

Regular Tomball EDC Agenda Item Data Sheet

Meeting Date: May 13, 2025

Topic:

Consideration and possible action to approve a Professional Services Agreement with Studio Red Architects in the amount of \$2,272,650.00, plus reimbursables, for Design Services for the First Baptist Church Redevelopment Project, approve the expenditures of funds therefor, and authorize the Executive Director to execute any and all documents related to the agreement.

Background:

The Tomball Economic Development Corporation (TEDC) has initiated a multi-phase redevelopment project for the former First Baptist Church property, strategically located in the heart of downtown Tomball. The redevelopment aims to catalyze economic development, preserve key architectural assets, and activate underutilized space for public and commercial use.

To advance this initiative, staff seeks to engage Studio Red Architects to provide comprehensive architectural and design services for Phase 1 of the project. Studio Red is a Houston-based firm with extensive experience in community-centered, adaptive reuse and redevelopment projects.

The following sub-consultants have been identified for this project:

- Structural Engineer: IMEG
- Mechanical, Electrical, and Plumbing Engineer: Collaborative Engineering Group
- Civil Engineer: AIG Technical Services
- Landscape architect: Clark Condon
- Theater Planner: Schuler Shook
- Graphics & Wayfinding: DG Studios

Project Scope – Phase 1

The professional services agreement with Studio Red Architects encompasses the following deliverables and scope for Phase 1:

Preliminary Design Services

- Site analysis
- Stakeholder engagement
- Identification of key design parameters

Schematic Design

- Initial design concepts, space planning, and programming
- Basic renderings and layout options

Final Design Development

- Detailed architectural drawings and specifications
- Coordination with civil, structural, MEP consultants

Construction Phase Services

- Bid and procurement assistance
- Construction administration and project oversight
- Design adjustments as needed throughout construction

Additionally, Studio Red will be responsible for developing:

- A detailed project schedule
- Comprehensive cost estimates
- Recommendations for procurement and delivery methods

Compensation:

Schematic Design Phase	\$394,620
Design Development Phase	\$489,500
Construction Documents Phase	\$929,020
Procurement Phase	\$29,660
<u>Construction Phase</u>	<u>\$395,850</u>
Total	\$2,272,650

Future Scope – Phase 2 (For Informational Purposes)

While not part of this agreement, Phase 2 of the project will focus on the adaptive reuse of the existing 42,000-square-foot fellowship hall. The vision for this phase includes conversion of the facility into:

- Professional office spaces
- Retail and/or commercial spaces to attract downtown businesses
- Shared facilities for community programming

This future phase will be developed based on the findings, designs, and outcomes of Phase 1.

Origination: Kelly Violette, Executive Director

Recommendation:

Staff recommends that the TEDC Board of Directors approve the Professional Services Agreement with Studio Red Architects for Phase 1 of the First Baptist Church Redevelopment Project. The services provided under this agreement will ensure a comprehensive and phased approach to revitalizing this key property and meeting the economic development objectives of the TEDC.

Party(ies) responsible for placing this item on agenda: Kelly Violette

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: ☒ No: ☐ If yes, specify Account Number: #First Baptist Church Expenses

If no, funds will be transferred from account # _____ To account # _____

Signed		Approved by	
_____	_____	_____	_____
Staff Member-TEDC	Date	Executive Director-TEDC	Date