



CITY COUNCIL WORKSHOP CITY OF BAY CITY

Tuesday, June 10, 2025 at 4:00 PM
COUNCIL CHAMBERS | 1901 5th Street

COUNCIL MEMBERS

Mayor: Robert K. Nelson

Mayor Pro Tem: Becca Sitz

Council Members: Benjamin Flores, Jim Folse, Bradley Westmoreland, Blayne Finlay

Vision Statement

We envision Bay City as a thriving, family-centered community where our citizens can live, work, worship, and play, while welcoming visitors to experience our beautiful environment and diverse culture.

AGENDA

THE FOLLOWING ITEM WILL BE ADDRESSED AT THIS OR ANY OTHER MEETING OF THE CITY COUNCIL UPON THE REQUEST OF THE MAYOR, ANY MEMBER(S) OF COUNCIL AND/OR THE CITY ATTORNEY:

ANNOUNCEMENT BY THE MAYOR THAT COUNCIL WILL RETIRE INTO CLOSED SESSION FOR CONSULTATION WITH CITY ATTORNEY ON MATTERS IN WHICH THE DUTY OF THE ATTORNEY TO THE CITY COUNCIL UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE OPEN MEETINGS ACT (TITLE 5, CHAPTER 551, SECTION 551.071(2) OF THE TEXAS GOVERNMENT CODE).

CALL TO ORDER AND CERTIFICATION OF QUORUM

PUBLIC COMMENTS

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

1. Presentation ~ Review the design package, project schedule, project costs including value engineering options of the proposed new Public Safety Building and take any action deemed necessary. Briane Meade, FGM Architects, Inc.

ITEMS / COMMENTS FROM THE MAYOR, COUNCIL MEMBERS AND CITY MANAGER

ADJOURNMENT

AGENDA NOTICES:

Attendance By Other Elected or Appointed Officials: It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or

committee subject to the Texas Open Meetings Act.

CERTIFICATION OF POSTING

This is to certify that the above notice of a Regular Called Council Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **June 6, 2025 before 4:00 p.m.** Any questions concerning the above items, please contact the Mayor and City Manager's office at (979) 245-2137.



Bay City Public Safety Center Council Workshop

June 10, 2025 4pm

Agenda

- Schematic Design Package review
- Project Schedule review
- Project cost options review
- Next Steps



BAY CITY PUBLIC SAFETY CENTER

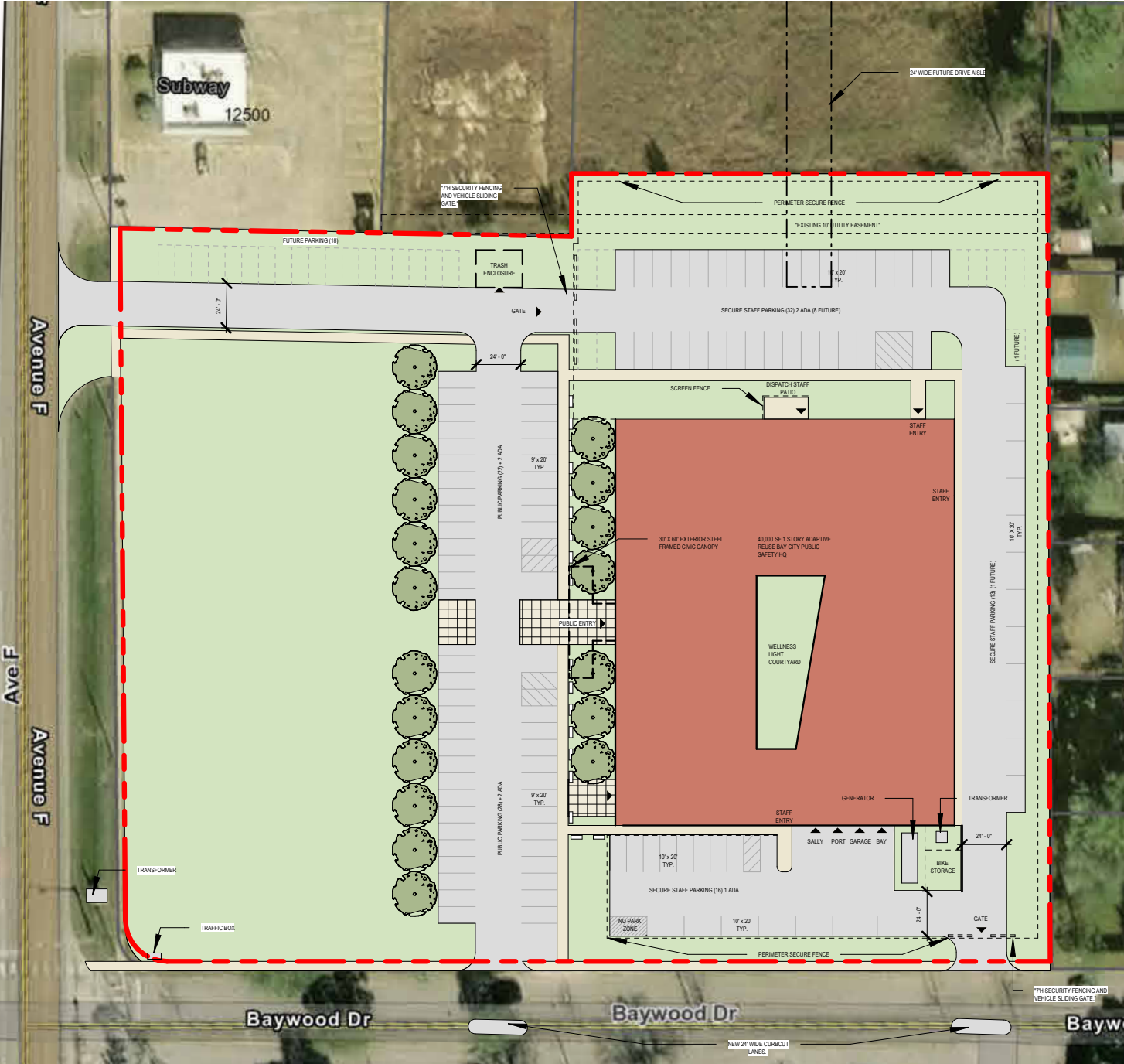
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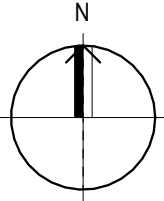
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2 | EXISTING SITE PLAN
1" = 80'-0"



1 | PROPOSED CONCEPT SITE PLAN
1" = 80'-0"



THE CITY OF BAY CITY
Job No. 23-3852.03

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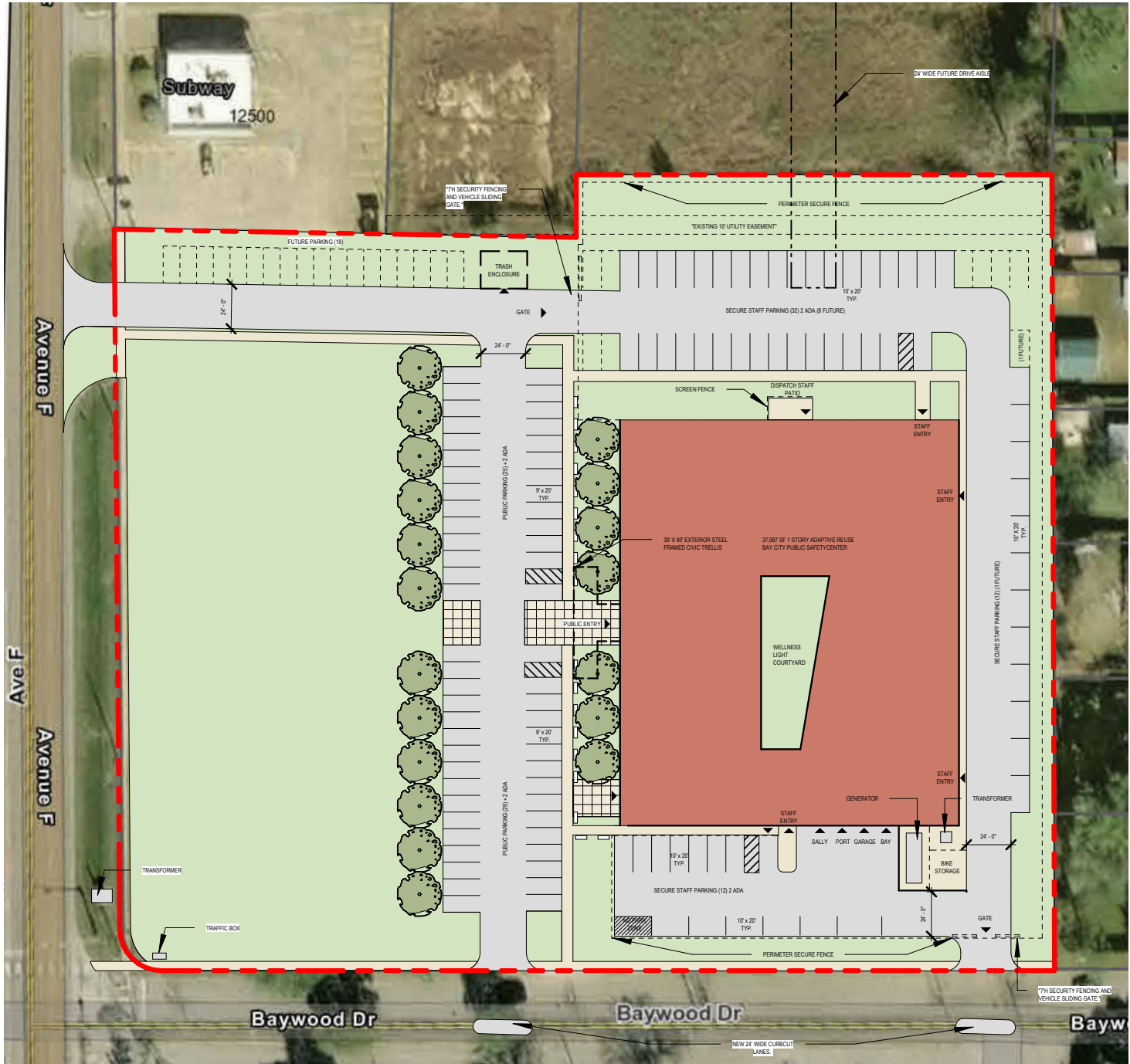


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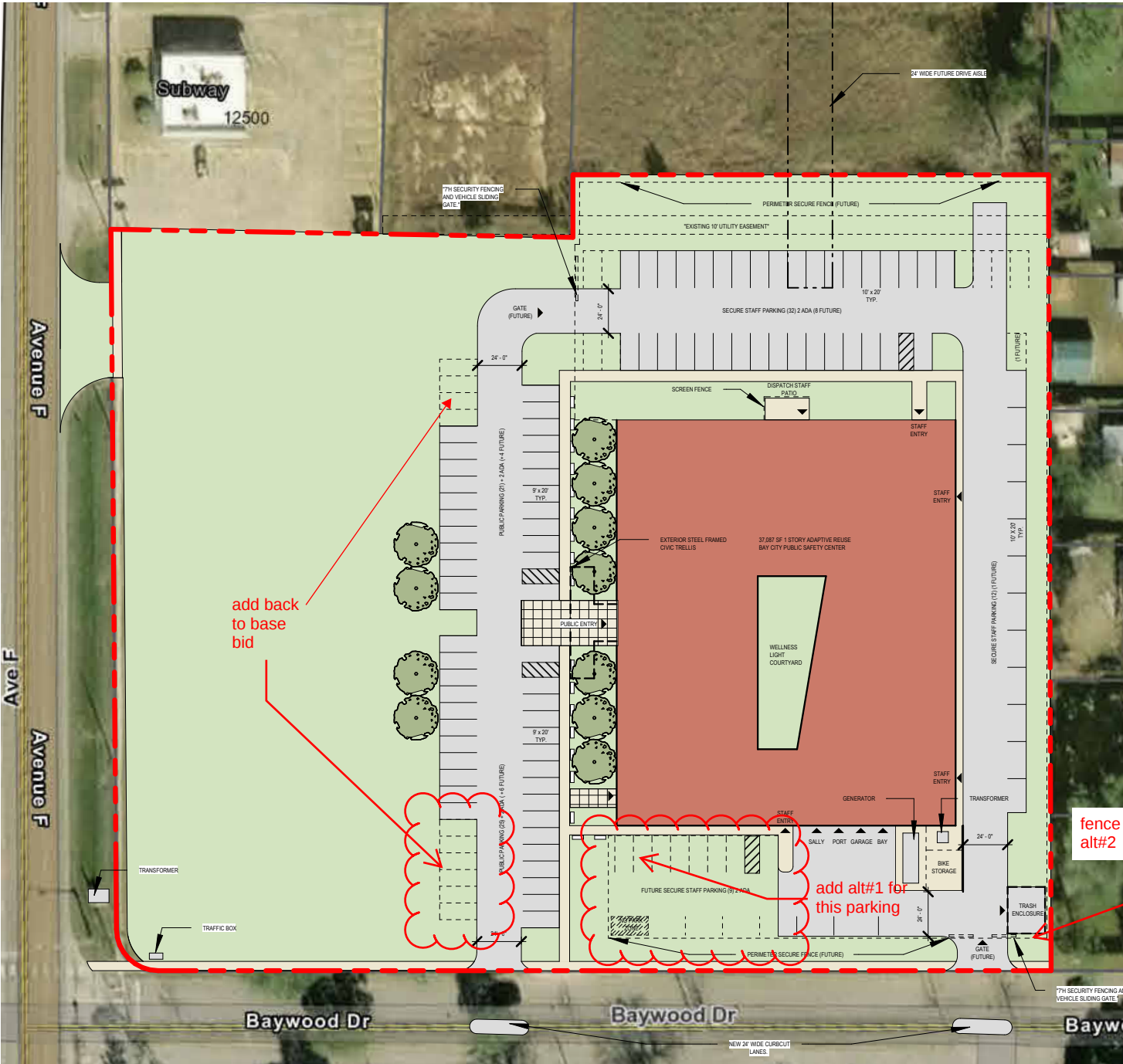
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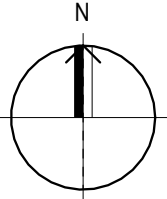
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1 PROPOSED CONCEPT SITE PLAN A
1" = 80'-0"



2 PROPOSED CONCEPT SITE PLAN B
1" = 80'-0"



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100 % SCHEMATIC DESIGN PACKAGE



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BAY CITY PUBLIC SAFETY CENTER

3701 AVENUE F, BAY CITY, TX 77414

T.O. CANTILEVER
123' - 0"

T.O. PARAPET
118' - 6"

T.O. CANOPY
112' - 0"

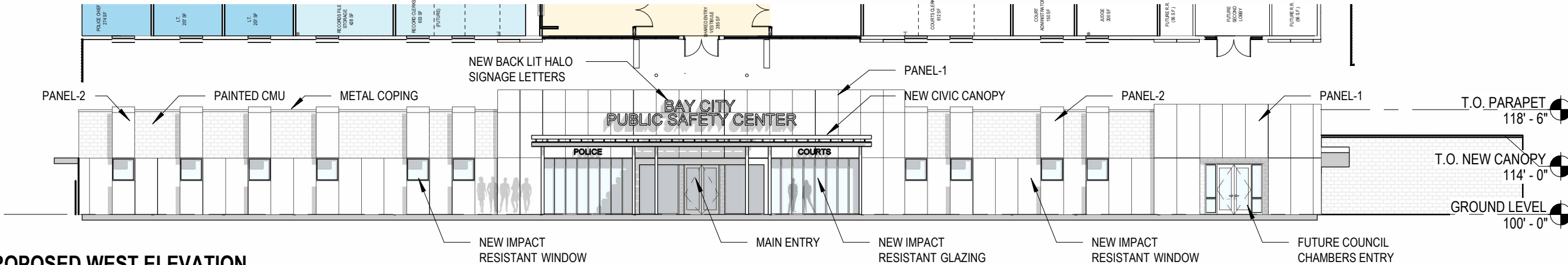
GROUND LEVEL
100' - 0"

EXISTING WEST WINDOW TO WALL RATIO

GLAZED AREA	562 SQFT
WALL AREA	3,970 SQFT
RATIO	14.00%

4 EXISTING WEST ELEVATION

1" = 20'-0"

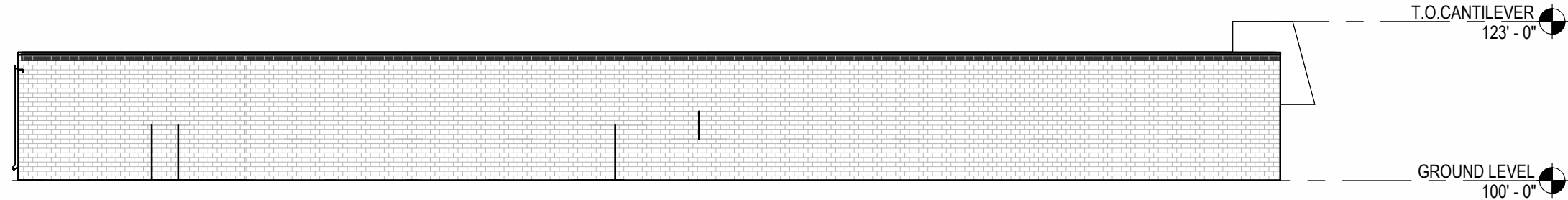


PROPOSED WEST WINDOW TO WALL RATIO

GLAZED AREA	655 SQFT
WALL AREA	3,970 SQFT
RATIO	16.50%

3 PROPOSED WEST ELEVATION

1" = 20'-0"

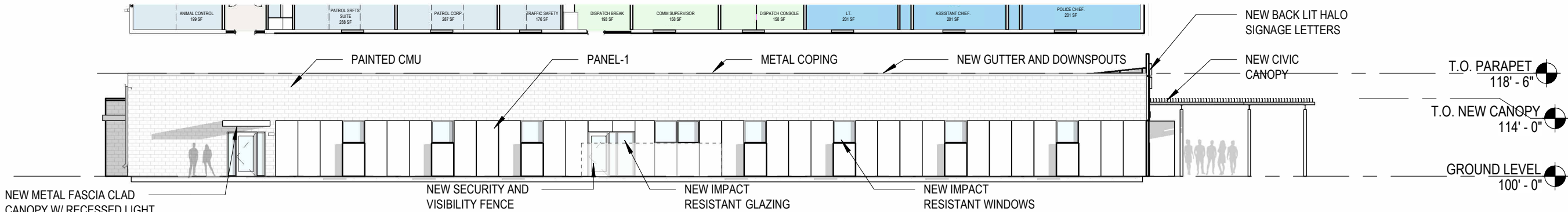


EXISTING NORTH WINDOW TO WALL RATIO

GLAZED AREA	0 SQFT
WALL AREA	3,370 SQFT
RATIO	0.00%

2 EXISTING NORTH ELEVATION

1" = 20'-0"



PROPOSED NORTH WINDOW TO WALL RATIO

GLAZED AREA	160 SQFT
WALL AREA	3,370 SQFT
RATIO	4.80%

1 PROPOSED NORTH ELEVATION

1" = 20'-0"



BAY CITY PUBLIC SAFETY CENTER

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T.O. CANOPY
112' - 0"

T.O. CANTILEVER
123' - 0"

T.O. PARAPET
118' - 6"

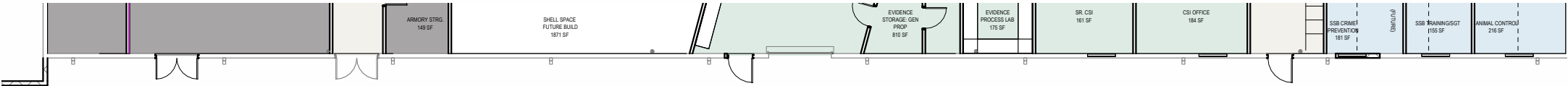
GROUND LEVEL
100' - 0"

EXISTING EAST WINDOW TO WALL RATIO

WINDOW AREA	0 SQFT
WALL AREA	3,646 SQFT
RATIO	0.00%

4 EXISTING EAST ELEVATION

1" = 20'-0"



T.O. NEW CANOPY
114' - 0"

T.O. PARAPET
118' - 6"

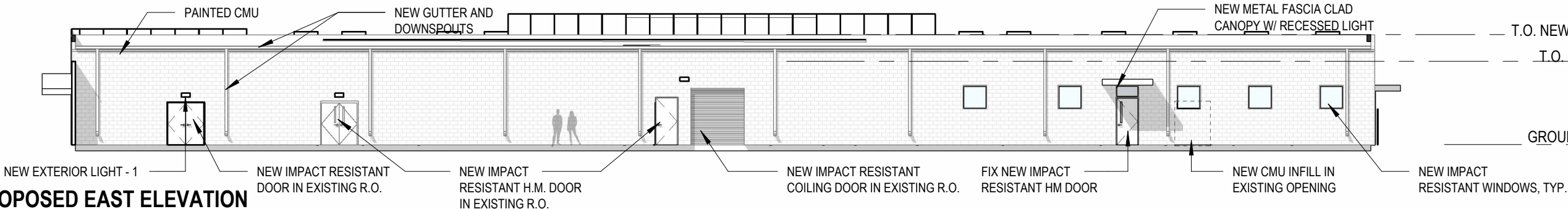
GROUND LEVEL
100' - 0"

EAST WINDOW TO WALL RATIO

WINDOW AREA	90 SQFT
WALL AREA	3,646 SQFT
RATIO	2.50%

3 PROPOSED EAST ELEVATION

1" = 20'-0"



T.O. CANTILEVER
123' - 0"

T.O. PARAPET
118' - 6"

T.O. CANOPY
112' - 0"

GROUND LEVEL
100' - 0"

EXISTING SOUTH WINDOW TO WALL RATIO

WINDOW AREA	0 SQFT
WALL AREA	3,370 SQFT
RATIO	0.00%

2 EXISTING SOUTH ELEVATION

1" = 20'-0"



T.O. NEW CANOPY
114' - 0"

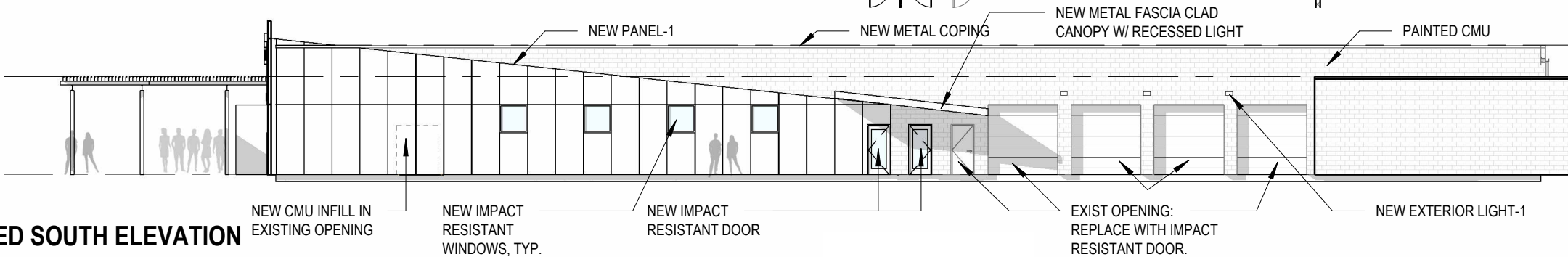
GROUND LEVEL
100' - 0"

PROPOSED SOUTH WINDOW TO WALL RATIO

WINDOW AREA	78 SQFT
WALL AREA	3,370 SQFT
RATIO	2.30%

1 PROPOSED SOUTH ELEVATION

1" = 20'-0"

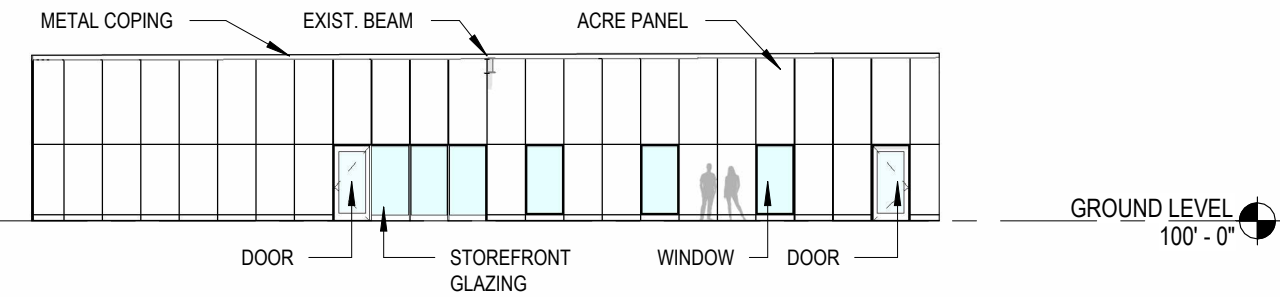


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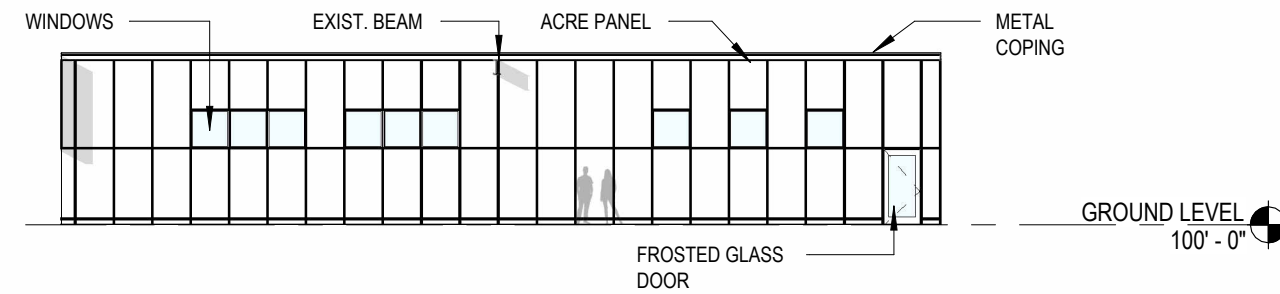
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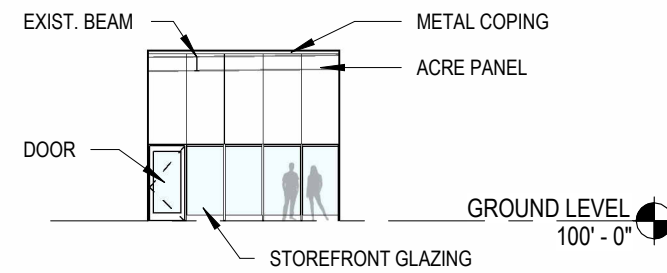
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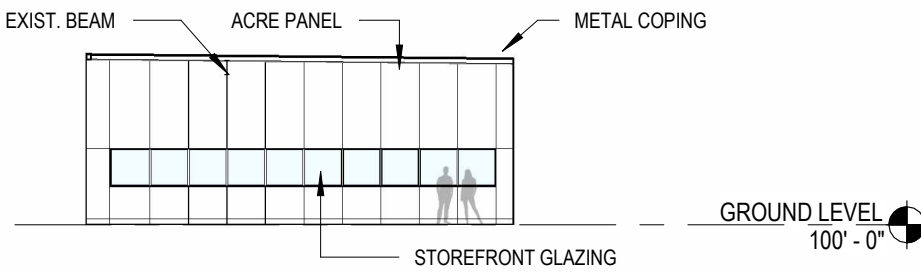
1 EAST COURTYARD ELEVATION
1" = 20'-0"



2 WEST COURTYARD ELEVATION
1" = 20'-0"



3 SOUTH COURTYARD ELEVATION
1" = 20'-0"



4 NORTH COURTYARD ELEVATION
1" = 20'-0"



SEE LANDSCAPE SHEETS & RENDERINGS FOR PRICING



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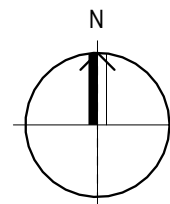


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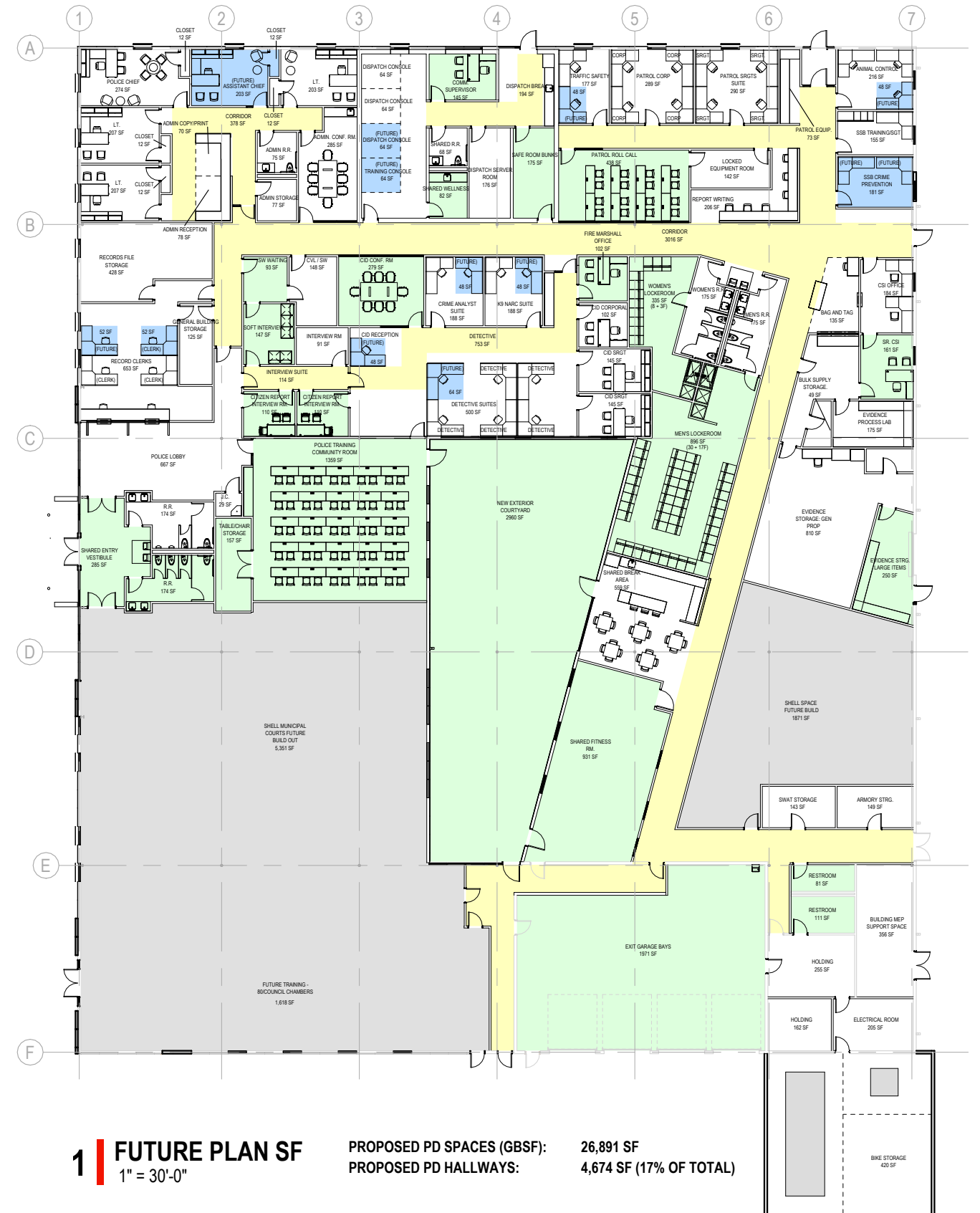
Maintenance Building 750sf

TOTAL NET SF	932 SF
WITH 30% GROSSING FACTOR	1,211 SF

TOTAL NET SF	11,351 SF
WITH 30% GROSSING FACTOR	14, 756 SF



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1 FUTURE PLAN SF
1" = 30'-0"

PROPOSED PD SPACES (GBSF): 26,891 SF
PROPOSED PD HALLWAYS: 4,674 SF (17% OF TOTAL)

BAY CITY PUBLIC SAFETY CENTER

3701 AVENUE F, BAY CITY, TX 77414



BUILDING DESIGN CONCEPT A DATA:

- GROSS BUILDING S.F. = 40,047 SF
- GROSS CURRENT INTERIOR BUILDING S.F. = 39,538 SF
- GROSS INTERIOR POLICE PROGRAM BUILD OUT = 25,227 SF
- EXISTING GARAGE BAYS TO REMAIN = 2,005 SF
- EXTERIOR COURTYARD CARVE OUT = 2,960 SF
- SHELL SPACE FUTURE BUILD OUT = 4,265 SF
- SHELL MUNICIPAL COURTS FUTURE BUILD OUT = 5,351 SF

BUILDING DESIGN CONCEPT B DATA:

- GROSS BUILDING S.F. = 40,047 SF
- GROSS CURRENT INTERIOR BUILDING S.F. = 39,538 SF
- GROSS INTERIOR POLICE PROGRAM BUILD OUT = 26,607 SF
- SHELL SPACE FUTURE BUILD OUT = 5,121 SF
- SHELL MUNICIPAL COURTS FUTURE BUILD OUT = 7,810 SF



2 | PROPOSED FLOOR PLAN B

1" = 30'-0"

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BUILDING DESIGN CONCEPT DATA:

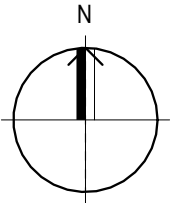
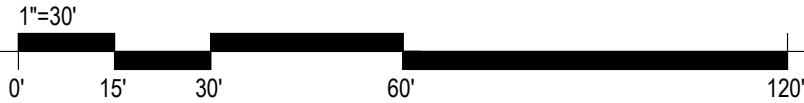
- GROSS BUILDING S.F. = 40,047 SF
- GROSS CURRENT INTERIOR BUILDING S.F. = 39,538 SF
- GROSS INTERIOR POLICE PROGRAM BUILD OUT = 26,607 SF
- SHELL SPACE FUTURE BUILD OUT = 5,121 SF
- SHELL MUNICIPAL COURTS FUTURE BUILD OUT = 7,810 SF

ROOM DEPARTMENT LEGEND

	ADMIN / COMMAND SUITE
	BOOKING / HOLDING
	BUILDING SUPPORT
	COMMUNICATION DISPATCH
	DETECTIVES
	MUNICIPAL COURT FUTURE BUILD OUT
	PATROL
	PROPERTY & EVIDENCE
	PUBLIC ACCESS AREAS
	RECORDS
	SECURED CIRCULATION
	SHARED STAFF AREAS



1 PROPOSED FLOOR PLAN B
1" = 30'-0"

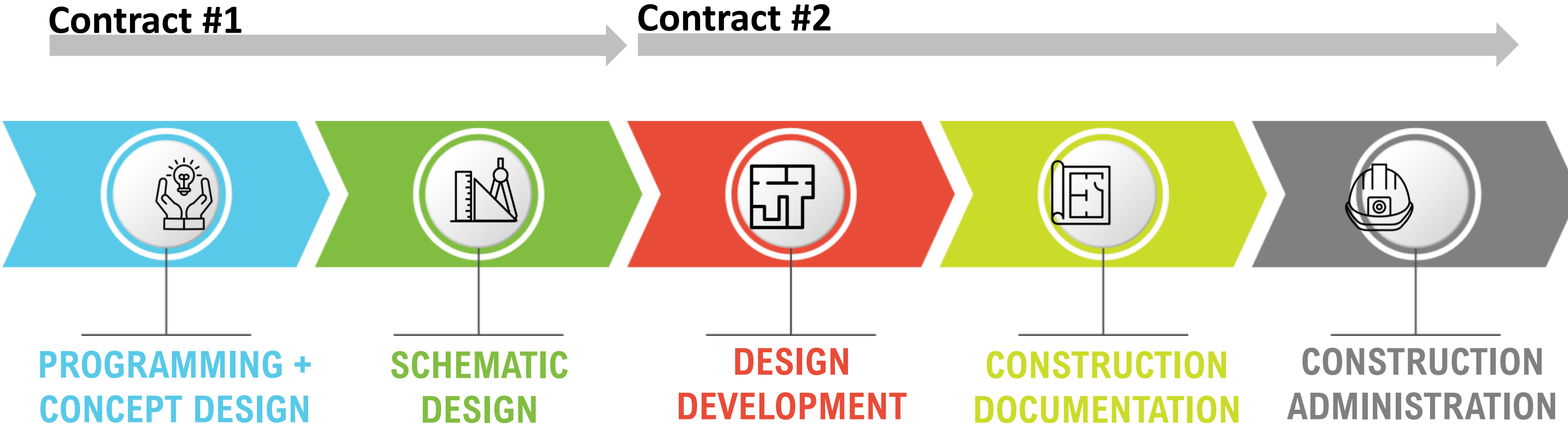


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Schedule Review



Schedule Review

FGMA Phase 2 Contract approval:	06/24/25
DD phase production (12 weeks):	07/7/25 – 09/26/25
DD phase estimate / city review (2 weeks):	09/29/25 – 10/10/25
CD phase production (16 weeks):	10/13-25 – 01/30/26 (includes 2wk buffer for holidays)
Bidding / negotiations (8 weeks):	02/02/26 – 03/27/26
Construction Period (14 months)	03/30/26 – 05/29/27

Project Budget History

June 30, 2016: Dewberry SNA report proposed a 28,589sf new police station @ **\$12.4M total project cost**

April 22 2024: During FGMA site selection study, cost estimator projected \$15.8M construction cost for Kmart site + \$2M soft costs = **\$17.8M+/- total project cost.**

Sept 18, 2024: During Phase 1 Kick-off meeting, City suggested a **\$10-12M total project cost.**

Dec 18, 2024: At 1/3 way thru SD phase, design team shared updated estimate with City (without courts or FF&E) @ \$15.2M construction + \$2.3M softs costs = **\$17.5M total project cost** for 26,796sf build-out + 2500sf courtyard

Dec 19, 2024: CMAR RFQ addendum stated **\$7-10M total project cost** for 40,000sf structure (not including FF&E)

March 12,2025: Weaver & Jacobs first draft review of the in-progress SD design suggested a **\$13.3M construction cost.**

April 10, 2025: From the 100% SD set (26,891sf build-out + 2960sf courtyard), 2 independent estimates @ \$16.2M to \$18.3M construction cost + \$2M +/- soft costs = **\$18.2M to \$20.3M total project costs.**

May 21, 2025: At City VE session, design team proposed \$2M of VE ideas w/ \$910,000 tentatively accepted.

Project Budget Options

Option #1*:

Proceed with adaptive reuse 3.9acre site plan B / floor plan A (with courtyard) and accept \$1M+/- of VE site ideas.

Total construction cost would be \$15.2M to \$17.3M range.

Option #2*:

Proceed with adaptive reuse 3.9acre site plan B / floor plan B (no courtyard) and accept \$1.6M+/- of VE ideas

Total construction cost would be \$14.6M to \$16.7M range.

Option #3*:

Proceed with adaptive reuse buildout strategy with even more program & quality reductions.

Total construction cost TBD

*For these options, soft costs still need to be added to determine the all-in “Total Project Costs”.

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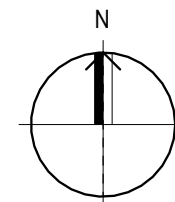
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New stand alone police station option



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			PCR				W&J			Difference
DIV	DESCRIPTION		BUILDING	GSF	SITE		BUILDING	GSF	SITE	
01	General Requirements									
02	Existing Conditions		\$ 226,253				\$ 219,950			\$ 6,303
03	Concrete		\$ 144,705				\$ 943,041			-\$ 798,336
4	Masonry		\$ 102,860				\$ 235,414			-\$ 132,554
05	Metals		\$ 229,287				\$ 265,716			-\$ 36,429
06	Wood, Plastics and Composites		\$ 285,658				\$ 371,494			-\$ 85,836
07	Thermal and Moisture Protection		\$ 1,407,191				\$ 1,199,479			\$ 207,712
08	Openings		\$ 891,100				\$ 798,260			\$ 92,840
09	Finishes		\$ 1,579,976				\$ 1,556,337			\$ 23,639
10	Specialties		\$ 275,364				\$ 122,235			\$ 153,129
11	Equipment		\$ 393,863				\$ 171,100			\$ 222,763
12	Furnishings		\$ 5,520				\$ 96,394			-\$ 90,874
13	Special Construction									
21	Fire Suppression		\$ 152,215				\$ 132,030			\$ 20,185
22	Plumbing		\$ 563,594				\$ 453,600			\$ 109,994
23	HVAC		\$ 1,542,776				\$ 1,455,724			\$ 87,052
26	Electrical		\$ 3,082,006				\$ 2,282,030			\$ 799,976
27	Communications and Audio-Visual		\$ 436,032				\$ 173,929			\$ 262,103
28	Electronic Safety and Security		\$ 186,204				\$ 377,190			-\$ 190,986
31	Earthwork				\$ 241,250				\$ 103,584	\$ 137,666
32	Exterior Improvements (Including Exterior Signage)				\$ 1,584,838				\$ 767,261	\$ 817,577
33	Utilities				\$ 264,495				\$ 319,500	-\$ 55,005
	SUBTOTAL		\$ 11,504,604		\$ 2,090,583	\$ 13,595,187	\$10,853,923		\$ 1,190,345	
	Contingency	7.50%		\$ 1,019,639				\$1,450,000		-\$430,361
	SUBTOTAL									
	Escalation to Jan 2026 bidding (3.5%) / Tariff Impact	7.00%		\$ 1,023,037				\$801,000		\$222,037
	SUBTOTAL									
	General Conditions / General Requirements	7.74%		\$ 1,210,370				\$1,251,587		-\$41,217
	Indirect Costs to \$8M = \$619,158; Above \$8M costs									
	SUBTOTAL									
	Fee	4.65%		\$ 783,443				\$688,730		\$94,713
	TOTAL									
	ALLOWANCE	canopy	\$99,862							
		courtyard	\$723,751							
	TOTAL CONSTRUCTION COSTS		\$ 18,355,427				\$16,235,585			\$2,119,842

average VE \$ range

Building VE ideas:									
Eliminate ENTIRE interior courtyard		\$558,060	\$723,751			\$916,000	\$1,030,500	\$750,000	not accepted
Remove much of courtyard landscape / waterscape feature		\$100,000	\$129,691		\$130,000				accepted
Eliminate entire front trellis canopy		\$77,000	\$99,862	no		\$171,750	\$200,375	\$150,000	not accepted
Remove exterior wall panels and paint only				no		\$170,000	\$176,000	\$170,000	not accepted
Electrical:									
Change 750Kw generator from natural gas to diesel fuel		\$200,000	\$230,000	no				\$230,000	not accepted
Change from conduit runs to armored cable runs									accepted
Reduce lighting fixture and controls budget.									accepted
Site related VE ideas:									
Remove perimeter security fence and gates from phase 1 scope		\$124,700	\$161,724		\$175,000		\$213,652		accepted, gate rough in for elect.
Remove one of two site monument signs from scope			\$45,000		\$45,000				accepted
Reduce trees and landscape budget from \$165,000 down to \$80,000		\$75,000	\$97,268		\$115,000		\$85,000		accepted - reduce to \$50K
Remove carport canopy demo from CM scope and have city do this work		\$14,280	\$18,520		\$18,000				accepted
Remove parking asphalt demo from CM scope and have city do this work		\$65,165	\$84,514		\$91,000		\$98,000		accepted
Remove concrete drive and parking areas shown in (5/21) VE site plan					\$139,000		\$139,868		accepted
Change 8" concrete pavement down to 6" concrete.		\$17,568	\$22,784		\$43,000		\$64,226		accepted
Remove some sidewalks as shown in (5/21) VE site plan sketch		\$3,908	\$5,068		\$6,500		\$8,396		accepted
Remove vehicle barrier limestone block elements from CM scope.					\$85,000		\$85,875		accepted, owner purchased & insta
Change from RCP to HP storm piping for 768LF	768			\$779,500	\$62,000	\$65	\$62,195		accepted
Subtotal of VE ideas thus far:					\$ 909,500				