

DEER PARK COMMUNITY CENTER

Joint Meeting

Deer Park City Council

Deer Park Community Development Corporation

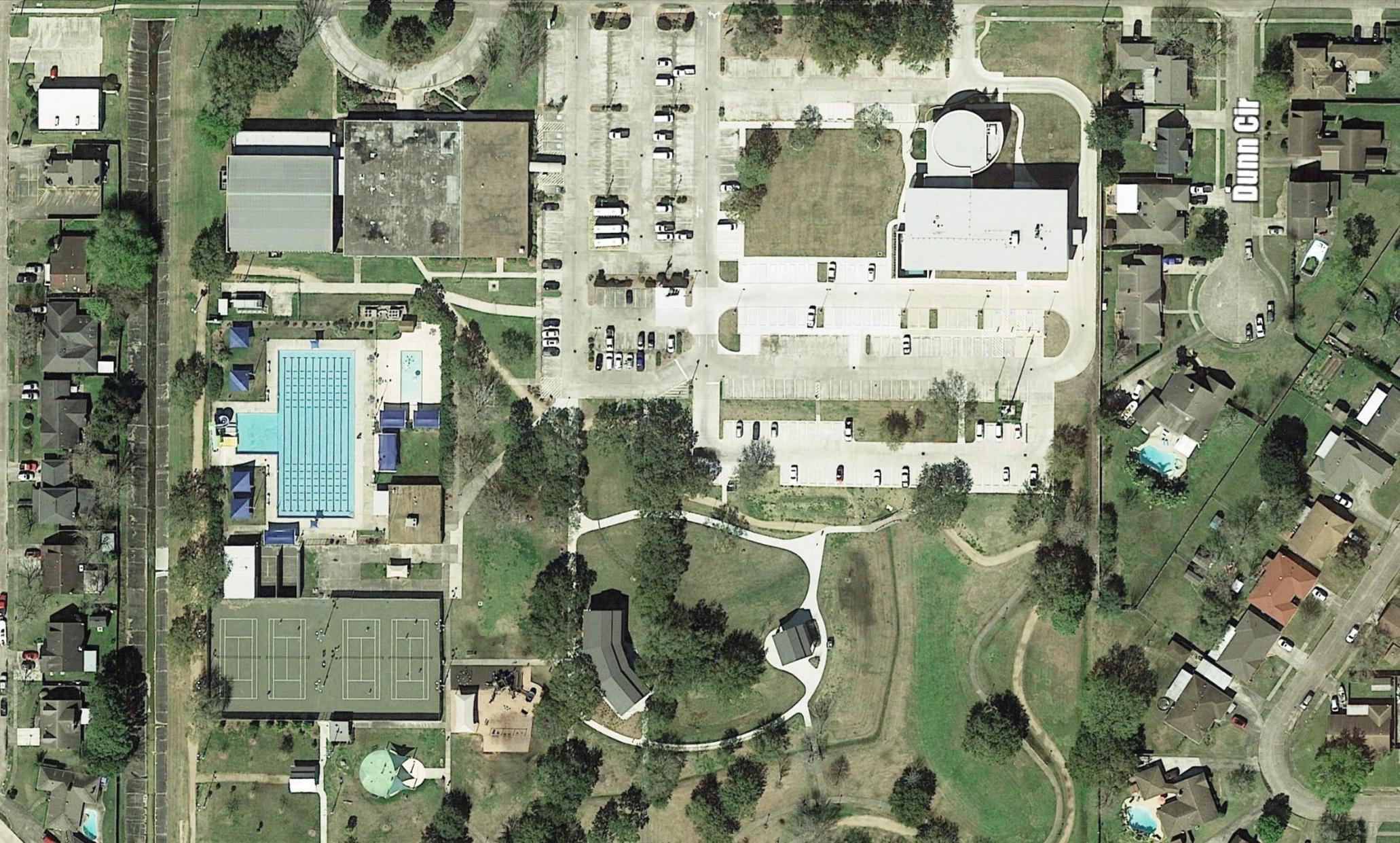
Deer Park Parks and Recreation Commission



TONIGHT'S AGENDA

- **Quick recap - History**
- **Review selected building program**
- **Evaluate two project concepts**

COMMUNITY CENTER SITE



COMMUNITY CENTER - HISTORY

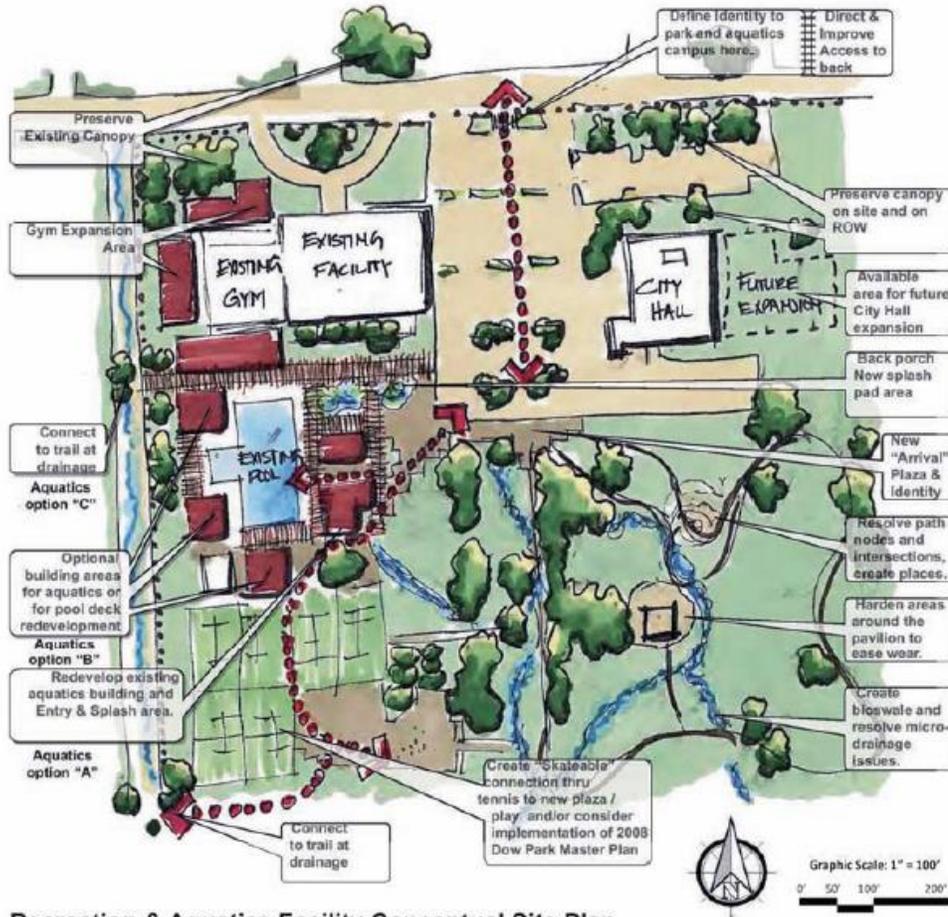
- 1975 Original building built in 15,525 sf
- 1982 Earl Dunn Gym built 12,000 sf
- 2007 Center addition built 8,755 sf

TOTAL

~36,300 SF total



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 raquetball 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.

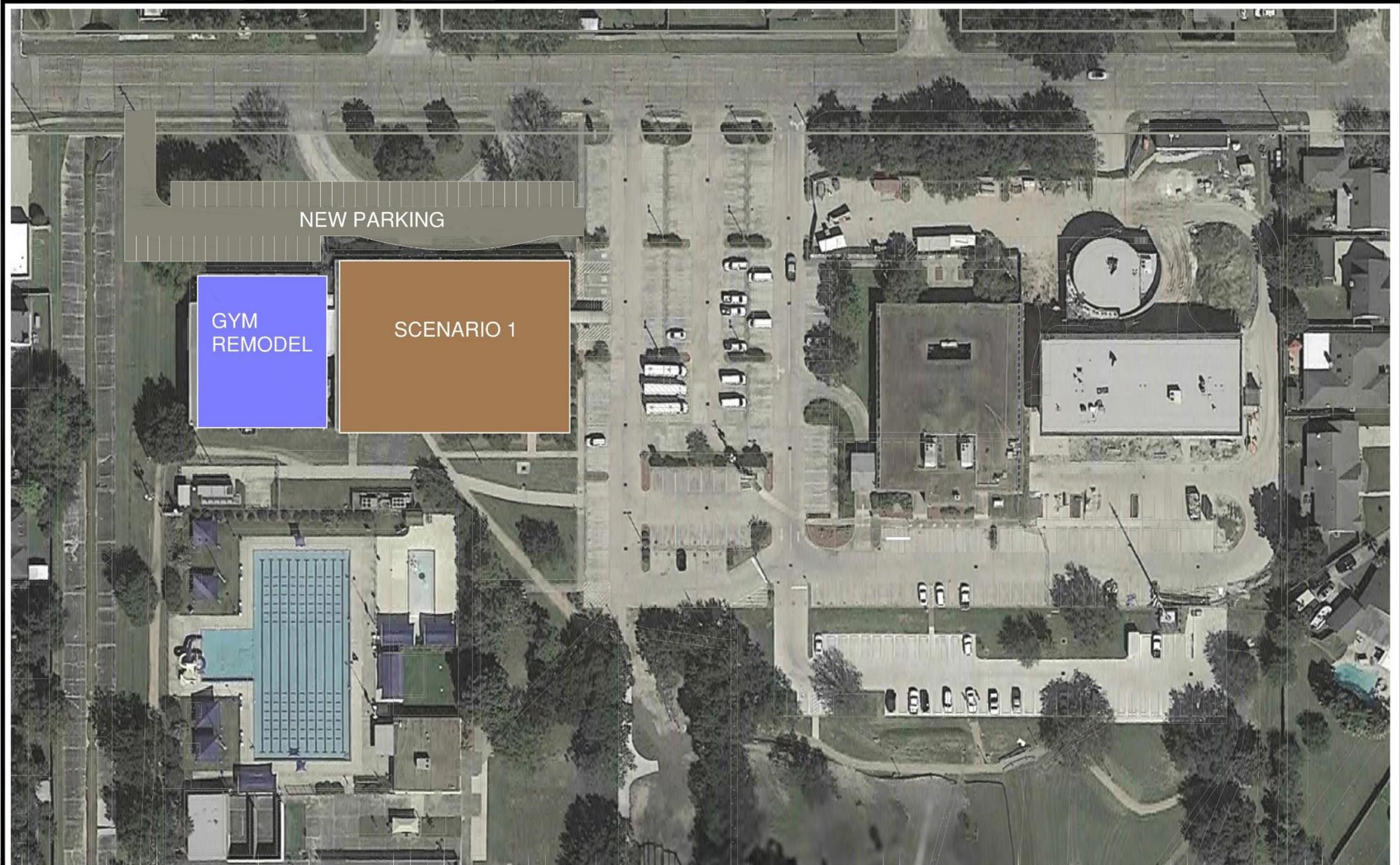
The entire concept seeks to use any new investment to integrate and enliven the north end of Dow Park, which offers the most immediate benefit to citizens. The creation of a new arrival plaza at the end of the parking, conceived along with gym and aquatics renovation/expansion, paired with improvements 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.

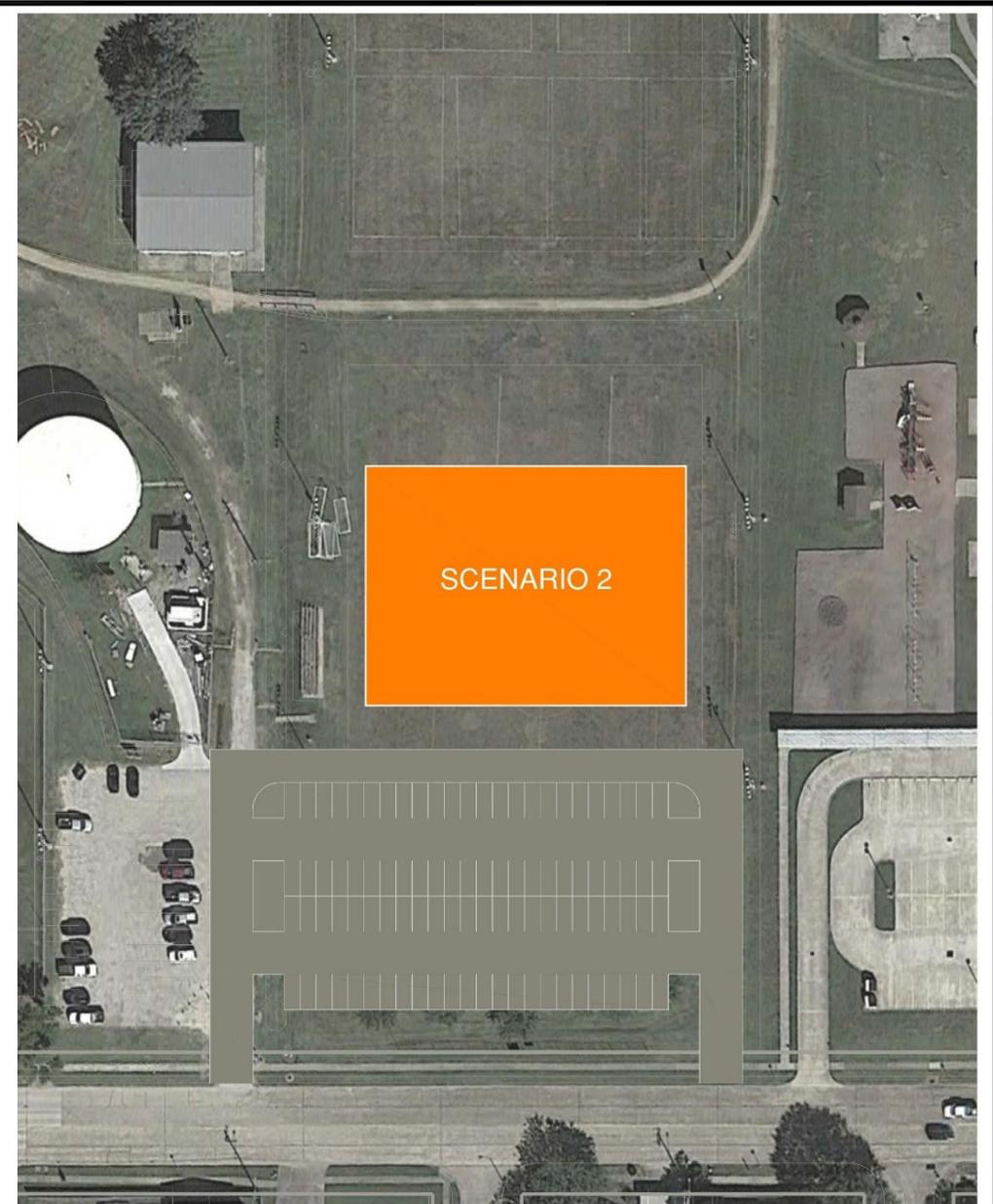
Probable Costs

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

INITIAL DEVELOPMENT OPTIONS – TEST FIT 1

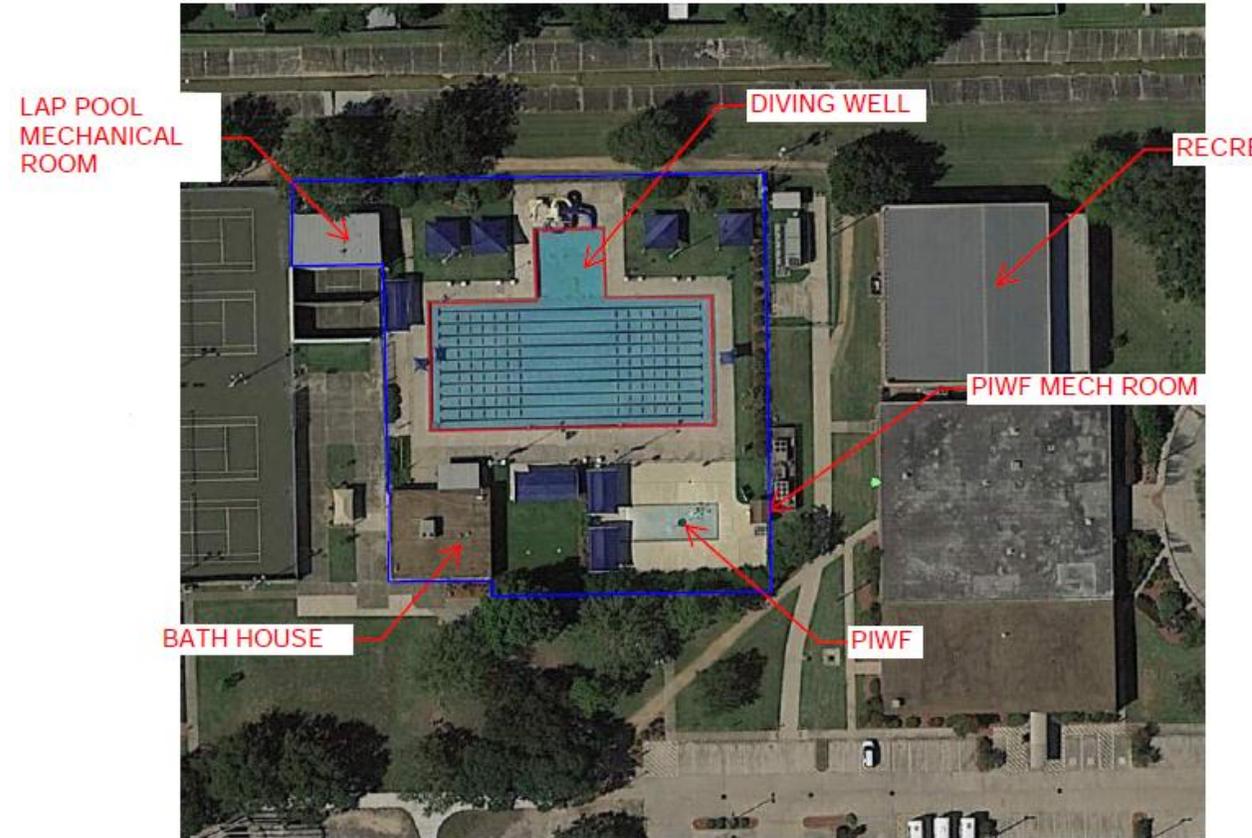


INITIAL DEVELOPMENT OPTIONS – TEST FIT 2



POOL ASSESSMENT

- 1) Pool is well-maintained and in reasonable health for its age (40)
- 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. May consider replacement.



“BIG IDEA” AQUATIC OPTIONS

- Does existing pool remain in similar form?
- Should existing pool be re-envisioned?
- What aquatic programs need to be indoors?
- What aquatic programs can be outdoors?
- Do we need 2 pools?
If so, they have to be together?



AQUATIC OPTIONS – What we heard

✓ Does existing pool remain in similar form?

✗ Should existing pool be re-envisioned?

➤ What aquatic pool **Therapy** ed to be indoors?

➤ What aquatic pool **Existing** n be outdoors?

✓ Do we need 2 pools?

✗ If so, they have to be together?





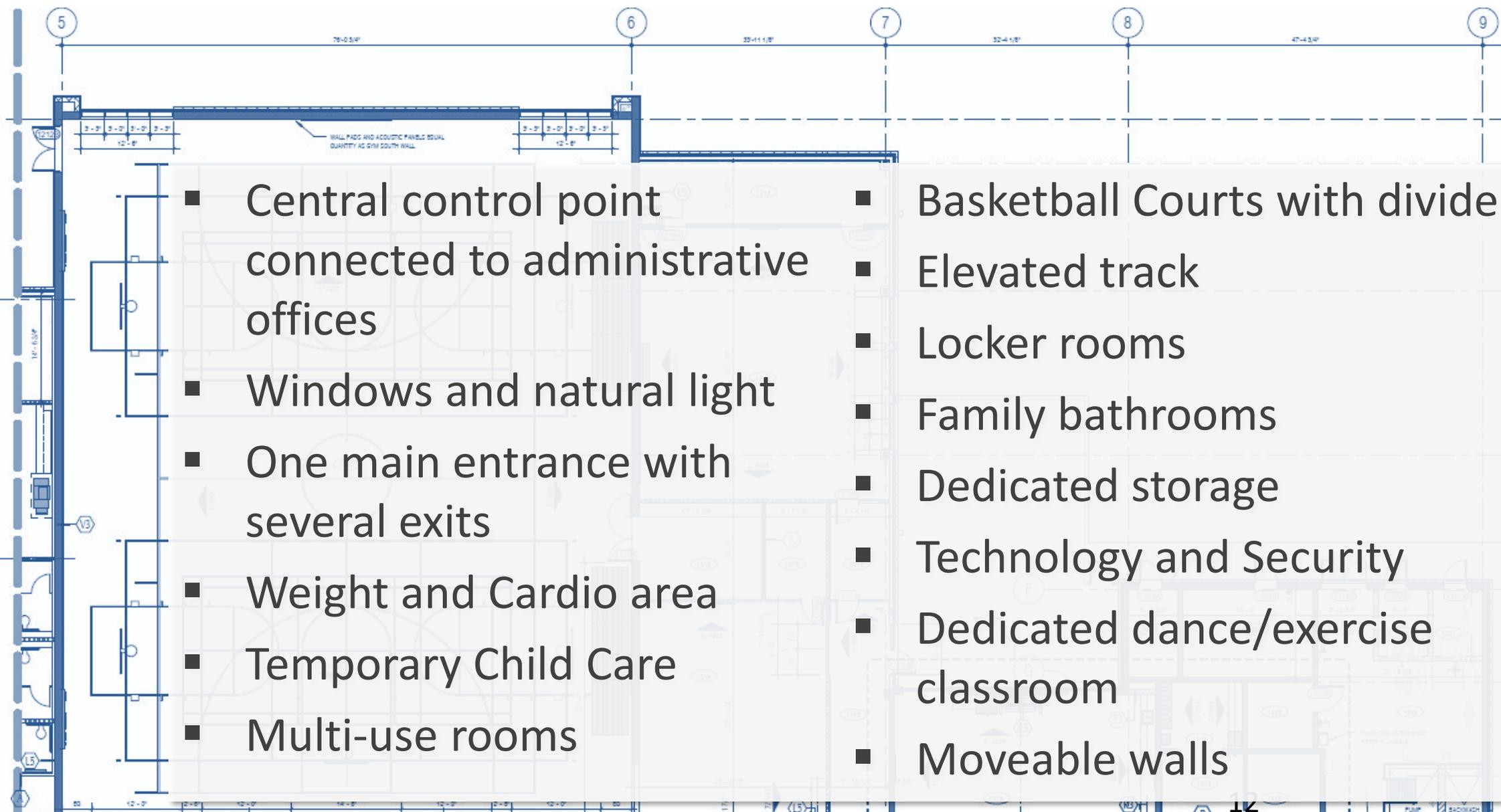
➤ LOCAL FACILITIES

- Eagle Pointe, Mont Belvieu
- Imperial Park Recreation Center, Sugar Land
- Pearland Recreation Center
- C.K. Ray Recreation Center, Conroe
- West University Place Recreation Center

➤ DFW FACILITIES

- Heights Recreation Center, Richardson
- Margaret Young Natatorium, Farmers Branch
- The Keller Pointe, Keller
- The Link, Richland Hills





- 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

STAFF'S TAKE-AWAYS



Storage Full

OK

- **MORE STORAGE**
- **CENTRAL CONTROL DESK**
- 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

TONIGHT'S AGENDA

- **Quick recap - History**
- **Review building program**
- **Evaluate two project concepts**

POSSIBLE PROGRAM SUMMARY OPTIONS – DRY SIDE

April meeting

EXISTING



TOTAL (gross) 36,300 sf

ALL NEW



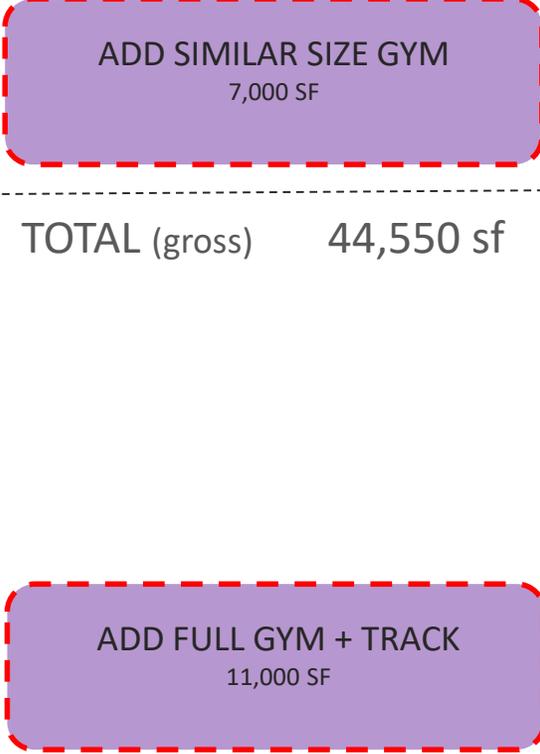
TOTAL (gross) 40,480 sf

NEW + KEEP EARL DUNN



TOTAL (gross) 37,550 sf

SECOND GYM OPTIONS



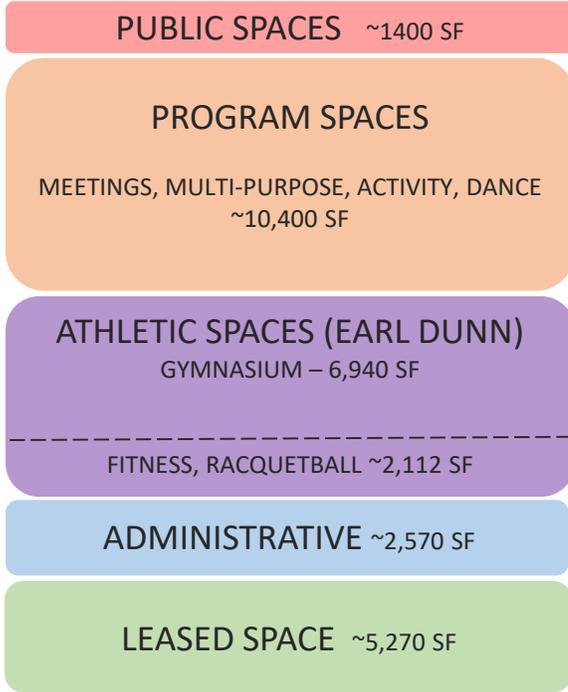
TOTAL (gross) 44,550 sf

TOTAL (gross) 48,550 sf

POSSIBLE PROGRAM SUMMARY OPTIONS – DRY SIDE

April meeting

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

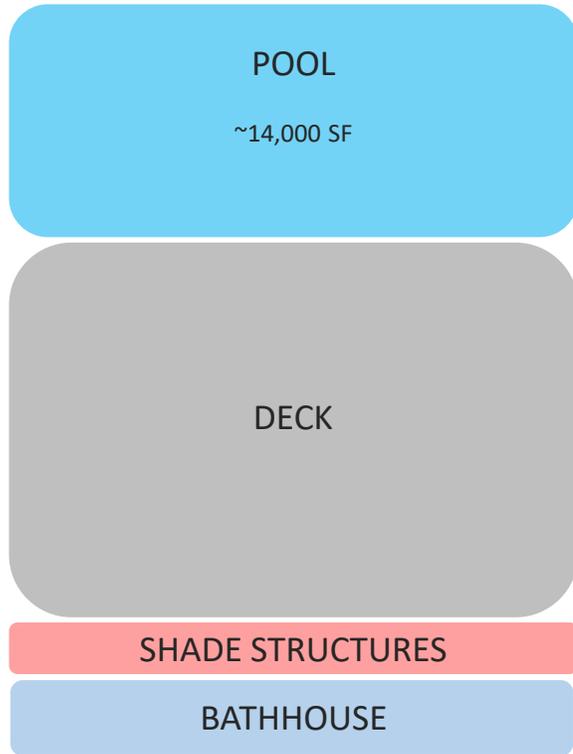


TOTAL (gross) 48,550 sf

POSSIBLE PROGRAM SUMMARY OPTIONS – WET SIDE

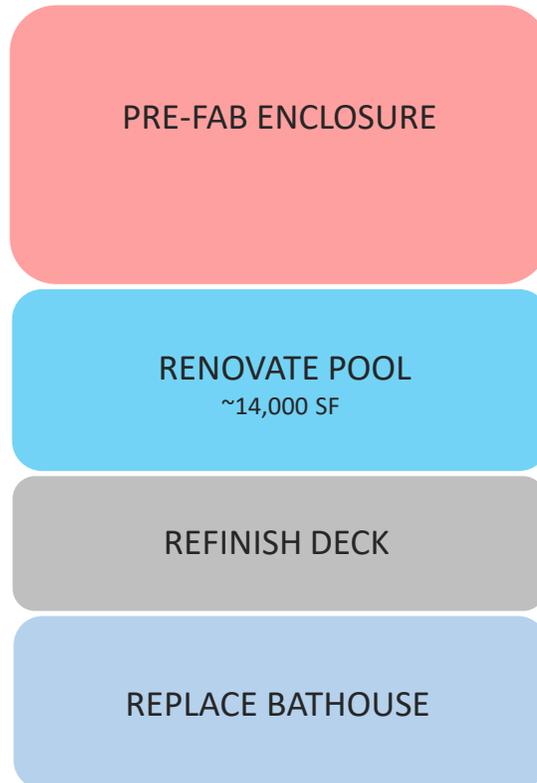
April meeting

EXISTING



Remodel \$150K - \$300K

RE-ENVISION EXISTING



Scope: TBD

ADD TO REC CENTER



Addition: ~4,500sf



Addition: ~8,200sf

POSSIBLE PROGRAM SUMMARY OPTIONS – WET SIDE

April meeting

EXISTING

POOL
~14,000 SF

DECK

SHADE STRUCTURES

BATHHOUSE

Remodel \$150K - \$300K

RE-ENVISION EXISTING

~~PRE-FAB CLOSURE~~

RENOVATE POOL
~14,000 SF

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
~8,200 SF~~

BUILDING & SUPPORT
~8,200 SF

Addition: ~8,200sf

SCENARIO 1:

DRY SIDE

\$6.5M - \$7.8M

\$20M - \$23.4M

NEW BUILDING

\$13.4M - \$15.3

INCLUDES
2ND GYM + TRACK

\$13.4M - \$15.3M

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

“EVERYTHING” COST:

\$20M - \$23.4M

SCENARIO 2:

DRY SIDE

\$9M - \$11.8M

\$21M - \$24.7M

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

+2ND GYM
\$2.2M - \$3.5M

NEW BUILDING/
KEEP EARL DUNN

\$11.5M - \$12.7M

\$15M - \$16.7M

WET SIDE

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

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

RE-ENVISION + ENCLOSE
EXISTING POOL

\$6M - \$8M

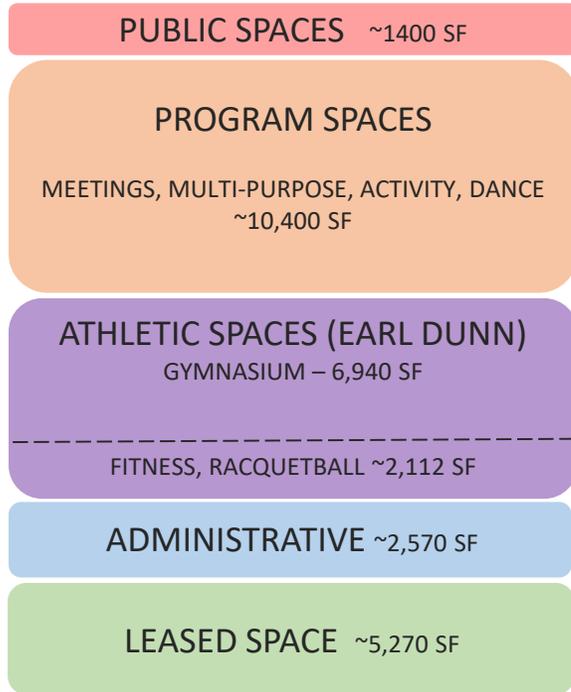
\$12.5M - \$15.8M

“EVERYTHING” COST:

\$27.5M - \$32.5M

WHERE WE LANDED

EXISTING



TOTAL (gross) 36,300 sf

SOUTH OPTION



NEW BUILD (PHASE 1)
46,800 SF

ADDITION / RENOVATION
(PHASE 2)
13,700 SF

TOTAL (gross) 60,500 sf

WHERE WE LANDED

EXISTING



NEW BUILD (PHASE 1)
12,000 SF

ADDITION / RENOVATION (PHASE 2)
46,000 SF

NORTH OPTION



WHERE WE LANDED

SOUTH OPTION

PUBLIC SPACES ~1,200 SF

PROGRAM SPACES
MEETINGS, MULTI-PURPOSE, ACTIVITY
10,800 SF

ADMINISTRATIVE 3,900 SF

ATHLETIC SPACES
NEW GYM WITH TRACK,
FITNESS, GROUP EXERCISE, LOCKERS
18,500 SF

INDOOR POOL
4,500 SF

EARL DUNN GYMNASIUM
(NO TRACK)
Existing – 12,351 SF
Addition – 1,400 SF

TOTAL (gross) 60,500 sf

NEW BUILD
(PHASE 1)
12,000 SF

NEW BUILD (PHASE 1)
46,800 SF

ADDITION / RENOVATION
(PHASE 2)
46,000 SF

ADDITION / RENOVATION
(PHASE 2)
13,700 SF

NORTH OPTION

PUBLIC SPACES ~900 SF

PROGRAM SPACES
MULTI-PURPOSE MEETING ROOMS
5,600 SF

ADMINISTRATIVE 2,700 SF

PUBLIC SPACES 1,200 SF

PROGRAM SPACES
MULTI-PURPOSE MEETING ROOMS
5,500 SF

ADMINISTRATIVE 1,900 SF

ATHLETIC SPACES
NEW GYM WITH TRACK,
FITNESS, GROUP EXERCISE, LOCKERS
15,000 SF

EARL DUNN GYMNASIUM
Existing – 12,351 SF

INDOOR POOL
4,500 SF

TOTAL (gross) 58,000 sf

TONIGHT'S AGENDA

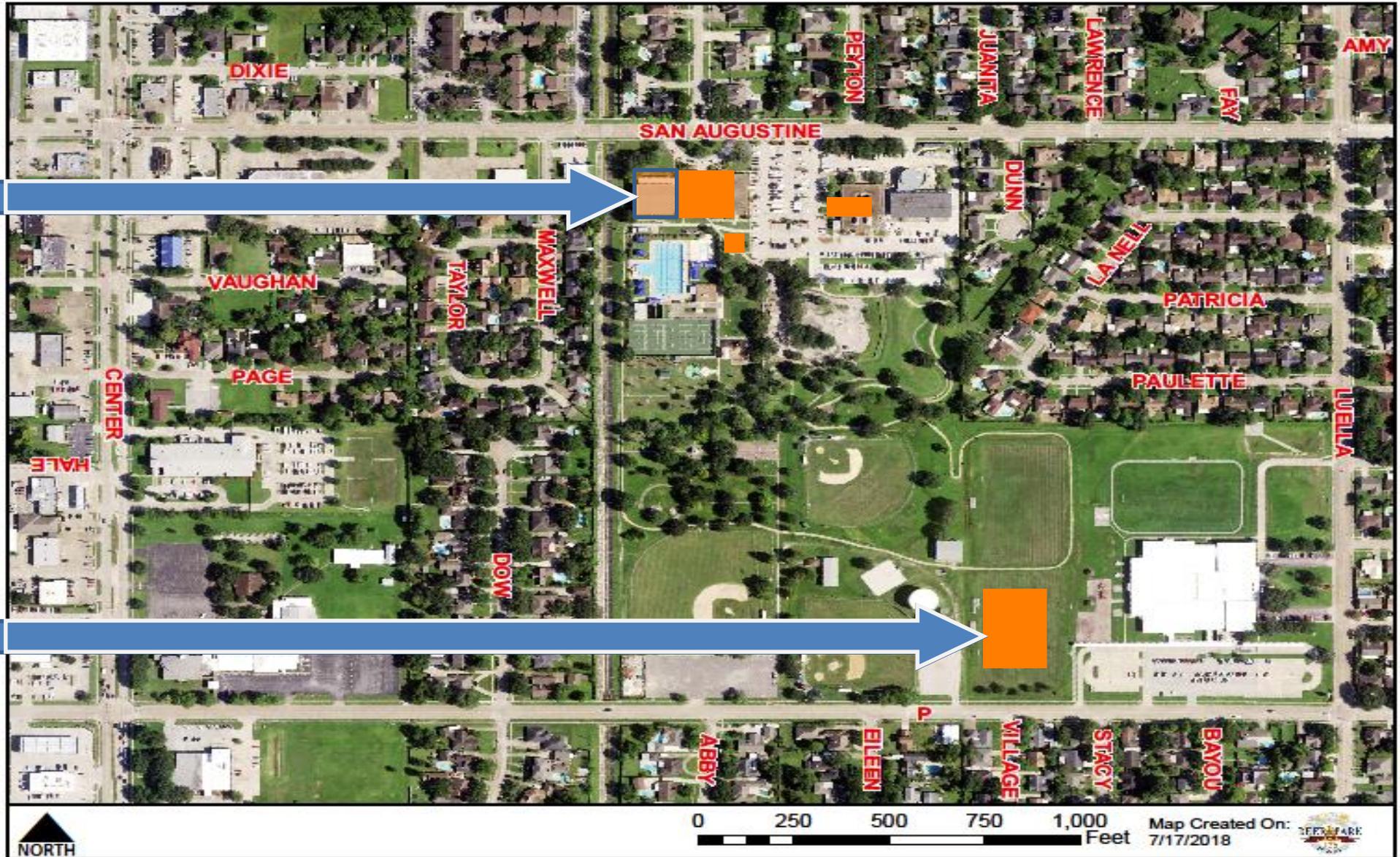
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SITE OPTIONS

➤ North



➤ South



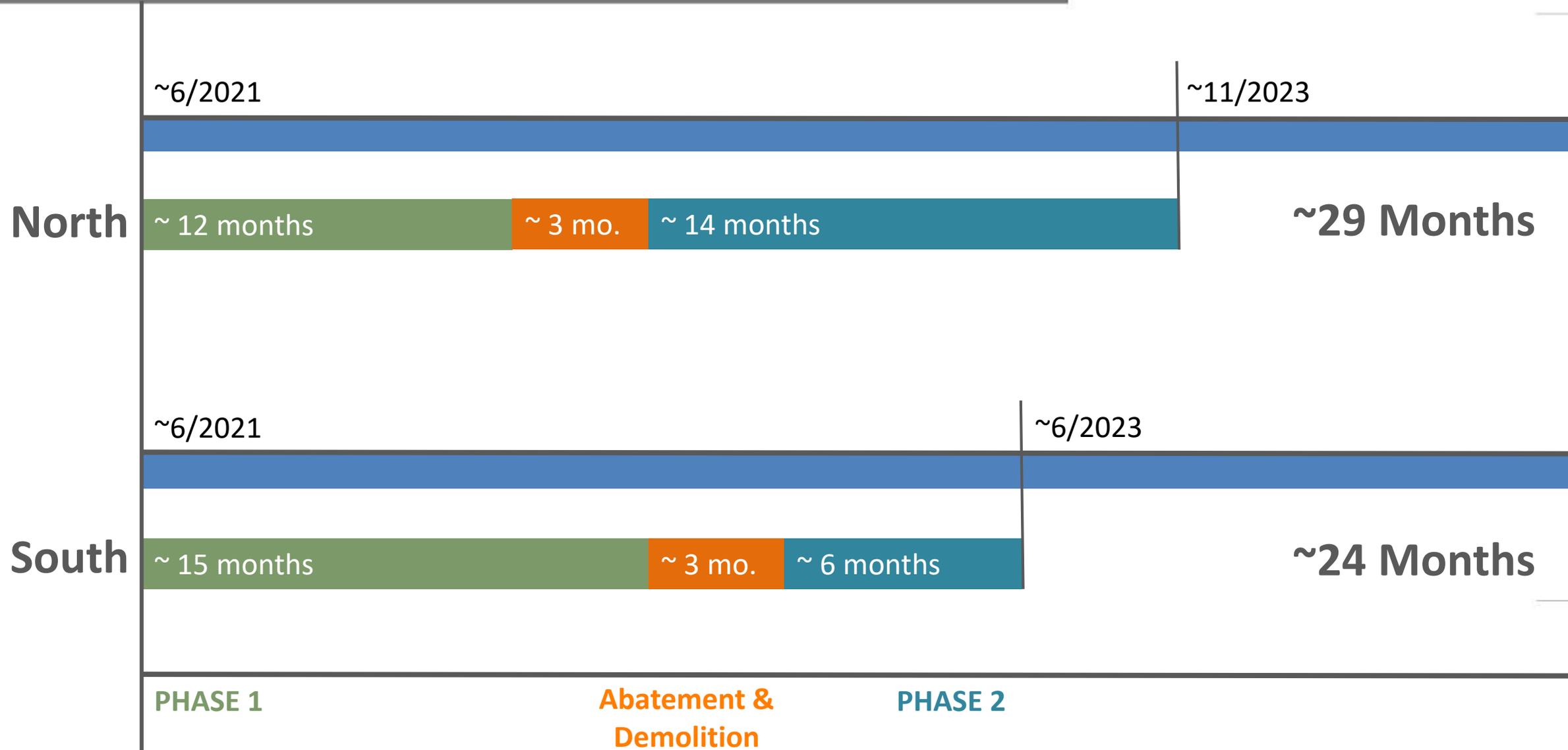
SOUTH OPTION



NORTH OPTION



ESTIMATED CONSTRUCTION SCHEDULES



➤ **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 OPERATIONAL EXPENDITURES

DEER PARK RECREATION CENTER

BASELINE: EXPENDITURES

SERVICE TITLE	Expenditures
New/Expanded Services	\$286,186.65
Existing Programs/Services	\$1,234,400.86
Total	\$1,520,587.51

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

CAPITAL COST COMPARISON

Description	North Option	South Option
Land cost	\$0	\$0
Hard costs - building	\$21,900,000	\$23,200,000
Hard costs - site development – still evaluating	\$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
Total project cost	\$34,700,000	\$36,360,000

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/Guest 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												

PROS & CONS

	➤ North Option	➤ South Option
Pros	<ul style="list-style-type: none">• One civic campus• Consolidated operations• Preserves fields	<ul style="list-style-type: none">• New rec building in first phase• Faster project delivery• Opportunity to add park parking
Cons	<ul style="list-style-type: none">• More construction disruption• Longer construction duration	<ul style="list-style-type: none">• Loss of field• Separated operations• Separated gyms

next → **steps**