

DEER PARK COMMUNITY CENTER

Joint Meeting

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



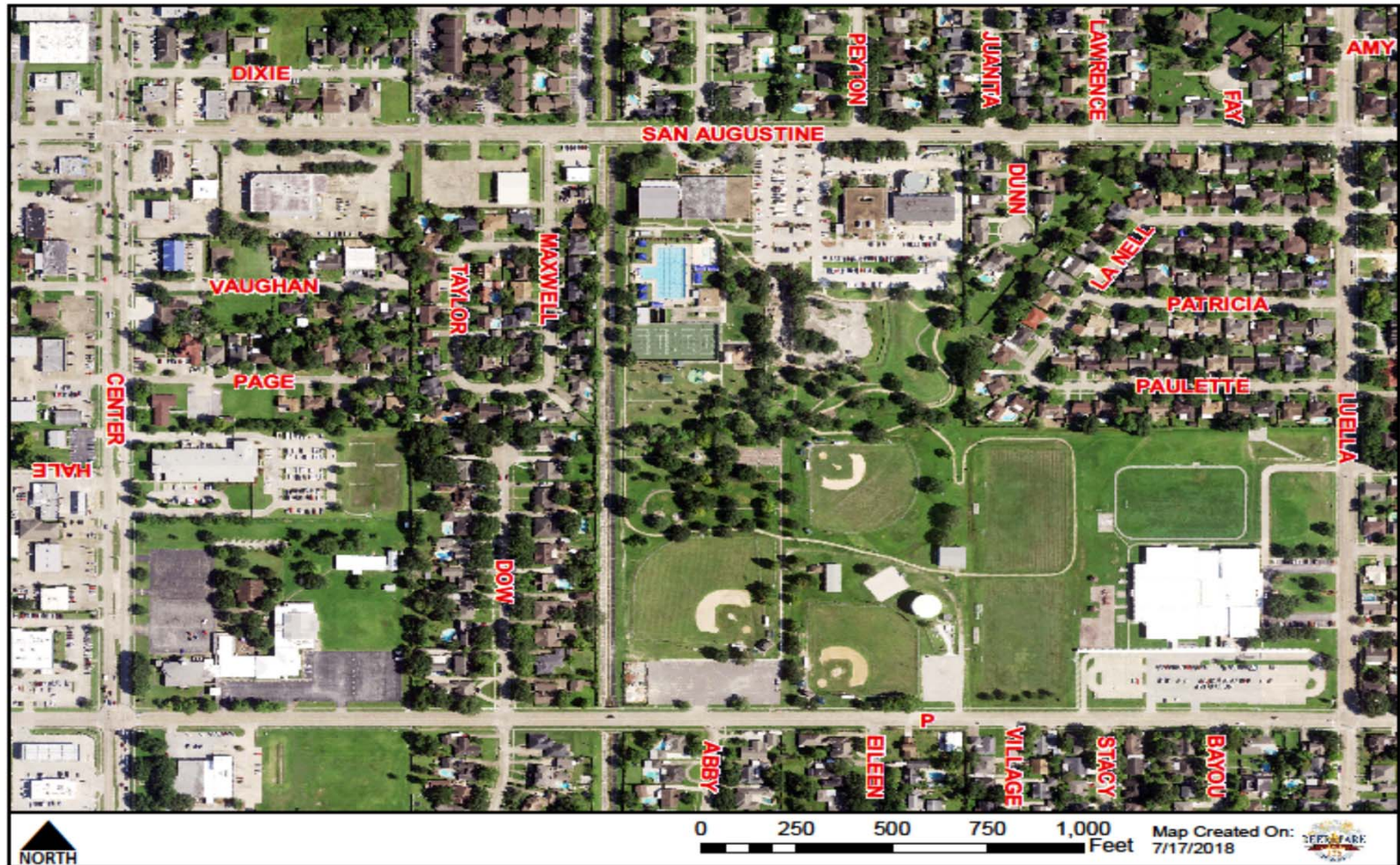
TONIGHT'S AGENDA

- **Review information and direction from previous meeting**
- **Review existing Community Center usage data**
- **Review findings of example facility visits**
- **Review pool assessment report and review aquatic options**
- **Discuss cost recovery philosophy**

COMMUNITY CENTER SITE OBSERVATIONS

July Meeting

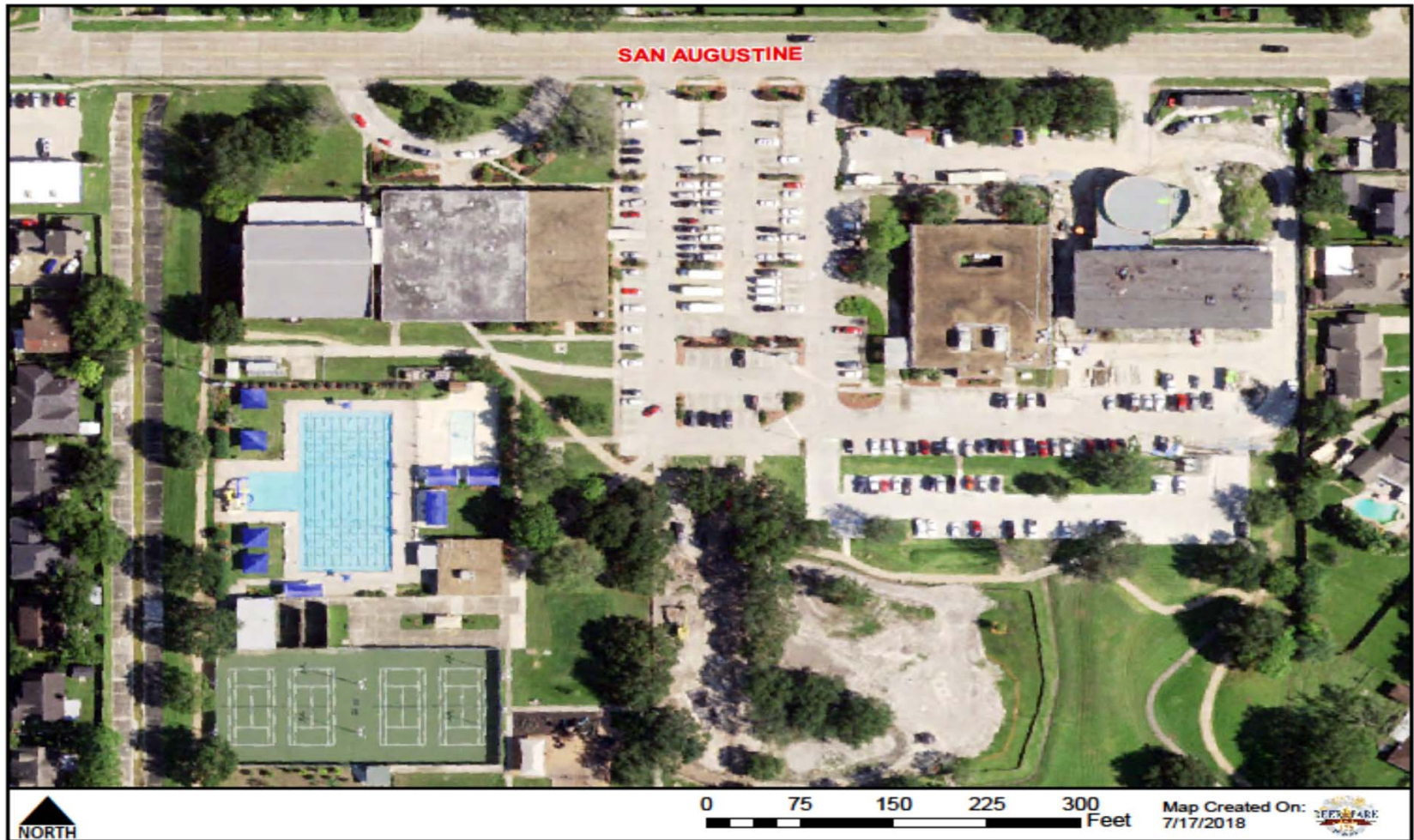
- Part of a large park
- Land locked
- Drainage is a potential issue



COMMUNITY CENTER SITE - ENLARGED

July Meeting

- Ambiguous entrance
- Shared site & parking



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



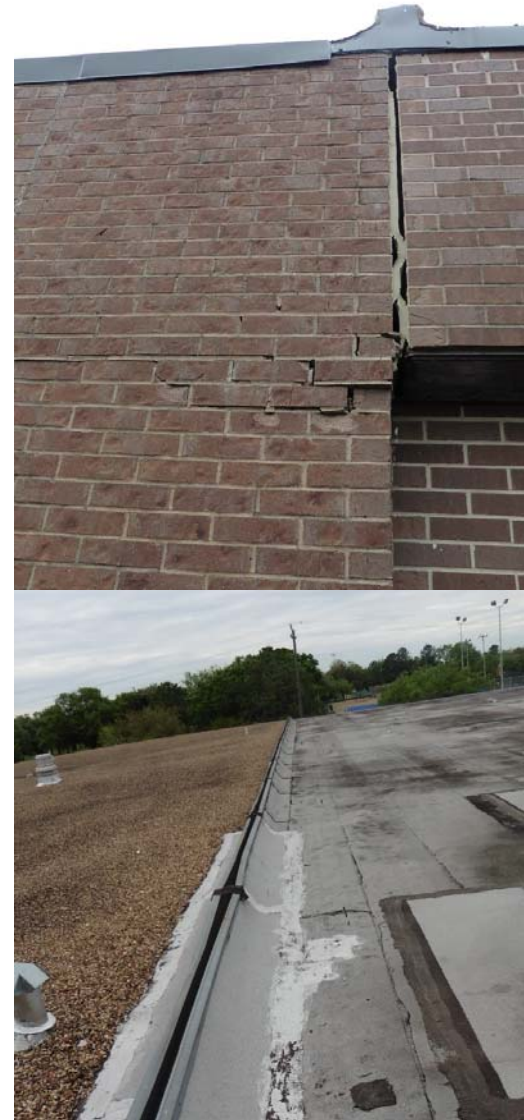
COMMUNITY CENTER – FLOOR PLANS

- Very little of original building meets current accessibility standards
- Any significant work to public spaces would trigger necessary code related updates and improvements
- Somewhat functionally obsolete
 - Entrances & Control
 - Visibility
 - Lack of locker rooms



COMMUNITY CENTER – CONSIDERATIONS

- The scope and scale of existing building challenges is significant
- The cost and consequences of disruption of services inherent to renovation should also be considered
- Deer Park should consider replacement versus repair of the Community Center



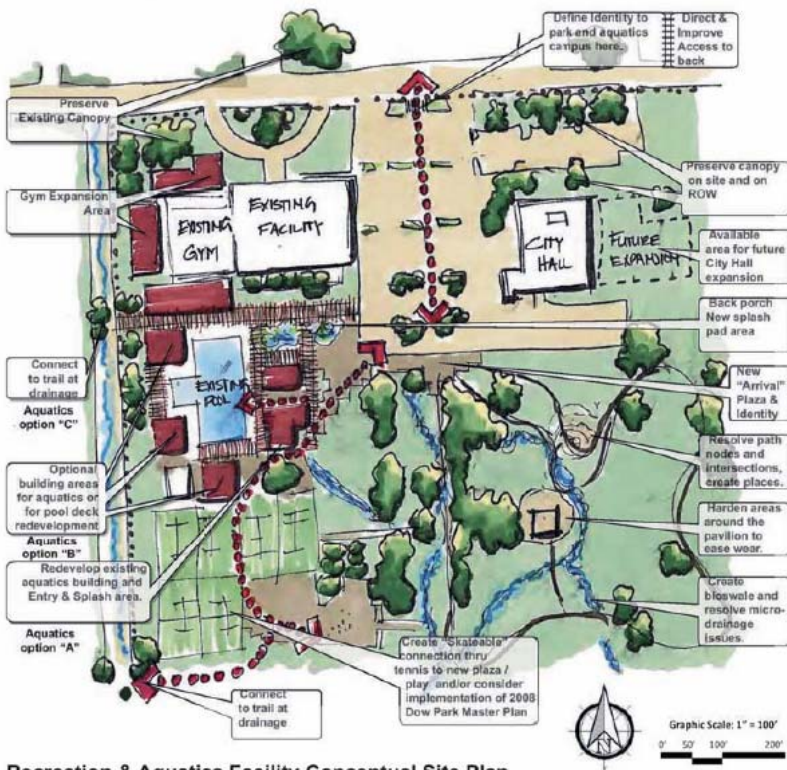


PROPOSITION

FOR 
AGAINST

“Shall the City Council of the City of Deer Park be authorized to adopt the Type B economic development sales and use tax within the City at the rate of one-half of one percent, authorized by chapters 501 and 505 of the Texas Local Government Code for public park purposes and events, and which is limited to the following list of projects and includes land, buildings, equipment, facilities, and improvements for such projects, and related improvements that enhance such projects: replacement of the restroom facilities in Dow Park with a new pavilion structure that includes a stage, restrooms, and a concession stand; renovation and expansion of the Community Center and Gym to include an indoor pool; expansion of the existing Maxwell Center and parking lot; renovation of baseball fields including but not limited to the Spencerview sports complex (Durant Fields); renovation of the girls softball facilities at the Youth Sports Complex; development of soccer fields; and the development of hike and bike trails?”

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 racketball 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.

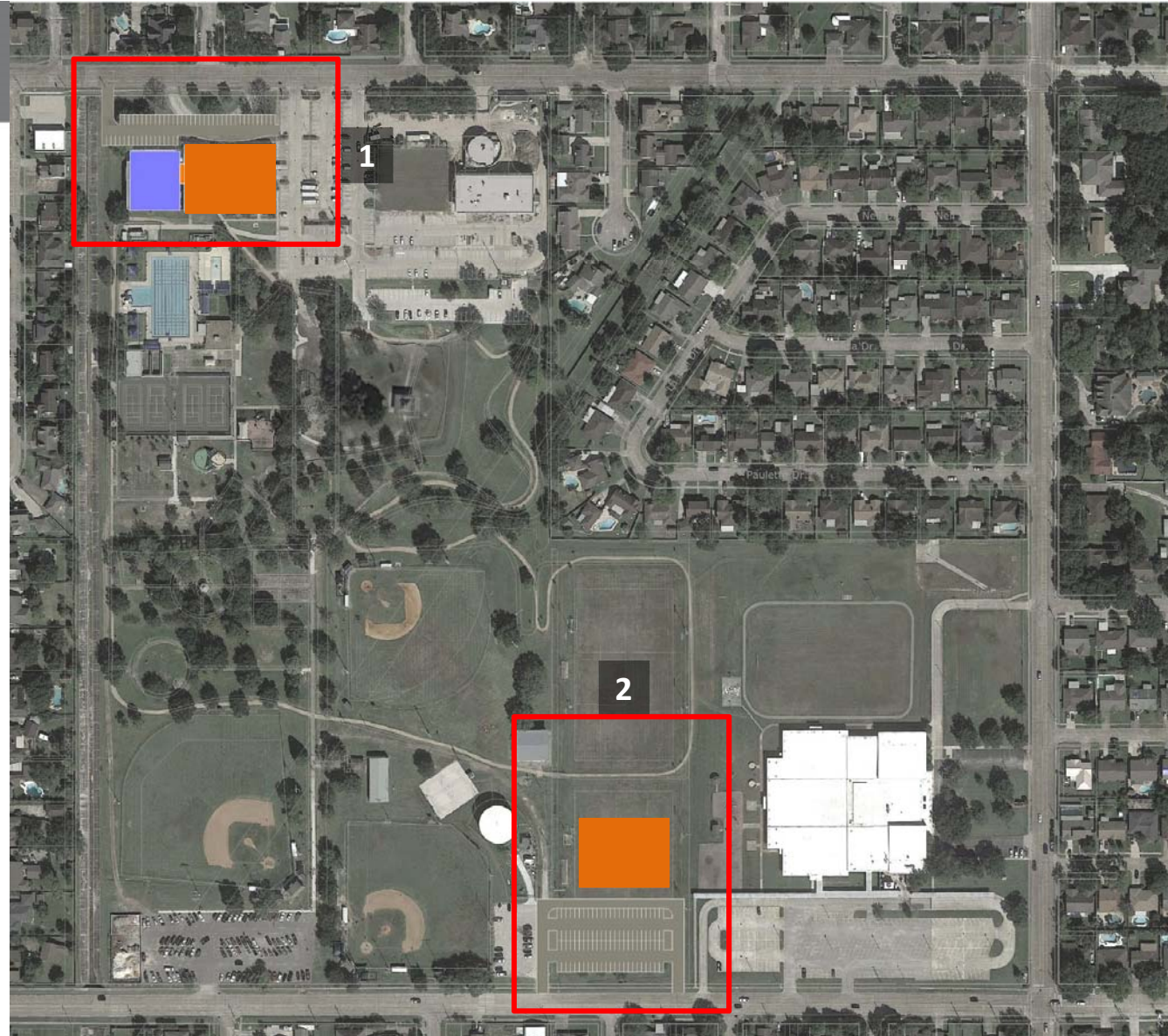
Probable Costs	
Earl Dunn Gym Renovation	
Aquatics - Facility & Splash Pad	\$1,500,000 to \$2,000,000
Aquatics - Building	\$240,300 to \$400,300
General Exterior	\$150,000 to \$240,000
	\$300,000 to \$400,000
Total Investment Budget	
	\$2,190,000 to \$3,040,300

TWO DEVELOPMENT OPTIONS

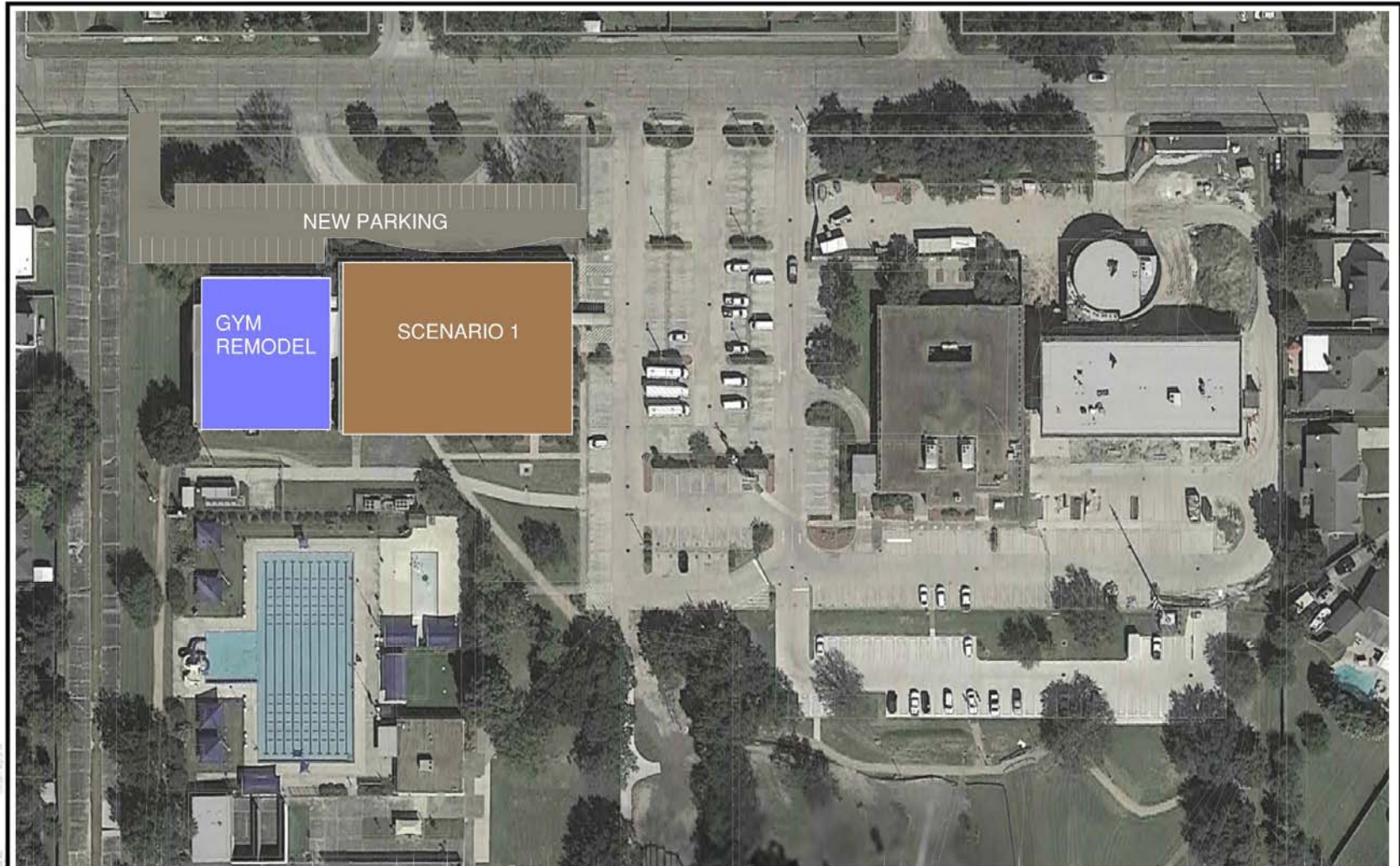
1) Replace at location

2) Relocate in park

Dow Park



RENOVATION OPTION



CONCEPTUAL CONSTRUCTION COSTS

SCENARIO 1 – REPLACE EXISTING		LOW	HIGH
Area (sf)	Scope		
36,300	Renovations	\$8.2M	\$9.7M
2,000	Addition	\$800,000	\$950,000
	Abatement / Site development	\$300,000	\$350,000
38,300	TOTAL	\$9.3M	\$11.0M

*Does not include cost of disruption of services

NEW CONSTRUCTION OPTION – TEST FIT



CONCEPTUAL CONSTRUCTION COSTS

(2018) dollars

SCENARIO 2 – RELOCATE TO SOCCER FIELD		LOW	HIGH
Area (sf)	Scope		
24,000	New community center	\$6.5M	\$7.4M
14,000	Renovate / improve athletic facility	\$3.0M	\$3.6M
38,000	TOTAL	\$9.5M	\$11.0M

*Minimal disruption of services

CONCEPTUAL CONSTRUCTION COSTS

Summary

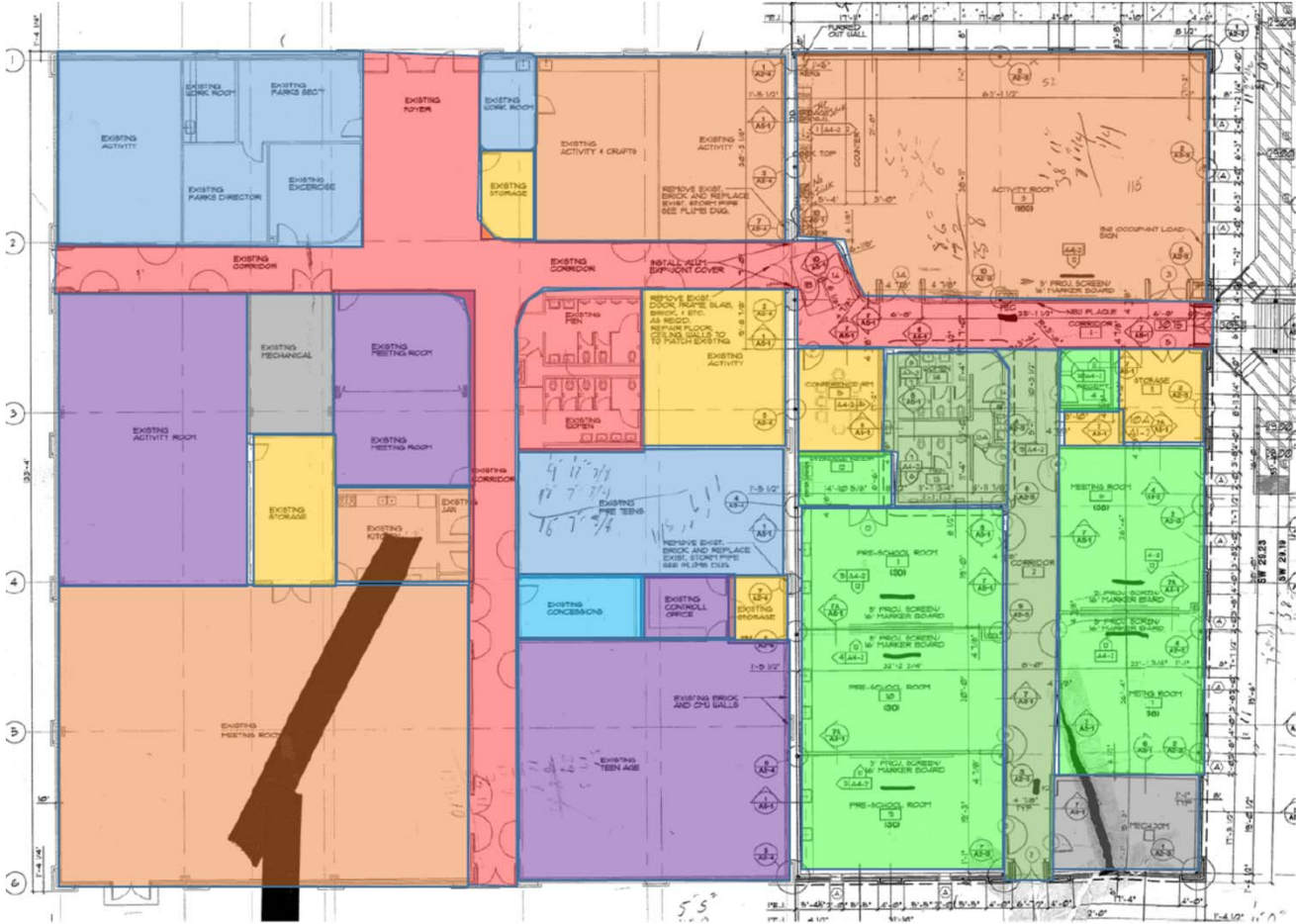
SUMMARY OF OPTIONS		LOW	HIGH
OPTION	DESCRIPTION		
1	Replace at location *	\$9.3M	\$11.0M
2	Relocate to soccer field	\$9.5M	\$11.0M

*Does not include cost of disruption of services

TONIGHT'S AGENDA

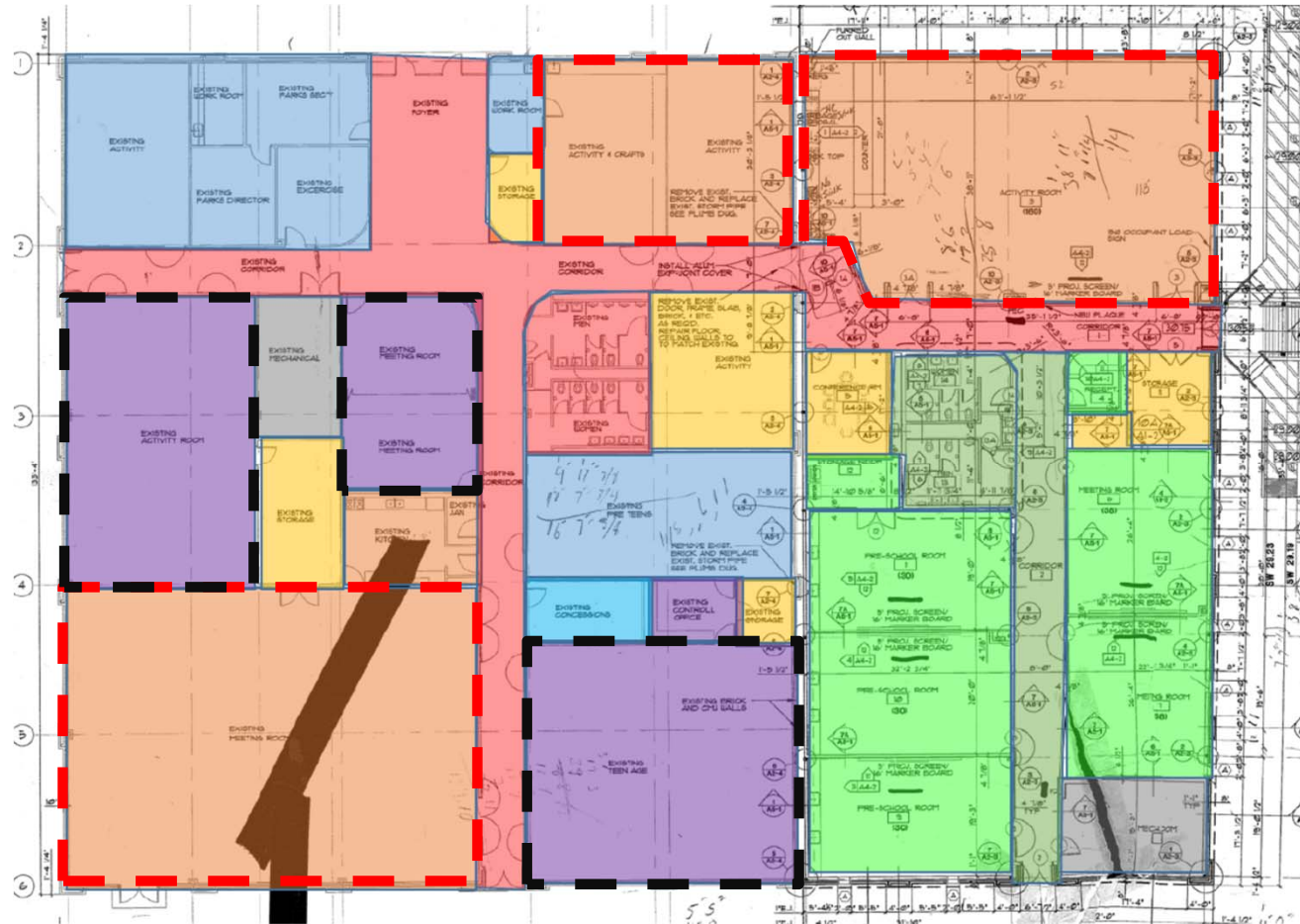
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COMMUNITY CENTER - LAYOUT

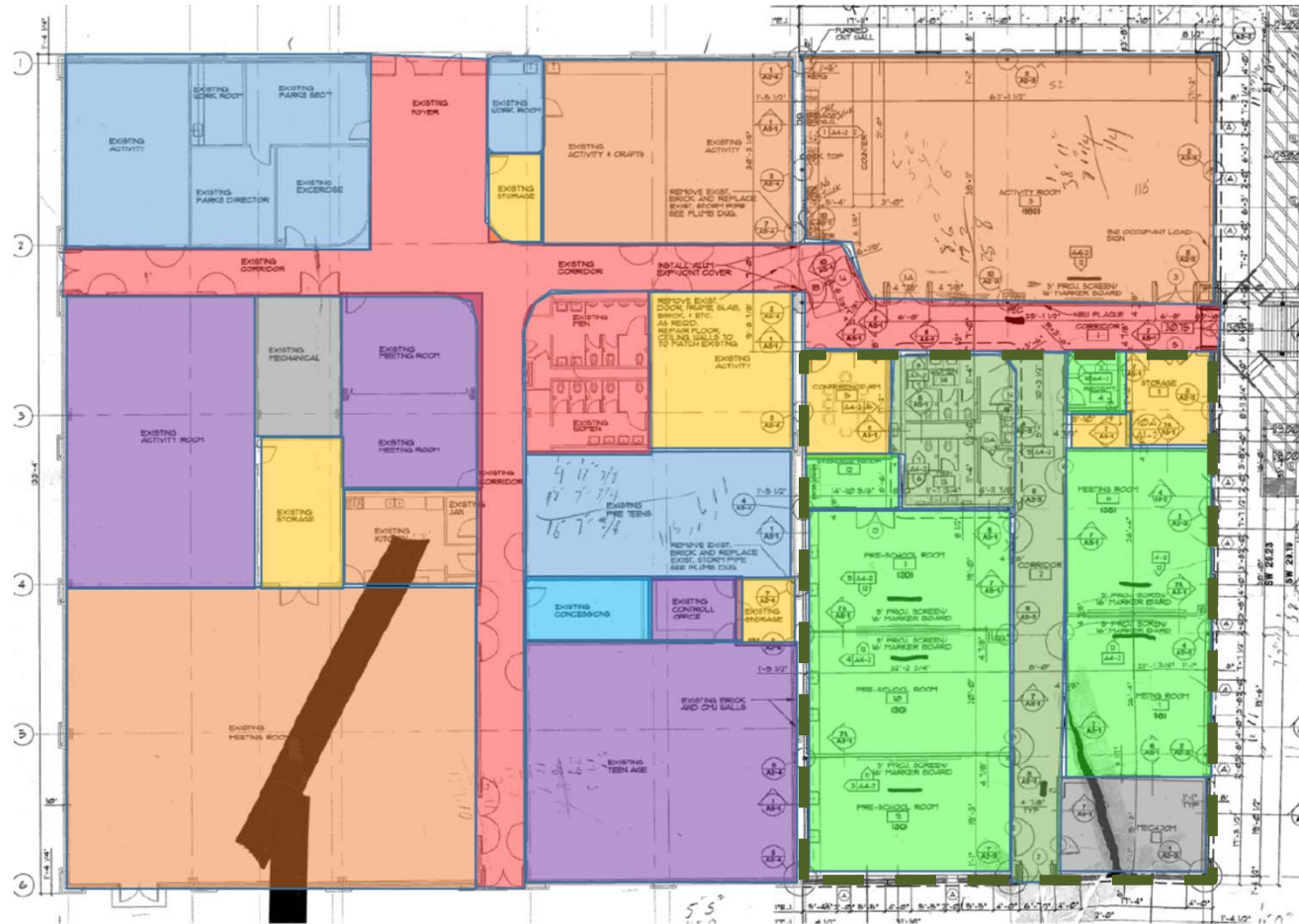


- ☐ Rentals
- ☐ Recreation programs
- ☐ Classes
- ☐ Public meetings
- ☐ Contract programs

- 0 Dance rooms (2)
- 0 Game room



 Leased Footprint
~7,400 sf
(roughly 20% of building)



EARL DUNN GYMNASIUM – LAYOUT

Common Areas

Basketball Court

Fitness

Specialized Activities

Administration

Storage

Mechanical

1 full court

1 cardio/weight room

2 racquetball courts
(one converted)

3 staff



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STAFF FACILITY TOURS

➤ 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

EAGLE POINTE, MONT BELVIEU

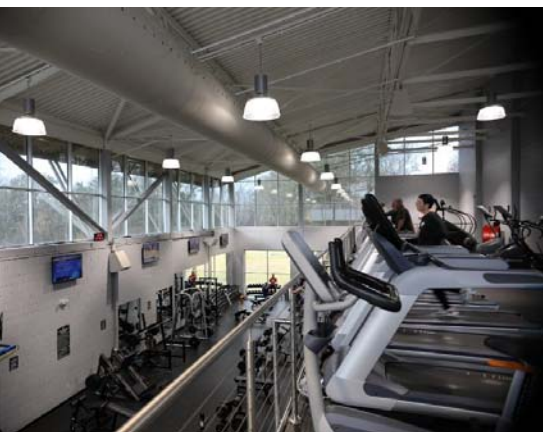
Size: 60,000 sf
Opened: 2001
Construction Cost: -verify-



EAGLE POINTE – MONT BELVIEU

➤ AMENITIES

- 2 Full court basketball courts with divider
- Men's and Women's locker rooms
- Family bathroom
- Cryotherapy
- Multi-level weight and cardio room
- Cycling Room
- Dance and exercise room
- 2 multi-purpose meeting rooms with Kitchen
- Temporary child care area
- Administrative offices
- Central control desk
- Restaurant
- Wave pool
- Tennis courts
- 2 racquetball courts



IMPERIAL PARK RECREATION CENTER – SUGAR LAND

Size: 17,400 sf
Opened: 2011
Construction Cost: \$3.5M
Adjusted 2020 \$: \$6.1M



IMPERIAL PARK RECREATION CENTER – SUGAR LAND

➤ AMENITIES

- Basketball Court
- Exercise/Dance Classes Room
- Game Room
- Multipurpose meeting rooms connected to kitchen
- Showers
- Ability to set up for volleyball
- Men's and Women's restroom/locker rooms
- Family bathroom
- Administrative offices
- Central control desk



PEARLAND RECREATION CENTER

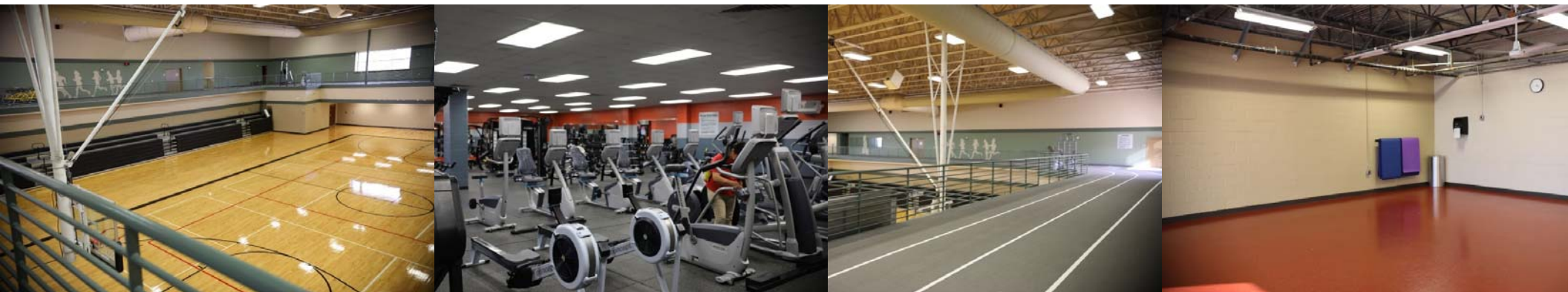
Size: 107,000 sf
Opened: 2010
Construction Cost: \$17.3M
Adjusted 2020 \$: \$31.2M



PEARLAND RECREATION CENTER

➤ AMENITIES

- 2 Full court basketball courts with divider
- Elevated indoor track
- Men's and Women's locker rooms
- Family bathroom
- Weight and Cardio room
- Cycling Room
- Dance and exercise room
- 2 multi-purpose meeting rooms with Kitchen
- Temporary child care area
- Administrative offices
- Central control desk
- Tennis courts
- Zero Depth Entry Pool
- 50-meter Competition Pool
- Rentable Multipurpose Room(s) and Zone



C. K. RAY RECREATION CENTER – Conroe

Size: 30,431 sf
Opened: 2011
Construction Cost: \$3M*
Adjusted 2020 \$: \$5.3M

*Renovation



C. K. RAY RECREATION CENTER – CONROE

➤ AMENITIES

- Full court basketball courts with divider
- Men's and Women's locker rooms
- Family bathroom
- Weight and Cardio room
- Cycling/Dance/Exercise room
- 2 multi-purpose meeting rooms
- Temporary child care area
- Administrative offices
- Central control desk



WEST UNIVERSITY PLACE RECREATION CENTER

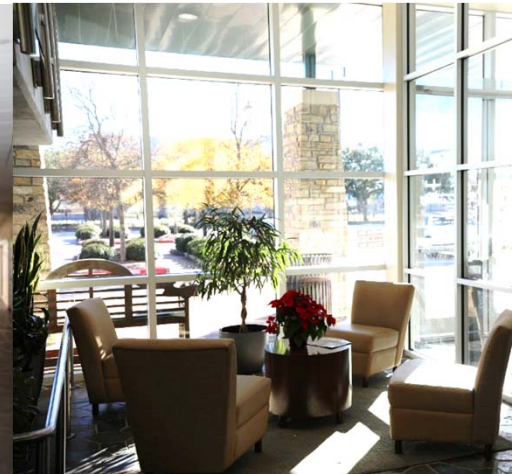
Size: 38,000 sf
Opened: 2010
Construction Cost: \$8.6M
Adjusted 2020 \$: \$14.5M



WEST UNIVERSITY PLACE RECREATION CENTER

➤ AMENITIES

- 8 lane indoor competition pool
- Men's and Women's locker rooms
- Family bathroom
- Parent trap area
- Weight and Cardio room
- Dance and exercise room
- 2 multi-purpose meeting rooms
- Administrative offices
- Central control desk
- Racquetball/Squash Court
- Conference room



HEIGHTS RECREATION CENTER – RICHARDSON

Size: 25,600 sf
Opened: 2013
Construction Cost: \$7M
Adjusted 2020 \$: \$12M



HEIGHTS RECREATION CENTER – RICHARDSON

➤ AMENITIES

- 1 Full court basketball court
- Men's and Women's locker rooms
- Family bathroom
- Dry sauna
- Fitness area
- 1 Dance room
- 4 multi-purpose rooms
- Temporary child care area
- Administrative offices
- Central control desk



FARMERS BRANCH RECREATION AND AQUATIC CENTERS

➤ NATATORIUM DATA (only)

Size:	13,000 sf
Opened:	2015
Construction Cost:	\$4.1M
Adjusted 2020 \$:	\$5.7M



➤ REC CENTER DATA

Size:	60,000 sf
Opened:	2008



FARMERS BRANCH RECREATION AND AQUATIC CENTERS

➤ AMENITIES

- 2 Full court basketball courts with dividers
- Elevated indoor track that can be sectioned off
- Men's and Women's locker rooms
- Family bathroom
- Weight and Cardio area
- Cycling Room
- Dance and exercise rooms
- 3 multi-purpose meeting rooms with shared kitchen and restrooms
- Temporary child care area
- Administrative offices
- Central control desk
- Snack and game area
- Clinic area
- Teen/game room
- Zero depth entry lap pool and therapy pool
- Party rooms
- Outdoor water park
- Concession stand
- Gymnastics room



EXAMPLE THERAPY POOL



KELLER POINTE – KELLER

Size: 60,400 sf
Opened: 2004/2016
Construction Cost: \$13M/\$2M
Adjusted 2020 \$: \$24M



KELLER POINTE – KELLER

➤ AMENITIES

- 2 Full court basketball courts with divider
- Elevated indoor track
- Men's and Women's locker rooms
- Family bathroom
- Weight and Cardio area
- Cycling/Dance/Exercise rooms
- 3 multi-purpose meeting rooms with shared kitchen
- Temporary child care area
- Administrative offices
- Central control desk
- Indoor water park
 - Lap pool
 - Hot tub
 - Resistance pool and vortex
 - Water slides
 - Swim lesson area
- Party room
- Outdoor water park



THE LINK – RICHLAND HILLS

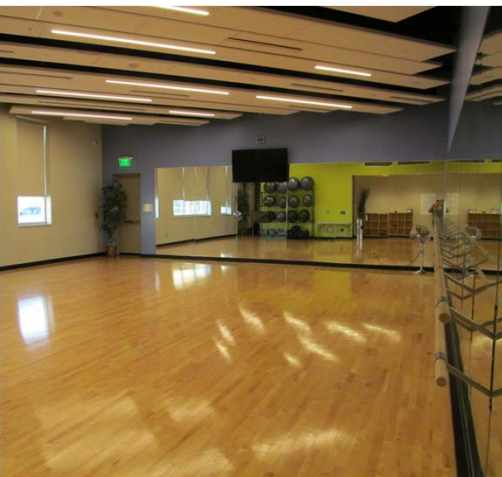
Size: 28,000 sf
Opened: 2016
Construction Cost: \$11.5M
Adjusted 2020 \$: \$15M



THE LINK – RICHLAND HILLS

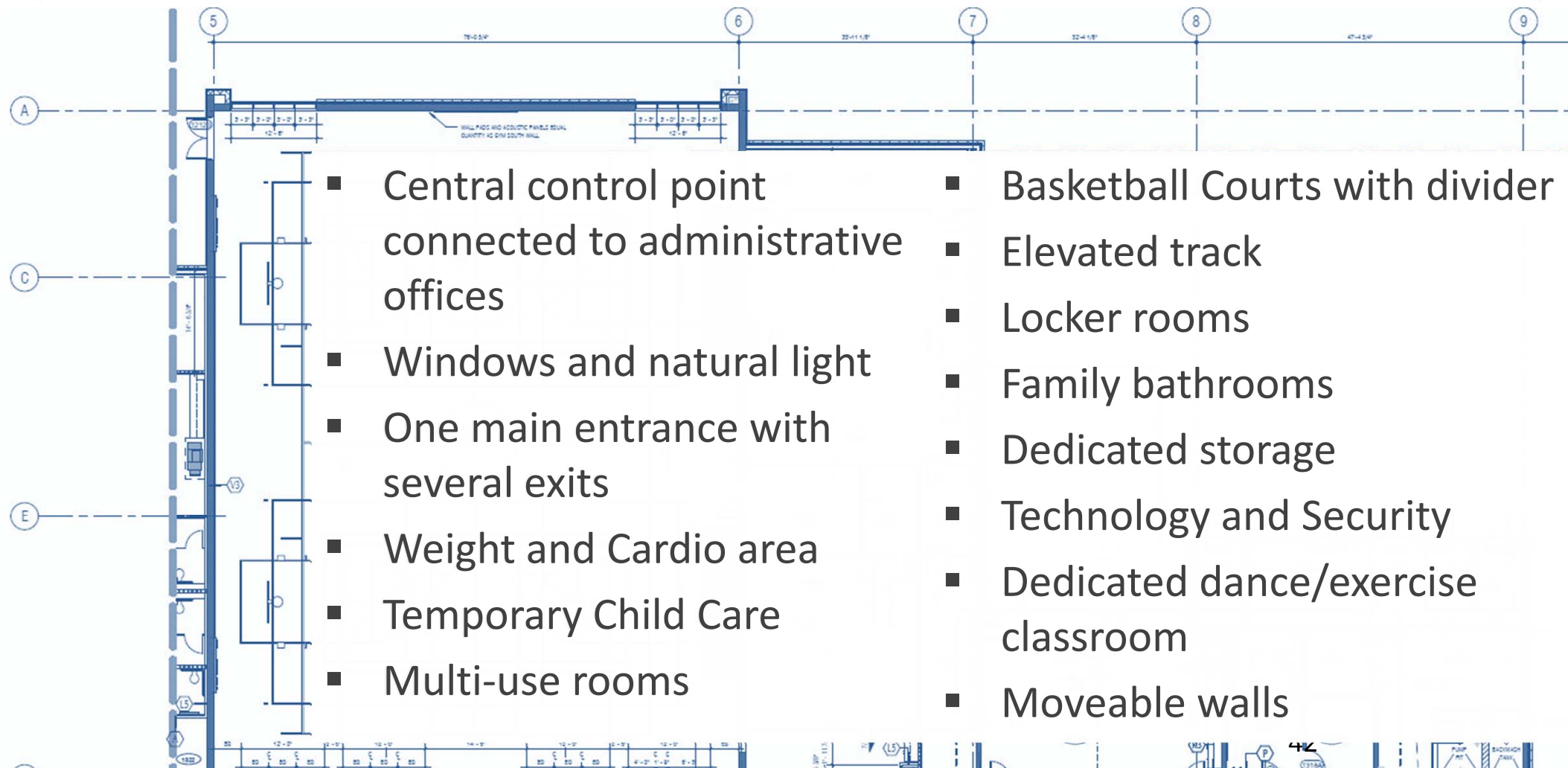
➤ AMENITIES

- 1 Full court basketball court
- Men's and Women's locker rooms
- Family bathroom
- Weight and cardio area
- 3 multi-purpose rooms
- Kitchen
- Temporary child care area
- Administrative offices
- Central control desk
- Climbing exercise area
- 2 lane indoor track
- Dance and exercise room
- Small ping pong area
- Seating



WHAT DID WE LEARN?

KEY FEATURES



WHAT DID WE LEARN?



Storage Full

OK

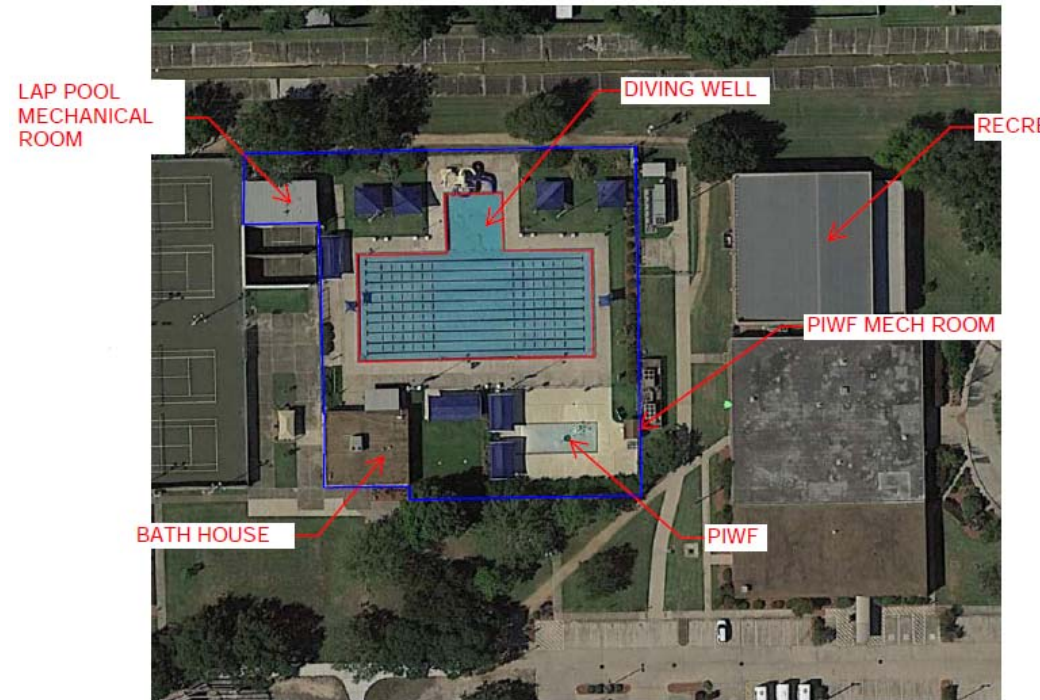
- **MORE STORAGE**
- **CENTRAL CONTROL DESK**
- Dedicated office space
- Seating around basketball court is important
- Flooring in wet areas needs to be throughout
- **UTILIZE WINDOWS AND NATURAL LIGHT**
- Acoustics in areas with high ceilings and in multi-use rooms
- Sight lines
- HVAC is important
- 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

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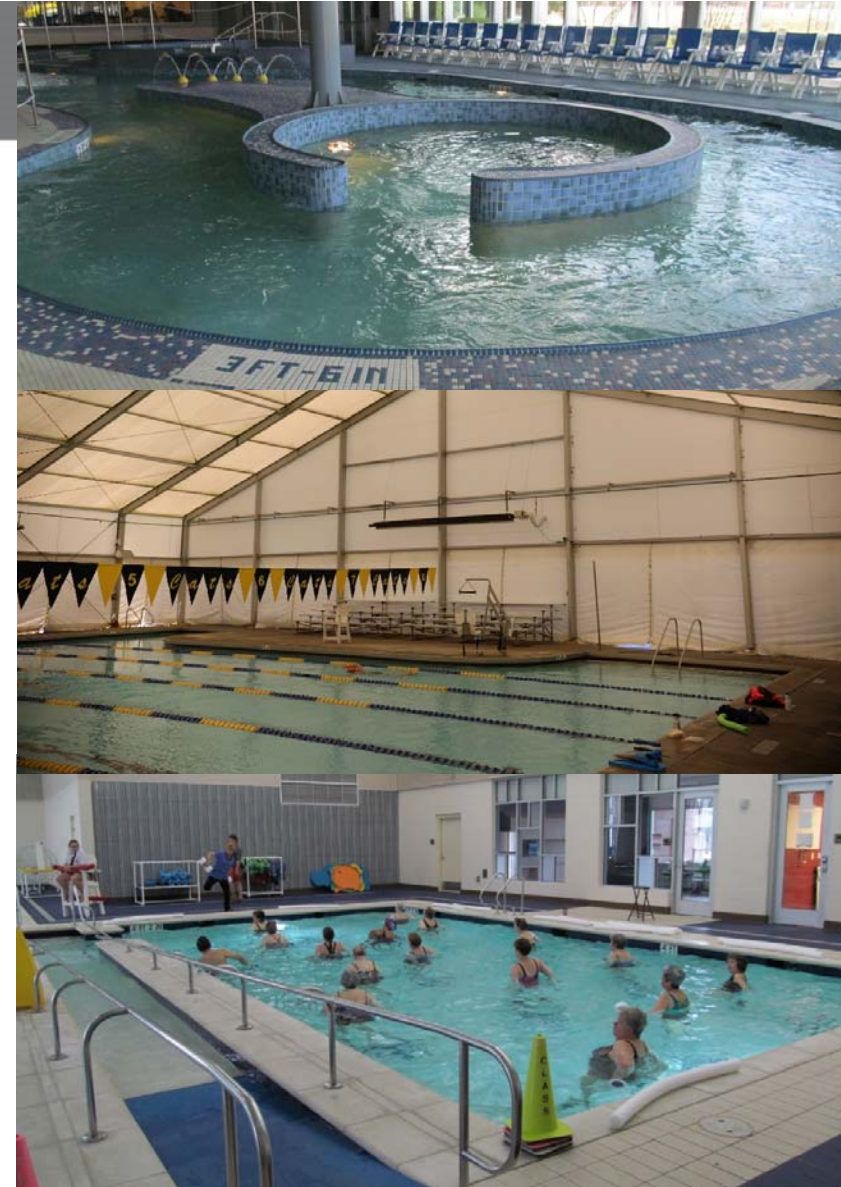
POOL ASSESSMENT

- 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?



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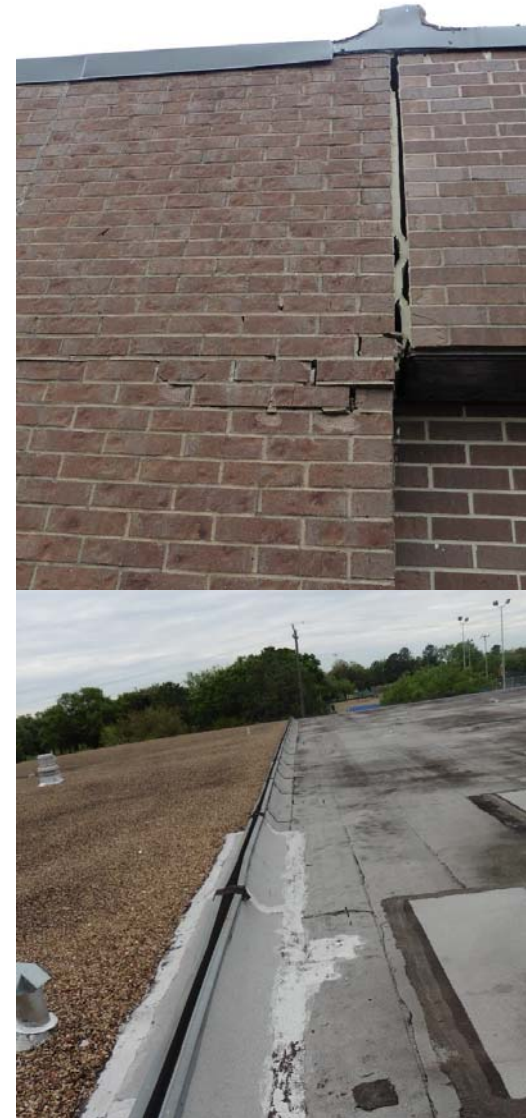
EXAMPLE COST RECOVERY PHILOSOPHIES

PROJECT	PROJECTED	ACTUAL
Existing Community Center		minimal
Keller Pointe, Keller	103%	107%
Das Rec, New Braunfels	72%	~85%
The Link, Richland Hills	60%	TBD
NRH Centre, North Richland Hills	66% (at previous location)	91% (new)

next → ***steps***

COMMUNITY CENTER – OBSERVATIONS

- Notable evidence of foundation movement
 - Movement exposes the facility to water damage and creating maintenance challenges
 - Permanent foundation repairs would be invasive, expensive and lack 100% certainty
 - Mechanical, Electrical, Plumbing (MEP) systems are nearing end-of-life
- The gymnasium does not appear to have movement issues
- Renovations of existing facilities will temporarily displace current program operations



COMMUNITY CENTER – OBSERVATIONS

- Structural Engineer's comments:
 - Likely that building footings are not connected to the building grade beams and a gap exists between the footing shaft and grade beams
 - Soils (clays) under the building are extremely expansive
 - There remains leaks in the plumbing lines under the building
 - Grading around the building inadequate to keep rain/irrigation water away from the building and migrating under the slab
 - High probability that water is entering under the slab from plumbing trenches
 - The amount and quality of fill placed between the expansive soils and building soils was inadequate to help minimize the movement in the foundation

