



**Derry Township Community Center
Construction Models A-D
Preliminary Comparative Performance Expectations**

	Indoor Pool Models			Performance Indicators		
	35M x 25Y Pool	25M x 25Y Pool	Leisure Pool	Financial Performance	Economic Impact	Number of Residents Served
Option A	✓		✓	3	1	1
Option B		✓	✓	2	2(T)	2
Option C		✓		4	2(T)	4
Option D			✓	1	4	3



Derry Township Community Center Construction Models A-E Comparative Facility and Performance Summary

	Option A	Option B	Option C	Option D	Option E
Facility Features/Space Requirements					
Variable Facility Features					
Natorium(s)	26,680	22,880	12,400	10,480	33,982
Competition Pool	Stretch 25	25Y x 25M	25Y x 25M	N/A	50M
Indoor Recreation Pool	Yes	Yes	No	Yes	Yes
Fitness Center					
Fitness Floor (Not Inc. Group Ex.)	8,000	8,000	8,000	8,000	8,000
Recommended Number of Parking Spaces	478	459	392	306	566
Fixed Facility Features					
Large Group Ex. Room (2,300 SF)	✓	✓	✓	✓	✓
Small Group Ex. Room (1,200 SF)	✓	✓	✓	✓	✓
Cycling Studio (600 SF) Gymnasium	✓	✓	✓	✓	✓
Senior Center	✓	✓	✓	✓	✓
Multipurpose Rooms	✓	✓	✓	✓	✓
Locker Rooms	✓	✓	✓	✓	✓
Child Watch Room	✓	✓	✓	✓	✓
Support Spaces	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓
Financial Performance (Annual - Year 5)					
Revenue					
Revenue from Memberships	\$1,860,894	\$1,860,894	\$1,482,298	\$1,482,298	\$1,860,894
Revenue from Aquatics Programs and Meets	\$622,735	\$555,489	\$317,429	\$315,206	\$749,066
Revenue from Non-Aquatics Programs	\$440,227	\$403,443	\$378,061	\$344,447	\$494,625
Total Revenue	\$2,923,856	\$2,819,826	\$2,177,788	\$2,141,951	\$3,104,585
Expenses					
Cost of Goods Sold	\$720,226	\$694,303	\$540,932	\$624,182	\$743,272
Facility Expenses	\$777,087	\$694,129	\$535,268	\$385,064	\$888,839
Operating Expenses	\$416,305	\$395,491	\$317,010	\$314,703	\$466,433
Management Payroll	\$1,003,043	\$1,003,043	\$905,428	\$789,683	\$1,067,199
Payroll Taxes & Benefits	\$325,104	\$322,482	\$286,346	\$239,713	\$335,454
Total Expenses	\$3,241,765	\$3,109,448	\$2,584,984	\$2,353,345	\$3,501,197
EBITDA					
EBITDA	(\$317,909)	(\$289,622)	(\$407,196)	(\$211,394)	(\$396,612)
Economic Impact (Annual - Year 5)					
Number of Meets	10	8	8	0	14
Non-Local Days in Market - Day Trip Visitors	7,620	3,810	3,810	0	11,730
Non-Local Days in Market - Overnight Visitors	17,925	8,400	8,400	0	31,620
Room Nights	5,121	2,400	2,400	0	9,034
Economic Impact (Direct Spending)	\$2,190,491	\$1,034,398	\$1,034,398	\$0	\$3,807,571