



Deer Park Community Center

Joint Workshop

Deer Park City Council

Deer Park Community Development Corporation

Deer Park Parks and Recreation Commission

July 23, 2018

Background

Key Dates

- Ordinance No. 3706, approved on February 26, 2015, called the Type B election to be held on May 9, 2015
- Resolution No. 2015-06, approved on March 3, 2015 established the fiscal parameters of the Type B projects
- On May 9, 2015 the voters in Deer Park approved the Type B ballot proposition

May 9, 2015 Type B Ballot

PROPOSITION

FOR _____
AGAINST _____

“Shall the City Council of the City of Deer Park be authorized to adopt the Type B economic development sales and use tax within the City at the rate of one-half of one percent, authorized by chapters 501 and 505 of the Texas Local Government Code for public park purposes and events, and which is limited to the following list of projects and includes land, buildings, equipment, facilities, and improvements for such projects, and related improvements that enhance such projects: replacement of the restroom facilities in Dow Park with a new pavilion structure that includes a stage, restrooms, and a concession stand; renovation and expansion of the Community Center and Gym to include an indoor pool; expansion of the existing Maxwell Center and parking lot; renovation of baseball fields including but not limited to the Spencerview sports complex (Durant Fields); renovation of the girls softball facilities at the Youth Sports Complex; development of soccer fields; and the development of hike and bike trails?”

Resolution 2015-06

- Council Resolution 2015-06, adopted on March 3, 2015 established the fiscal parameters of the projects
- The City and the Corporation determined that the most economical means of financing the costs of the projects is for the City to issue one or more series of its certificates of obligation in an aggregate principal amount not to exceed \$18,000,000 and for the Corporation to fund an additional \$2,000,000 on a pay-as-you-go basis, with the agreement of the Corporation to make payments to the City from the Additional Sales Tax in amounts sufficient to pay the debt service on the Certificates as and when it becomes due.

Type B Authorized Projects

The costs for the construction, renovation, acquisition equipment and improvement of the projects enumerated in the Type B Proposition shall not exceed \$20,000,000, exclusive of the costs of financing such projects, and such costs are currently estimated to be as follows:

- a) \$1,500,000 for the replacement of the restroom facilities in Dow Park with a new pavilion structure that includes a stage, restrooms, and a concession stand;
- b) **\$6,000,000 for the renovation and expansion of the Community Center and Gym to include an indoor pool;**
- c) \$2,000,000 for the expansion of the existing Maxwell Center and parking lot;
- d) \$3,000,000 for the renovation of baseball fields including but not limited to the Spencerview sports complex (Durant Fields);
- e) \$3,000,000 for the renovation of the girls softball facilities at the Youth Sports Complex;
- f) \$4,000,000 for the development of soccer fields; and
- g) \$500,000 for the development of hike and bike trails.

Type B Project Funding

- Projects funded through a combination of Certificates of Obligation (COs) in an aggregate principal amount not to exceed \$18,000,000 and an additional \$2,000,000 on a pay-as-you-go basis.
- Certificates of Obligation (COs) is the funding mechanism for most projects. CO sales were planned in three phases:
 - 2016: \$ 9,450,000 - Spencerview, Dow Park Pavilion/restrooms, Maxwell Center, soccer fields, programming/design for Girl's softball facilities and Community Center
 - 2017: \$ 2,700,000 - Girl's Softball facilities construction at Youth Sports Complex
 - 2018: \$ 5,850,000 - Community Center

COMMUNITY CENTER – OBSERVATIONS SURVEY

➤ In 2016, a Building Observations Survey was conducted by:

- Halff Associates – Civil Engineers
- **Brinkley Sargent Wiginton – Architects**
- Schmitz Partners – Structural
- Stanton Engineering – MEP
- Texas Accessibility Solutions - Accessibility



COMMUNITY CENTER - HISTORY

- 1975 Original building built in 15,378 sf
- 1982 Earl Dunn Gym built ~7,000 sf
- 2007 Center addition built 8,755 sf

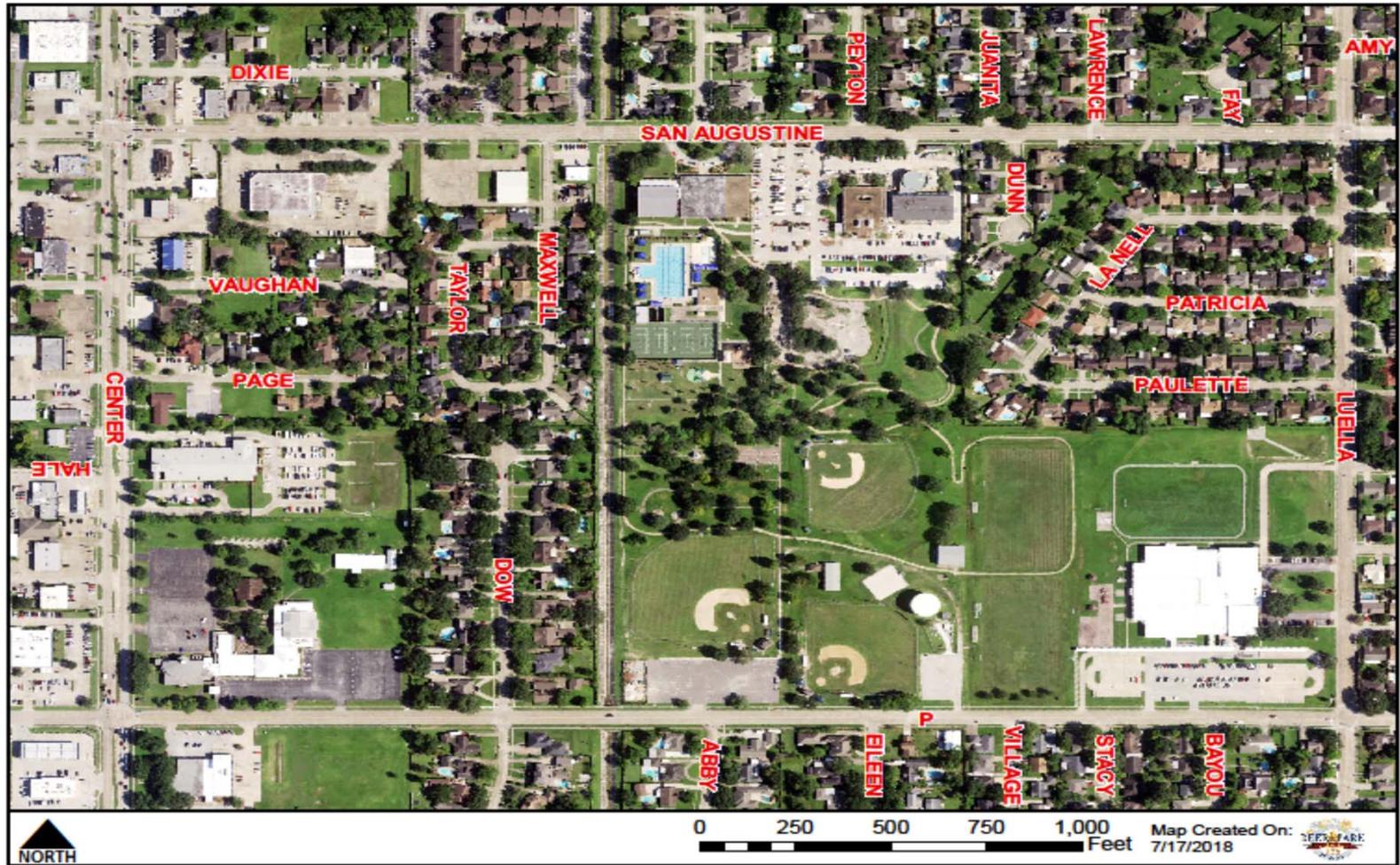
TOTAL

~24,133 SF total



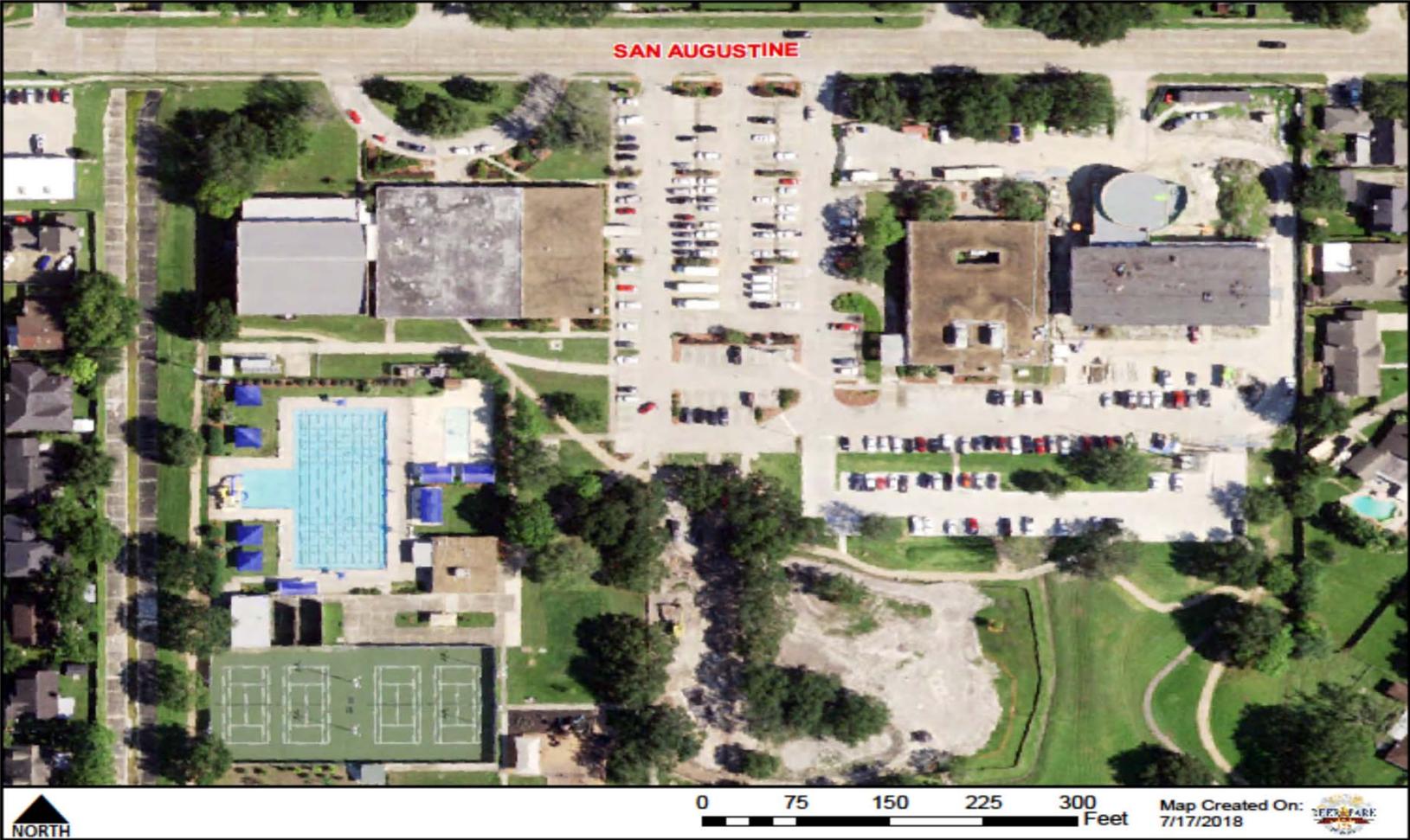
COMMUNITY CENTER SITE OBSERVATIONS

- Part of a large park
- Land locked
- Drainage is a potential issue

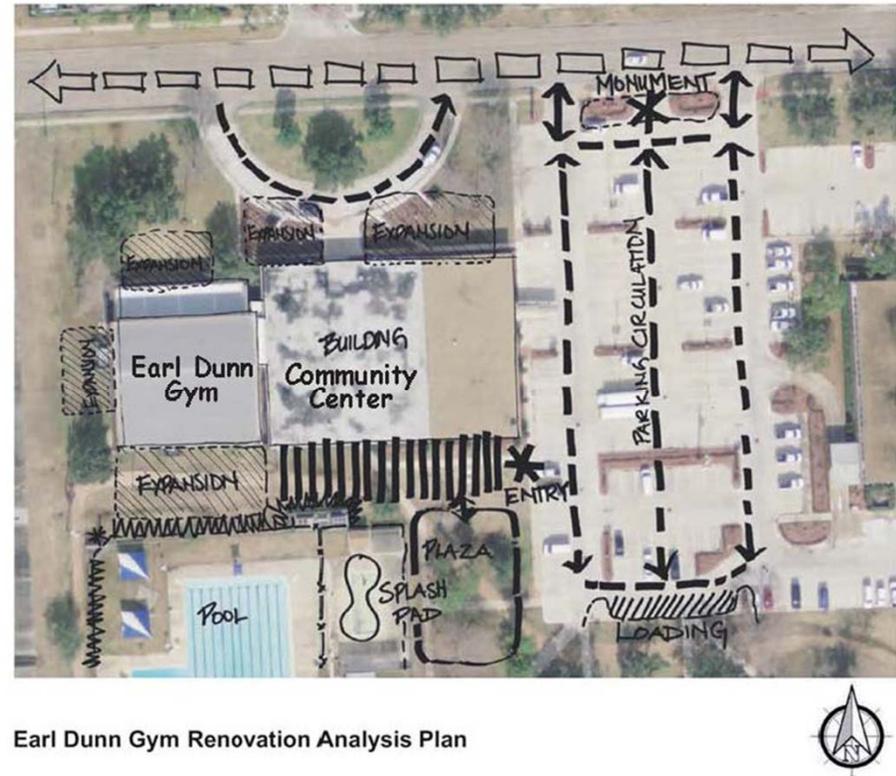


COMMUNITY CENTER SITE - ENLARGED

- Ambiguous entrance
- Shared site & parking



2013 Master Plan



COMMUNITY CENTER – FLOOR PLANS

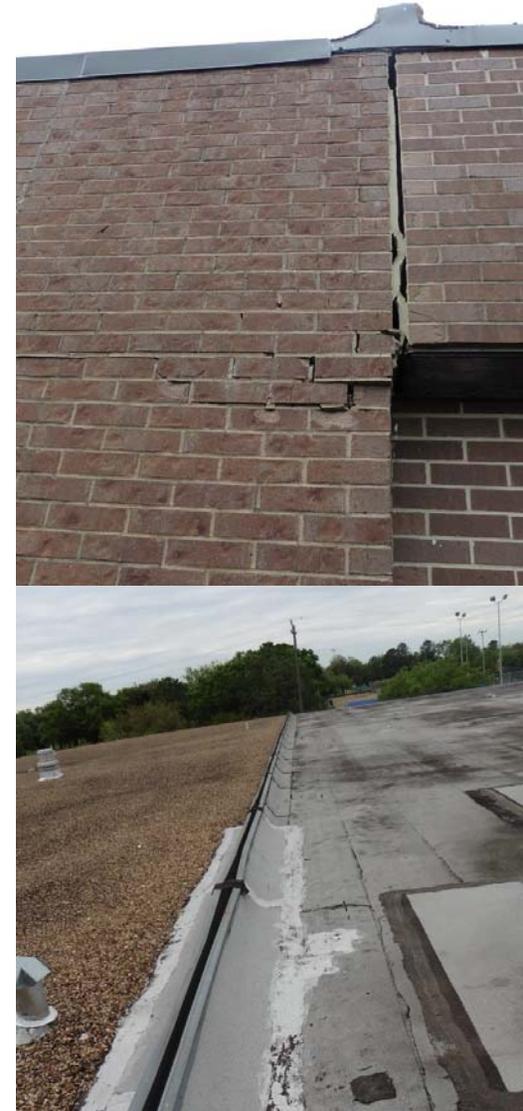
- Very little of original building meets current accessibility standards
- Any significant work to public spaces would trigger necessary code related updates and improvements

- Somewhat functionally obsolete
 - Entrances & Control
 - Visibility
 - Lack of locker rooms



COMMUNITY CENTER – OBSERVATIONS

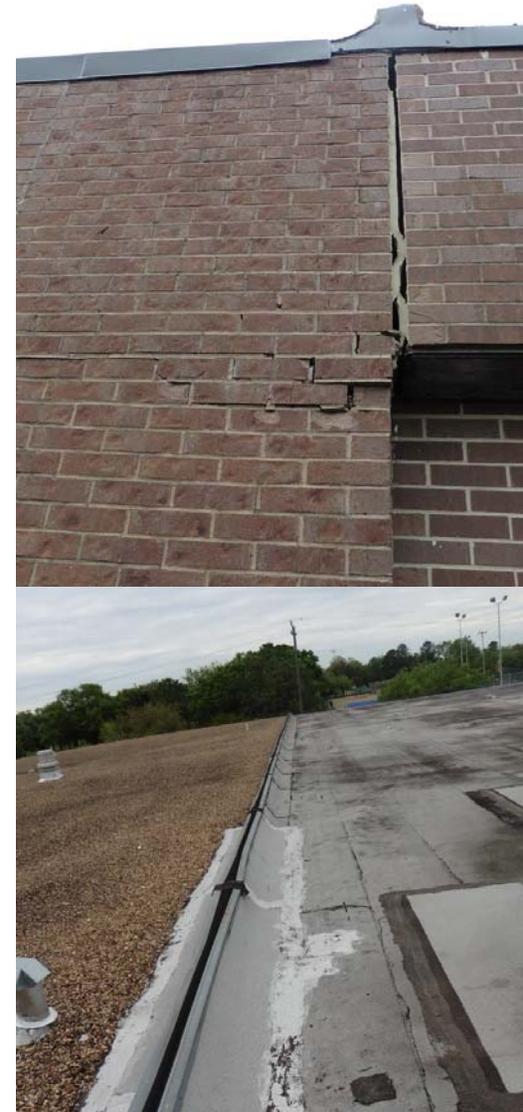
- Structural Engineer's comments:
 - Likely that building footings are not connected to the building grade beams and a gap exists between the footing shaft and grade beams
 - Soils (clays) under the building are extremely expansive
 - There remains leaks in the plumbing lines under the building
 - Grading around the building inadequate to keep rain/irrigation water away from the building and migrating under the slab
 - High probability that water is entering under the slab from plumbing trenches
 - The amount and quality of fill placed between the expansive soils and building soils was inadequate to help minimize the movement in the foundation



COMMUNITY CENTER – OBSERVATIONS

- Notable evidence of foundation movement
 - Movement exposes the facility to water damage and creating maintenance challenges
 - Permanent foundation repairs would be invasive, expensive and lack 100% certainty
 - Mechanical, Electrical, Plumbing (MEP) systems are nearing end-of-life

- Renovations of existing facilities will temporarily displace current program operations



COMMUNITY CENTER – CONSIDERATIONS

- **Very expensive to make permanent repairs to the structure; should consider replacement versus repair of the Community Center**
- **The cost and consequences of disruption of services should also be considered**
- **The gymnasium does not appear to be suffering similar problems**

COMMUNITY CENTER – NEXT STEPS

- **Next steps:**
 - **Cost/benefit of further investigations (i.e. test pits, determine need to reattach footings to grade beams, testing of all under-slab piping, blocking plumbing trenches, etc.) to address the necessary repairs?**
 - **Can code compliance costs be estimated?**
 - **Alternatives to renovating/expanding the existing Community Center structure?**