



DEER★PARK

Parks & Recreation

DOW PAVILION



Today's Presentation

DESIGN PROCESS

DOW PARK EXISTING SITE FEATURES

REVIEW PUBLIC INPUT PRESENTATION

RESULTS FROM PUBLIC INPUT and
FINAL CONCEPT PLAN

PAVILION SHADE STUDY

PRELIMINARY OPINION OF PROBABLE COST

March 22, 2016

Steering
Committee Kick-off
Meeting

May 23, 2016

Steering
Committee Meeting

June 9, 2016

Public Input in
conjunction with
summer concert
series

June 30, 2016

Steering
Committee Meeting
to review public
input and revised
plan

TODAY

August 2, 2016

City Council
Meeting

Review existing
aerial map of park
and
discussed project
goals

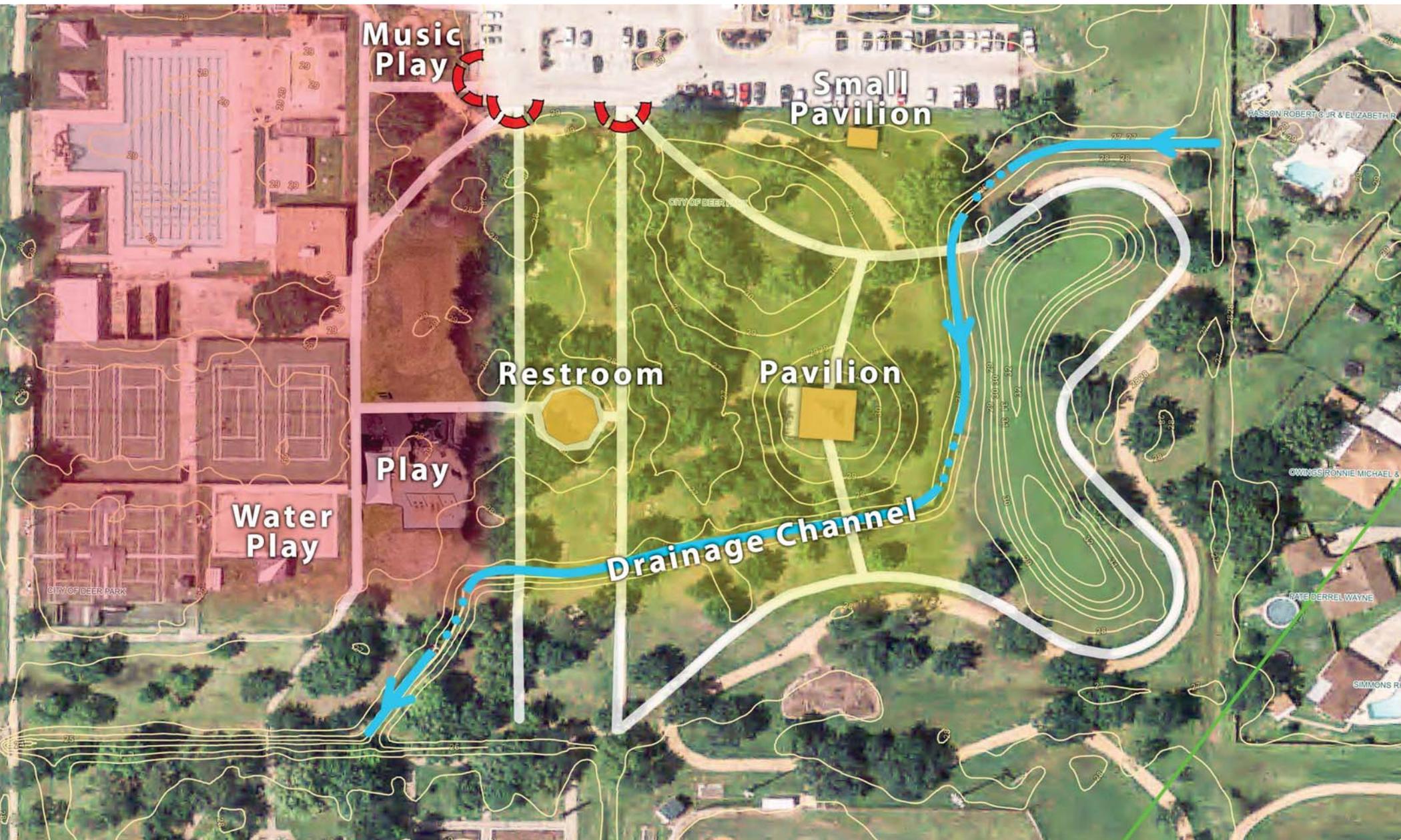
Review site analysis
and
present project
theme and
2 alternate plans
with sketches and
cost estimate

Present project
theme and
2 alternate plans
with sketches and
discussed with
individuals and small
groups

Present results of
public input from
survey and on-line
survey
and presented a
revised plan and
cost estimate

Present results of
public input from
survey and on-line
survey and
present final concept
with cost estimate





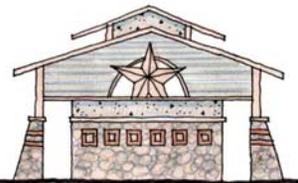
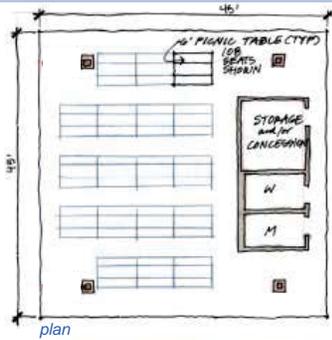
THESE PLANS ARE INSPIRED BY EXISTING DOW PARK FEATURES AND CITY WIDE WAYFINDING.

NEW SPLASH PAD CELEBRATES THE SAN JACINTO MONUMENT AND THE FUTURE PAVILION(S) AND SURROUNDING TRAIL AND AMENITIES WILL CONTINUE TO CELEBRATE TEXAS HISTORY WITH AN EMPHASIS ON SAN JACINTO BATTLE.

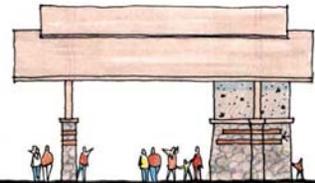
ARCHITECTURAL FORMS AND MATERIALS RELATE TO OR MATCH CITY WIDE WAYFINDING STANDARDS.



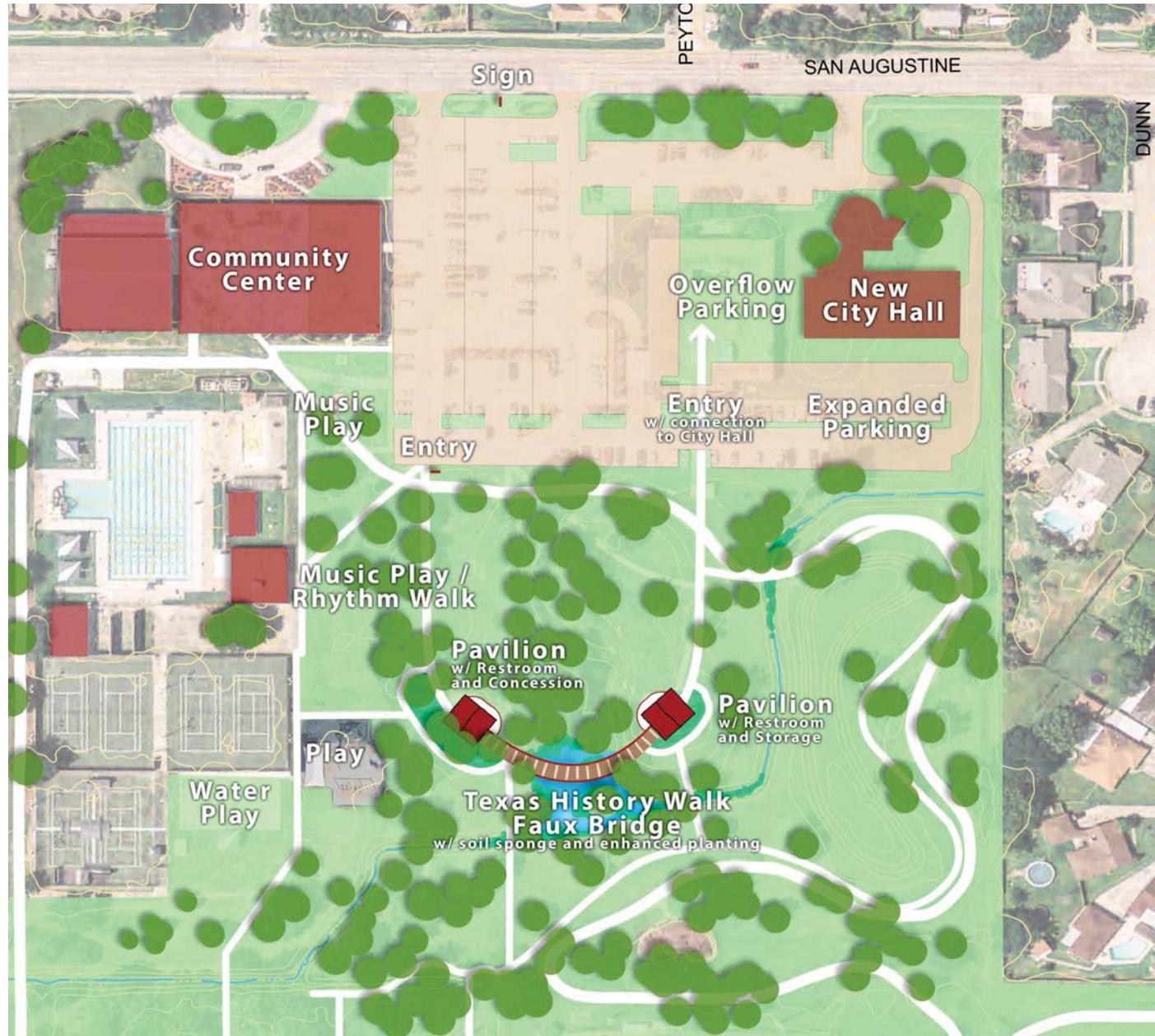
CONCEPT 1 MAY HOST ONE LARGE OR 2 SEPARATE EVENTS. EACH PAVILION SEATS ~110 PEOPLE. PAVILIONS AND FAUX BRIDGE CREATE THE BACKDROP WITH BRIDGE PROVIDING A WALK THROUGH TEXAS HISTORY.



front view



side view



CONCEPT 2 CREATES ONE LARGE EVENT AREA. THE LARGE PAVILION SEATS ~220 PEOPLE. VENDOR SPACE MAY INCLUDE ELECTRICAL AND/OR WATER HOOKUPS.



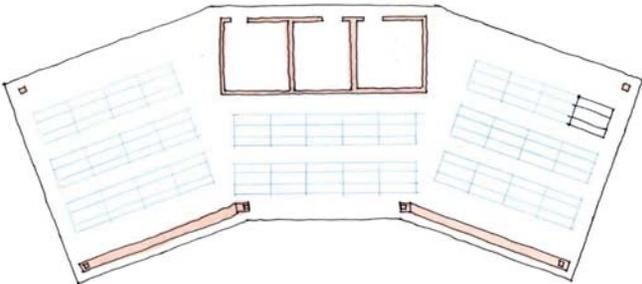
inspiration



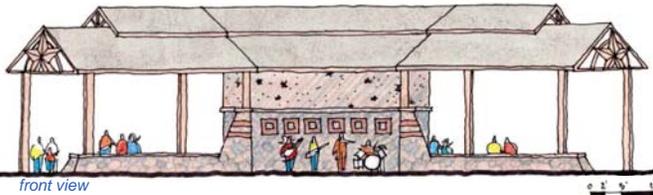
Texas History Walk interpretive railing



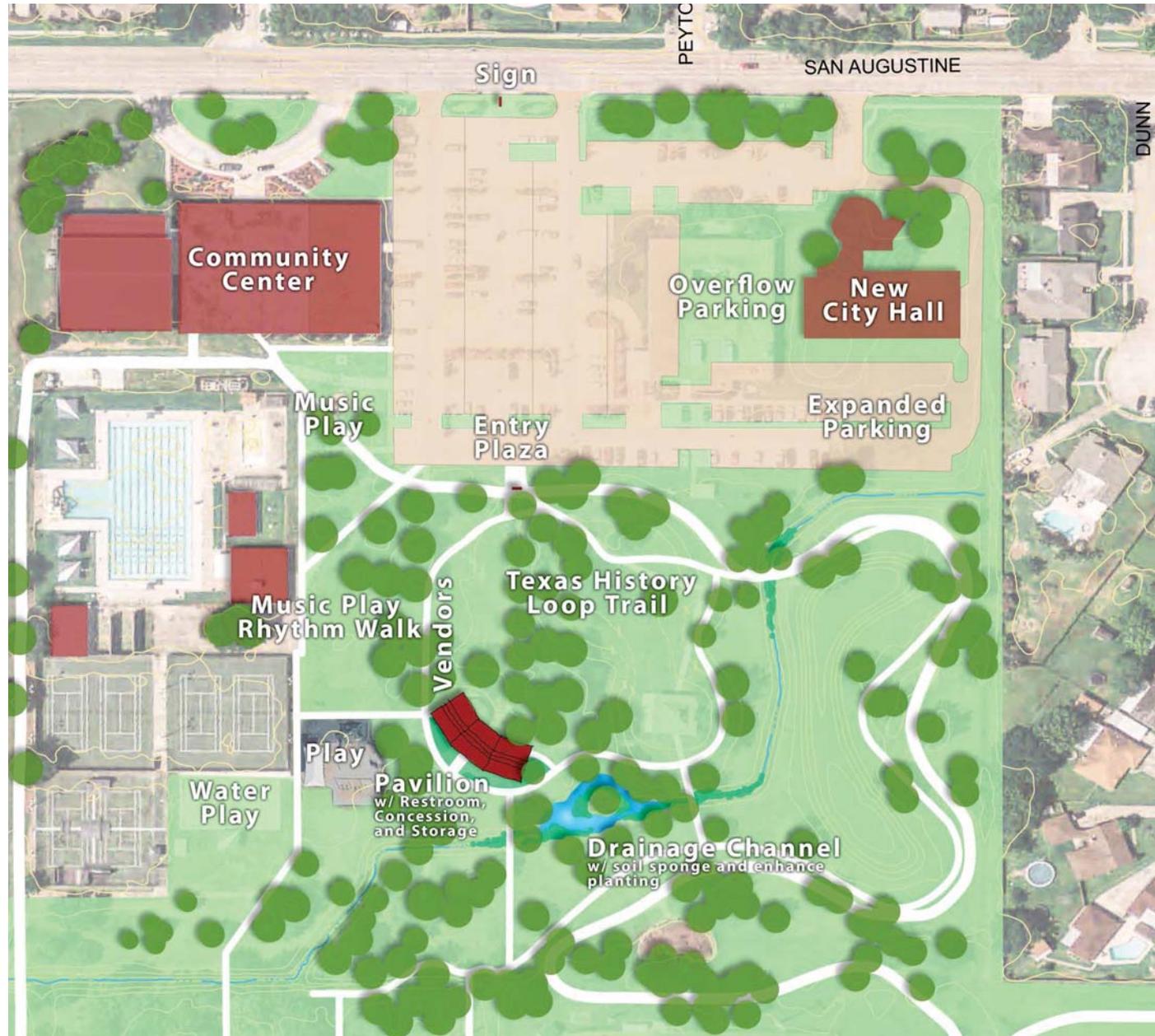
optional materials

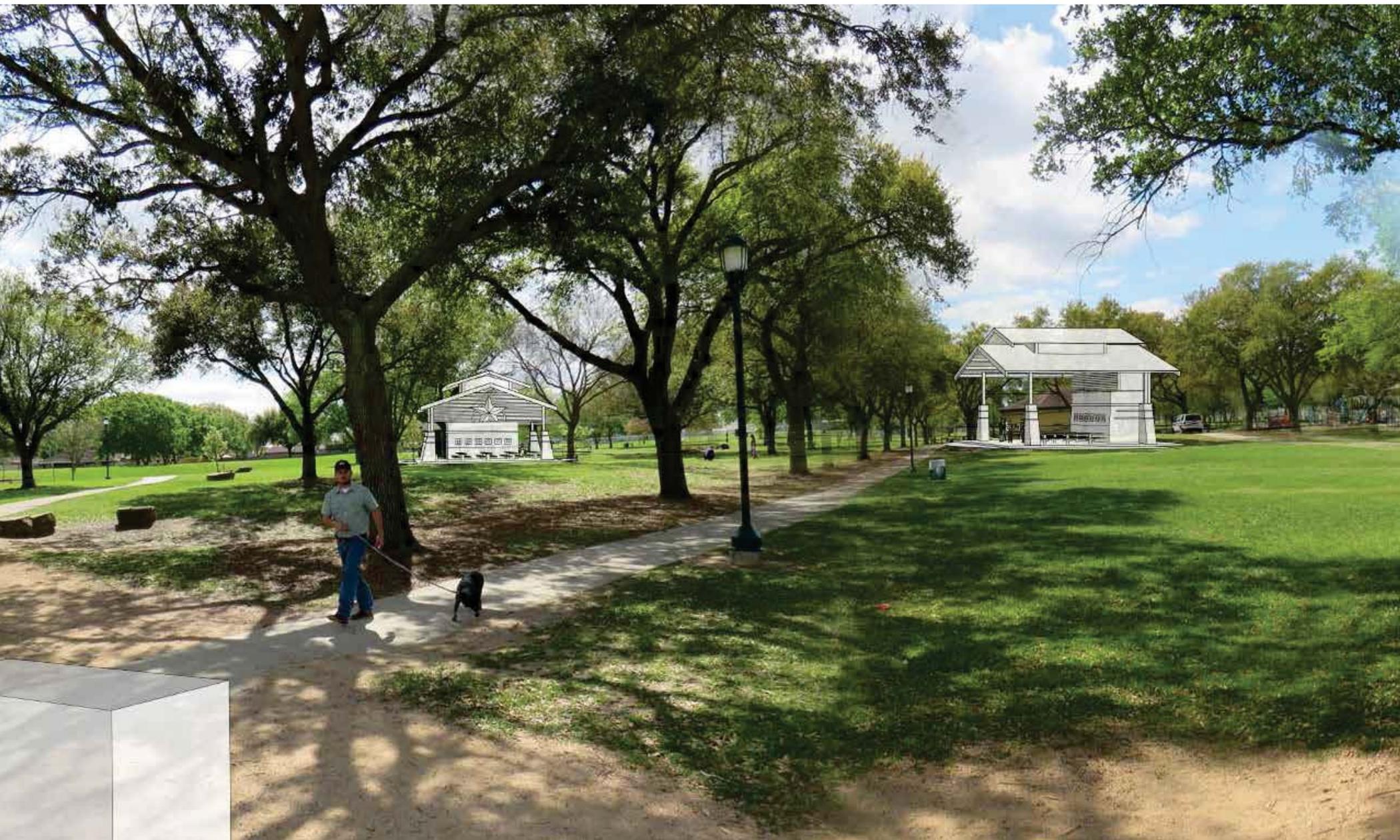


plan



front view







RESULTS FROM JUNE 9, 2016 PUBLIC INPUT

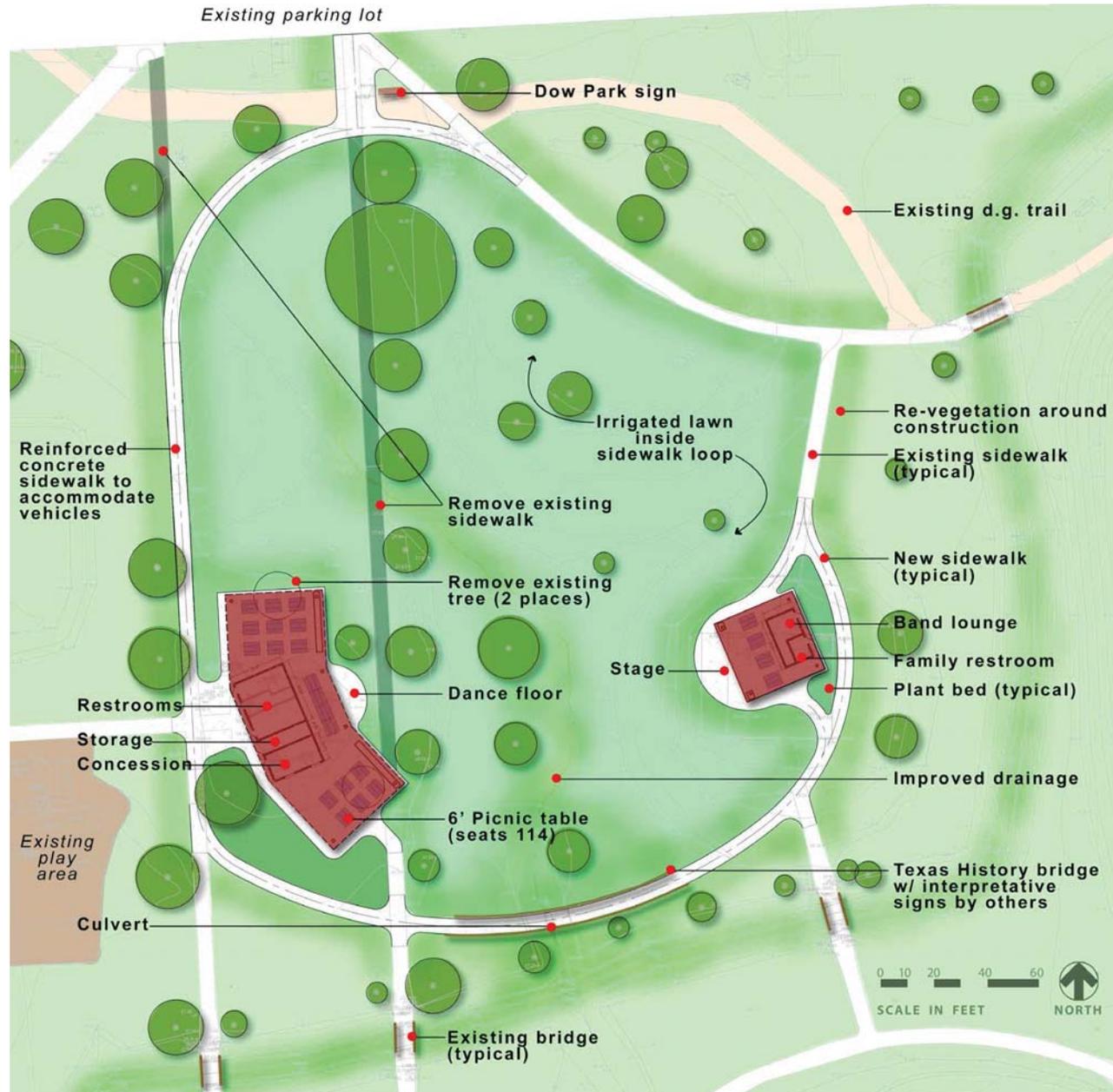
Below are the responses to concepts for Dow Pavilion from the public. Comment cards were collected on June 9, 2016 after a short presentation about the 2 different concepts. City also collected additional comment cards and e-comment cards through June 17th.

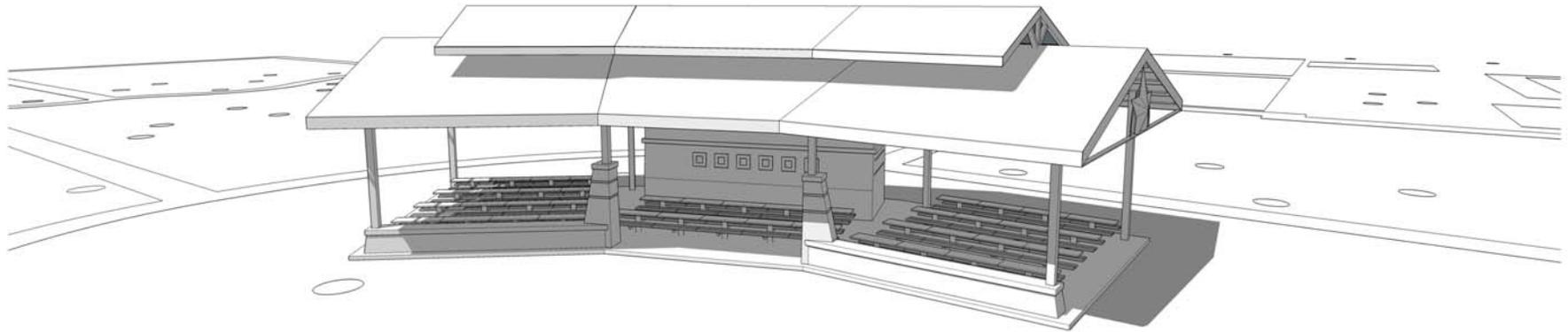
CONCEPT 1 Total votes = 25 or 29% of votes
(on June 9, 2016 = 19; from on-line = 4; from June 10-17th = 2)

- "Good to have 2 spaces for weekend birthday parties"
- "Want to keep old pavilion."
- "This seems to be better for taking care of smaller groups at the same time. (written under concept 1 that they voted for) "This one seems to only be conducive to larger events and couldn't be very intimate." (written under concept 2)
- "More useful. Big group could use both"
- "Leaves options for more than covered event at a time – bridge looks nice. Would be nice if there were a few more benches around".
- "More nature preserve"
- "Some people may not want to be close to kids. One by kids, one alone."
- "I like the concept of 2 separate pavilions and the bridge with the history."
- "Can be used by more people"
- "This will be more useful because it more flexible. It will support two events at the same time, can be combined to support one large event."

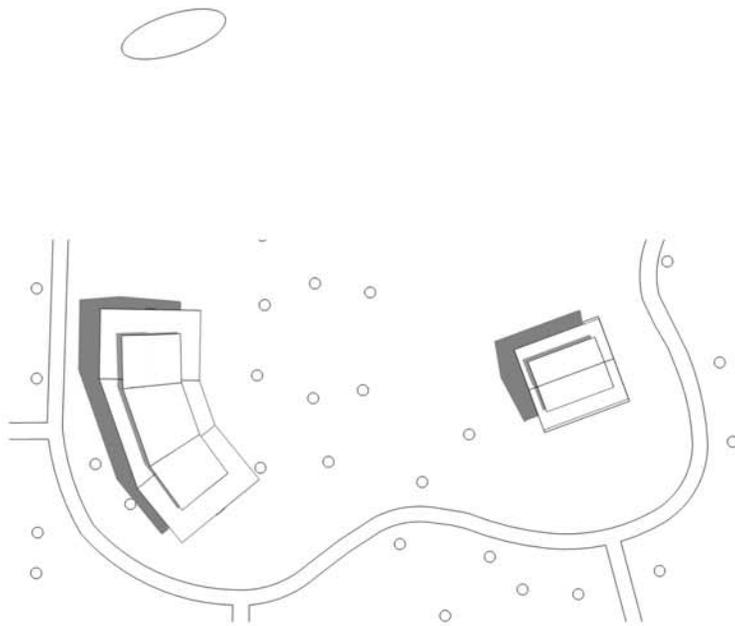
CONCEPT 2 Total votes = 62 or 71% of votes
(on June 9, 2016 = 38; from on-line = 3; from June 10-17th = 21)

- "Love the concert stage, moonwalk for kids, and rock climbing" (note: comment was in regard to activities available at the concert that evening)
- "Love this concept"
- "Drainage issues? May include needs to say vendor shall include electrical and water hookups hence, more vendors!"
- "Favor the larger one, but would like to have restrooms where they currently are. Plumbing and electric in place, build a small restroom."
- "Build a separate restroom near the playground."
- "Still needing restrooms around play area."
- "Also have a restroom near playground"
- "I think the park needs a large pavilion that can host 150+ people. But, we should try and keep the existing pavilion or replace with similar multiple events. The bridge is nice and we could have a timeline of the battle on every plank. I rent facilities for Dow Chemical Events and we currently rent Burke Crenshaw Park at Pasadena because Dow Park Pavilion is too small. Important to keep the Texas, Revolution, and Birthplace here."
- "Conduit can be run and attached to trees and have outlets for vendors east side vendors as well as middle – more mulch around trees! Roots should not be exposed."
- "1 large new pavilion and keep existing one and upgrade to match."
- "keep existing – refurbish to match new – keep trees! Little bridge between 2! History signs in rustic form!"
- "Plus a small restroom area close to playground"
- "Keep current pavilion as well for smaller rentals. Large pavilion for bigger events would be a plus. Maybe connect new large with current? Keep bridge idea."
- "But keep current restrooms "too". The playground kids need restroom and cannot use pool restrooms unless swimming. Current restroom already has elect and water...shouldn't be extra cost to keep."
- "with Texas history walk and faux bridge and foundation"
- "More adult bench swings. More bbq pits"
- "a large size pavilion would benefit more people"
- "Briscoe Cain 302 W. Oak St."
- "Bigger more activities can be held"
- "Like this concept better"
- "Concept 3 – I would combo both, keep original, fix it up to match new large and still have cute bridge."
- "Seems like this larger pavilion could have bigger parties especially for church groups or companies. It could still be dual purposed for birthdays without any problem I'm sure if they just use the ends."
- "Have 2 pavilions would get confusing as to which one you would reserve. I like the idea having one big one!"
- "Good place to host theater, dances, performances etc. It will be more useful to the public as well as parks + rec."
- "Easier for rentals."
- "Portable stage?" (with arrow pointing to front of pavilion)

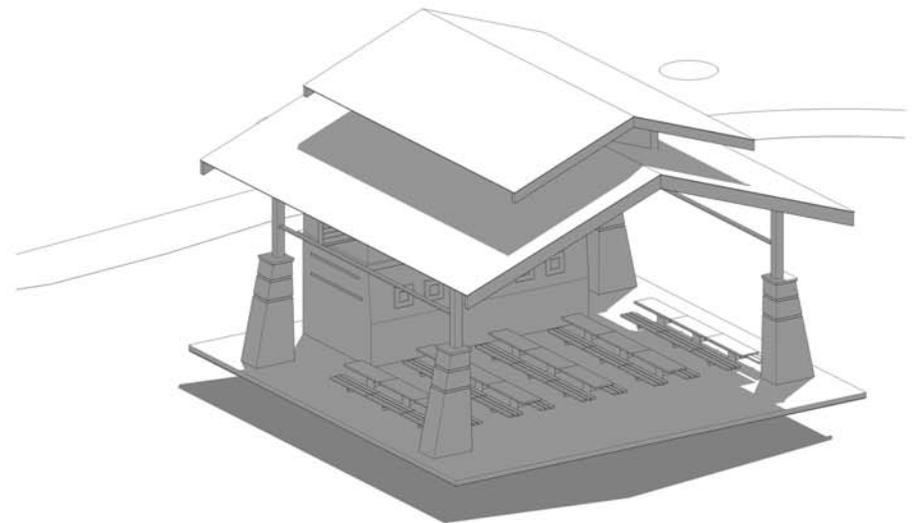




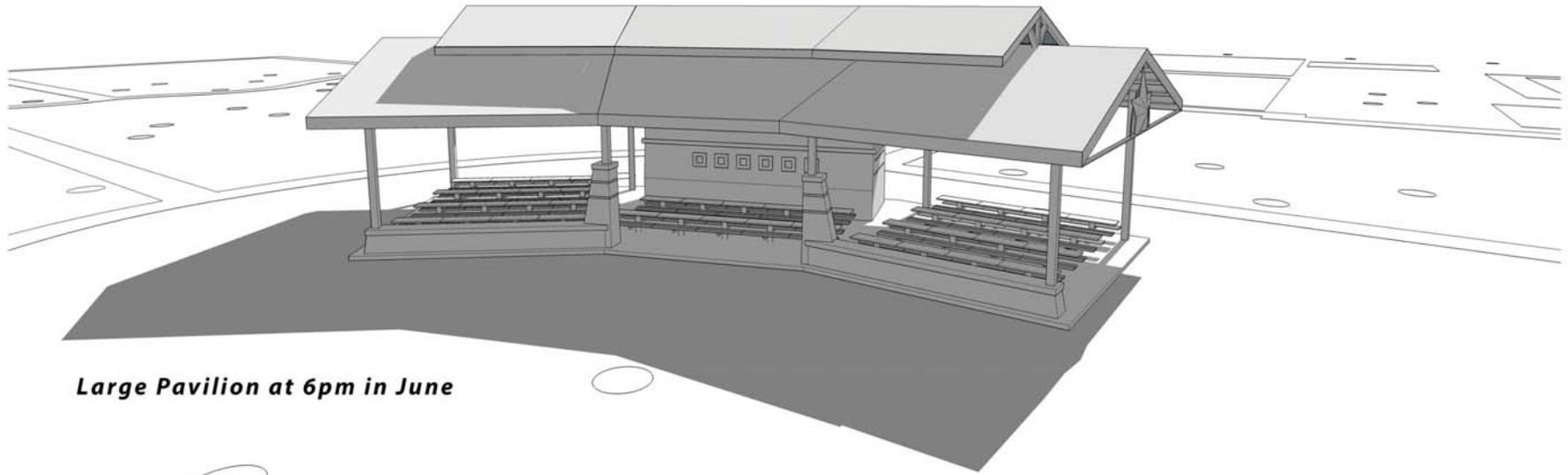
Large Pavilion at noon in June



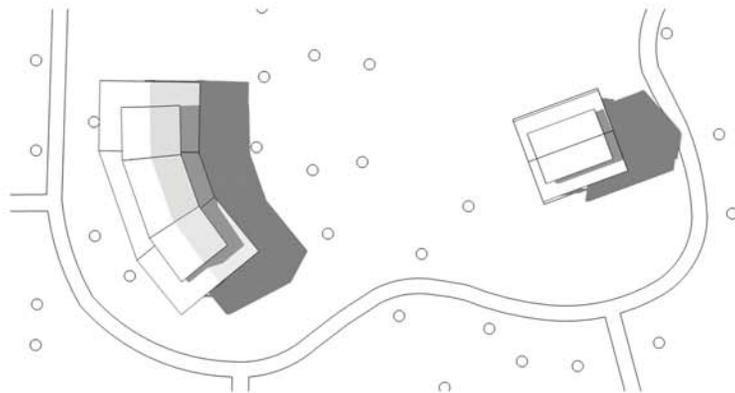
Plan view of pavilions at noon in June



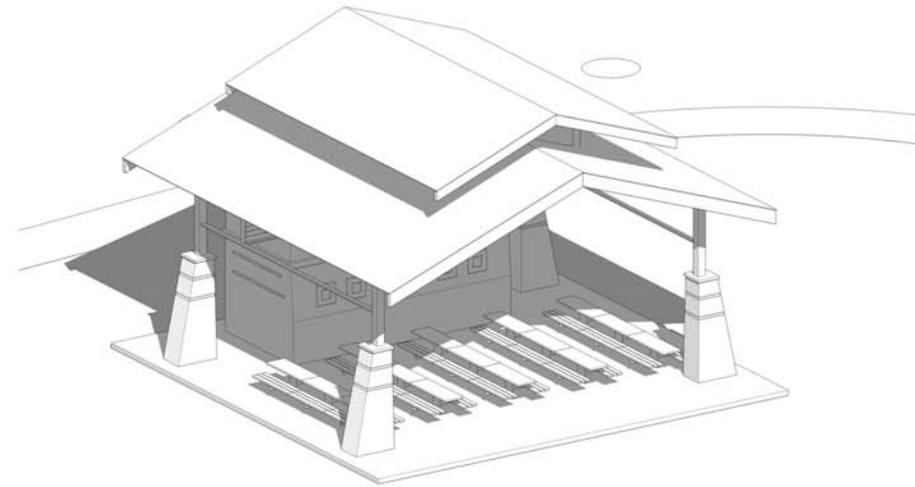
Small Pavilion at noon in June



Large Pavilion at 6pm in June



Plan view of pavilions at 6pm in June



Small Pavilion at 6pm in June



DEER★PARK

Parks & Recreation



DEER★PARK

Parks & Recreation

Dow Park Pavilion Preliminary Opinion of Probable Cost

Deer Park Dow Pavilion				
Master Plan Preliminary Opinion of Probable Cost				
	Quantity	Units	Unit Cost	Total
Sitework/Utilities				
1 Mobilization	1	LS	\$ 18,000.00	\$ 18,000
2 Demolition	1	LS	\$ 15,000.00	\$ 15,000
3 Mass Grading - Import Fill	2510	CY	\$ 5.00	\$ 12,550
4 Utility Connections	1	LS	\$ 65,000.00	\$ 65,000
5 SWPPP	1	LS	\$ 24,000.00	\$ 24,000
Subtotal				\$ 134,550
Site Hardscape Elements				
6 Concrete Sidewalk	10200	SF	\$ 8.00	\$ 81,600
7 Culvert	1	Allow	\$ 25,000.00	\$ 25,000
6 Bridge Railing	300	LF	\$ 100.00	\$ 30,000
8 Small Pavilion	1	EA	\$ 85,000.00	\$ 85,000
9 Large Pavilion	1	EA	\$ 175,000.00	\$ 175,000
10 Stone veneer	1	Allow	\$ 95,000.00	\$ 95,000
11 Restroom, Concession, Storage Buildings (6 toilets women, 6 toilet/urinal men, 1 family toilet)	1	LS	\$ 420,000.00	\$ 420,000
12 Entry Monument	1	EA	\$14,750	\$ 14,750
Subtotal				\$ 926,350
Site Furnishings				
13 Trash Receptacles	3	EA	\$ 1,000.00	\$ 3,000
14 Drinking Fountains	2	EA	\$ 2,500.00	\$ 5,000
15 Picnic Tables	23	EA	\$ 1,650.00	\$ 37,950
Subtotal				\$ 45,950
Lighting				
16 Lighting	1	LS	\$ 75,000.00	\$ 75,000
Subtotal				\$ 75,000
Landscaping				
17 Turf grass Sod	20450	SF	\$ 0.35	\$ 7,158
18 Turf grass Hydromulch	25000	SF	\$ 0.12	\$ 3,000
19 Planting Bed (includes soil, plants, and mulch)	2900	SF	\$ 6.00	\$ 17,400
20 Irrigation	65000	SF	\$ 0.55	\$ 35,750
21 Miscellaneous Irrigation Allowance (Sleeves, Valves, Wire, Meter/Backflow Preventer)	1	Allow	\$ 9,256.00	\$ 6,331
Subtotal				\$ 69,638
Subtotal				\$ 1,251,488
Contingency			10%	\$ 125,149
Professional fees				\$ 119,550
Grand Total				\$ 1,496,187



DEER★PARK

Parks & Recreation

MAXWELL CENTER PROGRAMMING

Today's Presentation

PROCESS

MAXWELL CENTER PROGRAMMING

CONCEPTUAL PLAN

April - May 2016

Site Assessment

Includes on site observations and documentation of architecture, mechanical/electrical/plumbing, structural, and ADA / RAS review

May 9, 2016

Steering Committee Meeting

Review existing programming, discuss project goals, and determine staff's preferred "considered" space

June 9, 2016

Public Input at Maxwell Center in conjunction with mid-day / lunch

Present "existing" and proposed "considered" space. Discuss needs with entire group, and with individuals present at meeting. Made survey available during meeting and on-line.

June 29, 2016

Steering Committee Meeting to review public input and revised program

Present results of public input from survey and on-line survey and presented an "accepted" program and cost estimate

TODAY
August 2, 2016

City Council Meeting

Present existing, considered, and accepted programming with conceptual floor plan including parking improvements and cost estimate



Building Observations Survey ©2016

Maxwell Center Deer Park, Texas

Building Survey for Maxwell Center, 1201 Center Street, Deer Park, Texas

Between March 29th and April 1st, 2016, a number of design professionals visited the site to walk through the building and document their observations. These observations are contained in this survey.

HALFF ASSOCIATES – CIVIL ENGINEERS

BRINKLEY SARGENT WIGINTON – ARCHITECTS

SCHMITZ PARTNERS – STRUCTURAL

STANTON ENGINEERING – MEP

TEXAS ACCESSIBILITY SOLUTIONS – ACCESSIBILITY

Table of Contents

Summary & General Observations.....	Page 2
Architectural Observations.....	Page 3
Photography.....	Page 7
Mechanical, Electrical and Plumbing Observations.....	Exhibit A
Structural Observations.....	Exhibit B
Accessibility Review.....	Exhibit C



Pedestrian view from Center Street

Deer Park Maxwell Center					
Program					
7/19/2016					
SPACE	NOTES:	Square footage			
		Existing	Considered	Accepted	Concept
Lobby Spaces					
Vestibule			0		
Lobby		181	200	200	223
Control Desk			120	120	155
Vending			0		
Subtotal Lobby Spaces		181	320	320	378
Program Spaces					
Multipurpose Rooms	Dividable into 2 rooms; accommodates ~80	1526	1,500	1500	1534
Multi-purpose Storage		0	200	200	185
Arts & Crafts		1236	800	800	729
Kiln		84	80		
Arts & Crafts Storage			100	100	223
Billiards / Shuffleboard			300		
Classroom			800	800	869
Storage			100	100	145
Dining Room	Maintain existing	816	816	816	816
Lounge			500		365
Kitchen	Maintain existing	353	353	353	353
Kitchen Storage			100	100	61
Quilling room		677	700		
Subtotal Program Spaces		4692	6,349	4769	5280
Open use spaces					
Cardio/fitness		320	700	700	667
Game room		82	350	350	256
Storage			100	100	
Subtotal Open Use Areas		402	1,150	1150	923
Locker / Restroom					
M/F Restrooms		334	600	600	370
Showers			0		
Lockers			0		
Subtotal Locker/Restroom		334	600	600	370
Administrative Spaces					
Supervisor Office	(1) PO2	145	120	120	120
Recreation Specialist Office	(1) PO1	121	90	90	90
Part time staff office	on open office	121	90	90	90
Reception	(same as control)		0		
Offices for non-center staff		203	0		
Work/copy			150	150	194
Subtotal Admin		590	450	450	494
Support Spaces					
Facilities Services Systems Office			90		
Central storage		257	300	300	147
Electrical / Data		91	100	100	73
Janitor	(in Central Storage)	55	60	60	
Laundry			50		
Subtotal Support Space		403	600	460	220
Subtotal Net Areas		6,602	9,469	7,749	7,665
Efficiency factor					
Circulation & envelope		16.7%	15%	15%	15%
Gross Building area		7,922	10,889	8,911	9,003

City of Deer Park
Maxwell Center Expansion
Project Budget
07/19/16

	Concept Budget	Notes
Testing Services		
Environmental investigation	400	by Owner
Test & Balance	0	Incl. on construction
	400	
Construction Cost		
Abatement	30,000	Note A
Selective Demolition	104,025	Based on \$12.50/sf
Building Addition (assumed at 1080sf)	264,600	Based on \$245/sf
Building Renovation	792,200	Based on \$100/sf
Replace existing roofing	91,103	Based on \$11.50/sf
Rework Entrance	20,000	Note A
Site Work	13,000	Note A
Monument sign	14,750	Note B
Landscaping and irrigation	6,700	Note A
GC overhead & mark-ups	0	Incl. in above
Aid to utilities	0	Not expected
Contingency 9.5%	126,956	
Escalation 6.0%	80,183	
	1,543,517	
City Budgets		
Furniture, Fixtures, Equipment	25,000	Note A
A/V Audio install	12,000	Note A
New fitness equipment	50,000	Based on 10 pieces @ \$5K
I.T. / Communications	15,000	Note A
Fiber service	0	Not required
Security / CCTV / Access Control	15,000	Note A
Computers / Phones / Network Equip	0	Separate budget
Moving costs	0	Separate budget
Temporary Relocation / Storage	0	Separate budget
Franchise fees	0	Not expected
	117,000	
Professional Services		
A/E fees (study)	16,200	Note B
A/E fees (design & construction)	178,500	Note C
ADA / TAS	2,000	Note A
Site Survey	4,000	Note C
Civil & Landscape design	19,250	Note C
Geotechnical study	9,000	Note C
Materials Testing	13,000	Note C
LEED Design	0	Not required
Commissioning	0	Not required
Reimbursable Budget	15,000	
	256,950	
Total Cost	\$ 1,917,867	
Owner's Project Contingency		
Contingency 4.25%	\$ 81,509	
Project Funding		
Approved bond funds	2,000,000	
Budget Status	\$ 624	

General Notes:
 Note A: Budget Allowance
 Note B: Based on contract or quote
 Note C: Pending proposal

