

Deer Park CDC Project

Update(2021 Type B Bond Projects)

April 2021 – June 2021

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

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

Staff has been working on a presentation to be presented at the July 26 public hearing on the above group of projects.

July 2021 – September 2021 Update

- City Staff presented to the DPCDC on July 26 the Proposed DPCDC Parking and Lighting Projects in a Slide Show format.
- City Council on August 3, 2021 approved the DPCDC recommended construction and improvements projects with parking and lighting.
- City Staff working with Musco lighting on specific details associated with the Lighting Projects.
- City Departments working on Parking Civil Design for Soccer and Girls Softball Complexes.

October 2021 – December 2021 Update

- [October 19, 2021 – Consideration and Action on the Purchase of Lights for Girls Softball, Soccer Complex and Spencer View facilities.](#)

- October 25, 2021 – Community Development Quarterly Meeting.
- City staff and Musco Lighting Meetings for Projects.
- City Engineers working on Design for Parking Lot expansion at Girls Softball and Soccer Complex.

Community Center – This project began as one of the original seven (7) approved projects in the 2015 Type B dedicated sales tax election. As authorized in the May 2021 Type B continuation election, this project's scope has changed. The project now will include a new Community/Recreation Center complex to include a new swimming pool bathhouse.

- City of Deer Park has been authorized to negotiate with Brinkley, Sargent, Wigington an architectural services contract for the design of the new Community/Recreation Center complex.
- City staff is currently working with Chapman Law Firm and Brinkley, Sargent, Wigington to come to terms on contract negotiations for architectural services. Staff is also working with the Chapman Law Firm on completing a Construction Manager at Risk Request for Proposals (RFP).
- City Staff met with BSW to discuss Architectural and CMAR Contract content and RFP
- City Staff met with Mr. Jeff Chapman our Attorney to discuss Architect and CMAR Contract and RFP Process and detailed content.
- City Council on August 17, 2021 approved the Professional Services Agreement with BSW for Architectural Services in connection with the design of the New Community/Recreation Center.
- City Council approved on September 7, 2021 a revised exhibit A to the Professional Services Agreement in connection with the New Community/Recreation Center Project.
- City Staff met with Mr. Stephen Springs with BSW to Kick-Off the Community/Recreation Center Projects.
- City staff discussed issues with City Council on September 21 relating to the RFQ for a Construction Manager At Risk on the New Community/Recreation Center and Pool House Project.
- City Council authorized the RFQ for the Construction Manager At Risk at the September 21 meeting.
- City staff Committee met along with BSW Architects and reviewed the RFQ proposal documents.
- Pre-Submittal Meeting for CMAR RFQ Process – City Staff
- October 25, 2021 – Community Development Quarterly Meeting.
- November 2, 2021 – City Council schedule Joint Meeting of PARC and City Council to review Schematics of Community/Recreation and Pool House Project.
- November 3, 2022 – City staff review CMAR RFQ and select (5) Companies.
- November 16, 2021 – Joint Meeting City Council and PARC on Schematic Design for Community/Recreation and Pool House Projects.
- On November 16, 2021, the Deer Park City Council ratified the committee's top five selection.

This completes Step 1 (RFQ) of the selection process for the CMAR.

- October/November/December - City staff and Architect bi-weekly meetings on Community/Recreation and Pool House Schematics.
- December 10, 2021 – Date RFP submitted for the CMAR Recreation/Community and Pool House Projects to (5) selected Companies for step 2 in the CMAR selection process. Deadline for receipt of proposals is January 19, 2022.