

Fair Oaks Ranch

Civic Center



City Council Meeting
February 15 , 2024



DIETZ ELKHORN



CHARTWELL LANE



ARCHITECTURAL SITE PLAN

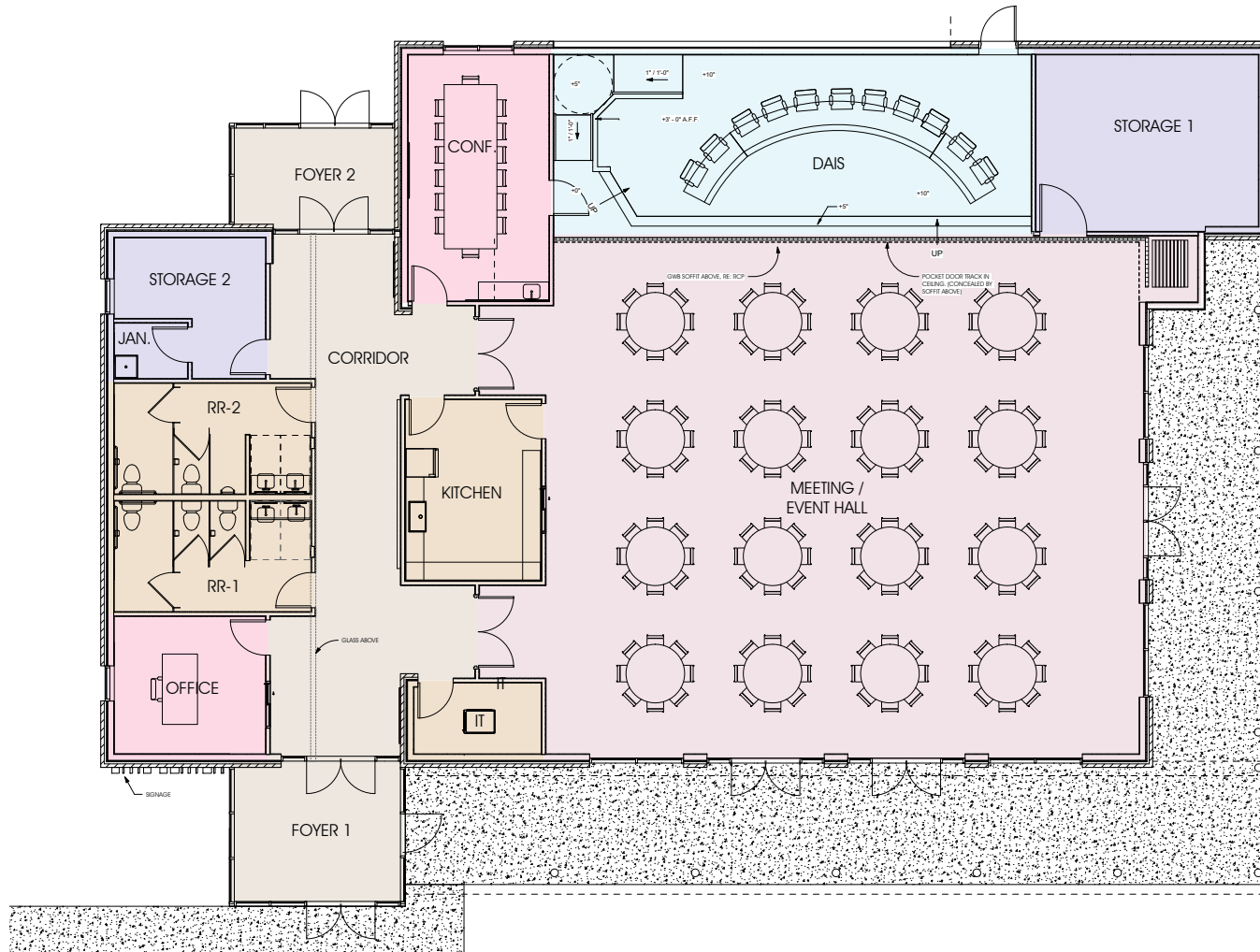


NEW FACILITY FOR
CITY OF FAIR OAKS RANCH CIVIC CENTER
City of Fair Oaks Ranch, Texas



Revisions Since
November 2023 Workshop

1. Enlarged the Conference Room by relocating janitor closet and movable partitions
2. Relocated janitor closet to corner of Storage Room 2
3. Relocated IT to Storage Room near main entrance
4. Added emergency exit behind Dais



ARCHITECTURAL FLOOR PLAN

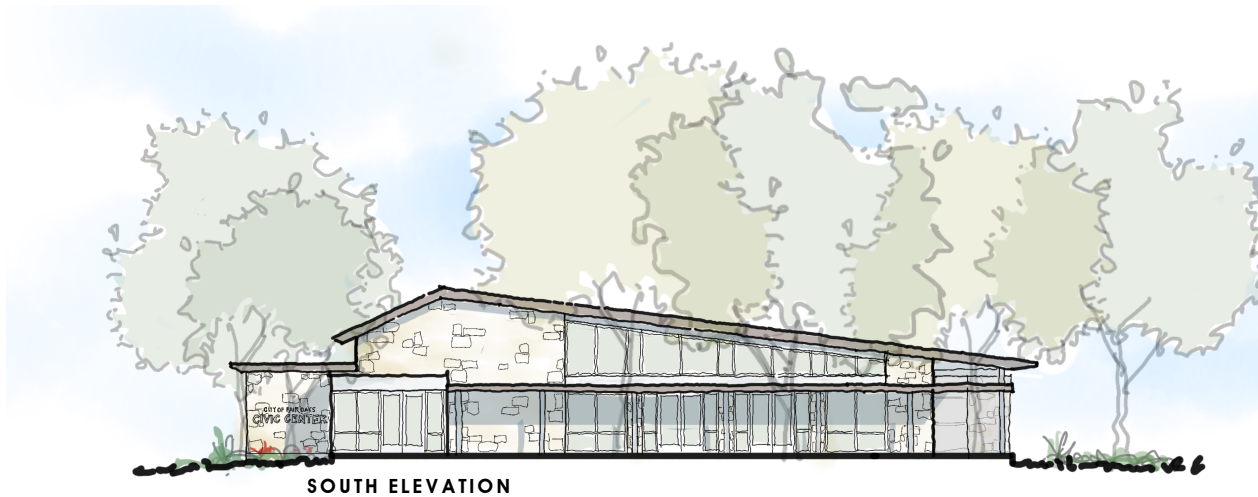


NEW FACILITY FOR
CITY OF FAIR OAKS RANCH CIVIC CENTER
 City of Fair Oaks Ranch, Texas



Revisions Since
November 2023 Workshop

1. Added more limestone and bronze trim to better align with campus



EXTERIOR ELEVATIONS

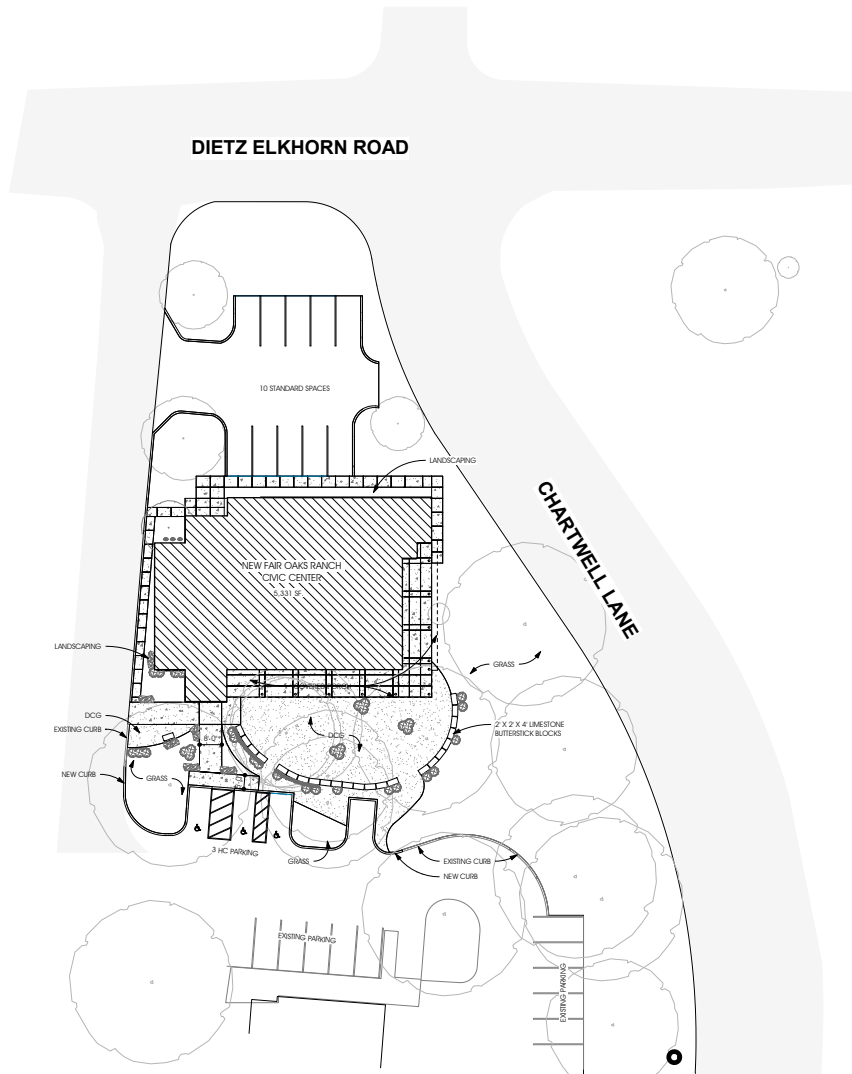


NEW FACILITY FOR
CITY OF FAIR OAKS RANCH CIVIC CENTER
City of Fair Oaks Ranch, Texas



DESIGN DEVELOPMENT PHASE
UPDATE





GENERAL NOTES

1. ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. REFER TO CIVIL DIMENSION CONTROL PLAN DETAILS.
2. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY WITH ANY DIMENSIONAL DISCREPANCIES.
3. REFER TO MEP FOR ELECTRICAL SITE LIGHTING.

PARKING COUNT

STANDARD PARKING PROVIDED =	11
HANDICAP PARKING PROVIDED =	3
TOTAL PARKING PROVIDED =	14

NOTE: 7 EXISTING STALLS BEING REMOVED

- 14 PLANNED (7 NET GAIN)



**LOPEZ
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www.lopezsalas.com

Project No. 23016
Date: 01/30/2024

NOT FOR
BIDDING,
PERMIT OR
CONSTRUCTION

NO. REVISION DATE

FAIR OAKS RANCH
FAIR OAKS RANCH CIVIC CENTER
FAIR OAKS, TEXAS

SITE PLAN &
DETAILS

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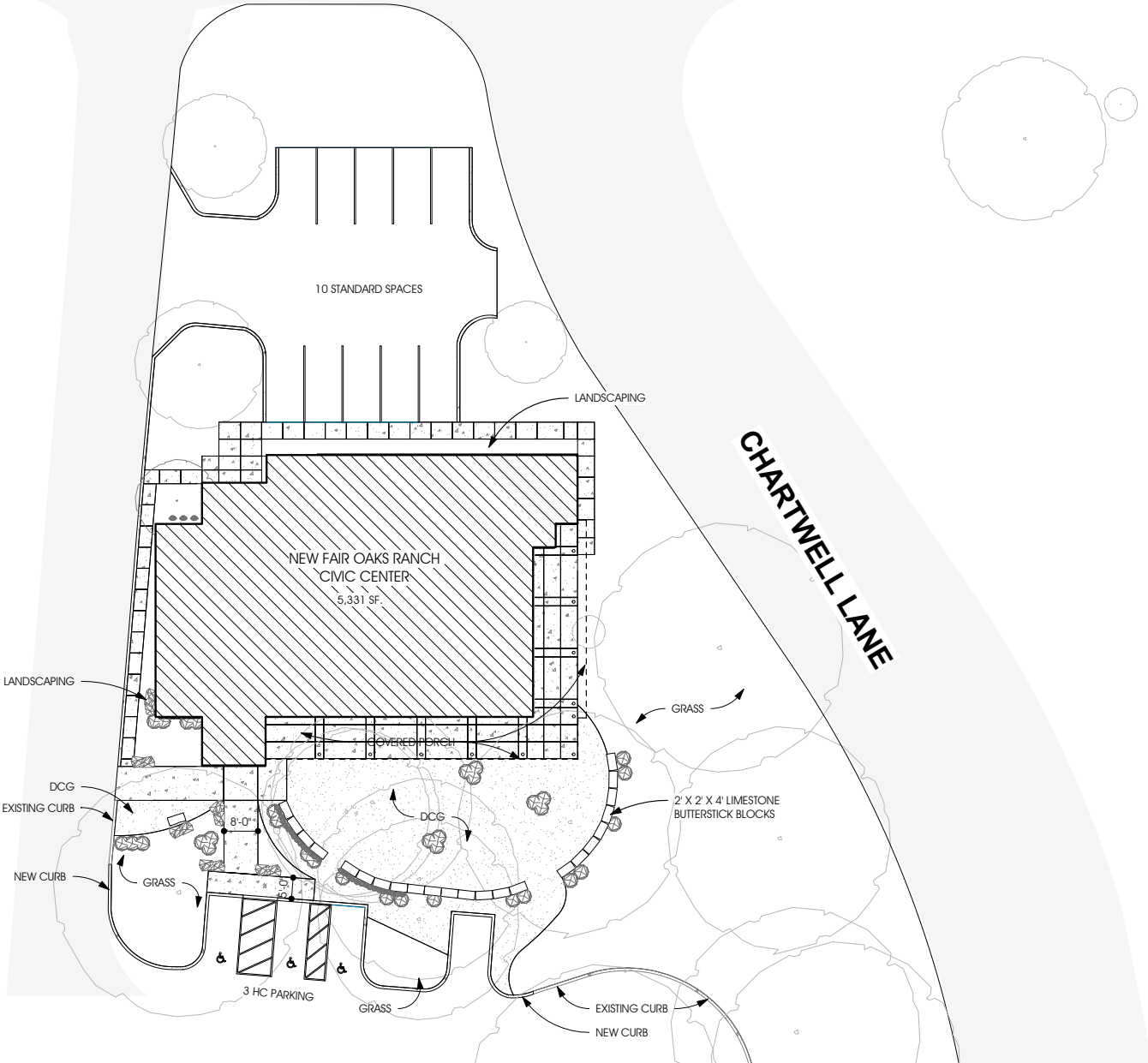
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1 ARCHITECTURAL SITE PLAN
1" = 30'-0"



DIETZ ELKHORN ROAD

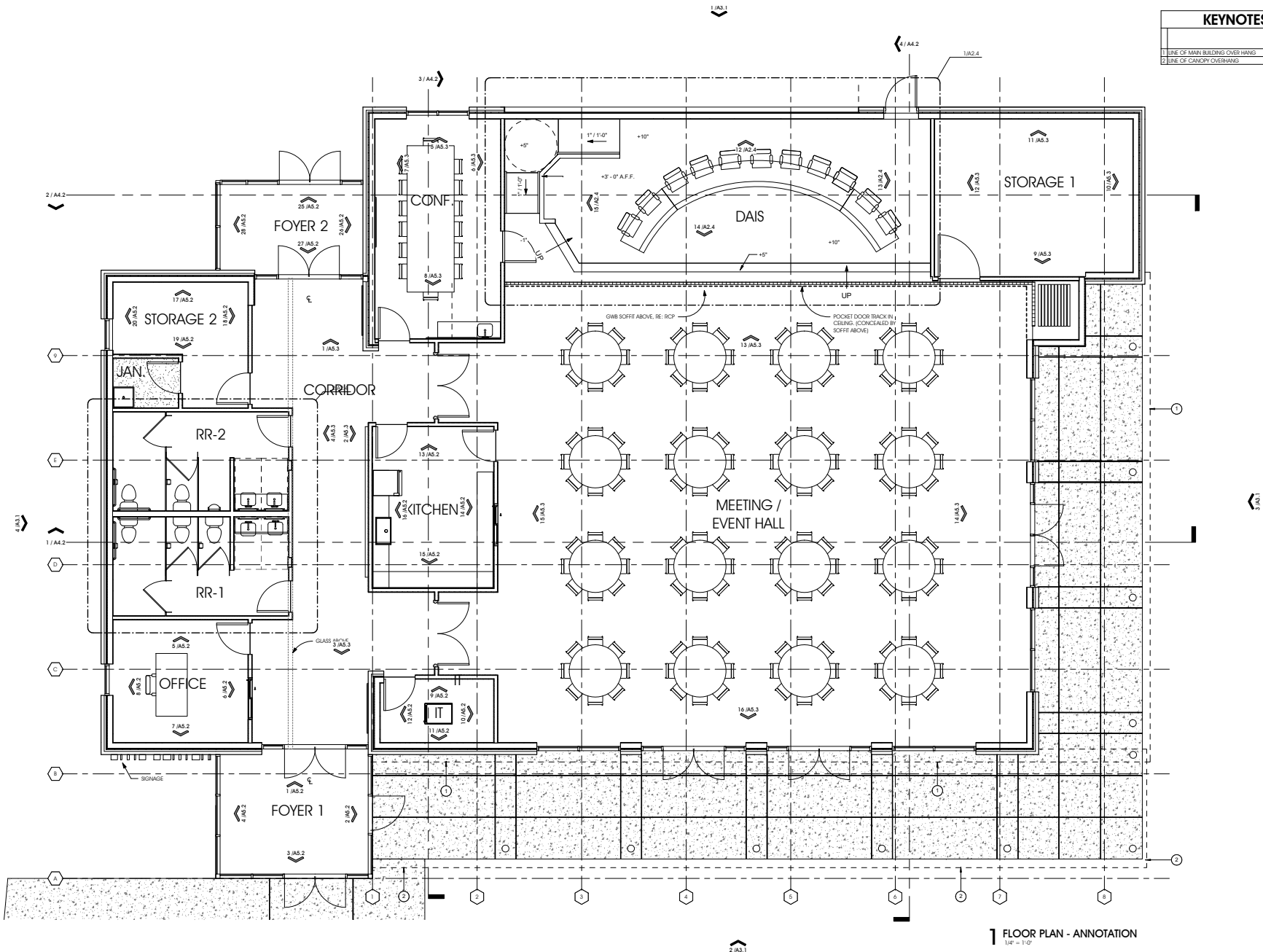


CHARTWELL LANE

Example of Design Development Set



KEYNOTES	
1	LINE OF MAIN BUILDING OVER HANG
2	LINE OF CANOPY OVERHANG



1 FLOOR PLAN - ANNOTATION
1/4" = 1'-0"



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FAIR OAKS, TEXAS

FLOOR PLAN - ANNOTATION

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A2.1





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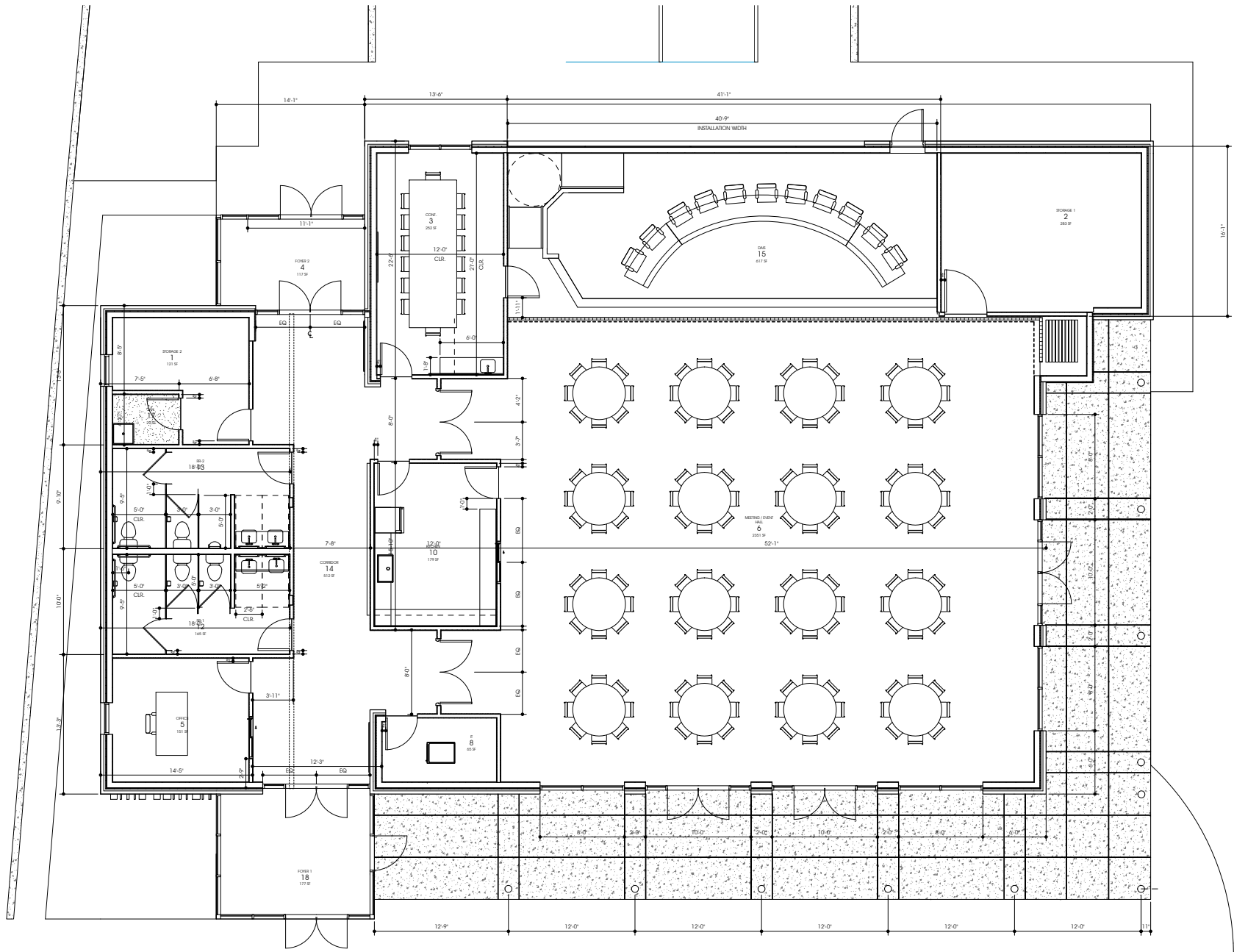
NO. REVISION DATE

**FAIR OAKS RANCH
FAIR OAKS RANCH CIVIC CENTER
FAIR OAKS, TEXAS**

FLOOR PLAN - DIMENSIONS

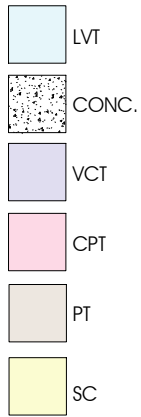
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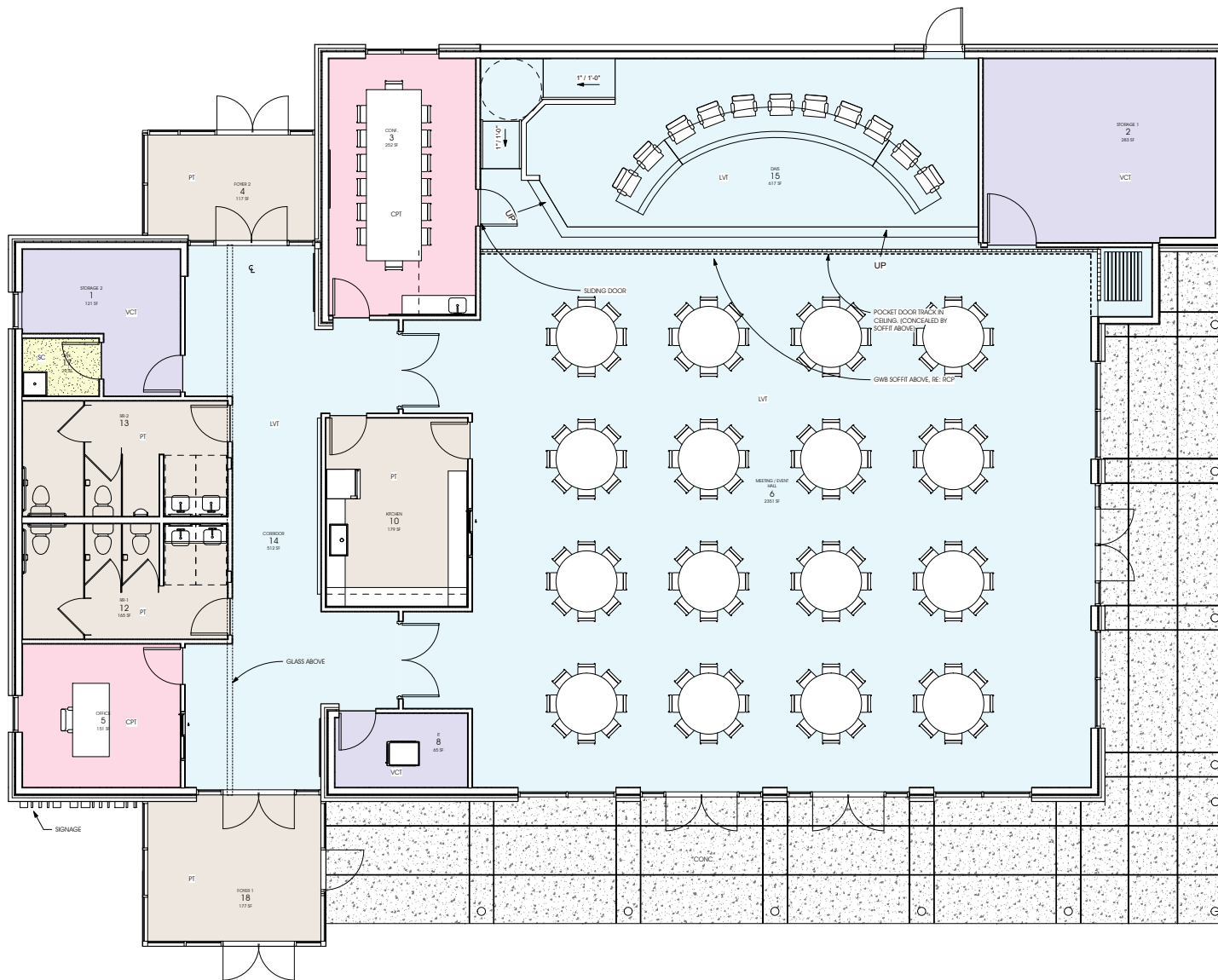
1 FLOOR PLAN - DIMENSION
1/4" = 1'-0"





ABBREVIATIONS

- LVT – Luxury Vinyl Tile
- CONC. - Concrete
- VCT- Vinyl Tile
- CPT – Carpet
- PT – Porcelain Tile
- SC – Sealed Concrete



FLOOR PLAN - FINISH
1/4" = 1'-0"



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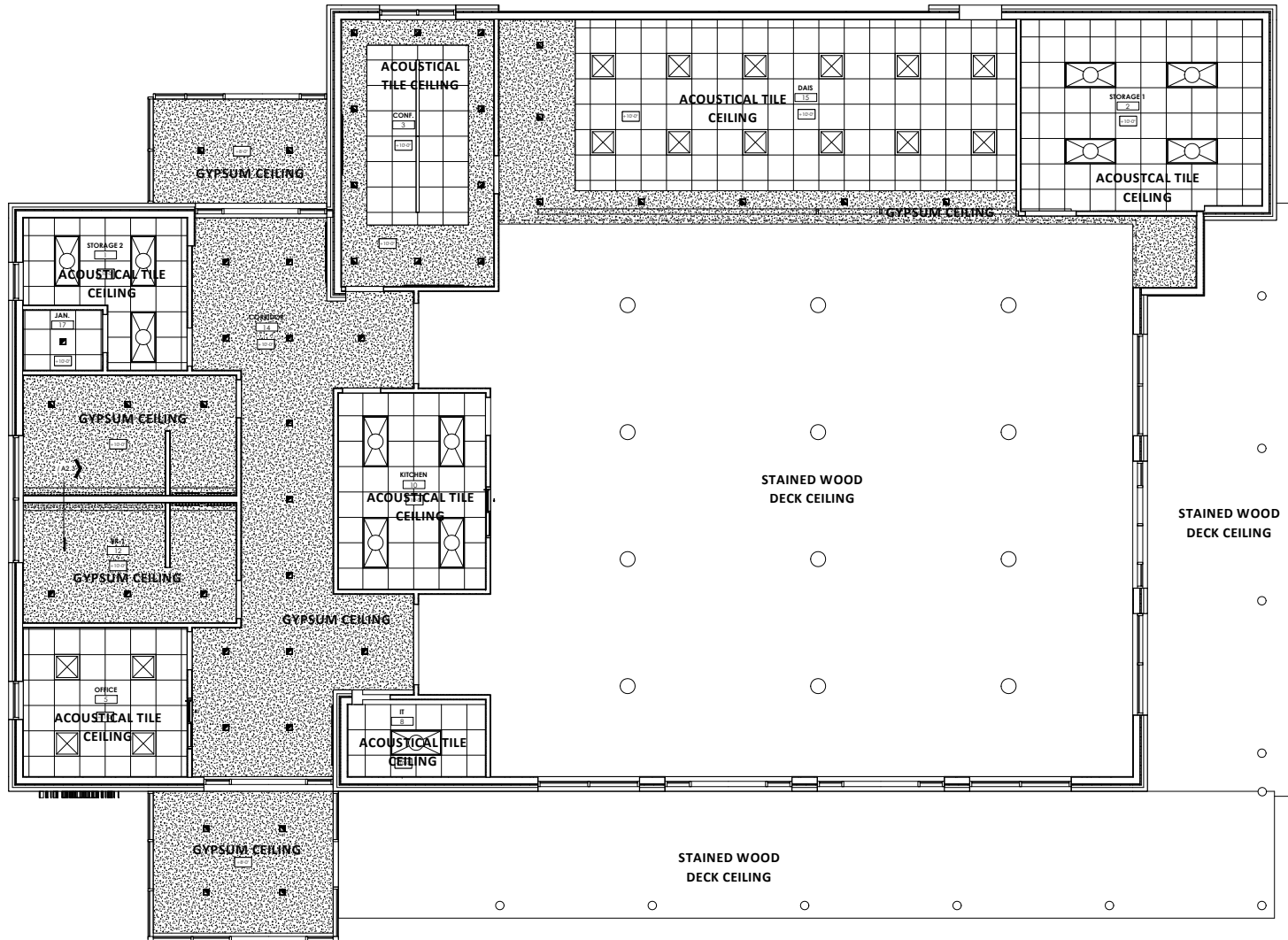
FINISH FLOOR PLAN

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A5.1





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REFLECTED
CEILING PLAN

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A2.3



1 REFLECTED CEILING PLAN
1/4" = 1'-0"





SOUTHEAST ELEVATION



EAST ELEVATION



NORTH ELEVATION

EXTERIOR VIEWS



NEW FACILITY FOR
CITY OF FAIR OAKS RANCH CIVIC CENTER
City of Fair Oaks Ranch, Texas





EXTERIOR RENDERING



NEW FACILITY FOR
CITY OF FAIR OAKS RANCH CIVIC CENTER
City of Fair Oaks Ranch, Texas



Project Production Schedule

February 15, 2024	Council Meeting Presentation
February 27	Town Hall Meeting – Community Presentation
April 4	Submission of 100% Design Development Phase
April 18	IT/AV Coordination Meeting with City IT Mgr.
May 22	Final Page-Turn Review Meeting with Owner
June 6	City Council Presentation of 90% Design Documents
June 20	100% Complete Plan & Specifications for Bidding
July 2	Pre-Bid Meeting at Site with Bidders
July 18	Receive Bids from General Contractors
August 1	City Negotiates Contract with Selected GC
August 15	City Council Approval and Contract award
August 26	Begin Construction
October 28, 2025	Substantial Completion
November 17, 2025	Owner Move-in



2023 Conceptual Costs – New Construction

Building & Site Dev Costs: 5,331 SF \$425/SF: **\$2,256,675**



Thank You

LOPEZ SALAS ARCHITECTS, INC.



Additional Information to
have on-hand



AERIAL VIEW NORTH TO SOUTH





AERIAL VIEW EAST TO WEST





EXAMPLE OF ALUMINUM FRAMES





EXAMPLES OF LVT FLOORING





Benefits of LVT Flooring:

- Cost - affordable alternative to other flooring products
- Durability – allows heavy foot traffic, flame resistance and exposure to moisture.
- Versatile - Hard wearing, waterproof, and provides excellent grip and slip resistance.
- Warmth - Provides warmth and cushioned feel underfoot.
- Insulates Sound - LVT is quieter to walk on.
- Maintenance – Cleans easily
- Innovative Design - The texture and finish of the design make it difficult to differentiate LVT from hardwood, as well as offering more striking designs such as: Mosaic and checked patterns.
- Easy Installation - Click LVT operates with a click lock system making installation quick and easy.
- Replacements - LVT is sold in individual tile packs, so any damage, you can simply replace the tile in the area effected.
- Lifespan - The average lifespan of LVT is 25-30 years



EXAMPLES OF LVT FLOORING

