



LAKESIDE ADVENTURE PARK

FINAL REPORT PRESENTATION

"To share three visions for the proposed adventure park"

December 20, 2021

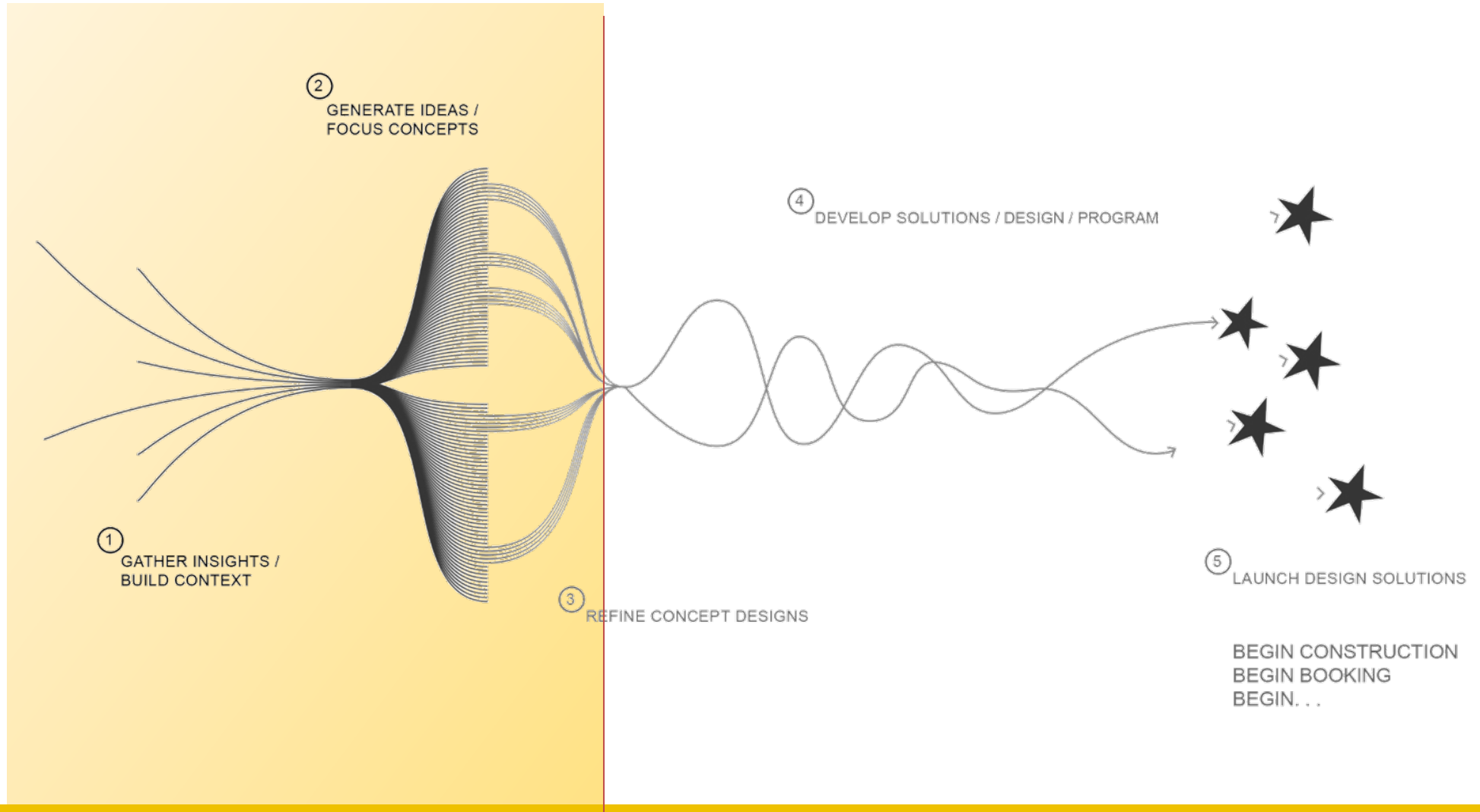


COMMERCIAL
RECREATION
SPECIALISTS

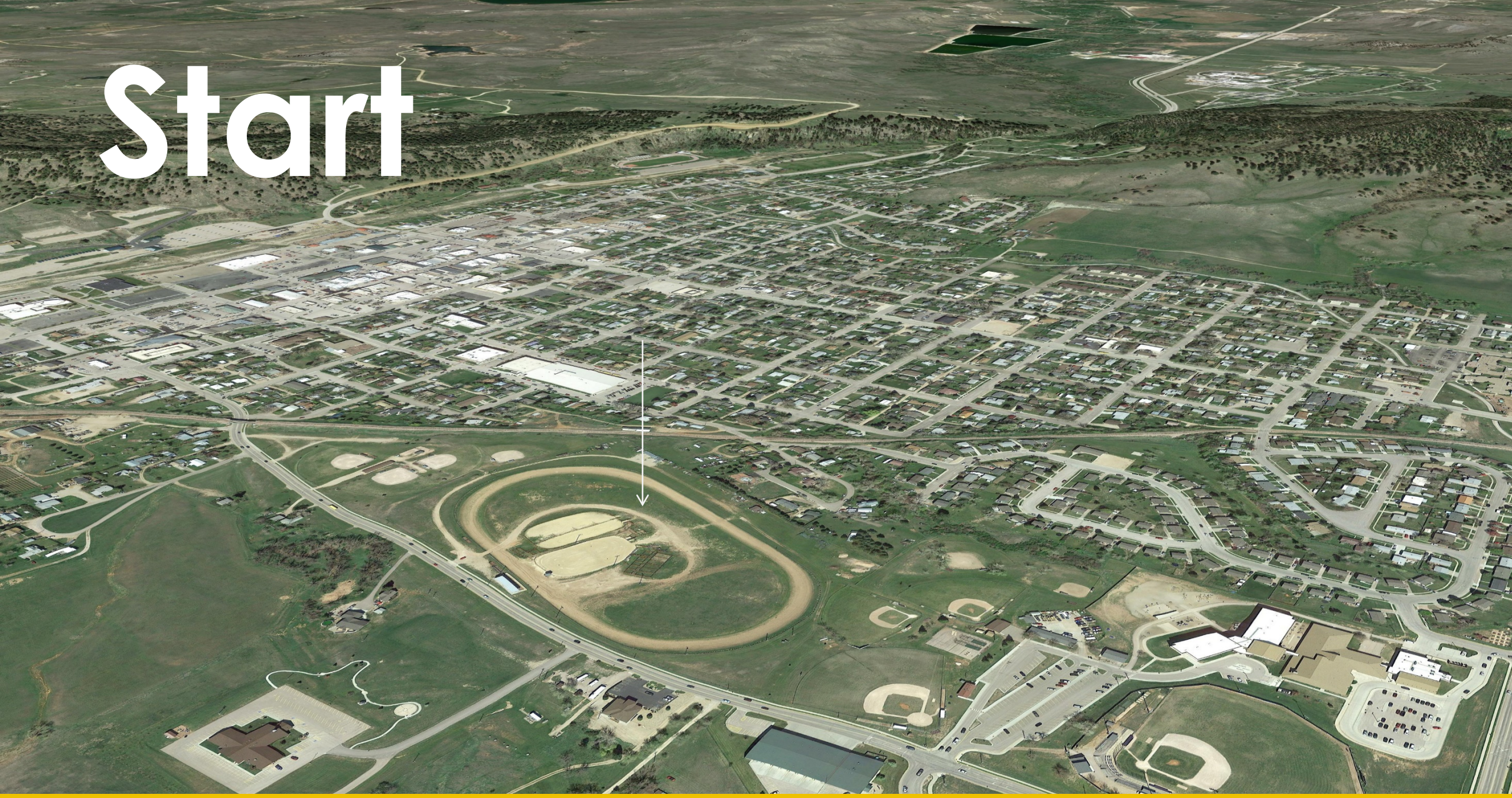


Thank you.

Overview of the Design Process



Start



Start

An aerial photograph of a town, likely in a rural or semi-rural area, showing a grid of streets, residential buildings, and several baseball fields. The terrain is hilly and green. A yellow bar is visible at the bottom of the image.

1. Concerns
 2. Business
 3. Concepts
 4. Costs
- 
- A white arrow pointing downwards, indicating a flow or progression from the top of the list to the bottom.

Locate

An aerial photograph of a town and surrounding area. The town is in the center, with a grid of streets and buildings. A white location pin is placed in the center of the town. To the left, there is a large highway interchange. To the right, there are several large green ponds. The surrounding area is mostly green with some brown patches, indicating a mix of forest and open land.

20+ acre site
In town
Rich history
Existing well – separate aquifer from city water
Adjacent to other parks and school
Visible from Interstate

An aerial photograph of a city and its surrounding landscape. The city is in the center, with a grid of streets and buildings. To the left, there's a large industrial or utility site with various structures and pipes. The surrounding area is a mix of green fields, forests, and some smaller buildings. A prominent road or highway runs through the city. At the bottom of the image, there is a solid yellow horizontal bar.

What about other sites?

**CITY CONSIDERED OTHERS
THIS PROCESS IS ONLY LOOKING
AT THE TRACK.**

WHAT IS A LAKESIDE ADVENTURE PARK



A SPECIALIZED PARK TYPE

Successful water quality management is comprised of several factors.

1. Design Considerations

- a. The first step relates to proper design and construction of the recreational water feature, including the surrounding landscape.



- i. **Watershed management** – One key area to focus on is to control onsite and offsite runoff water into the lake. This can easily be done when utilizing synthetic or natural liners which allow you to set the elevations of the water and shoreline. This will allow proper runoff around the lake vs into the lake. Runoff water that is unfiltered can contain many contaminants negatively affecting water quality such as silt/sediment, nutrients, and organics. In addition, regulating activities in the watershed will improve conditions in and around the lake, but is secondary to regulating the runoff water itself.

- b. The next step is properly designing and building the lake with an emphasis on some key areas.

- i. **Slopes** – Ensuring proper slope design, stability, and functionality. Construction processes, materials placement, and shoreline stability will require specifically designed functional slope angles. When proper slope angles and stability are not considered and implemented, water quality efforts, longevity, and safety will be strained.
- ii. **Depth** – Proper depth considerations will enhance water quality and recreational use of the lake. Shallow eutrophic water bodies are prone to excessive vegetation and algae growth which is more suitable to wildlife ponds vs a lake with emphasis on recreational activities and aesthetics.
- iii. **Shoreline composition** and creation will provide stability, shoreline health, aesthetics, and overall positive water quality. Utilizing appropriate ballast material and introducing and maintaining shoreline transitional plants will help improve water quality efforts.

2. Management and Maintenance

- a. Routine Monitoring and identifying concerns early will provide increased results in the management efforts.

- i. **Site Monitoring** – Routine monitoring of the site, including the watershed is important. Areas to focus on include site erosion, shoreline, structural decay, presence of nuisance aquatic plants and algae, water color and clarity, watershed contamination, etc.
- ii. **Water testing** – Water quality parameters can be easily obtained through simple water

testing. Nutrient loading, harmful bacteria, water clarity, and water chemistry parameters should be obtained frequently so appropriately trained personnel can interpret and identify concerns early.

- iii. **Aquatic Plant Surveys** – Monitoring plant growth along the shoreline and within the littoral zone of the lake will allow management efforts to be implemented early. Nuisance and exotic aquatic plant species will work their way into any aquatic system. Early detection and prevention will aid in reducing water quality when large scale treatment or removal actions are required.



- b. Integrated Pest Management strategies and techniques need to be in place when implementing ongoing management efforts.

- i. **Nutrient mitigation** – Routine monitoring and water testing will allow managers to identify excessive nutrient loading (primarily phosphorous) and implement aquatic management products and techniques to reduce nutrients capable of causing water quality concerns.
- ii. **Algaecides and herbicides** – When necessary, trained and licensed applicators may need to utilize aquatic approved pesticides. Typically, pro-active tools and services are in place to help reduce pesticide use; however, when conditions are present that require these methods their use should be forecasted and planned to be used on an as needed basis.
- iii. **Aeration, mixing, ultrasound** – Many technologies have been scientifically proven to help maintain and monitor water quality parameters. A blend of these technologies will help long term water quality.



Migratory and resident waterfowl can have a significant and negative affect on water quality and the overall environment in and around a recreational lake. The problems associated with large populations of waterfowl need to be identified. Waterfowl droppings generate concerns both in and out of the water. Droppings are a source of nutrient loading which can fuel nuisance aquatic plants and algae. Outside the pond they can create a significant mess in green spaces, sidewalks, and parking lots. Waterfowl in large numbers can aid in shoreline degradation and depletion of beneficial aquatic plants. The presence of E.coli has been tied to many species of birds including waterfowl. Lastly, waterfowl are one of the species that can complete the cycle for the schistosome parasite causing swimmers itch.



Not all waterbodies are inhabited with waterfowl. Geographic locations of a waterbody can be a major contributor whether the waterbody is a desirable location or not and there is not much control over that. The other factor that is not in our control is the migratory patterns and flyways. Those within those flyways are candidates to increased migratory bird populations.

There are some common practices that can help reduce waterfowl populations in recreational lakes and ponds. These should be implemented to address the concerns relating to waterfowl.

1. Eliminate any feeding of wildlife by residents
2. Minimize green space and areas where geese like to feed and loaf
3. Maintain a native vegetated shoreline.
4. Eliminate mowing right up to the water's edge.
5. Maintain a medium height prairie type grass around the outside perimeter of the pond where applicable creating a buffer not desirable by waterfowl.
6. Identify annual nesting sites and implement appropriate management solutions
7. Disrupt night loafing with beacons, laser's, and/or sound devices
8. Persistent resident geese may require a more intense management approach to include other more aggressive measures such as dog running, removal, spraying mowed grass with deterrents, and temporary fencing or gridding.



AREAS OF CONCERN FACTS

ANNUAL ANTICIPATED WATER USAGE AND EVAPORATION LOSS

There are many factors that make this a difficult topic to pinpoint. Annual rain events, humidity levels, wind velocity, and general use all factor into how much a lined pond's water usage will be. With a synthetic or natural liner in place there should be no seepage to be concerned about so all water loss will be through evaporation, evapotranspiration, wicking, and recreational use (swimming).

For some years the evaporation will be completely offset by rain events and water usage will be a net zero. During seasons of reduced rainfall, a well or other water source will be required to maintain NWL. On a 3 acre pond, every 1" of water amounts to 81,500 gallons of water. If the pond evaporates up to 3" per week (common) that will require approximately 245,000 gallons of water per week from either rainfall or an alternative water source.

A minimum amount of water is evaporated each week of the year, but hot, dry, and windy conditions increase the rate substantially. The primary factor is the temperature.

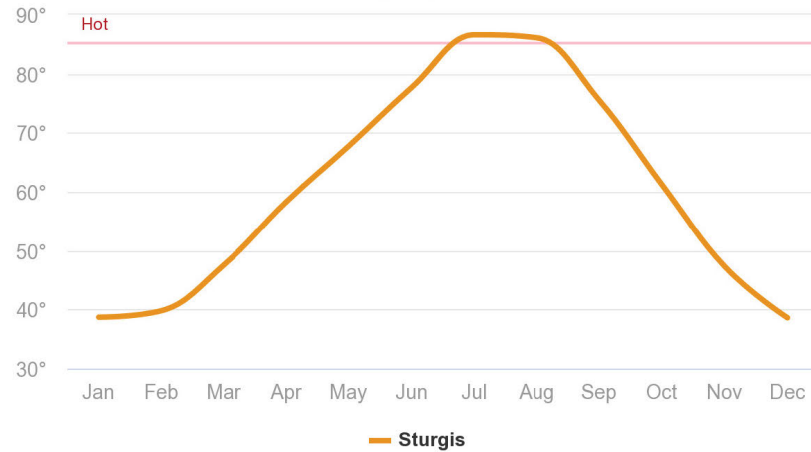
Since the pond will be designed to not receive any runoff, the only natural regeneration will be from direct rainfall. To enhance regeneration from rain events, a strategically designed watershed with controlled inlets to the lake can be utilized as a natural regeneration source.

SF in an Acre	Acres of Lake	Total SF of Weekly Loss	CY of Water Evap.	Gallons in a CY of Water	Total Gallons Lost in a Week
43560	3	130680	0.083	10,846.44	7.481
43560	3	130680	0.249	32,539.32	7.481

81,142 1" of loss
243,427 3" of loss

High Temperature

average high temperature in °F



BestPlaces.Net

A pond with a synthetic liner installed should be limited to water loss through evaporation, evapotranspiration, wicking, and water use. Identifying whether a pond is leaking once filled is difficult due to many variables. Leak detection methods and technologies can be implemented to locate potential leak locations. Most of these processes occur during construction and installation. Fortunately it is very rare that a leak free basin develops a leak and starts leaking once complete. A properly prepared site and non-destructive construction processes must be implemented. Most if not all leak points are created during construction due to accidental damage from equipment. For that reason, leak detection methods can be implemented to identify potential leak points after construction but prior to the basin being filled with water.

Depending on the type of material and installation methods, the common process to identify and locate potential leak points are seam testing, pipe penetration testing, and electronic leak detection. Electronic leak detection is typically implemented after the liner is installed and all soil/ballast is installed but prior to filling with water. However, the surveys can be performed in multiple stages of construction. In the event a leak is suspected after the lake or pond is filled, leak detection surveys can be implemented; however some site disruption is required and the process is a bit more involved. Electronic leak detection technology has been utilized on millions of square feet in a variety of basins including landfills, recreational lakes/ponds, wastewater lagoons, and golf course ponds.

Processes for locating tears, punctures, penetrations and cuts capable of becoming a leak can only be performed when a synthetic liner is utilized. During construction and liner installation/fabrication, various ASTM methods can be performed depending on the type of installation, type of basin, and type of material. A common method for recreational basins where a reinforced polyethylene liner is installed is the air lance method

Air Lance Test—Inspect all seams for unbonded areas using an air nozzle directed on the upper seam edge and surface to detect loose edges, ripples indicating unbonded areas within the seam, or other undesirable seam conditions. Check all bonded seams using a minimum 50 PSI (gauge) air supply directed through a 3/16-in. (typical) nozzle,

held not more than 2 in. from the seam edge and directed at the seam edge. When an un-bonded area is detected, the fabricator will mark the area and apply a heat fused patch over the leak area or re-weld the seam depending on the extent of failure.

Electric Leak Detection - The principle of the electrical leak location method is to place a voltage across a geomembrane and then locate the points of anomalous potential distribution where electrical current flows through leaks in the geomembrane. When there are leaks, electrical current flows through the leaks, which produces high current density and a localized anomaly in the voltage potential distribution in the material above the geomembrane. Electrical measurements are made to locate those areas of anomalous signal at the leaks. The leaks are mapped and the operator will flag those areas. If soil coverage exists, those areas will



have the soil removed, the leak is located, and appropriate repairs are performed. When water coverage exists, the leaks are again mapped and the general area of the leak is flagged. Physical inspections are then performed once the water is removed to locate the leaks. Once located, appropriate repairs are performed.

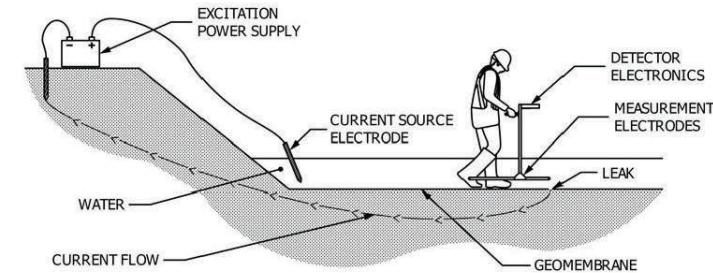


Diagram of the electrical leak location method for surveys with water covering the geomembrane

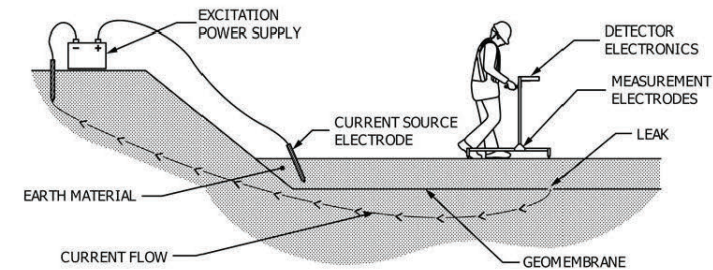


Diagram of the electrical leak location method for surveys with earthen material covering the geomembrane

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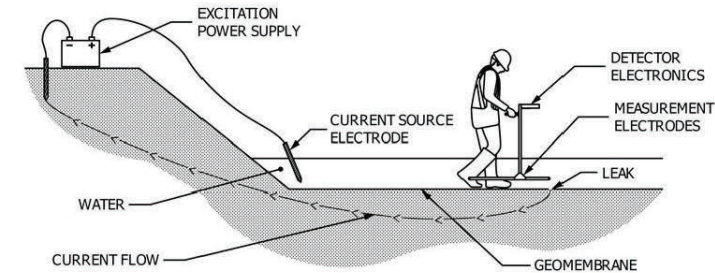


Diagram of the electrical leak location method for surveys with water covering the geomembrane

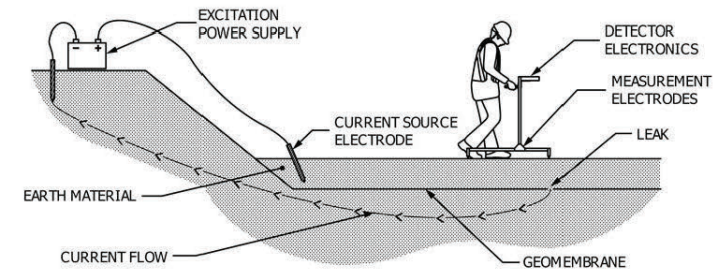


Diagram of the electrical leak location method for surveys with earthen material covering the geomembrane

As with any new facility Operations and Human Management are key to providing a consistently safe and memorable resident/guest experience. While each location is different based on its unique design much of the operations can be standardized by good planning and implementing well thought out Standard Operating Procedures (SOPs) that are currently being implemented throughout the parks, recreation, and attractions industries.

Standard Operating Procedures would be developed for the Lake Side Adventure Park staff and areas of operations. Below is an outline of plans and procedures used within the industry at various venues. It is anticipated Sturgis would develop SOP documents specific to the operation of this location. Listed below are typical SOPs and areas of content to be cover:



Procedures set the standard for your work

1. **Emergency Action Plan** - Proactive scanning and enforcement policies can often mitigate emergencies and incidents before they happen. Procedures developed in this plan cover:
 - a. Land Based Incident EAPs
 - b. Lost Children / Lost Parents EAP
 - c. First Aid Treatment Form
 - d. Marine Patrol Assistance
 - e. Weather Conditions
 - f. Rip Currents (if applicable)
2. **Lifeguard Manual SOP**– A Lifeguards primary objective is to help provide a safe and enjoyable park/ beach experience for visitors. A Lifeguard SOP manual is a resource that will add clarity to daily operating procedures, as well as serve to define job expectations. Subject matter to be covered within are:
 - a. Guard Job Descriptions - Senior Lifeguard (Captain), Field Training Lifeguard, Lifeguard, Beach Attendant
 - b. Company Background and Mission Statement
 - c. Hiring & Training Process
 - d. About this Manual
 - e. Employee Code of Conduct
 - f. Administrative Contact Information
 - g. Jurisdiction & Responsibilities
 - h. Safety Policies
 - i. Definition of Beach Patrols
 - j. Emergency Action Plans (EAPs)
 - k. Accident Report Form
 - l. EMT or Patrol Assistance

- m. Communications
- n. Daily Opening & Closing Procedures
- o. Weather Conditions – General, Storm Closure, Temporary Storm Closure
- p. Canopy/Tent /Umbrella Restriction Procedure
- q. Hydration
- r. Disciplinary Actions

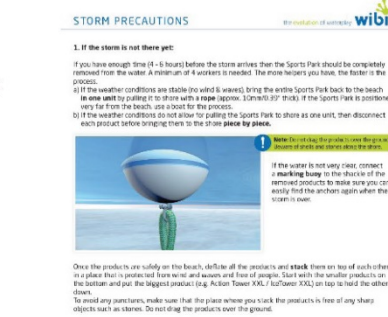
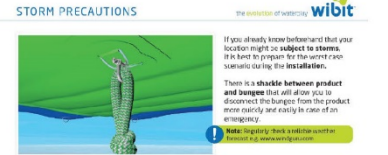
3. **Guest Experience Attendant SOP** - Responsible for the safe and efficient operation of the park experiences while delivering exemplary guest service. Subject matter to be detailed are:

- a. Job Description
- b. Guest Service
- c. Lifejackets and Orientation
- d. Boats/ Paddle Sports
- e. Additional Rental Products
- f. Cashier-Ticketing POS
- g. Cashier – Food and Merchandising POS
- h. Cash Handling
- i. Concessions/Food Service
- j. Phone Procedures

***Included with this report is a sample Guest Experience Attendant SOP from a prior location. It is anticipated Sturgis would develop similar training tools.**

4. **Leadership SOP** - This role provides overall leadership, supervision, and direction on strategic initiatives and operating standards to positively impact business results. Responsible for ensuring the guest experience in the park is maximized, while ensuring operational efficiency. Ensures guest service, show quality, and safety standards are being enforced to the highest standard, and resolving issues that arise

5. **Severe Weather Protocol** – A severe wind and weather protocol will be developed for the overall site and for site specific activities such as the Wibit and beach area. A protocol will be implemented for thunderstorms and lightning based on industry standards. See <https://www.weather.gov/safety/lightning-sports> for examples. The city may also want to consider a Lightning Detection System such as Strike Guard www.wxline.com/strike-guard-2/. These systems track and monitor lightning activity in real time and automate the warning process.



Example - Severe Wind and Weather Protocol for Wibit Sports Park

The wind and weather will be monitored 24 hours and management staff will be in contact with local weather outlets and Emergency Management for reports to monitor severe weather.

- a. In the case of forecasted severe weather with sustained winds of 60 mph or greater the Park will be taken off the water by the entire staff and management who are trained to disconnect the anchor lines from the product in a systematic process so sections can be floated to shore and the modules can be disassembled. Once disassembled the modules are carried up the beach, stacked on top each other and the valves are open to allow the product to deflate. The disassembly will take about 4 hours and the reassembly will take approximately 6 hours.
- b. If a storm arises without warning: Typically, these situations consist of passing weather and are not sustained. In these cases, the product remains firmly attached to the anchor lines and staff will open the inflation valves on the larger products and deflate them to 30 – 50 % inflation. This allows the product to deflate into itself and minimizes the wind resistance. After the squall has passed staff inflates the product to proper inflation.



During the summer season the city may choose to make available “Pay for Play” activities such as Wibit Sports Park, Mini Golf, Paddle Sport Rentals, Zip Lines, Hillside Slides, and other wet or dry attractions, amenities, and games. Guests choosing to engage in “Pay for Play” activities can make reservations online or on-site.

During the summertime season all water activities will be segregated into use/activities zones with inflatable safety buoys, depth markers, and buoy lines demarcating the varying activity zones and water depths. All attractions will be properly staffed and guests participating in deep water activities will be required to wear Life Jackets.

The lake bottom grading will be designed to accommodate specific use zones that coincide with activity designed for that specific area. There will be passive and active recreation zones and shallow and deep areas to accommodate.

The on-water recreation items like Wibit and rental boats would be installed around Memorial Day and be taken out of the water and stored for season around Labor Day. The Splashpad does not require staff supervision so the season can start earlier and extend into mid to late September. Other dry play park amenities that do not require staffing can remain open as the city deems appropriate.

Guests utilizing the Wibit Sports Park are cycled through in preset time slots. Guests are required to check-in, sign a release of liability waiver, and receive a colored wrist band for their reserved time. Life Jackets and wrist bands are the control mechanism as they are required for all guests participating in deep water activities. (Table 1 below is an example of typical cycle times)

To maintain safety and order guest will:

- i. Purchase a ticket and reserve time slot online or on-site
- ii. Check-in upon arrival, sign a



As the season changes to fall and winter all equipment will come off the lake, be cleaned, and stored appropriately. All anchor locations are marked with buoys and mapped to enable smooth reinstallation the following year.

The Splashpad and any non-heated building would be winterized. The well is winterized. Irrigation is winterized.

Prominent warning signage should be placed around the lake to address the potential of thin ice.

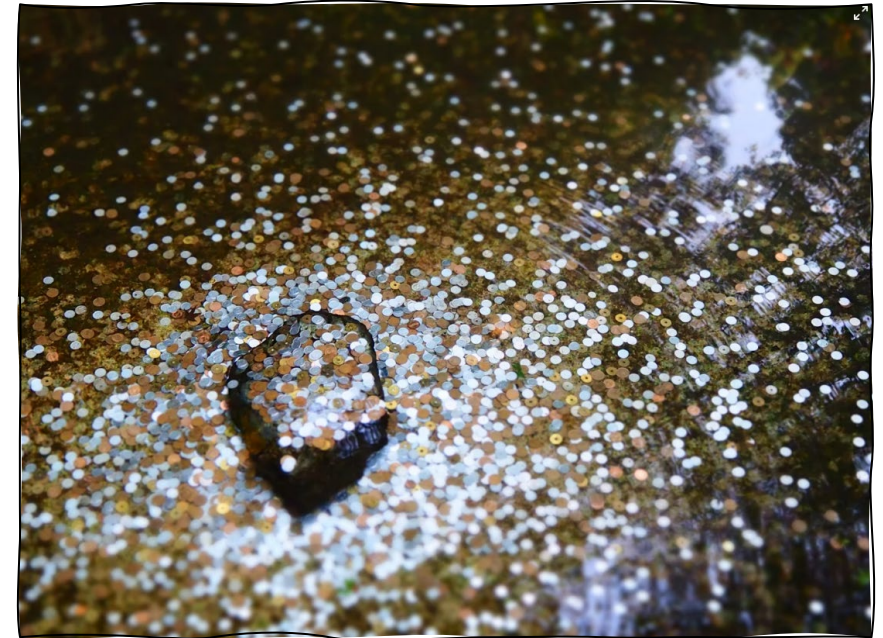
Certain years the lake may be lowered for maintenance operations. During this time care needs to be taken that the lake membrane is not punctured due to any operations.

Sledding Hill Safety - To prevent sled entry onto the lake from the hillside slide area appropriate signage should be installed at top and base of hill and a removable snow-fence should be placed at lake edge and at several stages up the hill.



Winter safety is a matter of operations and setting clear boundaries and expectations.

THE BUSINESS SIDE OF A LAKESIDE ADVENTURE PARK



OPERATING MATRIX

APPENDIX B - SAMPLE BUSINESS PLAN

Lakeside Adventure Park - Operating Matrix

	Conservative	Likely	Stretch
Operating Matrix			
Park Capacity	200	330	330
Days Per Season	90	90	90
Weeks per Season	14	14	14
Days per Week (Days + 45)	6	6	6
Hours per Day	6.5	6.5	6.5
Season Average Capacity	2,700	2,970	2,970
Primary Product Rates			
Admission to Park for 60 to 90 minutes	\$ 5.00	\$ 5.00	\$ 8.00
1 hour ticket to Adventure Park	\$ 10.00	\$ 10.00	\$ 12.00
2 hour ticket to Adventure Park	\$ 18.00	\$ 18.00	\$ 23.00
Lodging (single room) (weekend)	\$ 30.00	\$ 30.00	\$ 30.00
Secondary Product Rates			
Single Dinner	\$ 12.00	\$ 12.00	\$ 12.00
Double Dinner	\$ 18.00	\$ 18.00	\$ 18.00
Soft Drink	\$ 2.00	\$ 2.00	\$ 2.00
Merchandise	\$ 1.00	\$ 1.00	\$ 1.00
Shuttle parking (per 20 min) Day	\$ 20.00	\$ 20.00	\$ 20.00
Fixed and Miscellaneous			
Per Hour Salary	\$ 8.00	\$ 8.00	\$ 8.00
Per Hour Rent	\$ 950	\$ 950	\$ 950
Per Hour Utilities	\$ 3.00	\$ 3.00	\$ 3.00
Per Hour Maintenance	\$ 125	\$ 125	\$ 125



MODEL

Conservative Scenario Model - Single Lakeside Adventure Park

Operating Matrix - Conservative Scenario

Category	Item	Unit	Rate	Q1	Q2	Q3	Q4	YTD
Primary Products	Admission to Park	200	\$ 5.00	1,000	1,000	1,000	1,000	4,000
	1 hour ticket	0	\$ 10.00	0	0	0	0	0
	2 hour ticket	0	\$ 18.00	0	0	0	0	0
	Lodging	0	\$ 30.00	0	0	0	0	0
Secondary Products	Single Dinner	0	\$ 12.00	0	0	0	0	0
	Double Dinner	0	\$ 18.00	0	0	0	0	0
	Soft Drink	0	\$ 2.00	0	0	0	0	0
	Merchandise	0	\$ 1.00	0	0	0	0	0
Fixed & Misc	Per Hour Salary	0	\$ 8.00	0	0	0	0	0
	Per Hour Rent	0	\$ 950	0	0	0	0	0
	Per Hour Utilities	0	\$ 3.00	0	0	0	0	0
	Per Hour Maintenance	0	\$ 125	0	0	0	0	0

Single Revenue Model - Single Lakeside Adventure Park

Operating Matrix - Single Scenario

Category	Item	Unit	Rate	Q1	Q2	Q3	Q4	YTD
Primary Products	Admission to Park	330	\$ 5.00	1,650	1,650	1,650	1,650	6,600
	1 hour ticket	0	\$ 10.00	0	0	0	0	0
	2 hour ticket	0	\$ 18.00	0	0	0	0	0
	Lodging	0	\$ 30.00	0	0	0	0	0
Secondary Products	Single Dinner	0	\$ 12.00	0	0	0	0	0
	Double Dinner	0	\$ 18.00	0	0	0	0	0
	Soft Drink	0	\$ 2.00	0	0	0	0	0
	Merchandise	0	\$ 1.00	0	0	0	0	0
Fixed & Misc	Per Hour Salary	0	\$ 8.00	0	0	0	0	0
	Per Hour Rent	0	\$ 950	0	0	0	0	0
	Per Hour Utilities	0	\$ 3.00	0	0	0	0	0
	Per Hour Maintenance	0	\$ 125	0	0	0	0	0

Stretch Scenario Model - Single Lakeside Adventure Park

Operating Matrix - Stretch Scenario

Category	Item	Unit	Rate	Q1	Q2	Q3	Q4	YTD
Primary Products	Admission to Park	330	\$ 8.00	2,640	2,640	2,640	2,640	10,560
	1 hour ticket	0	\$ 10.00	0	0	0	0	0
	2 hour ticket	0	\$ 18.00	0	0	0	0	0
	Lodging	0	\$ 30.00	0	0	0	0	0
Secondary Products	Single Dinner	0	\$ 12.00	0	0	0	0	0
	Double Dinner	0	\$ 18.00	0	0	0	0	0
	Soft Drink	0	\$ 2.00	0	0	0	0	0
	Merchandise	0	\$ 1.00	0	0	0	0	0
Fixed & Misc	Per Hour Salary	0	\$ 8.00	0	0	0	0	0
	Per Hour Rent	0	\$ 950	0	0	0	0	0
	Per Hour Utilities	0	\$ 3.00	0	0	0	0	0
	Per Hour Maintenance	0	\$ 125	0	0	0	0	0

REVENUES

Single Revenue Model - Single Lakeside Adventure Park

Operating Matrix - Single Scenario

Category	Item	Unit	Rate	Q1	Q2	Q3	Q4	YTD
Primary Products	Admission to Park	330	\$ 5.00	1,650	1,650	1,650	1,650	6,600
	1 hour ticket	0	\$ 10.00	0	0	0	0	0
	2 hour ticket	0	\$ 18.00	0	0	0	0	0
	Lodging	0	\$ 30.00	0	0	0	0	0
Secondary Products	Single Dinner	0	\$ 12.00	0	0	0	0	0
	Double Dinner	0	\$ 18.00	0	0	0	0	0
	Soft Drink	0	\$ 2.00	0	0	0	0	0
	Merchandise	0	\$ 1.00	0	0	0	0	0
Fixed & Misc	Per Hour Salary	0	\$ 8.00	0	0	0	0	0
	Per Hour Rent	0	\$ 950	0	0	0	0	0
	Per Hour Utilities	0	\$ 3.00	0	0	0	0	0
	Per Hour Maintenance	0	\$ 125	0	0	0	0	0

Single Revenue Model - Single Lakeside Adventure Park

Operating Matrix - Single Scenario

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Primary Products	Admission to Park	330	\$ 8.00	2,640	2,640	2,640	2,640	10,560
	1 hour ticket	0	\$ 10.00	0	0	0	0	0
	2 hour ticket	0	\$ 18.00	0	0	0	0	0
	Lodging	0	\$ 30.00	0	0	0	0	0
Secondary Products	Single Dinner	0	\$ 12.00	0	0	0	0	0
	Double Dinner	0	\$ 18.00	0	0	0	0	0
	Soft Drink	0	\$ 2.00	0	0	0	0	0
	Merchandise	0	\$ 1.00	0	0	0	0	0
Fixed & Misc	Per Hour Salary	0	\$ 8.00	0	0	0	0	0
	Per Hour Rent	0	\$ 950	0	0	0	0	0
	Per Hour Utilities	0	\$ 3.00	0	0	0	0	0
	Per Hour Maintenance	0	\$ 125	0	0	0	0	0

Single Revenue Model - Single Lakeside Adventure Park

Operating Matrix - Single Scenario

Category	Item	Unit	Rate	Q1	Q2	Q3	Q4	YTD
Primary Products	Admission to Park	330	\$ 5.00	1,650	1,650	1,650	1,650	6,600
	1 hour ticket	0	\$ 10.00	0	0	0	0	0
	2 hour ticket	0	\$ 18.00	0	0	0	0	0
	Lodging	0	\$ 30.00	0	0	0	0	0
Secondary Products	Single Dinner	0	\$ 12.00	0	0	0	0	0
	Double Dinner	0	\$ 18.00	0	0	0	0	0
	Soft Drink	0	\$ 2.00	0	0	0	0	0
	Merchandise	0	\$ 1.00	0	0	0	0	0
Fixed & Misc	Per Hour Salary	0	\$ 8.00	0	0	0	0	0
	Per Hour Rent	0	\$ 950	0	0	0	0	0
	Per Hour Utilities	0	\$ 3.00	0	0	0	0	0
	Per Hour Maintenance	0	\$ 125	0	0	0	0	0

COSTS

Single Revenue Model - Single Lakeside Adventure Park

Operating Matrix - Single Scenario

Category	Item	Unit	Rate	Q1	Q2	Q3	Q4	YTD
Primary Products	Admission to Park	330	\$ 5.00	1,650	1,650	1,650	1,650	6,600
	1 hour ticket	0	\$ 10.00	0	0	0	0	0
	2 hour ticket	0	\$ 18.00	0	0	0	0	0
	Lodging	0	\$ 30.00	0	0	0	0	0
Secondary Products	Single Dinner	0	\$ 12.00	0	0	0	0	0
	Double Dinner	0	\$ 18.00	0	0	0	0	0
	Soft Drink	0	\$ 2.00	0	0	0	0	0
	Merchandise	0	\$ 1.00	0	0	0	0	0
Fixed & Misc	Per Hour Salary	0	\$ 8.00	0	0	0	0	0
	Per Hour Rent	0	\$ 950	0	0	0	0	0
	Per Hour Utilities	0	\$ 3.00	0	0	0	0	0
	Per Hour Maintenance	0	\$ 125	0	0	0	0	0

Single Revenue Model - Single Lakeside Adventure Park

Operating Matrix - Single Scenario

Category	Item	Unit	Rate	Q1	Q2	Q3	Q4	YTD
Primary Products	Admission to Park	330	\$ 8.00	2,640	2,640	2,640	2,640	10,560
	1 hour ticket	0	\$ 10.00	0	0	0	0	0
	2 hour ticket	0	\$ 18.00	0	0	0	0	0
	Lodging	0	\$ 30.00	0	0	0	0	0
Secondary Products	Single Dinner	0	\$ 12.00	0	0	0	0	0
	Double Dinner	0	\$ 18.00	0	0	0	0	0
	Soft Drink	0	\$ 2.00	0	0	0	0	0
	Merchandise	0	\$ 1.00	0	0	0	0	0
Fixed & Misc	Per Hour Salary	0	\$ 8.00	0	0	0	0	0
	Per Hour Rent	0	\$ 950	0	0	0	0	0
	Per Hour Utilities	0	\$ 3.00	0	0	0	0	0
	Per Hour Maintenance	0	\$ 125	0	0	0	0	0

Single Revenue Model - Single Lakeside Adventure Park

Operating Matrix - Single Scenario

Category	Item	Unit	Rate	Q1	Q2	Q3	Q4	YTD
Primary Products	Admission to Park	330	\$ 5.00	1,650	1,650	1,650	1,650	6,600
	1 hour ticket	0	\$ 10.00	0	0	0	0	0
	2 hour ticket	0	\$ 18.00	0	0	0	0	0
	Lodging	0	\$ 30.00	0	0	0	0	0
Secondary Products	Single Dinner	0	\$ 12.00	0	0	0	0	0
	Double Dinner	0	\$ 18.00	0	0	0	0	0
	Soft Drink	0	\$ 2.00	0	0	0	0	0
	Merchandise	0	\$ 1.00	0	0	0	0	0
Fixed & Misc	Per Hour Salary	0	\$ 8.00	0	0	0	0	0
	Per Hour Rent	0	\$ 950	0	0	0	0	0
	Per Hour Utilities	0	\$ 3.00	0	0	0	0	0
	Per Hour Maintenance	0	\$ 125	0	0	0	0	0

CONSERVATIVE

LIKELY

STRETCH

CONSERVATIVE

CONSERVATIVE REVENUE MODEL

Conservative Revenue Model - Sturgis Lakeside Adventure Park

Operating hours 9:30AM -6:00 PM 7 days per week. Capacity is 8 sessions per day
 Changing yellow highlighted cells will carry thorough spreadsheet

Total Participant Count - BASE MODEL @ 100%				
Park Capacity-Hrly	100			
Days Per Season	98			
Weeks per Season	14			
Days Per Week (7days x.85)	6			
Hours Per Day	6.5			
Hours Per Season		Guests	Guests	Guests
* Capacity at	100%	per/day	per/wk	per/year
Sport Park Guests		650	3900	54600
	0%	0	0	0
Groups				
Total Participants		650	3900	54600

Course Capacity			
*Course Capacity	Participant per/day	Participant per/wk	Participant per/year
100%	650	3900	54600
75%	488	2925	40950
50%	325	1950	27300
30%	195	1170	16380
20%	130	780	10920
10%	65	390	5460

Per Day - Rate, Participation, and Revenue Model													
Part Rate	Park Admis	Part Rate	1 Hour	Part Rate	2 Hour	Part Rate	Season Pass	Rev	Rev	Rev	Total	Total	Total
100%	\$ -	71%	\$ 10.00	19%	\$ 15.00	10%	\$ 89.00	Per/Day	Per/Week	Per/Season	Guests/Day	Guests/Wk	Guests/Yr
619	\$ -	464	\$ 4,643	124	\$ 1,857	62	\$ 5,510	\$ 12,010	\$ 72,057	\$ 1,008,800	1269	7614	106600
464	\$ -	348	\$ 3,482	93	\$ 1,393	46	\$ 4,132	\$ 9,007	\$ 54,043	\$ 756,600	952	5711	79950
310	\$ -	232	\$ 2,321	62	\$ 929	31	\$ 2,755	\$ 6,005	\$ 36,029	\$ 504,400	635	3807	53300
186	\$ -	139	\$ 1,393	37	\$ 557	19	\$ 1,653	\$ 3,603	\$ 21,617	\$ 302,640	381	2284	31980
124	\$ -	93	\$ 929	25	\$ 371	12	\$ 1,102	\$ 2,402	\$ 14,411	\$ 201,760	254	1523	21320
62	\$ -	46	\$ 464	12	\$ 186	6	\$ 551	\$ 1,201	\$ 7,206	\$ 100,880	127	761	10660

Aqua Park-Primary Gate Rate Model				
Item	Rate	Participation %	% affects Capacity	% of Capacity
Admission to Park Bch & Grnds (Visitors)	\$ -	100%	No	n/a
1 hour ticket to Aqua Park	\$ 10	75%	Yes	71%
2 hour ticket to Aqua Park	\$ 15	20%	Yes	19%
Local Season Pass Holders	\$ 89	10%	Yes	10%
Groups				
Item	# per /Week	Ave. Price		
Groups	6	\$ 275		

F&B and Merchandise		
Food & Beverage	\$ 5.00	Ave Food and Bev spend
Food & Bev Part Rate	35%	
Merchandise	\$ 3.00	Ave Merch Spend
Merch Spend Part Rate	15%	

This Table is N/A in this model-Secondary Gate Pricing			
Item	Rate	Participation %	Base Descriptor
Single Splash (1 Hour)	\$ -	0%	
Add a Splash (+1 Hr)	\$ -	0%	
Kid's Splash Zone (2 hrs)	\$ -	0%	

Boats & Shade - Secondary Gate Pricing					
Item	Rental Units Available	Rate	Available Rentals/Day	Peak Wkly Rentals	Peak Wkly Rental \$'s
Single Kayak	6	\$ 12	39	234	\$ 2,808
Double Kayak	2	\$ 15	13	78	\$ 1,170
SUP Board	6	\$ 12	39	234	\$ 2,808
Pedal Boat	6	\$ 15	39	234	\$ 3,510
Shade seating (For 2)Full Day	20	\$ 20	20	120	\$ 2,400
VIP Cabana for 6 (All Day)	0	\$ -	0	0	\$ -

CONSERVATIVE

CONSERVATIVE REVENUE MODEL

Sturgis Beach Sport Park 1st Year Conservative Revenue		Participant Occupancy %														Avg
Participant/Transaction Count		10%	5%	7%	30%	35%	40%	50%	45%	45%	15%	50%	25%	10%	15%	27%
Participant/Transaction Count		Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11	Week 12	Week 13	Week 14	Total/Seas
Primary Gate																
Gate Admission	Bch & Grnds	371	186	280	1,114	1,300	1,486	1,857	1,871	1,671	557	1,857	929	371	557	14,189
1 hour ticket to Aqua Park	Water Park	279	139	195	836	975	1,114	1,393	1,254	1,254	418	1,393	696	279	418	10,641
2 hour ticket to Aqua Park	Water Park	74	37	52	223	260	297	371	334	334	111	371	186	74	111	2,838
Local Season Pass Holder	Water Park	37	19	26	111	130	149	186	167	167	56	186	93	37	56	1,419
	Per Week	390	195	273	1,170	1,385	1,560	1,950	1,755	1,755	585	1,950	975	390	585	14,898
Secondary Gate - Paddle																
Single Kayak	Rentals	23	12	16	70	82	94	117	105	105	35	117	59	23	35	894
Double Kayak	Rentals	8	4	5	23	27	31	39	35	35	12	39	20	8	12	298
SUP Board	Rentals	23	12	16	70	82	94	117	105	105	35	117	59	23	35	894
Pedal Boat	Rentals	23	12	16	70	82	94	117	105	105	35	117	59	23	35	894
Secondary Gate - Seating and Shade																
Shade seating (For 2) - Full Day	Rentals	12	6	8	36	42	48	60	54	54	18	60	30	12	18	458
VIP Cabana for 6 (All Day)	Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Birthday Parties/Events-1/week	Events	-	6	6	6	6	6	6	6	6	6	6	6	6	6	78
Food & Beverage	Food/Bev	267	133	187	800	933	1,066	1,333	1,199	1,199	400	1,333	666	267	400	10,180
Merchandise	Merch	114	57	80	343	400	457	571	514	514	171	571	286	114	171	4,363
Parking	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Attraction Revenue																
Primary Gate																
Gate Admission	Prime Gate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1 hour ticket to Aqua Park	Prime Gate	\$ 2,786	\$ 1,393	\$ 1,950	\$ 8,357	\$ 9,750	\$ 11,143	\$ 13,929	\$ 12,536	\$ 12,536	\$ 4,179	\$ 13,929	\$ 6,964	\$ 2,786	\$ 4,179	\$ 106,414
2 hour ticket to Aqua Park	Prime Gate	\$ 1,114	\$ 557	\$ 780	\$ 3,343	\$ 3,900	\$ 4,457	\$ 5,571	\$ 5,014	\$ 5,014	\$ 1,671	\$ 5,571	\$ 2,786	\$ 1,114	\$ 1,671	\$ 42,566
Full Day pass to Aqua Park	Prime Gate	\$ 2,479	\$ 1,240	\$ 1,736	\$ 7,438	\$ 8,678	\$ 9,917	\$ 12,396	\$ 11,157	\$ 11,157	\$ 3,719	\$ 12,396	\$ 6,198	\$ 2,479	\$ 3,719	\$ 94,709
Secondary Gate - Aqua Park																
Single Splash (1 Hour) (10%)	Sec Gate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Add a Splash (+1 Hr) (20%)	Sec Gate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Kid's Splash Zone (2 hrs) (10%)	Sec Gate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Secondary Gate - Boat Rentals																
Single Kayak	Rentals	\$ 281	\$ 140	\$ 197	\$ 842	\$ 983	\$ 1,123	\$ 1,404	\$ 1,264	\$ 1,264	\$ 421	\$ 1,404	\$ 702	\$ 281	\$ 421	\$ 10,727
Double Kayak	Rentals	\$ 117	\$ 59	\$ 82	\$ 351	\$ 410	\$ 468	\$ 585	\$ 527	\$ 527	\$ 176	\$ 585	\$ 293	\$ 117	\$ 176	\$ 4,469
SUP Board	Rentals	\$ 281	\$ 140	\$ 197	\$ 842	\$ 983	\$ 1,123	\$ 1,404	\$ 1,264	\$ 1,264	\$ 421	\$ 1,404	\$ 702	\$ 281	\$ 421	\$ 10,727
Pedal Boat	Rentals	\$ 351	\$ 176	\$ 246	\$ 1,053	\$ 1,229	\$ 1,404	\$ 1,755	\$ 1,590	\$ 1,580	\$ 527	\$ 1,755	\$ 878	\$ 351	\$ 527	\$ 13,408
Secondary Gate - Seating and Shade																
Shade seating (For 2) - Full Day	Rentals	\$ 240	\$ 120	\$ 168	\$ 720	\$ 840	\$ 960	\$ 1,200	\$ 1,080	\$ 1,080	\$ 360	\$ 1,200	\$ 600	\$ 240	\$ 360	\$ 9,168
VIP Cabana for 6 (All Day)	Rentals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Birthday Parties/Events	Events	\$ -	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 21,450
Food & Beverage	Food/Bev	\$ 683	\$ 341	\$ 478	\$ 2,048	\$ 2,389	\$ 2,730	\$ 3,413	\$ 3,071	\$ 3,071	\$ 1,024	\$ 3,413	\$ 1,706	\$ 683	\$ 1,024	\$ 28,072
Merchandise	Merchandise	\$ 176	\$ 88	\$ 123	\$ 527	\$ 614	\$ 702	\$ 878	\$ 790	\$ 790	\$ 263	\$ 878	\$ 439	\$ 176	\$ 263	\$ 6,704
Parking	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUE		\$ 8,507	\$ 5,903	\$ 7,605	\$ 27,171	\$ 31,424	\$ 35,678	\$ 44,184	\$ 39,931	\$ 39,931	\$ 14,410	\$ 44,184	\$ 22,917	\$ 10,157	\$ 14,410	\$ 346,413
Ave Spend per Guest		11.17	15.51	14.27	11.89	11.79	11.71	11.61	11.65	11.65	12.62	11.61	12.04	13.34	12.62	11.91

12.36

CONSERVATIVE

CONSERVATIVE REVENUE MODEL

Cash Flows	Pre-opening	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11	Week 12	Week 13	Week 14	Totals
Gate Admissions-Beach & Grounds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Admissions-Water Park	\$ 6,379	\$ 3,190	\$ 4,466	\$ 19,138	\$ 22,328	\$ 25,517	\$ 31,896	\$ 28,707	\$ 9,569	\$ 31,896	\$ 15,948	\$ 6,379	\$ 9,569	\$ 243,689	\$ -	\$ -
Group Parties & Events	\$ -	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 21,450
Rentals	\$ 1,270	\$ 635	\$ 889	\$ 3,809	\$ 4,444	\$ 5,078	\$ 6,348	\$ 5,713	\$ 5,713	\$ 1,904	\$ 6,348	\$ 3,174	\$ 1,270	\$ 1,904	\$ 48,499	\$ -
Food & Beverage	\$ 683	\$ 341	\$ 478	\$ 2,048	\$ 2,389	\$ 2,730	\$ 3,413	\$ 3,071	\$ 3,071	\$ 1,024	\$ 3,413	\$ 1,706	\$ 683	\$ 1,024	\$ 26,072	\$ -
Merchandise	\$ 176	\$ 88	\$ 123	\$ 527	\$ 614	\$ 702	\$ 878	\$ 790	\$ 790	\$ 263	\$ 878	\$ 439	\$ 176	\$ 263	\$ 6,704	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 8,507	\$ 5,903	\$ 7,605	\$ 27,171	\$ 31,424	\$ 35,678	\$ 44,184	\$ 39,931	\$ 39,931	\$ 14,410	\$ 44,184	\$ 22,917	\$ 10,157	\$ 14,410	\$ 346,413	
Cost of Sales (50% of Food, Bev. Revenue)	\$ 341	\$ 171	\$ 239	\$ 1,024	\$ 1,194	\$ 1,365	\$ 1,706	\$ 1,536	\$ 1,536	\$ 512	\$ 1,706	\$ 853	\$ 341	\$ 512	\$ 13,036	
Cost of Sales (50% of Mrchds Revenue)	\$ 88	\$ 44	\$ 61	\$ 263	\$ 307	\$ 351	\$ 439	\$ 395	\$ 395	\$ 132	\$ 439	\$ 219	\$ 88	\$ 132	\$ 3,352	
Gross Profit	\$ 8,078	\$ 5,689	\$ 7,305	\$ 25,884	\$ 29,923	\$ 33,962	\$ 42,039	\$ 38,000	\$ 38,000	\$ 13,767	\$ 42,039	\$ 21,845	\$ 9,728	\$ 13,767	\$ 343,061	
Staffing Costs	35.0%	\$ 2,977	\$ 2,066	\$ 2,662	\$ 9,510	\$ 10,998	\$ 12,487	\$ 15,465	\$ 13,976	\$ 13,976	\$ 5,044	\$ 15,465	\$ 8,021	\$ 3,555	\$ 5,044	\$ 121,245
Insurance-Lia (6%)	\$ 510	\$ 354	\$ 456	\$ 1,630	\$ 1,885	\$ 2,141	\$ 2,651	\$ 2,396	\$ 2,396	\$ 865	\$ 2,651	\$ 1,375	\$ 609	\$ 865	\$ 20,785	
Insurance-Property	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 8,400	
Security	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 17,500	
Set-up & Takedown (if outsourced)	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000	\$ 19,000
Supplies	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 7,000	
Rent (NA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maint.	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 2,800	
Data, Phone & Utility Expense	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 14,000	
Website Development & Mgmt	\$ 7,500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 14,000	
Mktg-Social Media/Gen Mktg	\$ 12,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 25,000	
Other Misc	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 14,000	
Other Contingency	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 21,000	
Operating Expenses	\$ 41,038	\$ 9,970	\$ 10,668	\$ 18,690	\$ 20,434	\$ 22,178	\$ 25,666	\$ 23,922	\$ 23,922	\$ 13,458	\$ 25,666	\$ 16,946	\$ 11,714	\$ 20,458	\$ 284,730	
Operating Cash Flow	\$ (32,960)	\$ (4,281)	\$ (3,363)	\$ 7,194	\$ 9,489	\$ 11,784	\$ 16,374	\$ 14,079	\$ 14,079	\$ 309	\$ 16,374	\$ 4,899	\$ (1,986)	\$ (6,691)	\$ 58,331	
Capital Items and start-up costs)																
Legal & Organizational Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment-Sports Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment-Rental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment-PDS	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Equipment-Network	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Equipment-Storage	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Signage	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
anchors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pre-Opening Costs	\$ 23,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,500
Cumulative Cash Flow	\$ (23,500)	\$ (32,960)	\$ (4,281)	\$ (3,363)	\$ 7,194	\$ 9,489	\$ 11,784	\$ 16,374	\$ 14,079	\$ 14,079	\$ 309	\$ 16,374	\$ 4,899	\$ (1,986)	\$ (6,691)	\$ 34,831

BOTTOM LINE

CONSERVATIVE

Cummulative Cash Flow \$ (23,500) \$ (32,960) \$ (4,281) \$ (3,363) \$ 7,194 \$ 9,489 \$ 11,784 \$ 16,374 \$ 14,079 \$ 14,079 \$ 309 \$ 16,374 \$ 4,899 \$ (1,986) \$ (6,691) \$ 34,831

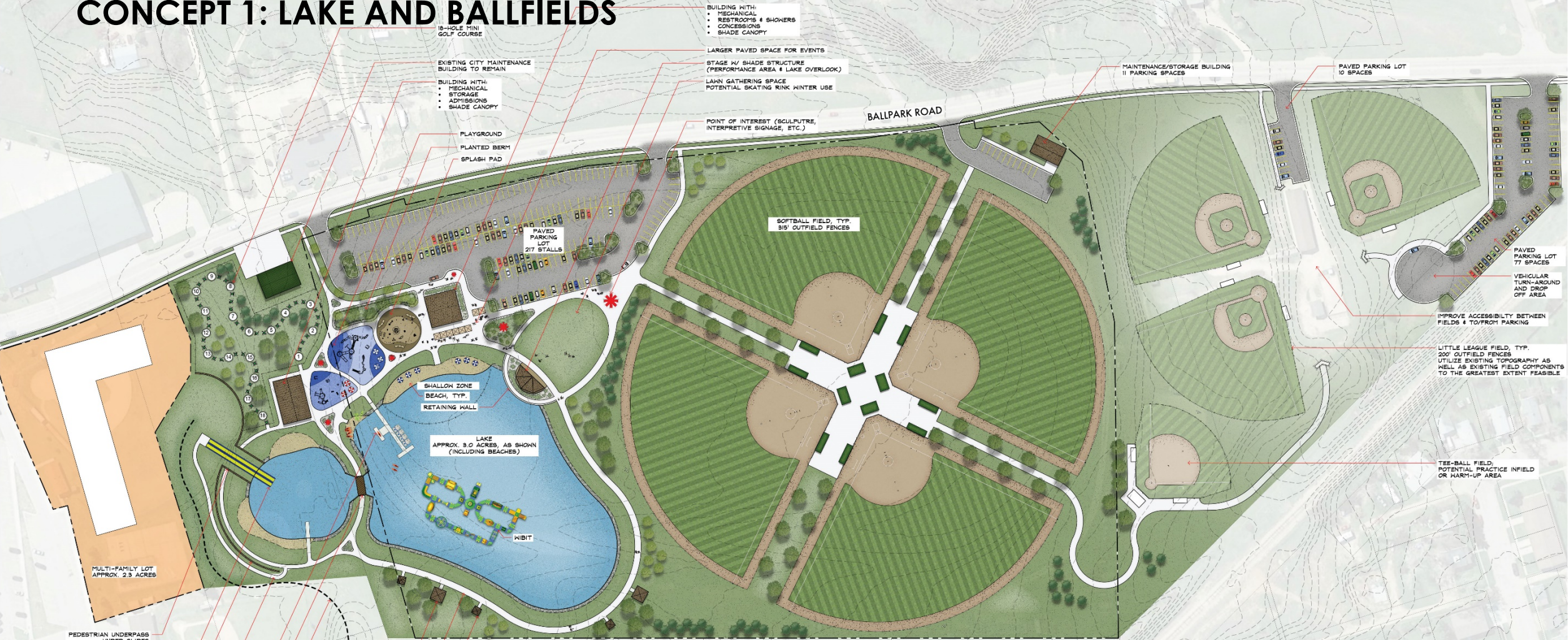
LIKELY

Cummulative Cash Flow \$ (23,500) \$ (29,958) \$ 1,181 \$ 4,977 \$ 16,365 \$ 20,161 \$ 23,957 \$ 27,753 \$ 27,753 \$ 31,549 \$ 4,977 \$ 31,549 \$ 12,569 \$ 1,181 \$ (2,023) \$ 164,666

STRETCH

Cummulative Cash Flow \$ (23,500) \$ (25,008) \$ 1,950 \$ 6,130 \$ 18,672 \$ 27,033 \$ 31,213 \$ 31,213 \$ 43,755 \$ 43,755 \$ 6,130 \$ 43,755 \$ 14,491 \$ 1,950 \$ (870) \$ 238,888

CONCEPT 1: LAKE AND BALLFIELDS



BUILDING WITH:
 • MECHANICAL
 • RESTROOMS & SHOWERS
 • CONCESSIONS
 • SHADE CANOPY

EXISTING CITY MAINTENANCE BUILDING TO REMAIN
 BUILDING WITH:
 • MECHANICAL
 • STORAGE
 • ADMISSIONS
 • SHADE CANOPY

LARGER PAVED SPACE FOR EVENTS
 STAGE W/ SHADE STRUCTURE (PERFORMANCE AREA & LAKE OVERLOOK)
 LAWN GATHERING SPACE
 POTENTIAL SKATING RINK WINTER USE

MAINTENANCE/STORAGE BUILDING
 11 PARKING SPACES

PAVED PARKING LOT
 10 SPACES

PLAYGROUND
 PLANTED BERM
 SPLASH PAD

POINT OF INTEREST (SCULPTURE, INTERPRETIVE SIGNAGE, ETC.)

BALLPARK ROAD

SOFTBALL FIELD, TYP.
 315' OUTFIELD FENCES

SHALLOW ZONE
 BEACH, TYP.
 RETAINING WALL

LAKE
 APPROX. 3.0 ACRES, AS SHOWN
 (INCLUDING BEACHES)

KIBBITZ

PAVED PARKING LOT
 77 SPACES
 VEHICULAR TURN-AROUND AND DROP OFF AREA

IMPROVE ACCESSIBILITY BETWEEN FIELDS & TO/FROM PARKING

LITTLE LEAGUE FIELD, TYP.
 200' OUTFIELD FENCES
 UTILIZE EXISTING TOPOGRAPHY AS WELL AS EXISTING FIELD COMPONENTS TO THE GREATEST EXTENT FEASIBLE

TEE-BALL FIELD, POTENTIAL PRACTICE INFIELD OR WARM-UP AREA

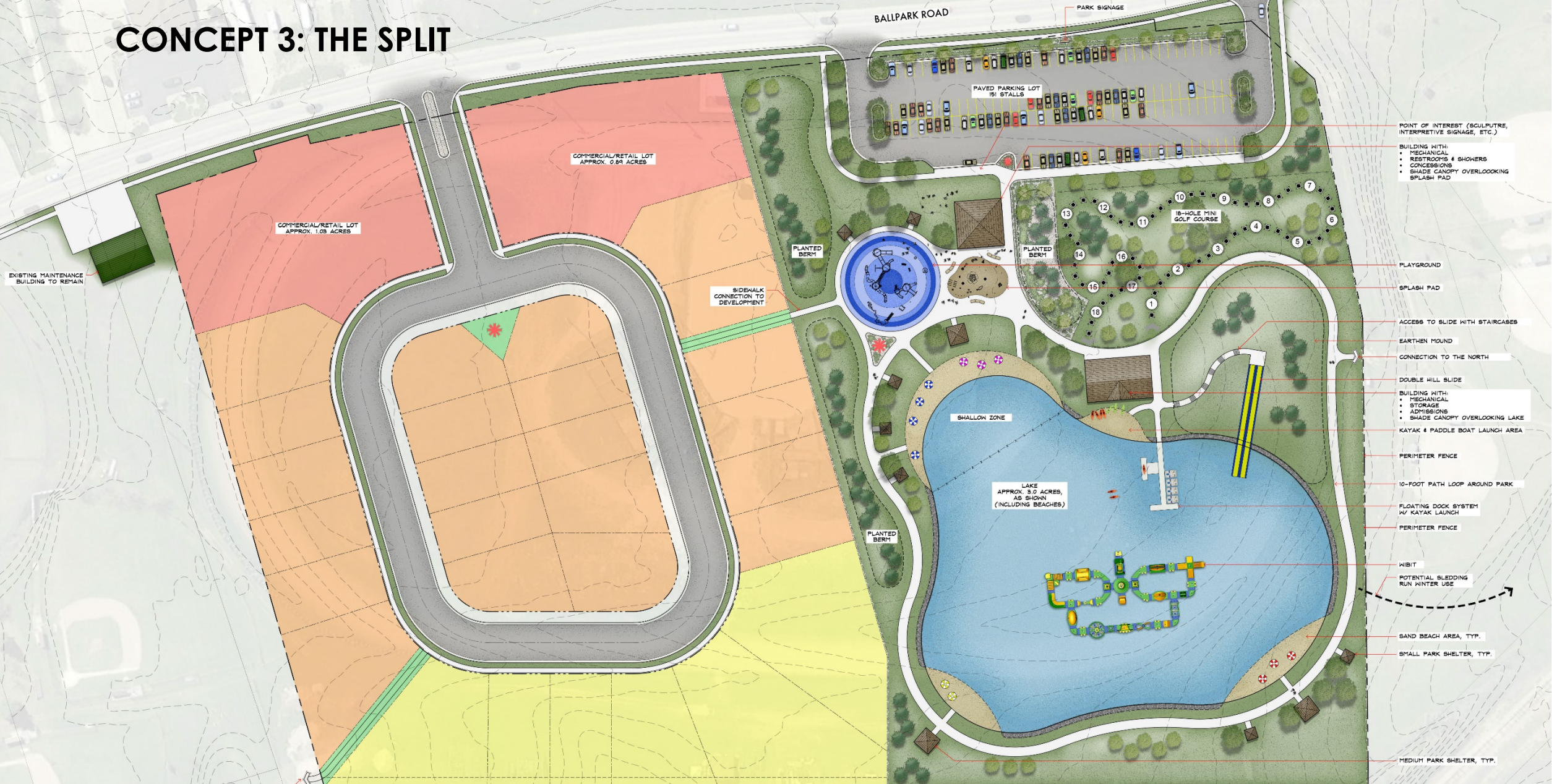
MULTI-FAMILY LOT
 APPROX. 2.3 ACRES

PEDESTRIAN UNDERPASS UNDER SLIDES
 DOUBLE HILL SLIDE
 RETAINING WALL
 PATHWAY TO SLIDES

FLOATING DOCK SYSTEM W/ KAYAK LAUNCH BRIDGE

POTENTIAL SLEDDING RUN WINTER USE
 MEDIUM PARK SHELTER, TYP.
 10-FOOT PATH LOOP AROUND PARK

CONCEPT 3: THE SPLIT



- POINT OF INTEREST (SCULPTURE, INTERPRETIVE SIGNAGE, ETC.)
- BUILDING WITH:
 - MECHANICAL
 - RESTROOMS & SHOWERS
 - CONCESSIONS
 - SHADE CANOPY OVERLOOKING SPLASH PAD
- PLAYGROUND
- SPLASH PAD
- ACCESS TO SLIDE WITH STAIRCASES
- EARTHEN MOUND
- CONNECTION TO THE NORTH
- DOUBLE HILL SLIDE
- BUILDING WITH:
 - MECHANICAL
 - STORAGE
 - ADMISSIONS
 - SHADE CANOPY OVERLOOKING LAKE
- KAYAK & PADDLE BOAT LAUNCH AREA
- PERIMETER FENCE
- 10-FOOT PATH LOOP AROUND PARK
- FLOATING DOCK SYSTEM w/ KAYAK LAUNCH
- PERIMETER FENCE
- HIBIT
- POTENTIAL SLEDDING RUN WINTER USE
- SAND BEACH AREA, TYP.
- SMALL PARK SHELTER, TYP.
- MEDIUM PARK SHELTER, TYP.

CONCEPT 1: LAKE AND BALLFIELDS



STURGIS LAKE ADVENTURE PARK
CONCEPT PLAN 1: "LAKE AND BALLFIELDS"
STURGIS, SOUTH DAKOTA

OPINION OF PROBABLE COSTS

CONCEPT 1: "LAKE AND BALLFIELDS"

DESCRIPTION	OPC	NOTES
GENERAL CONDITIONS AND INFRASTRUCTURE		
GENERAL CONDITIONS	\$168,940	
INFRASTRUCTURE	\$310,350	INCLUDES EST. RAW WELL IMPROVEMENTS
ESTIMATED CONSTRUCTION COSTS	\$479,290	
CONTINGENCY (20%)	\$95,858	
PROBABLE CONSTRUCT COSTS W/ CONTINGENCY	\$575,148	
DESIGN & CONSTRUCTION ADMINISTRATION	\$46,012	
SUB-TOTAL ESTIMATED PROJECT COSTS	\$621,160	
PARK		
AQUATIC - LAKE WITH LINER ETC	\$732,000	
1 WIBIT LARGE		
2 INFLATABLE CHUTES/SLIDES		
1 DOCK		
RECREATIONAL	\$500,000	
1 SPLASH PAD		
1 MINI-GOLF - 18 HOLE		
1 PLAYGROUND EQUIP. & SURFACE		
LANDSCAPING	\$110,570	Not Included: Site Furnishings
PARKING	\$364,635	
LIGHTING	\$140,000	
PATHWAYS/FENCING/ETC	\$210,800	
STRUCTURES		
BATHHOUSE	\$412,500	Not Included: Shelters
MANAGEMENT/STORAGE	\$471,000	
ESTIMATED CONSTRUCTION COSTS	\$2,941,505	
CONTINGENCY (20%)	\$588,301	
PROBABLE CONSTRUCT COSTS W/ CONTINGENCY	\$3,529,806	
DESIGN & CONSTRUCTION ADMINISTRATION	\$282,384	
SUB-TOTAL OPINION PARK COSTS	\$3,812,190	
TOTAL OPINION PARK COSTS	\$4,433,350	
BALLFIELDS		
BALLFIELDS RECONSTRUCTION (APPROXIMATELY 21.8 ACRES)		
GENERAL CONDITIONS & INFRASTRUCTURE	\$453,600	
PARKING	\$251,440	
FIELD CONSTRUCTION		4 FIELDS @ \$800,000 EA (FROM A RECENT PROJECT)
SOFTBALL	\$3,200,000	
LITTLE LEAGUE	\$1,800,000	3 FIELDS @ \$600,000 EA (PROJECTED FROM SAME ABOVE RECENT PROJECT)
Storage/Concessions/Maint/Crows Nest	\$344,000	
LIGHTING PARKING LOT	\$874,500	
LANDSCAPING	\$539,600	
ESTIMATED CONSTRUCTION COSTS	\$7,009,540	
CONTINGENCY (20%)	\$1,401,908	
PROBABLE CONSTRUCT COSTS W/ CONTINGENCY	\$8,411,448	
DESIGN & CONSTRUCTION ADMINISTRATION	\$841,145	
SUB-TOTAL ESTIMATED BALLFIELD COSTS	\$9,252,593	
TOTAL OPINION PARK & BALLFIELD COSTS	\$13,685,943	

CONCEPT 2: THE LOOP



OPINION OF PROBABLE COSTS

CONCEPT 2: "THE LOOP"

DESCRIPTION	OPC	NOTES
GENERAL CONDITIONS AND INFRASTRUCTURE		
GENERAL CONDITIONS	\$172,950	
INFRASTRUCTURE	\$370,350	INCLUDES EST. RAW WELL IMPROVEMENTS
ESTIMATED CONSTRUCTION COSTS	\$543,300	
CONTINGENCY (20%)	\$108,660	
PROBABLE CONSTRUCT COSTS W/ CONTINGENCY	\$651,960	
DESIGN & CONSTRUCTION ADMINISTRATION	\$52,157	
SUB-TOTAL ESTIMATED PROJECT COSTS	\$704,117	
PARK		
AQUATIC	\$732,000	
1 WIBIT LARGE		
2 INFLATABLE CHUTES/SLIDES		
1 DOCK		
RECREATIONAL	\$500,000	
1 SPLASH PAD		
1 MINI-GOLF - 18 HOLE		
1 PLAYGROUND EQUIP. & SURFACE		
LANDSCAPING	\$188,395	Not Included: Site Furnishings
PARKING	\$437,485	
LIGHTING	\$140,000	
PATHWAYS/FENCING/ETC	\$133,500	
STRUCTURES		
BATHHOUSE	\$412,500	Not Included: Shelters
MANAGEMENT/STORAGE	\$471,000	
ESTIMATED CONSTRUCTION COSTS	\$3,014,880	
CONTINGENCY (20%)	\$602,976	
PROBABLE CONSTRUCT COSTS W/ CONTINGENCY	\$3,617,856	
DESIGN & CONSTRUCTION ADMINISTRATION	\$289,428	
SUB-TOTAL OPINION PARK COSTS	\$3,907,284	
TOTAL OPINION PARK COSTS	\$4,611,401	
BALLFIELDS		
BALLFIELD LIGHTING ONLY OF (4) FIELDS		
GENERAL CONDITIONS & INFRASTRUCTURE	\$64,570	
LIGHTING	\$812,000	
ESTIMATED CONSTRUCTION COSTS	\$812,000	
CONTINGENCY (20%)	\$162,400	
PROBABLE CONSTRUCT COSTS W/ CONTINGENCY	\$974,400	
DESIGN & CONSTRUCTION ADMINISTRATION	\$97,440	
SUB-TOTAL ESTIMATED BALLFIELD COSTS	\$1,071,840	
TOTAL OPINION PARK & BALLFIELD COSTS	\$5,683,241	

CONCEPT 3: THE SPLIT



STURGIS LAKE ADVENTURE PARK
CONCEPT PLAN 3: "SPLIT"
STURGIS, SOUTH DAKOTA

OPINION OF PROBABLE COSTS

CONCEPT 3: "THE SPLIT"

DESCRIPTION	OPC	NOTES
GENERAL CONDITIONS AND INFRASTRUCTURE		
GENERAL CONDITIONS	\$172,970	
INFRASTRUCTURE	\$413,600	INCLUDES EST. RAW WELL IMPROVEMENTS
ESTIMATED CONSTRUCTION COSTS	\$586,570	
CONTINGENCY (20%)	\$117,314	
PROBABLE CONSTRUCT COSTS W/ CONTINGENCY	\$703,884	
DESIGN & CONSTRUCTION ADMINISTRATION	\$56,311	
SUB-TOTAL ESTIMATED PROJECT COSTS	\$760,195	
PARK		
AQUATIC - LAKE WITH LINER ETC	\$732,000	
1 WIBIT LARGE		
2 INFLATABLE CHUTES/SLIDES		
1 DOCK		
RECREATIONAL	\$500,000	
1 SPLASH PAD		
1 MINI-GOLF - 18 HOLE		
1 PLAYGROUND EQUIP. & SURFACE		
LANDSCAPING	\$124,810	Not Included: Site Furnishings
PARKING	\$372,440	
LIGHTING	\$140,000	
PATHWAYS/FENCING/ETC	\$171,100	
STRUCTURES		
BATHHOUSE	\$412,500	Not Included: Shelters
MANAGEMENT/STORAGE	\$471,000	
ESTIMATED CONSTRUCTION COSTS	\$2,923,850	
CONTINGENCY (20%)	\$584,770	
PROBABLE CONSTRUCT COSTS W/ CONTINGENCY	\$3,508,620	
DESIGN & CONSTRUCTION ADMINISTRATION	\$280,690	
SUB-TOTAL OPINION PARK COSTS	\$3,789,310	
TOTAL OPINION PARK COSTS	\$4,549,504	
BALLFIELDS		
BALLFIELD LIGHTING ONLY OF (4) FIELDS		
GENERAL CONDITIONS & INFRASTRUCTURE	\$63,070	
LIGHTING	\$700,000	
ESTIMATED CONSTRUCTION COSTS	\$700,000	
CONTINGENCY (20%)	\$140,000	
PROBABLE CONSTRUCT COSTS W/ CONTINGENCY	\$840,000	
DESIGN & CONSTRUCTION ADMINISTRATION	\$84,000	
SUB-TOTAL ESTIMATED BALLFIELD COSTS	\$924,000	
TOTAL OPINION PARK & BALLFIELD COSTS	\$5,473,504	

THANK YOU STURGIS!

- BOOK AVAILABLE AFTER COUNCIL ACCEPTANCE
– (TOMORROW)
- BOARDS STAY HERE
- OUR TEAM IS AVAILABLE TO ANSWER QUESTIONS!