

# DEER★PARK

*Birthplace of Texas®*

## COMMUNITY RECREATION CENTER

Needs Assessment &  
Feasibility Study



# ACKNOWLEDGEMENTS

Community Recreation Center Study  
City of Deer Park, Texas

## **CITY STAFF:**

James Stokes, City Manager  
Gary Jackson, Asst. City Manager  
Charlie Sandberg, Director of Parks & Recreation  
Scott Swigert, Outgoing Director of Parks & Recreation  
Jacob Zuniga, Asst. Director of Parks & Recreation  
Lacy Stole, former Supervisor of Athletics & Aquatics  
Debra Culp, current Supervisor of Athletics & Aquatics

## **CITY COUNCIL:**

Jerry Mouton, Jr. – Mayor  
Sherry Garrison – Place 1  
Thane Harrison – Place 2 (outgoing)  
TJ Haight – Place 2 (incoming)  
Tommy Ginn – Place 3  
William “Bill” Patterson – Place 4  
Ron Martin – Place 5  
Rae A. Sinor – Place 6

## **COMMUNITY DEVELOPMENT CORPORATION MEMBERS:**

Faylene Defrancis	Jeff Lawther
Les Ellard	Laura Hicks
Doug Burgess	Donna Todd
Georgette Ford	Eric Ripley

## **PARKS & RECREATION COMMISSION:**

Georgette Ford, Chair  
Jo Kiefer, Vice Chair  
Eric Ripley  
Sherry Redwine  
Jamie Cox

## **DESIGN TEAM:**

Stephen Springs, AIA – BSW Architects  
Jim Browne – BSW Architects  
Michael Svetz – PROS Consulting



# Contents

## Acknowledgements

## Table of Contents

### I. Executive Summary

Project Background  
Process  
Overview  
Findings & Recommendations

### II. SITE EVALUATION

A. History of site  
2013 Parks Masterplan by Burditt  
2016 Community Center Physical Assessment  
B. TWO SITE OPTIONS  
North (Existing Site)  
South (Replace Athletic Field(s))  
C. CONCLUSION (SELECTED NORTH)  
D. Pool Assessment

### III. Needs Assessment

A. Tours  
Local  
DFW Market  
Current Offerings  
B. Staff & Board Recommendations  
Prioritization  
C. Benchmark amenity comparisons

### IV. PROGRAMMING

A. Options Based on Sites & Site Options  
B. Aquatic concepts  
C. Options Based on Planning the North Option

### V. Budget & Schedule

A. Overall Project Budgets Based on Funding Options  
B. Project Schedule & Escalation Cost Assumptions  
C. Concept Plan

### VI. Operational Costs

A. Current Baseline  
B. Benchmark Fee Rates in other cities  
C. Operational model based on selected Program

### VII. Appendixes

A. 2016 Building Evaluation  
B. 2018 Pool Evaluation  
C. Final Site Plan  
D. Operational Proforma

### VIII. Addendums

A. Updated Capacity Analysis for May 2021 Election  
B. Updated Cost for the May 2021 Election  
C. Updated Project Schedule



# I. Executive Summary





# Deer Park Community Recreation Center



## PROJECT BACKGROUND

Evaluation of the future of Deer Park's community center began at least as early as 2013, where expansion was spoken to in a Parks and Recreation master plan study. This study identified opportunities for expansion in a high-level sense, and paved the way for initial funding via the 2015 bond program. In 2016, the City of Deer Park contracted with Halff and Associates to design some components of those bond projects. The architectural portion of that work was subcontracted to Brinkley Sargent Wiginton Architects (BSW), which included a physical assessment of the existing Community Center and Earl Dunn Gym.

The physical assessment of existing conditions revealed significant shortcomings of the current community center and advised consideration of replacement rather than renovation. Replacement also afforded the opportunity to maintain at least some level of operations in lieu of closure.

In late 2018, the City of Deer Park contracted with BSW to further study the community center site, including development of a needs assessment, space program, overall project budget and conceptual site plan. Development of an operational model was an optional service initially, and was later incorporated into the progress of the work.

## PROCESS

Initial project efforts included staff tours of example facilities in the Houston and DFW markets and data gathering regarding site analysis and evaluation of the existing Dow Park Pool. Project meetings were held publicly under the guidance of city staff and joint leadership provided by the City Council, the Deer Park Community Development Corporation, and the Parks & Recreation Commission.

The study goal was to arrive at a consensus-based high-quality project representing a key quality-of-life asset for the citizens of Deer Park. The project is anticipated to be funded through bonds approved through a general election. Unfortunately, the May 2020 election was cancelled due to the COVID-19 pandemic, tabling the project to a point to be determined.

## Overview

Over the course of six project meetings in 2019, the team prioritized public needs and program offerings and multiple development scenarios involving different scale, space allocation, siting, and phasing options that would re-define indoor recreation in the City of Deer Park.

Guiding principles of the study project included:

1

“Do it right” vision. This project shall last generations and be a source of community pride.

2

Establish opinions of total project costs, not just construction costs.

3

Minimize disruption of current services as feasible, without jeopardizing the vision.





## Findings & Recommendations

Completed in January of 2020, the outcome of this study recommends a phased project that re-envision the north portion of Dow Park as a civic campus, preserving the balance of the park in its current mostly “green” state.

The first phase would include building a ~12,000 square-foot community center at the former city hall site. This building would house the parks department and multi-purpose community meeting space, linked by an outdoor plaza to the new city hall. This will allow some recreation programming to continue during phase two. The second phase will replace the existing community center and Earl Dunn Gymnasium with a new ~48,000 square-foot recreation facility. Combined, these facilities effectively double the capacity and greatly enhance the capability for providing community recreation services. The project will be a much-needed and highly valuable quality of life asset.

It is envisioned that this project would cost \$42.2M based on a construction start date of mid-2021. Substantive delay in that start date will require re-evaluation of the budget for inflation. The anticipated schedule includes 13 months for design, 2 months for bidding, and 29 months for the 2 phases of construction. Again based on a mid-2021 construction start, total project completion would be early 2024. This should also be re-evaluated upon actual notice to proceed.

Operationally, it is expected that the new facilities could operate with a significant reduction to the current (based on 2019) general fund subsidy – from approximately \$2.2M annual to \$1.3M annual. This is based on very economical user fees on par with benchmark public projects in nearby communities.

# II. Site Evaluation



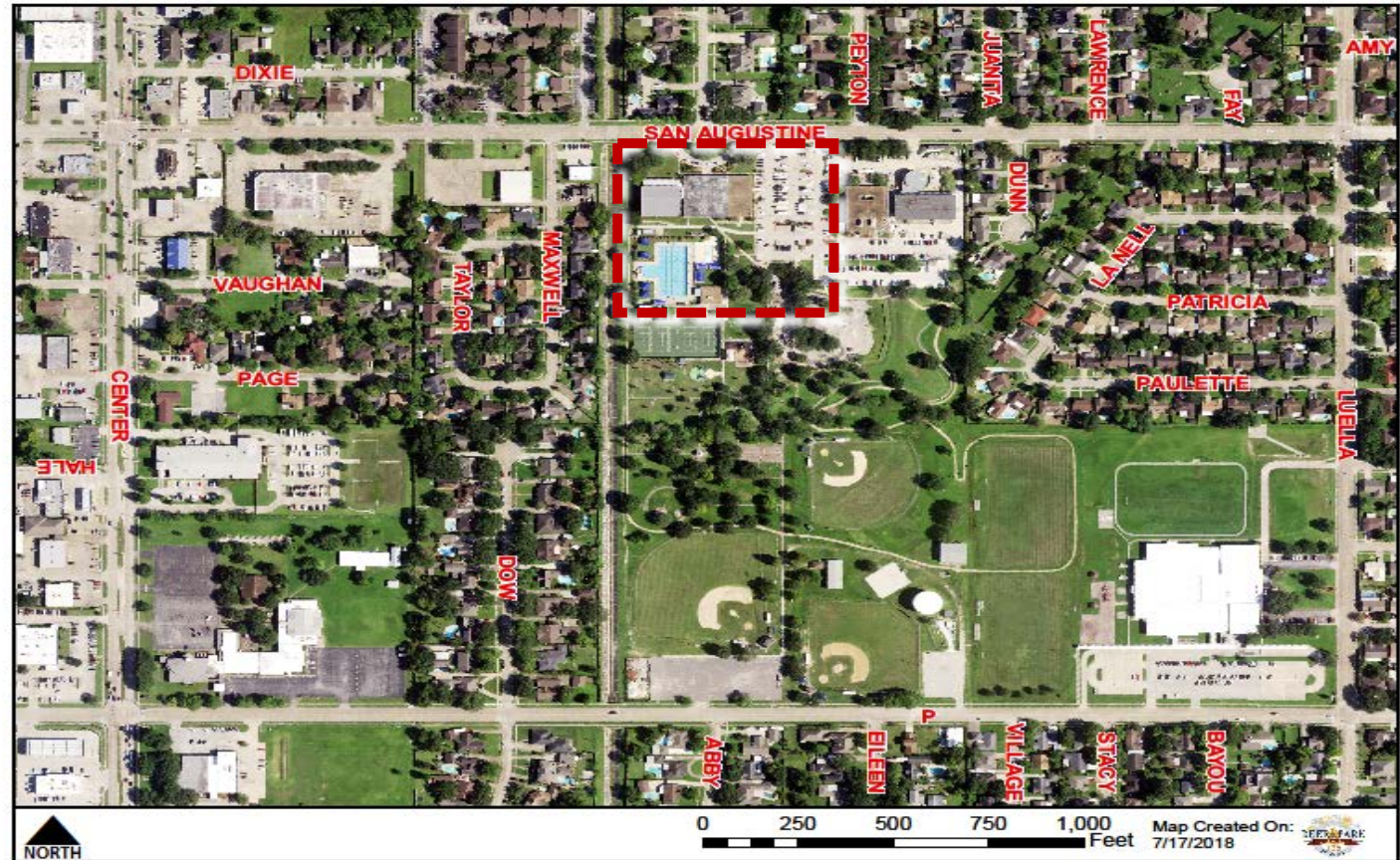


# COMMUNITY CENTER SITE OBSERVATIONS

Part of a large park

Land locked

Drainage is a potential challenge

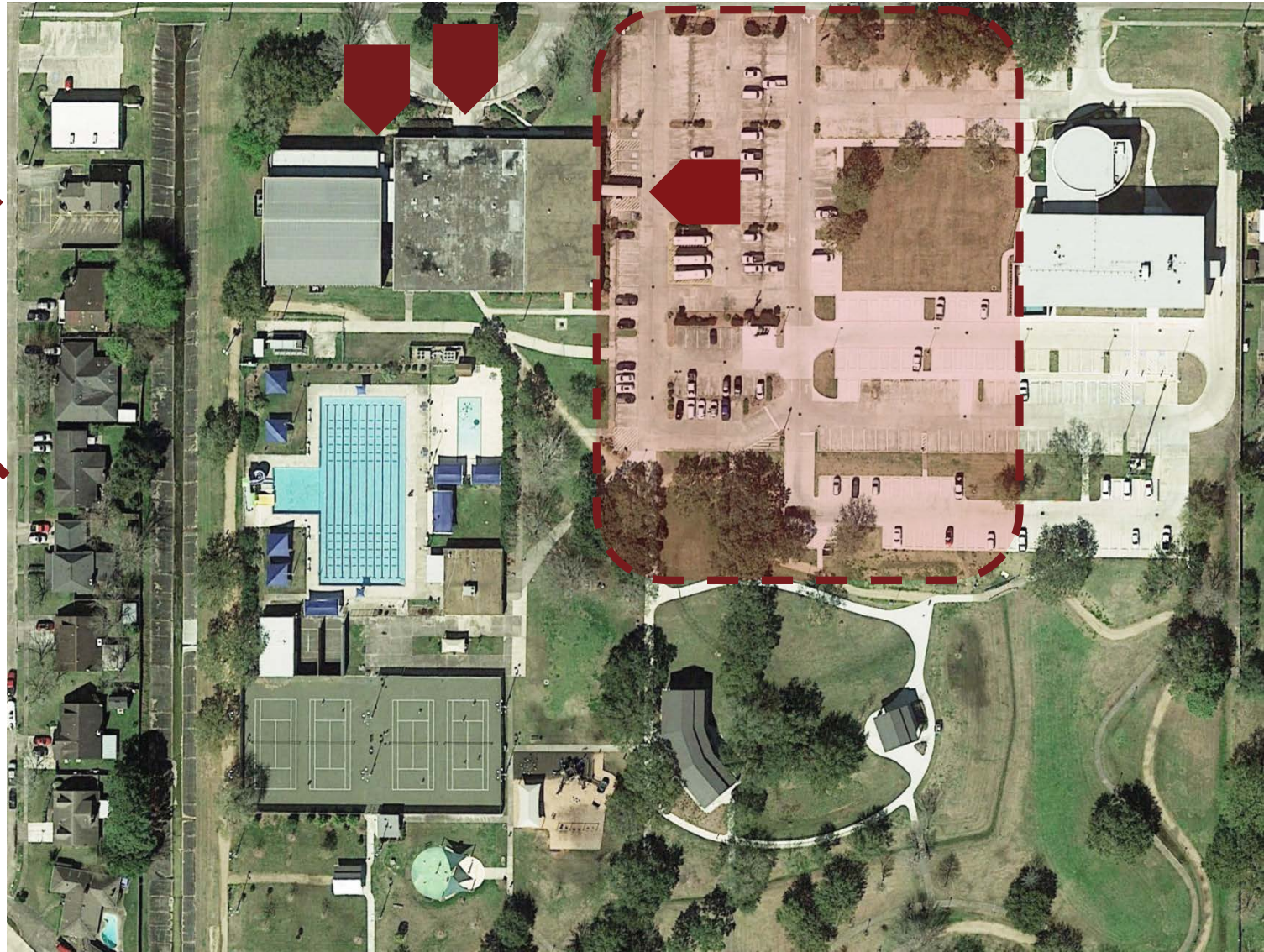




# COMMUNITY CENTER SITE OBSERVATIONS

Ambiguous entrances

Shared site  
& parking



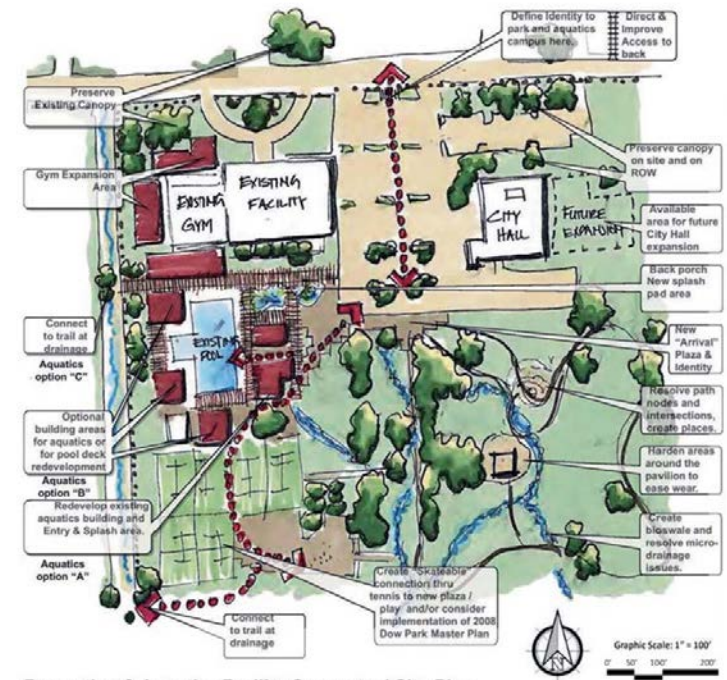


# 2013 Master Plan

In 2013, the Parks & Recreation Master Plan contemplated physical expansion opportunities for the community center site and surrounding facilities.

As a very high-level plan, this effort did not include in-depth analysis of facility and site conditions. Nor did it include a detailed needs assessment or facilities program.

In general, multiple or incremental additions are more costly and disruptive than a simplified approach with fewer phases.



Recreation & Aquatics Facility Conceptual Site Plan









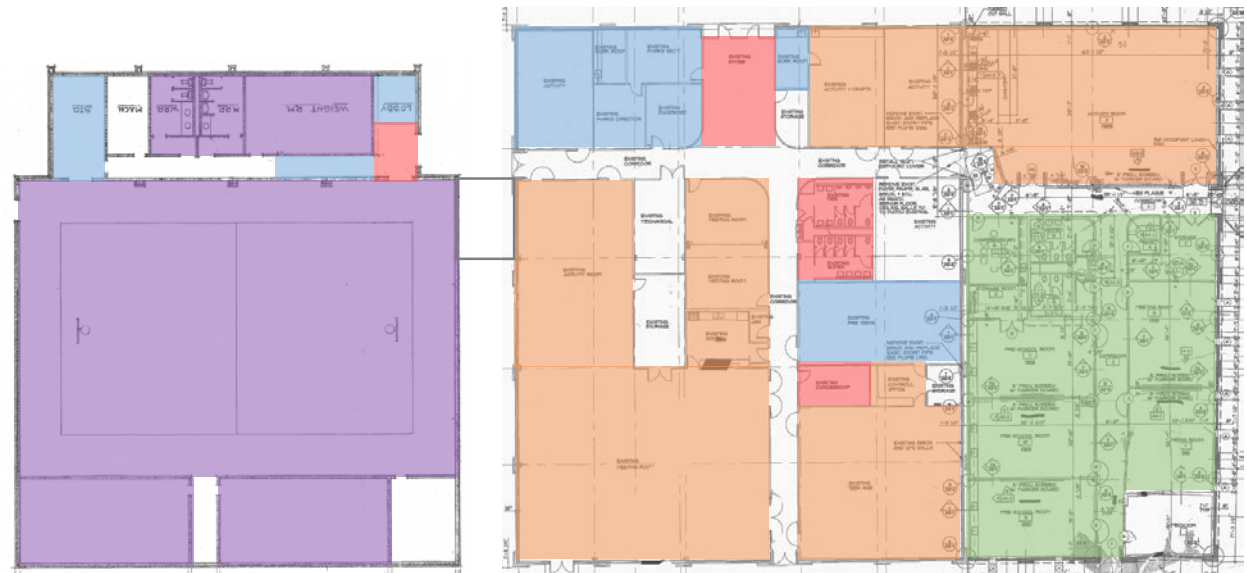
Earl Dunn Gym Renovation Analysis Plan

# Current Center

A physical assessment of the current center was completed by BSW in 2016, which recommended consideration of replacement versus renovation. In short, this recommendation was based both on overall cost and disruption of services. Please refer to that assessment for further detail.

The space allocation of the existing facilities break down as follows:

SPACE	AREA (sf)
 Public space	1,402
 Program space	10,454
 Athletics	9,625
 Administrative	2,571
 Leased	5,270
 Other	6,980
<b>TOTAL</b>	<b>36,300</b>

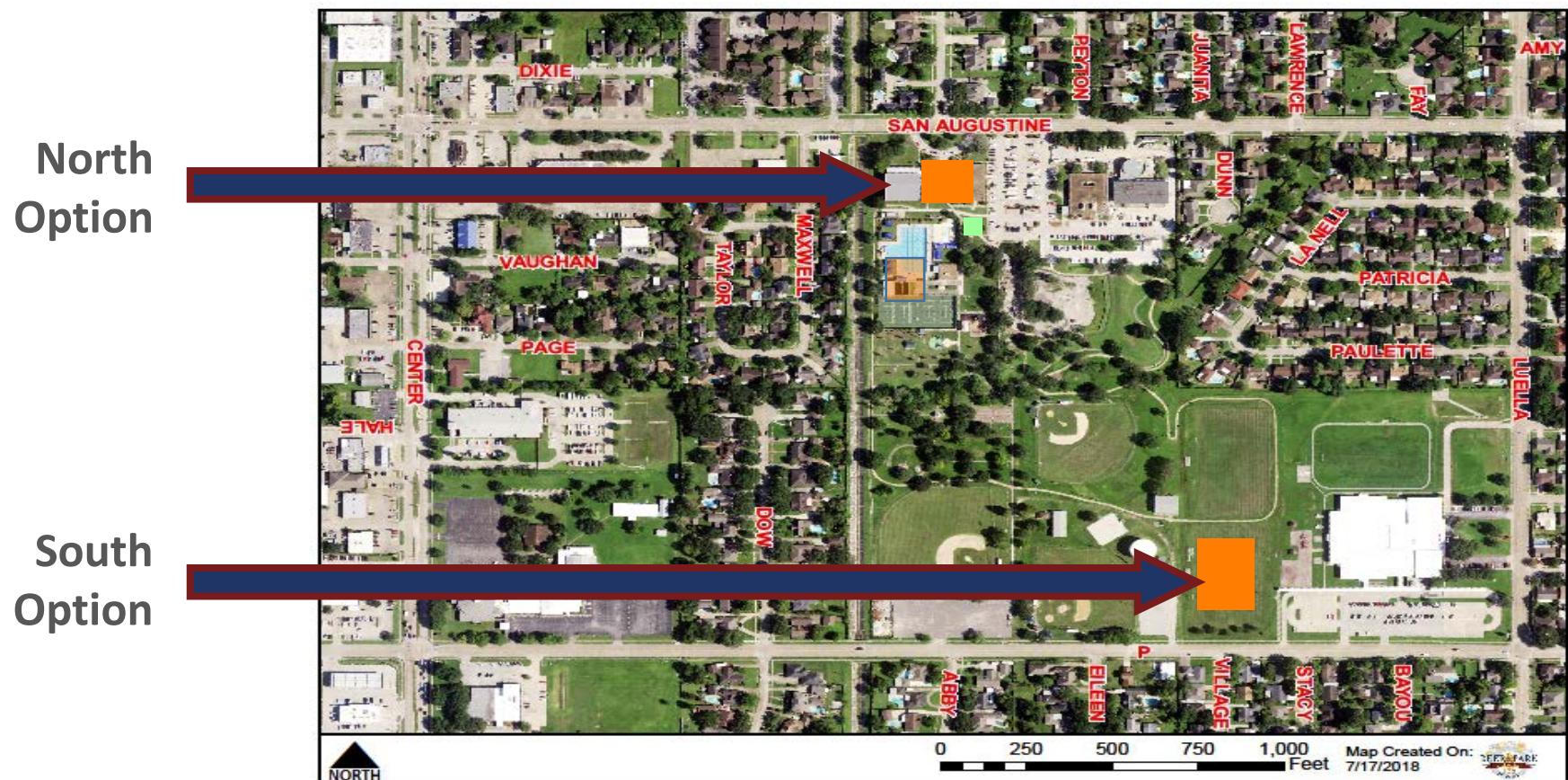




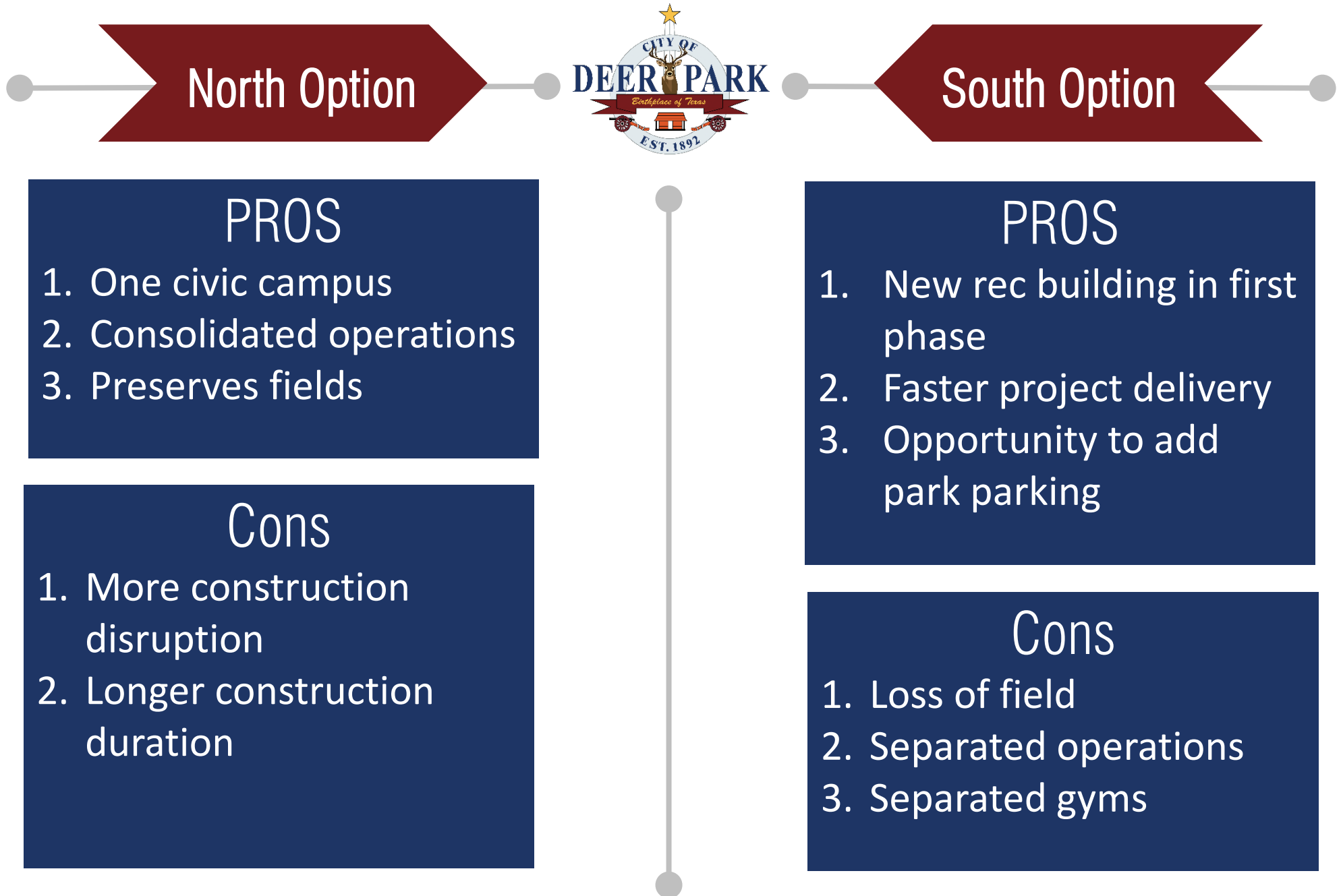
# Site Options

Initially, project site options included building a new facility in the southern area of the park versus rebuilding at the current north location. Each option presented advantages and disadvantages.

Test fits illustrated the both sites could be feasible depending on project size and further due diligence.



# 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.





# III. Needs assessment





# Tours



Consultants and staff toured 10 benchmark facilities, both in the Houston and DFW markets to make observations regarding amenity and program offerings, sizes of spaces, lessons learned and operational feedback. These observations and data were invaluable to informing the needs for Deer Park.

## Local Facilities

1. Eagle Pointe
2. Mont Belvieu
3. Imperial Park Recreation Center, Sugar Land
4. Pearland Recreation Center
5. C.K. Ray Recreation Center, Conroe
6. West University Place Recreation Center

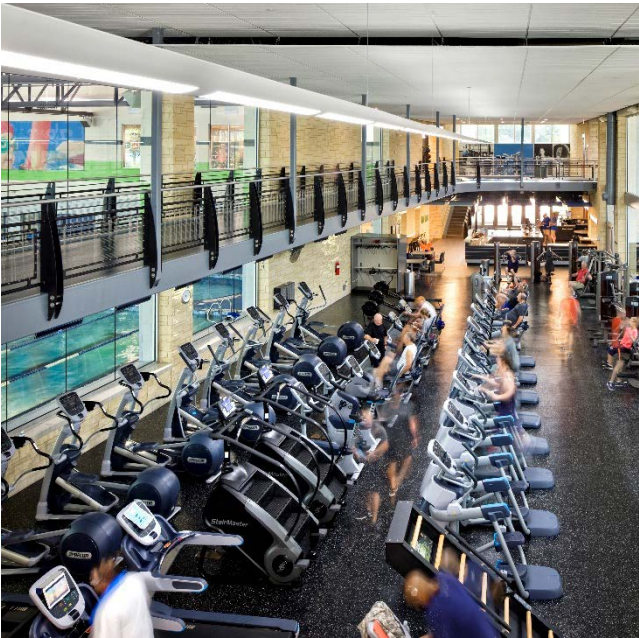
## DFW Facilities

1. Heights Recreation Center, Richardson
2. Farmers Branch Rec Center & Natatorium
3. The Keller Pointe
4. The Link, Richland Hills





# DFW Facilities





# Local Facilities





# Staff's Take Aways

## KEY FEATURES

- Central control point connected to administrative offices
- Windows and natural light
- One main entrance with several exits
- Weight and Cardio area
- Temporary Child Care
- Multi-use rooms
- Basketball Courts with divider
- Elevated track
- Locker rooms
- Family bathrooms
- Dedicated storage
- Technology and Security
- Dedicated dance/exercise classroom
- Moveable walls

## Lessons Learned

- MORE STORAGE**
- CENTRAL CONTROL DESK** needs to be near offices
- Dedicated office space
- Seating around basketball court is important
- Flooring in wet areas needs to be throughout
- UTILIZE WINDOWS AND NATURAL LIGHT**
- Acoustics in areas with high ceilings and in multi-use rooms
- Sight lines
- HVAC is important
- Design with maintenance in mind
- Game room areas being repurposed
- Racquetball courts being repurposed or removed
- Technology and security in design
- Access to amenities
- PLACEMENT OF ACTIVITY ROOMS OR AREAS**
- Wall finishes inside and out



# Benchmark 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.

# IV. Programming & Site Selection





# Community Recreation concepts

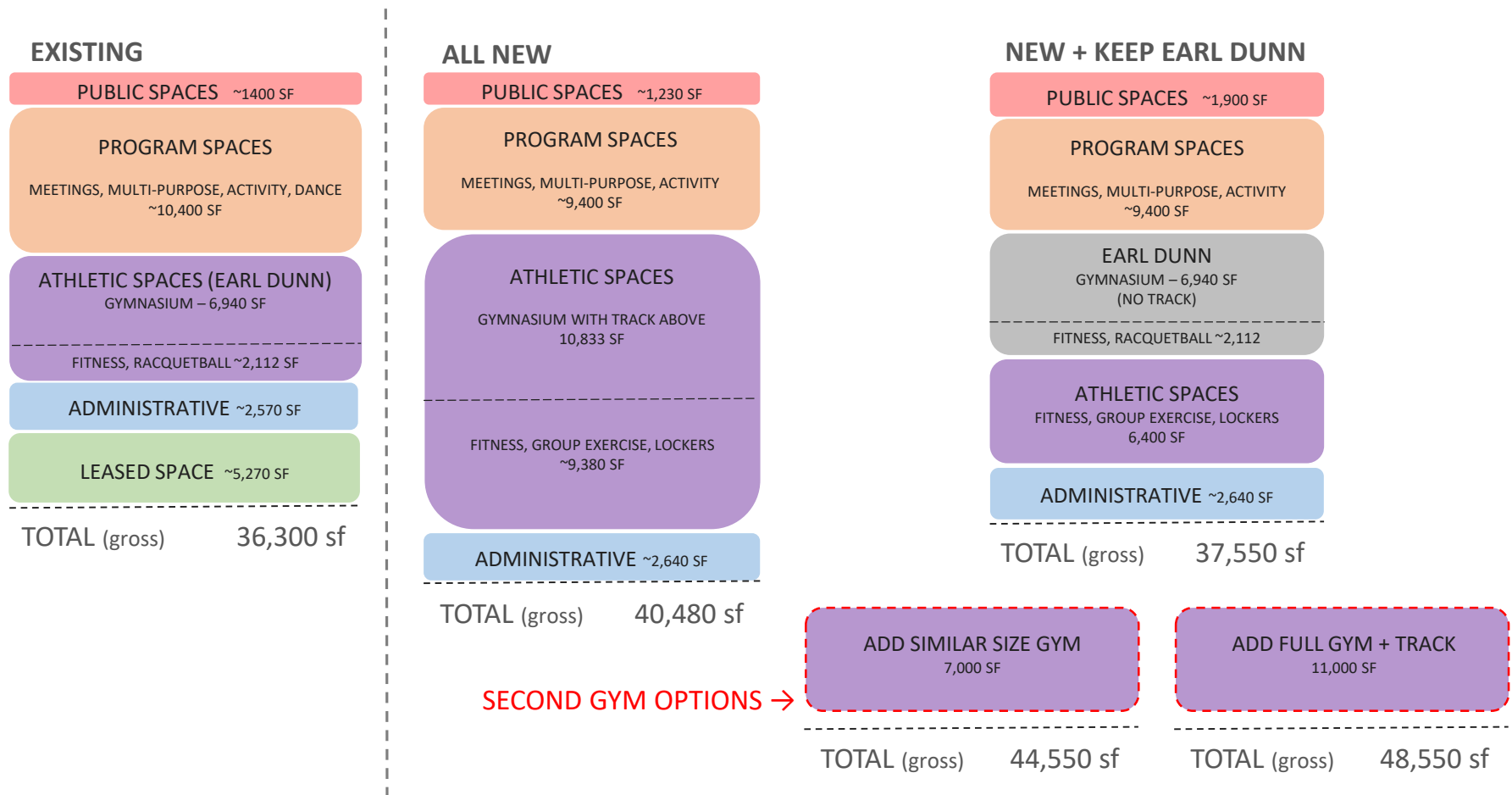


Existing Earl Dunn Gymnasium

# Facility Program & Size Options – Dry side

Over the course of several meetings with city staff and officials, various project space types and sizes were vetted to determine the preferred path forward. Options considered both the “dry side” and “wet side” (aquatic) components of a re-envisioned facility, as well as whether or not to keep the Earl Dunn gymnasium.

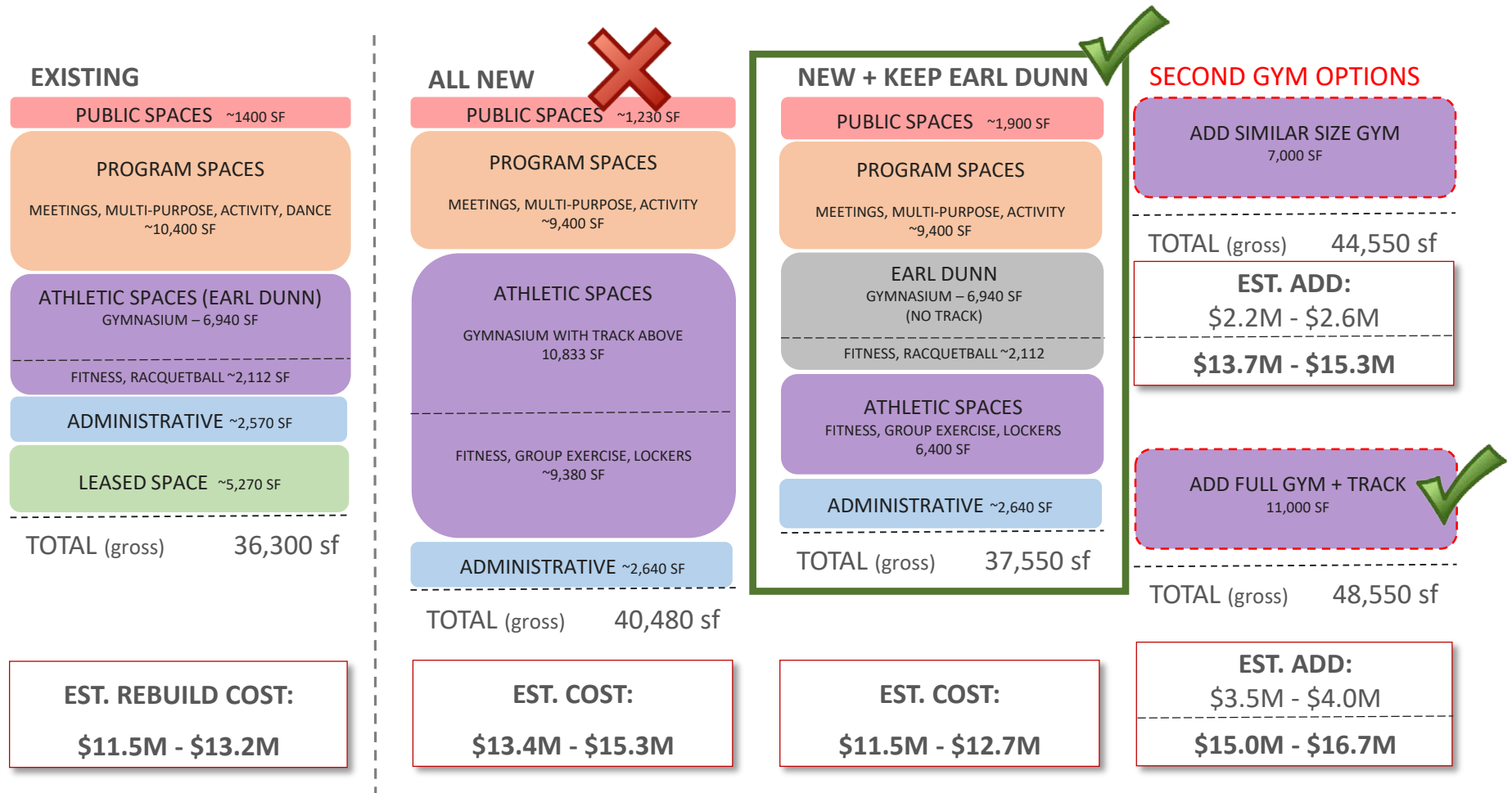
Program options were reviewed in comparison to existing facilities as a baseline.





# Facility Program & Size Options – Dry side

Likewise, option costs were reviewed in comparison to rebuild cost of existing spaces in 2020 dollars. Preferred Options indicated below were selected for more detailed study at the April 2019 meeting



# Aquatic Concepts



Dow Park Pool



# "Big Idea" Aquatic Options

Does existing pool remain  
in similar form?



Should existing pool  
be re-envisioned?



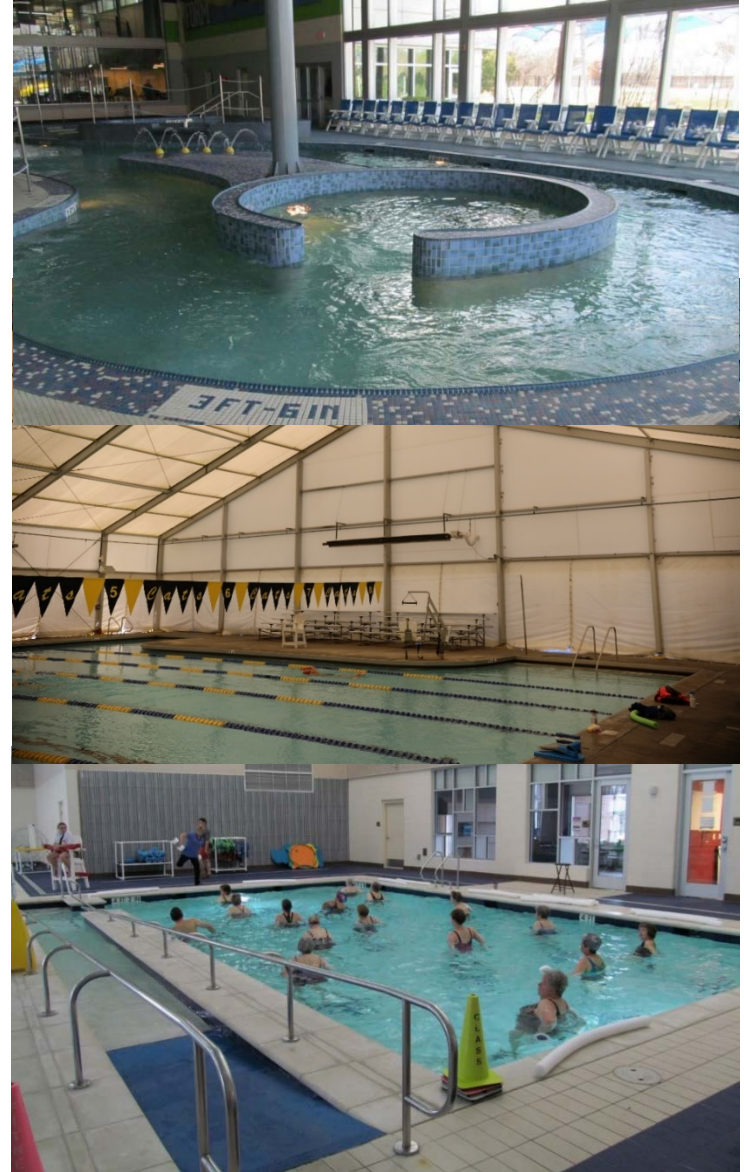
What aquatic programs  
need to be indoors?

Therapy

What aquatic programs  
can be outdoors?

Existing

Do we need 2 pools?  
If so, do they have to be together?



# 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.

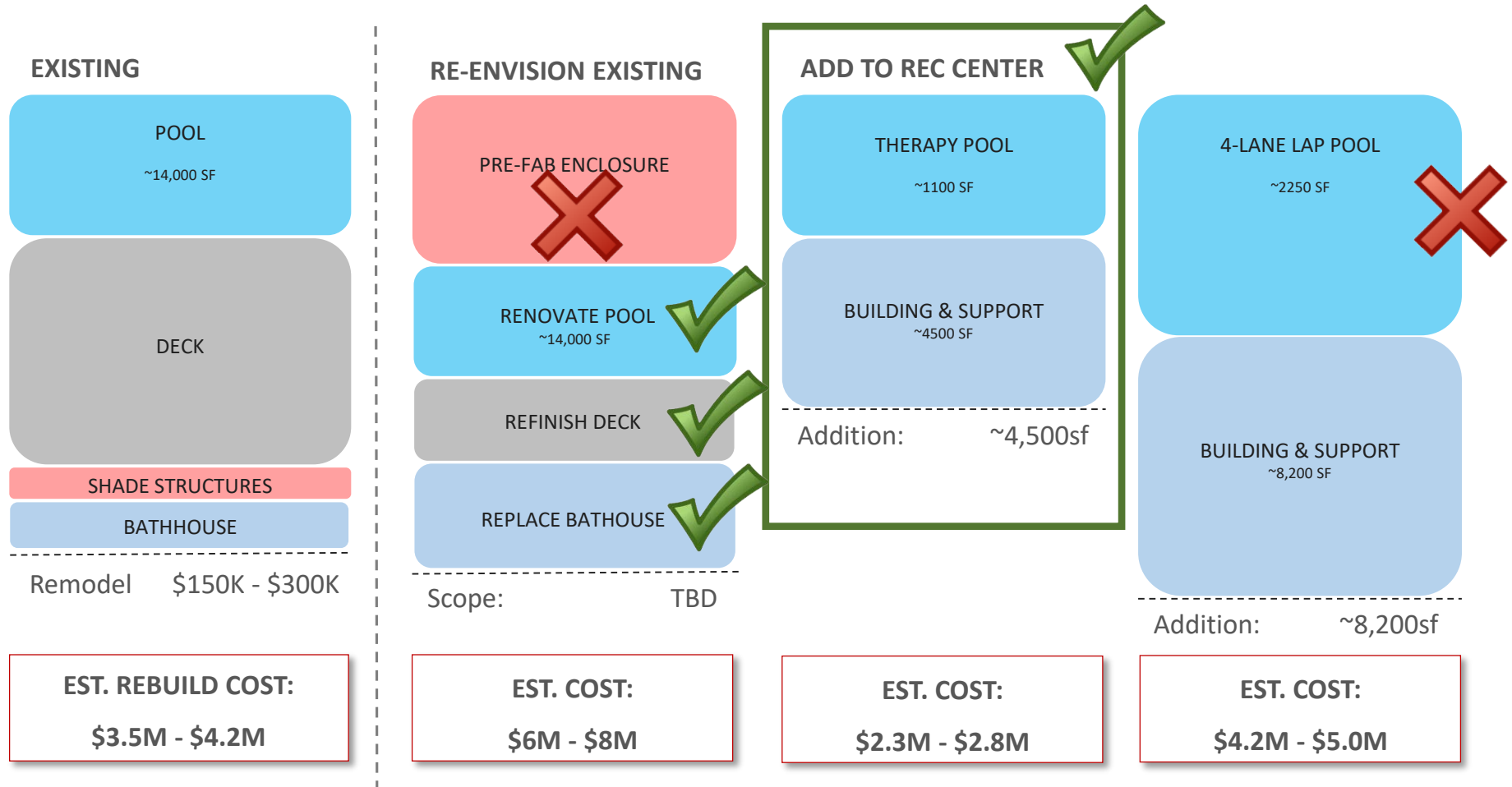


Example  
Therapy  
Pool  
(foreground  
)



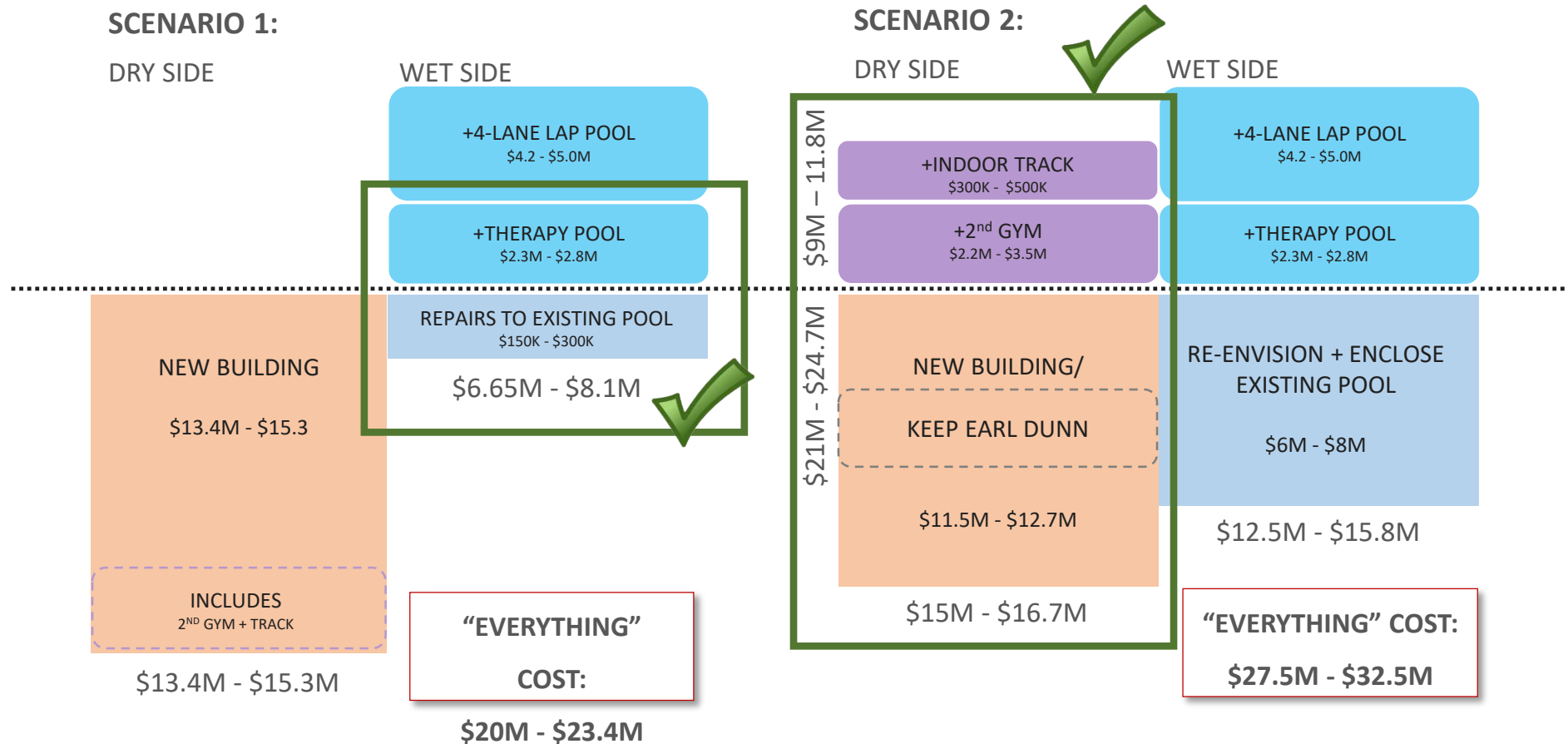
# Facility Program & Size Options – Wet side

Similar to the “dry side”, aquatic costs were evaluated with benchmark comparison to rebuild cost of existing. Preferred Options indicated below were selected for more detailed study at the April 2019 meeting.



# Projected Construction Costs – Combined

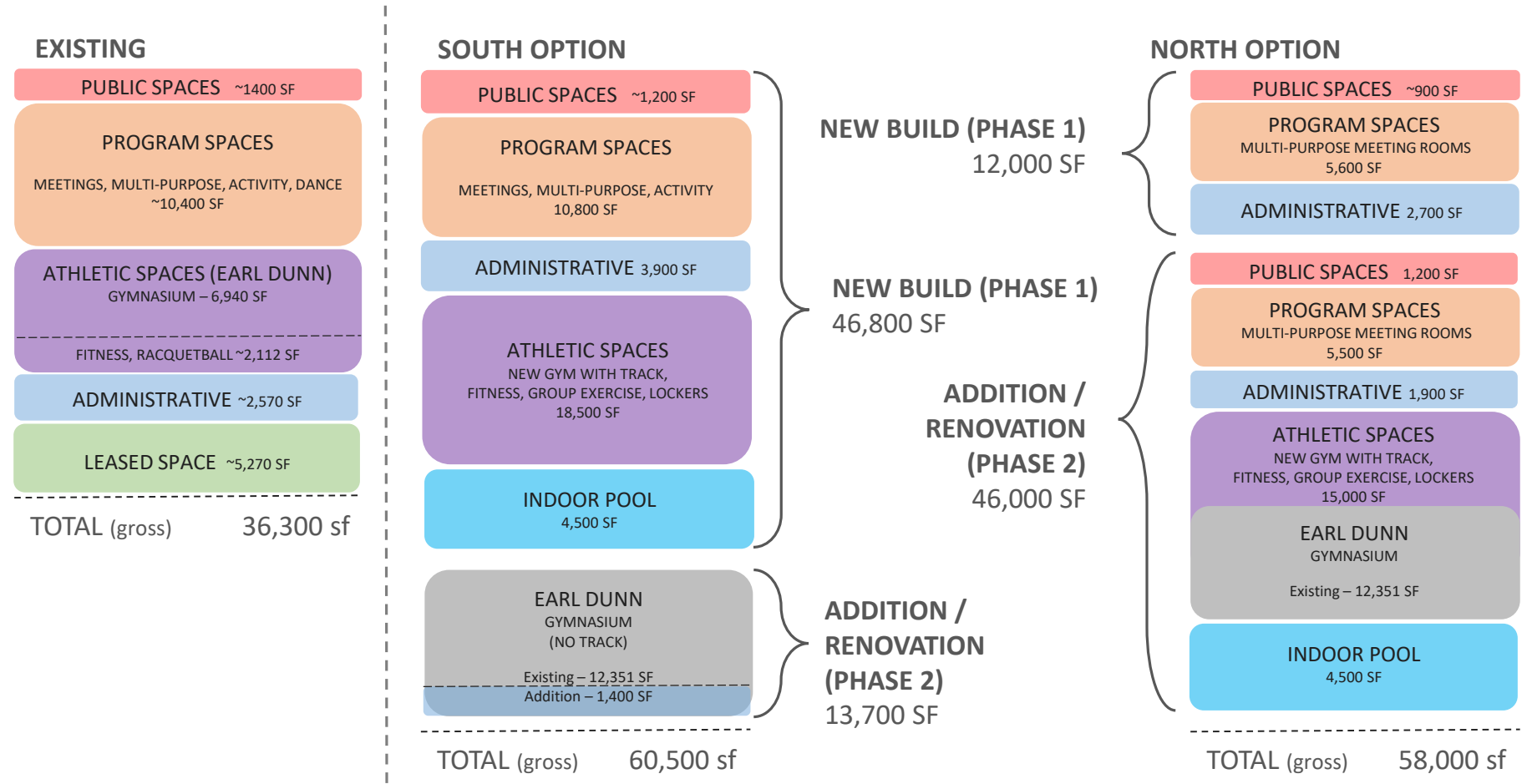
The following graphic was used to combine “dry side” and “wet side” options in terms of combined construction costs in 2020 dollars. Preferred Options indicated below were selected for more detailed study at the April 2019 meeting.





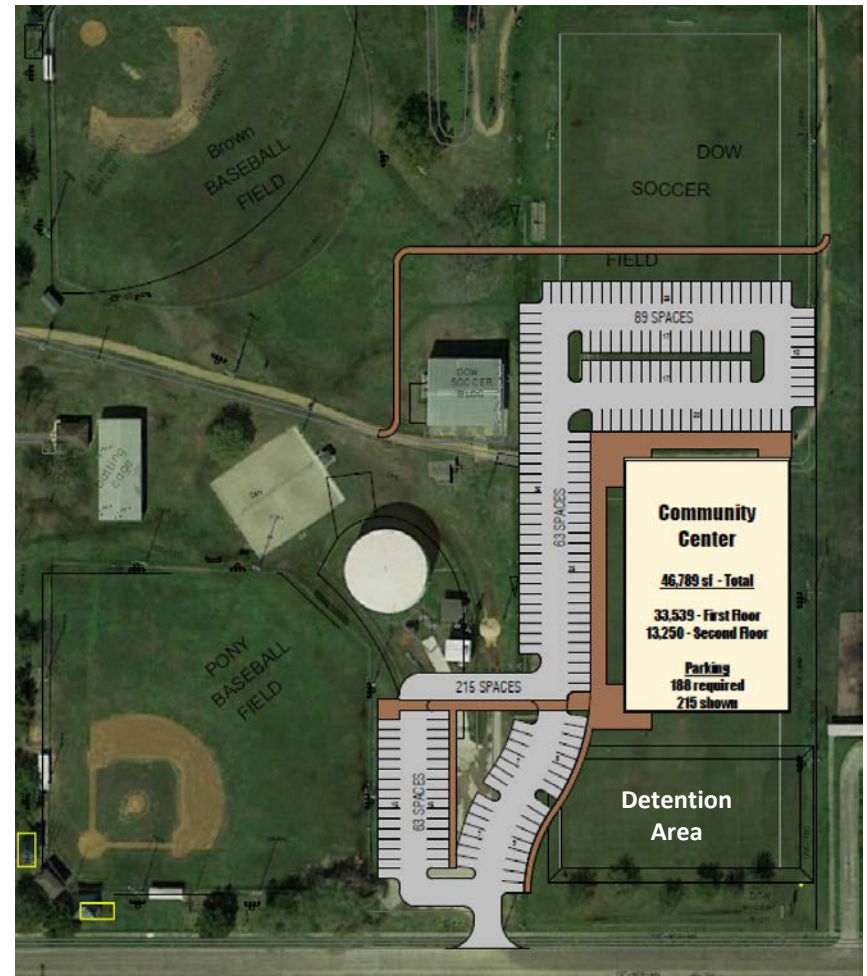
# Space Programming and Site Selection

With completion of the Needs Assessment, staff and design team delved deeper into space programming as related to the two site options (north and south). With the premise to maintain the Earl Dunn Gymnasium, this consequently became a “together vs. separate” operational conversation as well as one of phasing and related costs.



## South Option

Test-fits were refined based on developed program. This along with accumulated due diligence data regarding the south side of the park began to reveal a growing preference for the north or “together” option.





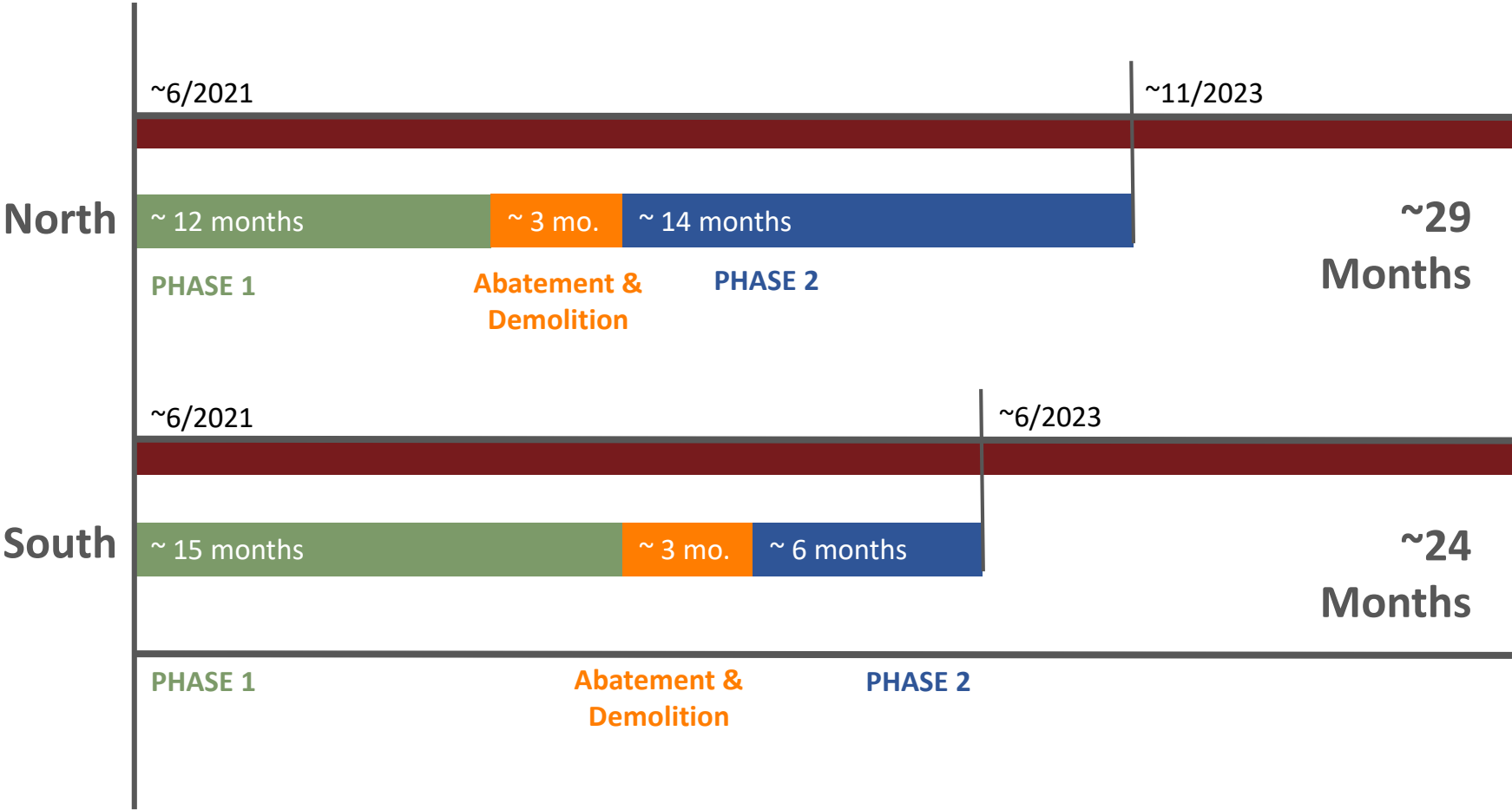
# North Option

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.



# Estimated Construction Schedules

Both site options would involve phased construction. Estimated durations are shown below.





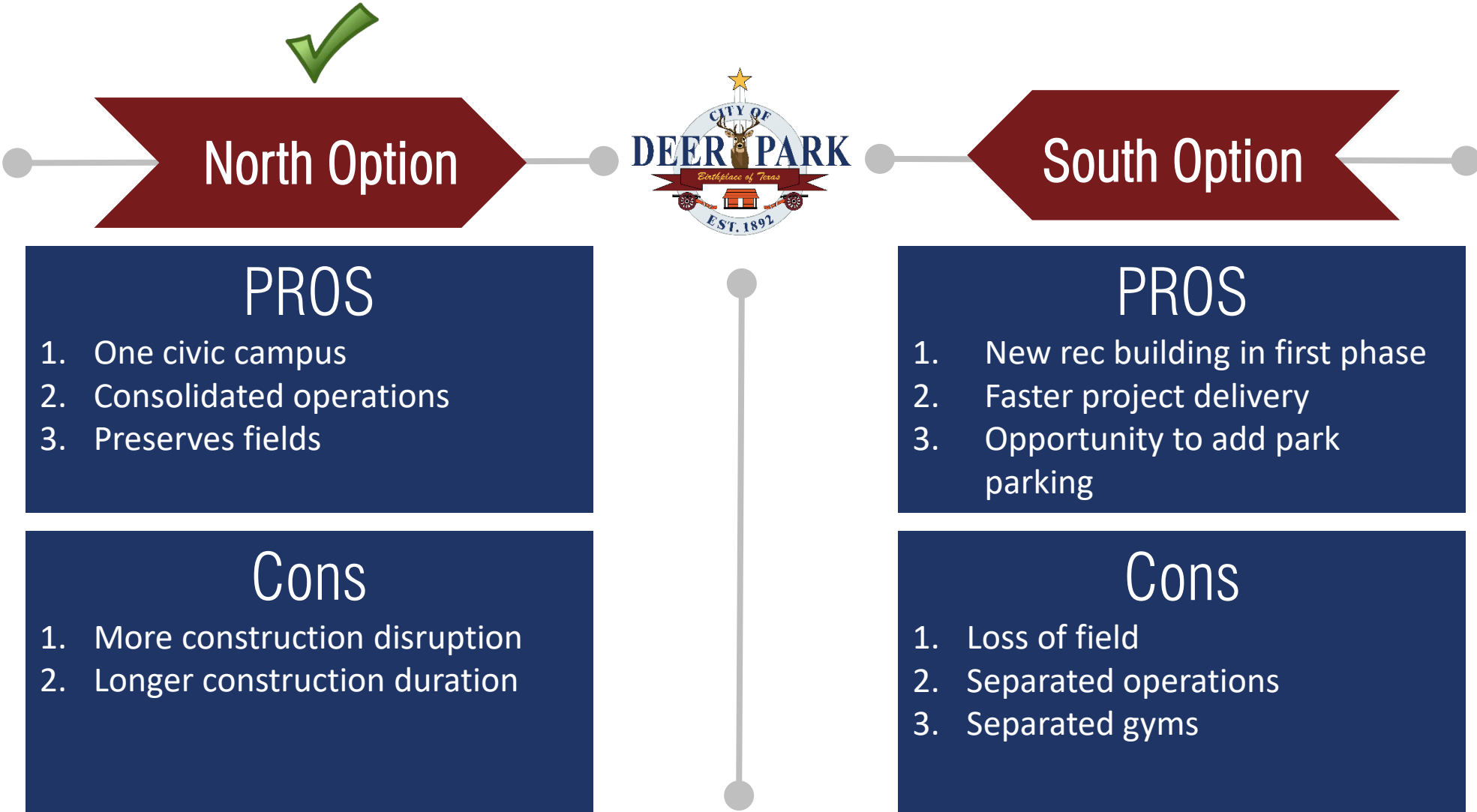
# Capital Cost Comparison

Preliminary total project costs were developed for both options.

Description	North Option	South Option
Land cost	\$0	\$0
Hard costs - building	\$21,900,000	\$23,200,000
Hard costs - site development allowances	\$1,500,000	\$2,300,000
FF&E (furniture, fixtures & equip.)	\$1,150,000	\$1,180,000
Professional services	\$2,930,000	\$2,980,000
Contingencies and misc. costs	\$820,000	\$900,000
Escalation, based on 6% annual & 2021 start	\$6,400,000	\$5,800,000
<b>Total project cost</b>	<b>\$34,700,000</b>	<b>\$36,360,000</b>

# Pros & Cons

The North or “together” option was selected as the preferred option. At this time the value of keeping Earl Dunn Gym versus replacing with a larger double gym was revisited. The design team was charged with evaluating replacement and looking at operations costs.





# V. Budget & Schedule





**Deer Park Community Development Corporation**  
**Capacity Analysis - New Election (May 2020)**  
**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 2021 Bonds (c)			Total Debt Requirements	Less: Pay Go Program	Total Expenditures	Remaining Funds	Less: Existing Project Improvements	Cummulative Remaining Funds (e)
					Principal	Interest (d)	Total						
2020	\$3,250,000	\$5,000	\$250,000	\$1,216,797				\$1,216,797	\$525,000	\$1,991,797	\$1,263,203	\$2,250,000	\$5,196,203
2021	3,250,000	5,196	250,000	1,217,779		\$732,989	\$732,989	1,950,768		2,200,768	1,054,429	2,250,000	4,000,631
2022	3,250,000	4,001	250,000	1,218,412	\$130,000	1,606,400	1,736,400	2,954,812		3,204,812	49,188		4,049,820
2023	3,250,000	4,050	250,000	1,218,698	135,000	1,601,100	1,736,100	2,954,798		3,204,798	49,252		4,099,072
2024	3,250,000	4,099	250,000	1,218,643	140,000	1,595,600	1,735,600	2,954,243		3,204,243	49,856		4,148,928
2025	3,250,000	4,149	250,000	752,689	620,000	1,580,400	2,200,400	2,953,089		3,203,089	51,060		4,199,988
2026	3,250,000	4,200	250,000	750,923	645,000	1,555,100	2,200,100	2,951,023		3,201,023	53,177		4,253,166
2027	3,250,000	4,253	250,000		1,285,000	1,516,500	2,801,500	2,801,500		3,051,500	202,753		4,455,919
2028	3,250,000	4,456	250,000		1,335,000	1,464,100	2,799,100	2,799,100		3,049,100	205,356		4,661,275
2029	3,250,000	4,661	250,000		1,390,000	1,409,600	2,799,600	2,799,600		3,049,600	205,061		4,866,336
2030	3,250,000	4,866	250,000		1,445,000	1,352,900	2,797,900	2,797,900		3,047,900	206,966		5,073,302
2031	3,250,000	5,073	250,000		1,505,000	1,293,900	2,798,900	2,798,900		3,048,900	206,173		5,279,475
2032	3,250,000	5,279	250,000		1,570,000	1,232,400	2,802,400	2,802,400		3,052,400	202,879		5,482,355
2033	3,250,000	5,482	250,000		1,630,000	1,168,400	2,798,400	2,798,400		3,048,400	207,082		5,689,437
2034	3,250,000	5,689	250,000		1,700,000	1,101,800	2,801,800	2,801,800		3,051,800	203,889		5,893,327
2035	3,250,000	5,893	250,000		1,770,000	1,032,400	2,802,400	2,802,400		3,052,400	203,493		6,096,820
2036	3,250,000	6,097	250,000		1,840,000	960,200	2,800,200	2,800,200		3,050,200	205,897		6,302,717
2037	3,250,000	6,303	250,000		1,915,000	885,100	2,800,100	2,800,100		3,050,100	206,203		6,508,920
2038	3,250,000	6,509	250,000		1,995,000	806,900	2,801,900	2,801,900		3,051,900	204,609		6,713,529
2039	3,250,000	6,714	250,000		2,075,000	725,500	2,800,500	2,800,500		3,050,500	206,214		6,919,742
2040	3,250,000	6,920	250,000		2,160,000	640,800	2,800,800	2,800,800		3,050,800	206,120		7,125,862
2041	3,250,000	7,126	250,000		2,245,000	552,700	2,797,700	2,797,700		3,047,700	209,426		7,335,288
2042	3,250,000	7,335	250,000		2,340,000	461,000	2,801,000	2,801,000		3,051,000	206,335		7,541,623
2043	3,250,000	7,542	250,000		2,435,000	365,500	2,800,500	2,800,500		3,050,500	207,042		7,748,665
2044	3,250,000	7,749	250,000		2,535,000	266,100	2,801,100	2,801,100		3,051,100	206,649		7,955,313
2045	3,250,000	7,955	250,000		2,640,000	162,600	2,802,600	2,802,600		3,052,600	205,355		8,160,669
2046	3,250,000	8,161	250,000		2,745,000	54,900	2,799,900	2,799,900		3,049,900	208,261		8,368,929
			<b>\$6,750,000</b>	<b>\$7,593,940</b>	<b>\$40,225,000</b>	<b>\$26,124,889</b>	<b>\$66,349,889</b>	<b>\$73,943,829</b>	<b>\$525,000</b>	<b>\$81,218,829</b>	<b>\$6,685,929</b>	<b>\$4,500,000</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 2021.

(d) Interest estimated at 4.00% for illustrative purposes only.

(e) Estimated fund balance as of September 30, 2019 was \$6,183,000.



# Capacity Analysis

The foregoing capacity analysis provided by the City of Deer Park's Financial Advisor envisions the following based on Type B revenue projections as of January 2020 assuming continuation of the Type B sales and use tax:

- 25-Year Debt Structure (Certificates of Obligation)
- \$40,225,000 in Proceeds from C.O. Debt  
(\$5,850 from 2015 Authorization and \$34,375,000 in New Authorization)
- Additionally, cash flow from Type B revenue to provide \$250,000 in Annual O&M Expenses

# \$31M Facility Option

- 36,000 SF Recreation Center
- Incl. new 10,000 sf gymnasium w/ 1 full-size court
- Single-story, No track





# \$34M Facility Option

- 42,000 SF Recreation Center
- Incl. new 10,000 sf gymnasium w/ 1 full-size court
- Incl. track around gym



# \$37.7M Facility Option

- **48,000 SF Recreation Center**
- Incl. 15,000 sf gymnasium w/ 2 full-size courts
- Incl. larger track around gym





# Optional Outdoor Pool Area Scope

- **\$2.57M**
- Replace bath house
- Repairs and maintenance updates to pool as recommended by audit
- Related site improvements



# Total Project Cost Summary

\* SELECTED

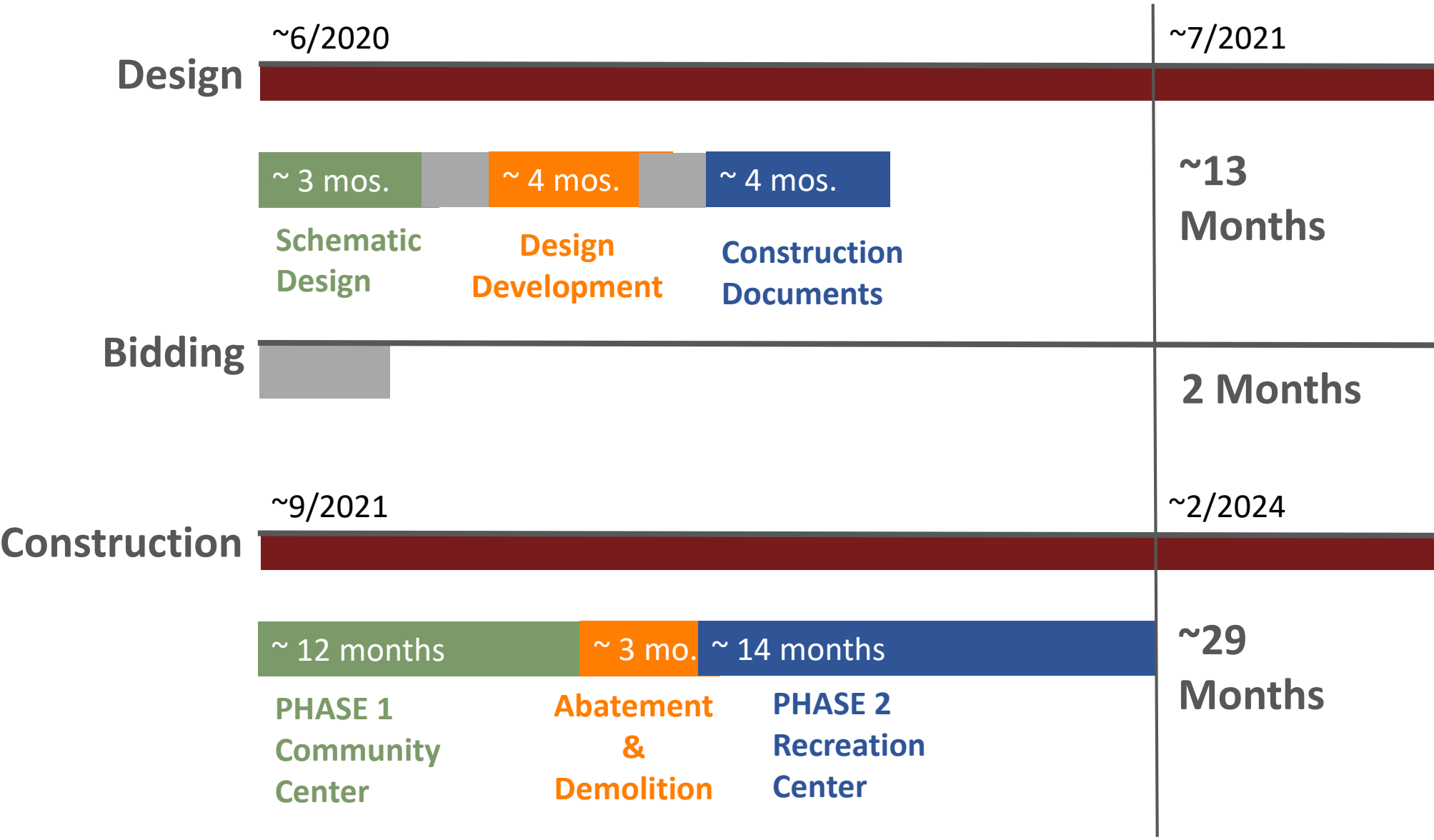
Description	Cost
All options include 12,000 sf Community Center next to city hall	
36,000 sf recreation center – large gym, single story (no track) reduced room sizes	\$31,000,000
42,200 sf recreation center – large gym, track, recommended room sizes	\$34,000,000
48,000 sf recreation center – true double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



# 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	\$7,200,000
<b>Total project cost</b>	<b>\$40,200,000</b>

# Final Projected Project Schedule





# Concept Plan



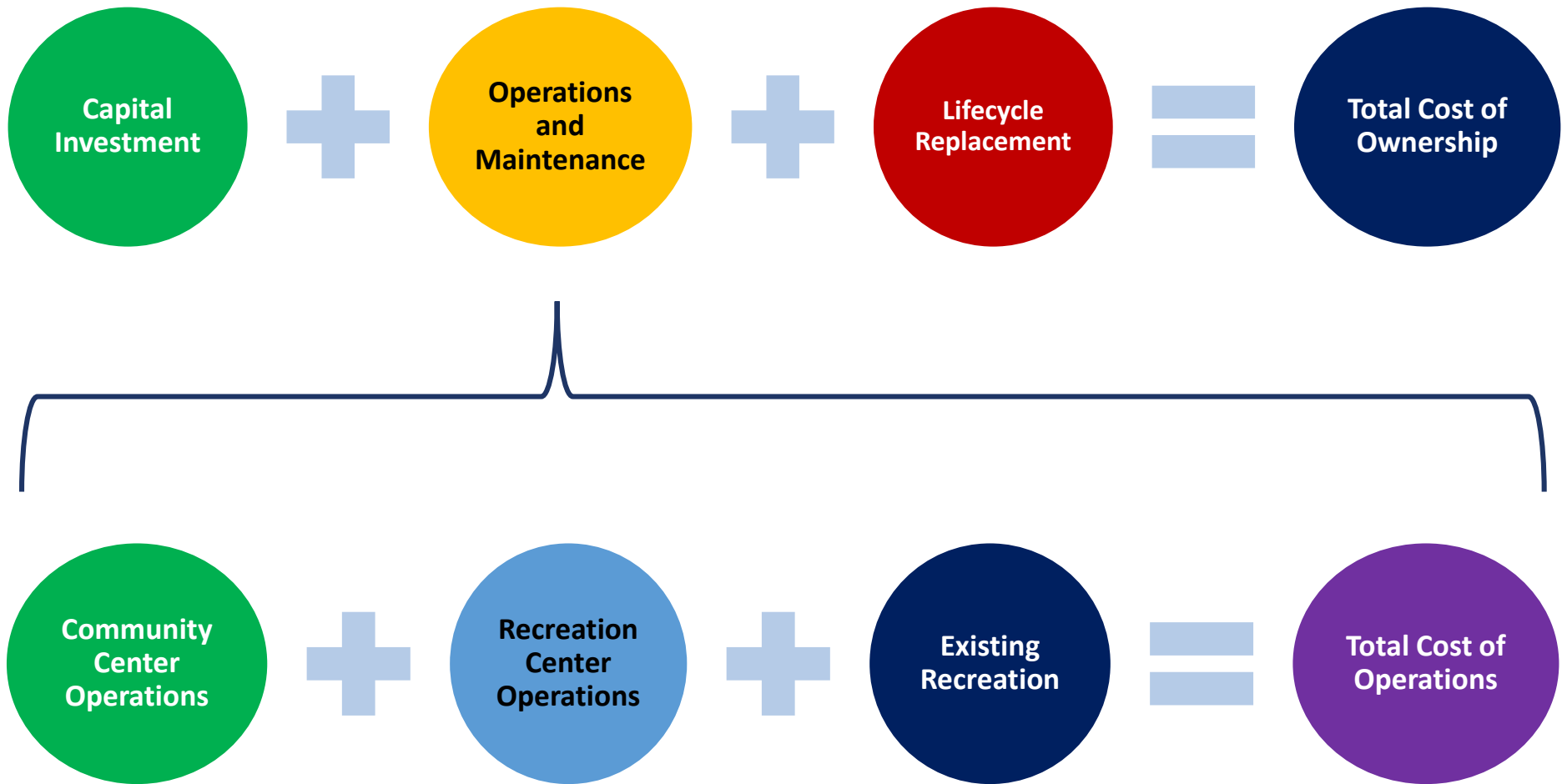


# VI. Operational Costs





# Total Cost of Ownership Concept



# 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	

		Youth		Individual			Family			Senior		
	Day/Guess Pass Average Price	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 – 2019 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



# Project Community Center Staffing Levels

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

# Projected Community Center Pro Forma

<b>Pro Forma Revenues &amp; Expenditures</b>						
DEER PARK COMMUNITY CENTER						
<b>BASELINE: REVENUES AND EXPENDITURES</b>						
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
<b>Total</b>	<b>\$74,400.00</b>	<b>\$76,632.00</b>	<b>\$78,930.96</b>	<b>\$81,298.89</b>	<b>\$83,737.86</b>	<b>\$86,249.99</b>
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
<b>Total</b>	<b>\$154,412.50</b>	<b>\$156,241.00</b>	<b>\$158,124.36</b>	<b>\$160,064.21</b>	<b>\$162,062.26</b>	<b>\$164,120.25</b>
<b>Net Subsidy</b>	<b>(\$80,012.50)</b>	<b>(\$79,609.00)</b>	<b>(\$79,193.40)</b>	<b>(\$78,765.32)</b>	<b>(\$78,324.41)</b>	<b>(\$77,870.26)</b>
<b>Total Cost Recovery</b>	<b>48%</b>	<b>49%</b>	<b>50%</b>	<b>51%</b>	<b>52%</b>	<b>53%</b>



# Gymnasium & Indoor Pool Assumptions

## ➤ 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.

# 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 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

# Projected Recreation Center Pro Forma

<b>Pro Forma Revenues &amp; Expenditures</b>						
DEER PARK RECREATION CENTER						
<b>SIX YEAR PRO FORMA</b>						
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
<b>Total</b>	<b>\$1,298,275.00</b>	<b>\$1,337,223.25</b>	<b>\$1,377,339.95</b>	<b>\$1,418,660.15</b>	<b>\$1,461,219.95</b>	<b>\$1,505,056.55</b>
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
<b>Total</b>	<b>\$1,392,669.76</b>	<b>\$1,434,449.85</b>	<b>\$1,477,483.35</b>	<b>\$1,521,807.85</b>	<b>\$1,567,462.08</b>	<b>\$1,614,485.95</b>
<b>Net Subsidy</b>	<b>(\$94,394.76)</b>	<b>(\$97,226.60)</b>	<b>(\$100,143.40)</b>	<b>(\$103,147.70)</b>	<b>(\$106,242.13)</b>	<b>(\$109,429.40)</b>
<b>Total Cost Recovery</b>	<b>93%</b>	<b>93%</b>	<b>93%</b>	<b>93%</b>	<b>93%</b>	<b>93%</b>

# Community Center & Recreation Center Combined Pro Forma

<b>Pro Forma Revenues &amp; Expenditures</b>						
DEER PARK - COMMUNITY CENTER and RECREATION CENTER PROJECTED BUDGET						
<b>BASELINE: REVENUES AND EXPENDITURES</b>						
<b>Revenues</b>	<b>1st Year</b>	<b>2nd Year</b>	<b>3rd Year</b>	<b>4th Year</b>	<b>5th Year</b>	<b>6th Year</b>
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
<b>Total</b>	<b>\$1,372,675.00</b>	<b>\$1,413,855.25</b>	<b>\$1,456,270.91</b>	<b>\$1,499,959.03</b>	<b>\$1,544,957.81</b>	<b>\$1,591,306.54</b>
<b>Expenditures</b>	<b>1st Year</b>	<b>2nd Year</b>	<b>3rd Year</b>	<b>4th Year</b>	<b>5th Year</b>	<b>6th Year</b>
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
<b>Total</b>	<b>\$1,547,082.26</b>	<b>\$1,590,690.85</b>	<b>\$1,635,607.70</b>	<b>\$1,681,872.06</b>	<b>\$1,729,524.35</b>	<b>\$1,778,606.20</b>
<b>GENERAL FUND SUBSIDY</b>	<b>(\$174,407.26)</b>	<b>(\$176,835.60)</b>	<b>(\$179,336.80)</b>	<b>(\$181,913.02)</b>	<b>(\$184,566.54)</b>	<b>(\$187,299.66)</b>
<b>Total Cost Recovery</b>	<b>89%</b>	<b>89%</b>	<b>89%</b>	<b>89%</b>	<b>89%</b>	<b>89%</b>

**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.**



# Projected Operational Expenditures

<b>DEER PARK RECREATION CENTER</b>	
<b>BASELINE: EXPENDITURES</b>	
<b>SERVICE TITLE</b>	<b>Expenditures</b>
New/Expanded Services	\$286,186.65
<b>Existing Programs/Services</b>	<b>\$1,234,400.86</b>
<b>Total</b>	<b>\$1,520,587.51</b>

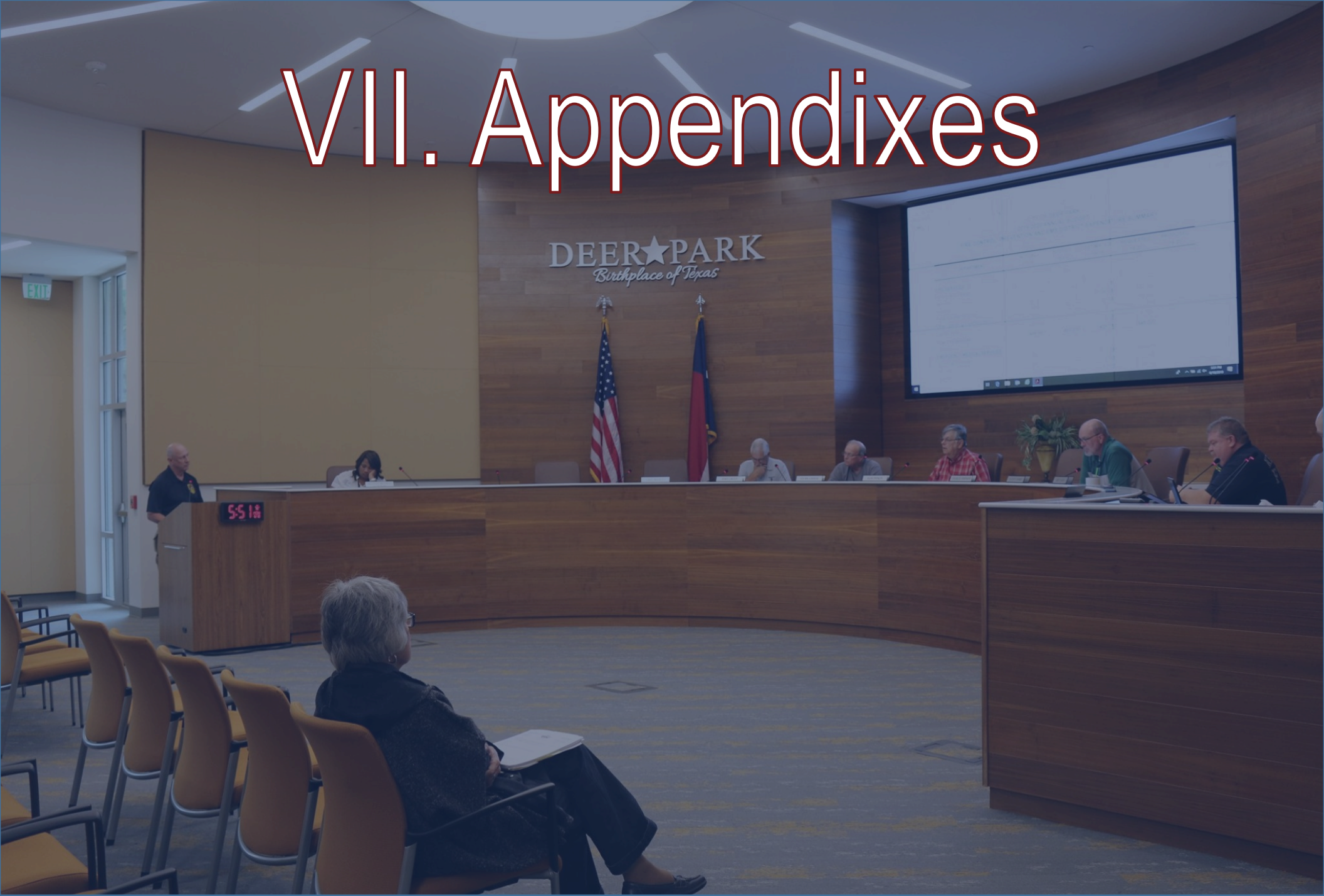
**PLEASE NOTE:** A percentage of existing 2019-20 Proposed Budget Expenditures have been allocated to the operations of the existing Community Center.

# Current vs. Projected Annual Recreation Operating Budget

Pro Forma Revenues & Expenditures		
Deer Park Recreation Current and Future Financial Summary		
REVENUES AND EXPENDITURES		
	CURRENT	FUTURE
<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>	(\$2,219,341.00)	(\$1,331,748.40)
<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

# VII. Appendixes





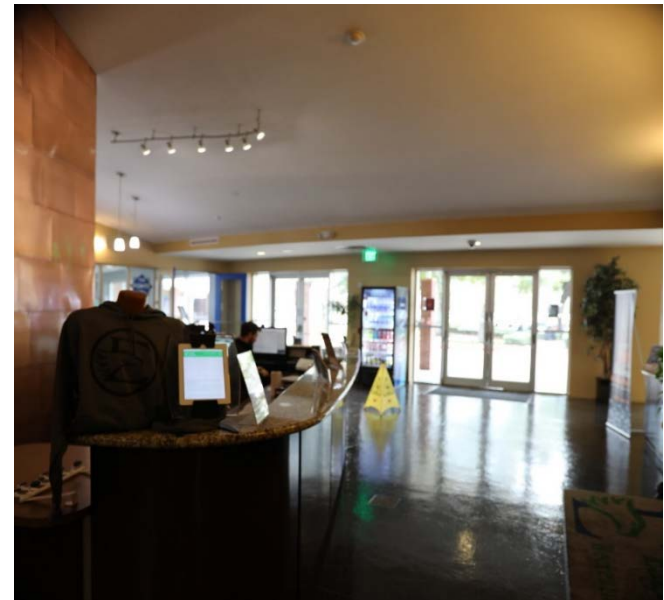
# Eagle Pointe



# Eagle Pointe

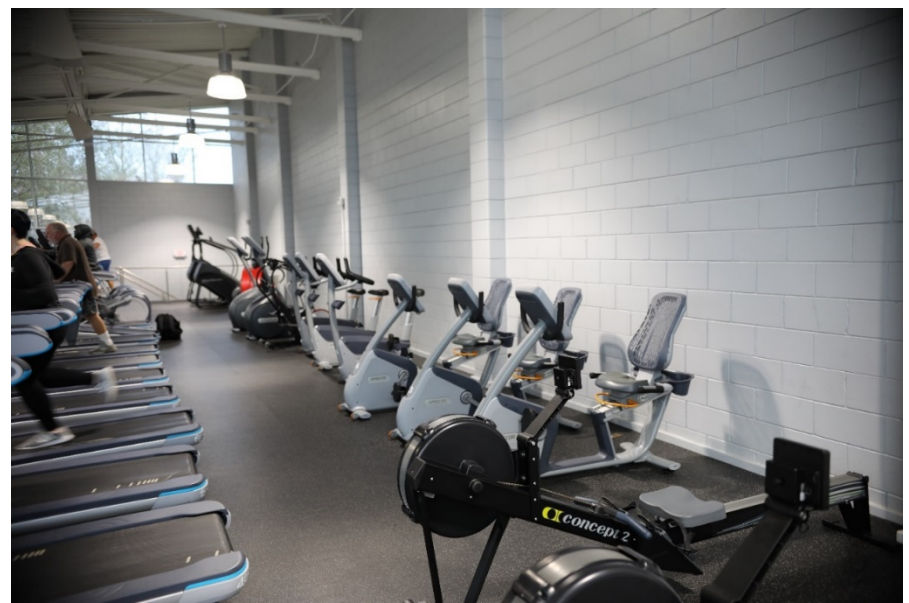


# Eagle Pointe

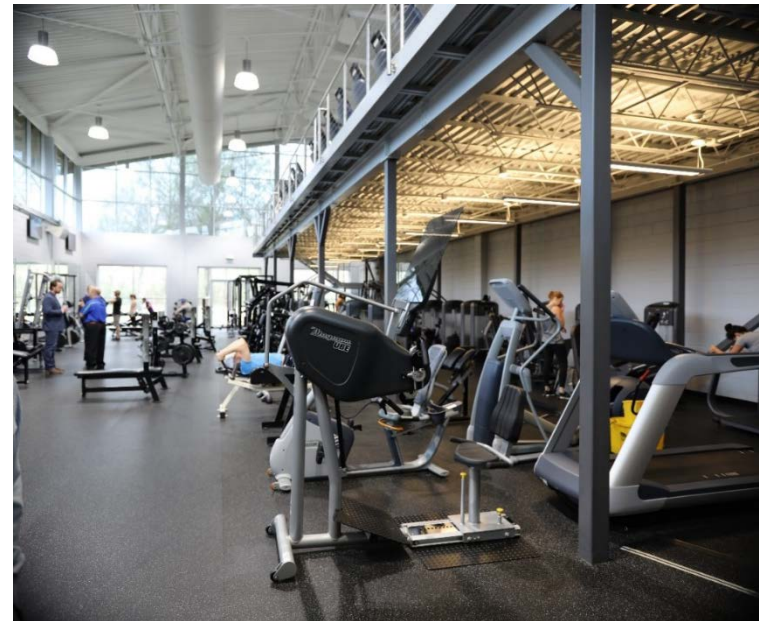




# Eagle Pointe



# Eagle Pointe



# Eagle Pointe





# Eagle Pointe



# Eagle Pointe



# Eagle Pointe





# VIII. Addendums



# 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	\$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	1,742,781	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	1,744,565	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	2,216,181	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	2,217,215	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	2,776,440		3,026,440	262,936		8,138,056
			\$7,000,000	\$7,593,940	\$40,225,000	\$26,617,276	\$66,842,276	\$74,436,216	\$525,000	\$81,961,216	\$9,769,287	\$8,000,000	

(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.

# Updated Cost for 2021 Election

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



# Projected Project Schedule

