

Recreation Center Feasibility Study Update

May 18, 2026



History

- **August 2023 Contract Approved**
- **August 2024 Phase 1**
 - Market analysis and needs assessment, statistically valid survey and extensive public engagement.
- **February 2025**
 - Update
- **August 2025 Phase 2**
 - Building program development, operations assessment, cost pro forma.



Recreation Center Steering Committee

Committee Makeup – 11 Members:

- Two (2) Parks and Recreation Advisory Board Members
- Four (4) Community Members
- One (1) Senior Advisory Group Member
- One (1) Baylor Scott and White Representative
- One (1) Texas A&M Student Recreation Center Representative, and
- Two (2) College Station Independent School District Representatives



Steering Committee

Engagement

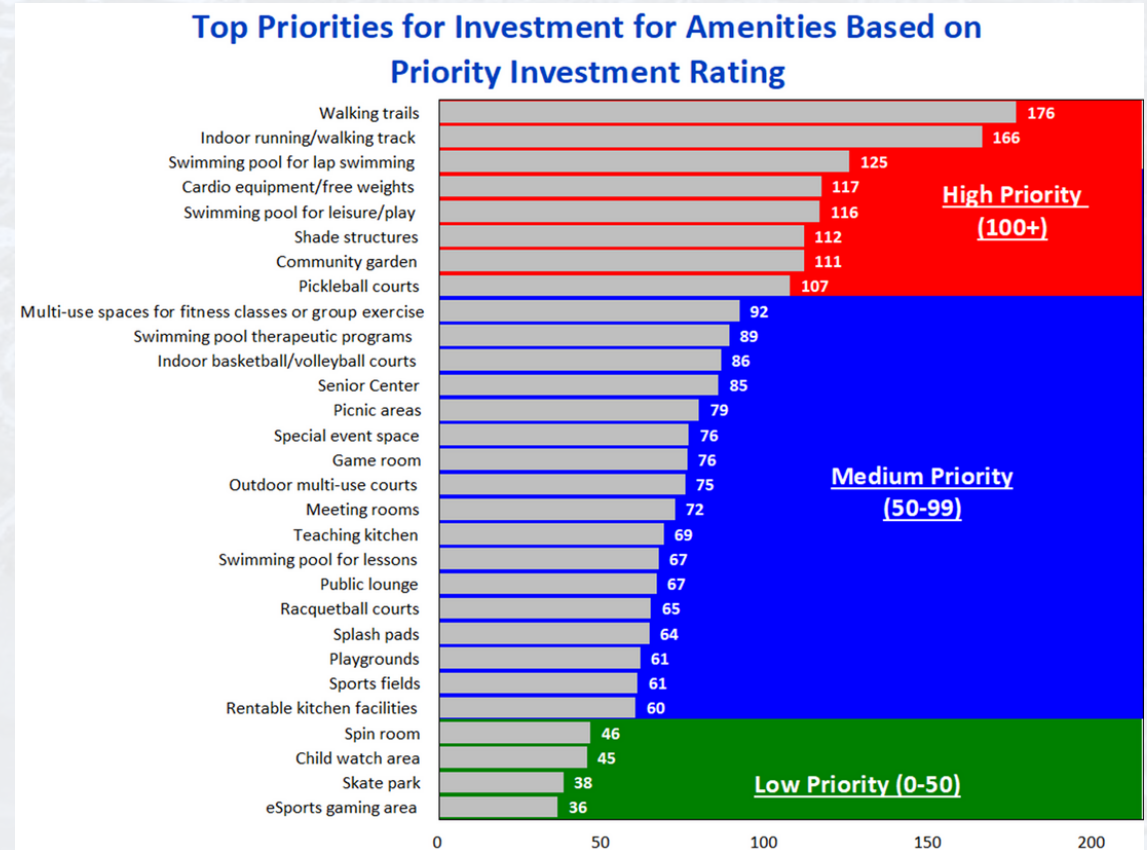
- Facility Tours October 2025
- Online Engagement
- Recommendation Meeting March 2026



Needs Assessment Findings

• High Priority Indoor Amenities

- Indoor running/walking track
- Swimming pool for lap swimming
- Cardio equipment/free weights
- Swimming pool for leisure/play
- Pickleball Courts

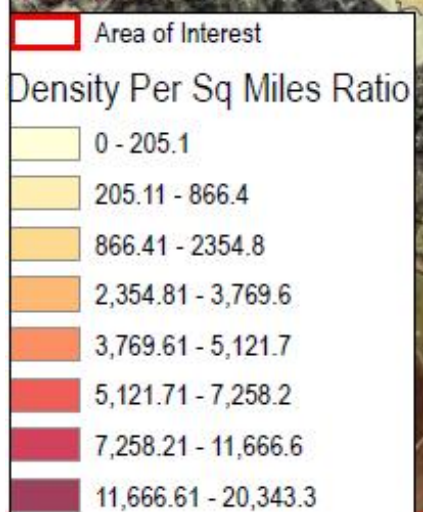
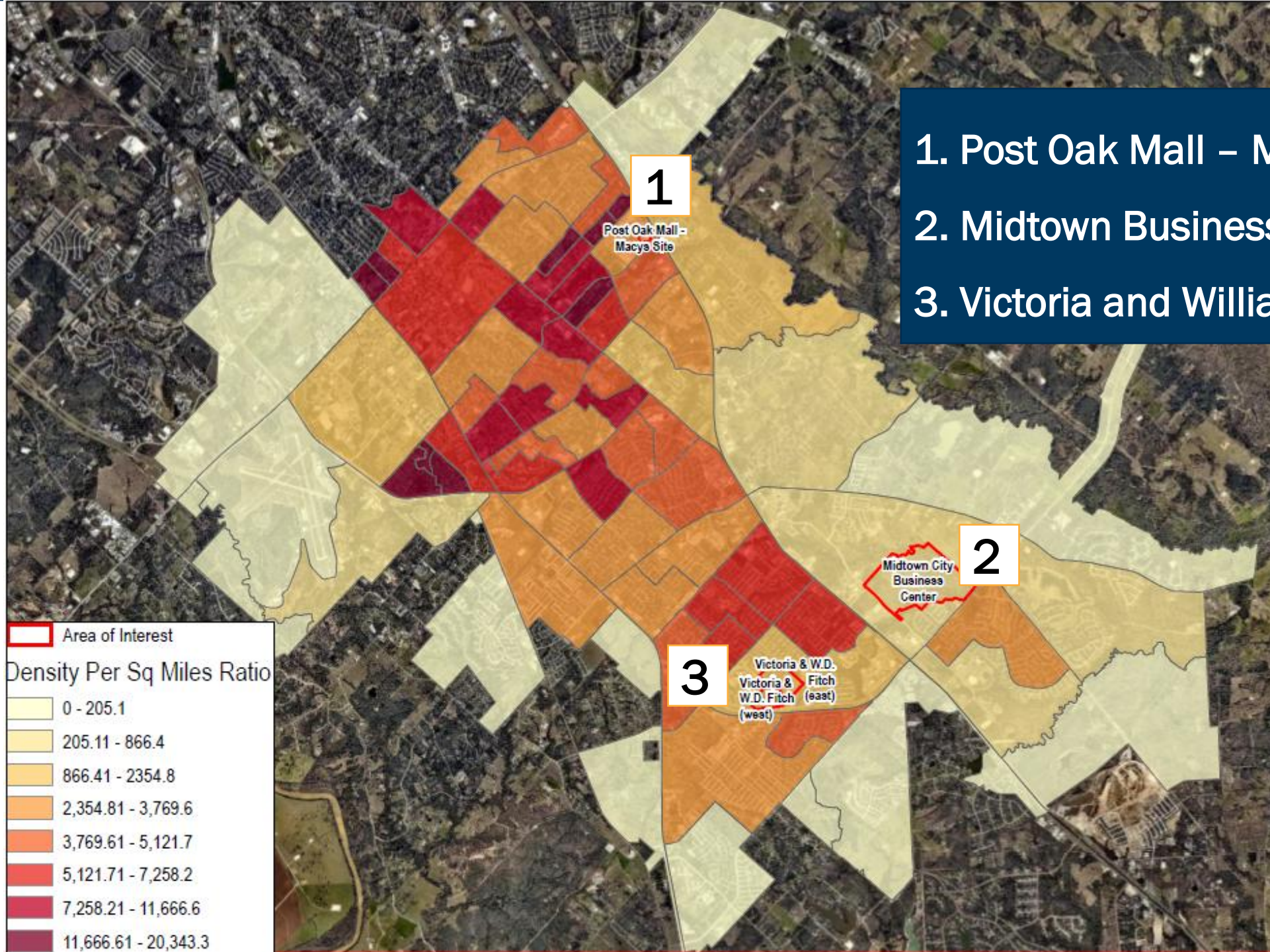


Initial Space Program Summary

SPACE DESCRIPTION	AREA (SF)
Athletic & Fitness Spaces	40,500
Indoor Aquatics	23,800
Program Spaces	6,600
Administrative & Support Spaces	6,600
Common Spaces	2,400
Subtotal	79,900
Circulation Factor (22%)	17,578
Total Area	~97,500



1. Post Oak Mall – Macy's Site
2. Midtown Business Park Area
3. Victoria and William D. Fitch



	Option 1 Dry Side Only	Option 2 + Leisure Water	Option 3 +Leisure & Competitive Water
Square Footage	69,500 sf	86,827 sf	97,500 sf
Estimated Capital Cost*	\$57M	\$76M	\$91M
Estimated Operating Cost	\$2.8M	\$3.8M	

*these are 2028 costs



PROPOSED MEMBERSHIP RATES AND HOURS (98% Cost Recovery)

	Resident	
	Annual	Monthly
Adult	\$408.00	\$34.00
Senior	\$288.00	\$24.00
Youth	\$288.00	\$24.00
Family	\$744.00	\$62.00

	M - F	Sat	Sun	Weekly	Annually
Hours	5:00am - 9:00pm	7:00am - 7:00pm	10:00am - 6:00pm		
Total Hours	16	12	8	100	5000



Next Steps / Direction

- Space Program
- Site Location
- General Obligation Bond Election
 - Timeline
 - Possible Tax Rate Increase - \$91M ~ 6.5 cents on the tax rate

