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

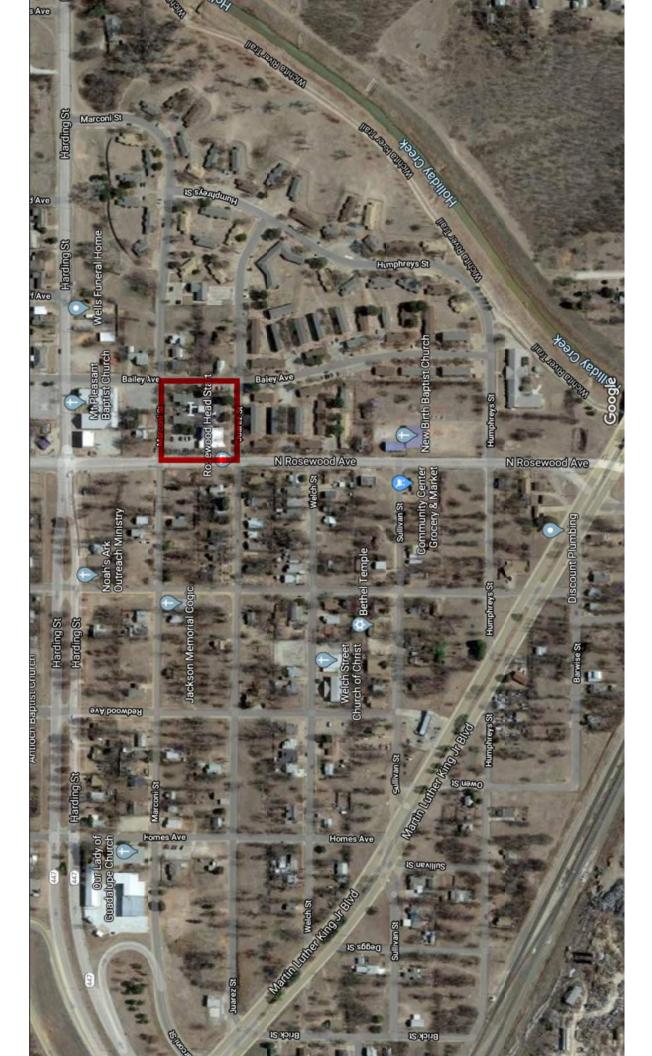
ROSEWOOD

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



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Outdoor Playground

2 SOUTH_ELEVATION



Art Studío

competition gym

WEST_ELEVATION



Outdoor Playground

Jr/Sr Game Room

WFHA Multí-purpose Room

2 EAST_ELEVATION

Front View – looking southeast

Birds-eye View – looking southwest

Birds-eye View – looking northwest

and Boys & Girls Club of Wichita Falls **Rosewood Community Center**

Conceptual Budget TOTAL PROJECT COSTS

A. Building Construction

	12,300 st x 5,235/ st = 5,2,335,000) b. Gymnasium – includes equipment (7,500 sf x 5,235/ sf = 51,762,000)		
	Sub-total Contingency (±5%)		\$ 4,700,000
	Construction Total		\$ 4,925,000
٠.	B. Design/Soft Costs		
7	. Soft Costs (fees, printing, ADA, reimb, etc.10%)	\$	492,500
C	. Geotechnical Investigation	17	4,000
4	. Civil Engineering	S	26,000
Ŋ	. Testing (Concrete and soils)	S	5,000
9	. Exterior Signage	S	2,000
1	Design/Soft	Design/Soft Costs Total \$ 532,500	532,500

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

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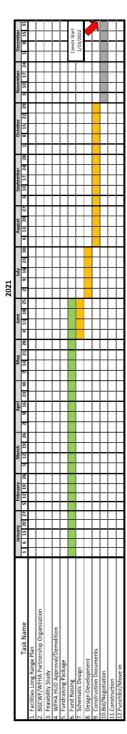
ROSEWOOD Community Center and



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

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