

**TEXAS MUNICIPAL LEAGUE
INTERGOVERNMENTAL RISK POOL**

Texas Municipal Center Visioning Committee Meeting

**Hotel Emma – Cellar K
136 E. Grayson Street
San Antonio, TX 78215**

July 25, 2024

Committee Members Present:

Mary M. Dennis, Chair
Bert Lumbreras
Allison Heyward
Jeffrey Snyder
Chris Coffman

Staff Present

Jeff Thompson
Lindsey Fields
David Reagan
Bo Joseph
Susie Green

Other Board Trustees Present:

J.W. “Buzz” Fullen
Holly Gray-Moore
Bennett Sandlin

Others Present:

Devyn Inman, CPM Consulting
Ian McQuestion, CPM Consulting
Joe Gowing, Perkins + Will
Matt Taylor, Perkins + Will

Chair Mary M. Dennis called to order the Texas Municipal Center Visioning Committee of the Texas Municipal League Intergovernmental Risk Pool at 10:00 AM on Thursday, July 25, 2024.

Updated on Staff Visioning Process and Discussion of Strategy and Long-Term Goals related to the Renovation or Relocation of the Texas Municipal Center

Jeff Thompson stated that CPM Texas, along with Perkins + Will, an architecture and office design firm, has begun their basic work to determine current and future office needs of the Texas Municipal League and the Texas Municipal League Intergovernmental Risk Pool. The goal today was to establish a broad framework of how to move forward. The ultimate recommendations of workplace standards, office space, services for members of TML and TMLIRP, and ultimate costs will be presented at the Planning Session of the Board in January of 2025.

Devyn Inman, CPM Consulting, introduced the team present at the committee meeting. Ian McQuestion, CPM Consulting, Joe Gowing, Perkins + Will, and Matt Taylor, Perkins + Will, were present.

Joe Gowing and Matt Taylor provided an update on the data collection activities to date. They have assessed the existing space, reviewed similar state agencies, conducted department interviews, conducted one visioning session, and received responses to two leadership surveys and two employee surveys. The data-driven research will ultimately lead to workplace design and strategies. Matt Taylor pointed out several items that had already been determined that were important to TML and different items that were important to TMLIRP. The preliminary results of the data-driven research indicated three scenarios or strategies.

Strategy A would be to stay and renovate the current Texas Municipal Center. The total gross square footage renovated would be 70,000 to 136,000 square feet. Renovation would take two to three years and would be phased due to occupancy of the building. There are unknown conditions in the building, such as the condition of the electrical system and

plumbing. The renovation would also require the building being brought up to current building codes. Estimated costs are \$37 million to \$70 million.

Strategy B would be to lease office space. It would be two to three years to locate and renovate such leased space, but it would be a single-phase construction project. Total gross square footage would be 60,000 to 90,000 square feet. Renovation costs are estimated to range from \$24 million to \$31 million. Rent would be in addition to such costs.

Strategy C would be to build or purchase office space. Duration of that project would be three to five years. Total gross square footage is estimated to be 70,000 to 100,000 square feet. Estimated construction costs are \$52 million to \$66 million. The purchase of land would be in addition to such costs.

It was the consensus of the committee to pursue Strategy C.

Chair Mary M. Dennis adjourned the meeting at 11:46 AM on July 25, 2024.

Approved by the
Texas Municipal Center Visioning Committee
on
October 24, 2024



David W. Reagan, Board Secretary