



City of Fair Oaks Ranch

New Community Center

City Council Meeting
January 16, 2025



AGENDA

- **Review of Bidding/Construction Set**
- Review Interior Materials
- Review Exterior Materials
- Schedule and Project Status
- Review Opinion of Probable Costs
- Review of Current Comparable & Alternates
- Next Steps



FAIR OAKS RANCH COMMUNITY CENTER

FAIR OAKS RANCH, TEXAS

100% CONSTRUCTION DOCUMENT SUBMISSION

10/31/2024

ARCHITECTS

LOPEZ SALAS ARCHITECTS, INC.
SAN ANTONIO, TEXAS

CIVIL ENGINEER

MATKIN HOOVER
SAN ANTONIO, TEXAS

STRUCTURAL ENGINEER

INTELLIGENT ENGINEERING SERVICES
SAN ANTONIO, TEXAS

MEP ENGINEER

MS2 CONSULTING ENGINEERS
SAN ANTONIO, TEXAS

LANDSCAPE ARCHITECT

C2 LANDGROUP, INC.
SAN ANTONIO, TEXAS



OWNER

CITY OF FAIR OAKS RANCH
FAIR OAKS RANCH, TEXAS

CITY LEADERS

GREG MAXTON
MAYOR

EMILY STROUP
PLACE 1

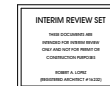
KEITH RHODEN
PLACE 2

RUBEN J. OLVERA
PLACE 3

LAURA KOERNER
PLACE 4

SCOTT PARKER
PLACE 5

PLACE 6



SET NO. _____

COVER SHEET





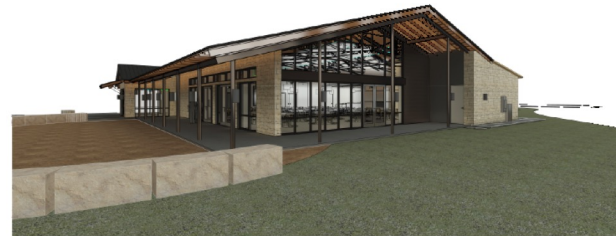
3 NORTH ENTRANCE VIEW



2 SOUTH ENTRANCE VIEW



4 NORTHEAST VIEW



1 EAST TERRACE



Project No. 23013
Date: 10/31/2024

INTERIM REVIEW SET
THIS DOCUMENT IS PRELIMINARY AND NOT FOR CONSTRUCTION. ANY AND ALL CHANGES SHALL BE COORDINATED WITH THE ARCHITECT.

NO.	REVISION	DATE

CITY OF FAIR OAKS RANCH
FAIR OAKS RANCH COMMUNITY CENTER
FAIR OAKS RANCH, TEXAS

EXTERIOR
PERSPECTIVES

The second copy of the drawings is for the use of the client and is not to be used for construction. Any and all changes shall be coordinated with the architect. This document is preliminary and not for construction. Any and all changes shall be coordinated with the architect.

A0.4





CONFERENCE ROOM

INTERIOR IMAGES





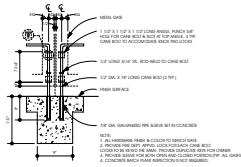
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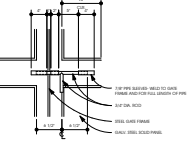
MEETING / EVENT HALL

INTERIOR IMAGES

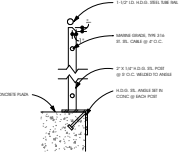




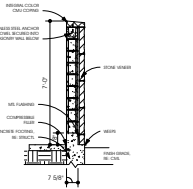
10 CANE BOLT
1" = 1'-0"



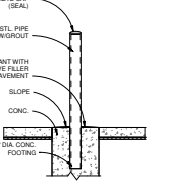
9 SLIDE BOLT
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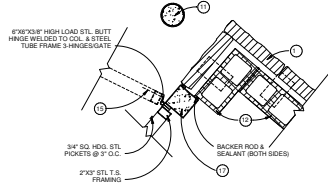
8 POST/RAIL SECTION
1" = 1'-0"



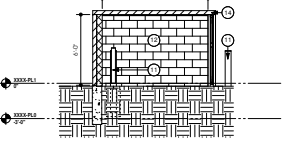
7 SECTION
1/2\"/>



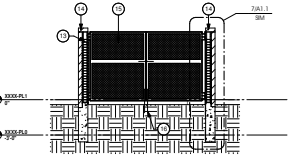
6 BOLLARD DETAIL
1/2\"/>



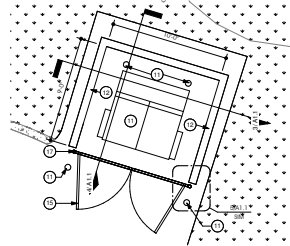
5 JMB/HINGE DTL. @ DUMPSTER ENCLOSURE
1" = 1'-0"



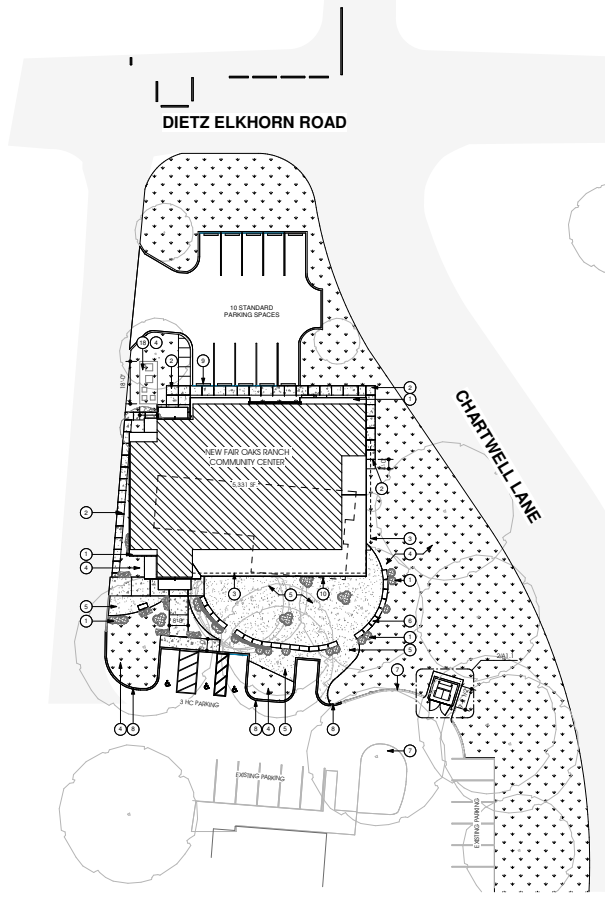
4 SIDE CMU WALL @ DUMPSTER
1/2\"/>



3 CMU WALL @ DUMPSTER
1/2\"/>



2 ENLARGED PLAN DUMPSTER ENCLOSURE
1/2\"/>



- GENERAL NOTES**
1. ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. REFER TO CIVIL.
 2. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY WITH ANY DIMENSIONAL DISCREPANCIES.
 3. REFER TO MEP FOR ELECTRICAL AND LIGHTING.

- KEYNOTES**
1. LANDSCAPING, RE: LANDSCAPE.
 2. CONC. WALK, RE: CIVIL.
 3. LINE OF ROOF OVERHANG.
 4. NEW 800, RE: LANDSCAPE.
 5. DECOMPOSED GRANITE, RE: LANDSCAPE.
 6. 2 X 2 X 4 LIMESTONE BUTTERFLICK BLOCKS, RE: LANDSCAPE.
 7. EXISTING CONC. CURB TO REMAIN.
 8. NEW CONCRETE CURB, RE: CIVIL.
 9. WHEEL STOPS, RE: CIVIL.
 10. DENSELON BLDG STRUCTURE & FOUNDATION IN ITS ENTIRETY. REMOVE UNDERPINNING UTILITIES PER DTL.
 11. 6\"/>

PARKING COUNT

STANDARD PARKING PROVIDED =	10
HANDICAP PARKING PROVIDED =	3
TOTAL PARKING PROVIDED =	13



Project No. 238013
Date: 11/12/2024

INTERIM REVIEW SET

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AMBER A. LOPEZ
REGISTERED ARCHITECT # 14352

NO. REVISION DATE

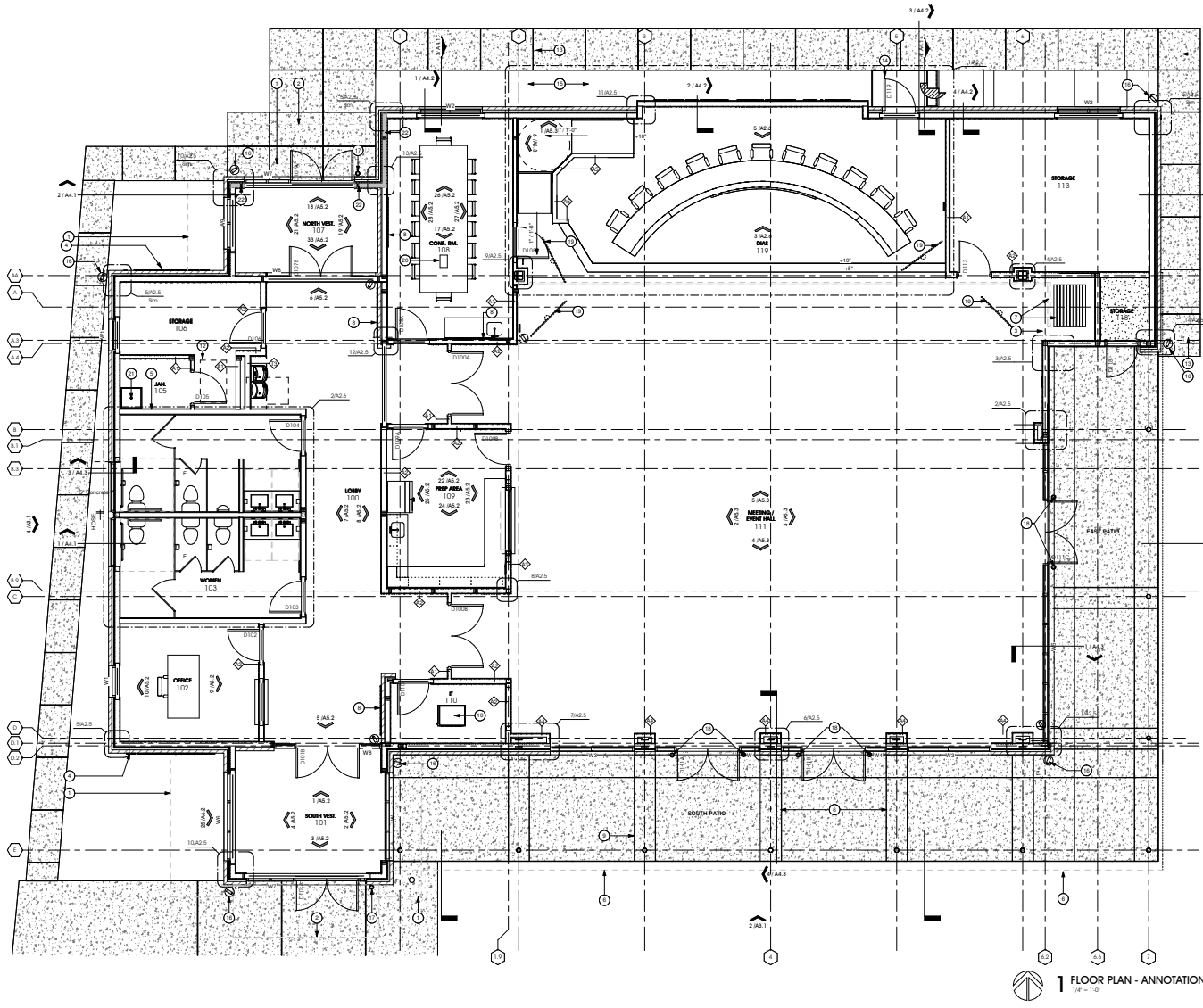
CITY OF FAIR OAKS RANCH
FAIR OAKS RANCH COMMUNITY CENTER
FAIR OAKS RANCH, TEXAS

SITE PLAN & DETAILS

The record copy of this drawing is to be filed with the City of Austin, Texas, Department of Public Works, 201 San Antonio, Suite 7000, P.O. Box 10890, Austin, TX 78768. The contractor is responsible for the protection of all existing utilities shown on this drawing. The contractor shall obtain all necessary permits and approvals from the City of Austin, Texas, Department of Public Works, 201 San Antonio, Suite 7000, P.O. Box 10890, Austin, TX 78768.

A1.1





- KEYNOTES**
- 1 LINE OF ROOF OVERHANG
 - 2 LINE OF CURB OVERHANG
 - 3 1" THICK CAST BRONZE LETTERS, W/ 1" OFFSET FROM FACE OF MASONRY, RE. ELEV.
 - 4 RE: TRIP PANEL AS SPECIFIED
 - 5 DECO CONTROL JOINTS, TYP. RE: CIVIL
 - 6 OPERABLE PARTITION WITH HINGED POCKET DOOR CLOSURE PANEL, PROVIDE ALL STRUCT. SUPPORT & TRACK SYSTEM PER MANUFACTURER RE:.
 - 7 WALL MOUNTED MONITOR CPCL. GC TO PROVIDE BOX WITH EMPTY CONDUIT AND PULL STRING FOR DATA & POWER. BLOCKING AT WALLS AS REQUIRED. RE: A&S
 - 8 EXPANSION JOINTS, RE: CIVIL
 - 9 OWNER PROVIDED EQUIPMENT
 - 10 PULL DOWN OVERHEAD ATTIC ACCESS LADDER, RE: ME
 - 11 CONC. SIDEWALK, RE: CIVIL
 - 12 CONC. STROP-W/ STAIRS, RE: CIVIL
 - 13 LANDSCAPE AREA RE: LANDSCAPE
 - 14 FUTURE WALL MOUNTED CAMERA LOCATION CPCL. GC TO PROVIDE BOX WITH EMPTY CONDUIT AND PULL STRING FOR DATA & POWER
 - 15 ACCESS CONTROL
 - 16 GC TO COORDINATE WITH STROBEFRONT MANUFACTURER TO PROVIDE EMPTY CONDUITS WITH PULL STRING IN FRAME FOR FUTURE SECURITY BY OWNER
 - 17 MONITOR WITH COIL AND MOUNT EXTENSION CPCL. GC TO PROVIDE STRUC. SUPPORT, JOCK W/ POWER, RE: ELEC. PROVIDE EMPTY CONDUIT WITH PULLSTRING FOR DATA
 - 18 FLOOR BOX WITH DATA, JOMB & POWER CPCL GC TO PROVIDE EMPTY CONDUIT AND PULL STRING FOR DATA & POWER, RE: ELEC.
 - 19 MOP SINK, RE: PLUMBING
 - 20 CONC. FOUNDATION CURB, RE: STRUCT.

LOPEZ SALAS ARCHITECTS INC.
 237 W. Travis St., 201
 San Antonio, TX 78209
 2102 734-4448
 2102 734-4909
 www.lopezsalas.com

Project No. 23013
 Date: 11/12/2024

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ISSUED UNDER
 PRELIMINARY ARCHITECT PLANS

NO.	REVISION	DATE

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 FAIR OAKS RANCH COMMUNITY CENTER
 FAIR OAKS RANCH, TEXAS**

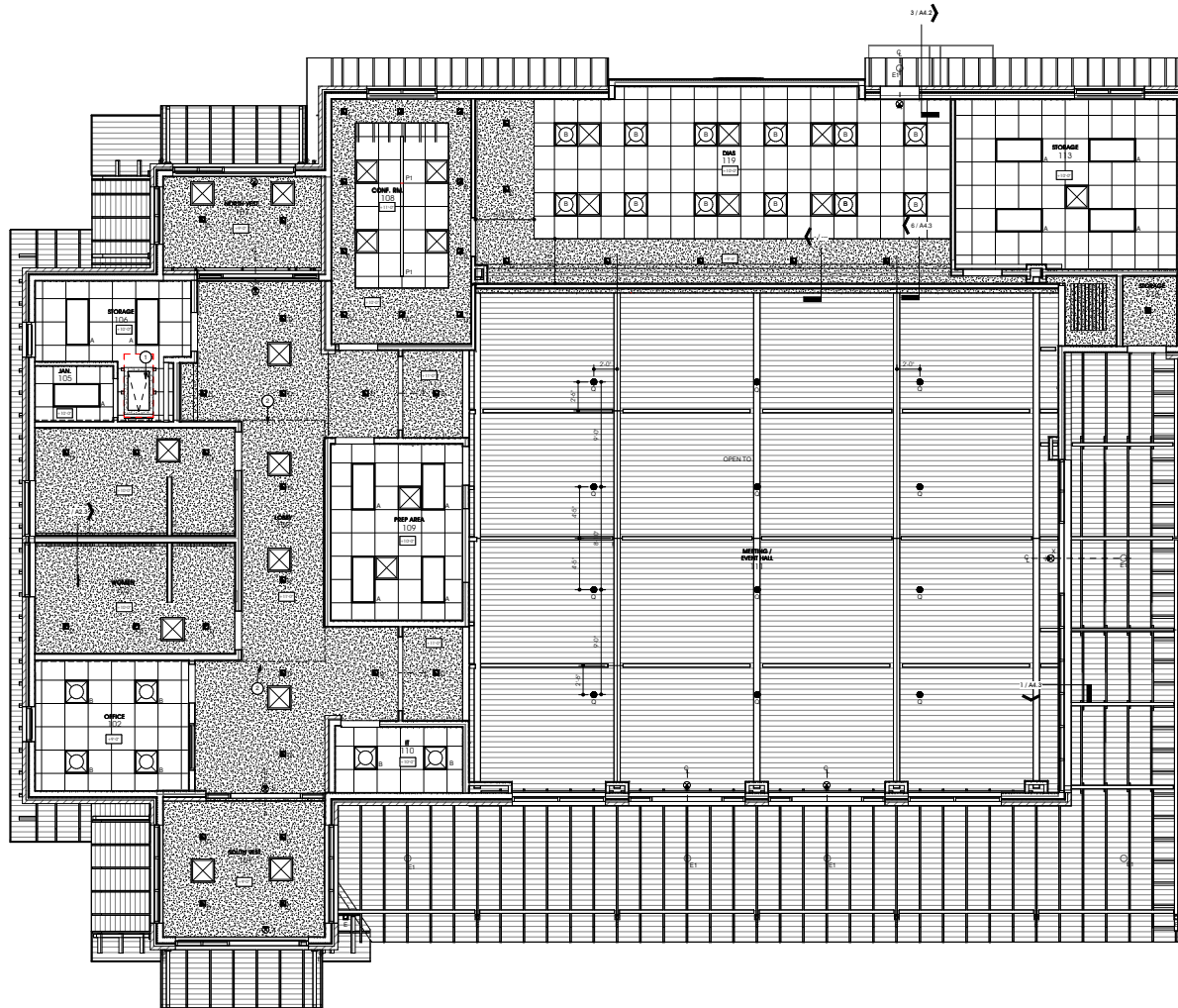
FLOOR PLAN - ANNOTATION

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A2.1

1 FLOOR PLAN - ANNOTATION
 1/8" = 1'-0"





GENERAL NOTES

1. ALL ACCESS PANELS IN GYPSUM BOARD CEILINGS TO BE MAJOR RECESSED DOOR (DWR) FOR DRYWALL CEILING WITH GYPSUM BOARD ON EXPOSED SIDE. TEXTURE AND PAINT TO MATCH ADJACENT SURFACE.
2. ALL MILLWORK UPPER CABINETS TO RECEIVE UNDER CABINETS STRIP LIGHTS.
3. REFER TO AUDIO VISUAL DRAWINGS FOR ALL A/V EQUIPMENT INCLUDING CEILING MOUNTED. PROVIDE POWER AS REQUIRED FOR FULLY FUNCTIONING SYSTEM.
4. ALL EXTERIOR LIGHT FIXTURES TO COMPLY WITH DARK SKY CRITERIA.

KEYNOTES

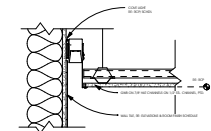
1. PULL DOWN ATTIC ACCESS LADDER, SUPER BEMPLEX (SUPER) SERIES 32 AIRWAY BY PRECISION LADDERS, LLC. WWW.PRECISIONLADDERS.COM 800.225.7814. 261.19A.5
2. AREA OF FRAMED ATTIC SPACE. RE: STRUCT.

RCP LEGEND

- 2x2 SUSPENDED ACOUSTICAL TILE CEILING
- GYPSUM BOARD CEILING, U.N.D.
- SUPPLY AIR
- EXHAUST AIR

RCP SCHEDULE

NO.	REVISION	DATE
A		
B		
C		
D		
E		
E1		
F		
Q		
P12		
X		



1 REFLECTED CEILING PLAN
1:12 = 1'-0"

2 CEILING DETAIL
1:12 = 1'-0"

LOPEZ SALAS ARCHITECTS INC.
237 W. Travis St., 201
5th Avenue, Ft. Worth
76102 TXA 4448
1.210.734.4959
www.lsoa.com

Project No. 23013

Date: 11/12/2024

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REVISIONS
REVISION NUMBER
REVISION DATE

NO. REVISION DATE

**CITY OF FAIR OAKS RANCH
FAIR OAKS RANCH COMMUNITY CENTER
FAIR OAKS RANCH, TEXAS**

REFLECTED CEILING PLAN

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201 5th Avenue, Fort Worth, TX
76102. This drawing is subject to the
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Ranch. The City of Fair Oaks Ranch
is not responsible for the accuracy
of the information provided herein.
Lopez Salas Architects, Inc.
11/12/2024

A2.3



**LOPEZ
SALAS
ARCHITECTS INC.**

237 W. Travis St. 201
San Antonio, TX 78205
1210 TIA 4448
1212 TIA 4605
www.lopezsalas.com

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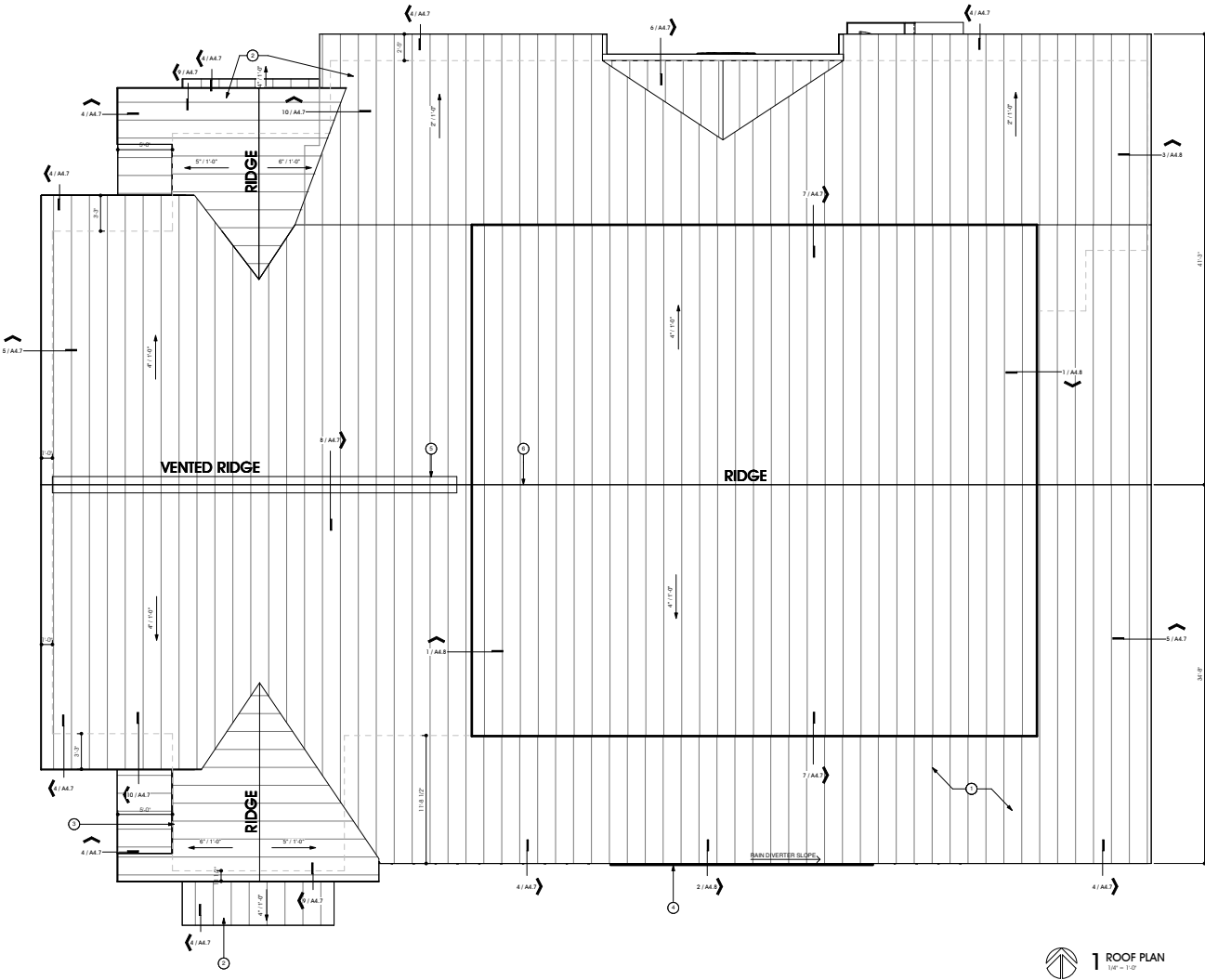
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**CITY OF FAIR OAKS RANCH
FAIR OAKS RANCH COMMUNITY CENTER
FAIR OAKS RANCH, TEXAS**

ROOF PLAN

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San Antonio, Texas 78205. The
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evidence of approval. It is the
architect's responsibility to obtain
all necessary permits and
approvals, register our firm
and adhere to the code.

A2.4

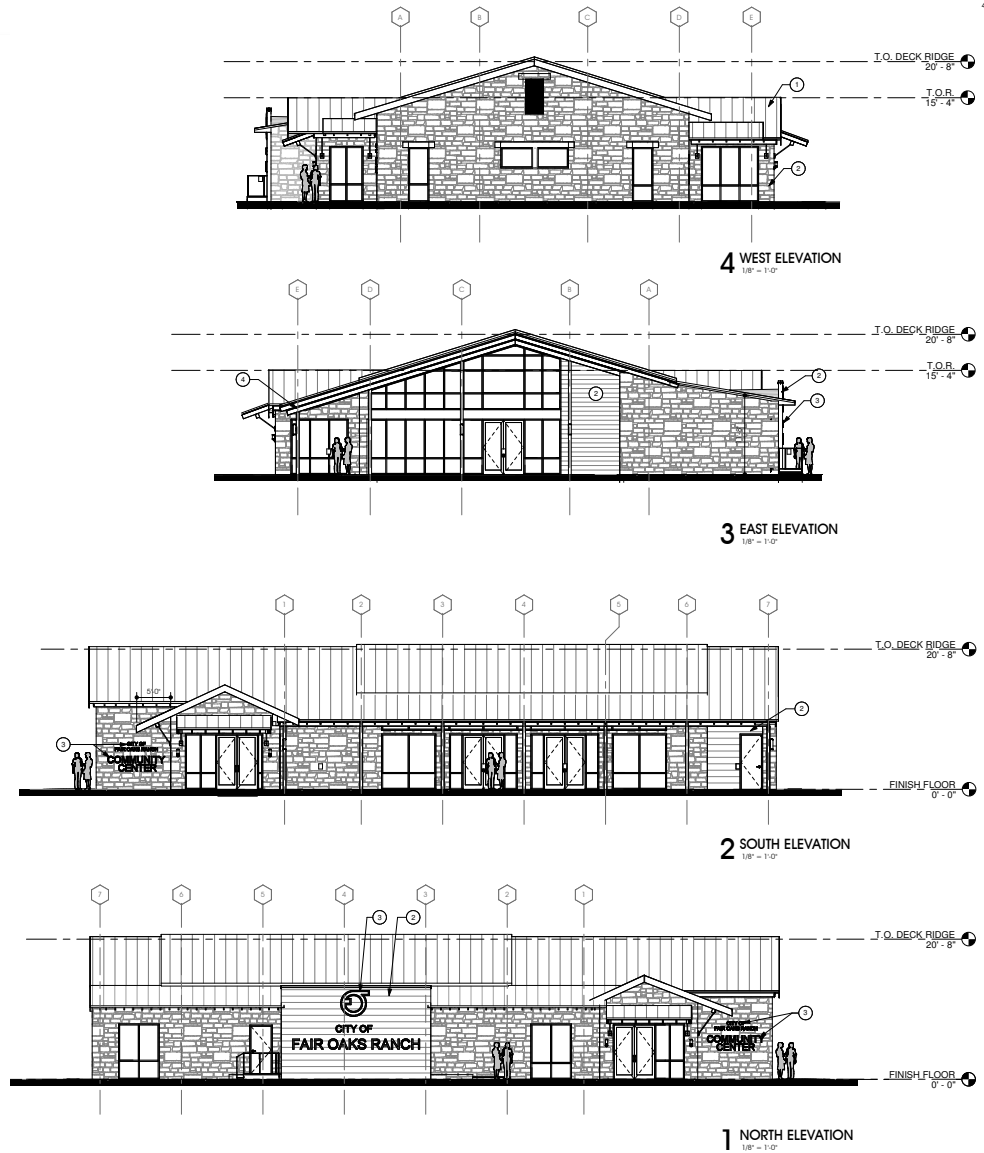


- KEYNOTES**
- 1 STANDING SEAM METAL ROOF, RE DETAILS
 - 2 ROOF BY STANDING SEAM METAL ROOF & BRACKET SUPPORTS, RE STRUCT.
 - 3 LINE OF BUILDING PERIMETER BELOW
 - 4 WATER DIVERTER @ EDGE BTWN COL. GRID 3 & 5
 - 5 RIDGE VENT, RE: 4/A&B
 - 6 RIDGE CAP (NON VENTED)

1 ROOF PLAN
1/4" = 1'-0"

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- KEYNOTES**
- 1 PREFINISHED STANDING METAL ROOF SYSTEM
 - 2 METAL PANEL, REFER TO MATERIAL LEGEND A5.1
 - 3 1" THICK CASI BRANZOL LETTER, 1/4" OFFSET FROM FACE OF MASONRY, RE. ELEV.
 - 4 EXPOSED STRUCTURAL STEEL, PAINT

LOPEZ SALAS ARCHITECTS INC.
237 W. Travis St. 201
San Antonio, TX 78205
1 210 734 4449
1 210 734 4000
www.lopezsalas.com

Project No. 23013
Date: 11/12/2024

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ARON & LOPEZ ARCHITECTS (P.C.)

NO.	REVISION	DATE

CITY OF FAIR OAKS RANCH
FAIR OAKS RANCH COMMUNITY CENTER
FAIR OAKS RANCH, TEXAS

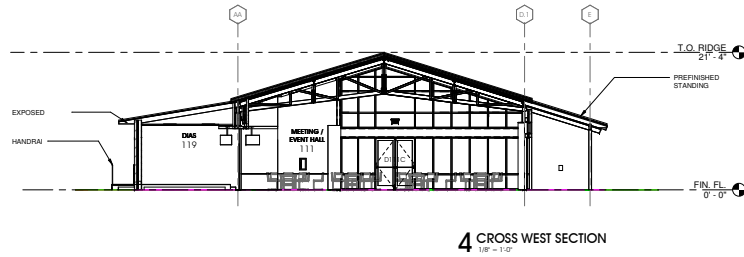
BUILDING ELEVATIONS

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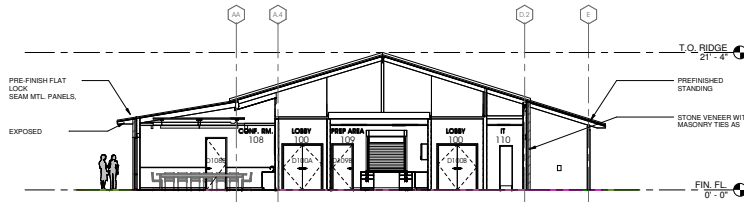
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EXTERIOR ELEVATIONS

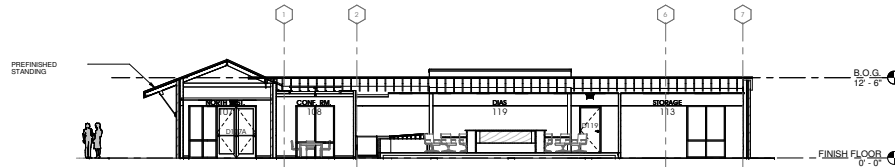




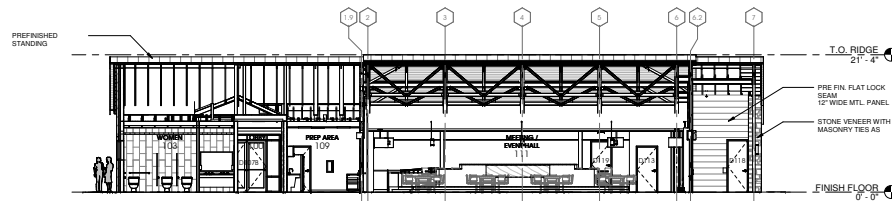
4 CROSS WEST SECTION
1/8" = 1'-0"



3 CROSS EAST SECTION
1/8" = 1'-0"



2 LONGITUDINAL SOUTH SECTION
1/8" = 1'-0"



1 LONGITUDINAL NORTH SECTION
1/8" = 1'-0"



LOPEZ SALAS ARCHITECTS INC.
237 W. Travis St., 201
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512.517.7449
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CITY OF FAIR OAKS RANCH
FAIR OAKS RANCH COMMUNITY CENTER
FAIR OAKS RANCH, TEXAS

BUILDING SECTIONS

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A4.1



ROOM FINISH SCHEDULE1										
ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	CEILING			CEILING FINISH	CEILING HEIGHT	NOTES	
				NORTH	EAST	WEST				
100	LOBBY	F-1A LVT	WB	PF-1	PF-1	PF-1	GYP-1	11'-0"		
101	SOUTH VEST.	F-1A LVT	RB	PF-1	PF-1	PF-1	SAT-1	8'-0"		
102	OFFICE	F-1B CPT	RB	PF-1	PF-1	PF-2	GYP-1	10'-0"		
103	WOMEN	F-1C PT	CTB	PF-1	PF-1	PF-1	GYP-1	10'-0"	QUARTZ COUNTER TOP	
104	MEN	F-1C PT	CTB	PF-1	PF-1	PF-1	GYP-1	10'-0"	QUARTZ COUNTER TOP	
105	JAN.	F-1D SC	RB	PF-1	PF-1	PF-1	SAT-1	10'-0"		
106	STORAGE	F-1E VCT	RB	PF-1	PF-1	PF-1	SAT-1	10'-0"		
107	NORTH VEST.	F-1A LVT	RB	PF-1	PF-1	PF-1	GYP-1	8'-0"		
108	CONF. RM.	F-1B CPT	RB	PF-2	PF-1	PF-1	GYP/SAT	11'-0"	PLAM ON COUNTERTOP & CABINETS	
109	PREP AREA	F-1C PT	CTB	PF-1	PF-1	PF-2	SAT-1	10'-0"	PLAM ON COUNTERTOP & CABINETS	
110	R	F-1E VCT	RB	PF-1	PF-1	PF-1	SAT-1	10'-0"	PLAM ON COUNTERTOP & CABINETS	
111	MEETING / EVENT HALL	F-1A LVT	WB	PF-1	PF-1	PF-3	N/A			
112	STORAGE	F-1E VCT	RB	PF-1	PF-1	PF-1	SAT-1	10'-0"		
118	STORAGE	F-1D SC	RB	PF-1	PF-1	PF-1	SAT-1			
119	DIAS	F-1A LVT	WB	PF-1	PF-1	PF-1	GYP/SAT	10'-0"		

FINISH LEGEND

MARK	TYPE	MANUF. / PATTERN / SIZE / COLOR
FLOOR		
F-1A LVT	LUXURY VINYL TILE	MORAW GROUP / LIVING LOCAL COLLECTION / COLOR: B2 TAN TONE
F-1B CPT	CARPET TILE	MORAW GROUP / ORNAMENTAL GRAN / COLOR: TRU GLAZES
F-1C PT	PORCELAIN TILE	DALTILE GARGWOOD / PORCELAIN / 12" X 12" WOOD LOOK PORCELAIN TILE / COLOR: ELM
GWB	SEALED CONCRETE	
F-1D SC	VCT	TARKETT VCT FLOORING / COLOR: STARRY NIGHT 323
F-1E VCT		
BASE		
WB	RUBBER TILE BASE	MORAW GP. / COLOR: 955 SMOKE / 4" WITH COVE
CTB	WOOD BASE	DALTILE / COVE BASE / SIZE: TRD
WB-THERED SW 3134-B TEAK	WOOD BASE	4" WOOD BASE / 3/4" H" BASE / STAIN / AWH CUSTOM GRADE STRAIGHT GRAINED
CEILING		
GYP-1	PAINTED GYPSUM BOARD	ARMSTRONG / 24"X24" / WHITE
SAT-1	SUSPENDED ACOUSTIC TILE	
WALL		
PF-1	PAINTED WALL (FIELD)	SW 7001 DREAM WHITE / SHERWIN WILLIAMS
PF-2	PAINTED WALL (ACCENT 1)	SW 7052 LET IT RAIN / SHERWIN WILLIAMS
PF-3	PAINTED WALL (ACCENT 2)	SW 7053 SHERWIN WILLIAMS
W-1	PORCELAIN TILE WALL	MULTI-TILE / PORCELAIN / 4" X 8" / COLOR: INDIANA NATURAL, RECTANGLE #42
W-2	PORCELAIN ACCENT TILE	MULTI-TILE / PORCELAIN / 4" X 8" / COLOR: IRELAND NINA MATTE / (FOR BOTH RESTROOMS)
W-3	STONE VENEER WALL	LOBBY ENTRANCE WALL, STONE VENEER WALL PANELS
W-4	METAL PANEL	EXTERIOR WALL PANEL AT STORAGE WALL, DASH AREA AND FIRE RISER
BASE AND UPPER CABINET - COUNTERTOP PLASTIC LAMINATE		
PL-1	REPPRODUCE #8057-60	(BASE AND UPPER CABINETS)
PL-2	WILSONART	SHADOW ZEPHYR #857-60 (COUNTERTOP)
QUARTZ FOR RESTROOM COUNTERTOPS		
DAL-TILE ONE QUARTZ SURFACE		MONOCHROMATIC LOOK, COLOR: WHITE ICE N636
TOILET PARTITIONS		
TP	SCRANTON	STAINLESS STEEL, TOILET PARTITION

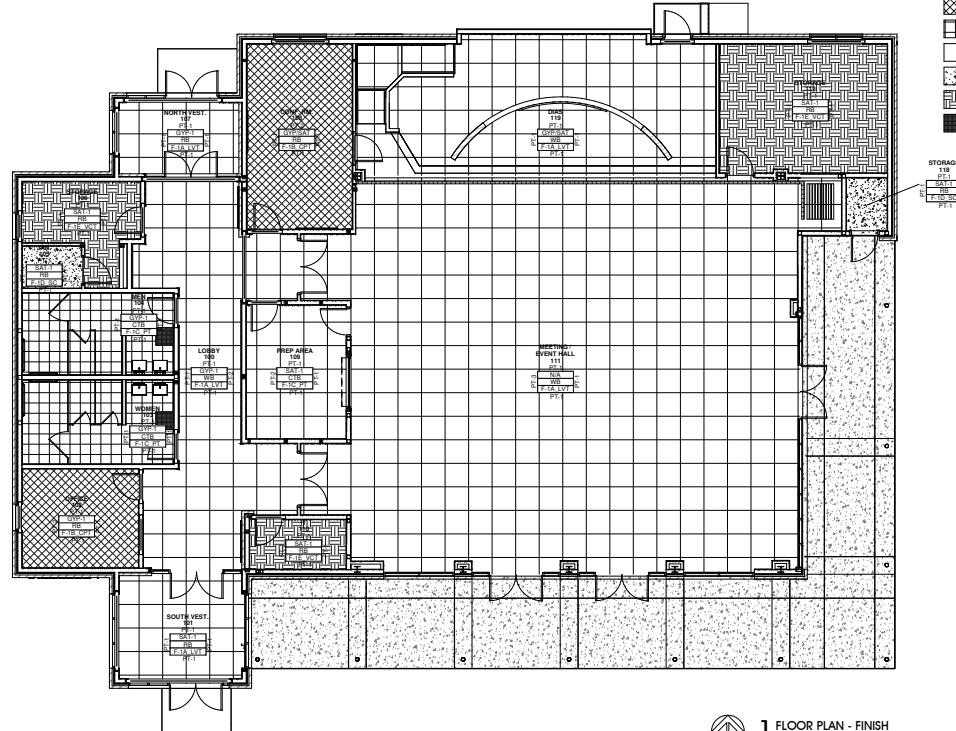
GENERAL NOTES:
 1. ALL INTERIOR FINISH MATERIALS SHALL BE CLASS C IN ACCORDANCE WITH IRC TABLE B01.13

ROOM FINISH TAG KEY



FINISH LEGEND

- CPT (CARPET)
- FT (PORCELAIN TILE)
- LVT (LUXURY VINYL TILE)
- SC (SEALED CONCRETE)
- VCT (VINYL COMPOSITION TILE)
- FT ACCENT (PORCELAIN TILE)



FLOOR PLAN - FINISH
 1/18/24



LOPEZ SALAS ARCHITECTS INC.

237 W. Travis St., 201
 508 Andrews Blvd., #2000
 1210 S. 7th Street
 1210 S. 7th Street
 www.lopezsalas.com

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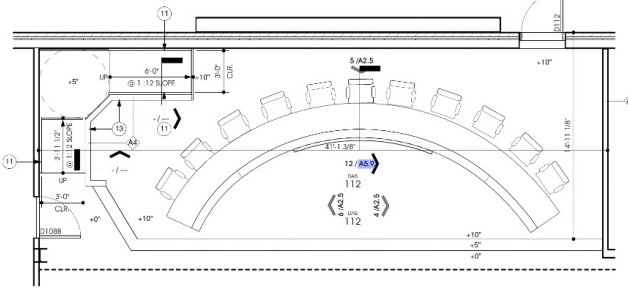
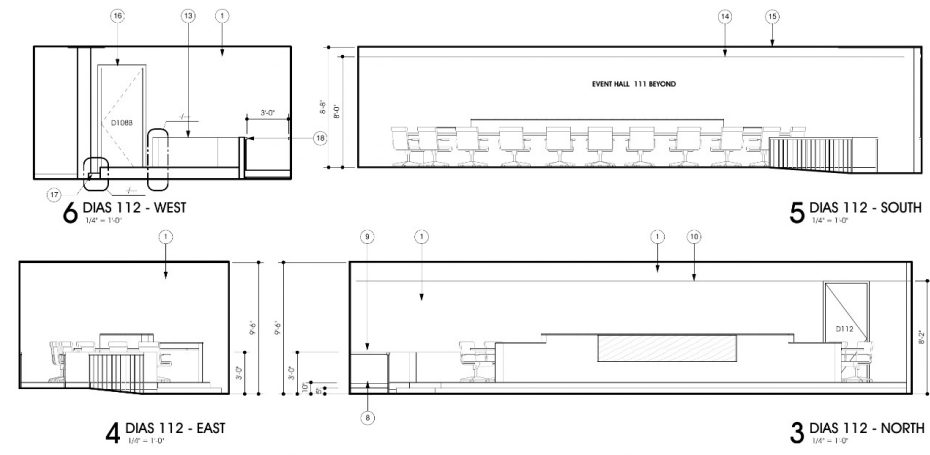
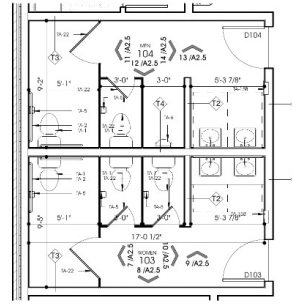
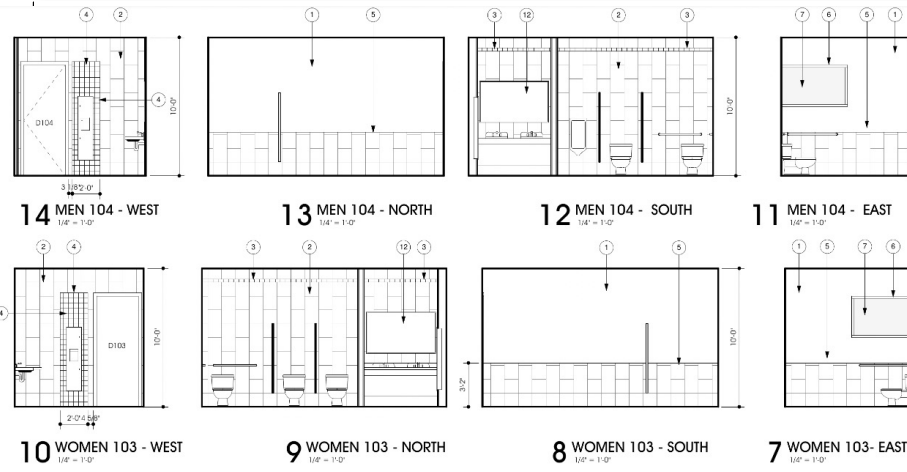
NO. REVISION DATE

**CITY OF FAIR OAKS RANCH
 FAIR OAKS RANCH COMMUNITY CENTER
 FAIR OAKS RANCH, TEXAS**

FINISH FLOOR PLAN

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A5.1



Project No. 23013
Date: 06/06/2024

NOT FOR
BIDDING,
PERMIT OR
CONSTRUCTION

NO. REVISION DATE

NEW COMMUNITY CENTER FOR
CITY OF FAIR OAKS RANCH
FAIR OAKS RANCH, TEXAS

ENLARGED PLANS

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A2.5

ENLARGE PLANS & ELEVATIONS



AGENDA

- Review of Bidding/Construction Set
- Review Interior Materials
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Off White Color Walls & Stained Wood Doors, Door Frames and Base

Walls & Door Frames



Luxury Vinyl Slats (Wood "Look")



Color & Style as Selected by Owner



Walls & Door Frames



Main Floor Finish

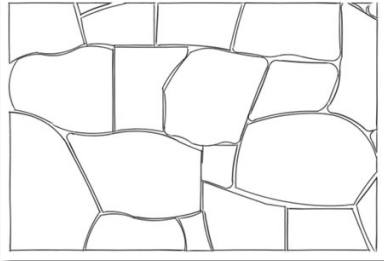
INTERIOR MATERIALS



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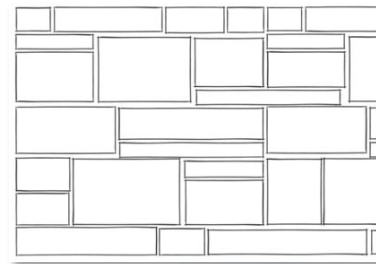




Mosaic Veneer



Existing Stone



Square Veneer

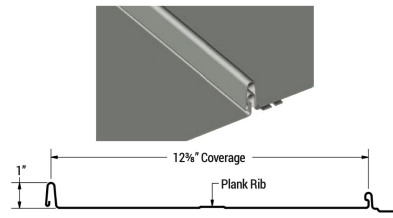


Stone Veneer Options





SMOOTH



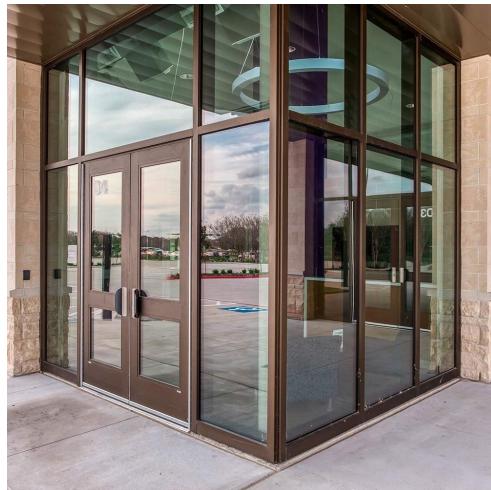
Roof: Standing Seam Metal



Rooster's Woodworking Shop
Elizabethtown, PA



Galvalume



Aluminum Storefronts



Existing Metal Roofs

EXTERIOR MATERIALS



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Project Production Schedule

November 12, 2024	100% Complete Plan & Specifications for Bidding
January 16, 2025	Council Meeting Presentation
February 25	Pre-Bid Meeting at Site with Bidders
March 20	Receive Bids from General Contractors
April 3	City Negotiates Contract with Selected GC
April 17	City Council Approval and Contract award
May 12	Begin Construction
(12 months)	Estimated Duration of Construction
May 8, 2026	Substantial Completion (Estimate)
30 Days after SC	Owner Move-in (Estimate)



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2023 SD Phase OPCC – New Construction

Building & Site Dev Costs: 5,331 SF \$425/SF: **\$2,256,675**
(For the Initial Scheme)

Potential Added Costs: Owner requested changes from the initial design will affect the costs of construction due to the following modification.

- **Building Massing:** Initial structure was designed with value in mind, utilizing a split shed roof for the Event space. This single ridge line allowed for a long-shed roof from west to east, creating a large volume over the Event Center while allowing other areas to remain at standard roof heights. These other functions utilized low economical flat roofs tucked into the large volume.
- **New Massing & Roof Areas:** Large expanse of gable roof from end to end will require a larger area of standing seam metal roof, creates more spatial volume over lobby, and support spaces that were formerly low volumes with flat roofs.
- **Removal of cost-effective flat roofs in shorter support spaces.**
- **Added Exterior Masonry Veneer:** New design removed large areas of stucco and metal panels and replace with masonry stone veneer requiring additional linear feet of masonry lug at the foundation perimeter.

2024 90% CD Phase OPCC – New Construction

Building & Site Dev Costs: Breakdown in CSI Divisions on Following page



95% CD Phase OPCC - New Const. for 5,331 s.f.

- OPPC #1 – SWATT GROUP
\$460/sf
- OPPC #2 – JARIK BUILDERS
\$450/sf



JARIK BUILDERS

ATTN: Lopez Salaz Architects
 PROJECT: Fair Oaks Ranch Community Center
 DATE: November 11, 2024
 PLANS: Interim Review Set 10/11/24

PROJECT ANALYSIS


THIS ANALYSIS IS NOT FOR BID PURPOSES AND IS NOT A BINDING AGREEMENT

Please see the following project allowances for main construction items. If you have any questions, please contact Erik Huedephol.

- Sitework & Demolition: \$140,000
- Building Pad / Foundation: \$180,000
- Framing / Trusses: \$325,000
- MEP: \$285,000
- Window/Door Glass package: \$180,000
- Landscaping: \$100,000
- Based on 5,130sf

Estimated Contract Amount: \$2,400,000.00

Erik Huedephol
JARIK Builders



SWATTSGROUP
COMMERCIAL GENERAL CONTRACTORS

408 Morrow Street, Suite 100
Austin, TX 78702
Office: (512) 338-4000
Email: info@swattsgroup.com
www.swattsgroup.com

PROPOSAL

PROJECT: Fair Oaks Ranch Community Center (ROM)
ADDRESS: Fair Oaks Ranch Texas
SUITE: Suite
RF#: 5.811
DATE: 11/11/2024

REVISION: 1

GENERAL REQUIREMENTS			
PROJECT MANAGEMENT	\$	157,513	\$ 29.55
FIELD SUPERVISION	\$	25,478	\$ 4.78
PROJECT COORDINATOR	\$	70,400	\$ 13.21
PERMITS AND FEES	\$	22,282	\$ 4.18
TEMPORARY PROTECTION & IN PROGRESS CLEANING	\$	NIC	
DUMPSTERS	\$	7,200	\$ 1.35
FINAL CLEANING	\$	1,333	\$ 0.25
INSURANCE	\$	1,386	\$ 0.26
BUILDER'S RISK INSURANCE	\$	24,520	\$ 4.60
PAYMENT & PERFORMANCE BOND	\$	NIC	
PRINTING & EXPEDITING	\$	750	\$ 0.14
TEMPORARY SANITARY FACILITIES	\$	4,039	\$ 0.76
MISCELLANEOUS	\$	125	\$ 0.02
EARTHWORK			
SITE LOGISTICS	\$	408,600	\$ 76.82
SITE WORK	\$	37,750	\$ 7.09
EROSION CONTROL	\$	213,166	\$ 39.99
SITE UTILITIES	\$	11,420	\$ 2.14
STRIPING & PARKING ACCESSORIES	\$	75,360	\$ 14.14
LANDSCAPING & IRRIGATION	\$	5,600	\$ 1.05
CONCRETE			
CONCRETE	\$	171,345	\$ 32.31
UNIT MASONRY			
UNIT MASONRY	\$	191,245	\$ 35.89
STRUCTURAL & MISCELLANEOUS METALS			
UNIT MASONRY	\$	50,006	\$ 9.38
STRUCTURAL STEEL	\$	269,300	\$ 50.70
ERECTOR	\$	172,300	\$ 32.32
WOODWORK & MILLWORK			
ROUGH CARPENTRY	\$	88,000	\$ 16.51
MILLWORK	\$	315,723	\$ 59.12
THERMAL & MOISTURE PROTECTION			
ROUGH CARPENTRY	\$	290,500	\$ 54.49
MILLWORK	\$	24,645	\$ 4.62
DOORS & WINDOWS			
ROOFING	\$	130,450	\$ 24.47
HOLLOW METAL DOORS & FRAMES	\$	130,450	\$ 24.47
INTERIOR DOORS	\$	91,150	\$ 17.11
INTERIOR DOORS	\$	4,125	\$ 0.77
FINISH HARDWARE	\$	15,425	\$ 2.89
GLASS & GLAZING	\$	7,140	\$ 1.34
FINISHES			
DRYWALL PARTITIONS	\$	64,500	\$ 12.10
ACUSTIC CEILINGS AND TILE	\$	165,757	\$ 30.53
PAINT & WALLCOVERING	\$	59,880	\$ 11.23
CERAMIC TILE & STONE	\$	12,469	\$ 2.34
FLOORING & BASE	\$	33,240	\$ 6.24
SEALED CONCRETE	\$	9,625	\$ 1.81
SPECIALTIES			
TOILET PARTITIONS & ACCESSORIES	\$	42,862	\$ 8.04
MECHANICAL & FIRE SPRINKLER			
MECHANICAL	\$	2,682	\$ 0.50
MECHANICAL	\$	101,600	\$ 1.91
PLUMBING	\$	329,193	\$ 6.17
FIRE SPRINKLER	\$	159,099	\$ 29.58
ELECTRICAL	\$	131,444	\$ 24.66
ELECTRICAL & LIGHTING	\$	38,650	\$ 7.25
FIRE ALARM	\$	272,705	\$ 51.15
SUBTOTAL			
GENERAL CONTRACTOR FEES	\$	262,004	\$ 49.15
	\$	16,260	\$ 3.05
TOTAL CONSTRUCTION COSTS			
	\$	2,382,922	\$ 44.87
	\$	71,488	\$ 13.41
	\$	2,454,410	\$ 460.40

1 of 1



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Comparable Projects/Costs

Project: Leander Senior Center

Price/Date: \$8,800,000 / April 2024

Area: 10,000 SF

Price/SF: \$450/SF

- Conventional steel framing: Conference Center, Office, support spaces
-

Project: City of Castroville Community Ctr *Price/Date:* \$2,976,480 / June 2024

Area: 6,360 SF

Price/SF: \$468/SF

- Wood framing: Small Retail space, Office, support spaces and drive through lane
-

Project: Bulverde Orthodontist Office

Price/Date: \$2,150,000 / March 2024

Area: 5,000 SF

Price/SF: \$430/SF

- Wood framing: fully built interior offices, exam rooms and support spaces
-

Project: Burnett City Hall, Burnett, Tx

Price/Date: \$7,300,000 / Jan 2024

Area: 16,000 SF

Price/SF: \$456/SF

- Conventional steel framing: Conference Room, Offices, support spaces
-

Project: HTeaO Alamo Heights

Price/Date: \$1,230,000 / June 2024

Area: 2,050 SF

Price/SF: \$600/SF

- Wood framing: Small Retail space, Office, support spaces and drive through lane
-



Comparable Projects/Costs

Project: Bulverde Police HQ

Price/Date: \$4,670,832 / April 2022

Area: 13,578 SF (2nd Floor unfinished)

Price/SF: \$344/SF

- PEMB: Police Headquarters, Offices, cells, conference area, community room & Gym/Lockers
-

Project: College Station Health Clinic

Price/Date: \$5,000,000 / Feb 2023

Area: 12,000 SF

Price/SF: \$416/SF

- Wood Frame with limestone and stucco exteriors; exam room and offices
-

Project: Kerrville PSHQ Building

Price/Date: \$38,740,538 / March 2024

Area: 67,000 SF

Price/SF: \$578/SF

- Tilt-up Concrete Panels/Interior Steel Framing: Police Department, Fire Department and Municipal Court
-

Project: Leander Office Building

Price/Date: \$4,250,000 / May 2024

Area: 10,000 SF

Price/SF: \$425/SF

- Conventional steel framing: 5 Office Suites with on site parking
-

Project: City of Fredericksburg PSH

Price/Date: \$28,192,210 / August 2022

Area: 42,360 SF

Price/SF: \$450/SF

- Conventional steel framing: Police Department, Fire Department and Municipal Court
-



Alternates

1.- SEALED CONCRETE IN EVENT CENTER			
3,770	BASE BID: Floor finish as shown on plans.	\$14.00 per s.f. =	\$52,780.00
3770	ALTERNATE: Provide price for sealed concrete in the Event Center in lieu of the Luxury Vinyl tile flooring as shown on plans.	\$11.00 per s.f. =	\$41,470.00
			Subtotal
			\$11,310.00
2.- MOVABLE PARTITION			
1	BASE BID: Partition as shown on plans. Price from DEA is \$41,700 x 25% OH&P =	\$1.00	\$52,125.00
			Subtotal
			\$52,125.00
3.- STANDING SEAM METAL ROOF			
8133	BASE BID: Standing Seam Metal Roof as shown on Plans	\$14.00 per s.f. =	\$113,862.00
8133	ALTERNATE: Provide price for using to Architectural Grade Composite Shingles in lieu of standing seam metal roof shown	\$10.00 per s.f. =	\$81,330.00
			Subtotal
			\$32,532.00
4.- PLASTER (3 COAT)			
2488	BASE BID: Exterior Wall Limestone Veneer as shown on Plans	\$29.00	\$72,152.00
2,488	ALTERNATE: Replace stone veneer shown on Exterior Elevations with exterior 3-coat plaster.	\$15 each	\$37,320.00
			Subtotal
			\$34,832.00
5.- REMOVAL OF OUTDOOR SEATING AREA			
24	Base Bid: Limestone butter blocks, 2 ft X 2 ft X 4ft	\$600.00 unit	\$14,400.00
	Alternate: Mulch and decomposed granite as shown on Site Plan and Landscape Drawings		
			Subtotal
			\$14,400.00
COST SAVING TOTAL			Grand Total
			\$133,889.00



Next Steps

Our next steps will include:

- After City Council update: City to publish Bidding Documents and Bid Date.
- Prepare Contract Documents for Bidding, reach out to the GC Community to develop interest in your project.
- Perform a Pre-Bid Conference on site with all interested Bidders.
- Assist the City with review of Bids and provide a “Best Value” recommendation for a General Contractor.
- After Council approval, set up a Pre-Construction Meeting with GC and major Subs.



Thank You

LOPEZ SALAS ARCHITECTS, INC.



Additional Information to
have on-hand



AERIAL VIEW NORTH TO SOUTH





AERIAL VIEW EAST TO WEST

