Deer Park CDC Project Update

(2015 Type B Bond Projects)

April – June 2025

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 ligation with former project contractor.
- Brief discussions related to ongoing ligation 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 2021 Type B bond report as the new Community/Recreation Center.

- 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.
- 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
- 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 scheduled for July 22
- Grand Opening scheduled for early August
- **Grand Opening held August 2, 2025.**
- **City staff is working on finalizing minor punch list items prior to close out.**

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.
- Harris County Flood Control has approved the drainage portion and now moving into Bridge Design approval.
- The City of Deer Park is now working closely with HCFCD to gain final approval for the construction of the bridge.
- The City of Deer Park is now awaiting the approval of the HCFCD inter-local agreement.
- ILA between the City and the HCFCD has been fully executed.
- Bid opening November 5, 2024.
- RFP was awarded to Lucas Construction.
- Pre-construction meeting held in mid-January.
- 20-24 weeks to construct the bridge.
- Construction schedule to begin April 7, 2025.
- Construction started mid April
- **Bridge was set in early August.**
- **8 ft to 5 ft trail extension from bridge to existing trail scheduled for October.**
- **Project expect to be completed in November, 2025.**