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## CITY COUNCIL WORKSHOP CITY OF FAIR OAKS RANCH, TEXAS

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AGENDA TOPIC: Community Center Update  
DATE: January 16, 2025  
DEPARTMENT: Public Works  
PRESENTED BY: Kelsey Delgado, Project Manager  
Robert "Rocky" Lopez, AIA, Lopez Salas Architects, Inc.

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### **INTRODUCTION/BACKGROUND:**

In June 2023, the City entered into a professional services agreement with Lopez Salas Architects, Inc. (LSA) for facility planning and design services for the Community Center. As part of the facility planning phase, the consultant conducted a workshop with City Council to prioritize intended uses for the new Community Center and met with intended users to gain input on space needed and other specific facility requirements. A second Council workshop was held on September 9th to present the input received, share the proposed functional and support space requirements, adjacency diagrams, and receive authorization to move on to the schematic design phase.

On November 16, 2023, LSA presented the draft schematic floor plan to Council. During that workshop, Councilmembers requested several changes which were incorporated, and the revised schematic floor plan was presented on February 15, 2024.

On February 27th, the City held a townhall meeting to share information about the Community Center project and initiated a survey to obtain feedback on three potential exterior roof options. The majority of respondents favored the Gable Roof option which was approved by Council on April 18th. This decision enabled LSA to move from the schematic to the design development phase.

This workshop will present highlights from the 100% design development plans to include exterior elevations, building sections, roof plan, floor finish and reflected ceiling plan, proposed interior and exterior materials, and an update on the project schedule and estimated construction cost.

At the start of the project, construction costs were estimated at \$425 per square foot based on industry averages for this region. LSA, in partnership with two general contractors, has refined the construction estimate which now stands around \$2,452,260 or \$460 per square foot. Several changes during the schematic phase contributed to this increase:

- The original shed roof over the event hall space and flat roof over the corridor area was changed to a gable roof over the entire facility. This increased standing seam metal roof and structural support requirements, exterior and interior wall heights, glazing surface area and created an attic space over the corridor area.
- Exterior stucco was changed to limestone masonry to better align with the City Campus and ranch style character.

- The current estimate also includes the demolition of the old police department building. Demolition has been presumed as part of the project scope from the beginning. However, it was previously a separate project cost.

While the latest estimate has increased when compared to the original estimate, it is still a preliminary estimate from two general contractors. Based on comparable projects from other municipalities in Central Texas, it appears this project should fall in the \$425-475 per square foot range. Comparable projects will be presented during the workshop. In addition, several deductive bid alternates have also been identified to help manage construction costs.

Although no formal action is requested as part of this workshop, staff seeks direction on the plans and estimated cost to ensure that the architect's vision for the facility aligns with City Council expectations. If no changes or adjustments are requested, staff plan to advertise the bid opportunity in February and receive bids in the March timeframe.

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

- Supports Priority 3.5 of the Strategic Action Plan to Enhance and Ensure Continuity of Reliable City Facilities and Project 3.5.5 to Plan and Construct a Community Center.
- Provides flexible, highly functional meeting and event space for City Council, Boards/Committees/Commission, townhalls, FORHA/HOAs, elections, civic and local business organizations, and private events. A facility use policy will be developed prior to occupancy to address citizen concerns regarding event size, noise, operating hours, traffic and other potential issues.

**LONGTERM FINANCIAL & BUDGETARY IMPACT:**

This project is supported by a grant from the Municipal Development District (MDD) in the amount of \$1.2 million. In its January 8, 2024 report, the Bond Advisory Committee recommended the City seek an amendment to the Funding Agreement to include the full cost of the project and potential changes to the grant payment methodology. Staff plan to present funding options after bids are received for consideration at a future City Council meeting.