



# YMCA OF CENTRAL TEXAS/ WILLIAMSON COUNTY BOND REQUEST

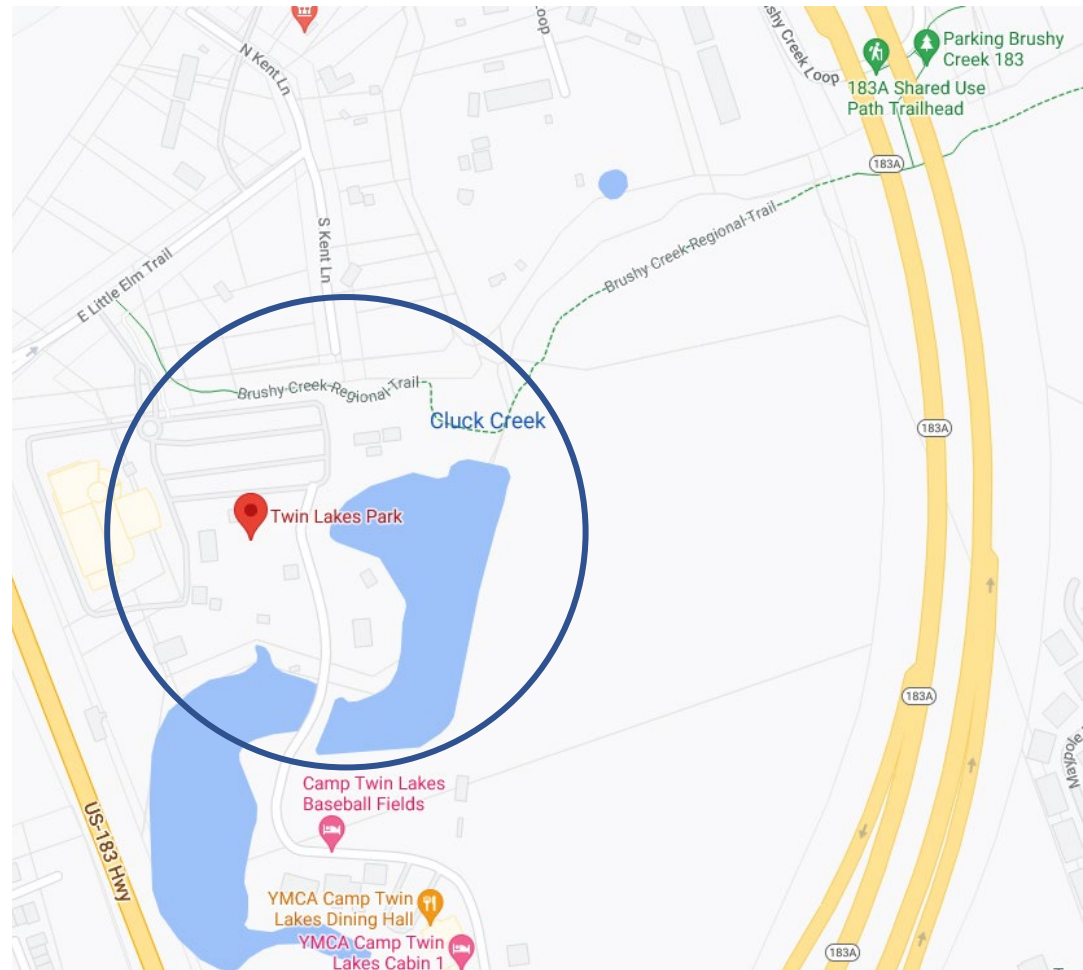
Jeff Andresen  
CEO/President – YMCA of Central Texas

May 19, 2023



Operating Agreement date: October 1, 1997  
Twin Lakes Park (owned by the State of Texas), is leased to Williamson County & operated by the YMCA OF CENTRAL TEXAS as a public park, is located in the City of Cedar Park.

The Twin Lakes Park is located on the Brushy Creek Regional Trail.







Due to its proximity to the regional trail head, water features, scheduled group youth programming and ability to facilitate overnight rentals, it is the busiest park in the County System.





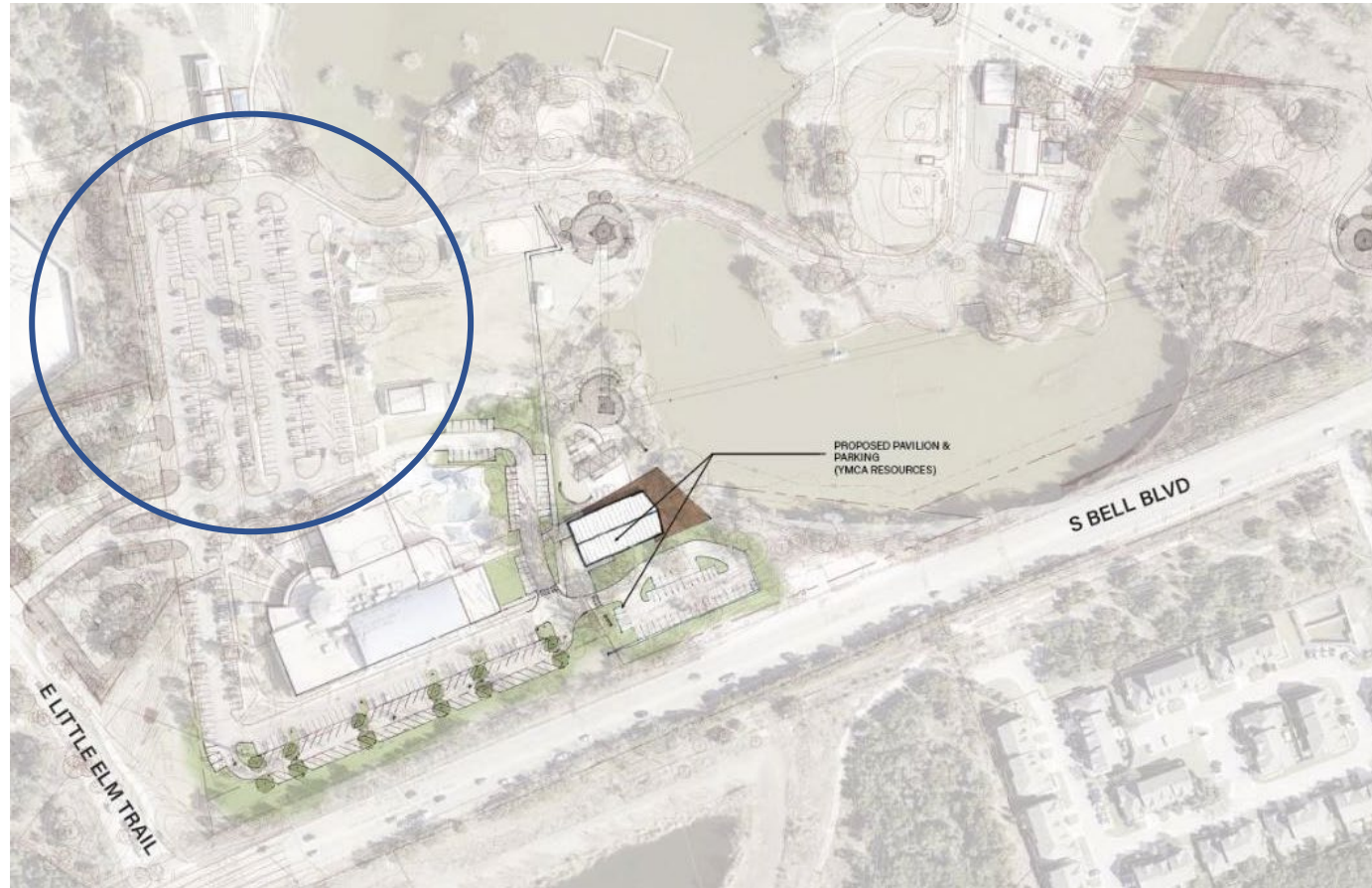
The YMCA is responsible for 100% of all staffing, programming, and daily maintenance of this Williamson County park.



Over the years, Wilco and the YMCA have jointly funded several Twin Lakes Park and Trail Connection Amenities...



The YMCA and Williamson County co-funded the current parking lot, which was master planned for a phase 2 expansion. This lot serves the regional trail, Twin Lakes Park, and YMCA Facility.





The YMCA and Williamson County co-funded the swimming pool and splash pad.





The YMCA and Williamson County co-funded the overnight cabins, dining hall, and all utilities and roadways needed to support these amenities.

In addition, the previous successful County Park bond provided joint funding (County/YMCA) to construct a pedestrian bridge that will allow access to 6 acres of the park which was inaccessible to the public.







The Twin Lakes Park location is unique due to its high-adventure amenities, natural beauty, and indoor spaces that allow guests and visitors year-round enjoyment.







In 2003, RRISD, the YMCA, and Wilco, jointly constructed the Tango Tower at Twin Lakes Park.



The Tango Tower has served 100s of thousands of kid, and adult, park visitors for over 20 years.





The combination of the trail, park, indoor space, and adventure course amenities make this park one of a kind.





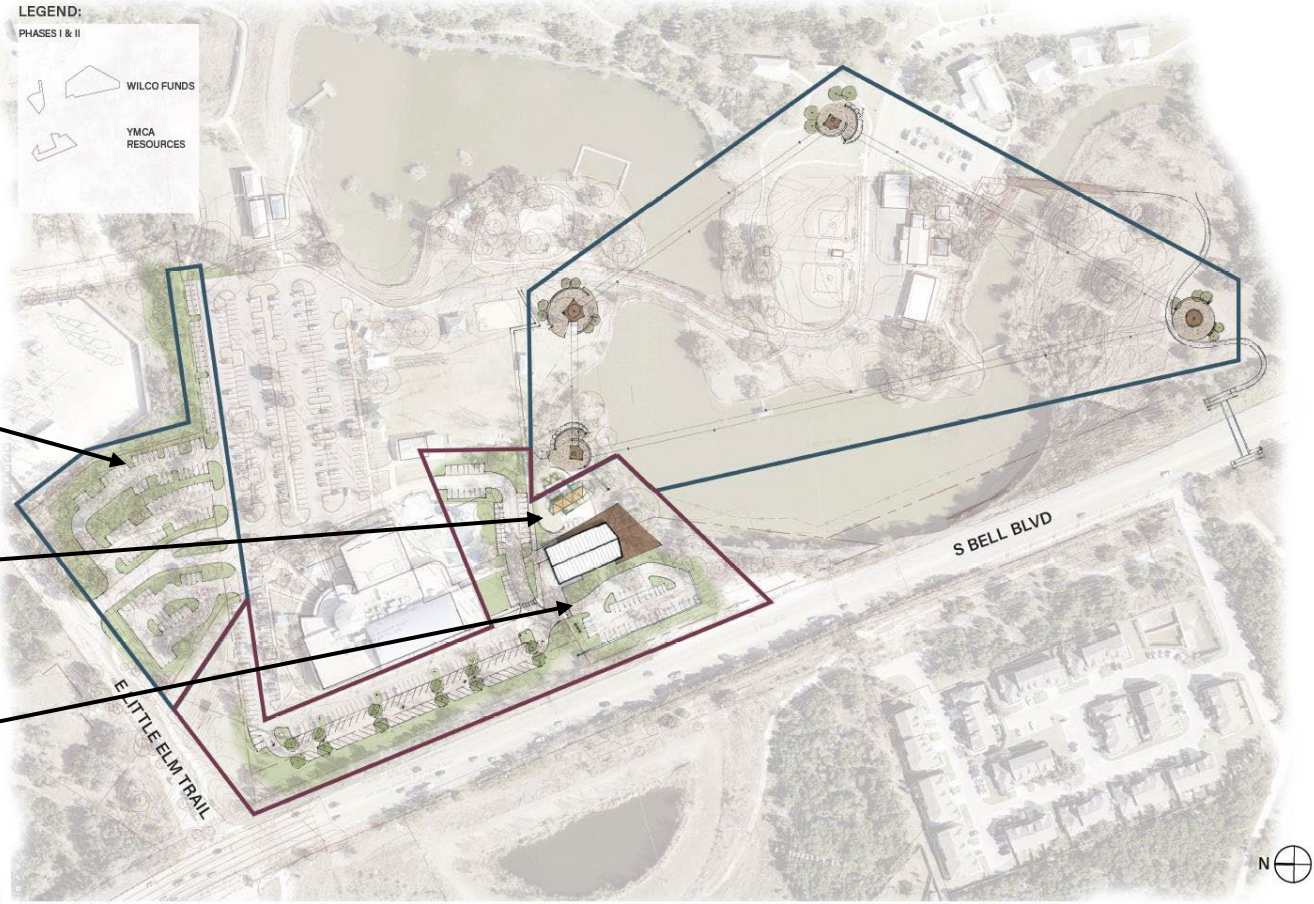
In 2018, the YMCA met with Wilco Parks and Recreation Leadership to continue the master planning for Twin Lakes Park.

Replacement of the following, were all recognized as key priorities:

- aged Adventure Course
- additional Indoor Space
- and Expanded Parking

During the master-planning process, it was determined that:

- the phase 2 expanded parking should be implemented
- Replacement/expansion of the adventure course
- Additional indoor space and parking to serve these visitors

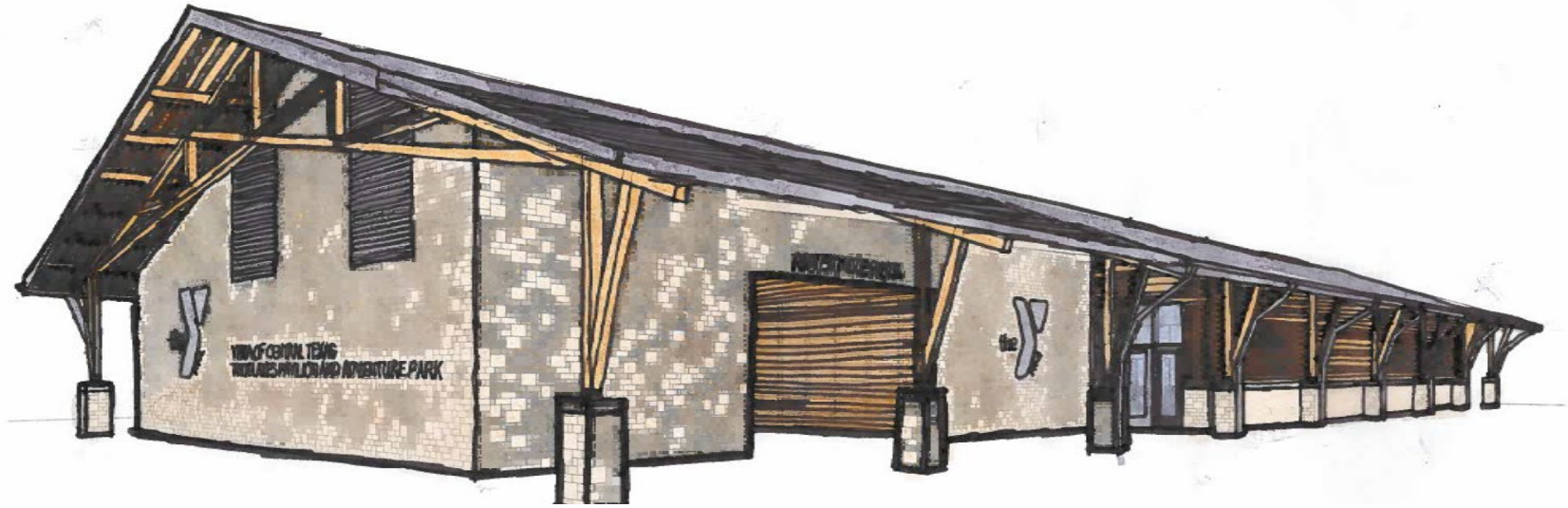






In anticipation of building the new indoor pavilion and adjacent parking, the YMCA purchased the Greenwood Property for \$1M.





The pavilion is designed to host park visitors and retreat groups who desire a high-quality indoor location in a natural setting with access to high-adventure programming.

Additional Indoor  
Space and Parking to  
serve more.







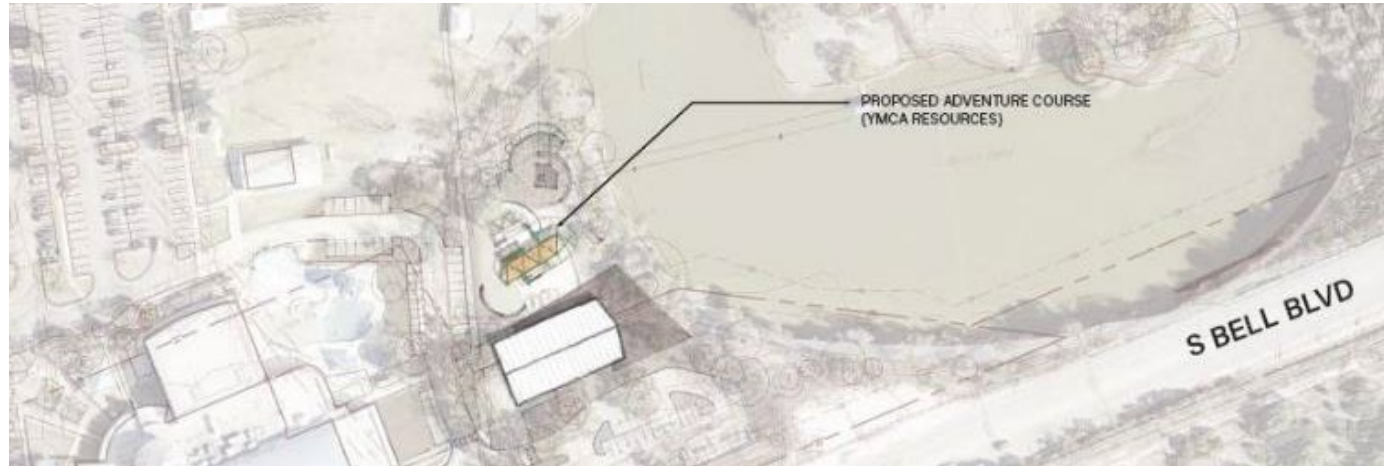
Due to the age of the current adventure tower and zip line, the YMCA has fundraised to replace and expand the community elements.

# Adventure and Zip Line Course

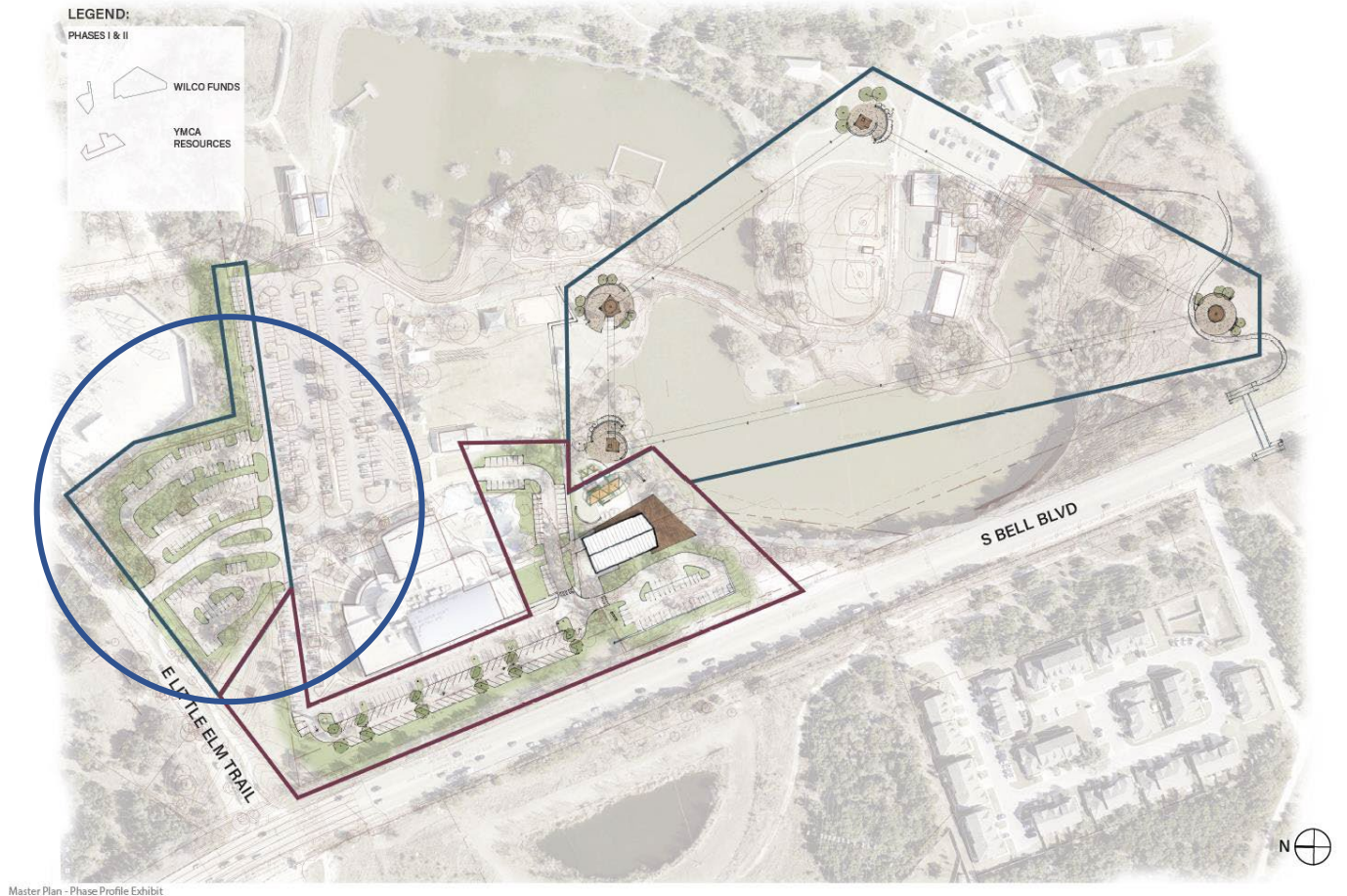




## Location of the expanded Zip Line and Adventure Course



Location of  
expanded parking  
to serve the  
Regional Trail and  
Twin Lakes Park.



Master Plan - Phase Profile Exhibit



YMCA of Central Texas

Master Plan Improvements

May 2023



The Y. For a better us.



# Anticipated Cost

# Proposed Cost Breakdown

## Twin Lake Park/Regional Trail

	Project	Sponsor (YMCA)	Williamson County
1	Adjacent Land Purchase (Pavilion Parking)	\$ 1,000,000	
2	Indoor Pavilion	\$ 4,200,000	
3	Adventure Course and Zip Line Course	\$ 2,155,000	\$ 3,005,415
4	Parking Expansion		\$ 875,450
	<b>TOTAL</b>	<b>\$ 7,355,000</b>	<b>\$ 3,880,865</b>



# Proposed Cost Breakdown

Project	Sponsor (YMCA)	Williamson County	Project Totals
<b><u>Adjacent Land Purchase (Pavilion Parking)</u></b>	\$ 1,000,000		\$ 1,000,000
<b><u>Indoor Pavilion and Parking</u></b>			
Design / Construction / FF&E	\$ 4,200,000		\$ 4,200,000
<b><u>Adventure &amp; Zip Line Course</u></b>			
RCI Adventure Course	\$ 658,019		
RCI Adventure Course Expansion		\$ 965,415	
RCI Adventure Course Escalation		\$ 90,000	
Ropes Course & Climbing Tower		\$ 1,600,000	
Ground Prep / Civil / Construction	\$ 1,496,981	\$ 350,000	
			\$ 5,160,415
<b><u>Parking Expansion (126 Spaces @ Little Elm)</u></b>			
Design		\$ 78,500	
Construction		\$ 693,000	
Contingency / Escalation		\$ 103,950	
			\$ 875,450
TOTAL	\$ 7,355,000	\$ 3,880,865	\$ 11,235,865

# THANK YOU!