

Marcus Vajdos, Mayor
Steve Bass
David Dominy



Allen Carpenter, Mayor Pro Tem
John Lisenby
Joy McCormack

Notice is Hereby Given of a Special Meeting of the City Council City of Spring Valley Village, Texas, 1025 Campbell Road, Spring Valley Village, Texas, in the Council Chambers, April 28, 2026, beginning at 5:00 PM. For the Purpose of Considering and Acting upon the Following Items of Business:

A quorum of the Mayor and Council Members will be physically present. Some Council Members may participate by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code.

The meeting agenda and agenda packet are posted online at www.springvalleytx.com.

The video link to this meeting is: <https://us02web.zoom.us/j/81368663756>

The public toll-free dial-in numbers to participate in the telephonic meeting are 1-346-248-7799 (Houston), 1-253-215-8782 (US), and 1-301-715-8592 (US); enter the Meeting ID: 813 6866 3756 and #.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT

2. NEW BUSINESS

2.1 DISCUSSION AND DIRECTION CONCERNING: The terms and conditions of an agreement between the City of Spring Valley Village and Project Luong Architects, LLC for professional architectural design services for the new public works facility.

3. ADJOURNMENT


Agenda items may not necessarily be considered in the order that they appear. With regard to any item, Council may take various actions, including but not limited to rescheduling an item in its entirety or for particular action at a future date or time.

The City Council reserves the right to convene in executive session from time to time as deemed necessary during this meeting to discuss any of the matters listed in the agenda, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts & Donations), 551.074 (Personnel Matters), 551.076 (Deliberations Regarding Security Devices) or 551.087 (Deliberations

Regarding Economic Development Negotiations).

I certify that a copy of the April 28, 2026, agenda of items to be considered by City Council was posted on or before the 22nd day of April 2026, at 5:00 p.m. pursuant to the Open Meetings Act, Chapter 551 of the Texas Government Code.

Attest:



Jasmin Torres, TRMC
City Secretary



In compliance with the Americans with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. To better serve attendees, requests for accommodations or interpretive services should be made 48 hours prior to this meeting. Please contact the City Secretary's office at 713-465-8308, Fax 713-461-7969, or [Email Jasmin Torres](#) for further information.



Spring Valley Village City Council Agenda Item Data Sheet

MEETING DATE:	April 28, 2026
SUBMITTING STAFF:	Jasmin Torres, City Secretary
SUBJECT:	DISCUSSION AND DIRECTION CONCERNING: The terms and conditions of an agreement between the City of Spring Valley Village and Project Luong Architects, LLC for professional architectural design services for the new public works facility.

BACKGROUND:	<p>The existing Public Works Facility has been included in the City's Capital Improvement Program (CIP) for many years due to its age, condition, and operational limitations. The facility is currently in poor condition and does not meet current TCEQ, OSHA, or applicable building code standards.</p> <p>City staff engaged Project Luong to develop updated conceptual design options for a replacement facility. These updated concepts include revisions to the overall project cost to account for required fire suppression (sprinkler) systems and other refinements based on ongoing coordination with staff.</p> <p>This item is being presented as a workshop to allow Council to review the proposed design options, building layout, and associated costs, and to provide direction prior to advancing the project into the design phase which is scheduled for consideration at the regular meeting the same evening.</p> <p>The conceptual design includes three primary options with the following estimated building and site costs:</p> <ul style="list-style-type: none">• Option 1: Approximately \$2.05 million (baseline option)• Option 2: Approximately \$1.78 million (approximately \$270,000 less than Option 1)• Option 3: Approximately \$2.38 million (approximately \$330,000 more than Option 1) <p>Total project cost, including site work, design, and soft costs,</p>
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is currently estimated at approximately \$2.93 million.

The options reflect variations in building size, layout, and features, including porch configuration, roof design, and storage capacity.

ATTACHMENTS: SPRCIT00353_2026-04-10_CONCEPTUAL DESIGN PACKAGE_R01 4-10-2026

FUNDING:

Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description
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RECOMMENDATION:

Staff is seeking Council feedback on a preferred direction prior to advancing into the design phase.

April 10, 2026

HOUSTON

820 Gessner Rd.
Suite 775
Houston, Texas 77024

+1 346 708 8241

RE: City of Spring Valley Village - Public Works Conceptual Design Options – R00

Project Number: SPRCIT00353

We appreciate the opportunity for Project Luong to continue to work with the City of Spring Valley Village. This memo is to detail the conceptual design options to be presented at the council meeting on April 28th, 2026, and the changes made based on the ongoing conversations between our team and the City of Spring Valley Village.

DESIGN OPTION 1

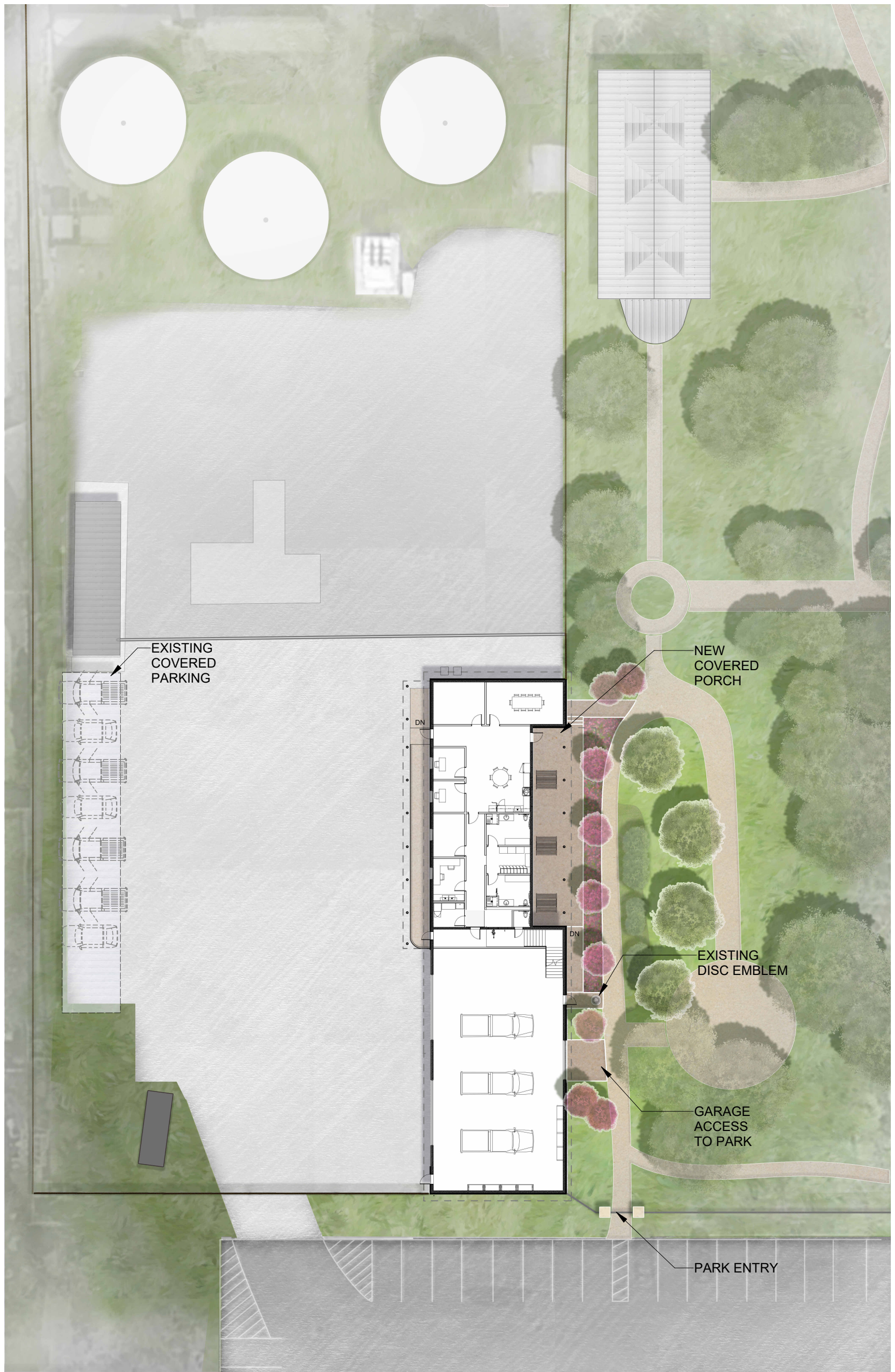
Option 1 was presented to City Council at the February 24th council meeting. This option was designed in coordination with the Public Works team – the floor plan of the building includes the programming necessary to fit the needs of the department on a daily basis, as well as during times of emergency. Several amenities were included to serve the entire civic department, including a full kitchen, and additional attic storage. To maximize the amount of space needed for the public works yard, the building was located along the existing fenceline between the yard and the Spring Valley Village City Park. Our team took the opportunity to integrate the existing site conditions into the building by incorporating a public-facing porch that would fit within the existing square footage of the building. This design feature allows the building to become the separation between the yard and the park, enabling accessibility for the Public Works team and simultaneously creating a covered pavilion as a park improvement for the community. The roof was designed with a single slope to maximize the height of the covered workspace and space to accommodate the additional storage in the attic.

DESIGN OPTION 2 – PORCH REMOVED

Option 2 was designed to answer the question “What if we remove the porch area to the park?” The building footprint was reduced by 1200 square feet by removing the public-facing porch on the east side of the building. To further separate the public works facility from the park, the building was relocated 10 feet west and 15 feet north of the existing fenceline, resulting in additional cost for paving, drainage and fencing along the park facing side of the building. The roof geometry remained a single slope shed roof to preserve the storage area in the attic above the office. With a reduced building footprint from the removal of the porch, the design for Option 2 results in an estimated cost reduction of 14% compared to Option 1.

DESIGN OPTION 3 – PORCH REMOVED, GABLED ROOF

Similar to Option 2, Option 3 was designed with a reduced building footprint, and the relocation of the building further from the fenceline. For this option, the roof was redesigned to a more conventional geometry of a gable roof, typical in pre-engineered metal buildings. The storage space in the attic lost from the roof shape change has been relocated to the north end of the building – however, the amount of square footage needed to accommodate the expansion for storage space would extend into the area of the property restricted by TCEQ requirements. With the addition of the storage space on the ground level of the building, the design for Option 3 results in a cost increase of 16% compared to Option 1.



EXISTING COVERED PARKING

NEW COVERED PORCH

EXISTING DISC EMBLEM

GARAGE ACCESS TO PARK

PARK ENTRY

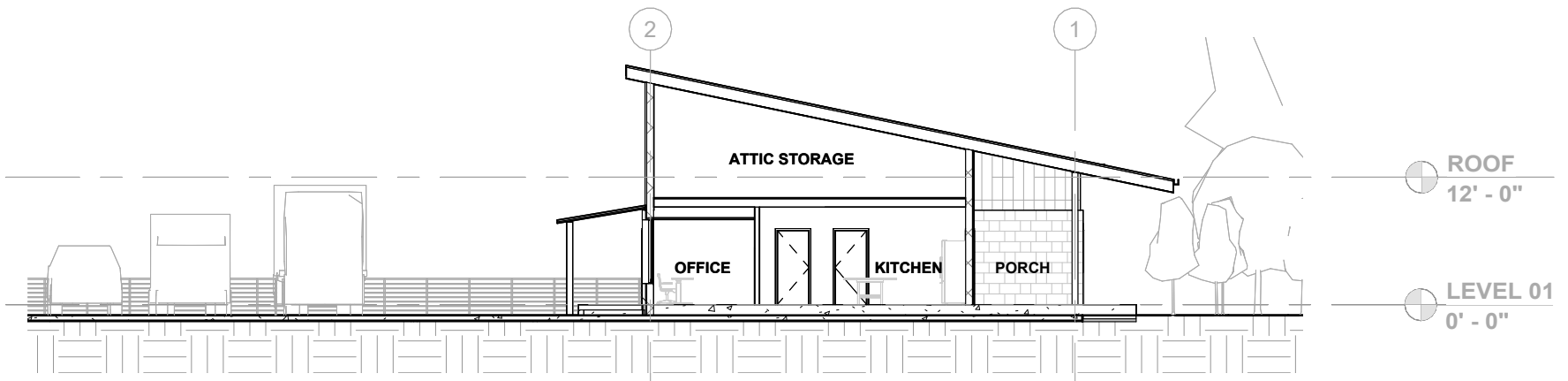
SPRING VALLEY VILLAGE

SITE PLAN - OPTION 1

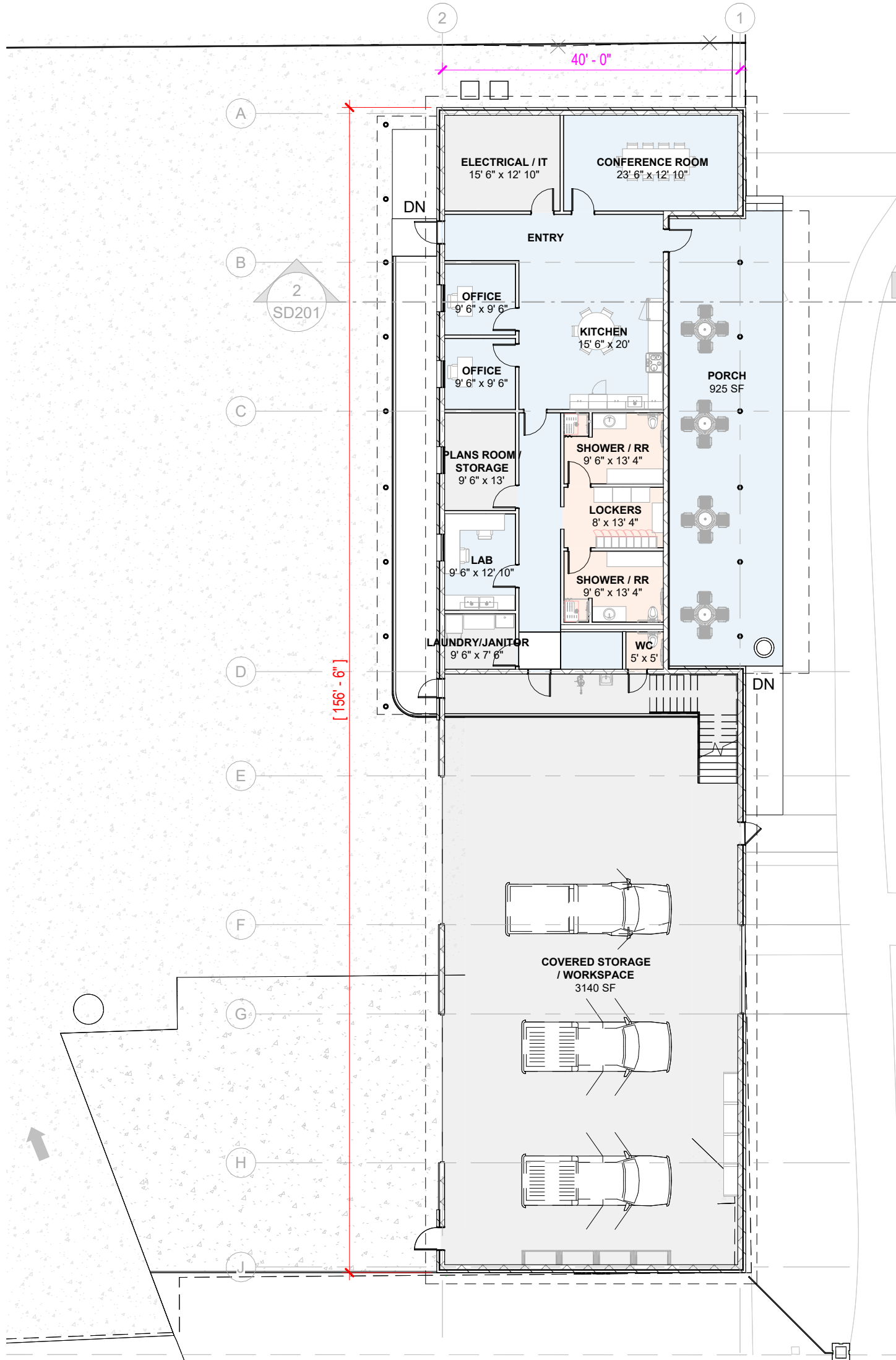
SD101

2026/01/14





BUILDING SECTION - OPTION 1 | 2
1/16" = 1'-0"



DEPARTMENT LEGEND

- PROGRAM
- RESTROOM
- SUPPORT

GROSS SF

NAME	AREA
BACK PORCH	925 SF
CONDITIONED	2545 SF
FRONT PORCH	540 SF
UNCONDITIONED	3330 SF
TOTAL GROSS SF	7340 SF

COST - OPT. 1

NAME	AREA	\$ / SF	TOTAL
OPTION 1	7340 SF	\$279 / SF	\$2.047M

Disclaimer:
Preliminary Construction Cost Estimate is a preliminary opinion of probable construction costs prepared during the early Conceptual Design phase of the project.

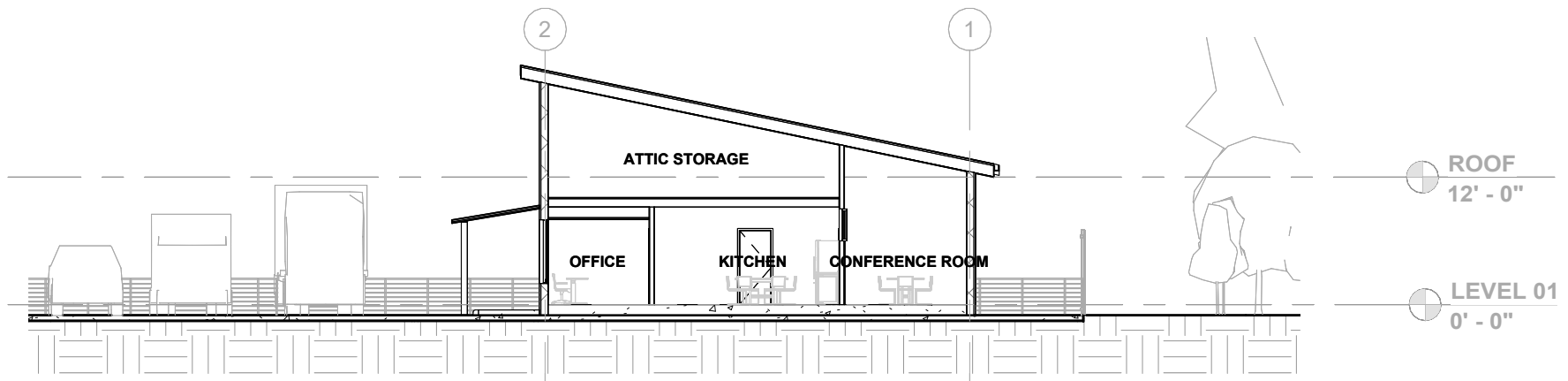
LEVEL 01 - FLOOR PLAN - OPTION 1 | 1
1/16" = 1'-0"

SPRING VALLEY VILLAGE

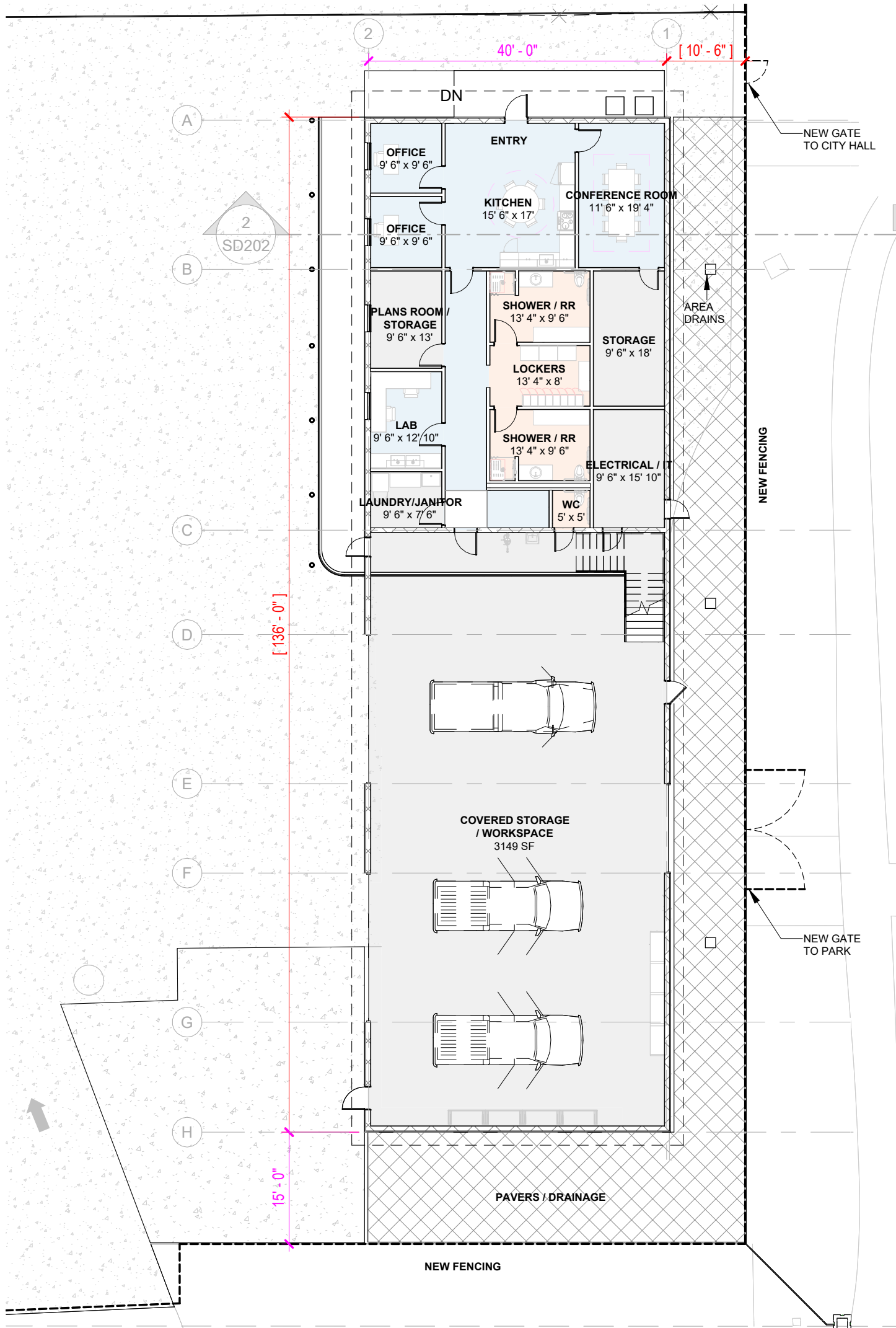
**OPTION 1
SD201**

2026/01/14





BUILDING SECTION - OPTION 2 | 2
1/16" = 1'-0"



DEPARTMENT LEGEND

- PROGRAM
- RESTROOM
- SUPPORT

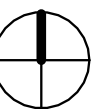
GROSS SF - OPT. 2

NAME	AREA
FRONT PORCH	510 SF
CONDITIONED	2290 SF
UNCONDITIONED	3300 SF
TOTAL GROSS SF	6100 SF

COST - OPT. 2

NAME	AREA	\$/SF	TOTAL
OPTION 1	7340 SF	\$279 / SF	\$2.047M
OPTION 2:	6100 SF	\$279 / SF	\$1.702M
FENCING, PAVERS AND DRAINAGE			\$75K
TOTAL			\$1.777M

Disclaimer:
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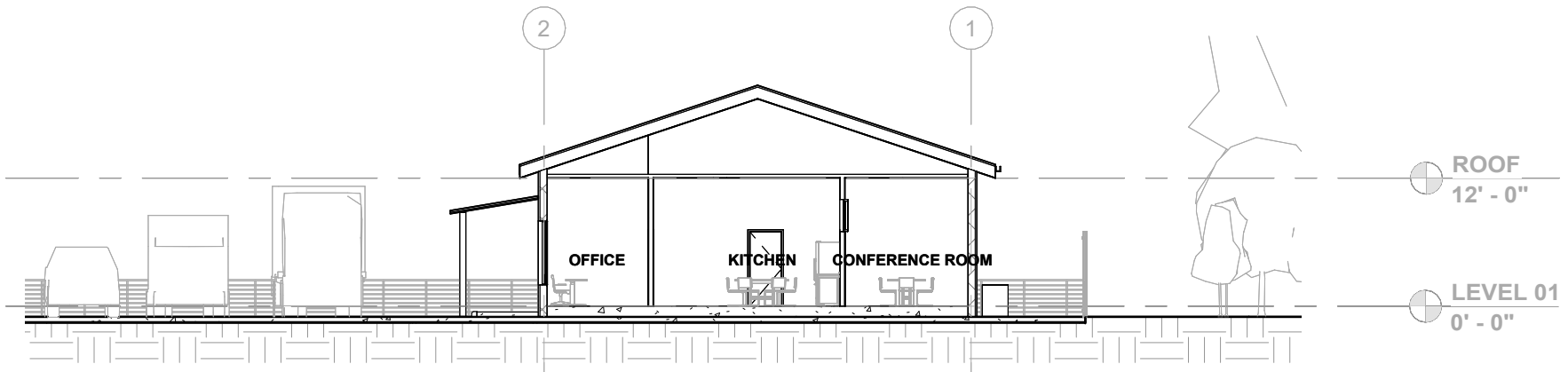
LEVEL 01 - FLOOR PLAN - OPTION 2 | 1
1/16" = 1'-0"

SPRING VALLEY VILLAGE

**OPTION 2
SD202**

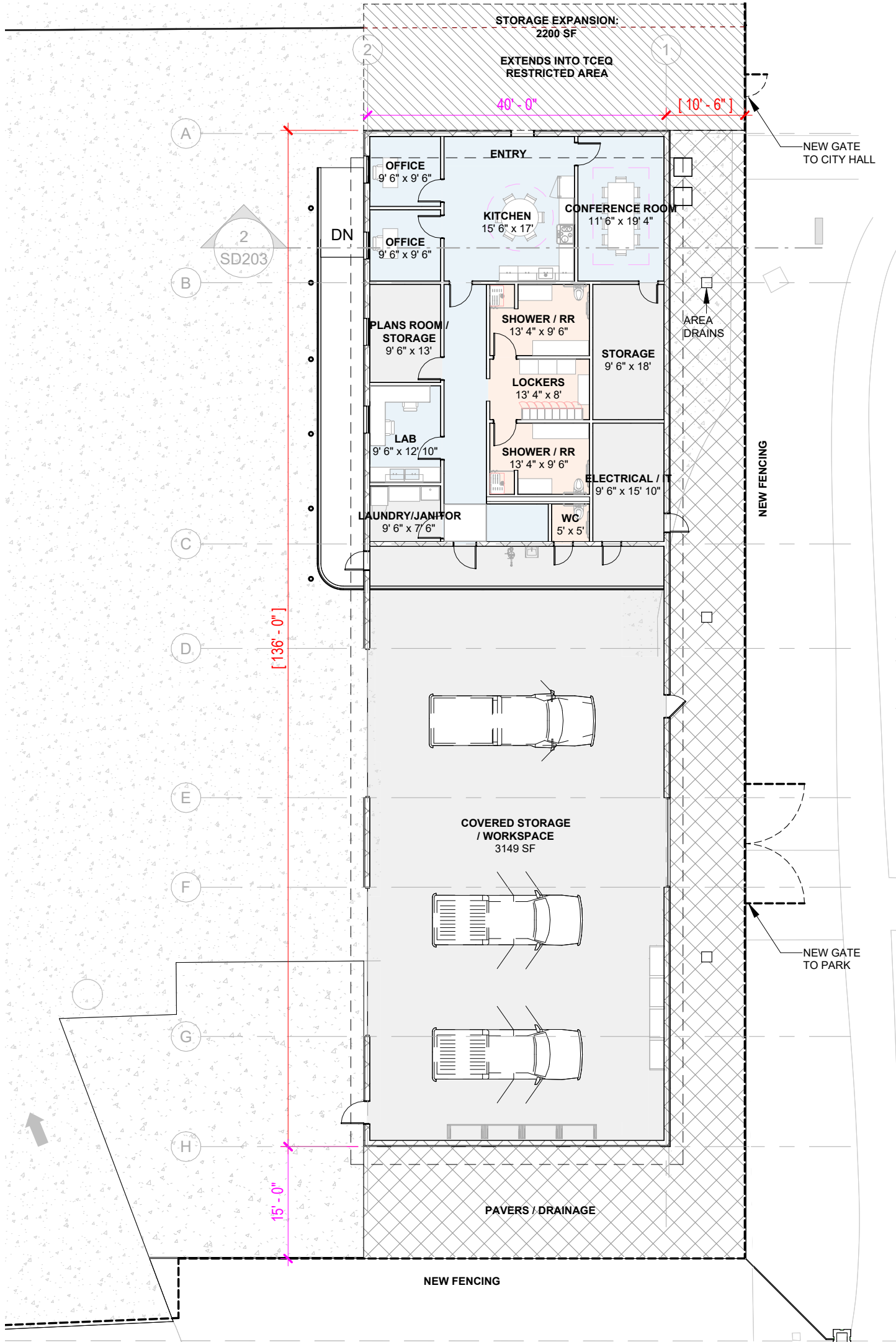
2026/04/10





BUILDING SECTION - OPTION 3 | 2

1/16" = 1'-0"



DEPARTMENT LEGEND

- PROGRAM
- RESTROOM
- SUPPORT

GROSS SF - OPT. 3

NAME	AREA
FRONT PORCH	510 SF
CONDITIONED	2290 SF
UNCONDITIONED	3300 SF
TOTAL GROSS SF	6100 SF

COST - OPT. 3

NAME	AREA	\$/SF	TOTAL
OPTION 1	7340 SF	\$279 / SF	\$2.047M
OPTION 3	6100 SF	\$279 / SF	\$1.702M
STORAGE	2200 SF	\$272 / SF	\$600K
FENCING, PAVERS AND DRAINAGE			\$75K
TOTAL			\$2.377M

Disclaimer:
 Preliminary Construction Cost Estimate is a preliminary opinion of probable construction costs prepared during the early Conceptual Design phase of the project.

LEVEL 01 - FLOOR PLAN - OPTION 3 | 1

1/16" = 1'-0"

SPRING VALLEY VILLAGE

OPTION 3
SD203

2026/04/10



Project Name	Spring Valley Village - Public Works Facility
Client Name	City of Spring Valley Village
Building Name	Spring Valley Village - Public Works Facility
Building Address	1025 Campbell Rd, Spring Valley Village, TX
Project Phase	Conceptual Design
Prepared By Client	
Prepared by PL	Maria Ramos / Craig Uptmor

THIS BUILDING BID TAB IS PROVIDED TO ORGANIZE BIDS FROM DIFFERENT BIDDERS. CONTRACTOR IS RESPONSIBLE BIDDING ALL PLANS AND SPECS AS PROVIDED IN THE CONTRACT DOCUMENTS WEATHER OR NOT SPECIFIC ITEMS ARE LISTED IN THIS BID TAB. CONTRACTOR IS TO PROVIDE ADDITIONAL LINE ITEMS AS NECESSARY TO CAPTURE ANY SCOPE INCLUDED IN THE CONTRACT DOCUMENTS, BUT NOT INCLUDED IN THIS BID TAB. LINE ITEMS PROVIDED BY THE CONTRACTOR THAT DO NOT FIT INTO THE LINE ITEMS PROVIDED OR ARE NOT BROKEN OUT AS REQUIRED IN THIS FORM WILL BE DISQUALIFIED FROM BIDDING.

THIS BID TAB HAS BEEN PROVIDED TO CONTRACTORS IN THE NATIVE EXCEL FORMAT TO ASSIST IN ORGANIZING COMPARATIVE BIDS UPON RECEIPT BY THE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL FORMULAS PRESENT IN THIS EXCEL FILE ARE CORRECT AND REPORT THE ACCURATE AND ATTESTED SUMS INCLUDED IN THE BID.

Division 1 - General Conditions		\$ 86,000.00
01 00 00 - Supervision	\$	65,000.00
01 50 00 - Survey	\$	12,000.00
01 50 40 - Temporary Utilities	\$	-
01 50 50 - Rentals	\$	6,000.00
01 50 60 - Construction Testing	\$	3,000.00
01 50 70 - Permits (City of Spring Valley)	\$	-

Division 2 - Existing Conditions / Demolition		\$ 15,000.00
02 31 50 - Spoils / Hauloff	\$	10,000.00
02 27 00 - SWPPP	\$	5,000.00

Division 3 - Concrete		\$ 196,135.00
03 30 00 - Cast In Place Concrete (Building Foundation - Truck bay)	\$	98,020.00
03 30 00 - Cast In Place Concrete (Building Foundation - Office)	\$	93,690.00
03 30 00 - Cast In Place Concrete (Flatwork)	\$	4,425.00

Division 4 - Masonry		\$ 188,570.00
04 20 00 - Unit Masonry	\$	57,000.00
04 42 00 - Exterior Stone Cladding	\$	131,570.00

Division 5 - Metals		\$ 455,187.50
05 12 00 - Structural Steel Framing	\$	440,187.50
05 50 00 - Metal Fabrications		
05 51 00 - Metal Stairs	\$	15,000.00

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Division 6 - Wood		\$ 55,000.00
06 10 00 - Rough Carpentry	\$	50,000.00
06 20 23 - Interior Finish Carpentry	\$	5,000.00
	\$	-

Division 7 - Thermal and Moisture Protection		\$ 157,548.20
07 21 00 - Thermal Insulation at ROOF	\$	18,095.00
07 21 00 - Thermal Insulation at WALLS	\$	6,997.20
07 27 26 - Fluid Applied Membrane Air Barrier	\$	8,575.00
07 41 13.16 - Standing Seam Metal Roofing	\$	106,260.00
07 42 13 - Metal Wall Panels	\$	8,925.00
07 72 00 - Roof Accessories	\$	3,696.00
07 92 00 - Joint Sealants	\$	5,000.00

Division 8 - Openings		\$ 133,000.00
08 12 13 - Hollow Metal Frames	\$	22,500.00
08 14 16 - Flush Wood Doors	\$	21,000.00
08 31 13 - Access Doors and Frames	\$	500.00
08 51 13 - Aluminum Windows	\$	49,996.80
08 71 00 - Door Hardware	\$	6,000.00
08 91 19 - Fixed Louvers	\$	8,003.20
08 33 00 - Coiling Doors and Grilles	\$	25,000.00
	\$	-

Project Name	Spring Valley Village - Public Works Facility
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Division 9 - Finishes		\$ 105,054.40
09 29 00 - Gypsum Board Assemblies		\$ 32,000.00
09 30 13 - Ceramic Tiling		\$ 25,000.00
09 51 23 - Acoustical Tile Ceilings 2x2		\$ 4,454.40
09 65 13 - Resilient Base and Accessories		\$ 2,000.00
09 65 19 - Resilient Tile Flooring		\$ 24,000.00
09 91 23 - Interior Painting		\$ 17,600.00

Division 10 - Specialties		\$ 41,600.00
10 14 19 - Dimensional Letter Signage		\$ 10,000.00
10 21 13.17 - Phenolic-Core Toilet Compartments		\$ 3,000.00
10 28 00 - Toilet, Bath, and Laundry Accessories		\$ 5,000.00
10 44 16 - Fire Extinguishers		\$ 3,600.00
11 30 13 - Residential Appliances		\$ 5,000.00
10 73 16.13 - Metal Canopies		\$ 15,000.00
		\$ -

Division 12 - Furnishings		\$ 40,000.00
12 00 00 - Furnishings	Tables, Chairs, Desk, Walk-off mats, Window treatments,...	\$ 30,000.00
12 30 00 - Casework	Kitchen	\$ 10,000.00

Division 21 - Fire Suppression		\$ 29,260.00
21 10 00 - Fire-Suppression Wet Pipe	Office Area	\$ 9,280.00
21 10 00 - Fire-Suppression Dry Pipe	Truck Bay	\$ 19,980.00

Division 22 - Plumbing		\$ 140,000.00
22 00 00 - Plumbing Turn Key	Building Only.	\$ 140,000.00

Division 23 - Mechanical		\$ 85,000.00
23 00 00 - Mechanical Turn Key		\$ 85,000.00

Division 26 - Electrical		\$ 280,000.00
26 00 00 - Electrical Turn Key		\$ 280,000.00
26 50 00 - Lighting and Controls		\$ -

Division 27 - Fire Alarm		\$ 10,000.00
27 00 00 - Fire Alarm Turn Key		\$ 10,000.00

Division 27 - Fire Alarm		\$ 30,000.00
28 10 00 - Access Controls		\$ 15,000.00
29 13 00 - Security		\$ 15,000.00

BUILDING TOTAL		\$ 2,047,355.10
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Project Name	Spring Valley Village - Public Works Facility
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Building Name	Spring Valley Village - Public Works Facility
Building Address	1025 Campbell Rd, Spring Valley Village, TX
Project Phase	Conceptual Design
Prepared By Client	
Prepared by PL	Maria Ramos / Craig Uptmor

Division 2 - Existing Conditions / Demolition		\$ 210,000.00
02 60 00 - Utility Connection	\$	40,000.00
02 00 00 - Existing Building Demolition	\$	170,000.00

Division 3 - Concrete		\$ 138,425.00
03 30 00 - 8" Cast In Place Concrete (Surface Truck Parking)	\$	138,425.00

Division 31 - Earthwork		\$ 50,000.00
31 20 00 - Earth Moving	\$	50,000.00

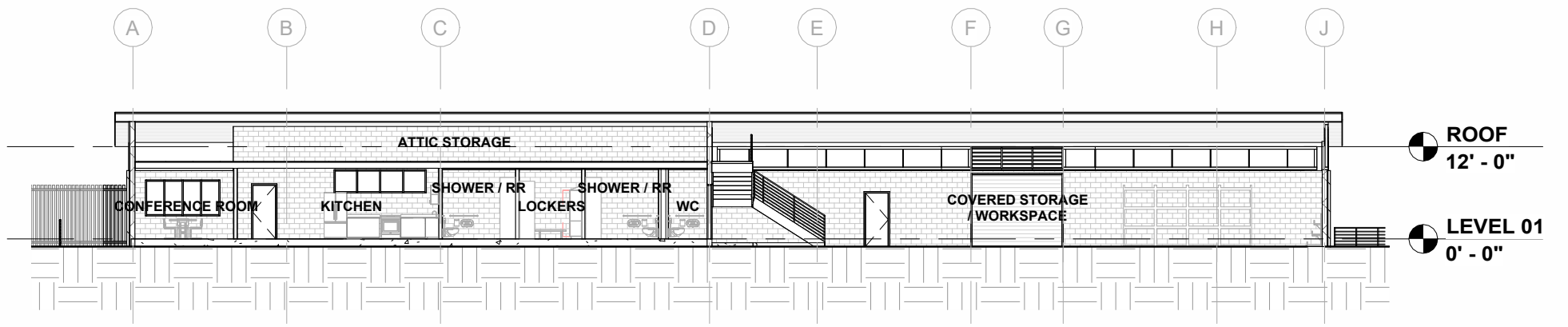
Division 33 - Utilites		\$ 100,000.00
31 00 00 - Utilities, Storm, Sewer	\$	100,000.00

SITE TOTAL		\$ 498,425.00
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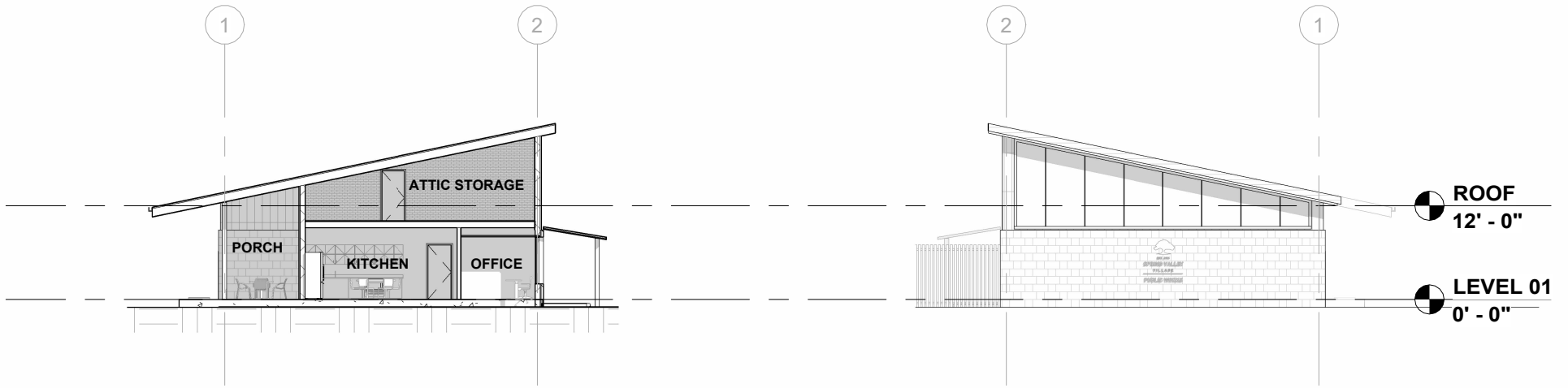
Design Contingency (15%)	\$	381,867.02
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SOFT COST		\$ 382,100.00
Arch / Engineering Basic Services (Arch, MEP+F/AV/IT, Structural, Landscape)	\$	261,000.00
Geotechnical / Material Testing (est.)	\$	50,000.00
Civil Basic Services	\$	71,100.00

PRELIMINARY ESTMATE GRAND TOTAL		\$ 2,927,880.10
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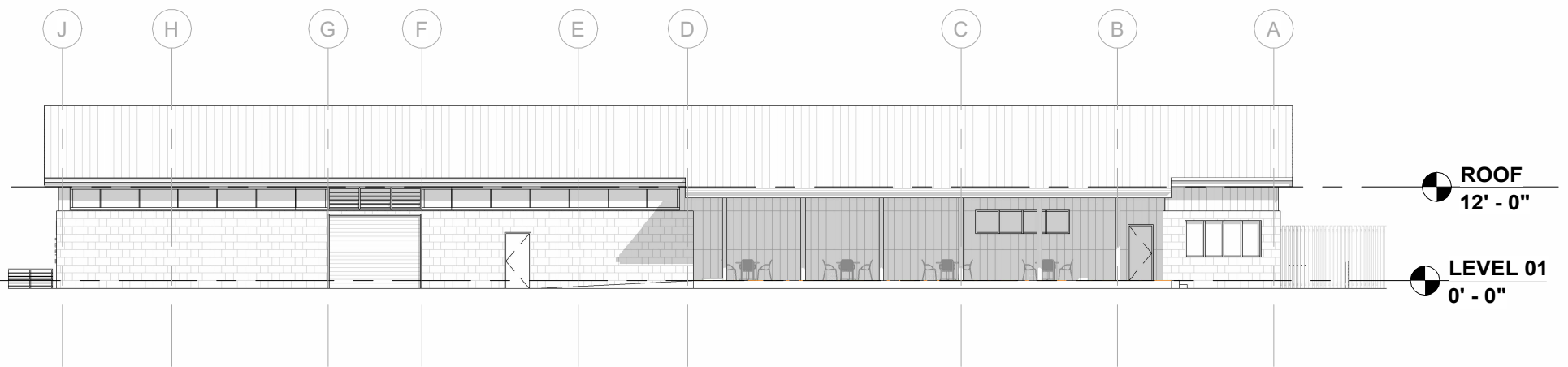


BUILDING SECTION 2 | 5
1" = 20'-0"

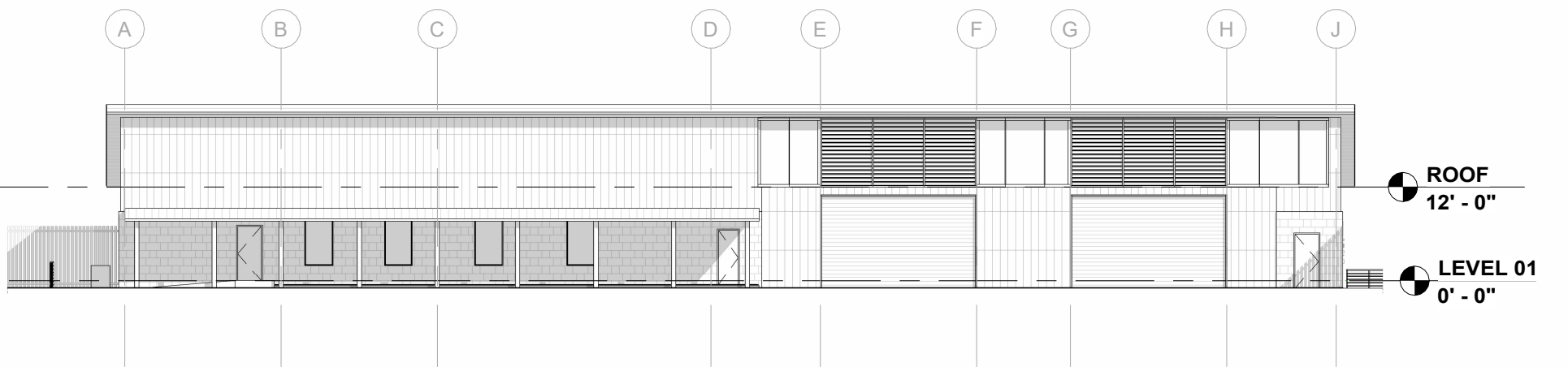


BUILDING SECTION 1 | 4
1" = 20'-0"

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



EAST ELEVATION | 2
1" = 20'-0"



WEST ELEVATION | 1
1" = 20'-0"



SPRING VALLEY VILLAGE
EXTERIOR RENDERINGS - OPTION 1
SD502
2026/01/14





SPRING VALLEY VILLAGE
EXTERIOR RENDERINGS - OPTION 1
SD503
2026/01/14





SPRING VALLEY VILLAGE
EXTERIOR RENDERINGS - OPTION 1
SD504
2026/01/14

