

Proposal for new building at Holland Park (updated 12-2-09)

To: City of Texas City (The City)

From: Texas City Radio Control Club (TCRCC) a 501C-7 Corporation.

Re: New utility building at Holland Park (7500 Humble Camp Road)

Background

Holland Park, a Texas City owned park, has been used primarily for the purpose of safe and professionally controlled "radio control" model airplane flying activities since about 1971, 38 years. The flying activities are controlled by the Texas City Radio Control Club (TCRCC).

Radio control model airplanes today are no longer kid's toys. Some models can be as large as ½ size of a full scale airplane. They can weigh up to 55 pounds and fly as fast as 200 mph (these are the upper limits imposed on us by our Liability Insurance). The cost can be up to \$10,000 for one model airplane or helicopter. This is no longer a sport that can be safely practiced in an empty lot in town. Holland Park being very remote from any concentration of houses or highway traffic is an ideal and very safe place for this activity. The clubs history of safety attests to this. Similar City/County park facilities exist in other nearby areas such as Hitchcock, Alvin, LaPorte and Clear Lake (NASA). Much like Little League we share each others facilities with multiple memberships.

The TCRCC club that operates the Texas City field is sanctioned by the Academy of Model Aeronautics (AMA) a national organization. All club members are required to belong to AMA which, with the club sanction, provides each member with liability insurance of \$2,500,000 per occurrence. The club is serious in its responsible use of the park and the activities at the park are very well controlled and safe. The club membership families consists of Doctors, Engineers, NASA Scientist, Airline Pilots, Skilled Craftsman, students and good citizens of all types from the very young to the very old. We meet once per month in the Captains room of the Nessler Center.

We currently maintain a membership of about 90 with annual dues averaging about \$70 per member (we offer half price dues for seniors and kids). Historically practically all our dues have gone into the maintenance and the improvement of the park. The park today is a first class Radio Control Model Airplane flying facility because of the money and work contributed by our membership. All our activities are free to the public and the public is always invited when we are using the Park.

Our Need

We are in desperate need of a larger building to use as a utility building to:

- 1) Hold our regular monthly club, board and committee meetings.
- 2) Conduct safety meetings.
- 3) Conduct training activities for new pilots and school club students.
- 4) Provide an air/heat conditioned relief area for our elderly club members and visitors during the hot summer and cold winter months.

We have been trying for years to do this on our own but have failed. Hurricane Ike and recent vandalism depleted much of our savings planned for a new building.

Ike did the following to us: (Holland Park is outside the protection levy.)

- 1) Floated our concession stand off its blocks and damaged the AC unit.
- 2) Floated everything we own, tables, chairs, benches, airplane stands, frequency control board, trash cans and porta potties off into the woods and marsh.
- 3) Destroyed two coin operated cold drink machines.
- 4) Destroyed two refrigerators.
- 5) Destroyed one electric range.
- 6) Destroyed one Microwave.
- 7) Destroyed our well pump and tank.
- 8) Destroyed one riding lawnmower.
- 9) Destroyed one weedeater.
- 10) Flooded two other riding lawn mowers requiring expensive service.
- 11) Destroyed grounds keeping supplies in our maintenance shed.

Just before the storm we were vandalized and lost a new \$3,500 John Deere riding lawnmower and a \$400 model airplane.

We have just about recovered from these disasters without any insurance or government money from anyone. But this did seriously deplete our building fund savings for a new building.

We still however have the need and a plan for the new building we want and with this proposal we are asking the City to consider participating with us in obtaining the building. Our biggest problem is the up-front cost and our inability to borrow money as a small corporation/club.

After several months of hard work by our building committee we have a plan, which recently received an over 80% club voting membership approval, as follows:

- 1) The building will be 50 foot wide by 24 foot deep (1200 SF). See attached sketch(s).
- 2) It will have two 16 foot garage doors facing the field runway so club members and visitors can watch all the activities from a semi climate controlled area.
- 3) Construction will be conventional wood frame with special features to address potential wind storms, flooding and vandalism.
- 4) Climate control will be with 3 AC/Heat window units secured to discourage vandalism.
- 5) The building will comply with American Disabilities Act (ADA) regarding accessibility.
- 6) No park trees will be damaged or removed.
- 7) At this time there will be no water or sewer service to the building since, except for non-potable well water; these services are not available at this park site.

We have firm bids for about 95% of the completed project from local (Texas City) contractors and suppliers. Some of the work is planned for club volunteers. The estimated cost of the completed project is \$45,315. See attached detailed estimate. We have also received approval, with a building permit, from Texas City Building Official, Brian Falk concerning all applicable building Codes.

Along with the obvious benefits to our club the City will also benefit from this project in the following ways:

- 1) The Nessler Center Captain's room will be freed up for other citizen's use since all our future meetings will be held in the new utility building.
- 2) Our Park now has two 15' wide x 8 seats high aluminum seat bleachers (in like new condition) which will no longer be needed. Both will be given up by the club to be relocated to one or two City sports parks such as soccer or junior football fields.
- 3) The new building will improve the Holland Radio Control Park to a level possibly unequalled in the State. Our facility will be without question the finest in the South Texas area.
- 4) The club will donate all its financial participation in the project to the City making the building a City owned property.
- 5) The club will maintain the building (except utilities and insurance) without cost to the City as it now does with the current buildings and facilities at the park.

Our proposal to the City is this:

- 1) TCRCC will provide via. Harvey Cappel PE, the project management, engineering and purchasing for all necessary activities related to the complete construction of the building. The Cities' activities will be limited to construction draw approvals and liaison with the club as required for accounting etc. purposes.
- 2) The City will pay, on a construction draw basis, the entire installed cost of the building, not to exceed \$45,315.
- 3) TCRCC will repay to the City all but \$5,000 of the cost of the building by making a first year payment of \$5,000 and thereafter making annual zero interest loan payments of \$2,000 year until the entire remaining balance (not to exceed \$35,315) is completely paid.
- 4) In the unlikely event the club membership reduces to a level making this payment too much for a smaller club the payment under these circumstances will be limited to 40% of the clubs annually collected dues. This temporary reduced payment will obviously increase the number of years required to complete the final payout.
- 5) The first payment of \$5,000 will be due on January 15, 2010 and then the \$2,000 payments will be due annually on January 15 each year until the balance is completely paid.
- 6) The City will always own the building.

By this plan the City should be completely repaid for the building in about 18 years. The TCRCC club is basically asking the City for an 18 year, interest free, loan and payment of \$5,000 of the total cost of the building. TCRCC pay the remaining cost of the building. The TCRCC club believes its proposal represents a fair sharing of the cost of a mutually beneficial facility that will make the activities at Holland Park better and safer for TCRCC, the City and the general public.

And finally this project request is not without precedent. About two years ago Galveston County built a new 18' x 60' (1080 SF) covered shed with concrete slab at the Jack Brooks Park for the much smaller Hitchcock Radio Control Club. The County paid 100% of the cost of the project.

To better understand our need and proposal please feel free to visit Holland Park to meet some of our members and witness the TCRCC model airplane flying activities at any time. The best time, to see the most, will be weekends but quite often we have members using the park daily.

You may contact the TCRCC club via:

Mike Grassmuck (TCRCC Club President) 409 739-5986
Harvey Cappel PE (Building Committee Chairman) 409 939-4271

TCRCC BUILDING ESTIMATE
24 FT X 50 FT = 1200 SF

<u>ITEM NO.</u>	<u>ITEM DESCRIPTION</u>	<u>BID/EST. COST</u>	<u>NOTES</u>
1	Wood frame building	24,350	Firm bid Higginbotham
2	Garage doors (3)	2,879	Firm bid Hall Door
3	Insulation	1,806	Firm bid Higginbotham
4	AC Units 3 x 1-1/2 ton	1,960	Frigidaire AC + Heat
5	Painting inside and out	0	Included in building bid
6	Electrical	3,000	Matrl. + Club Labor
7	Plumbing	0	None Required
8	Concrete Foundation	5,100	Firm bid R O Hernandez
9	Flat work + ADA ramp	2,100	Firm bid R O Hernandez
10	Engineering + Mgmt.	0	Harvey Cappel PE
11	Permits	0	Harvey Cappel PE
12	Windstorm Certificate WPI-8	0	Harvey Cappel PE
13	IBC/IECC Energy Cert.	0	Harvey Cappel PE
SUB TOTAL		41,195	
CONTINGENCY 10%		4,120	
GRAND TOTAL BUILDING		\$ 43,315	