

Deer Park CDC Project Update (2021 Type B Projects)

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

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

COMPLETED PROJECTS:

Lighting at Spencerview – completed April 5, 2022

Girls Softball Fields – completed April 5, 2022

Soccer Complex – completed May 3, 2022

Add. Parking Deer Park Soccer Complex – completed October 3, 2023

Add. Parking Deer Park Girls Softball Complex – completed October 15, 2024

Add. Parking Spencerview Athletic Complex (Glenwood Park) – completed August 5, 2025

New Community/Recreation Center Project (the DAC) – completed January 6, 2026

Laser Grading at Dow Park Varnell and Boyer baseball fields - completed June, 2025.

CURRENT PROJECTS:

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

2024

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

2025

- Site Walkthrough with MHS planning and city staff conducted in March, 2025.
- RFP for construction expected to go out in May, 2025.
- Design phase completed in June, sent to city for approval
- Final proposal being modified for RFP expected to go out for bid in August
- Project cost estimated to be within budget of 1.5 million.
- Design approved by City in August.
- 60% plan set complete
- 60% plan set in review by city staff.

2026

- 90% plan set reviewed and approved by city staff.
- MHS Planning finalizing RFP.
- Expected to go out for bid in May/June 2026.
- **Agreement to enter into a contract with CoreStone for construction was approved at the June 2, 2026 council meeting.**
- **Pre-construction meeting with MHS Planning & Core-stone held on June 23, 2026.**
- **Construction began July 6, 2026.**
- **Estimated completion September 30, 2026.**

Project: Pickleball Courts at San Jacinto Park

2024

- Additional funding approved to increase from 4 courts to 6 courts

- Design / Build awarded to T.F. Harper and Associates
- Contract documents are being finalized.
- Pre-construction meeting scheduled for late January.

2025

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

2026

- Concrete poured and complete.
- Fencing completed.
- Sidewalk, shade structure, sport court and electrical still outstanding.
- Substantial Completion walkthrough completed.
- Ribbon cutting / grand opening held in March, 2026.
- Staff working with CenterPoint on lighting, expected completion in July 2026.
- CenterPoint installed pole in June.
- Staff received quotes from contractors to run electrical from pole to courts. Work expected to be completed in July.
- Restroom addition approved at the July 7, 2026 council meeting.
- Staff in finalizing contract agreement with CorWorth.

Project: Adult Softball Field Parking Lot Extension and Restroom Renovations

2026

- MHS Planning has been hired and is currently working on design.

- First plan set sent to city for review and comments have been sent back.
- Waiting for updated plan set.