

DEER PARK COMMUNITY CENTER

Joint Meeting

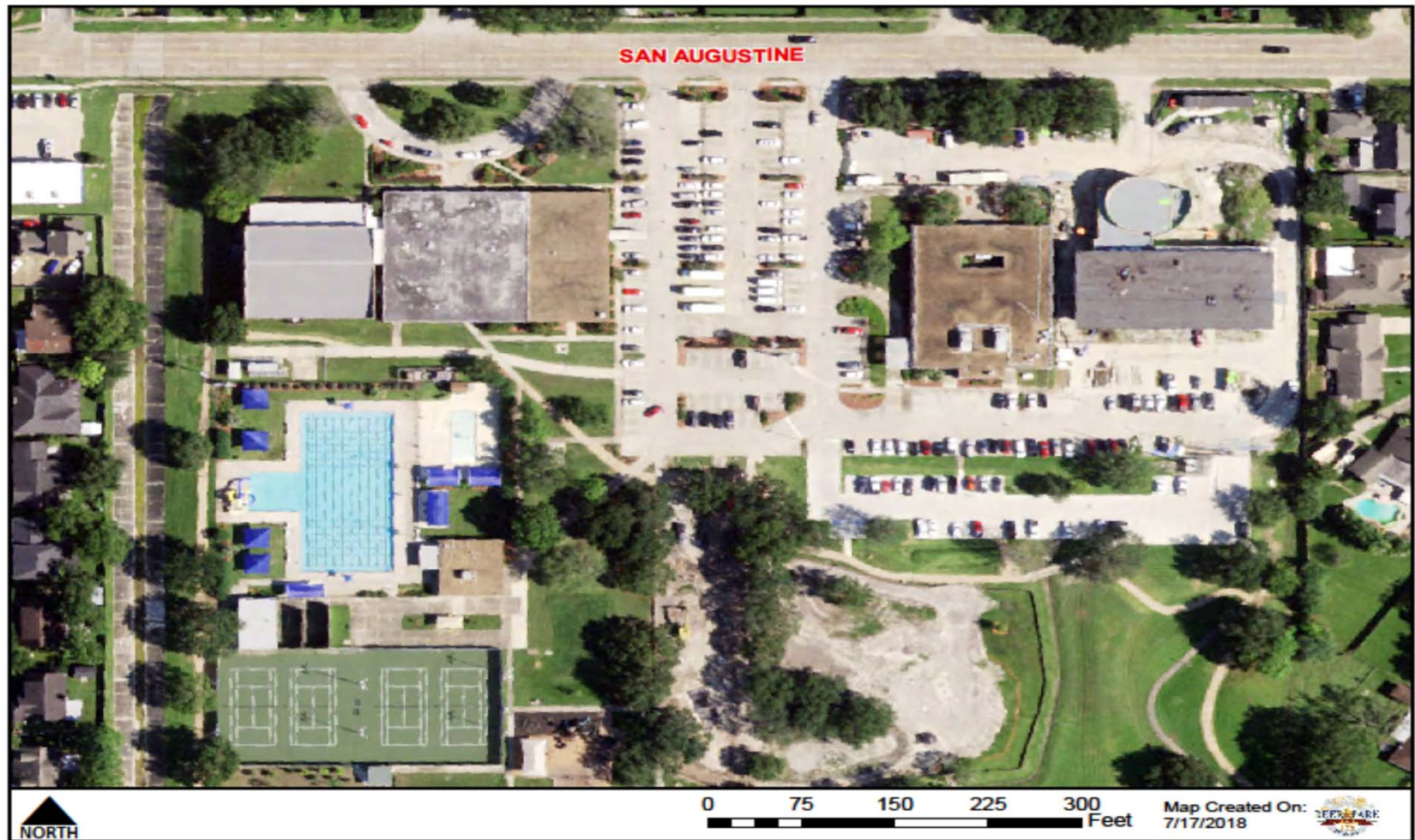
Deer Park City Council
Deer Park Community Development Corporation
Deer Park Parks and Recreation Commission



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
TOTAL			~36,300 SF total



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

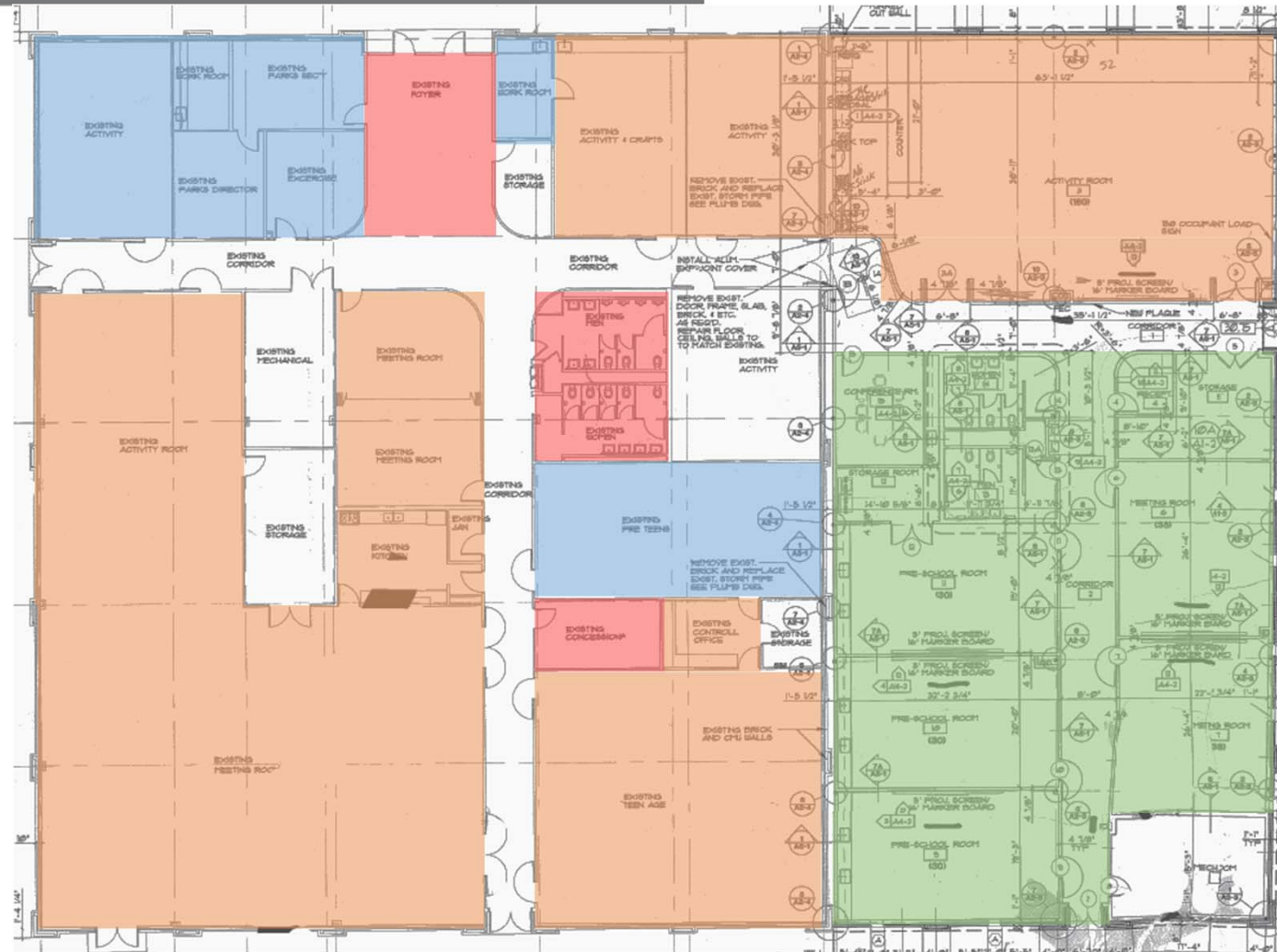
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COMMUNITY CENTER – MAJOR SPACE ALLOCATIONS

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

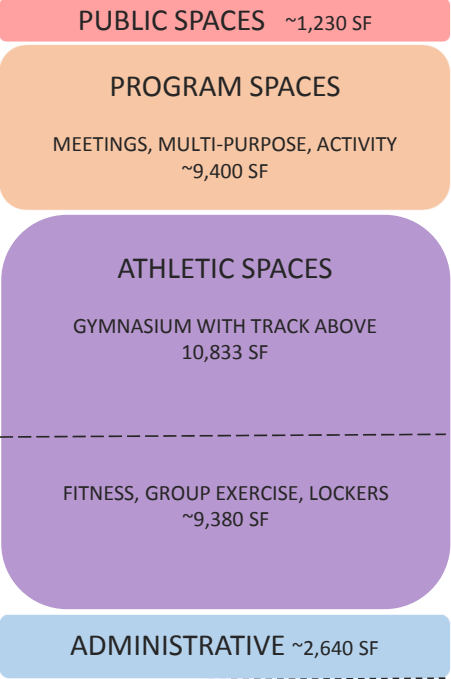
POSSIBLE PROGRAM SUMMARY OPTIONS – DRY SIDE

EXISTING



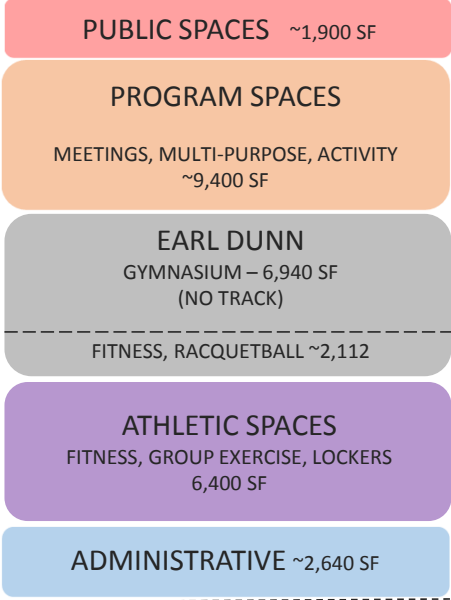
TOTAL (gross) 36,300 sf

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

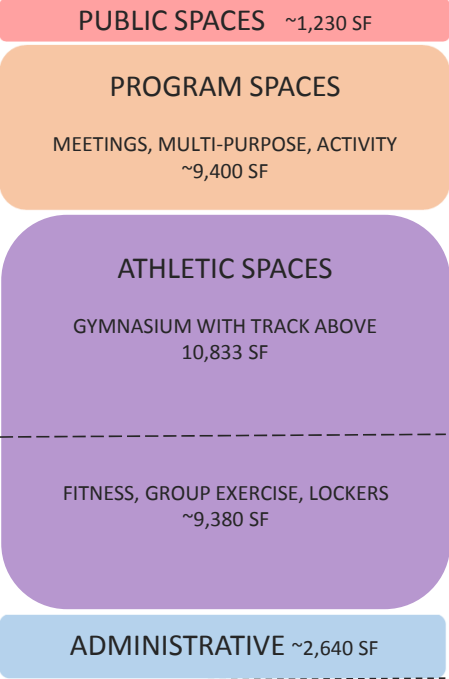
EXISTING



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

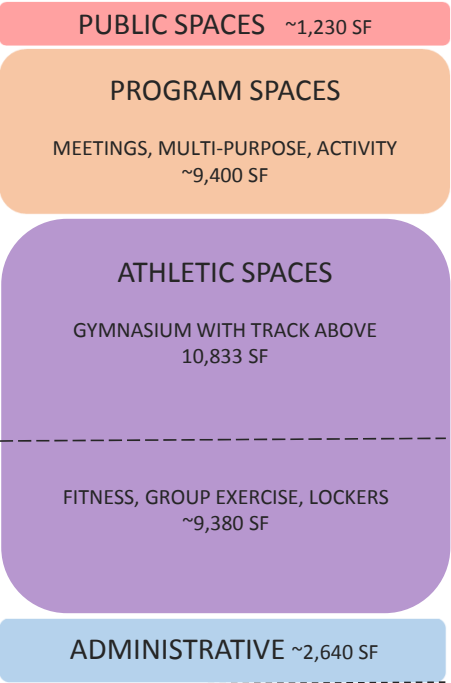
EXISTING



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

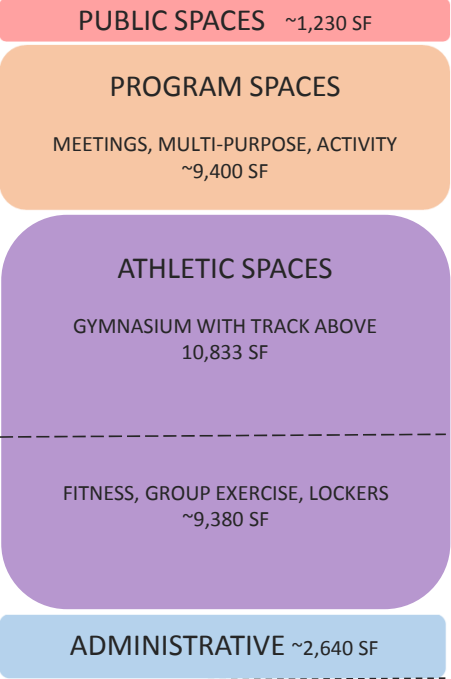
EXISTING



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 nd 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

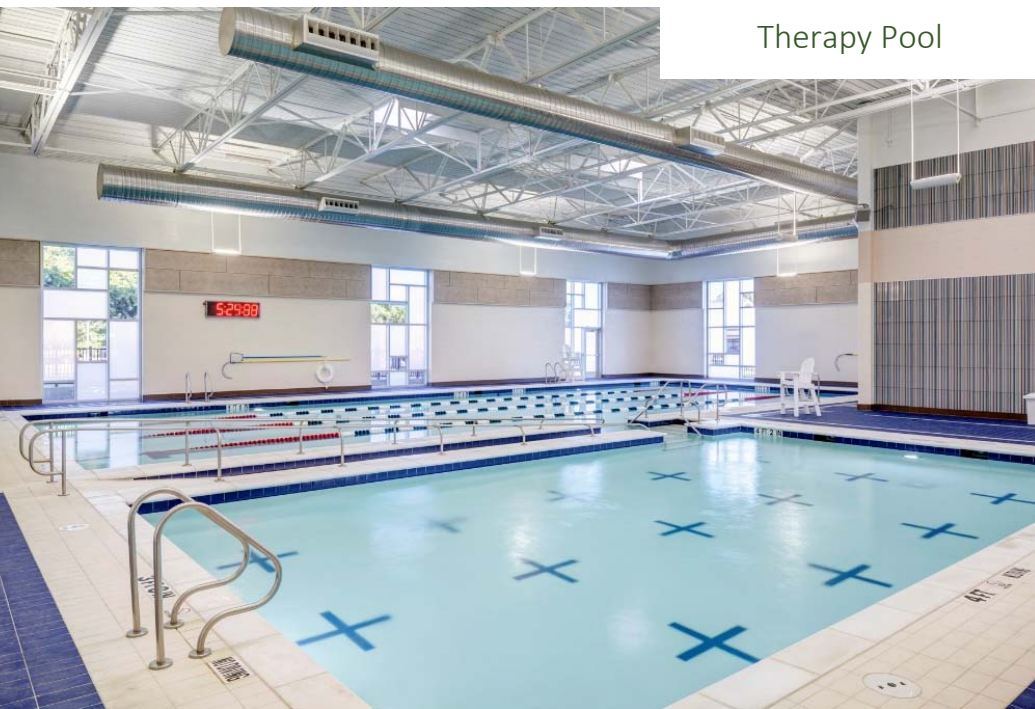
~2250 SF

BUILDING & SUPPORT

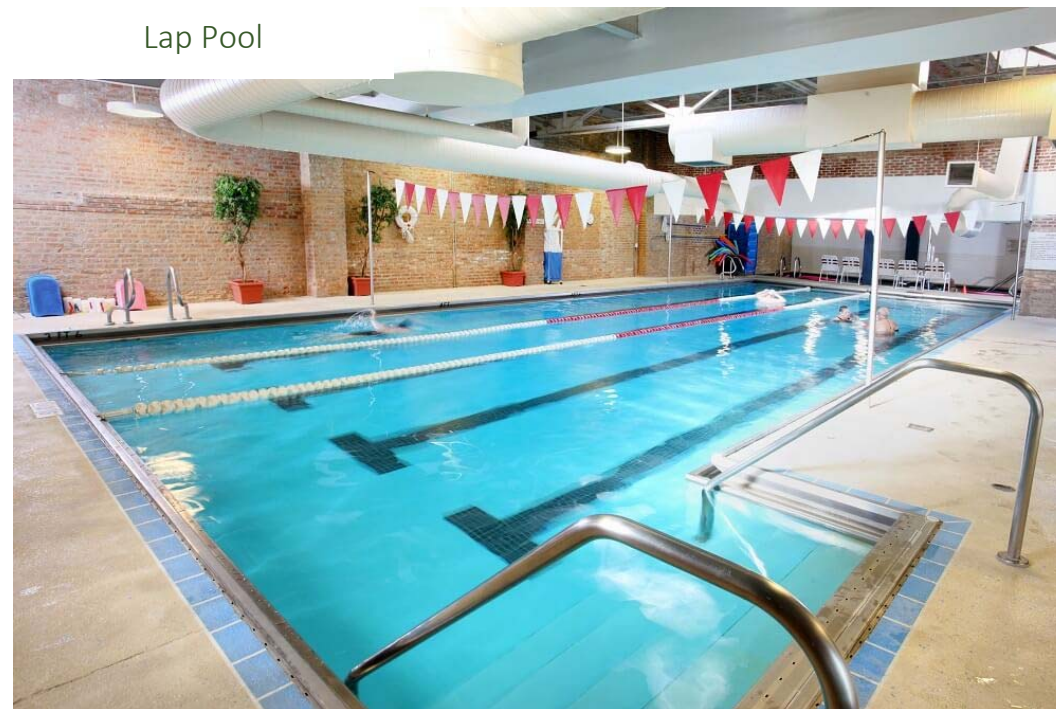
~8,200 SF

Addition: ~8,200sf

EXAMPLE POOLS



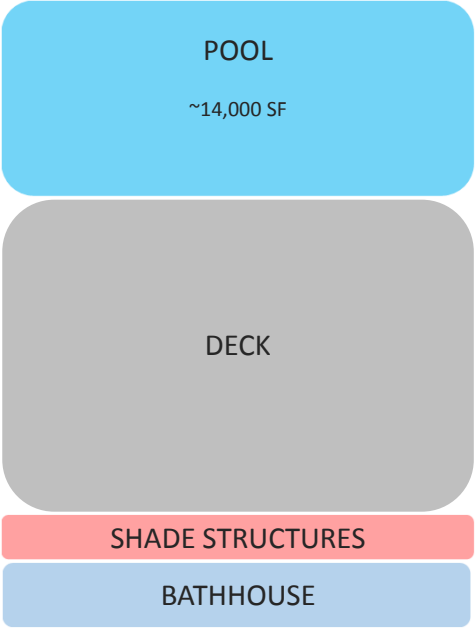
Therapy Pool



Lap Pool

POSSIBLE PROGRAM SUMMARY OPTIONS – WET SIDE

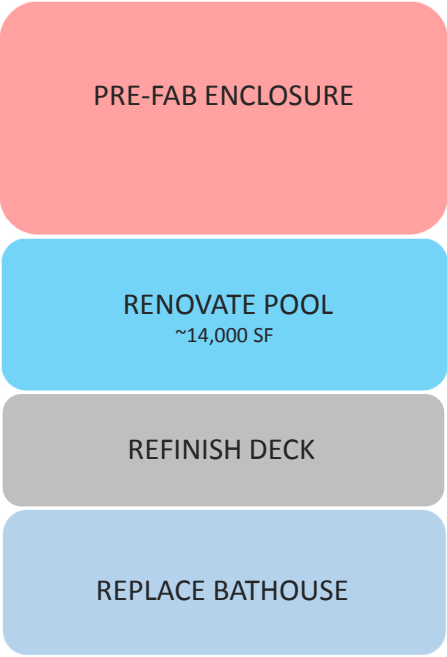
EXISTING



Remodel \$150K - \$300K

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

RE-ENVISION EXISTING

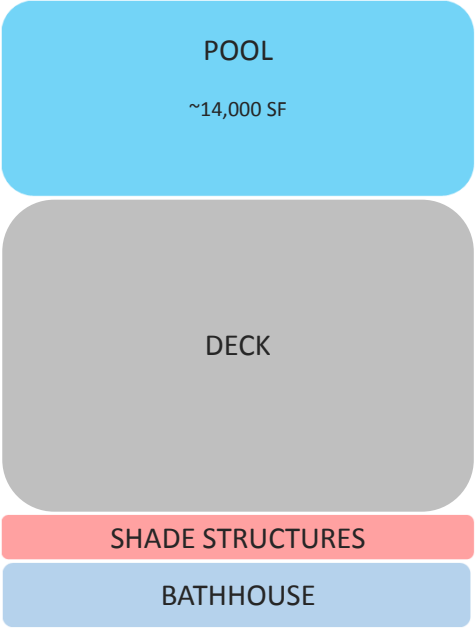


Scope: TBD

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

possible PROGRAM SUMMARY OPTIONS – WET SIDE

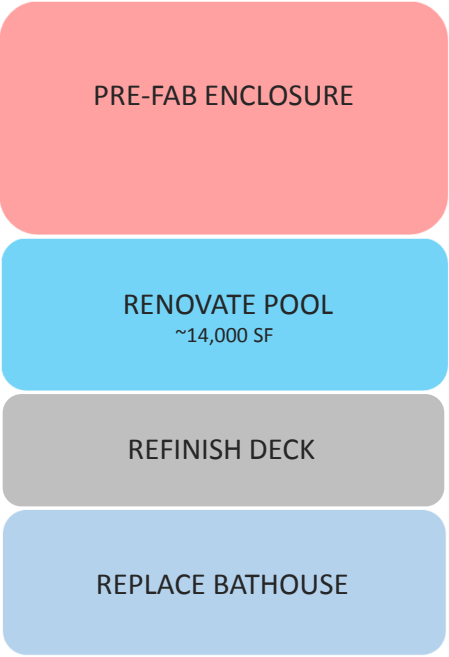
EXISTING



Remodel \$150K - \$300K

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

RE-ENVISION EXISTING



Scope: TBD

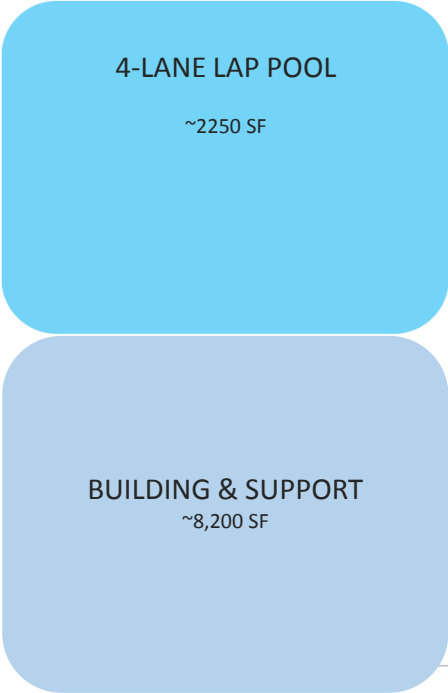
EST. COST:
\$6M - \$8M

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
2ND GYM + TRACK

\$13.4M - \$15.3M

“EVERYTHING” COST:

\$20M - \$23.4M

SCENARIO 2:

DRY SIDE

WET SIDE

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

+2ND 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

\$15M - \$16.7M

RE-ENVISION + ENCLOSE
EXISTING POOL
\$6M - \$8M

\$12.5M - \$15.8M

“EVERYTHING” COST:

\$27.5M - \$32.5M

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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***