



"An enlightened citizenry is indispensable for the proper functioning of a republic."
Thomas Jefferson

PROPOSAL



Repurposing of Southern Minnesota Education Campus Building

Prepared by:

Citizens 4 A Strong Fairmont

July 7, 2022

(Revised and Updated - Oct 2023)



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NOTE:

All figures that appear in this proposal are for June 2022. Some, or all of those figures may have to be updated, to account for inflation and cost of construction increases, since the time when this proposal was prepared, and given to the Fairmont City Council.

Acknowledgements

We want to especially thank Bill Cieslinski, Bob Gunther, Stephanie Busiahn, Mark Ossenfort and Rich Bradley for their help with this proposal. The information they provided and suggestions throughout this process have been invaluable.

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Repurposing the Southern Minnesota Educational Campus (SMEC) Building

This proposal describes the repurposing of the SMEC facility to provide an education and recreation facility for kids, teens, adults and seniors. It is a viable, affordable enhancement and would include games that involve physical activity, mental skills and social interaction.

The re-purposed SMEC building would not have elements that would be in conflict with the existing fitness centers in Fairmont. Activities could include the items shown below with the goal of providing opportunities for adults, kids, and teens who do not necessarily have a specific interest in athletic sports.

There are numerous other options for activities that could be added to the SMEC building. An assessment has shown that it has plenty of space (~27,000 sq. ft.). Re-purposing this building also has the potential of bringing financial benefits to businesses located downtown due to its close proximity to the retail shops and restaurants.

The SMEC building would also house the main scheduling and coordination functions for all of the activities described below. This alternative proposal addresses the diverse interests of youth, teens, adults and seniors who are looking for non-athletic activities.

Activities to Include in Re-Modeling of SMEC Building

The re-purposed SMEC building would be divided into five (5) activity centers. These would include:

- Youth (ages 5-yrs up to 12-yrs) - 2nd Level
- Teens (ages 13-yrs up to 19-yrs) — 2nd Level and Commons Area
- Adults (ages 20-yrs up to 65-yrs) — 2nd Level
- Seniors (ages above 65-yrs.) — Main Level
- Teens thru Seniors — Gymnasium / Dance Hall

The re-design for re-purposing the SMEC building could also provide offices for other entities such as Kinship, CREST, or the Visitor Center. Activities for youth, teens, adults and seniors are listed and described below.

Youth Center

The youth center would be located on the 2nd level and comprised of the following recreational elements.

- Arcade games
- Board games
- Chess/Checkers table
- Activity tables for puzzles and crafts
- HO slot-car racing track
- Storage cabinets for games

Teen Center

The teen center would be located on the 2nd level and in the commons area. It would be comprised of the following recreational elements.

- Pinball machines
- Foosball tables
- Air hockey tables
- Ping-pong tables
- Computer gaming room
- Large 1:32 slot-car racing track (share with adults)
- Chess tables
- Storage cabinets for games & equipment

Adult Center

The adult center would be located on the 2nd level and comprised of the following recreational elements.

- Air hockey tables
- Poker Table
- Large 1:32 slot-car racing track (share with teens)
- Chess tables
- Activity tables board games
- Storage cabinets for games & equipment

Senior Center

The senior center would be located on the main level and comprised of the following recreational elements.

- Shuffle board
- Billiards
- Ping-pong
- Board games
- Activity tables for card-playing and puzzles
- Chess and checkers tables, etc.
- Storage cabinets for games & equipment

General Use

There are several areas designated for “general use” and they are located on the main and 2nd levels of the SMEC building. They are listed below and on the next page.

- Drivers-Ed training
- STEM Robotics training

- Computer lab for training and gaming
- Full kitchen for cooking classes and nutrition training.
- Fully equipped room for quilting and sewing classes.
- 1 large permanent conference room for public use.
- Re-modeled men's and women's restrooms on all floors.
- Vending machines on 1st and 2nd floors and commons area. They would have bottled water, soft drinks, and pre-packaged snacks. There would be no hot or prepared food.

Remodeled Commons Area

Another option for the commons area, instead of as a teen center, would be to use it as a large game room for the following group play games.

- Laser-tag room
- Escape game room
- Group mystery games

Remodeled Gymnasium

The old gymnasium would be remodeled to have a hardwood floor and sound stage. The sound stage would include: microphones, moveable podium, and 16' or 20' projector screen. These would serve several different functions listed below.

- Dance Hall that could be reserved during the evenings for classes and dancing events
- Presentation room that could be reserved for groups and businesses to make presentations
- Pickleball court that could be used during the day
- Basketball hoop for pickup hoops during the day

The above are just a few of the many various activities that could be housed in the SMEC building for public use.

Vending Machines

Vending machines for pre-packaged snacks, drinks and water would also be installed in the remodeled SMEC building. Machines would be installed on the main floor, the 2nd floor, the commons area and in the hallway outside the remodeled gymnasium.

Diagrams that show the SMEC Building as it currently exists, the SMEC building with proposed removal and installation of new walls, and the SMEC building with suggested re-purposed rooms and possible equipment additions are included at the end of this document.

Construction / Remodeling

Estimated costs have been determined based on a proposal quote from Ankeny Builders, located in Blue Earth. Elements included in the cost of re-modeling are:

- All architectural and engineering plans / permit submittals.
- Complete Architectural, Structural, Mechanical and Electrical engineering work.
- On-Site Project Superintendent.
- Equipment rentals, temporary office space, dumpsters, portable-toilets.
- Demolition of various walls and spaces per design proposal.
- Remodel and expand bathrooms.
- Demolition of non-bearing partition walls.
- Removal of lab equipment.
- Moving and adding electrical wiring.
- Refinishing areas where walls were removed.
- Installation of new ceiling tile.
- Construction of sound stage and dance floor in the old gymnasium.
- Installation of new LED light fixtures.
- Re-balancing of HVAC.
- Plumbing and sprinkler system modifications.
- Installation of training kitchen.

Refer to the attached contractor (Ankeny Builders) proposed project cost breakdown document (dated: 5/16/22) for additional details in regard to the above items.

Important – Does Not Include

Construction / remodeling costs do NOT include any work that the City may be planning for the SMEC building in regard to upgrading the building to federal or state code requirements or general maintenance. Projects tentatively scheduled by the City for the SMEC building include, but are not limited to the following:

- Replacing cracked sidewalk, 40' flagpole, and striping parking lot (\$26.5K)
- Replace roof (\$384K)
- Replace windows (\$44K)
- Replace mortar joints along facade (\$280K)
- Americans with Disabilities Act (ADA) upgrades (\$140K)
- Replace HVAC systems (\$2.6M)

The above upgrades would have to be done to the building regardless of this remodeling and repurposing project to convert the SMEK building into a recreation center. Some of the above repair projects overlap with the work that is included in this proposal for the repurposing of the building. Those items would have to be reviewed and merged together.

Current Occupants

UHD is currently renting space on the main floor. It is anticipated that they will not be moving out of the building for another 2- or 3-years. As a consequence, re-modeling and construction would be done in two phases.

Phase I — This would include all re-modeling and construction throughout the building except in those areas where UHD is currently renting space as shown in the attached drawings.

Phase II — This would include all remaining re-modeling and construction after UHD moves out of the building as shown in the attached drawings.

Cost of Remodeling and Equipment

The total remodeling cost to upgrade the SMEC building (excluding planned upgrades by the City) according to the above referenced construction and remodeling elements, including the installation of all entertainment and recreation equipment and security enhancements is listed below. These costs are based on re-modeling everything at the same time. Since some construction would have to be postponed until UHD vacates the premises the overall costs would likely increase. Phase I and II estimates are shown below for re-modeling, construction and equipment taking into account when UHD vacates the building.

Remodeling construction = \$1.25 million (Per contractor)¹

- Phase I: \$1.0M
- Phase II: \$350K (3-yrs out - UHD vacates the building)

Entertainment and Recreation equipment = \$325K - \$360K (Options 1 & 2 - see pp. 19 - 22)

- Phase I: \$244K - \$270K
- Phase II: \$81K - \$90K (3-yrs out - UHD vacates the building)

Upgrade security monitoring system (Budgeted) = \$75K

TOTAL COST = \$1.75M - \$1.79M

NOTE: The issue has been raised concerning “prevailing wages”. This relates to whether a contractor would have to pay their employees a specified minimum wage based on state regulations concerning any work contracted with a government agency to do work on public property.

Our costs estimation did not include prevailing wages because no determination could be made at the time the proposal was presented, in regard to the type of funding that could be utilized for the concept. The type of funding is the key driver of whether prevailing wages are, or are not, required. C4ASF’s proposal presents preliminary budgetary numbers. It remains to be seen whether a prevailing wage would be needed.

Ankeny Builders are well-versed about the issue of “prevailing wages”. They have done numerous public works projects for communities such as Fairmont. During followup discussions with them about this issue they explained that the total cost impact to the proposal would increase the construction cost by roughly 25% to 30% above the original proposal. This would result in taking the proposal estimate from \$1.25 million an increase to between approximately **\$1.56 and \$1.63 million**.

¹ Does not consider prevailing wages if required by the City of Fairmont. Prevailing wages would increase the remodeling costs another 25% to \$1.563 million.

Construction Inflation (Escalation) Costs

From the time when this proposal was first presented to the City of Fairmont, in June of 2022, to an anticipated construction date beginning in June of 2025, three years will have passed. This would equate to a cost increase, due to construction inflation of 6.72% per year.² This would mean that construction costs over that 3 year period would have to be adjusted upward a total of 20.18%. Adjusting for this cost increase would bring the total cost of remodeling construction somewhere between **\$1.88 million and \$1.96 million.**³

Operation & Maintenance (O&M)

This repurposing of the SMEC building proposes that CER could operate and manage the facility. However, the City could hire staff to perform this function instead of CER. The advantage with using CER is that they have the expertise, and could acquire the necessary staffing for managing the facility. However, this would be dependent upon City or Fairmont School Board oversight and knowledge concerning the best use of CER resources.

Operating Hours

The facility would be operated approximately 50-hours per week. It would be shutdown twice per year. 1-week every 6-months for cleaning, maintenance and repairs. However, any on-demand equipment failures and malfunctions would be immediately addressed and resolved using local personnel trained to service the various types of recreation equipment.

- Open 6-days (M - S) per week. 50-weeks per year.
- Open 10am - 5pm (M-Th), 10am - 9pm (Fr & Sat) = 50-hours
- 1-week shutdown every 6-months (Mar & Sep) for cleaning, maintenance and repairs.
- Contract with local people to do the above work.
- Daily janitorial service.

The average operating and maintenance (O&M) cost of the SMEC building over the past 3-yr's has been \$86,000. It would be necessary to hire additional staff to help administer the increased demand on operations due to the increase in foot traffic inside the facility. Below is a suggested list of additional staff to meet this demand.

² All figures for annual construction escalation costs were calculated using data from the Construction Analytics website owned by Ed Zarenski (www.edzarenski.com). Mr. Zarenski was a highly respected building project cost estimator and construction economics analyst for 35-years. His construction cost analysis has been quoted in a host of news sources including: Bloomberg News, Newsweek, Washington Post, Financial Times, etc. Escalation costs are based on the latest figures provided by Construction Analytics (edzarenski.com). See "*Behind The Spending Forecasts*", January 27, 2023. Construction cost inflation average for non-residential construction was 2.6% (2020), 7.4% (2021), 12.9% (2022), and is currently running at the rate of 4.0% for 2023 (base on January results). 2023 rates are cautionary due to the current volatility in the marketplace for labor and materials. We used 2021 figures for calculating our escalation costs.

³ We used the adjusted \$1.56 million to \$1.63 million figures for prevailing wages.

Security

It would be necessary to establish a single-point of entry into the building. This is the only way to ensure the overall safety of youth and teens from predators. Recommend that entry into the building be limited to the current “Door 1” location at the back of the building next to the parking lot. The front and north side rear entry doors would be secured from entry. However, they could be opened from the inside in the event of a need to evacuate the building.

The security of the building should be treated similar to a school. Setup a visitors desk at the point-of-entry. Visitors must show some form of photo ID with proof of purchase of their pass. They should be required to sign in using a digital log program which also takes a photo of the person when they login. The login system would be tied into a sex-offender database. The Police would be immediately notified electronically of any individual seeking entry into the building. That person would be denied entry.

No firearms would be permitted on the premises or in the building. Only police officers would be permitted to carry their firearms into the building. The advantage of a digital login program is that when closing time occurs the digital log will tell the employees of any guest(s) who may still be in the building. All designated employees would be required to wear a shirt and digital name tag designating them as an employee of the recreation center. Companies such as Siemens, Bosch and Johnson Controls offer a full suite of digital surveillance security systems for access control and monitoring inside public buildings.

The cost of security equipment and program (Budget) = \$75K.

Staffing⁴

- \$50K — Recreation Manager (\$66K with benefits)
- \$124K — Assistants — 6 P/T @ 25 hrs/wk @ \$16.50/hr. — 2 for the 2nd-floor, 2 for the 1st-floor seniors and kids, 1 for the commons room, 1 for entry lobby sign-in desk)
- \$4K — Special Event Assistant — 1 P/T @ 4 - 5 hrs/wk @ \$16.50/hr.
- \$125K — Security Officers — 4 P/T @ 25 hrs/wk @ \$25/hr.

Other Costs

- \$86K — Current annual O&M cost. Some of this cost is currently picked up from UHD rent.
- \$15K — Projected annual equipment maintenance cost.

Total projected annual O&M cost = \$404 - 420K

Revenue Stream

As shown in the attached drawings the activities at the SMEC building are designed to attract as broad a spectrum of citizens from Fairmont and the surrounding area as possible at the lowest possible cost. We

⁴ Staffing costs are base salaries and wages. They do not take into account possible benefits such as medical, social security, and pension. These benefits would increase salaries for full-time personal another 32% and wages for part-time personal another 20%. Part-time personal do not qualify for pension benefits.

anticipate an annual revenue stream that is shown below. The facility would be open 6-days per week: Mondays - Saturdays and would be closed on Sundays for 50-weeks out of the year.

It would be closed for 2-weeks for annual maintenance, repairs and cleaning. Any un-scheduled equipment failures or malfunctions would be addressed and resolved within 48-hours. The proposed fee schedule is shown below. We believe it is more in line with what the average citizen of Fairmont could and would be willing to pay.

Modeled Passes

The population of Fairmont is approximately 10,487. The total number of families living in Fairmont is estimated to be 3,450 with an average of 2.2 people per family or 7,590 people, which is 72% of the total population. The total number of single individuals living in Fairmont is estimated to be just under 3,000 (2,992), which is approximately 28% of the total population. Estimates for the number of various passes purchased by individuals or families are shown in the table below

Type	Cost	Type	# per Type	Multiplier	Sub-total
Day Pass	\$2 - \$3	Daily (M-F)	20 - 35	250	\$10K - \$26.25K
Day Pass	\$2 - \$3	Weekly (S)	35 - 70	50	\$3.5K - \$10.5K
Punch Card	\$20	25 Anytime	50 - 75	6	\$9K - \$12K
Monthly Pass	\$35	Monthly	50 - 75	12	\$21K - \$31.5K
Quarterly Pass (Family)	\$100	Quarter	150 - 225	4	\$60K - \$90K
Quarterly Pass (Individual)	\$75	Quarter	125 - 175	4	\$37.5K - \$52.5K
Annual Pass (Family)	\$325	Annual	250 - 375	1	\$81.25K - \$121.88K
Annual Pass (Individual)	\$150	Annual	150 - 250	1	\$22.5K - \$37.5K
TOTAL					\$244.75K - \$381.13K

The total number of families who would purchase all of the above types of passes is estimated to be roughly between 450 (~13%) and 750 (~22%) of the total number of families living in Fairmont.

The total number of individuals who would purchase all of the above types of passes is estimated to be somewhere between 525 (~15%) and 775 (26%).

Modeled Events

Revenue streams from the various events that can be done using the re-modeled SMEC building are shown on the next page.

Event	Duration	# of Events	Cost	# per Event	Sub-Total
Cooking Classes	4-weeks	10	\$25/person	8	\$2,000
Sewing Classes	4-weeks	10	\$25/person	8	\$2,000
Teen Dance Nights	2 / month	20	\$5/person	80	\$8,000
Adult Dance Nights	2 / month	20	\$10/person	80	\$16,000
Dance Lessons	1 / month	10	\$25/person	40	\$10,000
Computer Gaming Tournament	1 / month	10	\$25/person	12	\$3,000
“Pinball Wizard” Tournament	1 / month	10	\$15/person	32	\$4,800
Foosball, Billiards, Ping Pong Tournaments	1/month	30	\$15/person	16	\$7,200
Slot-Car Racing Tournament	Monthly	10	\$25/person	16	\$4,000
TOTAL					\$57,000

Modeled Scholarships

Another source of revenue from passes would be a scholarship program for youth and teens, which would be provided by businesses and individuals. \$50 to \$150 would purchase either a quarterly or annual pass for one person. \$75 to \$200 would purchase either a quarterly or annual pass for a family. We estimate that as much as 2 scholarships on average would be purchased per year from businesses located in Fairmont. There is roughly between 4,800 to 4,900 people employed in Fairmont.

We estimate the businesses operating in Fairmont would purchase scholarships to hand out as end-of-year rewards and /or perks to employees and their children. We estimate that the total number of scholarships purchased by companies would be between 450 to 600 (approximately 9.5% - 12.5% of the employed population). This would equal an additional annual revenue between \$45,000 and \$60,000. Scholarships would likely be purchased from companies such as:

- Avery Weigh-Tronix
- 3M
- Mayo Clinic
- HyVee
- Walmart

- Fairmont Foods
- The local banks
- Kahler Automation
- Dunham Sports
- Restaurants such El Agave
- Lakeview Methodist Health Services
- Fareway Meat & Grocery
- Insurance companies
- Legal firms

Vending Machines

The revenue from vending machines is estimated to be roughly \$900 per month ($\$1.50 \times 25 \times 24$). This would be the total from 6-machines (2 on the 1st floor, upper level, and commons room) over period of 50-weeks. Total annual revenue from the six (6) vending machines is estimated to be approximately \$10K per year (accounting for the 2-wks per year that the facility would be shutdown for maintenance and repairs).

Meeting Rooms

The suggested rental cost for use of the conference room is \$75 per meeting. It is estimated that the conference room would see between 4 and 8 meetings per month. The total annual revenue from the conference room is estimated to be between \$3,000 and \$6,000.

Revenue Totals

- Revenue from Passes = \$244.75K - \$381.13K
- Revenue from Events = \$57K
- Revenue from Scholarships = \$45K - \$60K
- Revenue from vending machines = \$10K
- Revenue from meeting room = \$3K - \$6K
- Total projected revenue = \$359.75K - \$515.13K

Revenue to O&M costs

Annual O&M costs have been estimated to be \$404K - \$420K. The startup revenue versus O&M costs is estimated to be between -\$60.25K to +\$111.13K. We believe that the revenue income is a conservative number and will increase another 20% to 30% (25% average) above the values indicated in the previous tables within 2- to 3-yrs of operation. When this occurs it would place annual revenue (\$449.69K - \$643.91k) to annual O&M costs between +\$29.69K and +\$239.91K.

Construction Schedule

Following approval of this SMEC proposal by the City Council and inclusion in the 2023 (now 2025) budget the schedule for construction would look as shown below.

- Plan preparation: 3 - 6 months (worst case - no Auto-Cad Drawings available).
- Plan review and permitting by City: 6 - 8 weeks.
- Construction: 3 - 6 months.
- The re-modeled SMEC building could open for business between the 3Q or 4Q of 2025.

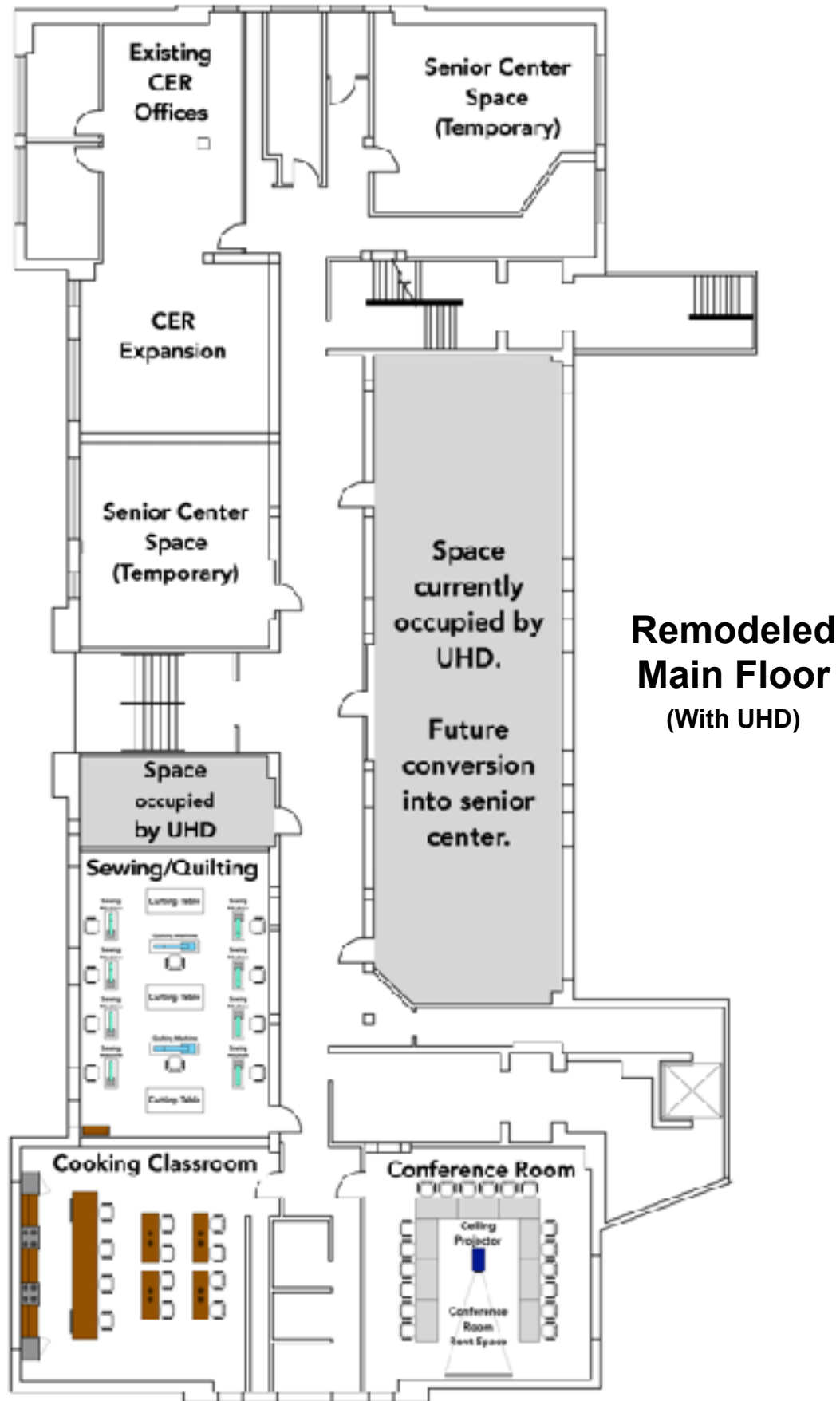
ADVANTAGES

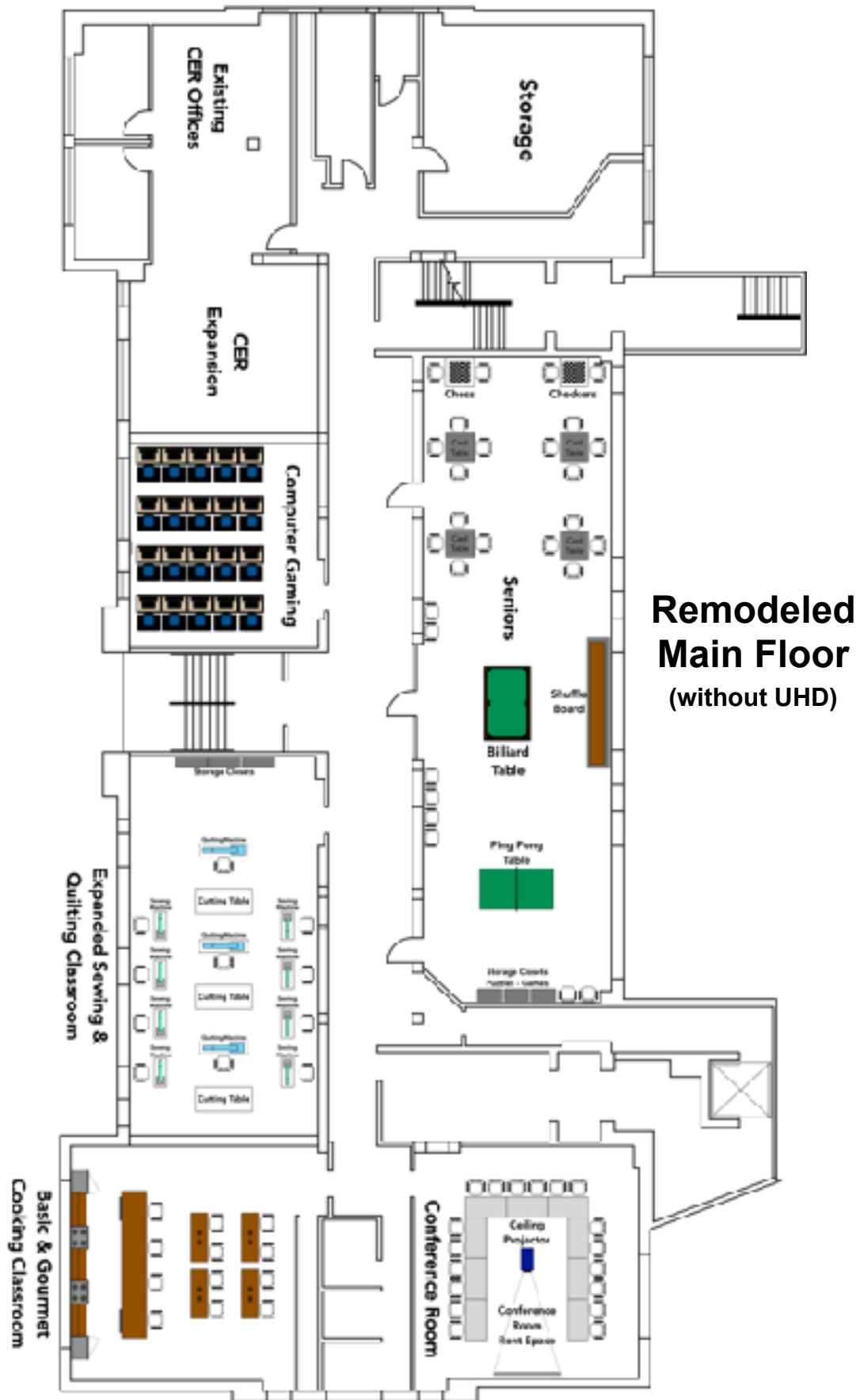
This proposal offers several significant advantages over the current proposed Community Center (CC).

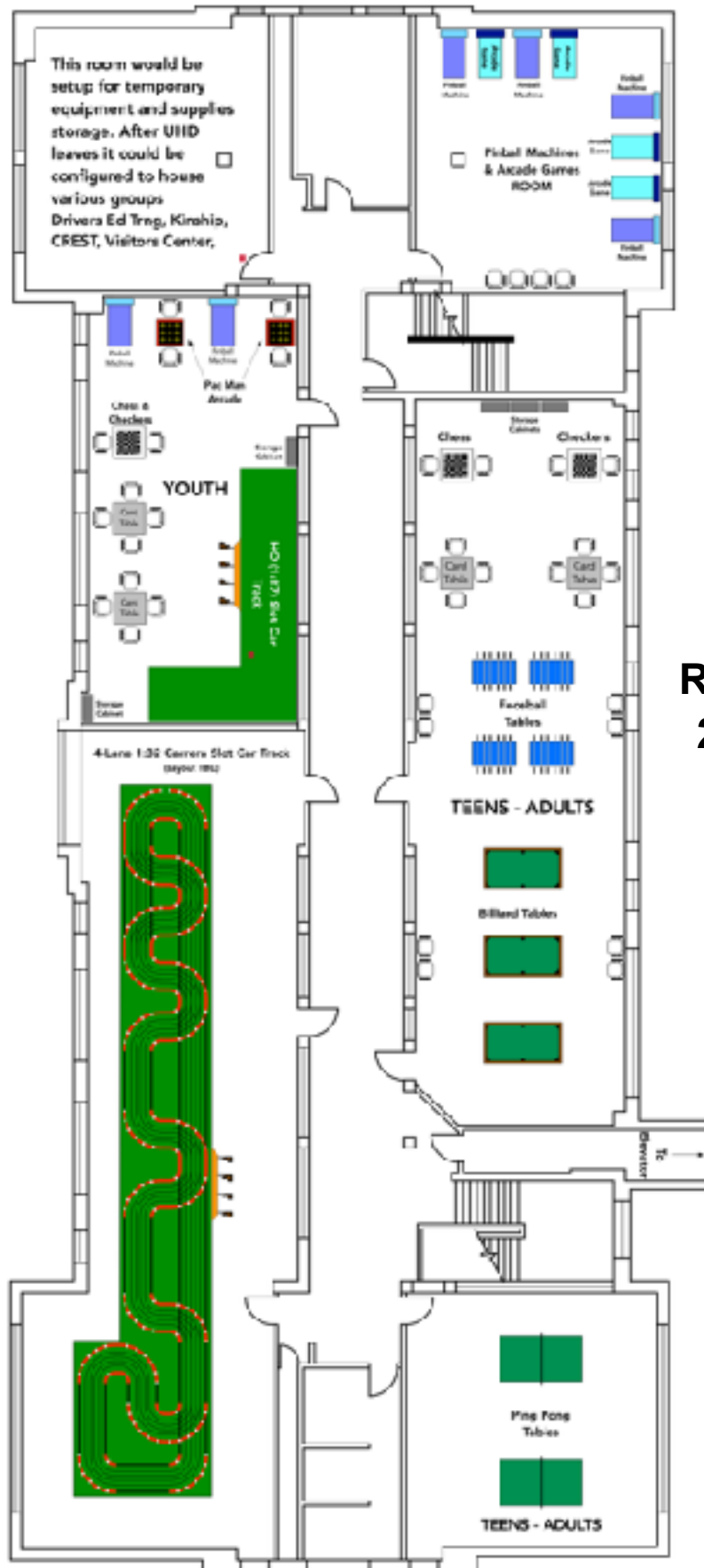
- The repurposed SMEC building can stand alone. It can be done separately from the planning, construction and operation of other planned facilities or capital projects.
- Repurposing of the SMEC building is fiscally responsible — It uses an existing under-utilized building rather than building a new facility from the ground up.
- Repurposing of SMEC facility would help address the need to provide a safe place not only for all our kids, but also for our “at risk” kids to enjoy recreational activities. The police define at risk kids as those kids who do not participate in athletics but have a lot of spare time on their hands to get involved in questionable activities. However, they would more likely make use of the non-athletic activities that would comprise the re-purposing of the SMEC building.
- The repurposing the SMEC building into a community education and recreation center has the potential to create a significant amount of foot-traffic, which could translate into business benefits for restaurants and retail stores in downtown Fairmont. The building is within easy walking distance (1 block) of downtown.
- This proposal does not include recreational or educational elements that would be in competition with the fitness centers located in town (e.g. Cutting Edge Fitness, LiveFit Sport & Wellness Center, and Fairmont CrossFit.).
- The facility could, with proper staffing be operated by CER which has a long and trusted presence in Fairmont. Revenue from the operation of the re-purposed facility could pay for CER’s expenses. It would not be necessary to bring the YMCA into town to operate this facility. This would be good for businesses already strapped for finances who would be solicited by the YMCA for funds to support their organization.
- The City of Fairmont already has enough revenue received from the 0.5% sales tax to fully pay for re-modeling of the SMEC building and equipping it with gaming and recreation equipment specified in this proposal.
- The Latino community has expressed very positive interest in this proposal as a safe place where their children could enjoy extra-curricular activities.
- This proposal would only require a small portion of the \$14 million of revenue from the 0.5% local option sales tax. This would free up additional revenue that could be put toward improvements for the lakes, parks and trails.

- This proposal would not require the City to obtain a 'bridge loan' to cover any shortfall in revenue received from the 0.5% local option sales tax to construct a new facility in 2023 or 2024.

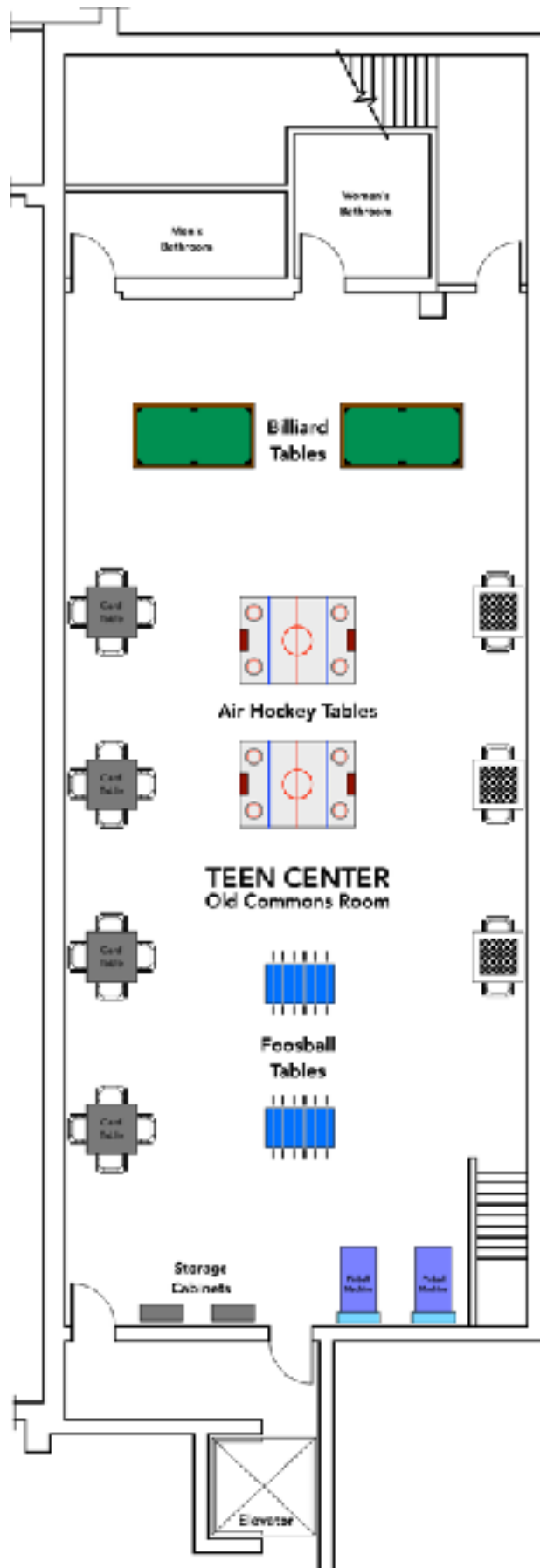
Concept Drawings & Diagrams
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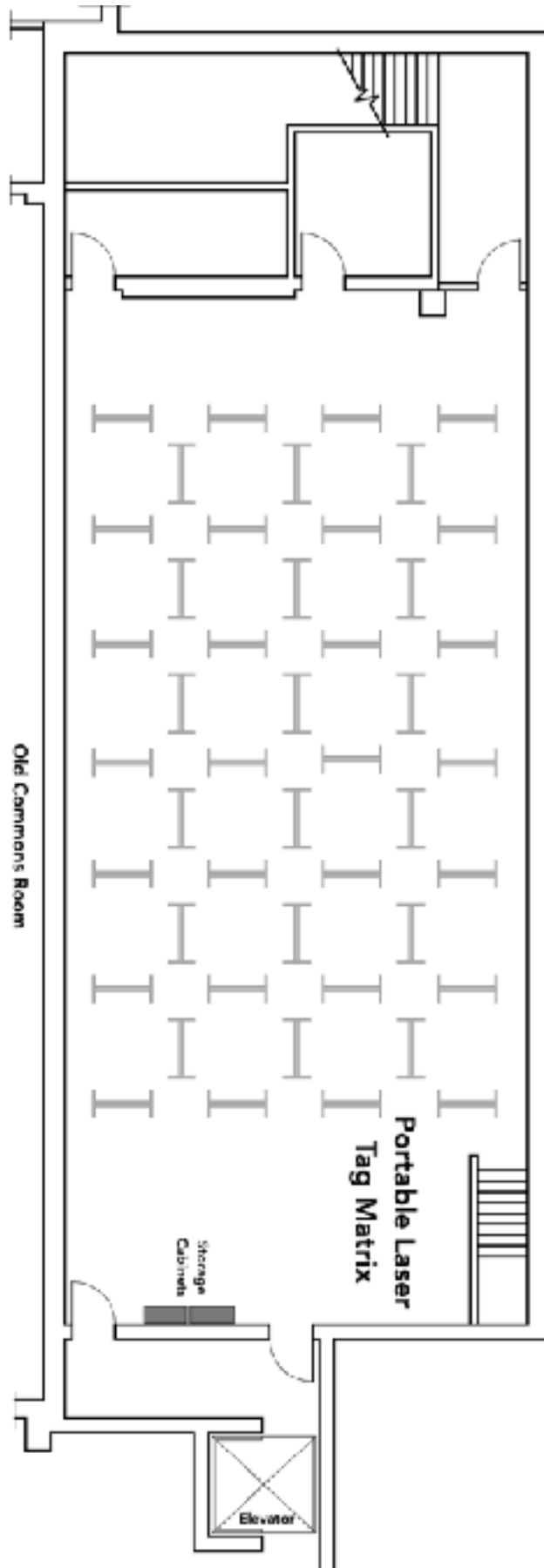


Remodeled 2nd Floor

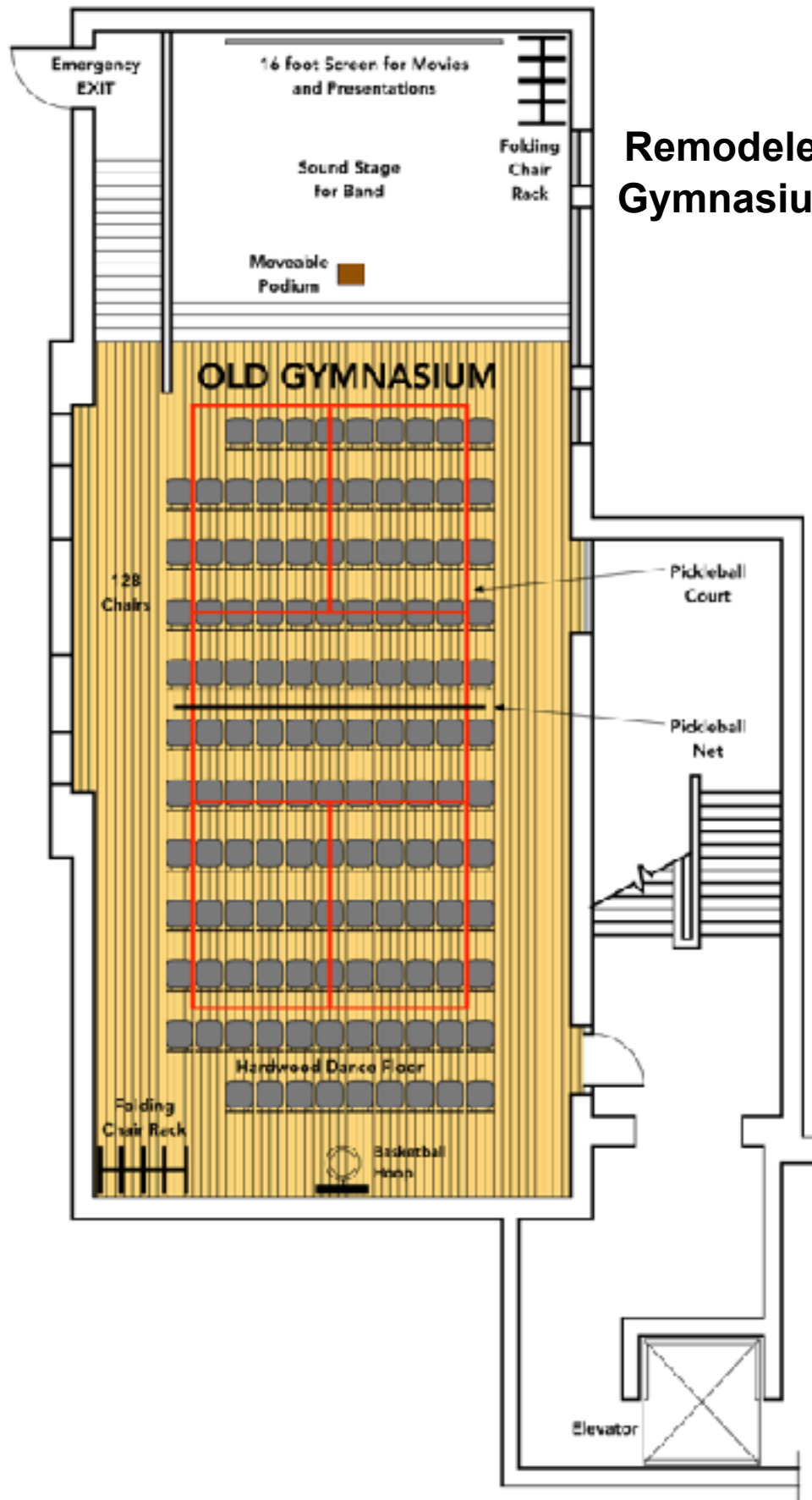


Remodeled Commons Room

Version 1



**Remodeled
Commons
Room**
Version 2



Remodeled Gymnasium

Equipment List

Type	Brand	Unit Cost	QTY	Extended Cost
Sewing and Quilting Classroom				
Quilting Machine	Juki DX-3000 QVP	\$3,600	3	\$10,800
Quilting Machine Table	Q-Zone	\$1,400	3	\$4,200
Sewing Machine	Husqvarna Jade 35	\$1,400	8	\$11,200
Sewing Machine Table	Arrow or Equivalent	\$225	8	\$1,800
Cutting Table	Sew Ready (58" x 36")	\$225	3	\$675
Bolts of Fabric	Various colors/ patterns	\$25	40	\$1,000
Supplies	Budget - \$1,200	\$1,200	1	\$1,200
Tools	Budget - \$500	\$500	1	\$500
Storage Cabinets	Metal - 72"	\$350	3	\$1,050
Sub-Total				\$32,425
Cooking Classroom				
Oven/Ranges	4-Burner (Budget \$1,200)	\$1,200	2	\$2,400
Sinks	Glacier Bay Dual Bowl	\$280	2	\$560
Dishwashers	Budget \$1,200	\$1,200	2	\$2,400
Ranges	2-Burner Magic Chef	\$280	6	\$1,680
Refrigerators	Samsung Bottom Freezer	\$1,400	2	\$2,800
Cook Books	Budget	\$250	1	\$250
Cookware ¹ - Pots & Pans	Budget	\$2,000	1	\$2,000
Cooking Tools ²	Budget	\$1,000	1	\$1,000
Cabinets	Budget	\$25,000	1	\$25,000
Counter Tops	Budget	\$5,000	1	\$5,000
Sub-Total				\$43,090

Type	Brand	Unit Cost	QTY	Extended Cost
Senior Center				
Card Tables - 36" Sq. Wood	Oxford Square	\$220	4	\$224
Folding Chairs - Padded	DEF Furnishings - 4 / Pkg	\$143	7	\$1,001
Chess/Checker/Backgammon	Hey! Play! 3-in-1 Wood	\$164	2	\$328
Chess Pieces	Wood	\$40	2	\$80
Checker / Backgammon Pieces	Wood	\$20	2	\$40
Ping Pong Table	Europa 25	\$2,000	1	\$2,000
Billiard Table	Valley Panther - 8'	\$5,500	1	\$5,500
Shuffle Board Table	Champion Gentry - 14'	\$4,400	1	\$4,400
Storage Cabinets	Metal - 72"	\$350	3	\$1,050
Sub-Total				\$14,623
Computer Gaming Room				
Gaming Computer	Alienware Aurora Ryzen R10	\$2,300	20	\$46,000
Desks	Basics Gaming Desk	\$110	20	\$2,200
Chairs	Dowinx Gaming Chair	\$235	20	\$4,700
Sub-Total				\$52,900
Adult-Teens				
1:32 Slot Car Track	Carrera or Custom Routed	\$15,000	1	\$15,000
1:32 Slot Cars	Carrera/Scalextric	\$45	12	\$540
Pinball Machines	The Mandalorian	\$10,500	4	\$42,000
Arcade Game	Mario Kart GP DX	\$12,000	4	\$48,000
Ping Pong Tables	Europa 25	\$2,000	2	\$4,000
Foosball Tables	Shelti Pro Foos II	\$2,100	4	\$8,400
Billiard Tables	Valley Panther - 8'	\$5,500	3	\$16,500
Card Tables - 36" Sq. Wood	Oxford Square	\$220	2	\$222

Type	Brand	Unit Cost	QTY	Extended Cost
Folding Chairs - Padded	DEF Furnishings - 4 / Pkg	\$143	5	\$715
Storage Cabinets	Metal - 72"H x 30"W x 18"D	\$350	3	\$1,050
Sub-Total				\$136,427
Youth				
HO 4-Lane Track Set	AFX Mega Track	\$400	1	\$400
Card Tables - 36" Sq. Wood	Oxford Square	\$220	1	\$220
Folding Chairs - Padded	DEF Furnishings - 4 / Pkg	\$143	2	\$286
Storage Cabinets	Metal - 72"H x 30"W x 18"D	\$350	2	\$700
Pinball Machines	The Mandalorian	\$10,500	1	\$10,500
Pinball Machine	Cactus Canyon Remake	\$9,300	1	\$9,300
Arcade Game	Pac Man Pixel Bash Bistro	\$3,100	2	\$6,200
Sub-Total				\$27,606
Conference Room - Rental Space				
Conference Tables	30" x 60" ULine (White)	\$95	9	\$855
Chairs	Stackable - Vinyl	\$99	18	\$1,782
Projection Screen: Whiteboard	IDEA: 102" Da-Lite 25942	\$1,400	1	\$1,400
Projector	Epson VS250 SVGA	\$450	1	\$450
Sub-Total				\$4,487
Dedicated Teen Room - Option 1				
Air Hockey Tables	Dynamo - 7'	\$5,000	2	\$10,000
Billiard Tables	Valley Panther - 8'	\$5,500	2	\$11,000
Foosball Tables	Shelti Pro Foos II	\$2,100	2	\$4,200
Chess/Checker/Backgammon	Hey! Play! 3-in-1 Wood	\$164	4	\$656
Chess Pieces	Wood	\$40	4	\$160
Checker / Backgammon Pieces	Wood	\$20	4	\$80
Card Tables - 36" Sq. Wood	Oxford Square	\$220	4	\$224

Type	Brand	Unit Cost	QTY	Extended Cost
Storage Cabinets	Metal - 72"H x 30"W x 18"D	\$350	2	\$700
Pinball Machines	The Mandalorian	\$10,500	1	\$10,500
Pinball Machine	Cactus Canyon Remake	\$9,300	1	\$9,300
Sub-Total				\$46,820
Gymnasium (Auditorium) - Dance / Conference Hall				
Already have all the tables, chairs, audio and multi-media equipment for this room.				
Laser Tag Room - Option 2				
Panels (3 x 30")		\$270	30	\$8,100
Laser Tag Vests and Guns	Squad Hero Rechargeable	\$200	5	\$1,000
Equipment Table and Storage	Budget - \$2,000	\$2,000	1	\$2,000
Sub-Total				\$11,100
Security				
Upgrade security system with added video monitoring.	Budget - \$75,000	\$75,000	1	\$75,000
TOTAL: Option 1 - Excludes Security				\$358,378
TOTAL: Option 2 - Excludes Security				\$322,658

- 1 Cookware includes: Kitchen-Aid Mixers, Cuisinart Food Processors, Cuisinart Ice-Cream Maker, Mixing Bowls, Fondue Pots, Steamers, Pots & Pans, Strainers,
- 2 Cooking Tools: Lemon Squeezers, Measuring Cups and Spoons, Thermometers, Mixing Spoons, Spatulas, Cutting Knives, Cutting Boards, Graters, Forks, Mixing Spoons, Knives