

DEER PARK COMMUNITY CENTER

Joint Meeting

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



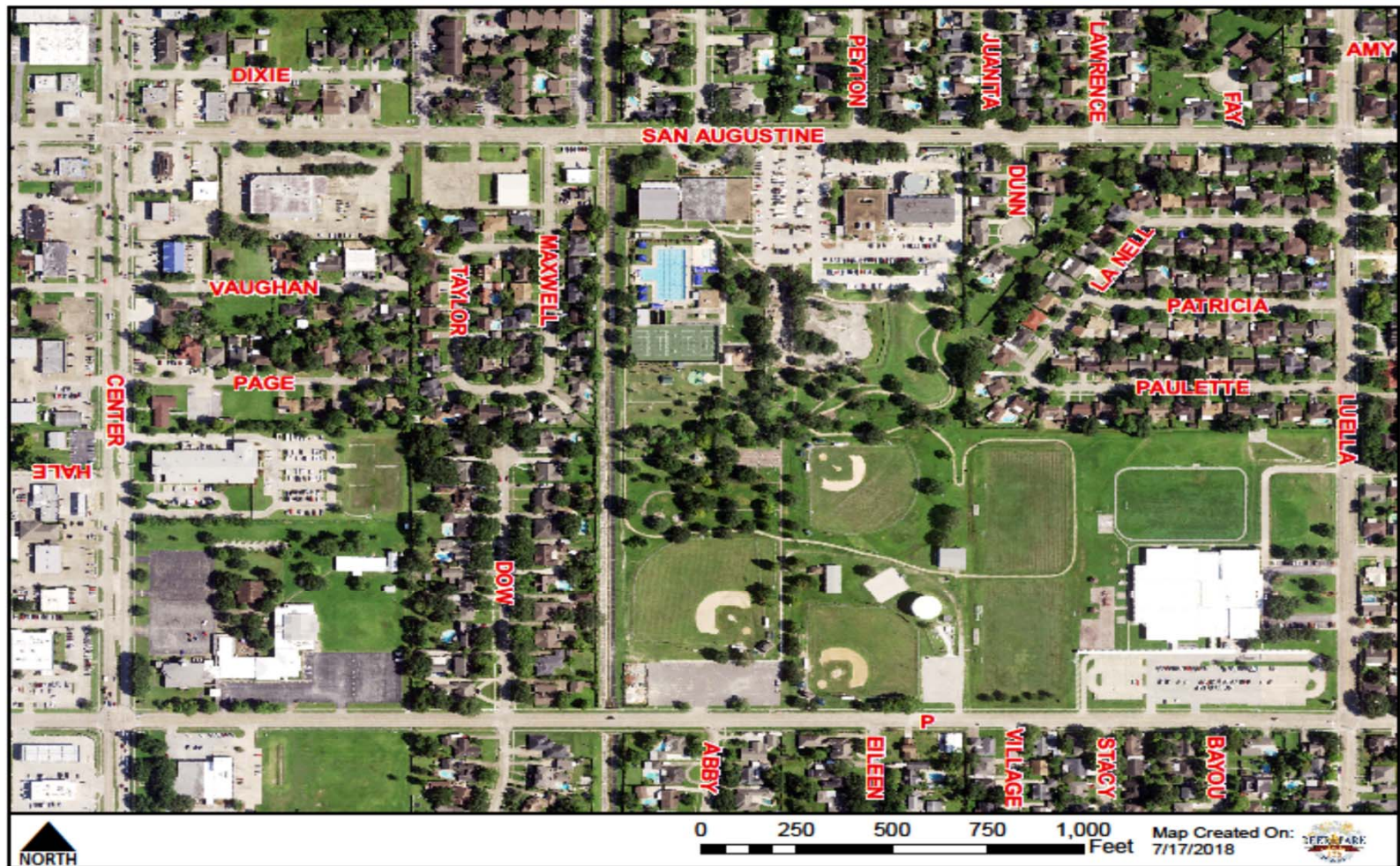
TONIGHT'S AGENDA

- **Review information and direction from previous meeting**
- **Review 2 conceptual approaches to project**
 - Renovation
 - New construction
- **Begin pool discussion**

COMMUNITY CENTER SITE OBSERVATIONS

July Meeting

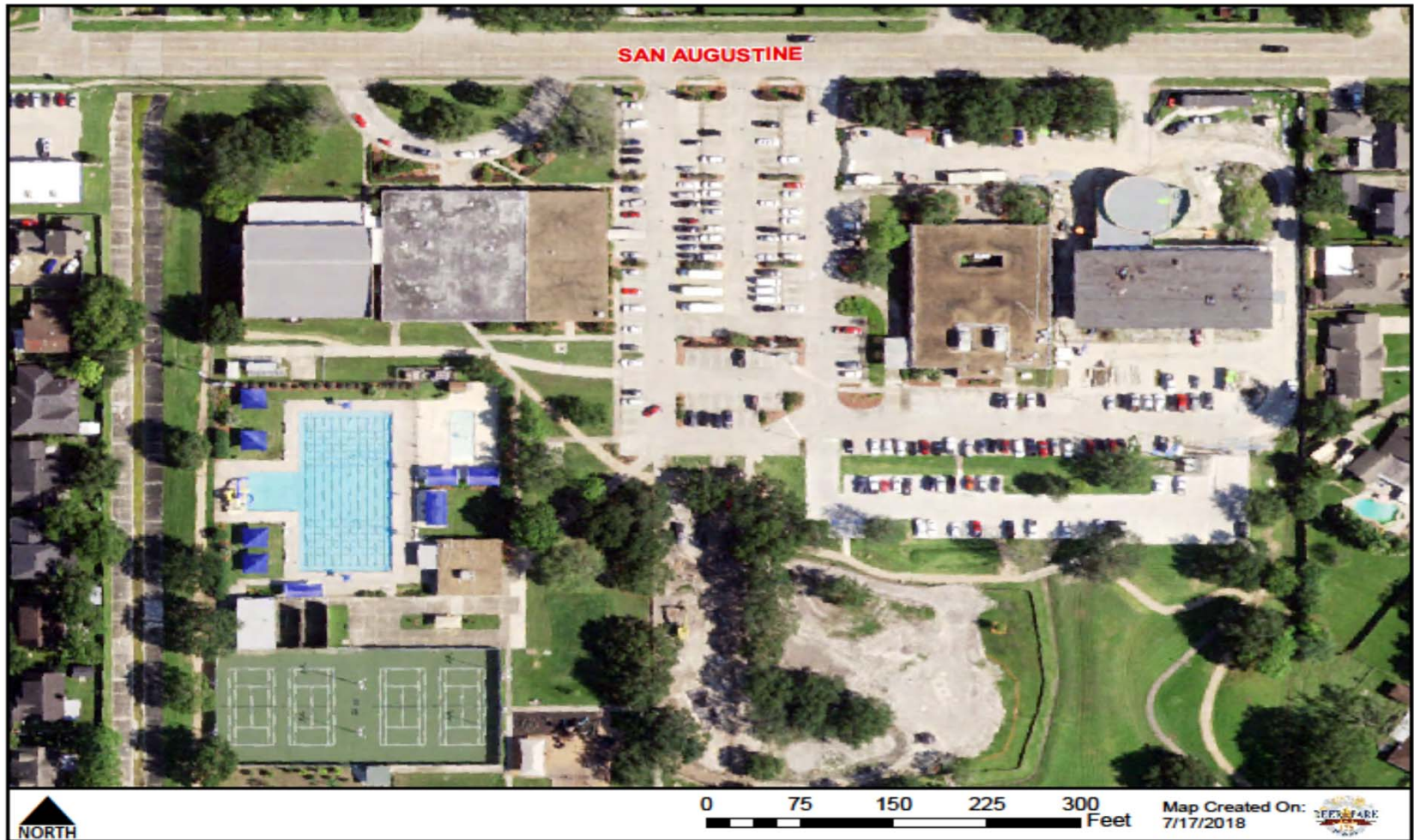
- Part of a large park
- Land locked
- Drainage is a potential issue



COMMUNITY CENTER SITE - ENLARGED

July Meeting

- Ambiguous entrance
- Shared site & parking



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
TOTAL			~36,300 SF total



PROPOSITION

FOR
AGAINST

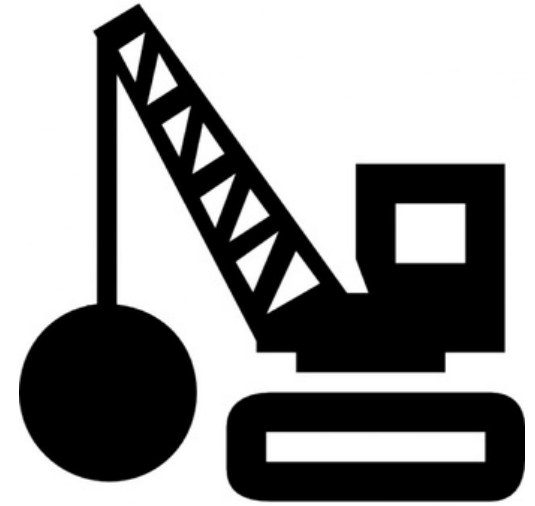


“Shall the City Council of the City of Deer Park be authorized to adopt the Type B economic development sales and use tax within the City at the rate of one-half of one percent, authorized by chapters 501 and 505 of the Texas Local Government Code for public park purposes and events, and which is limited to the following list of projects and includes land, buildings, equipment, facilities, and improvements for such projects, and related improvements that enhance such projects: replacement of the restroom facilities in Dow Park with a new pavilion structure that includes a stage, restrooms, and a concession stand; renovation and expansion of the Community Center and Gym to include an indoor pool; expansion of the existing Maxwell Center and parking lot; renovation of baseball fields including but not limited to the Spencerview sports complex (Durant Fields); renovation of the girls softball facilities at the Youth Sports Complex; development of soccer fields; and the development of hike and bike trails?”

COMMUNITY CENTER – CONSIDERATIONS

- The scope and scale of existing building challenges is significant
- The cost and consequences of disruption of services inherent to renovation should also be considered
- Deer Park should consider replacement versus repair of the Community Center

July Meeting



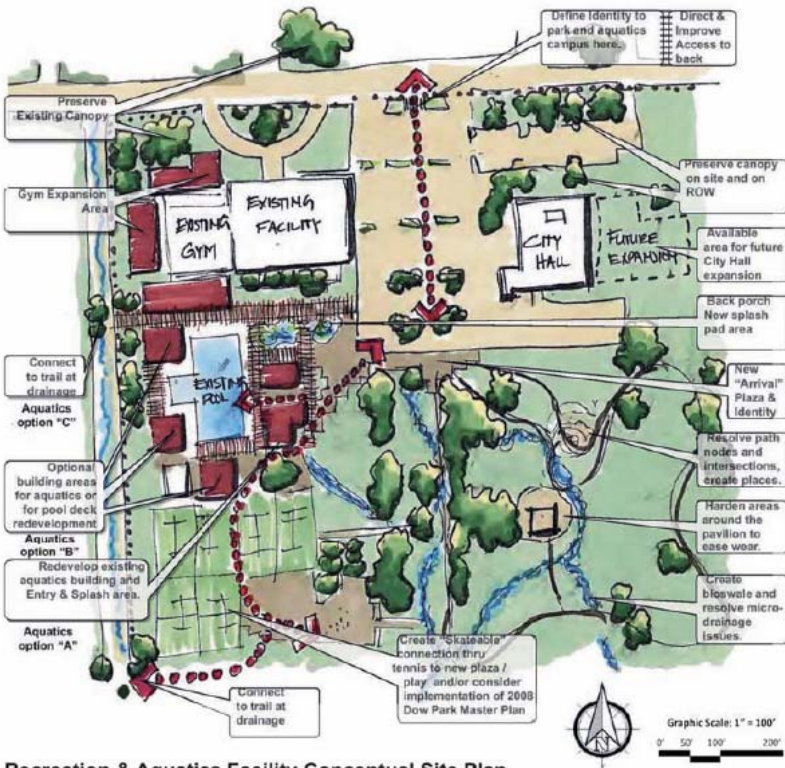
➤ **Next steps:**

- What is the cost/benefit of further investigations (i.e. test pits, determine need to reattach footings to grade beams, testing of all under-slab piping, blocking plumbing trenches, etc.) to address the necessary repairs?
- Can code compliance costs be estimated?
- Are there any alternatives to renovating/expanding the existing Community Center structure?

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Renovation and Development at Dow Park, the Community Center, Gym and Aquatics Center Complex



Recreation & Aquatics Facility Conceptual Site Plan

The Community Center Complex offers ample opportunity for the exciting redevelopment of the north end of Dow Park and the City Hall/Community Center complex. The concept begins with preservation of the beautiful tree canopy along the San Augustine Street and the establishment of a stronger entrance identity and access to the rear of the parking lot and park entrance.

Significant potential exists to develop a new consolidated, clearly organized entrance to the Community Center and Gym complex, with a strong pedestrian element and improved visual and physical connectivity to the aquatics and tennis facilities. This provides the ability to share support, administrative, and access uses between park and recreation operations if desired.

Options exist for the creation of a new splash pad area accessible directly to the park, while using the refurbishment/redevelopment of the aquatics building and outdoor racketball courts as an opportunity to create a more functional and attractive arrival and public identity to this great asset. Additional building

areas exist along the west boundary shared with the drainage ditch, and would work best with the conversion of the east edge of the pool area from aquatics buildings, to a shaded pool deck/terrace area, creating an inviting identity for the facility, attracting consistent use and unlocking potential integral use with the west end of the park proper.

The entire concept seeks to use any new investment to integrate and enliven the north end of Dow Park, which offers the most immediate benefit to citizens. The creation of a new arrival plaza at the end of the parking, conceived along with gym and aquatics renovation/expansion, paired with improvements to the paths, particularly path intersections, hardening areas around exist pavilions, and beginning the implementation of bioswale, micro drainage solutions provide well scaled, attractive, easily implementable projects with immediate benefit.

The 2008 Dow Park Master Plan offers opportunities to redevelop the entire park including splash pads, pond amenities, additional parking, an amphitheatre and poured-in-place concrete skatepark at the south end of the park. Relocation of the ballfields will be required to implement that plan. Recommendations herein should be implemented in conjunction with the approved Dow Park Master Plan during the design phase of implementation.

Probable Costs	
Earl Dunn Gym Renovation	\$1,500,000 to \$2,000,000
Aquatics - Facility & Splash Pad	\$240,300 to \$400,300
Aquatics - Building	\$150,000 to \$240,000
General Exterior	\$300,000 to \$400,000
Total Investment Budget	
	\$2,190,000 to \$3,040,300

CONCEPTUAL CONSTRUCTION COSTS

(2017) dollars

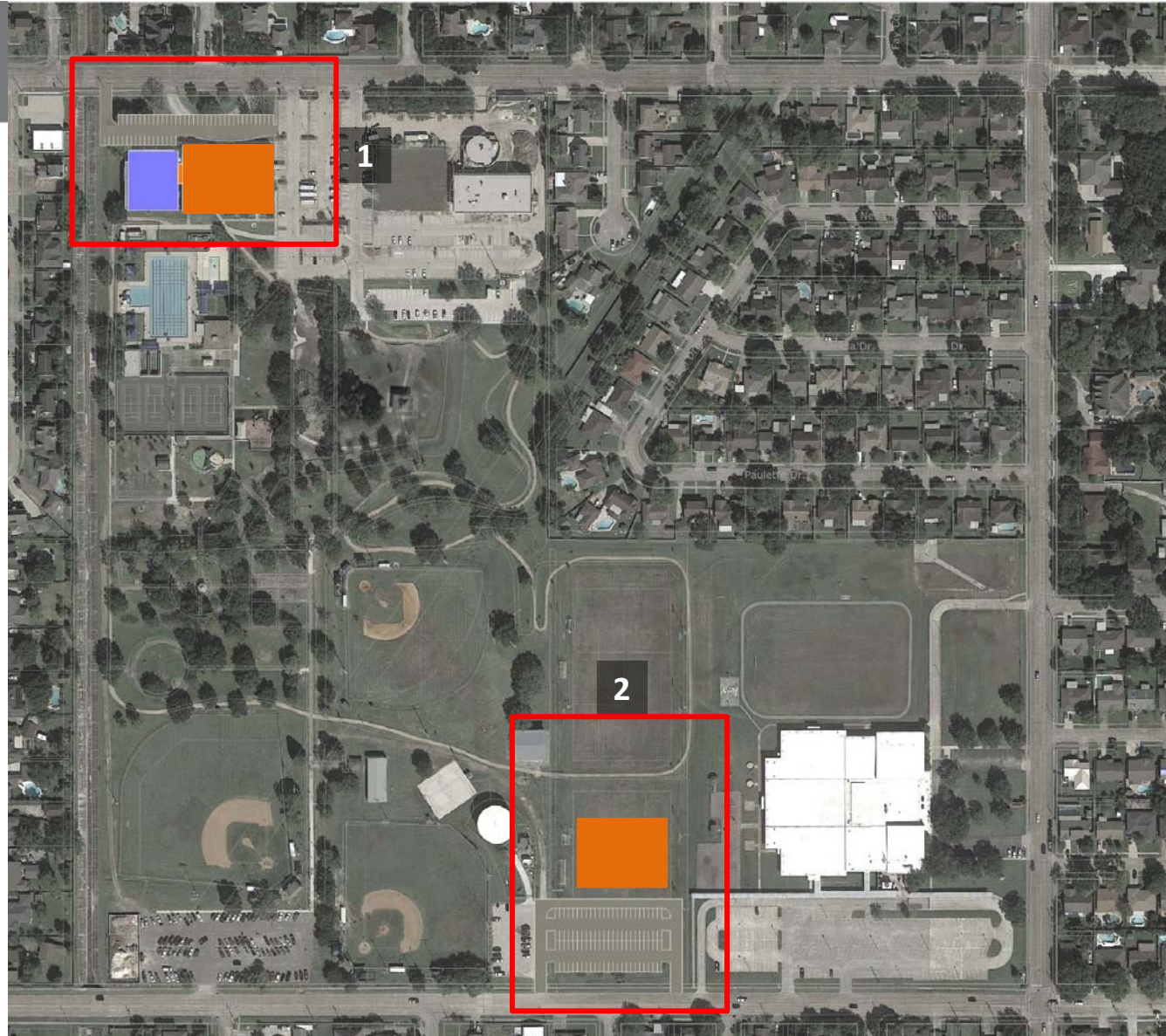
BENCHMARKING		COST	COST/SF
Area (sf)	Scope		
9000	Maxwell Center Renovation / Expansion	\$1.75M	\$195/sf
~25,500	New City Hall	\$6.2M	\$243/sf

TWO DEVELOPMENT OPTIONS

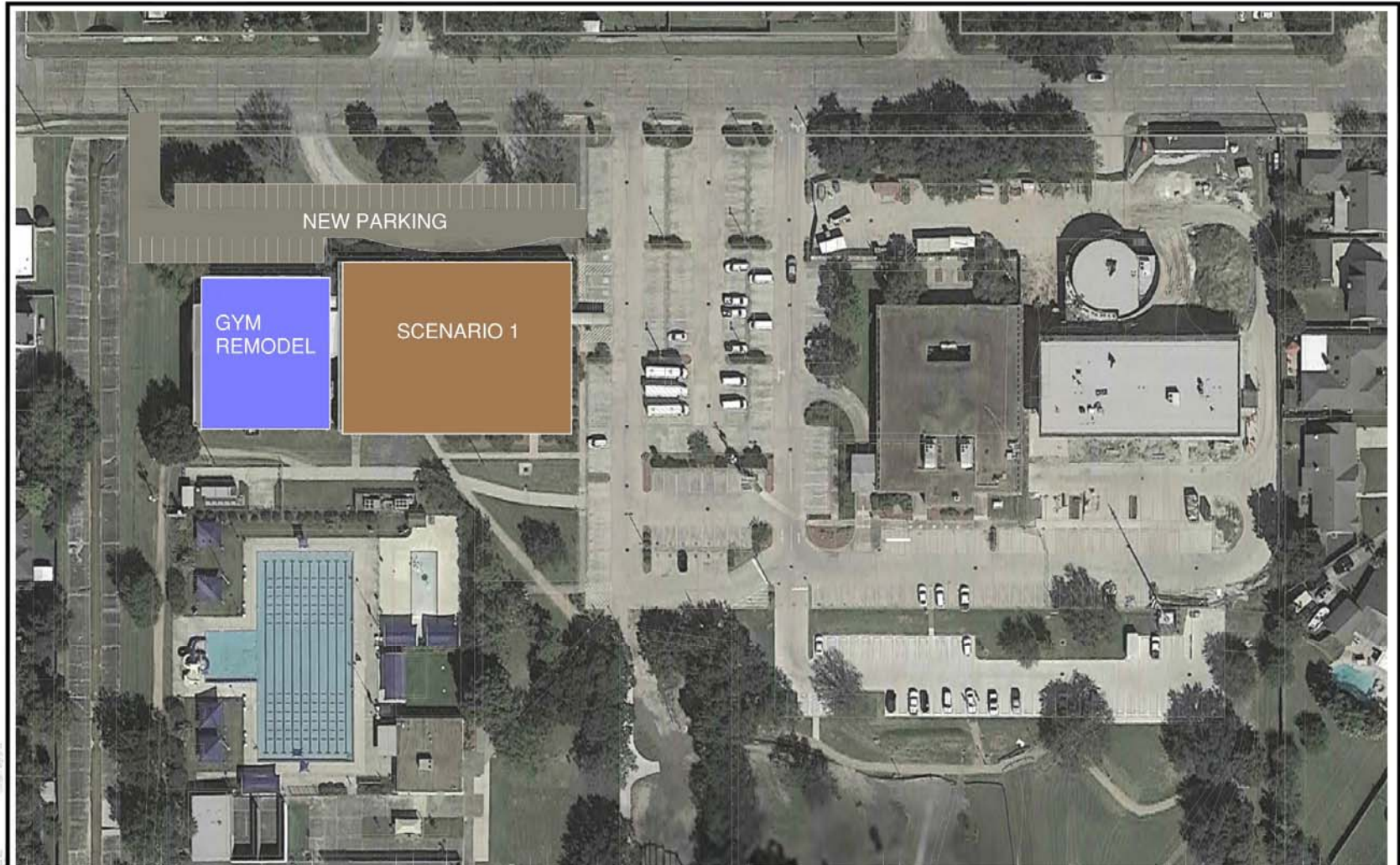
1) Renovation

2) New Construction

Dow Park



RENOVATION OPTION



CONCEPTUAL CONSTRUCTION COSTS

SCENARIO 1 – RENOVATE EXISTING		LOW	HIGH
Area (sf)	Scope		
36,300	Renovations	\$8.2M	\$9.7M
2,000	Addition	\$800,000	\$950,000
	Abatement / Site development	\$300,000	\$350,000
38,300	TOTAL	\$9.3M	\$11.0M

*Does not include cost of disruption of services

NEW CONSTRUCTION OPTION – TEST FIT



CONCEPTUAL CONSTRUCTION COSTS

(2018) dollars

SCENARIO 2 – NEW AT SOCCER FIELD		LOW	HIGH
Area (sf)	Scope		
24,000	New community center	\$6.5M	\$7.4M
14,000	Renovate / improve athletic facility	\$3.0M	\$3.6M
38,000	TOTAL	\$9.5M	\$11.0M

*Minimal disruption of services

CONCEPTUAL CONSTRUCTION COSTS

Summary

SUMMARY OF OPTIONS		LOW	HIGH
OPTION	DESCRIPTION		
1	Renovation	\$9.3M	\$11.0M
2	New at Soccer Field	\$9.5M	\$11.0M

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POOL SCENARIOS – TEST FIT

- 1) Therapy pool
- 2) Lap pool
- 3) Enclose existing & replace bathhouse



EXAMPLES OF POOL ENCLOSURES



Therapy pool (Brenham)



Lap pool (Conroe)

Enclose existing



CONCEPTUAL CONSTRUCTION COSTS

(2018) dollars

POOL OPTIONS		LOW	HIGH
Area (sf)	DESCRIPTION		
4,500	Add a new indoor therapy pool	\$2.3M	\$2.7M
8,200	Add a new indoor 4-lane lap pool	\$4.2M	\$5.0M
87,000	Pre-fab enclosure at existing + new bathhouse	\$6.6M	\$7.7M

*Pool scope is not established

NEXT STEPS

➤ Next steps:

- Receive feedback on alternatives
- Pool assessment
- Needs assessment and programming
- Update site survey?

