

## **Common Questions Regarding the Need & Function of a Multi-Use Facility in Chadron**

### **1. Why do we need another building?**

It is not just a question of “another building” it is a question of how our non-profit entities and we as a community manage our limited assets and resources in a sustainable manner that promotes growth and community betterment. By combining community services in one location, we save on infrastructure costs, utilities, and convenience our clients and public by our accessibility.

If we work together in a consortium, we are in better position to negotiate contracts for common shared resources, electricity, internet & phones; we can share resources like a secretarial pool, copy machines, faxes, technology. In this manner we as a group, lower our individual operating costs and thus leave more of the monies for direct services to our constituents.

Today, small communities in the US are facing rapid budget cuts from Federal and State governments. The next most common place to look for monies is through grants. That too is a challenge, here are some figures to support this premise;

“Most non-profits are funded by grants, government support and business and individual support. In 2006, there were nearly one million of these organizations; almost a 70 percent increase from 1996, according to:

<http://nccsdataweb.urban.org/PubApps/profile1.php?state=us>. As the number of non-profit organizations increases, competition for donors also increases, threatening sustainability of individual organizations.

**And** (501(c)(3) organizations are businesses, and must demonstrate to their donors they are competent. They must prove they understand their market, can provide adequate services in a cost-effective manner, and are working to become sustainable. **Public and private partnerships will become essential.** “**SOURCE: Nebraska’s Future; Tim Donahue and James Koehn, UNL SCHOOL OF JOURNALISM spring 09 Strategic Decisions for NE** magazine [http://www.unl.edu/sdn/economy/articles/donahue\\_koehn.shtml](http://www.unl.edu/sdn/economy/articles/donahue_koehn.shtml)

### **2. We already have the Nelson Physical Activity Center (PAC)**

The physical activity portion of the facility would only be a portion of the facility. However, the PAC is unable to accommodate the community needs as the hours of operation are limited and younger kids are not allowed without an adult. These hours and accessibility are not always work-out friendly to the citizens of Chadron. We need a building that opens early and stays open late, this way we get all your market to use the facility. Academics, intramurals, College sports/activities take priority with the PAC, where as community events; tournaments, conferences, social gatherings will take priority in a community owned facility.

Just as the community of Wayne, Nebraska saw the need for a community center back 8 years ago, we share the same types of challenges of gym space and availability.

### 3. How will we keep this going? (Sustainability)

#### **SUSTAINABILITY SOURCE:**

**[HTTP://WWW.SUSTAINABILITYDICTIONARY.COM/](http://www.sustainabilitydictionary.com/)**

**Development that meets the needs of the present without compromising the ability of future generations to meet their own needs, is critical for long term growth. This kind of forward thinking helps the organization to continue to raise money and seek grants.**

There are many ways to measure or define sustainability. As described in the book Natural Capitalism, in business, these should include the sustainable development and use of, at least, the following four types of capital:

- Financial Capital
- Manufacturing Capital
- Natural Capital
- Human Capital

**In addition, many organizations use the following criteria to assess sustainable products, services, and other activities:**

#### **Social Criteria:**

- Socially desirable
- Culturally acceptable
- Psychologically nurturing

**Financial Criteria:** Setting a yearly goal (Similar to the United Way or NE Public Radio) that seeks donations, endowments, gifts, and grants. The key to success is to follow the 3 criteria below. Sometimes gifts (such as buildings) will be the downfall of an organization, they did not realize how much it costs for upkeep. Keep your goals simple and obtainable.

- Economically sustainable
- Technologically feasible
- Operationally viable

#### **Environmental Criteria:**

- Environmentally Robust
- Generationally Sensitive
- Capable of continuous learning

Ultimately, the degree of human progress towards sustainability will depend on large scale social movements which influence both community choices and the built environment. Eco-municipalities may be one such movement. Eco-municipalities take a systems approach, based on sustainability principles. The eco-municipality movement is participatory, involving community members in a bottom-up approach. In Sweden, more than 70 cities and towns — 25

per cent of all municipalities in the country — have adopted a common set of "Sustainability Principles" and implemented these systematically throughout their municipal operations. There are now twelve eco-municipalities in the United States and the American Planning Association has adopted sustainability objectives based on the same principles.

**SOURCE:** <http://en.wikipedia.org/wiki/Sustainability>

**4. How much will it cost to “join” the fitness portion?**

If you have a community center, many services provided by the various non-profits would either be free of charge or have a price scale set by their contracted non-profit agreement. Services such as wellness centers that provide lockers, showers, and the use of courts and exercise equipment will usually charge by the month. EX: how the CSC PAC charges the citizens.

In addition, there can be extra one time fees to get involved with a Yoga,, aerobics, dance lessons or other kinds of organized activities. These can be provided by local small businesses under contract and held at the center.

Example of **annual fees** from Wayne Community Activity Center in Wayne, NE:

Family Membership: \$250.00  
Adult Married Couple: \$194.00  
Adult Single: \$142.00  
Senior Citizen Married Couple (55 plus): \$100.00  
Senior Citizen Single (55 plus): \$71.00  
College Student: \$100 or \$59/semester  
High School Student (grades 9-12): \$83.00  
Middle School Student (grades 5-8): \$67.00  
Elementary Student (grades 1-4): \$67.00

**Daily Rates**

Family: \$10.65  
Ages 18 & over: \$4.26  
Ages 17 & under: \$3.20

Punch card (10 visits): \$31.95  
Punch card (5 visits): \$21.30

**5. Who will use the facilities?**

There comes a time when the citizens of Chadron and Dawes County will want to look at what it cost us (taxes, and fees) to maintain a sustainable level of government and community services. We have city and county services spread out in various buildings and with each separate building comes the need for separate infrastructure, fax machines, internet and cable services, phone systems, heating and utilities. In addition, building and ground maintenance, snow removal and secretarial services can become a major part of each non-profits annual budget.

When we have many non-profits in one building (sometimes called an incubator) we can take advantage of better rates for utilities, building and grounds expense, janitorial costs, and shared services such as secretarial, conferencing, copiers, and internet services. More dollars can go to the services than to the expense of maintaining the organizational structure. This will mean the loss of income for some of the building owners and that is always a sad for the short term. Eventually more business will come and rent and things will get back to normal.

- A. Results from the Fall 2006 Community Survey conducted by the Lifespan Wellness Team. A sample of questions with results. Complete results available upon request. The full Dawes County Community Survey is available upon request as well.

| Question 1:   | Response | % Total |
|---|----------|---------|
| What do you see as a valuable or needed opportunity for our community in a Community Wellness Center? |          |         |
| Racquetball Court   | 304      | 39%     |
| Indoor Swimming Pool  | 566      | 73%     |
| Gym Space (basketball/volleyball/soccer)  | 513      | 66%     |
| Walking area/track  | 523      | 67%     |
| Weight lifting equipment  | 504      | 65%     |
| Meeting room/classroom  | 239      | 31%     |
| Meals for Elderly   | 216      | 28%     |
| Exercise room (yoga)  | 472      | 61%     |
| Personal Training Services  | 315      | 41%     |
| Climbing Wall   | 380      | 49%     |
| Mini Theater  | 221      | 29%     |
| Game Room   | 339      | 44%     |
| Shooting Range  | 229      | 30%     |
| Rodeo Arena   | 121      | 16%     |
| Juice Bar   | 284      | 37%     |
| Go Kart Track   | 344      | 44%     |
| Teen Center   | 361      | 47%     |

|                   |     |     |
|-------------------|-----|-----|
| Other             | 133 | 17% |
| Total Respondents | 775 |     |

| Question 2: What is your gender? | Response | % Total |
|----------------------------------|----------|---------|
| Male                             | 282      | 36%     |
| Female                           | 483      | 62%     |
| Total Respondents                | 765      |         |
| Number who skipped question      | 10       |         |

| Q3: What is your age range? | Response | % Total      |
|-----------------------------|----------|--------------|
| Under 13                    | 148      | 19%          |
| 14-18                       | 156      | 20%          |
| 19-24                       | 32       | 4%           |
| 25-45                       | 275      | 35%          |
| 46-64                       | 139      | 18%          |
| 65-90                       | 18       | 2%           |
| Over 90                     | 2        | Less than 1% |
| Total Respondents           | 770      |              |
| Number who skipped question | 5        |              |

| Question 4: Would you purchase an annual membership to the facility? | Response | % Total |
|--|----------|---------|
| Yes  | 685      | 88%     |
| No   | 67       | 9%      |
| Total Respondents  | 752      |         |
| Number who skipped question  | 23       |         |

**6. Would this take revenue away from existing facilities?**

The plan is to be bringing new revenue into the city of Chadron with events, conferences, concerts, that can provide economic stimulus as seen in Bridgeport, NE.

**7. Would the building be taken off the tax rolls?**

If it is a designated non-profit then yes, it can be taken off the tax role. Many non-profits actually bring money into the community (EX: hospitals, colleges, entertainment facilities) because people will require hotels, meals, and usually shopping experiences.

**8. What would happen to the vacated buildings? (old library, chamber building, Boys & Girls Club, etc)**

The same question can be asked of any building that a small business moves out of. Once a lease is up, you are free to move. The owners of the current facilities will develop alternate uses for the spaces and re-rent or sell.

The key; can the new facility offer a better and more advantageous cost per square foot (includes CAM charges) and healthy and friendly environment for their clientele.

**9. Who would be responsible for maintenance?**

Regular maintenance, repairs, and upkeep would be built into the lease agreements of the various tenants. The expenses would be split between all entities. This would ultimately lower the cost for all who are involved.

**10. Is this the right economic time to be moving forward on a project such as this?**

Now is the best time, if we have the funds we are in much better position to get better prices. When the economy starts to improve, so do the costs. This is why individuals with money invest in the stock market while it is down, with careful shopping you get some wonderful deals that will only increase in value as the market recovers.