

CITY OF DEER PARK

CDC 1-162

710 EAST SAN AUGUSTINE STREET

DEER PARK, TEXAS 77536

Minutes

of

THE SPECIAL MEETING OF THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION BOARD OF DIRECTORS HELD AT THE DEER PARK COUNCIL CHAMBERS, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS, FEBRUARY 5, 2018 AT 5:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

T.J. HAIGHT	PRESIDENT
SUE MAUK	MEMBER
JEFF LAWTHOR	MEMBER
DOUG BURGESS	MEMBER
BRAD WELLS	MEMBER

OTHER OFFICIALS PRESENT:

JAY STOKES	CITY MANAGER
GARY JACKSON	ASSISTANT CITY MANAGER
SHANNON BENNETT	SECRETARY
DONNA TODD	TREASURER

1. MEETING CALLED TO ORDER – President T.J. Haight called the meeting to order at 5:30 p.m.
2. DISCUSSION OF ISSUES RELATING TO THE MAXWELL ADULT CENTER CHANGE ORDERS AND CONTINGENCY MODIFICATIONS – Parks and Recreation Director, Charlie Sandberg, discussed the problematic issues found during the demolition process where it was identified by the general contractor and communicated to the architect, structural engineer and City staff. The issues included connecting electrical service from the building to the CenterPoint pole. Demolition discovered excessive mold which required additional demo services, waterproofing and applied services which also included some structural work in the sheet rock and issues with an existing roof drain and a clogged sanitary line. Additionally, the interior concrete floor had dropped several inches and there was a gap in the southwest corner tilt wall that also eluded to the discovery of a pier that was cracking. Finally, due to the pier structure, additional architectural services were required. Utilizing the contingency line item, the unencumbered funds to make the repairs and move forward with the renovations to the Maxwell Adult Center.

Assistant City Manager, Gary Jackson, commented, "Renovation projects always encounter things you do not anticipate. What the hope was, rather than going in and completely gutting the building, anything that could be salvaged and used was intended to be maintained. Rather than tearing all the sheetrock out, if it did not need to come out, the bid was based on what they knew needed to come out and what was going to be remodeled and refurbished. Once they got into the demo phase, it was discovered of the roof leaks, termites and other various things that were not visible from the outside view. These are things you find during a renovation process. I do not think it was an architectural oversight, or an oversight by Staff, they are things that you find once you start tearing things apart. The contingency point being made is, it may be likely to find other things, hopefully not large things, so maintaining some portion of that contingency fund will be important."

Mr. Doug Burgess asked, "Originally, there was only one drain in that building. Was there another one added?"

Mr. Sandberg responded "Yes."

Mr. Burgess commented, "As far as functional drainage, that building never drained well."

3. CONSIDERATION OF AND ACTION ON RECOMMENDING THE MAXWELL ADULT CENTER CHANGE ORDERS TO CITY COUNCIL – Parks and Recreation Director, Charlie Sandberg commented, "We would like to ask for your recommendation to City Council, to move forward with these projects. It is extremely critical. We do not want to see any setbacks with the project. One of the large projects is the exterior wall and the piers. If we cannot take care of that right now, it will really slow the project down. We ask for your recommendation to City Council so we can stay on our agenda in the critical path."

Mr. Jeff Lawther asked, "When is the targeted completion date?"

Mr. Sandberg responded, "240 days."

Mr. Lawther asked, "Where are we at right now?"

Mr. Sandberg responded, "We are in our second month. It is moving along pretty quickly, but these items came up that has slowed the process down a little bit."

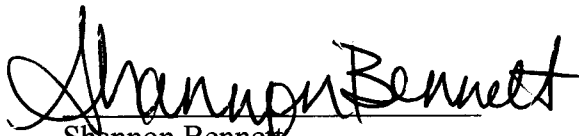
Motion was made by Sue Mauk and seconded by Jeff Lawther to recommend to City Council approval of a change order on the Maxwell Adult Center. Motion carried unanimously.


4. CONSIDERATION OF AND ACTION ON RECOMMENDING THE AMENDMENT FOR ADDITIONAL PROFESSIONAL SERVICES FROM HALFF AND ASSOCIATES UTILIZING THE SUBCONTRACTOR BRINKLEY SARGENT WIGINTON ARCHITECTS TO CITY COUNCIL – Parks and Recreation Director, Charlie Sandberg, gave an overview of the professional services from Brinkley, Sargent Wiginton Architects that included the structural engineering design and necessary additional site visits to verify the implementation of the structural solution necessary to correct the structural problem with the piers discovered at the southwest corner of the 1977 original Maxwell Building.

The recommendation to City Council is for the approval of the additional \$7000 for services, which is in the encumbered fund amount, to move forward.

Motion was made by Doug Burgess and seconded by Sue Mauk to recommend to City Council the amendment for additional professional services from Halff and Associates to utilize the subcontractor Brinkley Sargent Wiginton Architects. Motion carried unanimously.

5. ADJOURN – Motion was made by Doug Burgess and seconded by Sue Mauk to adjourn the meeting at 5:38 p.m.


Shannon Bennett
City Secretary


T.J. Haight, President
Deer Park Community Development Corporation