



Project Budget Request Proposal

HYPE Athletics Center – Brownstown, Michigan

Funding Request to the State of Michigan: \$10,000,000

Project Overview

HYPE Athletics is seeking a \$10 million investment from the State of Michigan to support the acquisition, construction, and full development of a new **HYPE Athletics Community and Wellness Center in Brownstown, Michigan**. This new facility will serve as a vital hub for youth, families, and underserved populations in Downriver communities by replicating and expanding on the highly successful HYPE and SAFE program models already operating in Dearborn, Wayne, and Detroit.

Why Downriver Needs This Facility

- Health disparities: Wayne County ranks below Michigan averages for obesity (34.4%), diabetes (10.3%), and food insecurity (19.5%).
- Youth outcomes: 20% of Michigan youth ages 10–17 are obese; safe, structured athletics are proven to reduce risk and improve academics.
- Disabilities & autism: ASD prevalence is ~1 in 31; ABA and inclusive recreation access remain limited in the region.
- Equity: Nearly 1 in 4 residents live below the poverty line, underscoring the need for accessible, affordable programs.

Mission & Vision

Our mission is to empower communities through education, wellness, athletics, and mental health access. The Brownstown facility will serve as a centralized hub for regional equity in physical health, behavioral health, youth development, education, workforce training, and chronic disease prevention.

Facility Description

The new HYPE Athletics Center in Brownstown will be a **state-of-the-art, multi-use facility** designed to meet the holistic needs of youth, families, and adults across the Downriver region. The center will span over 108,000 square feet and house a wide array of integrated services and amenities that promote **physical health, mental wellness, education, and community development**.



Key features include:

- **Six full-sized basketball courts** for leagues, camps, and recreational play
- A **professional-grade indoor soccer field** for year-round programming
- A complete **fitness center with an indoor walking and running track**
- Dedicated **martial arts and boxing studios** for both youth and adults
- **Physical therapy and occupational therapy** treatment rooms for rehabilitation and recovery
- Onsite **behavioral health counseling suites** and **primary care medical offices**
- A fully staffed **wellness and weight loss clinic** with registered dietitians and coaches
- A **full-service community café** offering healthy food options and youth job training
- **Classrooms and academic resource centers** for after-school tutoring, STEAM labs, robotics, and literacy programming

This modern, inclusive facility is not just a recreation center—it is a **comprehensive community empowerment hub**. It will serve as a safe, accessible, and inspiring space where children can learn and grow, families can thrive, and residents can access the support they need to live healthy and successful lives.

Proposed Programs and Services

This new HYPE Center will replicate the full portfolio of programs offered through our existing HYPE Athletics and SAFE Psychology and Wellness Center models, including:

Education & Academic Enrichment

- After-School Tutoring & Math Enrichment
- Summer Discovery Learning Program (Grades 1–9)
- Literacy & Reading Access Programs
- STEAM (Science, Technology, Engineering, Arts & Math) Education Programs
- Robotics and Academic Competitions

Youth Development & Prevention Services

- Substance Abuse Prevention & Youth Education
- Juvenile Diversion & Intervention Programs (Eligible for opioid settlement funds)
- School-Based Therapy & In-School Behavioral Health Services
- Elementary Basketball League & Recess Enrichment Programs
- Teen Fitness, Mentorship, and Life Skills Coaching

Health & Wellness

- SAFE Wellness Program: Diabetes Prevention, Nutrition Counseling, Weight Loss
- Community Fitness Classes & Group Health Workshops
- Chronic Disease Screening & Preventive Education
- Women's Health & Maternal Fitness Programs (with childcare access)



Behavioral & Mental Health Services

- Licensed Therapy, Counseling, and Crisis Support
- Peer Support Groups and Telehealth Services
- Applied Behavior Analysis (ABA) Therapy for Children Ages 3–10
- Community Outreach and Mental Health Education Campaigns

Workforce & Vocational Services

- Youth and Adult Vocational Training
- Resume Building, Job Coaching, and Career Readiness Support
- Work-Based Learning Experiences in Trades and Customer Service

Recreation, Athletics & Community Engagement

- Year-Round Youth Sports Leagues (Basketball, Football, Soccer, Volleyball, etc.)
- Fitness Center, Walking Track, Gymnasium, and Wellness Rooms
- Community Events, Parent Nights, and Cultural Celebrations

Economic & Workforce Impact

Job Creation – Construction Phase

The development of this new center will generate over **300 construction jobs**, directly benefiting Michigan’s skilled trades and union labor force. The project will prioritize hiring local contractors and tradespeople—including electricians, plumbers, HVAC techs, masons, and general laborers—through partnerships with area unions and workforce development programs.

Permanent Employment – Operational Phase

Once operational, the center will create over **35 permanent jobs and 80-100 part-time/seasonal positions**, including:

- Licensed therapists and social workers
- Teachers and youth program staff
- Vocational trainers and coaches
- Nutritionists and fitness instructors
- Facility managers, maintenance, and customer service staff
- Outreach coordinators and peer recovery coaches



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Equity & Inclusion: Services for Disabled Populations and Veterans

The Brownstown HYPE Center will feature full ADA accessibility and a programmatic commitment to **servicing individuals with disabilities**, including:

- **Therapeutic and Adaptive Recreation Programs**
- **Applied Behavior Analysis (ABA) Therapy** for children with developmental delays
- **Mental Health and Peer Support Services** for adults with disabilities
- **Workforce Programs** tailored for individuals with physical, intellectual, or emotional disabilities

In partnership with veteran service organizations, the center will also offer specialized services for **veterans**, including:

- Physical rehabilitation and fitness
- Peer support groups and counseling
- Mental health therapy and PTSD support
- Employment readiness and career transition services

Impact Statement

The Brownstown HYPE Center will serve an estimated **200,000+ individuals annually**, including youth, seniors, low-income families, justice-involved youth, and those facing mental health or chronic health challenges. This facility will fill a regional service gap in Downriver communities, driving public health improvements, educational advancement, and economic stability.



Budget Highlights

1. Property Acquisition & Pre-Development: \$3,060,000

- **Property Purchase:** \$2,500,000
- **Builders Risk Insurance, Architectural Planning, Civil Engineering Design, General Contracting Oversight, and Site Demo** (including dumpsters and debris removal): \$560,000

2. Structural and Core Facility Upgrades: \$6,080,000

- **HVAC Replacement:** \$600,000
- **Plumbing Upgrades (Fixtures, Lines, Hot Water):** \$420,000
- **Electrical Systems (Main Building & Parking Lot Fixtures):** \$650,000
- **Roof Repair/Replacement:** \$800,000
- **Walls, Panels, Glazing, and Flooring Installations:** \$930,000
- **Interior Concrete Work and Vestibule Construction (adding 8,000 sqft):** \$440,000
- **Parking Lot & Detention Basin Upgrades:** \$1,250,000

3. Safety, Accessibility & Infrastructure: \$1,610,000

- **Fire Suppression & Riser Systems:** \$460,000
- **IT, AV, Security, Network Systems:** \$210,000
- **Doors, Paint, Façade Repairs, and Thermal Insulation:** \$745,000
- **Elevator (ADA compliance):** \$100,000
- **Drop Ceilings, Partitions, and Locker Rooms:** \$245,000

4. Programmatic and Wellness Buildouts: \$1,830,000

- **Weight Gym Fitness Equipment:** \$700,000
- **Martial Arts Studios (Mats, Bag Rigs):** \$120,000
- **Café and Nutrition Area Buildout:** \$140,000
- **Indoor Equipment for Soccer, Basketball, Volleyball:** \$80,000
- **Sauna & Steam Room Systems:** \$70,000
- **Facility Signage and Branding (LED, directional, safety):** \$80,000
- **Interior Classrooms and Educational Centers included within overall floor plan**



Budget & Sustainability

- \$10M request from State of Michigan toward construction/fit-out.
- \$1–2M leveraged from philanthropy, corporate sponsorships/naming rights, and grants.
- Sustainability: Memberships, program/event revenue, insurance billing (SAFE services), sponsorships.

Impact & Outcomes (Yr-2 steady state)

- 2,500 youth engaged in sports leagues annually.
- 600 adults' complete fitness/wellness programs; average 5–7% weight loss at 6 months.
- 350 behavioral health clients served annually with improved mental health outcomes.
- 120 children receive ABA services, reaching 70%+ therapy goal mastery per quarter.
- 35+ full-time jobs and 80–100 seasonal/part-time roles created.