

DEER PARK

Birthplace of Texas[®]

COMMUNITY RECREATION CENTER

Needs Assessment &
Feasibility Study



ACKNOWLEDGEMENTS

Community Recreation Center Study
City of Deer Park, Texas

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Sherry Garrison – Place 1
Thane Harrison – Place 2 (outgoing)
TJ Haight – Place 2 (incoming)
Tommy Ginn – Place 3
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COMMUNITY DEVELOPMENT

CORPORATION MEMBERS:

| | |
|-------------------|--------------|
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| Les Ellard | Laura Hicks |
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Jo Kiefer, Vice Chair
Eric Ripley
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DESIGN TEAM:

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I. Executive Summary

City of Deer Park
BIRTHPLACE OF TEXAS



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

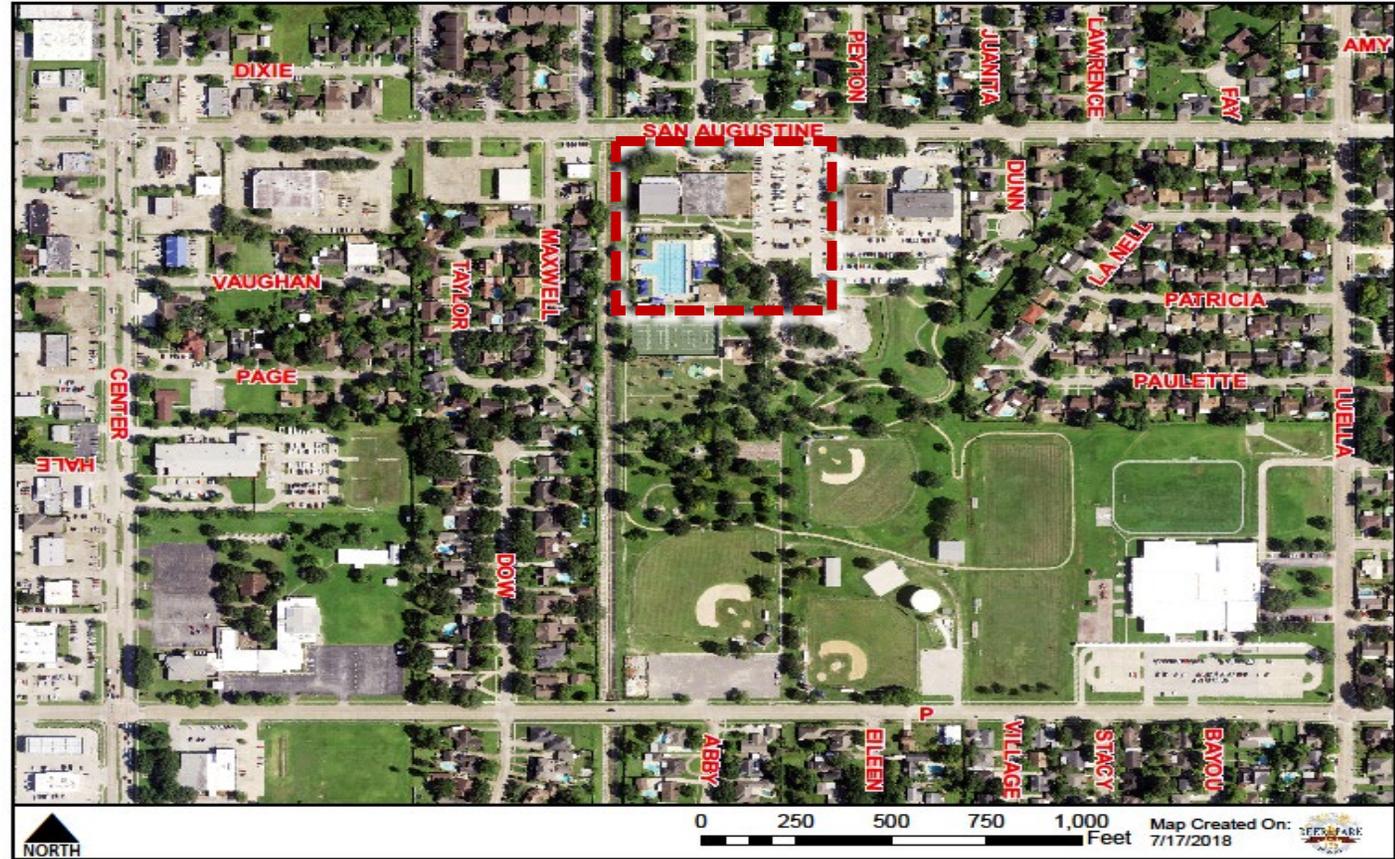


COMMUNITY CENTER SITE OBSERVATIONS

Part of a large park

Land locked

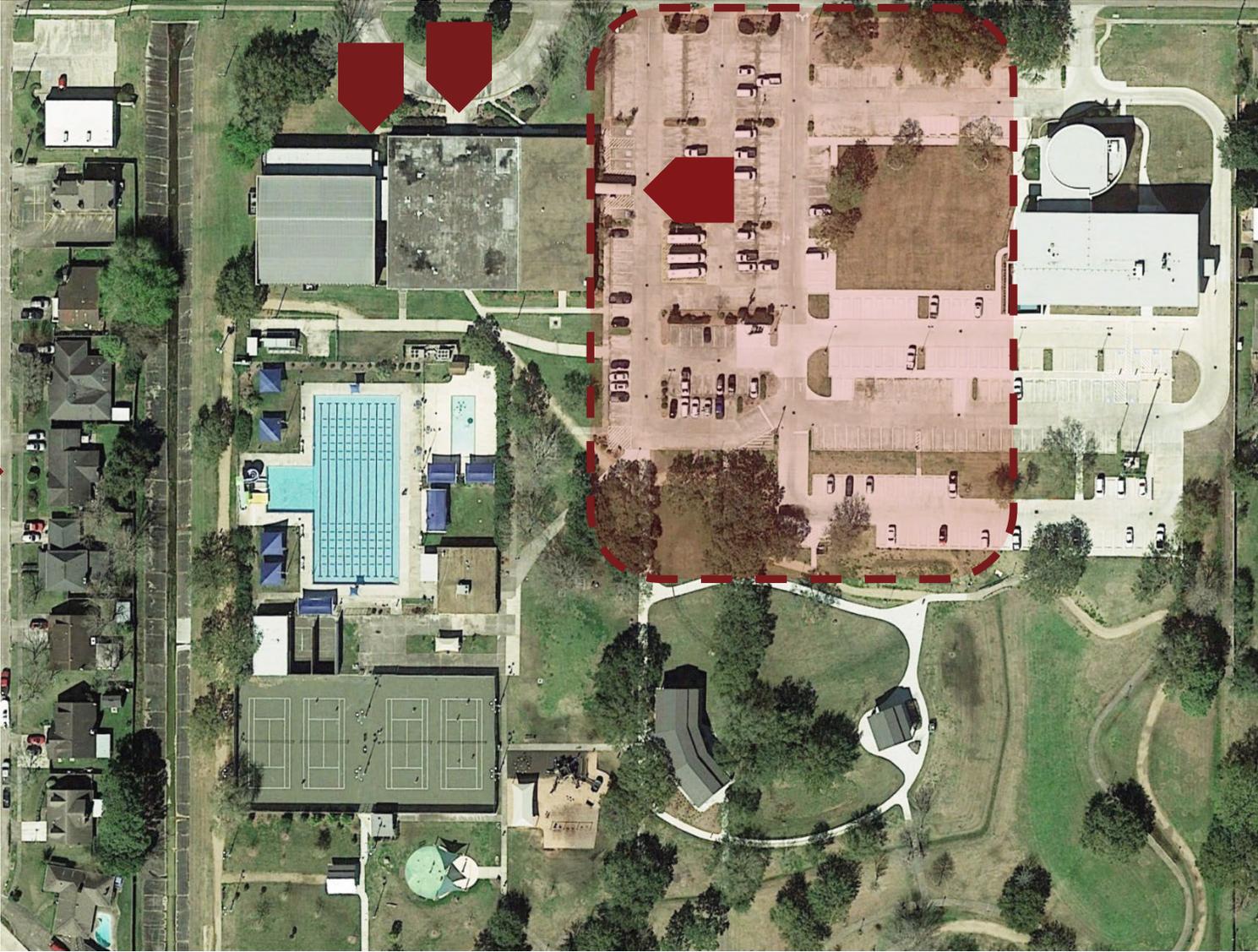
Drainage is a potential challenge



COMMUNITY CENTER SITE OBSERVATIONS

Ambiguous entrances

Shared site & parking

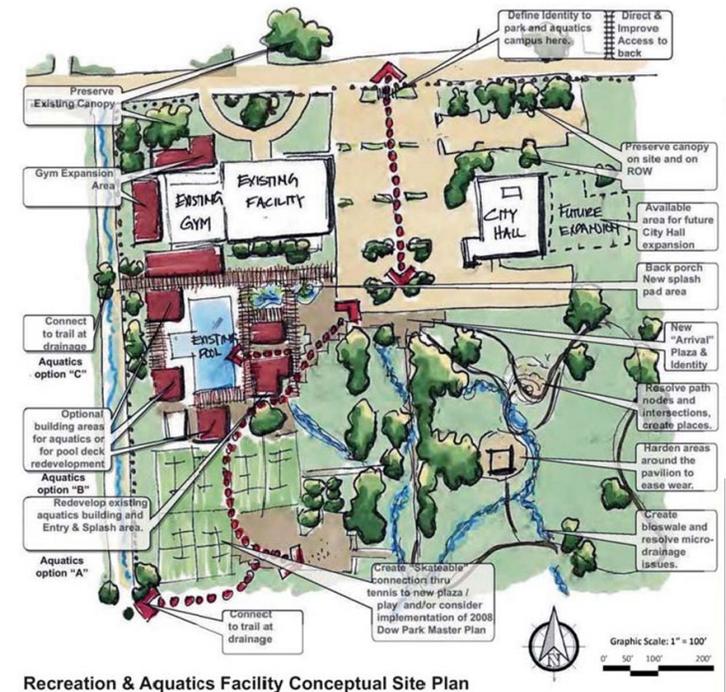


2013 Master Plan

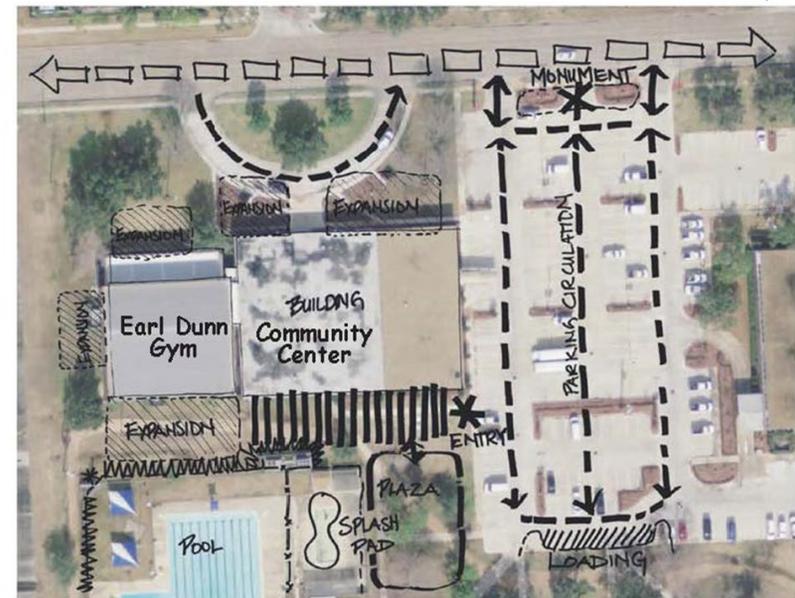
In 2013, the Parks & Recreation Master Plan contemplated physical expansion opportunities for the community center site and surrounding facilities.

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:

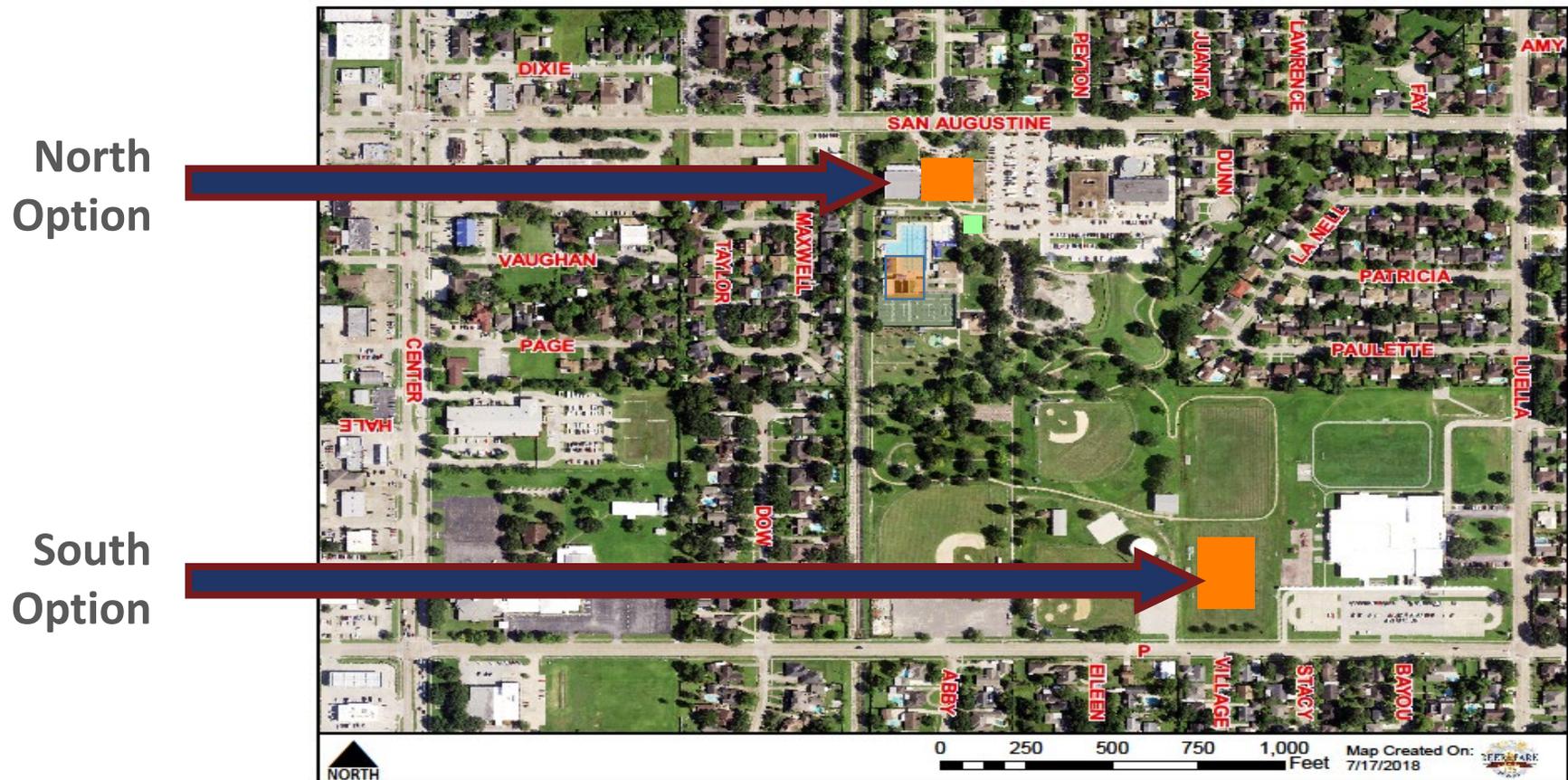
| SPACE | AREA (sf) |
|--|---------------|
|  Public space | 1,402 |
|  Program space | 10,454 |
|  Athletics | 9,625 |
|  Administrative | 2,571 |
|  Leased | 5,270 |
|  Other | 6,980 |
| TOTAL | 36,300 |



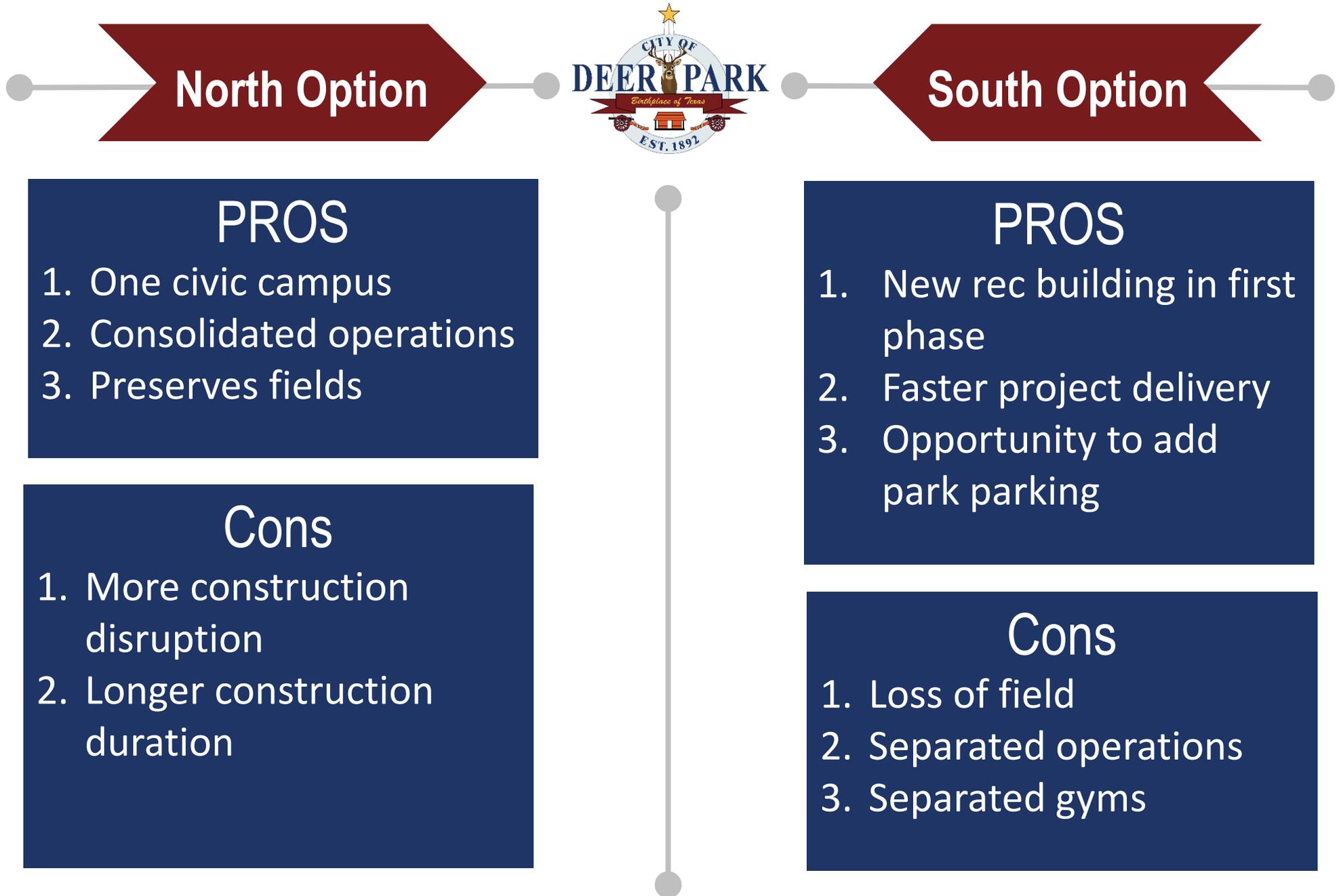
Site Options

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

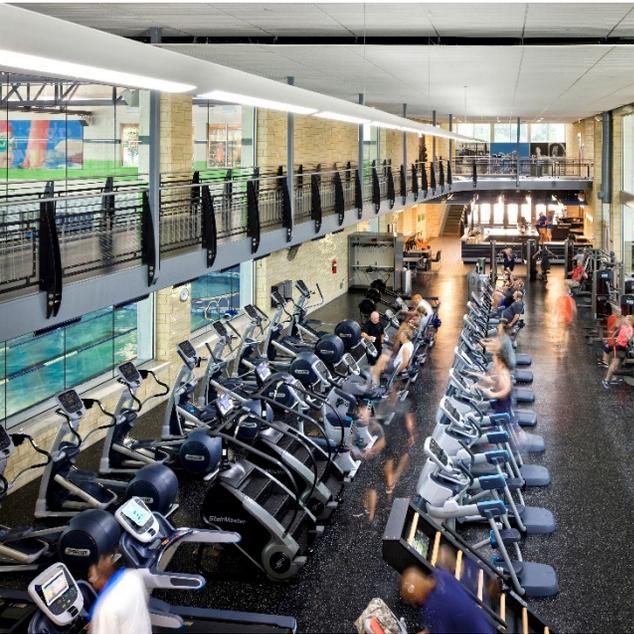
1. Eagle Pointe
2. Mont Belvieu
3. Imperial Park Recreation Center, Sugar Land
4. Pearland Recreation Center
5. C.K. Ray Recreation Center, Conroe
6. West University Place Recreation Center

DFW Facilities

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



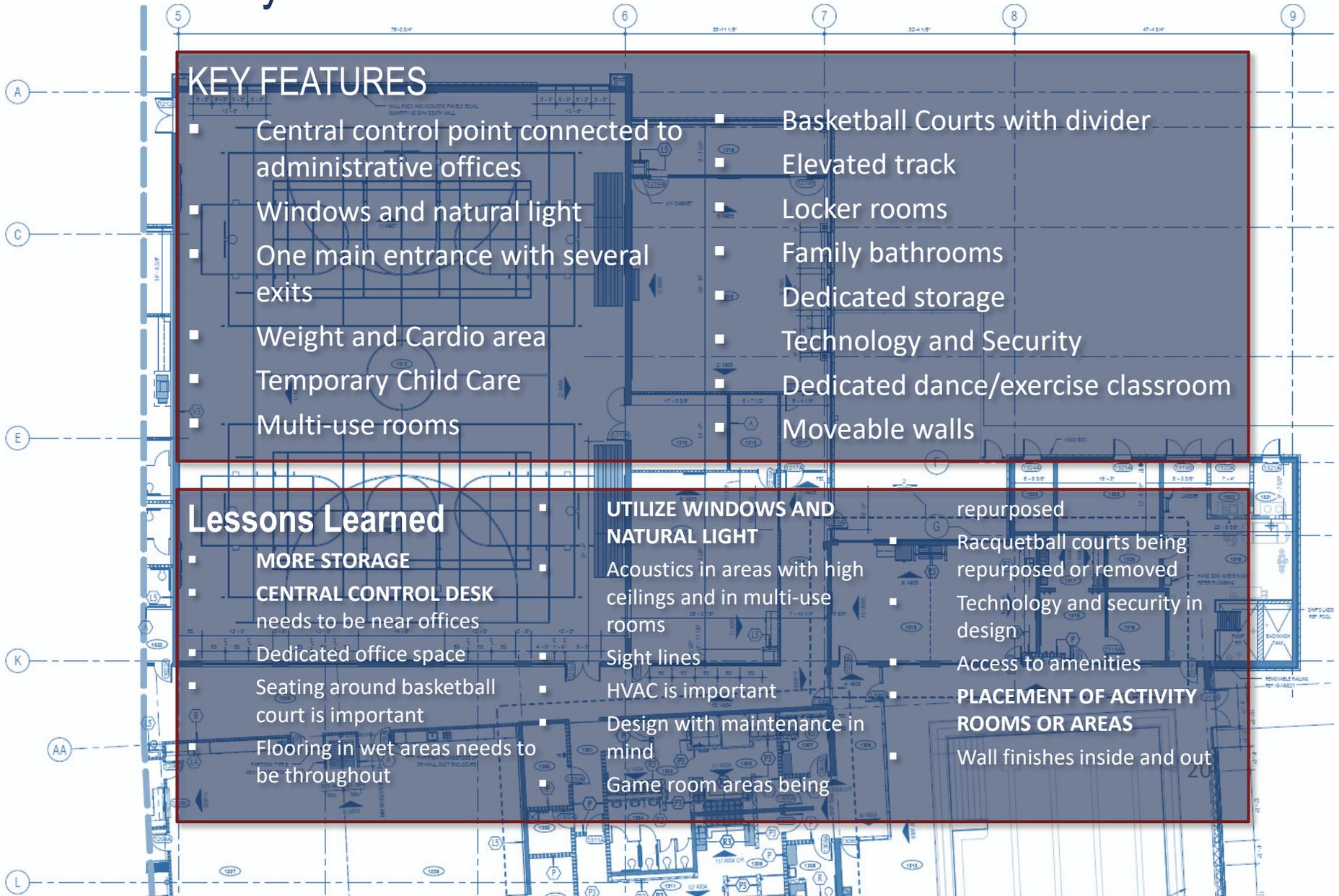
DFW Facilities



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

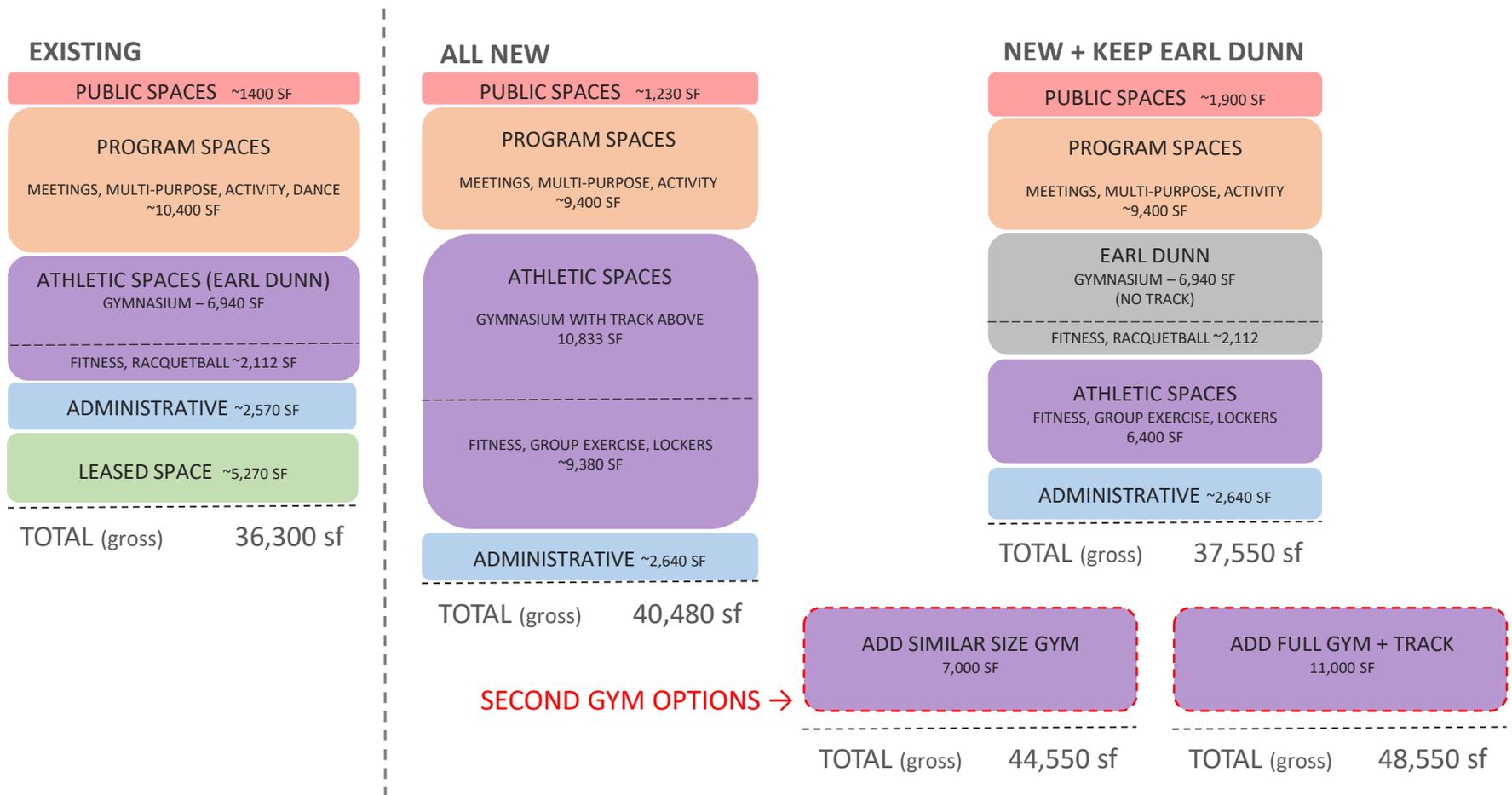


Existing Earl Dunn Gymnasium

Facility Program & Size Options – Dry side

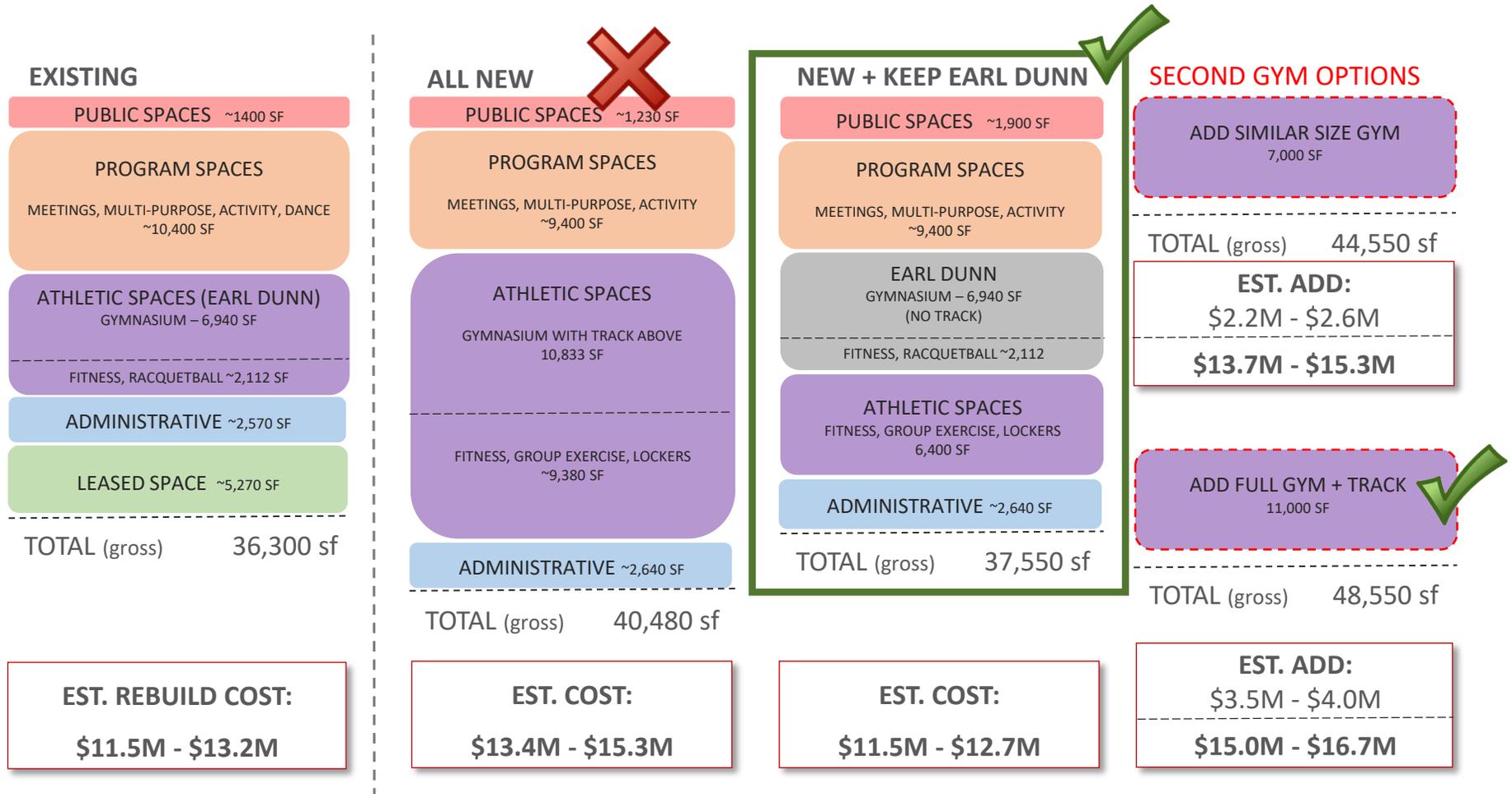
Over the course of several meetings with city staff and officials, various project space types and sizes were vetted to determine the preferred path forward. Options considered both the “dry side” and “wet side” (aquatic) components of a re-envisioned facility, as well as whether or not to keep the Earl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

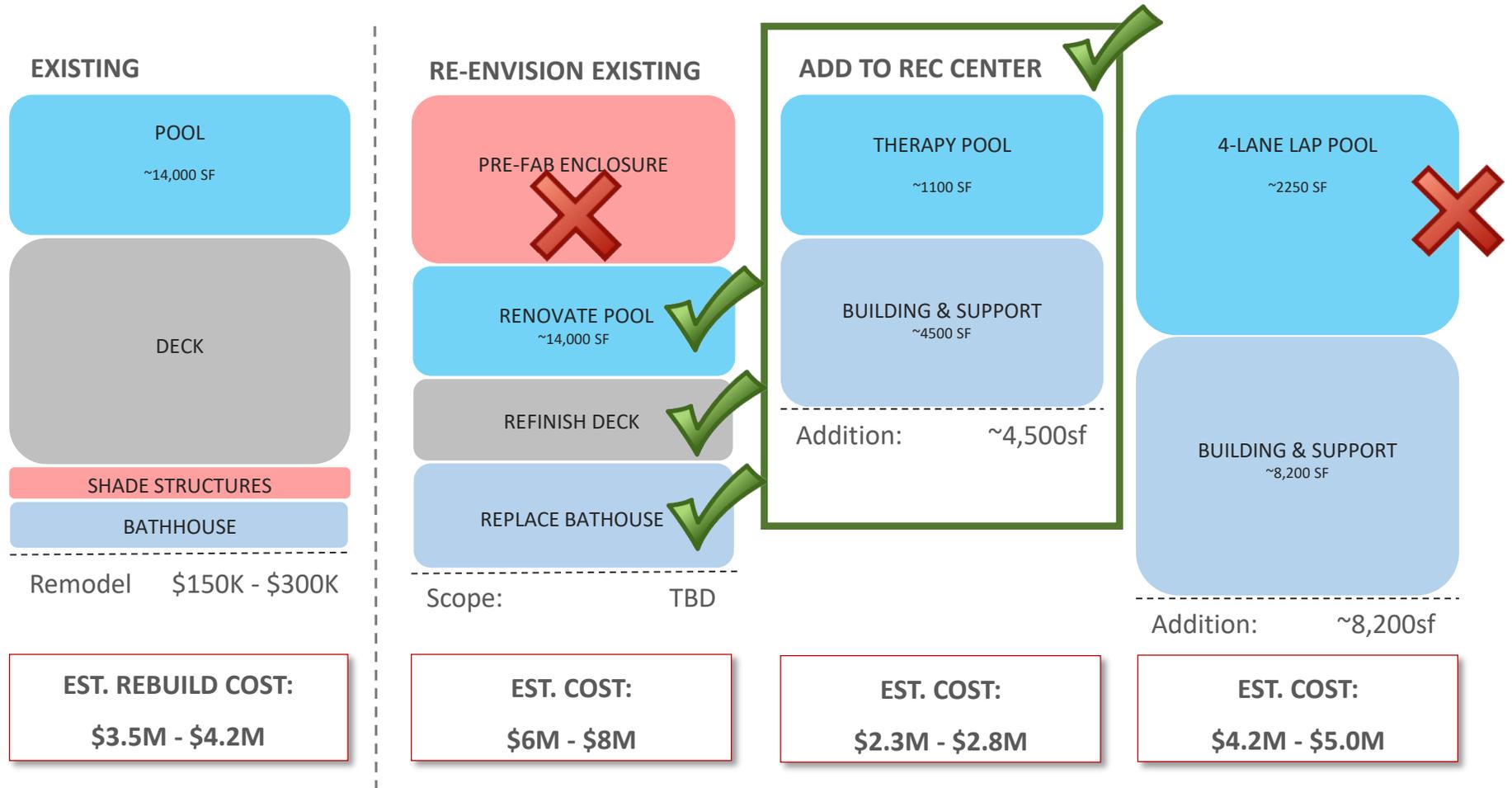
Therapeutic programming was selected as the preferred aquatic programming include indoors for year-round use. The existing outdoor pool shall remain substantially as-is and will not be enclosed.



Example
Therapy
Pool
(foreground

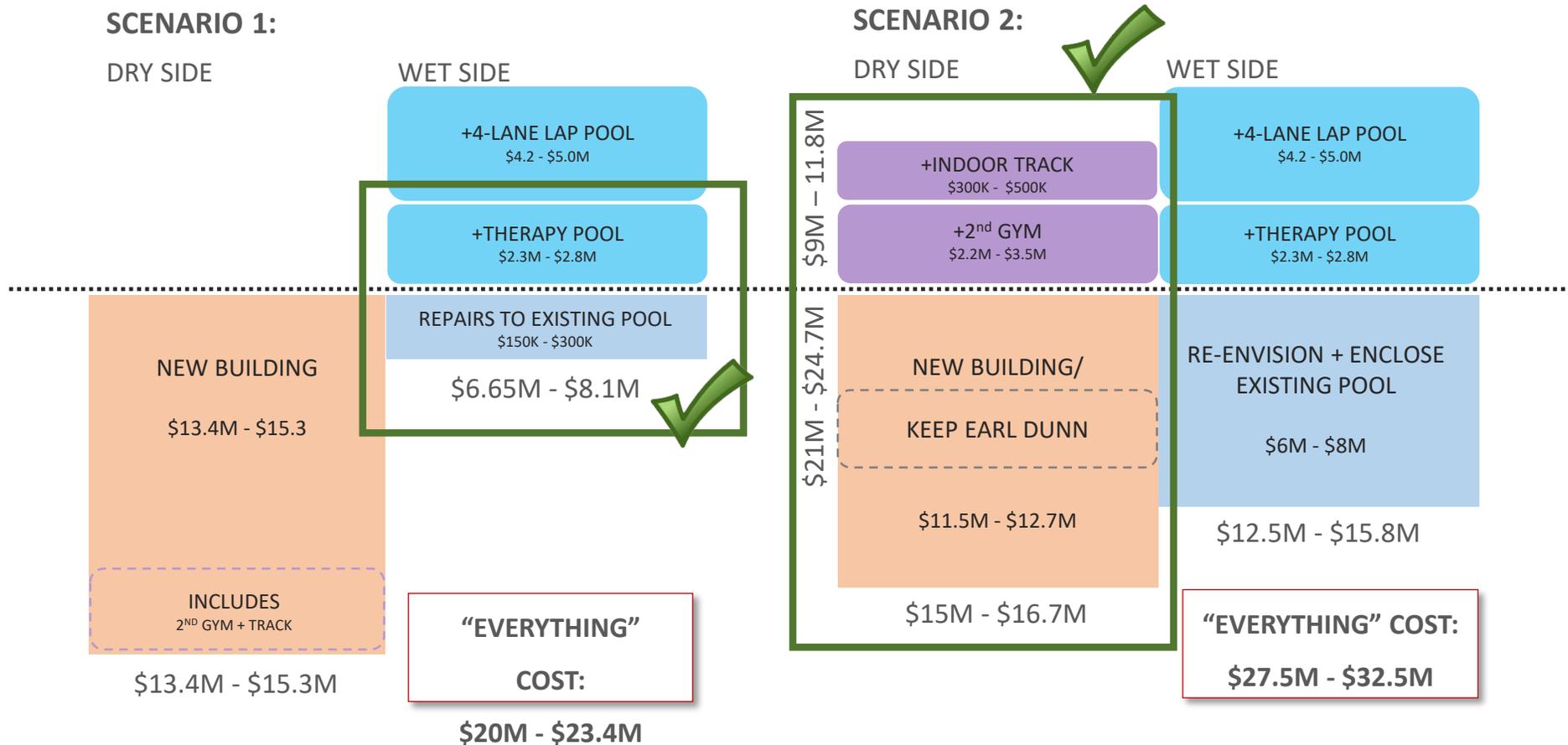
Facility Program & Size Options – Wet side

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.



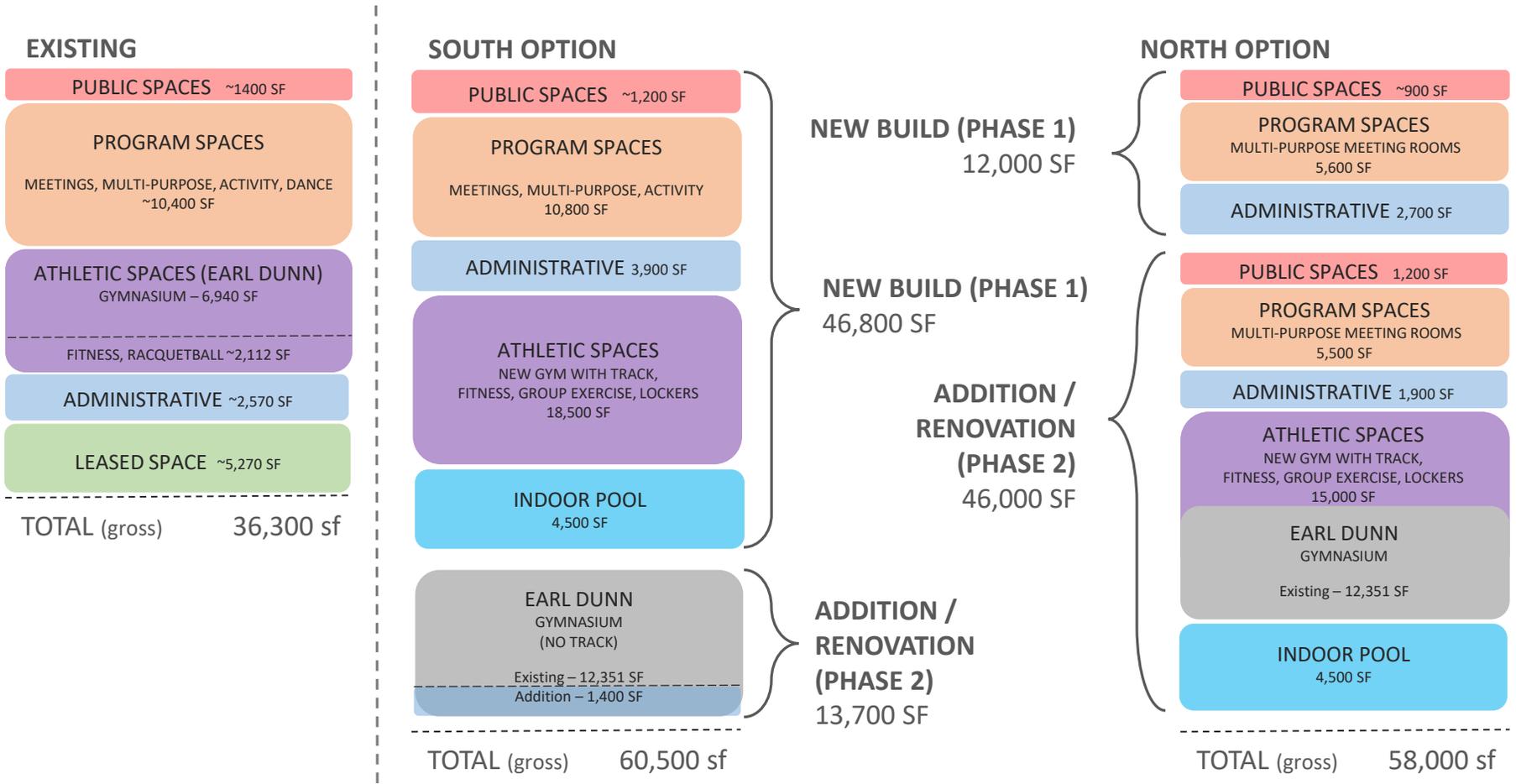
Projected Construction Costs – Combined

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.



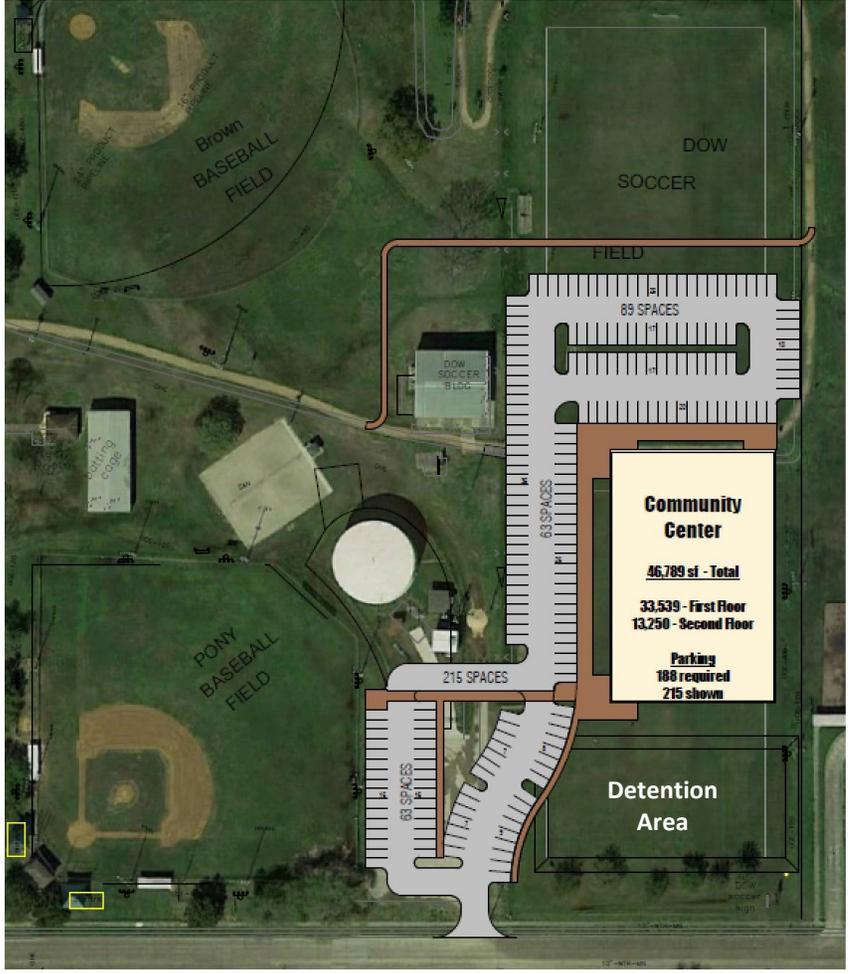
Space Programming and Site Selection

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.



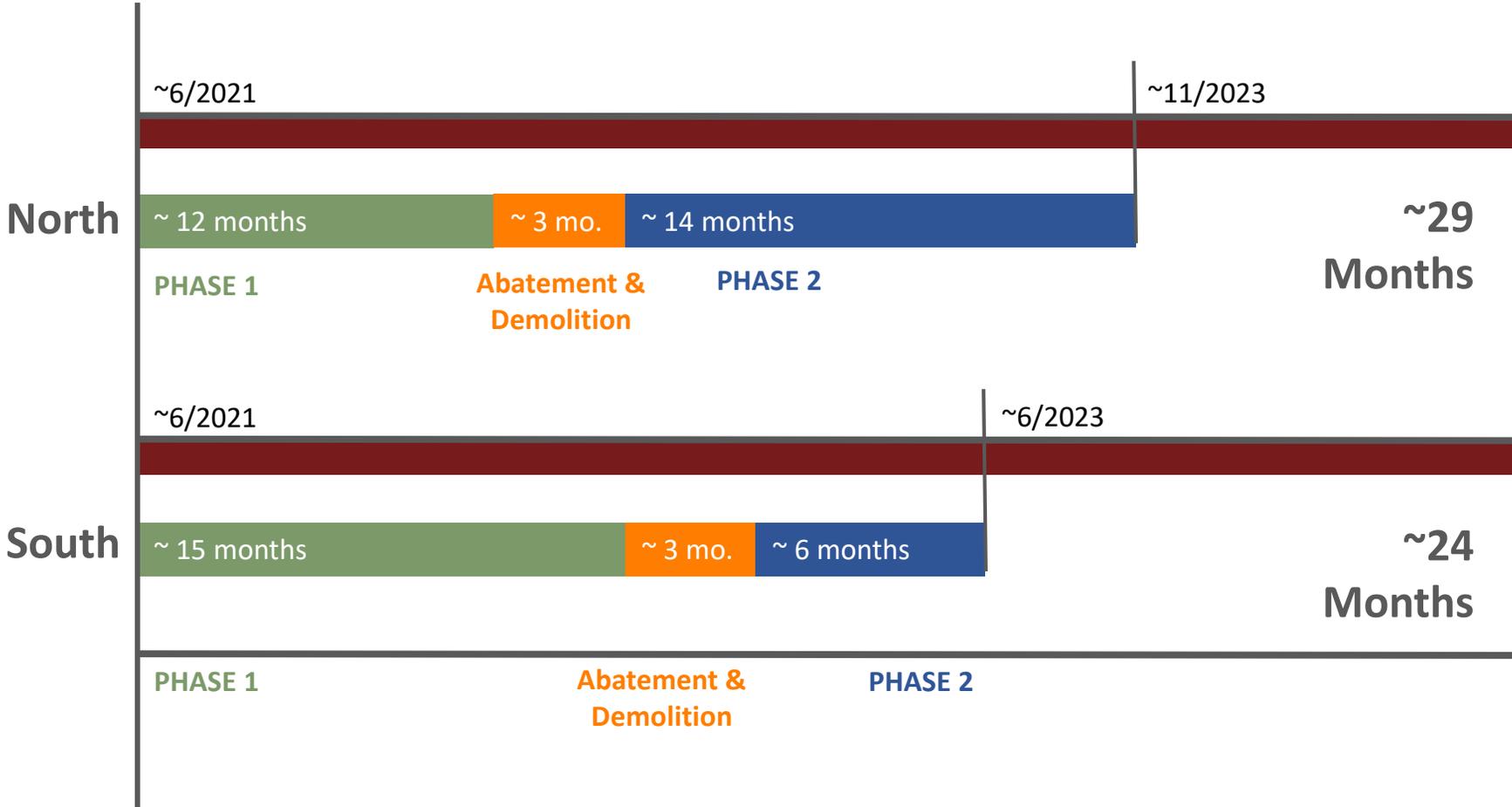
North Option

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.



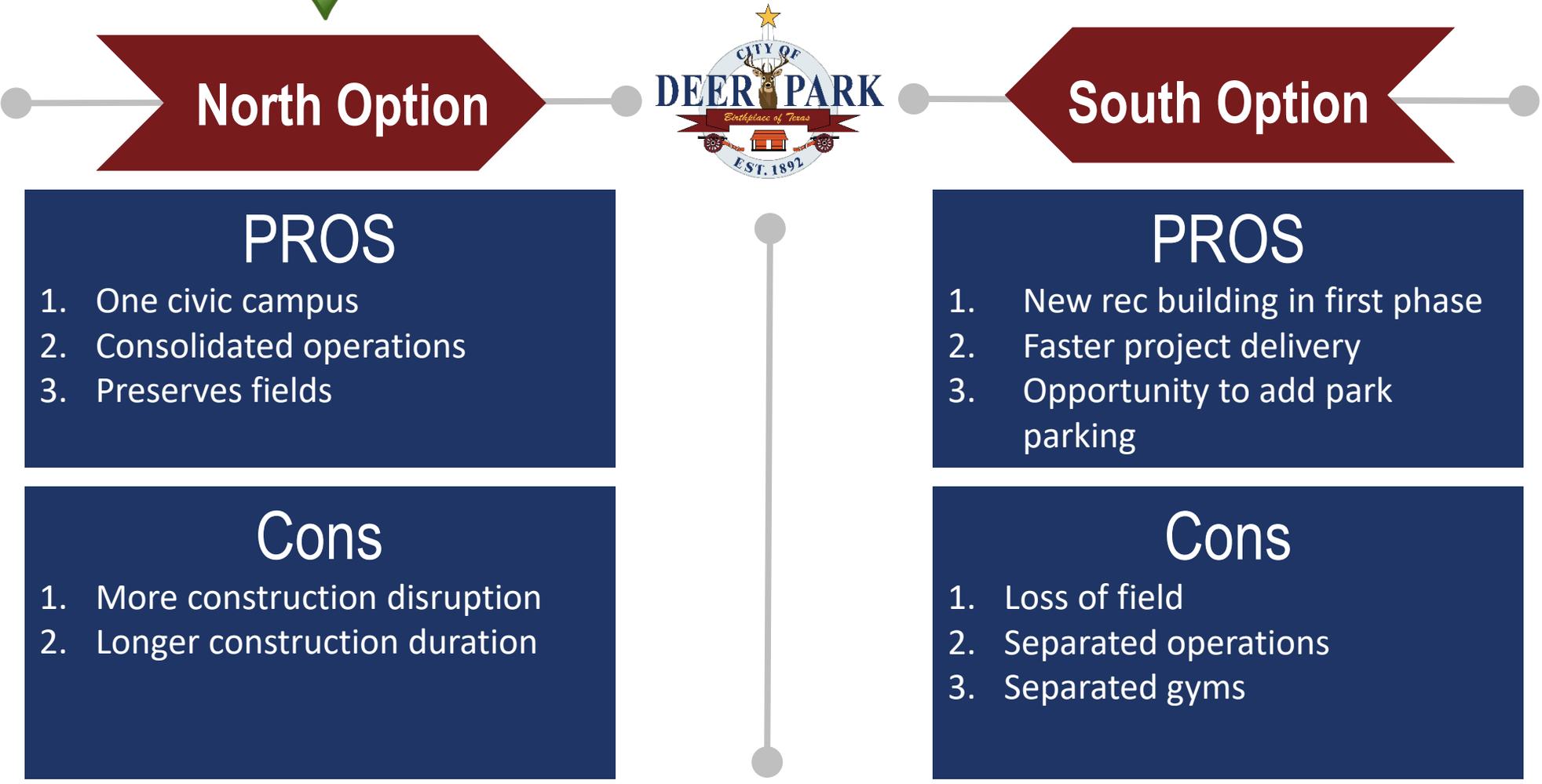
Capital Cost Comparison

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 |
| Total project cost | \$34,700,000 | \$36,360,000 |

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.



North Option

PROS

- 1. One civic campus
- 2. Consolidated operations
- 3. Preserves fields

Cons

- 1. More construction disruption
- 2. Longer construction duration

South Option

PROS

- 1. New rec building in first phase
- 2. Faster project delivery
- 3. Opportunity to add park parking

Cons

- 1. Loss of field
- 2. Separated operations
- 3. Separated gyms

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 | Cumulative 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 |
| | | | \$6,750,000 | \$7,593,940 | \$40,225,000 | \$26,124,889 | \$66,349,889 | \$73,943,829 | \$525,000 | \$81,218,829 | \$6,685,929 | \$4,500,000 | |

- (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 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

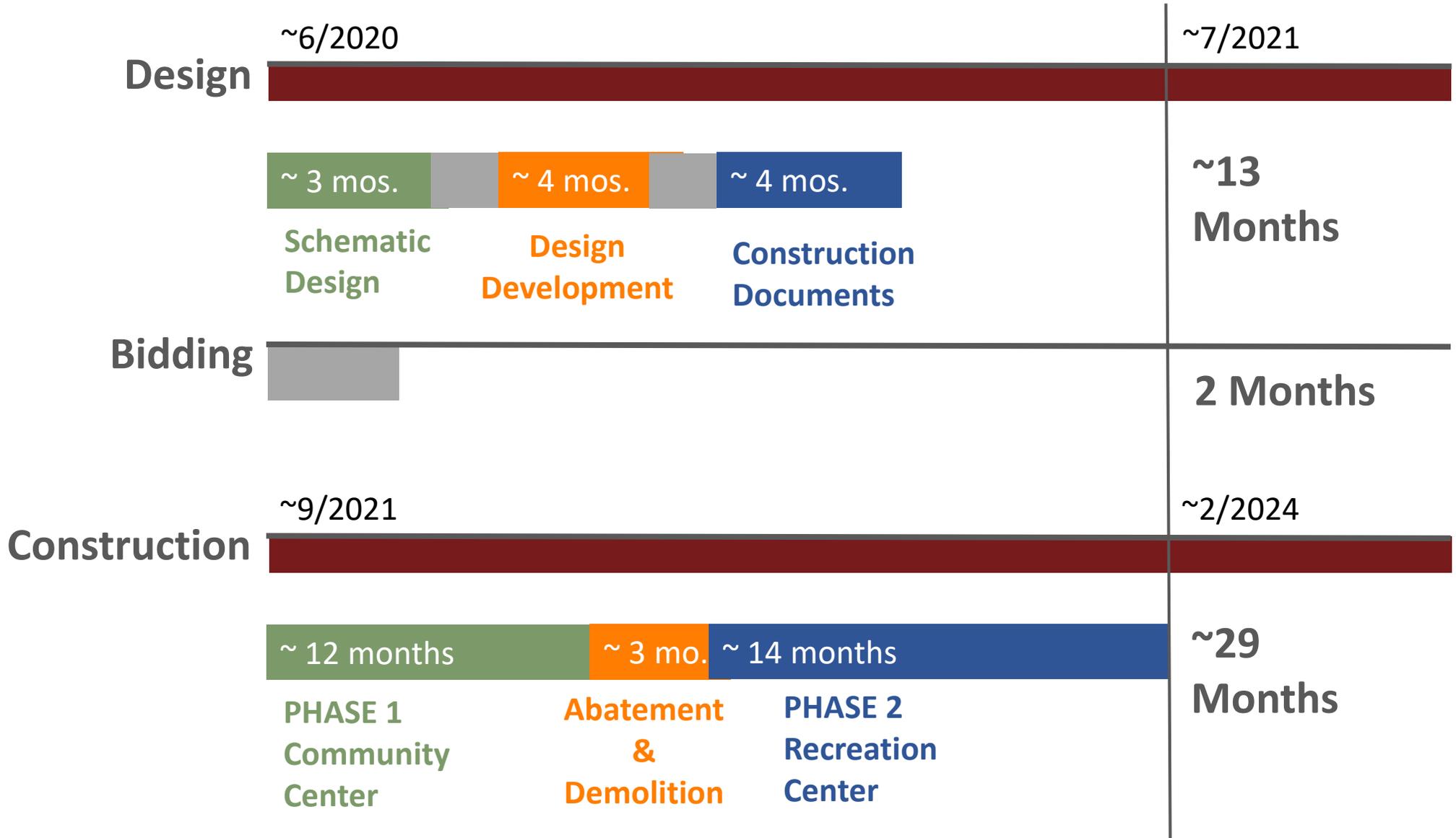
* SELECTED

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

Final Projected Project Schedule



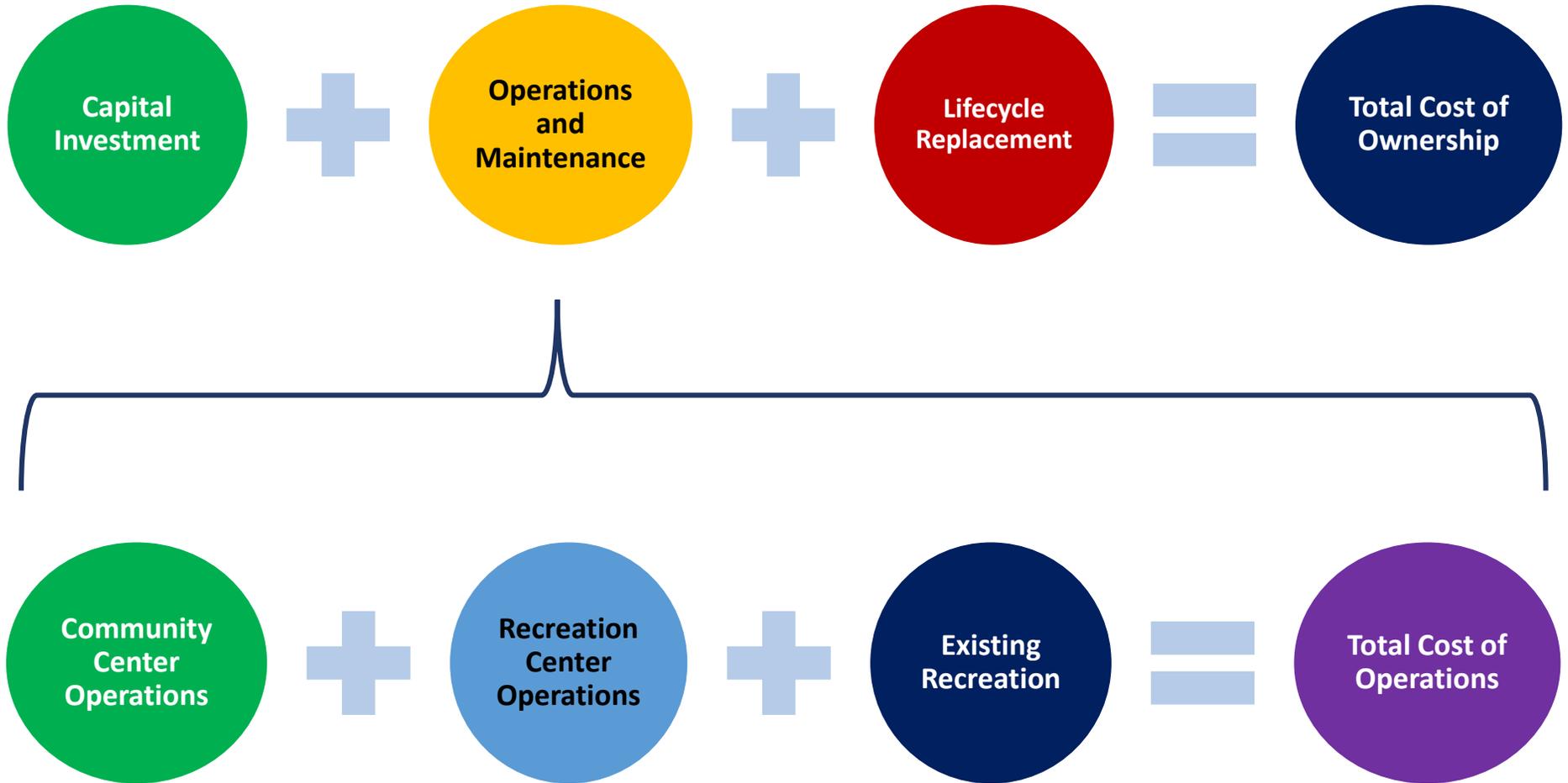
Concept Plan



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 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/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

Current Recreation Budget – 2019 Summary

| Pro Forma Revenues & Expenditures | |
|--|-------------------------|
| Deer Park Recreation Current Financial Summary | |
| REVENUES AND EXPENDITURES | |
| | CURRENT |
| Revenues | |
| 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

| 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% |

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

| 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 & 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.**

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.

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

VII. Appendixes



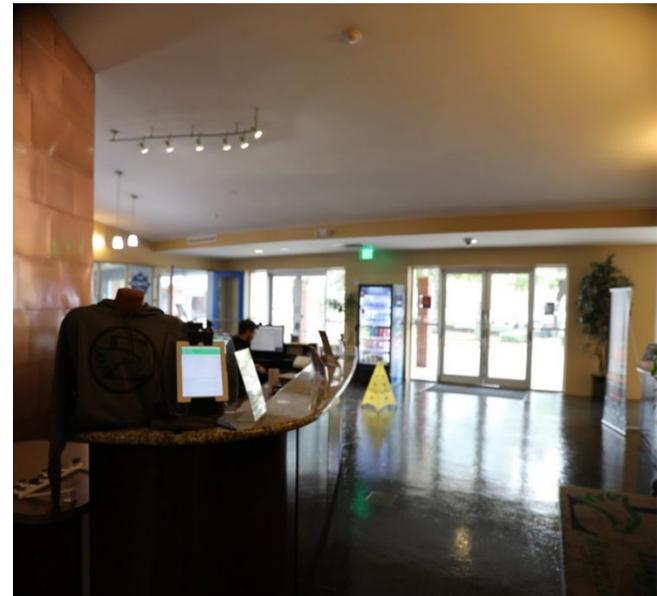
Eagle Pointe



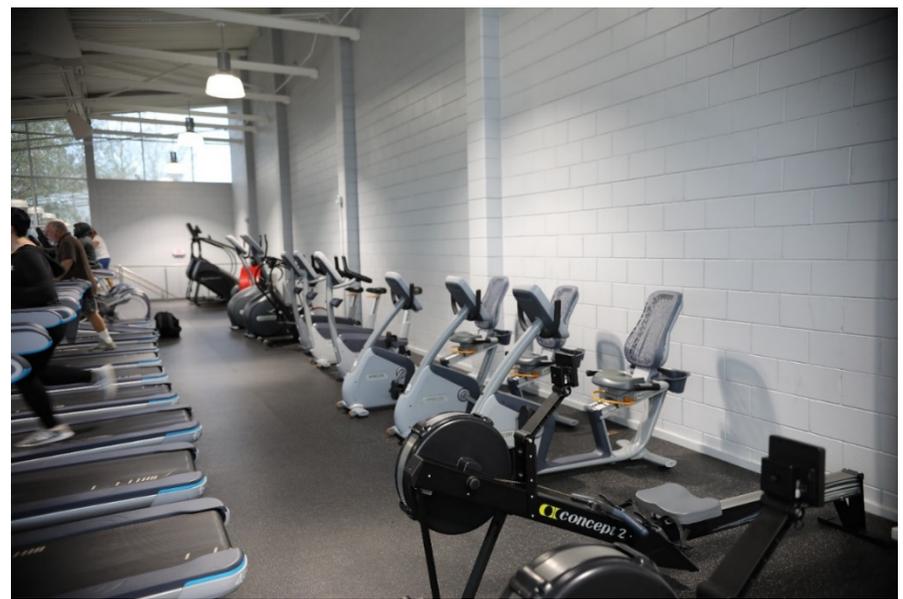
Eagle Pointe



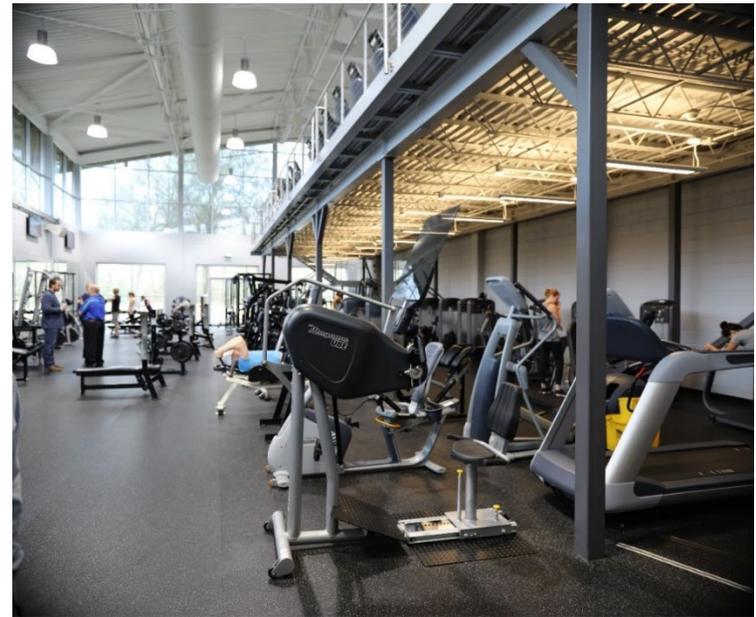
Eagle Pointe



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

