

New



**woodway**  
FAMILY CENTER



# ABBREVIATED PROJECT HISTORY



# December 2019: City of Woodway engages RBDR Architects

TO BEGIN DISCUSSION REGARDING DESIGN FOR A NEW/UPDATED FAMILY CENTER FACILITY

## February / March 2020: Covid 19 Strikes

- EVERYTHING IS PLACED ON HOLD

## June 2020: Dialogue resumes regarding the project

- CITY OF WOODWAY MAKES A DECISION ABOUT THE GENERAL SITE LOCATION
- RBDR DEVELOPS AND REVISES A SCHEMATIC FLOOR PLAN BASED ON PROGRAMMING CONSIDERATIONS, SITE PLANNING, AND CIRCULATION REQUIREMENTS

## Oct 2020: Preliminary building design presented to Parks & Recreation



## September 2021:

- RBDR & CITY OF WOODWAY DISCUSS AND AGREE THAT WITH COMPLEX / UNPREDICTABLE CONSTRUCTION CLIMATE EARLY INPUT FROM A CONTRACTOR IS NEEDED.

## December 2021: Step 1 CMAR Process:

## RFQ (Request for Qualifications) issued for Construction Manager-At-Risk

## January 2022: Step II CMAR Process:

## RFP issued for Construction Manager-At-Risk

- PROPOSALS ARE REVIEWED AND SCORED BY THE CITY OF WOODWAY

## January 2022: Schematic building design presented to City Council



**RBDR & The City of Woodway continue  
to make progress on the project design**

**March 2022:**

**The City of Woodway interviews finalists  
for the CMAR selection process**

- THE HIGHEST SCORING CONTRACTORS ARE INTERVIEWED BY THE CITY OF WOODWAY

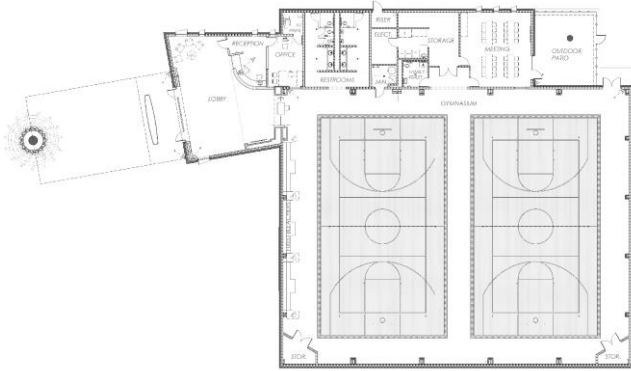
**John Erwin Construction is selected**

AND SIGNS A CONTRACT TO SERVE AS CONSTRUCTION MANAGER

**Based on feedback from the City of Woodway and J.E.C., the design team  
makes refinements to the building design**

**The design team completes construction documentation**

# October 2022: At completion of construction documents: Latest building design presented to City Council prior to start of construction

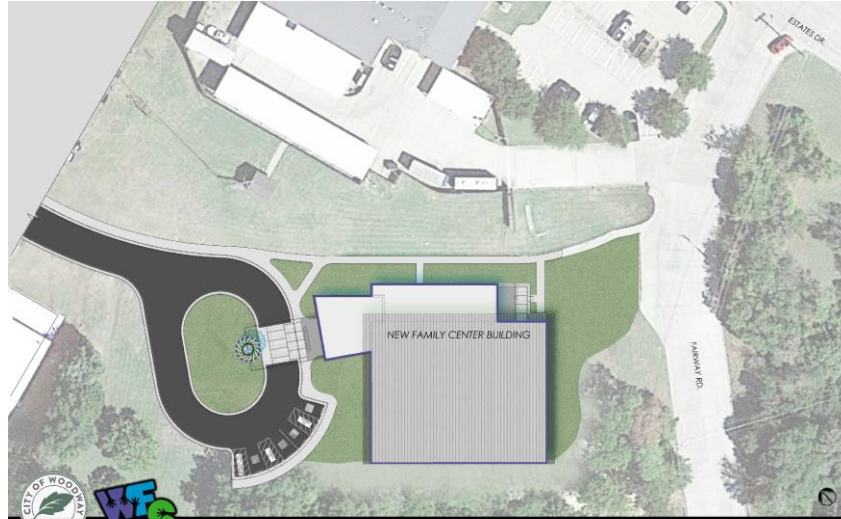


AREA = 15,260 SF



FLOOR PLAN

rbdr PLLC - ARCHITECT



SITE PLAN

rbdr PLLC - ARCHITECT



PERSPECTIVE VIEW

rbdr PLLC - ARCHITECT



PERSPECTIVE VIEW

rbdr PLLC - ARCHITECT

# Current Project Status



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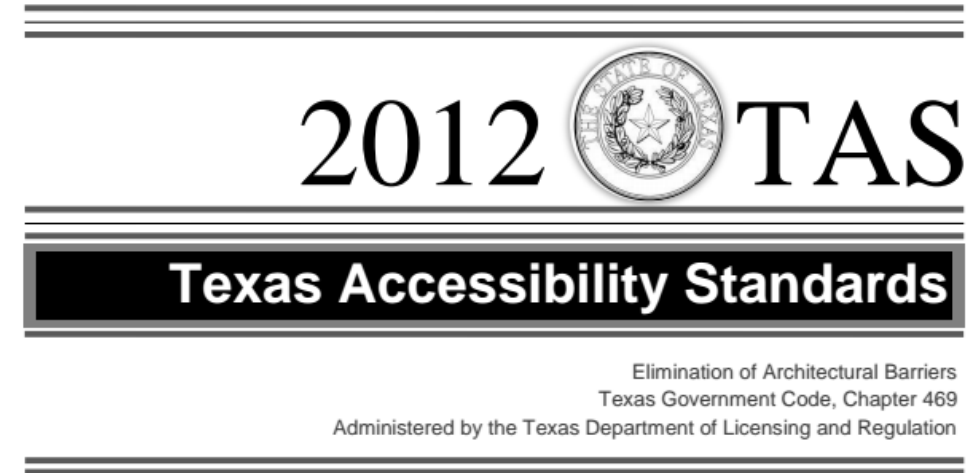


# Key Project Characteristics

- **EFFICIENCY**
- **DURABILITY / LONGEVITY**
- **FLEXIBILITY / FUNCTIONALITY**
- **INSPIRATION, EXCITEMENT, & FUN!**

# General Accessibility Requirements in the State of Texas

- ALL NEW COMMERCIAL CONSTRUCTION IN THE STATE OF TEXAS IS REQUIRED TO CONFORM TO THE 2012 TEXAS ACCESSIBILITY STANDARDS (**TAS**)
- **TAS** IS ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR)
- THESE STANDARDS ARE UPHELD THROUGH MANDATORY SCHEDULED PLAN REVIEWS & INSPECTIONS
- CORRECTION OF ANY VIOLATIONS IS ENFORCED THROUGH SIGNIFICANT FINES.



**Effective March 15, 2012**

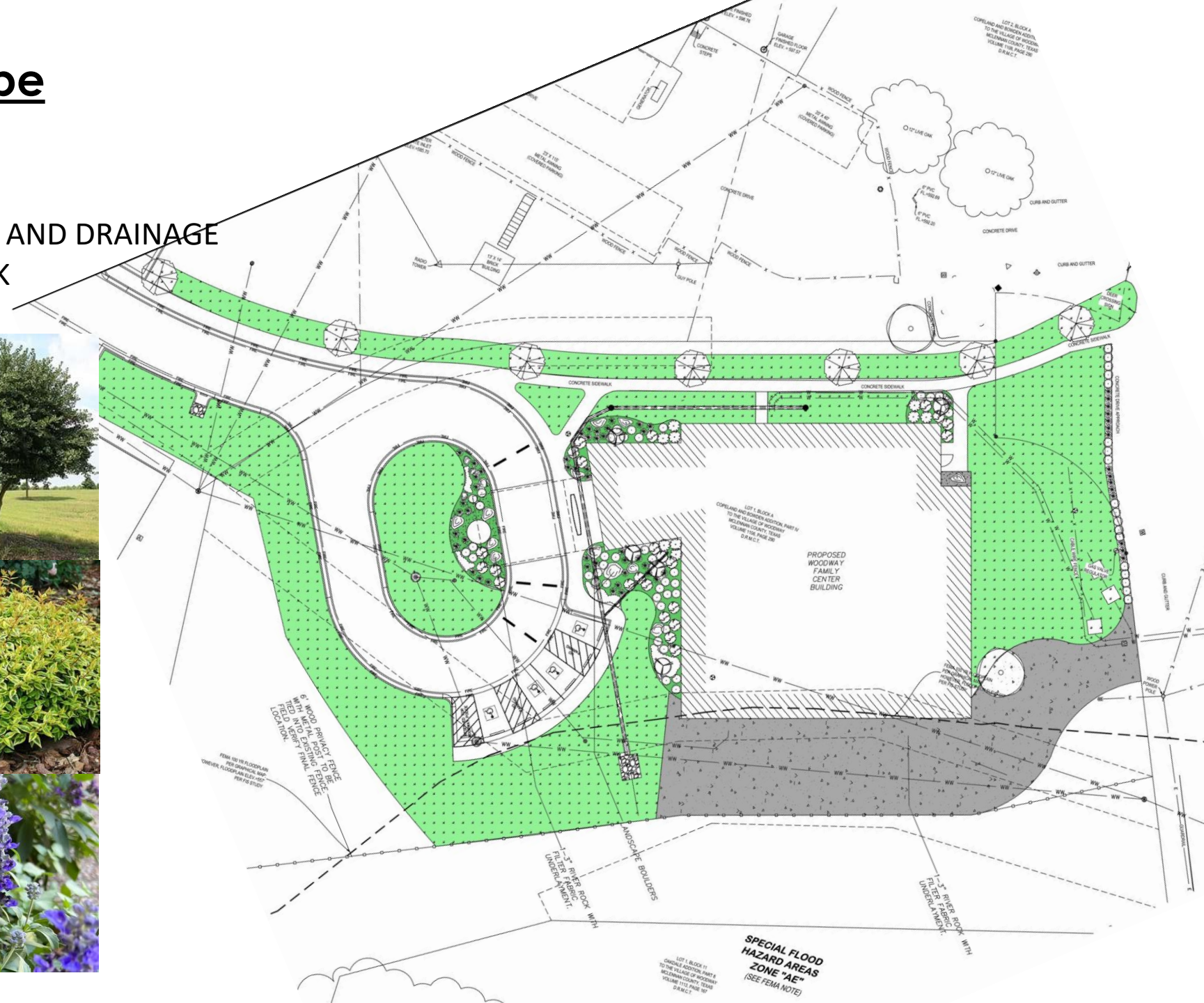


An aerial photograph of a commercial site. The site features several large, modern buildings with dark grey roofs and light-colored walls. There are multiple parking lots with various cars parked. A large area in the foreground is under construction, showing a concrete foundation and rebar structure. The site is surrounded by roads and some trees. The text "Site Elements" is overlaid in the center of the image.

# Site Elements

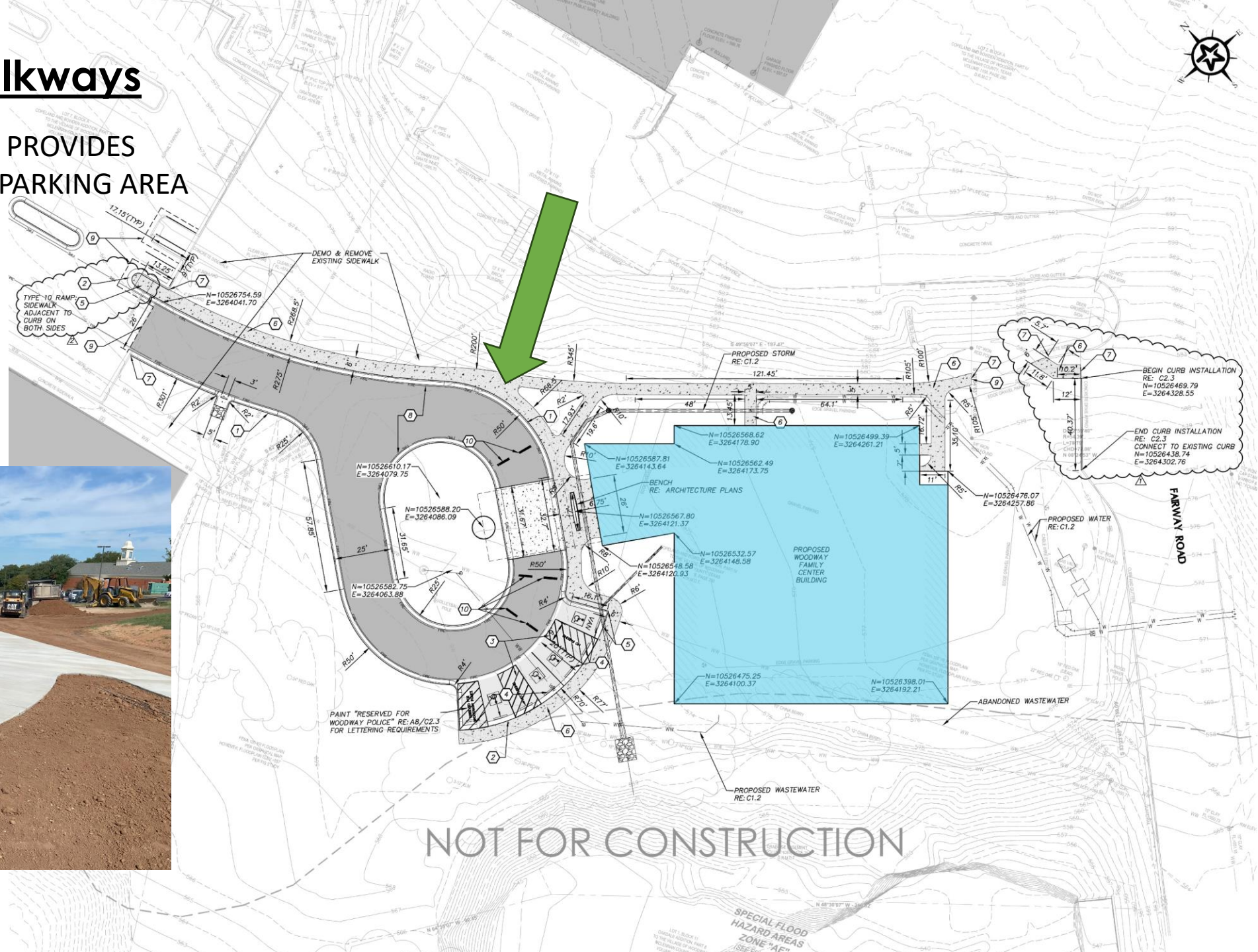
# Site Elements: Landscape

- HEARTY NATIVE PLANT SPECIES
- BERMUDA GRASS
- RIPRAP FOR SLOPE STABILIZATION AND DRAINAGE
- FENCING ADJACENT TO THE CREEK



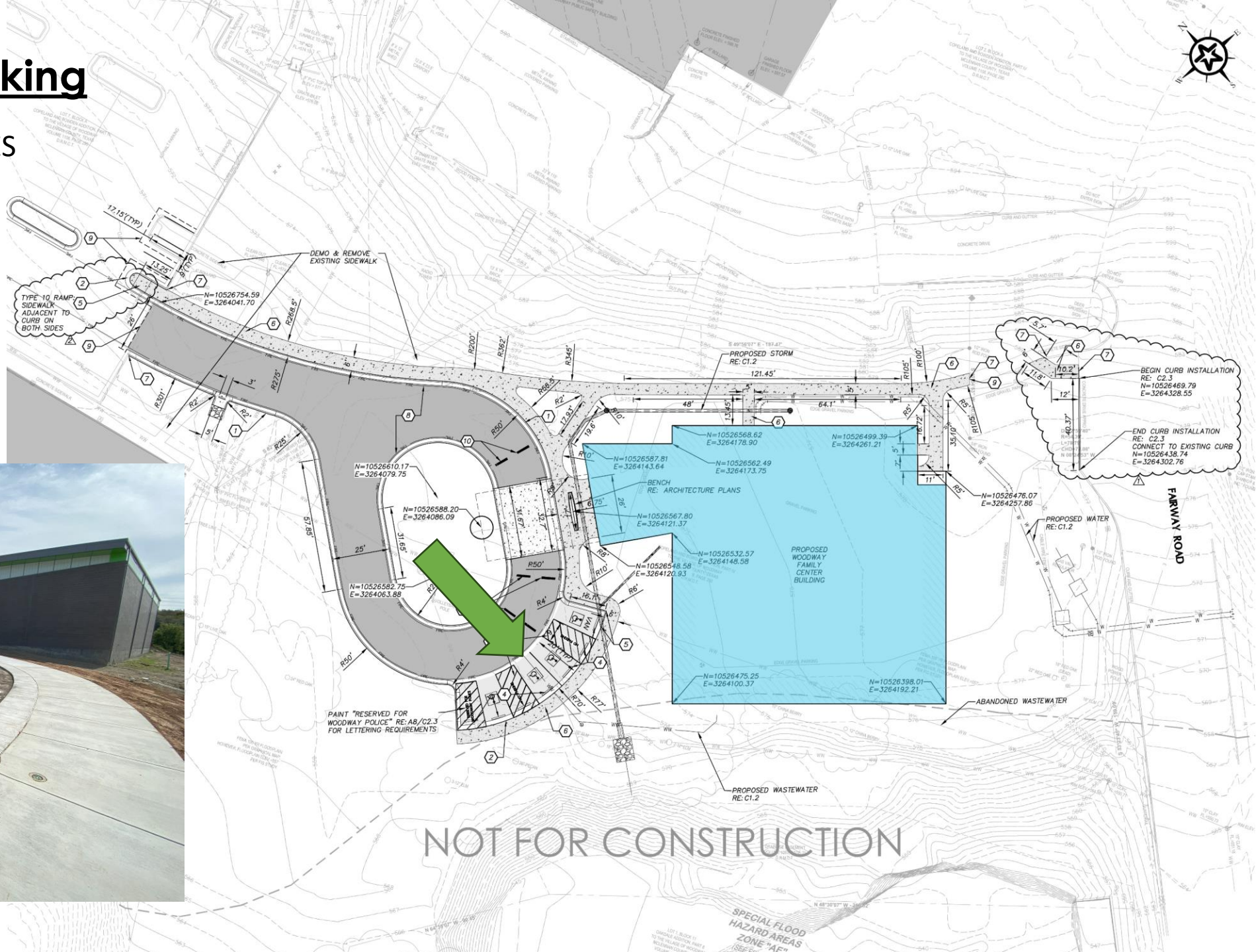
# Site Elements: Walkways

NEW ACCESSIBLE PATHWAY PROVIDES CONNECTION TO EXISTING PARKING AREA



# Site Elements: Parking

ACCESSIBLE PARKING SPACES  
AT THE FRONT DOOR



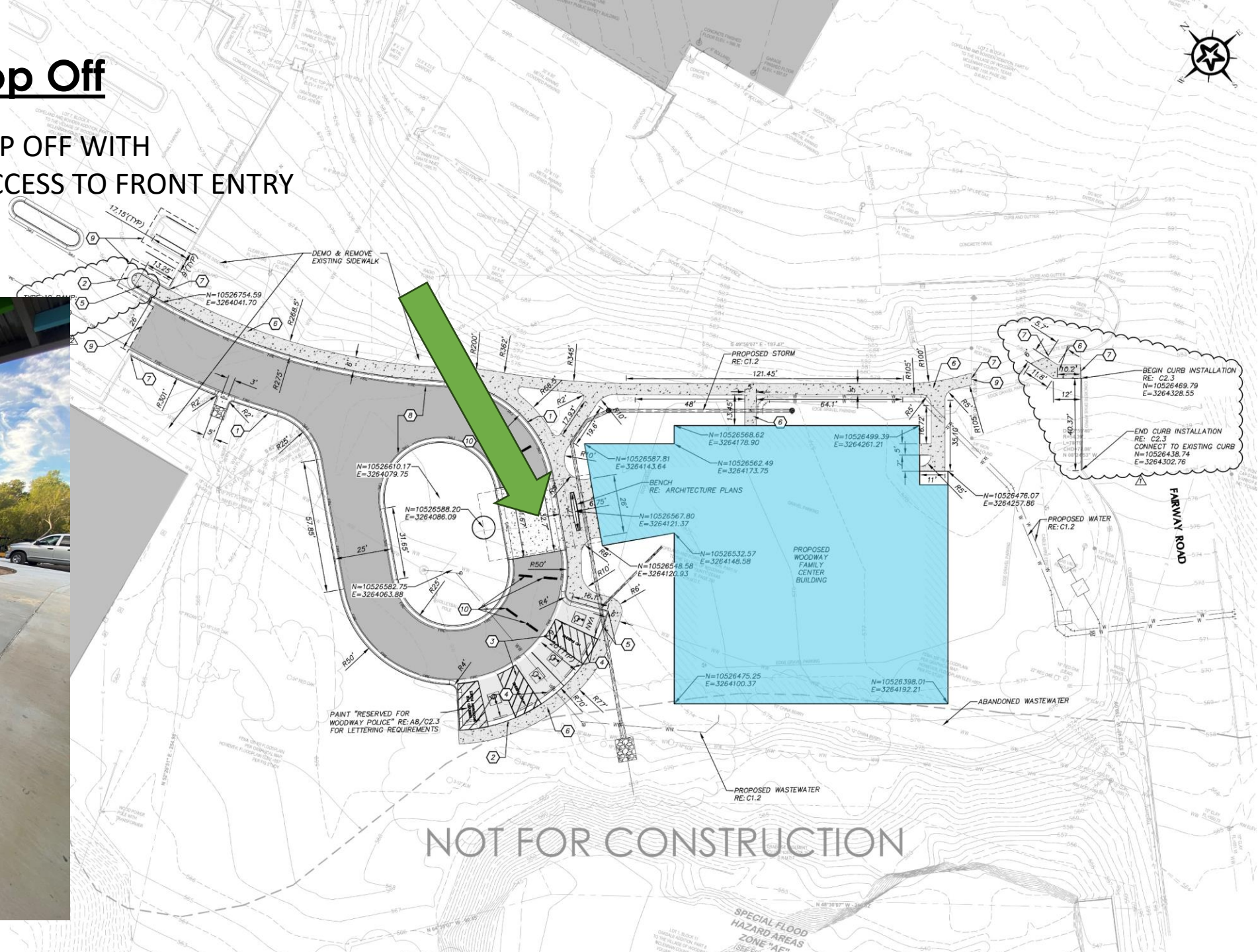
# Site Elements: Accessible Routes

ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING TO FRONT DOOR



# Site Elements: Drop Off

COVERED, PROTECTED DROP OFF WITH ACCESSIBLE (CURB-LESS) ACCESS TO FRONT ENTRY





# Site Elements: Entry

## ACCESSIBLE ENTRY AREA / ENTRY DOORS



# Building Elements

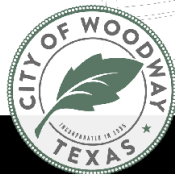
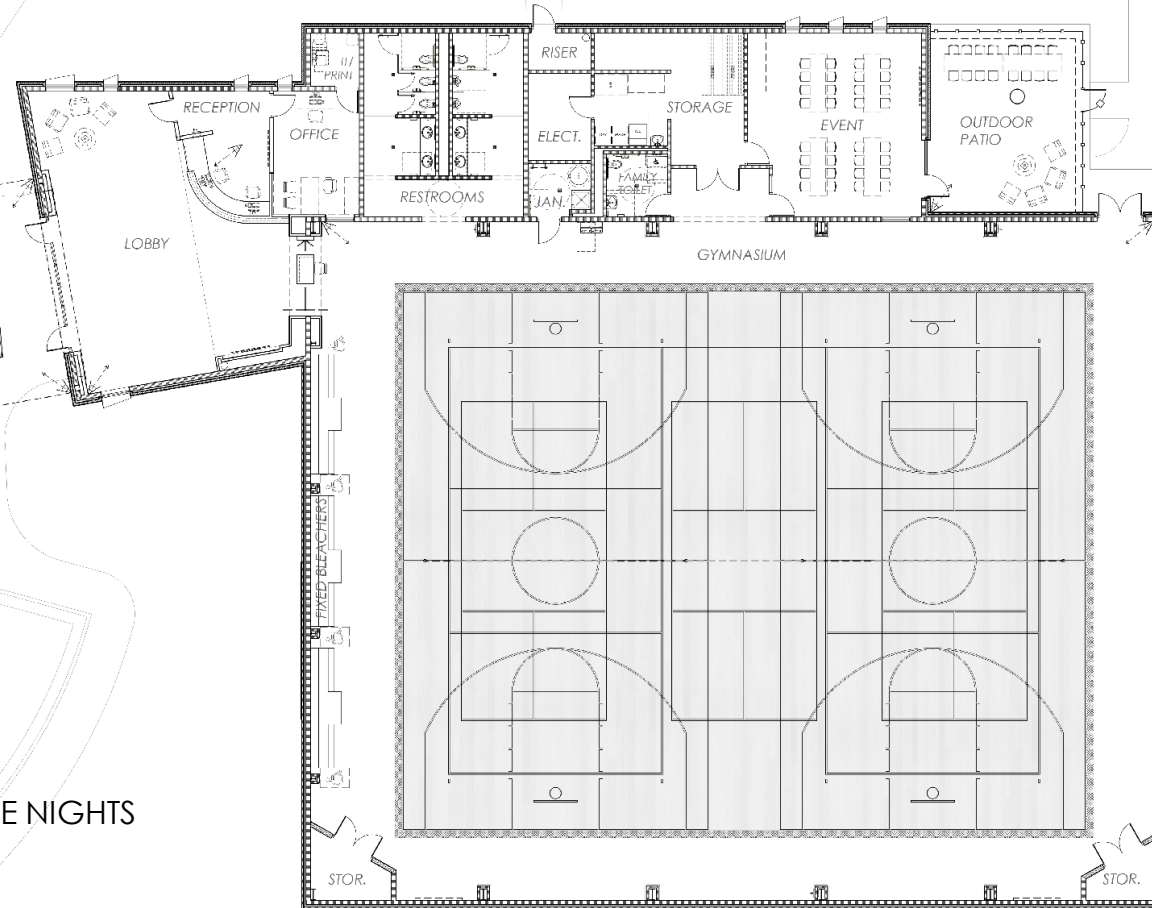


# The Building Today

15,266 SF

## KEY BUILDING PROGRAM FEATURES:

- FULLY ACCESSIBLE FACILITY
- CONTROLLED GYMNASIUM ACCESS
- GYMNASIUM SF ~11,000 SF
- TWO ELEMENTARY SIZED BASKETBALL COURTS W/ VOLLEYBALL & PICKLEBALL STRIPING (THREE PICKLEBALL COURTS)
- ONE SET OF BLEACHERS (SEATING FOR ~65) + ADDITIONAL FREE-STANDING CHAIR SEATING SPACE
- INDOOR EVENT SPACE W/ COVERED OUTDOOR PATIO EXPANSION / SPILL-OVER AREA
- COVERED DROP OFF AREA
- LARGE PROJECTION SCREEN W/ SPEAKERS FOR MOVIE NIGHTS



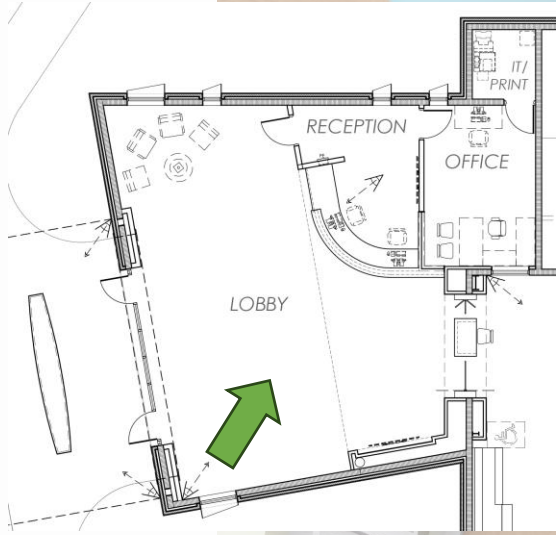
CURRENT FLOOR PLAN

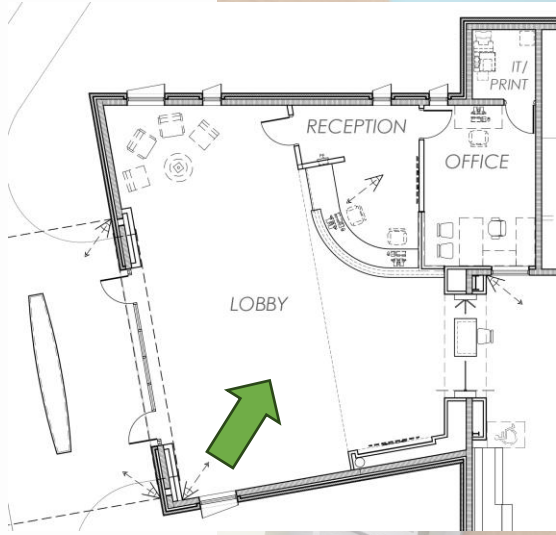
AREA = 15,266 SF



rbdr PLLC - Architects

DOCUMENTS ARE INCOMPLETE  
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OR CONSTRUCTION.  
DAVID E. RIBBETT, TX #14611





ENTRY

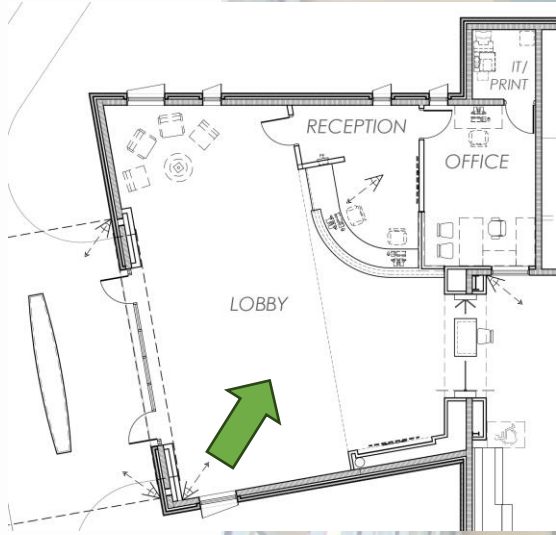
SEATING

RECEPTION

OFFICE

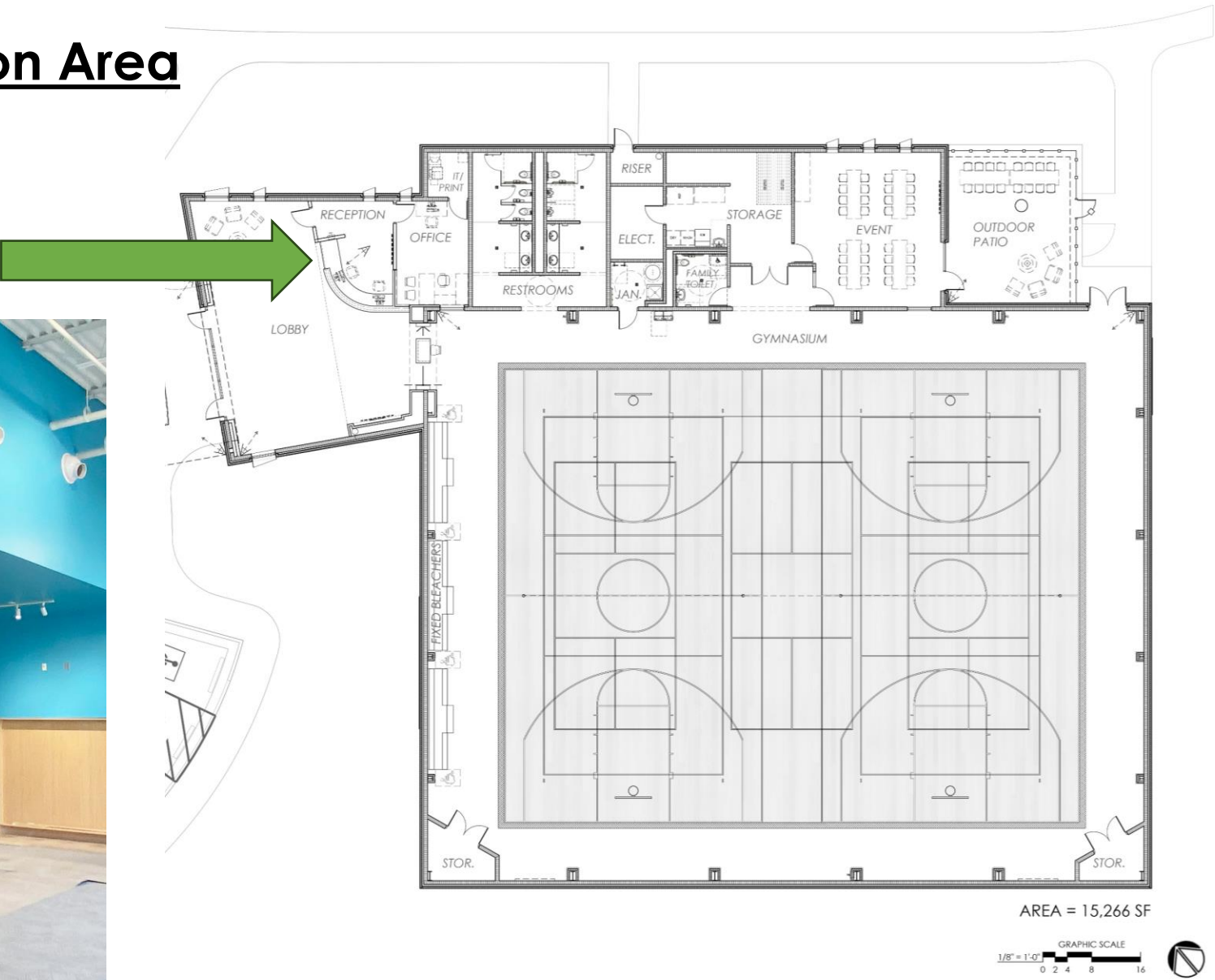
GYMNASIUM  
ENTRY

MERCHANDISE



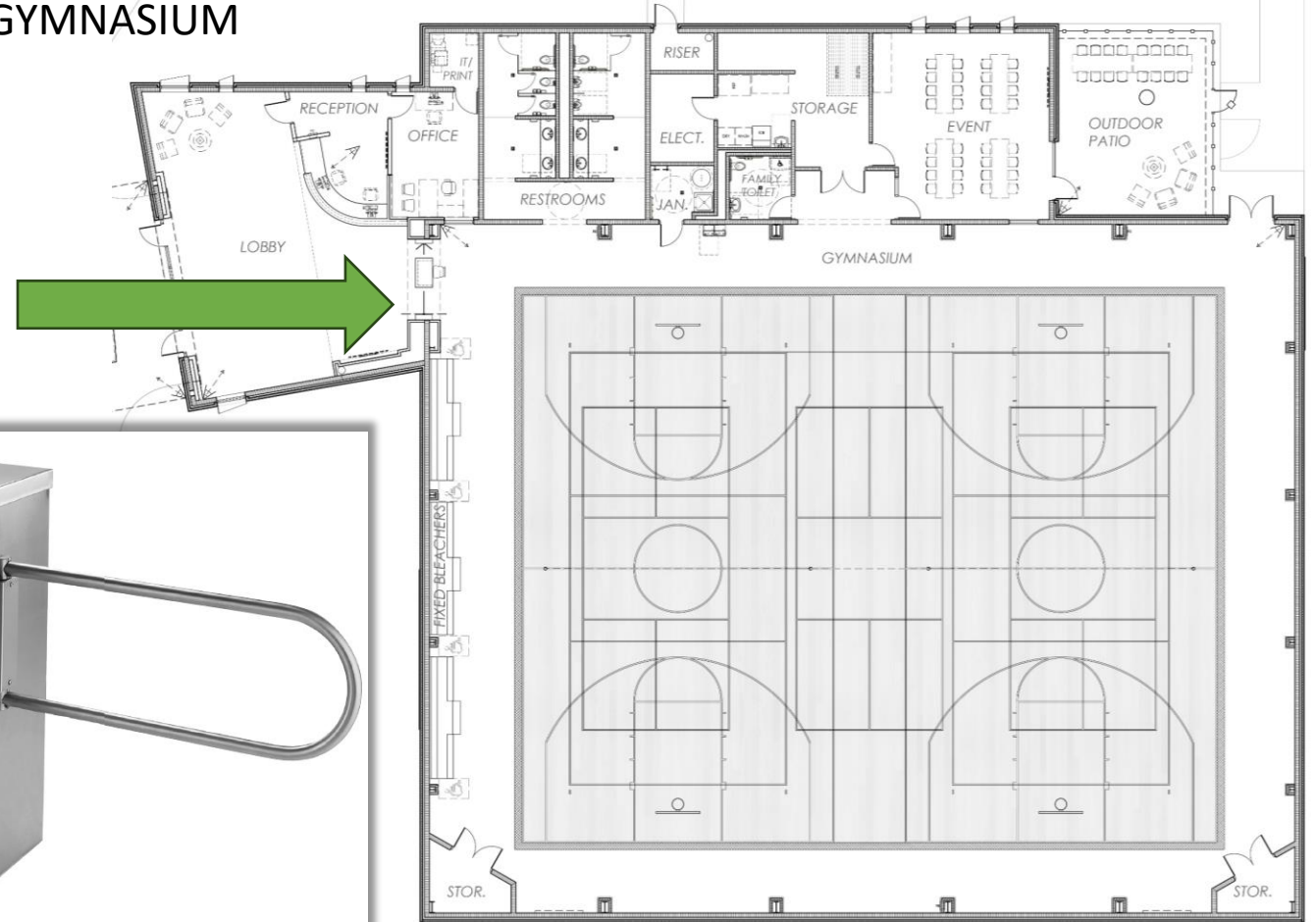
# Building Elements: Reception Area

ACCESSIBLE RECEPTION COUNTER  
(LOW & HIGH COUNTER HEIGHTS)



# Building Elements: Controlled Gymnasium Access

SECURE BUT ACCESSIBLE ACCESS/EXITING FOR GYMNASIUM



AREA = 15,266 SF

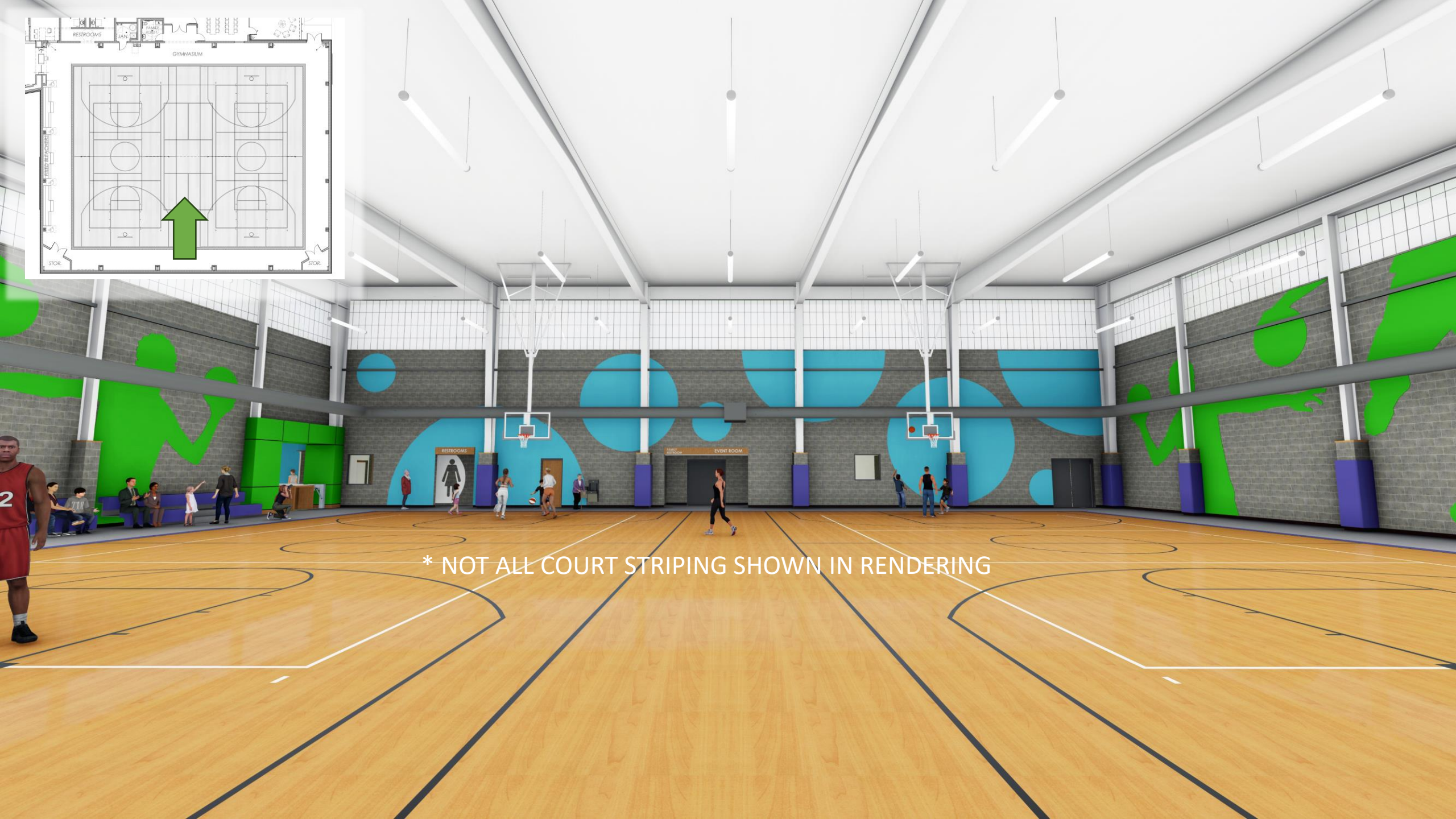
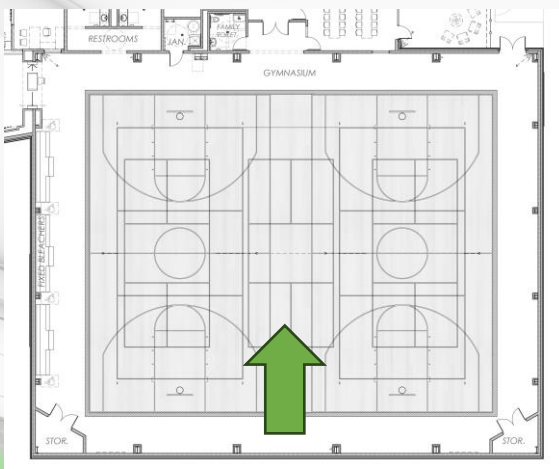


**CURRENT FLOOR PLAN**

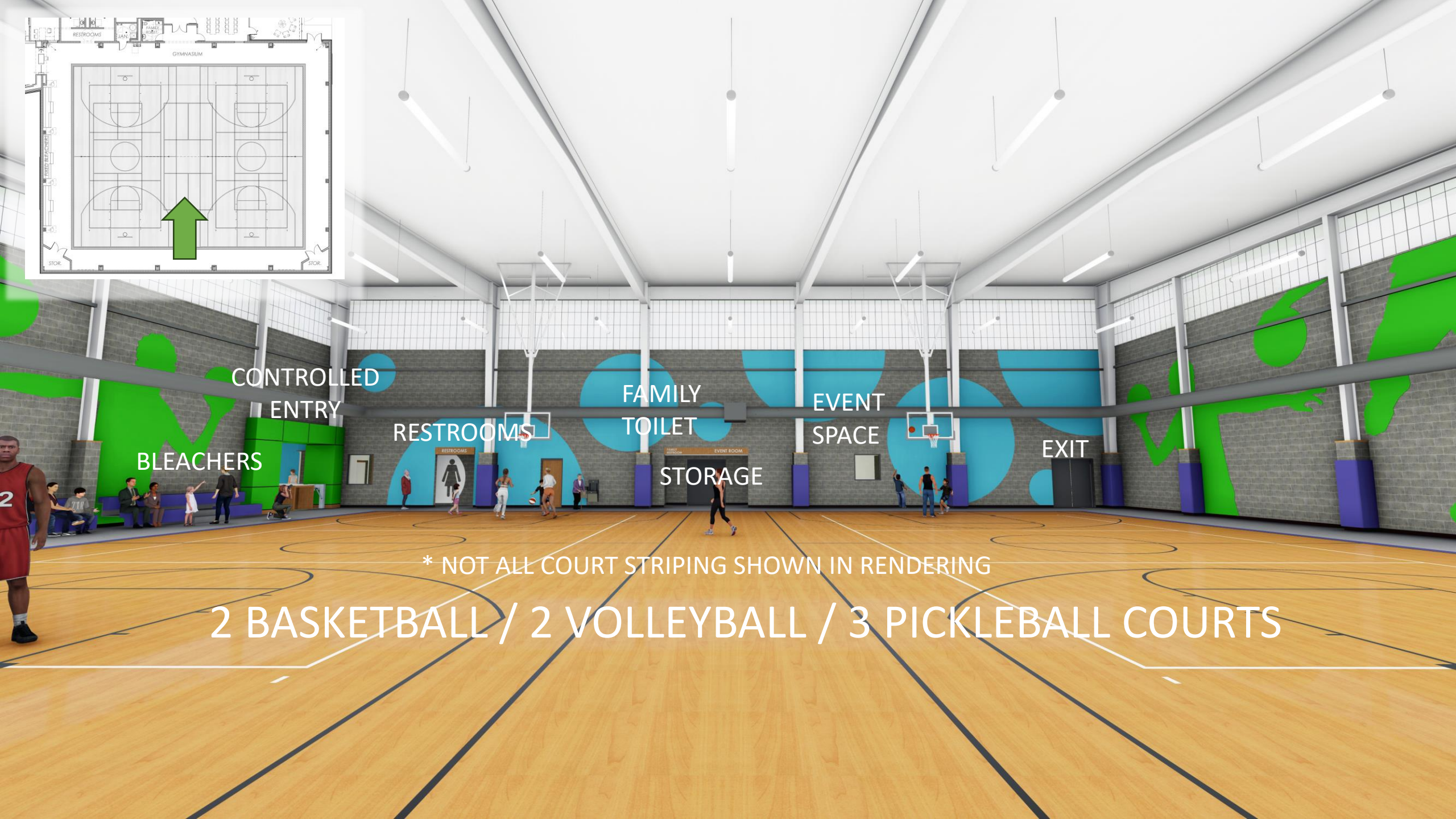
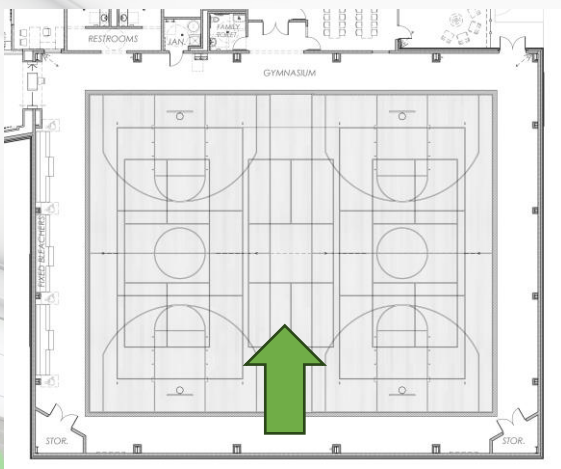
rbdr PLLC - Architects  
Dallas, Texas

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DRAWING NUMBER: 174-19021





\* NOT ALL COURT STRIPING SHOWN IN RENDERING



\* NOT ALL COURT STRIPING SHOWN IN RENDERING

2 BASKETBALL / 2 VOLLEYBALL / 3 PICKLEBALL COURTS

# Building Elements: Restrooms

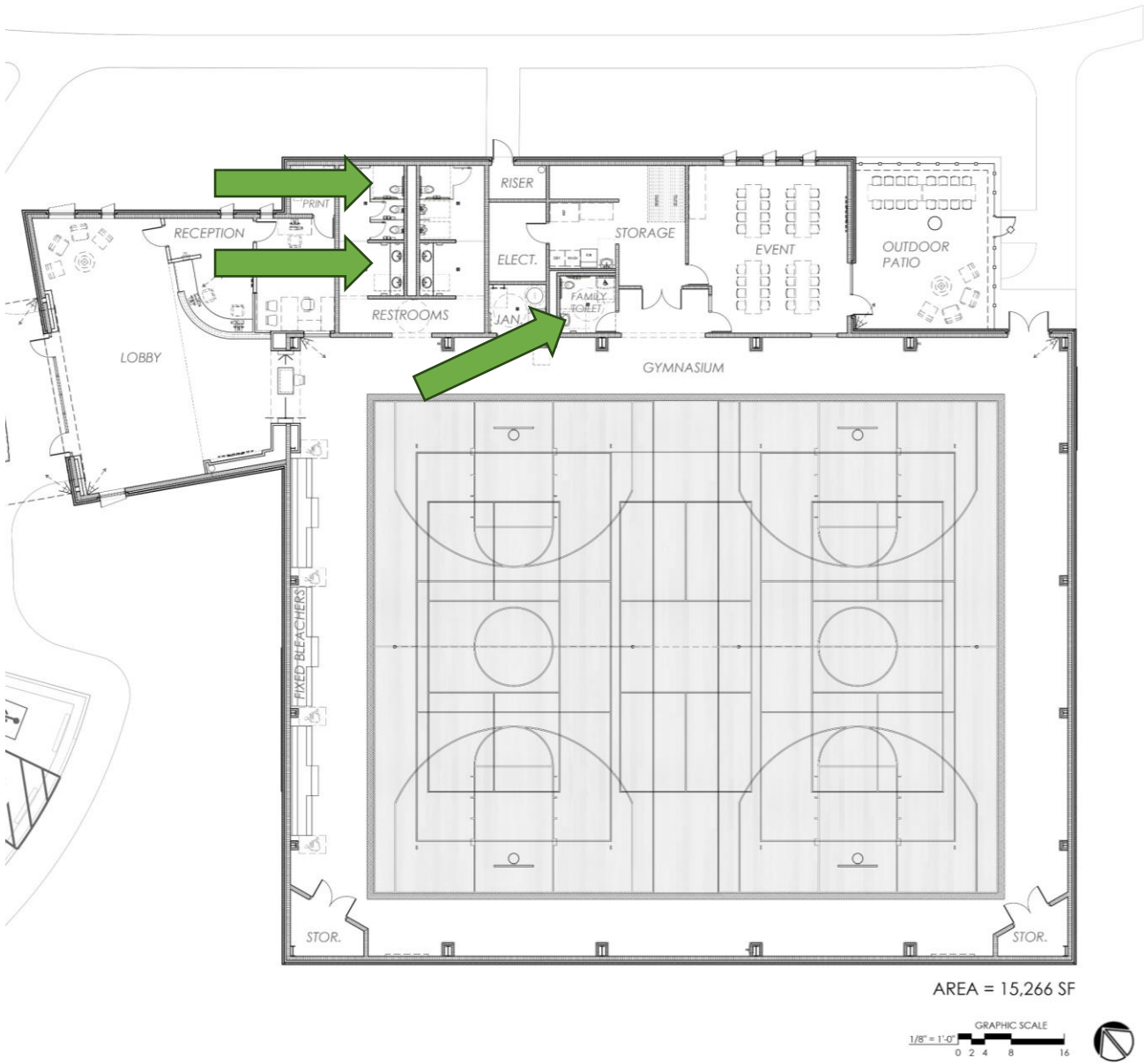
ACCESSIBLE STALLS



ACCESSIBLE WASH AREAS

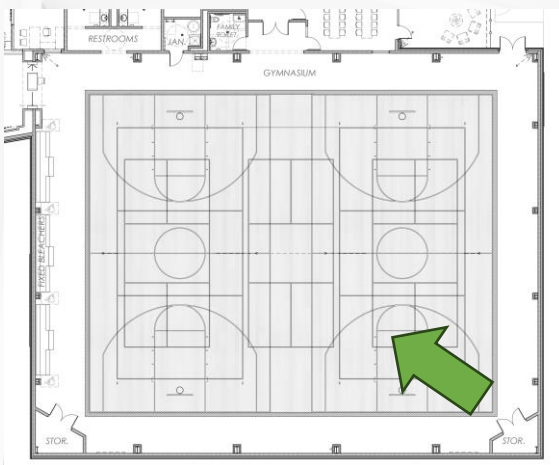


ACCESSIBLE FAMILY TOILET

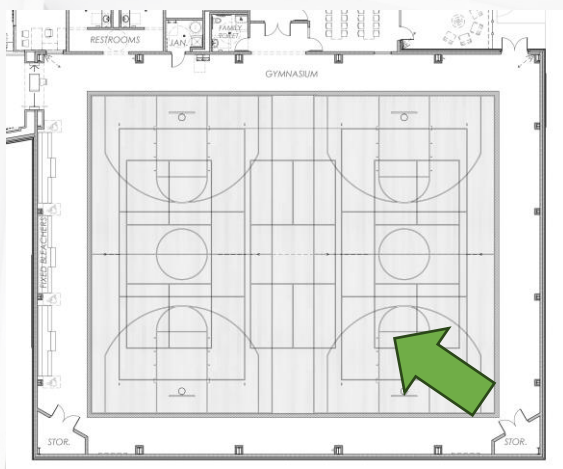


AREA = 15,266 SF

1/8" = 1'-0" GRAPHIC SCALE  
0 2 4 8 16



\* NOT ALL COURT STRIPING SHOWN IN RENDERING



STORAGE

BLEACHERS

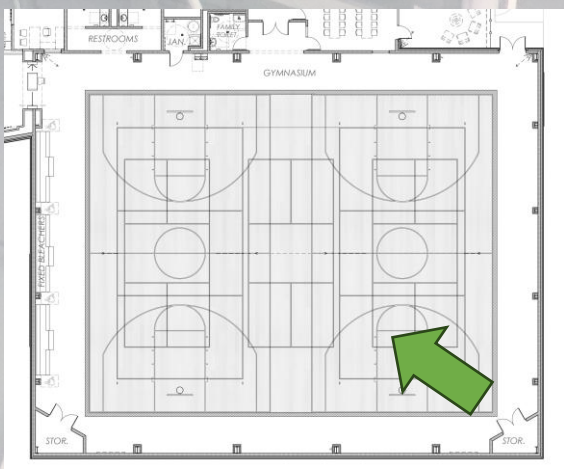
RESTROOMS

FAMILY EVENT SPACE  
TOILET

STORAGE

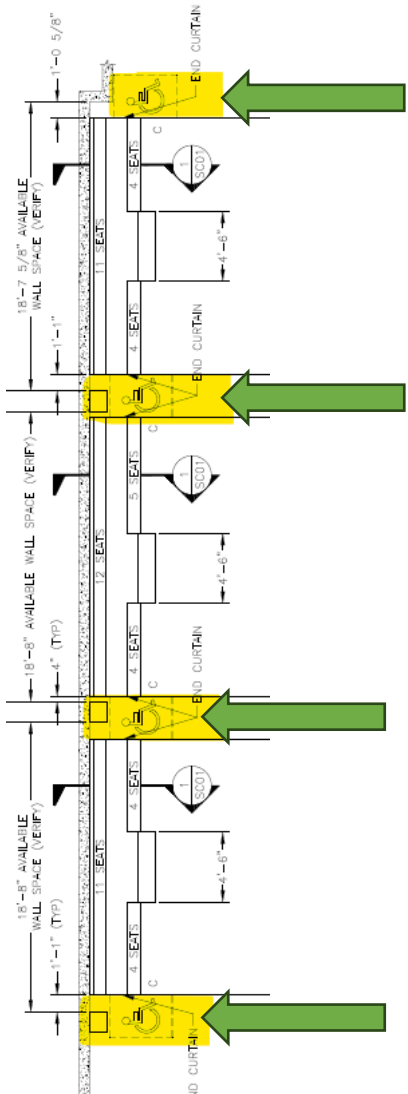
2 BASKETBALL / 2 VOLLEYBALL / 3 PICKLEBALL COURTS



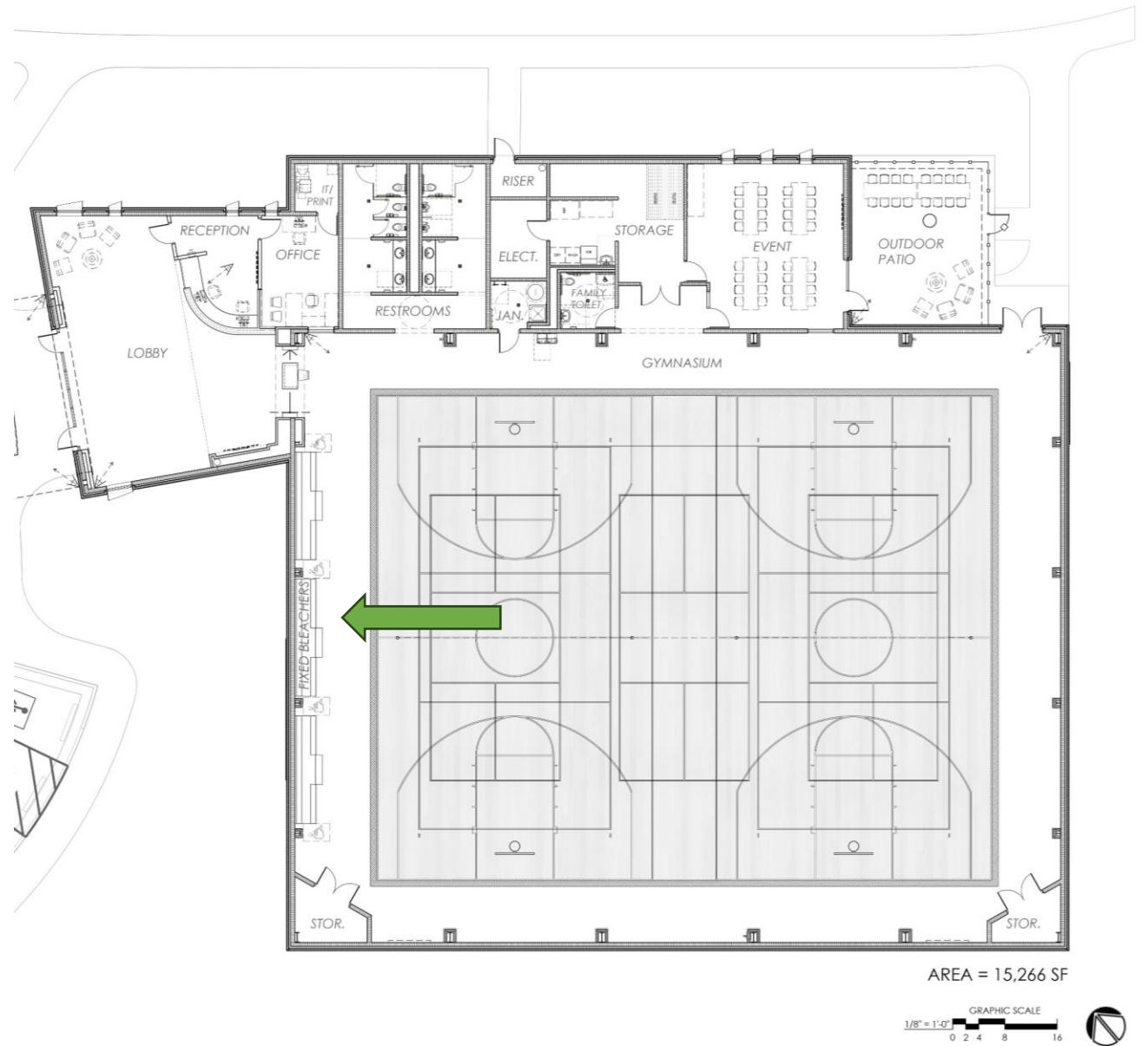


# Building Elements: Bleachers

- BLEACHER SEATING FOR ~65 PEOPLE
- SPACES FOR WHEELCHAIR SEATING



\*ADDITIONAL CHAIR SEATING WILL BE PROVIDED

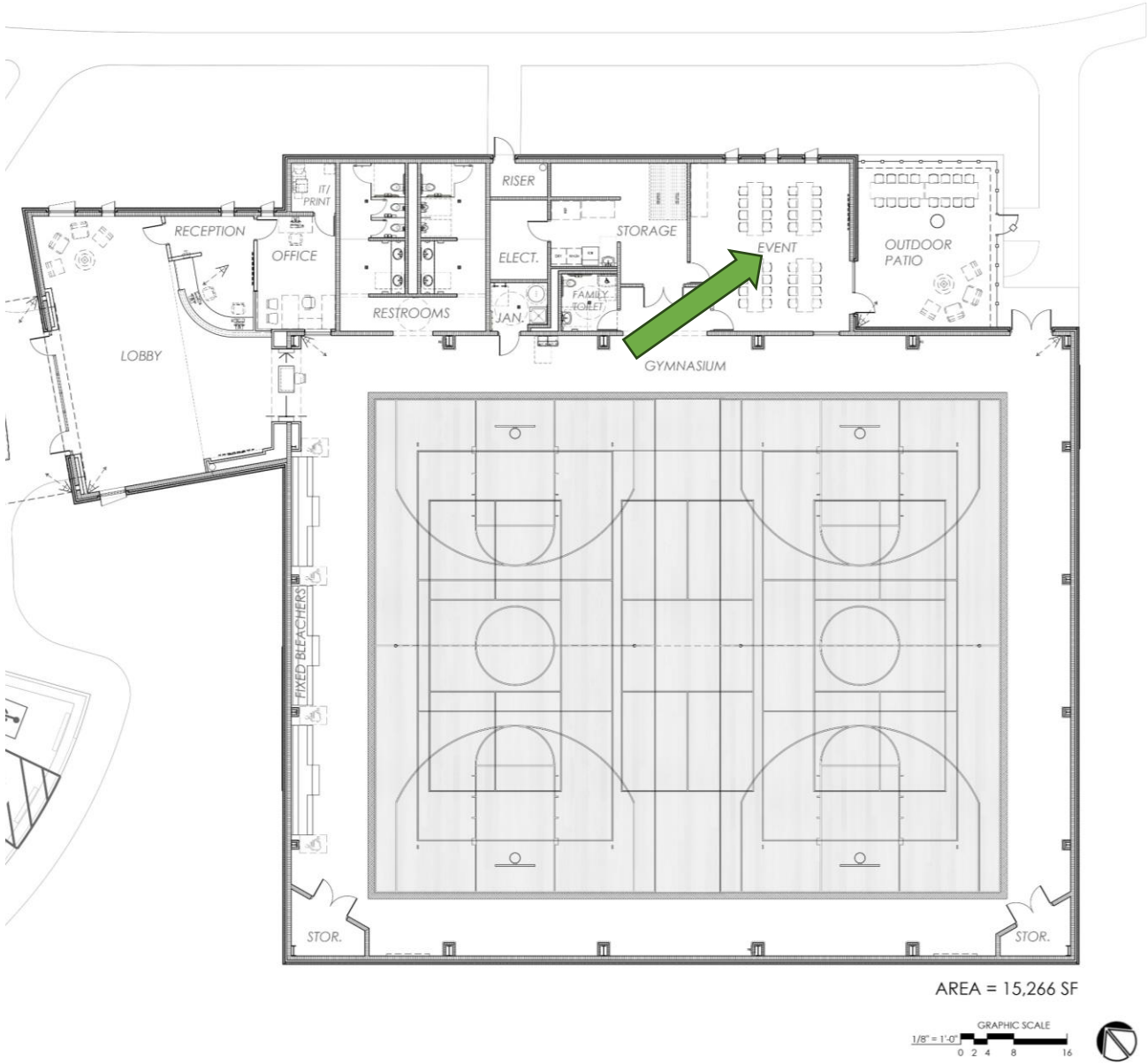


**CURRENT FLOOR PLAN**

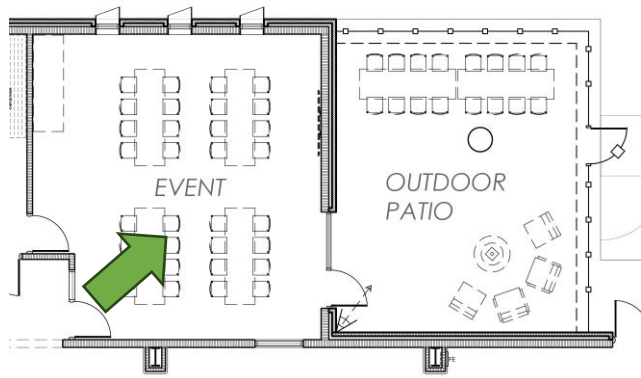
rbdr PLLC · Architects  
Dallas, Texas

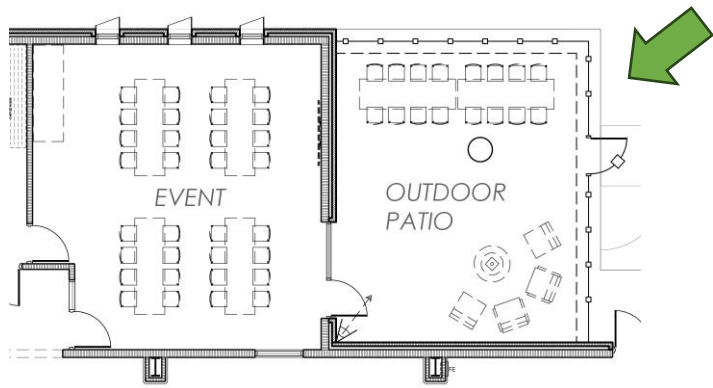
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OR CONSTRUCTION.  
DATE: 5/19/2024, 11:47:02

# Building Elements: Event Space





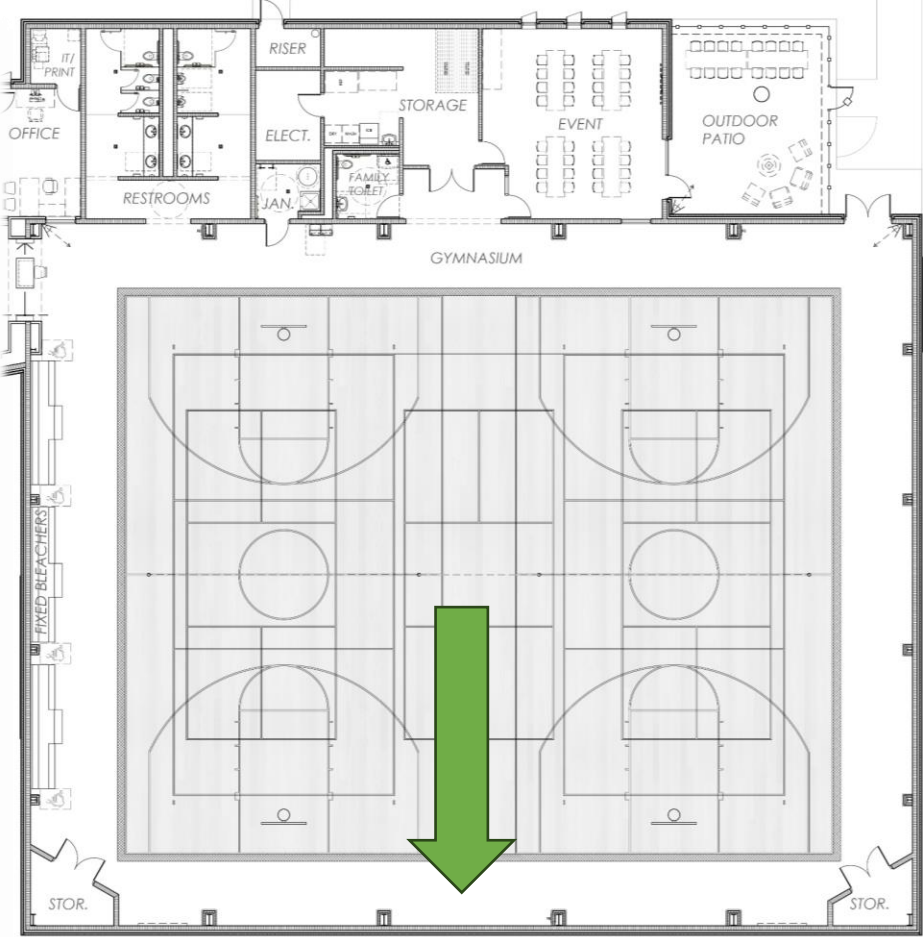




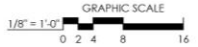
OUTDOOR PATIO AREA W/ SECURE FENCING & ALARMED GATE



# Building Elements: Large Projection Screen

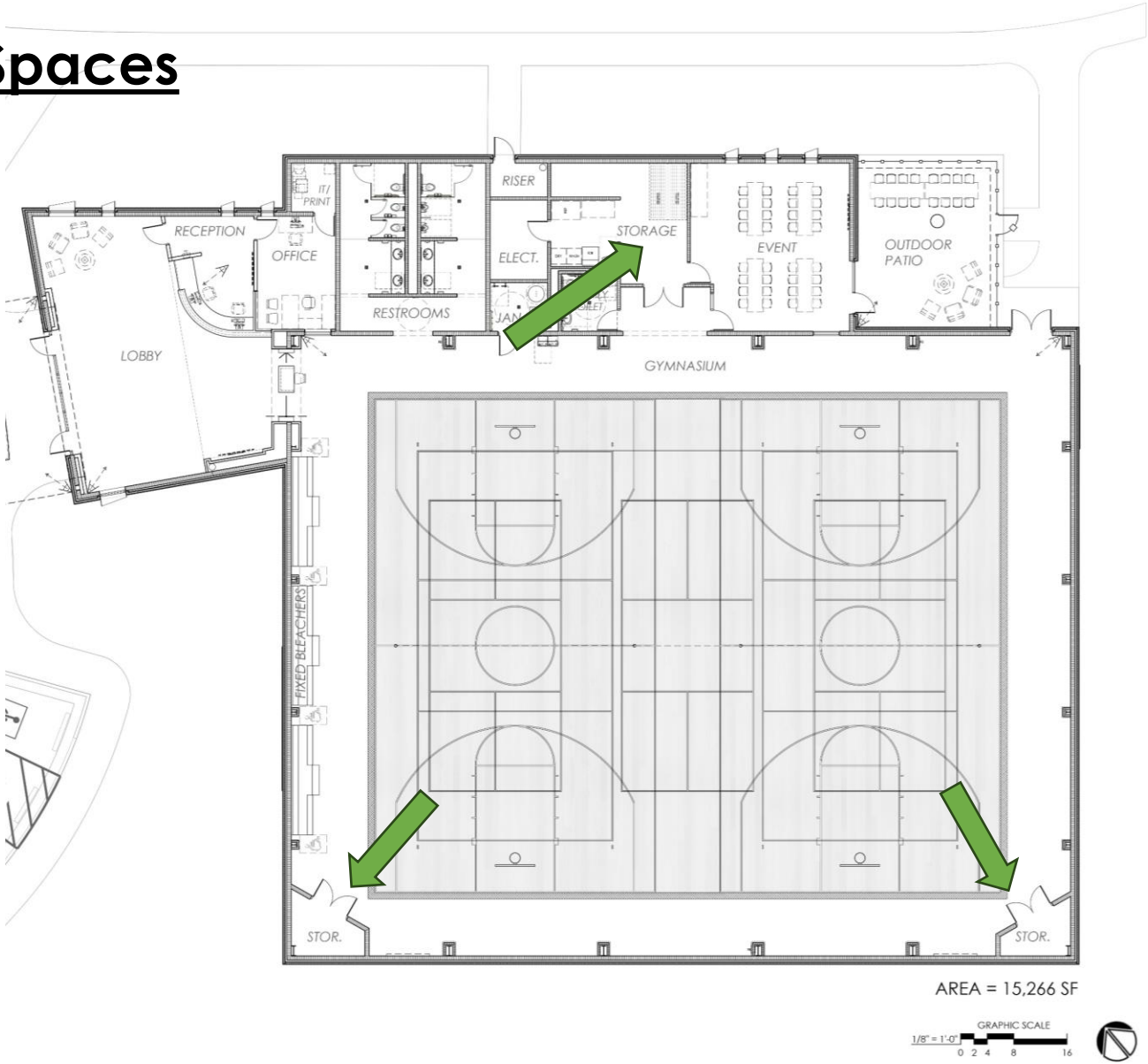


AREA = 15,266 SF



# Building Elements: Misc. Storage Spaces

WASHER/DRYER  
REFRIGERATOR  
SINK  
ICE



# Questions

