	-	1,500	1,500	3.4%
	Service Kitchen	1	30	20	600	600	1.4%
	Café Seating Area	1	30	30	900	900	2.1%
	General Use Restrooms	2	35	25	875	1,750	4.0%
	Aquatics Family Restrooms/Changing Rooms	4	8	8	64	256	0.6%
Total Flex Space Sq. Ft.						6,406	14.6%
Required SF for Products and Services						35,102	80.0%
Mechanical, Electrical, Storage, etc. 10% of P&S SF (Excl. Leased Space)						3,510	8.0%
Common Area, Stairs, Circulation, etc. 15% of P&S SF (Excl. Leased Space)						5,265	12.0%
Total Estimated Indoor Athletic Facility SF						43,878	100%
Estimated Building Footprint						39,490	
Total Building Acreage						0.91	

Outdoor Aquatics Facilities

Space	Programming Product/Service	Count	Dimensions L (') W (')		Approx. SF each	Total SF	% of Footprint
Outdoor Aquatics	Outdoor Aquatics Area Deck	1	-	-	43,326	43,326	91.6%
	Competition Pool (25M, 6 Lane)	1	-	-	Inside Aquatic Area		0.0%
	Zero Entry Pool (w/Slides)	1	-	-	Inside Aquatic Area		0.0%
	Lazy River	1	-	-	Inside Aquatic Area		0.0%
	Deck Seating Area	1	-	-	Inside Aquatic Area		0.0%
	Maintenance/Pool Mechanical Room	1	-	-	2,363	2,363	5.0%
	Secondary Support Building	1	-	-	1,600	1,600	3.4%
Total Outdoor Aquatics Sq. Ft.						47,289	100.0%
Total Estimated Outdoor Aquatics SF						47,289	100.0%
Total Outdoor Aquatics Acreage						1.09	

Site Development

		Quantity	Dimensions L (') W (')		Approx. SF each	Total SF	% of Total
Parking Spaces Total	Parking Spaces Total (10'x18' actual, 20' x 20' inc. aisles)	262	20	20	400	104,800	63.7%
	Setbacks, Green Space, Trails, etc.	25% Indoor/Parking, 50% Outdoor				59,717	36.3%
Total Estimated Site Development SF						164,517	100%
Total Site Development Acreage						3.78	
Total Complex Acreage						5.77	

Facility Development Costs and Financing

Capital Costs and Start-up Expenses - Indoor Aquatics Facility

Details		Quantity	Unit	Cost/Unit	Budgeted Cost	% of Total
Building & Land Cost						
Real Estate Acquisition	TBD	4.14		\$0.00	\$0	0.0%
Land Cost Total					\$0	0.0%
Hard Costs						
Hard Structure Cost	Warm Shell	17,890	SF	\$173	\$3,095,313	15.0%
Hard Structure Cost - Aquatics	Warm Shell (includes pools, pumps, systems, lighting, etc.)	10,890	SF	\$775	\$8,441,860	40.8%
Hard Structure Cost - Existing Locker Rooms/Lounge Areas	Standard Renovation Build Out	15,099	SF	\$25	\$384,179	1.9%
		2,400	SF	\$81	\$195,413	0.9%
Finish Out	Enhanced Cost of Kitchen & Secondary Concession Space	1	LS	\$12,000	\$12,000	0.1%
Site Development	Paving, Grading, Utilities, Landscaping, Improvement Allocation for Indoor Facility	4.14	Acre	\$356,222	\$1,474,959	7.1%
Contingency				10.00%	\$1,360,373	6.6%
Escalation				9.00%	\$1,346,769	6.5%
Contractor Fee	Includes Hard Cost Contingency/Escalation			3.50%	\$570,880	2.8%
Hard Cost Total					\$16,881,747	81.7%
Field and Sport Equipment Cost						
Baseball/Softball Training Area						
Batting Cages/Pitching Tunnel Turf Flooring		3,375	SF	\$5.00	\$16,875	0.1%
Batting Cages/Pitching Tunnels	75' x 15' Tunnel	3	Ea.	\$15,000	\$45,000	0.2%
Pitching Machines		1	Ea.	\$3,000	\$3,000	0.0%
Pickleball Court Area						
Pickleball Courts	Surface, Coloring, Striping, Etc.	4	Ea.	\$10,000	\$40,000	0.2%
Pickleball Netting	Court Nets, Perimeter Netting, Poles, Pads, Etc.	4	Ea.	\$1,500	\$6,000	0.0%
Benches (Participants)		8	Ea.	\$600	\$4,800	0.0%
Athletic Equipment	Sports Equipment (Rackets, Balls, Etc.)	1	LS	\$25,000	\$25,000	0.1%
Aquatics Area						
Deck Seating	250 Seats - Tip and Roll Bleachers	1,625	SF	\$15	\$24,375	0.1%
Bulkhead	Included in Aquatics Area Hard Costs	2	Ea.	\$0	\$0	0.0%
1M/3M Diving		8	LS	\$17,500	\$140,000	0.7%
Timing System		1	LS	\$500,000	\$500,000	2.4%
Aquatics Equipment	Included in Aquatics Area Hard Costs	1	LS	\$0	\$0	0.0%
Shipping				5.00%	\$40,253	0.2%
Contingency				10.00%	\$84,530	0.4%
Escalation				9.00%	\$83,685	0.4%
Field and Sport Equipment Cost Total					\$1,013,518	4.9%
Furniture, Fixtures and Equipment Cost						
FOOD & BEVERAGE						
Concessions Equipment	Local Recreation Level	1	LS	\$150,000	\$150,000	0.7%
Smallwares		1	LS	\$11,000	\$11,000	0.1%
FURNISHINGS						
Furnishings	Flex Space	6,406	SF	\$2.00	\$12,812	0.1%
Hardware - Security/Access Control	Cameras, Building Access, Card Reader Systems w/Structured Cabling and Conveyance	43,878	SF	\$1.11	\$48,878	0.2%
Hardware - Point of Sale		1	LS	\$6,000	\$6,000	0.0%
Hardware - Telecommunications	Core Network/Wireless/IT/Software	43,878	SF	\$1.50	\$65,817	0.3%
MISCELLANEOUS						
Marquee Signage	Exterior	1	LS	\$75,000	\$75,000	0.4%
Graphics Package	Interior signage, branding, advertisement, wall art, etc.	43,878	SF	\$2.00	\$87,756	0.4%
Audio/Video	tvs, pa speaker/sound systems facility-wide	1	LS	\$100,000	\$100,000	0.5%
Maintenance Equipment		43,878	SF	\$0.50	\$21,939	0.1%
Shipping				5.00%	\$28,960	0.1%
Contingency				10.00%	\$60,816	0.3%
Escalation				9.00%	\$60,208	0.3%
Furniture, Fixtures and Equipment Cost Total					\$729,187	3.5%
Soft Costs Construction						
Design Soft Costs	Civil, Architectural			7.0%	\$1,141,761	5.5%
SFC Owner's Rep Services	Planning Support, FF&E Procurement			4.0%	\$722,143	3.5%
Permits/Inspections	Covered by City			0.50%	\$0	0.0%
Additional Services				10.00%	\$186,390	0.9%
Soft Cost Total					\$2,050,294	9.9%
Total Construction Costs - Indoor Facility					\$20,674,745	100.0%
Cost Per Square Foot					\$471	

Capital Costs and Start-up Expenses - Outdoor Aquatics Complex

Details	Quantity	Unit	Cost/Unit	Budgeted Cost	% of Total
Building & Land Cost					
Real Estate Acquisition	TBD	1.63	Acre	\$0	\$0 0.0%
Land Cost Total				\$0	0.0%
Hard Costs					
Site Development					
Support Buildings	Finished Modular Building with FF&E (Not Including F&B)	1,600	SF	\$356	\$569,956 5.4%
Outdoor Aquatics Area - Standard Pools	*Standard Pool Cost Estimate	1	LS	\$2,000,000	\$2,000,000 18.9%
Outdoor Aquatics Area - Zero Entry Pools	*Zero-Entry Pool Cost Estimate	1	LS	\$2,401,000	\$2,401,000 22.7%
Outdoor Aquatics Area - Lazy River	*Lazy River Cost Estimate	1	LS	\$1,290,000	\$1,290,000 12.2%
Site Development - Clearing, Prep, Grading, Utility Runs, Landscaping, etc.	Paving, Grading, Utilities, Landscaping, Improvement Allocation for Outdoor Facility	1.63	Acre	\$203,556	\$331,473 3.1%
Fencing - Perimeter and Facility Control		870	LF	\$56	\$48,692 0.5%
Maintenance Building	Finished Modular Building	2,363	SF	\$193	\$456,980 4.3%
Contingency				10.00%	\$709,810 6.7%
Escalation				9.00%	\$702,712 6.7%
Contractor Fee	Includes Hard Cost Contingency/Escalation			3.00%	\$255,319 2.4%
Hard Cost Total				\$8,765,942	83.0%
Outdoor Aquatics Area					
Deck Seating	Furnishings Budget	43,326	SF	\$2.00	\$86,652 0.8%
Artificial Turf	Synthetic Turf Flooring Budget for Pool Deck Area	3,640	SF	\$9.90	\$36,036 0.3%
Comp Lap Lane Pool					
Timing System	25M Competition Pool	1	LS	\$500,000	\$500,000 4.7%
Deck Equipment	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Loose Equipment	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Maintenance/Safety Equipment	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Pool Signage	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Zero Entry Pool/Lazy River					
Deck Equipment	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Loose Equipment	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Maintenance/Safety Equipment	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Play Structure	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Pool Signage	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Splash Pad					
Feature Budget	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Maintenance Equipment	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Pool Signage	Included in Aquatics Area Hard Costs	0	SF	\$0.00	\$0 0.0%
Structure Cost	Included in Aquatics Area Hard Costs	0	LS	\$0	\$0 0.0%
Aquatics Equipment	Included in Aquatics Area Hard Costs	0	LS	\$0	\$0 0.0%
Shipping				5.00%	\$31,134 0.3%
Contingency				10.00%	\$65,382 0.6%
Escalation				9.00%	\$64,728 0.6%
Aquatics Area Cost Total				\$783,933	7.4%
Furniture, Fixtures and Equipment Cost					
FURNISHINGS					
Signage	Monument and Wayfinding	1	LS	\$25,000	\$25,000 0.2%
MAINTENANCE EQUIPMENT					
Maintenance Equipment Budget	Janitorial/Trash, General Maintenance, Groundskeeping, Medical & Safety, Crowd Control, Parking, Restroom	1.63	Acre	\$1,368	\$2,228 0.0%
Shipping				5.00%	\$1,361 0.0%
Contingency				10.00%	\$2,859 0.0%
Escalation				9.00%	\$2,830 0.0%
Furniture, Fixtures and Equipment Cost Total				\$34,279	0.3%
Soft Costs Construction					
Design-Build Fees	% of Structure and Site work			6.0%	\$510,637 4.8%
SFC Owner's Rep Services				4.0%	\$373,153 3.5%
Permits/Inspections	Covered by City			0.50%	\$0 0.0%
Additional Services				10.00%	\$88,379 0.8%
Soft Costs Total				\$972,170	9.2%
Total Construction Costs - Outdoor Facility				\$10,556,324	100.00%

Capital Costs and Start-up Expenses - Soft Costs Operations

	Details	Cost/Unit	Budgeted Cost	% of Total
Soft Costs Operations				
Pre-Launch Professional Services	<i>Legal, Accounting, Bank, Consulting (Covered by City)</i>		\$0	0.0%
Permits and Extensions	<i>(Covered by City)</i>		\$0	0.0%
Presentation Materials	<i>Renderings, Etc. (Covered by City)</i>		\$0	0.0%
Grand Opening	<i>Included in City Operating Budget</i>		\$0	0.0%
Marketing Allowance	<i>Pre-Opening Marketing Budget (Covered by City)</i>		\$0	0.0%
Operational Support Services	<i>Professional Management Support for Pre-Opening Operations Development (Covered by City)</i>		\$0	0.0%
Pre-Funded Operational Account	<i>Included in City Operating Budget</i>		\$0	0.0%
Pre-Opening Staff Budget	<i>Staffing Cost Pre-Grand Opening</i>		\$68,016	90.9%
Pre-Opening Staff Recruitment	<i>(Covered by City)</i>		\$0	0.0%
Contingency		10.00%	\$6,802	9.1%
Soft Cost Total			\$74,818	100.0%
Total Construction Costs - Soft Cost Operations			\$74,818	100.0%
Working Capital Reserve			TBD	100.0%

Capital Costs and Start-up Expenses

SOURCES OF FUNDS		
Equity Contribution	100%	\$31,305,887
Bank Financing	0%	\$0
Bond Financing	0%	\$0
Public Contribution	0%	\$0
Total Sources of Funds		\$31,305,887

USES OF FUNDS	LOW	MID	HIGH
Land Cost	TBD	TBD	TBD
Hard Cost	\$21,238,387	\$23,598,208	\$25,958,029
Field and Sport Equipment Cost	\$1,484,134	\$1,649,038	\$1,813,941
Furniture, Fixtures, and Equipment	\$630,385	\$700,427	\$770,470
Soft Costs Construction	\$2,720,217	\$3,022,464	\$3,324,710
Soft Costs Operations	\$74,818	\$74,818	\$74,818
Escalation	\$2,034,839	\$2,260,933	\$2,487,026
Working Capital Reserve	TBD	TBD	TBD
Total Uses of Funds	\$28,182,780	\$31,305,887	\$34,428,994

Financial Performance Summary

Financial Performance

	Year 1	Year 2	Year 3	Year 4	Year 5
*Total Revenue	\$31,713	\$32,188	\$32,671	\$33,161	\$33,659
Facility Expenses	\$257,503	\$259,173	\$263,020	\$267,625	\$271,588
Operating Expense	\$140,216	\$142,319	\$144,454	\$146,428	\$148,431
Management Payroll	\$363,950	\$378,508	\$393,648	\$406,648	\$420,084
Payroll Taxes/Benefits/Bonus	\$176,606	\$185,902	\$196,870	\$205,110	\$214,444
Total Operating Expenses	\$938,276	\$965,903	\$997,993	\$1,025,811	\$1,054,548
Net Operating Income	(\$906,563)	(\$933,714)	(\$965,321)	(\$992,650)	(\$1,020,889)
<i>Capital Replacement</i>	<i>(\$156,155)</i>	<i>(\$156,155)</i>	<i>(\$156,155)</i>	<i>(\$156,155)</i>	<i>(\$156,155)</i>

*Total Revenue provided by City of El Dorado

Financial Performance Extended

Total Revenue and Expenses - Year 1-10

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<i>*Total Revenue</i>	<i>\$31,713</i>	<i>\$32,188</i>	<i>\$32,671</i>	<i>\$33,161</i>	<i>\$33,659</i>	<i>\$34,164</i>	<i>\$34,676</i>	<i>\$35,196</i>	<i>\$35,724</i>	<i>\$36,260</i>
Total Operating Expenses	\$938,276	\$965,903	\$997,993	\$1,025,811	\$1,054,548	\$1,070,366	\$1,086,421	\$1,102,718	\$1,119,258	\$1,136,047
Net Operating Income	(\$906,563)	(\$933,714)	(\$965,321)	(\$992,650)	(\$1,020,889)	(\$1,036,202)	(\$1,051,745)	(\$1,067,521)	(\$1,083,534)	(\$1,099,787)
<i>Capital Replacement</i>	<i>(\$156,155)</i>	<i>(\$156,155)</i>	<i>(\$156,155)</i>	<i>(\$156,155)</i>	<i>(\$156,155)</i>	<i>(\$156,155)</i>	<i>(\$156,155)</i>	<i>(\$156,155)</i>	<i>(\$156,155)</i>	<i>(\$156,155)</i>

Total Revenue and Expenses - Year 11-20

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
<i>*Total Revenue</i>	<i>\$36,804</i>	<i>\$37,356</i>	<i>\$37,916</i>	<i>\$38,485</i>	<i>\$39,062</i>	<i>\$39,648</i>	<i>\$40,243</i>	<i>\$40,847</i>	<i>\$41,459</i>	<i>\$42,081</i>
Total Operating Expenses	\$1,153,088	\$1,170,384	\$1,187,940	\$1,205,759	\$1,223,846	\$1,242,203	\$1,260,836	\$1,279,749	\$1,298,945	\$1,318,429
Net Operating Income	(\$1,116,284)	(\$1,133,028)	(\$1,150,024)	(\$1,167,274)	(\$1,184,783)	(\$1,202,555)	(\$1,220,593)	(\$1,238,902)	(\$1,257,486)	(\$1,276,348)
<i>Capital Replacement</i>	<i>(\$156,155)</i>	<i>(\$156,155)</i>	<i>(\$156,155)</i>	<i>(\$156,155)</i>	<i>(\$156,155)</i>	<i>(\$156,155)</i>	<i>(\$156,155)</i>	<i>(\$156,155)</i>	<i>(\$156,155)</i>	<i>(\$156,155)</i>

Overhead Expenses

Facility Expenses

Indoor Facility/Buildings

Indoor Facility Expense	Management Assumption	Year 1	Year 2	Year 3	Year 4	Year 5
Alarm System Maintenance		\$5,000	\$5,075	\$5,151	\$5,228	\$5,307
Janitorial Expenses	<i>Cleaning and Supplies</i>	\$32,261	\$32,704	\$33,154	\$34,311	\$34,775
Safety Supplies	<i>Includes Year 1 Purchase</i>	\$3,500	\$1,400	\$1,421	\$1,442	\$1,464
Maintenance & Repairs	<i>Excludes Capital Replacement</i>	\$25,500	\$25,883	\$26,271	\$26,665	\$27,065
Chemicals - Aquatics		\$18,403	\$18,679	\$18,960	\$19,244	\$19,533
Utility Expense	<i>Electricity-only based</i>	\$36,381	\$36,927	\$37,481	\$38,043	\$38,614
Utility Expense - Aquatics	<i>Electricity-only based</i>	\$68,604	\$69,634	\$70,678	\$71,738	\$72,814
Total Indoor Facility Expense		\$189,650	\$190,302	\$193,116	\$196,672	\$199,571

Outdoor Facility/Fields

Outdoor Facility Expense	Management Assumption	Year 1	Year 2	Year 3	Year 4	Year 5
Chemicals - Outdoor Aquatics		\$20,704	\$21,014	\$21,330	\$21,649	\$21,974
Utility Expense - Aquatics	<i>Electricity-only based</i>	\$19,997	\$20,297	\$20,602	\$20,911	\$21,224
Outdoor Aquatics Maintenance & Repairs		\$15,822	\$16,059	\$16,300	\$16,545	\$16,793
Grounds Maintenance, Labor, and Lighting	<i>Based on Site Development</i>	\$11,330	\$11,500	\$11,673	\$11,848	\$12,026
Total Outdoor Facility Expense		\$67,853	\$68,871	\$69,904	\$70,953	\$72,017
Total Facility Expense		\$257,503	\$259,173	\$263,020	\$267,625	\$271,588

Operating Expenses

Expense	Management Assumption	Year 1	Year 2	Year 3	Year 4	Year 5
Accounting Fees	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0	\$0
Bank Service Charges	<i>Banking Fees, Credit Card Processing</i>	\$6,000	\$6,090	\$6,181	\$6,274	\$6,368
Communications	<i>IT, Phone, Cable, Internet</i>	\$6,582	\$6,680	\$6,781	\$6,882	\$6,986
Dues/Subscriptions		\$2,000	\$2,030	\$2,060	\$2,091	\$2,123
Employee Uniforms		\$2,500	\$2,538	\$2,576	\$2,614	\$2,653
Marketing and Advertising	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0	\$0
Insurance	<i>General, Property, Liability</i>	\$90,342	\$91,698	\$93,073	\$94,469	\$95,886
Legal Fees	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0	\$0
Licenses, Permits	<i>Food, Music, etc.</i>	\$2,500	\$2,538	\$2,576	\$2,614	\$2,653
Office Supplies		\$500	\$508	\$515	\$523	\$531
Real Estate Tax	<i>Public Ownership</i>	\$0	\$0	\$0	\$0	\$0
Aquatics Operating Supplies		\$18,692	\$18,972	\$19,257	\$19,553	\$19,850
Aquatics Program Training	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0	\$0
Software	<i>Operating, Scheduling, POS, Registration</i>	\$9,600	\$9,744	\$9,890	\$10,039	\$10,189
Travel and Education		\$1,500	\$1,523	\$1,545	\$1,569	\$1,592
Total Operating Expenses		\$140,216	\$142,319	\$144,454	\$146,428	\$148,431

Management Payroll Summary

Management Position	Management Assumption	Year 2	Year 3	Year 4	Year 5
General Manager	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0
Marketing & Business Development Manager	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0
Pool Manager		\$52,000	\$54,080	\$56,243	\$58,493
Lifeguards	<i>8 Full-Time Equivalent Lifeguards</i>	\$264,108	\$274,672	\$282,912	\$291,400
Finance Manager	<i>(Covered by City)</i>	\$0	\$0	\$0	\$0
Admin Support	<i>Part Time - Front Desk</i>	\$62,400	\$64,896	\$67,492	\$70,192
Total Management Payroll		\$378,508	\$393,648	\$406,648	\$420,084

Total Payroll Summary

Total Payroll Summary	Management Assumption	Year 1	Year 2	Year 3	Year 4	Year 5
General Manager	<i>12 months prior</i>	\$0	\$0	\$0	\$0	\$0
Marketing & Business Development Manager	<i>12 months prior</i>	\$0	\$0	\$0	\$0	\$0
Pool Manager	<i>3 months prior</i>	\$50,000	\$52,000	\$54,080	\$56,243	\$58,493
Lifeguards	<i>1 month prior</i>	\$253,950	\$264,108	\$274,672	\$282,912	\$291,400
Finance Manager	<i>6 months prior</i>	\$0	\$0	\$0	\$0	\$0
Admin Support	<i>1 month prior</i>	\$60,000	\$62,400	\$64,896	\$67,492	\$70,192
Subtotal Management Payroll		\$363,950	\$378,508	\$393,648	\$406,648	\$420,084
Baseball/Softball Staff	<i>1 month prior</i>	\$767	\$924	\$1,173	\$1,294	\$1,431
Court Rental Staff	<i>1 month prior</i>	\$461	\$507	\$559	\$587	\$635
Rental Swim Meet Staff	<i>1 month prior</i>	\$4,800	\$4,800	\$5,280	\$6,600	\$6,930
Aquatics Program Staff	<i>1 month prior</i>	\$71,008	\$78,109	\$90,215	\$94,726	\$104,436
Gate Staff	<i>1 month prior</i>	\$1,350	\$1,350	\$1,350	\$1,700	\$1,700
Outdoor Aquatics Staff	<i>1 month prior</i>	\$15,444	\$16,217	\$17,538	\$17,889	\$18,971
Birthday Party Staff	<i>1 month prior</i>	\$4,320	\$5,184	\$5,443	\$5,715	\$6,001
Food & Beverage Staff	<i>1 month prior</i>	\$41,348	\$44,344	\$46,034	\$49,483	\$51,087
Retail Staff	<i>1 month prior</i>	\$1,141	\$1,208	\$1,245	\$1,386	\$1,421
Subtotal Sport Admin Staff		\$140,639	\$152,642	\$168,838	\$179,381	\$192,612
Baseball/Softball Instructors	<i>Per Diem</i>	\$5,250	\$6,322	\$8,028	\$8,858	\$9,798
Subtotal Instructors (COGS)		\$5,250	\$6,322	\$8,028	\$8,858	\$9,798
Payroll Subtotal		\$509,839	\$537,472	\$570,513	\$594,887	\$622,494
Bonus Pool	<i>0% of Total Revenue</i>	\$0	\$0	\$0	\$0	\$0
Payroll Services	<i>3% of Payroll</i>	\$15,138	\$15,934	\$16,875	\$17,581	\$18,381
Payroll Taxes/Benefits	<i>32% of Payroll</i>	\$161,468	\$169,968	\$179,995	\$187,529	\$196,063
Payroll Taxes/Benefits/Bonus Totals		\$176,606	\$185,902	\$196,870	\$205,110	\$214,444
Total Payroll Cost		\$686,445	\$723,375	\$767,383	\$799,997	\$836,938

EL DORADO

KANSAS

TO: City Commission
FROM: Tabitha Sharp, Assistant City Manager
SUBJ: Discussion of the Placement of a Pavilion/Stage at Gordy or Forest Park
DATE: August 27, 2025

Summary:

Staff approached the 2024 Excess Sales Tax Committee with a proposal to build a pavilion in Gordy Park. This pavilion would be a multi-use space, available for the public to reserve and for the city or other organizations to host events. It is estimated that the project would be between \$450,000 to \$650,000, depending on the design choice. The architects provided several options for review, and those were taken to the public in July 2025. Staff heard many comments about the proposal from the public about the loss of green space in Gordy Park and the preservation of the band shell. In response to these comments, staff approached the architects to review the band shell at Forest Park in more detail.

In the past, staff have requested funds to do repairs to the band shell at Forest Park. They were granted several years ago by the Excess Sales Tax committee. We were told that repairs to the facility would be cost-prohibitive, and so the funds were placed back in the Excess Sales Tax Fund until a better plan could be developed. The architects at Gravity Works asked a Structural Engineer to come look at the facility, and they were pleasantly surprised to find that it is deteriorated, but structurally viable. They have provided a plan for the project that would improve accessibility, storage and restroom facilities. While originally believed to be cost-prohibitive, we now believe the project will be equal to or slightly more than the Gordy Park Pavilion.

Both of these projects are included in the Parks and Recreation Master Plan, the proposed designs are included.

Attachments:

1. Gordy Park Pavilion Concepts
2. 250812-BandshellPresentation
3. Gordy and Forest Park Concepts from the Master Plan
4. Gordy park comments

Funding Source:

The Parks and Recreation Board discussed the project at their August 20th meeting. Their recommendation is to send a design from Gordy Park and the design from Forest Park to bid before a decision is made. The recommendation passed 5 - 1.

Operation Impact:

The City must decide whether to construct a new pavilion/stage at Gordy Park or rehabilitate the existing band shell at Forest Park. Both options aim to provide a larger, ADA-accessible, multi-use performance space. The decision carries implications for fiscal stewardship, community preference, accessibility, and preservation of public green space.

Options/Alternatives:

The Excess Sales Tax Committee has designated \$485,000 for the Gordy Park Pavilion. Should the

Commission decide to move forward with either project, staff will determine what the deficit is and provide funding options for consideration.

Staff Recommendation:

The City should pursue a facility that improves accessibility and functionality. Staff believe that either the new pavilion or the rehabilitation of the band shell can offer what is needed. We would recommend that if the band shell option is chosen, a smaller, raised shelter be built to replace the current gazebo in the middle of Gordy Park for use by the organizations who hold events after parades, etc.

Commission Action:

This item is for discussion purposes only. The item will be scheduled for consideration at a regular meeting pending direction to do so by the City Commission.

8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

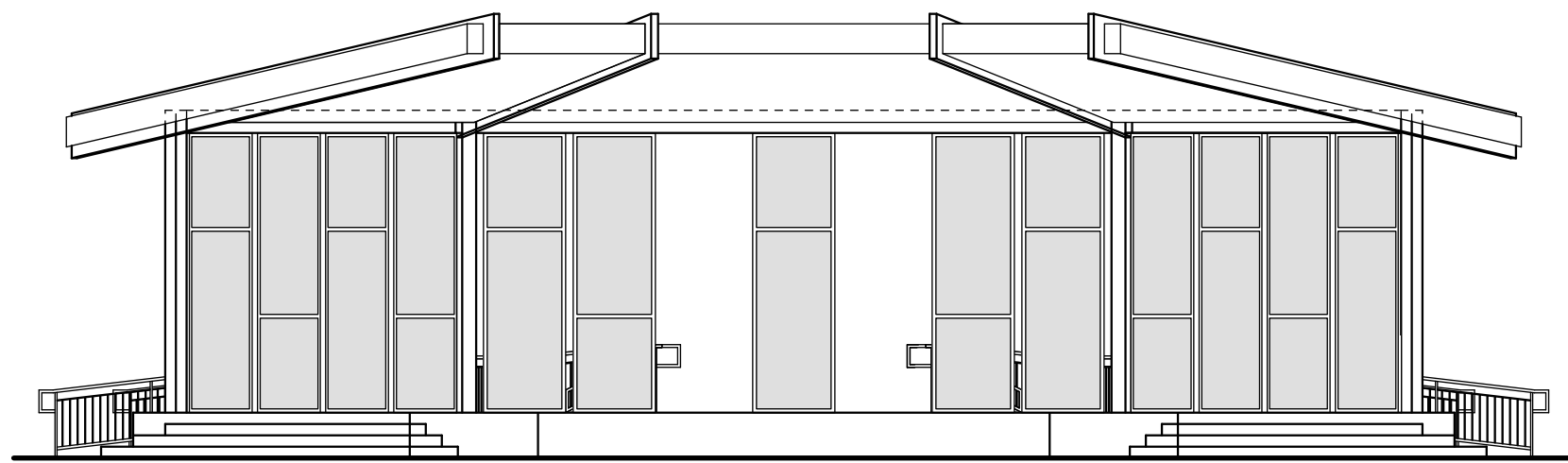
E

D

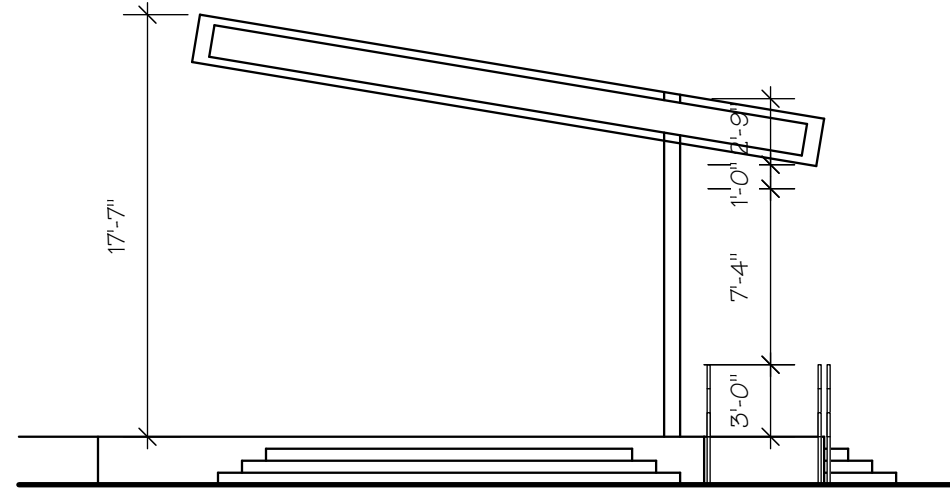
C

B

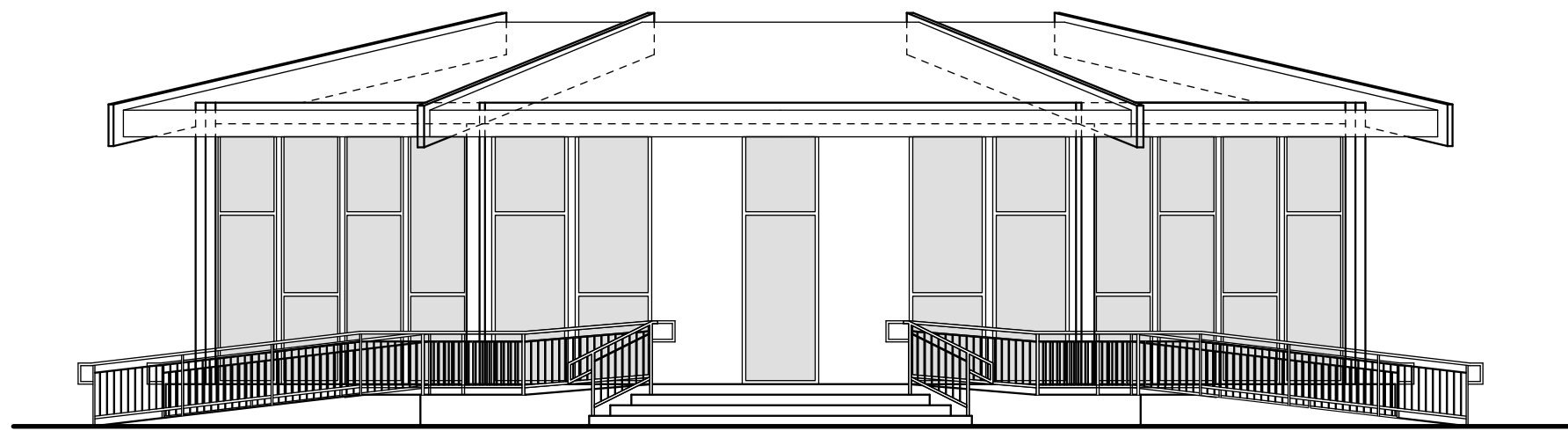
A



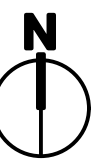
1 FRONT ELEVATION
Scale: 1/8" = 1'-0"



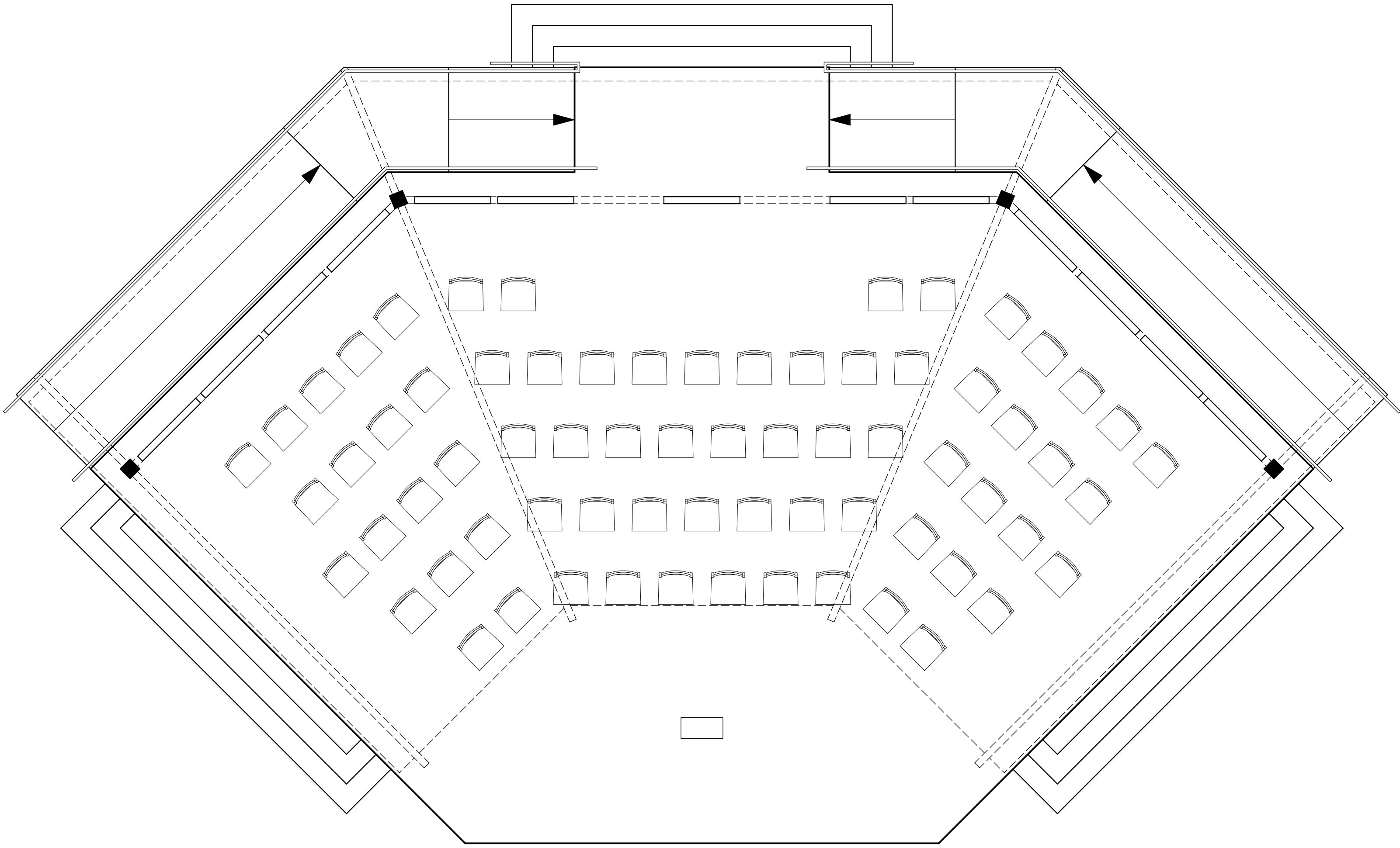
2 SIDE ELEVATION
Scale: 1/8" = 1'-0"



3 REAR ELEVATION
Scale: 1/8" = 1'-0"



FLOOR PLAN - CONCEPT 1
Scale: 1/4" = 1'-0"



© Copyright Gravity::Works Architecture, PA
This drawing and design is the property of Gravity::Works
Architecture, PA. The contents of these drawings are
prepared under the provision of the Copyright Office
under the Architectural Works Copyright Act of 1990 and
the State of Kansas Civil Act 51-1070.

GRAVITY::WORKS
ARCHITECTURE

101 S. Star Street, El Dorado, KS 67042
phone (316) 521 - 4774
www.gravityworks-architecture.com

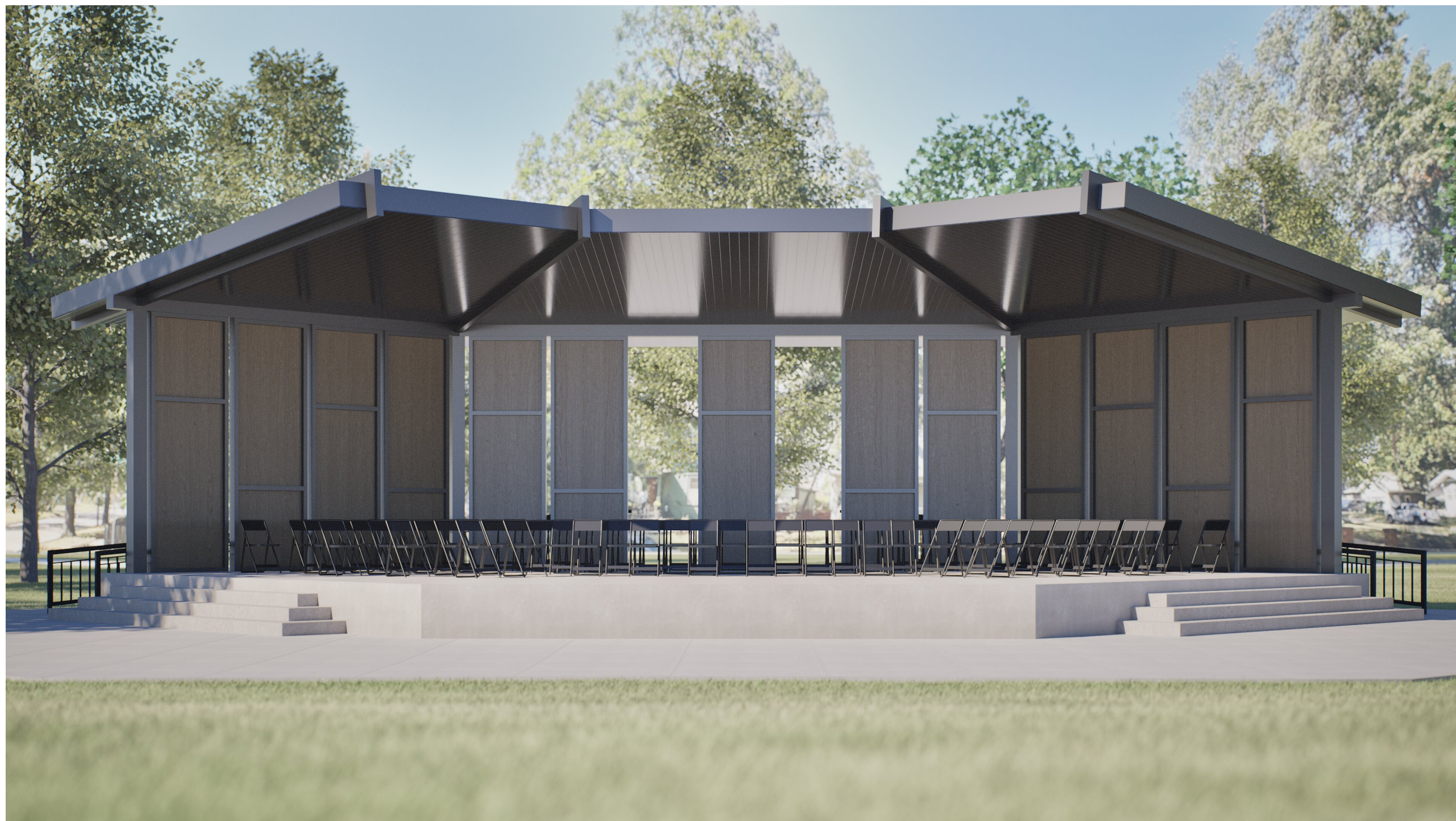
AMPHITHEATER - GORDY PARK
CITY OF EL DORADO
Gordy Street
El Dorado, Kansas

ISSUE
PRELIMINARY
NOT FOR
CONSTRUCTION

DATE
June 5, 2025

PROJECT NUMBER
24-1482

SHEET



AMPHITHEATER - CONCEPT 1

Scale: 1/8" = 1'-0"

© Copyright Gravity :: Works Architecture, PA
This drawing and design is the property of Gravity :: Works
Architecture, PA. The contents of these drawings are
protected under the provisions of the U.S. Copyright Office
under The Architectural Works Copyright Act of 1990 and
the State of Kansas K.S.A. 66-5-1 (S/92)

GRAVITY::WORKS
ARCHITECTURE

101 S. Star Street, El Dorado, KS 67042
phone (316) 321 - 4774
www.gravityworks-architecture.com

AMPHITHEATER - GORDY PARK
CITY OF EL DORADO
Gordy Street
El Dorado, Kansas

ISSUE

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE _____

June 5, 2025

PROJECT NUMBE

24-1482

SHEET

8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

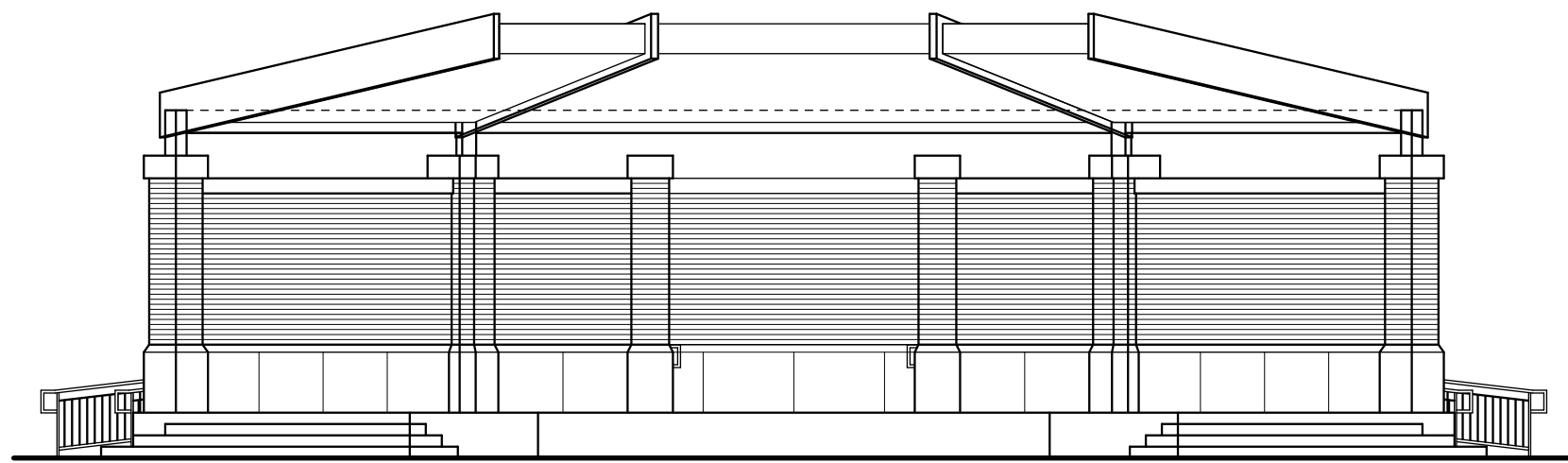
E

D

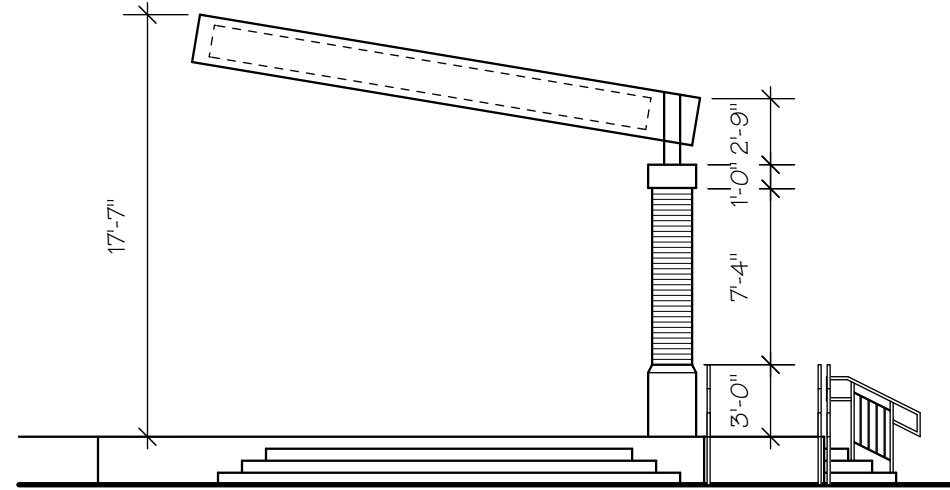
C

B

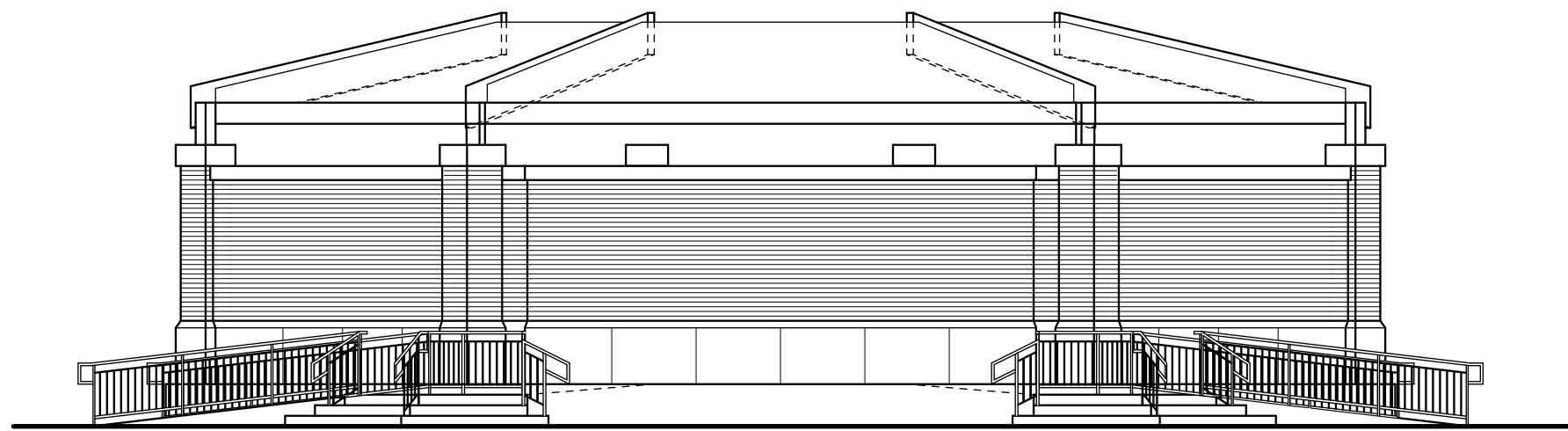
A



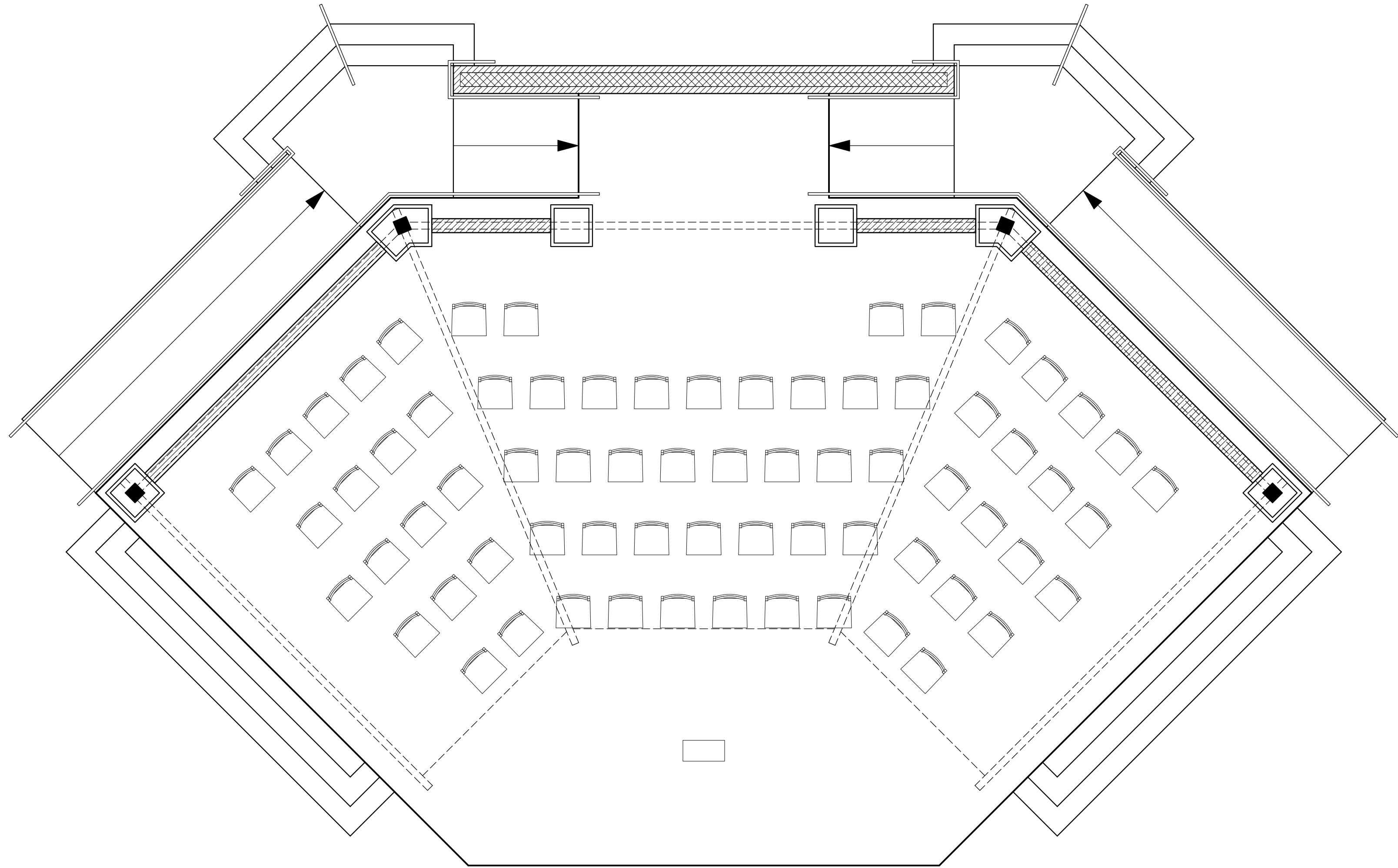
1 FRONT ELEVATION
Scale: 1/8" = 1'-0"



2 SIDE ELEVATION
Scale: 1/8" = 1'-0"



3 REAR ELEVATION
Scale: 1/8" = 1'-0"



N
FLOOR PLAN - CONCEPT 2
Scale: 1/4" = 1'-0"

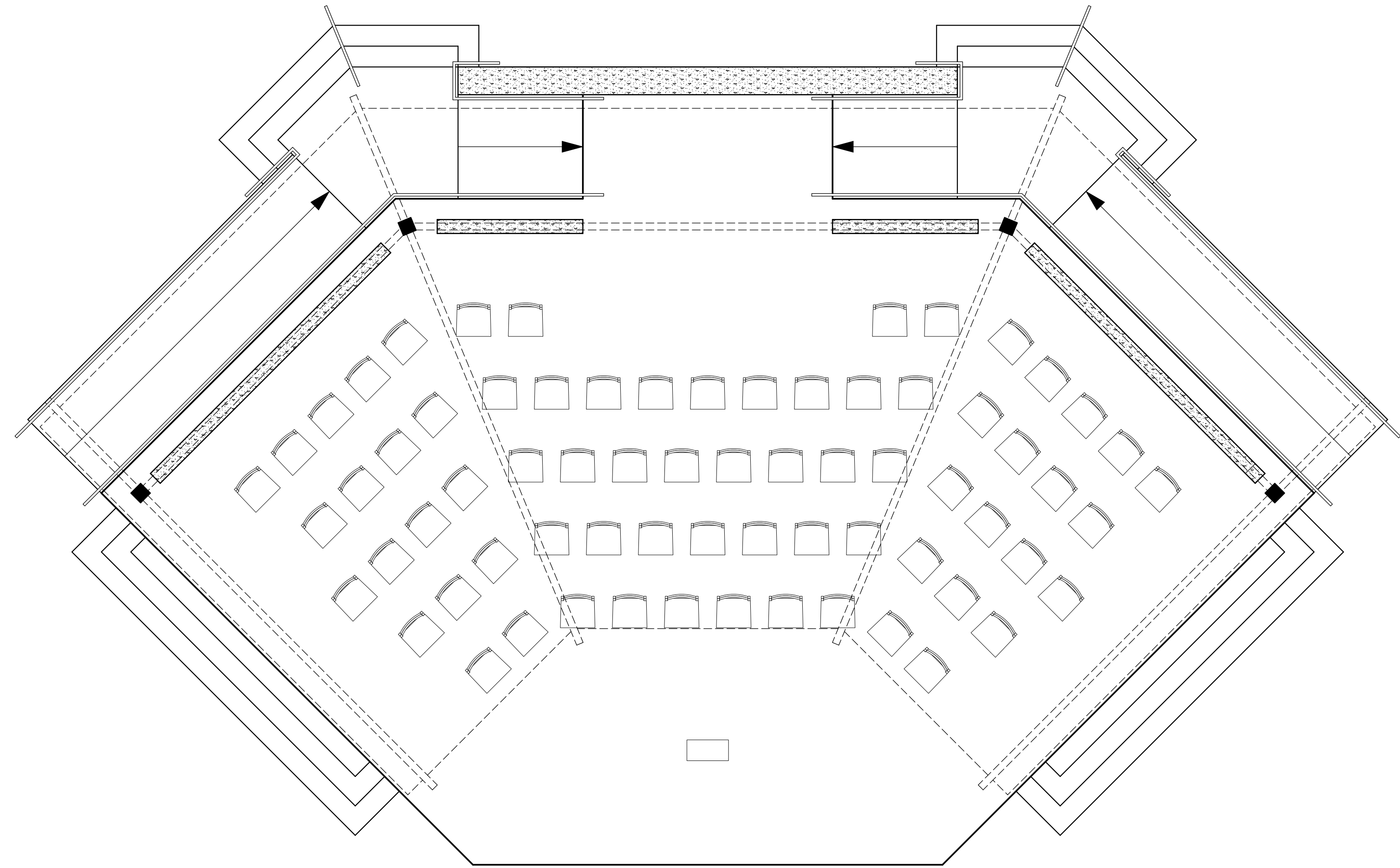
© Copyright Gravity::Works Architecture, PA
This drawing and design is the property of Gravity::Works
Architecture, PA. The contents of these drawings are
prepared under the provision of the Copyright Office
under The Architectural Works Copyright Act of 1990 and
the State of Kansas Civil Act 10-1010.

GRAVITY::WORKS
ARCHITECTURE
101 S. Star Street, El Dorado, KS 67042
phone (316) 521 - 4774
www.gravityworks-architecture.com

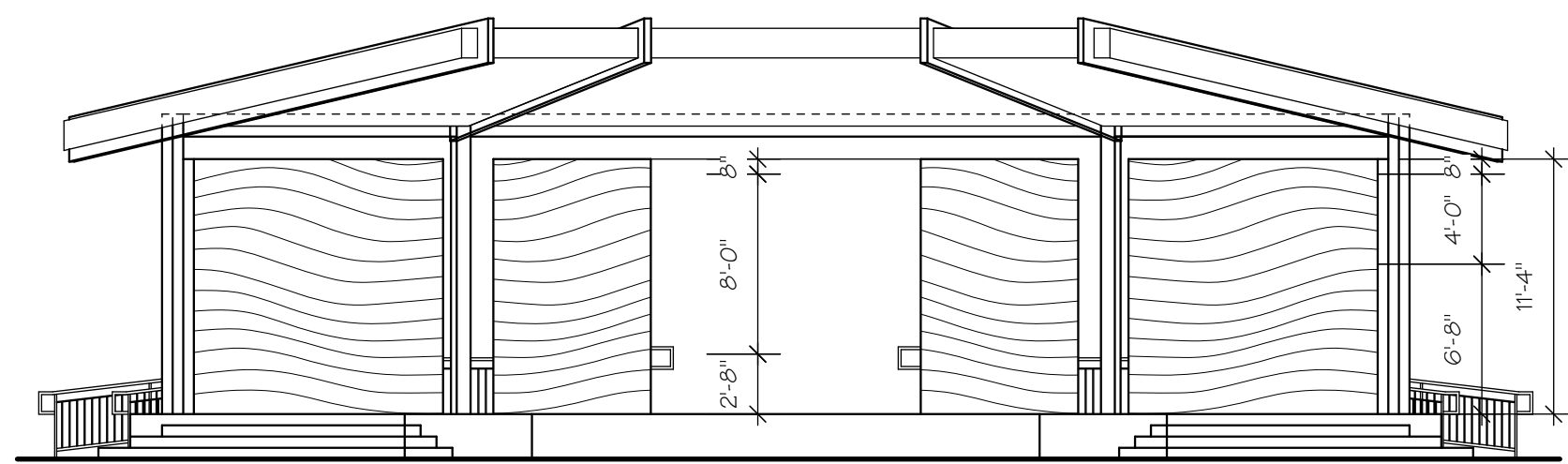
AMPHITHEATER - GORDY PARK
CITY OF EL DORADO
Gordy Street
El Dorado, Kansas

ISSUE
PRELIMINARY
NOT FOR
CONSTRUCTION
DATE
June 5, 2025
PROJECT NUMBER
24-1482
SHEET

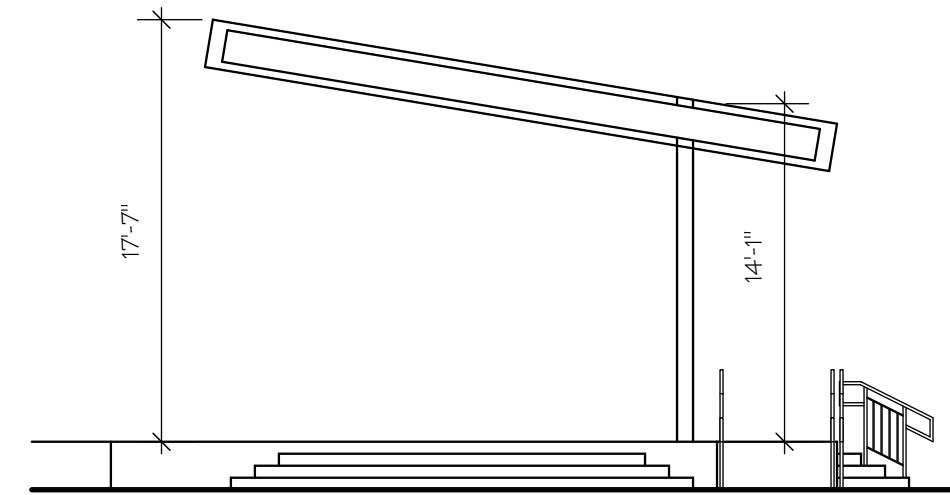
8 | 7 | 6 | 5 | 4 | 3 | 2 | 1



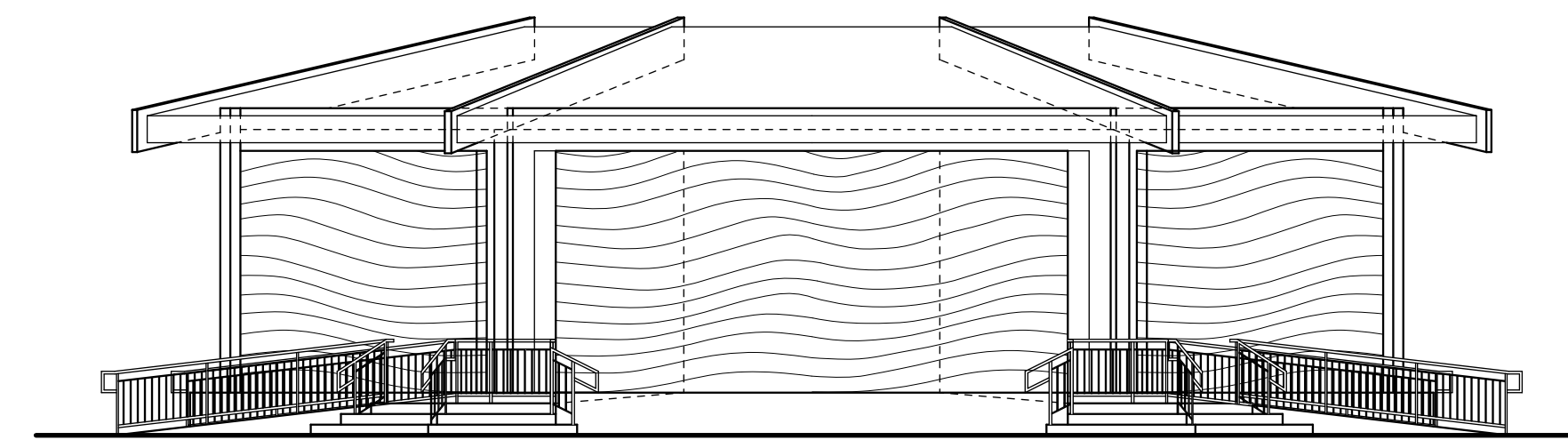
FLOOR PLAN - CONCEPT 3
Scale: 1/4" = 1'-0"



1 FRONT ELEVATION
Scale: 1/8" = 1'-0"



2 SIDE ELEVATION
Scale: 1/8" = 1'-0"



3 REAR ELEVATION
Scale: 1/8" = 1'-0"

8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

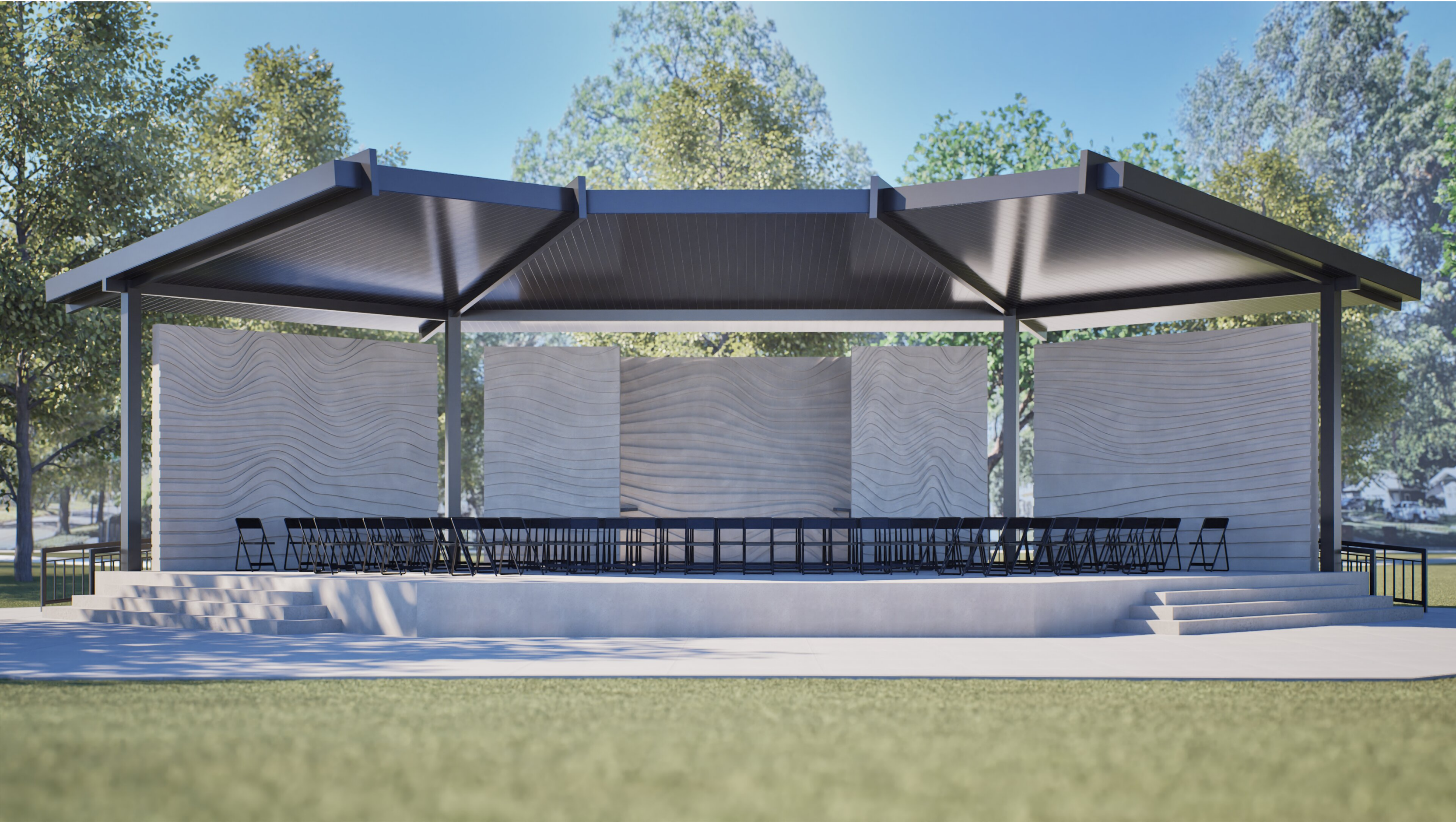
E

D

C

B

A



AMPHITHEATER - CONCEPT 3

Scale: 1/8" = 1'-0"

© Copyright Gravity :: Works Architecture, PA
The drawings and design are the property of Gravity :: Works Architecture, PA. The contents of these drawings are prepared under the provisions of the U.S. Copyright Office under The Architectural Works Copyright Act of 1990 and the State of Kansas C.S. Act 511 (2002).

GRAVITY::WORKS
ARCHITECTURE

101 S. Star Street, El Dorado, KS 67042
phone (316) 521 - 4774
www.gravityworks-architecture.com

AMPHITHEATER - GORDY PARK
CITY OF EL DORADO
Gordy Street
El Dorado, Kansas

ISSUE
PRELIMINARY NOT FOR CONSTRUCTION
DATE June 5, 2025
PROJECT NUMBER 24-1482
SHEET



BEETHOVEN

SCHUBERT

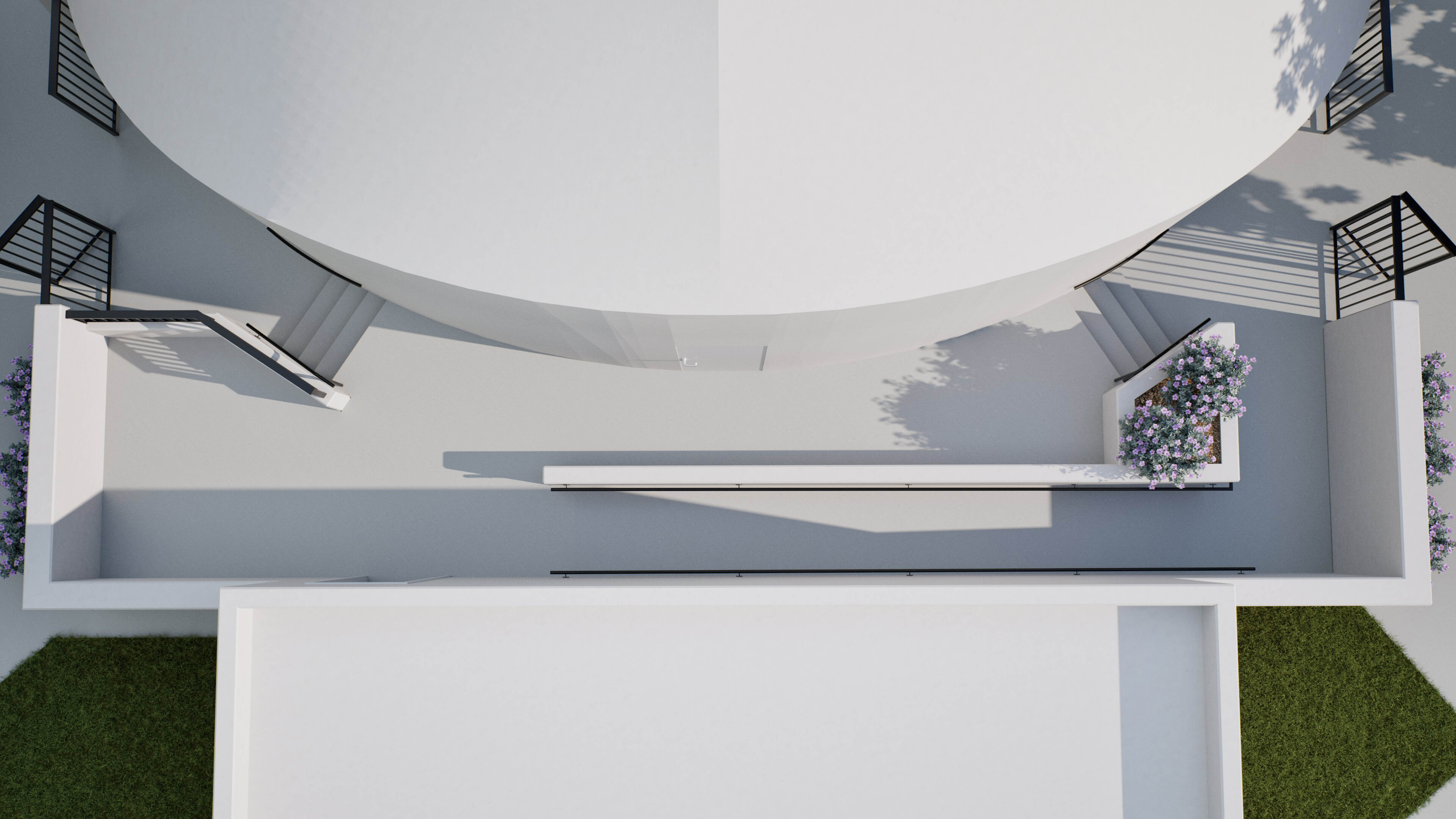
SOUSA

KREISLER

MENDELSSOHN













BEETHOVEN

SCHUBERT

SOUSA

KREISLER

MENDELSSOHN

FOREST PARK

Enhancements to the Historic amphitheater improve event access and experiences. Relocating the aquatic facility allows new basketball courts, an enhanced skate park, or open space for practice fields. Other locations are recommended for the city aquatic facility.



Figure 65: Master plan for Forest Park.

5

GORDY PARK

Enhanced to be a civic park ideal for special events and unique amenities. Wide sidewalks at parking are ideal for expanding the Farmer's Market and hosting booths while defined access points allows this park to be reserved. All seasons are addressed with the central plaza serving as a summer formal splash park as well as a winter ice rink.

- | | |
|---|--|
|  New Plant Material |  Shelter or Similar Structure |
|  Splash Park |  Pedestal & Shade Structure |
|  Performance Space |  New Pavement or Trail |

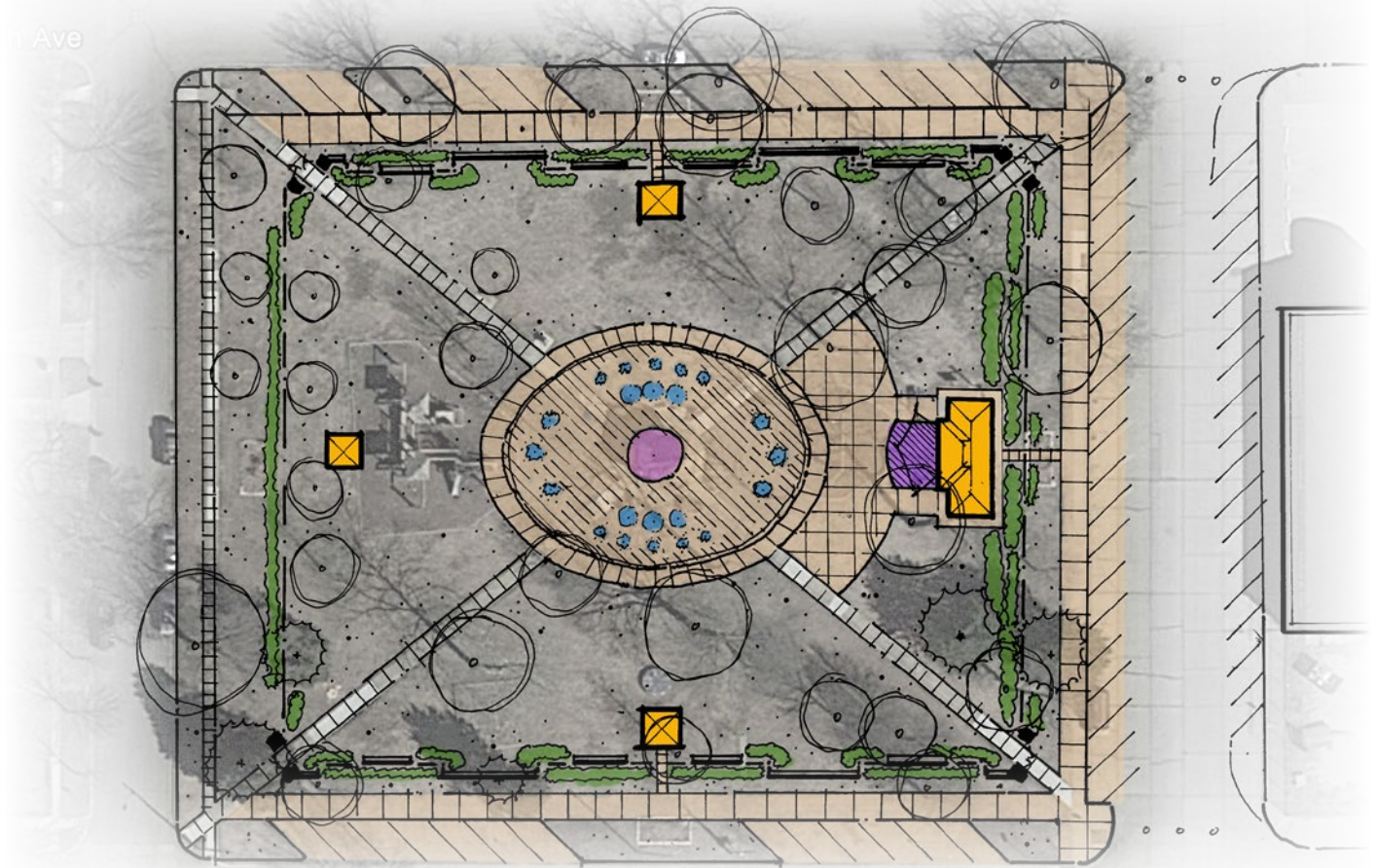


Figure 66: Master plan for Gordy Park.

Gordy Park Pavilion Votes

Paper ballots

Panels – 10

Brick - 25

Concrete – 16

East Along Star – 15

Southwest Corner – 26

Middle of the Park – 9

None – 2

Online

Panels – 9

Brick – 30

Concrete – 15

East Along Star – 20

Southwest Corner – 29

Middle of the Park – 4

Total Votes

Panels – 19

Brick – 55

Concrete – 31

East Along Star – 35

Southwest Corner – 81

Middle of the Park – 13

Online comments against – 19

Asking about other options (repair band shell, like Andover, skate park improvements) – 5

Online comments in favor of - 1

E-mail #1

I just wanted to take a moment and give you my thoughts regarding the proposed amphitheater. I am disappointed that the amphitheater was brought to the El Dorado Municipal Band, not as a replacement for the band shell, but as an option. Everything I have read since your presentation to the Municipal Band on July 8th has shown the amphitheater as a replacement for the band shell.

I would really hate to see more of our town's history go by the wayside because it needs maintenance work. I know the two things that appear to be working against the band shell are the improvement of 9th Street and the fear that someone will fall off the band shell. 9th Street hasn't changed and so I don't think that should be a part of the reasoning. I know it would be virtually impossible to bring the band shell up to code, but there are things that could allay some of the fears of someone falling off the band shell, such as a railing put on the open sides.

There are so many people in this town who have great memories of performing on the band shell stage. A few weeks ago there was a woman at our concert who was very vociferous after each piece we played. She purposely stayed after the concert and thanked every player who was there. I stopped and spoke with her and she said that she recalled performing on the band shell stage many years ago as a Butler Community College Honey Bear. It was very obvious that memory meant so much to her. I know there are many others in town who have similar memories, or people who have gotten married there, as well as many other special occasions.

It just breaks my heart to think that the band shell could be destroyed for lack of someone to do maintenance on the building.

I would implore the city to use the funds that are earmarked for the amphitheater to complete maintenance and any improvements that are necessary to the band shell and those grounds and possibly the gazebo at Gordy Park.

E-mail #2

Gordy Park thoughts and considerations.

Gordy Park has a long history in this community. We have lived across from the park since 1988 and have had a front seat to watching its use over the years. We like the view we have from our front porch looking at the park. We would like to keep a similar view as the park evolves to meet future needs of the community. We ask the designers of proposed changes to the park to be sensitive to the historical aspects of the park and the impact on the neighborhood.

I don't know the exact date that Gordy Park was established but I do know that it closely coincided with the founding of the town in the 1870s. B. Frank Gordy was one of the original founders of the town. The neighborhood that we live in was platted by Frank Gordy. It is likely that as he laid out the neighborhood in the late 1800s he envisioned a need for a park for all to use in this location. This park was joined on the northeast corner with the block that contained the train depot for the ATSF railroad. In those days the park would have been there to welcome visitors to the City when they arrived on the train. It also would have been a place for restless children to play as their family was waiting for a train. In those early days it was a central gathering place for community activities.

There was a bandstand in the center of the park. The pictures I recall seeing of the bandstand showed that it was white with ornate columns extending from the platform to support the roof. The appearance of the bandstand was the same from whichever angle it was viewed. Additionally, it was open on all sides so it did not obstruct the view of anyone. The park also contained a fountain to the west of the bandstand, flower beds, and of course playground equipment. Over time the park has evolved as the community has evolved.

In the early part of the 1900s El Dorado became an oil town and grew overnight into a very busy community. Seth Frazer the owner of a Lumber yard was asked to sell his lumber yard location to make room for a Hotel. The lumberyard was sold and a new one was built on the east side of Gordy Street immediately east of Gordy Park. The front of the new lumberyard where the offices were located was on the north side of the building. Mr. Frazier lived on the southwest corner of Star and Olive streets. Mr. Frazier's daughter, Francis Frazier told my wife and me a story about how the park ended up with diagonal sidewalks soon after we moved here in 1988. She told us her father was on the City commission. He was in disagreement with others on the commission that wanted to pass a motion. The measure was going to fail unless Mr. Frazier could be convinced to change

his vote. When asked what it would take to get him to change his vote he told them he would change his vote if a provision was added to install diagonal sidewalks in Gordy Park so that he could walk directly from the front door of his house to the front door of his business on the diagonal sidewalks. The commission reached agreement and the park received the diagonal sidewalks that you see today.

Over time the ornate band stand fell into disrepair. A band shell was constructed at Forest to accommodate the City Band. I recall seeing a picture of the park with only the platform remaining of the Bandstand. Later it was removed all together. The railroad ceased passenger service and the site of the Santa Fe passenger depot became a parking lot. The water was shutoff to the fountain and it was filled with sand for the neighborhood kids to play in. The fountain had become a sandbox by the time we moved to 301 S. Star across from the park. Our kids spent many hours playing in the sandbox. One summer day they came home and told us that the sandbox was flooded. Apparently the valve shutting off the flow of water to the old fountain had somehow been turned on or was leaking water into it. That is how we learned that it had been a fountain. Soon after that the sandbox (Fountain) was removed. Wood playground equipment was installed in the park but it didn't hold up well in the weather and from the vandals that wanted to destroy it. There was however some of the vintage sturdy built playground equipment that remains to this day. These include the high metal swings, the merry-go-round, the monkey bars and a basketball court.

In 1991 our oldest son started kindergarten in Karen Kinder's class at Washington school. He was of the idea that Gordy Park was in need of some cleaning up. He talked to Mrs. Kinder about the whole class going to Gordy Park to clean up the park. She talked to Richard Porter who was director of the Parks at that time. Mr. Porter came to school and met to further discuss his idea. The "Washington Gordy Patrol" was established and a group of kindergartners descended upon the park to clean and play. Mr. Porter and Mayor Ed Blake from the city supplied trash bags and Pizza for the event. Those kids adopted the park, discouraged the vandals and got the word to Mr. Porter when ever they saw something that needed repair. Richard Porter asked the kids about things that could be done to improve the park. New playground equipment to replace the wooden equipment that had been damaged was mentioned and Frank spoke up and said that it needed a bandstand like it had in the pictures he had seen of the park at the oilfield museum. The "Washington Gordy Patrol" was continued with several more classes of Kindergartners in Mrs. Kinder's class.

The input from the kids was well received and the playground equipment was updated and the present day Gazebo was built in the location of the original bandstand. Richard Porter

contacted us to let us know about the gazebo project and to make sure that our son would not be disappointed that it wouldn't be an ornate white structure like the original Bandstand.

The park from the beginning was used by the community and developed by people that have had influence in shaping the park. This legacy begins with Frank Gordy and continues with Seth Frazier, Karen Kinder, Richard Porter, Frank Waugh, the kindergartners at Washington school, and many others.

We spend a lot of time on our front porch looking at Gordy Park and have a unique vantage point to be able to observe how the park is used and the ways that it benefits the neighborhood. This is what we have observed and what we have experienced when we have taken our Grandkids to the park. The basketball court is heavily used throughout the year. The lights with a timer to illuminate the basketball the court has extended the playing time in the fall and spring. The vintage swings and the merry-go-round draw the kids from the immediate neighborhood and from other neighborhoods because there are not many parks that still have that type of equipment. The diagonal sidewalks are a great place for young bicycle riders to learn how to manage control of their bikes around turns while being safe from the threats of cars. The diagonal sidewalks are also used by people with dogs needing a good place to walk the dogs. The sidewalks are also used by courthouse employees that want to take a walk at lunch time. The plastic playground equipment gets hot in the summer sun making it uncomfortable for young legs going down the slides. If new equipment is installed it should be positioned to take advantage of the shade from the many mature trees in the park. The Victory Christian Academy makes good use of the park on almost a daily basis. The gazebo is showing its age and has suffered from vandals. The gazebo is no longer an inviting place for families to have a birthday party or other event. In 2024 there were homeless people that spent a large portion of their day in the gazebo. The presence of the homeless people caused a sharp drop off in the usage of the park by children and families. This year the homeless presence has been reduced and usage of the park has returned to more normal levels. We sometimes see people that are dealing with the loss of a loved one come out of the funeral home and take a quiet break under the trees in the park before returning to the funeral home. Most of the people that frequent the park are respectful of the park and enjoy it without damaging it or spoiling it for others.

As our community evolves our parks must evolve as well to serve our community. Our hope is that those people guiding the changes would seek to become knowledgeable and respectful of the history of the park and seek to continue to match the park to the needs of the neighborhood.

From that perspective here are our personal thoughts on what the designers should consider in a park project. The park needs to continue as a place for neighborhood children to play and be a welcoming place for walkers and visitors to the funeral home. Features such as the basketball court, the diagonal sidewalks and the vintage playground equipment should remain. Any structures that are built should be built in a manner that presents a favorable view from all sides. It should be an open structure that does not entirely block the view of any one perspective. The structure should not be something that has a goal of some grand architectural statement. Our community suffered from these modernistic designs at the old high school and the Jail/Judicial building. The structure should be functional, durable, and resistant to vandals. It should include elements that honor the history of the park and the people that have shaped the park as it has evolved. The park should primarily be a green space and the impact to the mature trees should be minimized. This neighborhood has many families within a few blocks of the park that have children that use the park. Input from those families should be considered as the design progresses.

July 8, 2025

From: [REDACTED]

To: Tabitha Sharp

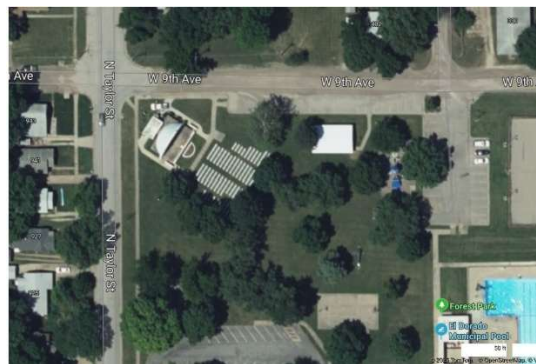
Thoughts on New Amphitheater

I am very much looking forward to a new amphitheater. No more wading water to get in and out of the basement, no more traffic jams while getting chairs and stands, and no more worrying about falling down the old stairs

Trees are the critical issue to me.

I played at the new amphitheater in Andover one time. It is a really nice facility, but there are no trees. The event was unbearable for the band and the audience (what audience there was, that is). We cut two pieces out of the concert, and everyone was happy to leave early.

I therefore believe that saving trees is the critical issue. We all see how our audience gravitates toward the shade. If they are not comfortable, they will stop coming, no matter how nice the amphitheater is.



THE TREES AT BAND SHELL ARE WHERE PEOPLE SIT

Parking is another major issue.

The majority of available and convenient parking is on Gordy Street. Particularly for those that have some trouble getting around, and many in our audience have some trouble getting around. Keeping the amphitheater seating close to parking is a necessity.

Options A and B both require a lot of tree removal and are far from the parking on Gordy Street.

Of the three options provided, Option C seems the best to me. Fewer trees would be removed, and the parking is handy. However, the trees that need removed are the ones people would want to sit under.

Option D?

I wonder about the feasibility of a fourth option of placing the stage on the east side of the park, facing west. The slope of the ground in Gordy Park is from West to East. Very little grading would be required for this option.

The obvious potential problem with this location is that the Sun could be in the eyes of the performers.

It appears that this location allows all, or most, trees to be saved. This should mitigate the problem with late afternoon/early evening Sun.



LOOKING WEST FROM GORDY STREET 11:30 A.M. 07/07/2025

Currently there is great shade in the park even in the middle of the day. That is important for other users. Losing the trees reduces the desirability of the park for everyone.

I went by the park in the evening at the time our concerts usually start. The following photos show the conditions. The conditions were not perfect, but they were not bad.



LOOKING WEST FROM GORDY STREET 7:30 P.M. +/- 07/07/2025

Some Sun shining through, but overall, the shade in the park was very good. The Sun would become less of a problem as it gets later.



LOOKING NORTHWEST FROM GORDY AND OLIVE 7:30 P.M. +/- 07/07/2025



LOOKING SOUTHWEST FROM GORDY AND ASH 7:30 P.M. +/- 07/07/2025

A possibility would be to spend money on additional roof overhang or some commercial grade sunshades strategically placed rather than doing a lot of earthwork. Removing trees isn't cheap.

This option also allows for the storage building to be "hidden" from adjoining residential properties. This, and not having to look at the back of the facility, should make it more acceptable to the neighbors.

To recap the benefits of the East Location.

1. All or most trees stay and are in locations where they will be used by the audience.
2. The slope of the ground in Gordy Park will provide a natural amphitheater.
Significantly less grading is required.
3. Convenient parking is near.
4. The appearance of the facility to the surrounding residential properties is the best.

Again, I am appreciative of the City's efforts to provide a new facility. There is never a perfect solution to making a project work. I hope my thoughts will be beneficial in making the project the best it can be.