

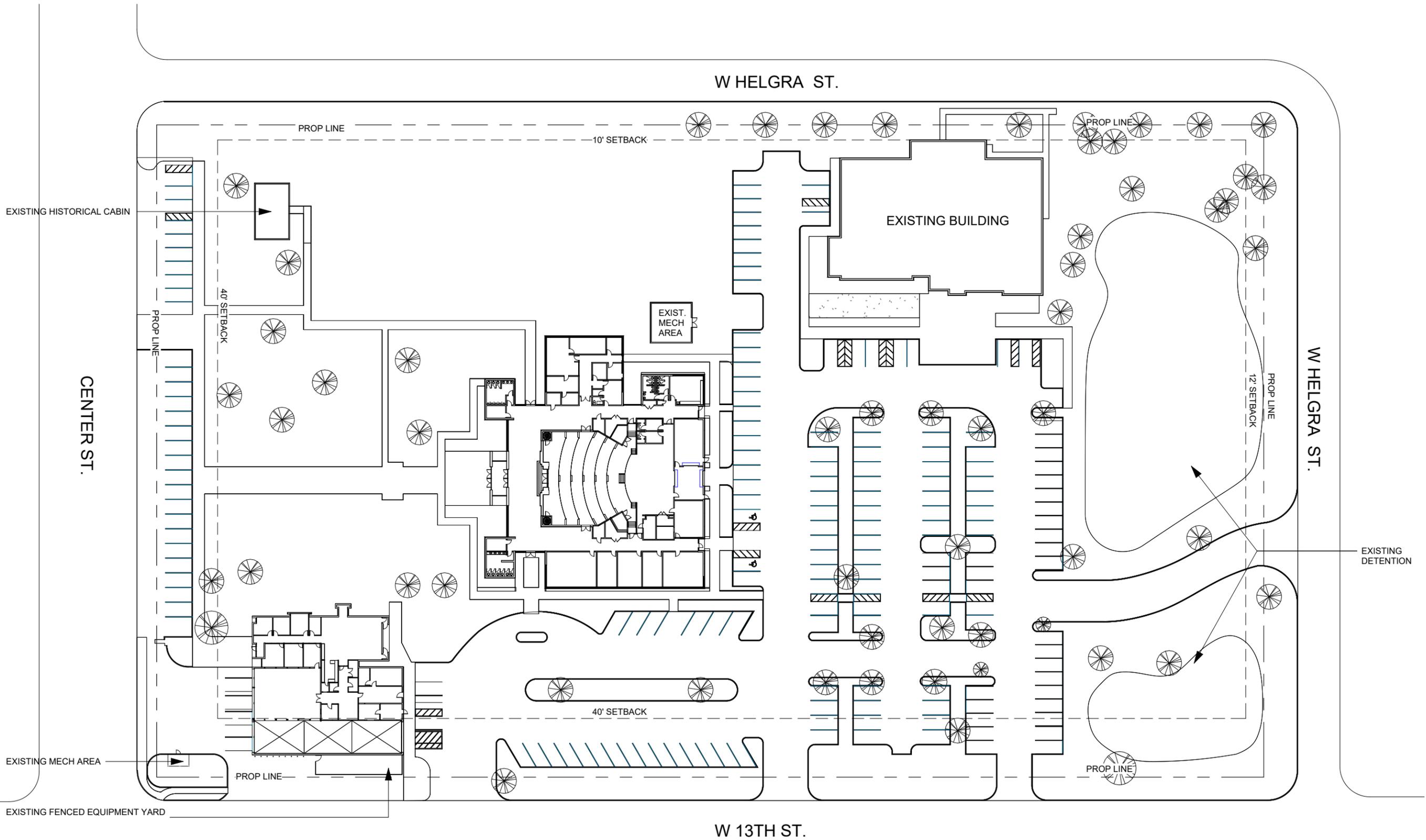


Parks and Recreation

DEER PARK - NEW BLACKBOX THEATRE - REDUCED SF SCHEME

February 12, 2026

STUDIO
RED
ARCHITECTS



SITE PLAN - EXISTING

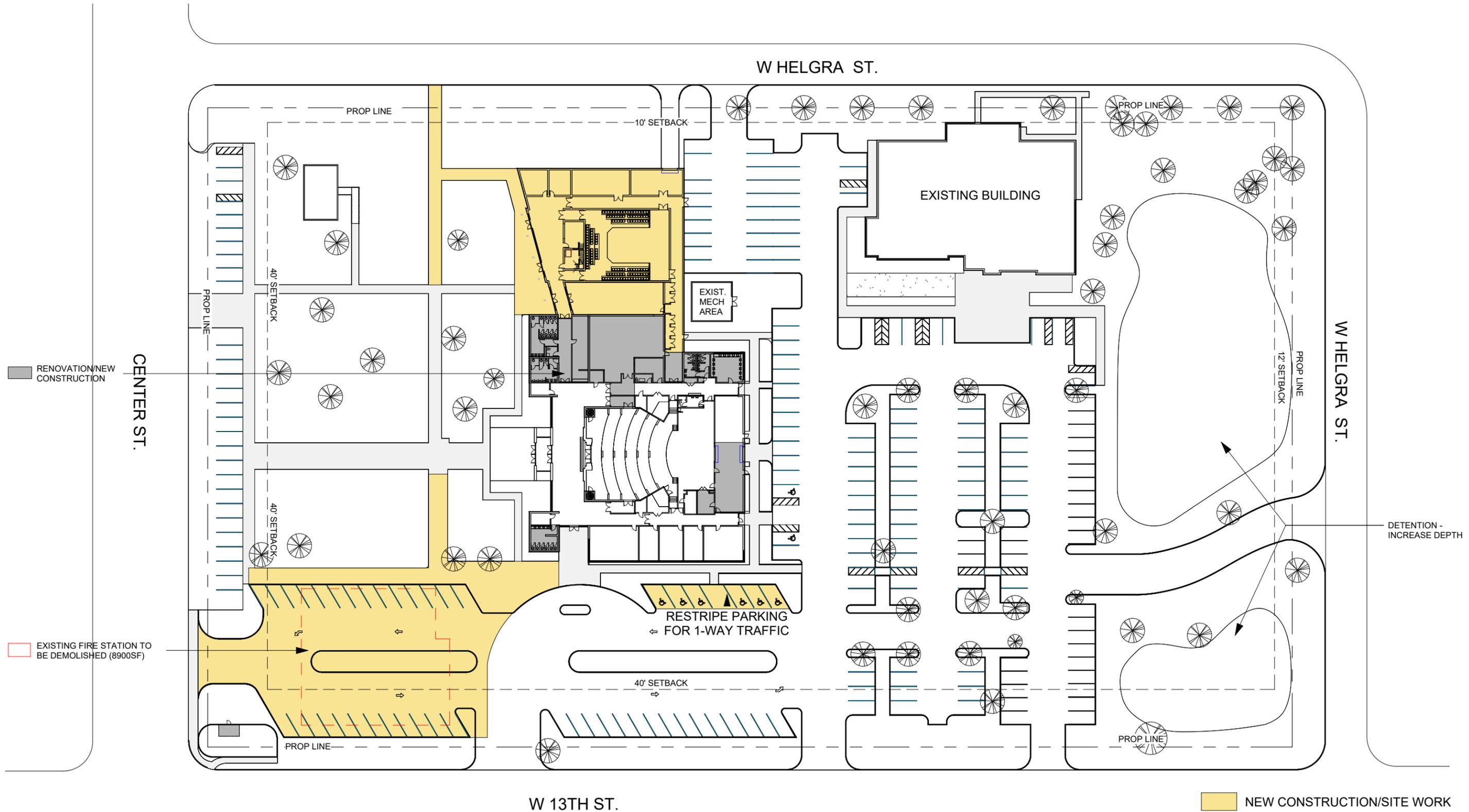
Deer Park - New Blackbox Theatre

SITE PLAN - EXISTING

FOR REFERENCE ONLY - NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.
 JARED WOOD, STATE OF TEXAS REGISTERED ARCHITECT #17913

1/64" = 1'-0"
 02/12/2026





SITE PLAN - PROPOSED

Deer Park - New Blackbox Theatre

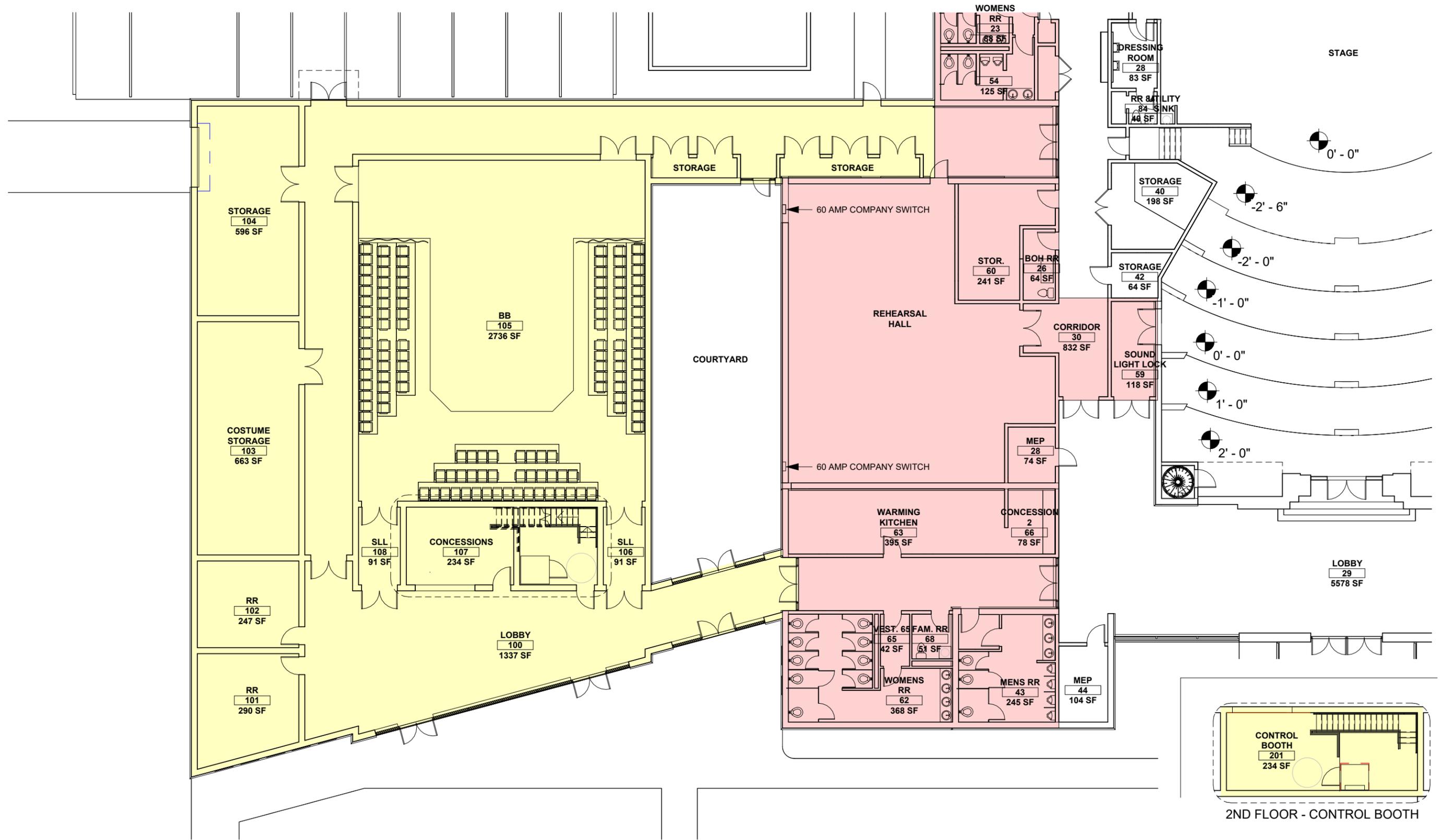
SITE PLAN - PROPOSED

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1/64" = 1'-0"
 02/12/2026



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- NEW BLACK BOX PROJECT
- THEATER RENOVATION PROJECT

THEATRE - PROPOSED

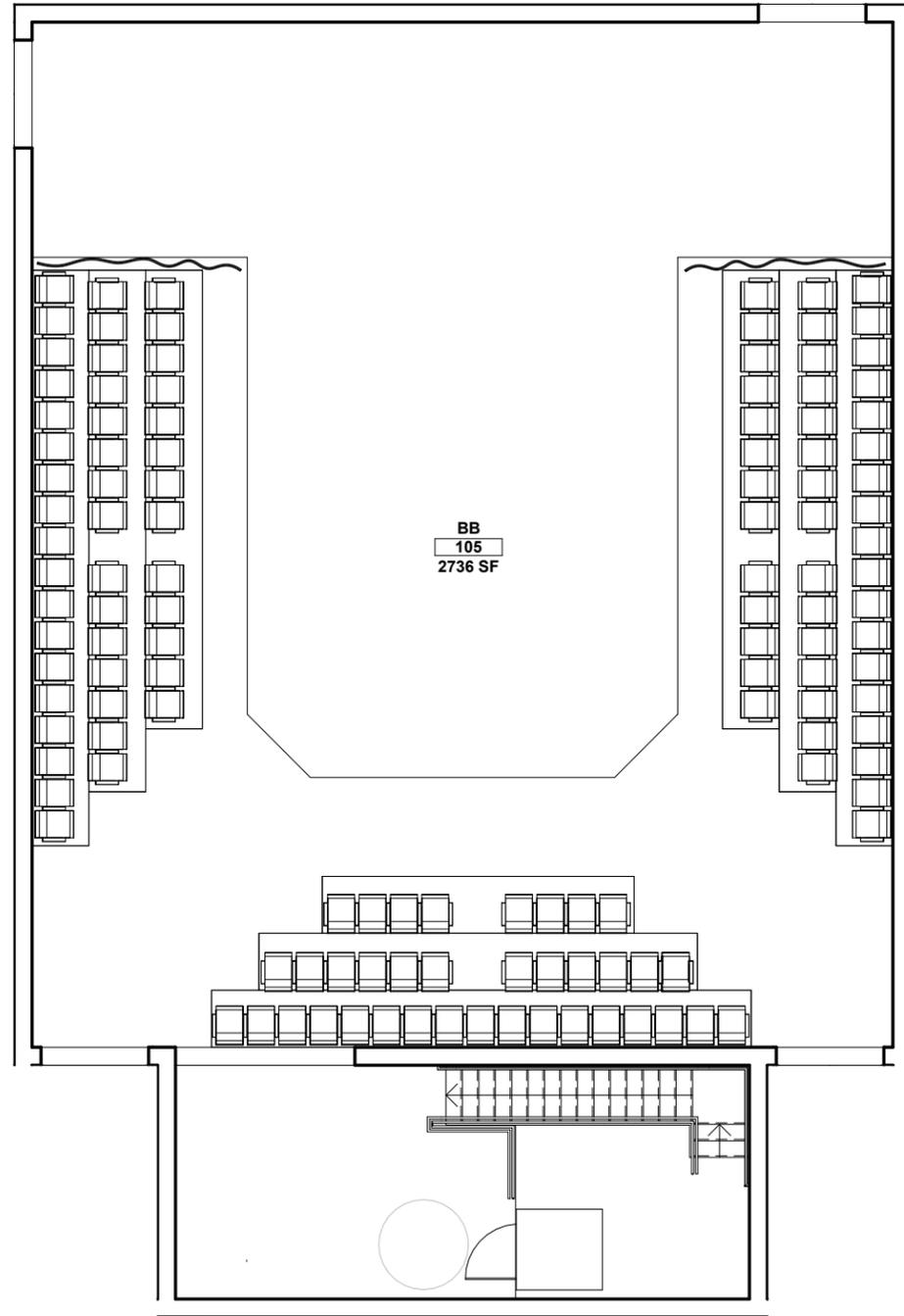
Deer Park - New Blackbox Theatre

THEATRE - PROPOSED

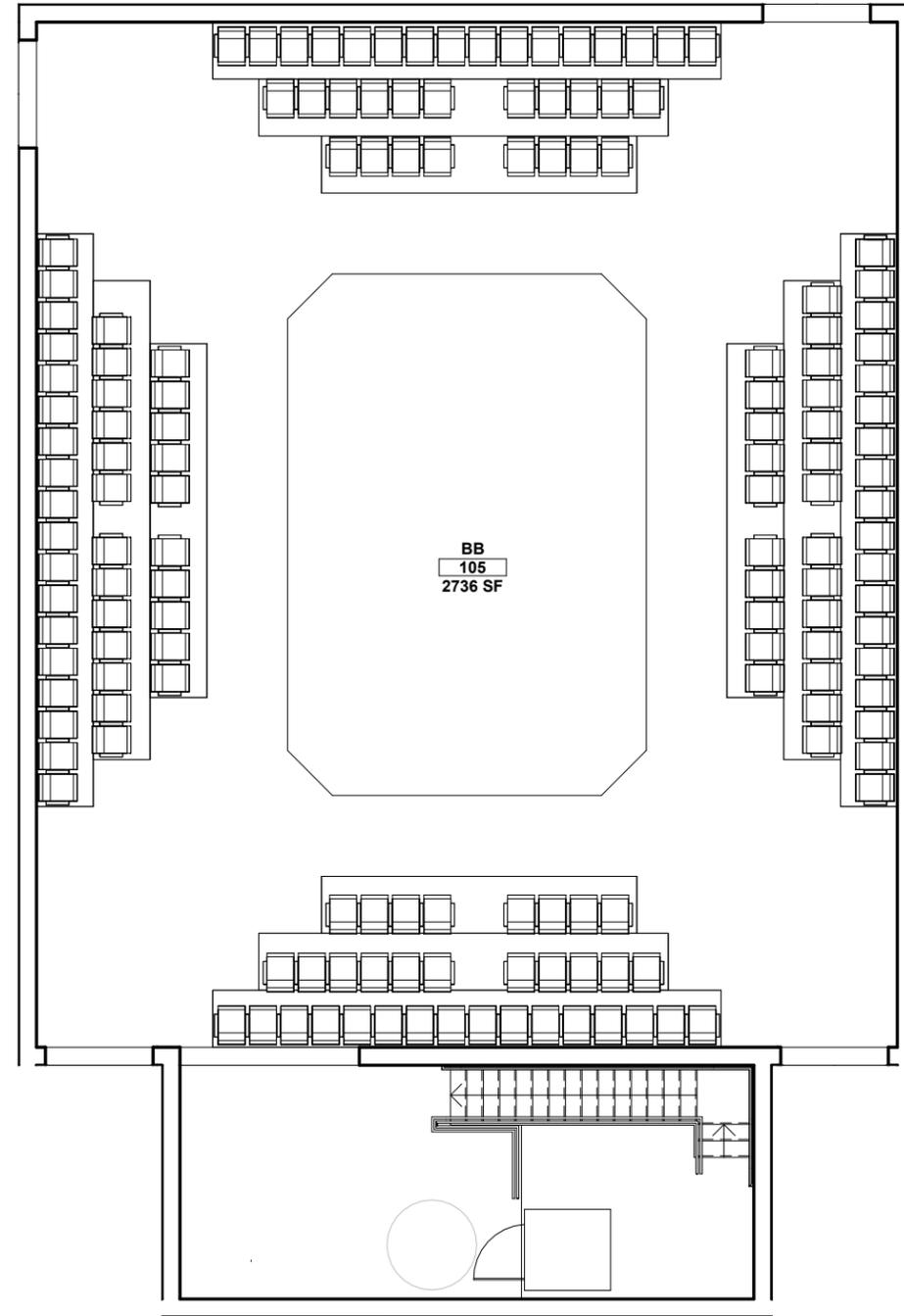
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1/16" = 1'-0"
 02/12/2026





SEATING PLAN A - 136 SEATS



SEATING PLAN B - 154 SEATS

THEATRE - BLACKBOX SEATING OPTIONS

Deer Park - New Blackbox Theatre

THEATRE - BLACKBOX SEATING OPTIONS

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1" = 10'-0"
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Deer Park - New Blackbox Theatre

PROPOSED EXTERIOR VIEW AERIAL

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Deer Park - New Blackbox Theatre

PROPOSED EXTERIOR VIEW 2

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Deer Park - New Blackbox Theatre

PROPOSED EXTERIOR VIEW 1

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02/12/2026

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DEER PARK ESTIMATED OVERALL BUDGET
New Black Box - Reduced Square Footage

3/5/2026

CONSTRUCTION		
New Black Box (9477 SF)		\$3,986,990
AV Equipment		\$325,000
Theatrical Equipment		\$150,000
Retractable Seating		\$250,000
Theatrical Lighting and Controls		\$300,000
New Black Box Total		\$5,011,990
Sitework Total		\$1,995,000
Total Construction Cost:		\$7,006,990

A. CONTINGENCY	7%	\$490,489
B. PROFESSIONAL FEES		
Design Services (SD thru CA)		\$650,000
Reimbursable Expenses		\$32,500
C. OTHER OWNER EXPENSES		
Geotechnical Engineering		\$4,500
Survey Update		\$17,000
Traffic Meeting and Form A		\$3,500
Commissioning Agent		\$0
Testing and Balancing		\$0
Construction Materials Testing		\$25,000
Other AV and Technology (Non Theater)		\$0
Security (Intrusion Detection) System		\$0
Surveillance (Cameras)		\$0
Access Control		\$0
Phone & Data Cabling		\$0
Signage & Graphics		\$25,000
Other Furniture, Fixtures & Equipment		\$0
D. PERMIT COSTS		
Water/Sanitary Sewer (Tap Fees)		
Building Permit		
Texas Accessibility Review & Final Inspection Fees		\$1,375
Sub-total of Owner Expenses (A+B+C)		\$1,249,364

Escalation Per Year 6% \$420,419

TOTAL OVERALL BUDGET		\$8,676,774
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DEER PARK ESTIMATED OVERALL BUDGET
Existing Theater Building Renovations

3/5/2026

CONSTRUCTION		
Theater Building Renovations		\$1,375,000
Total Construction Cost:		\$1,375,000

A. CONTINGENCY	7%	\$96,250
B. PROFESSIONAL FEES		
Design Services (SD thru CA)		\$175,000
Reimbursable Expenses		\$8,750
C. OTHER OWNER EXPENSES		
Geotechnical Engineering		\$0
Survey Update		\$0
Traffic Meeting and Form A		\$0
Commissioning Agent		\$0
Testing and Balancing		\$0
Construction Materials Testing		\$5,000
Other AV and Technology (Non Theater)		\$0
Security (Intrusion Detection) System		\$0
Surveillance (Cameras)		\$0
Access Control		\$0
Phone & Data Cabling		\$0
Signage & Graphics		\$5,000
Other Furniture, Fixtures & Equipment		\$0
D. PERMIT COSTS		
Water/Sanitary Sewer (Tap Fees)		
Building Permit		
Texas Accessibility Review & Final Inspection Fees		\$1,200
Sub-total of Owner Expenses (A+B+C)		\$291,200

Escalation Per Year 6% \$82,500

TOTAL OVERALL BUDGET		\$1,748,700
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