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## CALL TO ORDER

1. The Deer Park City Council, the Deer Park Community Development Corporation and the Deer Park Parks and Recreation Commission will discuss potential square footage, costs, and cost recovery options for a possible new community center and gymnasium including pool options.

[DIS 19-047](#)

**Recommended Action:** Discussion only.

**Attachments:** [2019-04-22 DP CouncilJointMtg \[Read-Only\]](#)

2. The Deer Park City Council, the Deer Park Community Development Corporation and the Deer Park Parks and Recreation Commission will discuss the next steps for the Community Center Project.

[DIS 19-048](#)

**Recommended Action:** Discussion only.

## ADJOURN

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Shannon Bennett, TRMC  
City Secretary

Posted on Bulletin Board  
April 18, 2019

City Hall is wheelchair accessible and accessible parking spaces are available. Hearing assistance devices are available. Requests for accommodations services must be made 72 hours prior to any meeting. Please contact the City Secretary's office at 281-478-7248 for further information.

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*The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.*



## Legislation Details (With Text)

**File #:** DIS 19-047    **Version:** 1    **Name:**  
**Type:** Discussion    **Status:** Agenda Ready  
**File created:** 4/17/2019    **In control:** Joint City Council, Community Development Corporation, & Parks and Recreation Commission Meeting  
**On agenda:** 4/22/2019    **Final action:**  
**Title:** The Deer Park City Council, the Deer Park Community Development Corporation and the Deer Park Parks and Recreation Commission will discuss potential square footage, costs, and cost recovery options for a possible new community center and gymnasium including pool options.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [2019-04-22 DP CouncilJointMtg \[Read-Only\]](#)

Date	Ver.	Action By	Action	Result
4/22/2019	1	Joint City Council, Community Development Corporation, & Parks and Recreation Commission Meeting		

The Deer Park City Council, the Deer Park Community Development Corporation and the Deer Park Parks and Recreation Commission will discuss potential square footage, costs, and cost recovery options for a possible new community center and gymnasium including pool options.

**Summary:**

The City Council, Deer Park Community Development Corporation and the Parks and Recreation Commission have conducted joint meetings on July 23, 2018, September 24, 2018 and January 28, 2019 to discuss the current and potential new community center. At the February 25, 2019 joint meeting, the City staff and architect Stephen Springs made a presentation and facilitated a discussion regarding programming/building utilization in current community center & gymnasium and possible programming for a potential new community center facility. The discussion also included programming at the pool and potential pool options.

At the April 22, 2019 joint meeting, the City staff and architect Stephen Springs will give a PowerPoint presentation and continue discussion regarding programming and potential square footage, costs, and cost recovery options for a possible new community center and gymnasium. The discussion will also include pool options.

A copy of the PowerPoint presentation to be presented at the meeting is attached.

**Fiscal/Budgetary Impact:**

Discussion only.

# DEER PARK COMMUNITY CENTER

## Joint Meeting

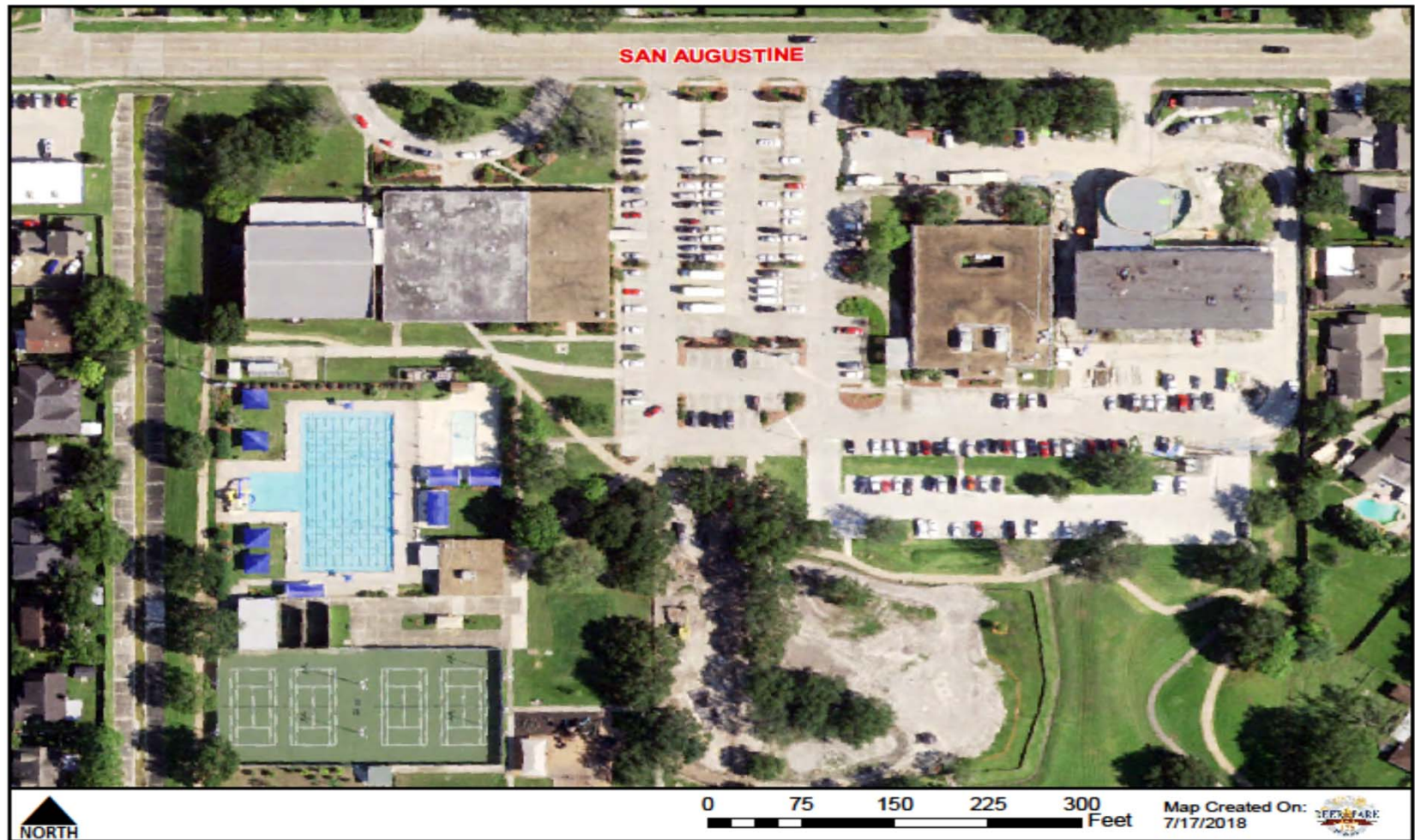
Deer Park City Council  
Deer Park Community Development Corporation  
Deer Park Parks and Recreation Commission



## TONIGHT'S AGENDA

- **Review information and direction from previous meeting**
- **Review existing “dry-side” space allocations**
- **Review possible community recreation options**
- **Review aquatic options**
- **Discuss cost recovery philosophy**

## COMMUNITY CENTER SITE – ENLARGED





## COMMUNITY CENTER – HISTORY

➤	1975	Original building built in	15,525 sf
➤	1982	Earl Dunn Gym built	12,000 sf
➤	2007	Center addition built	8,755 sf
<b>TOTAL</b>			<b>~36,300 SF total</b>



## POSSIBLE CONSTRUCTION COSTS

[From 9/2018 mtg]

SUMMARY OF OPTIONS		LOW	HIGH
OPTION	DESCRIPTION		
1	Replace at location *	\$9.3M	\$11.0M
2	Relocate to soccer field	\$9.5M	\$11.0M

\*Does not include cost of disruption of services



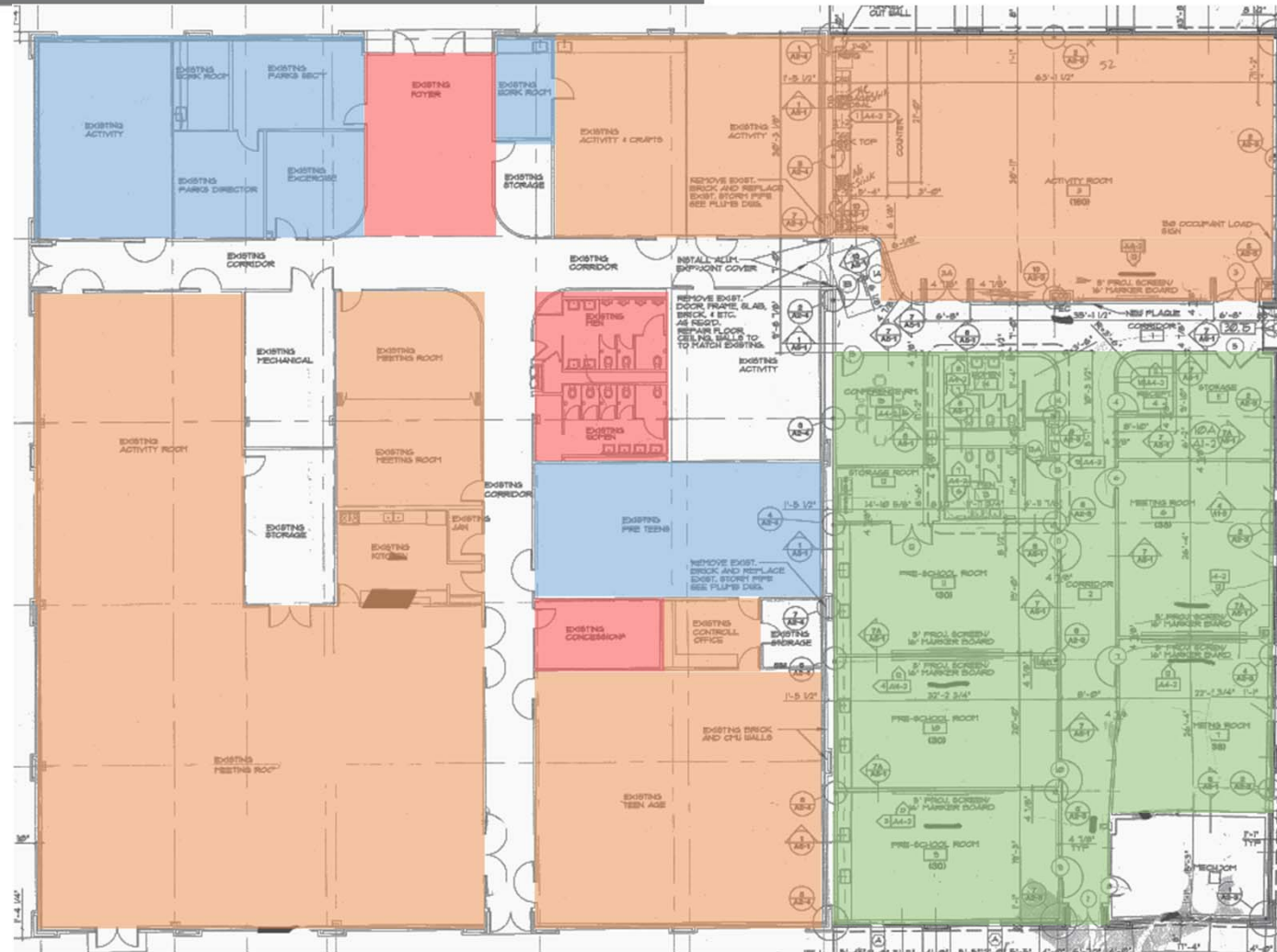
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# COMMUNITY CENTER – MAJOR SPACE ALLOCATIONS

Existing

- Public space
- Program space
- Administrative
- Leased - 5,270 SF



## EARL DUNN GYM – MAJOR SPACE ALLOCATIONS

Existing

- Public space
- Athletics
- Administrative





## COMMUNITY RECREATION CONCEPTS



Earl Dunn Gymnasium

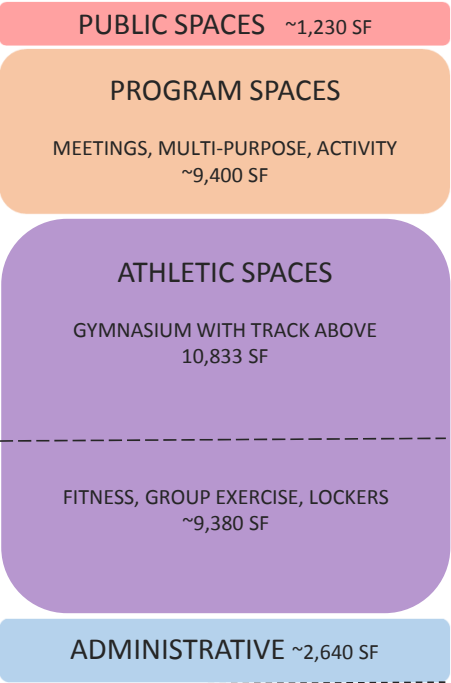
POSSIBLE PROGRAM SUMMARY OPTIONS – DRY SIDE

EXISTING



TOTAL (gross) 36,300 sf

ALL NEW



TOTAL (gross) 40,480 sf

NEW + KEEP EARL DUNN



TOTAL (gross) 37,550 sf

SECOND GYM OPTIONS →



TOTAL (gross) 44,550 sf



TOTAL (gross) 48,550 sf



# COST PROJECTIONS – DRY SIDE

2020 dollars

## EXISTING

PUBLIC SPACES ~1400 SF

PROGRAM SPACES  
MEETINGS, MULTI-PURPOSE, ACTIVITY, DANCE  
~10,400 SF

ATHLETIC SPACES (EARL DUNN)  
GYMNASIUM – 6,940 SF

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FITNESS, RACQUETBALL ~2,112 SF

ADMINISTRATIVE ~2,570 SF

LEASED SPACE ~5,270 SF

TOTAL (gross) 36,300 sf



EST. REBUILD COST:  
\$11.5M - \$13.2M

2020 dollars

COST PROJECTIONS – DRY SIDE

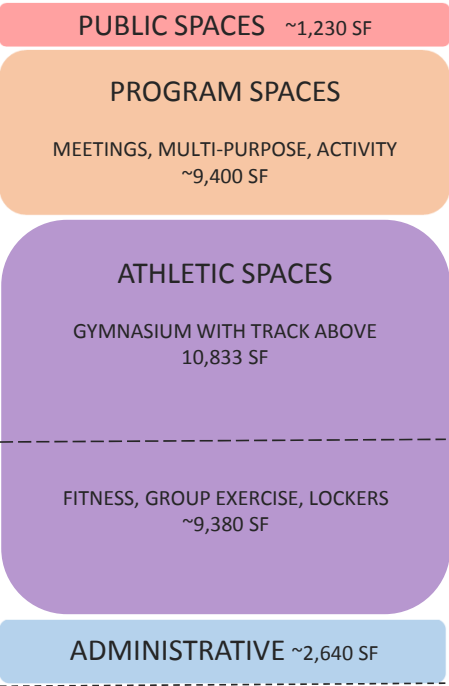
EXISTING



TOTAL (gross) 36,300 sf

EST. REBUILD COST:  
\$11.5M - \$13.2M

ALL NEW



TOTAL (gross) 40,480 sf

EST. COST:  
\$13.4M - \$15.3M

NEW + KEEP EARL DUNN



TOTAL (gross) 37,550 sf

2020 dollars

COST PROJECTIONS – DRY SIDE

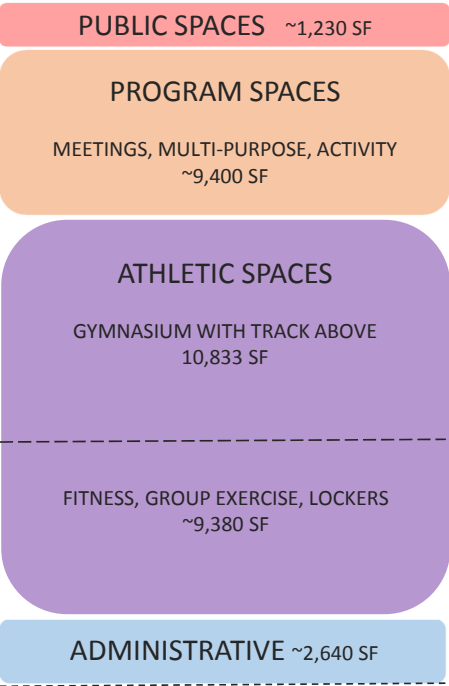
EXISTING



TOTAL (gross) 36,300 sf

EST. REBUILD COST:  
\$11.5M - \$13.2M

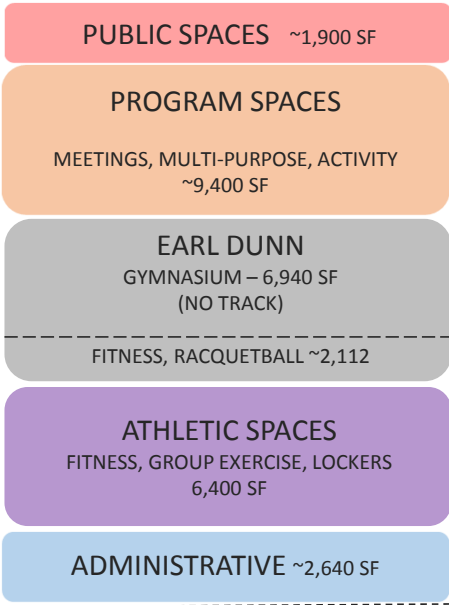
ALL NEW



TOTAL (gross) 40,480 sf

EST. COST:  
\$13.4M - \$15.3M

NEW + KEEP EARL DUNN



TOTAL (gross) 37,550 sf

EST. COST:  
\$11.5M - \$12.7M

POSSIBLE PROGRAM SUMMARY OPTIONS – DRY SIDE

2020 dollars

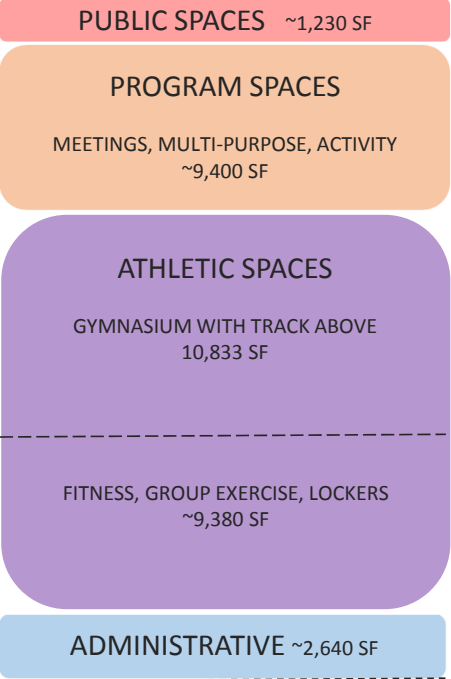
EXISTING



TOTAL (gross) 36,300 sf

EST. REBUILD COST:  
\$11.5M - \$13.2M

ALL NEW



TOTAL (gross) 40,480 sf

EST. COST:  
\$13.4M - \$15.3M

NEW + KEEP EARL DUNN



TOTAL (gross) 37,550 sf

EST. COST:  
\$11.5M - \$12.7M

SECOND GYM OPTIONS



TOTAL (gross) 44,550 sf

EST. ADD:  
\$2.2M - \$2.6M  
\$13.7M - \$15.3M



TOTAL (gross) 48,550 sf

EST. ADD:  
\$3.5M - \$4.0M  
\$15.0M - \$16.7M

PROJECTED CONSTRUCTION COSTS – DRY SIDE

Summary

SUMMARY OF OPTIONS		LOW	HIGH
OPTION	DESCRIPTION		
Baseline	“New” value of 36,300 sf existing facilities	\$11.5M	\$13.2M
1	All new building @ 40,480 sf	\$13.4M	\$15.3M
2	New building + remodel EDG @ 37,550 sf	\$11.5M	\$12.7M
3a – 3b	Add 2 <sup>nd</sup> gym; or gym + track to Option 2	\$2.2M - \$2.5M	\$3.5M - \$4.0M
	Total for Option 3	\$13.7M - \$15.3M	\$15.0M - \$16.7M

\*Projected 2020 Dollars

## AQUATIC POSSIBILITIES



Dow Park Pool



## POSSIBLE PROGRAM SUMMARY OPTIONS – WET SIDE

## EXISTING

## POOL

~14,000 SF

## DECK

## SHADE STRUCTURES

BATHHOUSE

Remodel \$150K - \$300K

## RE-ENVISION EXISTING

## PRE-FAB ENCLOSURE

## RENOVATE POOL

## REFINISH DECK

## REPLACE BATHHOUSE

Scope: TBD

## ADD TO REC CENTER

## THERAPY POOL

~1100 SF

## BUILDING & SUPPORT

~4500 SF

Addition: ~4,500sf

## 4-LANE LAP POOL

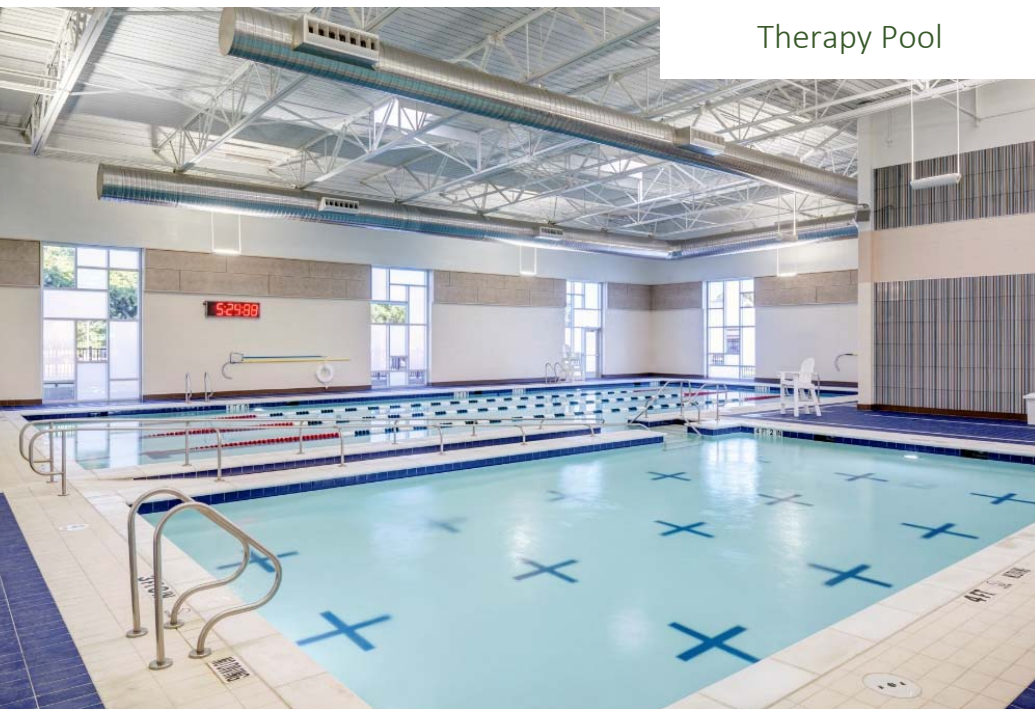
~2250 SF

BUILDING &amp; SUPPORT

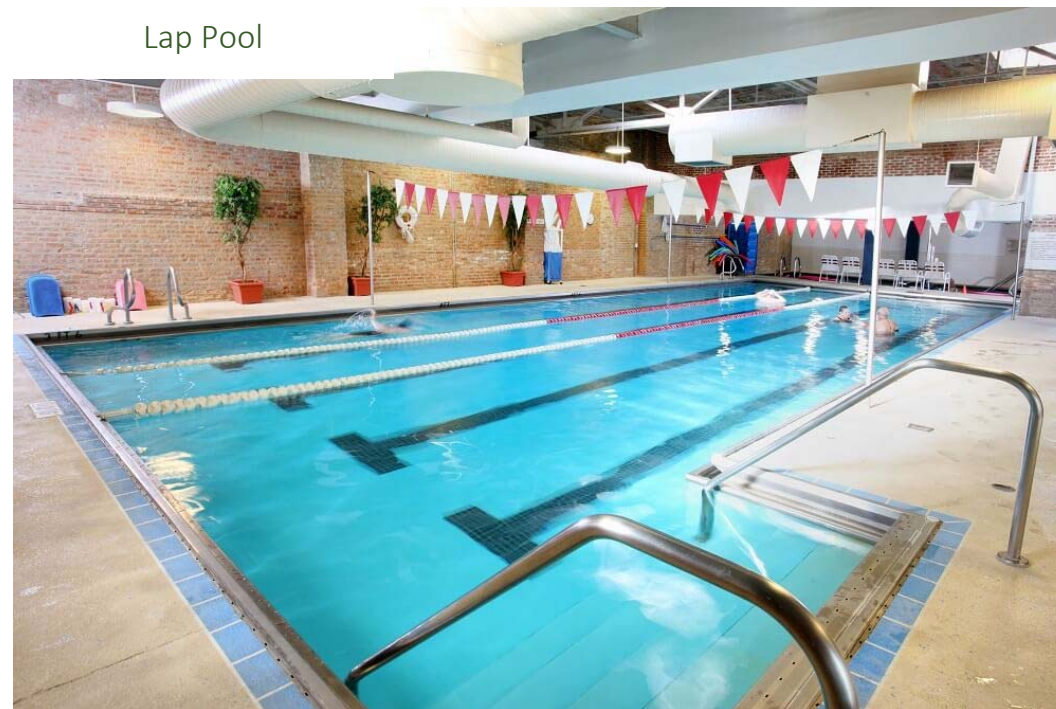
~8,200 SF

Addition: ~8,200sf

## EXAMPLE POOLS



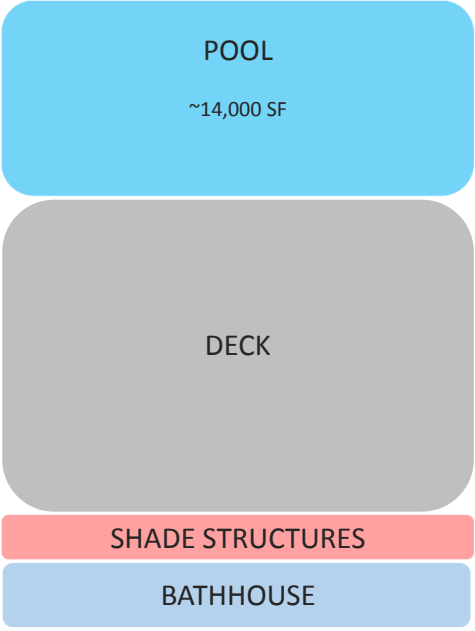
Therapy Pool



Lap Pool

POSSIBLE PROGRAM SUMMARY OPTIONS – WET SIDE

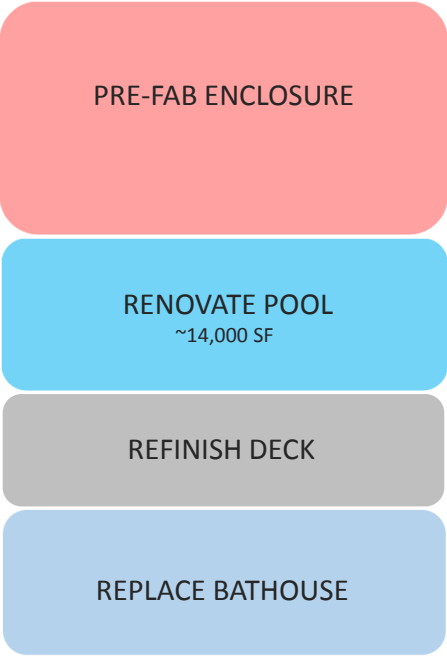
EXISTING



Remodel     \$150K - \$300K

**EST. REBUILD COST:**  
**\$3.5M - \$4.2M**

RE-ENVISION EXISTING

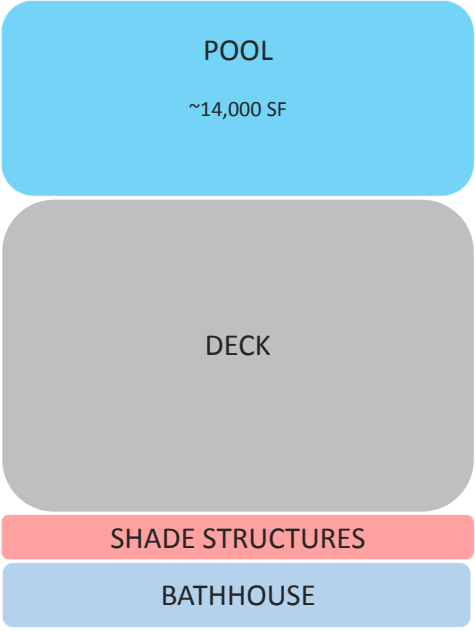


Scope:                      TBD

**EST. COST:**  
**\$6M - \$8M**

possible PROGRAM SUMMARY OPTIONS – WET SIDE

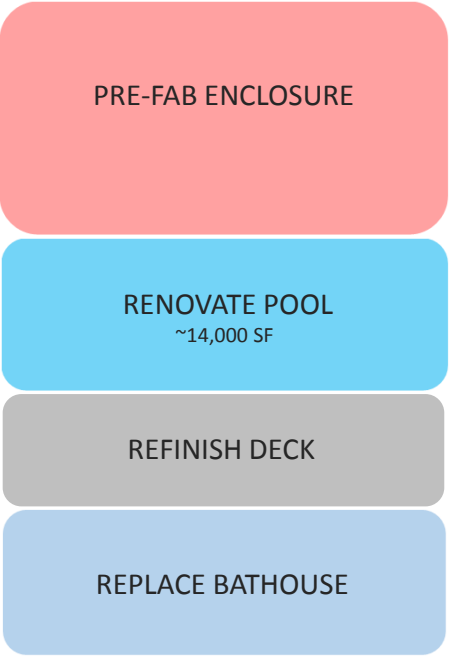
EXISTING



Remodel \$150K - \$300K

EST. REBUILD COST:  
\$3.5M - \$4.2M

RE-ENVISION EXISTING



Scope: TBD

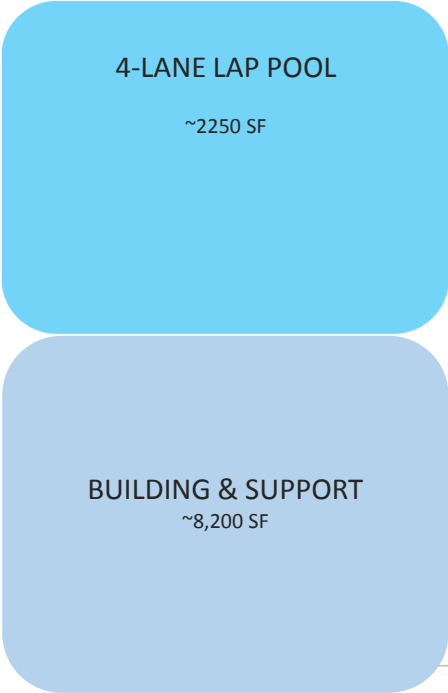
EST. COST:  
\$6M - \$8M

ADD TO REC CENTER



Addition: ~4,500sf

EST. COST:  
\$2.3M - \$2.8M



Addition: ~8,200sf

EST. COST:  
\$4.2M - \$5.0M

PROJECTED CONSTRUCTION COSTS – WET SIDE

SUMMARY OF OPTIONS		LOW	HIGH
OPTION	DESCRIPTION		
Baseline	Remodel existing aquatic center	\$150K	\$300K
1	Re-envision existing aquatic center	\$6M	\$8M
2	Add therapy pool to rec center	\$2.3M	\$2.8M
3	Add 4-lane lap pool to rec center	\$4.2M	\$5.0M

PROJECTED CONSTRUCTION COSTS – COMBINING SIDES

SCENARIO 1:

DRY SIDE

WET SIDE

+4-LANE LAP POOL  
\$4.2 - \$5.0M

+THERAPY POOL  
\$2.3M - \$2.8M

REPAIRS TO EXISTING POOL  
\$150K - \$300K

\$6.65M - \$8.1M

NEW BUILDING  
\$13.4M - \$15.3

INCLUDES  
2<sup>ND</sup> GYM + TRACK

\$13.4M - \$15.3M

“EVERYTHING” COST:

\$20M - \$23.4M

SCENARIO 2:

DRY SIDE

WET SIDE

+INDOOR TRACK  
\$300K - \$500K

+2<sup>ND</sup> GYM  
\$2.2M - \$3.5M

+4-LANE LAP POOL  
\$4.2 - \$5.0M

+THERAPY POOL  
\$2.3M - \$2.8M

NEW BUILDING/  
KEEP EARL DUNN

\$11.5M - \$12.7M

RE-ENVISION + ENCLOSE  
EXISTING POOL

\$6M - \$8M

\$12.5M - \$15.8M

\$15M - \$16.7M

“EVERYTHING” COST:

\$27.5M - \$32.5M



## TONIGHT'S AGENDA

- **Review information and direction from previous meeting**
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- **Review aquatic options**
- **Discuss cost recovery philosophy**

# COST RECOVERY – AMENITY COMPARISONS

Symbol Legend	
Included in membership cost	✓
Not provided at facility	✗
Additional cost to membership or contracted program	★
Included in facility but not part of membership	●

Amenities	Basketball/ Volleyball	Racquetball	Indoor Track	Cardio Area	Weights Area	Group Exercise Classes	Locker Rooms w/ showers	Cycling	Sauna	Indoor Pool	Child Watch	Gymnastics	Member Lounge area	Game Room/Game Area	Multi-use Rooms for Recreation Programming
Deer Park	✓	✓	✗	✓	✓	★	✗	✗	✗	✗	✗	✗	●	✓	●
La Porte *	✓	★	✗	✓	✓	★	✓	✗	★	★	✗	✗	✗	✗	●
Conroe	✓	✓	✗	✓	✓	✓	✓	✓	✗	✓	★	✓	●	✓	●
Keller Pointe	✓	✗	✓	✓	✓	★	✓	★	✗	✓	★	✗	●	✗	●
Heights Richardson	✓	✗	✗	✓	✓	★	✓	✗	✓	✓	✓	✗	●	✗	●
Richland Hills (The Link)	✓	✗	✓	✓	✓	★	✓	✓	✗	✗	✓	✗	●	●	●
Mont Belvieu (Eagle Pointe)	✓	✓	✗	✓	✓	★	✓	✓	✗	✓	★	✗	●	✗	●
Farmers Branch	✓	✗	✓	★	★	★	✓	✓	✗	✓	✓	✓	✓	✓	●
Pearland	✓	✓	✓	✓	✓	✓	✓	✓	✗	✓	✓	✗	●	✗	●

\* Currently contemplating a new facility or major expansion.

COST RECOVERY – 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 aga (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/Guess 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													

***next*** → ***steps***



## Legislation Details (With Text)

**File #:** DIS 19-048    **Version:** 1    **Name:**

**Type:** Discussion    **Status:** Agenda Ready

**File created:** 4/17/2019    **In control:** Joint City Council, Community Development Corporation, & Parks and Recreation Commission Meeting

**On agenda:** 4/22/2019    **Final action:**

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Discussion only.