

RESOLUTION NO. 2018-19

**RESOLUTION BY THE PUBLIC WORKS, PARKS AND FACILITIES COMMITTEE
AUTHORIZING RACINE COUNTY TO ENTER INTO AN OPERATIONS
MANAGEMENT AGREEMENT FOR THE SC JOHNSON COMMUNITY SPORTS
COMPLEX AT PRITCHARD PARK WITH THE RACINE FAMILY YMCA**

To the Honorable Members of the Racine County Board of Supervisors:

WHEREAS, Racine County currently operates Pritchard Park in Racine, Wisconsin;

WHEREAS, through the generous donation of S.C. Johnson & Son, Inc., the County is in the process of constructing an outdoor aquatic center for residents and non-residents to enjoy the benefits of recreational swimming all summer long;

WHEREAS, the County has identified a need for Aquatic Services to oversee its seasonal pool operations and maintenance at the SC Johnson Community Sports Complex at Pritchard Park, including the SC Johnson Community Aquatic Center building (collectively, "SC Johnson Aquatic Center");

WHEREAS, Resolution No. 2017-36S, which authorized the acceptance of a donation in the amount of \$6,500,000.00 from SC Johnson for the development and construction of the SC Johnson Aquatic Center, recognized that the Racine Family YMCA ("YMCA") can provide staff and operational management for the seasonal operation of the SC Johnson Aquatic Center and that it will manage and maintain the facility;

WHEREAS, the YMCA has successfully operated recreational facilities, including pools of a similar size, scale, and complexity;

WHEREAS, the YMCA has demonstrated the business skills, knowledge, and experience necessary to supervise staff (including but not limited to certified lifeguards) and manage all operational requirements such as payroll and benefits management; accounts payable and receivable; cash management; routine maintenance; and independent operator insurance;

WHEREAS, the County has determined that the budget proposal submitted by YMCA would fit the needs for its seasonal operation of the SC Johnson Aquatic Center; and

WHEREAS, the County desires to enlist the services of the YMCA to assist it in the development of safe and enjoyable swimming programs to enhance the experience of all the contemplated users of the facility;

WHEREAS, the County further desires that the YMCA train and staff employees at the facility to assure all users of the pool(s) that safety is the County's top priority in all facets of the SC Johnson Aquatic Center operations; and

4 **THEREFORE, BE IT RESOLVED** that the Racine County Board of Supervisors
5 hereby authorizes and approves the entry by Racine County into an agreement with the
6 YMCA for the operations management of the SC Johnson Community Sports Complex
7 at Pritchard Park, under the general terms and conditions set out in "Exhibit A", a copy
8 of which is attached hereto and available in the County Clerk's Office.
9

10 **BE IT FURTHER RESOLVED** by the Racine County Board of Supervisors that
11 such agreement shall incorporate such further terms and conditions as the Corporation
12 Counsel and the Finance Director deem necessary and appropriate.
13

14 **BE IT FURTHER RESOLVED** by the Racine County Board of Supervisors that
15 any two of the County Clerk, the County Executive and/or the County Board Chairman
16 are authorized to execute any contracts, agreements or other documents necessary to
17 carry out the intent of this resolution.

18 Respectfully submitted,

19
20 1st Reading 05-08-18

**PUBLIC WORKS, PARKS AND FACILITIES
COMMITTEE**

21
22 2nd Reading _____
23

24 BOARD ACTION

Robert D. Grove, Chairman

25 Adopted _____

26 For _____

27 Against _____

28 Absent _____
29

Tom Hincz, Vice-Chairman

30 VOTE REQUIRED: Majority

Monte G. Osterman, Secretary

31
32 Prepared by:
33 Corporation Counsel

Mike Dawson

Nick Demske

Fabi Maldonado

Tom Kramer

43
44 **The foregoing legislation adopted by the County Board of Supervisors of**
45 **Racine County, Wisconsin, is hereby:**

46 **Approved:** _____

47 **Vetoed:** _____
48

49 **Date:** _____,
50

51 _____
52 **Jonathan Delagrave, County Executive**



RACINE FAMILY YMCA - RACINE COUNTY
Management Agreement for the SC Johnson Community Sports
Complex at Pritchard Park

This agreement is made and entered into this ____ day of _____, 2018, by and between RACINE FAMILY YMCA (“the YMCA”), a nonprofit organization with its principal offices located at 725 Lake Avenue, Racine, WI 53403 (“the YMCA”), and RACINE COUNTY (“County”), with its principal offices located at 730 Wisconsin Ave., Racine, WI 53403:

WHEREAS, the County currently operates Pritchard Park in Racine, Wisconsin;

WHEREAS, through the generous donation of S.C. Johnson & Son, Inc., the County is in the process of constructing and then operating an outdoor aquatic center for residents and non-residents to enjoy the benefits of recreational swimming all summer long; and

WHEREAS, the County has identified a need for Aquatic Services to oversee their seasonal pool operations and maintenance at the SC Johnson Community Sports Complex at Pritchard Park, including the SC Johnson Community Aquatic Center building (collectively, “SC Johnson Aquatic Center”); and

WHEREAS, the YMCA can provide staff and operational management for the seasonal operation of the SC Johnson Aquatic Center; and

WHEREAS, the YMCA has successfully operated recreational facilities, including pools, of a similar size, scale, and complexity; and

WHEREAS, the YMCA has demonstrated the business skills, knowledge, and experience necessary to supervise staff (including but not limited to certified lifeguards) and manage all operational requirements such as payroll and benefits management; accounts payable and receivable; cash management; and independent operator insurance; and

WHEREAS, the County has determined that the budget proposal submitted by YMCA, attached hereto as Exhibit “A,” would fit the needs for its seasonal operation of the SC Johnson Aquatic Center; and

WHEREAS, the County desires to enlist the services of the YMCA to assist it in the development of safe and enjoyable swimming programs to enhance the experience of all the contemplated users of the facility; and

WHEREAS, the County further desires that the YMCA train and staff employees at the facility to assure all users of the pool(s) that safety is the County’s top priority in all facets of the SC Johnson Aquatic Center operations; and

WHEREAS, it is the desire of both parties to memorialize this understanding in a written agreement;

NOW THEREFORE, in consideration of the mutual promises made by each party to the other, the parties covenant and agree as follows:

1. **LOCATION:**

a. The facilities subject to this agreement are as follows:

- i. **SC Johnson Community Sports Complex at Pritchard Park**, and appurtenant structures, including, but not limited to the aquatic center building known as the **SC Johnson Community Aquatic Center**, at 2800 Ohio Street in the City of Racine, Racine County, Wisconsin

2. **TERM:**

- a. The initial term of this agreement shall be from May 16, 2018, through September 30, 2018.
- b. It is anticipated by both parties that this will become a long-term relationship. If the YMCA is interested in managing the SC Johnson Aquatic Center in years subsequent to the year 2018, it shall notify the County in writing of said interest and submit an updated budget proposal no later than October 1st preceding the next applicable summer term.
- c. The agreement may be extended for three additional summer terms (e.g., May 16, 2019 – September 30, 2019, May 16, 2020 – September 30, 2020, May 16, 2021 – September 30, 2021) on the same or mutually agreed upon revised terms upon written approval of both parties.

3. **SCHEDULE:**

- a. The SC Johnson Aquatic Center will be open for operation, and the YMCA will provide all agreed upon services according to the following schedule.
 - i. The SC Johnson Aquatic Center inaugural celebration will be held on a date to be determined.
 - ii. The 2018 season shall be daily commencing June 2, 2018, through the Sunday before the first day of regular school for the Racine Unified School District. Additionally, this includes every weekend, Saturdays and Sundays, through Labor Day weekend.
 - iii. Daily operation of the SC Johnson Aquatic Center shall include daily hours as set forth in the attached Exhibit “B” for general open swim use, swim lessons, programs or other activities approved in writing in advance by County, and times necessary for the maintenance of the SC Johnson

Aquatic Center. Notwithstanding Section 3(ii)-(iii), the YMCA reserves the right to limit daily operation of the SC Johnson Aquatic Center on weekdays from June 4, 2018, until the last day of regular school for the Racine Unified School District.

- iv. Access and entry into the SC Johnson Aquatic Center shall be open to the general public; however, the parties reserve the right to close the facility, and the YMCA staff may limit the number of swimmers, for any known unsafe condition, including, but not limited to, unsafe weather conditions, bather load that exceeds safe ratios, unsafe water condition, etc. The YMCA shall require all persons to conduct themselves in a manner to assure the safety of all participants. The YMCA's authority to enforce rules and standards of care includes the authority to close the SC Johnson Aquatic Center and temporarily and permanently expel from the facility any person who fails or refuses to comply with the rules and directives of the YMCA.

4. **FEES:**

- a. The YMCA shall collect and keep all revenues collected for managing the daily operations – including membership and general public admission fees, programming, and concessions revenues – and pay all expenses associated with managing the operations at and maintaining the operations of the SC Johnson Aquatic Center unless specifically outlined herein.
 - i. No more than thirty (30) days after the end of the YMCA's operation hereunder, the YMCA shall supply to the County an end-of-season report detailing: all programs offered at the SC Johnson Aquatic Center, the participation in those programs; a report of daily attendance figures, including a detail of the number of cash patrons, pre-paid daily and individual pass patrons; and a detailed statement of revenues and expenses for the facility for the term hereof.
 - ii. In the event that the YMCA does not meet its cost plus its administrative overhead as set forth in Exhibit A, the County will cover any operating deficit up to \$19,061.28. In the event that the YMCA runs a deficit in excess of \$19,061.28 for the 2018 season, the parties may revisit the County's willingness to offset such additional deficit.
 - iii. If the YMCA runs a deficit of less than \$10,000.00 for the 2018 season, the County will pay the YMCA \$5,000.00 as an incentive for more efficient operations.
- b. Fees for the 2018 season shall be in accordance with Exhibit A.

- c. The YMCA may not offer any special rates, discounts, or other offers to any persons, other than as set forth in Exhibit A, without prior written consent of the County with such consent not to be unreasonably withheld.

5. **RESPONSIBILITIES OF THE YMCA**

- a. YMCA shall be responsible for the operation, care, custody, and control, including all daily and routine maintenance and repairs of all personal property and all real property and fixtures within the SC Johnson Aquatic Center. YMCA shall keep in good repair and maintain all of the facilities and equipment in clean and orderly condition and shall continually assess and offer regular written recommendations to County on how to improve facilities and equipment at the SC Johnson Aquatic Center.
- b. To hire, staff, train, and supervise all pool supervisors, lifeguards, swimming lesson program staff, and concessions and welcome desk staff. All pool supervisors, lifeguards, swim instructors, and concessions and welcome desk staff shall be employees of the YMCA. The YMCA is responsible for staffing the SC Johnson Aquatic Center during listed times in accordance with applicable local, state, and/or federal rules, regulations, and laws. Recognizing a problem of lifeguard shortages already in place across Racine County, the YMCA will prioritize staffing at the SC Johnson Aquatic Center over other YMCA-managed facilities to accommodate the demand for staffing at the SC Johnson Aquatic Center.
- c. To hire and supervise all staff in accordance with applicable state and federal employment laws and ensure all staff have undergone background screening and are properly certified and trained prior to beginning their duties.
- d. Furnish on or before the beginning of the term hereof, the following information that shall be approved by the County:
 - i. A written emergency action plan.
 - ii. A written lifeguard plan, which will include but not be limited to: number of lifeguards to be on-duty per the number of patrons; in-service frequency and objectives; lifeguard rotation schedule; written copy of the SC Johnson Aquatic Center rules and conduct; proof of proper certification for all staff required to have such training and certification prior to beginning of said duties.
- e. To pay all compensation with respect to its staff including wages, withholding and employment taxes and worker's compensation insurance costs.
- f. To test the water in the pools no less than three (3) times daily when the pools are open: before any programs begin in the morning, mid-afternoon, and before

evening session. The YMCA shall close the pools and notify the pool maintenance company when the chemical readings of the water are not within applicable local and state-mandated requirements.

The County shall have access to testing results at all times.

- g. The YMCA shall provide the name, address, and phone number of the primary person and/or pool company overseeing the maintenance and water chemistry of the pools.

Name: Kati Rognsvoog

Phone: 262-898-4559

- h. To operate and maintain the SC Johnson Aquatic Center in a clean and hygienic manner and in keeping with applicable standards, codes, rules, and regulations established by the County and local, state, and/or federal government., including, but not limited to:
 - i. Sweep and/or hose down the pool deck and pool area as needed;
 - ii. Set up and wipe down the pool area furniture at the beginning and end of each day;
 - iii. Clean and supply the bathrooms when the SC Johnson Aquatic Center is open;
 - iv. Pick up trash within the SC Johnson Aquatic Center daily;
 - v. Pick weeds within the fenced SC Johnson Aquatic Center perimeter;
 - vi. Maintain the water in the pools at the proper level; and
 - vii. Pool vacuuming.
- i. To operate and maintain the SC Johnson Community Aquatic Center building in its entirety including the entrance, restroom areas, office area, and concession area in a clean and hygienic manner and in keeping with applicable standards, codes, rules, and regulations established by the County and local, state, and/or federal government.
- j. To regularly inspect and notify the County of any deficiencies or other safety issues observed requiring attention. Some items may include, but not be limited to, guard stands and steps, slides, climbing wall, all plumbing fixtures, lighting, mechanical equipment, pool deck, doors, fence, and any other SC Johnson Aquatic Center features.

- k. The YMCA staff will arrive 15 minutes before scheduled hours to set up the pool areas and will stay 15 minutes after scheduled hours to store away all equipment properly.
- l. It is mutually agreed between the YMCA and County that the YMCA will secure the SC Johnson Aquatic Center after daily operations have ended.
- m. To enforce the SC Johnson Aquatic Center rules adopted and by the County, which shall be conspicuously posted at the facility.
- n. To provide, maintain, and have available and store in the proper location necessary safety and life-saving equipment (e.g., masks, backboards, hooks, rescue tubes, etc.).
- o. To monitor and conduct the following tasks related to water quality and general maintenance of the SC Johnson Aquatic Center:
 - i. Enable supervisory staff to recognize and respond to equipment and water quality problems;
 - ii. Establish or participate in communications necessary to conduct an efficient operation;
 - iii. Minimize delayed reaction to issues and provide emergency response needed to appropriately react to malfunctions, water quality imbalance, fecal contamination (in accordance with Centers for Disease Control and Prevention (CDC) recommendations for preventing contamination incidents and recreational water illness, and state and/or local standards as required), filtration system maintenance, play feature equipment maintenance, building maintenance, etc.
 - iv. Oversee performance and routine maintenance of the systems and equipment that comprise the facilities operation, including, but not limited to, filters, pumps, play features, chemical controller/sensors/feed equipment, spray ground controls, plumbing, etc.
 - v. Back wash filtration system as recommended by manufacturer and dictated by pressure differentials;
 - vi. Clean all strainers and sensors as needed;
 - vii. Perform duties and routines specified by pool contractor and equipment manufacturers to properly operate and maintain the equipment and troubleshoot for problems;

- viii. In coordination with management perform/record water tests, and conduct a water treatment program necessary to maintain balanced water;
- ix. Inventory supplies, requisition the purchase of supplies and maintain sufficient (not excessive) quality;
- p. The YMCA shall pay all utilities used in connection with the activities at the SC Johnson Aquatic Center (including sewer, gas, telephone, and internet).
- q. To provide trash removal service.
- r. The YMCA agrees to return to County all keys and any equipment, furniture, or materials that are the property of the County promptly upon the termination of the agreement.
- s. The YMCA agrees to assume any financial obligation resulting from any claim settlement and related fees which originated due to the negligence of the YMCA's staff originating from the operation of the SC Johnson Aquatic Center. The YMCA agrees to provide and keep in full force and effect the following insurance coverages in the following minimum amounts:

- General Liability
 - \$1,000,000 each occurrence
 - \$1,000,000 personal and advertising injury
 - \$1,000,000 general aggregate
 - \$1,000,000 products and completed operations
- Auto Liability Insurance
 - \$1,000,000 Combined Single Limit
- Umbrella Liability Insurance on a following form basis
 - \$4,000,000 each occurrence
 - \$4,000,000 aggregate
 - Any combination of underlying coverage and umbrella equaling \$5,000,000 shall be acceptable
- Workers Compensation Statutory Limits plus:
 - \$100,000 E.L. Each Accident
 - \$100,000 E.L. Disease Each Employee
 - \$500,000 E.L. Disease Policy Limit

The following applies to all policies:

- County is listed as an additional insured on the general liability, automobile and umbrella policies. A waiver of subrogation in favor of the County applies to the general liability, automobile, umbrella and workers compensation policies. All insurance must be placed with an insurance company with a minimum AM Best Rating of A- VIII

- There shall be no exclusion for abuse or molestation on the general liability and umbrella policies.
 - The YMCA shall supply the county with a certificate of insurance showing proof of insurance coverage that meets all requirements.
- t. The YMCA agrees not to discriminate on the basis of age, race, ethnicity, color, gender, disability, marital status, sexual orientation, national origin, cultural differences, ancestry, physical appearance, arrest record of conviction record, military participation or membership in the national guard, state defense force or any other reserve component of the military forces of the United States, or political beliefs against any person, whether a recipient of services (actual or potential) or an employee or applicant for employment.
- u. The YMCA agrees to comply with all federal, state, and local laws and regulations governing the conduct of its business and the operation, maintenance, and use of the SC Johnson Aquatic Center.

6. RESPONSIBILITIES OF THE COUNTY:

- a. The County shall be responsible for major repairs. Major repairs shall be defined as structural repairs, including, but not limited to such categories as building floors (excluding tile), exterior walls and roofs, and heating and air conditioning systems. If major repairs are required because of neglect or lack of regular maintenance of the facilities by YMCA, YMCA shall be responsible for all repairs or replacements at its own costs, and without any expenses to County.
- b. The County will provide, at its cost, proper and adequate storage space for all chemicals to maintain proper pool water chemistry.
- c. The County will obtain, prior to pool opening, all necessary permits as required by state, county, and local laws.
- d. To replace and perform major repair of pumps, filters, gauges, and plumbing associated with the operation of the SC Johnson Aquatic Center.
- e. To mow lawn through coordination with the YMCA.
- f. The County will assume all maintenance responsibilities of the SC Johnson Aquatic Center commencing after the last daily operation through the end of the season, excluding the days the facility is open for use.
- g. Insurance: County is self-insured for its worker's compensation claims. As part of this self-insured plan, resources are budgeted annually in the Racine County General Fund to meet potential losses. Third-party coverage is maintained for individual worker's compensation claims in excess of \$50,000 for regular claims and includes coverage for claims that involve federal benefits (USL & H and

Jones Act). The excess policy provides coverage up to \$1 million in additional available payments per occurrence after the \$50,000 retention has been met. This policy has a \$1 million cap and is administered through Cannon Cochran Management Services, Inc. (CCMSI).

Racine County self insures for public liability and automobile coverage and is subject to the liability limits expressed in Wisconsin State Statutes. The County also carries an excess liability policy through Chartis with a \$1 million retention that covers claims between \$1 million and \$6 million. The County maintains a reserve fund balance in its annual budget and has taxing authority to support any losses within the retention amount and beyond the coverage amount.

7. **MISCELLANEOUS:**

- a. The parties acknowledge that the YMCA is an independent contractor and is not an agent, servant, or alter ego of the County in its performance of duties which it is hereby assumes.
- b. The parties shall not assign this agreement or any part thereof in any manner whatsoever or assign any of the privileges recited herein without the prior written consent of the other party.
- c. The County shall have access, at all times, to all records related to any SC Johnson Aquatic Center operations, including, but not limited to, pool testing results, lifeguard certifications, in-service training records, accounting records, or any other documents related to operations. Upon termination of this agreement, YMCA shall provide to County all records of its operation and management of the SC Johnson Aquatic Center.
- d. County shall have the right at all times to inspect the SC Johnson Aquatic Center, equipment, and the pool area to firm compliance with the terms of the agreement. If, within ten business days of County's written notice, the YMCA fails to cure any material breach of this contract, County shall have the right to terminate this agreement.
- e. Indemnification: The YMCA agrees to indemnify and hold the County harmless from any and all claims which may arise and relate to the programming and obligations of the YMCA under the terms of this agreement. The County agrees to indemnify and hold the YMCA harmless from any and all claims which may arise and relate to the ownership and structure of the SC Johnson Aquatic Center under the terms of this agreement.
- f. If any provision of this agreement shall be held or declared to be invalid, illegal, or unenforceable under any law applicable thereto, such provision shall be deemed deleted from this agreement without impairing or prejudicing the validity, legality, and enforceability of the remaining provisions hereof.

- g. Neither this agreement nor any of the terms, covenants, or conditions hereof may be modified or amended, except by an agreement in writing, duly executed and delivered by the party against whom enforcement of such modification or amendment is sought. This agreement and each and all of the terms, covenants, and conditions hereof shall be interpreted in accordance with and governed in all respects by the laws of the State of Wisconsin.
- h. This agreement constitutes the entire agreement of the parties with respect to the SC Johnson Aquatic Center which, with referenced exhibit(s), incorporates all prior written or oral understandings relating thereto.
- i. No remedy or election hereunder shall be deemed exclusive, but shall, whenever legally permissible, be available with all other remedies at law or in equity.

Jeffrey Collen, CEO,
Racine Family YMCA
Date:

Jonathan Delagrave, County Executive,
Racine County
Date:



Racine Family YMCA

Pritchard Park Proposal Outdoor Aquatic Center Proposal

Summary Report

TOTAL Revenue	\$	382,587.00
Membership-Pass Revenue	\$	274,500.00
Scholarship: Membership Pass-Revenue	\$	(12,648.00)
Aquatics Revenue	\$	32,694.00
Concession Revenue	\$	81,000.00
Healthy Living Revenue	\$	1,641.00
Welcome Desk Revenue	\$	5,400.00
TOTAL Expenses	\$	360,589.35
TOTAL Aquatic Expenses	\$	146,355.12
TOTAL Aquatic Personnel	\$	140,071.31
TOTAL Aquatic Wages	\$	124,534.20
TOTAL Aqua Benefits	\$	1,340.21
TOTAL Aqua Taxes	\$	14,196.90
TOTAL Aquatic Supplies	\$	6,283.81
TOTAL Concession Expenses	\$	58,100.65
TOTAL Concession Personnel	\$	19,201.67
TOTAL Concession Wages	\$	17,592.00
TOTAL Concession Taxes	\$	1,609.67
TOTAL Concession Supplies	\$	38,898.98
TOTAL Healthy Living Expenses	\$	6,392.69
TOTAL Healthy Living Personnel	\$	4,636.69
TOTAL Healthy Living Wages	\$	4,248.00
TOTAL Healthy Living Taxes	\$	388.69
TOTAL Healthy Living Supplies	\$	1,756.00
TOTAL Maintenance Expenses	\$	90,823.43
Total Maintenance Personnel	\$	2,128.43
TOTAL Maintenance Wages	\$	1,950.00
TOTAL Maintenance Taxes	\$	178.43
Maintenance Supplies	\$	88,695.00
TOTAL Welcome Desk Expenses	\$	58,917.46
TOTAL Welcome Desk-Guest Services Personnel	\$	31,548.48
TOTAL Welcome Desk Wages	\$	28,320.00
TOTAL Welcome Desk Taxes	\$	3,228.48
Welcome Desk Supplies	\$	27,368.98
Net Surplus/Loss - Direct	\$	21,997.65
Administrative Overhead	\$	36,058.93
Net Surplus/Loss - All	\$	(14,061.28)



Racine Family YMCA

Pritchard Park Proposal Outdoor Aquatic Center Proposal Revenue Report

MEMBERSHIP-PASS REVENUE

		# passes	# months		Fee	
Membership-Pass Revenue						\$ 274,500.00
Scholarship - discount						\$ (12,648.00)
Y Members: Adult	15/month	200	3	1	\$ 15.00	\$ 9,000.00
Y Members: Upgrade - Scholarship	50% disc	-16	3	1	\$ 8.50	\$ (408.00)
Y Members: Seniors	10/month	100	3	1	\$ 10.00	\$ 3,000.00
Y Members: Seniors - Scholarship	50% disc	-8	3	1	\$ 5.00	\$ (120.00)
Y members: Family	30/month	450	3	1	\$ 30.00	\$ 40,500.00
Y members: Family	50% disc	-36	3	1	\$ 15.00	\$ (1,620.00)
Seasonal Pass: Adult	30/month	200	3	1	\$ 30.00	\$ 18,000.00
Seasonal Pass: Adult - Scholarship	50% disc	-40	3	1	\$ 15.00	\$ (1,800.00)
Seasonal Pass: Senior	20/month	100	3	1	\$ 20.00	\$ 6,000.00
Seasonal Pass: Senior - Scholarship	50% disc	-20	3	1	\$ 10.00	\$ (600.00)
Seasonal Pass: Family	60/month	450	3	1	\$ 60.00	\$ 81,000.00
Seasonal Pass: Family - Scholarship	50% disc	-90	3	1	\$ 30.00	\$ (8,100.00)
Daily Pass: Youth	50/day	1500	3	1	\$ 2.00	\$ 9,000.00
Daily Pass: Adult	30/day	900	3	1	\$ 10.00	\$ 27,000.00
Daily Pass: Family	60/day	1800	3	1	\$ 15.00	\$ 81,000.00

AQUATICS REVENUE

		# participants	# classes	# sessions	Fee	\$	32,694.00
TOTAL GROUP SWIM LESSONS						\$	29,624.00
PROGRAM REVENUE: Adult Lessons	Member	3	1	1	\$ 56.00	\$	168.00
	GP	2	1	1	\$ 88.00	\$	176.00
PROGRAM REVENUE: Youth Lessons	Member	2	10	6	\$ 56.00	\$	6,720.00
	GP	2	10	6	\$ 88.00	\$	10,560.00
PROGRAM REVENUE: Preschool	Member	2	10	6	\$ 56.00	\$	6,720.00
	GP	1	10	6	\$ 88.00	\$	5,280.00
TOTAL PRIVATE SWIM LESSONS						\$	3,070.00
Semi-Privates	Member	7	1	1	\$ 80.00	\$	560.00
Summer	GP	7	1	1	\$ 110.00	\$	770.00
3 Privates	Member	10	1	1	\$ 65.00	\$	650.00
Summer	GP	5	1	1	\$ 90.00	\$	450.00
6 Privates	Member	2	1	1	\$ 110.00	\$	220.00
Summer	GP	3	1	1	\$ 140.00	\$	420.00

CONCESSION REVENUE

		# of items	# months	cost	\$	81,000.00
Drinks: Fountains, Slushie	150/d	4500	1	3	\$ 1.50	\$ 20,250.00
Grab n Go: chips, nachos, pretzels	100/day	3000	1	3	\$ 2.00	\$ 18,000.00
Grill: Burgers, Hot Dogs	100/day	3000	1	3	\$ 4.00	\$ 36,000.00
Freezer: Icee,	50/d	1500	1	3	\$ 1.50	\$ 6,750.00

HEALTHY LIVING REVENUE

		# participants	# classes	# sessions	Fee	\$	1,641.00
TRI Swim		10	1	3	\$ 25.00	\$	750.00
Personal Training		3	3	1	\$ 49.00	\$	441.00
Special Event		30	1	3	\$ 5.00	\$	450.00

WELCOME DESK - GUEST SERVICES REVENUE

		#			Fee	\$	5,400.00
Rentals		3	10	1	\$ 150.00	\$	4,500.00
Special Events		2	3	30	\$ 5.00	\$	900.00



Racine Family YMCA

Pritchard Park Proposal Outdoor Aquatic Center Proposal
Expense Report

Aquatic Personnel		\$ 140,071
Aquatic Wages		\$ 124,534
WAGES, ADMINISTRATIVE		\$ 23,644
Aquatics Director		\$ 2,692
Aquatics Coordinator		\$ 3,822
Aquatics Supervisor		\$ 14,890
Lifeguard Trainer		\$ 2,240
WAGES, LIFEGUARD		\$ 88,562
Lead Lifeguard		\$ 15,408
Lifeguard		\$ 73,154
WAGES, SWIM LESSONS		\$ 12,328
Swim Instructors: Group Lessons		\$ 11,648
Swim Instructors: Private Lessons		\$ 680
Aquatic: Benefits		\$ 1,340
AQ: MEDICAL/DENTAL INSURANCE		\$ 840
Aquatics Coordinator/Director		\$ 840
AQ: LIFE/DISABILITY INSURANCE		\$ 6
Aquatics Coordinator/Director		\$ 6
AQ: RETIREMENT		\$ 494
Aquatics Director	7%	\$ 188
Aquatics Coordinator	7%	\$ 306
TOTAL Aquatic Taxes		\$ 14,197
FICA	7.65%	\$ 9,527
UNEMPLOYMENT	1.50%	\$ 1,868
WORKERS' COMPENSATION	2.25%	\$ 2,802
Aquatics Supplies		\$ 6,284
Office Supplies		\$ 143
Program Supplies		\$ 3,167
Uniforms		\$ 1,267
Telephone	Phone & monthly fee	\$ 500
First-Aid Supplies		\$ 1,056
Recruitment	Background Checks	\$ 150
Concession Personnel		\$ 19,202
Concession Wages		\$ 17,592
Concessions Lead		\$ 7,840
Concessions Staff		\$ 9,752
Concession Taxes		\$ 1,610
FICA	7.65%	\$ 1,346
UNEMPLOYMENT	1.50%	\$ 264
WORKERS' COMPENSATION	2.25%	\$ 396
Concession Expenses		\$ 38,899
Office Supplies		\$ 1,824
Supplies: paper goods	4% revenue: cups, napkins	\$ 3,240
Supplies: food	40% revenue:	\$ 32,400
Housekeeping		\$ 255
Uniforms		\$ 100
Telephone	telephone + service	\$ 750
Equipment Rental: copier		\$ 250
Recruitment: background check		\$ 80



Racine Family YMCA

Pritchard Park Proposal Outdoor Aquatic Center Proposal
Expense Report

Aquatic Personnel		\$ 140,071
Healthy Living Personnel		\$ 4,637
Healthy Living Wages		\$ 4,248
Water Ex Instructor		\$ 1,440
Fitness Instructor		\$ 1,440
Personal Training		\$ 360
TRI Swim		\$ 840
Special Events		\$ 168
Healthy Living Taxes		\$ 389
FICA	7.65%	\$ 325
UNEMPLOYMENT	1.50%	\$ 64
WORKERS' COMPENSATION	2.25%	\$ 96
Healthy Living Expenses		\$ 1,756
PROGRAM (noodles, barbells)		\$ 1,756
MAINTNENACE PERSONNEL		\$ 2,128
Maintenance Wages		\$ 1,950
Maintenance Wages		\$ 1,950
Maintenance Taxes		\$ 178
FICA	7.65%	\$ 149
UNEMPLOYMENT	1.50%	\$ 29
WORKERS' COMPENSATION	2.25%	\$ 44
Maintenance Expenses		\$ 88,695
Chemicals		\$ 20,000
Maintenance Supplies		\$ 10,970
Gas & Electric		\$ 37,000
Water		\$ 18,000
Cleaning Supplies		\$ 2,725
WELCOME DESK PERSONNEL		\$ 31,548
Welcome Desk Wages		\$ 28,320
Welcome Desk Coordinator		\$ 20,892
Welcome Desk Saff		\$ 7,428
Welcome Desk Taxes		\$ 3,228
FICA	7.65%	\$ 2,166
UNEMPLOYMENT	1.50%	\$ 425
WORKERS' COMPENSATION	2.25%	\$ 637
Welcome Desk Expenses		\$ 27,369
Office Supplies		\$ 157
Supplies		\$ 2,950
Bank Services		\$ 2,000
Insurance	\$1,500/mo (May/June/July/August)	\$ 6,000
Uniforms		\$ 162
Telephone	phone + monthly expense	\$ 5,000
Equipment Rental: copier	copier expense	\$ 1,000
Advertising		\$ 10,000
Recruitment: background checks	background checks	\$ 100



Racine Family YMCA

Pritchard Park Proposal Outdoor Aquatic Center Proposal

Wage Detail Report

Aquatic Wages		Days	Hours	# lg	Total Hrs	# of weeks	Ave pay rate	
Aquatic Director								\$ 2,692.20
	Varies	5	2	1	10	14	\$ 19.23	\$ 2,692.20
Aquatic Coordinator								\$ 3,822.00
Rotate w Pool Manager: 3 AM	5:30-12:30pm	3	7	1	21	14	\$ 13.00	\$ 3,822.00
Pool Manager - 2 positions: 4 AM & 7PM								\$ 14,890.00
Rotate w Coordinator: AM	5:30-1:30pm	4	8	1	32	14	\$ 10.00	\$ 4,480.00
Mon-Fri	11:30-7:30pm	5	8	1	40	14	\$ 10.00	\$ 5,600.00
Sat	11:30-7:30pm	1	8	1	8	14	\$ 10.00	\$ 1,120.00
Sun	11:30-7:30pm	1	6	1	6	14	\$ 10.00	\$ 840.00
Seasonal Start-up & Closing	varies	5	8	2	80	2	\$ 10.00	\$ 1,600.00
LG Staff Seasonal Training		5	8	2	80	1	\$ 10.00	\$ 800.00
Trainings & In-service		1	2.5	2	5	6	\$ 10.00	\$ 300.00
Special Events	Varies	1	2.5	1	2.5	6	\$ 10.00	\$ 150.00
Lifeguard Trainer					253.5			\$ 2,240.00
LG Staff Seasonal Training		5	8	1	40	1	\$ 11.00	\$ 440.00
LG In-service Training		1	2.5	12	30	6	\$ 10.00	\$ 1,800.00
Lead Lifeguards: 3 positions: 100hr/week								\$ 15,408.00
Mo-Fri	5:45-12:15pm	5	6.5	1	32.5	14	\$ 9.00	\$ 4,095.00
	11:45-7:15pm	5	7.5	1	37.5	14	\$ 9.00	\$ 4,725.00
Sat	5:45-12:15pm	1	6.5	1	6.5	14	\$ 9.00	\$ 819.00
	11:45-7:15pm	1	7.5	1	7.5	14	\$ 9.00	\$ 945.00
Sun	5:45-12:15pm	1	6.5	1	6.5	14	\$ 9.00	\$ 819.00
	11:45-7:15pm	1	7.5	1	7.5	14	\$ 9.00	\$ 945.00
Seasonal Start-up & Closing	varies	5	8	3	120	2	\$ 9.00	\$ 2,160.00
LG Staff Seasonal Training		5	8	1	40	1	\$ 9.00	\$ 360.00
Trainings & In-service		1	2.5	3	7.5	6	\$ 9.00	\$ 405.00
Special Events	Varies	1	2.5	1	2.5	6	\$ 9.00	\$ 135.00
Lifeguards								\$ 73,154.00
Mon-Fri	5:45-9:15am	5	3.5	1	17.5	14	\$ 8.00	\$ 1,960.00
	8:45-12:15pm	4	3.5	2	28	14	\$ 7.50	\$ 2,940.00
	11:45-7:15pm	4	7.5	11	330	14	\$ 7.50	\$ 34,650.00
Sat	5:45-9:15am	1	3.5	1	3.5	14	\$ 8.00	\$ 392.00
	8:45-12:15pm	1	3.5	2	7	14	\$ 7.50	\$ 735.00
	11:45-7:15pm	1	7.5	11	82.5	14	\$ 7.50	\$ 8,662.50
Sun	5:45-9:15am	1	3.5	1	3.5	14	\$ 8.00	\$ 392.00
	8:45-12:15pm	1	3.5	7	24.5	14	\$ 7.50	\$ 2,572.50
	11:45-7:15pm	1	7.5	11	82.5	14	\$ 7.50	\$ 8,662.50
Seasonal Start-up & Closing	varies	5	6	6	180	2	\$ 7.50	\$ 2,700.00
LG Staff Seasonal Training		5	8	20	800	1	\$ 7.50	\$ 6,000.00
Trainings & In-service		1	2.5	20	50	6	\$ 7.50	\$ 2,250.00
Special Events	Varies	1	2.5	11	27.5	6	\$ 7.50	\$ 1,237.50
Swim Instructors		days	hours	# ins		weeks		\$ 12,328.00
Adult Swim Lessons		2	1	1	2	8	\$ 8.00	\$ 128.00
Youth Swim Lessons		4	3	5	60	12	\$ 8.00	\$ 5,760.00
Preschool Swim Lessons		4	3	5	60	12	\$ 8.00	\$ 5,760.00
								\$ 11,648.00
Private & Semi-Privates		1	40	2	80	1	\$ 8.50	\$ 680.00
Concessions Wages		Days	Hours	#	Total Hrs	# of weeks	Ave pay rate	
Concessions: Lead								\$ 11,320.00
Concession : Lead	11:30-7:30pm	7	8	1	56	14	\$ 10.00	\$ 7,840.00
Concession : Lead: Training	Pre-Post Season	1	40	6	240	1	\$ 7.25	\$ 1,740.00
Concession: Lead: Special Events	Varies	1	40	6	240	1	\$ 7.25	\$ 1,740.00
Concessions: Worker								\$ 9,752.00



Wage Detail Report

Concession : Staff	11:30-7:30pm	7	8	1	56	14	\$ 8.00	\$ 6,272.00
Concession : Staff: Training	Pre-Post Season	1	40	6	240	1	\$ 7.25	\$ 1,740.00
Concession: Staff: Special Events	Varies	1	40	6	240	1	\$ 7.25	\$ 1,740.00

Healthy Living wages		Days	Hours	#	Total Hrs	# of weeks	Ave pay rate	\$ 4,248.00
Water Ex Instructor	M-F: 8:00am	5	1.5	1	7.5	12	\$ 16.00	\$ 1,440.00
Fitness Instructor	M-F: 9:00am	5	1.5	1	7.5	12	\$ 16.00	\$ 1,440.00
Personal Training		1	1	1	1	12	\$ 30.00	\$ 360.00
TRI Swim	T:Th 6:30am	2	1.75	1	3.5	12	\$ 20.00	\$ 840.00
Special Events	3 events	1	2	2	4	3	\$ 14.00	\$ 168.00

MAINTENANCE WAGES		Days	Hours	#	Total Hrs	# of weeks	Ave pay rate	\$ 1,950.00
Maintenance								\$ 1,950.00
Maintenance	Pre-Post Season	5	6	1	30	2	\$ 15.00	\$ 900.00
Maintenance	20 hr/week	1	5	1	5	14	\$ 15.00	\$ 1,050.00

Welcome Desk - Guest Services		Days	Hours	# staff	Total Hrs	# of weeks	Ave pay rate	\$ 28,320.00
Welcome Desk Coordinator								\$ 20,892.00
Mon-Sun: Coordinator	5:30-1:00pm	7	7.5	1	52.5	14	\$ 13.00	\$ 9,555.00
Mon-Sun: Coordinator	12:00-7:30pm	7	7.5	1	52.5	14	\$ 13.00	\$ 9,555.00
Seasonal Start-up/Close: Coordinator	Pre & Post Season	5	6	3	90	2	\$ 8.00	\$ 1,440.00
Staff Meeting: Coordinator	Monthly	1	1.5	3	4.5	3	\$ 8.00	\$ 108.00
Special Events	Varies	1	3	1	3	6	\$ 13.00	\$ 234.00
Welcome Desk Staff								\$ 7,428.00
Mon-Sun: Staff	11:30-7:30pm	7	7.5	1	52.5	14	\$ 8.00	\$ 5,880.00
Seasonal Start-up/Close: Staff	Pre & Post Season	5	6	3	90	2	\$ 8.00	\$ 1,440.00
Staff Meeting	Monthly	1	1.5	3	4.5	3	\$ 8.00	\$ 108.00



Racine Family YMCA

Pritchard Park Proposal Outdoor Aquatic Center Proposal

Wage Recommendation Report

Aquatics	Starting Wage	Step 1	Step 2	Certification & Experience
Lifeguard	\$ 7.25			LG, CPR, FA cert
Lifeguard: 1 yr review	\$ 7.50	\$ 7.73	\$ 7.96	
Lifeguard: AM	\$ 8.00	\$ 8.24	\$ 8.49	LG, CPR, FA cert
Lead Lifeguard	\$ 9.00	\$ 9.27	\$ 9.55	LG, CPR, FA cert 2 yr exp; 18 yrs
Lifeguard Trainer	\$ 11.00	\$ 11.33	\$ 11.67	LG, CPR, FA cert; LGI cert; 2 yr exp; 21 yrs
Swim Instructor 1	\$ 7.25	\$ 7.47	\$ 7.69	
Swim Instructor 2	\$ 8.00	\$ 8.24	\$ 8.49	RUSD; WSI-YMCA cert: 1-2yr exp
Swim Instructor 3	\$ 9.00	\$ 9.27	\$ 9.55	WSI-YMCA cert:: 3-5yr exp
Swim Instructor 4	\$ 11.00	\$ 11.33	\$ 11.67	WSI-YMCA cert: 5+ yr exp; Coaching Cert
Private Lesson Instructor 1	\$ 8.00	\$ 8.24	\$ 8.49	RUSD; WSI-YMCA cert: 1-2yr exp
Private Lesson Instructor 2	\$ 10.00	\$ 10.30	\$ 10.61	WSI-YMCA cert:: 3-5yr exp
Private Lesson Instructor 3	\$ 12.00	\$ 12.36	\$ 12.73	WSI-YMCA cert: 5+ yr exp; Coaching Cert
Pool Manager 1	\$ 9.50	\$ 9.79	\$ 10.08	LG, SI: 2yr exp; 18yrs
Pool Manager 2	\$ 10.00	\$ 10.30	\$ 10.61	LG, SI: 5yr exp; 21yrs
Aq Coordinator	\$ 12.00	\$ 12.36	\$ 12.73	LG, CPR, FA cert; WSI-YMCA SI Cert; LGI cert; 5 yr exp
Aq Director	\$ 17.31	\$ 17.83	\$ 18.36	Degree: LGI cert; WSI-YMCA SI Cert; LG-SI: 5 yr exp
Concessions	Starting Wage	Step 1	Step 2	Certification & Experience
Concession Lead	\$ 10.00	\$ 10.30	\$ 10.61	21yr - 3 yr experience Schedules, Orders, Inventory
Concession Worker	\$ 8.00	\$ 8.24	\$ 8.49	
Healthy Living	Starting Wage	Step 1	Step 2	Certification & Experience
Fitness Instrucotr	\$ 16.00	\$ 16.48	\$ 16.97	
Water Instructor	\$ 16.00	\$ 16.48	\$ 16.97	
Personal Trainer	\$ 30.00	\$ 30.90	\$ 31.83	
Welcome Desk	Starting Wage	Step 1	Step 2	Certification & Experience
Welocme Desk Coordinator	\$ 13.00	\$ 13.39	\$ 13.79	21yr - 3 yr experience Oversees Operations
Welcome Desk	\$ 8.00	\$ 8.24	\$ 8.49	



Racine Family YMCA

Pritchard Park Proposal Outdoor Aquatic Center Proposal
Supply List Report

AQUATIC SUPPLIES		\$ 143		\$ 3,167		\$ 1,267		\$ 1,056	
Start-up Supplies		Supplies		Program Supplies		Uniform		First Aid Kit	
Guard Chairs	SUPPLIED	Phone	SUPPLIED	LG Shirts	15 \$ 7 \$ 110	Fanny Packs	23 \$ 6 \$ 127	AED	1 \$ 600 \$ 600
Lane line Reals	SUPPLIED			Kickboards	20 \$ 10 \$ 200	Whistles	50 \$ 2 \$ 113	Bag Valve Mask	1 \$ 80 \$ 80
Lane lines	SUPPLIED	Dry Erase Board	1 \$ 50 \$ 50	Barbells	6 \$ 13 \$ 77	Lanyards	50 \$ 1 \$ 27	Band-Aids	6 \$ 3 \$ 18
Pace Clock	SUPPLIED	Bulletin Board	1 \$ 29 \$ 29	Noodles	30 \$ 4 \$ 119	Shirts	50 \$ 3 \$ 173	Gauze pads	12 \$ 4 \$ 48
Lifejackets: 50	SUPPLIED			Lifejackets	25 \$ 16 \$ 398	Sunscreen	6 \$ 8 \$ 48	Tape	2 \$ 6 \$ 12
Chemical Kit	SUPPLIED	Binders	4 \$ 5 \$ 20	Toys	12 \$ 6 \$ 75	Tubes	13 \$ 60 \$ 780	Scissors	2 \$ 3 \$ 6
Backstroke Flags	SUPPLIED	Clipborads	12 \$ 2 \$ 24	Storage Bins	4 \$ 184 \$ 736			Gauze rolls	3 \$ 6 \$ 18
Skimmers	SUPPLIED	Pens	2 \$ 5 \$ 10	Noodle Storage	2 \$ 189 \$ 378			Tweezers	2 \$ 3 \$ 6
Manual Pool Vac	SUPPLIED	Highlighters	2 \$ 5 \$ 10					Eye Wash	3 \$ 3 \$ 9
Automatic Pool Vac	SUPPLIED			Pool Rule Signs	6 \$ 150 \$ 900			elastic bandage	6 \$ 5 \$ 30
Pool Covers	SUPPLIED			Cones	25 \$ 7 \$ 175			Gloves	6 \$ 12 \$ 72
Storage Shelves	SUPPLIED							CPR masks	12 \$ 5 \$ 60
Backboards	SUPPLIED							Ice Packs	2 \$ 35 \$ 70
Ring Buoys	SUPPLIED							Biohazard Kit	2 \$ 6 \$ 12
Throw Bags	SUPPLIED							Infectious Kit	2 \$ 8 \$ 16

CONCESSION SUPPLIES		\$ 1,824		\$ 3,240		\$ 32,400		\$ 255	
Concession Equipment		Office Supplies		Paper Supplies		Food Supplies		Housekeeping Supplies	
MENU Board	SUPPLIED	computer, chg mach	2 \$ 500 \$ 1,000	Paper Products	4 \$ 3,240	40% revenue	0.4 \$ 81,000 \$ 32,400	Dish Soap	3 \$ 5 \$ 15
Refrigerator	SUPPLIED	Printer	1 \$ 200 \$ 200	Plastic Storage				Bleach	2 \$ 5 \$ 10
Freezer	SUPPLIED	Phone	1 \$ 300 \$ 300					pH Strips	2 \$ 10 \$ 20
Grill - Overhead	SUPPLIED	Dry Erase Board	1 \$ 50 \$ 50					Cleaning supplies	6 \$ 15 \$ 90
4 part sink	SUPPLIED	Bulletin Board	1 \$ 29 \$ 29					Gloves	6 \$ 12 \$ 72
Ice Machine	SUPPLIED	Binders-Clipboard	6 \$ 5 \$ 30	Concessions Permit				Dish Towels	2 \$ 24 \$ 48
Gas Grill	SUPPLIED	Pens-Highlighters	3 \$ 5 \$ 15	Concessions Cert					
Hot Dog Roller	SUPPLIED	Office Supplies	10 \$ 20 \$ 200						
Drain: Fountain Soda	SUPPLIED								

HEALTHY LIVING SUPPLIES		\$ 1,756	
		Program Supplies	
		Noodles	40 \$ 6 \$ 240
		Barbells	40 \$ 14 \$ 540
		Storage noodles	2 \$ 189 \$ 378
		Baskets	2 \$ 299 \$ 598

FACILITY - MAINTENANCE SUPPLIES		\$ 2,725		\$ 10,970		\$ -	
Start-up		Housekeeping Supplies		Pool Supplies			
Tables-Chairs	SUPPLIED	Toilet Paper	1 \$ 500 \$ 500	Pool Chemicals	1 \$ 500 \$ 500		
Shade Tents	SUPPLIED	Hand & Body Soap	1 \$ 500 \$ 500	Pool Cleaning Chemi	1 \$ 500 \$ 500		
Garbage Cans	SUPPLIED	Cleaning Supplies	1 \$ 500 \$ 500	Mechanical Parts	1 \$ 5,000 \$ 5,000		
Lockers	SUPPLIED	Hose-Hose Reels	1 \$ 500 \$ 500	Plumbing Parts	1 \$ 2,000 \$ 2,000		
HAND Dryers - electric	SUPPLIED	Garbage Bags	1 \$ 500 \$ 500	Light Bulbs	1 \$ 50 \$ 50		
Hair Dryers: Electric	SUPPLIED	Disposal Fee	3 \$ 75 \$ 225	pre Inspection	4 \$ 360 \$ 1,440		
Soap Dispensers	SUPPLIED			Pool License	1 \$ 335 \$ 335		
Wind Screens - Fences	SUPPLIED			Waterplay	2 \$ 360 \$ 720		
Shade Tops	SUPPLIED			Water Slide	1 \$ 425 \$ 425		

WELCOME DESK SUPPLIES		\$ 157		\$ 2,950		\$ 162	
		Office Supplies		Supplies			
Swipe Gate Station	SUPPLIED	Phone		Membership Cards	1 \$ 500 \$ 500	Staff Shirts	12 \$ 12 \$ 144
Workstation	SUPPLIED			Charge Machine	1 \$ 500 \$ 500	Name Tags	6 \$ 3 \$ 18
Computers: 2	SUPPLIED	Dry Erase Board	1 \$ 50 \$ 50	Computers	2 \$ 500 \$ 1,000		
		Bulletin Board	1 \$ 29 \$ 29	Printer	1 \$ 200 \$ 200		
		Binders	6 \$ 5 \$ 30	Swiper	1 \$ 500 \$ 500		
		Clipborads	6 \$ 3 \$ 18				
		Pens	3 \$ 5 \$ 15	Hours Board	1 \$ 250 \$ 250		
		Highlighters	3 \$ 5 \$ 15	Rates Board	1 \$ 250 \$ 250		

AQUATIC SUPPLIES	
Start-up Supplies	
Guard Chairs	SUPPLIED
Tubes: 13	SUPPLIED
Lane line Reals	SUPPLIED
Lane lines	SUPPLIED
Pace Clock	SUPPLIED
Lifejackets: 50	SUPPLIED
Chemical Kit	SUPPLIED
Backstroke Flags	SUPPLIED
Cones: 25	SUPPLIED
Skimmers	SUPPLIED
Manual Pool Vac	SUPPLIED
Automatic Pool Vac	SUPPLIED
Pool Covers	SUPPLIED
Storage Shelves	SUPPLIED
Backboards	SUPPLIED
Ring Buoys	SUPPLIED

Throw Bags	SUPPLIED
RUKES BOARD	SUPPLIED

CONCESSION SUPPLIES

Concession Equipment	SUPPLIED
MENU Board	SUPPLIED
Refrigerator	SUPPLIED
Freezer	SUPPLIED
Grill - Overhead	SUPPLIED
4 part sink	SUPPLIED
Ice Machine	SUPPLIED
Gas Grill	SUPPLIED
Hot Dog Roller	SUPPLIED
Drain: Fountain Soda	SUPPLIED

HEALTHY LIVING SUPPLIES

FACILITY - MAINTENANCE SUPPLIES

Start-up	
Tables-Chairs	SUPPLIED
Shade Tents	SUPPLIED
Garbage Cans	SUPPLIED
Lockers	SUPPLIED
HAND Dryers - electric	SUPPLIED
Hair Dryers: Electirc	SUPPLIED
Soap Dispensers	SUPPLIED
Wind Screens - Fences	SUPPLIED
Shade Tops	SUPPLIED

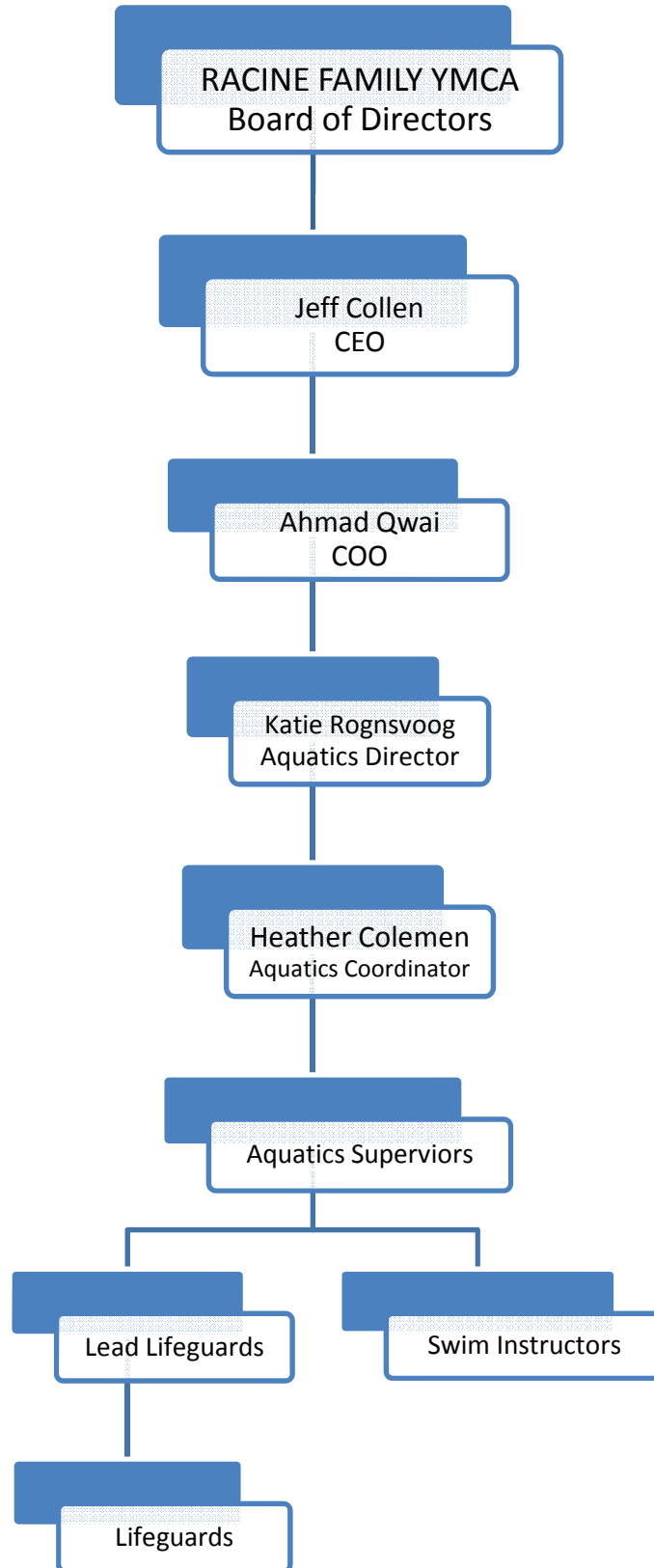
WELCOME DESK SUPPLIES

HOURS BOARD	SUPPLIED
RATES BOARD	SUPPLIED
Swipe Gate Station	SUPPLIED
Workstation	SUPPLIED
Computers: 2	SUPPLIED
Printer	SUPPLIED
Copier	SUPPLIED



Racine Family YMCA

Pritchard Park Proposal Outdoor Aquatic Center Proposal
Organizational Chart





Racine Family YMCA

Pritchard Park Proposal Outdoor Aquatic Center Proposal
§ Operational Detail Report

Seasonal Operation Memorial Day Wkd: May 26-28, 2018
Weekends: 1st weekend in June
Daily: June-Labor Day

AquaPark Hours of Operation

6:00-9:00am	Lap Swim/Swim Team
9:00-12:00pm	Program
12:00-7:00pm	Open Swim

Concessions 9:00-7:00pm



Racine Family YMCA

Pritchard Park Proposal Outdoor Aquatic Center Proposal
Questions

Questions

Who is responsible for pre-season pool start up & post season shutdown

Who is responsible for pool operations, chemicals,

Who is responsible for tables, chairs, shade screens - repair, replacement, storage location

Who is responsible for general maintenance: showers, toilets, building (windows, doors)

Who is responsible for supplies, toilet paper, soap, garbage bags, etc

Will there be lights for evening activity?

Will there be an outdoor sound system? paging? music? WiFi

Will there be an opportunity for input on the pool package supplies: guard chairs, tubes, tables, etc

Who will be responsible for long term capital budgets? Pipes? Slides?

For concessions, will the equipment be supplied? Refrigerator, Freezer, Grill, Hood, Drain line for fountain drain

nk, hot dog roller ect

Add Insurance - \$2000 per month

Go down # in revenue, add scholarships YM: 8% & Seasonal 20% (50% disc per scholarship - separate line

show scholarship as a neg on the summary

show scholarship as a neg on the summary

Lower the price for daily for youth to avoid scholarship: \$2 youth daily pass

Chg to 100 for both seniors category

Chg to 100 for both seniors category

Chg to 200 for both adult

Chg to 450

Heat

Water

Gurnee gallons/sq footage

Pool & Concession license

Org chart - add up to the board & Details Operation hours

Give summary

Add list of items included in pool pkg

Presentation Packet

Gurnee Park District

Opened in 2002

The first 10 yrs - they turned a profit

The last 5 years, capital items, repairs,

In the beginning, they sold 7,000-8,000 season passes - now they average 4,000

Recommend, developing a fund balance with profits in the beginning - to use for long term costs, \$5,000-

Will send spreadsheets - a few yrs back - comparisons with other districts - includes staff hours

Concessions: break even, depends on weather - evaluate in-house or out source

Last year: revenue: \$538,000 expenses: \$624,000, due to capital repairs

Village of Gurnee & Gurness Park District Joint: Village 75% mortgage, PD 25%, payment of \$125,000 btowards

Maintenace - is done by the parks dept: 1 - maintenance pool: filtration, water 3 - plumbing,

In the beginning, not much to do, now Parks Dept is there often - already started working on the prpearion for

Single body of water vs multiple bodies - bad weather, can close areas easier, control separate tmeps; con - more

People want lots of shadey areas

If sand, do not put oon west side - sand lands in lwater

Wind screens on fences, help a lot

Winter months, heat locker rooms & pump room, preventative measure

Contractor - should work with staff to open, close, open - write in contract

Slides - independatn contractor comes in and does annual preventative maintenance on slides: & - \$2,000-4,000, use a gelco paint to keep looking new - aresurface every 10 yrs.

Energy Efficvient - variable sppeds ? For pumps; LED lights

recommends: pressure guarge on all pipes - can determine where the leak is & when leaks, can isolate

Exhibit B

SC Johnson Community Aquatic Center
Hours of Operation

Limited Hours Schedule:

Saturday June 2nd	6am- 7pm
Sunday June 3rd	10am-7pm
Monday June 4th	1pm-7pm
Tuesday June 5th	4pm-7pm
Wednesday June 6th	1pm-7pm
Thursday June 7th	4pm-7pm
Friday June 8th	1pm-7pm
Saturday June 9th	6am-7pm
Sunday June 10th	10am-7pm
Monday June 11th	1pm-7pm
Tuesday June 12th	4pm-7pm
Wednesday June 13th	1pm-7pm
Thursday June 14th	– Open for Season 6am-7pm

Regular Hours Schedule

Monday – Saturday

- 6am – 7am Lap swim
- 7am - 11am Programming (Swim Team, Swim lessons & Aquacise)
- 11am-12:30pm Group Times
- 12:30-1:00pm POOLS CLEARED
- 1pm-7pm OPEN SWIM

Sunday

- 10am-12:30pm Family swim
- 12:30-1:00pm POOLS CLEARED
- 1pm-7pm OPEN SWIM