

DEER PARK COMMUNITY CENTER

Joint Meeting

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



TONIGHT'S AGENDA

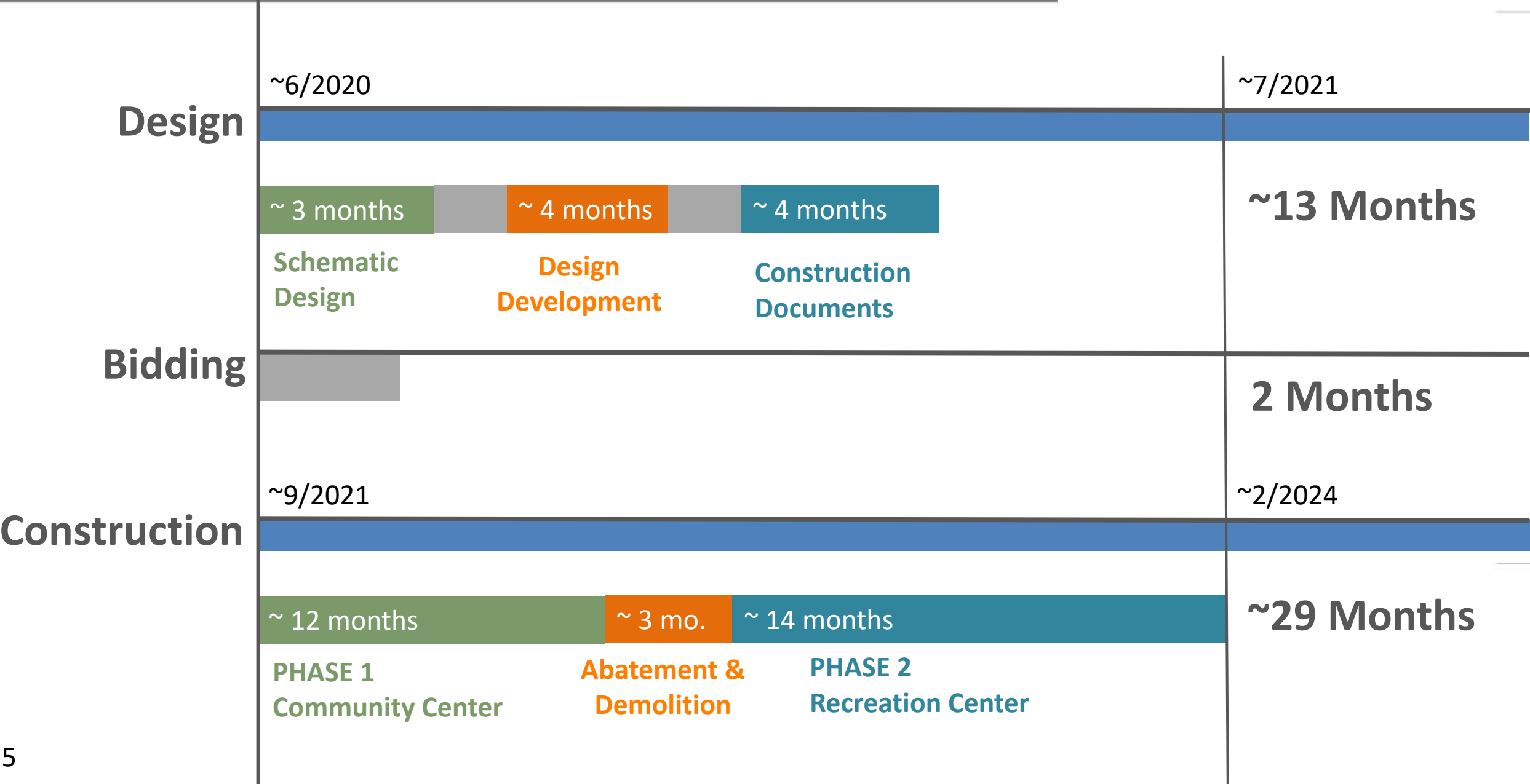
- **Review project budget & projected schedule**
- **Updated concept plan**
- **Discuss operational projections**
- **Next steps**

Description	Cost
All options include 12,000 sf Community Center next to city hall	
36,000 sf recreation center – large gym, single story (no track) reduced room sizes	\$31,000,000
42,200 sf recreation center – large gym, track, recommended room sizes	\$34,000,000
48,000 sf recreation center – true double gym, track, recommended room sizes	\$37,700,000
Outdoor pool renovations and replace bathhouse	\$2,570,000

REVISED PROJECT COSTS

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	\$7,200,000
Total project cost	\$40,200,000

PROJECTED PROJECT SCHEDULE



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- Review project budget & projected schedule
- Updated concept plan
- Discuss operational projections
- Next steps

CONCEPT PLAN



BRINKLEY SARGENT WIGINTON ARCHITECTS



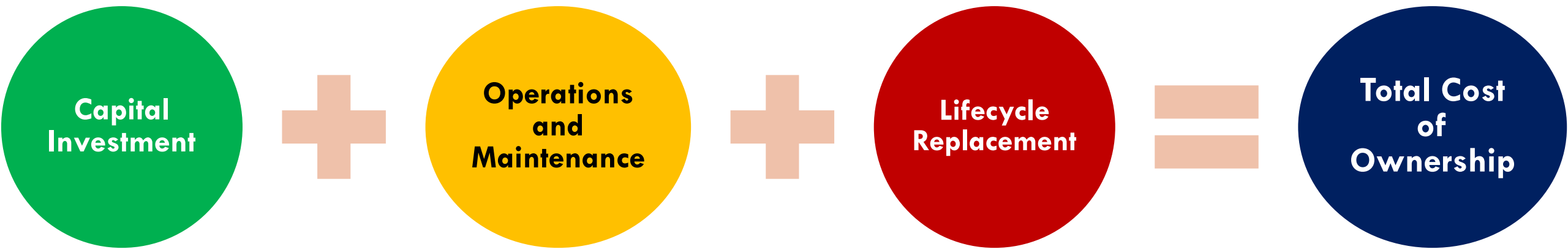
TONIGHT'S AGENDA

- **Review project budget & projected schedule**
- **Updated concept plan**
- **Discuss operational projections**
- **Next steps**

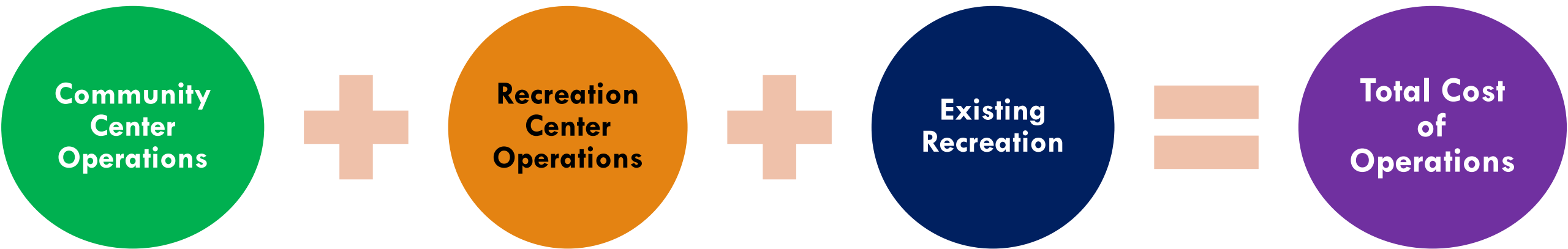
Operational Projections

- **Methodology for Developing the Business Plan**
- **Current Recreation Budget**
- **Community Center Staffing Levels/Financial Plan**
- **Community Center Financial Plan**
- **Recreation Center Assumptions**
- **Recreation Center Financial Plan**
- **Overall Financial Plan**
- **Questions**

Total Cost of Ownership Concept



Operations and Maintenance Costs



Cost Recovery Approach



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 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/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												

Current Recreation Budget - Summary

Pro Forma Revenues & Expenditures	
Deer Park Recreation Current Financial Summary	
REVENUES AND EXPENDITURES	
Revenues	CURRENT
Fees and Charges	\$523,000.00
Total Revenues	\$523,000.00
Direct Expenditures	
All Recreation Operations	\$2,742,341.00
Total Expenditures	\$2,742,341.00
Net Subsidy	(\$2,219,341.00)
Total Cost Recovery	19%

Revenue Assumption:

- \$523,000 = Current Revenue
 - After School Activity Program = \$395,000
 - Outdoor Aquatics = \$108,000
 - Athletic Programs = \$5,000
 - Recreation Programs = \$15,000

Expenditure Assumption:

- \$2,742,341 = 100% of Recreation Expenditures

Projected Community Center Staffing Levels

- Recreation Specialist – 1 FT (Existing)
- Part-time Staff
 - Rentals
 - Maintenance
 - Recreation Programs

Projected Community Center Pro Forma

Pro Forma Revenues & Expenditures						
DEER PARK COMMUNITY CENTER						
BASELINE: REVENUES AND EXPENDITURES						
Revenues	1th Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Building Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Recreation Programs	\$43,400.00	\$44,702.00	\$46,043.06	\$47,424.35	\$48,847.08	\$50,312.49
Rentals	\$31,000.00	\$31,930.00	\$32,887.90	\$33,874.54	\$34,890.77	\$35,937.50
Total	\$74,400.00	\$76,632.00	\$78,930.96	\$81,298.89	\$83,737.86	\$86,249.99
Expenditures	1th Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Building Maintenance	\$50,742.50	\$51,998.00	\$53,291.17	\$54,623.12	\$55,995.04	\$57,408.12
Recreation Programs	\$77,885.00	\$78,008.00	\$78,134.69	\$78,265.18	\$78,399.59	\$78,538.02
Rentals	\$25,785.00	\$26,235.00	\$26,698.50	\$27,175.91	\$27,667.63	\$28,174.11
Total	\$154,412.50	\$156,241.00	\$158,124.36	\$160,064.21	\$162,062.26	\$164,120.25
Net Subsidy	(\$80,012.50)	(\$79,609.00)	(\$79,193.40)	(\$78,765.32)	(\$78,324.41)	(\$77,870.26)
Total Cost Recovery	48%	49%	50%	51%	52%	53%

Projected Recreation Center Operating Hours

- **Monday – Friday: 5:30am - 10pm**
- **Saturday: 7:00am - 8:00pm**
- **Sunday: 9:00am - 5:00pm**
- **103.5 hours per week**
- ***Holiday Hours will vary depending upon the holiday from being closed to reduced hours.***

Projected 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 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 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

Projected Recreation Center Pro Forma

Pro Forma Revenues & Expenditures						
DEER PARK RECREATION CENTER						
SIX YEAR PRO FORMA						
Revenues	1th Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Passes	\$1,015,500.00	\$1,045,965.00	\$1,077,343.95	\$1,109,664.27	\$1,142,954.20	\$1,177,242.82
Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Building Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Custodial Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Aquatics	\$45,000.00	\$46,350.00	\$47,740.50	\$49,172.72	\$50,647.90	\$52,167.33
Fitness Programs	\$140,000.00	\$144,200.00	\$148,526.00	\$152,981.78	\$157,571.23	\$162,298.37
Gymnasium Programs	\$91,650.00	\$94,399.50	\$97,231.49	\$100,148.43	\$103,152.88	\$106,247.47
Rentals	\$6,125.00	\$6,308.75	\$6,498.01	\$6,692.95	\$6,893.74	\$7,100.55
Total	\$1,298,275.00	\$1,337,223.25	\$1,377,339.95	\$1,418,660.15	\$1,461,219.95	\$1,505,056.55
Expenditures	1th Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Passes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Administration	\$552,370.00	\$568,941.10	\$586,009.33	\$603,589.61	\$621,697.30	\$640,348.22
Building Maintenance	\$147,970.00	\$152,409.10	\$156,981.37	\$161,690.81	\$166,541.54	\$171,537.78
Custodial Services	\$154,564.30	\$159,201.23	\$163,977.27	\$168,896.58	\$173,963.48	\$179,182.39
Aquatics	\$195,637.50	\$201,506.63	\$207,551.82	\$213,778.38	\$220,191.73	\$226,797.48
Fitness Programs	\$198,772.96	\$204,736.15	\$210,878.23	\$217,204.58	\$223,720.72	\$230,432.34
Gymnasium Programs	\$124,462.50	\$128,196.38	\$132,042.27	\$136,003.53	\$140,083.64	\$144,286.15
Rentals	\$18,892.50	\$19,459.28	\$20,043.05	\$20,644.34	\$21,263.68	\$21,901.59
Total	\$1,392,669.76	\$1,434,449.85	\$1,477,483.35	\$1,521,807.85	\$1,567,462.08	\$1,614,485.95
Net Subsidy	(\$94,394.76)	(\$97,226.60)	(\$100,143.40)	(\$103,147.70)	(\$106,242.13)	(\$109,429.40)
Total Cost Recovery	93%	93%	93%	93%	93%	93%

Community Center and Recreation Center Combined Pro Forma

Pro Forma Revenues & Expenditures						
DEER PARK - COMMUNITY CENTER and RECREATION CENTER PROJECTED BUDGET						
BASELINE: REVENUES AND EXPENDITURES						
Revenues	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Passes	\$1,015,500.00	\$1,045,965.00	\$1,077,343.95	\$1,109,664.27	\$1,142,954.20	\$1,177,242.82
Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Building Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Custodial Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Aquatics	\$45,000.00	\$46,350.00	\$47,740.50	\$49,172.72	\$50,647.90	\$52,167.33
Fitness Programs	\$140,000.00	\$144,200.00	\$148,526.00	\$152,981.78	\$157,571.23	\$162,298.37
Gymnasium Programs	\$91,650.00	\$94,399.50	\$97,231.49	\$100,148.43	\$103,152.88	\$106,247.47
Rentals	\$37,125.00	\$38,238.75	\$39,385.91	\$40,567.49	\$41,784.51	\$43,038.05
Recreation Programs	\$43,400.00	\$44,702.00	\$46,043.06	\$47,424.35	\$48,847.08	\$50,312.49
Total	\$1,372,675.00	\$1,413,855.25	\$1,456,270.91	\$1,499,959.03	\$1,544,957.81	\$1,591,306.54
Expenditures	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Passes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Administration	\$552,370.00	\$568,941.10	\$586,009.33	\$603,589.61	\$621,697.30	\$640,348.22
Building Maintenance	\$198,712.50	\$204,407.10	\$210,272.54	\$216,313.94	\$222,536.58	\$228,945.90
Custodial Services	\$154,564.30	\$159,201.23	\$163,977.27	\$168,896.58	\$173,963.48	\$179,182.39
Aquatics	\$195,637.50	\$201,506.63	\$207,551.82	\$213,778.38	\$220,191.73	\$226,797.48
Fitness Programs	\$198,772.96	\$204,736.15	\$210,878.23	\$217,204.58	\$223,720.72	\$230,432.34
Gymnasium Programs	\$124,462.50	\$128,196.38	\$132,042.27	\$136,003.53	\$140,083.64	\$144,286.15
Rentals	\$44,677.50	\$45,694.28	\$46,741.55	\$47,820.25	\$48,931.31	\$50,075.70
Recreation Programs	\$77,885.00	\$78,008.00	\$78,134.69	\$78,265.18	\$78,399.59	\$78,538.02
Total	\$1,547,082.26	\$1,590,690.85	\$1,635,607.70	\$1,681,872.06	\$1,729,524.35	\$1,778,606.20
GENERAL FUND SUBSIDY	(\$174,407.26)	(\$176,835.60)	(\$179,336.80)	(\$181,913.02)	(\$184,566.54)	(\$187,299.66)
Total Cost Recovery	89%	89%	89%	89%	89%	89%

PROJECTION: **Annual general fund subsidy** for the operations of the new Community Center and Recreation Center **will require a general fund subsidy in the first year of full operations of \$174,407.**

Current vs Projected Annual Recreation Operating Budget

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

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



QUESTIONS?

next → ***steps***



PROJECTED CENTER OPERATING HOURS

- **Monday - Friday:** 5:30 AM – 10 PM
 - **Saturday:** 7 AM – 8 PM
 - **Sunday:** 9 AM – 5 PM
-

103.5 hours per week



- **Holiday Hours will vary depending upon the holiday from being closed to reduced hours.**

PROJECTED FULL TIME STAFFING LEVELS

➤ Existing

- Director
- Assistant Director
- Administrative Coordinator
- Secretary
- Recreation Supervisor
- Recreation Specialist (2)
- Youth Program Coordinator
- Marketing/Tech Coordinator
- Athletics/Aquatics Supervisor
- Athletics/Aquatics Coordinator
- Recreation Specialist - Athletics/Aquatics

12 total

➤ New proposed

- Aquatic staff member - NEW
- Building maintenance staff member - NEW

2 additional



- **Gymnasium and Indoor Pool**
will be utilized for *both* programming and open use
- **In addition to Normal Operating Hours,**
schedules for Gymnasium and Indoor Pool will be posted and vary based on time of year.



NEW CENTERS - \$37.7M OPTION

*** DOES NOT INCLUDE
OUTDOOR POOL**

~48,000 sf

Recreation Center

- Incl. 15,000 sf gymnasium w/ 2 full-size courts
- Incl. track



OUTDOOR POOL AREA SCOPE DESCRIPTION

~\$2.57M

- Replace bath house
- Repairs and maintenance updates to pool as recommended by audit
- Related site improvements



EXAMPLE 10,000 SF GYMNASIUM

