

SCALE RTF Proforma Analysis

A study of sample projects to review the impact of
revenues and expenditures for each RTF member.

September 13, 2024

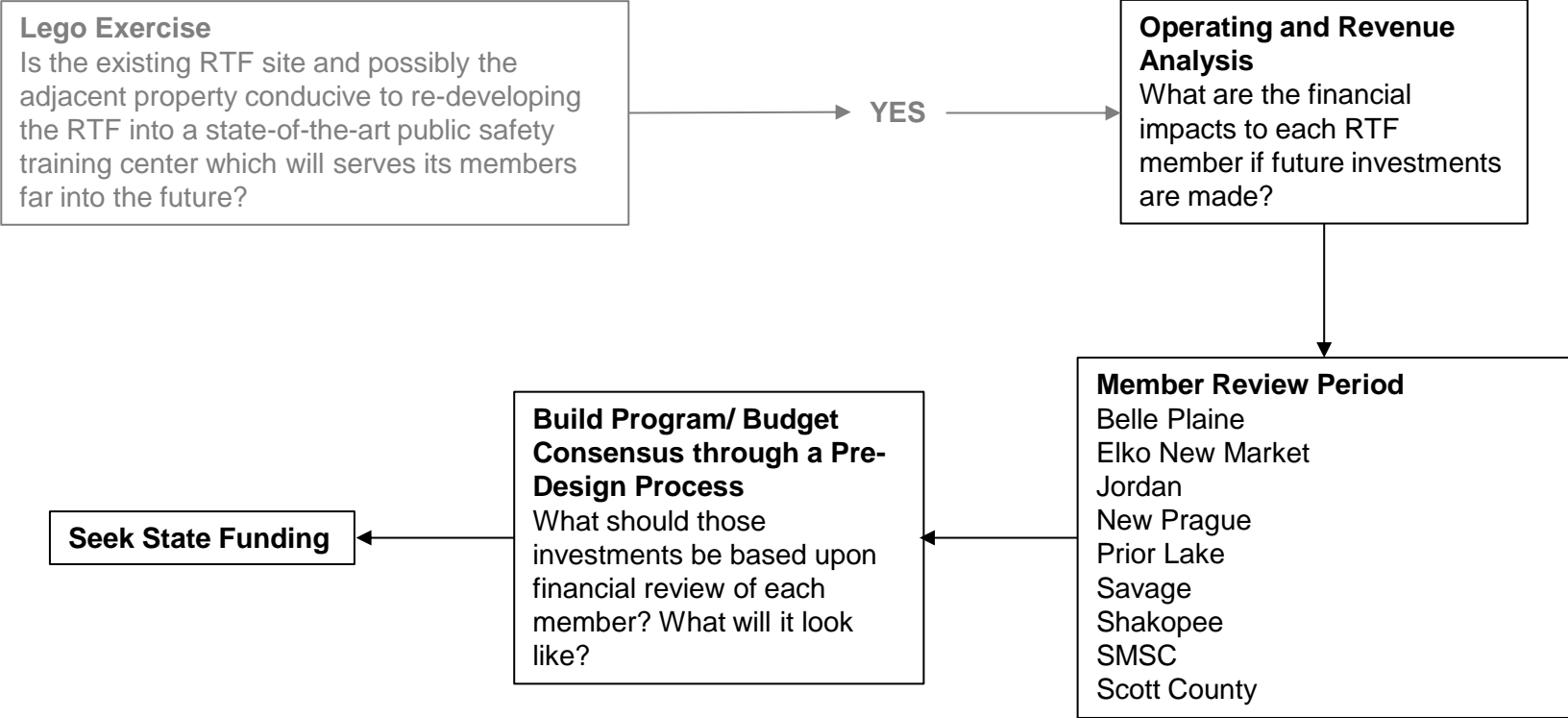
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SCALE

Scott County Association
for Leadership & Efficiency

Roadmap



Content and Disclaimer



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- The intent of this study is not to establish, propose, or suggest future budgets. All budgets indicated in the future are to establish a baseline for projecting fiscal impacts for each member.
- Budgets and sample projects indicated in this study have not been vetted by any committee other than for the purposes of understanding the effects varying degrees of capital investments and/or operating costs will have on each member.

Current Budget



Account Acct Description	Dec Actual	Current Dec Budget	Fav (Unfav) Variance	Ytd Actual	YTD Budget	Fav (Unfav) Variance	Full Year Budget	Remaining Budget	Percent Remain
REVENUE									
GENERAL REVENUE									
48010 Fees for Services	00	7,500	(7,500)	00	90,000	(90,000)	90,000	90,000	100.0 %
CHARGES FOR SERVICE Total	00	7,500	(7,500)	00	90,000	(90,000)	90,000	90,000	100.0 %
47200 Gifts and Contributions	00	41,871	(41,871)	00	499,986	(499,986)	499,986	499,986	100.0 %
GIFTS AND CONTRIBUTIONS Total	00	41,871	(41,871)	00	499,986	(499,986)	499,986	499,986	100.0 %
47400 Investment Earnings	00	163	(163)	00	2,000	(2,000)	2,000	2,000	100.0 %
INVESTMENT EARNINGS Total	00	163	(163)	00	2,000	(2,000)	2,000	2,000	100.0 %

Account Acct Description	Dec Actual	Current Dec Budget	Fav (Unfav) Variance	Ytd Actual	YTD Budget	Fav (Unfav) Variance	Full Year Budget	Remaining Budget	Percent Remain
PERSONNEL EXPENSES - TOTALS									
DIRECT EXPENSES SUMMARY									
60210 Non-Taxable Clothing	00	19	19	00	250	250	250	250	100.0 %
60615 Fleet Parts/Repair Supplies/Internal	00	43	43	00	450	450	450	450	100.0 %
60630 Fleet Outside Labor/Repair (external)	00	81	81	00	710	710	710	710	100.0 %
60635 Fleet Fuel	00	100	100	00	1,200	1,200	1,200	1,200	100.0 %
60630 Fleet Other	00	87	87	00	1,000	1,000	1,000	1,000	100.0 %
60635 Bus Tower Gas/Propane	00	538	538	00	6,500	6,500	6,500	6,500	100.0 %
DIRECT EXPENSES Total	00	848	848	00	10,110	10,110	10,110	10,110	100.0 %
DIRECT EXPENSES SUMMARY - TOTALS	Total	00	848	848	00	10,110	10,110	10,110	100.0 %

Account Acct Description	Dec Actual	Current Dec Budget	Fav (Unfav) Variance	Ytd Actual	YTD Budget	Fav (Unfav) Variance	Full Year Budget	Remaining Budget	Percent Remain
Accounting Unit Report									
61550 Facility Bldg Telephone & Connectivity	00	374	374	00	4,510	4,510	4,510	4,510	100.0 %
61555 Dept. Cell Phone & Mobile Connectivity	00	131	131	00	1,550	1,550	1,550	1,550	100.0 %
61560 Facility Cleaning Service	00	163	163	00	2,000	2,000	2,000	2,000	100.0 %
61564 Facility Garbage	00	188	188	00	2,300	2,300	2,300	2,300	100.0 %
61566 Facility Generator Maint.	00	38	38	00	500	500	500	500	100.0 %
61568 Facility HVAC Repair/Maint.	00	50	50	00	600	600	600	600	100.0 %
61569 Facility Video-Security	00	125	125	00	1,500	1,500	1,500	1,500	100.0 %
61570 Facility Contract Services	00	1,482	1,482	00	17,500	17,500	17,500	17,500	100.0 %
61575 Facility Insurance-Annual	00	250	250	00	3,000	3,000	3,000	3,000	100.0 %
61590 Facility Other Expense	00	187	187	00	2,200	2,200	2,200	2,200	100.0 %
FACILITY EXPENSES Total	00	7,981	7,981	00	95,864	95,864	95,864	95,864	100.0 %
61910 Other Employee Insurance-Annual	00	80	80	00	894	894	894	894	100.0 %
OTHER GENERAL & ADMINISTRATIVE Total	00	80	80	00	894	894	894	894	100.0 %
GENERAL & ADMINISTRATIVE EXP - TOTALS	Total	00	8,998	8,998	00	119,657	119,657	119,657	100.0 %
OTHER EXPENSES									
67010 Principal Retirement	00	16,693	16,693	00	200,250	200,250	200,250	200,250	100.0 %
DEBT SERVICE Total	00	16,693	16,693	00	200,250	200,250	200,250	200,250	100.0 %
70100 Int. Service Allocation-Expense	00	724	724	00	8,633	8,633	8,633	8,633	100.0 %
SPECIAL ITEM Total	00	724	724	00	8,633	8,633	8,633	8,633	100.0 %
OTHER EXPENSES - TOTALS	Total	00	17,417	17,417	00	208,883	208,883	208,883	100.0 %
EXPENSES - TOTAL	Total	00	97,526	97,526	00	596,456	596,456	596,456	100.0 %
Revenue Over/(Under)		00	(8,192)	8,192	00	(4,470)	4,470		

Assumed Balance Sheet until 2027

Budget Line Item per Year	Until 2027
Approximate Revenues	\$579,241
Approximate Operating Expenses	(\$404,839)
<u>Existing Debt Service</u>	<u>(\$195,875)</u>
Approximate Balance	-\$21,473

Current and Assumed Baseline Member Breakdown

Baseline % Breakdown for this Study (2027+)

Member	Current %	Current	Baseline Future %
Belle Plaine	1.41%	\$ 7,034	1.59%
Elko New Market	1.08%	\$ 5,389	1.24%
Jordan	1.19%	\$ 5,944	1.35%
New Prague	1.67%	\$ 8,353	1.87%
Prior Lake	8.72%	\$ 43,598	9.48%
Savage	8.54%	\$ 42,713	9.29%
Shakopee	11.69%	\$ 58,469	12.69%
RTF Reserve	7.95%	\$ 39,745	0%
SMSC	8.92%	\$ 44,604	9.70%
<u>Scott County</u>	<u>48.83%</u>	<u>\$ 244,137</u>	<u>52.78%</u>
	100.00%	\$ 499,986	100.00%

Budget 2027+



- All future debt service for the purposes of this study assume level debt service payments over a 30-year period at an interest rate of 3.75%

Assumed Operating Expenses 2027+

Sample Budget Update (Assuming NO Increased Usage)

Inflation
3% Annual
until 2030

Budget Line Item	2027	Delta from Today	Change
Salaries – Proposed Staffing	\$251,080	\$46,080	Adding PT staff
Taxes / Benefits – Proposed Staffing	\$69,271		Increase due to additional PT staff
Insurance / Workers Comp	\$10,000		
Office Costs	\$4,500		
Subscriptions / Dues	\$1,000		
Consumables	\$17,000		
Utilities	\$63,000	\$0	Assumes no meaningful increase to overall usage
Scott County Internal Services	\$35,000		
Repairs / Maintenance	\$36,500		
New Debt Service	\$71,743		\$2,000,000 min capital investment
10% Reserve Contribution	\$68,000	\$68,000	Suggest 10%, was not included in recent budgets
Total	\$685,243	\$114,080	

\$748,783

Assumed Baseline Operating Expenses 2027+

Sample Budget Update (Assuming Increased Usage, w/out Factoring Capital Investment)

Inflation
3% Annual
until 2030

Budget Line Item	2027	Delta from Today	Change
Salaries – Proposed Staffing	\$316,080	\$111,080	Add FT coordinator, Adding PT staff
Taxes / Benefits – Proposed Staffing	\$87,114		Increase due to additional FT / PT staff
Insurance / Workers Comp	\$10,000		
Office Costs	\$4,500		
Subscriptions / Dues	\$1,000		
Consumables	\$17,000		
Utilities	\$103,000	\$40,000	Increased overall usage
Scott County Internal Services	\$35,000		
Repairs / Maintenance	\$36,500		
Debt Service		???	Dependent upon agreed upon capital investment
10% Reserve Contribution	\$68,000	\$68,000	Suggest 10%, was not in recent budgets
Total	\$678,194	\$219,080	

\$741,080

Assumed Operating Expenses 2027+

Required Revenue (Hypothetical Budget Update)

Agency	Current	Assumed Future %	New Cost	Existing Outside Revenue	After Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$11,773		\$10,098
Elko New Market	\$ 5,389	1.23%	\$9,141		\$7,840
Jordan	\$ 5,944	1.35%	\$10,029		\$8,602
New Prague	\$ 8,353	1.87%	\$13,884		\$11,908
Prior Lake	\$ 43,598	9.48%	\$70,277		\$60,274
Savage	\$ 42,713	9.29%	\$68,861		\$59,059
Shakopee	\$ 58,469	12.69%	\$94,071		\$80,681
RTF Reserve	\$ 39,745	0%	\$0		
SMSC	\$ 44,604	9.70%	\$71,886		\$61,654
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$391,145</u>		<u>\$335,471</u>
	\$ 499,986	100.00%	\$741,067	\$105,482	\$635,587

Sample Projects Used to Determine Fiscal Impact



- Each sample project that follows indicates varying degrees of capital investment. These sample projects are in no way meant to suggest recommended projects for capital investments, as the scope of this study did not include user group meetings to build consensus for the purposes of developing a recommended building program.

Future Outside Revenue Projections



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- Historically large non-member users of the RTF include Lakeville and Carver County.
 - Lakeville is opening a new facility in 2026. This will negatively impact future outside revenues.
 - Carver County has left the RTF. It is unknown right now as to what extent they will represent future outside revenue.
- The RTF continues to service communities historically served by South Metro. It is not anticipated that their usage could be relied upon for significant increases in revenue due to travel distance.

Future Outside Revenue Projections



- There are over a dozen private entities that historically utilize the RTF; however, each entities usage is relatively minor. Without further in-depth discussions with several of these entities, these current revenue streams can't be relied upon for significant revenue increases in the future.

Future Outside Revenue Projections



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- For this study, future increases in revenue projections are modest and based upon a combination of factors depending upon the sample project, including:
 - A new indoor range and / or improved existing outdoor ranges
 - Expansion of Class A burn props / buildings
 - Expanded and / or renovated reality-based training scenario environments
 - Improved classroom, defensive tactics room, and virtual reality.

Future Outside Revenue Projections



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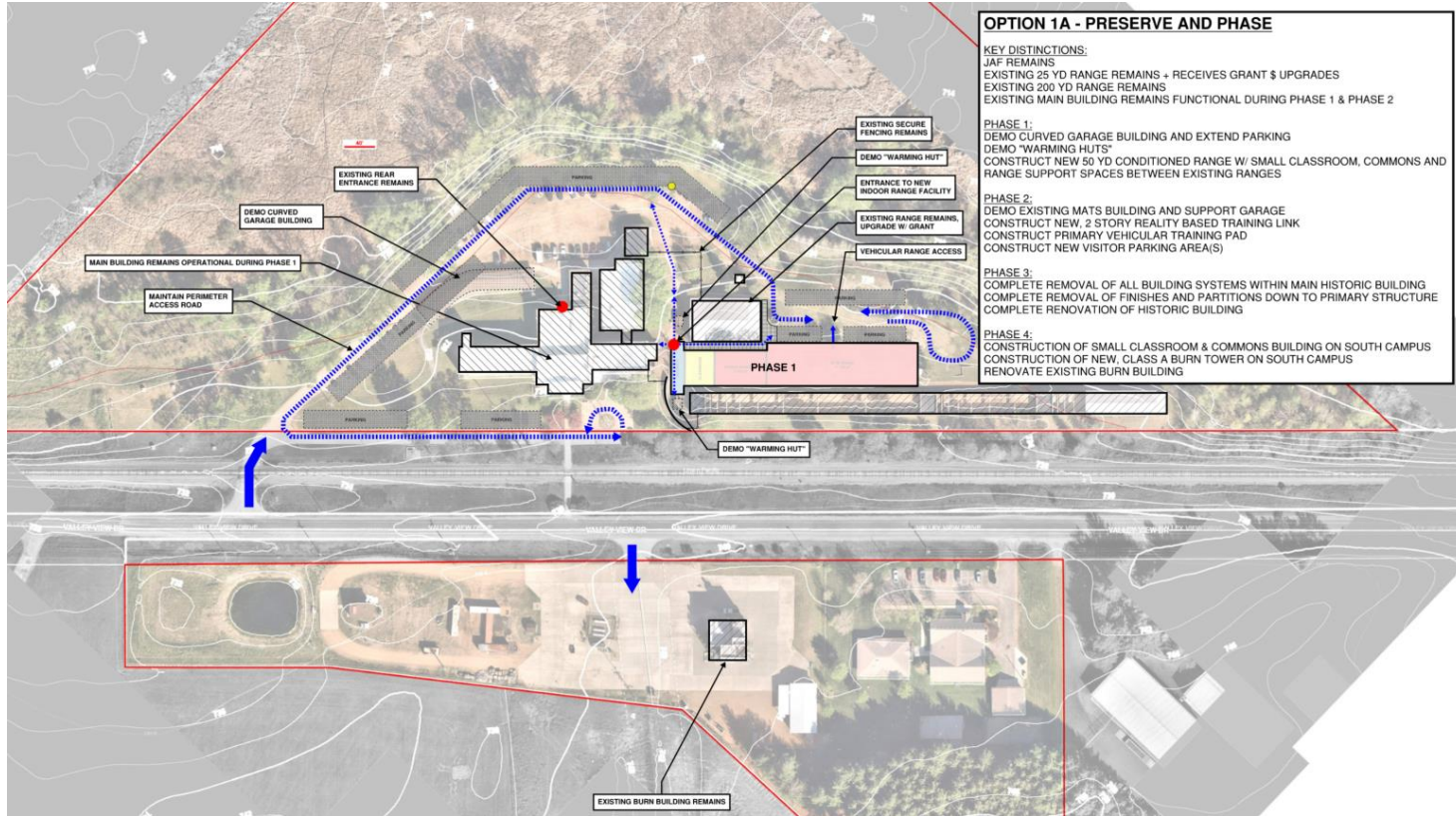
- For this study, future increases in outside revenue projections are modest and range from:
 - Current levels of approximately \$105,000
 - Varying levels of increase based upon the combination of new/renovated training environments:
 - \$139,420 per year
 - \$157,348 per year
 - \$168,308 per year
 - \$185,516 per year

Sample Project 1A (4 phase project)

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- Renovate 25 / 200-yard outdoor ranges
- Add 50-yard indoor range
- Renovate the main existing historic building
- Add additional class A fire props, and update Fire Training tower.

Sample Project 1A (Phase 1)



Sample Project 1A (Phase 1)

Capital Cost Assumptions

13,248	sf
600	\$/sf
\$7,948,800	Construction Cost
\$50,000	Demo
\$1,146,000	25-Yard / 200-Yard Upgrade
\$200,000	Site work
\$9,298,800	Construction Cost
(\$1,146,000)	Grant
<u>\$8,198,800</u>	<u>Total Construction Cost</u>
15%	Soft Costs
<u>\$1,229,820</u>	<u>Soft Costs</u>
\$9,428,620	Total Project Cost



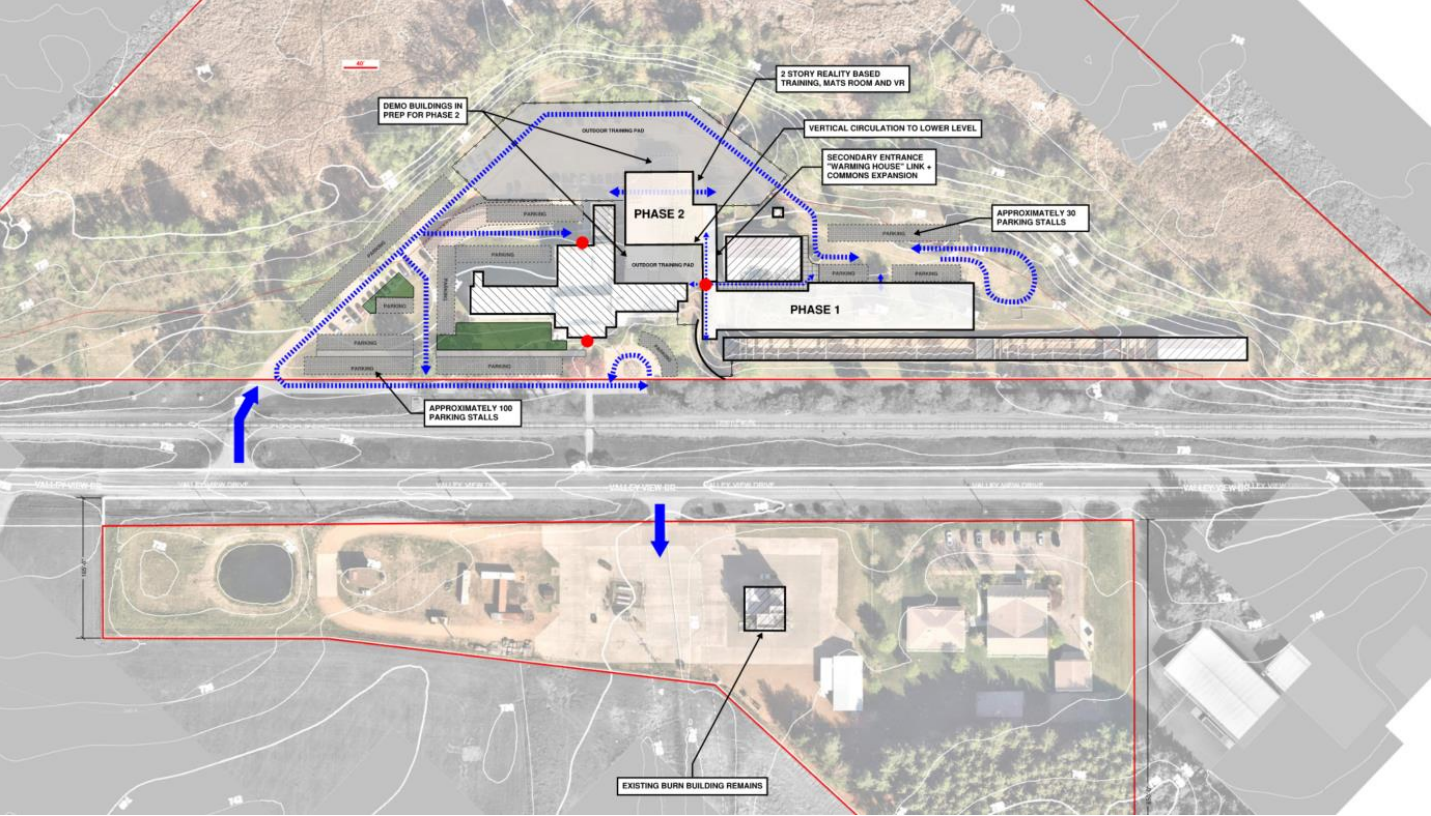
Assumed Operating Expenses 2030+

Required Revenue (Sample Project 1A Budget Update)

\$9,428,620 Project

Agency	Current	Assumed Future %	Phase 1 Half State Funding After Outside Revenues	Phase 1 No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$12,257	\$15,044	
Elko New Market	\$ 5,389	1.23%	\$9,476	\$11,653	
Jordan	\$ 5,944	1.35%	\$10,401	\$12,781	
New Prague	\$ 8,353	1.87%	\$14,409	\$17,669	
Prior Lake	\$ 43,598	9.48%	\$73,065	\$89,194	
Savage	\$ 42,713	9.29%	\$71,602	\$87,410	
Shakopee	\$ 58,469	12.69%	\$97,806	\$119,363	
RTF Reserve	\$ 39,745	0%		\$0	
SMSC	\$ 44,604	9.70%	\$74,764	\$91,266	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$406,994</u>	<u>\$496,381</u>	
	\$ 499,986	100.00%	\$770,773	\$940,759	\$139,420

Sample Project 1A (Phase 2)



Sample Project 1A (Phase 2)

Capital Cost Assumptions

10,000	sf
\$550	\$/sf
\$5,500,000	Construction Cost
\$200,000	Demo
\$1,000,000	Site work
<u>\$6,700,000</u>	<u>Total Construction Cost</u>
15%	Soft Costs
<u>\$1,005,000</u>	<u>Soft Costs</u>
\$7,705,000	Total Project Cost



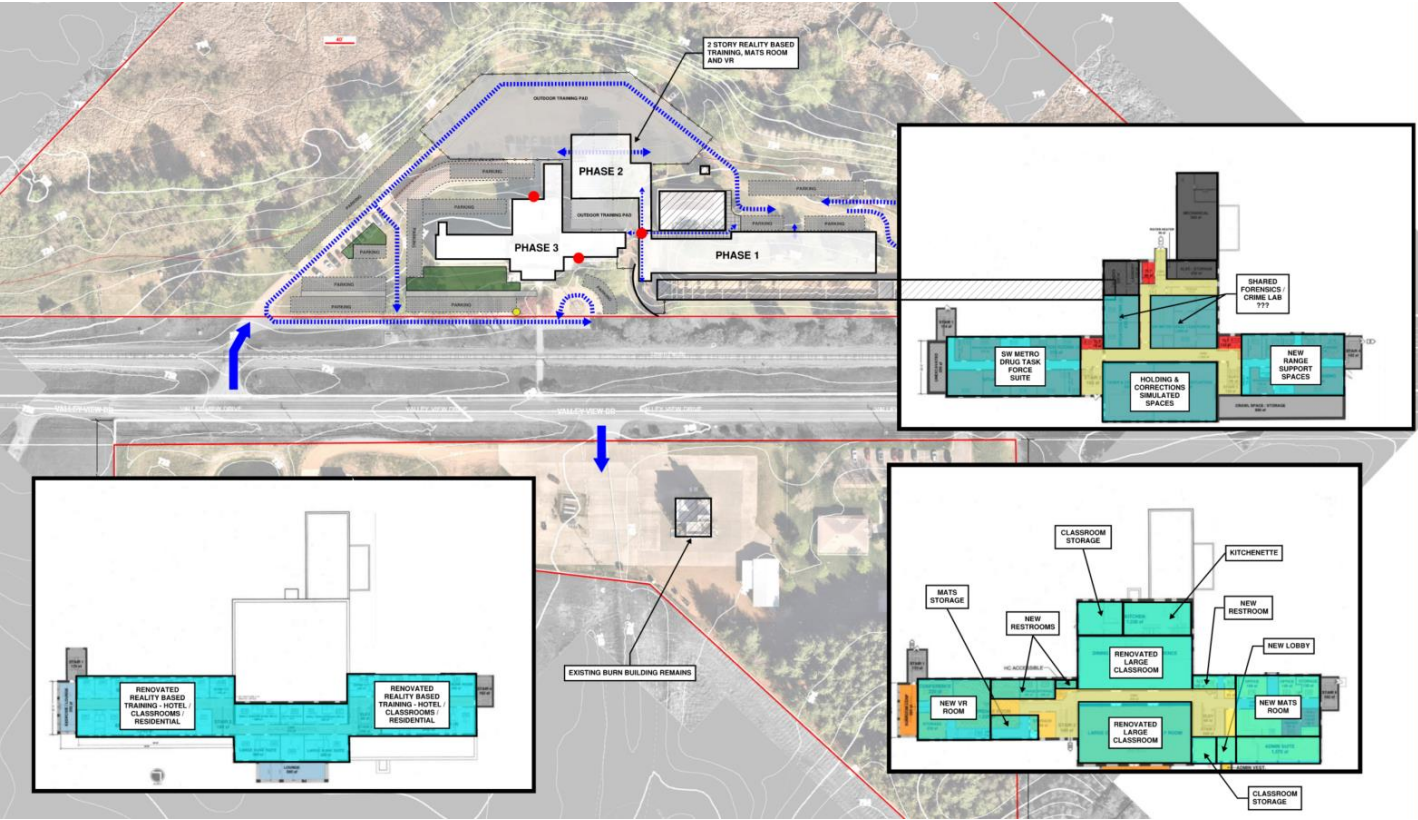
Assumed Operating Expenses 2030+

Required Revenue (Sample Project 1A Budget Update)

\$7,705,000 Project

Agency	Current	Assumed Future %	Phase 2 Half State Funding After Outside Revenues	Phase 2 No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$11,481	\$13,678	
Elko New Market	\$ 5,389	1.23%	\$8,874	\$10,574	
Jordan	\$ 5,944	1.35%	\$9,741	\$11,606	
New Prague	\$ 8,353	1.87%	\$13,495	\$16,079	
Prior Lake	\$ 43,598	9.48%	\$68,434	\$81,535	
Savage	\$ 42,713	9.29%	\$67,064	\$79,902	
Shakopee	\$ 58,469	12.69%	\$91,607	\$109,144	
RTF Reserve	\$ 39,745	0%		\$0	
SMSC	\$ 44,604	9.70%	\$70,027	\$83,432	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$381,209</u>	<u>\$454,175</u>	
	\$ 499,986	100.00%	\$721,931	\$879,275	\$157,348

Sample Project 1A (Phase 3)



Sample Project 1A (Phase 3)

Capital Cost Assumptions

31,635	sf
\$500	\$/sf
\$15,817,500	Construction Cost
\$1,000,000	Demo
\$1,000,000	Site work
<u>\$17,817,500</u>	<u>Total Construction Cost</u>
20%	Soft Costs
<u>\$3,563,500</u>	<u>Soft Costs</u>
\$21,381,000	Total Project Cost



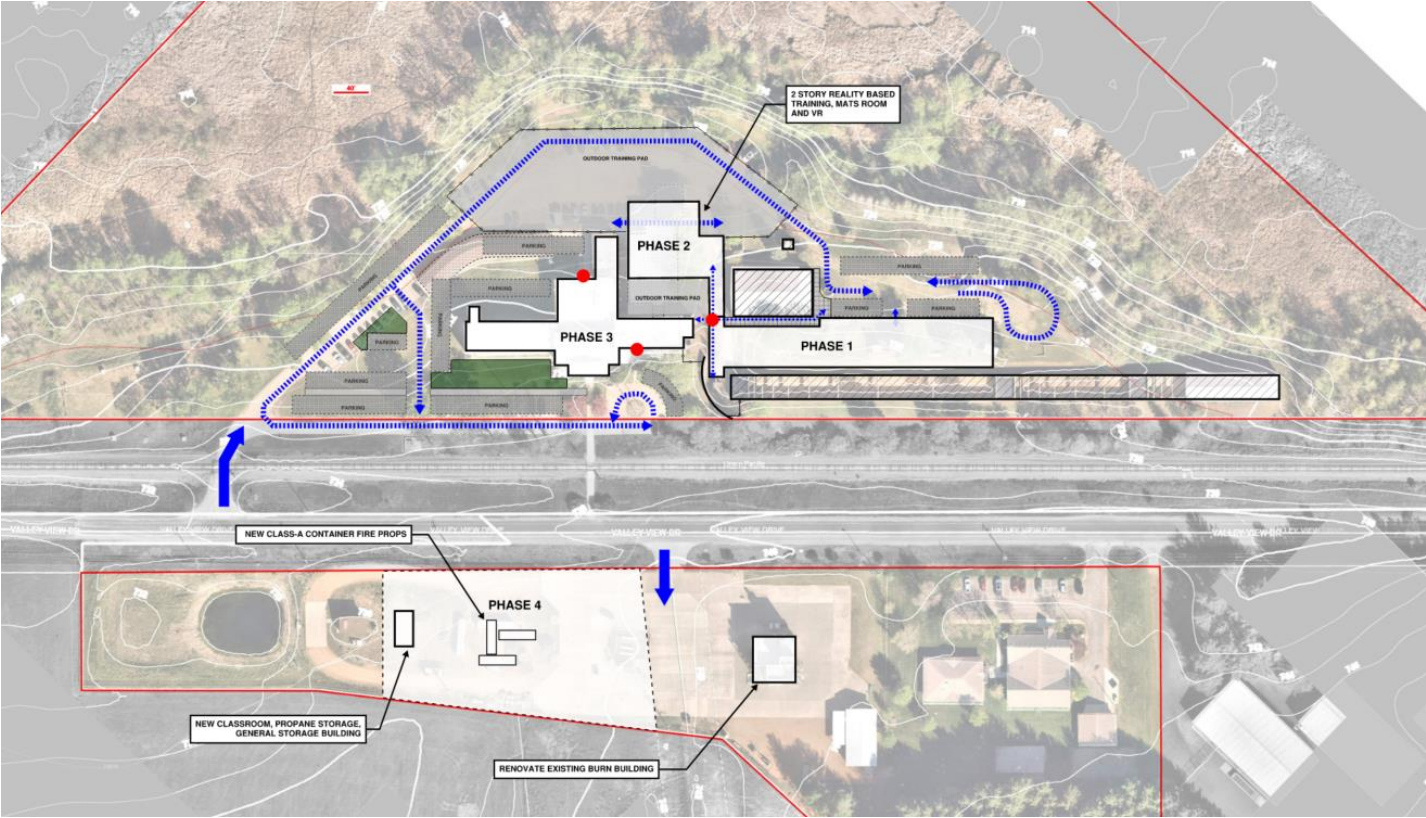
Assumed Operating Expenses 2030+

Required Revenue (Sample Project 1A Budget Update)

\$21,381,000 Project

Agency	Current	Assumed Future %	Phase 3 Half State Funding After Outside Revenues	Phase 3 No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$15,207	\$21,304	
Elko New Market	\$ 5,389	1.23%	\$11,756	\$16,473	
Jordan	\$ 5,944	1.35%	\$12,904	\$18,081	
New Prague	\$ 8,353	1.87%	\$17,876	\$25,047	
Prior Lake	\$ 43,598	9.48%	\$90,648	\$127,002	
Savage	\$ 42,713	9.29%	\$88,883	\$124,458	
Shakopee	\$ 58,469	12.69%	\$121,343	\$170,007	
RTF Reserve	\$ 39,745	0%		\$0	
SMSC	\$ 44,604	9.70%	\$92,756	\$129,954	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$504,936</u>	<u>\$707,415</u>	
	\$ 499,986	100.00%	\$956,259	\$1,355,702	\$168,308

Sample Project 1A (Phase 4)



Sample Project 1A (Phase 4)

Capital Cost Assumptions

\$2,000,000	Construction Cost
\$50,000	Demo
\$250,000	Site work
<u>\$2,300,000</u>	<u>Total Construction Cost</u>
15%	Soft Costs
<u>\$345,000</u>	<u>Soft Costs</u>
\$2,645,000	Total Project Cost



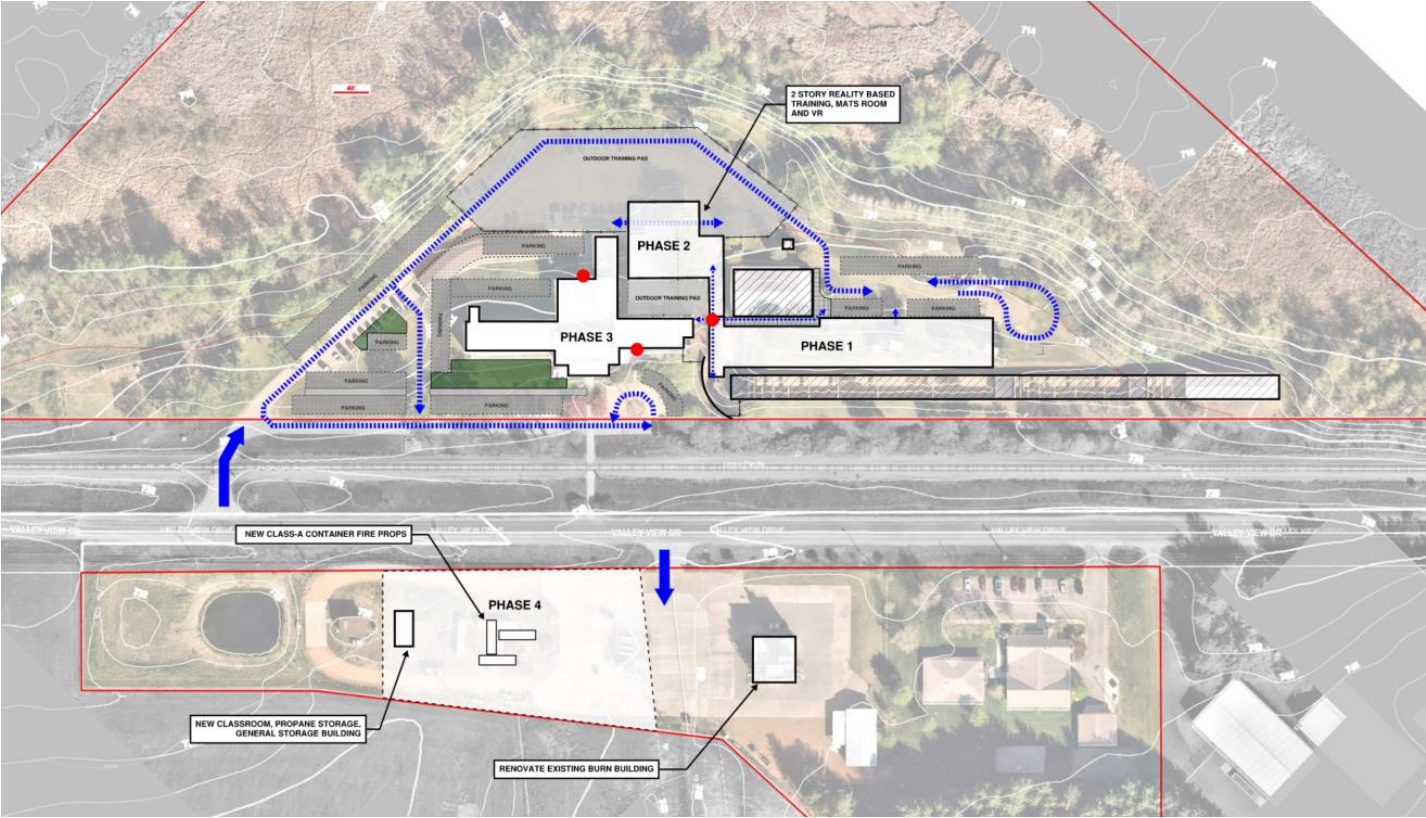
Assumed Operating Expenses 2030+

Required Revenue (Sample Project 1A Budget Update)

\$2,645,000 Project

Agency	Current	Assumed Future %	Phase 4 ½ State Funding After Outside Revenues	Phase 4 No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$9,590	\$10,345	
Elko New Market	\$ 5,389	1.23%	\$7,410	\$7,994	
Jordan	\$ 5,944	1.35%	\$8,134	\$8,775	
New Prague	\$ 8,353	1.87%	\$11,270	\$12,157	
Prior Lake	\$ 43,598	9.48%	\$57,159	\$61,657	
Savage	\$ 42,713	9.29%	\$56,016	\$60,423	
Shakopee	\$ 58,469	12.69%	\$76,514	\$82,535	
RTF Reserve	\$ 39,745	0%			
SMSC	\$ 44,604	9.70%	\$58,491	\$63,093	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$318,423</u>	<u>\$343,472</u>	
	\$ 499,986	100.00%	\$603,009	\$650,449	\$185,516

Sample Project 1A (All Phases)



Sample Project 1A (All Phases)

Capital Cost Assumptions

60,597 sf

\$41,159,620 Total Project Cost



Assumed Operating Expenses 2030+

Required Revenue (Option 1A Budget Update)

\$41,159,620 Project

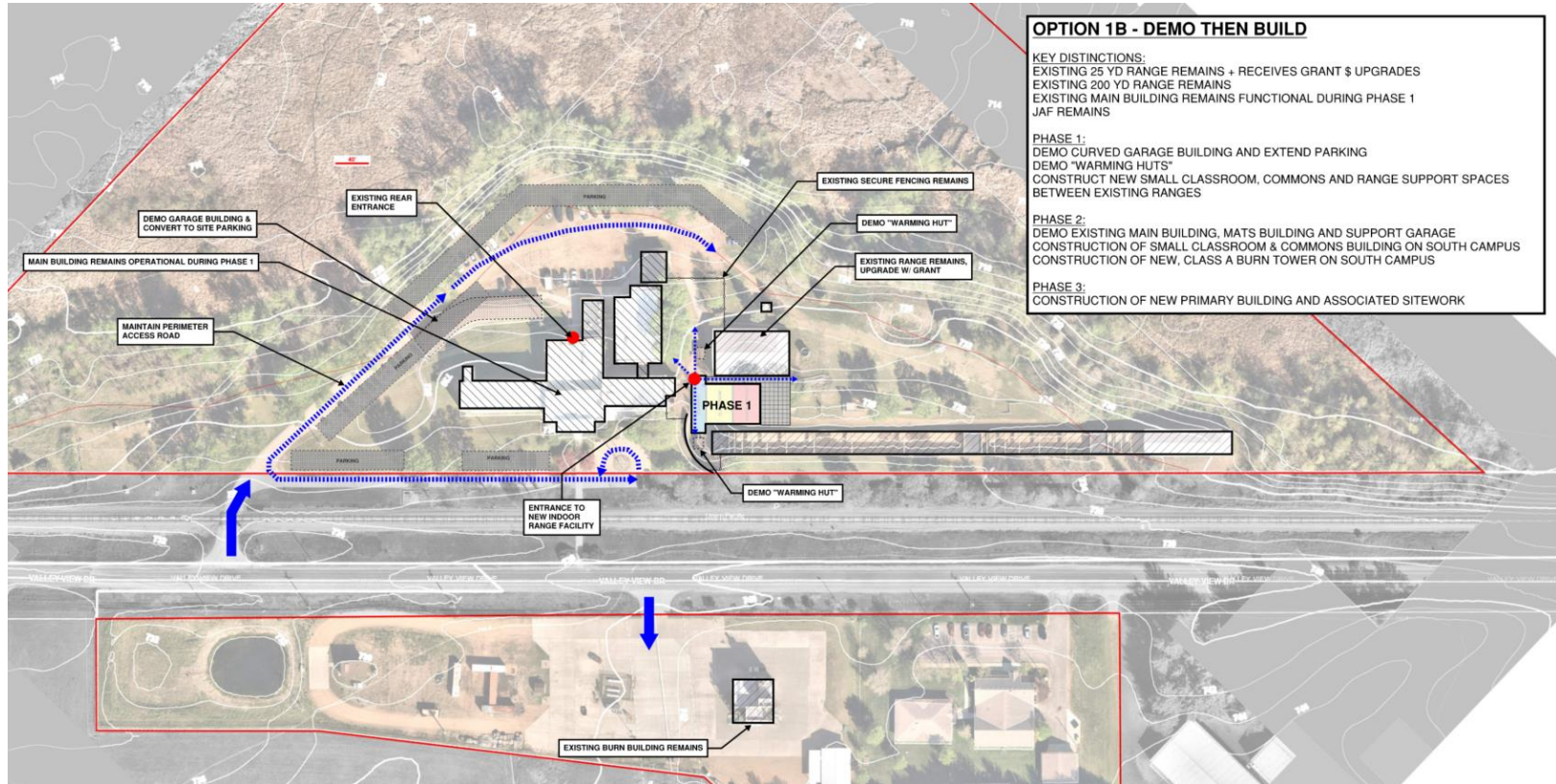
Agency	Current	Assumed Future %	All Phases ½ State Funding After Outside Revenues	All Phases No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$20,574	\$32,312	
Elko New Market	\$ 5,389	1.23%	\$15,907	\$24,987	
Jordan	\$ 5,944	1.35%	\$17,460	\$27,426	
New Prague	\$ 8,353	1.87%	\$24,187	\$37,992	
Prior Lake	\$ 43,598	9.48%	\$122,646	\$192,629	
Savage	\$ 42,713	9.29%	\$120,190	\$188,771	
Shakopee	\$ 58,469	12.69%	\$164,175	\$257,856	
RTF Reserve	\$ 39,745	0%		\$0	
SMSC	\$ 44,604	9.70%	\$125,497	\$197,105	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$683,158</u>	<u>\$1,072,941</u>	
	\$ 499,986	100.00%	\$1,293,794	\$2,032,019	\$185,516

Sample Project 1B (3 phase project)

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- Small support building for existing outdoor ranges, upgrade existing ranges
- Add additional class A fire props, and update Fire Training tower
- Demo the main existing historic building, construct new training facility on site of old buildings

Sample Project 1B (Phase 1)



Sample Project 1B (Phase 1)

Capital Cost Assumptions

4,250	sf
\$675	\$/sf
\$2,868,750	Construction Cost
\$50,000	Demo
\$1,146,000	25-Yard / 200-Yard Upgrade
\$200,000	Site work
\$4,264,750	Construction Cost
(\$1,146,000)	Grant
<u>\$3,118,750</u>	<u>Total Construction Cost</u>
15%	Soft Costs
<u>\$467,813</u>	<u>Soft Costs</u>
\$3,586,563	Total Project Cost



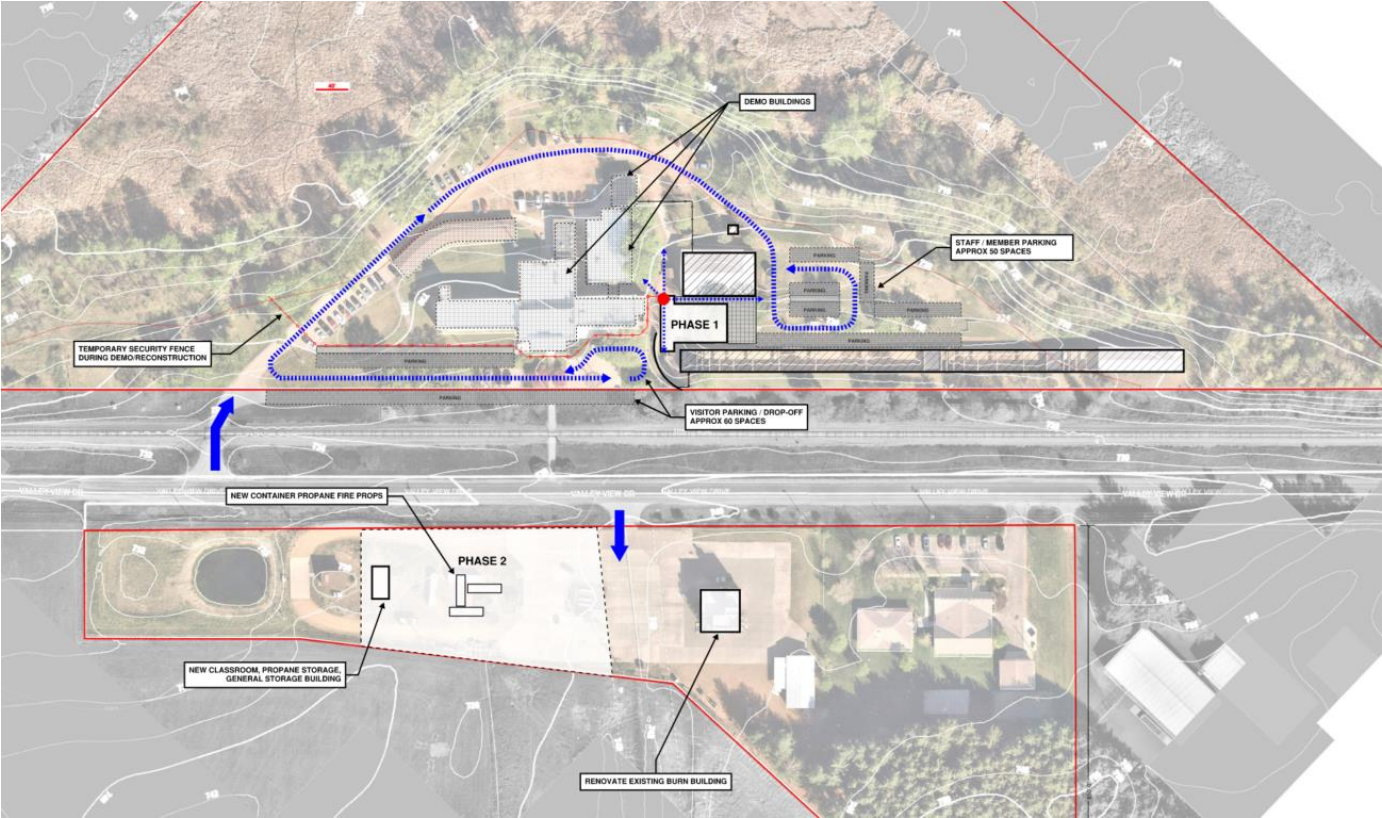
Assumed Operating Expenses 2030+

Required Revenue (Sample Project 1B Budget Update)

\$3,586,563 Project

Agency	Current	Assumed Future %	Phase 1 ½ State Funding After Outside Revenues	Phase 1 No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$10,591	\$11,614	
Elko New Market	\$ 5,389	1.23%	\$8,187	\$8,978	
Jordan	\$ 5,944	1.35%	\$8,986	\$9,855	
New Prague	\$ 8,353	1.87%	\$12,449	\$13,652	
Prior Lake	\$ 43,598	9.48%	\$63,132	\$69,230	
Savage	\$ 42,713	9.29%	\$61,868	\$67,844	
Shakopee	\$ 58,469	12.69%	\$84,509	\$92,672	
RTF Reserve	\$ 39,745	0%			
SMSC	\$ 44,604	9.70%	\$64,601	\$70,840	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$504,936</u>	<u>\$385,634</u>	
	\$ 499,986	100.00%	\$665,991	\$730,319	\$139,420

Sample Project 1B (Phase 2)



Sample Project 1B (Phase 2)

Capital Cost Assumptions

\$2,000,000	Construction Cost
\$50,000	Demo
\$250,000	Site work
<u>\$2,300,000</u>	<u>Total Construction Cost</u>
15%	Soft Costs
<u>\$345,000</u>	<u>Soft Costs</u>
\$2,645,000	Total Project Cost



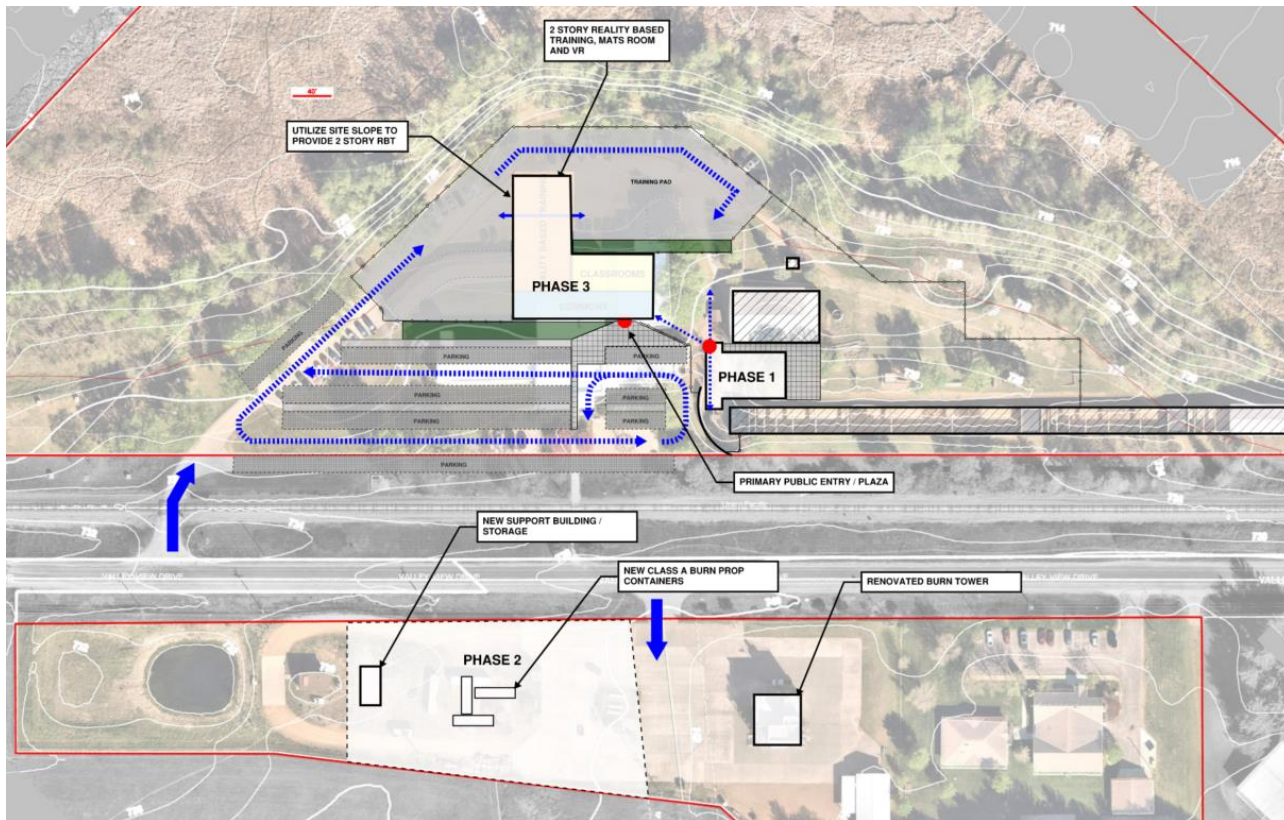
Assumed Operating Expenses 2030+

Required Revenue (Sample Project 1B Budget Update)

\$2,645,000 Project

Agency	Current	Assumed Future %	Phase 2 ½ State Funding After Outside Revenues	Phase 2 No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$9,590	\$10,345	
Elko New Market	\$ 5,389	1.23%	\$7,410	\$7,944	
Jordan	\$ 5,944	1.35%	\$8,134	\$8,775	
New Prague	\$ 8,353	1.87%	\$11,270	\$12,157	
Prior Lake	\$ 43,598	9.48%	\$57,159	\$61,657	
Savage	\$ 42,713	9.29%	\$56,016	\$60,423	
Shakopee	\$ 58,469	12.69%	\$76,514	\$82,535	
RTF Reserve	\$ 39,745	0%			
SMSC	\$ 44,604	9.70%	\$58,491	\$63,093	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$318,423</u>	<u>\$343,472</u>	
	\$ 499,986	100.00%	\$603,009	\$650,449	\$185,516

Sample Project 1B (Phase 3)



Sample Project 1B (Phase 3)

Capital Cost Assumptions

20,000	sf
\$550	\$/sf
\$11,000,000	Construction Cost
\$2,000,000	Demo
\$1,000,000	Site work
<u>\$14,500,000</u>	<u>Total Construction Cost</u>
20%	Soft Costs
<u>\$2,900,000</u>	<u>Soft Costs</u>
\$17,400,000	Total Project Cost



Assumed Operating Expenses 2030+

Required Revenue (Sample Project 1B Budget Update)

\$17,400,000 Project

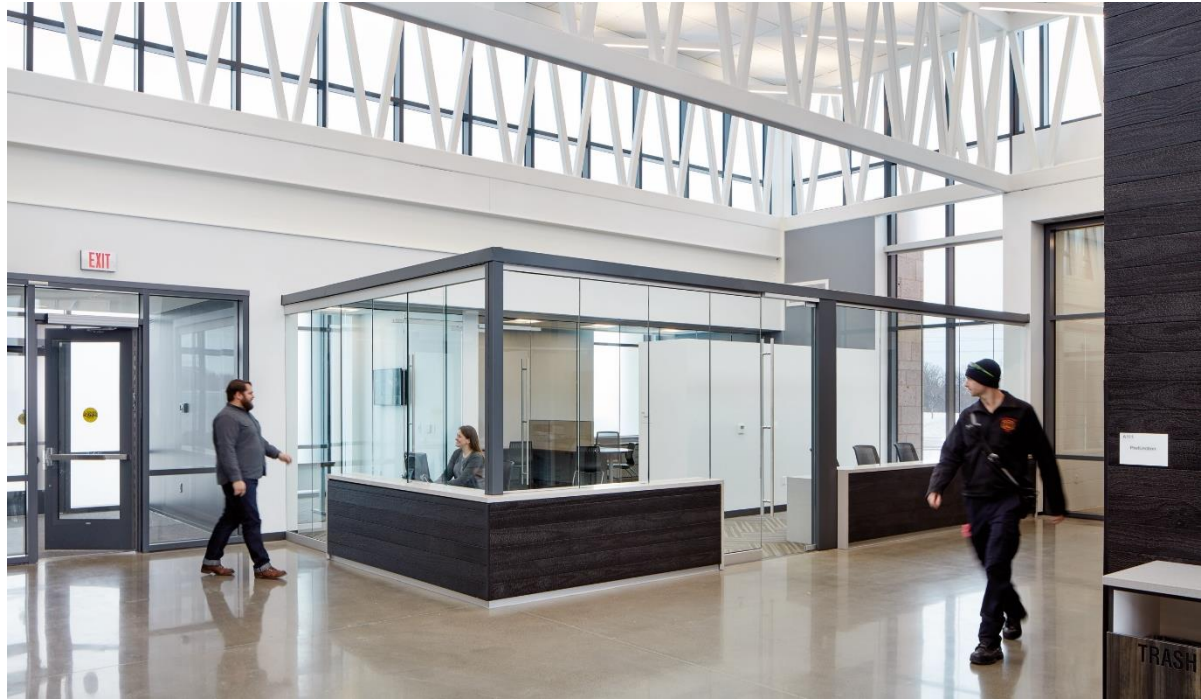
Agency	Current	Assumed Future %	Phase 3 ½ State Funding After Outside Revenues	Phase 3 No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$14,071	\$19,033	
Elko New Market	\$ 5,389	1.23%	\$10,878	\$14,716	
Jordan	\$ 5,944	1.35%	\$11,940	\$16,153	
New Prague	\$ 8,353	1.87%	\$16,541	\$22,377	
Prior Lake	\$ 43,598	9.48%	\$83,879	\$113,464	
Savage	\$ 42,713	9.29%	\$82,200	\$111,192	
Shakopee	\$ 58,469	12.69%	\$112,282	\$151,885	
RTF Reserve	\$ 39,745	0%		\$0	
SMSC	\$ 44,604	9.70%	\$85,830	\$116,102	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$467,236</u>	<u>\$632,015</u>	
	\$ 499,986	100.00%	\$884,857	\$1,365,245	\$168,308

Sample Project 1B (All Phases)

Capital Cost Assumptions

29,964 sf

\$23,631,563 Total Project Cost



Assumed Operating Expenses 2030+

Required Revenue (Option 1B Budget Update)

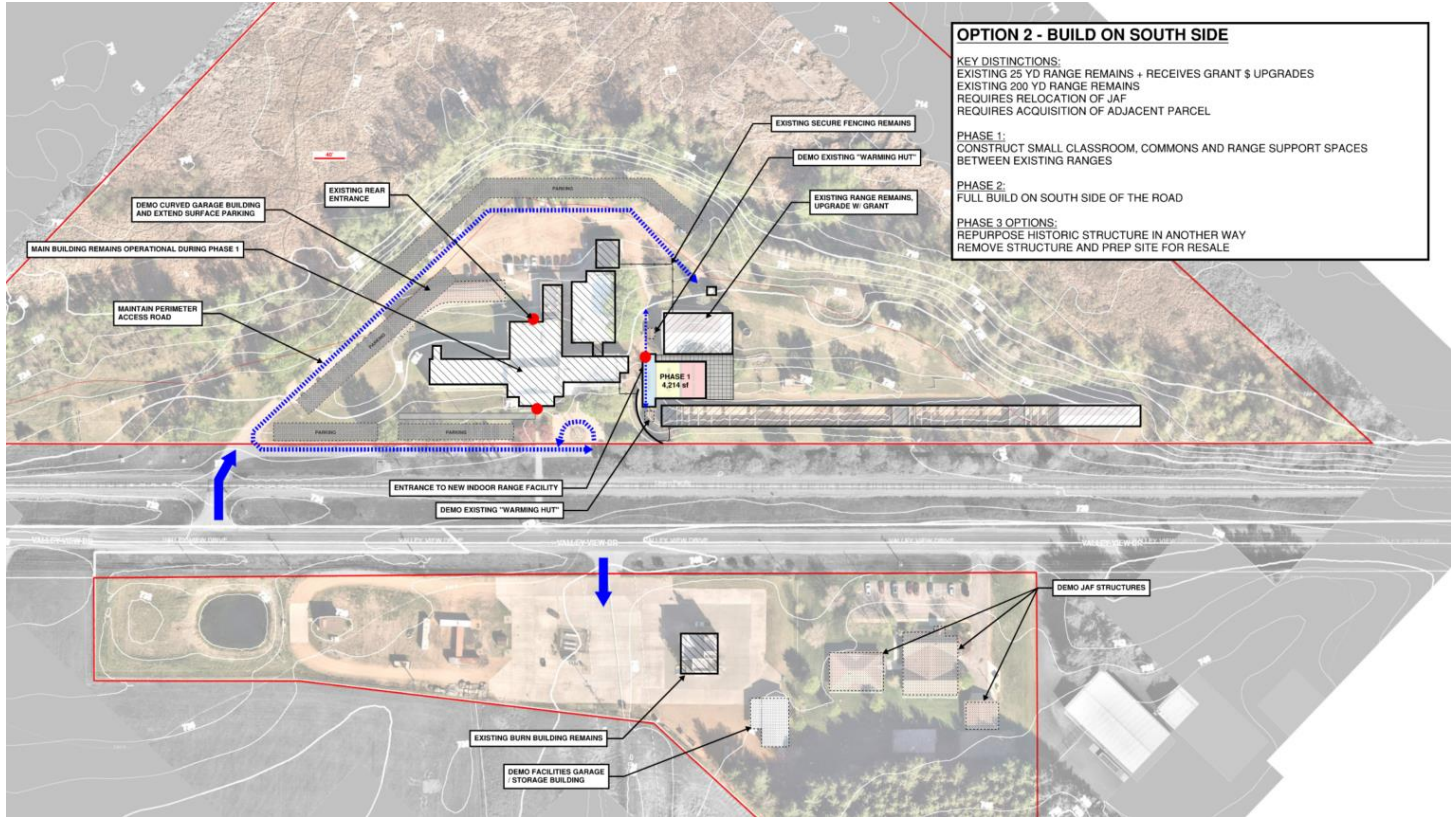
\$23,631,563 Project

Agency	Current	Assumed Future %	All Phases ½ State Funding After Outside Revenues	All Phases No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$15,575	\$22,314	
Elko New Market	\$ 5,389	1.23%	\$12,040	\$17,254	
Jordan	\$ 5,944	1.35%	\$13,216	\$18,938	
New Prague	\$ 8,353	1.87%	\$18,309	\$26,235	
Prior Lake	\$ 43,598	9.48%	\$92,843	\$133,024	
Savage	\$ 42,713	9.29%	\$90,984	\$130,359	
Shakopee	\$ 58,469	12.69%	\$124,281	\$178,067	
RTF Reserve	\$ 39,745	0%		\$0	
SMSC	\$ 44,604	9.70%	\$95,003	\$136,116	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$517,167</u>	<u>\$740,958</u>	
	\$ 499,986	100.00%	\$979,417	\$1,403,264	\$185,516

Sample Project 2 (3 phase project)

- Small support building for existing outdoor ranges
- Demo JAF buildings, construct new training facility on expanded land on and adjacent to JAF
- Demo the main existing historic building, construct new exterior training pads. Add additional class A fire props, and update Fire Training tower

Sample Project 2 (Phase 1)



Sample Project 2 (Phase 1)

Capital Cost Assumptions

4,250	sf
\$675	\$/sf
\$2,868,750	Construction Cost
\$50,000	Demo
\$1,146,000	25-Yard / 200-Yard Upgrade
\$200,000	Site work
\$4,264,750	Construction Cost
(\$1,146,000)	Grant
<u>\$3,118,750</u>	<u>Total Construction Cost</u>
15%	Soft Costs
<u>\$467,813</u>	<u>Soft Costs</u>
\$3,586,563	Total Project Cost



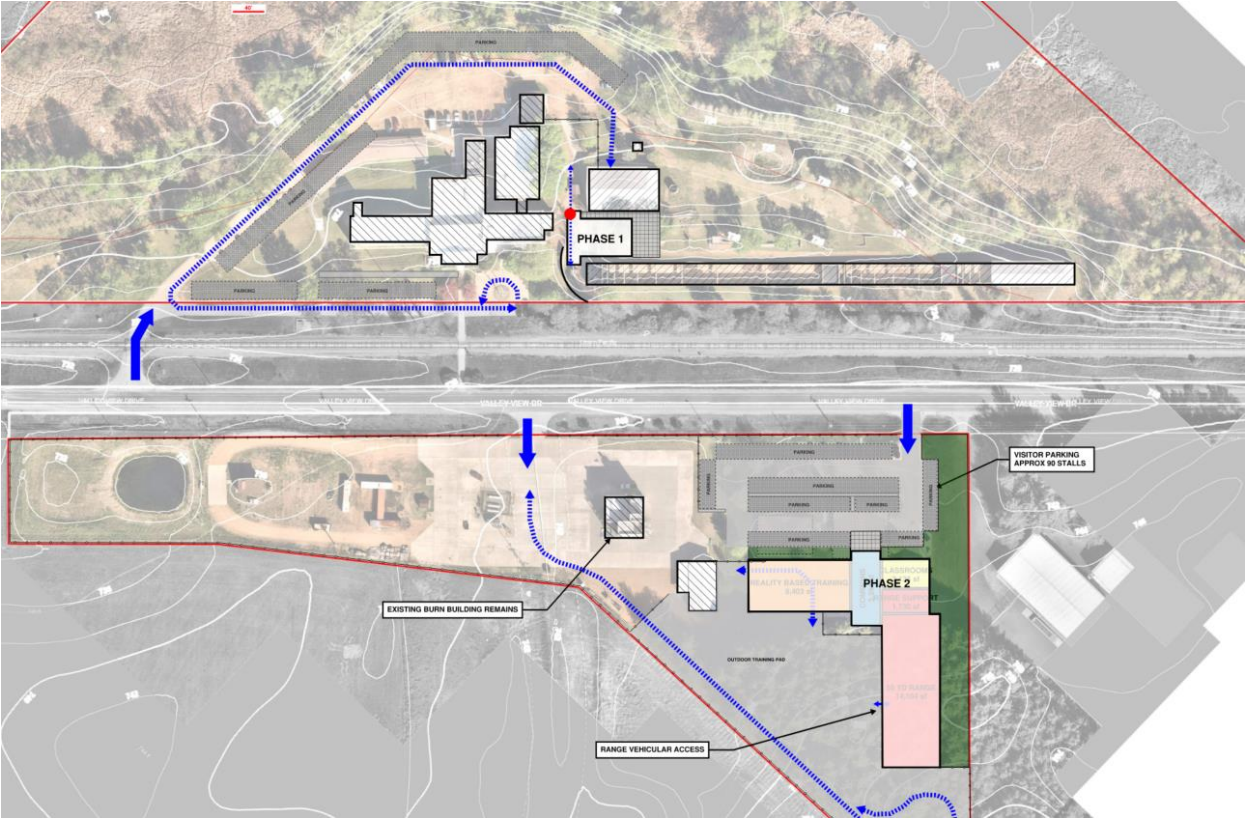
Assumed Operating Expenses 2030+

Required Revenue (Sample Project 2 Budget Update)

\$3,586,563 Project

Agency	Current	Assumed Future %	Phase 1 ½ State Funding After Outside Revenues	Phase 1 No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$10,591	\$11,614	
Elko New Market	\$ 5,389	1.23%	\$8,187	\$8,978	
Jordan	\$ 5,944	1.35%	\$8,986	\$9,855	
New Prague	\$ 8,353	1.87%	\$12,449	\$13,652	
Prior Lake	\$ 43,598	9.48%	\$63,132	\$69,230	
Savage	\$ 42,713	9.29%	\$61,868	\$67,844	
Shakopee	\$ 58,469	12.69%	\$84,509	\$92,672	
RTF Reserve	\$ 39,745	0%	\$0	\$0	
SMSC	\$ 44,604	9.70%	\$64,601	\$70,840	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$351,670</u>	<u>\$385,634</u>	
	\$ 499,986	100.00%	\$665,991	\$730,319	\$139,420

Sample Project 2 (Phase 2)



Sample Project 2 (Phase 2)

Capital Cost Assumptions

32,000	sf
\$550	\$/sf
\$17,600,000	Construction Cost
\$500,000	Demo
\$2,000,000	Site work
<u>\$20,100,000</u>	<u>Total Construction Cost</u>
20%	Soft Costs
<u>\$4,020,000</u>	<u>Soft Costs</u>
\$24,120,000	Total Project Cost



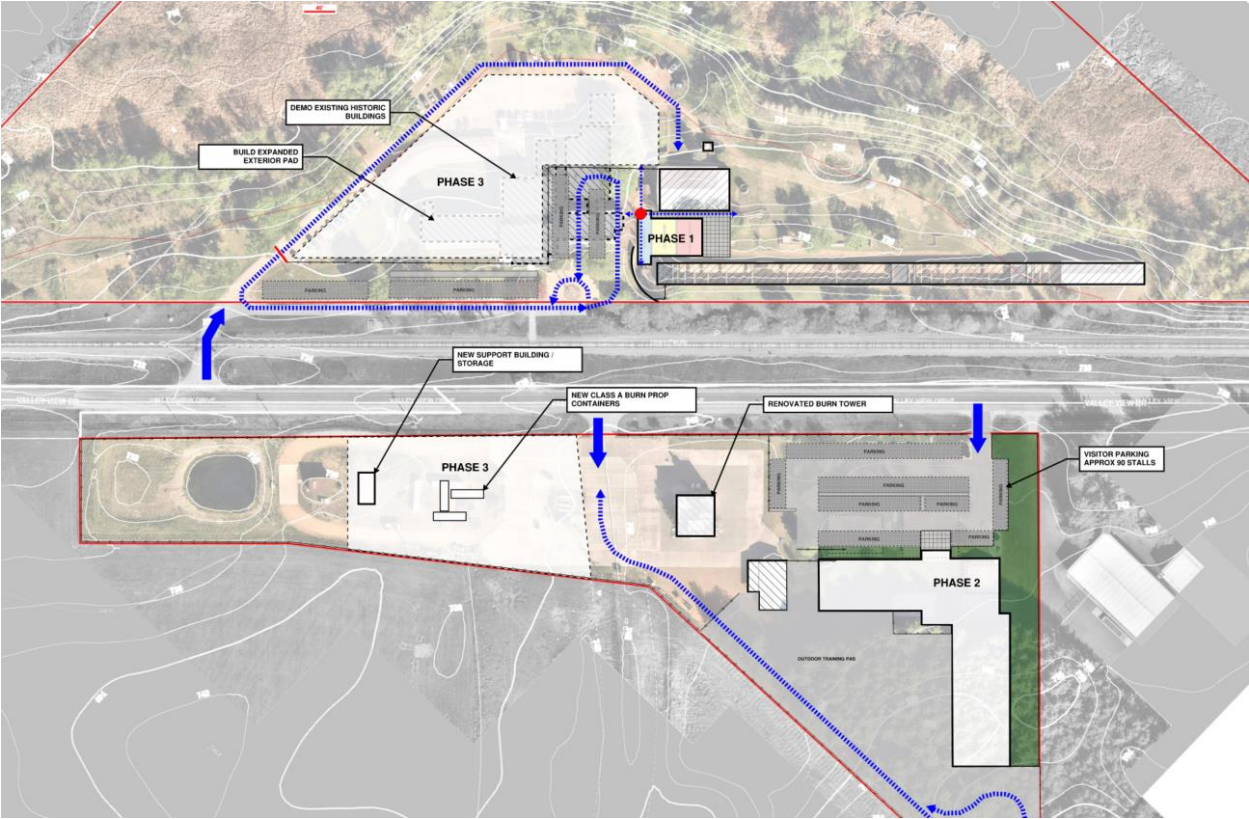
Assumed Operating Expenses 2030+

Required Revenue (Sample Project 2 Budget Update)

\$24,120,000 Project

Agency	Current	Assumed Future %	Phase 2 ½ State Funding After Outside Revenues	Phase 2 No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$15,988	\$22,866	
Elko New Market	\$ 5,389	1.23%	\$12,360	\$17,681	
Jordan	\$ 5,944	1.35%	\$13,567	\$19,407	
New Prague	\$ 8,353	1.87%	\$18,785	\$26,885	
Prior Lake	\$ 43,598	9.48%	\$95,305	\$136,316	
Savage	\$ 42,713	9.29%	\$93,397	\$182,475	
Shakopee	\$ 58,469	12.69%	\$127,577	\$182,475	
RTF Reserve	\$ 39,745	0%		\$0	
SMSC	\$ 44,604	9.70%	\$97,522	\$139,485	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$530,875</u>	<u>\$759,292</u>	
	\$ 499,986	100.00%	\$1,005,385	\$1,437,993	\$168,308

Sample Project 2 (Phase 3)



Sample Project 1B (Phase 3)

Capital Cost Assumptions

\$2,000,000	Construction Cost
\$2,000,000	Demo Historic Buildings
\$2,000,000	Site work, both sides of the tracks/road
<u>\$6,000,000</u>	<u>Total Construction Cost</u>
15%	Soft Costs
<u>\$900,000</u>	<u>Soft Costs</u>
\$6,900,000	Total Project Cost



Assumed Operating Expenses 2030+

Required Revenue (Sample Project 2 Budget Update)

\$6,900,000 Project

Agency	Current	Assumed Future %	Phase 3 ½ State Funding	Phase 3 ½ State Funding	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$10,804	\$12,771	
Elko New Market	\$ 5,389	1.23%	\$8,349	\$9,871	
Jordan	\$ 5,944	1.35%	\$9,165	\$10,835	
New Prague	\$ 8,353	1.87%	\$12,697	\$15,011	
Prior Lake	\$ 43,598	9.48%	\$64,394	\$76,126	
Savage	\$ 42,713	9.29%	\$63,105	\$74,602	
Shakopee	\$ 58,469	12.69%	\$86,199	\$101,904	
RTF Reserve	\$ 39,745	0%	\$0	\$0	
SMSC	\$ 44,604	9.70%	\$65,894	\$77,898	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$358,718</u>	<u>\$424,062</u>	
	\$ 499,986	100.00%	\$679,325	\$803,081	\$185,516

Sample Project 2 (All Phases)

Capital Cost Assumptions

36,250 sf

\$34,606,562 Total Project Cost



Assumed Operating Expenses 2030+

Required Revenue (Option 2 Budget Update)

\$34,606,563 Project

Agency	Current	Assumed Future %	All Phases ½ State Funding After Outside Revenues	All Phases No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$18,705	\$28,574	
Elko New Market	\$ 5,389	1.23%	\$14,461	\$22,096	
Jordan	\$ 5,944	1.35%	\$15,873	\$24,253	
New Prague	\$ 8,353	1.87%	\$21,990	\$33,597	
Prior Lake	\$ 43,598	9.48%	\$111,504	\$170,345	
Savage	\$ 42,713	9.29%	\$109,271	\$166,026	
Shakopee	\$ 58,469	12.69%	\$149,260	\$228,026	
RTF Reserve	\$ 39,745	0%		\$0	
SMSC	\$ 44,604	9.70%	\$114,097	\$174,304	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$621,100</u>	<u>\$948,825</u>	
	\$ 499,986	100.00%	\$1,176,260	\$1,796,952	\$185,516

Summary

- The previous sample projects represent many possible improvements, ranging from:
 - \$3.5 million
 - \$41 million
- The following is a summary of “price points” for contemplation.

Assumed Operating Expenses 2030+

“Price Point” Ranges with Half State Funding

Agency	Current	Assumed Future %	Hypothetical 2027+ Budget	\$3.59 Million	9.43 Million	\$21.38 Million	\$34.60 Million	\$41.16 Million
Belle Plaine	\$ 7,034	1.59%	\$10,098	\$10,591	\$12,257	\$15,207	\$18,705	\$20,574
Elko New Market	\$ 5,389	1.23%	\$7,840	\$8,187	\$9,476	\$11,756	\$14,461	\$15,907
Jordan	\$ 5,944	1.35%	\$8,602	\$8,986	\$10,401	\$12,904	\$15,873	\$17,460
New Prague	\$ 8,353	1.87%	\$11,908	\$12,449	\$14,409	\$17,876	\$21,990	\$24,187
Prior Lake	\$ 43,598	9.48%	\$60,274	\$63,132	\$73,065	\$90,648	\$111,504	\$122,646
Savage	\$ 42,713	9.29%	\$59,059	\$61,868	\$71,602	\$88,833	\$109,271	\$120,190
Shakopee	\$ 58,469	12.69%	\$80,681	\$84,509	\$97,806	\$121,343	\$149,260	\$164,175
RTF Reserve	\$ 39,745	0%						
SMSC	\$ 44,604	9.70%	\$61,654	\$64,601	\$74,764	\$92,756	\$114,097	\$125,497
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$335,471</u>	<u>\$351,670</u>	<u>\$406,994</u>	<u>\$504,936</u>	<u>\$621,100</u>	<u>\$683,158</u>
	\$ 499,986	100.00%	\$635,587	\$665,991	\$770,773	\$956,259	\$1,176,260	\$1,293,794

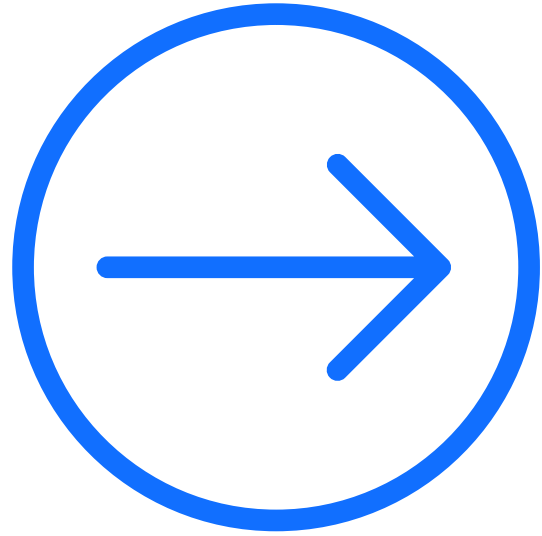
Assumed Operating Expenses 2030+

“Price Point” Ranges with NO State Funding

Agency	Current	Assumed Future %	Hypothetical 2027+ Budget	\$3.59 Million	9.43 Million	\$21.38 Million	\$34.60 Million	\$41.16 Million
Belle Plaine	\$ 7,034	1.59%	\$10,098	\$11,614	\$15,044	\$21,304	\$28,574	\$32,312
Elko New Market	\$ 5,389	1.23%	\$7,840	\$8,978	\$11,653	\$16,473	\$22,096	\$24,987
Jordan	\$ 5,944	1.35%	\$8,602	\$9,855	\$12,781	\$18,081	\$24,253	\$27,426
New Prague	\$ 8,353	1.87%	\$11,908	\$13,652	\$17,669	\$25,047	\$33,597	\$37,992
Prior Lake	\$ 43,598	9.48%	\$60,274	\$69,230	\$89,194	\$127,002	\$170,345	\$192,629
Savage	\$ 42,713	9.29%	\$59,059	\$67,844	\$87,410	\$124,458	\$166,933	\$188,771
Shakopee	\$ 58,469	12.69%	\$80,681	\$92,672	\$119,363	\$170,007	\$228,026	\$257,856
RTF Reserve	\$ 39,745	0%						
SMSC	\$ 44,604	9.70%	\$61,654	\$70,840	\$91,266	\$129,954	\$174,304	\$197,105
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$335,471</u>	<u>\$385,634</u>	<u>\$496,381</u>	<u>\$707,415</u>	<u>\$948,825</u>	<u>\$1,072,941</u>
	\$ 499,986	100.00%	\$635,587	\$730,319	\$940,298	\$1,339,741	\$1,796,952	\$2,032,019

Moving forward

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Questions for each Member

Do the Member formula percentages need to be revised post 2027?

Can each Member afford to pay for an “all in” type of a project, whether that is a project of \$23 million or \$41 million?

Is it ok, if only a portion of the existing Members can afford an “all in” type of a project, while the others pay as they go, or go somewhere else?

How much is each Member willing to invest long-term in the RTF?

- At what investment limit does it no longer make sense to belong to the RTF?

Questions for each Member

If doing nothing, or a minimal capital investment in the RTF is the option - Will you leave? Where will you go? How much will it cost to go elsewhere?

What does each Member want to see improved if they are willing to spend to their maximum financial comfort level?

And / Or

What does each Member want to see improved if they are only willing to meet their minimum training needs?

Recommended Next Steps

Determine each Member's maximum financial comfort level for investing in the RTF after considering their long-term alternatives.

Determine what each Member wants to see improved if they are only willing to meet their minimum training needs at the RTF?

If, and upon tentative conclusions to the propositions above by each Member, conduct a consensus building spaces needs study/pre-design inclusive of each committed Member and their respective agencies to determine a future project and potential funding sources, including the State of Minnesota.

**RTF
Proforma
Study**



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Q&A