

3 EAST ELEVATION
1/8" = 1'-0"



Community Center Update



June 5, 2025

Kelsey Delgado, Project Manager
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Manager



3 EAST ELEVATION
18' x 10'



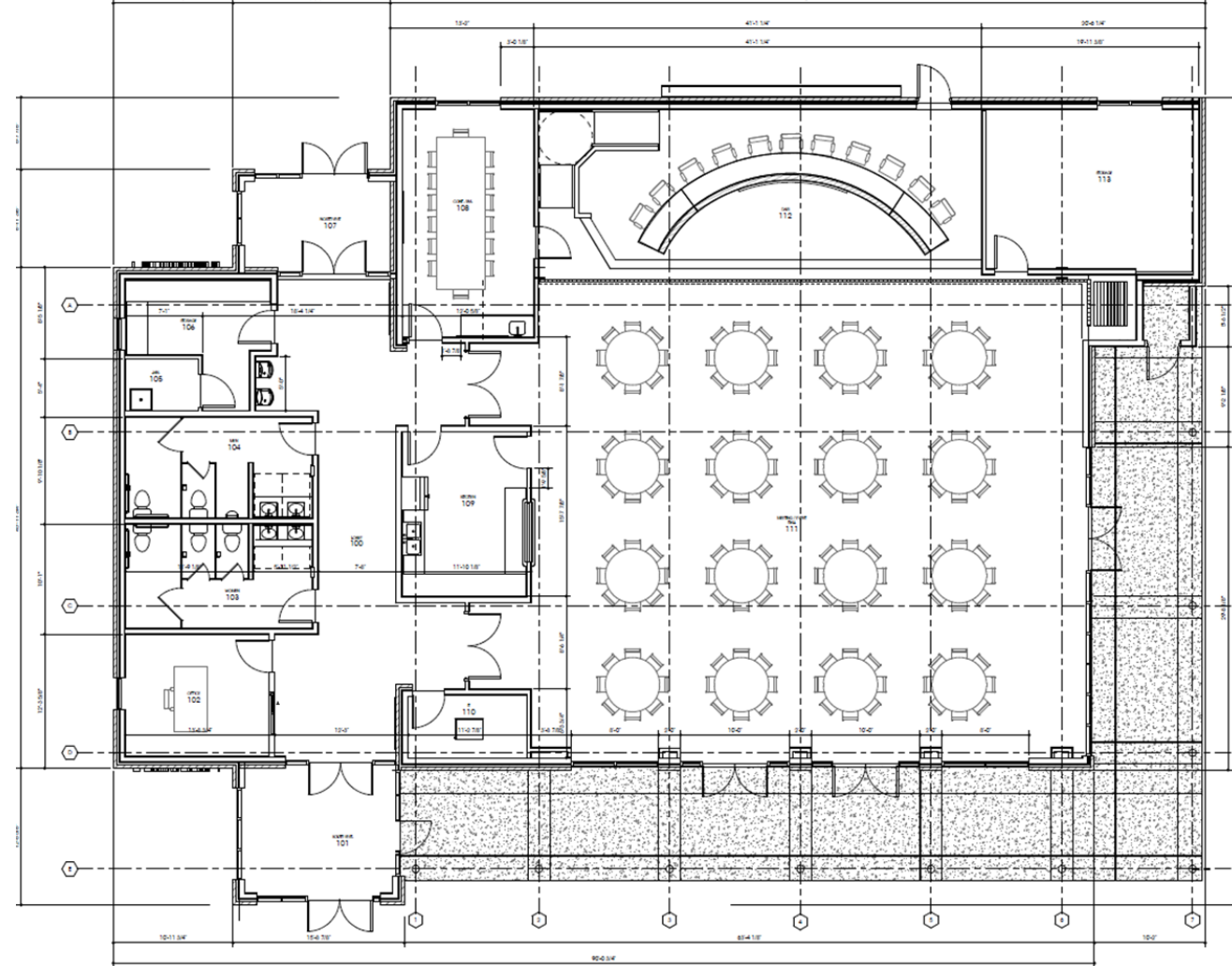
2 SOUTH ELEVATION
18' x 10'



4 WEST ELEVATION
18' x 10'



1 NORTH ELEVATION
18' x 10'



Brief History



- September 25, 2020: The City and MDD entered the first Chapter 377 Project Funding Agreement for a Community Center in the amount of \$600,000.
- July 1, 2021: City Council directed staff to set aside the building of a Community Center for the time being.
- March 17, 2022: City Council directed staff to “reinvigorate” the Community Center project.
- March 23 – April 13, 2023: The Adopted FY 2022-23 Budget included \$412,815 for the design services for a Community Center. Therefore, an RFQ was advertised, and five submittals were received.
- June 15, 2023: City Council authorized the approval of an agreement with Lopez Salas Architects (LSA) for the design of a Community Center in the amount of \$299,440.90.
- July 6, 2023: City Council authorized the Funding Agreement amount to be amended to \$1,200,000.

Brief History



- June 2023 – January 2025: Community Center was in design and included several notable milestones:
 - July 19, 2023: First Community Center Workshop with the City Council led by LSA.
 - September 7, 2023: Second workshop with City Council held. This included site selection and a broad overview of the proposed uses and facility layout.
 - November 16, 2023: Third Workshop held with City Council and included a draft schematic floor plan. Council requested several changes to be incorporated.
 - February 15, 2024: Fourth Workshop held with City Council to provide a revised schematic floor plan.
 - February 27, 2024: Townhall Meeting to share information about the project and to survey opinions on exterior roof options. Most respondents favored the Gable Roof option.
 - March 21, 2024: Townhall recap Workshop held with City Council.
 - April 18, 2024: Gable Roof option was approved by the City Council.

Brief History



- January 16, 2025: LSA conducted a final workshop with City Council reviewing the final project design and provided an updated project schedule and estimated construction cost of \$2,452,000.
- February 28 - April 3, 2025: RFP advertised. Staff received 13 proposals ranging from \$2.62 - \$3.85 million.
- April 22, 2025: Evaluation Team composed of staff, a council member, and MDD board member met to review proposals and select the “best value.”
- April 30, 2025: Of the 13 proposals, the Evaluation Team interviewed the top two submitters and selected Crawford (CHC) (\$2,675,044.11) as the highest ranked based on prices, company experience, project team and approach.
- May 29, 2025: Negotiations with CHC finalized with cost saving of \$211,321.30, bringing the new construction cost total to \$2,463,722.81.

Solicitation Phase



The City advertised a Request for Proposals on February 28th, with a due date of April 3rd. 13 proposals were received. The advertised budget was \$2,400,000.

Bidder	Base Bid	Bidder	Base Bid
Frontera Construction	\$2,620,000.23	Huband-Mantor	\$3,355,353.00
Continental Construction	\$2,653,727.23	RCO LLC	\$3,510,595.00
CHC Construction	\$2,675,044.11	The Trevino Group	\$3,534,400.00
AAA Time Saver	\$2,949,000	Sabinal Group	\$3,750,000.00
Henock Construction	\$2,984,811.00	S. Watts Group	\$3,793,044.23
Tegrity Contractors	\$3,127,777.00	CGC General Contractors	\$3,854,000.00
Tejas Premier	\$3,209,683.00		

Evaluation



- All 13 proposals were evaluated based on:
 - Price
 - Experience
 - Project Approach
- The Evaluation Team contained at least one representative from the following:
 - City Council
 - Municipal Development District
 - City Staff
- Two firms were interviewed
 - Frontera Construction
 - CHC Construction
- CHC was selected. Since this time, the City has been working with CHC Construction and Lopez Salas Architects to reduce the cost.

Negotiations



- The starting amount was \$2,675,044.11.
- CHC provided a full itemized breakdown of their bid, which included the cost for labor, material, overhead and profit.
- Since then, we have found ways to reduce the cost that do not affect the aesthetics or structural integrity of the building.
 - Remove contract allowance. This was included in the plans and all bidders factored this into their base bid.
 - Utilize a different manufacturer for the HVAC system
 - Remove amount included in bid for fire line. Plans do not call for a sprinkler system. (Fire Extinguishers are included).
 - Alternative Operable Wall System
 - Total Savings: \$211,321.30
 - Contract Amount: \$2,463,722.81

Next Steps



- Staff is seeking direction by City Council in submitting an amended grant application to MDD to cover the construction cost in amount of \$2,463,722.81. This amount will not include Contingency or Furniture, Fixtures and Equipment (FF&E).
- Contingency of \$120,000 and FF&E (estimated at \$250,000) are intended to be City-funded.

Timeline



- If this Resolution is approved:
 - June 17, 2025: Submit Amended Grant Application for MDD consideration
 - June 19, 2025: If MDD approves, both Project Award and the Amended Chapter 377 Funding Agreement will be brought to City Council for consideration.
 - July 2025: Project Construction to begin.