

# **Doris Miller Community Center Status Update – October 18, 2022**

**Jonathan Cook, Director of Parks and Recreation**

**Kelly Holecek, Director of General Services**



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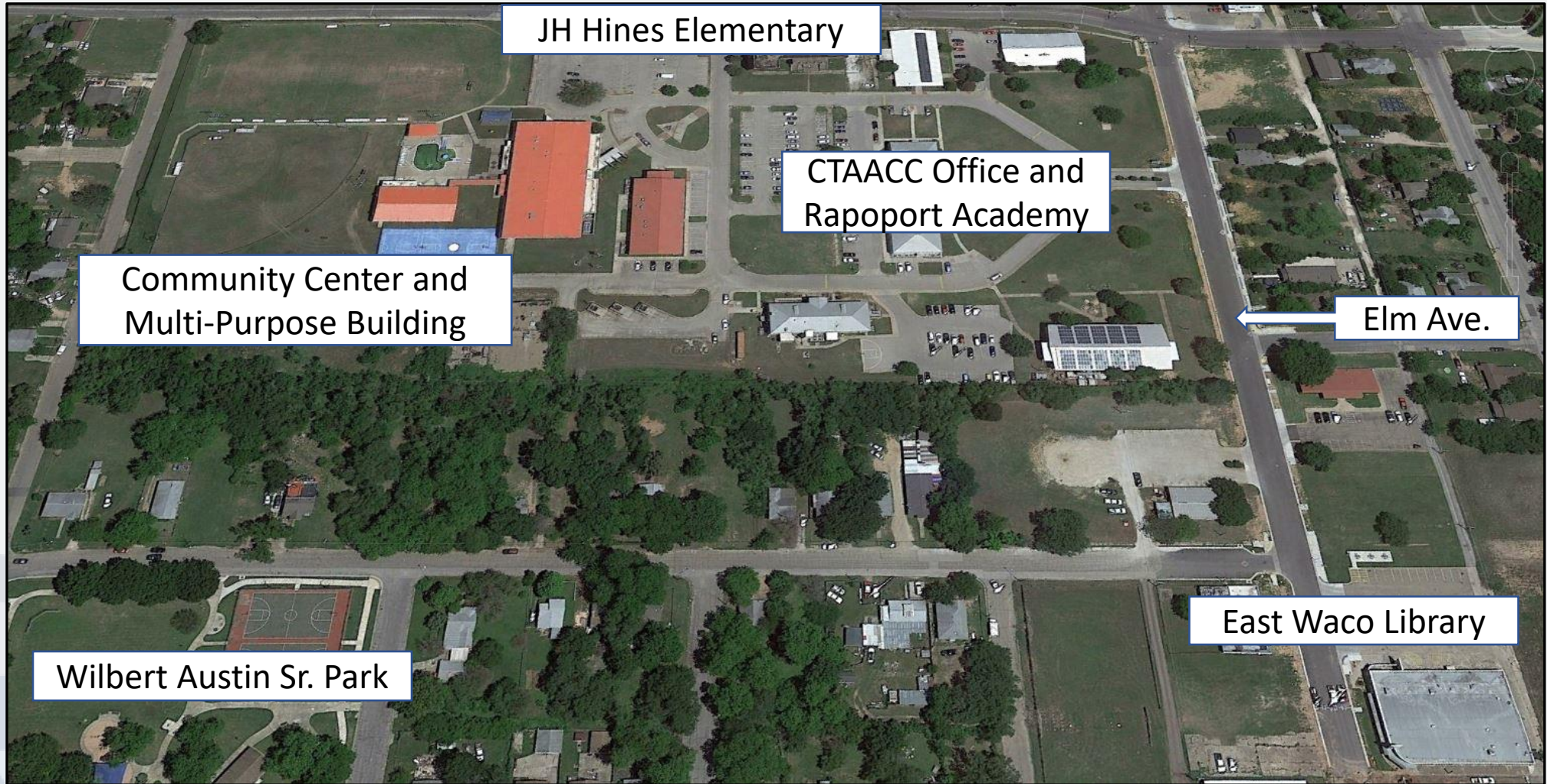
# Overview of Project

- Community Center purchased from YMCA in October 2021 (\$2.7 million)
- City purchased buildings from YMCA and assumed land lease with Paul Quinn Campus. New lease has been sent to Paul Quinn Board for review.
- Use Agreement with Rapoport Academy for interior use of building was in place for 2021-2022 school year.
- Collaboration between Facilities and Parks and Recreation:
  - Perform maintenance, repairs and improvements to the buildings
  - Create public grounds and renovate outdoor recreational amenities
- Transition of programming and staff from Bledsoe-Miller to Doris Miller



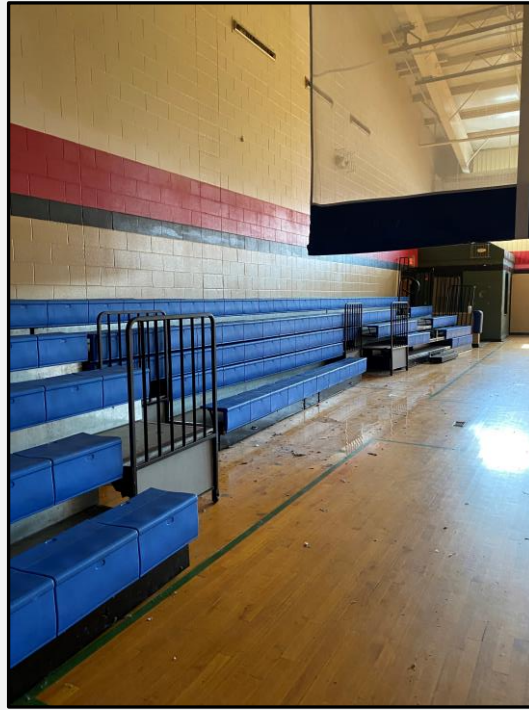
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# Neighborhood Snapshot



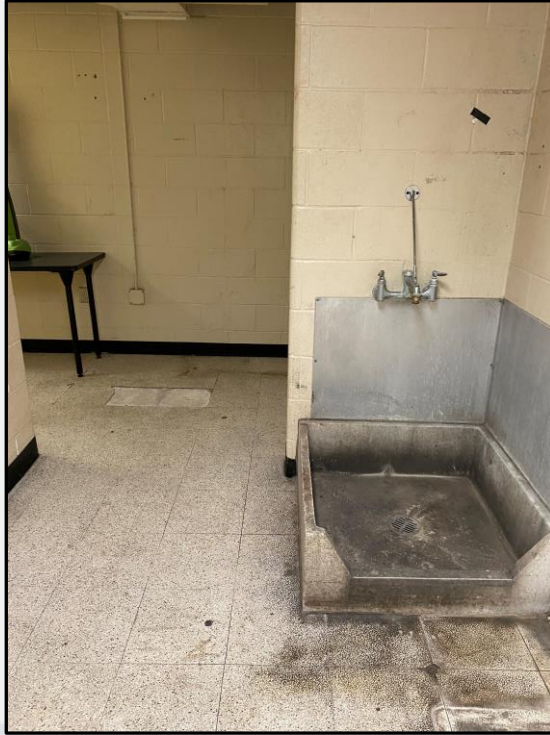


# Initial Building Status



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# Initial Building Status





# Building Renovations

- ✓ Re-keying of exterior of building
- ✓ General roof repairs
- ✓ Flat roof replacement
- ✓ Exterior building lights (repairs/replacements)
- ✓ Demolition of foyer
- ✓ All plumbing repairs



# Building Renovations

- ✓ Interior building lights (repairs/replacements)
- ✓ Replacement of ceiling tiles
- ✓ Interior cleaning
- ✓ Re-branding demolition
- ✓ Re-keying of interior doors
- Demolition/replacement of cabinets (in process)
- Boiler for building heat (on order)



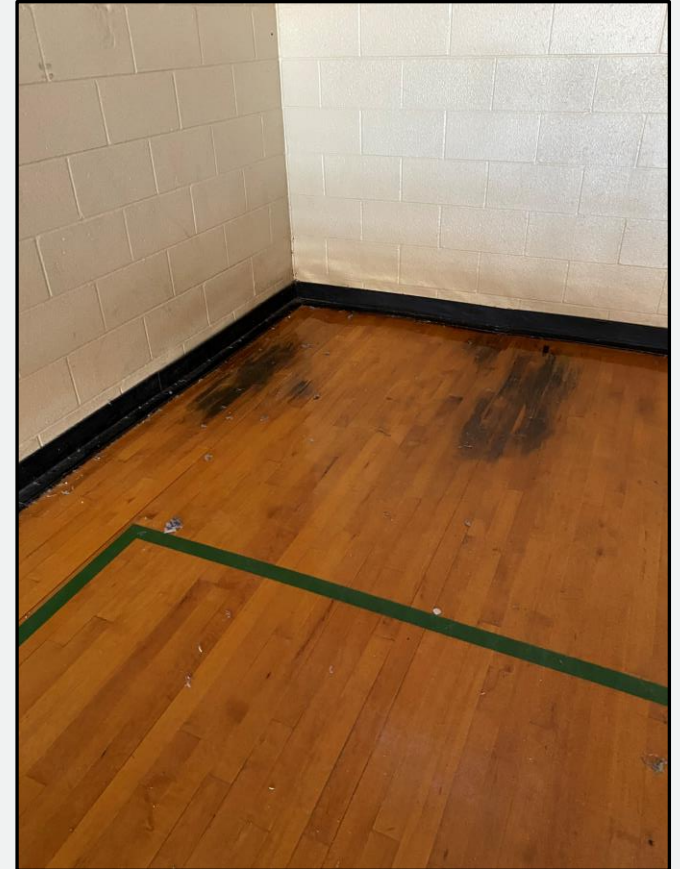
# Building Renovations





# Upcoming Interior Renovations

- HVAC / Boiler repairs
  - Interior painting
  - Replacement of floor tiles
- Replacement of bathroom fixtures
- New furnishings and fitness equipment
- Installation of IT network, security, communication systems
  - Gym floor repairs



# Outdoor Improvements



- ✓ Landscape Improvements / Vegetation Removal
- ✓ Restroom repair and painting
- ✓ Goal post and soccer goal replacement
- ✓ Removal of safety hazards on playground / bleachers
- ✓ Baseball field rehabilitation
- ✓ Resurfaced walking track
- ✓ Drained and cleaned outdoor pool

# Looking Ahead at Outdoor Areas

- Staff has engaged with KAI Enterprises for:
  - Community center planning
  - Aquatic consultation
  - Schematic park design and amenities
  - Community engagement
  - Connectivity





# Looking Ahead at Pools

- Both pools need to be brought to code for accessibility and drainage systems
- Indoor pool in fair condition; activation for swim lessons and swim classes
  - Replace insulation, corroding metal, heating system, ventilation system and garage doors in the indoor pool building
- Will work with KAI team to redesign outdoor pool, enhance safety and accessibility



# Outdoor Activation

- Quinn Campus Board recently provided approval to activate area as public grounds
- Host Community Events
  - *Waco PD Summer Bash*
  - *Trunk or Treat Event*
- School Group Utilization
  - *Rapoport Academy*
  - *JH Hines Elementary*
- Offer Recreation Programming
  - *Flag Football League*
  - *Eastern Little League*



# Communication Plan

- Signage along perimeter fencing
- Press release to media outlets
- Social media blitz
- City website
- City e-newsletters
- Coordination with Neighborhood Association
- Recreation programming / activation events

**PLAYGROUND &  
SPORTS FIELD OPEN  
FOR PUBLIC USE**

**DORIS MILLER COMMUNITY  
CENTER COMING SOON!**

IT STARTS IN  
**PARKS** 

FOR QUESTIONS, CONTACT WACO PARKS AND RECREATION AT (254) 750-5980



## Projected Timeline

			2022												2023												2024											
	starts	ends	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A										
CITY OF WACO - Doris Miller Community Center																																						
Phase																																						
Community Center Building																																						
Lighting Repair (In-House)	AUG '22	SEP '22																																				
Cleaning (Cont. booked until Sept.)	AUG '22	SEP '22																																				
Exterior Rebranding (Cont)	AUG '22	SEP '22																																				
Exterior Cleaning	SEP '22	OCT '22																																				
Painting (Cont)	OCT '22	OCT '22																																				
Flooring Repair (Cont)	OCT '22	NOV '22																																				
Gym Floor Repair/Replace	TBD	TBD																																				
Equipment & Furniture	NOV '22	DEC '22																																				
Ceiling Repair (In-House, Requires HVAC)	NOV '22	DEC '22																																				
Datacom	DEC '22	DEC '22																																				
HVAC & Plumbing Cooperative Direct Replacement																																						
HVAC & Plumbing Scoping	AUG '22	AUG '22																																				
HVAC & Plumbing Proposals, Approvals & POs	SEP '22	SEP '22																																				
Plumbing Work	SEP '22	DEC '22																																				
HVAC Work (30-35wk Equipment Lead Time)	SEP '22	JUN '23																																				
Community Center Opening			JAN '23																																			
Outdoor Park Campus																																						
Sports Field Repairs (In-House)	APR '22	MAY '22																																				
Walking Loop Reconditioning (In-House)	APR '22	MAY '22																																				
Playground Inspection and Repair (In-House)	APR '22	MAY '22																																				
Outdoor Restroom Reprais (In-House)	APR '22	MAY '22																																				
Fence Screening & Branding (In-House)	APR '22	MAY '22																																				
Fence Reduction & Limestone Block Installation (In-Hot	MAY '22	SEP '22																																				
Community Park Opening			AUG '22																																			
Aquatics - Indoor Pool																																						
Insulation Repair (Cont.)	OCT '22	NOV '22																																				
Sanding & Painting	OCT '22	NOV '22																																				
Roof Repair	NOV '22	DEC '22																																				
Lighting Repair (In-House)	AUG '22	SEP '22																																				
Pump System Inspection and Repair (Cont.)	AUG '22	DEC '22																																				
Ventilation & Heating Improvements (Cons / Contr)	SEP '22	APR '22																																				
Overhead Door Improvments																																						
Aquatics - Indoor Pool Opening																																						
Aquatics - Outdoor Pool																																						
Consultant Services																																						
Pool Conversion of Replacement Assesment	SEP '22	OCT '22																																				
Design/Bid/Construct	TBD	TBD																																				
Aquatics - Outdoor Pool Opening			TBD																																			
PARD Campus Plan / Schematic Design																																						
Consultant Services																																						
Operations and Needs Assessment	DEC '22	FEB '23																																				
Public Engagement	JAN '23	APR '22																																				
Concept Development (x3)	JAN '23	APR '22																																				
Costing & Phasing Recommendations	MAR '23	MAY '23																																				
PARD Campus Plan / Schematic Design Completion			JUN '22																																			
Maintenance Cleaning (UBM)	SEP '22																																					

# Improvement Budget Overview

- **Buildings include 33,500 square feet**
  - \$59.70 / sq ft Estimated improvement costs
  - \$140.30 /sq ft Estimated improvement costs AND building purchase
- **\$1.4 million initial allocation for interior rehabilitation**
  - Approximately \$200k – Renovation Expenses to Date
  - Upcoming Major Expenditures and Estimates
    - \$800k to \$1 million - HVAC/Boiler System
    - \$100k - Indoor Pool Building
    - \$100k – Furnishings and Equipment
    - \$75k - Flooring
    - \$60k - Painting
    - \$40k - Water Heaters
  - \$2 million - Current Interior Budget Estimate
- **\$2.5 million of CIP funds allocated for outdoor renovation**
  - Approximately 9.5 acres in lease area
  - Working with KAI for cost estimates for indoor pool improvements, outdoor pool redesign, playground replacement, sports court and field reconfiguration