



**NOTICE OF A MEETING**  
**(In compliance with Sec. 551.041, Et. Seq., Tex. Gov't. Code)**

NOTICE is hereby given that the **City of Jersey Village 2024 Bond Committee** will hold a meeting on April 23, 2024, at 6:30 p.m. in the Civic Center Municipal Center Meeting Room at 16327 Lakeview Drive, Jersey Village, Texas 77040.

A quorum of the City of Jersey Village City Council may be in attendance at this meeting.

ITEM(S) to be discussed and acted upon by the Committee are listed on the attached agenda.

**AGENDA**

- A. Open Meeting. Call the meeting to order and the roll of appointed officers will be taken.
- B. CITIZENS' COMMENTS - Any person who desires to address the 2024 Bond Committee regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Committee Members are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Bond Committee.
- C. Consider approval of the minutes from the meeting held on April 15, 2024.
- D. Elect a Chair and Vice Chair.
- E. Discuss and take appropriate action on potential bond items. *Robert Basford, Assistant City Manager*
- F. Select next meeting date.
- G. Adjourn

**CERTIFICATION**

I, the undersigned, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City Hall, 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: April 18<sup>th</sup> at 11:00am and remained so posted until said meeting was convened.

Maria Thorne, Administrative Assistant

In compliance with the Americans with Disabilities Act, the City of Jersey Village will provide for reasonable accommodations for persons attending public meetings. Request for accommodations must be made to the Administrative Assistant by calling 713-466-2174 forty-eight (48) hours prior to the meetings. Agendas are posted on the Internet Website at [www.jerseyvillagetx.com](http://www.jerseyvillagetx.com).

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

**MINUTES OF THE MEETING OF THE CITY OF JERSEY VILLAGE 2024 BOND  
COMMITTEE**

April 15, 2024, at 6:30 p.m.

**THE CITY OF JERSEY VILLAGE 2024 BOND COMMITTEE MET ON APRIL 15, 2024, AT 6:30 P.M. IN THE CIVIC CENTER MUNICIPAL CENTER MEETING ROOM AT 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS 77040.**

**A. CALL TO ORDER**

The meeting was called to order at 6:30 p.m. and the roll of appointed officers was taken.

Committee members present were:

Beverly Peterson

Curtis Haverty

Edward Lock

Jennifer Withner

Krista N. Guerrero

Sean Willis

Susan Edwards

Staff in attendance: Austin Bless, City Manager; Robert Basford, Assistant City Manager; and Maria Thorne, Administrative Assistant.

- B. CITIZENS' COMMENTS** - Any person who desires to address the 2024 Bond Committee regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Committee members are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Bond Committee

**Jim Fields, 16412 Saint Helier, Jersey Village, Texas (713) 206-1184** – Mr. Fields had questions concerning the mission of the committee. He was informed that the mission was to be defined at this initial meeting. Mr. Fields had other concerns to which he explained to the Committee.

- C. Discuss and take appropriate action on potential bond projects.** *Robert Basford, Assistant City Manager*

Robert Basford, Assistant City Manager, introduced the item.

The Committee engaged in discussion about various propositions to be included in the bond. In connection with same, Mr. Basford explained that the goal of the Committee is to discuss projects and gather action items for future meetings.

With this in mind, the Committee engaged in open discussion concerning the goals of the Committee. Some members felt that the focus/priority of the Committee should be the City's pool, outlining the benefits of neighborhood pools.

It was pointed out that there is a sense of Community pride concerning the pool. The budget was discussed. Some felt that City money is spent on City Parks and not so much on the City Pool. It was the sentiment that we do not need more parks, rather we need to find a solution for the pool. In discussing the process of bonding for project, it was explained that the bond could be looked at like a mortgage. There was concern about things the City truly needs but are not so evident. Accordingly, the City Manager was asked to list the needs that are known at this time.

The Committee discussed the fact that the cost for materials has increased. A most recent example of these increased costs was experienced with the Seattle Construction Project with bids coming in at 3 times greater than past bids. This increase in costs supports the need to fund any of the projects the Committee discusses with bonds.

The Committee discussed the various projects that the City might need to fund via bonds. These included a new pool, a new City Hall, and infrastructure for streets and roads. Staff explained that bonds were passed for Street Projects and Water and Sewer Projects during the past November 2023 Election. Accordingly, bonding for streets and roads will not be needed this year. The biggest focus is the City's Pool and Parks.

The bonds approved during the November 2023 Election were discussed. Staff explained that \$18,045 million was passed for streets, roads, and bridge projects. There was also \$15,855 passed for water, sewer, and drainage projects.

Some members of the Committee felt that the pool is the most important item that needs to be addressed. The pool is used by the swim team, and it draws people into the community. However, streets, roads, and bridges are important too. Accordingly some members agreed that the community needs a pool.

With a new pool in mind, the Committee had questions about having a metered pool and a pool with wider lanes. It was also mentioned that there is a new trend that neighborhood pools have eight (8) lanes. Discussion concerning the pool continued, to include fees for the pool. It was pointed out that fees in other areas are going up some 125% for the coming summer.

Some members felt that it was important to have a metered pool. Others felt it was more important to first develop the Committee's mission before discussing pool types, and others felt it was necessary to have the City's Finance Director come and address the Committee concerning the history of previous bonds and the City's ability to pay the bonds. It is important to know how much the City is able to pay for bond debt. Accordingly, the Committee needs to be educated on the numbers so that good decisions can be made regarding the issuance of bonds for projects.

In connection with same, the Committee had the following questions:

- What can the City afford right now?
- How will bonding for projects affect the City?
- Where is the money going to come from?

Some felt that in making these bonding decisions, it is important to understand the various areas of expertise on the Committee. In other words, what knowledge is available.

City Manager Bless explained that any bonds issued for projects would be backed by property taxes. As such, he gave an example that \$10 million in bonds would be about 5 cents.

It was mentioned that initially, \$19 million was proposed for the pool. In connection with this amount, some members felt that the initial plans for the pool were too extravagant and it turned some people off. With this in mind, it was felt that the Committee should consider gathering input from the residents. It was pointed out that the long-term benefit of a pool will encourage support. Also, it will be important to separate parks from pools when going out for bonds. Nonetheless, more feedback will be needed from residents.

The initial survey that was conducted for the November 2023 bond election was discussed. Some felt that the results of the survey were confusing, almost indicating that residents wanted a water park. It was also noted that very few people completed it.

One member pointed out that various websites were visited to see what people liked about Jersey Village. These websites described the City as quiet, safe clean, neighborly, and a nice place to live. Some members felt that City Parks should be connected by walking trails, to include the dog park.

The Committee discussed how the bonds would be structured. Some members felt that the Committee should be focusing on getting the history, goals, and concepts, first before focusing on the structure of the bonds. Others felt that the focus should be on developing a mission statement for the next couple of meetings. Perhaps the mission statement could include the following areas:

- City Pool
- Parks
- City Finances
- Serving citizens
- Connecting and Communicating

Some members wanted to know how much money the City has for projects. It is important to know the specifics of what bonding will look like, how much debt, how it will look in terms of taxes. The last pool bond had 59% opposition.

Assistant City Manager Basford gave the history of last year. During the month of May 2023, the pool was having structural issues. To address same, Council directed Staff to come up with three pool concepts valued at \$7 million, \$9 million, and \$11 million dollar. Those plans were presented to residents for feedback. At the time that this was going on, there were other CIP projects for parks being discussed. With the pool requiring infrastructure repairs and the talk of other park projects, in the end, the two concepts were combined. It was felt to share the burden across the projects as opposed to doubling spending. Accordingly, the Parks and Recreation Advisory Committee (PRAC) came up with the concepts for the November bonds.

In reviewing the history, Mr. Basford pointed out that this Committee can start from scratch with planning for a future bond or they can look at what has already been done in this area.

The cost of elections was discussed. City Manager Bleess pointed out that each time the City runs an election the cost is approximately \$12,000.

The Committee discussed the current condition of the pool. It was pointed out that last year there was a major leak that needed to be repaired. This leak has not been repaired and the pool still loses water.

Earning the trust of the City was discussed, as well as differentiating needs from “bells and whistles.” It was felt that residents tend to be more on the conservative side. Gaining support for a pool bond will take effort. Perhaps going door to door or sending out letters to the community.

Assistant City Manager Basford stated that he believes that staff has enough information to gather deliverables for the next meeting. The date and time for the next meeting was discussed.

#### **D. ADJOURN**

There being no further business on the agenda, a motion was made to adjourn the meeting by Beverly Peterson and was second by Krista Guerrero. The meeting was adjourned at 7:35 p.m.

Bond Committee staff report

**History of the previous bond issues**

Over the years the City has issued debt for various projects.

The following amounts of total outstanding debt by types are listed for the Fiscal Year End (FYE) for the year given.

	FYE23	FYE22	FYE21	FYE20	FYE19
Total Outstanding Debt	\$6,292,875	\$7,250,000	\$8,540,000	\$9,785,000	\$10,995,000
Tax Supported Debt	\$6,292,875	\$7,250,000	\$8,540,000	\$9,785,000	\$10,995,000
Revenue Supported Debt	\$0	\$0	\$0	\$0	\$0
Lease-Purchase	\$0	\$0	\$0	\$0	\$0
Lease-Revenue	\$0	\$0	\$0	\$0	\$0
Debt Service Per Capita	\$814	\$913	\$1,078	\$1,290	\$1,457

Historical Bond Election Information for bonds that passed is below.

Election Date	Purpose	Election Amount	Dollar Amount Remaining to be issued
May 12, 2007	Street, Drainage and Water	\$8,500,000	\$0
February 2, 2002	Fire Improvements	\$2,500,000	\$0
February 2, 2002	Water, Sewer and Drainage	\$5,000,000	\$0
November 7, 2023	Streets, Roads, and Bridges	\$18,045,000	\$5,185,000
November 7, 2023	Water, Sewer, and Drainage	\$15,855,000	\$2,970,000

**Bond Impact:**

The table below shows the potential bond impact of a 7 million, 10 million, 15 million and 20 million dollar bond. The additional tax impact would range from .03297 (if a 7-million-dollar bond passed) to .07722 (if a 20 million dollar bond passed). All bonds will require a tax increase.

City of Jersey Village, Texas						
Summary of Bond Sale Amounts						
Estimated Sale Date	Election Date	Estimated Interest Rate	Bond Sale Amount	Bond Sale Amount	Bond Sale Amount	Bond Sale Amount
March 2025	Nov. 2023	4.50%	\$8,155,000	\$8,155,000	\$8,155,000	\$8,155,000
March 2025	Nov. 2024	4.75%	7,000,000	10,000,000	15,000,000	20,000,000
Total Debt to be Issued:			\$15,155,000	\$18,155,000	\$23,155,000	\$28,155,000

Tax Rate Impact Analysis						
Fiscal Year End	Tax Year	Assessed Valuation Growth	Estimated Tax Rate Impact			
2024	2023	8.78%	\$0.10222	\$0.10222	\$0.10222	\$0.10222
2025	2024	8.00%	0.15000	0.15000	0.15000	0.15000
2026	2025	5.00%	0.18297	0.19222	0.20922	0.22722
2027	2026	4.00%	0.18297	0.19222	0.20922	0.22722
2028	2027	3.00%	0.10170	0.11650	0.13575	0.15900
2029	2028	2.00%	0.10170	0.11400	0.13470	0.15483
2030	2029	1.00%	0.10170	0.11400	0.13470	0.15483
2031	2030		0.10170	0.11400	0.13470	0.15483
2032	2031		0.10170	0.11400	0.13470	0.15483
2033	2032		0.10170	0.11400	0.13470	0.15483
2034	2033		0.10170	0.11400	0.13470	0.15483
<b>Max Rate:</b>			<b>\$0.18297</b>	<b>\$0.19222</b>	<b>\$0.20922</b>	<b>\$0.22722</b>
<b>Projected Tax Rate Increase:</b>			<b>\$0.08075</b>	<b>\$0.09000</b>	<b>\$0.10700</b>	<b>\$0.12500</b>

You can see in the projection above that the debt service portion of the tax rate will go up about 4.8 cents in Fiscal Year 2025 due to the bonds that were authorized by the citizens in November 2023.

For a home that is valued at \$380,000 with no exemptions the tax increase would be \$266. If the homeowner is Over 65 and the tax increase would be \$133 if the exemptions stay the same as they are today.

**An opinion of probable cost for the previous park concept has been attached to the agenda packet.**

**An opinion of probable cost for the previous pool concept has been attached to the agenda packet.**

**Survey Results of from the pool:** attached to agenda packet.

**Survey results from the park:** attached to agenda packet.

**A snapshot assessment of the pool condition conducted by progressive commercial aquatics has been attached to the agenda packet.**

**Notes discussed with staff since the previous meeting:** Beverly Peterson Requested her thoughts from the previous meeting be attached to the packet.

**Councilman-Hunsaker Aquatics**

Staff engaged in conversation with George Dienes the Studies Director for Councilman-Hunsaker. Councilman-Hunsaker is a firm that specializes in architectural design, engineering, planning and risk management for aquatics

facilities. We discussed conducting a second pool snapshot audit, while approaching the pool design and community feedback with a fresh approach. We also discussed the recent market study, containing recent pools that have been constructed in our area as well as their cost and that has been attached to the meeting packet. It is important to note that the aquatic cost includes only the pool and its mechanics, it does not include bath houses, pump houses/mechanical enclosures etc.

In addition, we have attached a proposal from Councilman-Hunsaker with a scope of services to include.

- An onsite Facility Assessment
- Needs Analysis that includes a meeting with the committee and community.
- Conceptual planning that will include 3 pool concepts and opinion of probable construction costs based on today's market along with another design meeting with the committee to review the concepts and make final design alterations.

**Staff is recommending that we host next Tuesday's meeting at the pool so that we can include a pool tour on the agenda to show the committee and answer any questions.**

Preliminary Opinion of Probable Costs (OPC)

#	Item / Description	Qty	Unit	Subtotal	Range	
					Low	High
<b>1</b>	<b>General Conditions</b>			<b>\$ 546,028</b>	<b>\$ 491,425</b>	<b>\$ 600,631</b>
1.1	Mobilization, Maintenance & Insurance	1	allow	\$ 303,349	\$ 273,014	\$ 333,684
1.2	Clearing and Tree Removal	1	allow	\$ 182,009	\$ 163,808	\$ 200,210
1.3	Traffic Control, Surveying, Safety Plan	1	allow	\$ 60,670	\$ 54,603	\$ 66,737
<b>2</b>	<b>Infrastructure Site Work</b>			<b>\$ 797,481</b>	<b>\$ 717,733</b>	<b>\$ 877,229</b>
2.1	Mass Grading, Site Work & Erosion Control	1	allow	\$ 526,950	\$ 474,255	\$ 579,644
2.2	Parking Spaces	40	ea	\$ 176,000	\$ 158,400	\$ 193,600
2.3	Roadways/Drives	900	sf	\$ 15,469	\$ 13,922	\$ 17,016
2.4	Site Electrical Service Allowance	1	allow	\$ 68,750	\$ 61,875	\$ 75,625
2.5	Tree Preservation	500	allow	\$ 10,313	\$ 9,281	\$ 11,344
<b>3</b>	<b>Fields</b>			<b>\$ 1,038,620</b>	<b>\$ 934,758</b>	<b>\$ 1,142,482</b>
3.1	Multi-Purpose Field (300')	1	ea	\$ 962,500	\$ 866,250	\$ 1,058,750
3.2	T-Ball Field (100')	1	ea	\$ 76,120	\$ 68,508	\$ 83,732
<b>4</b>	<b>Building Structures</b>			<b>\$ 2,655,125</b>	<b>\$ 2,389,613</b>	<b>\$ 2,920,638</b>
4.1	Concession & Restroom Upgrades	1,600	sf	\$ 770,000	\$ 693,000	\$ 847,000
4.2	Basketball Pavilion Replacement	4,800	sf	\$ 1,155,000	\$ 1,039,500	\$ 1,270,500
4.3	Concession & Storage Expansion	600	sf	\$ 288,750	\$ 259,875	\$ 317,625
4.4	Picnic Shelter	1,800	sf	\$ 297,000	\$ 267,300	\$ 326,700
4.5	Spectator Canopy	700	ea	\$ 144,375	\$ 129,938	\$ 158,813
<b>5</b>	<b>Site Amenities/Hardscapes</b>			<b>\$ 1,328,250</b>	<b>\$ 1,195,425</b>	<b>\$ 1,461,075</b>
5.1	8' Concrete Pathways (site)	1,700	lf	\$ 140,250	\$ 126,225	\$ 154,275
5.2	6' Concrete Pathways (playground)	1,000	lf	\$ 61,875	\$ 55,688	\$ 68,063
5.3	Basketball Court Expansion	1200	sf	\$ 52,800	\$ 47,520	\$ 58,080
5.4	Basketball Retractable Backstop	2	ea	\$ 41,250	\$ 37,125	\$ 45,375
5.5	Spectator Seating (aluminum)	50	ea	\$ 3,575	\$ 3,218	\$ 3,933
5.6	Pavers Allowance	2,500	sf	\$ 75,625	\$ 68,063	\$ 83,188
5.7	Playgrounds	3	ea	\$ 825,000	\$ 742,500	\$ 907,500
5.8	Workout Stations	5	ea	\$ 34,375	\$ 30,938	\$ 37,813
5.9	Marquee Entry Sign	1	allow	\$ 68,750	\$ 61,875	\$ 75,625
5.10	Site Lighting	4	ea	\$ 24,750	\$ 22,275	\$ 27,225
<b>6</b>	<b>Landscape/Irrigation (allowance)</b>			<b>\$ 247,500</b>	<b>\$ 222,750</b>	<b>\$ 272,250</b>
6.1	Grass	60000	sf	\$ 82,500	\$ 74,250	\$ 90,750
6.2	Irrigation	60000	sf	\$ 165,000	\$ 148,500	\$ 181,500
	<b>Subtotal</b>			<b>\$ 6,613,004</b>	<b>\$ 5,951,703</b>	<b>\$ 7,274,304</b>
	<i>Construction Escalation Q2 - 2023 to FY2024</i>	1	allow	\$ 297,585	\$ 267,827	\$ 327,344
	<i>Soft Cost Allowance</i>	15%	allow	\$ 1,036,588	\$ 932,929	\$ 1,140,247
	<b>Total Project Cost with Range</b>			<b>\$ 7,947,177</b>	<b>\$ 7,152,459</b>	<b>\$ 8,741,895</b>
<p><i>Burditt Consultants has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions. Burditt Consultants cannot and does not guarantee that proposals, bids or actual construction will not vary from opinion of probable costs.</i></p>						

DESIGNED BY: ###  
 ISSUE DATE: ###



PROGRESSIVE COMMERCIAL POOLS  
 CITY OF JERSEY VILLAGE  
 7804 EQUADOR STREET  
 JERSEY VILLAGE, TX 77040  
 CONCEPT 2

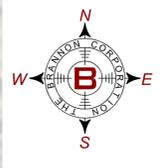
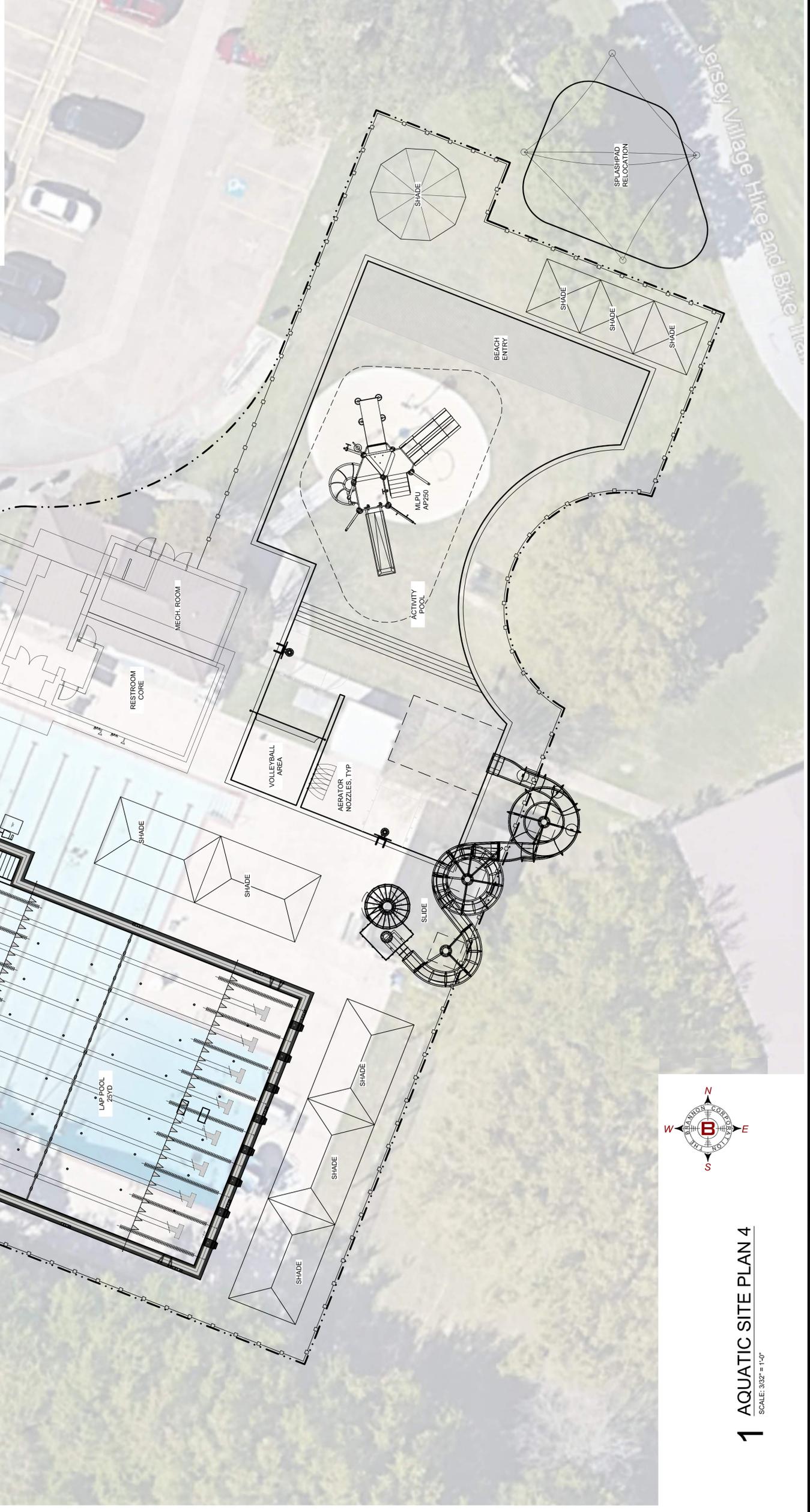
NO	DATE	REMARKS

ISSUED FOR:  
 CONCEPT REVIEW  
 NOT FOR  
 CONSTRUCTION

PROJECT NO. #####  
 SHEET NO. SP-1.3

ACTIVITY POOL DATA	
POOL CLASS: PIWF, D-3, D-6	5,394 S.F.
WATER SURFACE AREA:	416'-2"
PERIMETER:	
LAP POOL 8 LANE DATA	
POOL CLASS: B	4,555 S.F.
WATER SURFACE AREA:	291'-0"
PERIMETER:	

ROM Estimate based on current concept	
Demo & Division 1	550,000
Utilities and Infrastructure, geotech & surveys	450,000
Architectural, engineering, plans & permits	700,000
Building, restrooms, concession & storage	1,500,000
Pools, toys & features	4,000,000
Decks, fencing & shade	500,000
Contingency/unknowns	1,300,000
	9,000,000



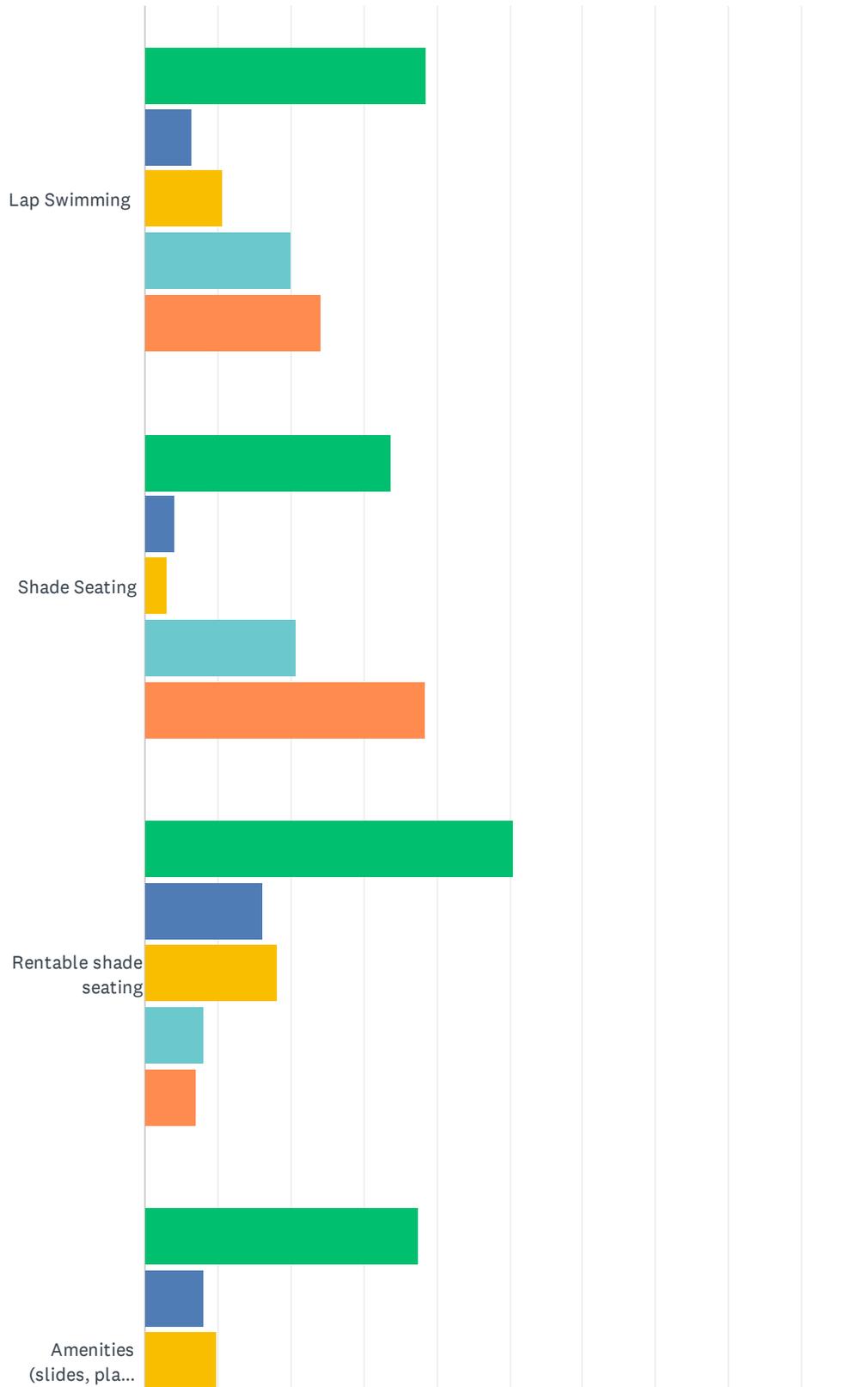
**1** AQUATIC SITE PLAN 4  
 SCALE: 3/32" = 1'-0"

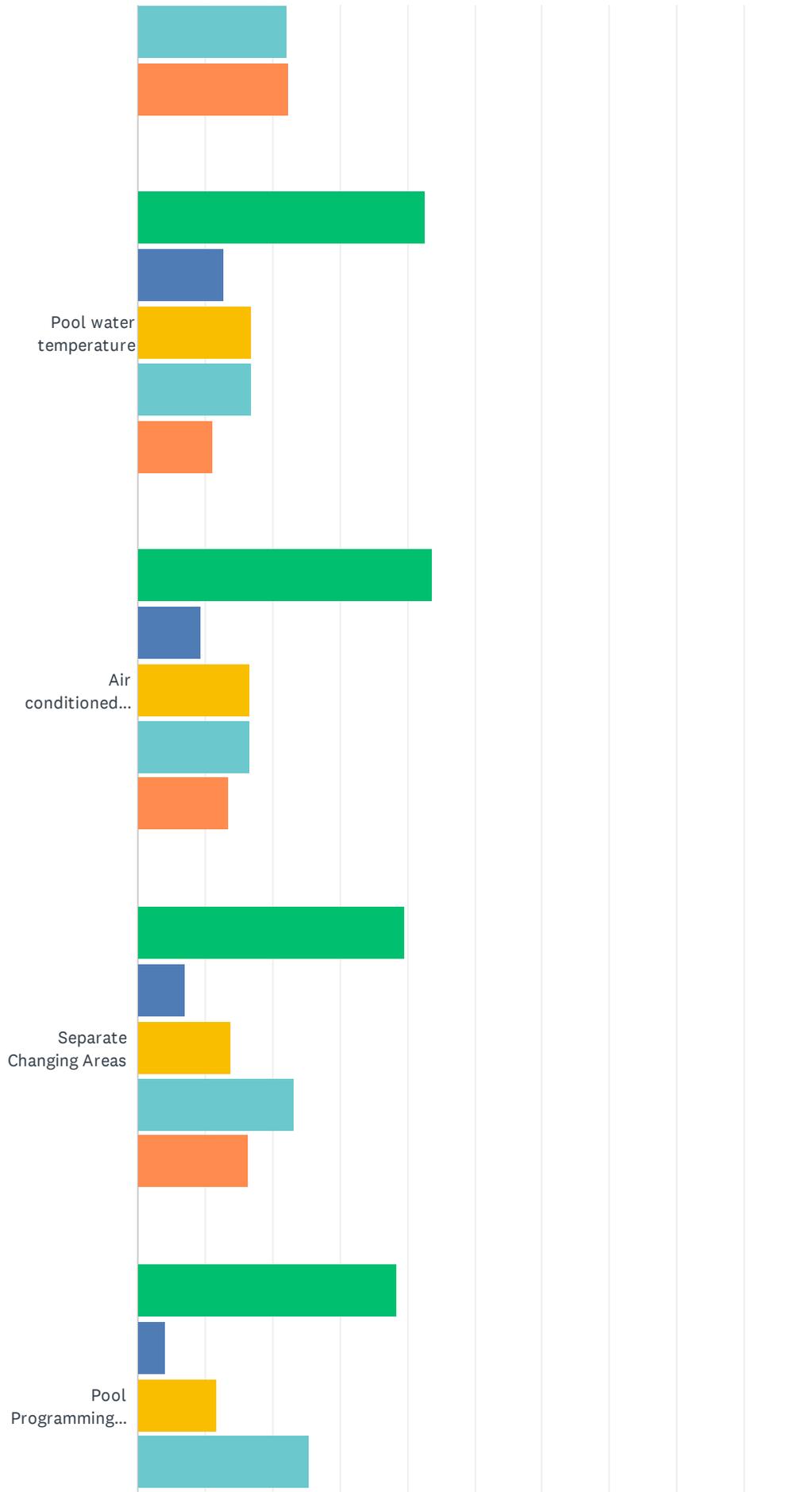
## Q1 Please list your address

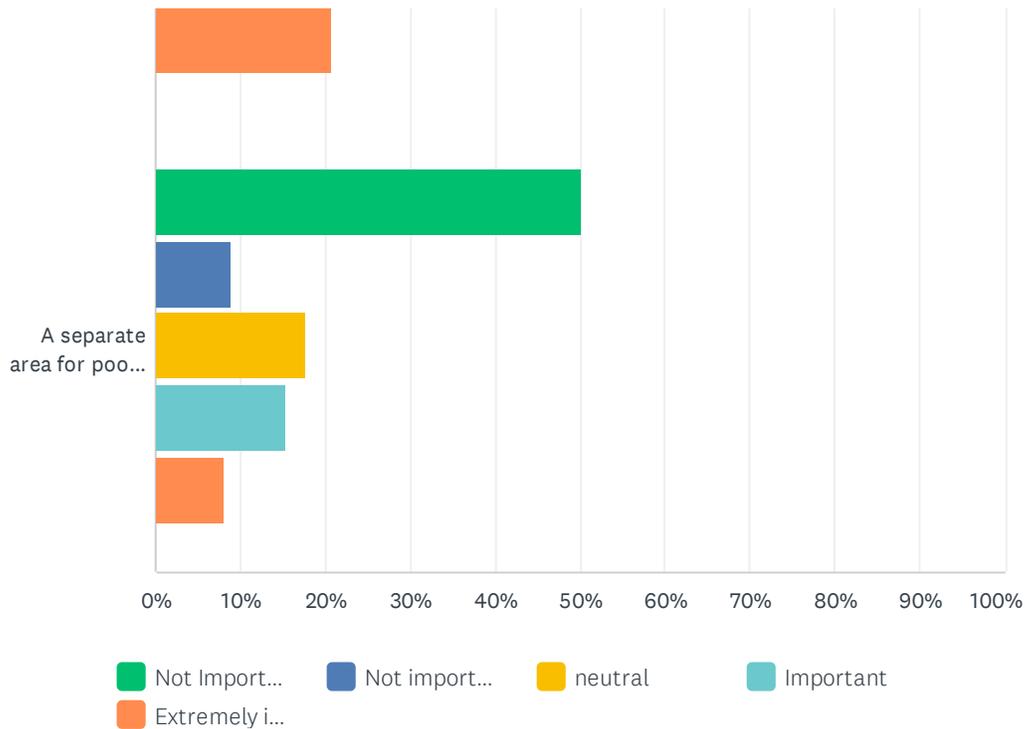
Answered: 300 Skipped: 0

### Q2 Based on the Conceptual Site Plans, please rank the following list from least important to extremely important.

Answered: 300 Skipped: 0



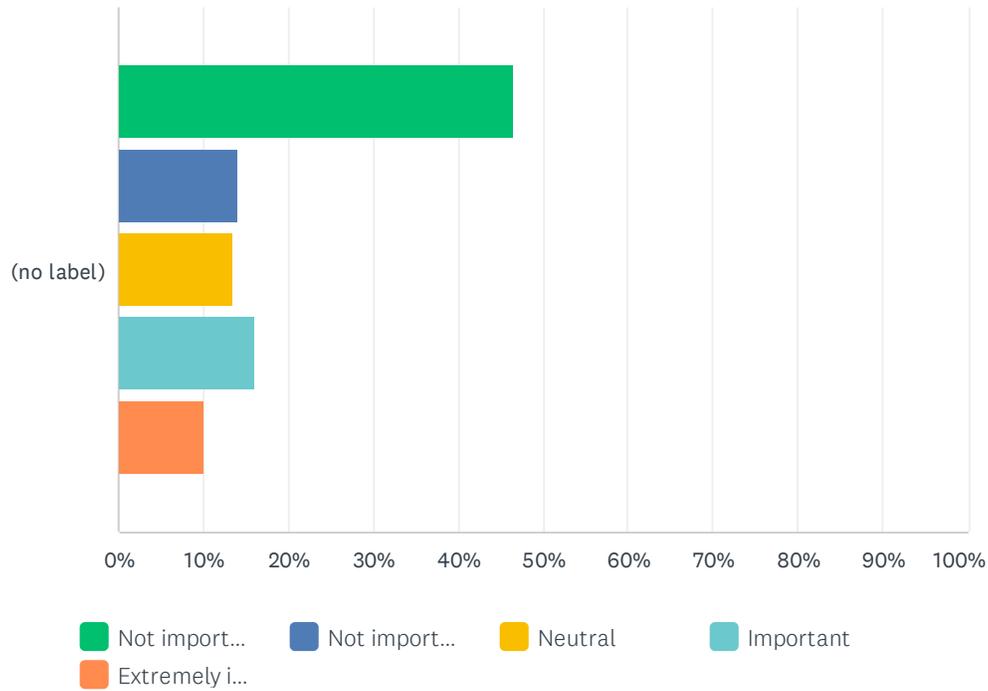




	NOT IMPORTANT AT ALL	NOT IMPORTANT	NEUTRAL	IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Lap Swimming	38.59% 115	6.38% 19	10.74% 32	20.13% 60	24.16% 72	298	2.85
Shade Seating	33.78% 101	4.01% 12	3.01% 9	20.74% 62	38.46% 115	299	3.26
Rentable shade seating	50.51% 150	16.16% 48	18.18% 54	8.08% 24	7.07% 21	297	2.05
Amenities (slides, play structure)	37.58% 112	8.05% 24	9.73% 29	22.15% 66	22.48% 67	298	2.84
Pool water temperature	42.62% 127	12.75% 38	16.78% 50	16.78% 50	11.07% 33	298	2.41
Air conditioned restrooms	43.81% 131	9.36% 28	16.72% 50	16.72% 50	13.38% 40	299	2.46
Separate Changing Areas	39.60% 118	7.05% 21	13.76% 41	23.15% 69	16.44% 49	298	2.70
Pool Programming (swim lessons, water aerobics, pool events etc.)	38.33% 115	4.00% 12	11.67% 35	25.33% 76	20.67% 62	300	2.86
A separate area for pool games (volleyball, basketball, etc.)	50.00% 150	9.00% 27	17.67% 53	15.33% 46	8.00% 24	300	2.22

Q3 On a scale of 1 to 5, with 1 being 'not important at all' and 5 being 'Extremely Important', please indicate your level of importance when it comes to having a large slide versus a small slide.

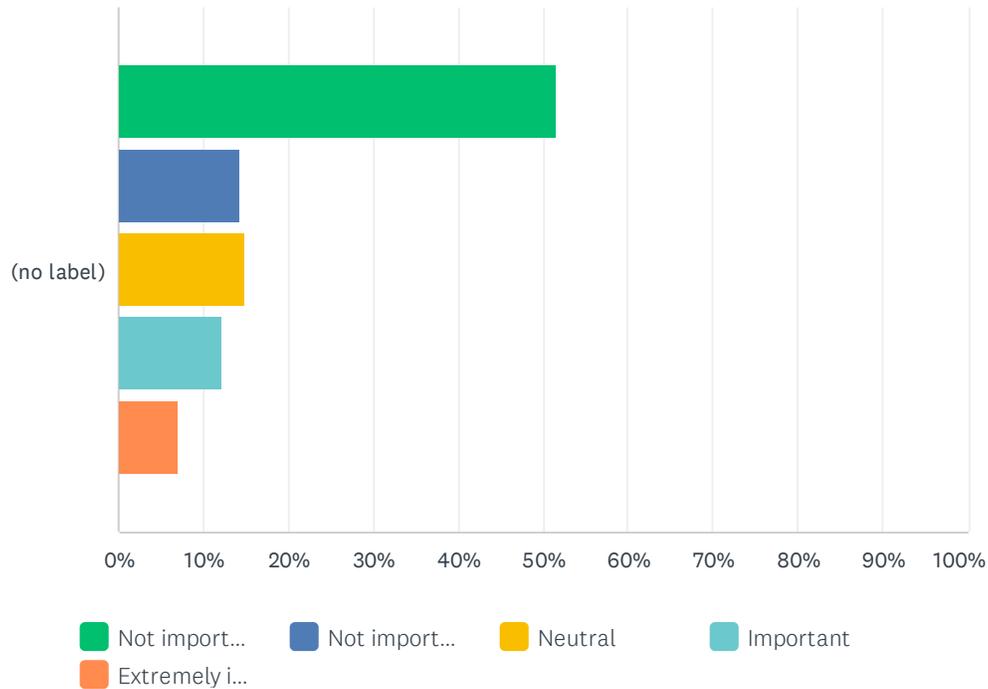
Answered: 299 Skipped: 1



	NOT IMPORTANT AT ALL	NOT IMPORTANT	NEUTRAL	IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
(no label)	46.49% 139	14.05% 42	13.38% 40	16.05% 48	10.03% 30	299	2.29

Q4 On a scale of 1 to 5, with 1 being 'not important at all' and 5 being 'Extremely Important', please indicate your level of importance when it comes to having multiple slides or just a singular slide.

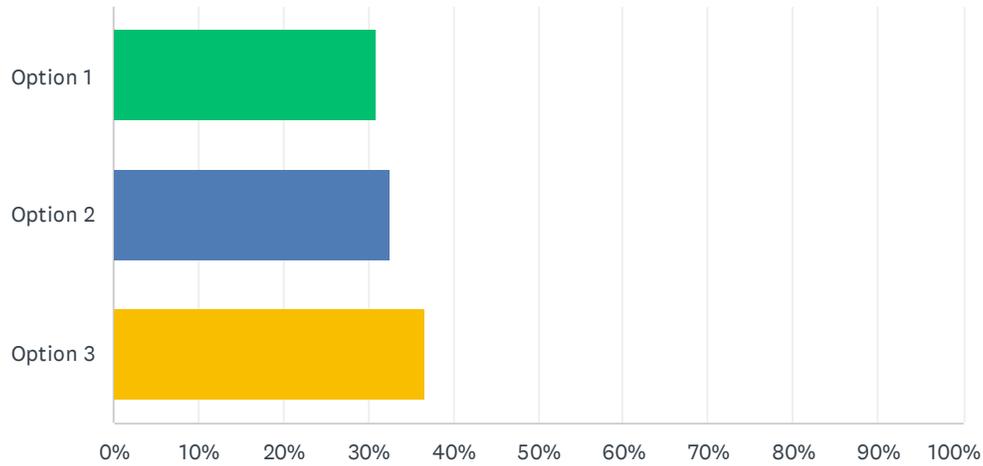
Answered: 295 Skipped: 5



	NOT IMPORTANT AT ALL	NOT IMPORTANT	NEUTRAL	IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
(no label)	51.53% 152	14.24% 42	14.92% 44	12.20% 36	7.12% 21	295	2.09

## Q5 When it comes to splash play structure size, which option would you prefer.

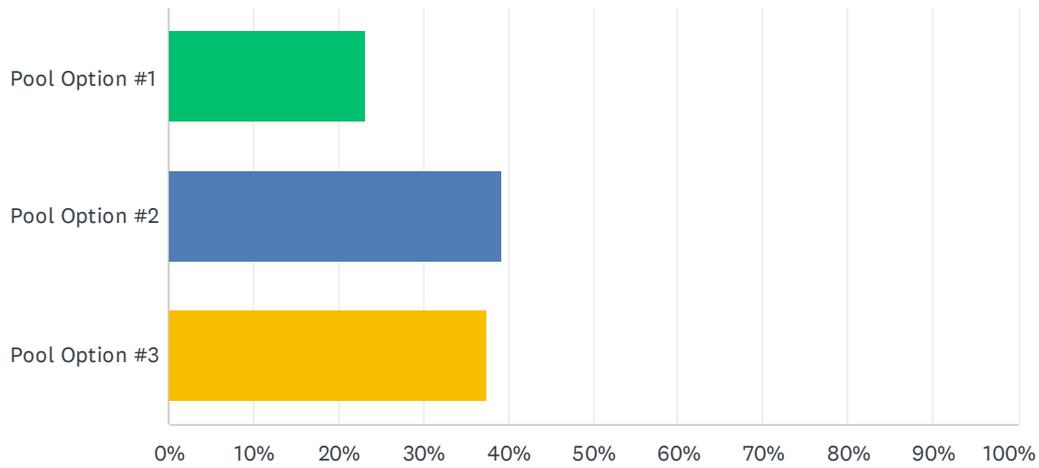
Answered: 175 Skipped: 125



ANSWER CHOICES	RESPONSES
Option 1	30.86% 54
Option 2	32.57% 57
Option 3	36.57% 64
TOTAL	175

## Q6 Which pool layout do you gravitate towards?

Answered: 181 Skipped: 119



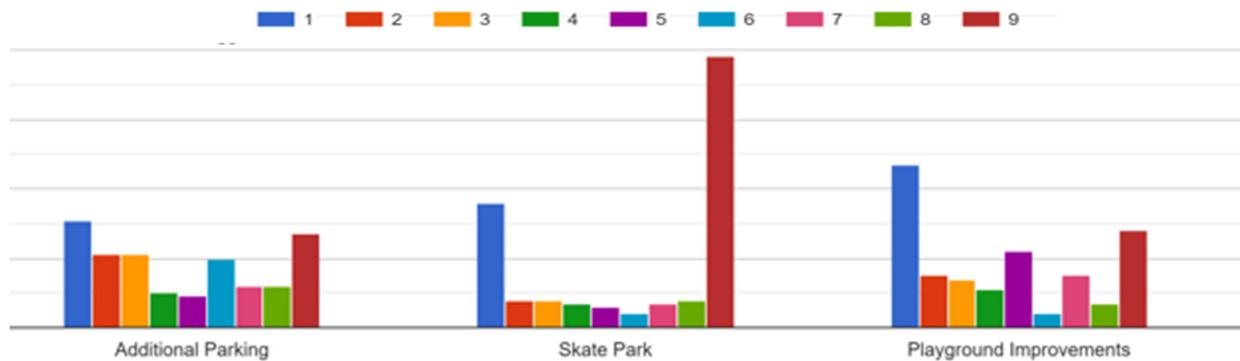
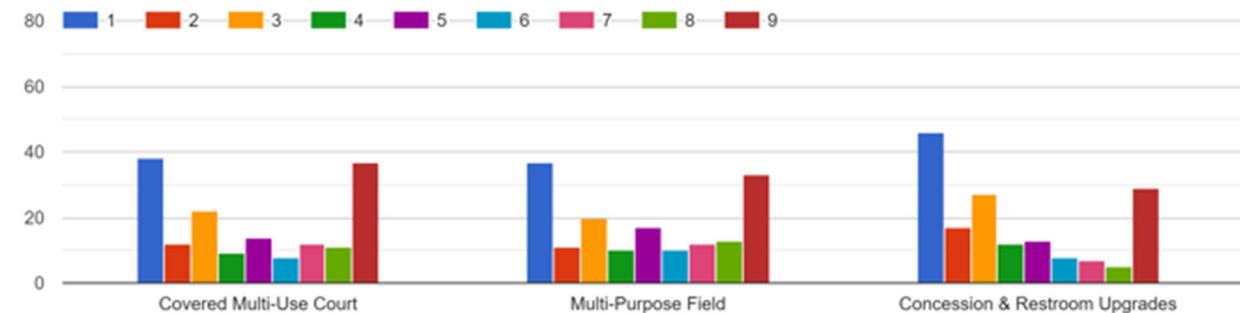
ANSWER CHOICES	RESPONSES
 Pool Option #1	23.20% 42
 Pool Option #2	39.23% 71
 Pool Option #3	37.57% 68
<b>TOTAL</b>	<b>181</b>

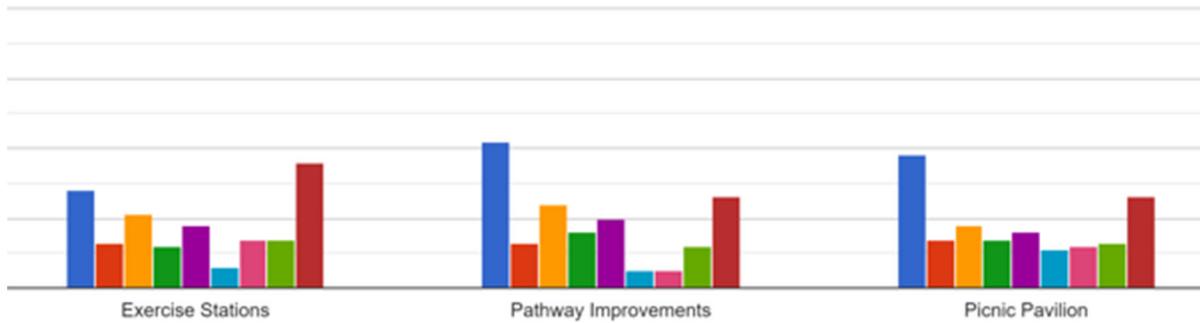


# Jersey Village Parks & Recreation

## Clark Henry Park Survey Results

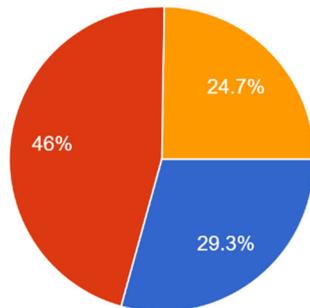
Based on the Proposed amenities in the schematic site plan, please rank the following list from 1-9. 1 being of most importance and 9 being the least importance to you.





Covered Multi-Use Court: The existing basketball pavilion is currently not large enough to accommodate a full court. The plan to repair the ex...on the covered court. Please choose one option.

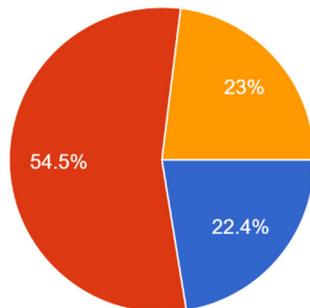
198 responses



- \*Repair and paint the existing structure (if structurally feasible).
- Replace and expand the existing pavilion to accommodate a regulation size basketball court with multi-use court markings such as pickleball and volleyball.
- No Covered Court Improvements.

Concession & Restrooms: The existing concessions area currently does not meet the needs of the users. With field and court improvements, a desire ... & restrooms building. Please choose one option.

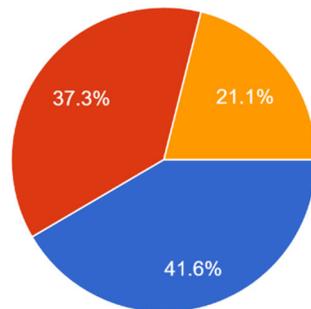
165 responses



- Addition of more concession windows, general building upgrades, repaint of interior and exterior.
- Building revamp with additional concessions and storage capacity and air conditioning system.
- No Building Improvements Needed

Multi-Purpose Field: To provide a safe and playable field, a multi-purpose field is planned with capacity to include a 200' baseball field and a 300'...vestment on the fields. Please choose one option.

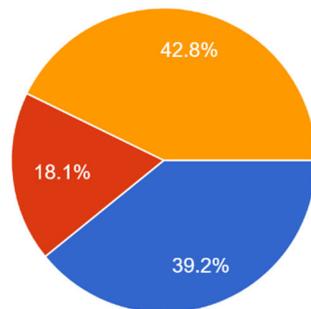
166 responses



- Improve field drainage, grass, lighting and backstops.
- Improve field drainage, grass & lighting, and add covered spectator seating, dugouts, and fencing.
- No field improvements needed.

Exercise Stations: Clark Henry Park is an active park of the community, to enhance and expand upon the user groups, additional exercise equipment is ...sed exercise equipment. Please choose one option.

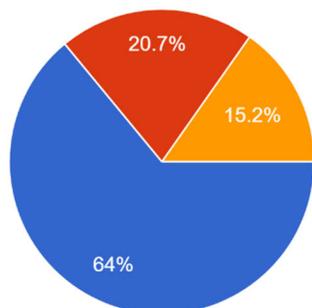
166 responses



- A fitness area near the playgrounds with low impact equipment.
- Several nodes along the pathway with fully accessible & adjustable fitness equipment.
- No exercise equipment needed.

Playground Improvements: To improve accessibility throughout the playground, new paths are proposed with updated drinking fountains, sidewalk...rovement/ investment. Please choose one option.

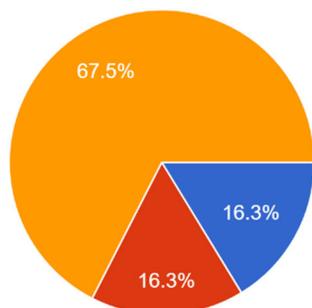
164 responses



- Add a new play feature, and additional shade on existing playgrounds.
- Replace old equipment with picnic shelter and gathering area.
- No additional improvements needed.

\*Skate Park: As future park connectivity and expansion opportunities arise, the possibility of a new skate park is in consideration. (Pending exploratio... on a future skate park. Please choose one option.

166 responses



- A small skate spot with street elements.
- Larger skate park with bowls, street elements, shade and seating areas.
- No Skate Park Needed.

## 07-17-2023 survey comments

Very well prepared plans to continue making JV a desirable place to live with minimal impact on my property taxes. Looking forward to this bond referendum passing. Thank you for sharing your vision for JV.

I think parks are the heart of a neighborhood and a well funded park and pool is what is needed to draw families to JV.

There are so many other options in the County for ball fields. We dont have to have everything INSIDE JV. And we have Carol Fox Park so no need to invest more in Clark Henry Park. We don't need competing playgrounds.

stop spending money the city does not have!

Great job

The Bridge to the proposed skate park is a great idea for future purposes for said area

Looking forward to any improvements! Possibly add gates around the park, especially the splash pad area.

The layout of the soccer field should be slightly modified to accommodate other sports such as rugby.

No basketball courts... It will only bring more crime to the neighborhood

Pickleball appeals to all age and is growing rapidly. We have plenty for the young. Picklball appeals to seniors!

Increased concession stand capacity is only helpful if it will have have someone selling in it on the regular. I am mostly voting for it for increased bathrooms that aren't gross and swampy in the heat.

I didn't see where to comment on the pool concepts, but the one with the double slide looks awesome! Anything with an 8 lap lane pool for our JV Stars will be amazing though!! Thanks for being amazing Jersey Village!

A skate park presents a high risk of liability, strongly against this. Also, the bathroom upgrades are useless if they have to remain locked to prevent vandalism from truant high schoolers. Residents need to know what the city and JVHS are doing to mitigate this.

Our neighborhood, residents and visitors deserve the best possible.

Prefer a fitness center instead of fully adjustable fitness equipment outdoors

Would like to ensure we're getting fair cost estimates as a City. Municipal projects typically fall into the "lucrative" category for many small businesses. Due to the lengthy process to get in the door, costs are typically elevated. I would like to see a bidding process established - details of bids can remain undisclosed for business privacy/competitive reasons - to ensure citizens know that we're doing everything we can to keep costs reasonable.

Re: amenities: I think it's important to remind the citizens of the big picture. Why are we doing this? I don't think many people are inspired by "we need to revamp the pool because it's old." While that May be true, it's not exciting. We are doing this to become a leading community in the greater Houston area based on the citizens desire outlined in Master Plan and supported by citizen input in P&R committee, etc. Without these projects and citizens input, we risk turning into a degraded community that's not desirable to move to. That may or may not be accurate, but just a reminder that people typically run from something than run to something, and the forward messaging should be tied to something bigger.

I do think people would use a picnic area. I also would love to see the covered basketball area actually be used - otherwise, don't improve it. I strongly disagree with a skate park - especially since it seems we would need to build a \$2.5m bridge just to access it. Makes no sense to build this bridge to only access the skate park.

We need nicer cleaner restrooms. More shade would be nice also especially for swim team.

No improvements/No tax increases

Consideration of continued climate extremes is an absolute must. Also, when evaluating park needs, kids these days need wow factor. Thank you!

Please implement the improvements as soon as possible.

improve the swimming pool is #1 in my opinion

Pay for it with out a Bond and raising taxes !

WHY ARE YOU AFRAID TO HAVE AN ACTUAL OPINION ELECTION, RATHER THAN THIS NONE SURVEY THAT MOST PEOPLE WON'T SEE AND ANSWER? The City Council demonstrated once again it cannot distinguish between needs & wants. The proposed additions are wants. NO bonds/additional debt to pay for them. Use our surplus for needs. As I recall there was \$20MM+/- surplus funds. That should have been used for City infrastructure needs, not wants such as the new golf structure, benches & dog park on the Harris County detention pond, etc.

We should not be putting any money into the park which results in an increase in the tax rate. There are other infrastructure projects which are long overdue and should be completed prior to sinking money into a park project.

Pickleball would be better than basketball. Basketball is already right there at Post.

How can we ensure JV residents are the ones receiving the benefits of the proposed upgrades? Right now, my family coaches two baseball teams and have difficulty using the fields because either I9 or some football organization take over the entire park. I'm very much in favor of the upgrades, but not at all in favor of JV residents to foot the bill for non-residents.

I think these are wonderful ideas to improve the city.

My hesitation with additional equipment on the walking trails is that I have no data on how often something like this is used or how difficult it is to maintain equipment like that to keep it in good working condition.

I am in favor of a larger skate park if we think it will be used, I just have no data, and do not see a lot of kids already biking and skating in that manner (but that could just be me not noticing). My biggest concern is if we build a big skate park how it will impact basic community usage if the park becomes a destination for competitions and the like? I think of

it in comparison to the swim team. JV Stars is an incredible asset to the community, but it does heavily impact pool usage during certain times of the year. I'm not opposed to skate competitions or something of the like, I am just curious how it would impact the community and want to pose the question if that is a huge benefit to JV. Please do not hear that I don't like skate parks or people who frequent them. It's more of a traffic concern and usage for the community concern because I have 0 data for that.

Do the improvements to the concession stands include restroom improvements? That is much needed.

Park improvements are wonderful for our community!

I am also in favor of the vehicle bridge on equador and pedestrian bridges at all JV bridge crossings.

If making the ball parks bigger, what do we do about others taking over that don't live in JV, we have that problem now. We can't use the fields to practice because a large group comes in and takes over the entire area and they don't live in the neighborhood. The ones paying the tax dollars should be able to use that area

I love skate parks, how ever the location of this one on planes is very poor thought idea. My first thought is what happens with an emergency? Its just so far away from easy access

you list concessions, but it would be nice if they would actually be served

The basketball court has been there forever and the restrooms were always locked and then the backboards and nets were removed - there is no point in doing anything if the facility is not functional with restrooms - I have seen so many exercise stations be installed and then they are never used but they have to be maintained = waste - A skate park will be much like the dog park, it will need to be managed to avoid injury (multiple dog fights with animals and people being hurt) this will take manpower that I don't think we have or can afford

I am for improving our city but you have to continue the upkeep - we installed all of the nice Jersey Village signage and landscaping and we don't maintain the plants around them and our digital signs are often not functioning - so don't invest in these upgrades if we don't have the manpower to maintain them. Kathy Clarke

Slay

You guys rock!

Love all the improvements being made

Can we get an estimate without the heated pool and without a slide? These seem to be unnecessary extras. The pool is only open about 3 months out of the year during the hottest time in Texas, why do we need a heated pool?

Bridge connection to Phillipine is desired. Also to connecting Phillipine to Carol fox would bring about a better unity between the two.

I DO want field improvements, not just minimal, but at the same time don't want something too extravagant. I'm not clear just how heavily used the the fields ARE used. Moderate updates to make them more usable and nicer for those that do use it, but I don't want to create destination worthy fields/dugouts/huge awenings for a field that only gets used 3 months out of the year or only used by 300 people.

i think improving paths for jogging, walking, bike riding are important park features that can benefit all age ranges and not just those with young children. exercise stations are not needed as this will be a constant source of maintenance and additional spending to keep working. no need to spend money on additional parking as this will take up from the little green space already available. Work with the school system to be able to utilize their parking when needed. Whether it be donations to the school - or just the continued joint effort where the city supports the school with resources needed for their homecoming parade, etc and the schools support the city by allowing the city to use parking when needed.

I'm very concerned about liability issues if we have a skatepark. I'm strongly against the use of taxpayers funding that. I do agree with pool renovations; however, there needs be an increase in admission costs for nontaxpayer usage. Also, the rules we had in the past regarding no food or drinks near the pool and no animals allowed in the pool to ensure the pool systems are not adversely affected, need to be enforced.

I feel that these items can wait until later. The sewer system must be our priority since it is aging out. I'm all for enhancing the beauty of Jersey Village, but we have to be financially prudent and recognize that many residents are on fixed retirement incomes and will not be using these many of these upgrades.

Add a bridge over the bypass channel to allow access to cook by bike or walking. Fix the bridge/road at the golf course . Provide numbers for the amount of money spent at the pool by non residents .

Can you please consider fencing in the splash pad? I spend most of my time chasing my toddler to keep him away from the bayou instead of enjoying the splash pad.

The City is planning all these new HIGH DOLLAR features to provide additional play areas, skate areas, bike trails to entice outside interest and outside undesirable "persons" to occupy our playgrounds, basketball courts, tennis courts unsupervised by anyone living in our area. The Police Dept. is already understaffed so how will they patrol this new/ improved play area, and the streets of Jersey Village. The basketball court was lighted with hanging 'hoops' back in the 80's-90's. It was lighted and every night car-loads of kids would pull in and play basketball until the early AM hours. Residents complained about the noise back then, and perhaps in 2023... there would be more than noise in the park after dark. This neighborhood began as a very private, quiet place to live.. .outside of Houston. Kids grew

up here using the amenities you see today..... why does JV constantly want to spend millions and build all new structures when we only have some 8,000 residents.

why are ya'll looking to spend all this tax money on a stadium but can't cover these items with that money instead

Spend the money - make it nice.

Multi-purpose field improvements: I do not think dugouts need to be included at the level pictured in the concept.

Pedestrian Bridge: If this bridge is converted to an "all traffic" bridge, would there not be additional funds to (help) offset the expenses (i.e. fed, state, country, CFISD)

Renovate the existing pool. Cheaper than to spend money on a new one.

I voted for Mayor Warren because he wanted to lower property taxes. None of this will lower property taxes. Sell the land west of 290 and use that money for improvements to infrastructure.

Keep the larger pavilion as a space for large gatherings

I would like to see better lighting on the walking path around the park and school complex.

The real question is how to keep the area from being destroyed by outside groups. Making it nicer to bring in outside group doesn't benefit jv folks.

I think subtle upgrades are great. Can JV handle the traffic that the largest upgrades will bring? It's right next to our elementary school... safety??

I hope the addition of a heater to the pool means that it will be open year round

Aquatic site plan 3 is the best.

I think general improvements would be beneficial, without trying to make it into a competition venue for official games. I also don't see the need for a separate T-Ball field.

Weather and increasing heat should be a strong factor in all planning. Covered areas, shade trees, water fountains, etc., should all be top priority, including in the parking area.

I would be more in favor of voting for improvements if there were pickleball courts in the plans. I understand that there is some talk of the pavilion accommodating two pickleball courts, but the pavilion cover creates a wind tunnel which is not conducive to playing pickleball under it.

Inflation and cost of living (groceries, utilities) is at an all time high, this is not the time to be raising taxes for projects that are not a necessity.

At what percentage are we paying more in taxes than the communities around us?

Maintaining infrastructure for the functionality of the neighborhood ie. drainage and sewage is understandable.

The pool needs to have a deep end with a diving board. Even better if we can go lifeguard free with key card entry all year.

Please consider having a section of the park available to the public during school hours. Also, additional parking is desperately needed. Our community will only grow!

Please paint pickle ball lines on the pavilion structure. I'm not a fan of skate parks due to possible liability issues. Also, I've heard of other neighborhoods having an increase in teenage vandalism of nearby features...it would probably be used by non-JV residents.

A 400M oval track for running

Huge investment with a new pool and new street and sewage upgrades. We can hold off on major upgrades to the park. What all has been proposed to do on the park also burdens the city with a huge cost to maintain any of this. We currently have a nice new upgrade at Carol Fox. The city tried basketball courts and bathrooms in the past and due to vandalism, it was not utilized. What makes the city think this will be any different without hiring additional 24 security? I do not see where additional concession windows are necessary, but i have no problems with sprucing up the concessions with a bit of paing and adding some a/c that is on only when in use for events. Adding some shade over the playground equipment and a couple of picnic tables with shade would be good, but currently i do not think it is necessary to burden us tax payers with new equipment with the current burdens of the pool, street and sewage upgrades and the increasing inflation currently hurting our country. The skate park just adds an additional liability to the city. Would be nice, to have something like a skate pad for the older children , but i do not want to make this area a big attraction for the highschool aged 'rifraf' that tends to hang out there. When my children were growing up here in JV, they wanted to go play in that area, but never felt safe.

Absolutely no skate park!

Tennis courts would be a better option instead of a skate park. A greater population would be able to use the tennis courts. Most of the "master planned" communities have public tennis facilities.

No debt. Pay as you go. How much of the 2024 budget will be going to employee expenses as compared to 2020? A lot!!

A safe, fun, and educational park for not just "little kids" but where teens and adults can also learn and practice good citizenship and appreciation for the natural environment such as butterfly/bird/bee gardening with wildscaped pollinator habitat plant native to southeast Texas gardens/landscaping.

Regulation of field , pavilion and multi court usage is needed, give residents priority over general public. Outdoor workout stations in Texas heat and weather, seriously, how many people will use that with many indoor options?

In favor of maintaining the park with minor improvements to make safer and keep up to date. It is currently well used and enjoyed by many residents. Skate park adds needless liability. My understanding is basketball hoops and nets not available because they were

intentionally removed because they brought in a bad element, crime and people from out of the neighborhood .

Baseball field on top of soccer fields usually make poor soccer fields. I'd rather the soccer field. Lots of pick up games would be played on a nice field

\* This survey is ranked with 1 as most important. I'm afraid that many people will misread the instructions and take this survey as they take MOST surveys and think that the #9 is most important. Thus, the results of this survey will be skewed.

\*Concessions & Restrooms: Why were they lumped together? There was no detail given for any improvements on the restroom per se.

\*The better/fancier/greater the facilities, the more usage by non-residents. Thus, when the city sponsors special functions our city, emergency, maintenance and volunteer workers will be overwhelmed.

\*Our family has always lived near parks and enjoys using them. We want to see them improved and maintained.

# PROGRESSIVE COMMERCIAL AQUATICS

A LANDMARK AQUATIC COMPANY

## City of Jersey Village

Date: 1/8/2024

- LAP POOL

- General Observations:

- Tile/Coping: There are numerous areas where tile is popping off and coping is either broken and/or not attached to deck. Broken coping and moving coping can be a tripping hazard. There appears to be a significant amount of movement around the pool, decking is cracking as well.
  - Quote for replacing tile and coping \$ 39, 675.00\*Please note that is there is major ground/earth movement occurring this could remain an on going problem.



- Plaster: Plaster is in ok to poor condition. There is pitting scattered throughout the pool. There are areas where plaster is falling off – corners specifically. There is a significant crack in the deep end and pop ups that expose the concrete shell. Per operators, the pool is constantly having to be filled, even in off season. This is indicative of a leak. PCA highly recommends having leak detection done. Per code XXXXXXXX –
  - Quote for new quartz plaster \$106, 400.00
  - Estimate for leak detection \$3000-5000. Can get an official quote is requested.
  - There are also broken steps present that need to be fix before any patrons enter the water. This is a safety issue.



# PROGRESSIVE COMMERCIAL AQUATICS

A LANDMARK AQUATIC COMPANY

- BABY POOL
  - General Observations:
    - Tile/Coping: There are numerous areas where tile is popping off and coping is either broken and/or not attached to deck. Broken coping and moving coping can be a tripping hazard. There appears to be a significant amount of movement around the pool, decking is cracking as well. Quote to replace is included in Lap Pool tile/coping quote above.
    - Chemical Feed System: There is currently NO automatic chemical controller. This is not best practice. Per code XXXXXXXXXXXXX. Quote for automatic chemical controller \$5000\*electrical not included. New chemical system will also need to be installed, at a minimum stenner pumps will be need for chlorine and acid, \$800\*electrical not included.
    - Chemicals & General Pump area: The pump area is not gated or secured. This is not best practice. Chemical feed system and chemicals may also be in this area. This should be gated so that no patrons can gain access.
    - Backwash: Per operators, the backwash line for the baby pool system drain into flood, not sewer. This is not to code. Backwash water should be directed to sewer and be treated like waste. The cost to bring this to code is unknown. Sewer would have to be located, and a plumber to provide cost.

# PROGRESSIVE COMMERCIAL AQUATICS

A LANDMARK AQUATIC COMPANY

- LAP POOL PUMP HOUSE
  - General Observations:
    - Turnover Rates:
      - Pool volume: 250,000 gallons
      - Pump suction –6" Schedule 80 PVC Pipe – Maximum allowable flow at 6 Ft/ Sec – 487 GPM
      - Filtered return –4" Schedule 80 PVC Pipe – Maximum allow flow at 10 Ft/Sec -358 GPM
      - Current Filtration – (2) Water Co. SMF1400 – 55' – Each filter has 7 Ft<sup>2</sup> of filtration or 21 Ft<sup>2</sup> Total
      - Current pump – Pentair EQ 7.5 HP
      - Flow rate on flow meter = 300 GPM (observed)
        - PRE-1999 CONSTRUCTION ( Facility Qualifies ) :
          - 250,000 gal /8 hr turnover = 31,250 gallons per hour (Max 8 hour turnover)
          - 31,250 gph /60 min = 520 gpm – minimum allowable flow rate for PRE-1999 Pools
          - 15 gpm/sq ft x 21 sq ft = 315 gpm (Recommended filtration rate)
          - 20 gpm/sq ft x 21 sq ft = 420 gpm (Max allowed filtration rate per NSF Listing)
        - POST-1999 CONSTRUCTION
          - 250,000 gal /6 hr = 41,666 gallons per hour (Max 6 hour turnover)
          - 41,666 gph/60 min = 694 GPM
          - 15 gpm/sq ft x 21 sq ft = 315 gpm (Recommended filtration rate)
          - 20 gpm/sq ft x 21 sq ft = 420 gpm (Max allowed filtration rate per NSF Listing)
    - Chemical Venting: Upon entry the chemical fumes were extremely overwhelming. This is not but practice and may be harmful to operators. Outside of being harmful to operators, the corrosiveness of muriatic acid is extremely harmful to the build and equipment. You can see from the photos below that the fumes are attacking every metal surface. Items being visibly affected:
      - Main power entering pump house – the main conduit is being extremely corroded. This may start to cause electrical issues.
      - Bolts/supports – every bolt and metal support on pool pump equipment is heavily corroded this will eventually lead to issues/effect the integrity of the bolts and supports.
      - VFD, Controllers & Flow Meter – The VFD has extensive corrosion. The fumes are most likely attacking all the electronic parts with in the controller as well. The flow meter is not operational, it is believed that the connection wire has corroded out. Further investigation is required to see if flow meter itself is also affected by corrosion. A flow meter is required by Texas code. Venting of acid fumes could lead to thousands of dollars of damage.

# PROGRESSIVE COMMERCIAL AQUATICS

A LANDMARK AQUATIC COMPANY



- MISC
  - Ensure that entrance building, and bath house is ADA compliant.
  - Ensure that all chemicals are stored where patrons do not have access to them.

Erica Peace  
Director of Sales

Points to think about, please see explanation of each point below:

- A. The mission of the bond committee
- B. What should the bond include
- C. Pros and cons of fixing current pool
- D. What will the bond cost
- E. Current city debt
- F. What's in it for the residents
- G. Community participation

**A.** Moving JV into the 21<sup>st</sup> century, keeping our home values and city desirable for generations to come. A city pool is an essential element to achieve this goal. Putting every home owner in JV into the equation.

**B.** The bond should be structured in a way that JV citizens understand exactly what they are saying YES to. It may require two separate propositions, one for pool and one for parks. Though there may be a cost savings to include the park with the pool, the cost may not be feasible at this time. To truly put this in the hands of the citizens, as they've already demonstrated they want, we may need three propositions, one for a renovated pool, one for a new pool and one for parks.

**C.** This is the tricky one, pros and cons of fixing the current pool. I feel strongly that the reason Proposition A failed was because our citizens were told the pool could not be fixed. Instead of saying, "Our pool is old, we could patch it up, but let's have some pride in our city and put in a new pool" what was said was, "Our pool is broken and we need a new one". Everything can be fixed, people know this. We need to know the cost of renovating, and what all that would entail (new pool house, new bathrooms, adding heat, etc). We need to be able to show this cost. For example, it may cost \$6 million to renovate vs \$9 million to build new, with this information people can make a better choice. Or, we as committee, might decide the \$9 million makes more sense to spend than \$6 million, but at least we are being up front on the cost difference. Creditability was lost by not being up front. For this new proposition to move forward, our credibility needs to be repaired first, and only by being up front will that happen. To improve credibility, a professional evaluation of the pool should be made, and not by the company proposing a new pool.

**D.** To figure out what the bond will cost, a realistic pool design needs to be priced. I know a lot of work went into the three pool options, can we come up with a price based on the information we have or do we have to start from scratch? I'm sure this has been researched thoroughly by the city. I did one little google search and found that Bridgeland just opened a new pool area consisting of 24,000 square feet (included the pool) that opened in May of 2023 at a cost of \$9.4 million. Would our citizens go for a new pool at \$9.4 million, I just don't know. Therefore, we need to be cautious of what we design. Again, as stated above in "C", we need a cost for renovating.

**E.** People need to know what this is going to cost them. How much more tax dollars will be necessary. People need to understand our current debt so they can make an informed decision when we are asking them to take on more debt. Our total debt, secured by property taxes, is \$6.3 million, according to the budget. When will this debt be paid off? How will the new debt of Propositions B and C affect us and when and for how long. Golf course debt? The city manager should be able to spread some light on these numbers.

**F.** People need to know what's in it for them. How will a new pool serve them? For those that don't use the pool at all and will never use the pool, the value of a well-designed neighborhood pool is an investment in the city, which will keep home values up, it keeps our city desirable.

Aquatic programs such of swimming lessons, water aerobics, adult lap swim and kid swim team are an asset to a neighborhood. It may be time to up our game in regard to aquatic programs. Change the times the pool is open. Add more recreational events at the pool. The pool is not utilized at its full capacity. It would be interesting to see the numbers per day use of the pool. The budget shows \$23,000 in pool membership, which is about 200 families. And we have about 2,250 single family homes and 1,500 apartment. The budget showed \$6,000 in swim lessons, \$2,000 in pool rental, and \$8,000 in recreational programs. What other programs could we add to make more desirable to citizens.

**G.** Community participation is vital. Survey didn't seem to work, only 145 responses. Will need to think outside the box on this one. Perhaps a rally at the pavilion next to the pool, explain what we are working on. Not necessarily to get feedback, but to let people know what's going on, that's really all they want.



# Inspiring Others to Become More

## History

Councilman-Hunsaker was founded in 1970 as a collaboration between a world-famous swimming coach and one of his former athletes. Through his coaching career and extensive writings, James E. “Doc” Councilman, Ph.D., revolutionized the swimming world through research and innovation, training numerous Olympic and National champions along the way. One was Joe Hunsaker, a former three-time National Champion and World Record holder. With Doc Councilman serving primarily in a consulting role, Joe Hunsaker developed the firm into one of today’s foremost authorities on the design and operation of aquatic facilities.

## What Sets Us Apart

Through unique expertise and partnerships, Councilman-Hunsaker offers diverse aquatic solutions and leadership for every aquatic facility, project, and industry. We bring aquatics to life with stunning, state-of-the-art facility design, assure facilities meet the needs of the community, and guarantee facilities run safely and sustainably for guests and operators. With over five decades of experience, our design projects can be seen in universities, municipalities, school districts, hotels, condos, wellness centers, and military bases.

In addition, we have completed hundreds of Facility Audits and Feasibility Studies for the development of new or existing facilities, and – having studied a multitude of facilities – we will help you benchmark the creation of your new facility and complete your project efficiently.

Councilman-Hunsaker is made up of an integrated team of design professionals and operational specialists with unrivaled aquatic industry experience. Our team brings exceptional collaboration skills and new project designs for the delivery of a high-quality, innovative aquatic facility while our operational specialists will not only help you prepare for a successful launch, but serve as your guide in achieving long-term operational success.

## Full Circle of Expertise

Councilman-Hunsaker offers a full circle of aquatic services unavailable anywhere else in the aquatic industry, from existing facility evaluation to comprehensive concept development; project visioning through design, engineering, and construction administration; and business management and aquatic operations. These services are tailored and configured in a variety of ways to precisely fit the needs, desires, and objectives of the owner/operator and the project team.



INSPIRING OTHERS TO DREAM MORE, LEARN MORE, DO MORE, **AND BECOME MORE.**



# Inspiring Others to Become More

## Design

*Inspiring others to dream more*

From project vision to concept to reality, our team of designers and engineers will work with you to achieve desired outcomes for your state-of-the-art aquatic facility. From development and design modeling through sealed engineering drawings and construction, we work closely with you throughout the design process to create a facility that meets or exceeds your dreams, while staying within budget.

## Study

*Inspiring others to become more*

Councilman-Hunsaker offers unrivaled feasibility study, pro forma, and master planning services. Our study process utilizes 62 key development factors with over 200 data points to craft custom revenue and expense models specific to your organization. Utilizing diligent research and evaluation methods, our team can uncover the strengths and weaknesses of your project and identify the resources required to ensure your aquatic facility is successful.

## Operate

*Inspiring others to do more*

Councilman-Hunsaker's goal is to optimize both our client's daily operations and the aquatic users' experiences through our risk management, compliance, and safety consulting services. Our clients benefit from the experience and knowledge of our team of highly trained, experienced professionals, knowing that our recommendations and operational services are supported by all the leading aquatic safety providers.

## Audit

*Inspiring others to learn more*

Many owners have discovered that replacing worn-out equipment with short life cycles will allow them to serve a whole new generation of users. With our physical audit and engineering evaluation of your existing pool, we'll equip you to choose the best direction to continue serving your community's aquatic needs and give you the information needed to make a knowledgeable decision regarding repair, renovation, or replacement.

**With Councilman-Hunsaker as your partner, your new or renovated facility will become more than a pool or center. It will become a destination known for developing skills, creating memories, and building communities through superior service and innovation.**

## HydroApps

Be the Aquatics Superhero with HydroApps, by Councilman-Hunsaker. HydroApps' aquatic operations, risk management, and asset management applications are designed to lower risk, reduce costs, and enhance safety at your facilities. With over 34 unique features, HydroApps adds visibility to your data to make operational decisions in the here and now and extends your risk management beyond mere code compliance. HydroApps lets you focus on safety, programming, and the sustainability of your facility by providing you with the tools to manage risk, operations, staff, and inventory

INSPIRING OTHERS TO DREAM MORE, LEARN MORE, DO MORE, **AND BECOME MORE.**



# 50 Years of Achievements

- Our current employees possess a total of 312 years of experience.
  - Our designers and engineers are licensed to practice in all 50 states with experience with more than 270 different codes.
  - Designed 600+ competitive facilities of all sizes and layouts, including some of the most renowned in the competitive world and the industry.
  - Completed 200+ aquatic designs for university athletic programs and 85 campus recreation facilities, as well as completing 17 projects for pro and intercollegiate sports.
  - In 2019, Counsilman-Hunsaker completed 172 projects across our Audit, Study, Design, and Operations services, making it our most prolific year.
  - Completed over 300 physical audits and 330 feasibility studies.
  - Designed 1,450 individual pools.
  - Completed 2,200 total projects .
  - Designed 65 LEED projects.
  - Received 240 awards.
  - Associates have penned and published 448 original blogs and articles.
  - The estimated total population that Counsilman-Hunsaker has served through our Audit, Study, Design, and Operations services over the past 50 years is estimated to be over 68,832,000.
  - The estimated total student body population that Counsilman-
- Hunsaker has served through our Audit, Study, Design, and Operations services over the past 50 years is estimated to be over 3,974,000.
- Our operations team has impacted 2,439 lifeguards and staff members over the past four years.
  - Our pool designs hold an estimated 215,198,250 gallons, which is an average of 152,840 gallons per pool, roughly the size of a six-lane, 25-yard, 5-foot deep lap pool.
  - The square footage of pools we have designed totals approximately 5,738,620, or over 130 acres.
  - Counsilman-Hunsaker has a reputation for being quick to adopt new technology. For instance, our swimming pool designs were among the first to embrace technology to minimize chloramine generation and to use refrigerated dehumidification.



# GEORGE DEINES

## Studio Director

### PROFESSIONAL BACKGROUND

George has worked on over 100 aquatic facility projects spanning 34 states in his years with Counsilman-Hunsaker. When you couple this with his 20+ years of municipal aquatic experience, he understands the need for and operation of municipal aquatic centers, whether they are indoor or outdoor, competitive or leisure. George has used this experience to speak on a variety of topics related to aquatics at national conferences such as the Association of Aquatic Professionals, Athletic Business, the National Recreation and Park Association, NIRSA and the World Waterpark Association, and has spoken at state conferences in Arizona, Arkansas, Illinois, Michigan, Nevada, Oklahoma, Texas, Virginia, Washington, and Wisconsin.

### NOTABLE PROJECTS

City of Northport (Study) - AL  
City of Richland Hills (Study) - TX  
City of West Memphis (Study) - AR  
Coronado Aquatic Center (Study) - CA  
Covington Recreation Center (Study) - Opelika - AL  
Derry Aquatic Center (Business Plan and Study) - PA  
Doral Aquatic Center (Study) - FL  
Eanes ISD - Westlake High School (Study) - Austin - TX  
Henderson Aquatic Center (Study) - KY  
Jackson County Recreation Center (Study) - Cullowhee - NC  
Keiser University (Study) - West Palm Beach - FL  
Kiwanis Pool (Study) - Portland - ME  
Manhattan Aquatic Center (Study) - KS  
Marilla Pool (Study) - Morgantown - WV  
Patagonia High School Pool (Study) - AZ  
Rohner Recreation and Park District (Study Update) - Fortuna - CA  
Springfield Downtown YMCA (Study) - OH  
Topton Pool (Study) - PA  
Trophy Club Community Swimming Pool (Audit) - TX  
University of Tennessee - Martin - Elam Center Competition Pool (Audit) - TN  
Village of Waunakee Aquatic Center (Study) - WI

### CONFERENCE SPEAKING

*Developing your Aquatic EAP: Essential Aquatic Philosophies* -  
Illinois Park and Recreation Conference, 2022

*Finding Success with Five Types of Aquatic Employees* -  
Michigan Park and Recreation Conference, 2021

*Conversing with Council, and Developing your Aquatic EAP:  
Essential Aquatic Philosophies* - Texas Park and Recreation Conference, 2021

### EDUCATION

University of North Texas  
Bachelor of Arts - 2000

Dallas Theological Seminary  
Master of Arts - 2006

### YEARS OF EXPERIENCE

With Counsilman-Hunsaker  
2014 - Present

### PAST EXPERIENCE

2007-2014:

Aquatics Manager  
City of Garland, TX  
Parks, Recreation &  
Cultural Arts Department

2000-2007:

Aquatics Coordinator  
Aquaducks Head Swim Coach  
City of Plano, TX  
Parks and Recreation Dept.

### CERTIFICATIONS

Certified Pool Operator - PHTA

### PUBLICATIONS

"Setting The Value of Municipal  
Aquatic Centers." World  
Waterpark. June 2021: 30:35

"COVID 19 Challenges Summer  
Pool Programs." Texas Recreation  
and Park. Nov 2020: 26:28

"The Three S's - Key to a Successful  
Aquatic Operation." Park and Rec  
Business. April 2020: 20:23



# STACI PYE

## Studio Director

### PROFESSIONAL BACKGROUND

Staci Pye brings a wealth of experience in designing national and international aquatic facilities of every size and complexity which serves a variety of user groups and owner types. Staci has a Bachelor of Architecture degree with first-hand knowledge of swimming pool design, construction, and operation. Staci specializes in all aspects of the process of a client's vision beginning with initial concept design, design management and project leadership throughout the construction administration process. She has been designing commercial swimming pools since 1998, specializing in high-end hospitality venues and aquatic features such as fountains, waterfalls, and decorative aquatic accents. Her extensive experience abroad has allowed her to bring a unique perspective to her work which has resulted in award-winning projects.

### NOTABLE PROJECTS

Creeklane Village - Bridgeland - TX  
2711 Anderson Lane Pool - Austin - TX  
321 W. 6th Street - Austin - TX  
Alief Neighborhood Center - Houston - TX  
Austin Marriott Downtown - Austin - TX  
Battlefield Airman Aquatic Training Facility Lackland AFB - Medina Annex - TX  
Celeste at La Cantera - San Antonio - TX  
Chickasaw Nation - Ardmore Hotel & Casino - Ardmore - OK  
Herman and Kate Kaiser YMCA - Tulsa's Backyard - Tulsa - OK  
Kingston Casino - Kingston - OK  
La Joya ISD Sports and Learning Complex - TX  
McKinney & Lemmon Apartments - Dallas - TX  
MGM National Harbor Terrace Pool - Oxon Hill - MD  
North Side Community Center Reflecting Pool - Pharr - TX  
OTIS Hotel - Austin - TX  
Parcel 4 Apartments - Baltimore - MD  
Pharr Natatorium - TX  
Pharr-San Juan-Alamo I.S.D - TX  
Prairieland Village - Bridgeland - TX  
R.C. Dickenson Family YMCA - Kneale Family Aquatic - Broken Arrow - OK  
Southwest ISD - TX - San Antonio - TX  
Surf and Swim - Garland - TX  
Tidwell Park Aquatics - Houston - TX  
United Airlines Training Facility - Houston - TX  
University of New Orleans - Student Living - LA

### EDUCATION

Drury University  
Bachelor of Architecture- 1996

### YEARS OF EXPERIENCE

With Counsilman-Hunsaker  
2006 - Present

### PAST EXPERIENCE

1998 - 2006: Aquatic designer for a swimming pool contractor located in the Midwest specializing in commercial and high-end residential projects

### CERTIFICATIONS & AFFILIATIONS

Architecture Intern  
Development Program

Certified Pool/Spa Operator - PHTA

### AWARD-WINNING DESIGNS

**Best of Aquatics**, *Aquatics International*  
The Keller Pointe Renovation - TX, 2013

**Outstanding Sports Facility Award**,  
*NIRSA* Missouri State University -  
Springfield, 2013  
University of Missouri - St. Louis, 2017  
Northern Kentucky University, 2017

**Innovative Architecture & Design Award**, *Recreation Management*  
Missouri State Univ. - Springfield, 2013

**Facilities of Merit Award**, *Athletic Business*  
Maryland Heights Rec Center -  
MO, 2018



Located in a suburb in Southwest Harris County, Texas, the Alief community is the most diverse neighborhood in one of the state's most diverse cities. To meet this unique area's needs, the Alief Neighborhood Center is the first facility in Houston intentionally designed to incorporate a health center, library, and community center into one place. The center also includes new parking areas and extensive renovations to amenities in the 38-acre Alief Park.

The 70,000 sq. ft. LEED Silver Alief Community Center aims to promote community involvement and is home to many after-school and summer-enrichment programs, youth recreation leagues, and activities for seniors.

The \$52 million building houses a Women, Infants, and Children (WIC) clinic. It expands Houston Health Department's Diabetes and Wellness Network on the first floor and the relocated Hennington-Alief Regional Library on the second floor, making it a first-of-its-kind multi-service facility in Houston. The center redesign also includes an outdoor pool, three soccer fields, tennis courts, football fields, a baseball field, a skate park, indoor and outdoor basketball courts, an outdoor trail, an indoor track, a fitness center, an art garden, a playground, multipurpose rooms, an event lawn, and outdoor and indoor meeting spaces, including staircase seating in the lobby.

The outdoor aquatic center features:

- 4,300 sq. ft. Leisure Pool
  - Four 25-yard lap lanes
  - Zero beach entry
  - Two stair entries
  - Family slide
  - Underwater bench
  - Bubblers

Project Cost: \$52,000,000  
Aquatics Cost: \$1,050,000  
Date Started: August 2018  
Date Completed: May 2022

Services Provided:  
Aquatic Design & Engineering

General Contractor: Manhattan Construction  
Pool Contractor: Progressive Commercial Aquatics

Reference:  
Chip Perry  
City of Houston  
Senior Project Manager, Parks  
901 Bagby  
Houston, TX 77002  
Phone: 832.393.8121  
Email: Clifford.perry@houstontx.gov



Photo courtesy of Atlantis Aquatic Group

Parkland Village is the second of four villages within Bridgeland, a master-planned community located outside of Houston. Developed by The Howard Hughes Corporation, the community encompasses over 3,100 home sites on 1,200 acres, as well as 350 acres of parks, lakes, and trails.

Parkland Village Park located in Dragon Fly Park is the central park space for Parkland and provides a place for residents to gather, exercise, stroll around the lake, kick a ball, play tennis, or enjoy company. The park includes a state-of-the-art fitness and indoor events facility with terraced lawns for outdoor events. The pool has a wide array of features to attract residents such as lap swimming and recreation amenities for all ages. Additional amenities include tennis courts, soccer fields, a dog park, basketball courts, walking trails, a pedestrian bridge, and a lake.

Aquatic amenities include:

1,500 sq. ft. Lap Pool

- Two 25-yard lap lanes with water basketball and water volleyball

6,500 sq. ft. Leisure Pool

- Zero beach entry
- Underwater shelf
- Lazy river
- Underwater bench
- Stair entry
- Custom “treehouse” themed play structure
- Rope swing
- Hammocks

3,120 sq. ft. Multi-level Sprayground with various interactive and flush spray features, a waterfall and bridge

Reference:  
 Tricia Brasseaux  
 Director of Planning  
 The Howard Hughes Corporation  
 23720 House Hahl Road  
 Cypress, TX 77433  
 Phone: 281.213.9600  
 Email: tricia.brasseur@howardhughes.com  
 Project Cost: \$10,000,000  
 Aquatics Cost: \$2,300,000  
 Date Completed: July 2019  
 Services Provided:  
 Aquatic Design & Engineering



Photo courtesy of Progressive Commercial Aquatics, Inc



In 2017, Counsilman-Hunsaker provided a swimming pool review and assessment of the existing conditions of the Conroe Aquatic Center. Meetings were conducted with facility staff members, and a visual inspection of the aquatic center identified items that were substandard among the pool and deck, and the filter/mechanical system. Due to damage from an underground fault line, the city proceeded with plans to replace the aquatic center in another location. The new 87,120 sq. ft. waterpark features a children’s wading pool with zero-depth beach entry and an aquatic play unit complete with a slide, tumble buckets, sprayers and more. The new, multi-story slide towers contain five colorful twisting and speed slide options. The adjacent youth-adult pool brings the fun with volleyball and a basketball goal and showcases a relaxing shallow water sun ledge complete with loungers.

The new \$5.4 million waterpark opened in the summer 2020 and features:

4,000 sq. ft. Leisure Pool

- Entry ledge with bubblers
- Stair entry with extended treads
- Underwater shelf
- Water basketball
- Water volleyball
- Three runout slides

3,500 sq. ft. Wading Pool

- Zero entry
- Play structure

780 sq. ft. Plunge Pool

- Grand Stair entry
- Two waterslides

Reference:  
 Kyle Bartlett  
 Westside Recreation Center Supervisor  
 300 W. Davis St. Ste 530  
 Conroe, TX 77305-3066  
 Phone: 936.522.3823  
 Email: [kbartlett@cityofconroe.org](mailto:kbartlett@cityofconroe.org)  
 Project Cost: \$5,400,000  
 Aquatics Cost: \$2,300,000  
 Date Completed: August 2020

Services Provided:  
 Aquatic Design & Engineering: 2020  
 Facility Audit: 2017



Memorial Northwest is a 1,956-home neighborhood located in Spring, Texas. In April 2018, Counsilman-Hunsaker provided a swimming pool audit for the outdoor 50-meter swimming pool, which was built in the 1970s. The pool had structural issues in the past which have been addressed over the years. However, the pool was still experiencing loss of water, poor water quality, plaster failure, pool pump failure, and continued structural issues. Existing conditions were evaluated for repair or replacement with long-term and short-term solutions. Due to the condition of the pool, the Homeowner’s Association decided to demolish the old pool and replace it with a new outdoor lap pool, a new 6,000 sq. ft. outdoor recreation/leisure pool, and a separate sprayground.

The \$4.3 million investment funded a complete replacement of the 50-year-old pool, energy-saving upgrades to tennis court lighting, and an expansion of the playground.

Aquatic amenities include:

4,750 sq. ft. Competition Pool

- Eight 25-yard lap lanes
- Stair entry

7,000 sq. ft. Leisure Pool

- Zero beach entry
- Three stair entries
- Underwater benches
- Water walk
- Play structure
- Various spray features
- Waterslide

700 sq. ft. Sprayground with various spray features

Date Completed: September 2019

Project Cost: \$4,300,000

Services Provided:

Facility Audit: 2017

Aquatic Design & Engineering: 2019



*Photo courtesy of Hester and Hardaway Photographers*



As a rapidly expanding city, the demand for aquatic facilities has increased exponentially along with the continued population growth within the Houston city limits. The city not only provides citizens with the access to public pools, but also venues for the Houston Parks and Recreation Department to teach Water Fitness and Learn to Swim classes. The department operates 38 outdoor pools, which are open free of charge during summer operation.

By combining aquatic features that provide a combination of competitive swimming, entertainment value, and instructional opportunities, the City of Houston can stay at the forefront of the industry, giving guests a reason to visit time and time again. Aquatic amenities include:

5,150 sq. ft. Leisure Pool

- Four 25-yard lap lanes
- Zero beach entry
- Stair entry
- Family slide
- Underwater bench
- Water volleyball

Reference:

Duncan Elliott  
Senior Project Manager  
City of Houston  
Houston Parks and Recreation Department  
City of Houston- General Services Department  
900 Bagby Street, 2nd Floor  
Houston, TX 77002  
Phone: 832.393.8044  
Email: duncan.elliott@houstontx.gov  
Project Cost: \$3,200,000  
Aquatics Cost: \$1,000,000

Date Completed: May 2019

Services Provided:  
Aquatic Design & Engineering



The Woodlands Hills is a Howard Hughes Corporation and the Woodlands' Development Company's newest master-planned community, located in Conroe and Willis, Texas. The Woodlands Hills is a 2,000-acre, forested master-planned community, featuring 112 acres of open space, 20 neighborhood parks, a 17-acre Village Park, and an Activity Center with event space and fitness facility. The community also includes an extensive number of trails for hiking and biking, in addition to dedicated bike lanes along the major collector roads.

The 10,600 sq. ft. Activity Center, part of the 17-acre Founders Park, includes a 5,500 sq. ft. indoor/outdoor event space with room for more than 300 guests and a 5,100 sq. ft. fitness center.

Just outside the Activity Center, residents can enjoy a zero-entry, resort-style pool highlighting deep-end jumping boulders, a climbing wall, sunning decks and shade structures over portions of the pool, and cabanas. A dedicated fitness pool with lap lanes is also available for resident use.

Aquatic amenities include:

- 2,400 sq. ft. Lap Pool
  - Three 25-yard lap lanes with underwater shelf
- 5,200 sq. ft. Leisure Pool
  - Zero beach entry, underwater shelves, stair entries, lazy river, vortex, jumping platform, climbing wall, underwater lights, various spray features, and infinity edge

Sprayground stream with various flush spray features, boulders, and a waterfall feature

A natural stream crossing runs through the heart of Founders Park while a pedestrian bridge over the stream connects the dog park, tennis courts, and play areas to the Activity Center, pools, and playground.

Reference:

Ms. Kelly Dietrich  
Senior Project Manager  
The Howard Hughes Corporation  
9950 Woodloch Forest Drive, Suite 1200  
The Woodlands, TX 77380  
Phone: 281.719.6162  
Email: kelly.dietrich@howardhughes.com

Project Cost: \$11,500,000  
Aquatics Cost: \$2,500,000

Date Completed: May 2019

Services Provided:  
Aquatic Design & Engineering



In 2016, Johnson Development Corp. broke ground on Veranda, a new 600-acre master-planned community located southwest of Houston. This 2,500-home community offers timeless elements such as porches, verandas, rich colors, an iconic clock tower, towering entries, and natural dry ponds.

The community encompasses miles of hiking trails, an outdoor leisure pool, unique woodsy play experience with a tree house, recreation and amenity spaces, a recreation and fitness center, and a dog park, as well as several pocket parks and garden areas.

This facility is able to meet the aquatic needs of families of all ages, swimming abilities, and interests. Amenities include:

4,100 sq. ft. Leisure Pool

- Two 25-yard lap lanes
- Zero-depth beach entry
- Stair entry
- Underwater shelf
- Custom rock-climbing wall with waterfalls
- Runout slide
- Drop slide
- Vortex
- Water basketball
- Water volleyball
- Play structure
- Bubblers



Reference:  
Ms. June T.C. Tang  
Development Manager  
Riverstone & Veranda  
by Johnson Development Corp.  
13131 Dairy Ashford, Suite 210  
Sugar Land, TX 77478

Phone: 281.949.6403  
Email: junet@johnsondev.com

Project Cost: \$4,500,000  
Aquatics Cost: \$950,000  
Date Completed: September 2018

Services Provided  
Aquatic Design & Engineering



**Counselman · Hunsaker**  
AQUATICS FOR LIFE

## **AQUATIC FACILITY ASSESSMENT AND STUDY AGREEMENT**

THIS AGREEMENT made and entered into at ST. LOUIS, MISSOURI, this 19<sup>th</sup> day of April 2024, by and between THE CITY OF JERSEY VILLAGE, TEXAS hereinafter referred to as the "**Client**" and **COUNCILMAN-HUNSAKER & ASSOCIATES, INC.**, a Missouri corporation, doing business at 12851 Manchester Rd, Suite 120, St. Louis, MO 63131, hereinafter referred to as the "**Consultant**".

WHEREAS, the Client, is undertaking an Aquatic Assessment and Study Plan for a replacement of the Clark Henry Pool located in Jersey Village, Texas hereinafter referred to as the "**Project**" and,

WHEREAS, the Consultant is a consultant in the field of swimming pool complex planning and design, and

WHEREAS, the Client, is desirous of retaining the Consultant as its independent contractor for purposes of assessing the existing swimming pool and developing conceptual options and construction costs for a new aquatic facility.

NOW, THEREFORE, in consideration of the covenants and agreements herein contained, the parties hereto agree as follows:

- I. SERVICES: The Client hereby retains the Consultant as its aquatic planning and design consultant for the proposed Project. The scope of the Consultant's services are:

**TASK 1A: FACILITY ASSESSMENT**

One (1) 1-day site visit

- A. Conduct a virtual Project planning meeting to outline the Project timeline, Project structure, communication expectations, requests for data and scheduling arrangements.
- B. Review the pool(s) for deficiencies with regard to current local health code, federal law, and industry standards.
- C. Recommend priority of renovation or replacement of pool systems (i.e., remedial, long range, etc.)
- D. Submit a written report of perceived substandard conditions and/or shortcomings of both the indoor and outdoor pools with analysis for possible action for correction, including identification of any equipment and/or systems requiring more intensive evaluation and analysis.
- E. The Consultant will develop an opinion of probable costs for any repairs notated in the report.
- F. Services to be provided to Counsilman-Hunsaker by the Client will primarily consist of furnishing all available written reports and in its most recent form for the facility including:
  - 1. A written report (or copy of staff report) on existing construction or equipment problems and on-going maintenance problems. Note: The items in the staff report will constitute the primary focus of the survey/audit study.
  - 2. Original construction plans and specifications and/or subsequent construction documents for repair, renovation, replacement, etc.
  - 3. Operation and Maintenance Manuals.
  - 4. Shop drawings or other submittal data from the original construction or from subsequent construction.
  - 5. Submittal data or manufacturers' data on equipment now installed.
  - 6. A written report (or copy of staff reports) on recent work completed on the pool.
  - 7. A reported loss of water (quiescent) in 24 hours.
  - 8. A copy of any reports from regulatory agencies listing deficiencies in the facility.
  - 9. A copy of any accident reports (by the staff) or a list of perceived safety hazards to the user or staff.
  - 10. A "wish list" for features or changes desired in the facility. (This list could be accommodated in a stage-progression and allowances made in any plans for future work.)
  - 11. Cost estimates and/or proposals recently received for renovation or replacement work.
- G. Assessment Exclusions: The Consultant excludes the extensive and likely invasive examinations listed below: Extensive analysis of these areas of concern shall be authorized by the Owner as an additional service and completed by other Consultants specializing in these disciplines.
  - 1. Structural analysis of pool shell(s).
  - 2. Determining causes of identified water loss.
  - 3. Geotechnical testing and analysis at the site.
  - 4. Determining water table elevations at the site.

5. Locating aquifers at the site.
6. Locating electrical currents and their sources at and around the pool(s).
7. Equipotential bonding and grounding of the pool(s).

#### **TASK 1B: NEEDS ANALYSIS**

One (1), 1-day site visit (combined with Task 1A)

- A. Meet with the steering committee to analyze needs and determine objectives for the layout and functionality of a new swimming pool.
- B. Prepare and submit an outline of a Design Program of spaces and features for the proposed outdoor swimming pool describing the pool size, shape and support spaces based on preliminary discussions and meetings noted above.
- C. Based on the first meeting and committee's review of the outline program, develop with the Client a Design Program for the swimming pool with recommendations on the size and shape of the pool(s) and support spaces.
- D. Meetings:
  1. Virtual Project planning meeting
  2. On-site Project kickoff meetings
  3. Virtual site visit follow-up meeting
- E. Deliverables:
  1. Project kickoff presentation
  2. Meeting notes
  3. Aquatic facility assessment presentation

#### **TASK 2: DEVELOPMENT OF AQUATIC PROGRAM / CONCEPTUAL PLANNING:**

( ) 1-day site visit(s)

- A. Based on the agreed upon program, the Consultant will prepare up to three (3) concepts. The Consultant will provide a conceptual plan of each option. The purpose of the plans will be to illustrate ways to organize the spaces in a functional arrangement and to confirm that the facility footprint will contain the areas proposed in the Design Program.
- B. The Consultant will prepare an Opinion of Probable Construction Cost for the aquatic facility concepts. Recent project bid figures of similar projects will be used as well as national estimating guides and local cost adjustment factors. The hard construction cost figures will be supplemented by a development cost factor, which will include such "soft" costs as professional fees, survey, geotechnical report, document reproduction, advertisement for bids and all anticipated expenses related to the administration of the Project. The sum of these two cost figures will be the total Project cost so that the Owner will have a comprehensive overview before making an informed decision about the Project.
- C. The Consultant will meet with the committee to participate in a design workshop. Preliminary concepts and program features will be reviewed and confirmed.
- D. The Consultant will make updates and revisions to the plan(s) as needed.
- E. Meetings:
  1. Virtual concept review meeting
  2. On-site Project committee and/or community presentation
  3. Virtual site visit follow-up meeting

- F. Deliverables:
  1. Concept review presentation
  2. Final report

II. DRAWINGS: All of the reports, drawings and specifications prepared by the Consultant as instruments of service are and shall be the property of the Consultant whether the Project for which they are made is executed or not. The Client shall be permitted to retain copies, including reproducible copies of the reports, drawings, and specifications.

III. DELIVERABLES:

- A. Base Deliverables (included in lump sum listed under IV. FEES):
- B. Copy of all presentations in PDF format and graphics for Owner use that detail the process and findings for the feasibility study.
  1. Project kickoff presentation
  2. Meeting notes
  3. Facility assessment presentation
  4. Concept review presentation
  5. Final report

IV. FEES: The Consultant's fee shall be a lump sum of **\$19,500.00** including up to two (2) site visits and inclusive of any related travel expenses.

The Consultant shall submit monthly statements of basic and additional services based upon the Consultant's hourly rate schedule for services completed at the time of billing. The Client shall make payment within thirty (30) days after receipt of the invoice from Counsilman-Hunsaker. Consultant may, after giving seven (7) days written notice to the Client, suspend services until payment is made in full of all past due invoices for this Project.

To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of Counsilman-Hunsaker and Counsilman-Hunsaker's officers, directors, partners, employees, agents and Counsilman-Hunsaker's consultants, and any of them, to Client and anyone claiming by, through or under Client for any and all claims, losses, costs, or damages whatsoever arising out of, resulting from, or in any way related to the conclusions and recommendations expressed in the study shall not exceed the total compensation received by Counsilman-Hunsaker under this Agreement.

V. ADDITIONAL SERVICES: All additional services must be authorized in writing. The Consultant shall be paid for additional services according to the following fee schedule (if not listed as a lump sum):

Principal	\$285.00/hour
Director	\$250.00/hour
Project Manager	\$220.00/hour
Project Engineer/Architect	\$185.00/hour
Design Associate	\$155.00/hour
Administrative	\$90.00/hour

Site Visit

\$1,800.00 /day \*

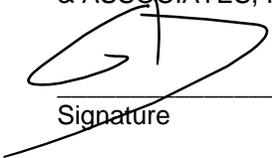
\* Excluding travel expenses

- VI. TERMINATION: Each party agrees that upon the occurrence of a material breach or default of the other under the terms of this Agreement, it shall provide written notice of such default to the other. Such written notification given by the party shall specifically state the material breach or default under the terms of this Agreement. The notified party shall have thirty (30) days after such notice is given to remedy the specific breach or default. Upon the failure by the defaulting party to cure the specified breach or default within the allotted time, or recurrence of the same breach within thirty (30) days after its initial cure, the other party shall have the right to terminate this Agreement except with respect to any liabilities or obligations which, under the terms of this Agreement are to survive its termination.
- VII. SCHEDULE OF WORK: The Consultant shall execute all of the tasks listed above within 60 calendar days of receipt of a signed agreement and authorization to proceed. Review periods by the Client, or other extensions not caused by the Consultant, will be added to the 60 calendar days.
- VIII. ENTIRE AGREEMENT: This agreement constitutes the entire understanding between the parties and cannot be modified except by their mutual written consent. In the event of a conflict between this Agreement and the terms of any other agreement or document pertaining to the Project, the terms and provisions of this Agreement will be controlling.

IN WITNESS WHEREOF, the parties have hereunto set their hands on the day and year first above written.

ACCEPTED:  
COUNCILMAN/HUNSAKER  
& ASSOCIATES, INC.

CITY OF JERSEY VILLAGE, TEXAS



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Signature

George Deines, Studio Director

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Printed Name & Title

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CH Team Member & Title  
April 19, 2024

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Date

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Date

Client Information:

Robert Basford  
City of Jersey Village  
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Jersey Village, Texas 77040  
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