

Deer Park CDC Project Update

(2015 Type B Bond Projects)

July - September 2023

Dow Park Pavilion Project - This project was identified as one of seven approved projects in the 2015 Type B dedicated sales tax election that was voted for by Deer Park residents. The City entered into a contract with Halff Associates as the architect and South Pool and Spa as the general contractor. The project is funded with \$1.5 million from Type B sales tax. The new restroom buildings were installed and progress continues on the pavilion structures. The City terminated the contract with the previous general contractor and awarded a contract for the completion of the project to Mills Construction. **The project was completed in September of 2018.**

- Acceptance of completion of and retainage release for DPCDC Dow Park Pavilion project.
- Ribbon cutting and dedication for the Dow Park Pavilion held on September 27th.
- Ongoing discussions related to litigation with former project contractor.
- Brief discussions related to ongoing litigation with City attorney.
- Meeting with construction expert on information regarding the Dow Park Pavilions.
- Pending court date has been postponed and waiting to be rescheduled.
- City Staff with Attorney Mr. Jeff Chapman to discuss depositions with City Staff.
- Trial Dates have been moved back into 2022.
- Courts ruled in favor of Southpools, LLC.
- Staff is working with Chapman Law Firm concerning additional items to the Dow Park Pavilion and other Type B Projects from 2015 bond.

Maxwell Adult Center - This project was one of seven approved projects in the 2015 Type B dedicated sales tax election that was voted for by Deer Park residents. The project is funded with \$2 million from Type B sales tax. The City of Deer Park selected Halff Associates as the architect and Frost Construction as the general contractor for the project. Construction began in November of 2017. Demo of the interior and site preparation for the new addition has been completed. The project is complete and building is currently in use with minimal punch list items remaining.

- Project is complete with only minor punch list items.
- Parks and Recreation Department hosted pre-opening tours on November 20th and 21st.
- December 19, 2018 marked the first day of Maxwell regular operations post renovations.
- January 15, 2019 ribbon cutting
- Ongoing work to complete Maxwell close out documents.
- Discussions with Frost Construction concerning canopy extension.
- Project dedication plaque installed and in the building.
- Maxwell Adult Center Canopy installation was completed.
- **Project is completed.**

Girls Softball Complex - This project was identified as one of seven approved projects in the 2015 Type B dedicated sales tax election that was voted for by Deer Park residents. This project is funded by \$3 million from Type B sales tax. The City selected Tandem Services as the general contractor and Halff Associates as the architect for this project. Construction began in January 2018. The project is on schedule to be completed by the end of 2018.

- Project is roughly 98% complete.
- Meeting on Bi-weekly basis with Tandem Services, City staff, and Halff.
- Several contingency modifications have been executed for the project.
- Concession and restroom building is completed.
- Turf has been installed and is being cared for.
 - Several areas were removed and replaced due to the wrong type of turf being installed.
- Batting cages have been installed and completed.
- Hydramulching around complex has been completed.
- Work completed to fine grade the skinned areas of the fields.
- Irrigation has been installed and inspected.
- Field lights, parking lot lights, and security lights have been commissioned.
- Scheduling of walk through for substantial completion.
- Scheduled completion of the facility is May 2019 with usage to begin once grass playing surfaced is determined to be safe for play.
- Conducted initial and final walkthroughs of the project.
- Completed punch listed items.
- Received substantial completion letters with restrictions on fields.
- Conducted a ribbon cutting of the facility on June 18, 2019.
- Outstanding ADA issues concerning bleachers and parking lot stripping have been resolved.
- Addressed minor warranty items.
- **Project is completed.**

Deer Park Soccer Complex - This project is another one of the seven approved projects in the 2015 Type B dedicated sales tax election. The project is being funded with \$4 million from Type B sales tax. The City of Deer Park selected Halff Associates as the architect and Tandem Services as the general contractor. Construction began in January 2018. The project is on schedule and is expected to be completed in early 2019.

- Project is roughly 95% complete.
- Meeting on Bi-weekly basis with Tandem Services, City staff, and Halff.
- Concession and restroom building is completed.
- Center Point has installed the electrical meter for the facility.
- Irrigation has been installed and is approved.
- Parking lot and driveway for facility has been completed.
- City Council approved change order for additional dirt and sod for 2 playing fields.
- Field sprigging will begin once weather allows for sprigging.
- Fields are expected to take several months for turf to establish.
- Sod expected to be established and ready for fall play.
- Flatwork has been completed around the site.
- Conducted substantial completion and punch list item walkthroughs of the project.
- Completed punch listed items.
- Received substantial completion letter with restrictions on fields.
- Contractor was required to reapply hydromulch on practice field areas.

- Conducted a Ribbon cutting of the facility on August 20th, 2019.
- Purchased additional tables, trash cans, and 2 sets of goals for the complex.
- Addressing several warranty items.
- Hyrdomulch fields and sprigged fields released to the City.
- Received final documents to complete project close out.
- **Project is completed.**

Community Center – This project is another one of the seven approved projects in the 2015 Type B dedicated sales tax election. The project is being funded with \$6 million from Type B sales tax. This project is currently under staff review and discussion.

- City of Deer Park has hired Brinkley, Sargent, Wigington has architectural firm for consulting and design of the potential renovations and expansion of the Deer Park Community Center.
- City staff visited 5 Houston area recreation centers to begin researching facility design and trends.
 - December 13 – Eagle Pointe, Imperial Recreation Center, Pearland Recreation Center
 - December 20 – C.K. Ray Recreation Center and West University Place Recreation Center
- January 14 - City staff visited 4 DFW area recreation centers to continue researching facility design and trends.
 - Richardson Heights Center, Farmers Branch Aquatics and Recreation Centers, Keller Pointe Recreation Center, The Link (Richland Hills) Recreation Center
- January 28 – Joint meeting of the City Council/Deer Park Community Development Corp. Parks and Recreation Commission to discuss items related to the Community Center Renovations.
- February 25 – Joint meeting of the City Council/Deer Park Community Development Corp. Parks and Recreation Commission to discuss items related to the Community Center Renovations
- March 25 – Joint meeting postponed due to incident related to International Terminals Company Incident.
- April 22 – Joint meeting of the City Council/Deer Park Community Development Corp. Parks and Recreation Commission to discuss items related to the Community Center Renovations
- September 23 - Joint meeting of the City Council/Deer Park Community Development Corp. Parks and Recreation Commission to discuss items related to the Community Center Renovations
- November 11 - Joint meeting of the City Council/Deer Park Community Development Corp. Parks and Recreation Commission to discuss items related to the Community Center Renovations
- Continued discussions with BSW regarding design and cost for future Community and Recreation Center Complex.
- Staff discussed issues related to a possible Type B election for May 2, 2020 at the February 4, 2020 City Council workshop.
- City Council took action and approved an ordinance calling for a special election on May 2, 2020 for a Type B economic development sales and use tax during the City Council regular meeting.
- July 27 - Joint workshop for the City Council, Deer Park Community Development Corp., Parks and Recreation Commission to discuss items related to Community Center project and Type B election. – CC/DPCDC/PARC/City Staff/BSW

- August 4 - Consideration of and action on an ordinance cancelling the special election on November 3, 2020 for a Type B economic development sales and use tax. – City Council/City Staff
- City staff worked with BSW to update information and construction cost factors related to the Community Center renovations project.
- A joint meeting was scheduled of the City Council/Deer Park Community Development Corp. Parks and Recreation Commission to discuss items related to the Community Center renovations. The meeting was scheduled to take place on January 11, 2021.
- A joint meeting of the City Council/Deer Park Community Development Corp. Parks and Recreation Commission to discuss items related to the Community Center renovations was held on January 11, 2021. At the meeting, it was approved to go out for election to extend the Type B sales tax.
- City staff has created education material to share with the community related to the extension of the Type B proposition and General Obligation Bond elections.
- City staff has met with several community based organizations to provide educational information related to the extension of the Type B proposition and General Obligation Bond elections.
- This project scope has changed with the passage of the 2021 Type B Bond election. Future updates on this project will be reflected on a different report as the new Community/Recreation Center.

Hike and Bike Trails - This project is another one of the seven approved projects in the 2015 Type B dedicated sales tax election. The project is being funded with \$500,000 from Type B sales tax.

- Limited discussions with staff have taken place.
- City staff met with Burditt Consultants for potential design of the Hike and Bike Trails comprehensive plan.
- Enter into agreement with Burditt Consultants, LLC. for professional services for the development of the Type B Hike and Bike trails.
- April 3 – Kick off committee meeting to discuss the Hike and Bike trails project design.
- May 16 - Meeting with Harris County Flood Control District to discuss potential Hike and Bike trail access.
- July 10 – Committee meeting to discuss the Hike and Bike trails project and several phase options during the design.
- September 11 – Committee meeting to discuss the finalization of the final design for the conceptual Hike and Bike Trail plan.
- Construction plans are currently at 30% completed.
- Staff has submitted an application to Center Point Energy for access through an energy easement.
- Staff is anticipating completing the design in the fall of 2020.
- September 25 – Received the Midtown Engineering traffic study for the potential crossing of the hike and bike trails project. – City staff
- On going discussions with Center Point energy for an easement to allow the trail to cross over corridor.

- Center Point has provided a document that City administration, legal, human resources and staff.
- December 1 – City staff presented to City Council issues relating to the Type B Hike and Bike trail crossing a Center Point easement located near San Augustine and Luella Ave
- December 15 – City Council approved entering into an agreement with CenterPoint Energy for a Master License Agreement allowing for an easement for the Hike and Bike Trails.
- Mandatory Pre-Bid Meeting for the Hike and Bike Trail held on March 3, 2021.
- Bid opening of the Hike and Bike Trail project on March 18, 2021
- Several bids were received on the Hike and Bike Trail project and reviewed by staff.
- Bid was awarded, but due to an inconsistency in the bid process, all bids were later rejected by City Council on May 4, 2021.
- City staff is working to create documents to solicit for competitive sealed proposals for the Type B Hike and Bike Trails.
- Project was advertised on September 8 & 15, 2021 to Contractors.
- Mandatory Proposal Meeting September 29, 2021.
- City Staff continuing to work with Burditt Architects on the Project.
- Project Proposals are due Tuesday, October 19, 2021 to City Secretary.
- A Committee of City Staff, Architect and PARC Members will review the Proposals to select the Contractor.
- Committee members consisting of City staff, PARC and Architect reviewed (3) proposals and selected Moran Construction LLC. For the Construction of the Trail.
- November 2, 2021 – City Council Awarding the “Request for competitive sealed proposals for the Phase 1 AUT 21-050 Hike and Bike Trail Project” from X Street to P Street to Moran Construction, LLC.
- December 2021 – Front End Documents completed from Moran Construction for the Project.
- April –June of 2022 – Moran Construction continues work on the Type B hike and bike project with an anticipated completion date of July 2022.
- Several change orders were requested during this project for additional bollards and additional concrete work.
- August 2, 2022 – City Council Close out of the Project.
- September 27, 2022 – Formal Ribbon Cutting
- **This phase of projects is completed.**

Spencerview Athletic Complex - This project is another one of the seven approved projects in the 2015 Type B dedicated sales tax election. The project is being funded with \$3 million from Type B sales tax.

- This project was completed in August of 2017 and is currently in use.
- Ongoing discussions with Harris County Flood Control on Spencerview Bridge project
- City staff currently working with HCFCD on the Spencerview Bridge access and design.
- City staff has contracted with Cobb Findley to assist with easement issues related to the access and design of the Spencerview Bridge.
- City staff has begun discussions with TCEQ on relocation of the air monitoring station located at the Spencerview Athletic Complex.
- City staff evaluated the possibility of acquiring an easement with Cenikor for bridge access across the drainage ditch. City Staff met with Cenikor representatives to discuss the Spencer View Bridge project and potential property easement.

- City staff continues to work with TCEQ to relocate monitoring station to the undeveloped park area.
- It was determined that ownership of the bridge access by the City was need in order to grant a maintenance access easement to HCFCD.
- City Staff evaluated options to either offering to purchase a small portion of the Mobile Home Park property to meet HCFCD guidelines on mowing access or to offer to purchase approximately 3,000 sq. ft. of property from Cenikor for the bridge access.
- City staff has contracted with T.F. Harper and Associates for the proposed design of the bridge.
- City staff continues discussions with Harris County Flood Control concerning the access for ditch maintenance by Harris County.
- Discussion with TF Harper on Bridge Abutment Design
- TF Harper submitted cost for design of Abutments
- TCEQ has begun mobilization to relocate monitoring station to the undeveloped park area.
- City staff have developed an RFQ and issued it. The RFQ was opened and the awarded to MHS Planning and Design.
- TCEQ is waiting on the Glenwood Park Design.
- City Staff also working with TF Harper on Bridge Construction and Abutment design.
- **The City continues to work with Harris County Flood Control and Cobb-Fedley on the design and easement requirements.**
- **The City has progressed and is nearing a final response and approval with HCFCD.**
- **Harris County Flood Control has approved the drainage portion and now moving into Bridge Design approval.**
- **City of Deer Park in preparations to discuss with Cenikor the purchase of a small portion property.**

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

2023

- City staff have developed and RFQ for the design of the Glenwood Park project.
- RFQ has been released for potential architects for park design.
- City staff has awarded RFQ to MHS Planning and Design
- City staff continues to work with Cobb Fendley to determine options for the bridge.
- TCEQ has completed work on their pad site for air monitoring.
- **City staff has been working with MHS Planning and Design on the conceptual design for the park and possible amenities.**
- **City staff continues to work with Cobb Fendley to determine options for the bridge.**
- **City staff is progressing forward with HCFCD for the final approvals**

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.

2023

- Texas Wall has begun the layout for the additional soccer maintenance building.
- Internal meetings have occurred regarding the potential additional crossing to the complex.
- Texas Wall has completed installation of landscaping, sidewalks, and parking blocks.
- Texas Wall has installed the maintenance building and completed the electrical.
- Texas Wall is working on punch list items.
- A ribbon cutting was held for this project on July 11th, 2023.
- **The contract for this project was closed out at the October 3rd City Council Meeting.**

Project: Additional Parking at the Deer Park Girls Softball Complex

2022

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

2023

- City staff and engineers are working on revisions to the parking lot design.
- Plans are nearing 100% completion and should be ready to go out to bids soon.
- **City staff have completed the final construction plan design of the parking lot.**
- **City staff is now working with Musco for parking lot lighting options.**
- **City staff is preparing to seek competitive sealed proposals for this project in late fall.**

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 Offerror (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.
- 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.
- 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.

2023

- City Staff, BSW, and Durotech continue for finalize demo package and construction plans for the Community Center and Recreation Center Building
- City staff, BSW, and Durotech have met weekly during May and June to address a number of items related to the project in order to keep project on schedule.
- BSW presented new options for the pool house to City staff for feedback and currently working on layout.
- Durotech has put demo package out for bids from subcontractors.
- Terracon has been on site completing testing for possible abatement of the Community Center.
- City and BSW met in person to discuss possible interior selections for the buildings.
- **City staff, BSW, and Durotech have met weekly during July through August to address a number of items related to the project in order to keep project on schedule.**

- Durotech solicited their bids for their work and numbers were favorable.
- City staff moved facilities and relocated to the Economic Alliance, old soccer building in Dow Park and various other facilities.
- City staff moved operation to various facilities.
- Durotech began demolition of the Community Center in early August.
- Terracon was hired conduct geotechnical evaluations on the Community Center Construction site.
- Durotech demolished the Community Center in September.

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

2023

- No update on this item at this time.