

DEER ★ PARK

*Birthplace of Texas*®

**COMMUNITY RECREATION CENTER**  
**Needs Assessment & Feasibility Study**  
**(UPDATE)**

DEER PARK  
COMMUNITY CENTER

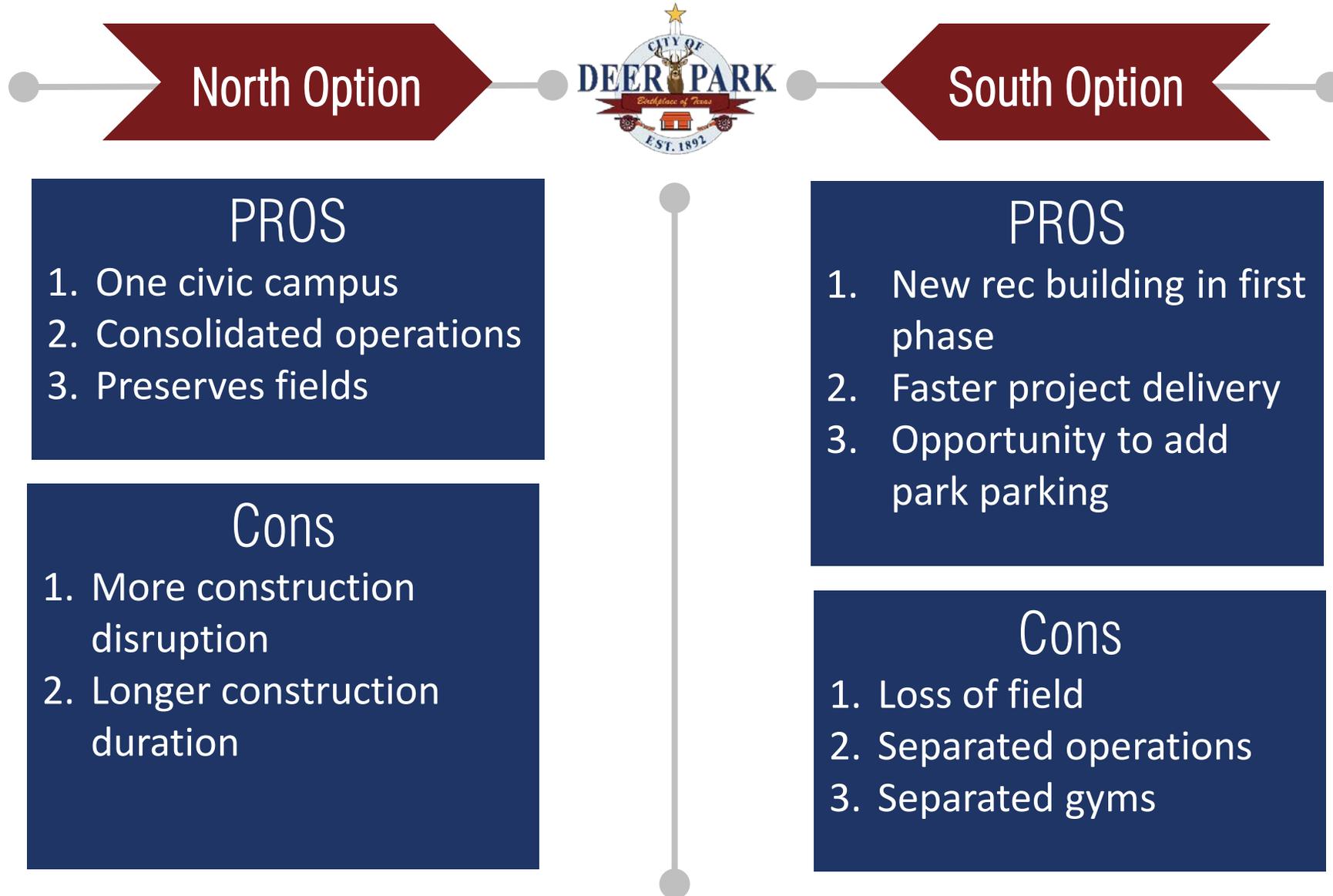
610



## History

- A physical assessment was conducted on the Community Center to determine needs for potential renovations.
- The physical assessment discovered numerous deficiencies including structure integrity issues with the Community Center.
  - This resulted in a larger scope of work that needed to be completed versus what was originally anticipated.
- \$6 million was authorized as part of the 2015 Type B proposition for the renovation and expansion of the Community Center and Gym to include an indoor pool.
- The discovered renovation needs, in addition to the cost for expansion to include indoor pool, caused budgetary concerns for the project.
- This led to more detailed evaluation of the facility by staff for current and future operations.

# Site Options



*With project size a factor, the siting decision was deferred until completion of the Needs Assessment.*

# Pool Assessment

- 1) Pool is well-maintained and in reasonable health for its age (~40 yrs).
- 2) Has minor code and ADA issues that are relatively simple to resolve.
- 3) Needs a re-plaster soon.
- 4) Shell appears capable of re-purposing if desired.
- 5) Bathhouse is dated and worn. Consider replacement.



# DFW Facilities

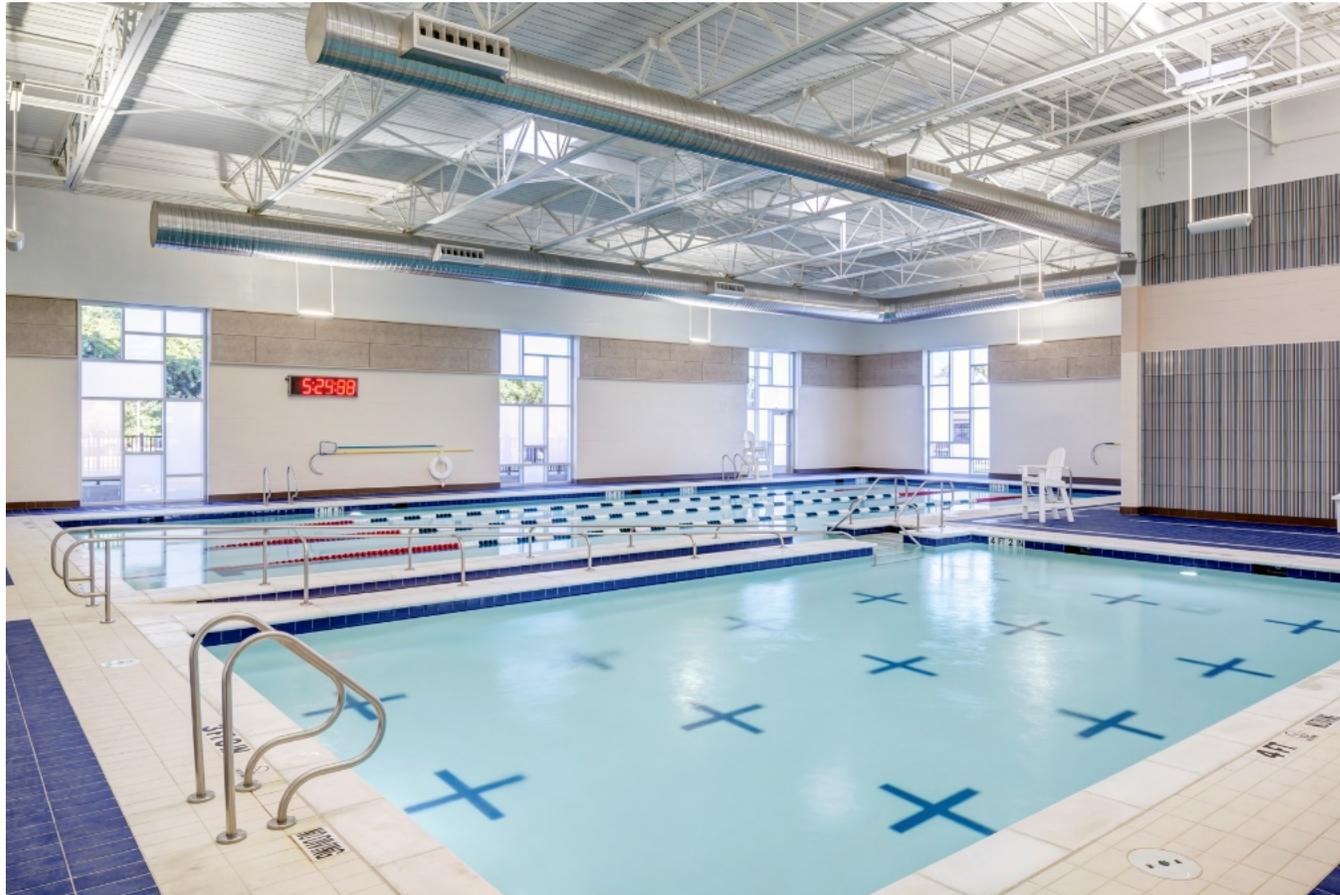


# Local Facilities



# Example Pool

Therapeutic programming was selected as the preferred aquatic programming include indoors for year-round use. The existing outdoor pool shall remain substantially as-is and will not be enclosed.



Example  
Therapy  
Pool  
(foreground)

# North Option

Operational feasibility for the North Option centered on a phased approach beginning with a new community center near city hall, followed by a new recreation center at the existing community center site. While this would not accommodate all of the current operations, it would at least provide some capability while phase 2 is under construction.



## Updated Cost for 2021 Election

<b>May-20</b>	<b>\$40,224,868</b>		<b>Original cost estimate (Made in January 2020)</b>
<b>Nov-20</b>	<b>\$41,474,721</b>		<b>includes 6 months inflation from original cost estimate</b>
<b>May-21</b>	<b>\$42,557,677</b>		<b>includes 1 year of inflation from original cost estimate</b>

# Final Total Project Cost

Description	Cost
Hard costs	
Site development	\$1,965,000
Community (\$5.6M) and Recreation (\$16.9M) Centers	\$22,509,000
Outdoor pool area & bathhouse	\$726,000
FF&E (furniture, fixtures & equip.)	\$1,200,000
Professional services	\$3,200,000
Contingencies and misc. costs	\$3,400,000
Escalation, based on 5.8% annual & 6/2021 start	\$9,557,677
<b>Total project cost</b>	<b>\$42,557,677</b>

# Updated Capacity Analysis for May 2021 Election

**Deer Park Community Development Corporation**  
**Capacity Analysis - New Election (May 2021)**  
**25-Year Debt Structure - \$250,000 in Annual O&M Expenses**  
**\$40,225,000 in Proceeds (\$5,850,000 from 2015 Authorization and \$34,375,000 in New Authorization)**

Issued By City of Deer Park, Texas

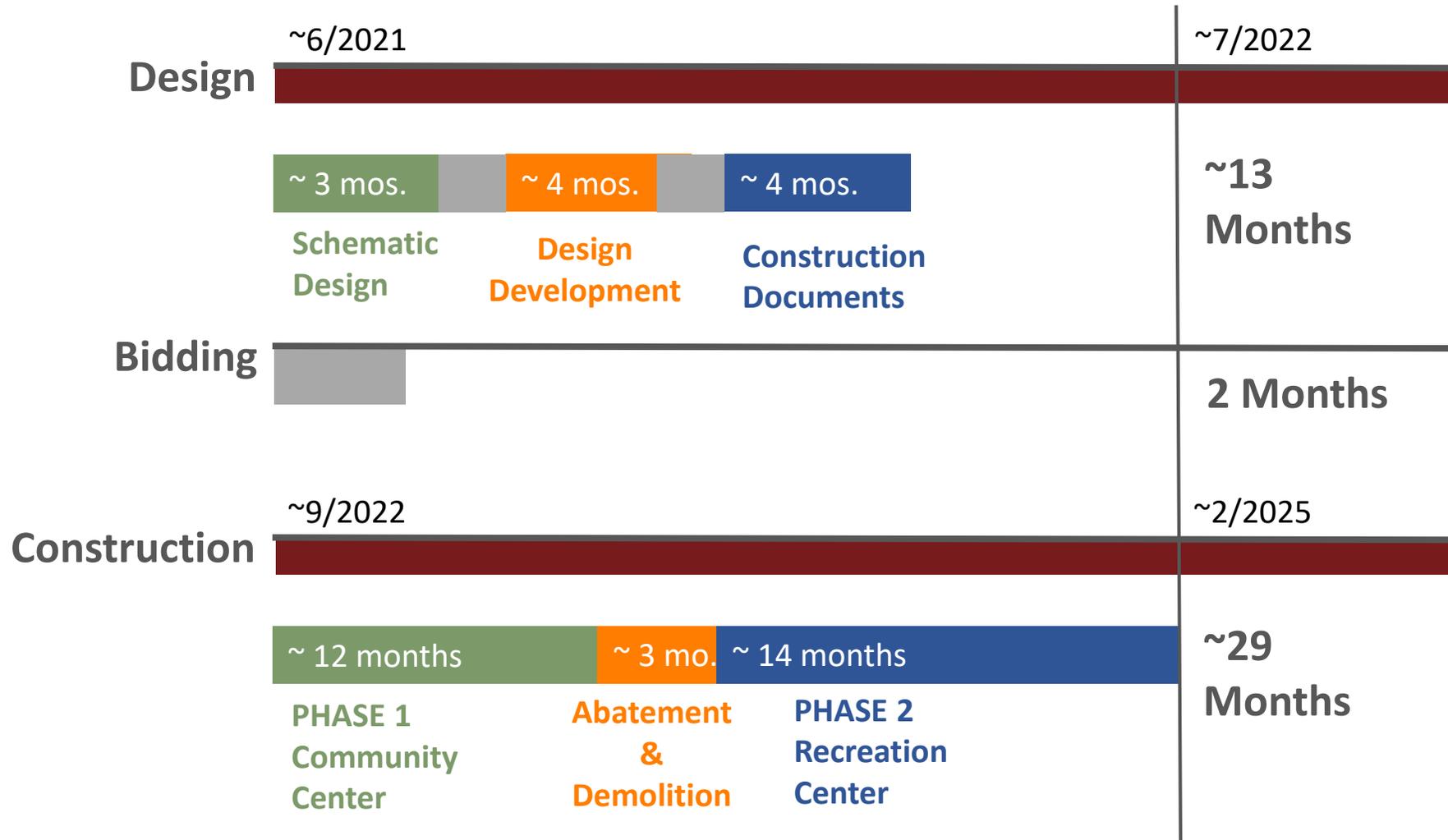
Year Ending 9/30	Total Sales Tax Collections (a)	Estimated Interest Earnings	Operating Expenses (b)	Existing Debt Requirements	Series 2022 Bonds (c)			Total Debt Requirements	Less: Pay Go Program	Total Expenditures	Remaining Funds	Less: Existing Project & Design	Cummulative Remaining Funds (e)
					Principal	Interest (d)	Total						
2020	\$3,534,129	\$30,915	\$250,000	\$1,216,797				\$1,216,797	\$525,000	\$1,991,797	\$1,573,247		\$7,942,016
2021	3,000,000	39,710	250,000	1,217,779			1,217,779			1,467,779	1,571,931	\$7,500,000	2,013,947
2022	3,250,000	10,070	250,000	1,218,412		\$621,365	1,839,777			2,089,777	1,170,293	500,000	2,684,240
2023	3,250,000	13,421	250,000	1,218,698	\$75,000	1,667,781	2,961,479			3,211,479	51,942		2,736,183
2024	3,250,000	13,681	250,000	1,218,643	80,000	1,664,565	2,963,208			3,213,208	50,473		2,786,656
2025	3,250,000	13,933	250,000	752,689	565,000	1,651,181	2,968,870			3,218,870	45,063		2,831,719
2026	3,250,000	14,159	250,000	750,923	590,000	1,627,215	2,968,138			3,218,138	46,021		2,877,740
2027	3,250,000	14,389	250,000		1,185,000	1,590,384	2,775,384			3,025,384	239,005		3,116,745
2028	3,250,000	15,584	250,000		1,235,000	1,540,169	2,775,169			3,025,169	240,415		3,357,160
2029	3,250,000	16,786	250,000		1,290,000	1,487,775	2,777,775			3,027,775	239,011		3,596,171
2030	3,250,000	17,981	250,000		1,345,000	1,433,099	2,778,099			3,028,099	239,882		3,836,053
2031	3,250,000	19,180	250,000		1,400,000	1,376,140	2,776,140			3,026,140	243,040		4,079,093
2032	3,250,000	20,395	250,000		1,460,000	1,316,795	2,776,795			3,026,795	243,600		4,322,693
2033	3,250,000	21,613	250,000		1,520,000	1,254,960	2,774,960			3,024,960	246,653		4,569,347
2034	3,250,000	22,847	250,000		1,585,000	1,190,531	2,775,531			3,025,531	247,315		4,816,662
2035	3,250,000	24,083	250,000		1,650,000	1,123,405	2,773,405			3,023,405	250,678		5,067,341
2036	3,250,000	25,337	250,000		1,725,000	1,053,374	2,778,374			3,028,374	246,963		5,314,304
2037	3,250,000	26,572	250,000		1,795,000	980,334	2,775,334			3,025,334	251,238		5,565,541
2038	3,250,000	27,828	250,000		1,870,000	904,285	2,774,285			3,024,285	253,543		5,819,084
2039	3,250,000	29,095	250,000		1,950,000	825,020	2,775,020			3,025,020	254,075		6,073,159
2040	3,250,000	30,366	250,000		2,035,000	742,331	2,777,331			3,027,331	253,035		6,326,194
2041	3,250,000	31,631	250,000		2,120,000	656,115	2,776,115			3,026,115	255,516		6,581,710
2042	3,250,000	32,909	250,000		2,210,000	566,268	2,776,268			3,026,268	256,641		6,838,351
2043	3,250,000	34,192	250,000		2,305,000	472,581	2,777,581			3,027,581	256,611		7,094,962
2044	3,250,000	35,475	250,000		2,400,000	374,953	2,774,953			3,024,953	260,522		7,355,484
2045	3,250,000	36,777	250,000		2,505,000	273,174	2,778,174			3,028,174	258,604		7,614,088
2046	3,250,000	38,070	250,000		2,610,000	167,038	2,777,038			3,027,038	261,033		7,875,120
2047	3,250,000	39,376	250,000		2,720,000	56,440	2,776,440			3,026,440	262,936		8,138,056
			<b>\$7,000,000</b>	<b>\$7,593,940</b>	<b>\$40,225,000</b>	<b>\$26,617,276</b>	<b>\$66,842,276</b>	<b>\$74,436,216</b>	<b>\$525,000</b>	<b>\$81,961,216</b>	<b>\$9,769,287</b>	<b>\$8,000,000</b>	

- (a) Estimated future sales tax collections of \$3,250,000 pursuant to the discussion with City staff.
- (b) Operating expenses include ongoing maintenance of the projects, bond fees, audit fees, public notice fees and printing fees.
- (c) Generates \$40,225,000 in proceeds to the DPCDC, which includes \$5,850,000 of previously approved authorization. Sold and Delivered in March/April 2022.
- (d) Interest estimated at 4.00% for illustrative purposes only.
- (e) Estimated fund balance as of September 30, 2020 was \$7,900,000.

# Concept Plan



# Projected Project Schedule



# Cost Recovery Approach



# Cost Recovery – Benchmark Membership Comparisons

		Day/Guest Pass	Youth		Individual			Family			Senior (55+ years)			Notes
			Monthly	Annual	Monthly	Quarterly	Annual	Monthly	Quarterly	Annual	Monthly	Quarterly	Annual	
Deer Park	Resident	N/A	-	\$ 10.00	-	-	Free	-	-	\$ 30.00	-	-	Free	Family (up to 6)
	Non Resident	N/A	-	\$ 20.00	-	-	\$ 20.00	-	-	\$ 70.00	-	-	Free	
La Porte	Resident	\$ 10.00	-	-	-	\$ 44.00	\$ 94.00	-	\$ 64.00	\$ 178.00	-	\$ 27.00	\$ 52.00	Senior (60 & up)
	Non Resident	\$ 20.00	-	-	-	\$ 78.00	\$ 178.00	-	\$ 118.00	\$ 346.00	-	\$ 44.00	\$ 94.00	
Conroe	Resident	\$ 7.00	\$ 22.00	\$ 213.00	\$ 22.00	\$ 79.00	\$ 213.00	\$ 50.00	\$ 180.00	\$ 486.00	\$ 20.00	\$ 72.00	\$ 194.00	4 Month Pricing instead of Quarterly Individual pricing starts at 3 and up
	Non Resident	\$ 7.00	\$ 28.00	\$ 266.00	\$ 28.00	\$ 99.00	\$ 266.00	\$ 62.00	\$ 225.00	\$ 608.00	\$ 25.00	\$ 194.00	\$ 243.00	
Keller Pointe	Resident	\$ 8.00	\$ 24.00	\$ 234.00	\$ 40.00	-	\$ 398.00	\$ 63.00	-	\$ 627.00	\$ 28.00	-	\$ 272.00	Youth (3-15 Years) Individual (16-61 Years) Senior (62 & up)
	Non Resident	\$ 10.00	\$ 26.00	\$ 256.00	\$ 51.00	-	\$ 507.00	\$ 80.00	-	\$ 796.00	\$ 35.00	-	\$ 349.00	
Heights Richardson	Resident	\$ 7.00	-	\$ 35.00	-	-	\$ 60.00	-	-	\$ 135.00	-	-	\$ 35.00	Youth (6-17 Years) Individual (18-54 Years) Senior (65 & up)
	Non Resident	\$ 14.00	-	\$ 70.00	-	-	\$ 120.00	-	-	\$ 270.00	-	-	\$ 70.00	
Richland Hills (The Link)	Resident	\$ 8.00	\$ 10.00	\$ 100.00	\$ 25.00	-	\$ 250.00	\$ 42.00	-	\$ 420.00	\$ 15.00	-	\$ 150.00	Several youth pricing break downs No non-resident day pass fee Preschool age (0-4) Child (5-13) Teen (14-18) Adult (19-54) Senior (55+)
	Non Resident	\$ 8.00	\$ 12.00	\$ 120.00	\$ 30.00	-	\$ 300.00	\$ 50.00	-	\$ 500.00	\$ 18.00	-	\$ 180.00	
Mont Belvieu (Eagle Pointe)	Resident	\$ 18.00	-	-	\$ 32.00	-	\$ 360.00	\$ 45.00	-	\$ 516.00	\$ 43.00	-	\$ 492.00	Resident and Non-resident day pass are the same price
	Non Resident	\$ 18.00	-	-	\$ 48.00	-	\$ 552.00	\$ 70.00	-	\$ 816.00	-	-	-	
Farmers Branch	Resident	\$ 5.00	-	\$ 25.00	-	-	\$ 25.00	-	-	\$ 50.00	-	-	-	Individual pricing for ages 7 & up
	Non Resident	\$ 5.00	-	\$ 50.00	-	-	\$ 50.00	-	-	\$ 100.00	-	-	-	
Pearland	Resident	\$ 8.00	\$ 35.20	\$ 330.00	\$ 35.20	-	\$ 330.00	\$ 69.30	-	\$ 660.00	\$ 24.20	-	\$ 231.00	Youth Pricing is the same as individual pricing Resident and Non-resident day pass are the same price
	Non Resident	\$ 8.00	\$ 52.80	\$ 495.00	\$ 52.80	-	\$ 495.00	\$ 104.50	-	\$ 990.00	\$ 36.50	-	\$ 346.50	

	Day/Guest Pass	Average Price	Youth		Individual			Family			Senior		
			Monthly	Annual	Monthly	Quarterly	Annual	Monthly	Quarterly	Annual	Monthly	Quarterly	Annual
Resident	\$	9.67	\$ 22.80	\$ 156.17	\$ 30.84	\$ 61.50	\$ 200.00	\$ 53.86	\$ 122.00	\$ 384.00	\$ 26.04	\$ 49.50	\$ 203.71
Non Resident	\$	11.71	\$ 29.70	\$ 209.50	\$ 41.96	\$ 88.50	\$ 308.50	\$ 73.30	\$ 171.50	\$ 553.25	\$ 28.63	\$ 119.00	\$ 213.75

Note: Deer Park Membership not included in average cost

# Current vs. Projected Annual Recreation Operating Budget

<b>Pro Forma Revenues &amp; Expenditures</b>		
Deer Park Recreation Current and Future Financial Summary		
<b>REVENUES AND EXPENDITURES</b>		
	<b>CURRENT</b>	<b>FUTURE</b>
<b>Revenues</b>		
Fees and Charges	\$523,000.00	\$1,875,675.00
Total Revenues	\$523,000.00	\$1,875,675.00
<b>Direct Expenditures</b>		
All Recreation Operations	\$2,742,341.00	\$3,207,423.40
Total Expenditures	\$2,742,341.00	\$3,207,423.40
<b>Net Subsidy</b>	<b>(\$2,219,341.00)</b>	<b>(\$1,331,748.40)</b>
<b>Total Cost Recovery</b>	19%	58%

PROJECTION: **Annual general fund subsidy will decrease by \$887,593** as compared to the current operations of the Recreation Division

## Projected Recreation Center Full Time Staffing Levels (5 Total; 3 Existing)

- Recreation Center Facility Manager – (1) - Existing
- Recreation Program Supervisor – (1) - Existing
- **Aquatics Specialist – (1) - NEW**
- Facility Maintenance Supervisor – (1) - Existing
- **Facility Maintenance Worker – (1) - NEW**

## Projected Recreation Center Part-Time Staffing Levels

- Customer Service Specialists – 10,000 labor hours annually
- Custodial Attendants – 1,650 labor hours annually
- Aquatics - Lifeguards – 10,000 labor hours annually
- Fitness Center Supervision – 5,000 labor hours annually

## Recreation Center Membership/Daily Admission Includes:

- Unlimited use of the Center during all open recreation times
- Priority registration on most programs/classes
- Group Exercise Programs NOT INCLUDED in price of membership/daily admission.
- Child Watch for children ages 2-12 will be discounted for members of the Recreation Center
  - *Child Watch is defined as up to 2 hours of babysitting while adult is utilizing the facility*
  - *Hours for Child Watch will be posted separately - morning and evening hours will be available.*

# Projected Recreation Center Membership Fees

ACCOUNT TITLE	PRICE
Monthly Passes - Family	\$25.00
Monthly Passes - Family - NR	\$50.00
Monthly Passes - Individuals	\$15.00
Monthly Passes - Individuals - NR	\$30.00
Monthly Passes - Seniors	\$10.00
Monthly Passes - Seniors - NR	\$20.00
Annual Passes -Family	\$290.00
Annual Passes -Family - NR	\$575.00
Annual Passes - Individuals	\$175.00
Annual Passes - Individuals - NR	\$350.00
Annual Passes - Senior	\$100.00
Annual Passes - Senior - NR	\$200.00
Daily Passes	\$10.00
Daily Passes - NR	\$15.00

# Questions?