

City of Alexandria, Virginia
FY 2027 Proposed Operating Budget & CIP
Budget Questions & Answers

March 30, 2026

Question:

What are the top three RPCA recreation center event revenue generators, and what is the condition of their tables, chairs, sound, and projection equipment? What would the cost be to upgrade the interior of recreation facilities? Are there strategic spaces where if they were leveraging internal upgrades, they would get a ROI with visitors?

Response:

For FY 2025, the top three RPCA recreation center event revenue generators were the Lee Center, the Durant Center, and the Chinguapin Park Recreation Center and Aquatics Facility.

While both Charles Houston and Patrick Henry also have a high volume of rentals, many of those uses are internal or partner-based and do not generate comparable revenue. At the three highest revenue-generating sites, the tables, chairs, walls, and related event support equipment reflect regular wear and tear due to heavy use for rentals, programs, and community activities. RPCA is already moving toward lighter weight tables and chairs that are easier to move, more durable, and more practical for routine replacement. Sound and projection equipment varies by site and room, but targeted upgrades in high-use rental spaces would improve both customer experience and operational flexibility.

Estimated upgrade costs by improvement type are as follows:

- Interior painting for a standard large room, including drywall repair: **\$2,500 to \$3,000**
- Integrated sound system installation per large room: **\$15,000 to \$20,000**
- Commercial grade soft play equipment replacement: **\$1,500 to \$3,000 per piece**
- Projection equipment, including laser projector and motorized screen: **\$5,000 to \$7,000**
- Large flat screen monitor with laptop connectivity, installed: **approximately \$5,000**
- Tables and chairs for 100 people at one site: **approximately \$12,000**

Based on the highest use and revenue-generating spaces, estimated targeted interior upgrade costs are:

- Lee Center: approximately \$36,500 for painting five rooms, projection equipment, and tables and chairs
- Durant Center: approximately \$38,000 for a sound system, projection system, painting two rooms, and tables and chairs
- Chinguapin: approximately \$42,000 for ten pieces of soft play equipment, projection equipment, painting two rooms, tables and chairs

There are strategic spaces where targeted upgrades could generate a return on investment, particularly at facilities already serving as strong rental and event venues. Improvements to high-demand rental rooms at the Lee Center, Durant Center, and Chinquapin would likely enhance marketability, improve the customer experience, reduce wear-related complaints, and help RPCA remain competitive for private rentals, meetings, and community events.