



Memorandum

Memorandum No: 23-133

Date: May 2, 2023
To: Honor Mayor and City Council
From: Ryan Henderson, Interim City Manager
Re: Municipal Campus Plaza Project

At the November 22, 2022 City Council Meeting, the City Council approved a professional services agreement with Teague Nall & Perkins (TNP) for the design of a new plaza located in the space adjacent to the Municipal Complex, Central Fire Station, and the proposed Community Library. This design was based upon concepts presented to the City Council with the conceptual design of the Anna Community Library. City staff has been working with TNP to advance the design forward and align construction with the Community Library project.

The design team has prepared a cost estimate for the plaza construction, which is estimated at \$3,500,000, including contingency funds. Earlier this year the design team presented the concept to the Anna Community Development Corporation Board to discuss potential funding options. The Board has indicated a desire to provide \$2,000,000 in funding for the construction of the plaza, leaving a funding shortfall of \$1,500,000.

Staff is proposing to include \$1,500,000 in Public Improvement District (PID) Fee funds in the FY2023-24 Capital Improvement Plan budget. The City Council will be asked to consider this funding through the annual budget process. If approved, this will provide adequate funding to fully construct the project.

Construction of the plaza would occur concurrent with the construction of the Anna Community Library, which is expected to begin in late 2023. This will provide cost efficiencies through the same general contractor bidding both projects. Staff will be working with the design team to determine the most economical way to bid the project – either as an add alternate to the library project or as a separate proposal with the same due date.

Attached is an exhibit of the latest concept plan for the plaza, showing the proposed improvements. We believe that this project will further enhance the Municipal Campus as a downtown destination and increase development interest in the immediate area.

If you have any questions regarding the project, please let me know.

Attachments:

Exhibit 1 – Plaza Rendering

c: Joey Grisham, Economic Development Director
Marc Marchand, Neighborhood Services Director
Justin Clay, CIP Manager
Greg Peters, Interim Assistant City Manager
Taylor Lough, Assistant City Manager
Management Team

Exhibit 1 - Plaza Rendering

