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Allen County READI Proposal

Project or Program Contact Information

Project/Program Name	Spiece Fieldhouse
Project/Program Contact	Chuck McNulty
Project/Program Contact Email	chuck@mcnultygroupinc.com
Project/Program Contact Phone	(407) 619-4245
Relationship to Project/Program	Owner

Project or Program Location

Address	5310 Merchandise Drive 5310 Merchandise Drive, IN 46825
County	Allen

Project or Program Details

What type of project/program?	Both
What is the duration of the project/program?	One Year - Capital Campaign
Is this a hybrid project and program?	Yes
Select project/program focus areas. (You can select multiple)	Grow the Workforce Downtown Vibrancy

Share a description of the project/program.

Spiece has long been known as a destination point for athletes and sports teams. Unfortunately, the property and equipment within has been neglected and in poor condition for years. Under new ownership and management (Chuck McNulty), Spiece Fieldhouse will offer opportunities to a broader age-group of visitors and members and be an all-inclusive facility. Younger children will have the benefit of scaled-down equipment including a rock-climbing wall that enhances their strength and capabilities, while a broad age group of young adults and older adults can experience basketball and soccer clinics on new flooring, upgraded locker and shower rooms, a welcoming entrance and sign in area manned by learned professional staff, and on-site healthy foods. The "new" Spiece Fieldhouse will offer a plethora of opportunities for everyone. We respectfully submit this proposal for your consideration in the amount of \$1.3 million.

Why is this project/program regionally significant?

Once completed, the newly renovated Spiece Fieldhouse will offer the public a five-star facility, second-to-none in the region, offering sports, fitness, and sports entertainment at one destination/location. Soccer, basketball, and fitness teams will arrive in Fort Wayne/Allen County to partake in events at Spiece, thus contributing to our local economy, and enticing participants to relocate to our great city. The facilities within will make Spiece Fieldhouse an overall enjoyable experience for families and athletes and those who want to "Build a Better You!" With this state-of-the-art facility hosting tournaments and showcasing events weekly, we have the ability to provide as much economic impact to our region as a super bowl would.

How does this project/program relate to the identified focus area(s)?

Our Capital Campaign is significant, yet we trust that with the support of individuals, business owners, foundations, and our city's support, Spiece Fieldhouse will continue toward full completion.

What is the project/program timeline?

We at Spiece Fieldhouse anticipate the completion of renovation and construction within 2021. In spite of the fact that there is extensive renovation already underway, we have successfully been able to serve our current members, and continue to seek memberships, and remain open. Overall, our investment in Spiece Fieldhouse is \$5.5 million.

List the partners involved in this project/program.

Chuck McNulty - President, The McNulty Group, Inc.

Project or Program Finances

What is the total amount of READI program funds requested?

\$1,225,500.00

Upload a file with project/program finances.

<https://www.formstack.com/admin/download/file/10986108898>

What is the sustainability of the project/program? Share your 3-year plan.

Year One (2021) - Complete interior and exterior renovations. Grow corporate, family, and individual membership.

Year Two (2022) - All new programs will be in place and operational. Concentrate on team sports.

Year Three (2023) Broaden our reach to other counties for memberships. Renew contracts with sports groups for Spiece Fieldhouse usage.

Describe the return on investment for this project/program.

Spiece fieldhouse and the programs we offer for youth and adults will create a lasting-legacy in the heart of Fort Wayne, Indiana. "Build a Better You" is a motto we dedicate your entire focus to. Spiece does not discriminate, and we offer an environment where everyone has an opportunity to get fit, have fun and stay health in an ultra-clean environment. The return on investment for Fort Wayne and the region is that members and guests can enjoy numerous activities at one location and receive professional instruction, lessons in building team effectiveness and leadership with our team sports, all attainable at a very reasonable cost.

Project or Program Assets

Share an image of the project/program. (Option 1)

<https://www.formstack.com/admin/download/file/10986108901>

Share an image of the project/program. (Option 2)

<https://www.formstack.com/admin/download/file/10986108902>

Share an image of the project/program. (Option 3)

<https://www.formstack.com/admin/download/file/10986108903>



C. W. E. CORPORATION

E. CORP





Project Cost/Budget – Construction Projects (if applicable)							
Description		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
Acquisition/Rights-of-Way Expense		\$ 4,100,000	\$ -	\$ -	\$ -	#####	48%
Design/Inspection Expense		160,000.00	\$ -	\$ -	\$ -	\$ -	0%
Legal/Financial Expense		\$ -	\$ -	\$ -	\$ -	\$ -	0%
Infrastructure Construction Cost		\$ -	\$ -	\$ -	\$ -	\$ -	0%
Building Construction Cost		\$ 3,953,040	\$ 165,000	\$ 170,000	\$ 185,000	#####	52%
Other Construction Costs		\$ -	\$ -	\$ -	\$ -	\$ -	0%
Project Construction Expenses Totals per year		\$ 8,053,040	\$ 165,000	\$ 170,000	\$ 185,000		
Total Construction Expenses Project Cost (all fiscal years)		\$ 8,573,040					
Project Cost/Budget – Programs (if applicable)							
Description		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
Regional Basketball Touraments		\$ 150,000	\$ 175,000	\$ 200,000	\$ 225,000	#####	60%
Regional Football Touraments		\$ 30,000	\$ 30,000	\$ 35,000	\$ 35,000	#####	10%
Soccer		\$ 38,400	\$ 45,000	\$ 50,000	\$ 50,000	#####	15%
Baseball		\$ 39,000	\$ 45,000	\$ 50,000	\$ 50,000	#####	15%
Project Program Expense Totals per year		\$ 257,400	\$ 295,000	\$ 335,000	\$ 360,000		
Total Program Expenses Project Cost (all fiscal years)		\$ 1,247,400					
Funding Source							
Description		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
Private/Philanthropic Funds \$		\$ 2,415,010	\$ -	\$ -	\$ -	\$ -	0%
Other Funds \$		\$ -	\$ -	\$ -	\$ -	\$ -	0%
Private/Philanthropic Funds \$		\$ -	\$ -	\$ -	\$ -	\$ -	0%
Local Government Funds \$		\$ -	\$ -	\$ -	\$ -	\$ -	0%
Project Income Totals per year		\$ 2,415,010	\$ -	\$ -	\$ -	\$ -	
Total Project Income (all fiscal years)		\$ 2,415,010.00					
Total Project Cost (all fiscal years; Construction Expenses + Program Expenses)		\$ 9,820,440.00					