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 has met on several occasions regarding design issues due to site constraints. MHS has made updates to design.
- City staff has received the cost estimate regarding the project.
- 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
- City staff has had additional discussion with MHS regarding park detention volume.
- City staff has had discussion with TCEQ on access requirements.

2024

- City staff has met with MHS to update for construction documents.
- City staff has received the cost estimate regarding the project.
- City staff has completed discussion with MHS regarding park detention volume and items related to crossing the pipeline.
- City is progressing to releasing the project for bids.
- City has completed construction documents with MHS and has placed the project out to bid.

- Bid opening was conducted in July 2024 and project has been awarded to Lucas Construction
- Construction began in late July, 2024

2025

- **Contingency funds are being utilized to add a 1/8 mile trail loop, trail lighting and benches.**
- **Estimated completion in Spring, 2025**
- 1/8 mile trail install completed
- Lighting, benches and decomposed granite finalized
- Substantial completion scheduled for mid April
- **Substantial completion walkthrough conducted in May**
- **Punchlist items near completion**
- **Substantial completion executed.**
- **Project was closed out at City Council on August 5, 2025.**

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 obtained permission to seek competitive sealed proposals for this project.
- City staff began advertising for proposals on November 15th and 22nd. A non-mandatory pre-

construction meeting occurred on December 13th. Last day to submit questions on the project is December 20th.

2024

- City staff has completed the bid process and City Council has awarded the bid to Turner Paving And Construction.
- Contracted has been completed and contract has begun construction of the parking lot addition.
- Construction has begun on the additional parking at the girl's softball complex.
- Turner Paving and Construction has completed the West side parking additions and is not working on completing the East side addition.
- Musco lighting has completed the underground work and installed the piers for the parking lot lighting.
- Construction has been delayed due several days of rain and bad weather.
- Construction was completed and final walkthrough with staff was conducted in October, 2024.
- **The contract for this project was closed out at the October 15 City Council Meeting.**

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 bi-weekly during October through December to address a number of items related to the project in order to keep project on schedule.
- City staff had a meeting with BSW regarding locker design.
- City staff, BSW, and Durotech continue discussion on storm sewer for the pool.
- Durotech has begun onsite construction of the facility.
- Durotech has completed the construction of additional parking next to City Hall.
- Terracon has conducted geotechnical evaluations on the Community Center Construction site to confirm the soil conditions for the project.

2024

- City staff, BSW, and Durotech have met bi-weekly during October through December to address a number of items related to the project in order to keep project on schedule.
- City staff BSW, and Durotech have determined a timeline for the demo of the bathhouse. Additionally, work continues on the backwash line surge thank.
- Durotech has completed most underground utilities onsite for the facility.
- Durotech has completed the construction of additional parking next to City Hall.
- Durotech has completed the foundation work for the facility and pour most of the structural slab.
- Durotech has begun construction of the CMU walls for the gym section of the facility and steel supports are being installed for the remainder of the building.

- City staff, BSW, and Durotech continues to meet bi-weekly to address a number of items related to the project in order to keep project on schedule.
- Durotech continues to work on the steel structure of the building.
- Durotech is nearing completion of the CMU walls for the gym section of the building.
- Durotech is currently working on the indoor pool piping.
- Durotech has worked with Centerpoint and the City to have the electrical line on the southside of the building moved.
- City and Durotech coordinated the moving of 2 magnolias from the construction site to Dow Park.
- Durotech has completed the landscaping in the parking lot addition.
- Fitness equipment was approved at the October 15 council meeting
- City staff, BSW, and Durotech continues to meet bi-weekly to address a number of items related to the project in order to keep project on schedule.
- Durotech has completed steel structure installation.
- Durotech has completed the CMU walls for the gym section of the building.
- Durotech has completed the concrete pour for the 2nd floor

2025

- Durotech has completed the roof install and completed dry-in
- HVAC units installed
- Additional pool drain covers and piping has been approved with contingency funding
- Brick work has begun on bath house
- Outdoor Pool re-plaster complete
- Outdoor Pool drain cover install complete
- Prepping for fitness center and floor work install
- Prepping for plaster install in indoor pool
- Bath house estimated substantial completion mid-April, 2025
- DAC estimated substantial completion late May, 2025

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

2025

- City staff has prepared a business plan for DPCDC review.
- Business plan approved by DPCDC and city council
- Budget amendment approved for FY24-25 funding
- Staffing positions have been advertised and are currently being brough on board as needed
- Pool House completed late May and turned over to City prior to Memorial Day weekend
- DAC received Temporary C-O on June 19, 2025
- Substantial walkthrough conducted in June
- Punch list items being addressed
- Scheduled to be turned over to the City mid-July
- Ribbon cutting July 22.
- **Grand opening held August 2, 2025.**
- **City staff is working on finalizing minor punch list items prior to close out.**

Project: Dow Park Pipeline and P-Street parking lot rehabilitation project

2024

- RFQ released for engineering services.
- Project awarded to MHS planning.

2025

- Site Walkthrough with MHS planning and city staff conducted in March, 2025.
- RFP for construction expected to go out in May, 2025.
- Design phase completed in June, sent to city for approval
- Final proposal being modified for RFP expected to go out for bid in August
- Project cost estimated to be within budget of 1.5 million.
- **Design approved by City in August.**
- **MHs Planning is putting together the RFQ, expected to go out in November.**

Project: Pickleball Courts at San Jacinto Park

2024

- **Additional funding approved to increase from 4 courts to 6 courts**
- **Design / Build awarded to T.F. Harper and Associates**
- **Contract documents are being finalized.**
- **Pre-construction meeting scheduled for late January.**

2025

- Contract fully executed with T.F. Harper
- Pre-construction meeting held in February, 2025.
- Notice to Proceed executed for May, 2025 construction start date
- Groundbreaking scheduled for May, 2025.
- Groundbreaking event held in May, 2025.
- Shade structures currently being fabricated
- **T.F. Harper started construction in August, 2025.**
- **Framing for shade structures have been set.**
- **Estimated completion in November, 2025**

Project: Laser Grading at Dow Park Varnell and Boyer baseball fields

2025

- Project awarded to fielders Choice
- Varnell field completed in March, 2025
- Boyer field near completion, expected completion end of April, 2025.
- **Both field completed and project closed out in June, 2025**