

Deer Park CDC Project Update (2021 Type B Projects)

At the May 25, 2021 CDC Board meeting, the Board called a public hearing to be held on July 26, 2021 for the following group of Type B Projects:

- **Additional Parking and/or Lighting at Spencerview (Durant Fields), Girls Softball Fields at the Youth Sports Complex, and new Soccer Complex at East Blvd).** Approximately \$6,000,000 in existing Type B fund balance is available for this additional parking and/or lighting.
- **New Community/Recreation Center Project.** Estimated cost is approximately \$42.6 million. Type B sales tax revenues are currently expected to be used to pay projects costs initially financed with the proceeds from sale of Certificates of Obligation of approximately \$40,225,000 and in addition, it is expected that Type B fund balance of approximately \$2,500,000 will be used for the project.
- **Proposal to expend funds on maintenance and operating costs of the Community/Recreation Center project.** It is proposed that a portion of the proceeds for the Type B sales and use tax to be used for the maintenance and operating costs of the new Community/Recreation Center project as was authorized by the voters at the May 2021 Type B continuation election.

Additional Parking and/or Lighting at Spencerview (Durant Fields), Girls Softball Fields at the Youth Sports Complex, and new Soccer Complex at East Blvd).

PROJECT: Lighting at Spencerview, Girls Softball Fields and Soccer Complex

2021

- City Staff presented to the DPCDC on July 26 the Proposed DPCDC Parking and Lighting Projects in a Slide Show format.
- City Council on August 3, 2021 approved the DPCDC recommended construction and improvements projects with parking and lighting.
- City Staff working with Musco lighting on specific details associated with the Lighting Projects.
- City Departments working on Parking Civil Design for Soccer and Girls Softball Complexes.
- October 19, 2021 – Consideration and Action on the Purchase of Lights for Girls Softball, Soccer Complex and Spencer View facilities.
- October 25, 2021 – Community Development Quarterly Meeting.

- City staff and Musco Lighting Meetings for Projects.
- City Engineers working on Design for Parking Lot expansion at Girls Softball and Soccer Complex.

2022

- January started Musco Lighting for Girls Softball (2) Fields
- January City Engineering Working on additional Soccer Parking Lot Design.
- February Completed Musco Lighting Girls Softball (2) Fields.
- February Musco started Parking Lot and (2) Field Lighting Spencer View Complex
- February City Engineering continuing work on additional Soccer Parking Lot Design
- March 1, 2022 - City Council Reject Bids for Glenwood Park Clearing and Grubbing.
- March completed Musco Parking Lot and (2) fields lighted at Spencer View Complex.
- March started Musco Lighting of (2) Fields at Soccer Complex.
- March – City Engineering Working on additional Soccer Parking Lot Design
- March 31, 2022 – Open Bids for Glenwood Park Clearing and Grubbing
- Spencerview Athletic Complex
 - Musco lighting completed work on adding lighting to 2 fields and parking lot in March.
 - **Project was closed out at City Council on April 5th.**
- Girls Softball Complex
 - Musco lighting completed work on adding lighting to 2 fields in February.
 - **Project was closed out at City Council on April 5th.**
- Deer Park Soccer Complex
 - Musco lighting completed work on adding lighting to 2 fields in late April.
 - **Project was closed out at City Council on May 3rd**

Project: Additional Parking for Spencerview Athletic Complex (Glenwood Park)

2022

- City Council awarded clearing and grubbing to Soilworx, LLC. on April 19th.
- City Staff held pre-construction meeting with Soilworx on June 30th.

- Completed Clearing and Grubbing Project @ Glenwood Park
- Working with TCEQ and Center point on Air Monitoring Easement
- Discussion with Engineering on Proposed Plan Concept for Park
- City staff have developed and RFQ for the design of the Glenwood Park project.
- RFQ has been released for potential architects for park design.

Project: Additional Parking at the Deer Park Soccer Complex

2022

- City staff continues to work on the design of the project and bid documents.
- City Council authorized staff to seek competitive seal proposed for additional parking on June 21st.
- Awarded Bid to Texas Wall Systems @ City Council on September 20, 2022.
- Texas Wall issued a notice to proceed to begin work in mid-November.
- Musco Lighting has ordered supplies and for the soccer parking lot.
- Texas Wall has begun earthwork and leveling on the soccer parking site.
- Musco contractor received the lighting supplies at their warehouse on December 30th, 2022.
- Texas Wall has begun the installation of parking lot including lime stabilization, rebar and concrete pour on some sections.
- Musco has completed underground infrastructure for lighting.
- Express has completed electrical service and is awaiting CenterPoint for final hook up.
- Texas Wall has begun the layout for the additional soccer maintenance building.
- Internal meetings have occurred regarding the potential additional crossing to the complex.

Project: Additional Parking at the Deer Park Girls Softball Complex

2022

- City staff continues to work on the proposed design of the project.

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- City Engineers changing scope of work on Parking to East Side and open Spaces.
- Plans are nearing completion and should be ready to go out to bids in late 2nd Quarter.

New Community/Recreation Center Project.

2021

- City staff Committee met along with BSW Architects and reviewed the RFQ proposal documents.
- Pre-Submittal Meeting for CMAR RFQ Process – City Staff
- October 25, 2021 – Community Development Quarterly Meeting.
- November 2, 2021 – City Council schedule Joint Meeting of PARC and City Council to review Schematics of Community/Recreation and Pool House Project.
- November 3, 2022 – City staff review CMAR RFQ and select (5) Companies.
- November 16, 2021 – Joint Meeting City Council and PARC on Schematic Design for Community/Recreation and Pool House Projects.
- On November 16, 2021, the Deer Park City Council ratified the committee’s top five selection. This completes Step 1 (RFQ) of the selection process for the CMAR.
- October/November/December - City staff and Architect bi-weekly meetings on Community/Recreation and Pool House Schematics.
- December 10, 2021 – Date RFP submitted for the CMAR Recreation/Community and Pool House Projects to (5) selected Companies for step 2 in the CMAR selection process.

2022

- February 2, 2022 – CMAR Interviews for Community Center/Recreation Center and Pool House. Selection Committee scored and ranked the proposals in accordance with the criteria in the Request for Proposals (RFP).
- February/March – negotiations with highest ranked CMAR Offeror (Durotech).
- City staff held several meetings with Brinkley, Sargent Wigington on design items related to code, fire, IT, MEP, landscaping, and overall design of the Community Center, Recreation Center and Bath House.

- City Council awarded the Construction Manager at Risk Projects to Durotech.
- City staff held a kick off meeting with Durotech, BSW, and City staff for the Community Center, Recreation Center and Bath House projects.
- City staff has had continuing internal project updates with Durotech and BSW.
- City staff, BSW, and Durotech are working to have first estimated cost on the projects around late July.
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- City Staff, Durotech and BSW met to discuss cost overage. Discussion of two phase project due to cost and time lead to a Single Phase request.
- BSW working on Single Phase concept to be completed in December 2022 for Presentation to Staff.
- A joint meeting of the City Council, Community Development Corporation, and Parks and Recreation Commission occurred on November 15th to discuss the exterior design of the single phase concept.
- BSW continues to work with Durotech and City staff to gather information as construction documents continue to be worked on.
- Meeting of BSW, Durotech, and City staff determined that the pool house should be a new build option rather than a renovation option.
- BSW Continues to work on development of Construction Plans and an early demo and site package to be release on June 1.

Proposal to expend funds on maintenance and operating costs of the Community/Recreation Center project.

2022

- No update on this item at this time.