

Memorandum

To: Justin Long, Director, Recreation and Parks Department
Stacy Thomas, Aquatics Supervisor, Recreation and Parks Department

From: Matt Kowta, MCP, Managing Principal

Date: 8-28-24

Re: Alameda Aquatics Center Budget Model

BAE collaborated with staff from the City of Alameda Recreation and Parks Department to prepare the attached budget model for the proposed Alameda Aquatics Center. The budget model projects city costs and revenues for three different potential configurations for the proposed Aquatics Center, including a 30-meter main pool plus an activity pool, and a 50-meter main pool alone. Each of the variation would also include various associated site improvements, a bath house, equipment, etc. The budget model estimates potential costs and revenues for a full year of stabilized operations.

A printout of ten primary tables from the budget model is attached to this memo, documenting the key assumptions and calculations for facility operations and maintenance (i.e., managing, maintaining, and operating the physical pool improvements) as well as the key assumptions for programming for the different aquatic center components and the calculations of the program costs (lifeguards and instructors) and revenues (pool user fees and group rental charges). The following is an overview of the budget model tables:

- **Table 1: Aquatics Center Budget Projection Summary** – a summary of all of the projected costs and revenues associated with each of the three alternatives, including an estimate of the net General Fund Commitment to support the ongoing operation of the Aquatics Facility.
- **Table 2: Aquatic Center Facility Operating Expenses Projection** – a breakdown of the anticipated annual facility management, operating, and maintenance costs under each scenario. Table 2 is rolled up into the summary on Table 1.
- **Table 3: Facility Operations and Maintenance Staffing Cost Projection** – a breakdown of the costs for staff to manage and maintain the facility and oversee the programming. Table 3 is rolled up into the summary on Table 1.

- Table 4: Summary of Facility Rental and Program Revenues and Direct Program Expenditures – a summary of the projected revenues and lifeguard and instructor expenses associated with the programming envisioned for each component of the Aquatics Center, under each alternative, broken out by Summer season and Fall-Winter-Spring season. Table 4 is rolled up into the summary on Table 1.
- Tables 5 through 10: Detailed Programming and Program Cost and Revenue Assumptions and Calculations worksheets for the 30-Meter main pool component, the 50/52-Meter main pool component and the Activity Pool component, for Summer and Fall-Winter-Spring seasons. The cost and revenue estimates from the worksheets shown on Tables 5 through 10 roll up into the summary on Table 4.

As summarized on Table 1, based on the programming assumptions and cost and revenue calculations from Tables 2 through 10, any of the three aquatics center configurations would require a substantial General Fund commitment to support long-term operations, maintenance, and debt service costs for the Aquatics Center. The 50-Meter main pool only option would require the largest amount of annual General Fund support, at \$1,264,242 per year, and the 30-Meter main pool plus Activity Pool option would fall in the middle, with a General Fund support need of approximately \$943,058 per year.

Table 1 also includes a fixed \$895,000 annual bond debt service amount and \$500,000 annual capital facilities repair and replacement set aside. Considering these additional expenditures, the total annual General Fund outlay would range between \$943,058 and \$1,264,242. These results highlight the fact that municipal pool facilities that lean more heavily on lessons and recreational programming typically have higher potential to generate operating surpluses than pool facilities that are more focused on training and competition.

Table 1: Alameda Aquatics Center Budget Projection Summary

	<u>30M + Activity Pool</u>	<u>50M Main Pool Only</u>
FACILITY OPERATING EXPENSES		
Utilities	\$80,336	\$80,336
Maintenance	\$61,810	\$61,810
Equipment and Supplies	\$111,500	\$111,500
Staff Wages/Salaries + Benefits for Full-Time Staff	\$705,085	\$705,085
Staff-Other Costs	\$265,000	\$265,000
Contract Services	\$17,637	\$17,637
General Office Expenses (including property & liability insurance)	\$42,732	\$42,732
Concessions Net Revenue	-\$14,190	-\$14,190
Other Sales Net Revenue (caps, goggles, etc.)	-\$4,000	-\$4,000
Miscellaneous Expense Contingency	\$5,000	\$5,000
Sub-Total Facility Operating Expenses	\$1,270,910	\$1,270,910
PROGRAM EXPENSES		
Open Swim/Lap Swim		
Lifeguards	\$146,975	\$108,791
Instructors	\$0	\$0
Lessons and Other Programming		
Lifeguards	\$212,017	\$104,225
Instructors	\$628,821	\$74,322
Sub-Total Program Expenses	\$987,813	\$287,338
TOTAL OPERATING EXPENSES	\$2,258,722	\$1,558,248
PROGRAM REVENUES		
Facility Rental Revenues	\$684,222	\$1,401,457
Open Swim/Lap Swim Revenues	\$70,056	\$57,413
Lessons and Other Programming Revenues	\$1,956,387	\$230,136
TOTAL OPERATING REVENUES	\$2,710,664	\$1,689,006
NET OPERATING SURPLUS/(DEFICIT)	\$451,942	\$130,758
Bond Debt Service	\$895,000	\$895,000
Capital Facilities Repair/Replacement Annual Set-Aside	\$500,000	\$500,000
NET GENERAL FUND COMMITMENT	-\$943,058	-\$1,264,242
Notes:		
30M+Activity Pool Capital Cost	\$31,500,000	
50M Main Pool Only	\$32,200,000	

Sources: City of Alameda Recreation and Parks, BAE, 2024.

Table 2: City of Alameda Aquatic Center Facility Operating Expenses Projection

	Alameda Aquatic Center Projection 30M + Activity Pool	Alameda Aquatic Center Projection 50 Main Pool Only
EXPENSES		
Facility O&M expenditures		
Utilities		
Electric	\$54,875	\$54,875
Water/Sewer	\$25,461	\$25,461
Maintenance		
S&E Pool Mechanical Systems	\$1,500	\$1,500
Building Repairs and Facility Maintenance	\$19,096	\$19,096
Building Grounds & Maintenance	\$23,339	\$23,339
Pool Specific Maintenance	\$15,375	\$15,375
General Maintenance and Equipment Repairs	\$2,500	\$2,500
Equipment and Supplies		
Office Supplies	\$3,500	\$3,500
First Aid/Safety	\$4,500	\$4,500
Custodial/Janitorial	\$12,000	\$12,000
Pool Chemicals		
Main Pool	\$35,000	\$57,000
Activity Pool	\$12,000	\$0
Repair & Maintenance Supplies	\$6,000	\$6,000
Uniforms	\$3,000	\$3,000
Facility Printing and Graphics	\$2,000	\$2,000
Pool Equipment	\$5,000	\$5,000
Recreatioanl Supplies & Equipment	\$3,000	\$1,000
Sport and Training Equipment	\$3,000	\$2,000
Rental Equipment	\$0	\$0
Concessions Supplies and Product	\$15,000	\$5,000
General Supplies and Equipment	\$2,500	\$2,500
Special Events: Supplies and Equipment	\$5,000	\$1,000
Staff Wages/Salaries and Benefits for Full-Time Staff		
Full-Time Staff		
Aquatics Supervisor	\$71,038	\$71,038
Aquatics Coordinator	\$74,412	\$74,412
Maintenance-Operations Manager/Supervisor	\$101,483	\$101,483
Part-Time Staff		
Maintenance Worker	\$108,064	\$108,064
Front desk/access control	\$100,696	\$100,696
Concessions & Sales Staff		
Summer Weekday Staff	\$7,908	\$7,908
Summer Weekend Day Staff	\$3,230	\$3,230
School Year Weekend Staff	\$4,641	\$4,641

Table 2: City of Alameda Aquatic Center Facility Operating Expenses Projection Continue

	Alameda Aquatic Center Projection 30M + Activity Pool	Alameda Aquatic Center Projection 50 Main Pool Only
Staff Benefits & Payroll Taxes		
Full-time Salaried Staff Benefits	\$197,546	\$197,546
Social Security	\$29,231	\$29,231
Medicare	\$6,836	\$6,836
Staff-Other Costs		
PT Staff Development and Training	\$250,000	\$250,000
FT Staff Development and Training	\$2,500	\$2,500
Conferences, Training	\$4,500	\$4,500
Certifications & Licenses	\$3,000	\$3,000
Travel	\$3,000	\$3,000
Dues/Subscriptions	\$2,000	\$2,000
Outside Services		
IT/Computer/Website Support	\$3,000	\$3,000
Pool/Water Testing	\$1,591	\$1,591
Plumbing	\$3,183	\$3,183
Electrical	\$1,061	\$1,061
Inspections	\$1,591	\$1,591
Alarm Monitoring	\$1,061	\$1,061
Contract Services (Misc. Contingency)	\$6,150	\$6,150
General Office		
Phone/Media Service	\$1,061	\$1,061
Information/IT Service	\$2,101	\$2,101
Postage	\$1,051	\$1,051
Marketing and Promot Materials and Support	\$4,500	\$4,500
Advertising	\$2,500	\$2,500
Insurance (Property & Liability)	\$31,519	\$31,519
Concessions Net Revenue	-\$14,190	-\$14,190
Other Sales Net Revenue (caps, goggles, etc.)	-\$4,000	-\$4,000
Miscellaneous Expense Contingency	\$5,000	\$5,000
TOTAL OPERATING EXPENSES	\$1,270,910	\$1,263,910

Sources: City of Alameda Recreation and Parks, BAE, 2024.

Table 3: Alameda Aquatics Center Facility Operations and Maintenance Staffing Cost Projection

30M Main Pool + Activity Pool

Full-Time Staff w/ Benefits	FTE	Annual Salary	Total Salary / Year	Aquatics Center Cost Share %	Aquatics Center Cost Share \$	Staff Benefits (a)	Total Costs
	Aquatics Supervisor	1	\$101,483	\$101,483	70%	\$71,038	\$56,830
Aquatics Coordinator	1	\$82,680	\$82,680	90%	\$74,412	\$59,530	\$133,942
Maintenance Supervisor	1	\$101,483	\$101,483	100%	\$101,483	\$81,186	\$182,669
Part-Time Staff w/out Benefits	Staff Hrs./Day	Days of Operation	Hourly Rate	Aquatics Center Cost Share %	Aquatics Center Cost Share \$	Staff Benefits (a)	Total Costs
Part-Time Maintenance Staff	16	307	\$22.00	100%	\$108,064	\$0	\$108,064
Part-Time Front Desk Staff	16	307	\$20.50	100%	\$100,696	\$0	\$100,696
TOTAL POOL O&M STAFFING COST							\$653,240

50M Main Pool

Full-Time Staff w/ Benefits	FTE	Annual Salary	Total Salary / Year	Aquatics Center Cost Share %	Aquatics Center Cost Share \$	Staff Benefits (a)	Total Costs
	Aquatics Supervisor	1	\$101,483	\$101,483	70%	\$71,038	\$56,830
Aquatics Coordinator	1	\$82,680	\$82,680	90%	\$74,412	\$59,530	\$133,942
Maintenance Supervisor	1	\$101,483	\$101,483	100%	\$101,483	\$81,186	\$182,669
Part-Time Staff w/out Benefits	Staff Hrs./Day	Days of Operation	Hourly Rate	Aquatics Center Cost Share %	Aquatics Center Cost Share \$	Staff Benefits (a)	Total Costs
Part-Time Maintenance Staff	16	307	\$22.00	100%	\$108,064	\$0	\$108,064
Part-Time Front Desk Staff	16	307	\$20.50	100%	\$100,696	\$0	\$100,696
TOTAL POOL O&M STAFFING COST							\$653,240

Notes:

(a) Benefits for full-time staff as % of Direct Salaries: 80%

Source: City of Alameda Recreation and Parks, 2024.

Table 4: Summary of Facility Rental and Program Revenues and Direct Program Expenditures

Does not include aquatics management costs, facility maintenance costs. Assumes all program staff are part-time with no benefits.

	SUMMER				FALL-SPRING				FULL YEAR			
	Revenues	Expenses		Net	Revenues	Expenses		Net	Revenues	Expenses		Net
		Lifeguards	Instructors			Lifeguards	Instructors			Lifeguards	Instructors	
30M Main												
Facility Rentals	\$124,560	\$0	\$0	\$124,560	\$559,662	\$0	\$0	\$559,662	\$684,222	\$0	\$0	\$684,222
Open Swim/Lap Swim	\$2,786	\$4,650	\$0	-\$1,864	\$40,093	\$66,915	\$0	-\$26,822	\$42,880	\$71,566	\$0	-\$28,686
Lessons and Programming	\$144,072	\$24,027	\$46,528	\$73,516	\$0	\$0	\$0	\$0	\$144,072	\$24,027	\$46,528	\$73,516
Total	\$271,418	\$28,678	\$46,528	\$196,212	\$599,755	\$66,915	\$0	\$532,840	\$871,174	\$95,593	\$46,528	\$729,052
Activity Pool												
Facility Rentals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Swim/Lap Swim	\$9,675	\$9,689	\$0	-\$13	\$17,501	\$65,720	\$0	-\$48,219	\$27,176	\$75,409	\$0	-\$48,233
Lessons and Programming	\$703,721	\$43,404	\$226,782	\$433,534	\$1,108,594	\$144,585	\$355,511	\$608,498	\$1,812,315	\$187,989	\$582,293	\$1,042,032
Total	\$713,396	\$53,093	\$226,782	\$433,520	\$1,126,095	\$210,305	\$355,511	\$560,279	\$1,839,491	\$263,398	\$582,293	\$993,799
50M Main												
Facility Rentals	\$122,922	\$0	\$0	\$122,922	\$1,278,535	\$0	\$0	\$1,278,535	\$1,401,457	\$0	\$0	\$1,401,457
Open Swim/Lap Swim	\$14,242	\$60,456	\$0	-\$46,215	\$43,172	\$48,334	\$0	-\$5,163	\$57,413	\$108,791	\$0	-\$51,377
Lessons and Programming	\$161,760	\$89,393	\$52,240	\$20,127	\$68,376	\$14,833	\$22,082	\$31,461	\$230,136	\$104,225	\$74,322	\$51,588
Total	\$298,924	\$149,849	\$52,240	\$96,834	\$1,390,083	\$63,167	\$22,082	\$1,304,834	\$1,689,006	\$213,016	\$74,322	\$1,401,668
30M Main and Activity Pool												
Facility Rentals	\$124,560	\$0	\$0	\$124,560	\$559,662	\$0	\$0	\$559,662	\$684,222	\$0	\$0	\$684,222
Open Swim/Lap Swim	\$12,461	\$14,339	\$0	-\$1,878	\$57,594	\$132,636	\$0	-\$75,041	\$70,056	\$146,975	\$0	-\$76,919
Lessons and Programming	\$847,793	\$67,432	\$273,310	\$507,050	\$1,108,594	\$144,585	\$355,511	\$608,498	\$1,956,387	\$212,017	\$628,821	\$1,115,549
Total	\$984,814	\$81,771	\$273,310	\$629,733	\$1,725,850	\$277,220	\$355,511	\$1,093,119	\$2,710,664	\$358,991	\$628,821	\$1,722,852

Sources: City of Alameda Recreation and Parks, BAE, 2024.

Table 5: 30-Meter Pool Programming, Revenues, and Expenses - Summer Season

Activity	Hours	Pool Portion	Program Revenue					Lifeguard Expense		Instructors Expense
			Per Person	Persons/Hour	Per Lane-Hour	Lanes	Total Revenue	Per Hour	Total	
WEEKEND DAY										
Lap Swim	1	1	\$4.30	12			\$51.60	\$80.00	\$80.00	
Masters Non-Alameda	1.5	1				\$25.00	12	\$450.00		
Youth Swim Team Alameda	2	1				\$15.00	12	\$360.00		
Lessons Group Higher	7	0.5	\$22	12			\$1,848.00	\$40.00	\$280.00	\$554.40
Lessons Private	7	0.5	\$64	20			\$8,960.00	\$40.00	\$280.00	\$3,080.00
Youth Water Polo Alameda	6	1				\$15.00	12	\$1,080.00		
Lap Swim	4	0.5	\$4.30	6			\$103.20	\$40.00	\$160.00	
Open Rental	0	0				\$15.00	0	\$0.00		
Total/Day							\$12,852.80	\$800.00		\$3,634.40
WEEKDAY										
Masters	3	0.5				\$18.00	6	\$324.00		
Youth Swim Team Alameda	1.5	0.5				\$15.00	6	\$135.00		
Masters Non-Alameda	3	0.5				\$25.00	6	\$450.00		
Camps	8	0.5	\$18	20			\$2,880.00	\$40.00	\$320.00	\$864.00
Lessons Group Higher	6	0.5	\$22	6			\$792.00	\$40.00	\$240.00	\$237.60
Lap Swim	1	0.5	\$4.30	6			\$25.80	\$40.00	\$40.00	
Youth Swim Team Alameda	2	0.5				\$15.00	6	\$180.00		
Youth Water Polo Alameda	5	1				\$15.00	12	\$900.00		
Intro to Swim Team	1.5	0.5	\$22	10			\$330.00	\$40.00	\$60.00	\$99.00
Youth Swim Team Alameda or	2.5	0.5				\$15.00	6	\$225.00		
Total/Day							\$6,241.80	\$660.00		\$1,200.60
Revenue and Expense Summary Per Weekend Day (including PT staff Social Security and Medicare)										
Facility Rentals							\$3,738.00	\$0.00	\$0.00	
Open Swim/Lap Swim							\$154.80	\$258.36	\$0.00	
Lessons and Programming							0	0	0	
Revenue and Expense Summary Per Week Day (including PT staff Social Security and Medicare)										
Facility Rentals							\$2,214.00	\$0.00	\$0.00	
Open Swim/Lap Swim							\$25.80	\$43.06	\$0.00	
Lessons and Programming							\$4,002.00	\$667.43	\$1,292.45	
Revenue and Expenses Summary Per Year										
Facility Rentals							\$124,560	\$0	\$0	
Open Swim/Lap Swim							\$2,786	\$4,650	\$0	
Lessons and Programming							\$144,072	\$24,027	\$46,528	
Summer Weekend Days	12									
Summer Week Days	36									
Fall-Spring Weekend Days	74	Reduced for maintenance/training, etc. and to allow for limited full facility rentals (e.g., meet/tournament).								
Fall-Spring Week Days	185	Reduced for maintenance/training, etc. and to allow for limited full facility rentals (e.g., meet/tournament).								
Total Days Programmed	307									

Sources: City of Alameda Recreation and Parks, BAE, 2024.

Table 6: 30-Meter Pool Programming, Revenues, and Expenses - Fall-Winter-Spring Season

Activity	Hours	Pool Portion	Program Revenue					Lifeguard Expense		Instructors Expenses
			Per Person	Persons/Hour	Per Lane-Hour	Lanes	Total Revenue	Per Hour	Total	
WEEKEND DAY										
Lap Swim	1	1	\$4.30	12			\$51.60	\$80.00	\$80.00	
Masters Non-Alameda	1.5	1				\$25.00	12	\$450.00		
Youth Swim Team Alameda	2	1				\$15.00	12	\$360.00		
Lessons Private	7	0.5	\$64	20			\$8,960.00	\$40.00	\$280.00	\$3,080.00
Youth Water Polo Alameda	3	0.5				\$15.00	6	\$270.00		
Lap Swim	4	0.5	\$4.30	6			\$103.20	\$40.00	\$160.00	
Lessons Group Higher	7	0.5	\$22	12			\$1,848.00	\$40.00	\$280.00	\$554.40
Total/Day							\$12,042.80	\$800.00		\$3,634.40
WEEKDAY										
Masters	3	0.5				\$18.00	6	\$324.00		
Youth Swim Team Alameda	1.5	0.5				\$15.00	6	\$135.00		
Masters Non-Alameda	3	0.5				\$25.00	6	\$450.00		
Lap Swim	6	0.5	\$4.30	6			\$154.80	\$40.00	\$240.00	
Youth Swim Team Alameda	5.5	0.5				\$15.00	6	\$495.00		
Youth Water Polo Alameda	5	0.5				\$15.00	6	\$450.00		
Total/Day							\$2,008.80	\$240.00		\$0.00
Revenue and Expense Summary Per Weekend Day (including PT staff Social Security and Medicare)										
Facility Rentals							\$2,928.00	\$0.00	\$0.00	
Open Swim/Lap Swim							\$154.80	\$258.36	\$0.00	
Lessons and Programming							0	0	0	
Revenue and Expense Summary Per Week Day (including PT staff Social Security and Medicare)										
Facility Rentals							\$1,854.00	\$0.00	\$0.00	
Open Swim/Lap Swim							\$154.80	\$258.36	\$0.00	
Lessons and Programming							0	0	0	
Revenue and Expenses Summary Per Year										
Facility Rentals							\$559,662.00	\$0.00	\$0.00	
Open Swim/Lap Swim							\$40,093.20	\$66,915.24	\$0.00	
Lessons and Programming							0	0	0	
Summer Weekend Days	12									
Summer Week Days	36									
Fall-Spring Weekend Days	74		Reduced for maintenance/training, etc. and to allow for limited full facility rentals (e.g., meet/tournament).							
Fall-Spring Week Days	185		Reduced for maintenance/training, etc. and to allow for limited full facility rentals (e.g., meet/tournament).							
Total Days Programmed	307									

Sources: City of Alameda Recreation and Parks, BAE, 2024.

Table 7: 50-Meter Pool Programming, Revenues, and Expenses - Summer Season

Note: Per Lane-Hour Revenues and Number of Lanes Assumes 50m pool is configured with 18 short-course lanes, so per-lane rental rate reflects 25Y lane rate.

Activity	Hours	Pool Portion	Program Revenue				Lifeguard Expense		Instructors Expense	
			Per Person	Persons/Hour	Per Lane-Hour	Lanes	Total Revenue	Per Hour		Total
WEEKEND DAY										
Lap Swim	1	0.33	\$4.30	6			\$25.80	\$120.00	\$120.00	
Lessons Private	7	0.33	\$64	20			\$8,960.00	\$120.00	\$840.00	\$3,080.00
Masters	1.5	0.33			\$18.00	6	\$162.00			
Masters Non-Alameda	1.5	0.33			\$25.00	6	\$225.00			
Youth Swim Team Alameda	2	1			\$15.00	18	\$540.00			
Group Lessons Higher	7	0.33	\$22	6			\$924.00	\$120.00	\$840.00	\$277.20
Youth Water Polo Alameda	6	0.67			\$15.00	12	\$1,080.00			
Lap Swim	4	0.33	\$4.30	6			\$103.20	\$120.00	\$480.00	
Public Swim	4	0.33	\$4.30	15			\$258.00	\$120.00	\$480.00	
Total/Day							\$12,278.00		\$2,760.00	\$3,357.20
WEEKDAYS										
Masters	3	0.33			\$18.00	6	\$324.00			
Lap Swim	3.5	0.33	\$4.30	6			\$90.30	\$120.00	\$420.00	
Masters Non-Alameda	5.5	0.33			\$25.00	6	\$825.00			
Camps	8	0.33	\$18	20			\$2,880.00	\$120.00	960	\$864.00
Lap Swim	3	0.33	\$4.30	6			\$77.40	\$120.00	\$360.00	
Masters	0	0			\$18.00	0	\$0.00			
Lessons Group	7	0.33	\$22	6			\$924.00	\$120.00	\$840.00	\$277.20
Lap Swim	3	0.33	\$4.30	6			\$77.40	\$120.00	\$360.00	
Youth Swim Team Alameda	2	0.33			\$15.00	6	\$180.00			
Youth Water Polo Alameda	6	0.67			\$15.00	12	\$1,080.00			
Intro to Swim Team	1.5	0.33	\$22	10			\$330.00	\$120.00	\$180.00	\$99.00
Youth Swim Team Alameda or Lap Swi	2.5	0.33			\$15.00	6	\$225.00			
Neptunes	0	0			\$15.00	0	\$0.00			
Total/Day							\$7,013.10		\$3,120.00	\$1,240.20
Revenue and Expense Summary Per Weekend Day (including PT staff Social Security and Medicare)										
Facility Rentals							\$2,007.00		\$0.00	\$0.00
Open Swim/Lap Swim							\$387.00		\$1,162.62	\$0.00
Lessons and Programming							\$924.00		\$904.26	\$298.41
Revenue and Expense Summary Per Week Day (including PT staff Social Security and Medicare)										
Facility Rentals							\$2,634.00		\$0.00	\$0.00
Open Swim/Lap Swim							\$245.10		\$1,227.21	\$0.00
Lessons and Programming							\$4,134.00		\$2,131.47	\$1,335.08
Revenue and Expenses Summary Per Year										
Facility Rentals							\$122,922		\$0	\$0
Open Swim/Lap Swim							\$14,242		\$60,456	\$0
Lessons and Programming							\$161,760		\$89,393	\$52,240
Summer Weekend Days	14									
Summer Week Days	36									
Fall-Spring Weekend Days	74									Reduced for maintenance/training, etc. and to allow for limited full facility rentals (e.g., meet/tournament).
Fall-Spring Week Days	185									Reduced for maintenance/training, etc. and to allow for limited full facility rentals (e.g., meet/tournament).
Total Days Programmed	309									

Sources: City of Alameda Recreation and Parks, BAE, 2024.

Table 8: 50-Meter Pool Programming, Revenues, and Expenses - Fall-Winter-Spring Season

Note: Per Lane-Hour Revenues and Number of Lanes Assumes 50M pool is configured with 18 short-course lanes, so per-lane rental rate reflects 25Y lane rate.

Activity	Hours	Pool Portion	Program Revenue				Lifeguard Expense		Instructors
			Per Person	Persons/Hour	Per Lane-Hour	Lanes	Total Revenue	Per Hour	
WEEKEND DAY									
Lap Swim	1	0.33	\$4.30	6			\$25.80	\$26.60	\$26.60
Open Rental	1.5	0.33			\$15.00	6	\$135.00		
Masters	2.5	0.33			\$18.00	6	\$270.00		
Masters Non-Alameda	1.5	0.33			\$25.00	6	\$225.00		
Youth Swim Team Alameda	2	0.67			\$15.00	12	\$360.00		
Lessons Group Higher	7	0.33	\$22	6			\$924.00	\$26.60	\$186.20
Youth Water Polo Alameda	5	0.67			\$15.00	12	\$900.00		
Lap Swim	4	0.67	\$4.30	12			\$206.40	\$53.60	\$214.40
Lessons Private	7	0.33	\$64	20			\$8,960.00	\$26.40	\$184.80
Total/Day							\$12,006.20	\$612.00	\$3,357.20
WEEKDAYS									
Masters	1	0.33			\$18.00	6	\$108.00		
Lap Swim	3.5	0.33	\$4.30	5.94			\$89.40	\$26.60	\$93.10
Masters Non-Alameda	5.5	0.33			\$25.00	6	\$825.00		
Youth Swim Team Alameda	1.5	0.33			\$15.00	6	\$135.00		
Lap Swim	1	0.33	\$4.30	5.94			\$25.54	\$26.60	\$26.60
Masters	1	0.33			\$18.00	6	\$108.00		
Lap Swim	1	0.33	\$4.30	5.94			\$25.54	\$26.60	\$26.60
Youth Swim Team Alameda	5.5	0.33			\$15.00	6	\$495.00		
Youth Water Polo Alameda	5	0.67			\$15.00	12	\$900.00		
Total/Day							\$2,711.48	\$146.30	\$0.00
Revenue and Expense Summary Per Weekend Day (including PT staff Social Security and Medicare)									
Facility Rentals							\$10,850.00	\$0.00	\$0.00
Open Swim/Lap Swim							\$232.20	\$259.44	\$0.00
Lessons and Programming							\$924.00	\$200.44	\$298.41
Revenue and Expense Summary Per Week Day (including PT staff Social Security and Medicare)									
Facility Rentals							\$2,571.00	\$0.00	\$0.00
Open Swim/Lap Swim							\$140.48	\$157.49	\$0.00
Lessons and Programming							\$0.00	\$0.00	\$0.00
Revenue and Expenses Summary Per Year									
Facility Rentals							\$1,278,535	\$0	\$0
Open Swim/Lap Swim							\$43,172	\$48,334	\$0
Lessons and Programming							\$68,376	\$14,833	\$22,082
Summer Weekend Days	14								
Summer Week Days	36								
Fall-Spring Weekend Days	74	Reduced for maintenance/training, etc. and to allow for limited full facility rentals (e.g., meet/tournament).							
Fall-Spring Week Days	185	Reduced for maintenance/training, etc. and to allow for limited full facility rentals (e.g., meet/tournament).							
Total Days Programmed	309								

Sources: City of Alameda Recreation and Parks, BAE, 2024.

Table 9: Activity Pool Programming, Revenues, and Expenses - Summer Season

Activity	Hours	Pool Portion	Program Revenue			Lifeguard Expense		Instructors
			Per Person	Persons/Hour	Total Revenue	Per Hour	Total Expense	Expense
WEEKEND DAYS								
Water Walking	2	1	\$3.00	5	\$30.00	60	\$120.00	
Aqua Fitness/Shallow Lap Swim	3	1	\$5.60	10	\$168.00	60	\$180.00	\$50.40
Lessons (private/semi-private/group)	6	1	\$51.53	37	\$11,440.00	60	\$360.00	\$3,432.00
Family Swim	3	1	\$4.30	15	\$193.50	60	\$180.00	
Adult/Teen lesson	1	1	\$51.53	12	\$618.38	60	\$60.00	\$185.51
Total/Day					\$12,449.88		\$900.00	\$3,667.91
WEEKDAYS								
Water Walking	2	1	\$3.00	5	\$30.00	60	\$120.00	
Aqua Fitness (20 max)	3	1	\$5.60	10	\$168.00	60	\$180.00	\$50.40
Lessons (private/semi-private/group)-Youth	2.5	1	\$51.53	37	\$4,766.67	60	\$150.00	\$1,430.00
Family Swim	3	1	\$4.30	15	\$193.50	60	\$180.00	
Lessons (private/semi-private/group) 2-5year olds	4.5	1	\$51.53	37	\$8,580.00	60	\$270.00	\$2,574.00
Adult/ Teen Lessons	2	1	\$51.53	12	\$1,236.76	60	\$120.00	\$371.03
Total/Day					\$14,974.92		\$1,020.00	\$4,425.43
Revenue and Expense Summary Per Weekend Day (including PT staff Social Security and Medicare)								
Facility Rentals					\$0.00		\$0.00	\$0.00
Open Swim/Lap Swim					\$193.50		\$193.77	\$0.00
Lessons and Programming					\$12,256.38		\$775.08	\$3,948.51
Revenue and Expense Summary Per Week Day (including PT staff Social Security and Medicare)								
Facility Rentals					\$0.00		\$0.00	\$0.00
Open Swim/Lap Swim					\$193.50		\$193.77	\$0.00
Lessons and Programming					\$14,781.42		\$904.26	\$4,763.97
Revenue and Expenses Summary Per Year								
Facility Rentals					\$0.00		\$0.00	\$0.00
Open Swim/Lap Swim					\$9,675.00		\$9,688.50	\$0.00
Lessons and Programming					\$703,720.54		\$43,404.48	\$226,782.12
Summer Weekend Days	14		Assume City would provide max availability in the summer.					
Summer Week Days	36		Assume City would provide max availability in the summer.					
Fall-Spring Weekend Days	74		Reduced for maintenance/training, etc. and to allow for limited full facility rentals (e.g., meet/tournament).					
Fall-Spring Week Days	185		Reduced for maintenance/training, etc. and to allow for limited full facility rentals (e.g., meet/tournament).					
Total days programmed	309							

Sources: City of Alameda Recreation and Parks, BAE, 2024.

Table 10: Activity Pool Programming, Revenues, and Expenses - Fall-Winter-Spring Season

Activity	Hours	Pool Portion	Program Revenue			Lifeguard Expense		Instructors Expense
			Per Person	Persons/Hour	Total Revenue	Per Hour	Total Expense	
WEEKEND DAYS								
Water Walking	2	1	\$3.00	5	\$30.00	\$60.00	\$120.00	
Aqua Fitness/Shallow lap Swim	1.5	1	\$5.60	10	\$84.00	\$60.00	\$90.00	\$25.20
Senior Fitness Classes	2	1	\$5.60	10	\$112.00	\$60.00	\$120.00	\$33.60
Lessons (mix of group/semi-, private)	6	1	\$51.53	37	\$11,440.00	\$60.00	\$360.00	\$3,432.00
Programming - Baby & Me, etc.	2	1	\$11	50	\$1,100.00	\$60.00	\$120.00	\$330.00
Totals/Day					\$12,766.00		\$810.00	\$3,820.80
WEEKDAYS								
Water Walking	2	1	\$3.00	5	\$30.00	\$60.00	\$120.00	
Aqua Fitness (20 max)	1.5	1	\$5.60	10	\$84.00	\$60.00	\$90.00	\$25.20
Senior Fitness Classes	2	1	\$5.60	10	\$112.00	\$60.00	\$120.00	\$33.60
Programming - Baby & Me, etc.	2	1	\$11	50	\$1,100.00	\$60.00	\$120.00	\$330.00
Lap Swim (4 lanes)	5.5	1	\$4.30	4	\$94.60	\$60.00	\$330.00	
Lessons (mix of group/semi-, private)	4	1	\$51.53	37	\$7,626.67	\$60.00	\$240.00	\$2,288.00
Totals/Day					\$9,047.27		\$1,020.00	\$2,676.80
Revenue and Expense Summary Per Weekend Day (including PT staff Social Security and Medicare)								
Facility Rentals					\$0.00		\$0.00	\$0.00
Open Swim/Lap Swim					\$0.00		\$0.00	\$0.00
Lessons and Programming					\$11,666.00		\$742.79	\$3,757.85
Revenue and Expense Summary Per Week Day (including PT staff Social Security and Medicare)								
Facility Rentals					\$0.00		\$0.00	\$0.00
Open Swim/Lap Swim					\$94.60		\$355.25	\$0.00
Lessons and Programming					\$1,326.00		\$484.43	\$418.54
Revenue and Expenses Summary Per Year								
Facility Rentals					\$0.00		\$0.00	\$0.00
Open Swim/Lap Swim					\$17,501.00		\$65,720.33	\$0.00
Lessons and Programming					\$1,108,594.00		\$144,584.72	\$355,511.11
Summer Weekend Days	14							
Summer Week Days	36							
Fall-Spring Weekend Days	74							Reduced for maintenance/training, etc. and to allow for limited full facility rentals (e.g., meet/tournament).
Fall-Spring Week Days	185							Reduced for maintenance/training, etc. and to allow for limited full facility rentals (e.g., meet/tournament).
Total Days Programmed	309							

Sources: City of Alameda Recreation and Parks, BAE, 2024.