

BYSParchitects

September 25, 2020

Mr. Randy Cooper
Boys & Girls Club of Wichita Falls
1318 6th Street
Wichita Falls, Texas 76301

Re: Feasibility Study Recommendation
BGC Rosewood

Dear Randy:

The Facilities Long-Range Planning Task Force appointed by Board President Nancy Marks in 2018 completed the comprehensive 2019 FLRP Report on November 13, 2019. The top priority recommendation of the report was to perform a feasibility study to replace the Rosewood Club which our firm was commissioned to do in February 2020. As was presented formally to the Corporate Board on Wednesday September 23, the conclusion of this study is that this project is very viable as a Community Center and Boys & Girls Club to replace the aging facility we currently operate on Rosewood.

Accompanying this letter is the presentation we made to the board, which detailed the benefits and conceptual design of a new facility that could proceed as a partnership between the Boys & Girls Club of Wichita Falls and the Wichita Falls Housing Authority. The two organizations have teamed together to provide services for the youth of Wichita Falls since 1955, we see this arrangement mutually beneficial as a public/private partnership formed to fund, develop and complete the construction of the new facility. Funding would be both public funds coming potentially from the Department of Housing and Urban Development and privately as raised by the board of the Boys & Girls Club.

This project would be a tremendous Community Development Project for the East side of Wichita Falls benefitting both the youth served by the Boys & Girls Club and the entire community. Don't hesitate to contact me with questions, we appreciate the opportunity to study the feasibility of the project and are excited about its potential for Wichita Falls.

Very truly yours,



Dick Bundy, FAIA
CEO/Sr Principal

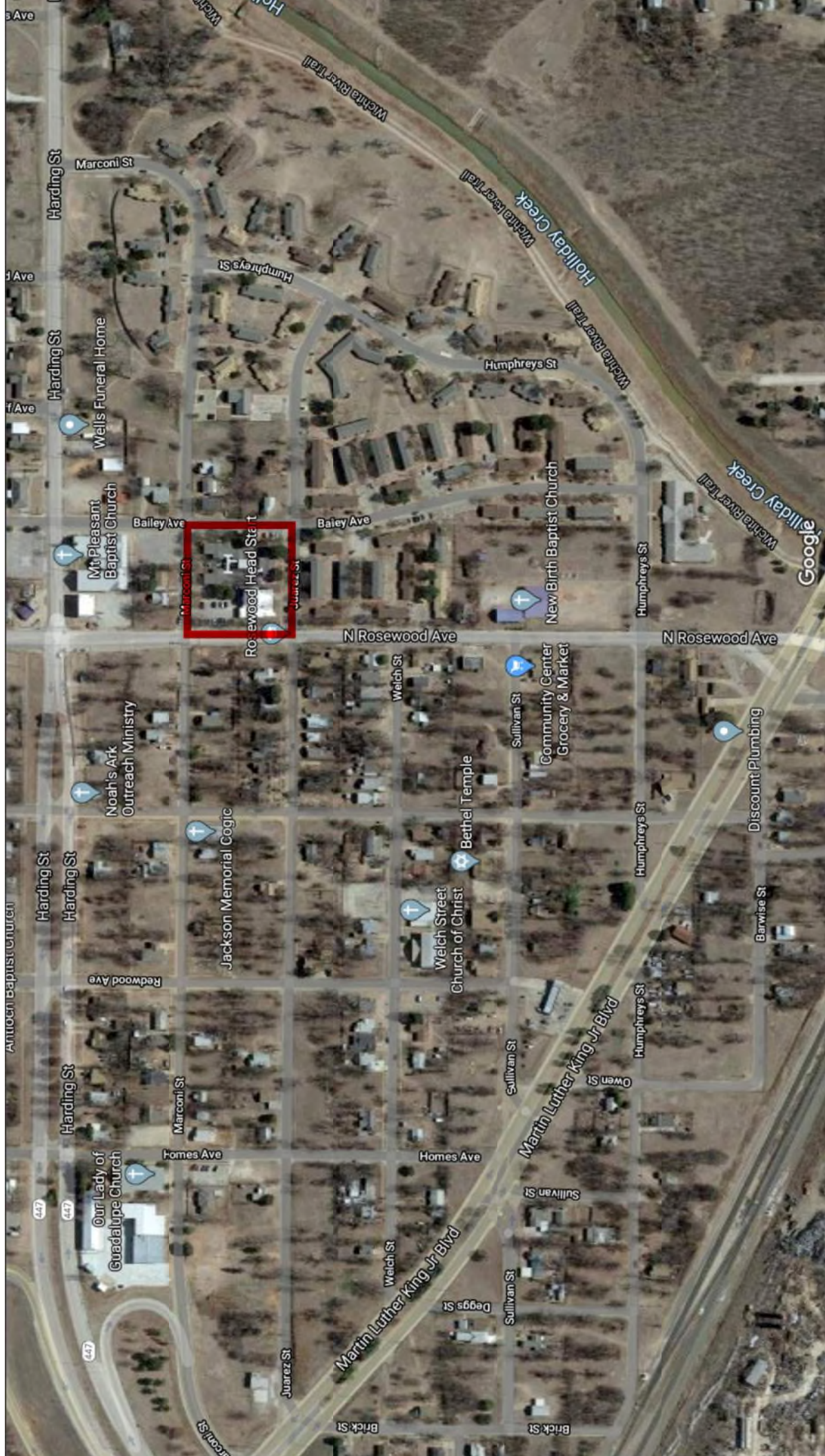
ROSEWOOD

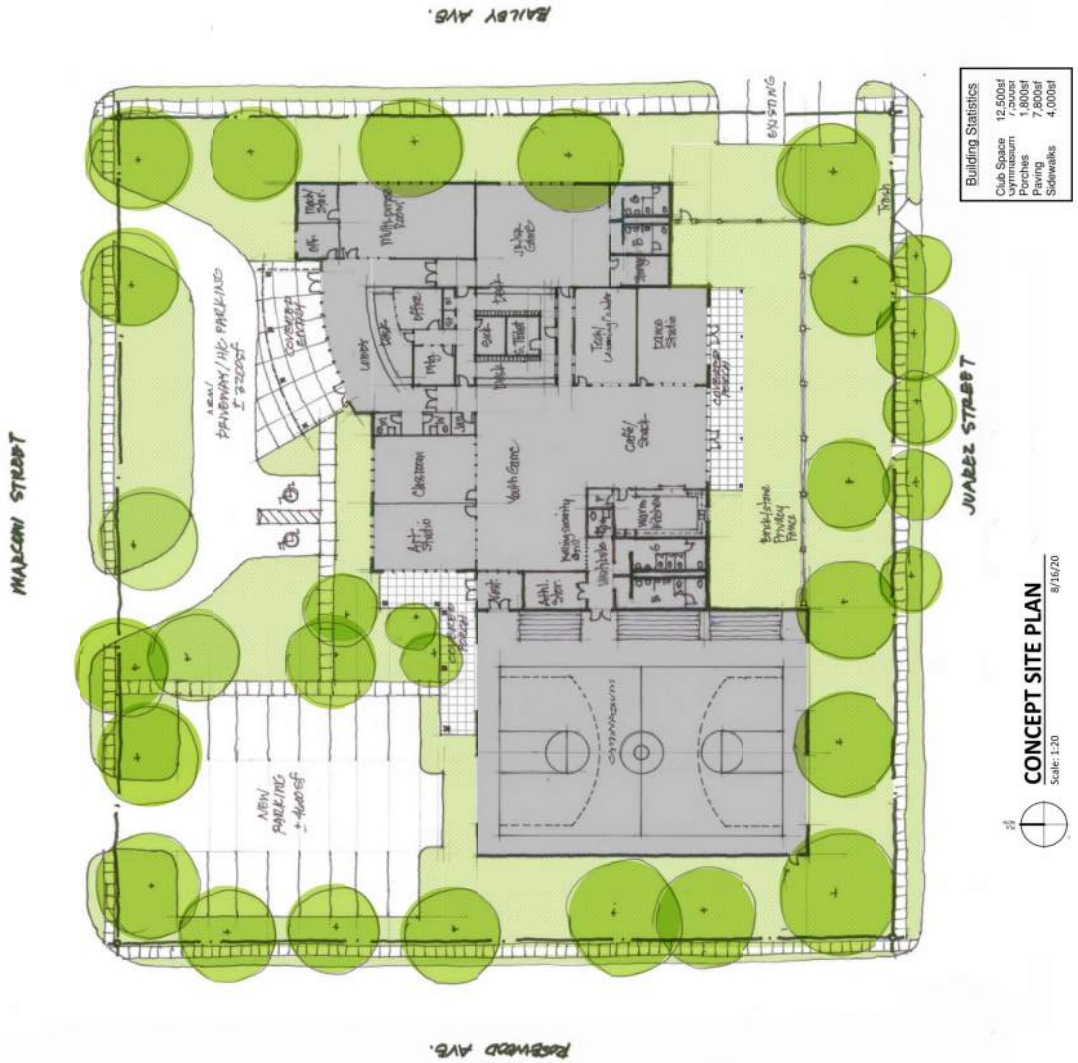
Community Center & BOYS & GIRLS CLUB

A partnership of the Wichita Falls Housing Authority and
the Boys & Girls Clubs of Wichita Falls



Wednesday September 16, 2020
Central Boys & Girls Club









WFHA Multi-purpose
1 NORTH ELEVATION
1/8" = 1'-0"

Club Entrance Classroom Art Studio Gym Entrance



Outdoor Playground

2 SOUTH ELEVATION
1/8" = 1'-0"



Art Studio

Competition Gym

1 WEST_ELEVATION
No Scale



Outdoor Playground

Jr/Sr Game Room

WFHA Multi-purpose Room

2 EAST_ELEVATION
No Scale



Front View – looking southeast



Birds-eye View – looking southwest



Birds-eye View – looking northwest

August 19, 2020

Rosewood Community Center
and
Boys & Girls Club of Wichita Falls

Conceptual Budget
TOTAL PROJECT COSTS

A. Building Construction

General Construction	\$ 4,700,000
a. Club Building – includes parking, site improvements (12,500 sf x \$235/ sf = \$2,938,000)	
b. Gymnasium – includes equipment (7,500 sf x \$235/ sf = \$1,762,000)	
Sub-total	\$ 4,700,000
Contingency (+5%)	\$ 225,000
Construction Total	\$ 4,925,000

B. Design/Soft Costs

2. Soft Costs (fees, printing, ADA, reimb, etc.10%)	\$ 492,500
3. Geotechnical Investigation	\$ 4,000
4. Civil Engineering	\$ 26,000
5. Testing (Concrete and soils)	\$ 5,000
6. Exterior Signage	\$ 5,000
Design/Soft Costs Total	\$ 532,500

Design & Construction Total \$ 5,457,500

C. Fixtures, Furnishings, & Equipment (FF&E)

1. Caseloads (desks, chairs, sofas, etc.)	\$ 35,000
2. Equipment (pool tables, foosball, playground etc.)	\$ 40,000
3. Telephone System/Wiring	\$ 10,000
4. Monitors / TV Cabling	\$ 15,000
5. Security System/Access Controls	\$ 25,000
6. Security Camera System	\$ 15,000
5. Computers/laptops/iPads/printers	\$ 20,000
FF&E Total	\$ 160,000

ESTIMATED PROJECT TOTAL

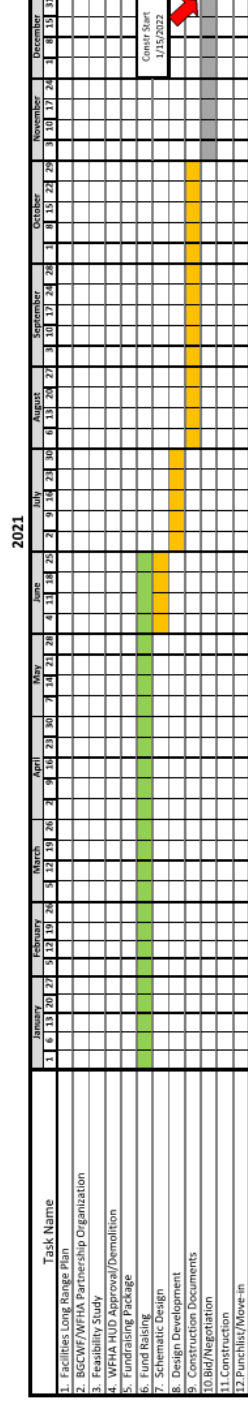
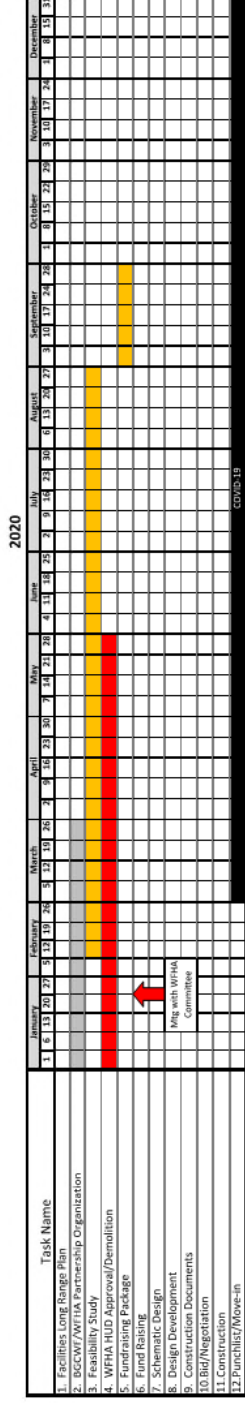
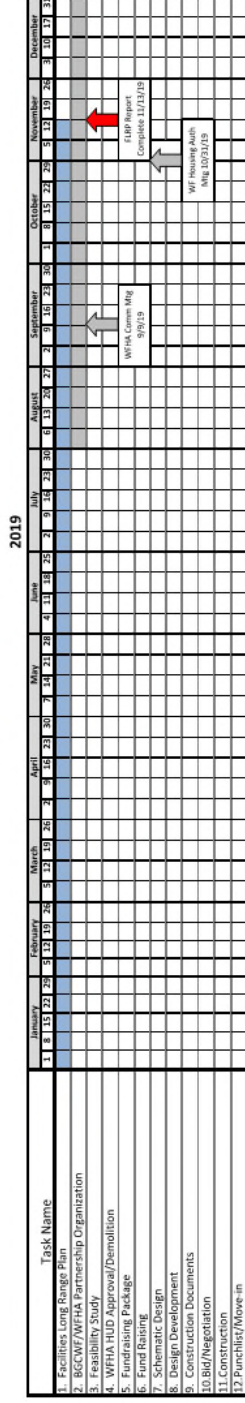
\$ 5,617,500

ROSEWOOD Community Center and

Boys & Girls Club

A Partnership between the Wichita Falls Housing Authority and the Boys & Girls Club of WF

Project Timeline



ROSEWOOD

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