



Sherry Garrison, Council Position 1
Thane Harrison, Council Position 2
Tommy Ginn, Council Position 3

Bill Patterson, Council Position 4
Ron Martin, Council Position 5
Rae A. Sinor, Council Position 6

James Stokes, City Manager
Gary Jackson, Assistant City Manager

Jerry Mouton Jr., Mayor

Sandra Watkins TRMC, CMC City Secretary
Jim Fox, City Attorney

CALL TO ORDER

1. Executive Session - By authority of Article 6252-17 (Section 3-e,f, and g) V.A.T.S., and the Open Meetings Act, the Council may adjourn to an Executive Session related to the following item(s): [EXS 16-007](#)

a. Discuss Potential Economic Development Incentives to a Business Prospect (Section 551.087).

Recommended Action: Discussion only during executive session.

2. Discussion of issues relating to establishing a Pilot Program for an Employee Health Clinic. [DIS 16-117](#)

Recommended Action: Discussion only in Workshop.

Department: City Manager's Office

3. Discussion of issues relating to the assessment of fees for various inspections conducted by the Deer Park Fire Marshal's Office. [DIS 16-115](#)

Recommended Action: Discussion to provide a consensus before moving this item onto Council Agenda.

Attachments: [2016-2017 Budget Proposed Fee Schedule](#)

4. Discussion of issues relating to three (3) Deer Park Community Development Corporation (DPCDC) projects. [DIS 16-089](#)

Recommended Action: Discussion only in Workshop. There are four (4) agenda items that will be on the Regular Council Agenda to consider related to these projects. Approval is recommended.

Department: Parks & Recreation Director Swigert

Attachments: [Deer Park Task Order 006-Softball-Final](#)

[2016-07-25 Dow CDC presentation small](#)

[2016-07-20 Maxwell Center programming](#)

[Deer Park Task Order 004-B-Maxwell Design and Construction](#)

The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.

5. Discussion of issues relating to the design of the new City Hall.[DIS 16-116](#)

Recommended Action: For Discussion only

Department: Public Works

Attachments: [New City Hall_Final presentation_8_2_2016](#)

6. Discussion of issues relating to the City's Noise Ordinance.[DIS 16-118](#)

Recommended Action: Discussion Only in Workshop

Department: City Manager's Office

ADJOURN

Shannon Bennett TRMC
Acting City Secretary

Posted on Bulletin Board
July 29, 2016

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 72 hours prior to any meeting. Please contact the City Secretary's office at 281.478.7248 for further information.

The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.



Legislation Details (With Text)

File #: EXS 16-007 **Version:** 1 **Name:**
Type: Executive Session **Status:** Agenda Ready
File created: 7/29/2016 **In control:** City Council Workshop
On agenda: 8/2/2016 **Final action:**
Title: Executive Session - By authority of Article 6252-17 (Section 3-e,f, and g) V.A.T.S., and the Open Meetings Act, the Council may adjourn to an Executive Session related to the following item(s):

a. Discuss Potential Economic Development Incentives to a Business Prospect (Section 551.087).

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
8/2/2016	1	City Council Workshop		

Executive Session - By authority of Article 6252-17 (Section 3-e,f, and g) V.A.T.S., and the Open Meetings Act, the Council may adjourn to an Executive Session related to the following item(s):

a. Discuss Potential Economic Development Incentives to a Business Prospect (Section 551.087).

Summary:

By authority of Article 6252-17 (Section 3 - e, f, and g) V.A.T.S., and the Open Meetings Act, it is recommended that the Council adjourn to an executive session to discuss potential economic development incentives to a business prospect pursuant to Section 551.087.

Fiscal/Budgetary Impact:

Unknown at this time.

Discussion only during executive session.



Legislation Details (With Text)

File #: DIS 16-117 **Version:** 2 **Name:**
Type: Discussion **Status:** Agenda Ready
File created: 7/26/2016 **In control:** City Council Workshop
On agenda: 8/2/2016 **Final action:**
Title: Discussion of issues relating to establishing a Pilot Program for an Employee Health Clinic.
Sponsors: City Manager's Office
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
8/2/2016	2	City Council Workshop		

Discussion of issues relating to establishing a Pilot Program for an Employee Health Clinic.

Summary:

The City of Deer Park purchases health coverage for eligible employees, dependents and retirees from the TML MultiState Intergovernmental Employee Benefits Pool ("IEBP"). IEBP staff recently approached City officials to gauge our interest in having Deer Park serve as a pilot program for a new model of employee health clinic offered by a company called Medicine at Work. Under this model, covered individuals (City employees, retirees, dependents) receive medical services, including prevention, wellness and chronic care management services, from an on-site EMT provider with the assistance of a virtual physician. This value added benefit will provide ease of access to preventive/wellness/chronic care management services at NO out of pocket expense for the benefit eligible employee, retiree and/or dependents. Upon accessing the clinic housed at an on-site City of Deer Park location, covered individuals will be welcomed by an on-site medic that will be supported by a virtual physician. The physician may prescribe medications, make referrals to a network specialist, or continue to monitor the care of the patient at the clinic. When necessary, the on-site medic may give immunizations, take vital signs, assist with on-site laboratory services, etc. Under this yearlong pilot program, there will be no additional out of pocket cost to covered individuals when utilizing the clinic. Additionally, expenses associated with Medicine at Work will be funded by IEBP through the City of Deer Park's premiums/contributions paid to IEBP for healthcare benefits. The only "new" cost to the City will be office space access and utilization. Besides ease of access to benefit eligible employees, retirees and dependents, the on-site clinic services will interface electronically with IEBP's professional health coaches and medical file to improve the coordination of care and minimize gaps in care that could create medical complications. We have none available within any of our facilities, but recently learned we can rent space at the Economic Alliance Houston Port Region for \$350.00 per month.

On Tuesday evening, Ms. Susan Smith, Executive Director of IEBP, members of her staff, and officials from Medicine at Work will be in attendance at the Workshop to present more information about this pilot program.

Fiscal/Budgetary Impact:

\$350 per month (\$4,200 annually) office rental.

Discussion only in Workshop.



Legislation Details (With Text)

File #: DIS 16-115 **Version:** 1 **Name:**
Type: Discussion **Status:** Agenda Ready
File created: 7/18/2016 **In control:** City Council Workshop
On agenda: 8/2/2016 **Final action:**
Title: Discussion of issues relating to the assessment of fees for various inspections conducted by the Deer Park Fire Marshal's Office.

Sponsors:

Indexes:

Code sections:

Attachments: [2016-2017 Budget Proposed Fee Schedule](#)

Date	Ver.	Action By	Action	Result
8/2/2016	1	City Council Workshop		

Discussion of issues relating to the assessment of fees for various inspections conducted by the Deer Park Fire Marshal's Office.

Summary:

It is becoming more common for local governments to collect fees associated with the conduction of inspections by the Fire Marshal's Office. These represent an attempt to offset the time and resources consumed by these inspections and the workload demand on the office, as opposed to the conduction of other community-oriented programs such as public fire education and prevention programs. A collection of potential inspection-types and associated fees is provided for discussion and to demonstrate the potential revenue.

Fiscal/Budgetary Impact:

These fees would generate revenue to offset the time and resources for conducting the associated inspections.

Discussion to provide a consensus before moving this item onto Council Agenda.

Permit Type	Estimated number of Types of Businesses	Proposed Deer Park	Estimated Revenue Deer Park	Pasadena	Estimated Revenue @ Pasadena Rates	Harris County	Estimated Revenue @ Harris Co Rates	Bexar County	Estimated Revenue @ Bexar Co Rates
Assembly Occupancy Use, Banquet Halls, Restaurants									
1-99 Person occupant load	48	\$50.00	\$2,400.00	\$75.00	\$3,600.00	\$260.00	\$12,480.00	\$75.00	\$3,975.00
99-299 occupant load	5	\$100.00	\$500.00	\$150.00	\$750.00		\$1,300.00		
300 or more occupant load		\$150.00	\$0.00	\$200.00	\$0.00				
TOTALS			\$2,900.00		\$4,350.00		\$13,780.00	\$75.00	\$3,975.00
Licensed Facilities providing less than 24 hour care (daycare, afterschool programs)									
Licensed for 1 - 25 Children	6	\$50.00	\$300.00	\$75.00	\$450.00	\$150.00	\$2,550.00	\$75.00	\$1,275.00
Licensed for 26 - 49 Children	1	\$75.00	\$75.00	\$100.00	\$100.00				
Licensed for 50-99 Children	3	\$100.00	\$300.00	\$125.00	\$375.00				
Licensed for 100 - 149 Children	1	\$125.00	\$125.00	\$150.00	\$150.00				
Licensed for 150 or more Children	6	\$150.00	\$900.00	\$175.00	\$1,050.00				
TOTALS			\$1,700.00		\$2,125.00		\$2,550.00		\$1,275.00
Family/Group Daycare Home									
Licensed for 1 - 12 persons	3	\$75.00	\$225.00	\$75.00	\$225.00	\$150.00	\$450.00	\$75.00	\$225.00
TOTALS			\$225.00		\$225.00		\$450.00		\$225.00
Licensed facility providing 24 hr. care (foster home, foster group home)									
Licensed for 1 - 6 Children	10	\$25.00	\$250.00	\$35.00	\$350.00	\$150.00	\$1,500.00	\$75.00	\$750.00
Licensed for 7 - 12 Children	0	\$75.00	\$0.00	\$100.00	\$0.00		\$0.00		\$0.00
TOTALS			\$250.00		\$350.00		\$1,500.00		\$750.00
Licensed Facilities providing 24 hr. care (Nursing Homes)									
Licensed for 1 - 99 persons	1	\$100.00		\$200.00	\$250.00	\$325.00	\$325.00	\$75.00	\$75.00
Licensed for 100- 199		\$150.00	\$150.00	\$250.00					
Licensed for 200 - 499		\$200.00		\$300.00					
Licensed for 500 or more		\$350.00		\$400.00					
TOTALS			\$150.00		\$250.00		\$325.00		\$75.00
Other 24 hr. care facilities (residential treatment centers, personal care facilities and similar facilities)									
Licensed for 1 - 3 Occupants		\$50.00		\$75.00					
Licensed for 4 - 16 Occupants		\$75.00		\$100.00					
Licensed for 17 - 27 Occupants	1	\$100.00	\$100.00	\$150.00	\$150.00				
Licensed for 26 or more Occupants	1	\$150.00	\$150.00	\$200.00	\$200.00				
TOTALS			\$250.00		\$350.00		\$0.00		\$0.00

Permit Type	Estimated number of Types of Businesses	Proposed Deer Park	Estimated Revenue Deer Park	Pasadena	Estimated Revenue @ Pasadena Rates	Harris County	Estimated Revenue @ Harris Co Rates	Bexar County	Estimated Revenue @ Bexar Co Rates
Multi Family Residences (Apartments, Hotels, Motels, and other multi-family dwellings									
3 - 20 Units	11	\$50.00	\$550.00	\$65.00	\$715.00				
21 or 100	2	\$150.00	\$300.00	\$250.00	\$500.00				
100 or more	10	\$250.00	\$2,500.00						
TOTALS			\$3,350.00		\$1,215.00		\$0.00		\$0.00
High Hazard Operations									
Hazardous Materials Storage	10	\$250.00	\$2,500.00	\$250.00	\$2,500.00				
Automotive Repair Garage	16	\$50.00	\$800.00	\$65.00	\$1,040.00				
Lumber Yard	1	\$100.00	\$100.00	\$130.00	\$130.00				
Tire Storage	2	\$50.00	\$100.00	\$65.00	\$130.00				
High Pile Storage	15	\$200.00	\$3,000.00	\$200.00	\$3,000.00				
Fuel Dispensing	10	\$200.00	\$2,000.00	\$200.00	\$2,000.00				
TOTALS			\$8,500.00		\$8,800.00		\$0.00		\$0.00
Temporary Assembly Occupancies									
Canopies	5	\$25.00	\$125.00						
Tents	15	\$35.00	\$525.00	\$35.00	\$525.00				
TOTALS			\$650.00		\$525.00		\$0.00		\$0.00
Miscellaneous Permits									
Emergency Generators	25	\$20.00	\$500.00	\$65.00	\$1,625.00				
Access Gates	100	\$20.00	\$2,000.00	\$65.00	\$6,500.00				
After-Hours Inspections		\$50.00/hr (4hr. min.)		Minimum \$250.00					
Re-inspect fee (after 2nd visit)		\$50.00		\$25.00					
TOTALS			\$2,500.00		\$8,125.00		\$0.00		\$0.00
Plan Review									
Fire Alarm Plan Review and Inspection	52	\$100.00	\$5,200.00	\$100.00	\$5,200.00			\$300.00	\$15,600.00
Suppression System plan review and inspection	30	\$100.00	\$3,000.00	\$100.00	\$3,000.00			\$150.00	\$4,500.00
Sprinkler System plan review and inspection	40	\$100.00	\$4,000.00	\$100.00	\$4,000.00			\$300.00	\$12,000.00
Underground Fire Sprinkler Inspection								\$350.00	
Occupancy Load Evaluation		\$50.00		\$50.00					
Other Plan Review and Inspection		\$100.00							
System Re-Test Fee (per hour)								\$150.00	
			\$12,200.00		\$12,200.00		\$0.00		\$32,100.00

Permit Type	Estimated number of Types of Businesses	Proposed Deer Park	Estimated Revenue Deer Park	Pasadena	Estimated Revenue @ Pasadena Rates	Harris County	Estimated Revenue @ Harris Co Rates	Bexar County	Estimated Revenue @ Bexar Co Rates
Operational Permits									
Automotive wrecking yard		\$65.00		\$65.00					
Industrial ovens		\$100.00		\$100.00					
Service Station	15	\$200.00	\$3,000.00	\$200.00	\$3,000.00				
Commercial Carnivals	6	\$65.00	\$390.00	\$65.00	\$390.00				
Explosives use and storage		\$200.00		\$200.00					
Fire Works Display/Storage		\$300.00		\$300.00					
Pyrotecnics use/storage		\$150.00		\$150.00					
Product Line plan review & inspection		\$125.00		\$125.00					
Storage Tank inspection		\$125.00		\$125.00					
Reinspection Fee	75	\$50.00	\$3,750.00						
TOTALS			\$7,140.00		\$3,390.00		\$0.00		\$0.00
Fire Alarm Systems									
Permit	250	\$25.00	\$6,250.00	\$20.00	\$5,000.00		\$0.00		\$0.00
Estimated Revenue			\$39,815.00		\$41,905.00		\$18,605.00		\$38,400.00



Legislation Details (With Text)

File #: DIS 16-089 **Version:** 1 **Name:**
Type: Discussion **Status:** Agenda Ready
File created: 6/24/2016 **In control:** City Council Workshop
On agenda: 8/2/2016 **Final action:**
Title: Discussion of issues relating to three (3) Deer Park Community Development Corporation (DPCDC) projects.
Sponsors: Scott Swigert
Indexes:
Code sections:

Attachments: [Deer Park Task Order 006-Softball-Final](#)
[2016-07-25 Dow CDC presentation small](#)
[2016-07-20 Maxwell Center programming](#)
[Deer Park Task Order 004-B-Maxwell Design and Construction](#)

Date	Ver.	Action By	Action	Result
8/2/2016	1	City Council Workshop		

Discussion of issues relating to three (3) Deer Park Community Development Corporation (DPCDC) projects.

Summary:

On February 16, 2016 the City Council Approved Task Order #2 with Halff Associates for the replacement of the restroom facilities in Dow Park with a new pavilion structure that includes a stage, restrooms and a concession stand and Task Order #4 for the expansion of the Maxwell Center and Parking lot - Programming. Since that time the Parks and Recreation Department, the Dow Park Pavilion Ad-Hoc Committee and the Maxwell Center Ad-Hoc Committee have been working with Halff Associates on the two separate projects. Also, the Department has been working with Halff Associates to develop Task Order #6 for the renovations of the girls softball facilities at the Youth Sports Complex. During the Council Workshop Halff Associates and the Parks and Recreation Director will present updates on these three projects including explanations and details on the four (4) agenda items that have been recommended by both the two reprehensive Ad-Hoc Committees and the Deer Park Community Development Board for Council approval.

Fiscal/Budgetary Impact:

Funding will come from the dedicated one half of one percent sales and use tax for Type B projects, replacement of the restroom facilities in Dow Park with a new pavilion structure that includes a stage, restrooms and a concession stand has been appropriated \$1,500,000 of the dedicated funds, the renovations of the girls softball facilities at the Youth Sports Complex has been appropriated \$3,000,000 of the dedicated funds and the expansion of the Maxwell Center and Parking lot has been appropriated \$2,000,000 of the dedicated funds.

Discussion only in Workshop. There are four (4) agenda items that will be on the Regular Council Agenda to consider related to these projects. Approval is recommended.

TASK ORDER

Task Order No. 16-006-A

Task Order

In accordance with AIA Prime Agreement between City of Deer Park, Texas ("Owner") and Halff Associates ("Architect") for Professional Services –dated February 16, 2016 ("Agreement"), Owner and Architect agree as follows:

1. **Specific Project Data**

A. Title: Girls Softball Renovations at Youth Sports Complex

B. Description: The Architect's design services consist of preliminary design of proposed improvements, design survey of affected site area necessary to perform design of proposed improvements, construction design services necessary for bidding and construction of proposed improvements which includes: (a) design of new softball fields, (b) shade structure(s), (c) playground improvements (d) restrooms, (e) parking, (f) internal walks, (g) ball field irrigation, (h) lighting, (i) on-site utility improvements, (j) erosion and sedimentation controls, (k) site grading and drainage. Architect will also submit the final design for an independent RAS review and submittals to the City of Deer Park for the required development approvals and issue construction plans for bid. Additionally, Architect will prepare estimates of probable construction costs and perform limited construction phase services.

C. City of Deer Park Project Number: 16-006-A

D. Prime Agreement, Contract Number: PR-16-410-001

2. **Services of Architect**

See Attachment A: Proposed Scope of Professional Services for Girls Softball Renovations at Youth Sports Complex dated August 02, 2016.

3. **Owner's Responsibilities**

Owner shall have those responsibilities set forth in the Agreement subject to the following: See Attachment A: Proposed Scope of Professional Services for Girls Softball Renovations at Youth Sports Complex dated August 02, 2016.

4. **Times for Rendering Services**

<u>Phase</u>	<u>Completion Date</u>
<u>See Attachment C</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

TASK ORDER

5. **Payments to Architect**

A. Owner shall pay Landscape Architect for services rendered as follows:

<i>Category of Services</i>	<i>Compensation Method</i>	<i>Lump Sum or Not to Exceed Amount of Compensation for Services</i>
Basic Services	Lump Sum per Task (See Attachment B – Fee Schedule & Reimbursable Expenses and	\$284,033.00

B. The terms of payment are set forth in the AIA Prime Agreement unless modified in this Task Order.

6. **Other Modifications to Agreement:**

[Supplement or modify Agreement and Exhibits, if appropriate.]

7. **Attachments:** *Attachment A – Scope of Services Attachment B – Fee Schedule & Reimbursable Expenses Attachment C – Schedule of Work*

8. **Documents Incorporated By Reference:** The Agreement effective August 2, 2016.

TASK ORDER

Terms and Conditions: Execution of this Task Order by Owner and Architect shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. Architect is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner.

The Effective Date of this Task Order is August 02, 2016.

OWNER:

ARCHITECT :

By: _____

By: _____

Name: Jerry Mouton, Jr.

Name: Tim Bargainer, PLA, ASLA, CLARB

Title: Mayor, City of Deer Park, Texas

Title: Vice President

Date: _____

Date: _____

ATTEST:

Sandra Watkins, City Secretary

STATE OF TEXAS

} CORPORATE

COUNTY OF HARRIS

} ACKNOWLEDGEMENT

On this ____ day of _____, 2016, Tim Bargainer personally appeared before me and proved to me through satisfactory evidence of identification to be the person who signed this document in my presence.

[SEAL]

Notary Public

My Commission Expires: _____

TASK ORDER

DESIGNATED REPRESENTATIVE FOR
TASK ORDER:

DESIGNATED REPRESENTATIVE FOR
TASK ORDER:

Name: Scott Swigert

Name: Tim Bargainer, PLA, ASLA, CLARB

Title: Director, Parks and Recreation

Title: Director of Landscape Architecture

Address: 610 E. San Augustine
Deer Park, TX 77536

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Phone: 281-478-2058

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Attachment “A”

Scope of Professional Services for

Deer Park Girls Softball Renovations at Youth Sports Complex

City of Deer Park, Texas

SERVICES TO BE PERFORMED BY CITY

Design Studies, Criteria, Data

- Any plans for existing facilities recently completed within the park property and adjacent to the site, if available.
- Existing geotechnical reports and data for existing facilities recently completed within the park property and adjacent to the site, if available for reference only. Consultant to provide geotechnical testing and data for the design of this project.
- Utility information (plans, maps, etc.) both current and archived within the CITY of Deer Park, if available.
- All available current CITY of Deer Park GIS, aerials and available survey information to date.

Public Involvement

- Provide guidance on selecting appropriate stakeholders for public meetings(s).
- Sponsor and conduct public meetings.

Field Surveying and Photogrammetry

- Provide all available survey and photogrammetry information to date.

Drainage

- Provide available information and studies on existing drainage areas on and off-site.
- Provide hydraulic design criteria for project design.
- Provide standard details and specifications as necessary to assist design CONSULTANT.

Miscellaneous

- Provide direction necessary for aesthetic treatment of proposed structures, amenities and landscaping.
- Provide copies of all licensing agreements, utility agreements and other legal instruments related to the project.
- Prepare and coordinate any required Licensing and/or Utility Agreements.
- Pay all filing; permit review, application and inspection fees.
- Acquire right-of-entry on any property not owned by the CITY should it be determined necessary to complete the scope of work identified within this agreement.
- It is the CITY's responsibility to facilitate and coordinate with private property owners, if deemed necessary.
- Provide any other pertinent information to assist design CONSULTANT.

SCOPE OF WORK TO BE PERFORMED BY CONSULTANT

The purpose of the services proposed herein is to provide professional consulting services consisting of but not limited to landscape architecture, architecture, civil engineering, structural engineering, MEP engineering, and hydraulic/hydrologic engineering necessary for the development of the Deer Park Girls Softball Fields (the project). The project is entirely within the City of Deer Park with access from West X Street. The CONSULTANT intends to work in effective cooperation with the CITY and provide all necessary plans and specifications needed for permitting/approval from regulatory entities to achieve an efficient and acceptable implementation of the project.

Program

CONSULTANT shall provide design services for the following general program elements (refer Project Area Map):

- Renovation and additions to the existing four (4) fields and two (2) new fields.
- Concession | Restroom Facility
- Storage Space – OWNER and Private Leagues
- Controlled Entry System
- Additional Parking
- On-site Utility improvements in support of improvements
- On-site drainage and storm conveyance
- Sports Field Lighting
- Landscape and irrigation

NOTE: The list of general program elements is not all-inclusive. Additional program items may result from site reconnoitering and design development.

Construction Development Budget

A construction development budget for general program items is generally established at \$3 million dollars including a 10% contingency.

Given the above stated general project information CONSULTANT will provide the following scope of basic services per task listed once the CITY has issued and executed this Task Order.

BASIC SERVICES

The proposed basic services, which are outlined below, shall include: project management| coordination, preliminary design, construction documents | regulatory entitlement, bidding assistance and construction phase services, design survey, and geotechnical services.

PHASE 1: PROJECT MANAGEMENT | COORDINATION

This task will include the following activities:

- Coordinate a kick-off meeting with the design team and City to identify project goals, schedules and projected milestones.
- Provide overall project management services including budget control, schedule control, project coordination, resource allocation, subconsultant management and coordination, and preparation & processing of invoices.

- Ensure timely delivery of all deliverables including electronic files, and hard copies of all pertinent information, all in American Standard System of Measure format.
- Perform Quality Control | Quality Assurance reviews.
- Attend Preliminary site visit/meeting, pre-development meeting, parks board presentation, DPCDC and City Council.
- Review all modifications and comments requested by jurisdictional and regulatory agencies with the City. (1 meeting)
- Coordinate and oversee revisions to drawings and assist City in submitting final documents to the appropriate agency(s) for final processing, approvals and permits.

*Meetings with Regulatory Entities other than the City to review construction documents are not included.

* All filing, permit review and application fees to be paid by City.

*Deliverable quantities for permitting to be determined by City; plans, specification, reports, etc. to be billed as reimbursable expenses.

PHASE 2: DESIGN DEVELOPMENT (9 weeks)

This phase will include the following:

- Prepare overall project base map of existing conditions from available CITY provided data to be used for initiate project kick-off and site assessment.
- Facilitate kick-off meeting with the design team and CITY to identify project goals, schedules and projected milestones from schematic design through construction. Identify additional participants and stakeholders to be included in design process (1 meeting).
- Conduct team site assessment to identify site opportunities and constraints (meeting combined with kick-off).
- Prepare preliminary design development drawings and updated OPCC including appropriate escalation factors and contingencies. Design will utilize existing conditions design survey for defined project development limits.
- Review preliminary design development drawings with OWNER (1 meeting)
- Attend and assist in facilitating public input meeting with identified participants and stakeholders (1 meeting)
- Prepare final preliminary design drawings and updated OPCC including appropriate escalation factors and contingencies.
- Present final design development drawings and OPCC to DPCDC (1 meeting).
- Present design development drawings and OPCC to CITY Council for approval to proceed with Construction Documents and Regulatory Approval (1 meeting).
-

PHASE 3: CONSTRUCTION DOCUMENTS AND PERMITTING (28 weeks)

Upon CITY's approval of the Preliminary Design and OPCC, the CONSULTANT will develop working/construction drawings and technical specifications necessary to construct the work. Construction drawings may include, but not be limited to the following information: general construction and project specific notes, utilities, grading, drainage, dimension control/layout, erosion/sedimentation/tree protection, site construction details, architectural, structural and mechanical, electrical, plumbing, lighting plan, and landscape and irrigation plans. CONSULTANT

shall compliment drawings with Contract Documents and Technical Specifications including quantity take-offs, which describe materials, systems and equipment, workmanship, quality and performance criteria required for the construction of the work. CONSULTANT shall coordinate any utility needs and adjustment with the CITY and utility service provider(s). CONSULTANT shall assist CITY in submitting plans to regulatory entities for approval and permitting to be used for bidding and implementation of the project. This phase will include the following:

- Coordinate construction drawings with other team members.
- Prepare thirty percent (30%) construction drawings and OPCC including appropriate escalation factors and contingencies. Submit to CITY for review and comments. (6 weeks)
- Review 30% construction drawings and OPCC with CITY (1 meeting).
- Prepare sixty percent (60%) construction drawings and OPCC including appropriate escalation factors and contingencies. Submit to CITY for review and comments. (6 weeks)
- Review 60% construction drawings and OPCC with CITY (1 meeting).
- Prepare ninety percent (90%) construction drawings, specifications/project manual and OPCC including appropriate escalation factors and contingencies. Submit to CITY for review and comments. (3 weeks)
- Review 90% construction drawings, specifications/project manual and OPCC with CITY and (1 meeting).
- Prepare final construction drawings, specifications, reports, permit applications, SWPPP and other documents required for permitting and construction; update OPCC including appropriate escalation factors and contingencies. Submit to CITY for review and comments. (5 weeks).
- Assist the OWNER in filing the appropriate plans and documents with Texas Department of Licensing and Regulation (TDLR) for accessibility compliance with the 2012 Texas Accessibility Standards (with review by independent Texas Registered Accessibility Specialist RAS).
- Review and address all comments requested by regulatory agencies, the CITY and city development review. (4 weeks)
- Revise drawings and submit documents to the appropriate agency(s) for final processing, approvals and permits (1 meeting).

NOTE: 1) *All filing, permit review, application and inspection fees to be paid by the CITY.*
2) *Deliverable quantities for permitting required by the CITY and/or regulatory entities; plans, specification, reports, etc. to be billed as reimbursable expenses.*

PHASE 4: BIDDING ASSISTANCE

Upon CITY's approval and permitting of Construction Documents, CONSULTANT shall assist CITY during the bidding process. This phase will include the following services:

- Coordinate the schedule for bid advertising, pre-bid conference, and bid opening.
- Prepare and organize bid solicitation and proposal forms consistent with the CITY's requirements.
- Attend and assist the CITY with a pre-bid conference (1 meeting).
- Address contractor RFI's, prepare and issue addenda as required.

- Attend and assist the CITY with bid opening, review/evaluate bids including alternates (1 meeting).
- Provide written recommendation to CITY. Contingent upon project construction delivery method.
- Once approved by CITY Staff, attend CITY Council meeting for award of construction contract as required (1 meeting).

PHASE 5: CONSTRUCTION PHASE SERVICES

CONSULTANT shall assist CITY during the construction process. CONSULTANT shall endeavor to secure compliance by the contractor to the plans and specifications. CONSULTANT shall not be responsible for construction means, methods, techniques, sequences or procedures in connection with the work and CONSULTANT shall not be responsible for the contractor's errors or omissions or failure to carry out the work in accordance with the contract documents. CITY will provide and pay for construction inspection and materials testing services. This phase will include the following:

- Assist CITY with Issuing the Notice to Proceed and assisting with acquiring executed contracts, bonds and insurance from the contractor.
- Attend and assist the CITY in conducting and overseeing a pre-construction meeting (1 meeting).
- Construction observation – preparation and processing of Requests for Information, Change Proposals, Change Orders, Change Directives, review/approval of shop drawing, submittals, samples and mock-ups (as required).
- Conduct and oversee monthly progress meetings. Estimate construction time 6 months (6 meetings). Consultant will be responsible for recording and keeping minutes of all meetings with City staff and distributing within 48 hours of the meeting date.
- Review and approve contractor's monthly Application and Certification for Payment.
- Attend and assist CITY with substantial completion inspection(s) and walk-thru including TAS inspection; issue punch list and letter of substantial completion for incomplete items including time for completion (1 meeting).
- Attend and assist CITY with final inspection for acceptance of project and issue letter of concurrence (1 meeting).
- Assist CITY in acquiring final close-out documents, warranties, accurate as-built drawings and other documents from contractor required to close-out project.
- Review and approve contractor's final Application and Certification for Payment including retainage.

PHASE 6: PROJECT DESIGN SURVEY (4 weeks)

This phase will include the following:

- Conduct preliminary survey meeting with design team and CITY staff to confirm limits of survey work for the project area.
- Conduct horizontal and vertical control survey on State Plane Grid and North American Vertical Datum of 1988, NAVD88. Establish a minimum of four (4) bench marks.
- Boundary verification survey.
- Topographic survey with one-foot contours, locations of above-ground and visible improvements and utilities, overhead utility locations, and hardwood trees 3" and up, existing walks, structures, light standards, and misc. appurtenances with the project area.
- Underground utility locates identified through Texas 811.
- Contact Deer Park Utilities for locates related to wet and dry utilities within the park property.
- Contact Parks and Recreation Department for identification of irrigation and other utilities as needed.
- Drainage appurtenance including culvert pipe or opening sizes and flowlines.
- The graphical location of the property lines, right-of-way lines, and easements for the project area.
- The graphical location of water, wastewater, utilities including manholes, flowlines and invert elevations.
- Design survey of all available and identified information above to be provided in AutoCAD format.

PHASE 7: GEOTECHNICAL SERVICES (4 Weeks)

CONSULTANT will perform geotechnical investigation for determination of structural foundation and pavement design needs. A report documenting the findings and recommendations of the geotechnical investigation, including all boring logs and others test results will be submitted to the CITY upon completion of the investigation. The facilities being considered in this study are turf fields, parking lot, internal driveway, a concession / restroom building, and shaded gathering space(s). The proposed structures are anticipated to create relatively light structural loads to be carried by the foundation systems. Floor systems consisting of slabs-on-fill or piers are expected to be preferred, provided expansive, soil-related movements will not cause structural performance concerns.

The scope of work efforts proposed herein will include identification of location(s), investigative drill testing, sampling and assessment and analysis of the potential for subgrade structural needs as necessary to ensure proper design for facilities. Based on the general program elements defined, the following bores will be provide: two (2) borings within the turf field areas to approximate depth of 10 ft., three (3) parking lot borings within parking areas to approx. depth of 5 ft., and three (3) borings at proposed restroom | concession location to approx. depth of 20 ft. The geotechnical engineering report shall include but not be limited to general site conditions, bore location plan, foundation design considerations and recommendations, foundation construction considerations, and general pavement thickness design and construction recommendations for parking areas.

PHASE 8: CONSTRUCTION MATERIALS TESTING (6 months)

Refer Exhibit B for construction materials testing estimate. Note that CME has made various assumptions regarding the types of tests that will be required for the project and the frequency of tests based on available information. CME should be contracted once the construction plans have been finalized and a general contractor has been selected for the project in order to determine if any changes should be made with respect to the assumptions used to develop this proposal.

PHASE 9: PRELIMINARY DRAINAGE INVESTIGATION (4 weeks)

This phase will include the following:

- Attend and assist the CITY in conducting and overseeing a pre-construction meeting (1 meeting).
- Obtain and evaluate the existing site conditions.
- Prepare an Existing Condition hydrologic simulation to evaluate the potential impacts of the proposed park enhancements. This task includes delineating drainage basins, computing hydrologic parameters and developing a HEC-HMS simulation.
- Prepare a Phase 1 hydrologic simulation to evaluate the potential impacts of the proposed park enhancements. This task includes adding the proposed Phase 1 park features and evaluating the detention requirements.
- Prepare an Ultimate hydrologic simulation to evaluate the potential impacts of the proposed park enhancements. This task includes adding the proposed ultimate build out park features and evaluating the detention requirements.
- Compute (tabular format) proposed volume that may require mitigation.
- Conceptually identify potential locations to mitigate potential impacts.
- Prepare brief drainage memorandum describing methodologies, assumptions and results.

Excluded Items:

- *Floodplain Hydraulic Analysis (Current Effective FEMA information will be used to define the limits of the floodplain)*
- *Environmental Analysis*

Opinion of Probable Construction Costs (OPCC) Disclaimer

Opinion of probable construction costs provided by the CONSULTANT are based on the CONSULTANT's familiarity with the construction industry and are provided only to assist the CITY throughout the design process; such opinions shall not be construed to provide a guarantee or warranty of the actual construction costs at the time construction bids are solicited or construction contracts negotiated. Unless expressly agreed in writing and signed by the parties, no fixed limit of construction costs is established as a condition of this Agreement by the furnishing of the opinion of probable construction costs. Throughout the design process the CONSULTANT will assist the CITY in value engineering the project and making necessary adjustments in an effort to meet the project construction budget.

ADDITIONAL SERVICES

The following services are not included within the scope of basic services unless previously discussed above. Should CONSULTANT be required to provide services in obtaining or coordinating compilation of this information, such services shall be performed as Additional Services. Additional Services shall only be provided if previously authorized by the CITY.

Additional Services may include, but not be limited to, the following:

- Increase in construction documentation, regulatory entitlement, bidding assistance and construction phase services resulting from increase development budget of more than 10%.
- Revisions to drawings previously approved by the CITY and regulatory entities due to changes in: Project scope, budget, schedule, unforeseen subsurface construction conditions or when such revisions are inconsistent with written approvals or instructions previously given; enactment or revision codes, laws, or regulations subsequent to the preparation of such documents.
- Preparation of Phased bid package(s) with reduced scope of items defined herein, including construction drawings and specifications not included as part of phase 1 development.
- Preparation of presentation materials for marketing or purposes other than in-progress approvals.
- Public or other presentations beyond those described in scope of services.
- Provide consultation, drawings, reports and other work products related to permits, approvals and ordinances not described in scope of services.
- Providing professional services for the field selection of plant materials.
- Traffic Impact Analysis.
- Traffic Control Plans.
- Design for site elements other than pre-engineered structures.
- Gas, Telephone/Communication design.
- Design of utility extension(s) to the project site.
- Services required after final acceptance of construction work.
- Preparation of record documents from contractors as-built drawings.
- Detailed Flood Plain Analysis.
- Hydrologic Analysis.
- CLOMR and/or LOMR
- Permitting through Army Corp of Engineers (USACE).
- Geotechnical investigation for structures not accounted for in basic scope of services.
- Environmental services.
- Geological Assessment
- Archeological Assessment.
- Hazardous Site Assessments.
- Construction Staking.
- Property Title Research
- Legal Lot Determinations unless defined within scope of services.
- Preparation of multi-use agreement(s) and exhibits.
- Easement acquisition or vacation including preparation of easement documents.
- Preparation and processing of Waivers, Variances or Exceptions.
- Land Acquisition services.
- Any services related to ROW acquisition.
- Any design work that will require work in the ROW or impact traffic entering and exiting the public and private ROW.
- ROW mapping exhibits and meets and bounds documentation required for ROW acquisition. City Land Acquisition/ROW mapping requirements to be used.
- Assistance or representation in litigation concerning the property of proposed project.

- Conflict Resolution.
- Providing services other than those outlined in scope of services.

PROJECT AREA MAP



ATTACHMENT “B”

Fee Schedule & Reimbursable Expenses for

Deer Park Girls Softball Renovations Phase 1 – Design and Construction Phase

City of Deer Park, Texas

For the basic services stated previously, the lump sum fee shall be as follows. Billing will occur on a monthly cycle, based on a percentage of work performed per phase and completed during the previous time period including any deliverables associated with such phase, subject to Owner review and approval. Reimbursable Expense will be performed on a maximum not to exceed manner.

BASE SERVICE TASK	FEES
PHASE 1: Project Management Coordination	\$ 7,533
PHASE 2: Design Development	\$ 56,000
PHASE 3: Construction Documents and Permitting	\$ 116,000
PHASE 4: Bidding Assistance	\$ 8,000
PHASE 5: Construction Phase Services	\$ 27,000
PHASE 6: Project Design Survey	\$ 18,500
PHASE 7: Geotechnical Services	\$ 17,500
PHASE 8: Construction Materials Testing	\$ 23,500
<u>PHASE 9: Preliminary Drainage Investigation</u>	<u>\$ 10,000</u>
TOTAL FOR BASIC SERVICES	\$284,033
Reimbursable Expenses	\$ 3,000

ATTACHMENT “C”

Fee Schedule & Reimbursable Expenses for

Deer Park Girls Softball Renovations Phase 1 – Design and Construction Phase

City of Deer Park, Texas

ARCHITECT is prepared to begin services necessary for completion of the work identified within Attachment “A” Scope of Work upon execution of the Task Order and it is the intent of the ARCHITECT to work with the OWNER to meet the reasonable expectations for delivery of basic services. It is anticipated to take approximately nine (9) months upon Notice to Proceed to complete design through bidding phases. It is anticipated to take approximately six (6) to eight (8) months upon completion of bidding phase to complete construction contingent on contractor’s availability and schedule. ARCHITECT is not responsible for delays incurred by regulatory or reviewing entities.



DEER★PARK

Parks & Recreation



Today's Presentation

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





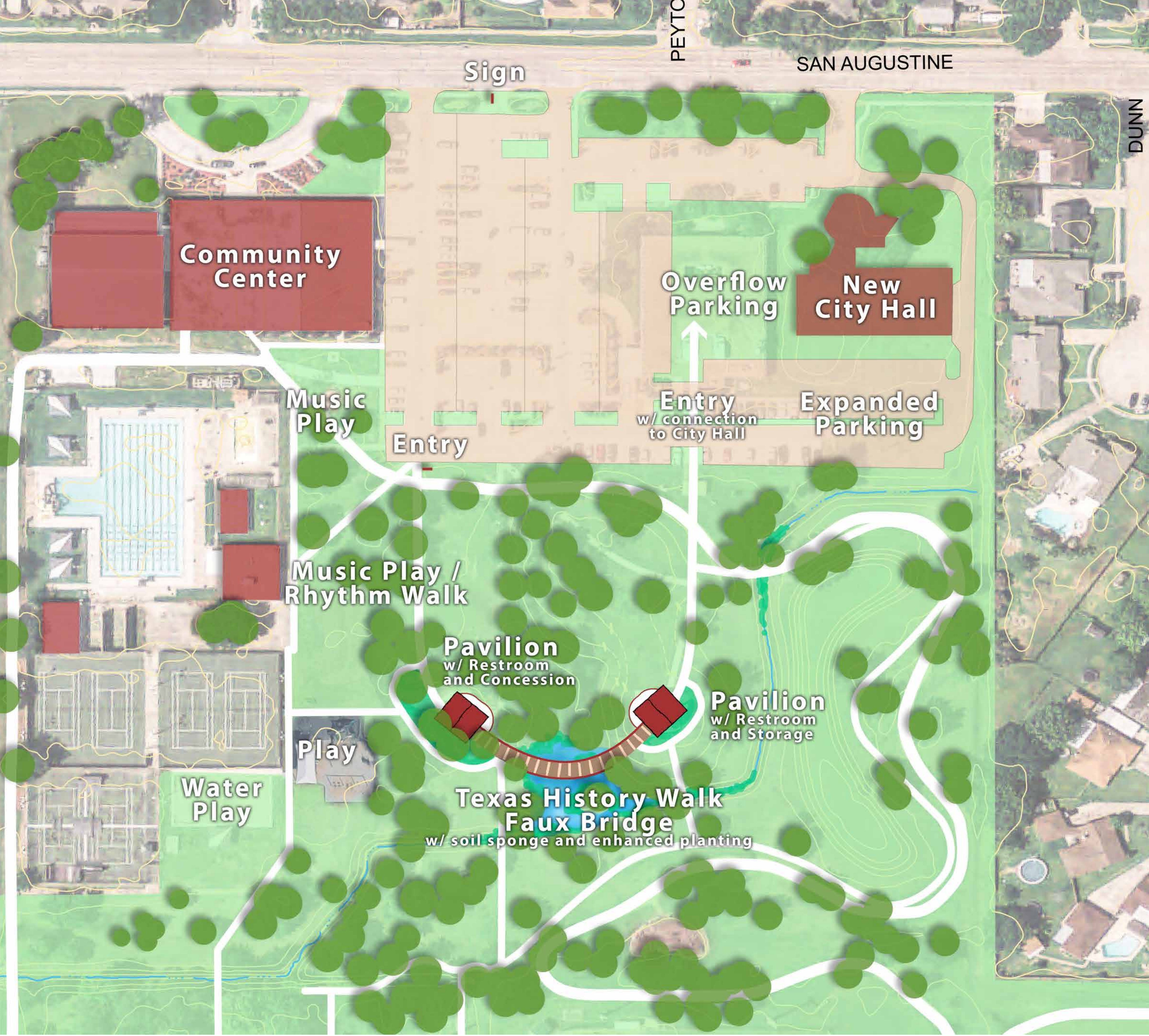
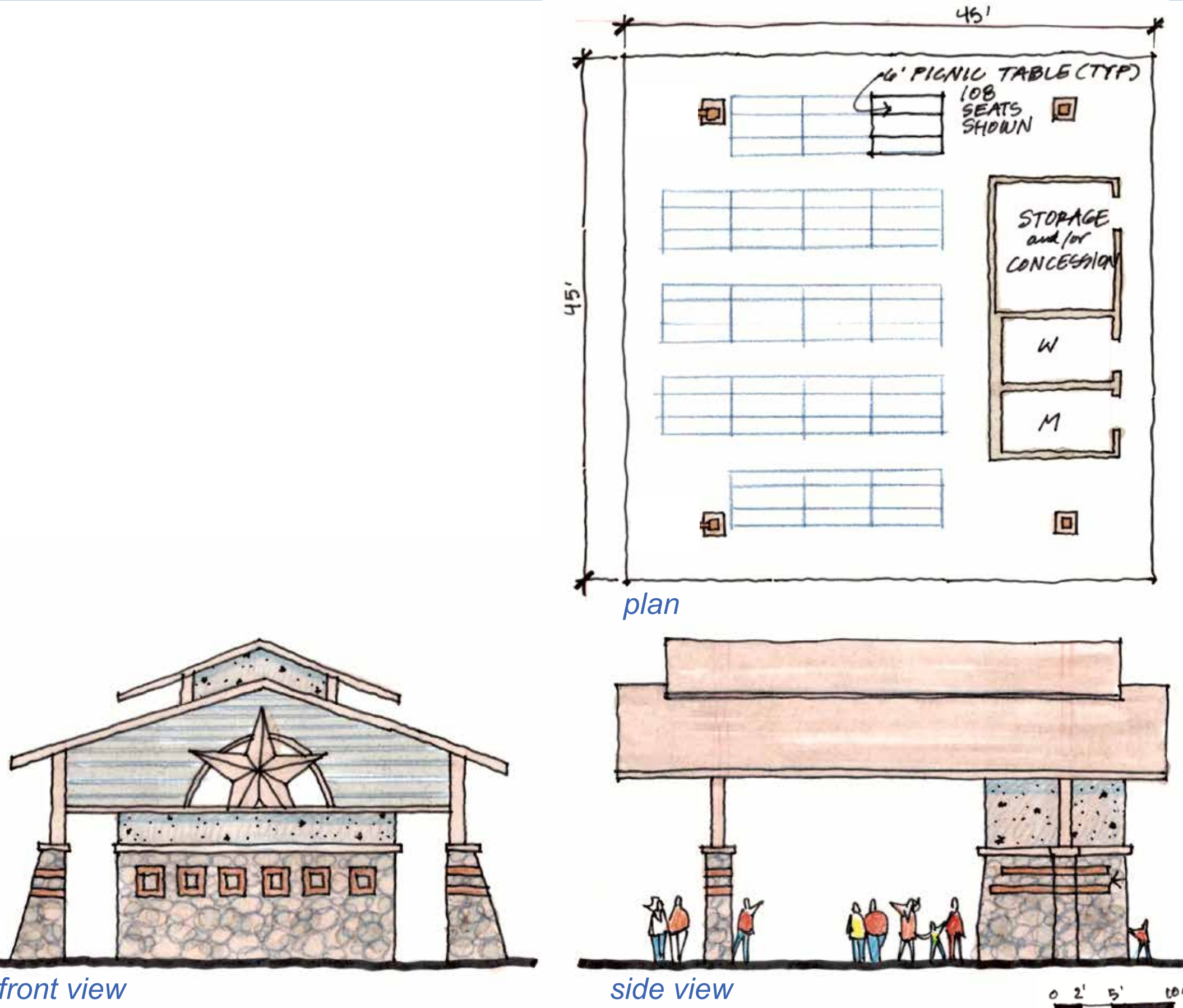
THESE PLANS ARE INSPIRED BY EXISTING DOW PARK FEATURES AND CITY WIDE WAYFINDING.

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.



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



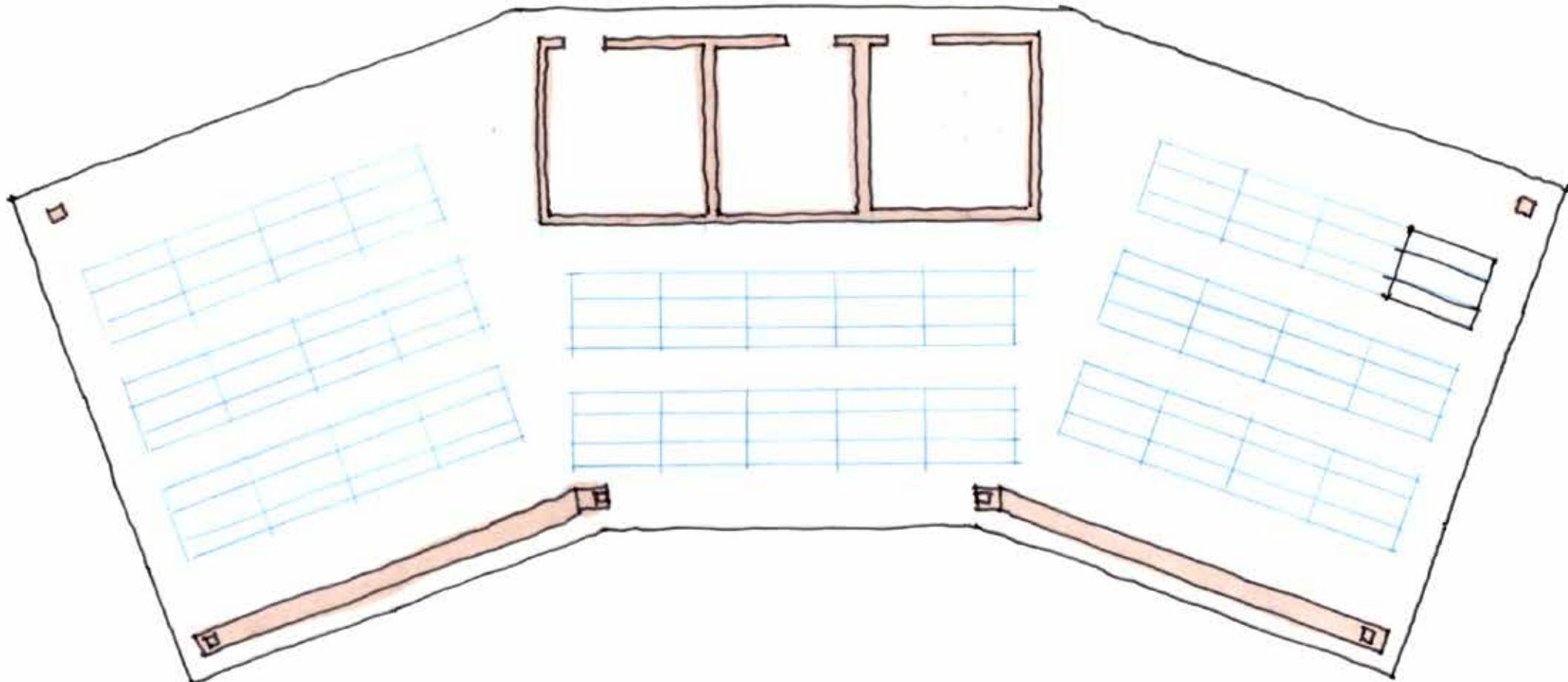
inspiration



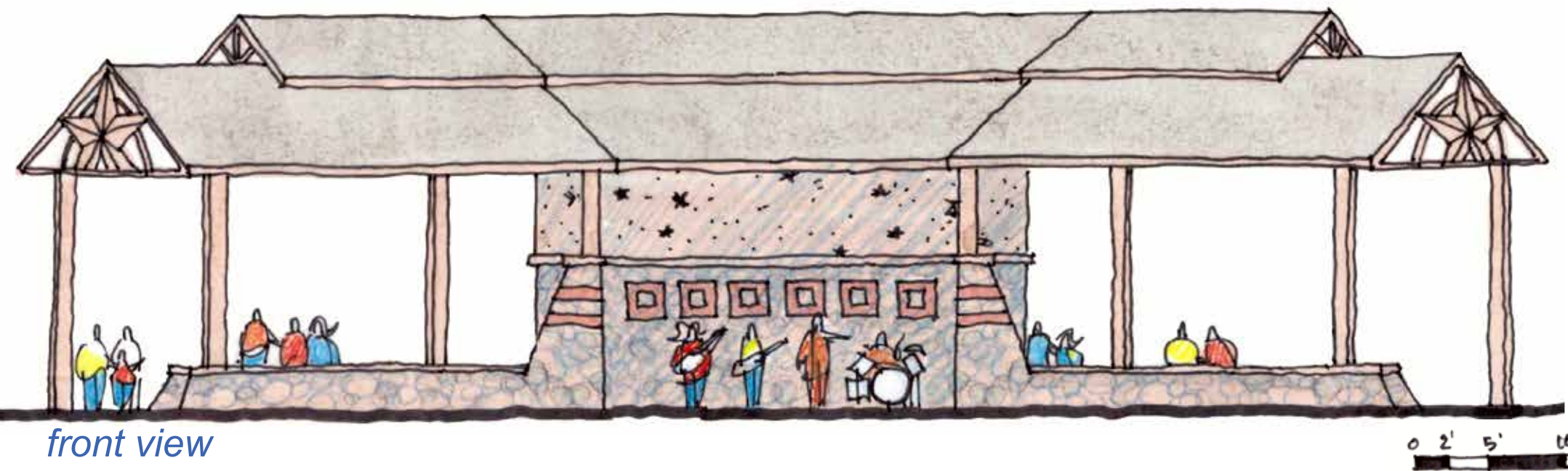
Texas History Walk interpretive railing



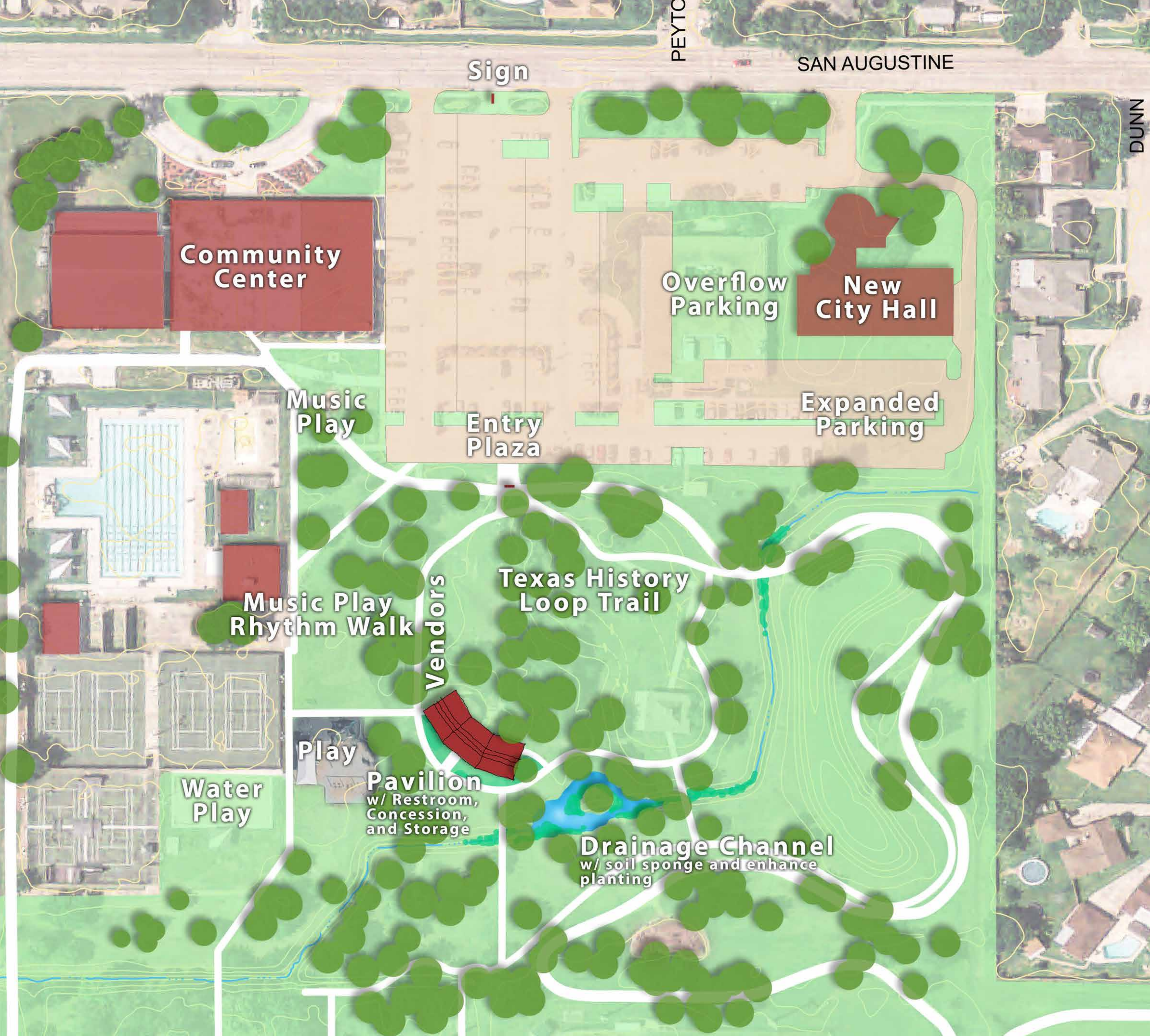
optional materials



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.

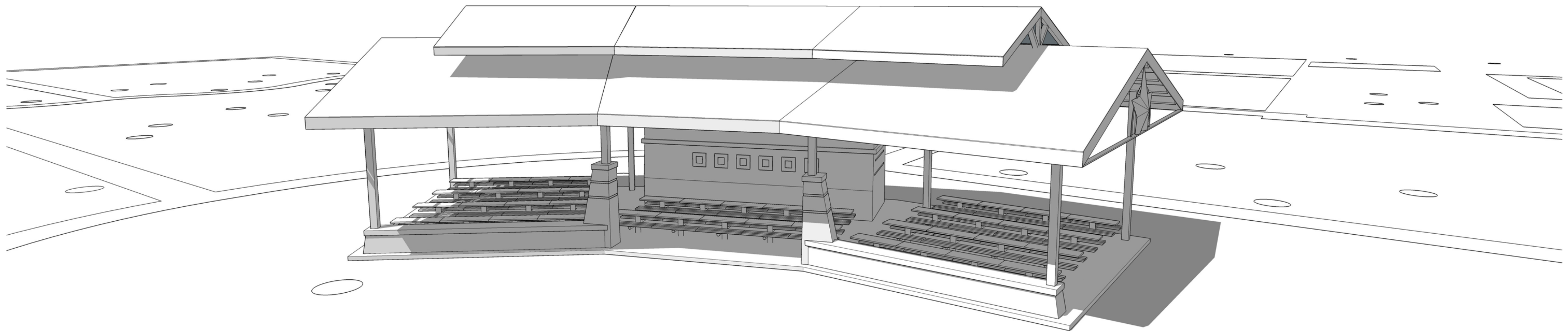
CONCEPT 1 Total votes = 25 or 29% of votes
(on June 9, 2016 = 19; from on-line = 4; from June 10-17th = 2)

- “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.”

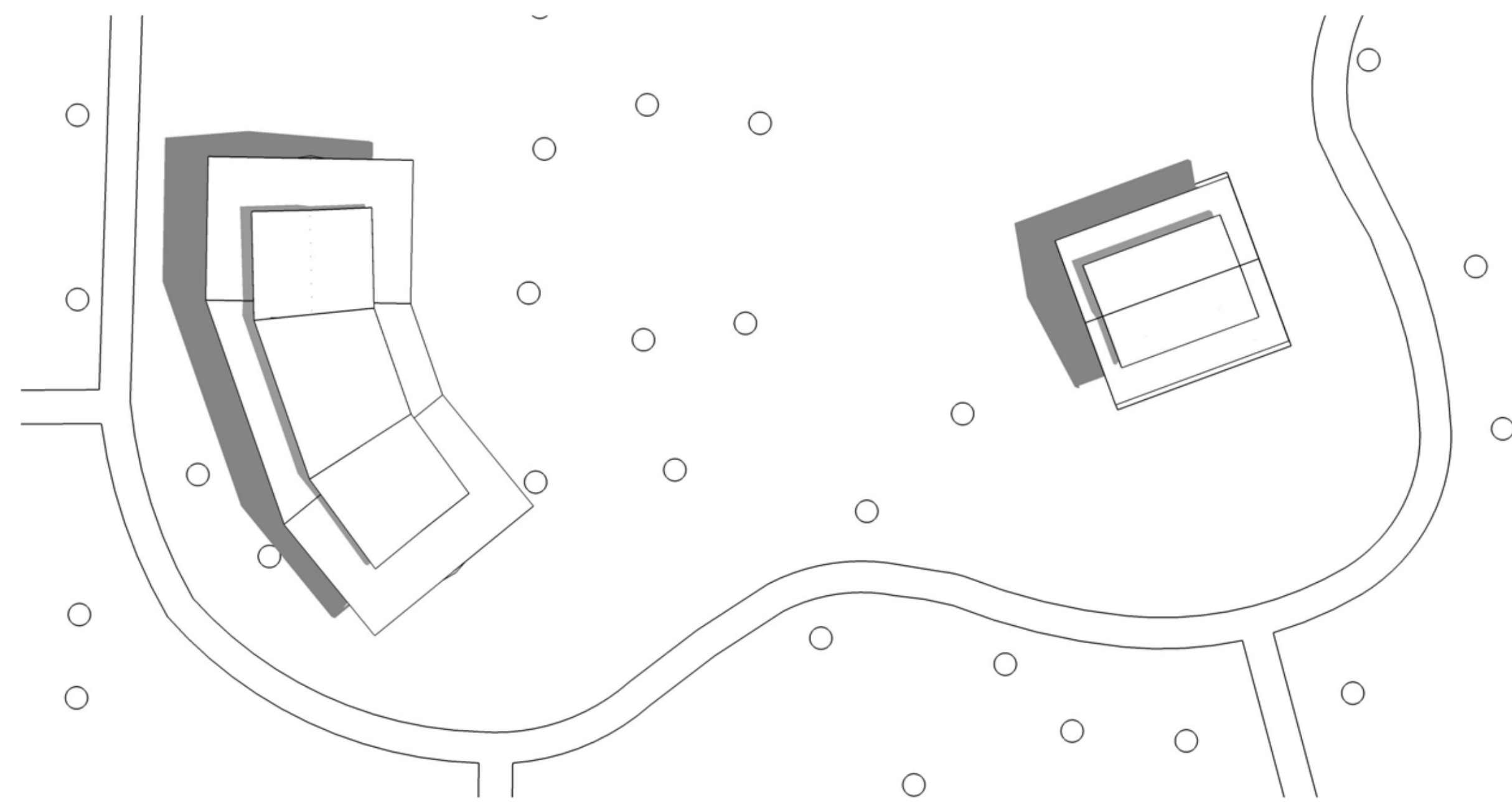
CONCEPT 2 Total votes = 62 or 71% of votes
(on June 9, 2016 = 38; from on-line = 3; from June 10-17th = 21)

- “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)

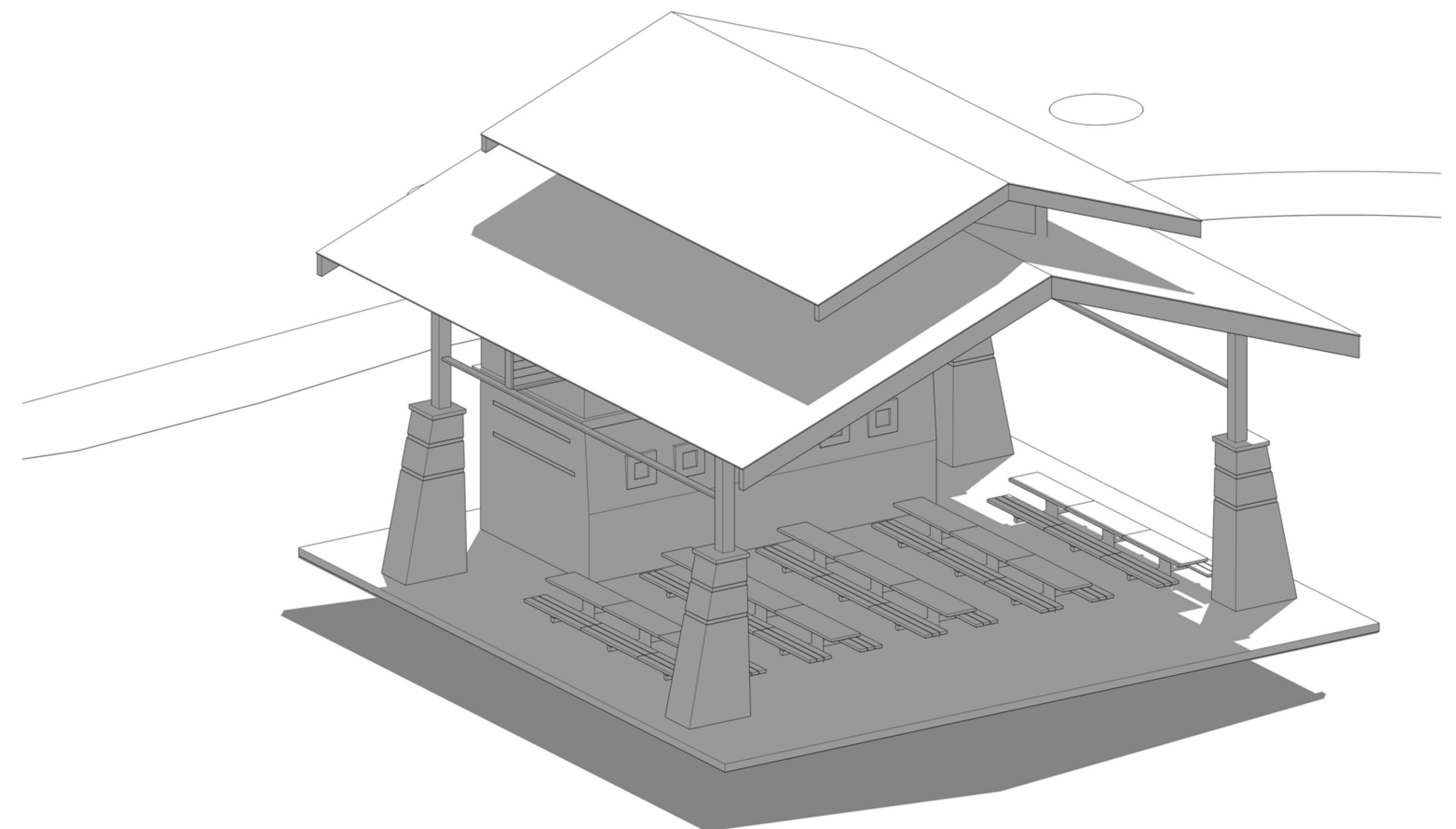




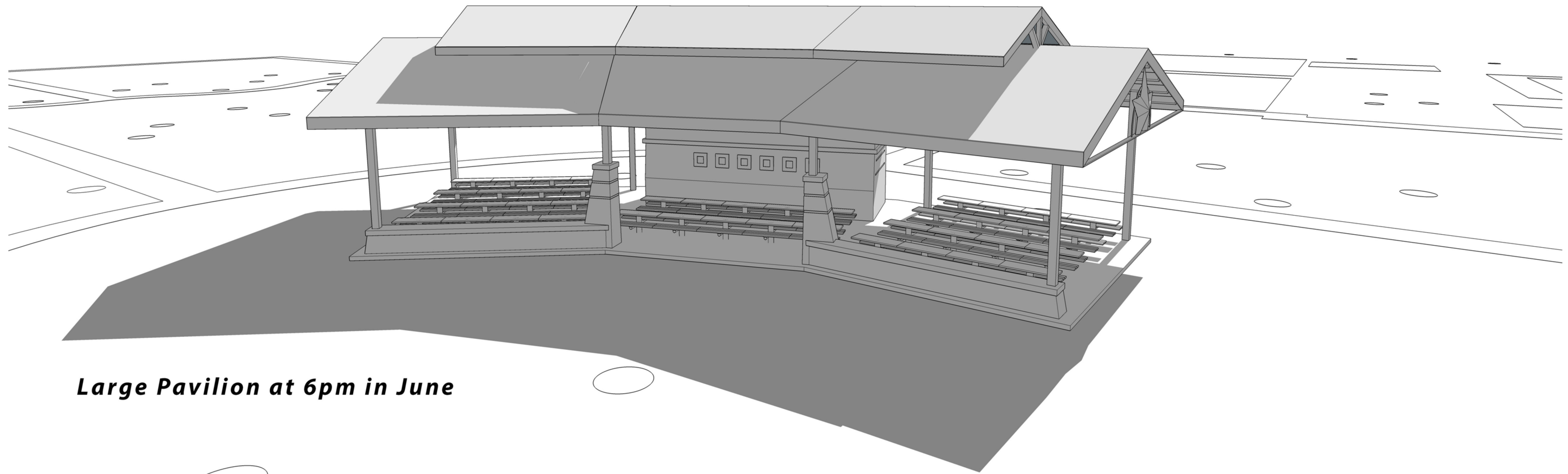
Large Pavilion at noon in June



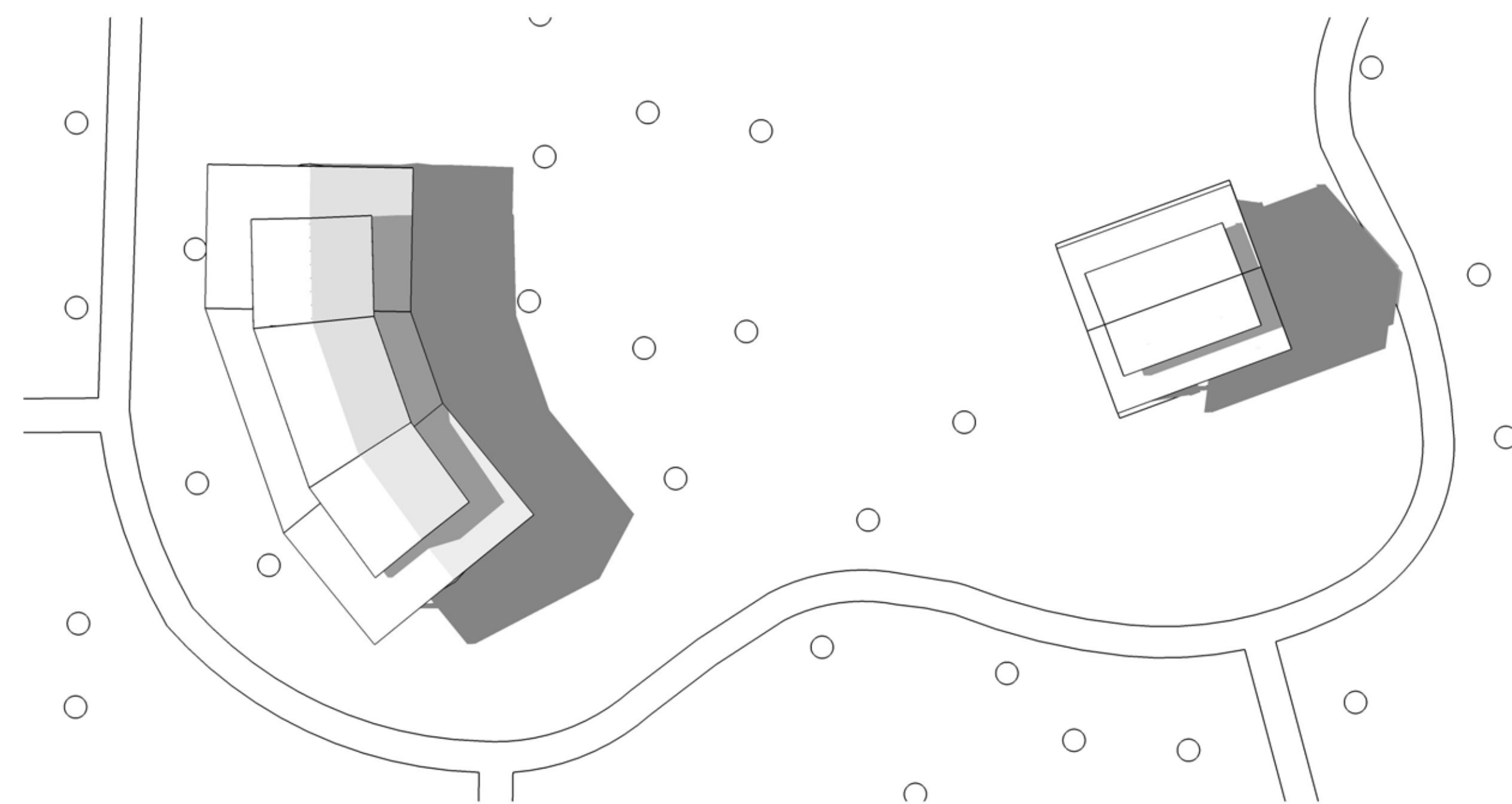
Plan view of pavilions at noon in June



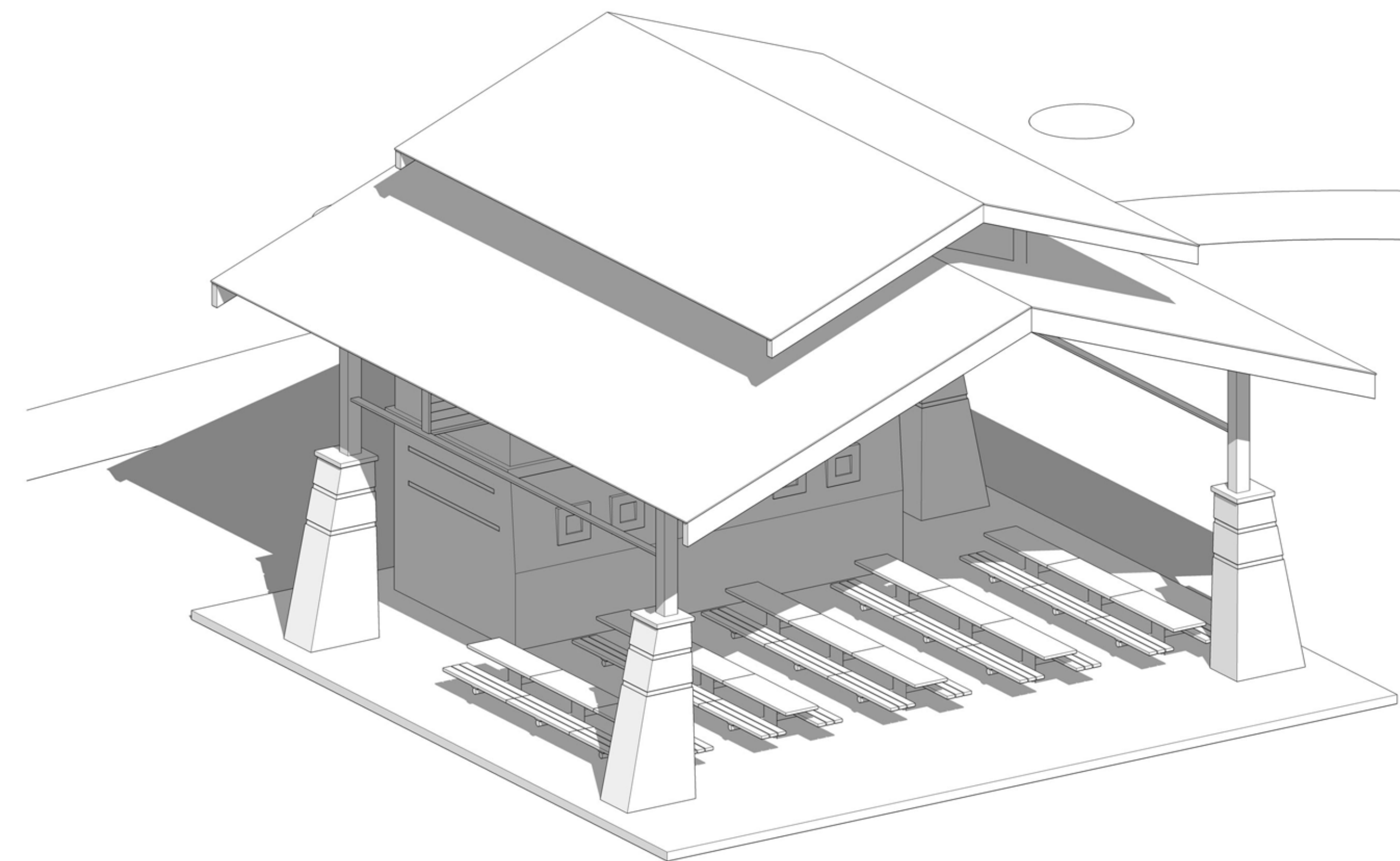
Small Pavilion at noon in June



Large Pavilion at 6pm in June



Plan view of pavilions at 6pm in June



Small Pavilion at 6pm in June



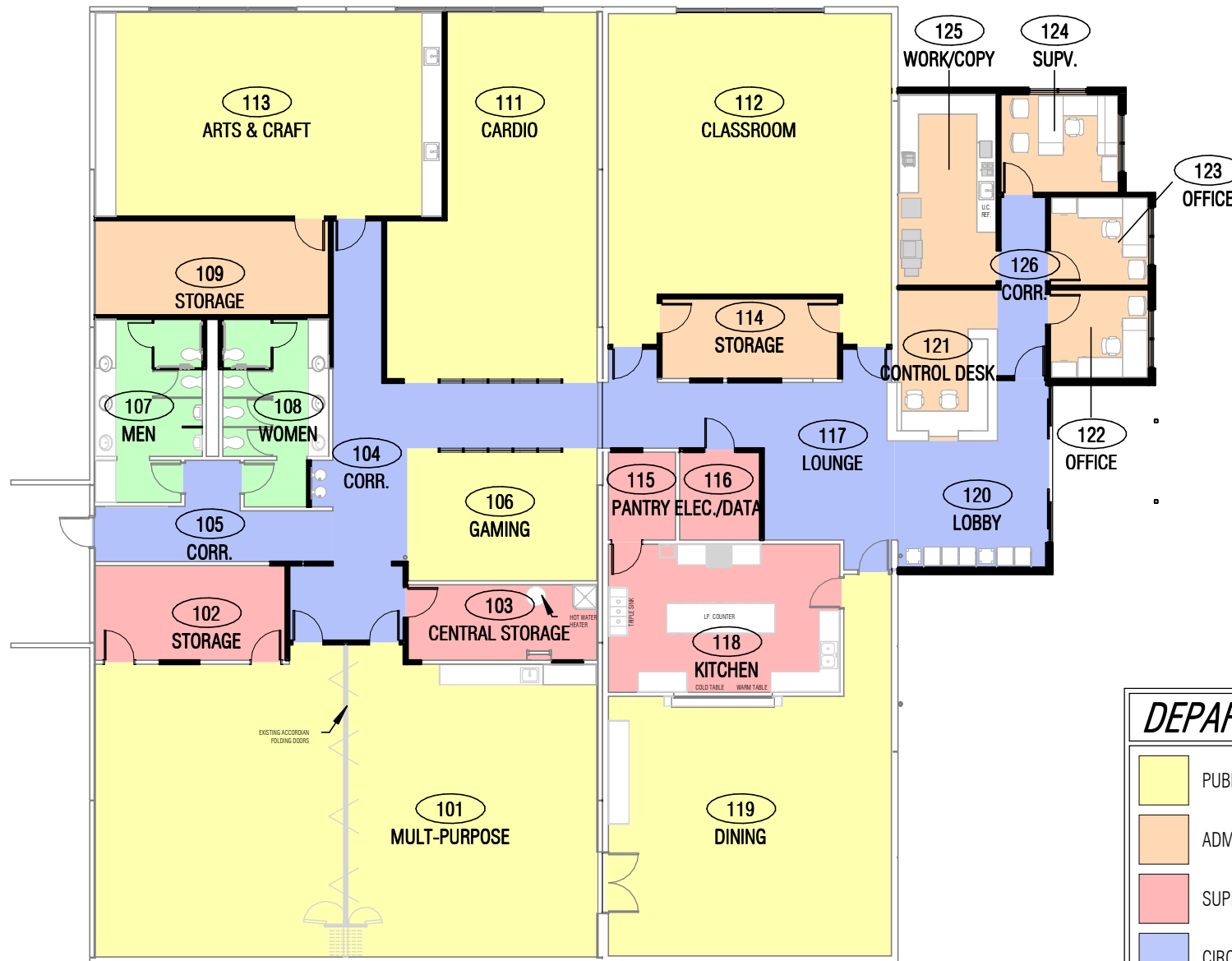
DEER★PARK

Parks & Recreation



Deer Park 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 Metal Screening	0	Allow	\$ 105,000.00	\$ -
12 Restroom, Concession, Storage Buildings (6 toilets women, 6 toilet/urinal men, 1 family toilet)	1	LS	\$ 420,000.00	\$ 420,000
13 Entry Monument	1	EA	\$14,750	\$ 14,750
Subtotal				\$ 926,350
Site Furnishings				
14 Trash Receptacles	3	EA	\$ 1,000.00	\$ 3,000
15 Drinking Fountains	2	EA	\$ 2,500.00	\$ 5,000
16 Picnic Tables	23	EA	\$ 1,650.00	\$ 37,950
Subtotal				\$ 45,950
Lighting				
17 Lighting	1	LS	\$ 75,000.00	\$ 75,000
Subtotal				\$ 75,000
Landscaping				
18 Turf grass Sod	20450	SF	\$ 0.35	\$ 7,158
19 Turf grass Hydromulch	25000	SF	\$ 0.12	\$ 3,000
20 Planting Bed (includes soil, plants, and mulch)	2900	SF	\$ 6.00	\$ 17,400
21 Irrigation	65000	SF	\$ 0.55	\$ 35,750
22 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 Maxwell Center					
Program					
7/19/2016					
		Square footage			
SPACE	NOTES:	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
Quilting 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



DEPARTMENT LEGEND	
	PUBLIC USE SPACES
	ADMINISTRATIVE
	SUPPORT
	CIRCULATION & ENVELOPE
	PUBLIC-RESTROOMS

MAXWELL ADULT CENTER ADDITION

07/16/16

PROJECT NUMBER: 21603

BRINKLEY SARGENT WIGINTON ARCHITECTS

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		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

TASK ORDER

Task Order No. 16-004-B

Task Order

In accordance with AIA Prime Agreement between City of Deer Park, Texas ("Owner") and Halff Associates ("Architect") for Professional Services –dated February 16, 2016 ("Agreement"), Owner and Architect agree as follows:

1. **Specific Project Data**

A. Title: Maxwell Center Expansion and Parking Lot Improvement – Phase 1 Design and Construction Phase

B. Description: The Architect's design services consist of preliminary design of proposed improvements, design survey of affected site area necessary to perform design of proposed improvements, construction design services necessary for bidding and construction of proposed improvements which includes: (a) design of renovation to existing building with minimal impact to existing floor plan and structure, (b) design of addition to building, (c) parking lot improvements (d) on-site utility improvements, (e) erosion and sedimentation controls, (f) site grading and drainage. Architect will also submit the final design for an independent RAS review and submittals to the City of Deer Park for the required development approvals and issue construction plans for bid. Additionally, Architect will prepare estimates of probable construction costs and perform limited construction phase services.

C. City of Deer Park Project Number: 16-004-B

D. Prime Agreement, Contract Number: PR-16-410-001

2. **Services of Architect**

See Attachment A: Proposed Scope of Professional Services for Maxwell Center Expansion and Parking Lot Improvement – Phase 1 Design and Construction dated August 02, 2016.

3. **Owner's Responsibilities**

Owner shall have those responsibilities set forth in the Agreement subject to the following: See Attachment A: Proposed Scope of Professional Services for Maxwell Center Expansion and Parking Lot Improvement – Phase 1 Design and Construction dated August 02, 2016.

4. **Times for Rendering Services**

<u>Phase</u>	<u>Completion Date</u>
<u>See Attachment C</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

TASK ORDER

5. **Payments to Architect**

A. Owner shall pay Landscape Architect for services rendered as follows:

<i>Category of Services</i>	<i>Compensation Method</i>	<i>Lump Sum or Not to Exceed Amount of Compensation for Services</i>
Basic Services	Lump Sum per Task (See Attachment B – Fee Schedule & Reimbursable Expenses)	\$225,500.00

B. The terms of payment are set forth in the AIA Prime Agreement unless modified in this Task Order.

6. **Other Modifications to Agreement:**

[Supplement or modify Agreement and Exhibits, if appropriate.]

7. **Attachments:** *Attachment A – Scope of Services* *Attachment B – Fee Schedule & Reimbursable Expenses* *Attachment C – Schedule of Work*

8. **Documents Incorporated By Reference:** The Agreement effective August 2, 2016.

TASK ORDER

Terms and Conditions: Execution of this Task Order by Owner and Architect shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. Architect is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner.

The Effective Date of this Task Order is August 02, 2016.

OWNER:

ARCHITECT :

By: _____

By: _____

Name: Jerry Mouton, Jr.

Name: Tim Bargainer, PLA, ASLA, CLARB

Title: Mayor, City of Deer Park, Texas

Title: Vice President

Date: _____

Date: _____

ATTEST:

Sandra Watkins, City Secretary

STATE OF TEXAS

} CORPORATE

COUNTY OF HARRIS

} ACKNOWLEDGEMENT

On this ____ day of _____, 2016, Tim Bargainer personally appeared before me and proved to me through satisfactory evidence of identification to be the person who signed this document in my presence.

[SEAL]

Notary Public

My Commission Expires: _____

TASK ORDER

DESIGNATED REPRESENTATIVE FOR
TASK ORDER:

DESIGNATED REPRESENTATIVE FOR
TASK ORDER:

Name: Scott Swigert

Name: Tim Bargainer, PLA, ASLA, CLARB

Title: Director, Parks and Recreation

Title: Director of Landscape Architecture

Address: 610 E. San Augustine
Deer Park, TX 77536

Address: 4030 W. Braker Ln., Suite 450
Austin, Texas 78759-5356

E-Mail
Address: sswigert@deerparktx.org

E-Mail
Address: tbargainer@half.com

Phone: 281-478-2058

Phone: 512-777-4568

Fax: 281-478-7212

Fax: 512-252-8141

Attachment “A”

Scope of Professional Services for

Maxwell Center Expansion and Parking Lot Improvement – Phase 1 Design and Construction

City of Deer Park, Texas

SERVICES TO BE PERFORMED BY CITY

Design Studies, Criteria, Data

- As-built plans for existing facilities and facilities adjacent to this project, if available.
- Existing geotechnical reports and data for existing facilities recently completed within the property and adjacent to the site, if available for reference only.
- Utility information (plans, maps, etc.) both current and archived within the CITY of Deer Park, if available.
- All available current CITY of Deer Park GIS, aerials and available survey information to date.

Public Involvement

- Provide guidance on selecting appropriate stakeholders for public meetings(s).
- Sponsor and conduct public meetings.

Field Surveying and Photogrammetry

- Provide all available survey and photogrammetry information to date.

Drainage

- Provide available information and studies on existing drainage areas on and off-site.
- Provide hydraulic design criteria for project design.
- Provide standard details and specifications as necessary to assist design CONSULTANT.

Miscellaneous

- Provide direction necessary for aesthetic treatment of proposed structures, amenities, parking and landscaping.
- Provide copies of all licensing agreements, utility agreements and other legal instruments related to the project.
- Prepare and coordinate any required Licensing and/or Utility Agreements.
- Pay all filing; permit review, application and inspection fees.
- Acquire right-of-entry on any property not owned by the CITY should it be determined necessary to complete the scope of work identified within this agreement.
- It is the CITY's responsibility to facilitate and coordinate with private property owners, if deemed necessary.
- Provide any other pertinent information to assist design CONSULTANT.

SCOPE OF WORK TO BE PERFORMED BY CONSULTANT

The purpose of the services proposed herein is to provide professional consulting services consisting of but not limited to architecture, civil engineering, structural engineering, MEP engineering, landscape architecture, and hydraulic/hydrologic engineering necessary for the development of the Deer Park Maxwell Center Expansion and Parking Lot Improvement – Phase 1 Design and Construction (the project). The project is entirely within the City of Deer Park with access from Center Street and 12th Street. The CONSULTANT intends to work in effective cooperation with the CITY and provide all necessary plans and specifications needed for permitting/approval from regulatory entities to achieve an efficient and acceptable implementation of the project.

Program

CONSULTANT shall provide design services for the following general program elements (refer Project Area Map):

- Renovation to existing building based on programming and concept plan informed by public input process and approved by City. Concept plan based on minimal impact to existing floor plan and structure.
- Addition to existing building based on programming and concept plan informed by public input process and approved by City.
- Controlled Entry System
- On-site Utility improvements in support of improvements
- Parking improvements
- On-site drainage and storm conveyance
- Landscape and irrigation

NOTE: The list of general program elements is not all-inclusive. Additional program items may result from site reconnoitering and design development.

Construction Development Budget

A construction development budget for general program items is generally established at \$2 million dollars including professional fees and a 10% contingency.

Given the above stated general project information CONSULTANT will provide the following scope of basic services per task listed once the CITY has issued and executed this Task Order.

BASIC SERVICES

The proposed basic services, which are outlined below, shall include: project management| coordination, preliminary design, construction documents | regulatory entitlement, bidding assistance and construction phase services, design survey, geotechnical services, and materials testing.

PHASE 1: PROJECT MANAGEMENT | COORDINATION

This task will include the following activities:

- Coordinate a kick-off meeting with the design team and City to identify project goals, schedules and projected milestones. (1 meeting)

- Provide overall project management services including budget control, schedule control, project coordination, resource allocation, subconsultant management and coordination, and preparation & processing of invoices.
- Ensure timely delivery of all deliverables including electronic files, and hard copies of all pertinent information, all in American Standard System of Measure format.
- Perform Quality Control | Quality Assurance reviews.
- Attend Preliminary site visit/meeting, pre-development meeting, parks board presentation, DPCDC and City Council.
- Review all modifications and comments requested by jurisdictional and regulatory agencies with the City. (1 meeting)
- Coordinate and oversee revisions to drawings and assist City in submitting final documents to the appropriate agency(s) for final processing, approvals and permits.

*Meetings with Regulatory Entities other than the City to review construction documents are not included.

* All filing, permit review and application fees to be paid by City.

*Deliverable quantities for permitting to be determined by City; plans, specification, reports, etc. to be billed as reimbursable expenses.

PHASE 2: DESIGN DEVELOPMENT (9 weeks)

This phase will include the following:

- Prepare overall project base plan of existing conditions from available CITY provided data and concept plan prepared during programming phase to be used for project kick-off.
- Facilitate kick-off meeting with the design team and CITY to identify project goals, schedules and projected milestones from schematic design through construction. Identify additional participants and stakeholders to be included in design process (1 meeting).
- Conduct team site assessment to identify site opportunities and constraints (meeting combined with kick-off).
- Prepare preliminary design development drawings and updated OPCC including appropriate escalation factors and contingencies.
- Review preliminary design development drawings with OWNER (1 meeting)
- Prepare final preliminary design drawings and updated OPCC including appropriate escalation factors and contingencies.
- Present final design development drawings and OPCC to DPCDC (1 meeting).
- Present design development drawings and OPCC to CITY Council for approval to proceed with Construction Documents and Regulatory Approval (1 meeting).

PHASE 3: CONSTRUCTION DOCUMENTS AND PERMITTING (28 weeks)

Upon CITY's approval of the Preliminary Design and OPCC, the CONSULTANT will develop working/construction drawings and technical specifications necessary to construct the work. Construction drawings may include, but not be limited to the following information: general construction and project specific notes, demolition plan, architectural plans and details, structural and mechanical, electrical, plumbing, lighting plan, site construction details, grading, drainage, erosion/sedimentation/tree protection, and landscape and irrigation plans. CONSULTANT shall

compliment drawings with Contract Documents and Technical Specifications including quantity take-offs, which describe materials, systems and equipment, workmanship, quality and performance criteria required for the construction of the work. CONSULTANT shall coordinate any utility needs and adjustment with the CITY and utility service provider(s). CONSULTANT shall assist CITY in submitting plans to regulatory entities for approval and permitting to be used for bidding and implementation of the project. This phase will include the following:

- Coordinate construction drawings with other team members.
- Prepare thirty percent (30%) renovation and/or construction drawings and OPCC including appropriate escalation factors and contingencies. Submit to CITY for review and comments. (6 weeks)
- Review 30% renovation and/or construction drawings and OPCC with CITY (1 meeting).
- Prepare sixty percent (60%) renovation and/or construction drawings and OPCC including appropriate escalation factors and contingencies. Submit to CITY for review and comments. (6 weeks)
- Review 60% renovation and/or construction drawings and OPCC with CITY (1 meeting).
- Prepare ninety percent (90%) renovation and/or construction drawings, specifications/project manual and OPCC including appropriate escalation factors and contingencies. Submit to CITY for review and comments. (3 weeks)
- Review 90% renovation and/or construction drawings, specifications/project manual and OPCC with CITY and (1 meeting).
- Prepare final renovation and/or construction drawings, specifications, reports, permit applications, SWPPP and other documents required for permitting and construction; update OPCC including appropriate escalation factors and contingencies. Submit to CITY for review and comments. (5 weeks).
- Assist the OWNER in filing the appropriate plans and documents with Texas Department of Licensing and Regulation (TDLR) for accessibility compliance with the 2012 Texas Accessibility Standards (with review by independent Texas Registered Accessibility Specialist RAS).
- Review and address all comments requested by regulatory agencies, the CITY and city development review. (4 weeks)
- Revise drawings and submit documents to the appropriate agency(s) for final processing, approvals and permits (1 meeting).

NOTE: 1) *All filing, permit review, application and inspection fees to be paid by the CITY.*
2) *Deliverable quantities for permitting required by the CITY and/or regulatory entities; plans, specification, reports, etc. to be billed as reimbursable expenses.*

PHASE 4: BIDDING ASSISTANCE

Upon CITY's approval and permitting of Construction Documents, CONSULTANT shall assist CITY during the bidding process. This phase will include the following services:

- Coordinate the schedule for bid advertising, pre-bid conference, and bid opening.
- Prepare and organize bid solicitation and proposal forms consistent with the CITY's requirements.

- Attend and assist the CITY with a pre-bid conference (1 meeting).
- Address contractor RFI's, prepare and issue addenda as required.
- Attend and assist the CITY with bid opening, review/evaluate bids including alternates (1 meeting).
- Provide written recommendation to CITY. Contingent upon project construction delivery method.
- Once approved by CITY Staff, attend CITY Council meeting for award of construction contract as required (1 meeting).

PHASE 5: CONSTRUCTION PHASE SERVICES

CONSULTANT shall assist CITY during the construction process. CONSULTANT shall endeavor to secure compliance by the contractor to the plans and specifications. CONSULTANT shall not be responsible for construction means, methods, techniques, sequences or procedures in connection with the work and CONSULTANT shall not be responsible for the contractor's errors or omissions or failure to carry out the work in accordance with the contract documents. CITY will provide and pay for construction inspection and materials testing services. This phase will include the following:

- Assist CITY with Issuing the Notice to Proceed and assisting with acquiring executed contracts, bonds and insurance from the contractor.
- Attend and assist the CITY in conducting and overseeing a pre-construction meeting (1 meeting).
- Construction observation – preparation and processing of Requests for Information, Change Proposals, Change Orders, Change Directives, review/approval of shop drawing, submittals, samples and mock-ups (as required).
- Conduct and oversee monthly progress meetings. Estimate construction time 8 months (8 meetings). Consultant will be responsible for recording and keeping minutes of all meetings with City staff and distributing within 48 hours of the meeting date.
- Review and approve contractor's monthly Application and Certification for Payment.
- Attend and assist CITY with substantial completion inspection(s) and walk-thru including TAS inspection; issue punch list and letter of substantial completion for incomplete items including time for completion (1 meeting).
- Attend and assist CITY with final inspection for acceptance of project and issue letter of concurrence (1 meeting).
- Assist CITY in acquiring final close-out documents, warranties, accurate as-built drawings and other documents from contractor required to close-out project.
- Review and approve contractor's final Application and Certification for Payment including retainage.

PHASE 6: PROJECT DESIGN SURVEY (4 weeks)

This phase will include the following:

- Conduct preliminary survey meeting with design team and CITY staff to confirm limits of survey work for the project area.
- Conduct horizontal and vertical control survey on State Plane Grid and North American Vertical Datum of 1988, NAVD88. Establish a minimum of four (4) bench marks.
- Boundary verification survey.
- Topographic survey with one-foot contours, locations of above-ground and visible improvements and utilities, overhead utility locations, and hardwood trees 3" and up, existing walks, structures, light standards, and misc. appurtenances with the project area.
- Underground utility locates identified through Texas 811.
- Contact Deer Park Utilities for locates related to wet and dry utilities within the property.
- Contact Parks and Recreation Department for identification of irrigation and other utilities as needed.
- Drainage appurtenance including culvert pipe or opening sizes and flowlines.
- The graphical location of the property lines, right-of-way lines, and easements for the project area.
- The graphical location of water, wastewater, utilities including manholes, flowlines and invert elevations.
- Design survey of all available and identified information above to be provided in AutoCAD format.

PHASE 7: GEOTECHNICAL SERVICES (4 Weeks)

CONSULTANT will perform geotechnical investigation for determination of structural foundation and pavement design needs. A report documenting the findings and recommendations of the geotechnical investigation, including all boring logs and other test results will be submitted to the CITY upon completion of the investigation. The facilities being considered in this study are a building expansion, shaded entry ramp, parking lot, and internal driveway. The proposed structures are anticipated to create relatively light structural loads to be carried by the foundation systems. Floor systems consisting of slabs-on-fill or piers are expected to be preferred, provided expansive, soil-related movements will not cause structural performance concerns.

The scope of work efforts proposed herein will include identification of location(s), investigative drill testing, sampling and assessment and analysis of the potential for subgrade structural needs as necessary to ensure proper design for facilities. Based on the general program elements defined, the following bores will be provide: two (2) borings within the building expansion area to approximate depth of 20 ft. and two (2) parking lot borings within parking areas to approx. depth of 5 ft. The geotechnical engineering report shall include but not be limited to general site conditions, bore location plan, foundation design considerations and recommendations, foundation construction considerations, and general pavement thickness design and construction recommendations for parking areas.

PHASE 8: CONSTRUCTION MATERIALS TESTING (6 months)

Refer Exhibit B for construction materials testing estimate. Note that CME has made various assumptions regarding the types of tests that will be required for the project and the frequency of tests based on available information. CME should be contracted once the construction plans have been finalized and a general contractor has been selected for the project in order to determine if any changes should be made with respect to the assumptions used to develop this proposal.

PHASE 9: PRELIMINARY DRAINAGE INVESTIGATION (4 weeks)

This phase will include the following:

- Attend and assist the CITY in conducting and overseeing a pre-construction meeting (1 meeting).
- Obtain and evaluate the existing site conditions.
- Prepare an Existing Condition hydrologic simulation to evaluate the potential impacts of the proposed enhancements. This task includes delineating drainage basins, computing hydrologic parameters and developing a HEC-HMS simulation.
- Prepare an Ultimate hydrologic simulation to evaluate the potential impacts of the proposed enhancements. This task includes adding the proposed ultimate build out features and evaluating the detention requirements.
- Compute (tabular format) proposed volume that may require mitigation.
- Conceptually identify potential locations to mitigate potential impacts.
- Prepare brief drainage memorandum describing methodologies, assumptions and results.

Excluded Items:

- *Floodplain Hydraulic Analysis (Current Effective FEMA information will be used to define the limits of the floodplain)*
- *Environmental Analysis*

Opinion of Probable Construction Costs (OPCC) Disclaimer

Opinion of probable construction costs provided by the CONSULTANT are based on the CONSULTANTS's familiarity with the construction industry and are provided only to assist the CITY throughout the design process; such opinions shall not be construed to provide a guarantee or warranty of the actual construction costs at the time construction bids are solicited or construction contracts negotiated. Unless expressly agreed in writing and signed by the parties, no fixed limit of construction costs is established as a condition of this Agreement by the furnishing of the opinion of probable construction costs. Throughout the design process the CONSULTANT will assist the CITY in value engineering the project and making necessary adjustments in an effort to meet the project construction budget.

ADDITIONAL SERVICES

The following services are not included within the scope of basic services unless previously discussed above. Should CONSULTANT be required to provide services in obtaining or coordinating compilation of this information, such services shall be performed as Additional Services. Additional Services shall only be provided if previously authorized by the CITY.

Additional Services may include, but not be limited to, the following:

- Increase in construction documentation, regulatory entitlement, bidding assistance and construction phase services resulting from increase development budget of more than 10%.

- Revisions to drawings previously approved by the CITY and regulatory entities due to changes in: Project scope, budget, schedule, unforeseen subsurface construction conditions or when such revisions are inconsistent with written approvals or instructions previously given; enactment or revision codes, laws, or regulations subsequent to the preparation of such documents.
- Preparation of Phased bid package(s) with reduced scope of items defined herein, including construction drawings and specifications not included as part of phase 1 development.
- Preparation of presentation materials for marketing or purposes other than in-progress approvals.
- Public or other presentations beyond those described in scope of services.
- Provide consultation, drawings, reports and other work products related to permits, approvals and ordinances not described in scope of services.
- Providing professional services for the field selection of plant materials.
- Traffic Impact Analysis.
- Traffic Control Plans.
- Design for site elements other than pre-engineered structures.
- Gas, Telephone/Communication design.
- Design of utility extension(s) to the project site.
- Services required after final acceptance of construction work.
- Preparation of record documents from contractors as-built drawings.
- Detailed Flood Plain Analysis.
- Hydrologic Analysis.
- CLOMR and/or LOMR
- Permitting through Army Corp of Engineers (USACE).
- Geotechnical investigation for structures not accounted for in basic scope of services.
- Environmental services.
- Geological Assessment
- Archeological Assessment.
- Hazardous Site Assessments.
- Construction Staking.
- Property Title Research
- Legal Lot Determinations unless defined within scope of services.
- Preparation of multi-use agreement(s) and exhibits.
- Easement acquisition or vacation including preparation of easement documents.
- Preparation and processing of Waivers, Variances or Exceptions.
- Land Acquisition services.
- Any services related to ROW acquisition.
- Any design work that will require work in the ROW or impact traffic entering and exiting the public and private ROW.
- ROW mapping exhibits and meets and bounds documentation required for ROW acquisition. City Land Acquisition/ROW mapping requirements to be used.
- Assistance or representation in litigation concerning the property of proposed project.
- Conflict Resolution.
- Providing services other than those outlined in scope of services.

PROJECT AREA MAP



ATTACHMENT “B”

Fee Schedule & Reimbursable Expenses for

Maxwell Center Expansion and Parking Lot Improvement – Phase 1 Design and Construction

City of Deer Park, Texas

For the basic services stated previously, the lump sum fee shall be as follows. Billing will occur on a monthly cycle, based on a percentage of work performed per phase and completed during the previous time period including any deliverables associated with such phase, subject to Owner review and approval. Reimbursable Expense will be performed on a maximum not to exceed manner.

BASE SERVICE TASK	FEES
PHASE 1: Project Management Coordination	\$ 6,000
PHASE 2: Design Development	\$ 62,000
PHASE 3: Construction Documents and Permitting	\$ 82,500
PHASE 4: Bidding Assistance	\$ 8,750
PHASE 5: Construction Phase Services	\$ 30,750
PHASE 6: Project Design Survey	\$ 4,000
PHASE 7: Geotechnical Services	\$ 9,000
PHASE 8: Construction Materials Testing	\$ 13,000
<u>PHASE 9: Preliminary Drainage Investigation</u>	<u>\$ 9,500</u>
TOTAL FOR BASIC SERVICES	\$225,500
Reimbursable Expenses	\$ 2,500

ATTACHMENT “C”

Fee Schedule & Reimbursable Expenses for

Maxwell Center Expansion and Parking Lot Improvement – Phase 1 Design and Construction

City of Deer Park, Texas

ARCHITECT is prepared to begin services necessary for completion of the work identified within Attachment “A” Scope of Work upon execution of the Task Order and it is the intent of the ARCHITECT to work with the OWNER to meet the reasonable expectations for delivery of basic services. It is anticipated to take approximately nine (9) months upon Notice to Proceed to complete design through bidding phases. It is anticipated to take approximately eight (8) to twelve (12) months upon completion of bidding phase to complete construction contingent on contractor’s availability and schedule. ARCHITECT is not responsible for delays incurred by regulatory or reviewing entities.



Legislation Details (With Text)

File #: DIS 16-116 **Version:** 1 **Name:**
Type: Discussion **Status:** Agenda Ready
File created: 7/25/2016 **In control:** City Council Workshop
On agenda: 8/2/2016 **Final action:**
Title: Discussion of issues relating to the design of the new City Hall.
Sponsors: Public Works
Indexes:
Code sections:
Attachments: [New City Hall Final presentation 8 2 2016](#)

Date	Ver.	Action By	Action	Result
8/2/2016	1	City Council Workshop		

Discussion of issues relating to the design of the new City Hall.

Summary: Mr. George Watanabe from Cre8 Architects will be in attendance to present an update on the new City Hall project.

Fiscal/Budgetary Impact: No impact.

For Discussion only

NEW CITY HALL

for the City of Deer Park, Texas

Design Development Presentation



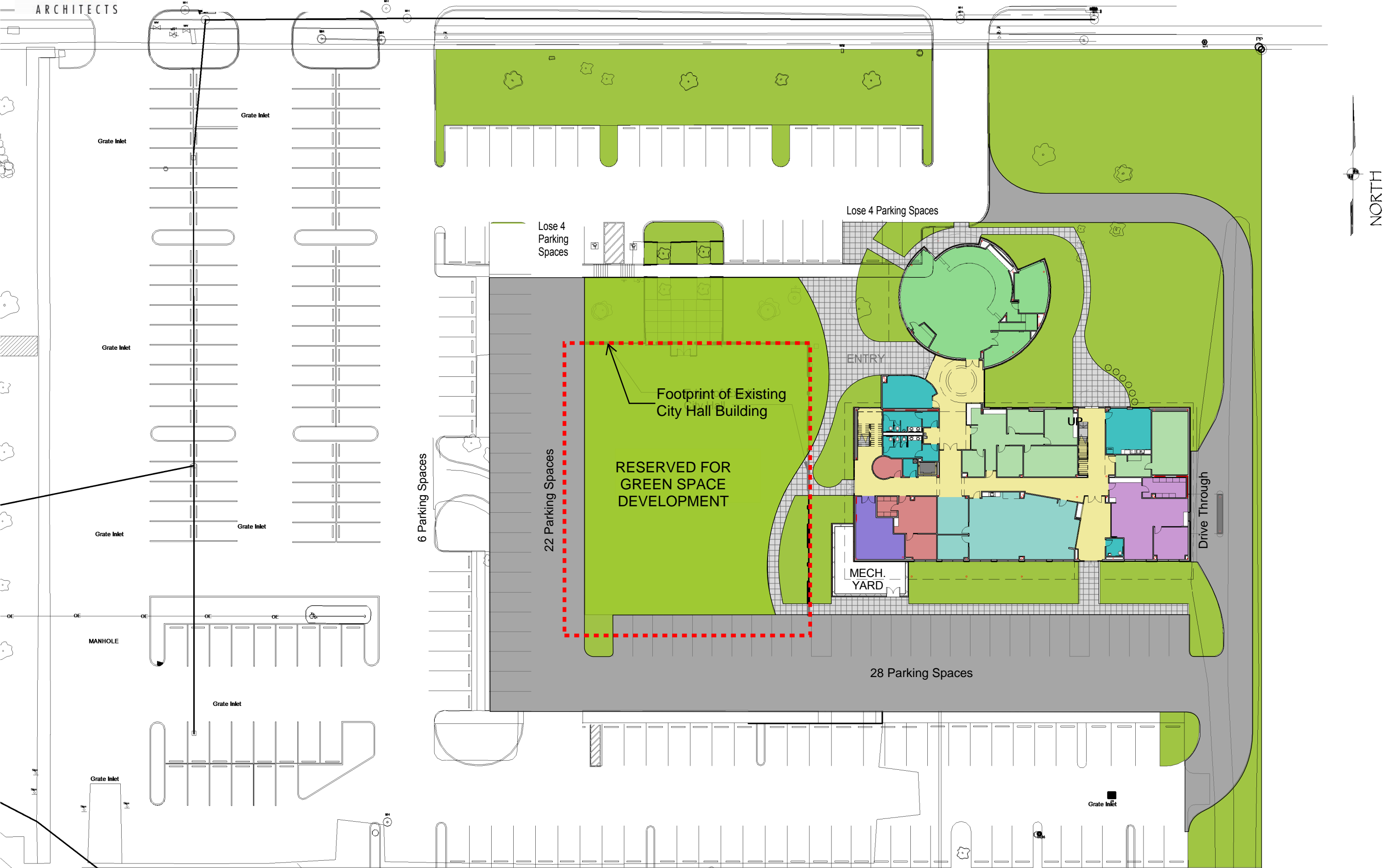
August 2, 2016

NEW DEER PARK CITY HALL

San Augustine



SITE PLAN
22 March 2016



NEW DEER PARK CITY HALL



ARCHITECTS

FIRST FLOOR PLAN

02 August 2016

LANDSCAPE AREA

LANDSCAPE AREA

LANDSCAPE AREA

OUTDOOR SEATING

Department Legend

- Central Collections
- Circulation
- City Secretary
- Common Area
- Council Chamber
- Human Resource
- Public Work
- Support



NEW DEER PARK CITY HALL



SECOND FLOOR PLAN

02 August 2016





NEW DEER PARK CITY HALL
VIEW FROM WEST 02 August 2016



NEW DEER PARK CITY HALL
VIEW FROM SOUTHEAST 02 August 2016



NEW DEER PARK CITY HALL
COUNCIL CHAMBER 02 August 2016

DEER PARK CITY HALL - Statement of Probable Cost

02 August 2016

Description	Qty.	Unit	x	Cost	Unit	=	Cost
New City Hall - First Floor	14,560	SF					
New City Hall - Second Floor	10,490	SF					
TOTAL	25,050	SF	x	\$ 200.00	SF	=	\$ 5,010,000
City hall generator (Bid as an add alternate)	1	LS	x	\$ 275,000.00	LS	=	\$ 275,000
Design Contingency	5%						\$ 250,500
TOTAL CONSTRUCTION COST:							\$ 5,535,500
A/E Fees:	7.0%						\$ 387,485
Demolish old City Hall	1	LS	x	\$ 150,000	LS	=	\$ 150,000
Extend Electrical Service							
Relocate Server Room							
New sewer service from east property line (designed in-house)	1	LS	x	\$ 15,600	LS	=	\$ 15,600
Extend storm sewer from existing parking lot for area & roof drains (design in-house)	1	LS	x	\$ 12,000	LS	=	\$ 12,000
New fire line, hydrant, and service to building (designed and installed in-house)	1	LS	x	\$ 31,500	LS	=	\$ 31,500
Furniture (\$250,000 est.) + Miscellaneous (\$68,045 2% misc.)	1	LS	x	\$ 318,045	LS	=	\$ 318,045
Testing and balance HVAC system	1	LS	x	\$ 15,320	LS	=	\$ 15,320
Asbestos abatement of break room floor tile mastic and roof drain tape mastic	1	LS	x	\$ 5,000	LS	=	\$ 5,000
Moving furniture, fixtures, and files out of city hall & back in	1	LS	x	\$ 12,000	LS	=	\$ 12,000
Card reader security system (latest estimate according to IT)	1	LS	x	\$ 108,849	LS	=	\$ 108,849
AV council chambers & 3 conf. rooms (proposal dated July 6, 2015)	1	LS	x	\$ 196,000	LS	=	\$ 196,000
Security camera system (Sept. 15, 2014)	1	LS	x	\$ 42,297	LS	=	\$ 42,297
SUBTOTAL							\$ 906,611
Project Contingency	2%						\$ 18,132
TOTAL PROJECT COST							\$ 6,847,728

New Deer Park City Hall

Phase

Date

Design Development

Design Development
Presentation to Council

4 weeks

July 17, 2016

thru

August 13, 2016
August 2, 2016

Construction Documents

Construction Documents
Submit for Permit

10 weeks

August 14, 2016

thru

November 5, 2016
October 21, 2016

Permit Review

Permit Review
Revise per Permit Comments

2 weeks

October 21, 2016

thru

November 4, 2016

November 4, 2016

thru

November 14, 2016

Bidding/Proposals

Authorization by Council to Bid
1st Advertisement
Release CD for Bids
2nd Advertisement
Prebid Conference
Receive Bids
Evaluate Bids
Present Bids to Council
Execute Contracts

(Submit to Paper: 11/7/16)

December 16, 2016

thru

November 1, 2016
November 10, 2016
November 14, 2016
November 17, 2016
November 21, 2016
December 16, 2016
December 23, 2016
January 3, 2017

Construction

Notice to Proceed
Construction
Substantial Completion

52 weeks

February 6, 2017

thru

February 6, 2017
February 6, 2018
February 6, 2018

July						
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						
September						
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	
November						
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			
January						
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

August						
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			
October						
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					
December						
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
February						
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				



Legislation Details (With Text)

File #: DIS 16-118 **Version:** 2 **Name:**
Type: Discussion **Status:** Agenda Ready
File created: 7/26/2016 **In control:** City Council Workshop
On agenda: 8/2/2016 **Final action:**
Title: Discussion of issues relating to the City's Noise Ordinance.
Sponsors: City Manager's Office
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
8/2/2016	2	City Council Workshop		

Discussion of issues relating to the City's Noise Ordinance.

Summary:

At the May 2, 2016 City Council Meeting, local resident Bret Roy addressed Council during Citizen Comments regarding noise nuisance issues he faces caused by loud vehicle exhaust from vehicles traveling along East Boulevard and X Street. Mr. Roy inquired as to what extent the City's noise ordinance addresses vehicular noise, or could be strengthened to do so. Because this matter was addressed during Citizen Comments, and not on the agenda of the May 2, 2016 City Council Meeting, Council was not able to discuss it with Mr. Roy and/or City staff. By placing it on Tuesday evening's agenda, Council will be able to hear more about, and openly discuss, this concern. Mr. Roy has been invited to attend the Workshop, and has indicated he will be present.

Fiscal/Budgetary Impact:

N/A

Discussion Only in Workshop