**CITY OF FAIR OAKS RANCH CITY COUNCIL MEETING**

Thursday, August 6, 2026 at 6:30 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn Rd Fair Oaks Ranch

Live Stream: <https://www.youtube.com/channel/UCDqRvLvReqxrh1lbajwshKA/live>

AGENDA

OPEN MEETING

1. Roll Call- Declaration of a Quorum
2. Pledge of Allegiance

CITIZENS and GUEST FORUM

To address the City Council, please sign the Attendance Roster located on the table at the entrance in the foyer of the Public Safety Training Room. In accordance with the Open Meetings Act, Council or Committee may not discuss or take action on any item which has not been posted on the agenda. Speakers shall limit their comments to five (5) minutes each.

3. Citizens to be heard

PRESENTATIONS

4. Presentation of a 5-Year Service Award to James Ramirez, Maintenance Lead
Joanna Merrill, PSHRA-SCP, Director of Human Resources
5. Recognition of Employee of the Quarter (Q3) April 2026 through June 2026 - Robert Walk, Maintenance Lead
Joanna Merrill, PSHRA-SCP, Director of Human Resources

CONSENT AGENDA

All of the following items are considered to be routine by the City Council, there will be no separate discussion on these items and will be enacted with one motion. Items may be removed by any Council or Committee Member by making such request prior to a motion and vote.

6. Approval of the July 16, 2026 Regular City Council meeting minutes
Amanda Valdez, TRMC, City Secretary
7. Approval of a resolution approving the Fair Oaks Ranch Municipal Development District Budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027
Mike Lovelace, MDD Treasurer

8. Approval of Council Member Rhoden's absence from the July 16, 2026 Regular City Council meeting

Keith Rhoden, Council Member, Place 2

9. Approval of the second reading of an ordinance amending the City of Fair Oaks Ranch Code of Ordinance, Chapter 3 Building Regulations, Article 3.01 General Provisions, Section 3.01.018 Driveways Passing Through Drainage Channel with amended requirements for driveways with culverts

Lee Muniz, P.E., CFM, Engineering Manager

CONSIDERATION/DISCUSSION ITEMS

10. Consideration and possible action approving a resolution accepting the 2026 no-new-revenue and voter-approval tax rates, establishing the proposed ad valorem tax rate for Fiscal Year 2026-27, setting the public hearing date for the Fiscal Year 2026-27 Budget and Tax Rate, and other matters in connection therewith

Summer Fleming, CGFO, Director of Finance

11. Consideration and possible action to accept applications for vacancies on Boards, Committees, and Commissions, to reappoint incumbents, and to schedule interviews for new applicants

Amanda Valdez, TRMC, City Secretary

WORKSHOP

12. Proposed Right-of-Way Ordinance Amendments

Lee Muniz, P.E., CFM, Engineering Manager

13. Facilities Master Plan Update: Condition Assessment and Space and Staffing Projections

Jessica Relucio, ENV SP, City Planner
Chas Jordan, Senior Manager, Matrix Consulting Group

REPORTS FROM STAFF/COMMITTEES

14. Financial Update and Quarterly Investment Report for the quarter ended June 30, 2026

Summer Fleming, CGFO, Director of Finance

REQUESTS AND ANNOUNCEMENTS

15. Announcements and reports by Mayor and Council
16. Announcements by the City Manager
17. Requests by Mayor and Council Members that items be placed on a future City Council agenda

CONVENE INTO EXECUTIVE SESSION

Pursuant to Section 551.101 of the Open Meetings Act, Texas Gov't Code, a quorum of the governing body hereby convenes into closed session:

18. To deliberate the process and options for filling vacancies on the City's Boards, Committees, and Commissions

RECONVENE INTO OPEN SESSION

Discussion and possible action on items discussed in Executive Session

ADJOURNMENT

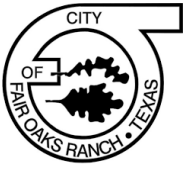
Signature of Agenda Approval:

s/ Scott M. Huizenga
Scott M. Huizenga, City Manager

I, Amanda Valdez, TRMC, City Secretary, certify that the above Notice of Meeting was posted on the outside bulletin board at the Fair Oaks Ranch City Hall, 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas, and on the City's website www.fairoaksranchtx.org, both places being convenient and readily accessible to the general public at all times.

As per Texas Government Code 551.045, said Notice was posted by July 31, 2026 and remained so posted continuously for at least 3 business days before said meeting was convened. A quorum of various boards, committees, and commissions may attend the City Council meeting.

The Fair Oaks Ranch Police Station is wheelchair accessible at the front main entrance of the building from the parking lot. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary's office at (210) 698-0900. Braille is not available. The City Council reserves the right to convene into Executive Session at any time regarding an issue on the agenda for which it is legally permissible; pursuant to Texas Government Code Chapter 551. Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).



CITY OF FAIR OAKS RANCH CITY COUNCIL MEETING

Thursday, July 16, 2026 at 6:30 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn Rd Fair Oaks Ranch

Live Stream: <https://www.youtube.com/channel/UCDqRvLvReqxrh1lbajwshKA/live>

MINUTES

OPEN MEETING

1. Roll Call- Declaration of a Quorum

Council Present: Mayor Maxton and Council Members: Olvera, Pearson, Parker and Swarek

Council Absent: Council Members Stroup and Rhoden

With a quorum present, the meeting was called to order at 6:30 PM.

2. Pledge of Allegiance

The Pledge of Allegiance was recited in unison.

CITIZENS and GUEST FORUM

3. Citizens to be heard

Resident John Wall addressed the Council regarding drainage concerns and the isolation of approximately 660 acres during the recent flood event. He urged the Council to reconsider raising the Rolling Acres Trail bridge to improve emergency access and suggested using the low-profile bridge over Leon Creek at Aue Road as a model.

Resident Harold Prasatik encouraged the Council to interview both incumbents and applicants during the appointment process and to consider term limits for board members. He stated that he had reapplied to serve on the Municipal Development District Board and believes the Board would benefit from new members.

CONSENT AGENDA

- 4. Approval of the July 2, 2026 Regular City Council meeting minutes**
- 5. Approval of Council Member Stroup's absence from the July 16, 2026 and September 3, 2026 Regular City Council meetings**
- 6. Approval of the first reading of an ordinance amending the City of Fair Oaks Ranch Code of Ordinance, Chapter 3 Building Regulations, Article 3.01 General Provisions, Section 3.01.018 Driveways Passing Through Drainage Channel with amended requirements for driveways with culverts**

Motion: Made by Council Member Olvera, seconded by Council Member Parker, to approve the Consent Agenda.

Vote: 5 - 0; Motion Passed.

CONSIDERATION/DISCUSSION ITEMS

7. Consideration and possible action approving a resolution authorizing a Free Tree Giveaway as mitigation for removal of trees related to the Dietz Elkhorn Road Water Line and GBRA Shared Pipeline projects

Motion: Made by Council Member Swarek, seconded by Council Member Parker, to approve a resolution authorizing a Free Tree Giveaway as mitigation for removal of trees related to the Dietz Elkhorn Road Water Line and Shared Pipeline projects, and expenditure of the required funds.

Vote: 5 - 0; Motion Passed.

WORKSHOP

8. FY 2026-27 Preliminary Budget, property tax rates, and budget updates

Director of Finance Summer Fleming led a budget workshop with Council. Following discussion, the Council directed staff to use the recommended tax rate of \$0.30697 as the maximum allowable tax rate for the proposed budget, public notices, and the resolution to be considered at the August 6, 2026, City Council meeting.

REQUESTS AND ANNOUNCEMENTS

9. Announcements and reports by Mayor and Council

Mayor Maxton provided an update on the recent rainfall event and resulting road closures, noting that Battle Intense remains closed and is expected to reopen in the coming days. He announced that he had signed a local disaster declaration earlier that day for submission to the Texas Division of Emergency Management. He commended City staff for their exceptional response to the event. Mayor Maxton also reminded residents of the July 29, 2026, Town Hall meeting regarding the Dietz Elkhorn reconstruction project, where staff will provide information on the project, anticipated construction impacts, and planned detours.

10. Announcements by the City Manager

City Manager Scott Huizenga echoed the Mayor's remarks and expressed his appreciation to City staff for their response and efforts during the recent rainfall event.

11. Requests by Mayor and Council Members that items be placed on a future City Council agenda

None.

CONVENE INTO EXECUTIVE SESSION

Pursuant to Section 551.101 of the Open Meetings Act, Texas Gov't Code, City Council convened into closed session at 7:44 PM regarding:

12. Sec. 551.074 (Personnel Matters)

The City Council will meet in closed session pursuant to Texas Government Code Section 551.074, Personnel Matters, to deliberate the process and options for filling the vacancy of City Secretary

RECONVENE INTO OPEN SESSION

City Council reconvened into open session at 8:06 PM.

Motion: Made by Council Member Parker, seconded by Council Member Pearson, to approve a Resolution appointing Amanda Valdez as City Secretary of the City of Fair Oaks Ranch, Texas.

Vote: 5 - 0; Motion Passed.

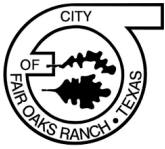
ADJOURNMENT

Mayor Maxton adjourned the meeting at 8:10 PM.

Gregory C. Maxton, Mayor

ATTEST:

Amanda Valdez, TRMC,
City Secretary



CITY COUNCIL CONSENT ITEM CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Approval of a resolution approving the Fair Oaks Ranch Municipal Development District Budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027

DATE: August 6, 2026

DEPARTMENT: Municipal Development District

PRESENTED BY: Mike Lovelace, MDD Treasurer

INTRODUCTION / BACKGROUND:

Article IV, Section 1 of the Fair Oaks Ranch Municipal Development District (MDD) Bylaws requires the MDD Board of Directors to adopt an annual budget by July 15 and submit it to the City Council for approval no later than the Council's last meeting in September. The MDD Board approved the FY 2026-27 Proposed Budget on July 8, 2026, and now recommends it for City Council approval.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

Approval of the annual budget satisfies the City's oversight responsibilities for the Municipal Development District and authorizes the District to implement its planned financial program for FY 2026-27. The budget provides a transparent plan for anticipated revenues and expenditures supporting economic development activities within the District.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

The FY 2026-27 Proposed Budget includes \$737,800 in projected revenues from sales tax and investment earnings and \$69,771 in planned expenditures.

Operating expenditures remain relatively stable, with the primary changes consisting of a 2.5% increase in audit fees, a 2.5% increase in professional services, and the continuation of a \$25,000 small grant awards program. Including grant funding in the adopted budget allows the MDD Board to approve eligible grants during the fiscal year without requiring a budget amendment.

The proposed budget is projected to increase assigned fund balance by approximately \$668,029, resulting in an estimated ending fund balance of \$5.08 million available for future economic development and capital initiatives.

LEGAL ANALYSIS:

Resolution approved as to form.

RECOMMENDATION / PROPOSED MOTION:

I move to approve a resolution approving the FY 2026-27 Fair Oaks Ranch Municipal Development District Budget as presented.

A RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS APPROVING THE FAIR OAKS RANCH MUNICIPAL DEVELOPMENT DISTRICT BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Municipal Development District (MDD) was created pursuant to Chapter 377 of the Texas Local Government Code for the purpose of funding authorized development projects that promote economic growth and enhance quality of life; and

WHEREAS, the MDD Board of Directors is responsible for reviewing, approving, and recommending an annual budget for the district's operations and development initiatives; and

WHEREAS, the FY 2026-27 Proposed Budget (**EXHIBIT A**) reflects the MDD's goals and priorities, including funding for grant programs and ongoing support for economic development activities; and

WHEREAS, the MDD Board of Directors held a public meeting on July 8, 2026, to review and adopt the FY 2026-27 Proposed Budget; and

WHEREAS, in accordance with state law and local policy, the MDD budget must be approved by the City Council by September 30 for the upcoming fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:

- Section 1.** The City Council hereby approves the FY 2026-27 Fair Oaks Ranch Municipal Development District Budget (**EXHIBIT A**).
- Section 2.** That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.
- Section 3.** If any provision of this resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this resolution would have been enacted without such invalid provision.
- Section 4.** That it is officially found, determined, and declared that the meeting at which this resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.
- Section 5.** All resolutions or parts thereof, which are in conflict or inconsistent with any provision of this resolution are hereby repealed to the extent of such conflict, and the provision of this resolution shall be and remain controlling as to the matters resolved herein.

- Section 6.** This resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- Section 7.** This resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED, APPROVED, and ADOPTED on this 6th day of August 2026.

Gregory C. Maxton, Mayor

ATTEST:

APPROVED AS TO FORM:

Amanda Valdez, TRMC, City Secretary

Denton Navarro Rodriguez Bernal Santee & Zech
P.C., City Attorney

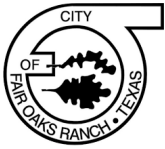
EXHIBIT A

FAIR OAKS RANCH MUNICIPAL DEVELOPMENT DISTRICT PROPOSED BUDGET FISCAL YEAR 2026-2027

	FY 24-25 ACTUAL	FY 25-26 ADOPTED BUDGET	FY 25-26 PROJECTED	FY 26-27 PROPOSED BUDGET
Beginning Fund Balance	\$ 3,331,455	\$ 3,763,134	\$ 3,763,134	\$ 4,409,334
<u>Revenues</u>				
Local Sales Tax	540,112	554,320	570,000	592,800
Interest	159,514	150,000	145,000	145,000
Total Revenue	699,626	704,320	715,000	737,800
<u>Expenditures</u>				
Supplies	-	250	250	250
Training/Seminars	360	500	500	500
Attorney	3,906	3,500	3,500	3,500
Auditor	4,725	4,850	4,850	4,971
Professional Services	34,065	34,650	34,650	35,500
Insurance	50	50	50	50
Grant Awards	224,840	25,000	25,000	25,000
Total Expenditures	267,947	68,800	68,800	69,771
Revenues over/(under) expenditures	431,679	635,520	646,200	668,029
Ending Fund Balance	\$ 3,763,134	\$ 4,398,654	\$ 4,409,334	\$ 5,077,363

FUND BALANCE DETAIL

	9/30/2025 FINAL BALANCE	9/30/2026 BUDGETED BALANCE	9/30/2026 PROJECTED BALANCE	9/30/2027 PROJECTED BALANCE
ASSIGNED	\$ 3,713,134	\$ 4,348,654	\$ 4,359,334	\$ 5,027,363
UNASSIGNED	50,000	50,000	50,000	50,000
TOTAL FUND BALANCE	\$ 3,763,134	\$ 4,398,654	\$ 4,409,334	\$ 5,077,363



CITY COUNCIL CONSENT ITEM
CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Approval of Council Member Rhoden's absence from the July 16, 2026, Regular City Council meeting

DATE: August 6, 2026

DEPARTMENT: City Council

PRESENTED BY: Keith Rhoden, Council Member, Place 2

INTRODUCTION / BACKGROUND:

Council Member Rhoden requests approval from missing the July 16, 2026, Regular City Council meeting due to personal reasons.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

Complies with Section 3.09 of the Home Rule Charter.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

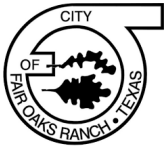
N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION / PROPOSED MOTION:

I move to approve Council Member Rhoden's absence from the July 16, 2026, Regular City Council meeting.



CITY COUNCIL CONSENT ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Approval of the second reading of an ordinance amending the City of Fair Oaks Ranch Code of Ordinance, Chapter 3 Building Regulations, Article 3.01 General Provisions, Section 3.01.018 Driveways Passing Through Drainage Channel with amended requirements for driveways with culverts

DATE: August 6, 2026

DEPARTMENT: Engineering

PRESENTED BY: Lee Muniz, P.E., CFM, Engineering Manager

INTRODUCTION / BACKGROUND:

The City of Fair Oaks Ranch Code of Ordinances, Chapter 3 Building Regulations, Section 3.01.018 provides regulations for construction of driveways on non-curbed streets with drainage channels. The City's Unified Development Code (UDC) provides drainage requirements and the utilization of the San Antonio Stormwater Design Criteria Manual for the design and construction of drainage culverts. Recently, residents, contractors, and staff have experienced challenges with implementing the requirements of the two documents due to non-alignment related to permitting, surveying, the Public Works Department role, and culvert design.

At the October 16, 2025, City Council meeting, staff presented proposed amendments to align the two Code documents. The proposed amendments included a separate permitting process for driveways on non-curbed streets, submittal of pre-and post-construction surveys, culvert design by a registered engineer, and specified the Public Works Department's role was to review and approve designs. The City Council directed staff to develop minimum standards, and to limit the proposed amendments to new driveway construction or significant changes to existing driveways.

At the February 5, 2026, City Council meeting, staff presented revised amendments incorporating the City Council's previous feedback to include a professional engineering design requirement for only new driveway construction and significant changes to existing driveways. To establish minimum standards, the following amendments were additionally proposed for clarification purposes:

- Existing driveway culverts may be replaced with the same size and material without a professional engineer design unless the existing pipe does not meet the minimum criteria of 18 inches.
- Reconstruction of an existing driveway without a culvert and enhancing it with an elevated driveway requires a professional engineer-designed culvert.

Additionally, the staff researched driveway requirements of surrounding jurisdictions, including Kendall County, which requires the size of driveway culverts to be determined by an engineer subject to approval by the County Engineer. After the presentation, the City Council posed questions about the proposed amendments and how they would apply to certain scenarios, and requested a definition of a significant change.

At the June 18, 2026, City Council workshop, staff presented revised amendments incorporating the City Council direction and provided a definition of a significant change. The revised amendments are summarized below:

1. Require a separate permit for all new and existing driveways that connect to non-curbed streets.
2. Require applicants to submit pre- and post- construction topographic surveys for new driveways and significant changes to driveways to ensure positive drainage is maintained.
3. Define significant change as any change to the pipe slope, reduction in pipe height or width, a flow area larger than that produced by an 18-inch pipe, any dimension change of more than two feet in total width to the driveway, and grading or re-grading of the receiving channel.
4. Specifying that the minimum pipe diameter allowed for new and significant changes to driveways is 18 inches.
5. Require applicants to submit signed and sealed drainage report and construction plans prepared by a professional engineer for all new and significant changes to driveways.
6. Finally, specify that the Public Works Department's role is to review and approve plans.

The City Council supported the revised amendments and concurred with the next steps to consider and take possible action on the amending ordinance.

At the July 16, 2026, meeting, the City Council approved the first reading of the ordinance. This agenda item represents the second reading of the ordinance.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

- Supports the Strategic Plan Goal 2.2 Ensure growth is guided by long-range plans and the community's voice through disciplined, proactive and consistent policy adherence
- Supports the Strategic Plan Goal 3.3 Increase stormwater resiliency and drainage system effectiveness
- Aligning the City Code with the Unified Development Code eliminates confusion for residents, contractors, and staff

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

Approved as to form

RECOMMENDATION / PROPOSED MOTION:

I move to approve the second reading of an ordinance amending the City of Fair Oaks Ranch Code of Ordinance, Chapter 3 Building Regulations, Article 3.01 General Provisions, Section 3.01.018 Driveways Through Drainage Channel.

AN ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS, AMENDING THE CITY OF FAIR OAKS RANCH CODE OF ORDINANCES CHAPTER 3 BUILDING REGULATIONS, ARTICLE 3.01 GENERAL PROVISIONS, SECTION 3.01.018 DRIVEWAYS PASSING THROUGH DRAINAGE CHANNEL WITH AMENDED REQUIREMENTS FOR DRIVEWAYS WITH CULVERTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council, on August 18, 2005, adopted Ordinance 75.16 providing regulations for driveways passing through drainage channels; and

WHEREAS, amendments are necessary to align requirements for driveways with culvert construction within a drainage channel with the City's Unified Development Code Chapter 9 Infrastructure and Public Improvements, Section 9.7 Drainage and Erosion Control Standards; and

WHEREAS, the staff at the City Council June 18, 2026, workshop presented proposed amendments to the driveway ordinance and received final guidance from the City Council; and

WHEREAS, the City Council of the City of Fair Oaks Ranch finds it in the best interest of the City to amend regulations for driveways passing through a drainage channel to provide clear and consistent requirements.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:

- Section 1.** Chapter 3 Building Regulations, Article 3.01 General Provisions; Section 3.01.018 Driveways Passing Through Drainage Channel is hereby amended as set forth in the attached **Exhibit A**.
- Section 2.** That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.
- Section 3.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance be severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared invalid by judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance and the remainder of this ordinance shall be enforced as written.
- Section 4.** That it is officially found, determined, and declared that the meeting at which this ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 5. The provisions of this ordinance shall be cumulative of all ordinances not repealed by this ordinance and ordinances governing or regulating the same subject matter as that covered herein.

Section 6. If any provision of this ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this ordinance would have been enacted without such invalid provision.

Section 7. All ordinances, or parts thereof, which are in conflict or inconsistent with any provision of this ordinance are hereby repealed to the extent of such conflict, and the provisions of this ordinance shall be and remain controlling as to the matters ordained herein.

Section 8. This ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 9. This ordinance shall take effect immediately from and after its second reading, passage and any publication requirements as may be required by governing law.

PASSED and APPROVED on first reading by the City Council of the City of Fair Oaks Ranch, Texas, on this 16th day of July 2026.

PASSED, APPROVED, and ADOPTED on second and final reading by the City Council of the City of Fair Oaks Ranch, Texas, on this 6th day of August 2026.

Gregory C. Maxton, Mayor

ATTEST:

APPROVED AS TO FORM:

Amanda Valdez, TRMC
City Secretary

Denton Navarro Rodriguez Bernal Santee & Zech
P.C., City Attorney

Exhibit A

Chapter 3 Building Regulations; Article 3.01 General Provisions; Section 3.01.018 Driveways Passing Through Drainage Channel is hereby amended as follows:

[Deletions shown as strikethrough and additions shown as underscore]

Sec. 3.01.018 - Driveways Passing Through Drainage Channel

~~On any street without a concrete curb, the driveway through the City right-of-way shall be constructed so as not to obstruct or divert the street side drainage in any way. Depending on the depth of the drainage channel, if any, the surface of the driveway may be on grade with the bottom of the channel, or a culvert may be placed to permit drainage under the driveway. Culvert sizes shall be specified by the City's Public Works Department or its representative. It shall have sufficient cover to carry normal household traffic without failure or damage to the drainpipe. This provision applies to all driveways constructed or modified after its adoption (August 18, 2005).~~

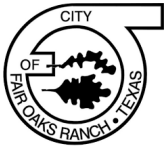
On any street without a concrete curb, the driveway through the City right-of-way shall require a driveway permit and be constructed so as not to obstruct or divert the street side drainage in any way.

A pre-and post-topographic survey and associated construction plans that demonstrate positive drainage shall be required for new driveways and significant changes to existing driveways.

- a. Significant change is any change to the pipe slope, reduction in pipe height or width, a flow area larger than that produced by an 18-inch pipe, any dimension changes more than two feet in total width to the driveway, and grading or re-grading of the receiving channel.
- b. Depending on the depth of the drainage channel, if any, the surface of the driveway may be on grade with the bottom of the channel, or a culvert with a minimum height or diameter of 18 inches may be placed to permit drainage under the driveway.

New driveway culverts and significant changes to existing culverts shall be designed by a Professional Engineer at the permittee's expense. The City's Public Works Department shall approve the culvert design and supporting plan sets.

The culvert shall have sufficient cover to carry normal household traffic without failure or damage to the drainpipe.



CITY COUNCIL CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action approving a resolution accepting the 2026 no-new-revenue and voter-approval tax rates, establishing the proposed ad valorem tax rate for Fiscal Year 2026-27, setting the public hearing date for the Fiscal Year 2026-27 Budget and Tax Rate, and other matters in connection therewith

DATE: August 6, 2026

DEPARTMENT: Finance

PRESENTED BY: Summer Fleming, CGFO, Director of Finance

INTRODUCTION / BACKGROUND:

In accordance with the Truth-in-Taxation requirements, taxing units must calculate the no-new-revenue tax rate and voter-approval tax rate before proposing a property tax rate. As of the time this agenda was posted, the City had not yet received the completed 2026 Tax Rate Calculation Worksheet from the Bexar County Tax Assessor-Collector. Staff anticipates receiving the completed worksheet prior to the August 6, 2026, City Council meeting and will present the calculated no-new-revenue tax rate, voter-approval tax rate, certified taxable values, exemption information, and recommended proposed tax rate during this agenda item. Staff will also post the completed Tax Rate Calculation Worksheet on the City's Truth-in-Taxation webpage.

During the July 17, 2026, budget workshop, the City Council provided direction regarding the proposed ad valorem tax rate to be used in preparing the FY 2026-27 Proposed Budget. Based on that direction and the completed Tax Rate Calculation Worksheet, staff will recommend a proposed tax rate for City Council consideration. Approval of the proposed tax rate authorizes staff to prepare the required Truth-in-Taxation notices and incorporate the proposed tax rate into the FY 2026-27 Proposed Budget. The proposed tax rate establishes the highest tax rate the City Council may consider during the budget adoption process. Following the required public hearing and budget deliberations, the City Council may adopt the proposed tax rate or any lower rate.

The attached resolution accepts the 2026 no-new-revenue and voter-approval tax rates, approves the proposed ad valorem tax rate for publication in the required Truth-in-Taxation notices, and sets the public hearing on the FY 2026-27 Proposed Budget and Tax Rate for September 17, 2026.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

The proposed resolution provides direction to staff regarding the proposed ad valorem tax rate to be used in preparing the FY 2026-27 Proposed Budget and the required Truth-in-Taxation notices. The resolution also establishes the date for the public hearing on the

proposed budget and tax rate.

Reviewing the proposed budget and tax rate information before the public hearing allows the City Council and the public to evaluate the financial assumptions supporting the budget. The public hearing will provide an additional opportunity for public comment before the City Council considers adoption of the final budget and tax rate.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

Based on the certified appraisal rolls and City Council's budget planning guidance, staff anticipates recommending a proposed ad valorem tax rate that exceeds the calculated no-new-revenue tax rate. As a result, the proposed tax rate is expected to generate additional property tax revenue over the prior year to support the FY 2026-27 Proposed General Fund budget.

The proposed tax rate is expected to provide sufficient recurring revenue to balance the FY 2026-27 General Fund budget while funding the service levels, personnel, capital improvements, and other expenditures included in the proposed budget. The final proposed tax rate will be presented to the City Council upon receipt of the completed Tax Rate Calculation Worksheet from the Bexar County Tax Assessor-Collector.

LEGAL ANALYSIS:

Resolution approved as to form.

RECOMMENDATION / PROPOSED MOTION:

RECORD VOTE IS REQUIRED — EACH COUNCIL MEMBER SHALL STATE AYE OR NAY

I move to approve a resolution accepting the 2026 no-new-revenue and voter-approval tax rates, establishing the proposed ad valorem tax rate for Fiscal Year 2026-27, and setting the public hearing date for the Fiscal Year 2026-27 Budget and Tax Rate.

A RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS
ACCEPTING THE 2026 NO-NEW-REVENUE AND VOTER-APPROVAL TAX RATES,
ESTABLISHING THE PROPOSED AD VALOREM TAX RATE FOR FISCAL YEAR 2026-27,
SETTING THE FISCAL YEAR 2026-27 BUDGET AND TAX RATE PUBLIC HEARINGS,
AND OTHER MATTERS IN CONNECTION THEREWITH**

WHEREAS, the Bexar County Tax Assessor-Collector has calculated the no-new-revenue tax rate and the voter-approval tax rate for the City of Fair Oaks Ranch for fiscal year 2026-27 using the certified appraisal rolls received from the appraisal districts serving the City; and

WHEREAS, the City Council desires to formally accept the certified no-new-revenue tax rate and voter-approval tax rate calculations for use in the fiscal year 2026-27 budget and tax rate adoption process; and

WHEREAS, the City Council has reviewed the preliminary fiscal year 2026-27 budget and desires to establish a proposed ad valorem tax rate that may be considered during the fiscal year 2026-27 budget process; and

WHEREAS, establishment of the proposed tax rate does not adopt the City's final tax rate but establishes the highest rate that may be considered during the budget and tax rate adoption process; and

WHEREAS, Chapter 26 of the Texas Tax Code and Chapter 102 of the Texas Local Government Code require public hearings prior to adoption of the annual budget and annual tax rate; and

WHEREAS, the City Council desires to establish the date, time, and location for a public hearing on the proposed fiscal year 2026-27 budget and proposed ad valorem tax rate.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:

Section 1. The City Council hereby accepts the no-new-revenue tax rate of \$0.xxxx per \$100 valuation and the voter-approval tax rate of \$0.xxxx per \$100 valuation as submitted by the Bexar County Tax Assessor-Collector.

Section 2. The City Council hereby authorizes a proposed tax rate of \$0.xxxx per \$100 valuation.

Section 3. The City Council sets a public hearing on Fiscal Year 2026-27 Budget and Tax Rate to be held on September 17, 2026, at 6:30pm.

Section 4. That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 5. If any provision of this resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this resolution and the application of such provision to other persons and circumstances shall nevertheless

be valid, and the City Council hereby declares that this resolution would have been enacted without such invalid provision.

Section 6. That it is officially found, determined, and declared that the meeting at which this resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 7. All resolutions or parts thereof, which are in conflict or inconsistent with any provision of this resolution are hereby repealed to the extent of such conflict, and the provision of this resolution shall be and remain controlling as to the matters resolved herein.

Section 8. This resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 9. This resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED, APPROVED, and ADOPTED on this 6th day of August 2026, and recorded as follows:

	FOR	AGAINST	ABSTAIN
Mayor Greg Maxton			
Council Member Kinney			
Mayor Pro Tem Rhoden			
Council Member Olvera			
Council Member Pearson			
Council Member Parker			
Council Member Swarek			

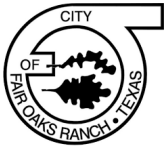
Gregory C. Maxton, Mayor

ATTEST:

APPROVED AS TO FORM:

Amanda Valdez, TRMC,
City Secretary

Denton Navarro Rodriguez Bernal Santee & Zech
P.C., City Attorney



CITY COUNCIL CONSIDERATION ITEM CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action to accept applications for vacancies on Boards, Committees, and Commissions, to reappoint incumbents, and to schedule interviews for new applicants

DATE: August 6, 2026

DEPARTMENT: City Secretary

PRESENTED BY: Amanda Valdez, TRMC, City Secretary

INTRODUCTION / BACKGROUND:

On May 7, 2026, the City Secretary's Department reviewed the annual appointment process for Boards, Committees, and Commissions and presented a timeline for completing appointments (**Attachment A**).

A summary of the 21 possible vacancies is provided in **Attachment B**. The City contacted all incumbents with terms expiring on September 30, 2026, and provided the opportunity to request reappointment. Seventeen of the incumbents have requested reappointment.

To recruit new applicants, the City published vacancy notices on its website and social media. The application deadline was July 30, 2026. The City received six new applications from individuals volunteering their service on the City's Boards, Committees and Commissions. Two applicants currently serve on another appointed body, and several applicants expressed interest in more than one position.

City staff is seeking the City Council's acceptance of the submitted applications and guidance on how to proceed. This includes:

- Interviewing all applicants; and
- Reappointing incumbents and interviewing only new applicants; or
- Selecting any other method deemed appropriate.

Staff has tentatively scheduled special meetings on September 3 and 17, as necessary, with the City Council's direction.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

- Provides a consistent and fair appointment process.
- Supports Goal 6.1 of the Strategic Action Plan to strengthen community engagement, awareness, and civic participation.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION / PROPOSED MOTION:

I move to accept the Boards, Committees, and Commissioners applications,

Option 1: and to reappoint all incumbents to their prospective Board, Committee, or Commission positions and set the following dates for interviews on new applicants: _____.

Option 2: and to interview all applicants, incumbent and new, for the Board, Committee, and Commission positions and set the following dates for interviews:
_____.

Boards, Committees & Commissions Schedule



Notify Incumbents	May 8, 2026
Post Open Positions on Website	May 8, 2026
Start Social Media Push	May 8, 2026
Application Deadline	July 30, 2026
City Council Considers Reappointing Incumbents & Determines Method of Appointment for Remaining Positions	August 6, 2026
Interviews (if necessary)	September 3 and 17, 2026
New Member Appointment Selection	September 17, 2026
Orientation – Training Session	September 21 – September 25, 2026
Term Begins	October 1, 2026

ATTACHMENT B

SUMMARY OF POTENTIAL VACANCIES

Building Code Board of Appeals

- Three expiring terms (Two Regular, One Alternate)
- One regular and One alternate member seek reappointment
- Potential to move the Alternate to a Regular position
- The City received Two new applications; One applicant already serves on another appointed body
- This board has never been convened; dual appointments may be considered

Capital Improvements Advisory Committee (CIAC)

- Three expiring terms
- Senate Bill 1883 industry representation requirements are met by five members whose terms are NOT expiring
- Two incumbents seek reappointment and one qualifies under the industry requirement
- The City received One new application

Municipal Development District (MDD) Board

- Three expiring terms
- Three incumbents seek reappointment
- No more than two Directors shall be persons who are members of the City Council (currently occupied; incumbent term unexpired)
- No more than one Director shall be a person who is a member of FORHA's Board of Directors (currently occupied; incumbent term unexpired)
- The City received Four new applications; Two applicants currently serve on another appointed body. If all incumbents are reappointed, no vacancies will remain.

Planning & Zoning Commission (P&Z)

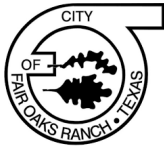
- Four expiring terms
- Four incumbents seek reappointment
- The City received Four new applications; if incumbents are reappointed, no vacancies remain

Transportation Safety Advisory Committee (TSAC)

- Four expiring terms
- Three incumbents seek reappointment
- The City received Four new applications

Zoning Board of Adjustment (ZBOA)

- Four expiring terms (Three regular, One alternate)
- Three regular members seek reappointment
- The City received Two new applications



CITY COUNCIL WORKSHOP CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Proposed Right-of-Way Ordinance Amendments
 DATE: August 6, 2026
 DEPARTMENT: Engineering
 PRESENTED BY: Lee Muniz, P.E., CFM, Engineering Manager

INTRODUCTION / BACKGROUND:

A right-of-way (ROW) permit is required when a utility company or contractor performs work within a City street, drainage ditch, median or other public area controlled by the City. The permit process allows staff to review the proposed work, ensure the safety of public utilities, coordinate traffic control, inspect construction and confirm that streets and other public improvements are restored when the work is complete.

Recently, the City has experienced increases in utility work within rights-of-way. The GVTC fiber project required 52 permits over approximately two years and involved street micro-trenching throughout many city streets. The SAWS Fox Falls sewer project involved substantial street excavation and extended lane closures along Fair Oaks Parkway and Leslie Pfeiffer Road. Construction occurred from December 2023 – May 2025. These projects required more staff inspection and coordination than the current ordinance and fee structure were designed to address.

Staff finds that the existing ordinance does not provide sufficient language for restoring streets after trenching or other excavation. The current standard generally requires restoration to existing conditions or better, but it does not distinguish between work performed on a newer street and work performed on a street that is already near the end of its useful life. The ordinance also applies the same fee and permit duration to both small service connections and large utility projects.

Staff reviewed right-of-way regulations used by Boerne, Helotes, Fredericksburg and San Antonio. The review was used to identify common approaches to permit duration, permit and inspection fees, trenchless construction and street restoration. The City of San Antonio fee is based on a multitude of permit factors instead of a flat fee and street restoration is based on the pavement conditions index (PCI).

Staff's proposed ordinance amendments would provide clearer requirements for utilities and contractors before construction begins. They would also allow the City to apply different requirements to small projects and major utility work rather than regulating both under the same permit structure. The revised restoration standards are intended to protect the City's investment in its streets by considering the condition of the pavement before excavation. The proposed amended fee structure would recover a greater portion of the inspection costs associated with longer and more complex projects. The proposed

amendments are shown in **Attachment A and B**.

Staff Recommendations

The proposed amendments include revisions to the permitting standards contained in Article 3.14, "Streets and Sidewalks," Division 2, "Placement or Maintenance of Facilities in the Public Right-of-Way," of the City's Code of Ordinances.

- Creates two permit categories (Typical and Major), based on the size of the work.
 - A typical permit will apply to projects involving 50 feet or fewer of work and would be valid for up to 60 days. A major permit would apply to work exceeding 50 feet and would be valid for up to 180 days.
 - Contractors may request up to two (2) 30-day extensions when additional time is needed.
 - Trenchless (boring) construction limits will be based on bore pit length instead of infrastructure length.
- Amends the fee schedule.
 - Establishes a \$200 application fee for major permits.
 - Includes a base inspection fee of \$120.
 - Major permits will be subject to additional inspection fees based on project duration as these projects require frequent site visits, utility coordination, multiple traffic control layouts and restoration inspections.
 - Establishes reinspection, extension and expiration fees.
- Requires trenchless construction, such as boring, unless staff determines it is not feasible.
- Updates restoration requirements to prevent a utility trench from reducing the remaining service life of a street.
 - When excavation within a street is necessary, the required restoration would be based on the overall condition index (OCI) of the street before construction begins.
 - Work on higher OCI scored streets would require more extensive restoration than work on streets already in poor condition, but no trenching would be allowed for new streets.
 - The applicant would be responsible for correcting failed or incomplete restoration.
- Includes a street degradation calculation as part of the financial guarantee required.
- Updates definitions, clarifies street-closure and inspection requirements, consolidates bonding and performance-guarantee provisions and assigns routine permit administration to the Public Works Director or designee.

Staff seeks Council direction on the proposed amendments. Based on the direction, staff will present a final ordinance and updated fee schedule for Council's formal consideration at a future meeting.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

- Supports Goal 2.2 of the Strategic Plan to Ensure growth is guided by long-range plans and the community's voice through disciplined, proactive planning and consistent policy adherence.
- Supports Goal 3.4 of the Strategic Plan to Maintain safe and reliable roadway infrastructure while enhancing the beauty and welcoming character of public right-of-way.

LONGTERM FINANCIAL AND BUDGETARY IMPACT:

1. The proposed fees would increase revenue from right-of-way permits and inspections. The amount will depend on the number, size and duration of future utility projects.
2. The street degradation provision would provide additional financial security when a contractor fails to complete acceptable restoration.
3. Any final fee or guarantee calculation will be clearly described in the ordinance so applicants and staff understand when it applies and how it will be collected.

Attachment A

CODE OF ORDINANCES

CHAPTER 3 - BUILDING REGULATIONS

ARTICLE 3.14 STREETS AND SIDEWALKS

Division 2. Placement or Maintenance of Facilities in Public Right-of-Way¹

Sec. 3.14.031 Definitions

For the purposes of this division the following words, terms, and phrases shall have the meanings ascribed thereto, unless the context of their usage clearly indicates otherwise:

Area of Influence. A composite trench area calculation that accounts for depth and is used as a component of the Street Degradation Fee.

City Manager. The person hired as such by the City Council.

City Council. The governing body of the City.

Emergency. A situation which, unless immediate remedial action is taken, will likely result in harm to public health, safety, and/or welfare.

Equivalent Granular Thickness. A determination of a multi-layer road material (asphalt, base material, and subgrade) thickness into a single standardized number representing the total depth of base gravel needed to provide the exact same structural strength.

Facilities or facility. Shall mean and include, but shall not be limited to, pipes, conduits, wires, cables, towers, switches, amplifiers, transformers, fiber optic lines, antennas, poles, ducts, conductors, lines, mains, vaults, appliances, attachments, equipment, structures, manholes, fixtures, appurtenances, and such other objects, devices, or other items of tangible personal property which are designed, constructed, installed, placed, used or operated in, upon, over, across, above, or below public rights-of-way. Notwithstanding the foregoing, structures designed and constructed for the support and passage of vehicular and pedestrian traffic, such as streets, alleys, highways, driveways, and sidewalks, whether at, below, or above grade, shall not be deemed to be facilities. Provided further, a private individually owned connection and/or attendant downstream service line or device, through which a utility service is received by the end user owning same, for which required permits have been issued under applicable building, plumbing, electrical, or other codes of the City, shall not be deemed as facilities hereunder.

Major Right-of-Way Permit. Any construction activity within the right-of-way that involves a large amount of non-City infrastructure improvements over a long distance typically exceeding 50 feet. Boring projects will be measured based on the required bore pit locations and not the infrastructure length.

Overall Conditions Index (OCI). A numerical rating system used by the City to assess the surface condition, roughness, health, and structural integrity of a road surface ranging from 0 to 100. Higher score means the street is in new or great shape.

¹State law reference(s)—Use of municipal streets and sidewalks for public conveniences and amenities or for private uses, V.T.C.A., Transportation Code, ch. 316; management of public right-of-way used by telecommunications provider, V.T.C.A., Local Government Code, ch. 283.

Percent Loss of Life. A percentage calculation uses to determine the reduced life of a street based on a trench excavation. Street's initial life is quantified by a OCI score. The percentage is used to determine the Street Degradation Fee.

Person. An individual, corporation, association, partnership, joint venture, firm, limited liability partnership, joint stock company, association, governmental entity other than the City, or any other public or private entity.

Public rights-of-way or public right-of-way. The surface, the air space above the surface, and the area below the surface of any public street, highway, lane, path, alley, sidewalk, boulevard, drive, bridge, tunnel, easement, or similar property within the corporate limits of the City, and in which the City holds a property interest (fee title, easement or otherwise), or over which the City holds and exercises a right of management or control, and which, consistent with the purposes for which it was acquired or dedicated, may be used for the installation and maintenance of facilities.

Street Degradation Fee. A fee used as financial security when street restoration is not completed, does not meet the City's minimum standards, or failures within restoration areas occur. The fee is based on the multiplication of the Area of Influence, Percent Loss of Life, and Equivalent Granular Thickness. Fee will be part of the Guarantee of Performance.

Typical Right-of-Way Permit. Any construction activity within the right-of-way that is minor with minimal non-City infrastructure improvements that do not exceed a distance of 50 feet. Boring projects will be measured based on the required bore pit locations and not the infrastructure length.

User. A person having facilities within a public right-of-way.

Sec. 3.14.032 Penalties and Remedies

- (a) Criminal penalty. Any person who shall violate any provision of this division shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined as provided in section 1.01.009 of this Code. Each day of violation shall constitute a separate offense. Prosecution for, and imposition of, criminal penalties under this subsection shall not bar the City from seeking other additional remedies as may be provided in this division, by law, or in equity.
- (b) Civil penalties. Civil penalties may be imposed for a violation of any provision of this division, as follows:
 - (1) Up to one thousand dollars (\$1,000.00) for each violation, with each day constituting a separate and new violation; and/or
 - (2) Revocation of any or all permits granted to allow work in public rights-of-way, subject to procedural guidelines provided in this division and any agreement which applies to the person subject to the complaint, and subject to any limitation imposed by federal or state law.

Sec. 3.14.033 Unauthorized Use Prohibited

Except as otherwise specifically provided by law, this division, or any other ordinance of the City applicable thereto, it shall be unlawful for any person to cause or permit the placement, construction, operation or maintenance of any facility within public rights-of-way unless authorization has been granted by the City in accordance herewith or in accordance with such other ordinance of the City applicable thereto. Provided further, nothing herein shall be construed as superseding or preempting any provision of the City's regulations applicable to wireless telecommunications facilities.

Sec. 3.14.034 Registration of Users

It shall be unlawful for any person to place facilities within public rights-of-way without having first filed with the City an application for registration therefor. The City-Manager Public Works Director or designee shall issue a registration certificate to each person successfully completing and filing such application. Each registration

certificate shall be issued in the name of the user. Registration certificates shall be renewed every ~~60~~ 24 months. When information provided in an application for a registration certificate is no longer correct, the user shall inform the City, in writing, within 30 days following the date of such change. Each application for registration shall include:

- (1) The name and legal status of the user;
- (2) The name, address, telephone number, e-mail address, and fax number of the individual(s) who will be the contact(s) for the user;
- (3) The name, address, telephone number, e-mail address, and fax number of the individual(s) who will be the contact(s) for field location of facilities;
- (4) The name, address, telephone number, e-mail address and fax number of an emergency contact who shall be available 24 hours a day; and
- (5) Proof of insurance and bonding, as otherwise required herein.

Sec. 3.14.035 Unauthorized Construction Prohibited

It shall be unlawful for any person to cause or permit the construction or installation of facilities within public rights-of-way within the City except as provided by this division and any other ordinance of the City applicable thereto.

Sec. 3.14.036 Construction Regulations; Restoration of Surface; Maintenance Requirements

- (a) Excavations. All excavations and other construction in the public rights-of-way shall be performed in accordance with all applicable state, federal, and City regulations.
- (b) Interference with use of property. All construction within public rights-of-way shall be undertaken so as to minimize interference with the use of public and private property and in accordance with any lawful direction given by the City under the police and regulatory powers of the City.
- (c) Construction permits. It shall be unlawful for any person to cause or permit any work which involves the storage of construction material or the construction, installation, expansion, repair, removal, or maintenance of facilities within public rights-of-way without having first applied for and obtained from the City a construction permit therefor. Provided, however, acquisition of construction permits shall not be required for any such work that does not involve the alteration or disturbance of the surface/aerial of the right-of-way. Each construction permit application shall include a written work description, including construction drawings, showing the facilities' location (or proposed location) and the estimated depth of the facilities (existing and proposed) in the immediate area of the proposed new construction. Such drawings shall be reviewed by the City and, if disapproved, returned with comments setting forth the reasons for such disapproval within 10 working days of receipt of the drawings. Except as otherwise specifically provided herein, work shall not commence until applicable construction permits have been approved therefor. Review and approval by the City of construction permits as provided herein shall not constitute any representation or warranty regarding the sufficiency of design or construction of such facilities. All such work shall be in conformance with the approved construction permit. Work for which a permit is required may be performed at any time; provided, however, any such permitted work performed within 500 feet of any residential structure may only be performed between the hours of 7:00 a.m. and 7:00 p.m. Any permitted work performed outside of the above working hours must be approved in advance by the Public Works Director or his designee. Provided further, all such construction and/or installation work shall be completed ~~in the time specified in the permit~~ 60 days for a Typical ROW Permit or 180 days for a Major ROW permit. If the work cannot be completed within the specified time period, the user may request a 30-day extension from the Public Works Director or designee, ~~but are limited to two (2) extensions per permit, which extension shall not be unreasonably withheld. If a permit expires without applying for an extension, a fee will be applied when renewing the permit and the permit will automatically be elevated to a Tier 4 Major ROW permit.~~

- (d) Emergency repairs; restoration of service. Notwithstanding the foregoing subsection (c), during an emergency where, in the good faith judgment of the user, failure to act immediately could jeopardize public health, safety, or general welfare, or in situations where a repair is necessary to restore service to a customer, such user may perform repairs to facilities within public rights-of-way which involve the alteration or disturbance of the surface of such public right-of-way without prior notification to or acquisition of a construction permit from the City. In such cases, the user shall notify the Public Works Director or designee of the City as promptly as possible after beginning the work, but in no event later than the close of business on the next business day, stating the nature of such repairs and, if not completed, the length of time estimated to complete same. The user shall apply for the required approvals as soon as reasonably practicable, and any work performed that is not consistent with then-applicable City standards shall be corrected upon notice thereof from the City.
- (e) Restoration of surface. A user may excavate public rights-of-way only for the purpose of, and to the extent reasonably required for, the construction, installation, expansion, repair, removal, or maintenance of its facilities. Upon completion of work, the user shall promptly restore the surface of the affected public right-of-way to a condition that equals or exceeds its condition prior to such construction. To such end, the restoration shall comply with the following requirements:
- (1) Replacing all natural ground cover equal to or better than the type of ground cover damaged during work, either by sodding or seeding, ~~or natural growth~~;
 - (2) Installation of all manholes and hand-holes as required;
 - (3) All bore pits, potholes, trenches or any other holes shall be filled in or covered daily, unless other safety requirements are approved by the Public Works Director or designee;
 - (4) Leveling of all trenches and backhoe lines;
 - (5) ~~Restoration of the excavation site to City specifications; and Street restoration shall be based on street OCI scores which are as follows:~~
 - I. OCI of 100 to 91 – No trenching is allowed
 - II. OCI of 90 to 76 – Full street mill and overlay from city block to block
 - III. OCI of 75 to 51 – Half street mill and overlay 25 feet from the extreme limits of excavation
 - IV. OCI of 50 to 0 – Trench repair will need to be replaced to existing conditions or better
 - (6) Restoration of all landscaping and other affected structures such as sprinkler systems and mailboxes.
- (f) Maintenance period; delay in construction. All restoration work shall be maintained by the user to the satisfaction of City for a period of one (1) year from the date of completion of such restoration work. All street restoration work shall be warrantied until the area falls below a OCI score of 51 or is improved through a full street restoration project. Street degradation fees shall be applied for any failures within a street restoration. Please see section 3.14.047 Guarantee of Performance of this code for more information. No public right-of-way shall be encumbered by construction, maintenance, removal, restoration, or repair work for a longer period than shall be necessary to execute such work. If there is an unreasonable delay by the user in restoring and maintaining the public right-of-way or restoring such public right-of-way after such excavations, construction, installation or repairs have been made, the City shall notify the user in writing that, if such restoration or maintenance is not performed within five (5) working days of receipt of such notice, the City shall have the right to restore or repair the same and to require the user to pay the reasonable cost of such restoration or repair, including any and all required indirect administrative expenses incurred by the City, including salary, benefits, and proportionate office expense. Furthermore, if restoration is not satisfactory and performed in a timely manner, all work in progress, except that related to the problem, including all work previously permitted but not complete, may be halted and a hold may be placed on any permits not approved until all restoration is complete.

- (g) Routine maintenance. Routine maintenance of facilities located within public rights-of-way shall be conducted in a manner that is consistent with applicable City regulations governing such work, if any.
- (h) Obstructions to traffic. Any obstruction of vehicular or pedestrian traffic resulting from construction or repair activities to facilities, other than for emergency repairs, shall require prior notification to the ~~City Manager~~ Public Works Director or designee and/or the Chief of Police. Any such work shall be performed in a manner calculated to cause the least inconvenience to the City and the public as is reasonably possible under the circumstances. When a user performs or causes to be performed any work over or across a public street or sidewalk, or so closely adjacent thereto as to create hazards for the public or itself, the user shall provide construction and maintenance signs and sufficient barricades and flagmen at such sites as are reasonably necessary to protect the public and the user's equipment and workers. The application of such traffic-control devices shall be consistent with the standards and provisions of the latest edition of the Texas Manual on Uniform Traffic-Control Devices. Appropriate warning lights shall be used at all construction and maintenance zones where one (1) or more traffic lanes are being obstructed during nighttime conditions.
- (i) Closing of streets. If a user's work requires the ~~obstruction partial closure of longer than 30 minutes or full closure~~ of any street ~~for a period longer than 30 minutes, such obstruction closure~~ shall be approved by the ~~City Manager~~ Public Works Director or designee and/or the Police Chief, which approval may be conditioned on adequate traffic-control measures. The user shall ~~not close any public street, but shall~~ at all times maintain a route of travel along and within any roadway that is within a public right-of-way; provided, however, in cases of an emergency, the ~~City Manager~~ Public Works Director or designee and/or the Police Chief may authorize the temporary closing of a public street or sidewalk to allow the user to complete such emergency repairs if, in the opinion of the ~~City Manager~~ Public Works Director or designee and/or the Police Chief, such closing is necessary to protect the safety of the general public. The user shall provide construction and maintenance signs and sufficient barricades and flagmen at such sites as are reasonably necessary to protect the public and the user's equipment and workers. The application of such traffic-control devices shall be consistent with the standards and provisions of the latest edition of the Texas Manual on Uniform Traffic-Control Devices.
- (j) Permanent construction drawings. Within 120 days following completion of construction, or within 120 days following any material alteration or modification thereto, the user shall supply the City with a complete set of construction drawings for the work, or for the material alteration or modification thereof, unless the user certifies to the City, in writing, that such construction was completed in accordance with the construction plans filed pursuant to subsection (c) above, in which case such construction plans shall be marked accordingly by the City and filed as the permanent construction drawings. For the purposes hereof, a material alteration or modification of a facility shall be deemed to have occurred if such alteration or modification would render the existing construction drawings inaccurate and/or misleading regarding the location of a structural component thereof. Such drawings shall be of sufficient detail to allow the City to determine the location of the facilities with reasonable accuracy.

Sec. 3.14.037 Conservation of Right-of-Way; Use of Existing Facilities

- (a) To the extent the City may be authorized by state or federal law to do so, and to the extent reasonable under the circumstances then existing, the City may require a user to attach portions of its facilities to other facilities within the public rights-of-way owned and maintained by other persons. A user shall not be required to attach its facilities to the facilities of such other persons if it is shown that such user would be subjected thereby to increased risks of interruption to its service, to increased liability for accidents, or to unreasonable delays in construction or availability of service, or if the facilities of such other person are not of the character, design, or construction required by, or are not being maintained in accordance with, current practice, or are not available to the user on reasonable terms, including, without limitation, reasonable fees.
- (b) Insofar as is practical to do so, users shall use existing facilities in the provision of their services; provided, however, nothing contained herein shall be construed as limiting a user from expanding its facilities to

accommodate future growth and development. Users shall provide information to the City relating to the location and/or operation of their facilities or services as may be reasonably necessary for municipal planning purposes.

Sec. 3.14.038 Relocation or Removal of Facilities

- (a) To the extent the City may be authorized by law to do so, a user may be required to lower, place underground, relocate, or remove any facility within any public right-of-way, without cost to the City, if reasonably necessary, as determined by the City Council, to abate a condition actually or potentially dangerous to public health or safety, or as may be reasonably necessary to accommodate the construction, repair, maintenance, removal, or installation of any publicly funded City project within the City in, upon, or under public rights-of-way, including, without limitation, street construction and widening, water, sanitary sewer, storm drains, streetlights, and traffic signal conduits, or any other public facilities in, upon, or under the public rights-of-way. In the alternative, where the City Council determines it to be feasible, a user may be allowed to pay the additional costs incurred for the design and/or construction of any such publicly funded City project in a manner that would avoid the necessity of relocation or removal of the facilities. A user shall be provided ~~with~~ the opportunity to collaborate in advance with the City and/or propose alternatives in order to minimize costs, better schedule the work, and accommodate suitable refinements and/or joint work with others.
- (b) In the event of any such requirement for lowering, placing underground, relocating, or removing facilities as herein provided, the user shall complete same as soon as is reasonably practicable following written notice thereof by the City.

Sec. 3.14.039 Obsolete Facilities

Users shall remove facilities from the public rights-of-way when such facilities are obsolete, are no longer in service, and create either visual blight or a nuisance to the public; provided, however, a user shall not be required to remove any facility for which renovation or restoration is planned by the user. If the owner of facilities located in the public rights-of-way ceases to use the facilities, all other users must cease to use the facilities within six (6) months, and the facilities must be removed by the owner. When permanent structures in public rights-of-way are removed, the City shall be notified in writing of such removal.

~~Sec. 3.14.040 Bonding~~

~~All users, other than governmental entities, shall comply with all applicable regulations of the City relating to the provision of bonds or other security which may be required in connection with work in public rights-of-way.~~

Sec. 3.14.041 Temporary Rearrangement of Aerial Wires and Cables

Upon request, a user shall remove or raise or lower its aerial facilities temporarily to permit the moving of houses or other bulky structures. The expense of such temporary rearrangements shall be paid by the party or parties requesting same, excluding requests by the City. The user may require payment in advance. The user shall be given a reasonable amount of advance notice to provide for such rearrangement.

Sec. 3.14.042 Tree Trimming

Users shall comply with all applicable rules, regulations, and ordinances of the City governing the trimming, grooming, or removal of trees or other similar vegetative matter.

Sec. 3.14.043 Erosion and Stormwater Measures

Erosion control measures shall be implemented prior to commencement of any work. The user shall comply with stormwater management erosion control that complies with City, state and federal laws, regulations, and guidelines. Requirements may include, but shall not be limited to, silt fencing around any excavation that will be left overnight, silt fencing in erosion areas until reasonable vegetation is established and barricade fencing around open holes. High erosion areas shall require wire-backed silt fencing.

Sec. 3.14.044 Placement of Facilities; Inspections

- (a) All new facilities constructed or installed ~~on or after the effective date hereof (ordinance adopted November 16, 2006)~~ shall be buried underground where possible. Trenchless (boring) technology shall be required for all infrastructure installation within the right-of-way unless it has been determined that it is not economically feasible. The Public Works Director or designee will make the determination whether trenchless technology is not feasible. Except as otherwise provided hereinafter, all facilities constructed or installed above ground shall be approved by the City. Pedestals, junction boxes, metering facilities and similar appurtenances may be placed above ground. Users shall not place facilities within public rights-of-way in such a manner as to unreasonably interfere with existing electrical, cable, or telecommunications fixtures, water hydrants or mains, or drainage or sanitary sewer facilities, and all such facilities shall be placed in such manner as not to interfere with usual travel or public and/or municipal use of the public rights-of-way. The City shall have the right to direct the location of facilities in the public rights-of-way.
- (b) The installation, repair, construction, maintenance, and replacement of facilities in the rights-of-way shall be subject to inspection and approval by the City. Users shall cooperate fully with the City in conducting inspections. Users shall promptly perform remedial action required by the City pursuant to such inspection.
 - 1) Applicants will need to coordinate all inspections with the Infrastructure Inspector. Inspection requirements will be categorized based on the type of permit pulled.
 - a) Typical ROW permit – will require at minimum two (2) inspections which shall include one for storm water pollution prevention measures/traffic control plan and one for completed restoration of all disturbed areas.
 - b) Major ROW permit – inspections for this type of permit will be based on the tier category the ROW permit falls under. All major ROW permits will require the same minimal inspections for Typical ROW permits. The Tier inspection criteria shall be based on the overall length of the project and are as follows:
 - i) Tier 1 – duration of work within the ROW that ranges from 61 to 90 days
 - ii) Tier 2 – duration of work within the ROW that ranges from 91 to 120 days
 - iii) Tier 3 - duration of work within the ROW that ranges from 121 to 150 days
 - iv) Tier 4 - duration of work within the ROW that ranges from 151 to 180 days
 - c) If the Major ROW permit exceeds the designated time based on the permit, the ROW permit will be considered a Tier 4 ROW permit inspection and must pay the permit extension fee or apply for a new permit.
 - 2) Re-inspection will be allowed for any inspections that do not meet the City's standards or any regulations.

Sec. 3.14.045 Line Location and Identification

Users shall be responsible for obtaining line locations from the state one-call system, the City water and wastewater utility, and all affected utilities and others with facilities in the public right-of-way, prior to any excavation. Use of the geographic information system or plans of record shall not satisfy this requirement. The user shall be responsible for verifying the location, both horizontal and vertical, of all facilities. When required by the Public Works Director or designee, a user shall verify locations of potential conflicts with existing facilities by

potholing, hand digging, or other similar method, prior to any excavation or boring. Placement of all manholes and/or hand-holes must be approved in advance by the Public Works Director or designee. Hand-holes or manholes shall not be located in sidewalks unless approved by the Public Works Director or designee. Location flags shall not be removed while facilities are being constructed. All location flags shall be removed during the cleanup process by the user at completion of the work. The user, or his agent, contractor, or subcontractor, shall notify the ~~City Manager~~ Public Works Director or ~~his~~ designee immediately of any damage to other utilities.

Sec. 3.14.046 Planning for Capital Improvement Projects

Users shall apprise the City of existing and planned construction, maintenance, and other activities of the user within public rights-of-way. Except for emergencies, users shall coordinate all installations and construction within the public rights-of-way with the City's capital improvement programs. The City shall notify the user within 60 days of the date the City will demand relocation or removal of users' facilities to facilitate the City's capital program. Within 60 days following receipt of the City's notice thereof, each user shall provide a written report to the City identifying and describing generally the existing facilities that are within or cross through the boundaries of each project identified by the City. The City and the user shall provide to each other the names of their respective designated officials who will serve as representatives for coordination of the exchange of information and planning on any such project. Users shall field-locate their facilities, and identify same with surface markings, within 15 working days following the City's request therefor.

Sec. 3.14.047 Guarantee of Performance

- (a) All users, other than governmental entities, shall comply with all applicable regulations of the City relating to the provision of bonds or other security which may be required in connection with work in public rights-of-way.
- (b) Each user, at the time of submission of its initial and each renewal registration application, shall file with the City a guarantee of performance of the user's obligations hereunder, whether to be performed by the user or any contractor or subcontractor on behalf of the user, to complete the installation of its facilities within the public rights-of-way in accordance with the permits and approved plans and specifications therefor. Such guarantee shall be payable to the City, in the amount ~~of fifty thousand dollars (\$50,000.00). Provided, however, in the event a user, or a contractor or subcontractor performing work on behalf of a user, applies for a permit for work in which the estimated cost of restoration will exceed fifty thousand dollars (\$50,000.00), such user shall file a supplemental guarantee for such additional reconstruction costs.~~ equal to the estimated cost for labor and construction of the permitted infrastructure and an additional fee based on street degradation as follows:
 - (1) Area of Influence x Percent Loss of Life x Equivalent Granular Thickness (EGT)
 - (2) Area of Influence - [(Length + (Depth times 2)) x (Width + (Depth times 2))]/ 9
 - (3) Percent Loss of Life - (0.0039) x ((OCI/20) ^ 6.3963) and OCI scores can be determined based on City Maps.
 - (4) EGT depth should be determined based on the street section asphalt, base material, and subgrade. Each of the depths will have a factor applied to it to determine the actual EGT depth. Asphalt, base material, and subgrade will have a depth factor multiplier of 2, 1, and 0.7 respectively. Once the EGT depth is determined, the following rates shall be used for the Street Degradation Fee:
 - (A) Thin (<15 in.) - \$28/SY
 - (B) Medium (15 to 20in.) - \$34/SY
 - (C) Thick (>20in.) - \$42/SY

Such guarantee may take the form of a bond, an irrevocable letter of credit, or a statement of fiscal responsibility, as set forth below:

- (1) Bond. A corporate surety bond issued by a corporate surety authorized to do business in the state. The bond shall contain the following endorsement: "It is hereby understood and agreed that this bond may not be canceled by the surety, nor may any intention not to renew be exercised by the surety, until 60 days after receipt by the City, by registered or certified mail or written notice, of such intent to cancel or to not renew." The rights reserved to the City with respect to the bond are in addition to all other rights of the City, and no action, proceeding, or exercise of a right with respect to such bond shall affect any other rights of the City.
- (2) Letter of credit.
 - (A) An irrevocable letter of credit, in a form satisfactory to the Mayor Public Works Director or designee, shall be issued by a federally insured commercial lending institution with a credit rating of BAA or BBB+ or higher. The federally insured commercial institution on which the irrevocable letter of credit is to be drawn shall be acceptable to the City. The irrevocable letter of credit shall contain the following endorsement: "At least 60 days' prior written notice shall be given to the Mayor Public Works Director or designee by the financial institution of any intention to cancel, replace, fail to renew, or materially alter this irrevocable letter of credit. Such notice shall be given by certified mail to the Mayor Public Works Director or designee. The City of Fair Oaks Ranch may draw upon this irrevocable letter of credit by presentation of a draft at sight, accompanied by a written certificate signed by the Mayor Public Works Director or designee of the City, certifying that (user) has failed to comply with provisions of ordinances applicable to (user's) use of public rights-of-way within the City of Fair Oaks Ranch, Texas."
 - (B) After providing a user with 30 days' advance written notice of any amount due and owing, and the user's failure to pay such amounts, the City may draw upon the irrevocable letter of credit by presentation of a draft at sight, on the lending institution, accompanied by a written certificate signed by the Mayor Public Works Director or designee certifying that the user has failed to comply with the provisions of this division.
 - (C) The user shall structure the irrevocable letter of credit in such a manner that, if the City draws upon the irrevocable letter of credit and reduces the amount of available credit to an amount below fifty thousand dollars (\$50,000.00), the user shall replenish the irrevocable letter of credit to a minimum of fifty thousand dollars (\$50,000.00) within five working days after the available credit is reduced to an amount below fifty thousand dollars (\$50,000.00). The intent of this subsection is to ensure that the credit available to the City shall at no time fall below fifty thousand dollars (\$50,000.00).
- (3) Statement of fiscal responsibility. Written evidence, in the form of its most recent audited financial statement, showing assets or reserves sufficient to cover the amount of the guarantee required by this section. If the user's assets or reserves are no longer adequate to comply with the amounts required by this section, the user shall immediately notify the City and shall obtain a bond or letter of credit as set forth above.
- (c) The rights reserved to the City with respect to the financial guarantees provided for in this section are in addition to all other rights of the City, whether reserved by this division or otherwise authorized by law, and no action, proceeding, or right with respect to the guarantee shall affect any other right the City has or may have.

Sec. 3.14.048 Insurance and Indemnity

- (a) Insurance. A user shall procure and maintain insurance in full force and effect at all times while its facilities are located in the public rights-of-way. Insurance shall cover all risks associated with the use and occupancy of such rights-of-way. Coverages shall be on an "occurrence basis." The insurance requirements applicable to a user under this section shall be applicable to all persons performing work within public rights-of-way on behalf of such user unless such person is covered, or named as an additional insured, under the policies of

insurance supplied by the user pursuant hereto. If any person other than a user is required to provide such insurance, the provisions referring to a user hereinbelow shall be construed to mean such person.

- (1) Risks and limits of liability. The insurance, at a minimum, must include the following coverages and limits of liability:
 - (A) Workers' compensation and employer's liability: Statutory.
 - (B) Employer's liability: Bodily injury one million dollars (\$1,000,000.00) (each occurrence).
 - (C) Commercial general liability: Combined single limit for bodily injury and property damage of one million dollars (\$1,000,000.00) per occurrence and one million dollars (\$1,000,000.00) aggregate.
 - (i) All premises/operations.
 - (ii) Independent contractors.
 - (iii) Products/completed operations.
 - (iv) Personal and advertising injury.
 - (v) Contractual liability.
 - (vi) Explosion, collapse and underground hazards.
 - (D) Comprehensive automobile liability, including coverage for loading and unloading hazards: Combined single limit for bodily injury and property damage of one million dollars (\$1,000,000.00) per occurrence.
 - (i) Owned/leased vehicles.
 - (ii) Non-owned vehicles.
 - (iii) Hired automobiles.
 - (E) Excess coverage: five million dollars (\$5,000,000.00) per occurrence/combined aggregate in excess of limits specified for employer's liability, commercial general liability, and automobile liability.
- Note: Aggregate limits are for a 12-month policy period, unless otherwise indicated.
- (2) Form of policies. The insurance may be in one (1) or more policies of insurance, the form of which must be approved by the state insurance commissioner.
- (3) Issuers of policies. The issuer of any policy shall be authorized to transact insurance business in the state.
- (4) Insured parties. Each policy shall name the user and the City (and the officers, agents and employees of the City) as insured parties.
- (5) Deductibles. The user shall assume and bear any claims or losses to the extent of any deductible amounts and waives any claims it may ever have for the deductible amounts against the City, its officers, agents or employees.
- (6) Cancellation. Each policy shall expressly state that it may not be canceled or nonrenewed unless 30 days' advance notice of cancellation or nonrenewal is given in writing to the City.
- (7) Subrogation. Each policy shall contain an endorsement to the effect that the issuer waives any claim or right in the nature of subrogation to recover against the City, its officers, agents or employees.
- (8) Liability for premium. If any of the policies referred to above do not have a flat premium rate, and such premium has not been paid in full, such policy shall have a rider or other appropriate certificate or waiver sufficient to establish that the issuer is entitled to look only to the user for any further premium payment and has no right to recover any premiums from the City.

- (9) "Other insurance" clause. The insurance policy(ies) shall provide that the "other insurance" clause does not apply to the City where the City is shown on the policy as an additional insured.
- (10) Delivery of policies. The originals of all policies referred to above, or copies thereof certified by the agent or attorney-in-fact issuing them, together with written proof that the premiums have been paid, shall be deposited by the user with the City Secretary prior to commencement of any work. Failure on the part of the user to furnish a new policy or certified copy thereof before the expiration date of any such policy, or failure to obtain a new policy before the date fixed for the cancellation of an existing policy, so that the insurance referred to shall be continuously in effect, shall constitute a violation hereunder.
- (11) Liability of user. The City's approval, disapproval, or failure to act regarding any insurance supplied by a user shall not relieve such person from full responsibility or liability for damages and accidents arising out of use or occupancy of the public right-of-way. Neither bankruptcy, insolvency nor denial of liability by the insurance company shall exonerate the user from liability.
- (12) Self-insurance. A user may elect to self-insure to provide the insurance coverage required hereunder, subject to the restrictions set forth in this subsection, provided the user submits to the City copies of its certificates of self-insurance from the State Department of Insurance, and its most recent audited financial statements show self-insurance reserves or other assets sufficient to pay judgments equal to the limits set forth above. A user shall also provide the City documentation, evidencing its process for reviewing and paying claims. The City shall be protected by a user's self-insurance to the same extent as an additional insured on a policy issued by an insurance company. If a user's self-insurance program ceases, or a user's assets or reserves are no longer sufficient to comply with the above coverage requirements, the user shall immediately notify the City of such lapses of coverage, and the user shall obtain commercial insurance, in accordance with the above requirements, within 30 days following such notice.

(b) Indemnity.

- (1) To the extent permitted by law, each user, and each person performing work within a public right-of-way as a contractor on behalf of a user, shall indemnify and hold the City harmless as set forth below. If any person other than a user is required to provide such indemnity, the provisions referring to a user hereinbelow shall be construed to mean such person.
- (2) The user shall promptly defend, indemnify, and hold the City harmless from and against all damages, costs, losses, or expenses:
 - (A) For the repair, replacement, or restoration of the City's property, equipment, materials, structures, and facilities which are damaged, destroyed, or found to be defective solely as a result of the user's acts or omissions; and
 - (B) From and against any and all claims, demands, suits, causes of action, and judgments for:
 - (i) Damage to or loss of the property of any person (including, but not limited to, the user, its agents, officers, employees, and subcontractors, and the City, its agents, officers, and employees, and third parties); and/or
 - (ii) Death, bodily injury, illness, disease, loss of services, or loss of income or wages to any person (including, but not limited to, the officers, agents, and employees of the user, the user's contractors, and the City's officers, agents, and employees, and third parties), arising out of, incident to, concerning, or resulting from the negligent or willful acts or omissions of the user, its officers, agents, employees, and/or subcontractors, in the performance of activities pursuant to this division.
- (3) This indemnity provision is intended to include liability arising from the City's alleged negligence, but only to the extent such liability arises out of a claim or claims that the City was negligent in authorizing

the user to use or occupy the public rights-of-way, in regulating the conduct of the user, or in failing to prevent the user from acting in a negligent or wrongful manner.

- (4) For purposes of this indemnification provision, acts or omissions of the officers, agents, employees and contractors of the user shall be considered the acts and omissions of the user.
- (5) The indemnity provision set forth above is solely for the benefit of the City and the user and is not intended to create or grant any rights, contractual or otherwise, to any other person.

Sec. 3.14.049 Revocation or Denial of Construction Permits

If any provision of this division is not followed, a permit for the construction of facilities may be revoked. If a person has not followed the terms and conditions of this division with respect to work done pursuant to a prior permit, new permits may be denied, or additional terms may be required.

Sec. 3.14.050 Appeals

Appeals from denials or revocations of permits shall be to the City Council. Appeals shall be filed in writing with the City Manager within 15 days of the date of the denial or revocation. A hearing shall be held within 30 working days of the date the appeal is filed with the City Manager.

Sec. 3.14.051 Conflicts with Franchises or Other Authorizations

In the event of conflict between the provisions of this division and any franchise or other written authorization heretofore or hereafter approved by City, the provisions of this division shall control. Provided, however, any condition imposed pursuant to the issuance of a permit shall be in addition to the requirements hereof.

Sec. 3.14.052 Notices to City

- (a) Any notice required to be given to the City hereunder shall be given in writing, and may be effected by:
 - (1) Personal delivery if delivered to the ~~Mayor~~ **City Manager** or his designee **and to the City Secretary**;
 - (2) Facsimile or electronic mail, if delivered to the ~~Mayor~~ **City Manager** or his designee and to the City Secretary; or
 - (3) United States mail, postage prepaid, registered or certified, return receipt requested, addressed to the Mayor or his designee and to the City Secretary.
- (b) No notice shall be deemed given until actual receipt by the City as hereinabove set forth.

Attachment B

CODE OF ORDINANCES **APPENDIX A - FEE SCHEDULE** **ARTICLE A11.000 PUBLIC WORKS** **ARTICLE A11.000 PUBLIC WORKS**

- (d) Right-of-way construction permit ~~\$100.00.~~
~~(1) — Failure to obtain permit \$50.00.~~
1. Typical ROW Permit
 - a. Application Fee - \$100.00
 - b. Inspection Fee - \$120.00
 2. Major ROW Permit
 - a. Application Fee - \$200.00
 - b. Inspection Fee - \$120.00 + Tier Inspection fee
 - i. Tier 1 Inspection Fee - \$30.00 per day of inspections
 - ii. Tier 2 Inspection Fee - \$45.00 per day of inspections
 - iii. Tier 3 Inspection Fee - \$60.00 per day of inspections
 - iv. Tier 4 Inspection Fee - \$90.00 per day of inspections
 3. Re-inspection Fee - \$60.00
 4. Permit Extension Fee - \$100.00
 5. Permit Expiration Fee - \$30.00



City Council Workshop



Proposed Right-of-Way Ordinance Amendments

Lee Muñoz, P.E., CFM
Manager of Engineering



Agenda

- Right of way definition
- Recent notable ROW projects within Fair Oaks Ranch
- Current ordinance regulations
- Surrounding entity comparison
 - Requirements, permit fees, and project duration
 - City of San Antonio permit fees
- Staff recommendations



Right of Way Definition

A right of way (ROW) is a legally designated strip of land managed by a city for public use, including streets, sidewalks, utilities (electrical, communications, gas, water, sanitary, water), street medians, and other infrastructure.



Recent Notable ROW Projects

- GVTC
 - 52 ROW permits issued
 - Project duration May 2024 to May 2026
 - ROW micro-trenching and boring for fiber optic cable
- SAWS Fox Falls Sewer Line
 - Wastewater line replacement for development north of the City
 - Street trench widths approximately 4-feet wide and involved full street width repair
 - Construction required partial and full lane closures, impacting Fair Oaks Parkway and Leslie Pfieffer Drive
 - Construction duration December 2023 to May 2025



Current Ordinance Regulations

- Contractor registration required
- No construction without approved ROW permit
 - Emergency repairs allowed with notification
- Surfaces must be restored to existing conditions or better
- Traffic Control Plan required for obstruction of vehicular or pedestrian traffic
- Obsolete or no longer in service facilities must be removed
- Erosion control measures required where necessary
- All facilities shall be buried where possible



Current Ordinance Regulations (cont.)

- City-approved above ground facilities shall not interfere with other utilities and/or public use of ROW
- Permit application must include
 - List of subcontractors
 - Construction plans
 - Proof of Insurance
 - Guarantee of Performance
 - Pre and post photos of construction area
- Permit valid for 6 months
 - Cost \$100 and includes inspections



Surrounding Entity Comparison

City	Fee	Duration
Fair Oaks Ranch	\$100	6 months
Boerne	\$250	3 months
Fredericksburg	\$ 0*	N/A
Kerrville	\$300	6 months
New Braunfels	\$100	6 months
City of Helotes	\$278	6 months
Bexar County	\$35	6 months
San Antonio	\$50**	Project based

*City of Fredericksburg is planning to change fee to \$300 soon

**Does not include applicable inspection fees



Surrounding City Requirements

- City of Boerne, Helotes, Fredericksburg, and San Antonio
 - Street cut restoration based on PCI (Pavement Condition Assessment) score
 - May require curb to curb and block to block restoration
 - Plan sets must be designed by a Professional Engineer
 - Trenchless (boring) technology is mandatory unless proven otherwise

Surrounding City Requirements (cont.)



- Excavation on new streets is not allowed
- Repair work is warrantied for life of the street
 - Determined when street is above PCI of 50 or is re-paved by City
- Pavement degradation fee applies when repairs fail or when restoration is not made
 - Contractor required to repair at their cost and pay a fee
- Inspections based on the duration of the work



Staff Recommendations

- Two types of permits based on project length
 - Typical - 50 feet or less and maximum duration of 60 days
 - Major - more than 50 feet and maximum duration of 180 days
- Extensions, reinspection, and expiration fees
- \$200 Major permit fee; Typical remains \$100
- Inspection fee - \$120 for both permits
 - Additional inspection fees for Major permits
- Require trenchless (boring) technology unless staff determines not feasible

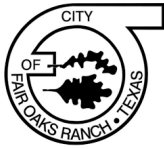


Staff Recommendations, cont.

- Street restoration based on road overall conditions index (OCI)
 - Restoration warranty street lifespan or new road upgrade
 - Street degradation fee applies on restoration failures
- Consolidate bonding and performance-guarantee provisions
- Update definitions, clarify street-closure and inspection requirements, and assign Public Works Director or designee as approving agent



Questions?



CITY COUNCIL WORKSHOP CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Facilities Master Plan Update: Condition Assessment and Space and Staffing Projections

DATE: August 6, 2026

DEPARTMENT: Public Works & Engineering

PRESENTED BY: Jessica Relucio, ENV SP, City Planner
Chas Jordan, Senior Manager, Matrix Consulting Group

INTRODUCTION / BACKGROUND:

Since the execution of the contract on March 31, 2026, staff have been working with the consultant, Matrix Consulting Group, to complete a condition assessment of existing facilities and a detailed evaluation of space and staffing requirements. This information will serve as the foundation for the Facilities Master Plan (Plan). The resulting Plan will provide data-driven recommendations to optimize site functionality and operational effectiveness. It will serve as a long-term planning document and implementation roadmap to guide future expansion, new construction, renovation, reconfiguration, and multi-use of existing buildings and equipment spaces.

The condition assessment was completed in two months and assessed current conditions through staff engagement, data collection, onsite tours, and analysis of space utilization and the physical conditions of facilities. The assessment of each facility's physical conditions included all major components, such as roofing, plumbing, interiors, HVAC, and electrical. The resulting report is included as **Attachment A**. Some highlights from the condition assessment are included below:

- A facility condition index (FCI) was calculated for each facility. The FCI is an industry-standard metric that quantifies a facility's physical condition at a specific point in time and is calculated using the expired system replacement costs (costs associated with systems beyond their average service life) and the building's current replacement value. Expired system replacement costs consist of work necessary to restore the facility to a condition equivalent to its original (new) state. Expressed as a percentage, a lower FCI score indicates a better-maintained, healthier facility.
- The current FCI and repair requirements for all City facilities is 9 and \$1,514,991, respectively.
- The projected FCI and repair requirements for all City facilities in 2031 is 15 and \$2,643,771, respectively. A breakdown by facility is shown in the table below.
- Four facilities have roof covering systems beyond their recommended service life.
- Four facilities utilize older water pipes from 1985.

- Two HVAC distribution systems are beyond the recommended service life of 30 years.
- The majority of the floor finish system and ceiling finish system are in good condition.

Table 1. Facility Description: Summary of Findings: City of Fair Oaks Ranch

Name	Year Built	Area (SF)	Total Needs 2026	Current Replacement Value	2026 FCI %	Total Needs 2031	2031 FCI %
City Hall	2000	7,127	\$93,059	\$3,106,438	3	\$345,957	11
Fire Station 2	1970	3,190	\$591,483	\$2,050,428	29	\$662,493	32
Fire Station 3	1999	5,104	\$22,388	\$3,280,685	1	\$415,714	13
FORHA Building	1970	1,505	\$86,861	\$655,983	13	\$91,737	14
Police Department/Municipal Court	2016	9,615	\$0	\$4,190,880	0	\$205,660	5
Public Works Maintenance Building	2000	5,600	\$117,073	\$1,944,800	6	\$272,512	14
Public Works Parts Warehouse	1950	1,540	\$199,880	\$508,281	39	\$214,202	42
Public Works Shed	2000	2,497	\$5,450	\$356,088	2	\$36,699	10
Vacant Building (Former Police Building)	1970	2,402	\$398,798	\$1,046,957	38	\$398,798	38
SUBTOTAL	-	38,580	\$1,514,991	\$17,140,540	9	\$2,643,771	15
Site and Infrastructure (excluded from FCI calculations)			\$208,191			\$208,191	
TOTALS		38,580	\$1,723,182	\$17,140,540		\$2,851,962	

Additionally, a staffing and space growth projections analysis was completed within three months and analyzed future needs of the City over the next 20 years. The resulting report is included as **Attachment B**. Some highlights from the staffing and space growth projections analysis are included below:

- The City population growth projections were determined by utilizing historical utility connection data from the City's Public Works Department. The projections show growth of 2% annually for the next 10 years, 1% annually for the second 10 years, and 0.5% annually thereafter through 2052. These projections align with the land use assumptions in the City's 2025 Impact Fee Study.
- Personnel were categorized by industry-standard categories, such as, executive, manager, supervisor, professional, technical, and front line.
- Personnel required was found by applying industry-standard metrics of appropriate personnel per resident or per square mile. For instance, currently, at a full-time equivalent, the city employs 0.0018 Professional and Technical staff per resident and 2.05 Public Works Front-Line personnel per square mile.
- Based on these projections, the City is projected to require at least 23 additional employees over the next 20 years, which drives space allocation needs over the same timeframe. A breakdown of the total space requirement (square feet) by building and department is shown in the table below:

TOTAL SPACE NEEDS PROJECTIONS – 2026-2046

Building	Dept.	Curr. - 2026	Proj. - 2031	Proj. - 2036	Proj. - 2041	Proj. - 2046	Difference 2026-2046	Result
City Hall	Administration	2,095	1,334	1,659	1,795	1,822	-273	Space Sufficient
City Hall	City Council	192	1,664	1,664	1,664	1,664	1,472	Needs Space
City Hall	Communications	119	337	337	337	337	219	Needs Space
City Hall	Human Resources	281	497	687	687	687	406	Needs Space
City Hall	Finance	803	1,306	1,406	1,433	1,469	665	Needs Space
City Hall	Information Technology	236	643	743	771	771	535	Needs Space
City Hall	City Secretary	336	607	607	607	607	271	Needs Space
City Hall	Public Works	1,369	2,236	2,543	2,989	3,197	1,828	Needs Space
Maint. Bldg.	Public Works	5,180	8,302	8,774	9,222	9,490	4,311	Needs Space
Maint. Bldg.	City Secretary	184	0	0	0	0	-184	Space Sufficient
Parts Warehouse	Public Works	3,683	3,683	3,683	3,683	3,683	0	Space Sufficient
Public Works Shed	Public Works	2,497	3,600	3,600	3,600	3,600	1,103	Needs Space
Police Department	Municipal Court	1,721	1,807	1,807	1,807	1,807	87	Needs Space
Police Department	Police	6,385	4,853	4,954	5,055	5,156	-1,229	Space Sufficient
FORHA Building	FORHA	1,209	992	992	992	992	-217	Space Sufficient
Vacant Building	Unassigned	1,977	880	880	880	880	-1,097	Space Sufficient
Fire Station 2	Fire	3,190	0	0	0	0	-3,190	Space Sufficient
Fire Station 3	Fire	5,104	8,160	8,160	8,160	8,160	3,056	Needs Space
Grand Totals:		36,559	40,902	42,497	43,683	44,323	7,763	

This table demonstrates all types of space use, such as office, break room, lockers, public, conference, courtroom, data room, or storage. However, one of these specific space areas, i.e. office space, may require additional space, and this is further explained in the report for Office Space. Additional data is available that shows these specific breakdowns of the type of space required.

In total, the City has sufficient overall space for current operations, which is mainly due to the two fire stations being unutilized. However, areas of need that are apparent from this base analysis are:

- Space allocated for the Council Chambers
- Space for additional Human Resources and Information Technology Staffing
- Space for Public Works Administrative, Management, and Support Personnel
- Space for the Municipal Court Department for offices and support space
- If Fire Station No. 3 is to be appropriately staffed, additional space will be required
- Adequate Restroom Space
- Adequate Parking Capacity
- Site Ingress / Egress for Equipment
- Secured Parking Areas
- Fire Station Usage
- Potential Use of New Satellite Water Tower Site on Ammann Road

The Project Manager from Matrix Consulting Group will be present at the meeting to provide an update on the Facilities Master Plan process, and a detailed explanation of work completed to date. Although no decisions are needed as part of this workshop, staff seeks City Council direction on whether the project is progressing in accordance with its expectations.

Next Steps

1. September — staff plan to present several strategic options to City Council to address the space deficits identified in the staffing and space projections report. These are concepts for facility and office expansion, relocation, consolidation and reconfiguration, which will inform the type and scope of projects included in the Plan.
2. October — the Council will review the draft Plan and recommendations.
3. November — the Council will consider adoption of the Final Plan. To ensure sufficient time for feedback from staff and Council throughout the Plan process, the original Plan completion date of August has been moved to November 2026.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

- Supports Goal 2.2 of the Strategic Plan to ensure growth is guided by long-range plans and the community's voice through disciplined, proactive planning and consistent policy adherence.
- Provides a long-term planning document and implementation roadmap to guide future city facility construction, expansion, renovation, reconfiguration, and multi-use of space.

LONGTERM FINANICAL AND BUDGETARY IMPACT:

N/A

City of Fair Oaks Ranch

Facility Condition Assessment

City of Fair Oaks Ranch

June 5, 2026





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FACILITY CONDITION ASSESSMENT
CITY OF FAIR OAKS RANCH

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EXECUTIVE SUMMARY

Introduction

City of Fair Oaks Ranch entered into a contract with Matrix Consulting who is partnered with ALPHA Facilities Solutions, LLC (ALPHA) to provide facility condition assessment and implementation services for capital planning solutions used to forecast facility needs and justify funding requirements. This project was completed by a team consisting of engineers, architects, and construction professionals. Data collected during the Facility Condition Assessment phase of the project was input into APPS in order to estimate current and future funding requirements for facility sustainment. This predictive approach to asset management is known as Capital Planning and is used to anticipate funding and maintenance needs many years into the future.

The scope of work included the following:

1. Identify and document current and forecasted conditions of approximately 38,580 square feet of facilities.
2. Identify and document current site needs.
3. Identify and document remaining service life of major building systems to include envelope; architectural finishes; roofs; electrical; plumbing; and heating, ventilation, and air conditioning (HVAC).
4. Forecast facility renewal requirements based on lifecycle analysis of existing systems over the span of the next 20 years for each facility.
5. Provide Rough Order of Magnitude (ROM) cost estimates for building system renewal and site repairs.
6. Provide a Facility Condition Index (FCI) measurement to illustrate the relative condition of all facilities.

Acknowledgement

Finally, the ALPHA Team would like to take this opportunity to thank City of Fair Oaks Ranch for allowing ALPHA to help the City achieve its goals. We would also like to thank Jessica Relucio and their staff for investing a substantial amount of their valuable time to work with us on this project; their knowledge of the facilities was superb and their contributions were invaluable.

Facility Condition Assessment Approach

Asset Planning and Performance Software (APPS) was used to document facility conditions, to determine current requirements, and to forecast future requirements for facilities within the City of Fair Oaks Ranch. Parametric cost models contained within APPS were assigned to most buildings while new cost models were developed in instances where an appropriate cost model did not exist. New cost models developed by the ALPHA Team are also contained within APPS. System and component life cycles used within the cost models are based on average service life as shown in the Preventive Maintenance Guidebook: Best Practices to Maintain Efficient and Sustainable Buildings published by Building Owners and Managers Association (BOMA) International. When life cycle information is not provided by BOMA, we used our experience and professional judgment to suggest appropriate average service life for those components and systems. Unit costs, which are used to calculate renewal requirements, are also built into the cost models. Life cycles and unit costs have been adjusted on a location-specific basis as appropriate or as requested by City personnel.

Although there are many factors that are important to obtain a successful outcome for a facility condition assessment, three provide the foundation for establishing a reliable cost model for each building. Those three factors are related to the following basic building information:

- Gross area
- Date built
- Building/location name

The gross area of a building, also known as gross square footage (GSF), is one of the basic building blocks for determining current replacement value (CRV) and generating system renewal costs, which are major components of a parametric-based effort. The date built for each facility provides the basis for establishing life cycles for many, and in some cases, all major building systems. Finally, although not critical to the outcome of the project, agreeing upon a building/location naming convention that is meaningful to all stakeholders enhances the usefulness and readability of the facility condition assessment report. Please note that GSF for each building was provided by the City and generally was not validated as part of this project. It should be noted that some building names may have changed at the direction of the City from what was indicated in documentation initially provided. Locations, names, dates built, and GSF data contained in this report are as shown in your Asset Planning and Performance Software account.

In order to determine basic building information, the ALPHA Team met with designated City personnel to discuss City-specific information such as building construction/renovation programs and building naming conventions. Scaled floor and site plans were generally not available, so square footages associated with additions and site features were obtained from a combination of sources to include City records, satellite imagery, and professional judgment.

It is worth noting that, although most concealed systems may appear to be functional, the risk of failure increases with time when they have exceeded the average service life as predicted by BOMA. Consequently, this effort assumes that replacement of concealed systems that have exceeded the average service life as predicted by BOMA is appropriate. Based on the availability of resources and the tolerance for risk or potential out-of-service conditions, the City may elect to defer immediate replacement of concealed systems that have exceeded average service life as appropriate.

Building condition requirements and site infrastructure requirements are documented within Asset Planning and Performance Software and based on estimated quantities, RS Means, and client supplied data when available.

Prioritization of Needs

Finally, all needs contained within APPS have been assigned a default priority based on importance to mission performance. Therefore, systems whose failure might render a building not suitable for occupancy have been ranked with a higher priority than those systems that have minimal or no impact on a facility's suitability for occupancy. For example, replacement of an HVAC system might take priority over replacement of flooring. The priority for a specific need can be changed if required and priorities can be further refined if desired by assignment of scores of one through 99. Although additional priorities are available within APPS, priorities used for this project are:

- High
- Medium
- Low

Needs contained within APPS have been ranked in terms of urgency in order to aid in the prioritization for allocation of funds. The priorities of applicable systems for this project are as follows:

High

- Electrical - Branch Wiring
- Electrical - Communications and Security
- Electrical - Lighting
- Electrical - Other Electrical Systems
- Electrical - Service & Distribution
- Fire Protection - Sprinklers
- HVAC - Controls & Instrumentation
- HVAC - Distribution Systems
- Roofing

Medium

- Exterior Enclosure - Exterior Doors
- Exterior Enclosure - Exterior Windows
- Interior Construction - Interior Doors
- Plumbing - Domestic Water Distribution
- Plumbing - Plumbing Fixtures
- Plumbing - Sanitary Waste

Low

- Exterior Enclosure - Exterior Walls
- Interior Construction - Fittings
- Interior Finishes - Ceiling Finishes
- Interior Finishes - Floor Finishes
- Interior Finishes - Wall Finishes
- Pedestrian Pavements
- Vehicular Pavements

Building Performance Metrics

As part of the FCA process, a facility condition index (FCI) was calculated for each facility. The FCI is used to quantify a facility's physical condition at a specific point in time and is calculated using the expired system replacement costs (costs associated with systems that are beyond average service life) and the current replacement value (CRV) of the building. Expired system replacement costs consist of work that is necessary to restore the facility to a condition equivalent to its original (like new) state.

The FCI can be helpful in several ways to include:

- Comparing the condition of one facility to a group of facilities
- Tracking trends (the extent of improvement or deterioration over time)
- Prioritizing capital improvement projects
- Making renovation versus replacement decisions

The FCI is calculated as shown in the example below.

Example 1: Total expired system replacement costs (Requirements) = \$3,000,000

Current Replacement Value (CRV) = \$10,000,000

$$FCI = \frac{\$3,000,000}{\$10,000,000} = .30$$



It is important to note there is no recognized standard for what constitutes an acceptable or unacceptable FCI. For example, the International Facility Management Association (IFMA) indicates that building condition is often defined in terms of the FCI as follows:

1. Good - 0% to 5%,
2. Fair - 5% to 10%,
3. Poor - 10% to 30%, and
4. Critical - greater than 30%

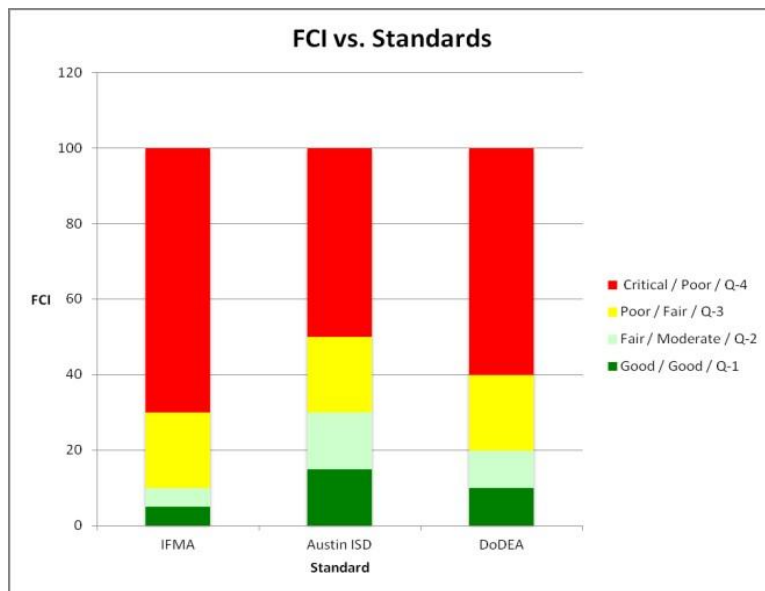


Figure 1. FCI Standards

renovations. For example, when cost of renovation reaches or exceeds 50% of the replacement cost of the facility, requirements to meet Americans with Disabilities Act (ADA), Life Safety and possibly other codes may be triggered. When the requirement to meet current building codes or civil rights statutes, such as those mentioned above are triggered, additional costs will be incurred. Although it is not possible to predict what the additional costs will be until project requirements are identified and cost estimates are prepared, it has been our experience that additional cost can be expected to range from 5% to 20% depending upon the age of the facility.

Categorization of Costs

At this point, it is appropriate to review the different types of costs associated with facility renovation and construction and how they apply to this project. According to the American Institute of Architects (AIA), facility capital costs are normally subdivided into three major categories - site costs, hard costs, and soft costs. Site costs are normally associated with the owner's initial land acquisition and development costs for a project and are not a consideration in the context of this project. Hard costs are associated with direct construction costs while soft costs can be defined as any indirect costs incurred in addition to the direct construction costs. Soft costs include a variety of costs such as design fees, legal fees, taxes, insurance, owner's administration costs, and financing costs. Cost data produced by the parametric cost models includes hard costs including consideration of renewal costs, which accounts for the additional cost associated with replacing an existing building system versus constructing the system in a new facility. Cost information within this report does not include soft costs.

It is important to remember that cost models are intended to produce rough order of magnitude (ROM) costs for purposes of developing a baseline from which to establish an FCI for each facility and to facilitate capital planning. It is not unusual for those new to the parametric cost estimating/life cycle analysis process to have expectations that are not completely in alignment with what the process is intended to yield. For example, the parametric cost estimating/life cycle analysis process generates ROM budgeting-level costs while costs that are more detailed are derived during formal preliminary design and final design cost estimating processes.

The Renovate Versus Replacement Question

A question that often arises is at what point does it make sense to replace a facility rather than to renovate it? Again, there is no industry standard, but conventional thinking is that replacement of a facility should be seriously considered when the FCI rises above 50%. However, the FCI is not the only consideration when making renovation versus replacement decisions. One consideration that should be taken into account is whether a facility is functionally adequate for the intended use. Another consideration revolves around the magnitude of needed

As a point of interest, *APPA: Leadership in Educational Facilities* published a paper citing research conducted by the *Building Research Board of the National Research Council* indicating, “Underfunding of maintenance and repair is a widespread and persistent problem.” The council concluded, “That an appropriate total budget allocation for routine maintenance and capital renewal is in the range of two to four percent of the aggregate current replacement value (CRV) of those facilities (excluding major infrastructure). When a backlog of deferred maintenance has been allowed to accumulate, spending must exceed this minimum level until the backlog has been eliminated.

Facility Condition Assessment

Facility-related data contained in this report was developed at the building level, which in turn, was rolled up at the campus level. Likewise, site infrastructure requirements were rolled up at the campus level. All data was then rolled up to provide an aggregate view of District facilities. Data within this report has been grouped as follows:

- City

This report includes the following content, which is found at campus and/or Executive Summary levels:

- Facility Description: Summary of Findings
- Current Needs (2026)
- Forecasted Needs (2031)
- Current and Forecasted Needs: Summarized by Reporting Period
- Current and Forecasted Needs: Summarized by System
- Need Priorities (High - Medium - Low)

Appendix B - Supplemental Information provides additional information the reader may find useful.

Site and Infrastructure Condition Assessment

A site infrastructure assessment was included in the scope of work for this project. The site infrastructure assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- In need of repair
- In need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth Aerial photographs were used in lieu of site plans.

The site assessment was performed and the subsequent results grouped by location. Findings for each location were divided as follows:

- Pedestrian Pavements
- Vehicular Pavements
- Site Development

Please note that not all locations have all of the various infrastructure systems present.

We determined unit pricing for the various deficiency requirements by referencing 2026 RSMeans Building Construction Cost Data and Assembly Cost Data when available; industry sources were used as a supplemental source for unit pricing when needed.

Overview of Findings

The Facility Condition Assessment and City implementation project included 9 permanent facilities, 0 portables, totaling 38,580 square feet. The average FCI for the facilities assessed is 9 while the average FCI in five years is estimated to be 15 assuming current facility sustainment funding levels. The assessment team made the following general observations:

1. Four facilities assessed were noted to utilize either the original domestic water piping or piping constructed before 1985 which increases the chances of your plumbing lines either being made of lead piping or containing lead solder. We did not conduct any destructive or invasive inspections to confirm or deny that your piping is made of lead or contains lead solder due to those systems being concealed. It is recommended that any building constructed before 1985 have a water quality test performed on a regular basis. The following buildings were noted to meet these conditions: FORHA Building, Fire Station 2, Vacant Building (Former Police Building), and Public Works Parts Warehouse.
2. Four facilities assessed were noted to have roof covering systems beyond their recommended life. The following buildings were noted to meet these conditions: City Hall, FORHA Building, Fire Station 2, and Vacant Building (Former Police Building).
3. Three facilities assessed were noted to utilize branch wiring that is 30+ years old, the recommended life cycle as defined by BOMA. It is recommended that infrared testing be performed on these systems prior to extending their life cycles. The following buildings were noted to meet these conditions: FORHA Building, Fire Station 2, and Public Works Shed.
4. Two of the facilities assessed were noted to be using HVAC distribution system that is beyond the recommended lifecycle of 30 years. The following buildings were noted to meet these conditions: FORHA Building, and Vacant Building (Former Police Building).
5. The majority of the floor finish system was observed to be in good condition. Seven facilities assessed were observed to have sections of or complete floor finishes in good condition with minimal to no deficiencies observed. The majority of the ceiling finish system was observed to be in good condition. Six facilities assessed were observed to have sections of or complete ceiling finishes in good condition with minimal to no deficiencies observed. The majority of the wall finish system was observed to be in good condition. Six facilities assessed were observed to have sections of or complete wall finishes in good condition with minimal to no deficiencies observed.

EXECUTIVE SUMMARY

Facility Condition Assessment Findings

At the time of the assessment there were nine permanent buildings located at City of Fair Oaks Ranch. The team entered all accessible spaces in the permanent buildings to include, administrative, restrooms, mezzanines, and mechanical rooms. This data was input into your capital forecast solution. Additionally, please note the following:

- The team did not enter any "permit - required confined spaces" as defined by the Occupational Safety & Health Administration.
- Building systems are assessed based on the predominant material type and condition.
- There was no invasive testing performed on concealed systems to justify extending the useful life. These concealed systems were given an assessment considering current age and additional information from Client provided escorts.
- Life safety systems are assessed based on visual inspections, client provided information, and current inspection tags. ALPHA follows the Building Owners and Managers Association's recommended life cycles for capital renewal forecasting purposes.

The table below contains building-specific information regarding current and forecast Facility Condition Indices. A comprehensive list of expired systems and those expected to expire between now and the Year 2046 is shown in the Current and Forecasted Needs Summarized by System table.

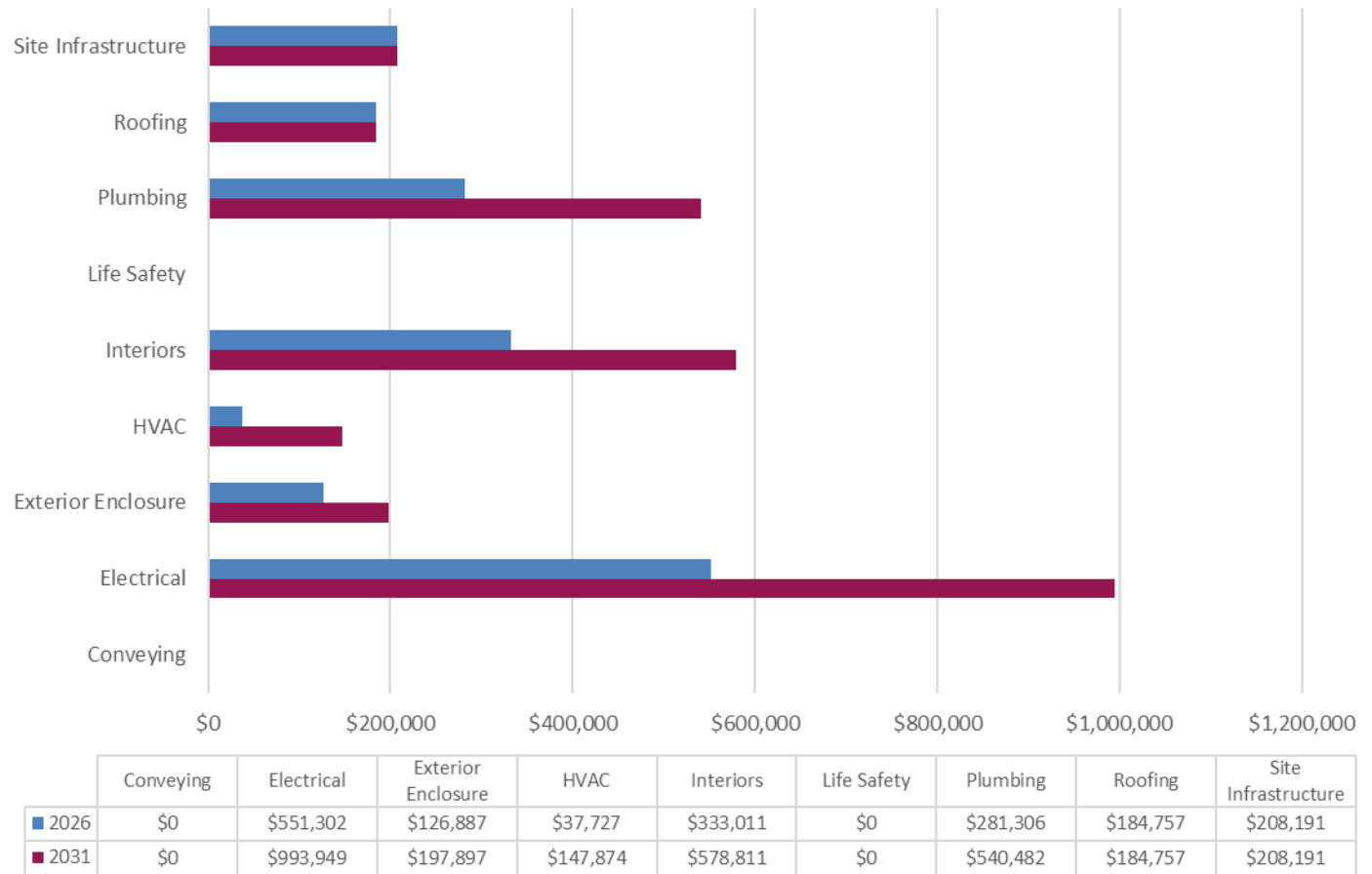
Table 1. Facility Description: Summary of Findings: City of Fair Oaks Ranch

Name	Year Built	Area (SF)	Total Needs 2026	Current Replacement Value	2026 FCI %	Total Needs 2031	2031 FCI %
City Hall	2000	7,127	\$93,059	\$3,106,438	3	\$345,957	11
Fire Station 2	1970	3,190	\$591,483	\$2,050,428	29	\$662,493	32
Fire Station 3	1999	5,104	\$22,388	\$3,280,685	1	\$415,714	13
FORHA Building	1970	1,505	\$86,861	\$655,983	13	\$91,737	14
Police Department/Municipal Court	2016	9,615	\$0	\$4,190,880	0	\$205,660	5
Public Works Maintenance Building	2000	5,600	\$117,073	\$1,944,800	6	\$272,512	14
Public Works Parts Warehouse	1950	1,540	\$199,880	\$508,281	39	\$214,202	42
Public Works Shed	2000	2,497	\$5,450	\$356,088	2	\$36,699	10
Vacant Building (Former Police Building)	1970	2,402	\$398,798	\$1,046,957	38	\$398,798	38
SUBTOTAL	-	38,580	\$1,514,991	\$17,140,540	9	\$2,643,771	15
Site and Infrastructure (excluded from FCI calculations)			\$208,191			\$208,191	
TOTALS		38,580	\$1,723,182	\$17,140,540		\$2,851,962	

Note: The cumulative FCI for the City of Fair Oaks Ranch facilities assessed is 9 while the cumulative FCI in 5 years is estimated to be 15 assuming current sustainment levels.

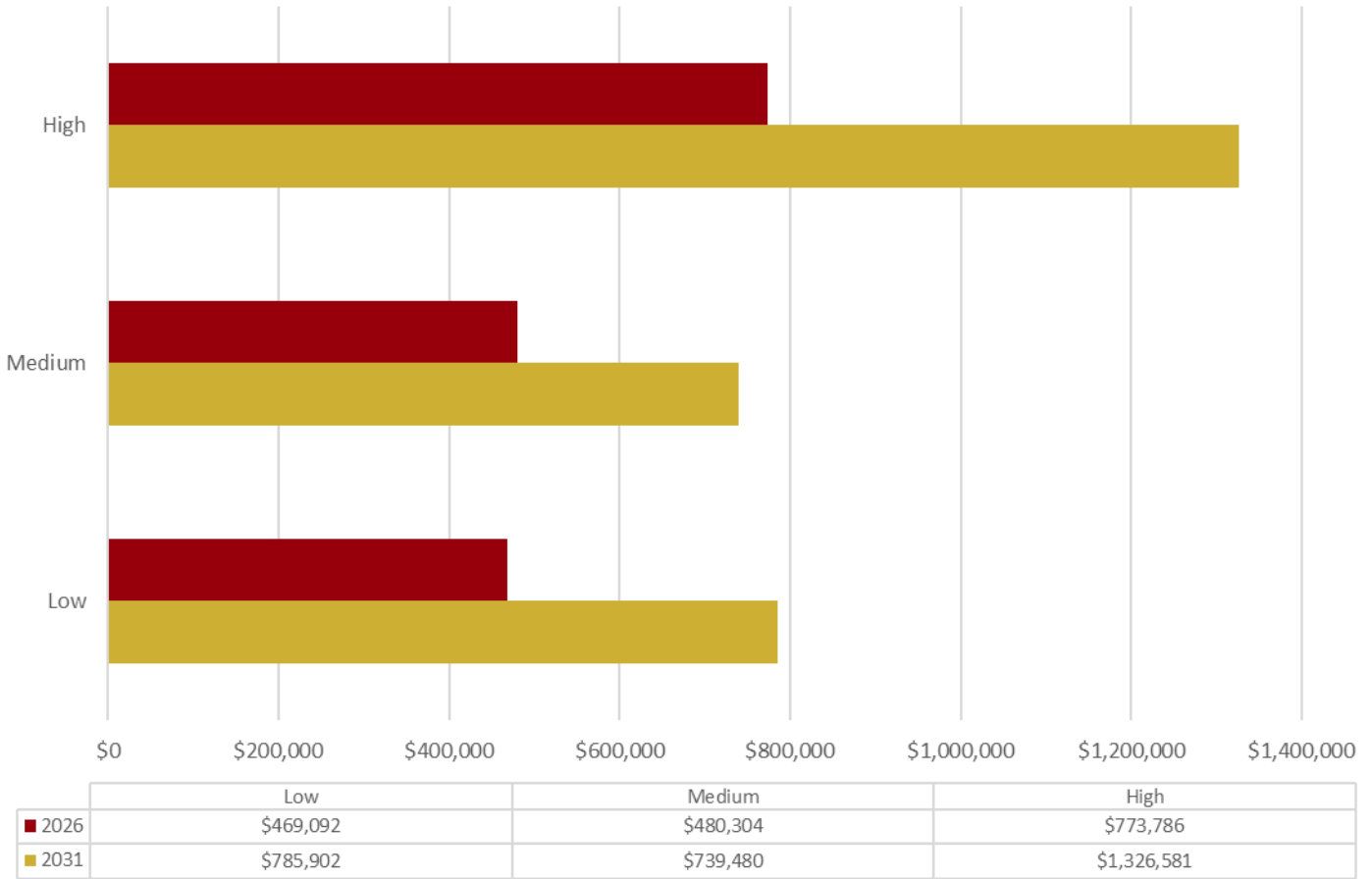
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Figure 2. Comparison of 2026 Current Needs vs. 2031 Forecasted Needs by System Group: City of Fair Oaks Ranch



Note: Forecasted Needs (2031) include Current Needs (2026)

Figure 3. Comparison of 2026 Current Needs vs. 2031 Forecasted Needs by Priority: City of Fair Oaks Ranch



Renewal Forecast

The renewal forecast below shows the current maintenance and repair backlog and projected facility sustainment requirements over the next 20 years. Please note the renewal forecast does not include potential costs associated with seismic evaluation/retrofitting; hazardous material inspection, evaluation, and mitigation, including asbestos abatement; and NFPA 101 and ADA upgrades. The renewal forecast is shown below:

Figure 4. Current and Forecasted Needs: Summarized by Reporting Period Current +10 Years: City of Fair Oaks Ranch

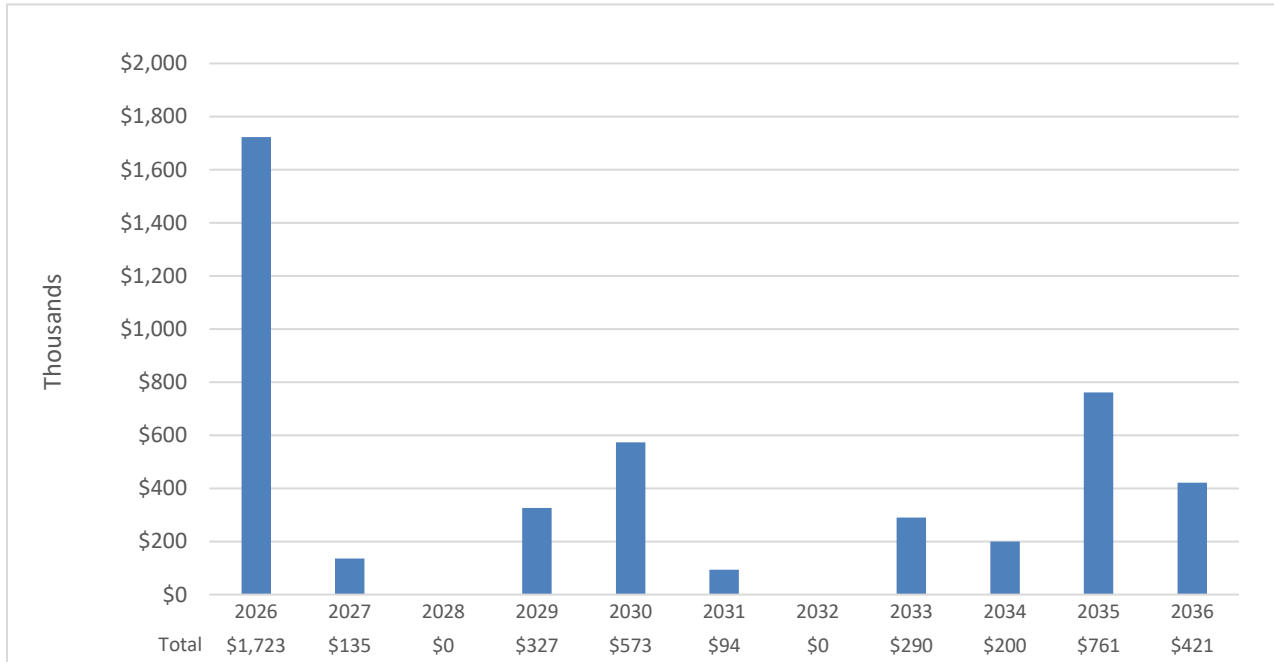
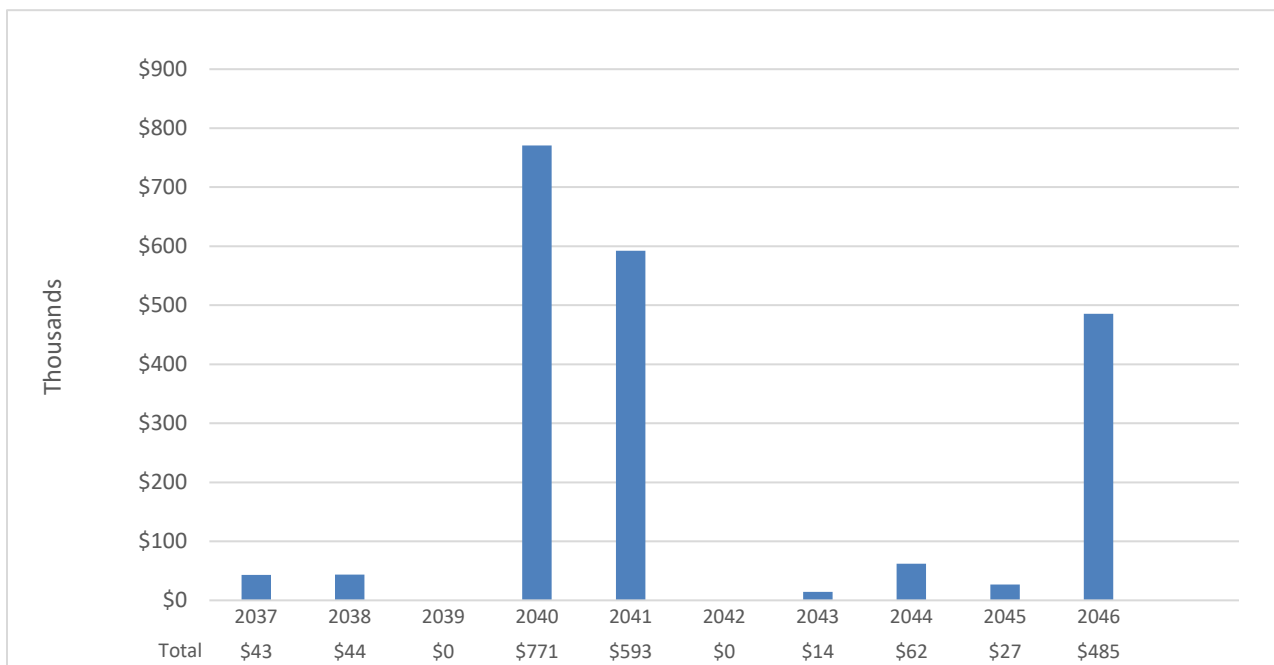


Figure 5. Current and Forecasted Needs: Summarized by Reporting Period Years 11-20: City of Fair Oaks Ranch



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Table 2. Current and Forecasted Needs Summarized by System (Current + 5 years): City of Fair Oaks Ranch

System	2026	2027	2028	2029	2030	2031
Cumulative Needs by Year	\$1,723,182	\$1,858,651	\$1,858,651	\$2,185,446	\$2,758,358	\$2,851,962
Needs by Year	\$1,723,182	\$135,470	\$0	\$326,795	\$572,912	\$93,604
Exterior Enclosure	\$126,887	\$71,010	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$71,010	\$0	\$0	\$0	\$0
Exterior Windows	\$87,834	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$39,053	\$0	\$0	\$0	\$0	\$0
Roofing	\$184,757	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$184,757	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$170,488	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$72,110	\$0	\$0	\$0	\$0	\$0
Specialties	\$98,378	\$0	\$0	\$0	\$0	\$0
Interiors	\$162,523	\$40,362	\$0	\$0	\$205,438	\$0
Ceiling Finishes	\$37,329	\$0	\$0	\$0	\$12,281	\$0
Floor Finishes	\$62,932	\$40,362	\$0	\$0	\$168,029	\$0
Wall Finishes	\$62,262	\$0	\$0	\$0	\$25,128	\$0
Plumbing	\$281,306	\$0	\$0	\$172,629	\$86,547	\$0
Domestic Water Distribution	\$57,706	\$0	\$0	\$75,545	\$19,930	\$0
Plumbing Fixtures	\$127,756	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$95,844	\$0	\$0	\$97,084	\$66,617	\$0
HVAC	\$37,727	\$0	\$0	\$68,860	\$41,287	\$0
Controls and Instrumentation	\$15,094	\$0	\$0	\$0	\$0	\$0
Distribution System	\$22,633	\$0	\$0	\$68,860	\$41,287	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$551,302	\$24,098	\$0	\$85,306	\$239,640	\$93,604
Branch Wiring	\$154,685	\$0	\$0	\$85,306	\$239,640	\$0
Communications & Security	\$139,467	\$0	\$0	\$0	\$0	\$77,980
Lighting	\$121,045	\$0	\$0	\$0	\$0	\$15,624
Service Distribution	\$58,316	\$24,098	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$77,789	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$208,191	\$0	\$0	\$0	\$0	\$0
Pedestrian Pavements	\$2,795	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$205,396	\$0	\$0	\$0	\$0	\$0

Table 3. Current and Forecasted Needs Summarized by System (Years 6 - 10): City of Fair Oaks Ranch

System	2032	2033	2034	2035	2036
Cumulative Needs by Year	\$2,851,962	\$3,141,702	\$3,341,238	\$4,101,987	\$4,523,243
Needs by Year	\$0	\$289,740	\$199,536	\$760,749	\$421,256
Exterior Enclosure	\$0	\$45,049	\$20,272	\$33,294	\$71,895
Exterior Walls (Finishes)	\$0	\$0	\$0	\$33,294	\$71,895
Exterior Windows	\$0	\$0	\$20,272	\$0	\$0
Exterior Doors	\$0	\$45,049	\$0	\$0	\$0
Roofing	\$0	\$0	\$41,535	\$105,248	\$63,468
Roof Coverings	\$0	\$0	\$41,535	\$105,248	\$63,468
Interior Construction	\$0	\$44,864	\$84,516	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$44,864	\$84,516	\$0	\$0
Interiors	\$0	\$116,044	\$53,213	\$86,177	\$62,528
Ceiling Finishes	\$0	\$0	\$11,546	\$86,177	\$62,528
Floor Finishes	\$0	\$116,044	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$41,667	\$0	\$0
Plumbing	\$0	\$0	\$0	\$137,084	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$137,084	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$83,782	\$0	\$92,736	\$60,420
Controls and Instrumentation	\$0	\$0	\$0	\$92,736	\$60,420
Distribution System	\$0	\$83,782	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$306,211	\$162,945
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$306,211	\$151,805
Service Distribution	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$11,140
Site Infrastructure	\$0	\$0	\$0	\$0	\$0
Pedestrian Pavements	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$0	\$0	\$0	\$0	\$0

Table 4. Current and Forecasted Needs Summarized by System (Years 11 - 15): City of Fair Oaks Ranch

System	2037	2038	2039	2040	2041
Cumulative Needs by Year	\$4,566,596	\$4,610,213	\$4,610,213	\$5,380,724	\$5,973,336
Needs by Year	\$43,353	\$43,616	\$0	\$770,511	\$592,612
Exterior Enclosure	\$0	\$15,060	\$0	\$147,938	\$399,155
Exterior Walls (Finishes)	\$0	\$0	\$0	\$147,938	\$325,463
Exterior Windows	\$0	\$0	\$0	\$0	\$49,604
Exterior Doors	\$0	\$15,060	\$0	\$0	\$24,088
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$33,501	\$28,557	\$0	\$0	\$117,976
Interior Doors	\$20,272	\$22,509	\$0	\$0	\$72,113
Specialties	\$13,229	\$6,048	\$0	\$0	\$45,864
Interiors	\$9,852	\$0	\$0	\$0	\$75,482
Ceiling Finishes	\$0	\$0	\$0	\$0	\$8,015
Floor Finishes	\$9,852	\$0	\$0	\$0	\$67,467
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$14,452	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$14,452	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$608,122	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$608,122	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$0	\$0	\$0	\$0	\$0
Pedestrian Pavements	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$0	\$0	\$0	\$0	\$0

Table 5. Current and Forecasted Needs Summarized by System (Years 16-20): City of Fair Oaks Ranch

System	2042	2043	2044	2045	2046
Cumulative Needs by Year	\$5,973,336	\$5,987,484	\$6,049,765	\$6,076,518	\$6,561,808
Needs by Year	\$0	\$14,148	\$62,281	\$26,753	\$485,290
Exterior Enclosure	\$0	\$14,148	\$36,549	\$0	\$51,777
Exterior Walls (Finishes)	\$0	\$14,148	\$36,549	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$51,777
Exterior Doors	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$25,732	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$25,732	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$181,449
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$16,993
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$92,329
Sanitary Waste	\$0	\$0	\$0	\$0	\$72,126
HVAC	\$0	\$0	\$0	\$0	\$55,700
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$55,700
Fire Protection	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$26,753	\$196,365
Branch Wiring	\$0	\$0	\$0	\$0	\$196,365
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$26,753	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$0	\$0	\$0	\$0	\$0
Pedestrian Pavements	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$0	\$0	\$0	\$0	\$0

CITY HALL

Table 6: Facility Description: City of Fair Oaks Ranch - City Hall

Summary of Findings							
Construction Type	Two-Story Structure						
Roof Type	Asphalt Shingle						
Ceiling Type	Painted						
Lighting	LED						
HVAC	Split-DX						
Elevator	Yes						
Fire Sprinkler	No						
Fire Alarm	No						
Name	Year Built	Area (SF)	Total Needs 2026	Current Replacement Value	2026 FCI %	Total Needs 2031	2031 FCI %
City Hall	2000	7,127	\$93,059	\$3,106,438	3	\$345,957	11
Site Information			\$177,020			\$177,020	
TOTAL			\$270,079			\$522,977	

General Observation:

- The fire alarm and detection system, which is part of the overall communication and security system, is not present, but needed.



Electrical

The LED lighting was in good condition. The electrical branch wiring is within its recommended useful life. The service and distribution system was in good condition. The emergency and exit lighting is beyond its recommended useful life.



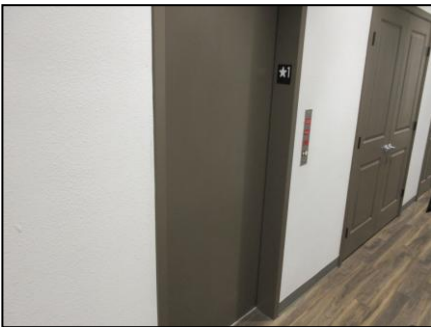
Exterior Enclosure

The wooden and metal exterior doors were in good condition. The double-glazed windows were in good condition. The stone face veneer and wood siding walls were in good condition. The asphalt shingle roof covering was beyond its recommended useful life.



HVAC

The ductwork system is within its recommended useful life. The digital HVAC controls were in good condition.



Interior Construction

The wooden and metal interior doors were in good condition. The casework and toilet partitions were in good condition.



Interiors

The vinyl sheeting floor finishes were in pristine condition. The carpet tile floor finishes were in good condition. The tile wall finishes were in excellent condition. The painted wall finishes were in good condition. The painted ceiling finishes were in good condition.



Plumbing

The porcelain manual plumbing fixtures were in good condition. The domestic water distribution system is within its recommended useful life. The sanitary waste system is within its recommended useful life.

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Table 7. Current and Forecasted Needs Summarized by System (Current + 5 years): City Hall

System	2026	2027	2028	2029	2030	2031
Cumulative Needs by Year	\$270,079	\$270,079	\$270,079	\$270,079	\$522,977	\$522,977
Needs by Year	\$270,079	\$0	\$0	\$0	\$252,898	\$0
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$27,000	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$27,000	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$66,059	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$12,596	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$53,463	\$0
HVAC	\$0	\$0	\$0	\$0	\$41,287	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$41,287	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$66,059	\$0	\$0	\$0	\$145,553	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$145,553	\$0
Communications & Security	\$57,801	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$8,257	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$177,020	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$177,020	\$0	\$0	\$0	\$0	\$0

Table 8. Current and Forecasted Needs Summarized by System (Years 6 - 10): City Hall

System	2032	2033	2034	2035	2036
Cumulative Needs by Year	\$522,977	\$522,977	\$544,915	\$722,630	\$722,630
Needs by Year	\$0	\$0	\$21,938	\$177,715	\$0
Exterior Enclosure	\$0	\$0	\$0	\$20,406	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$20,406	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$21,938	\$0	\$0
Ceiling Finishes	\$0	\$0	\$11,546	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$10,392	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$44,786	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$44,786	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$112,524	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$112,524	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$0	\$0	\$0	\$0	\$0

Table 9. Current and Forecasted Needs Summarized by System (Years 11 - 15): City Hall

System	2037	2038	2039	2040	2041
Cumulative Needs by Year	\$722,630	\$737,690	\$737,690	\$878,205	\$995,275
Needs by Year	\$0	\$15,060	\$0	\$140,515	\$117,070
Exterior Enclosure	\$0	\$15,060	\$0	\$0	\$49,604
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$49,604
Exterior Doors	\$0	\$15,060	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$67,467
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$67,467
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$140,515	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$140,515	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$0	\$0	\$0	\$0	\$0

Table 10. Current and Forecasted Needs Summarized by System (Years 16-20): City Hall

System	2042	2043	2044	2045	2046
Cumulative Needs by Year	\$995,275	\$995,275	\$995,275	\$995,275	\$995,275
Needs by Year	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$0	\$0	\$0	\$0	\$0

Table 11. Expired Systems 2026: City of Fair Oaks Ranch – City Hall

Building	System Category	System	Priority	2026 Needs
City Hall	Electrical	Communications & Security	High	\$57,801
City Hall	Electrical	Exit Signs and Emergency Lighting	High	\$8,257
City Hall	Roofing	Roof Coverings	High	\$27,000
			TOTAL	\$93,059

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Site and Infrastructure Assessment Findings

Site General Condition

The following site conditions and/or deficiencies were observed during the assessment.

- A portion of the asphalt pavements were in poor condition and in need of resealing as longitudinal and transverse cracking were observed throughout the pavement.
- A portion of the asphalt pavements were in poor condition and in need of resurfacing as longitudinal cracking, transverse cracking, and degradation were observed throughout the pavement.

Site Improvements

A site infrastructure condition assessment was included in the scope of work for this project. The site infrastructure assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- Poor condition and in need of repair
- Poor condition and in need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth aerial photographs were used in lieu of site plans. The site assessment was performed, and the subsequent results grouped by location. Findings for each location were divided as follows:

- Pedestrian Pavements
- Vehicular Pavements
- Site Development

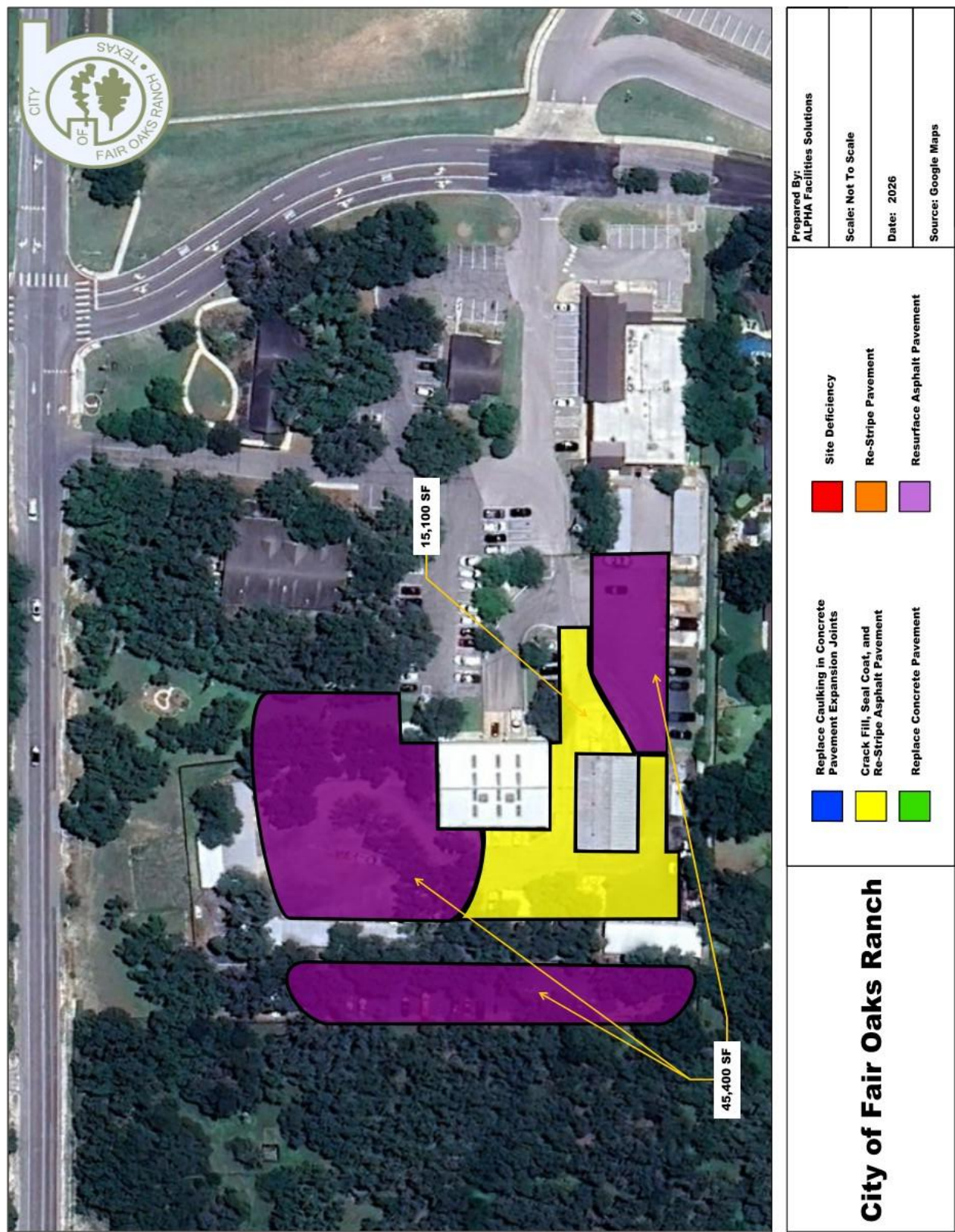
Please note that not all locations have all of the various infrastructure systems present. We determined unit pricing for the various deficiency requirements by referencing 2026 RS Means Building Construction Cost Data and Assembly Cost Data when available. Industry sources were used as a supplemental source for unit pricing when needed.

Table 12. Summary of 2026 Site and Infrastructure Deficiencies: City Hall

Asset Description	Corrective Action	Notes	Priority	Current Needs	Year
Vehicular Pavements	Crack Fill, Seal Coat, and Restripe Asphalt Pavements	15100 SF @ \$1.2 Per SF	Low	\$18,120	2026
Vehicular Pavements	Resurface Asphalt Pavements	45400 SF @ \$3.5 Per SF	Low	\$158,900	2026
			Total 2026 Needs	\$177,020	

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Figure 6. Site and Infrastructure Deficiencies Markup: City Hall





Site Infrastructure

A portion of the asphalt pavements were in poor condition and in need of resealing as longitudinal and transverse cracking were observed throughout the pavement.



Site Infrastructure

A portion of the asphalt pavements were in poor condition and in need of resurfacing as longitudinal cracking, transverse cracking, and degradation were observed throughout the pavement.

FIRE STATION 2

Table 13: Facility Description: City of Fair Oaks Ranch - Fire Station 2

Summary of Findings							
Construction Type	One-Story Structure						
Roof Type	Standing Seam Metal						
Ceiling Type	Painted and Plastic Covered Insulated Batts						
Lighting	LED						
HVAC	Split-DX						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						
Name	Year Built	Area (SF)	Total Needs 2026	Current Replacement Value	2026 FCI %	Total Needs 2031	2031 FCI %
Fire Station 2	1970	3,190	\$591,483	\$2,050,428	29	\$662,493	32
Site Information			\$11,576			\$11,576	
TOTAL			\$603,059			\$674,069	

General Observation:

- The fire alarm and detection system, which is part of the overall communication and security system, is not present, but needed.



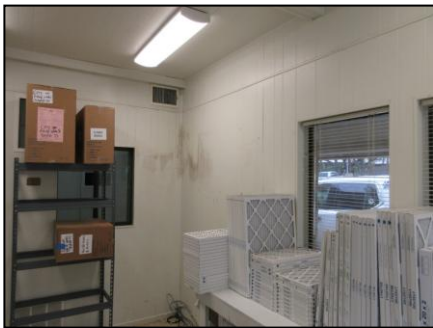
Electrical

The LED lighting was in poor condition due to observed non-functioning fixtures. The electrical branch wiring is beyond its recommended useful life. The service and distribution system was in failing condition due to observed rusted enclosures. The emergency and exit lighting is beyond its recommended useful life.



Exterior Enclosure

The metal exterior doors were in fair condition due to observed damaged panels. The double-glazed windows were in poor condition due to observed deteriorated window sealant. The metal siding and wood siding walls were in good condition; however, the stone face veneer walls were in poor condition due to observed damaged finishes. The standing seam metal roof covering was beyond its recommended useful life.



Interior Construction

The wooden interior doors were in failing condition due to observed damaged panels. The casework were in failing condition due to observed damage.



Interiors

The finished concrete floor finishes were in good condition; however, the resilient floors were in poor condition due to observed deterioration. The painted wall finishes were in poor condition due to observed deterioration, the protective wall covering walls were in critical condition due to observed deterioration, and the plastic covered insulated batts walls were in failing condition due to observed deterioration. The painted ceiling finishes were in poor condition due to observed deterioration, and the plastic covered insulated batts ceilings were in critical condition due to observed damage.



Plumbing

The porcelain and stainless steel manual plumbing fixtures were in poor condition due to observed mineral build-up. The domestic water distribution system is beyond its recommended useful life. The sanitary waste system is beyond its recommended useful life.

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Table 14. Current and Forecasted Needs Summarized by System (Current + 5 years): Fire Station 2

System	2026	2027	2028	2029	2030	2031
Cumulative Needs by Year	\$603,059	\$674,069	\$674,069	\$674,069	\$674,069	\$674,069
Needs by Year	\$603,059	\$71,010	\$0	\$0	\$0	\$0
Exterior Enclosure	\$15,791	\$71,010	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$71,010	\$0	\$0	\$0	\$0
Exterior Windows	\$15,791	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$74,640	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$74,640	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$34,835	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$6,795	\$0	\$0	\$0	\$0	\$0
Specialties	\$28,040	\$0	\$0	\$0	\$0	\$0
Interiors	\$82,790	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$22,131	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$36,414	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$24,245	\$0	\$0	\$0	\$0	\$0
Plumbing	\$193,571	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$47,216	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$85,678	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$60,677	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$189,857	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$53,316	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$13,992	\$0	\$0	\$0	\$0	\$0
Lighting	\$53,316	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$26,194	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$43,038	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$11,576	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$11,576	\$0	\$0	\$0	\$0	\$0

Table 15. Current and Forecasted Needs Summarized by System (Years 6 - 10): Fire Station 2

System	2032	2033	2034	2035	2036
Cumulative Needs by Year	\$674,069	\$726,150	\$726,150	\$739,038	\$739,038
Needs by Year	\$0	\$52,081	\$0	\$12,888	\$0
Exterior Enclosure	\$0	\$9,044	\$0	\$12,888	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$12,888	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$9,044	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$43,038	\$0	\$0	\$0
Distribution System	\$0	\$43,038	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$0	\$0	\$0	\$0	\$0

Table 16. Current and Forecasted Needs Summarized by System (Years 11 - 15): Fire Station 2

System	2037	2038	2039	2040	2041
Cumulative Needs by Year	\$739,038	\$739,038	\$739,038	\$824,716	\$824,716
Needs by Year	\$0	\$0	\$0	\$85,678	\$0
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$85,678	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$85,678	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$0	\$0	\$0	\$0	\$0

Table 17. Current and Forecasted Needs Summarized by System (Years 16-20): Fire Station 2

System	2042	2043	2044	2045	2046
Cumulative Needs by Year	\$824,716	\$838,864	\$838,864	\$838,864	\$838,864
Needs by Year	\$0	\$14,148	\$0	\$0	\$0
Exterior Enclosure	\$0	\$14,148	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$14,148	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$0	\$0	\$0	\$0	\$0

Table 18. Expired Systems 2026: City of Fair Oaks Ranch – Fire Station 2

Building	System Category	System	Priority	2026 Needs
Fire Station 2	Electrical	Branch Wiring	High	\$53,316
Fire Station 2	Electrical	Communications & Security	High	\$13,992
Fire Station 2	Electrical	Exit Signs and Emergency Lighting	High	\$43,038
Fire Station 2	Electrical	Lighting	High	\$53,316
Fire Station 2	Electrical	Service Distribution	High	\$26,194
Fire Station 2	Exterior Enclosure	Exterior Windows	Medium	\$15,791
Fire Station 2	Interior Construction	Interior Doors	Medium	\$6,795
Fire Station 2	Interior Construction	Specialties	Low	\$28,040
Fire Station 2	Interiors	Ceiling Finishes	Low	\$2,584
Fire Station 2	Interiors	Ceiling Finishes	Low	\$19,547
Fire Station 2	Interiors	Floor Finishes	Low	\$36,414
Fire Station 2	Interiors	Wall Finishes	Low	\$1,706
Fire Station 2	Interiors	Wall Finishes	Low	\$9,635
Fire Station 2	Interiors	Wall Finishes	Low	\$12,905
Fire Station 2	Plumbing	Domestic Water Distribution	Medium	\$47,216
Fire Station 2	Plumbing	Plumbing Fixtures	Medium	\$85,678
Fire Station 2	Plumbing	Sanitary Waste	Medium	\$60,677
Fire Station 2	Roofing	Roof Coverings	High	\$74,640
			TOTAL	\$591,483

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Site and Infrastructure Assessment Findings

Site General Condition

The following site conditions and/or deficiencies were observed during the assessment.

- A portion of the asphalt pavements were in poor condition and in need of resealing as longitudinal and transverse cracking were observed throughout the pavement.
- A portion of the asphalt pavements were in poor condition and in need of resurfacing as longitudinal cracking, transverse cracking, and degradation were observed throughout the pavement.

Site Improvements

A site infrastructure condition assessment was included in the scope of work for this project. The site infrastructure assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- Poor condition and in need of repair
- Poor condition and in need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth aerial photographs were used in lieu of site plans. The site assessment was performed, and the subsequent results grouped by location. Findings for each location were divided as follows:

- Pedestrian Pavements
- Vehicular Pavements
- Site Development

Please note that not all locations have all of the various infrastructure systems present. We determined unit pricing for the various deficiency requirements by referencing 2024 RS Means Building Construction Cost Data and Assembly Cost Data when available. Industry sources were used as a supplemental source for unit pricing when needed.

Table 19. Summary of 2026 Site and Infrastructure Deficiencies: Fire Station 2

Asset Description	Corrective Action	Notes	Priority	Current Needs	Year
Vehicular Pavements	Resurface Asphalt Pavements	2920 SF @ \$3.5 Per SF	Low	\$10,220	2026
Vehicular Pavements	Crack Fill, Seal Coat, and Restripe Asphalt Pavements	1130 SF @ \$1.2 Per SF	Low	\$1,356	2026
			Total 2026 Needs	\$11,576	

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Figure 7. Site and Infrastructure Deficiencies Markup: Fire Station 2





Site Infrastructure

A portion of the asphalt pavements were in poor condition and in need of resealing as longitudinal and transverse cracking were observed throughout the pavement.



Site Infrastructure

A portion of the asphalt pavements were in poor condition and in need of resurfacing as longitudinal cracking, transverse cracking, and degradation were observed throughout the pavement.

FIRE STATION 3

Table 20: Facility Description: City of Fair Oaks Ranch - Fire Station 3

Summary of Findings							
Construction Type	Two-Story Structure						
Roof Type	Metal Panel						
Ceiling Type	Painted and Plastic Covered Insulated Batts						
Lighting	LED						
HVAC	Split-DX						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						
Name	Year Built	Area (SF)	Total Needs 2026	Current Replacement Value	2026 FCI %	Total Needs 2031	2031 FCI %
Fire Station 3	1999	5,104	\$22,388	\$3,280,685	1	\$415,714	13
Site Information			\$19,595			\$19,595	
TOTAL			\$41,983			\$435,309	

General Observation:

- The fire alarm and detection system, which is part of the overall communication and security system, is not present, but needed.



Electrical

The LED lighting was in good condition. The electrical branch wiring is within its recommended useful life. The service and distribution system was in good condition.



Exterior Enclosure

The metal exterior doors were in fair condition due to observed rusted hardware. The stone face veneer and metal siding walls were in good condition. The metal panel roof covering was within its recommended useful life.



HVAC

The ductwork system is within its recommended useful life. The digital HVAC controls were in good condition.



Interior Construction

The wooden interior doors were in good condition. The toilet partitions and lockers were in good condition; however, the casework were in fair condition due to observed damage.



Interiors

The finished concrete floor finishes were in good condition; however, the resilient floors were in fair condition due to observed stains. The painted wall finishes and plastic covered insulated batts were in good condition. The painted and plastic covered insulated batts ceiling finishes were in good condition.



Plumbing

The porcelain manual plumbing fixtures were in fair condition due to observed mineral build-up. The domestic water distribution system is within its recommended useful life. The sanitary waste system is within its recommended useful life.

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Table 21. Current and Forecasted Needs Summarized by System (Current + 5 years): Fire Station 3

System	2026	2027	2028	2029	2030	2031
Cumulative Needs by Year	\$41,983	\$41,983	\$41,983	\$368,778	\$435,309	\$435,309
Needs by Year	\$41,983	\$0	\$0	\$326,795	\$66,531	\$0
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$66,531	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$4,134	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$58,262	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$4,134	\$0
Plumbing	\$0	\$0	\$0	\$172,629	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$75,545	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$97,084	\$0	\$0
HVAC	\$0	\$0	\$0	\$68,860	\$0	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$68,860	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$22,388	\$0	\$0	\$85,306	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$85,306	\$0	\$0
Communications & Security	\$22,388	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$19,595	\$0	\$0	\$0	\$0	\$0
Pedestrian Pavements	\$2,795	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$16,800	\$0	\$0	\$0	\$0	\$0

Table 22. Current and Forecasted Needs Summarized by System (Years 6 - 10): Fire Station 3

System	2032	2033	2034	2035	2036
Cumulative Needs by Year	\$435,309	\$495,178	\$567,988	\$855,606	\$855,606
Needs by Year	\$0	\$59,870	\$72,810	\$287,618	\$0
Exterior Enclosure	\$0	\$15,006	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$15,006	\$0	\$0	\$0
Roofing	\$0	\$0	\$41,535	\$0	\$0
Roof Coverings	\$0	\$0	\$41,535	\$0	\$0
Interior Construction	\$0	\$44,864	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$44,864	\$0	\$0	\$0
Interiors	\$0	\$0	\$31,275	\$31,275	\$0
Ceiling Finishes	\$0	\$0	\$0	\$31,275	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$31,275	\$0	\$0
Plumbing	\$0	\$0	\$0	\$137,084	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$137,084	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$33,953	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$33,953	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$85,306	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$85,306	\$0
Site Infrastructure	\$0	\$0	\$0	\$0	\$0
Pedestrian Pavements	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$0	\$0	\$0	\$0	\$0

Table 23. Current and Forecasted Needs Summarized by System (Years 11 - 15): Fire Station 3

System	2037	2038	2039	2040	2041
Cumulative Needs by Year	\$855,606	\$884,163	\$884,163	\$1,021,247	\$1,021,247
Needs by Year	\$0	\$28,557	\$0	\$137,084	\$0
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$28,557	\$0	\$0	\$0
Interior Doors	\$0	\$22,509	\$0	\$0	\$0
Specialties	\$0	\$6,048	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$137,084	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$137,084	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$0	\$0	\$0	\$0	\$0
Pedestrian Pavements	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$0	\$0	\$0	\$0	\$0

Table 24. Current and Forecasted Needs Summarized by System (Years 16-20): Fire Station 3

System	2042	2043	2044	2045	2046
Cumulative Needs by Year	\$1,021,247	\$1,021,247	\$1,057,796	\$1,057,796	\$1,057,796
Needs by Year	\$0	\$0	\$36,549	\$0	\$0
Exterior Enclosure	\$0	\$0	\$36,549	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$36,549	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$0	\$0	\$0	\$0	\$0
Pedestrian Pavements	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$0	\$0	\$0	\$0	\$0

Table 25. Expired Systems 2026: City of Fair Oaks Ranch – Fire Station 3

Building	System Category	System	Priority	2026 Needs
Fire Station 3	Electrical	Communications & Security	High	\$22,388
			TOTAL	\$22,388

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Site and Infrastructure Assessment Findings

Site General Condition

The following site conditions and/or deficiencies were observed during the assessment.

- Replacement of the sealant in the expansion joints as part of routine maintenance would extend the overall life of the concrete pedestrian walkways.
- A portion of the asphalt pavements were in poor condition and in need of resealing as longitudinal and transverse cracking were observed throughout the pavement.

Site Improvements

A site infrastructure condition assessment was included in the scope of work for this project. The site infrastructure assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- Poor condition and in need of repair
- Poor condition and in need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth aerial photographs were used in lieu of site plans. The site assessment was performed, and the subsequent results grouped by location. Findings for each location were divided as follows:

- Pedestrian Pavements
- Vehicular Pavements
- Site Development

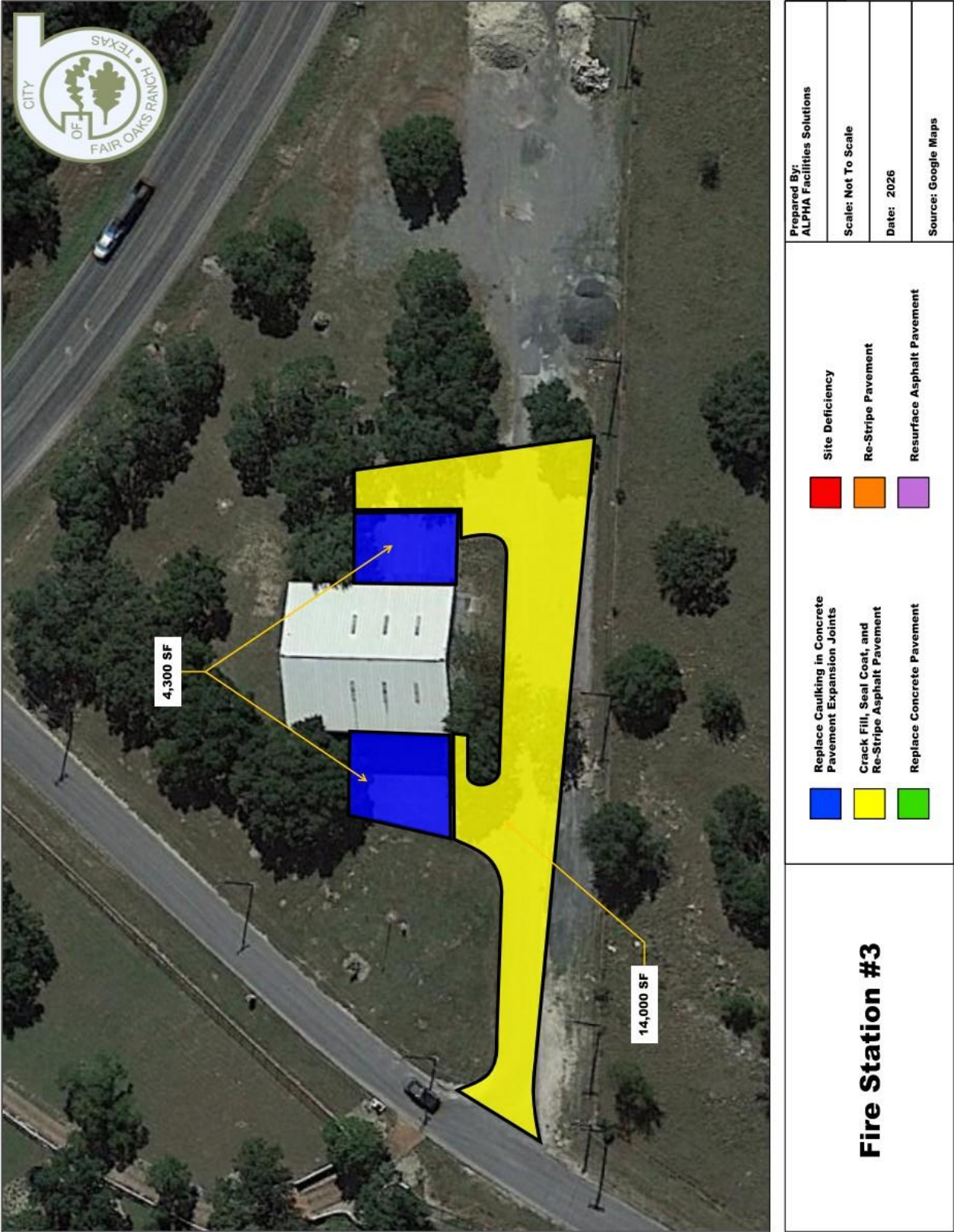
Please note that not all locations have all of the various infrastructure systems present. We determined unit pricing for the various deficiency requirements by referencing 2026 RS Means Building Construction Cost Data and Assembly Cost Data when available. Industry sources were used as a supplemental source for unit pricing when needed.

Table 26. Summary of 2026 Site and Infrastructure Deficiencies: Fire Station 3

Asset Description	Corrective Action	Notes	Priority	Current Needs	Year
Pedestrian Pavements	Replace Caulking in Concrete Pavements	4300 SF @ \$0.65 Per SF	Low	\$2,795	2026
Vehicular Pavements	Crack Fill, Seal Coat, and Restripe Asphalt Pavements	14000 SF @ \$1.2 Per SF	Low	\$16,800	2026
			Total 2026 Needs	\$19,595	

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Figure 8. Site and Infrastructure Deficiencies Markup: Fire Station 3





Site Infrastructure

Replacement of the sealant in the expansion joints as part of routine maintenance would extend the overall life of the concrete pedestrian walkways.



Site Infrastructure

A portion of the asphalt pavements were in poor condition and in need of resealing as longitudinal and transverse cracking were observed throughout the pavement.

FORHA BUILDING

Table 27: Facility Description: City of Fair Oaks Ranch - FORHA Building

Summary of Findings							
Construction Type	One-Story Structure						
Roof Type	Asphalt Shingle						
Ceiling Type	Painted						
Lighting	LED						
HVAC	Split-DX						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						
Name	Year Built	Area (SF)	Total Needs 2026	Current Replacement Value	2026 FCI %	Total Needs 2031	2031 FCI %
FORHA Building	1970	1,505	\$86,861	\$655,983	13	\$91,737	14
Site Information			\$0			\$0	
TOTAL			\$86,861			\$91,737	

General Observation:

- The fire alarm and detection system, which is part of the overall communication and security system, is not present, but needed.



Electrical

The electrical branch wiring is beyond its recommended useful life. The service and distribution system was in good condition. The emergency and exit lighting is beyond its recommended useful life. The LED lighting is in good condition.



Exterior Enclosure

The wooden exterior doors were in poor condition due to observed damaged panels. The single-glazed windows were in fair condition due to observed damaged panes. The stone face veneer walls were in fair condition due to observed deteriorated mortar joints. The asphalt shingle roof covering was beyond its recommended useful life.



HVAC

The ductwork system is beyond its recommended useful life. The digital HVAC controls were in good condition.



Interiors

The ceramic tile and carpet floor finishes were in good condition. The painted wall finishes were in good condition. The painted ceiling finishes were in good condition.



Plumbing

The porcelain manual plumbing fixtures were in good condition. The domestic water distribution system is beyond its recommended useful life. The sanitary waste system is beyond its recommended useful life.

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Table 28. Current and Forecasted Needs Summarized by System (Current + 5 years): FORHA Building

System	2026	2027	2028	2029	2030	2031
Cumulative Needs by Year	\$86,861	\$86,861	\$86,861	\$86,861	\$91,737	\$91,737
Needs by Year	\$86,861	\$0	\$0	\$0	\$4,876	\$0
Exterior Enclosure	\$9,007	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$9,007	\$0	\$0	\$0	\$0	\$0
Roofing	\$10,500	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$10,500	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$4,876	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$2,438	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$2,438	\$0
Plumbing	\$13,950	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$2,660	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$11,290	\$0	\$0	\$0	\$0	\$0
HVAC	\$8,718	\$0	\$0	\$0	\$0	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0
Distribution System	\$8,718	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$44,686	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$30,736	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$12,206	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$1,744	\$0	\$0	\$0	\$0	\$0

Table 29. Current and Forecasted Needs Summarized by System (Years 6 - 10): FORHA Building

System	2032	2033	2034	2035	2036
Cumulative Needs by Year	\$91,737	\$105,030	\$125,302	\$134,759	\$134,759
Needs by Year	\$0	\$13,292	\$20,272	\$9,457	\$0
Exterior Enclosure	\$0	\$0	\$20,272	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$20,272	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$13,292	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$13,292	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$9,457	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$9,457	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0

Table 30. Current and Forecasted Needs Summarized by System (Years 11 - 15): FORHA Building

System	2037	2038	2039	2040	2041
Cumulative Needs by Year	\$178,112	\$178,112	\$178,112	\$222,237	\$364,257
Needs by Year	\$43,353	\$0	\$0	\$44,124	\$142,020
Exterior Enclosure	\$0	\$0	\$0	\$0	\$142,020
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$142,020
Exterior Windows	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$33,501	\$0	\$0	\$0	\$0
Interior Doors	\$20,272	\$0	\$0	\$0	\$0
Specialties	\$13,229	\$0	\$0	\$0	\$0
Interiors	\$9,852	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$9,852	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$14,452	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$14,452	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$29,672	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$29,672	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0

Table 31. Current and Forecasted Needs Summarized by System (Years 16-20): FORHA Building

System	2042	2043	2044	2045	2046
Cumulative Needs by Year	\$364,257	\$364,257	\$364,257	\$384,383	\$384,383
Needs by Year	\$0	\$0	\$0	\$20,126	\$0
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$20,126	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$20,126	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0

Table 32. Expired Systems 2026: City of Fair Oaks Ranch – FORHA Building

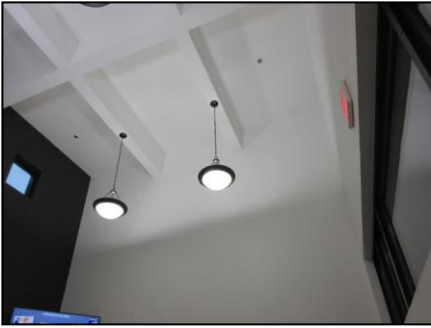
Building	System Category	System	Priority	2026 Needs
FORHA Building	Electrical	Branch Wiring	High	\$30,736
FORHA Building	Electrical	Communications & Security	High	\$12,206
FORHA Building	Electrical	Exit Signs and Emergency Lighting	High	\$1,744
FORHA Building	Exterior Enclosure	Exterior Doors	Medium	\$9,007
FORHA Building	HVAC	Distribution System	High	\$8,718
FORHA Building	Plumbing	Domestic Water Distribution	Medium	\$2,660
FORHA Building	Plumbing	Sanitary Waste	Medium	\$11,290
FORHA Building	Roofing	Roof Coverings	High	\$10,500
			TOTAL	\$86,861

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POLICE DEPARTMENT/MUNICIPAL COURT

Table 33: Facility Description: City of Fair Oaks Ranch - Police Department/Municipal Court

Summary of Findings							
Construction Type	One-Story Structure						
Roof Type	Single-ply Membrane and Standing Seam Metal						
Ceiling Type	Suspended Acoustical Tile and Painted						
Lighting	LED						
HVAC	Packaged Units and Split-DX						
Elevator	No						
Fire Sprinkler	Yes						
Fire Alarm	Yes						
Name	Year Built	Area (SF)	Total Needs 2026	Current Replacement Value	2026 FCI %	Total Needs 2031	2031 FCI %
Police Department/Municipal Court	2016	9,615	\$0	\$4,190,880	0	\$205,660	5
Site Information			\$0			\$0	
TOTAL			\$0			\$205,660	



Electrical

The LED lighting was in good condition. The electrical branch wiring is within its recommended useful life. The service and distribution system was in good condition. The emergency and exit lighting is within its recommended useful life.



Exterior Enclosure

The glazed and metal exterior doors were in good condition. The double-glazed windows were in good condition. The stone face veneer and stucco walls were in good condition. The single-ply membrane and standing seam metal roof covering was within its recommended useful life.



Fire Protection

The fire alarm and detection system, which is part of the overall communication and security system, is within its recommended useful life. The sprinkler and standpipe system is within its recommended useful life.



HVAC

The ductwork system is within its recommended useful life. The digital HVAC controls were in good condition.



Interior Construction

The wooden interior doors were in good condition. The toilet partitions and lockers were in good condition; however, the casework were in fair condition due to observed damage.



Interiors

The vinyl sheeting and porcelain tile floor finishes were in good condition; however, the resilient floors were in fair condition due to observed excessive wear. The painted and tile wall finishes were in good condition. The suspended acoustical tile and painted ceiling finishes were in good condition.



Plumbing

The porcelain manual plumbing fixtures were in good condition. The domestic water distribution system is within its recommended useful life. The sanitary waste system is within its recommended useful life.

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Table 34. Current and Forecasted Needs Summarized by System (Current + 5 years): Police Department/Municipal Court

System	2026	2027	2028	2029	2030	2031
Cumulative Needs by Year	\$0	\$0	\$0	\$0	\$127,681	\$205,660
Needs by Year	\$0	\$0	\$0	\$0	\$127,681	\$77,980
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$127,681	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$3,894	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$109,767	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$14,019	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0	\$77,980
Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0	\$77,980
Lighting	\$0	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0	\$0

Table 35. Current and Forecasted Needs Summarized by System (Years 6 - 10): Police Department/Municipal Court

System	2032	2033	2034	2035	2036
Cumulative Needs by Year	\$205,660	\$282,288	\$366,803	\$366,803	\$727,260
Needs by Year	\$0	\$76,628	\$84,516	\$0	\$360,457
Exterior Enclosure	\$0	\$0	\$0	\$0	\$11,096
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$11,096
Exterior Windows	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$63,468
Roof Coverings	\$0	\$0	\$0	\$0	\$63,468
Interior Construction	\$0	\$0	\$84,516	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$84,516	\$0	\$0
Interiors	\$0	\$76,628	\$0	\$0	\$62,528
Ceiling Finishes	\$0	\$0	\$0	\$0	\$62,528
Floor Finishes	\$0	\$76,628	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$60,420
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$60,420
Distribution System	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$162,945
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$151,805
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$11,140

Table 36. Current and Forecasted Needs Summarized by System (Years 11 - 15): Police Department/Municipal Court

System	2037	2038	2039	2040	2041
Cumulative Needs by Year	\$727,260	\$727,260	\$727,260	\$727,260	\$869,324
Needs by Year	\$0	\$0	\$0	\$0	\$142,064
Exterior Enclosure	\$0	\$0	\$0	\$0	\$24,088
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$24,088
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$117,976
Interior Doors	\$0	\$0	\$0	\$0	\$72,113
Specialties	\$0	\$0	\$0	\$0	\$45,864
Interiors	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0

Table 37. Current and Forecasted Needs Summarized by System (Years 16-20): Police Department/Municipal Court

System	2042	2043	2044	2045	2046
Cumulative Needs by Year	\$869,324	\$869,324	\$869,324	\$869,324	\$1,354,614
Needs by Year	\$0	\$0	\$0	\$0	\$485,290
Exterior Enclosure	\$0	\$0	\$0	\$0	\$51,777
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$51,777
Exterior Doors	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$181,449
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$16,993
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$92,329
Sanitary Waste	\$0	\$0	\$0	\$0	\$72,126
HVAC	\$0	\$0	\$0	\$0	\$55,700
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$55,700
Electrical	\$0	\$0	\$0	\$0	\$196,365
Branch Wiring	\$0	\$0	\$0	\$0	\$196,365
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0

PUBLIC WORKS MAINTENANCE BUILDING

Table 38: Facility Description: City of Fair Oaks Ranch - Public Works Maintenance Building

Summary of Findings							
Construction Type	Two-Story Structure						
Roof Type	Standing Seam Metal						
Ceiling Type	Plastic Covered Insulated Batts and Painted						
Lighting	LED						
HVAC	Split-DX						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						
Name	Year Built	Area (SF)	Total Needs 2026	Current Replacement Value	2026 FCI %	Total Needs 2031	2031 FCI %
Public Works Maintenance Building	2000	5,600	\$117,073	\$1,944,800	6	\$272,512	14
Site Information			\$0			\$0	
TOTAL			\$117,073			\$272,512	

General Observation:

- The fire alarm and detection system, which is part of the overall communication and security system, is not present, but needed.



Electrical

The LED lighting was in good condition. The electrical branch wiring is within its recommended useful life. The service and distribution system was in poor condition due to observed rusted enclosures. The emergency and exit lighting is beyond its recommended useful life.



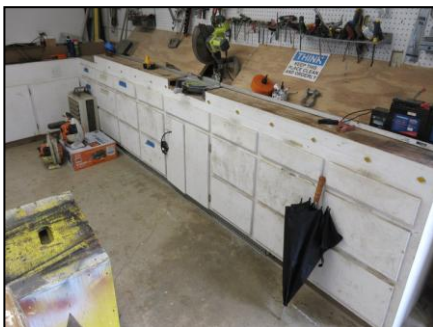
Exterior Enclosure

The metal exterior doors were in fair condition due to observed rusted hardware. The stone face veneer walls were in good condition; however, the metal paneling walls were in fair condition due to observed damaged finishes. The standing seam metal roof covering was within its recommended useful life.



HVAC

The ductwork system is within its recommended useful life. The digital HVAC controls were in good condition.



Interior Construction

The wooden interior doors were in poor condition due to observed damaged panels. The casework were in poor condition due to observed damage.



Interiors

The carpet tile floor finishes were in good condition; however, the finished concrete floors were in poor condition due to observed stains. The painted wall finishes were in good condition; however, a portion of the painted walls were in poor condition due to observed deterioration. The plastic covered insulated batts and painted ceiling finishes were in good condition.



Plumbing

The stainless steel manual plumbing fixtures were in poor condition due to observed rust. The domestic water distribution system is within its recommended useful life. The sanitary waste system is within its recommended useful life.

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Table 39. Current and Forecasted Needs Summarized by System (Current + 5 years): Public Works Maintenance Building

System	2026	2027	2028	2029	2030	2031
Cumulative Needs by Year	\$117,073	\$167,210	\$167,210	\$167,210	\$272,512	\$272,512
Needs by Year	\$117,073	\$50,138	\$0	\$0	\$105,302	\$0
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$74,004	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$24,780	\$0	\$0	\$0	\$0	\$0
Specialties	\$49,224	\$0	\$0	\$0	\$0	\$0
Interiors	\$4,536	\$26,040	\$0	\$0	\$6,350	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$1,814	\$0
Floor Finishes	\$0	\$26,040	\$0	\$0	\$0	\$0
Wall Finishes	\$4,536	\$0	\$0	\$0	\$4,536	\$0
Plumbing	\$13,155	\$0	\$0	\$0	\$20,489	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$7,334	\$0
Plumbing Fixtures	\$13,155	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$13,155	\$0
HVAC	\$0	\$0	\$0	\$0	\$0	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$25,378	\$24,098	\$0	\$0	\$78,463	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$78,463	\$0
Communications & Security	\$8,149	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$24,098	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$17,229	\$0	\$0	\$0	\$0	\$0

Table 40. Current and Forecasted Needs Summarized by System (Years 6 - 10): Public Works Maintenance Building

System	2032	2033	2034	2035	2036
Cumulative Needs by Year	\$272,512	\$360,381	\$360,381	\$593,514	\$654,313
Needs by Year	\$0	\$87,869	\$0	\$233,133	\$60,800
Exterior Enclosure	\$0	\$21,000	\$0	\$0	\$60,800
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$60,800
Exterior Doors	\$0	\$21,000	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$65,310	\$0
Roof Coverings	\$0	\$0	\$0	\$65,310	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$26,124	\$0	\$54,902	\$0
Ceiling Finishes	\$0	\$0	\$0	\$54,902	\$0
Floor Finishes	\$0	\$26,124	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$40,745	\$0	\$4,540	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$4,540	\$0
Distribution System	\$0	\$40,745	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$108,381	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$108,381	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0

Table 41. Current and Forecasted Needs Summarized by System (Years 11 - 15): Public Works Maintenance Building

System	2037	2038	2039	2040	2041
Cumulative Needs by Year	\$654,313	\$654,313	\$654,313	\$802,507	\$802,507
Needs by Year	\$0	\$0	\$0	\$148,194	\$0
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$148,194	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$148,194	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0

Table 42. Current and Forecasted Needs Summarized by System (Years 16-20): Public Works Maintenance Building

System	2042	2043	2044	2045	2046
Cumulative Needs by Year	\$802,507	\$802,507	\$802,507	\$802,507	\$802,507
Needs by Year	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0

Table 43. Expired Systems 2026: City of Fair Oaks Ranch – Public Works Maintenance Building

Building	System Category	System	Priority	2026 Needs
Public Works Maintenance Building	Electrical	Communications & Security	High	\$8,149
Public Works Maintenance Building	Electrical	Exit Signs and Emergency Lighting	High	\$17,229
Public Works Maintenance Building	Interior Construction	Interior Doors	Medium	\$24,780
Public Works Maintenance Building	Interior Construction	Specialties	Low	\$49,224
Public Works Maintenance Building	Interiors	Wall Finishes	Low	\$4,536
Public Works Maintenance Building	Plumbing	Plumbing Fixtures	Medium	\$13,155
			TOTAL	\$117,073

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PUBLIC WORKS PARTS WAREHOUSE

Table 44: Facility Description: City of Fair Oaks Ranch - Public Works Parts Warehouse

Summary of Findings							
Construction Type	One-Story Structure						
Roof Type	Metal Panel						
Ceiling Type	Painted and Wood						
Lighting	Fluorescent						
HVAC	No						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						
Name	Year Built	Area (SF)	Total Needs 2026	Current Replacement Value	2026 FCI %	Total Needs 2031	2031 FCI %
Public Works Parts Warehouse	1950	1,540	\$199,880	\$508,281	39	\$214,202	42
Site Information			\$0			\$0	
TOTAL			\$199,880			\$214,202	



Electrical

The fluorescent lighting was in failing condition due to observed inadequate lighting. The electrical branch wiring is beyond its recommended useful life. The service and distribution system was in good condition. The emergency and exit lighting is beyond its recommended useful life.



Exterior Enclosure

The wooden exterior doors were in failing condition due to observed damaged panels. The single-glazed windows were in failing condition due to observed damaged panes. The stone face veneer walls were in fair condition due to observed deteriorated mortar joints. The metal panel roof covering was beyond its recommended useful life.



Interior Construction

The wooden interior doors were in failing condition due to observed damaged panels.



Interiors

The finished concrete floor finishes were in poor condition due to observed damage. The painted wall finishes were in failing condition due to observed deterioration. The painted and wood ceiling finishes were in failing condition due to observed deterioration.



Plumbing

The porcelain manual plumbing fixtures were in failing condition due to observed rust. The domestic water distribution system is beyond its recommended useful life. The sanitary waste system is beyond its recommended useful life.

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Table 45. Current and Forecasted Needs Summarized by System (Current + 5 years): Public Works Parts Warehouse

System	2026	2027	2028	2029	2030	2031
Cumulative Needs by Year	\$199,880	\$214,202	\$214,202	\$214,202	\$214,202	\$214,202
Needs by Year	\$199,880	\$14,322	\$0	\$0	\$0	\$0
Exterior Enclosure	\$52,529	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$40,517	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$12,012	\$0	\$0	\$0	\$0	\$0
Roofing	\$53,117	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$53,117	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$9,009	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$9,009	\$0	\$0	\$0	\$0	\$0
Interiors	\$13,802	\$14,322	\$0	\$0	\$0	\$0
Ceiling Finishes	\$11,307	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$14,322	\$0	\$0	\$0	\$0
Wall Finishes	\$2,495	\$0	\$0	\$0	\$0	\$0
Plumbing	\$15,303	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$3,586	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$5,859	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$5,859	\$0	\$0	\$0	\$0	\$0
Electrical	\$56,120	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$21,577	\$0	\$0	\$0	\$0	\$0
Lighting	\$29,805	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$4,738	\$0	\$0	\$0	\$0	\$0

Table 46. Current and Forecasted Needs Summarized by System (Years 6 - 10): Public Works Parts Warehouse

System	2032	2033	2034	2035	2036
Cumulative Needs by Year	\$214,202	\$214,202	\$214,202	\$214,202	\$214,202
Needs by Year	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0

Table 47. Current and Forecasted Needs Summarized by System (Years 11 - 15): Public Works Parts Warehouse

System	2037	2038	2039	2040	2041
Cumulative Needs by Year	\$214,202	\$214,202	\$214,202	\$362,139	\$362,139
Needs by Year	\$0	\$0	\$0	\$147,938	\$0
Exterior Enclosure	\$0	\$0	\$0	\$147,938	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$147,938	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0

Table 48. Current and Forecasted Needs Summarized by System (Years 16-20): Public Works Parts Warehouse

System	2042	2043	2044	2045	2046
Cumulative Needs by Year	\$362,139	\$362,139	\$362,139	\$368,766	\$368,766
Needs by Year	\$0	\$0	\$0	\$6,627	\$0
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$6,627	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$6,627	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0

Table 49. Expired Systems 2026: City of Fair Oaks Ranch – Public Works Parts Warehouse

Building	System Category	System	Priority	2026 Needs
Public Works Parts Warehouse	Electrical	Branch Wiring	High	\$21,577
Public Works Parts Warehouse	Electrical	Exit Signs and Emergency Lighting	High	\$4,738
Public Works Parts Warehouse	Electrical	Lighting	High	\$29,805
Public Works Parts Warehouse	Exterior Enclosure	Exterior Doors	Medium	\$12,012
Public Works Parts Warehouse	Exterior Enclosure	Exterior Windows	Medium	\$40,517
Public Works Parts Warehouse	Interior Construction	Interior Doors	Medium	\$9,009
Public Works Parts Warehouse	Interiors	Ceiling Finishes	Low	\$1,247
Public Works Parts Warehouse	Interiors	Ceiling Finishes	Low	\$10,060
Public Works Parts Warehouse	Interiors	Wall Finishes	Low	\$2,495
Public Works Parts Warehouse	Plumbing	Domestic Water Distribution	Medium	\$3,586
Public Works Parts Warehouse	Plumbing	Plumbing Fixtures	Medium	\$5,859
Public Works Parts Warehouse	Plumbing	Sanitary Waste	Medium	\$5,859
Public Works Parts Warehouse	Roofing	Roof Coverings	High	\$53,117
			TOTAL	\$199,880

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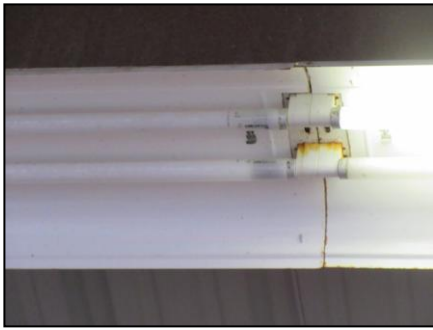
PUBLIC WORKS SHED

Table 50: Facility Description: City of Fair Oaks Ranch - Public Works Shed

Summary of Findings							
Construction Type	One-Story Structure						
Roof Type	Metal Panel						
Ceiling Type	Metal Strips						
Lighting	LED						
HVAC	-----						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						
Name	Year Built	Area (SF)	Total Needs 2026	Current Replacement Value	2026 FCI %	Total Needs 2031	2031 FCI %
Public Works Shed	2000	2,497	\$5,450	\$356,088	2	\$36,699	10
Site Information			\$0			\$0	
TOTAL			\$5,450			\$36,699	

General Observation:

- The fire alarm and detection system, which is part of the overall communication and security system, is not present, but needed.



Electrical

The LED lighting was in fair condition due to observed non-functioning fixtures. The electrical branch wiring is within its recommended useful life. The service and distribution system was in good condition.



Exterior Enclosure

The metal panel roof covering was within its recommended useful life.



Interiors

The finished concrete floor finishes were in good condition. The metal panel wall finishes were in good condition. The metal strips ceiling finishes were in good condition.

Table 51. Current and Forecasted Needs Summarized by System (Current + 5 years): Public Works Shed

System	2026	2027	2028	2029	2030	2031
Cumulative Needs by Year	\$5,450	\$5,450	\$5,450	\$5,450	\$21,075	\$36,699
Needs by Year	\$5,450	\$0	\$0	\$0	\$15,624	\$15,624
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$5,450	\$0	\$0	\$0	\$15,624	\$15,624
Branch Wiring	\$0	\$0	\$0	\$0	\$15,624	\$0
Communications & Security	\$5,450	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$15,624

Table 52. Current and Forecasted Needs Summarized by System (Years 6 - 10): Public Works Shed

System	2032	2033	2034	2035	2036
Cumulative Needs by Year	\$36,699	\$36,699	\$36,699	\$76,636	\$76,636
Needs by Year	\$0	\$0	\$0	\$39,938	\$0
Roofing	\$0	\$0	\$0	\$39,938	\$0
Roof Coverings	\$0	\$0	\$0	\$39,938	\$0
Interiors	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0

Table 53. Current and Forecasted Needs Summarized by System (Years 11 - 15): Public Works Shed

System	2037	2038	2039	2040	2041
Cumulative Needs by Year	\$76,636	\$76,636	\$76,636	\$96,258	\$104,273
Needs by Year	\$0	\$0	\$0	\$19,621	\$8,015
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$8,015
Ceiling Finishes	\$0	\$0	\$0	\$0	\$8,015
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$19,621	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$19,621	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0

Table 54. Current and Forecasted Needs Summarized by System (Years 16-20): Public Works Shed

System	2042	2043	2044	2045	2046
Cumulative Needs by Year	\$104,273	\$104,273	\$130,004	\$130,004	\$130,004
Needs by Year	\$0	\$0	\$25,732	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$25,732	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$25,732	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0

Table 55. Expired Systems 2026: City of Fair Oaks Ranch – Public Works Shed

Building	System Category	System	Priority	2026 Needs
Public Works Shed	Electrical	Communications & Security	High	\$5,450
			TOTAL	\$5,450

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VACANT BUILDING (FORMER POLICE BUILDING)

Table 56: Facility Description: City of Fair Oaks Ranch - Vacant Building (Former Police Building)

Summary of Findings							
Construction Type	One-Story Structure						
Roof Type	Asphalt Shingle						
Ceiling Type	Painted						
Lighting	Fluorescent						
HVAC	Split-DX						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						
Name	Year Built	Area (SF)	Total Needs 2026	Current Replacement Value	2026 FCI %	Total Needs 2031	2031 FCI %
Vacant Building (Former Police Building)	1970	2,402	\$398,798	\$1,046,957	38	\$398,798	38
Site Information			\$0			\$0	
TOTAL			\$398,798			\$398,798	

General Observations:

- The fire alarm and detection system, which is part of the overall communication and security system, is not present, but needed.
- The emergency and exit lighting is not present, but is needed.



Electrical

The fluorescent lighting was in failing condition due to observed non-functioning fixtures. The electrical branch wiring is beyond its recommended useful life. The service and distribution system was in failing condition due to observed rusted enclosures. The emergency and exit lighting is needed.



Exterior Enclosure

The wooden and glazed exterior doors were in critical condition due to observed damaged panels. The double-glazed windows were in critical condition due to observed deteriorated window seals. The stone face veneer walls were in fair condition due to observed deteriorated mortar joints. The asphalt shingle roof covering was beyond its recommended useful life.



HVAC

The ductwork system is beyond its recommended useful life. The digital HVAC controls were in failing condition due to observed outdated controls.



Interior Construction

The wooden interior doors were in poor condition due to observed damaged panels. The casework were in failing condition due to observed damage.



Interiors

The carpet floor finishes were in failing condition due to observed deterioration. The plywood paneling wall finishes were in failing condition due to observed damage. The painted ceiling finishes were in failing condition due to observed deterioration.



Plumbing

The porcelain manual plumbing fixtures were in failing condition due to observed mineral build-up. The domestic water distribution system is beyond its recommended useful life. The sanitary waste system is beyond its recommended useful life.

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Table 57. Current and Forecasted Needs Summarized by System (Current + 5 years): Vacant Building (Former Police Building)

System	2026	2027	2028	2029	2030	2031
Cumulative Needs by Year	\$398,798	\$398,798	\$398,798	\$398,798	\$398,798	\$398,798
Needs by Year	\$398,798	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$49,560	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$31,526	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$18,034	\$0	\$0	\$0	\$0	\$0
Roofing	\$19,500	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$19,500	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$52,640	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$31,526	\$0	\$0	\$0	\$0	\$0
Specialties	\$21,114	\$0	\$0	\$0	\$0	\$0
Interiors	\$61,395	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$3,891	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$26,518	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$30,986	\$0	\$0	\$0	\$0	\$0
Plumbing	\$45,329	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$4,245	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$23,066	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$18,018	\$0	\$0	\$0	\$0	\$0
HVAC	\$29,009	\$0	\$0	\$0	\$0	\$0
Controls and Instrumentation	\$15,094	\$0	\$0	\$0	\$0	\$0
Distribution System	\$13,915	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$141,365	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$49,055	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$19,481	\$0	\$0	\$0	\$0	\$0
Lighting	\$37,924	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$32,122	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$2,783	\$0	\$0	\$0	\$0	\$0

Table 58. Current and Forecasted Needs Summarized by System (Years 6 - 10): Vacant Building (Former Police Building)

System	2032	2033	2034	2035	2036
Cumulative Needs by Year	\$398,798	\$398,798	\$398,798	\$398,798	\$398,798
Needs by Year	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0

Table 59. Current and Forecasted Needs Summarized by System (Years 11 - 15): Vacant Building (Former Police Building)

System	2037	2038	2039	2040	2041
Cumulative Needs by Year	\$398,798	\$398,798	\$398,798	\$446,155	\$629,597
Needs by Year	\$0	\$0	\$0	\$47,357	\$183,443
Exterior Enclosure	\$0	\$0	\$0	\$0	\$183,443
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$183,443
Exterior Windows	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$47,357	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$47,357	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0

Table 60. Current and Forecasted Needs Summarized by System (Years 16-20): Vacant Building (Former Police Building)

System	2042	2043	2044	2045	2046
Cumulative Needs by Year	\$629,597	\$629,597	\$629,597	\$629,597	\$629,597
Needs by Year	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Communications & Security	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0
Exit Signs and Emergency Lighting	\$0	\$0	\$0	\$0	\$0

Table 61. Expired Systems 2026: City of Fair Oaks Ranch – Vacant Building (Former Police Building)

Building	System Category	System	Priority	2026 Needs
Vacant Building (Former Police Building)	Electrical	Branch Wiring	High	\$49,055
Vacant Building (Former Police Building)	Electrical	Communications & Security	High	\$19,481
Vacant Building (Former Police Building)	Electrical	Exit Signs and Emergency Lighting	High	\$2,783
Vacant Building (Former Police Building)	Electrical	Lighting	High	\$37,924
Vacant Building (Former Police Building)	Electrical	Service Distribution	High	\$32,122
Vacant Building (Former Police Building)	Exterior Enclosure	Exterior Doors	Medium	\$6,007
Vacant Building (Former Police Building)	Exterior Enclosure	Exterior Doors	Medium	\$12,027
Vacant Building (Former Police Building)	Exterior Enclosure	Exterior Windows	Medium	\$31,526
Vacant Building (Former Police Building)	HVAC	Controls and Instrumentation	High	\$15,094
Vacant Building (Former Police Building)	HVAC	Distribution System	High	\$13,915
Vacant Building (Former Police Building)	Interior Construction	Interior Doors	Medium	\$31,526
Vacant Building (Former Police Building)	Interior Construction	Specialties	Low	\$21,114
Vacant Building (Former Police Building)	Interiors	Ceiling Finishes	Low	\$3,891
Vacant Building (Former Police Building)	Interiors	Floor Finishes	Low	\$26,518
Vacant Building (Former Police Building)	Interiors	Wall Finishes	Low	\$30,986
Vacant Building (Former Police Building)	Plumbing	Domestic Water Distribution	Medium	\$4,245
Vacant Building (Former Police Building)	Plumbing	Plumbing Fixtures	Medium	\$23,066
Vacant Building (Former Police Building)	Plumbing	Sanitary Waste	Medium	\$18,018
Vacant Building (Former Police Building)	Roofing	Roof Coverings	High	\$19,500
			TOTAL	\$398,798

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APPENDICES

APPENDICES

Appendix A -Typical System Lifecycles

System and component life cycles used in the cost models for this project were based on average service life as shown in the *Preventive Maintenance Guidebook: Best Practices to Maintain Efficient and Sustainable Buildings* published by Building Owners and Managers Association (BOMA) International. When life cycle information is not provided by BOMA, life cycles have been assigned using ALPHA's professional judgment.

Table 62. Typical Life Cycles

System	Lifecycle (Years)	System	Lifecycle (Years)
Roofing		Plumbing Fixtures	30
Built-up	25	Domestic Water Distribution	30
Composition Shingle	20	Sanitary Waste	30
Metal Panels	25	Fire Protection	
Modified Bitumen	20	Fire Sprinklers and Standpipe (Piping and Risers)	40
Standing Seam Metal	35	Fire Detection (Activation Devices)	10
Building Exterior		Fire Detection (Notification Devices and	15
Exterior Doors	25	Fire Detection (Wiring)	30
Exterior Walls (Finishes)	10-30	HVAC	
Exterior Windows	30	Cooling Generating	25
Interior Finishes		Controls	20
Interior Doors	25	Distribution	30
Ceiling (Acoustical Tile and Grids)	20	Heat Generating	30
Ceiling (Painted)	10	Terminal and Package Units	15
Walls	10	Electrical	
Floors	15	Branch Wiring	30
Built-in Equip/Specialties		Lighting	20
Built-in Equip/Specialties	20	Service and Distribution	40
Conveying Systems		Generators	20
Elevators	35	Equipment	
Chair Lifts	15	Institutional Equipment	25
Plumbing		Other Equipment	15-25

Appendix B - Supplemental Information

Capital Planning v. Budgeting

While traditional budgets may be perceived as reacting to short-term needs based on the historical performance of facilities and systems, a capital plan anticipates both short- and long-term degradation by employing a facility condition assessment and predictive cost modeling.

- **Budgeting:** Traditional, cost-based, budgeting practices describe a system by which a prior period's budget is adjusted to provide for the fluctuating cost of maintaining facilities. Traditional budgeting issues may include: 1) anticipated needs; 2) organizational growth; 3) the acquisition of new assets; 4) operations and maintenance; 5) deferred maintenance; and, 6) insurance.
- **Capital Planning:** Capital planning differs from budgeting in that it considers a broader range of financial considerations over an extended timeline so as to more effectively predict and manage the fiscal needs of a real estate portfolio. Financial considerations may include the cost of capital, depreciation, organizational risk and return on investment (ROI). Similar in concept to the accounting principle of anticipating the capital depreciation of plant value, a capital renewal plan anticipates and attempts to counteract the ongoing deterioration of facility systems and components in order to extend a facility's life and value.

Facility Condition Index

A Facility Condition Index is considered to be a key building performance metric. As part of the FCA process, a facility condition index (FCI) is calculated for each facility. The FCI is used to quantify a facility's physical condition at a specific point in time and is calculated using the expired system replacement costs (costs associated with systems that are beyond average service life) and the current replacement value (CRV) of the building. Expired system replacement costs consist of work that is necessary to restore the facility to a condition equivalent to its original (like new) state.

Example: Total expired system replacement costs (Requirements) = \$3,000,000

Current Replacement Value (CRV) = \$10,000,000

$$FCI = \frac{\$3,000,000}{\$10,000,000} = .30$$



Present Value and Nominal Value

In the calculation of FCI sums, monetary values can be discounted to incorporate the time value of money, or be expressed in constant terms, ignoring the effects of inflation and interest. Because the cost of capital can vary significantly according to time, portfolio types, and project programs, all monetary terms in this report are expressed as nominal values.

- **Nominal Value:** Expresses monetary values, without adjusting for inflation or interest (also known as face value or par value).
- **Present Value:** The current worth of a future sum of money or stream of cash flows given a specified rate of return. Future cash flows can be discounted at a client specified discount rate to reflect the owner's internal cost of capital.

Hard and Soft Costs

Unless otherwise stated, the costs indicated in this report represent hard costs only. Because soft costs vary regionally and periodically, provisions for soft cost expenses should be considered in addition to the hard costs indicated. For the purpose of this report, Hard and Soft costs are defined as follows:

- **Hard costs:** Direct costs incurred in relation to a specific construction project. Hard cost may include labor, materials, equipment, etc.
- **Soft cost:** Indirect costs incurred in addition to the direct construction cost. Soft costs may include professional services, financing, taxes, etc.

Building Systems

A building system describes a mechanism, or group of mechanisms that perform a given role to maintain the functionality of a facility. Examples of building systems may include roofing, plumbing or heating, ventilation and air conditioning (HVAC) systems.

Per the Unifomat classification standard, building systems have been grouped as follows:

- Foundations
- Superstructure
- Exterior Enclosure
- Roofing
- Interior Construction
- Interior Finishes
- Conveying Systems
- Plumbing
- HVAC
- Fire Protection
- Electrical

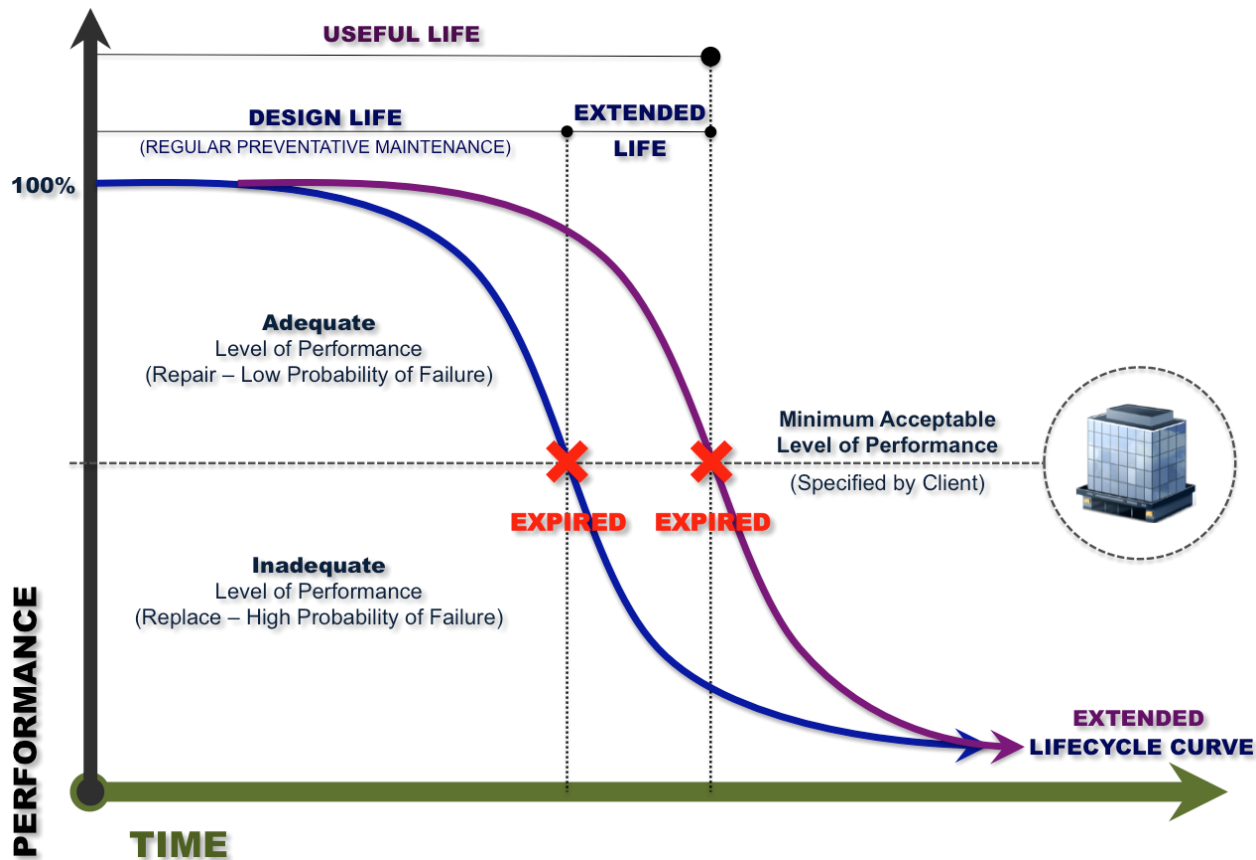
System States

The design life of a building system or component describes the duration for which a system is expected to perform within normal operational parameters. The design life may be shortened for a variety of reasons including, neglect or inadequate maintenance or extended as a result of robust preventative / predictive maintenance. This extended or shortened design life is defined as a system's useful life, and quantifies the duration for which a system, or component, operates within a minimally accepted level of performance.

As illustrated in the figure below, a facility condition analysis will make an appraisal of systems and components and recommend one of a series of actions necessary to ensure the continued functionality of a facility:

- **Missing:** A system or component may be deemed missing if the element absent, but is required for the operation of a facility (Example: ADA requirements for accessible ramps).
- **Extended:** The life cycle of a system or component may be extended beyond its anticipated design life, if the element is deemed to be performing adequately.
- **Expired:** A system or component may be recommended for replacement (at any time) if the element is deemed to be performing inadequately.

Figure 9. System or Component Life Cycle Curve



System Actions

A deficiency describes a condition in which there exists the need to repair an item that is damaged, missing, inadequate or insufficient for an intended purpose. Deficiencies are typically associated with underperforming systems or components, and describe activities that are required to extend their useful life.

- **Repair:** Describes a condition in which it is recommended that the building system or component be serviced to provide additional useful life. Repairs are curative in nature, while maintenance by contrast is preventative.
- **Replace:** Describes a condition in which it is recommended that the building system or component be removed and replaced with a new system or component. Replacement needs may vary according to building type, region, use, and maintenance management.

Multiple building systems are considered “non-renewable” because the replacement of those systems would typically be so costly as to require the replacement of the entire facility (Example: Foundations). Accordingly, there are no deficiencies or costs associated to non-renewable system.

Additionally, per client preferences, many aspects of the built environment may not be part of the scope of a facility condition analysis.

Cost Models

Cost estimation models are parametric equations used to predict the costs or the life cycle of a building system or component. The projections of the cost models are factored into capital plans, budgeting tools and other financial planning mechanisms. The rough order of magnitude cost estimates contained in this report are based on the cost models available within the client's database platform.

It is important to note that there are a variety of cost model equations employed in the building industry and it is not uncommon for prices derived from the client's database platform to vary from external references. If required, adjustments can typically be made to the facility condition data in order to facilitate comparison with external cost models, better reflect local conditions or perform sensitivity analyses.

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Appendix C - Glossary

ACBM: Asbestos-containing Building Material

ADA: Americans with Disabilities Act

AHERA: Asbestos Hazard Emergency Response Act

ALPHA: ALPHA Facilities Solutions, LLC

Alterations: Work performed to change the interior arrangements or other physical characteristics of an existing facility or fixed equipment so that it can be used more effectively for its current designated purpose or adapted to a new use.

ASHRAE: American Society of Heating, Refrigerating and Air Conditioning Engineers

ASTM: American Society for Testing and Materials

BOMA: Building Owners and Managers Association

Budgeting: A system by which a prior period's estimate of income and expenditure is adjusted to account for operational realities in order to provide for the cost of maintaining facilities. Traditional budgeting issues may include anticipated needs, organizational growth, the acquisition of new assets, operations and maintenance, deferred maintenance and insurance.

Building: An enclosed and roofed structure that can be traversed without exiting to the exterior.

Building Addition: An area, space or component of a building added to the existing structure, after the original building's year built date.

Capital Renewal: The planned replacement of building subsystems such as roofs, electrical systems, HVAC systems, and plumbing systems that have reached the end of their useful lives. Without significant reinvestment in building subsystems, older facilities will fall into a state of deteriorating condition and functionality, and the repair and maintenance costs will increase (International Facilities Management Association).

Calculated Next Renewal: The year a system or element would be expected to expire, based solely on the date it was installed and the expected service life of the system.

Condition: Condition refers to the state of physical fitness or readiness of a facility, system or systemic element for its intended use.

Cost Model: Parametric equations used to quantify the condition of building systems and estimate the cost necessary to sustain a facility over a given set of reporting periods. These estimated costs can be presented over a timeline to represent a capital renewal schedule.

Current Replacement Value (CRV): CRV is a standard industry cost estimate of materials, supplies and labor required to replace facility at existing size and functional capability. Please note that the terms Plant Replacement Value and Current Replacement Value have the same meaning in the context of determining Facility Condition Index.

Deficiency: A deficiency describes a condition in which there exists the need to repair a building system or component that is damaged, missing, inadequate or insufficient for an intended purpose.

Element: Elements are the major components that comprise building systems.

Facility: A facility refers to site(s), building(s), or building addition(s) or combinations thereof that provide a particular service or support of an educational purpose.

Facility Condition Assessment (FCA): The process of performing a physical evaluation of the condition of a facility and its systems. The findings of this analysis may be used in conjunction with cost models to estimate the current and future funding streams necessary to maintain a real estate portfolio.

Facility Condition Index (FCI): FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the Current Replacement Value of the facilities – the higher the FCI, the poorer the condition of the facility. After an FCI is established for all buildings within a portfolio, a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities.

Gross Square Feet (GSF): The size of the enclosed floor space of a building in square feet, measured to the outside face of the enclosing walls.

Hard Costs: Direct costs incurred in relation to a specific construction project. Hard costs may include labor, materials, equipment, etc.

Heating, Ventilation and Air Conditioning (HVAC): A term used to describe building systems responsible for maintaining the temperature, humidity and air quality control.

IFMA: International Facilities Management Association.

Indoor Air Quality (IAQ): A metric used to quantify the air quality within and around buildings and structures, especially as it relates to the health and comfort of building occupants.

Install Year: The year a building or system was built or the most recent major renovation date (where a minimum of 70% of the system's Current Replacement Value (CRV) was replaced).

Inflation: The trend of increasing prices from one year to the next, representing the rate at which the real value of an investment is eroded and the loss in spending power over time.

Interest: The charge for the privilege of borrowing money, typically expressed as an annual percentage rate and commonly calculated using simple or compound interest calculation.

Life Cycle: The period of time that a building, system or element can be expected to adequately serve its intended function.

Maintenance: Work necessary to realize the originally anticipated life of a fixed asset, including buildings, fixed equipment and infrastructure. Maintenance is preventative, whereas repairs are curative.

Mechanical, Electrical and Plumbing (MEP): A term used to describe building systems related to the provision of HVAC, electric and plumbing services to a facility.

Needs: In the context of this report, needs are the backlog of capital renewal requirements.

Next Renewal: The assessor adjusted expected useful life of a system or element as a result of on-site inspection.

Nominal Value: A value expressed in monetary terms for a specific year or years, without adjusting for inflation – also known as face value or par value.

Operations: Activities related to normal performance of the functions for which a building is used (e.g., utilities, janitorial services, waste treatment).

O&M: Operations and Maintenance

Parametric Cost Modeling: Parametric statistics is a branch of statistics that assumes that the data has come from a type of probability distribution and makes inferences about the parameters of the distribution.

Plant Replacement Value (PRV): PRV represents the cost to design and construct a notional facility to current standards to replace an existing facility at the same location. Please note that the terms Plant Replacement Value (PRV) and Current Replacement Value (CRV) have the same meaning in the context of determining Facility Condition Index (FCI).

Present Value (PV): The current worth of a future sum of money or stream of cash flows given a specified rate of return. Future cash flows are discounted at a client specified discount rate.

Real Interest Rate: A net interest rate adjusted to remove the effects of inflation. It is the amount by which the nominal interest rate is higher than the inflation rate.

Repairs: Work to restore damaged or worn-out facilities to normal operating condition. Repairs are curative, whereas maintenance is preventative.

Replacements: An exchange of one fixed asset for another that has the same capacity to perform the same function. In contrast to repair, replacement generally involves a complete identifiable item of reinvestment (e.g., a major building component or subsystem).

Return on Investment (ROI): ROI is a financial indicator used to evaluate the performance of an investment and as a means to compare benefit.

Rough Order of Magnitude (ROM): ROM cost estimates are the most basic of cost estimate classifications.

RSMeans: An independent third-party provider of building industry construction cost data.

Site: A facility's grounds and its utilities, roadways, landscaping, fencing and other typical land improvements needed to support the facility.

Soft Costs: Indirect costs incurred in addition to the direct construction cost. Soft costs may include professional services, financing, taxes, etc.

System: System refers to building and related site work elements as described by ASTM Uniformat II, Classification for Building Elements (E1557-97), a format for classifying major facility elements common to most buildings. Elements usually perform a given function, regardless of the design specification, construction method or materials used. See also, "Uniformat II".

Uniformat II: Uniformat II (commonly referred to simply as Uniformat), is ASTM Uniformat II, Classification for Building Elements (E1557-97) – A methodology for classifying major facility components common to most buildings.

Year Built: The year that a building or addition was originally built, based on substantial completion or occupancy.

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STAFFING AND SPACE PROJECTIONS FOR FACILITIES MASTER PLAN

JULY 23, 2026
UPDATED DRAFT

FAIR OAKS RANCH, TX

TABLE OF CONTENTS

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1. EXECUTIVE SUMMARY

The following interim deliverable reviews preliminary projections for staffing and space needs for the City of Fair Oaks Ranch, Texas (City), over the next twenty (20) years. It also outlines the methodologies utilized by Matrix Consulting Group to determine potential staffing increases and their impacts on available space at City facilities during that time frame.

1.1 SPACE PLANNING INTRODUCTION AND METHODOLOGY

Matrix Consulting Group uses a proprietary Microsoft Excel spreadsheet model to assist in documenting current space allocations for the study being performed, project space needs over the study's 20-year projection horizon, and the ability to break down a space program for particular facilities that may need replacement or major renovation to help guide the City in managing that project in the future.

The Space Planning model uses key data inputs from the City to develop current space allocations based on a building's use, managing department, and location. This current space allocation data is based on each room in a facility and whether it is for office/personnel workspaces or for other purposes. This data is primarily collected from floor plans provided by the Client, with on-site verification of select areas using tools such as MagicPlan and laser measurement. Finally, if data is not readily available on plans or through site visit reviews, the project team uses geospatial data, along with plans and notes from site reviews, to provide the best estimate of square footage by room.

This data is integrated into an inventory data set that then populates separate space allocations based on the Department, the Building, the Use (Office or Other), and finally, the room designation. The room designation is based on the Building Owners and Managers Association (BOMA) and the U.S. General Services Administration (GSA) standards of room spaces and types.

The following list represents the buildings and room types used for this study:

BUILDINGS INCLUDED IN THE SPACE ALLOCATION STUDY

Campus / Department	Building / Facility	Square Feet (SF)
Municipal / Administration	City Hall	7,127
Municipal / Administration	Vacant Building (Former Police Building)	2,402
Municipal / Administration	FORHA Building	1,505
Municipal / Law Enforcement	Police Department / Municipal Court	9,615

Campus / Department	Building / Facility	Square Feet (SF)
Municipal / Public Works	Public Works Maintenance Building	5,606
Municipal / Public Works	Public Works Shed	2,497
Municipal / Public Works	Public Works Parts Warehouse	1,546
Off-Campus / Public Works	WWTP Control Building	~206
Off-Campus / Fire	Fire Station 2	3,196
Off-Campus / Fire	Fire Station 3	5,104
Off-Campus / Public Works	Proposed New Storage Tank Property	6

ROOM TYPE DESIGNATIONS IN SPACE PLANNING MODEL

Room Type	Description
Executive	Office Space for a Department Head or Higher Level Position.
Manager	Office Space for an Operational Manager or Division Head in a Department.
Supervisor	Office or Workspace for a Supervisory level Employee.
Conference	Conference or Training Room Space.
General	Common areas used for workspaces such as workstations or bullpens.
Storage	Rooms that specifically provide storage space for the area reviewed.
Fitness	Fitness center or exercise room space.
Lockers	Locker rooms and shower areas.
Public	Lobbies and public access areas.

Breakroom	Kitchens, dining areas, and other types of space for employees to utilize on breaks.
Workroom	Carpentry shops, workshops, and other space used for physical labor.
Data Room	IT closets, data centers or service rooms.
Technical	Workstation or office space for a technical level employee, such as inspectors, payroll specialists, and other office-based employees.
Professional	Workstation or office space for a professionally skilled level employee, such as engineers, analysts, or planners.
Front-Line	Workspace for staff who are primarily field-based or provide direct service to City customers.
Bedroom	Fire station or emergency services bunk or dormitory spaces.
Courtroom	Municipal Courtroom spaces for conducting trials.
Council Chambers	Spaces used for City Council, Boards, and Committee meetings for public interaction.
Apparatus Bays	Vehicle storage or maintenance areas.

These room space designations help determine room-type averages and total allocations by employee type, for comparison with actual and future staffing. These room types also allow the project team to determine whether any room types (in total) have deficiencies or overages based on staffing, to consider future space needs.

2. CURRENT STAFFING AND SPACE ALLOCATIONS

Using the data types listed in Section 1.1, the data is aggregated to determine the amount of office or other space at each facility or for each function to assist in understanding all aspects of the complex and its needed space programming. Office space is generally defined as space primarily used for daily work functions, including staff workstations, public counters (if applicable), and other dedicated work areas. The “Other” category encapsulates all other workspaces needed for the functional areas. This may include conference/meeting space, storage, staff support areas, fleet maintenance bays, etc.

2.1 GENERAL SPACE AND STAFFING ALLOCATION

The following table outlines the current space allocation by building and functional area. General support areas such as restrooms, corridors, and maintenance closets are not incorporated into this data set, therefore, the square footage inventoried is considered usable square footage (USF).

SPACE ALLOCATION INVENTORY OF USABLE SQUARE FOOTAGE

Building	Department	Office USF	Other USF	Total USF
City Hall	Administration	517	1,579	2,095
City Hall	City Council	192	-	192
City Hall	Communications	119	-	119
City Hall	Human Resources	281	-	281
City Hall	Finance	601	203	803
City Hall	Information Technology	188	48	236
City Hall	City Secretary	336	-	336
City Hall	Public Works	1,369	-	1,369
Police Department	Police	2,126	4,258	6,385
Police Department	Municipal Court	432	1,289	1,721
Public Works Maintenance Building	Public Works	1,197	3,983	5,180
Public Works Maintenance Building	City Secretary	-	184	184
Public Works Parts Warehouse	Public Works	-	3,683	3,683
Public Works Shed	Public Works	-	2,497	2,497
FORHA Building	FORHA	342	867	1,209
Vacant Building (Old Police HQ)	Unassigned	880	1,097	1,977
Fire Station 2	Fire	-	3,190	3,190
Fire Station 3	Fire	224	4,880	5,104
Grand Totals:		8,802	27,758	36,559

CURRENT STAFFING ALLOCATIONS

The project team then consolidated staffing data for all City facilities to determine space requirements by position type, using room type codes that align with GSA and BOMA standards. The following table represents current staffing allocations for departments based on their assigned facility:

CURRENT CITY STAFFING

Department	Building	Exec.	Mgr.	Supr.	Prof.	Tech.	Front	Total
Administration	City Hall	3	0	0	0	2	0	5
City Secretary	City Hall	1	1	0	0	0	0	2
Communications	City Hall	0	0	1	0	0	0	1
Finance	City Hall	1	2	0	2	0	0	5
Human Resources	City Hall	1	1	0	1	0	0	3
Information Technology	City Hall	0	1	0	1	0	0	2
Public Works	City Hall	1	2	0	3	5	0	11
Public Works	Maint. Bldg.	0	1	3	1	0	21	26
Municipal Court	Police	1	0	0	0	1	0	2
Police	Police	1	1	5	0	6	17	30
Grand Totals		9	8	9	8	14	38	86

In addition to this staffing matrix, space will be planned for an additional executive level office for the Mayor of the City. This space data is then subdivided by Office USF and the staffing in each of these facilities to aggregate the space allocations by room type.

2.2 OFFICE SPACE ALLOCATIONS BY BUILDING

Office space was then allocated by position or office type to determine current space allocations to guide space needs based on generally accepted office space types. These types, as included in the room types in Section 1, are programmed into the following primary categories: Executive, Manager, Supervisor, Professional, Technical, and Front Line. The following table represents the space allocated by these position types across the entire City:

CURRENT DEPARTMENT OFFICE SPACE ALLOCATION INVENTORY BY POSITION TYPE

Department	Exec.	Mgr.	Supr.	Prof.	Tech.	Front
Administration	517	-	-	-	-	-
City Council**	192	-	-	-	-	-
City Secretary	168	168	-	-	-	-
Communications	-	-	119	-	-	-
Finance	145	145	119	193	-	-
Fire	-	-	224	-	-	-
FORHA	177	164	-	-	-	-
Human Resources	155	-	-	127	-	-
Information Technology	-	-	-	188	-	-
Municipal Court	-	-	-	432	-	-
Police	182	154	480	492	252	359
Public Works	174	639	-	86	863	804
Vacant Building*	418	284	-	179	-	-
Grand Total	2,127	1,554	942	1,695	1,115	1,163

*Vacant Building Spaces were allocated based on their usage when occupied by the Police Department

**Mayor's Office

The following table shows space allocations by room type, averages the space allocated per position in each department, and rounds to the nearest ten (10) square feet.

CURRENT AVERAGE OFFICE SPACE ALLOCATION INVENTORY BY POSITION TYPE

Room Type	Average Space
Executive	180
Manager	170
Supervisor	100
Professional	190
Technical	80
Front Line	30

2.3 OTHER OR GENERAL USE SPACES

The space planning model also aggregates general use space by department and by building, providing a picture of the need for space types that are not offices for personnel. These spaces include break rooms, conference room space, fitness centers, general work areas, and locker rooms. The table below breaks down the space for each of these room types by Department.

PERSONNEL GENERAL USE SPACES

The following table represents the room types that are classified for Personnel General Use, including break areas, fitness, workrooms and locker rooms.

PERSONNEL GENERAL USE SPACE ALLOCATIONS

Department	Breakroom	Lockers	Fitness	Workroom
Administration	251	-	-	-
City Council	-	-	-	-
City Secretary	-	-	-	-
Communications	-	-	-	-
Finance	-	-	-	139
Fire	936	-	-	-
FORHA	-	-	-	-
Human Resources	-	-	-	-
Information Technology	-	-	-	-
Municipal Court	-	-	-	-
Police	312	580	463	259
Public Works	229	78	-	256
Vacant Building*	170	-	-	-
Grand Total	1,898	658	463	654

*Vacant Building Spaces were allocated based on their usage when occupied by the Police Department

BUSINESS-RELATED GENERAL-USE SPACES

The following table represents those room types that are “business related”, general use spaces such as conference rooms, public access or front desk spaces, storage rooms, work rooms, or classified as “General”. General spaces are sometimes allocated based on common work areas used for workstations and general work for segments of key personnel.

BUSINESS-RELATED GENERAL USE SPACE ALLOCATIONS

Department	Conference	General	Public	Dataroom	Courtroom	Storage
Administration	236	852	100	140	-	-
City Council***	-	-	-	-	-	-
City Secretary	-	-	-	-	-	184
Communications	-	-	-	-	-	-
Finance	-	63	-	-	-	-
Fire**	440	3,088	-	168	-	3,438
FORHA	487	-	188	-	-	193
Human Resources	-	-	-	-	-	0
Information Technology	-	-	-	-	-	48
Municipal Court	-	-	324	-	864	101

Department	Conference	General	Public	Dataroom	Courtroom	Storage
Police	483	1,193	440	93	0	643
Public Works	-	2,630	-	-	-	6,970
Vacant Building*	166	-	180	-	-	232
Grand Total	1,812	7,827	1,232	401	864	11,808

*Vacant Building Spaces were allocated based on their usage when occupied by the Police Department

**Fire space is totaled in aggregate for living spaces under General or Storage due to the infrequency of use.

***City Council has no current general use spaces; Council chambers are currently assigned to Municipal Court.

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3. RECOMMENDED TARGETS AND STANDARDS

The following section outlines standard space allocations based on industry standards from the Building Owners and Managers Association (BOMA) and the U.S. General Services Administration (GSA), as well as current allocations in the space planning model.

3.1 SPACE COMPARISONS TO INDUSTRY STANDARDS

BOMA and GSA both provide a variety of recommended standard space allocations for various levels of position when planning for the needed rooms or general space in a building. These standard levels are listed in the following tables.

BOMA STANDARD RECOMMENDED SPACE ALLOCATIONS

Position Type	Basis	Minimum Range	Maximum Range
Executive Office	SF/Position	180	250
Private Office (Mgr/Prof)	SF/Position	120	160
Small Private Office (Focus)	SF/Position	90	120
Standard Workstation	SF/Position	48	80
Small/Benching/Hot Desk	SF/Position	30	45
Call Center Station	SF/Position	35	50
Touchdown Station	SF/Position	20	30
Collaboration Nook (1-2)	SF/Position	25	40

GSA STANDARD RECOMMENDED SPACE ALLOCATIONS

Space Type	Basis	Targeted Area
Private Office - Executive	SF/Position	250
Private Office - Senior Manager	SF/Position	200
Private Office - Professional	SF/Position	150
Workstation - Professional	SF/Position	80
Workstation - Technical/Clerical	SF/Position	64
Conference Room (Small, 6-8 seats)	SF/Position	180
Conference Room (Medium, 12-14 seats)	SF/Position	300
Conference Room (Large, 20+ seats)	SF/Position	500

Using this information, the project team standardized these target space allocations to project space targets based on the provided staffing data. Also analyzed are the average square feet by position or room type from current room space allocations in the Municipal Complex.

POSITION OR ROOM TYPE TARGETS AND AVERAGES

Position / Room Type	BOMA-Based Target SF	GSA-Based Target SF	Current Average Allocations
Executive	250	250	180
Manager	160	200	170
Supervisor	120	150	100
Professional	100	80	190
Technical	80	64	80
Front Line	50	50	30

The project team then reviewed the space allocation standards provided by BOMA and GSA to determine how much space would be allocated if all positions were assigned the amount designated by these standards.

INDUSTRY STANDARD TARGETS VS. ACTUAL SPACE ALLOCATIONS BY ROOM TYPE

Room Type	BOMA Target	GSA Target	Total Actuals	BOMA vs. Actual	GSA vs. Actual
Executive	2,500	2,500	2,127	-373	-373
Manager	1,370	1,600	1,554	184	-46
Supervisor	793	788	942	149	154
Professional	800	640	1,695	895	1,055
Technical	1,015	608	1,115	100	507
Front Line	1,263	1,263	1,163	-100	-100
Total Space	7,740	7,398	8,594	854	1,196

Using this data, Executive and Manager level office space is slightly deficient based upon these standards, and there is considerable space allocated for Professional level employees.

INDUSTRY STANDARD TARGETS VS. ACTUAL SPACE ALLOCATIONS BY DEPARTMENT

Department	BOMA Target	GSA Target	Total Actuals	BOMA vs. Actual	GSA vs. Actual
Administration	910	878	517	-393	-361
City Council	250	250	192	-58	-58
City Secretary	410	450	336	-74	-114
Communications	120	150	119	-1	-31
Finance	770	810	601	-169	-209
Human Resources	350	330	281	-69	-49
Information Technology	260	280	188	-73	-93
Public Works	2,940	2,990	2,565	-375	-425
Municipal Court	330	314	432	102	118
Police	1,400	946	1,919	519	973
Vacant Building	0	0	880	880	880
Total Space	7,740	7,398	8,029	289	631

This data indicates that there is adequate total office space; however, some are deficient by these standards. The departments in need of office space include Administration, City Secretary, Communications, Finance, Human Resources, Information Technology and Public Works.

3.2 RECOMMENDED TARGETED SPACE STANDARD ALLOCATION RANGES

The following table provides guidance on recommended space ranges by space type to appropriately plan general-use space based on the size and scope of the primary functional areas and the building's staffing. These are suggested space allocations based on general primary space needs, such as offices and workspace. They can be used to assist a design system in determining the appropriate space when designing a building, based on the staffing currently housed and projected for the future. Targeted allocations used in future projections are listed in **Bold**.

RECOMMENDED TARGET SPACE STANDARD ALLOCATION RANGES

Function	Basis	Minimum	Maximum
General Standards			
Office - Executive	SF/Office	180	250
Office - Manager	SF/Office	120	160
Office or Workstation - Supervisor	SF/Office	90	120
Workstation - Professional	SF/Workstation	80	120
Workstation - Technical	SF/Workstation	80	90
Workstation - Front Line	SF/Workstation	30	50
Conference	SF/Seat	25	35

Function	Basis	Minimum	Maximum
Shared Conference	SF/Seat	25	35
Lobby	SF/Occupant	2	5
Restroom	SF/Fixture	60	80
Corridor	% GSF	8	12
Break / Pantry	SF/Occupant Served	15	25
Electrical / IT	% GSF	0.01	0.03
Janitor	SF/Floor	40	80
Loading / Service	% GSF	0.5	1.5
Fitness / Wellness	SF/User	5	10
Roof Deck / Terrace	SF/Seat	15	25
Public Counter / Customer Service	SF/Building	40	80
Chambers	SF/Room	1,200	1,800
Public Safety / Public Works			
Public Meeting Room	SF/Seat	12	20
Courtroom / Hearing Room	SF/Room	1,200	1,800
Apparatus Bay / Vehicle Storage	SF/Bay	1,200	1,800
Day Room / Kitchen (Firehouse)	SF/Person on Shift	12	20
Lockers / Showers (Public Safety)	SF/Person	15	25
Detention / Holding Cells	SF/Cell	70	100
Armory / Weapons Storage	SF/Officer	1	3
Sally Port / Secure Vehicle Intake	SF/Lane	600	1,000
Evidence Storage / Processing	SF/Officer	8	15
Building Support Areas			
Storage / Supply Room	% GSF	3	7
Records Storage / Archives	SF/FTE	7	10
Mechanical Room / Pump Room	% GSF	4	8
Outdoor Parking and Storage Space Areas for Vehicles and Equipment*			
Light Duty Vehicles	SF / Vehicle	350	500
Heavy Duty – Dump Truck Sized	SF / Vehicle	1,000	1,400
Heavy Duty – Backhoes	SF / Vehicle	1,200	1,600
Heavy Duty – Loaders / Graders	SF / Vehicle	1,600	2,000
Heavy Duty – Sewer Jet / TV Trucks	SF / Vehicle	1,600	2,200
Heavy Duty – Excavators	SF / Vehicle	2,000	2,400
Heavy Duty – Vacuum or Excavation	SF / Vehicle	2,200	2,600

*Allocations incorporate circulation needs as well as parking

4. FUTURE STAFFING PROJECTIONS

To adequately project options for facility master planning, the project team assessed current and projected City staffing levels for the next 20 years (2026 to 2046). These staffing projections were developed at a high level based on growth expectations and projected changes in the City's government and departmental structure, incorporating staffing projections from Matrix Consulting Group's 2022 staffing assessment of the Fair Oaks Ranch Police Department.

The City's 5-Year Financial Plan does not currently account for growth, which will be impacted by the results of this planning effort. It is recommended that this plan be reevaluated based upon growth projections so that planned expenses as a result of this effort can be coordinated with sound financial expectations for the future.

4.1 GROWTH PROJECTIONS

The project team used the same connection growth projections as the City's Public Works Department for water service supply and demand this past year. This suggests that in the first ten-year time frame, it is expected that there will be growth of 2% per year, 1% per year in the second decade, and 0.5% per year from then until 2052, the time of projected build-out. The following table represents population and land area projected growth from this report, segmented into five-year time frames:

COMPREHENSIVE PLAN GROWTH PROJECTIONS

Year	Population	Land Area (sq mi)
2026	12,025	10.2636
2031	13,228	11.3351
2036	13,889	12.3066
2041	14,583	13.2781
2046	14,948	13.7496

Both Population and Land Area projections are based upon the connection rate growth metrics listed above per year through the twenty-year timeframe.

4.2 STAFFING PROJECTIONS METHODOLOGY

The project team then assessed future staffing needs by applying the growth projection data from the previous section to appropriate personnel types over time. These were then reviewed internally to assess accuracy and adjust based on subjective variables. Police Department staffing projections were taken from the Matrix Consulting Group's 2022 report on future police staffing needs.

Staffing projections on the following pages are intended to be flexible and are only used as a projection. The City can apply staffing projections to other positions or other priorities as those needs occur.

BASE GROWTH IMPACTS

Growth projections are assessed against current staff allocations using the City's current population and land area data. This applies primarily to Professional, Technical, and Front-Line personnel. The root data set for these variables falls into two primary categories: Public Works Front-Line personnel, and City-wide Professional and Technical personnel.

In assessing the personnel rates for these two areas, Public Works Front-Line personnel were based on total FTEs per Square Mile and averaged 2.05 FTE per Square Mile in the City currently. Professional and Technical personnel were based on FTE per resident. Currently, the City employs 0.0018 FTE per resident for these positions.

SUPERVISORY PERSONNEL

Staff allocations for supervisory personnel, or Manager and Supervisor, are then applied based upon spans of control ratios as listed below:

SUPERVISORY PERSONNEL SPANS OF CONTROL VARIABLES

Position Type	Basis	Low Range	High Range
Supervisor	1 Position per 7-10 Employees	7	10
Manager	1 Position per 5-8 Supervisors	5	8

This allows for spans of control expectations to be met as staffing growth occurs and is then applied to the growth staffing information applying to non-supervisory employees in the previous section.

POLICE DEPARTMENT PROJECTIONS

In 2022, Matrix Consulting Group developed a Staffing Study for the City's Police Department that outlined expected law enforcement staffing needs through 2031. In this study, the assessment projected that the Police Department would need a total of 29 FTEs over that time. The Department currently has a staffing allocation of 30 FTEs, which is in line with these projections. It also notes that these are based on a plateauing of population growth, and that future staffing would remain the same. As such, the base allocation of current staffing for the Police Department was used as the number throughout the 20-year time frame.

4.3 STAFFING PROJECTION RESULTS

As a result of these variables, and using the methodology from the previous section, the project team projected staff levels over the 20-year time frame. As some departments have staffing below the average levels set in the growth projections, there is an increase in 2031 that represents meeting these allocations and the updated population and land area metrics which could be phased out into longer segments of time.

STAFFING PROJECTIONS INCORPORATING GROWTH METHODOLOGY

The following table represents the total FTEs projected by Department as a result of this analysis.

STAFFING PROJECTIONS BASED ON GROWTH

Department	Building	2026 Curr.	2031 Proj.	2036 Proj.	2041 Proj.	2046 Proj.	Difference 2026-2046
Administration	City Hall	5	7	8	8	8	+3
City Council*	City Hall	1	1	1	1	1	0
City Secretary	City Hall	2	2	2	2	2	0
Communications	City Hall	1	1	1	1	1	0
Finance	City Hall	5	6	6	6	7	+2
Human Resources	City Hall	2	3	3	3	3	+1
Information Technology	City Hall	2	3	3	3	3	+1
Public Works	City Hall	11	14	14	16	16	+5
Public Works	Maint. Bldg.	26	29	33	35	36	+10
Municipal Court	Police	2	2	2	2	2	0
Police	Police	30	30	30	30	30	0
Totals		87	98	103	107	109	+22

**Staffing Projections include the Mayor, even though this is not a full-time staff position, to properly project office space for this volunteer position as well.*

As noted above, the increase in staffing falls primarily in the first five-year segment due to account for growth impacts based on the established methodology listed above.

SUBJECTIVE CONSIDERATIONS

In addition to the staffing increases listed in the table above, the project team also are proposing subjective additions that may be practical for the City to consider in the future based on service needs and current programs. These fall into two primary considerations:

- **Community Development Department Segmentation** – In this consideration, as the City continues to consider future planning, zoning and building management functions, the project team is proposing that a Department Director position that would be splitting these functions away from the current Public Works Department will occur in the next ten years, requiring an additional Executive position and applied to 2036 and beyond.

TOTAL PROJECTED STAFFING INCLUDING SUBJECTIVE CONSIDERATIONS

The following table represents the total projected staffing needs, including the considerations listed in the previous section.

TOTAL CITY STAFFING PROJECTIONS

Department	Building	2026 Curr.	2031 Proj.	2036 Proj.	2041 Proj.	2046 Proj.	Difference 2026-2046
Administration	City Hall	5	7	8	8	8	+3
City Council	City Hall	1	1	1	1	1	-
City Secretary	City Hall	2	2	2	2	2	-
Communications	City Hall	1	1	1	1	1	-
Community Development	City Hall	-	-	1	1	1	+1
Finance	City Hall	5	6	6	6	7	+2
Human Resources	City Hall	2	3	3	3	3	+1
Information Technology	City Hall	2	3	3	3	3	+1
Public Works	City Hall	11	14	15	17	17	+6
Public Works	Maint. Bldg.	26	29	32	34	35	+9
Municipal Court	Police	2	2	2	2	2	0
Police	Police	30	30	30	30	30	0
Totals		87	98	104	108	110	+23

It is important to note that, in this analysis, positions that would otherwise apply to the Community Development Department from Public Works have not been transferred, as this will be determined by future decision-making; the total allocation of FTEs will guide space projections and future needs. This will be represented in their current departmental assignment.

5. FUTURE SPACE PROJECTIONS

To guide the facility master planning process, the project team used the staffing projections from the previous chapter and assessed current space allocations against established industry standards to project space needs over the 20-year time frame.

This is done to assess whether aggregate space needs will drive the need for operational and future facility renovations or additions. This chapter outlines the expected need, not necessarily the recommended outcome, which will be developed in the final Facility Master Plan based on the strategic options considered.

5.1 METHODOLOGY

The proprietary space model uses the staffing projections from the previous chapter and allocates space first based on office requirements, then on other required space.

- **Office Space** - is generally defined as space primarily used for daily work functions, including staff workstations, public counters (if applicable), and other dedicated work areas.
- **Other Space** - includes all other workspaces needed for the functional areas. This may include conference/meeting space, some storage, staff support areas, fleet maintenance bays, etc. This does not include restrooms, closets, hallways, or non-useable space for allocating personnel. This information is provided under “Space Information” in each Facility’s section of this report.

Using these two general categories, space standards listed in Chapter 3 are then assigned to staffing projections to determine space requirements for consideration. In these cases, the following standards are being applied.

OFFICE SPACE STANDARDS

Room Type

Executive
Manager
Supervisor
Professional
Technical
Front Line

Square Footage Allocation

	180
	160
	120
	80
	80
	50

OTHER SPACE STANDARDS

Room Type	Square Footage Allocation	Basis
Conference	25	Per Employee
Storage	10%	Total SF
Fitness	10	Per Employee
Courtroom	1,200	Per Courtroom
Data Room	1%	Total SF
Breakroom	15	Per Employee
Workroom	15	Per Front Line Employee
Lockers	8	Per Front Line Employee
Public	80	Per Building
Equipment Bays	1,200	Per 1.5 Mechanics
Council Chambers	1,200	Per Chambers

Those values based on a per-employee rate are then applied to the staffing standards to determine future space needs. Those by building or by square footage are then applied to the totals, along with the office space allocations.

While this analysis will not constitute a room-by-room architectural space program, it is intended to identify where space is sufficient and where additional space is needed, to target areas for inclusion in facility master planning options.

5.2 OFFICE SPACE NEEDS PROJECTIONS

The space standard allocations listed earlier in this chapter are applied to the number of staff in each department/building to assess current available space versus needed space over the next 20 years, in 5-year segments. These segments are distributed for the current (2026), 2031, 2036, 2041, and 2046 periods.

Any facility that requires more than 100 square feet in addition to the current existing space allocation is designated as “Needs Space”.

OFFICE SPACE NEEDS PROJECTIONS – 2026-2046

Building	Dept.	Curr. - 2026	Proj. - 2031	Proj. - 2036	Proj. - 2041	Proj. - 2046	Diff. 2026-2046	Result
City Hall	Administration	517	700	990	1,070	1,070	553	Needs Space
City Hall	City Council	192	180	180	180	180	-12	Space Sufficient
City Hall	Communications	119	100	100	100	100	-19	Space Sufficient
City Hall	Human Resources	281	260	450	450	450	169	Needs Space
City Hall	Finance	601	720	820	820	820	219	Needs Space
City Hall	Information Technology	188	270	370	370	370	183	Needs Space
City Hall	City Secretary	336	370	370	370	370	34	Space Sufficient
City Hall*	Public Works	1,369	1,200	1,460	1,640	1,820	451	Needs Space
Maint. Bldg.	Public Works	1,197	1,620	1,770	2,020	2,120	923	Needs Space
Maint. Bldg.	City Secretary	0	0	0	0	0	0	Space Sufficient
Parts Warehouse	Public Works	0	0	0	0	0	0	Space Sufficient
Public Works Shed	Public Works	0	0	0	0	0	0	Space Sufficient
Police Department	Municipal Court	432	260	260	260	260	-172	Space Sufficient
Police Department	Police	2,126	980	980	980	980	-1,146	Space Sufficient
FORHA Building	FORHA	342	342	342	342	342	0	Space Sufficient
Vacant Building	Unassigned	880	880	880	880	880	0	Space Sufficient
Fire Station 2	Fire	0	0	0	0	0	0	Space Sufficient
Fire Station 3	Fire	224	160	160	160	160	-64	Space Sufficient
Grand Totals:		8,802	8,042	9,132	9,642	9,922	1,120	

*Includes Community Development Director Office Space

Based on office space needs, the three departments requiring space over the next 20 years are Administration, Information Technology, and Public Works, in the City Hall and Public Works Maintenance buildings.

5.3 OTHER SPACE NEEDS PROJECTIONS

The space standard allocations listed earlier in this chapter are applied to the number of staff in each department/building to assess current available space versus needed space over the next 20 years, in 5-year segments. Additional spaces that are deemed necessary are added based on these standards, and

then the percentage of square footage allocations is applied to the total of these spaces plus office space needs. These segments are distributed for the current (2026), 2031, 2036, 2041, and 2046 periods.

Any facility that requires more than 100 square feet beyond the current space allocation is designated as “Needs Space”.

OTHER SPACE NEEDS PROJECTIONS – 2026-2046

Building	Dept.	Curr. - 2026	Proj. - 2031	Proj. - 2036	Proj. - 2041	Proj. - 2046	Difference 2026-2046	Result
City Hall	Administration	1,579	634	669	725	752	-827	Space Sufficient
City Hall	City Council	0	1,484	1,484	1,484	1,484	1,484	Needs Space
City Hall	Communications	0	237	237	237	237	237	Needs Space
City Hall	Human Resources	0	237	237	237	237	237	Needs Space
City Hall	Finance	203	586	586	613	649	446	Needs Space
City Hall	Information Technology	48	373	373	401	401	353	Needs Space
City Hall	City Secretary	0	237	237	237	237	237	Needs Space
City Hall	Public Works	0	1,036	1,083	1,349	1,377	1,377	Needs Space
Maint. Bldg.	Public Works	3,983	6,682	7,004	7,202	7,370	3,387	Needs Space
Maint. Bldg.	City Secretary	184	0	0	0	0	-184	Space Sufficient
Parts Warehouse	Public Works	3,683	3,683	3,683	3,683	3,683	0	Space Sufficient
Public Works Shed	Public Works	2,497	3,600	3,600	3,600	3,600	1,103	Needs Space
Police Department	Municipal Court	1,289	1,547	1,547	1,547	1,547	259	Needs Space
Police Department	Police	4,258	3,873	3,974	4,075	4,176	-82	Space Sufficient
FORHA Building	FORHA	867	650	650	650	650	-217	Space Sufficient
Vacant Building	Unassigned	1,097	0	0	0	0	-1,097	Space Sufficient
Fire Station 2	Fire	3,190	0	0	0	0	-3,190	Space Sufficient
Fire Station 3	Fire	4,880	8,000	8,000	8,000	8,000	3,120	Needs Space
Grand Totals:		27,758	32,860	33,366	34,041	34,401	6,643	

Using the Other Space allocation metric, the same buildings are noted as needing space as in the office space analysis, with the addition of needed space for the Municipal Court department in the Police Building.

5.4 TOTAL SPACE NEEDS PROJECTIONS

The totals of both types of space are then aggregated, in 5-year segments. These segments are distributed for the current (2026), 2031, 2036, 2041, and 2046 periods.

Any facility that requires more than 100 square feet beyond the current space allocation is designated as “Needs Space”.

TOTAL SPACE NEEDS PROJECTIONS – 2026-2046

Building	Dept.	Curr. - 2026	Proj. - 2031	Proj. - 2036	Proj. - 2041	Proj. - 2046	Difference 2026-2046	Result
City Hall	Administration	2,095	1,334	1,659	1,795	1,822	-273	Space Sufficient
City Hall	City Council	192	1,664	1,664	1,664	1,664	1,472	Needs Space
City Hall	Communications	119	337	337	337	337	219	Needs Space
City Hall	Human Resources	281	497	687	687	687	406	Needs Space
City Hall	Finance	803	1,306	1,406	1,433	1,469	665	Needs Space
City Hall	Information Technology	236	643	743	771	771	535	Needs Space
City Hall	City Secretary	336	607	607	607	607	271	Needs Space
City Hall	Public Works	1,369	2,236	2,543	2,989	3,197	1,828	Needs Space
Maint. Bldg.	Public Works	5,180	8,302	8,774	9,222	9,490	4,311	Needs Space
Maint. Bldg.	City Secretary	184	0	0	0	0	-184	Space Sufficient
Parts Warehouse	Public Works	3,683	3,683	3,683	3,683	3,683	0	Space Sufficient
Public Works Shed	Public Works	2,497	3,600	3,600	3,600	3,600	1,103	Needs Space
Police Department	Municipal Court	1,721	1,807	1,807	1,807	1,807	87	Needs Space
Police Department	Police	6,385	4,853	4,954	5,055	5,156	-1,229	Space Sufficient
FORHA Building	FORHA	1,209	992	992	992	992	-217	Space Sufficient
Vacant Building	Unassigned	1,977	880	880	880	880	-1,097	Space Sufficient
Fire Station 2	Fire	3,190	0	0	0	0	-3,190	Space Sufficient
Fire Station 3	Fire	5,104	8,160	8,160	8,160	8,160	3,056	Needs Space
Grand Totals:		36,559	40,902	42,497	43,683	44,323	7,763	

In total, the City has sufficient overall space for current operations, which is mainly due to the two fire stations being unutilized. However, areas of need that are apparent from this base analysis are:

- Space allocated for the Council Chambers.

- Space for additional Human Resources and Information Technology Staffing
- Space for Public Works Administrative, Management, and Support Personnel
- Space for the Municipal Court Department for offices and support space.
- If Fire Station No. 3 is to be appropriately staffed, additional space will be required.

5.5 ADDITIONAL FACTORS

In addition to the space requirements documented in the proprietary model analysis, there are additional factors that the project team must consider for facility needs in the future. These include:

- Adequate Restroom Space
- Adequate Parking Capacity
- Site Ingress / Egress for Equipment
- Secured Parking Areas
- Fire Station Usage
- Potential Use of New Satellite Water Tower Site on Ammann Road.

These items are reviewed in the sub-sections below.

RESTROOM SPACE

One area that is not directly allocated in the space model is restroom capacity and space due to the variable nature of restroom requirements from state to state. Restrooms are not typically designated by space alone but by the number of Water Closets (toilets) or urinals required per the occupancy of the facility. The International Plumbing Code (IPC) designates these levels for consideration based on Occupancy Type, the following three would apply to the City:

IPC WATER CLOSET MINIMUMS

Occupancy Type	Male Water Closets	Female Water Closets
Business (Office Buildings)	1 per 25 Occupants for first 50; 1 per 50 thereafter	1 per 25 Occupants for first 50; 1 per 50 thereafter
Industrial	1 per 100 occupants	1 per 100 occupants
Assembly (in general)	~1 per 125-500 Occupants	~1 per 65-200 Occupants

The following table outlines total occupants and the number of restrooms in each facility:

RESTROOMS PER FACILITY WITH OCCUPANCIES

Building / Facility	Restrooms	Water Closets	Occupancy
City Hall	3	4	25

Building / Facility	Restrooms	Water Closets	Occupancy
Vacant Building (Former Police Building)	1	1	6
FORHA Building	1	1	6
Police Department / Municipal Court	4	7	32
Public Works Maintenance Building	2	2	26
WWTP Control Building	1	1	6
Fire Station 2	1	1	6
Fire Station 3	2	2	6

The only building that may need restroom facilities based on these standards is the Public Works Maintenance Building; however, there are other factors to consider. The two primary restrooms in the City Hall building are in the public access area and require key card access to return to the primary office area for City personnel. Similarly, in the Police Department, the only restrooms available to the Municipal Courts department are public restrooms.

Options for inclusion in the Facility Master Plan shall consider opportunities to incorporate adequate and effective restroom access.

PARKING CAPACITY

Currently, parking at the Municipal Complex is constrained by the site layout. Public parking is offered along the main entrance driveway in front of the City Hall facility, with staff parking being to the south of City Hall in the parking lot next to the current vacant building. Staff parking for Public Works is along the fenceline on the western boundary of the complex. The FORHA building utilizes the spaces surrounding it for staff and visitor parking. Finally, the Police Department has limited secured parking to the west and public parking to the north and east. The following represents the project team's count of spaces and whether they are designated for Americans with Disabilities Act (ADA), staff, or public access.

PARKING SPACE ALLOCATIONS

Building / Facility	ADA Spaces	Public Spaces	Staff Spaces	Total
City Hall	2	21	16	39
Vacant Building (Former Police Building)	1	13	6	14
FORHA Building	1	21	6	28
Police Department / Municipal Court	2	8	16	26
Totals	6	63	44	113

Additionally, the Public Works Maintenance Building and Public Works Yard park roughly 20 to 25 staff vehicles within the complex's gated area, as well as provide covered parking for Public Works equipment and vehicles under three covered structures.

The current secured parking and storage area for the Police Department is also constrained and should be considered for extension to comply with Federal Bureau of Investigation (FBI) Criminal Justice Information Services (CJIS) requirements for secured access to law enforcement vehicles. The project team will assess this based on current vehicle counts for the Police Department in the Facility Master Plan.

Finally, site considerations for appropriate parking will need to be based on the need for additional public meeting space for meetings and special events, such as City Council meetings, HOA meetings, and Municipal Court trials.

SITE INGRESS AND EGRESS

The Municipal Complex site only has two direct ingress and egress points. The first is the primary entrance to the north from Dietz Elkhorn Road, and the second is to the east off of Chartwell Lane. All vehicles must come in or out of these two areas, including those for Public Works and the Police Department secured parking area.

An additional entrance off Dietz Elkhorn Road into the Public Works section of the Complex would reduce traffic and circulation difficulties caused by heavy equipment using the current internal driveways, which are sized more appropriately for light-duty vehicles. This would also allow a second point of egress into the secure parking areas of the site.

This would alleviate parking and stoppage issues at the secure gate leading to Public Works and the Police Department.

This would also provide greater circulation for use of internal public parking for public events, meetings, and other special purposes. Another important impact would be the reduction of heavy equipment/vehicles in the public parking areas and drive aisle which would reduce the risk of accidents.

FIRE STATION USAGE

Neither fire station is currently staffed nor utilized regularly. Fire Station No. 2 is currently used predominantly for storage due to its location and limited space and Fire Station No. 3 is used for storage of fire apparatus and equipment and is only staffed during major weather events.

FIRE STATION NO. 2

Fire Station No. 2, due to its location and site constraints, has little value for future fire service or general municipal operations. The station is adjacent to the entrance to a residential community and only has limited parking for public use.

Additionally, the building itself is not designed or situated in a way that is advantageous for providing fire services effectively. Internal circulation is ineffective because sections of the building do not have access to one another, and the equipment bays are situated such that all apparatus would require back-ins, which would hamper traffic flow on both sides of the building. This building does not meet the needs for prevailing operational or facility needs of modern volunteer or career fire departments.

Further discussions are required regarding potential uses for this property; however, at this time, the project team recommends considering demolition of this building due to its current condition index data from the Facility Condition Assessment, its design, lack of access and modern operational needs.

FIRE STATION NO. 3

This facility has quality access to various routes and site space for additional functions, such as staging City equipment, spoil areas, and other uses. It is also adequately sized, in terms of apparatus bay space, for service as a full fire station. However, the interior living areas require significant renovation to become compliant with current best practices for fire service facilities such as individual bunk rooms, separate locker and restroom space.

Additionally, the living quarters would require updating due to their age and lack of use, which would prevent this station from being used full-time. While on site, the representatives of ESD mentioned that they had hoped to staff this station going forward and would require additional living quarters improvements to do so. Guidance on the number of staff and operational units to be housed at this location is necessary to determine potential renovation requirements for bunk rooms and living quarters.

There would also need to be several other upgrades to the building to meet modern station design criteria and best practices. In addition to the living quarters items mentioned above, the facility would need enhanced storage for turnout gear vented to the exterior, installation of an apparatus exhaust system, and enhanced storage areas for modern equipment/supply needs.

Renovation Needs

For Fire Station #3 to become a fully functioning career station, it will require significant renovation to incorporate modern fire station amenities and functionalities. The following points summarize assumptions and modifications needed to transition this building to a career station for a total of six staff.

The most feasible option is to renovate the existing building to meet career station needs. This includes a complete renovation of the existing living and office space areas and expansion. The most economical approach is to expand the living areas into the bays of the fire station. Alternatively, the building footprint may be expanded to accommodate needs. Note: this study did not evaluate the structural integrity of the existing building and the ability to add a second floor above the existing living areas. Adding usable space as a second floor will require the addition of an elevator for ADA accessibility compliance.

To accommodate the needs of the sleeping, working, and living areas, it is recommended to redesign the existing living/work areas and expand into the adjacent bay. This will ensure that the building operates with the most efficient design and approach.

- Upgrade/replace HVAC system as part of a renovation.
- Add fire alarms/sprinklers in the building.
- As part of the living area redesign and expansion, the following should be added:
 - Six individual sleeping rooms (may want to consider seven rooms in the event a Battalion/Crew Chief is added in the future).
 - Add a minimum of two individual restrooms.
 - Add two individual showers.
 - Incorporate two offices.
 - A kitchen and living area that can accommodate up to eight staff.
 - Residential laundry room.
 - Small storage room for building supplies.
- The following renovations will need to be incorporated into the apparatus bay:
 - Add a vehicle exhaust removal system.
 - Add a firefighter gear storage (PPE) room that is located away from staff quarters, and that has a separate external ventilation system.
 - Adjacent to the gear storage room, add extractor equipment and a decontamination room for staff and their gear.
 - Add insulation along walls and ceilings.
- Additional considerations include:

- Add an emergency generator/back-up system to the building
- Replace apparatus bay doors that include additional natural light access.
- Incorporate more windows into the living and work areas.
- A SCBA refilling and storage system may be needed.
- If the building is not on sewer, it may require an expanded septic system.
- HVAC system that has separate zones
- Building may require upgrades to meet current FEMA critical infrastructure design standards.

The transition to a career station will require a significant capital investment to meet minimum modern standards for fire station design. A major renovation will need to be completed for Fire Station #3.

SATELLITE PROPERTY USAGE

Finally, the City has purchased property from the City of Boerne off Ammann Road for a future water tower facility and consideration as a satellite location for public works operations. The site is currently undeveloped.

Further discussions with City staff on service options and staff assignments for this location will be necessary to adequately assess this property's impact on the City's Facility Master Plan and determine how on-site facilities may benefit the City's operations overall.



FACILITIES MASTER PLAN UPDATE

AUGUST 6, 2026

CITY OF FAIR OAKS RANCH, TEXAS

City of
Fair Oaks Ranch



AlphaTM
Facilities Solutions
Building perspective.

MATRIX
CONSULTING GROUP

AGENDA

Scope and Objectives

3

Task Plan of Project

4

Condition Assessment

5

Staffing and Space Needs

11

Next Steps

22



FACILITIES MASTER PLAN SCOPE AND OBJECTIVES



Assess Existing Facility Conditions



Identify Future Facility Requirements



Recommendations to optimize site efficiency and utilization of City facilities



Formulate potential cost impacts of potential options



PROJECT TASK PLAN

CONDITIONS ASSESSMENT

- Project Kickoff
- Data Collection & Interviews
- Space Survey / Site Visits
- Facility Condition Assessments
- Space and Utilization Analysis

SPACE AND STAFFING ANALYSIS / OPTIONS

- Staffing Projections
- Space Needs Assessment
- Draft Strategic Options

REPORTING & RECOMMENDATIONS

- Draft Master Plan and Recommendations
- Final Master Plan and Recommendations





Condition Assessments

Matrix and ALPHA teams reviewed existing facilities for a space and utilization and from a technical maintenance and condition perspective.

11

Buildings

~39,000

Square Feet

9

**Average
Current FCI**

CONDITION ASSESSMENT



SPACE ALLOCATIONS

Inventory and categorization of facilities space.

PHYSICAL CONDITIONS

Asset facilities components for useful life and needed repairs or replacements.

ACCESS AREAS

Americans with Disabilities Act (ADA) compliance and public access areas.

PARKING AVAILABILITY

Parking space counts associated with each facility.

ADJACENCIES

Surrounding site information to a building for consideration for expansion or renovation.

RENOVATION SUITABILITY

Determine capacity for renovation in the building based upon the previous information.



CURRENT SPACE ALLOCATIONS



The Matrix Consulting Group Team assessed the current space allocations based on the amount of **Office** or **Other** usable space at each facility.

- **Office** is generally defined as space primarily used for daily work functions, including staff workstations, public counters (if applicable), and other dedicated work areas.
- The “**Other**” category encapsulates all other workspaces needed for the functional areas such as conference/meeting space, some storage, staff support areas, fleet maintenance bays, etc. This does not include restrooms, closets, hallways, or non-useable space for allocating personnel.

USABLE SPACE BY BUILDING

Building	Office SF	Other SF	Total SF
City Hall	3,601	1,830	5,431
Police Department	2,558	5,547	8,105
PW Maintenance Building	1,197	4,166	5,363
PW Parts Warehouse	-	3,683	3,683
Public Works Shed	-	2,497	2,497
FORHA Building	342	867	1,209
Old Police Bldg	880	1,097	1,977
Fire Station 2	-	3,190	3,190
Fire Station 3	224	4,880	5,104
Grand Total	8,802	27,758	36,559



FACILITY CONDITION ASSESSMENTS



Current and Future Projected FCI by Building

Name	Year Built	Area (SF)	2026 FCI	2031 FCI
City Hall	2000	7,127	3	11
Fire Station 2	1970	3,190	29	32
Fire Station 3	1999	5,104	1	13
FORHA Building	1970	1,505	13	14
Vacant Building (Former Police HQ)	1970	2,402	38	38
Police Department	2016	9,615	0	5
Public Works Maintenance Building	2000	5,600	6	14
Public Works Parts Warehouse	1950	1,540	39	42
Public Works Shed	2000	2,497	2	10
SUBTOTAL	-	38,580	9	15



MAINTENANCE AND CAPITAL NEEDS FROM FCA

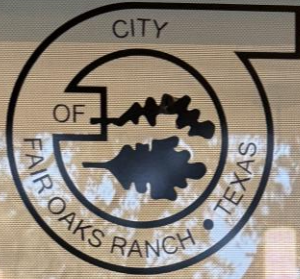


The Facilities Condition Assessment performed by ALPHA Facility Solutions breaks down the total required maintenance or capital replacement needs of equipment and components within the buildings. This table represents the projected financial requirements based on current RS Means data.

CURRENT AND FORECASTED NEEDS

Year	Cumulative	Direct
2026	\$1,723,182	\$1,723,182
2027-2031	\$2,851,962	\$1,128,781
2032-2036	\$4,523,243	\$1,671,281
2037-2041	\$5,973,336	\$1,450,092
2042-2046	\$6,561,808	\$588,472





Fair Oaks Ranch City Hall

Office Hours

Monday
8:00AM - 4:00PM

Tuesday - Friday
8:00AM - 5:00PM

Phone: (210) 698-0900

STAFFING AND SPACE NEEDS ASSESSMENT

Evaluate Space Needs for current staffing versus projected future staffing to determine facility capacity needs.

20

Year Projection
(2026-2046)

86

Current Authorized
Staffing (FTEs)

109

Projected Future
Staffing

METHODOLOGY

GROWTH

Apply expected growth to Base Demographics (Population and Land Area)

STAFFING

Apply growth metrics to current staffing levels and project needs over 20 years.

SPACE NEEDS

Align projected staffing with space needs.



GROWTH PROJECTIONS



Growth Projections are based on assumptions currently in use by the City for future growth. Population projections are weighted in the earlier years and become more consistent in the twenty-year timeframe. Land Area measurements are based on developed land from the City’s GIS Software.

GROWTH PROJECTIONS IN DEMOGRAPHICS

Year	Population	Land Area (sq mi)
2026	12,025	10.2636
2031	13,228	11.3351
2036	13,889	12.3066
2041	14,583	13.2781
2046	14,948	13.7496



STAFFING GROWTH ASSUMPTIONS

SPAN OF CONTROL

10

FTEs PER SUPERVISOR

- This is done to adequately be able to support and supervise front-line employees.
-

8

SUPERVISORS PER MANAGER

- As Departments growth in personnel, management over various sub-units is required.
-



STAFFING GROWTH ASSUMPTIONS

FRONT LINE, PROFESSIONAL AND TECHNICAL

PW FRONT LINE PER SQ. MI.

2.05

- As physical growth occurs and as more property is developed, more front-line employees will be necessary.

PROFESSIONAL / TECHNICAL per 547 RESIDENTS

1

- As more residents are added, more support personnel are required to service them.
-



STAFFING PROJECTIONS

Department	Building	2026 Curr.	2031 Proj.	2036 Proj.	2041 Proj.	2046 Proj.	Difference 2026-2046
Administration	City Hall	5	7	8	8	8	+3
City Council*	City Hall	1	1	1	1	1	-
City Secretary	City Hall	2	2	2	2	2	-
Communications	City Hall	1	1	1	1	1	-
Community Development	City Hall	-	-	1	1	1	+1
Finance	City Hall	5	6	6	6	7	+2
Human Resources	City Hall	2	3	3	3	3	+1
Information Technology	City Hall	2	3	3	3	3	+1
Public Works	City Hall	11	14	15	17	17	+6
Public Works	Maint. Bldg.	26	29	32	34	35	+9
Municipal Court	Police	2	2	2	2	2	0
Police	Police	30	30	30	30	30	0
Totals		87	98	104	108	110	+23



SPACE STANDARDS

OFFICE SPACE STANDARDS

Room Type	Square Footage Allocation
Executive	180
Manager	160
Supervisor	120
Professional	80
Technical	80
Front Line	50

OTHER SPACE STANDARDS

Room Type	Square Footage Allocation	Basis
Conference	25	Per Employee
Storage	10%	Total SF
Fitness	10	Per Employee
Courtroom	1,200	Per Courtroom
Data Room	1%	Total SF
Breakroom	15	Per Employee
Workroom	15	Per Front Line Employee
Lockers	8	Per Front Line Employee
Public	80	Per Building
Equipment Bays	1,200	Per 1.5 Mechanics
Council Chambers	1,200	Per Chambers



SPACE NEEDS PROJECTIONS

Building	Dept.	Curr. - 2026	Proj. -2031	Proj. -2036	Proj. -2041	Proj. -2046	Difference 2026-2046	Result
City Hall	Administration	2,095	1,334	1,659	1,795	1,822	-273	Space Sufficient
City Hall	City Council	192	1,664	1,664	1,664	1,664	1,472	Needs Space
City Hall	Communications	119	337	337	337	337	219	Needs Space
City Hall	Human Resources	281	497	687	687	687	406	Needs Space
City Hall	Finance	803	1,306	1,406	1,433	1,469	665	Needs Space
City Hall	Information Technology	236	643	743	771	771	535	Needs Space
City Hall	City Secretary	336	607	607	607	607	271	Needs Space
City Hall	Public Works	1,369	2,236	2,543	2,989	3,197	1,828	Needs Space
Maint. Bldg.	Public Works	5,180	8,302	8,774	9,222	9,490	4,311	Needs Space
Maint. Bldg.	City Secretary	184	0	0	0	0	-184	Space Sufficient
Parts Warehouse	Public Works	3,683	3,683	3,683	3,683	3,683	0	Space Sufficient
Public Works Shed	Public Works	2,497	3,600	3,600	3,600	3,600	1,103	Needs Space
Police Department	Municipal Court	1,721	1,807	1,807	1,807	1,807	87	Needs Space
Police Department	Police	6,385	4,853	4,954	5,055	5,156	-1,229	Space Sufficient
FORHA Building	FORHA	1,209	992	992	992	992	-217	Space Sufficient
Vacant Building	Unassigned	1,977	880	880	880	880	-1,097	Space Sufficient
Fire Station 2	Fire	3,190	0	0	0	0	-3,190	Space Sufficient
Fire Station 3	Fire	5,104	8,160	8,160	8,160	8,160	3,056	Needs Space
Grand Totals:		36,559	40,902	42,497	43,683	44,323	7,763	



FINDINGS

COUNCIL CHAMBERS / PUBLIC MEETING SPACE

- Insufficient in current facilities and needed to provide space for Police Training and Municipal Court Operations.

PUBLIC WORKS SPACE

- Current office and support space for Public Works Operations is insufficient, in different facilities, and has no available space for expansion.

MUNICIPAL COURT SPACE

- The Municipal Court Department needs additional secured space based on the nature of work performed and to meet established standards.



FINDINGS (CONTINUED)

RESTROOMS

- Multiple facilities have limited restroom capacity for the number of employees stationed within the facility or are in areas that are difficult to access.

PARKING AND SITE CAPACITY

- Current Municipal Complex parking is sufficient for daily operations but would be constrained if public events occur. Public Works employee parking is difficult to access and is not paved.

FIRE STATIONS

- The two fire stations are not serving their intended purpose, and each have physical constraints making them difficult to utilize for fire services.



NEXT STEPS

Assess
Strategic
Options and
Provide
Direction

Draft Master
Plan

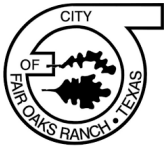
Final Master
Plan



City of
FAIR OAKS RANCH



QUESTIONS / COMMENTS



CITY COUNCIL REPORT CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Financial Update and Quarterly Investment Report for the quarter ended June 30, 2026

DATE: August 6, 2026

DEPARTMENT: Finance

PRESENTED BY: Summer Fleming, CGFO, Director of Finance

INTRODUCTION / BACKGROUND:

The City's Financial Management Policy requires quarterly reporting on the City's financial position, a practice that also aligns with recognized best practices in financial transparency. The Quarterly Financial Report provides a clear overview of budget-to-actual performance to date and includes an updated projection of the expected fiscal year-end results.

In accordance with Texas Government Code Section 2256.023 and Section 12 of the City's Investment Policy, the Investment Officer must prepare and submit a quarterly written report to the City Council summarizing all investment transactions since the prior report and the current market value of the City's investments. The attached report satisfies these statutory and policy requirements for the quarter ending June 30, 2026.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

This report supports the City's Financial Stewardship priority by reinforcing sound financial oversight and consistent reporting practices. Ongoing review of financial and investment activity ensures compliance with the Investment Policy and responsible management of public funds.

LONGTERM FINANCIAL AND BUDGETARY IMPACT:

Investment Summary:

The City's investment portfolio remains in compliance with the Public Funds Investment Act and the City's Investment Policy. During the quarter, the City completed a competitive solicitation process and purchased approximately \$6.0 million in certificates of deposit (CDs) from East West Bank. The addition of CDs diversified the City's investment portfolio beyond local government investment pools while maintaining a conservative risk profile, providing FDIC-insured deposits (within applicable limits and collateralization requirements), and securing fixed rates of return through staggered maturities to support ongoing liquidity needs. As of June 30, 2026, the portfolio consisted of deposits at Frost Bank, three local government investment pools (TexPool, TexPool Prime, and Texas CLASS), and East West Bank certificates of deposit.

For the quarter ended June 30, 2026, the City earned \$310,281 in investment income, with an overall portfolio yield of 3.67%, consistent with comparable U.S. Treasury benchmarks.

All bank deposits were properly collateralized in accordance with state law and City policy, and the portfolio remained well-diversified with staggered maturities that provide predictable cash flow while preserving liquidity and principal.

General Fund Financial Update:

As of the third quarter ending June 30, 2026, the General Fund remains in a strong financial condition. Year-to-date revenues total \$10.09 million, with full-year revenues projected at \$11.73 million, exceeding the amended budget by approximately \$334,000. Higher-than-anticipated collections from property taxes, sales taxes, franchise fees, and investment earnings continue to offset lower municipal court fine revenues.

Projected expenditures total \$11.53 million, slightly below the amended budget. Personnel costs continue to trend above budget following implementation of the Council-adopted compensation plan and lower-than-anticipated vacancies, but those increases are expected to be offset by savings in other operating expenditure categories.

Overall, the General Fund is projected to generate a positive operating result of approximately \$196,858, with an ending fund balance of \$8.86 million. The City is projected to maintain reserves in accordance with its fund balance policy, including a four-month Emergency Reserve, a two-month Budget Stabilization Reserve, and approximately \$3.16 million in unassigned fund balance.

Utility Fund Financial Update:

The Utility Fund continues to perform well through the third quarter. Water revenues are projected to finish slightly below budget due to the discontinuation of the golf course water contract. Wastewater revenues remain consistent with projections, and investment earnings continue to exceed budget, strengthening the Fund's overall financial position.

Projected personnel expenditures remain slightly above budget, similar to the General Fund, due to fewer vacancies; however, total expenditures remain within budget.

Overall, the Utility Fund is projected to end the fiscal year in a strong financial position, with an increase in net position of approximately \$1.2 million while continuing to fund capital improvements, maintain required reserves, and preserve the long-term financial sustainability of the City's water and wastewater systems.



Financial Update & Quarterly Investment Report



August 6, 2026

Summer Fleming, CGFO
Director of Finance

Financial Update – Key Highlights



- **General Fund remains strong**
 - Projected **\$196,858 surplus**; fund balance ~**\$8.8 million**
- **Revenues outperforming budget**
 - Sales tax projected **+10%**; property tax collections **on track**
- **Expenditures within budget**
 - Slight personnel overage due to **fewer vacancies**
- **Reserves fully funded**
 - Policy targets met; ~**\$3.1 million unassigned fund balance**
- **Utility operations stable**
 - Revenues meeting expectations; reserves and capital funding remain on track

Governmental Funds Overview



Tax-supported operations

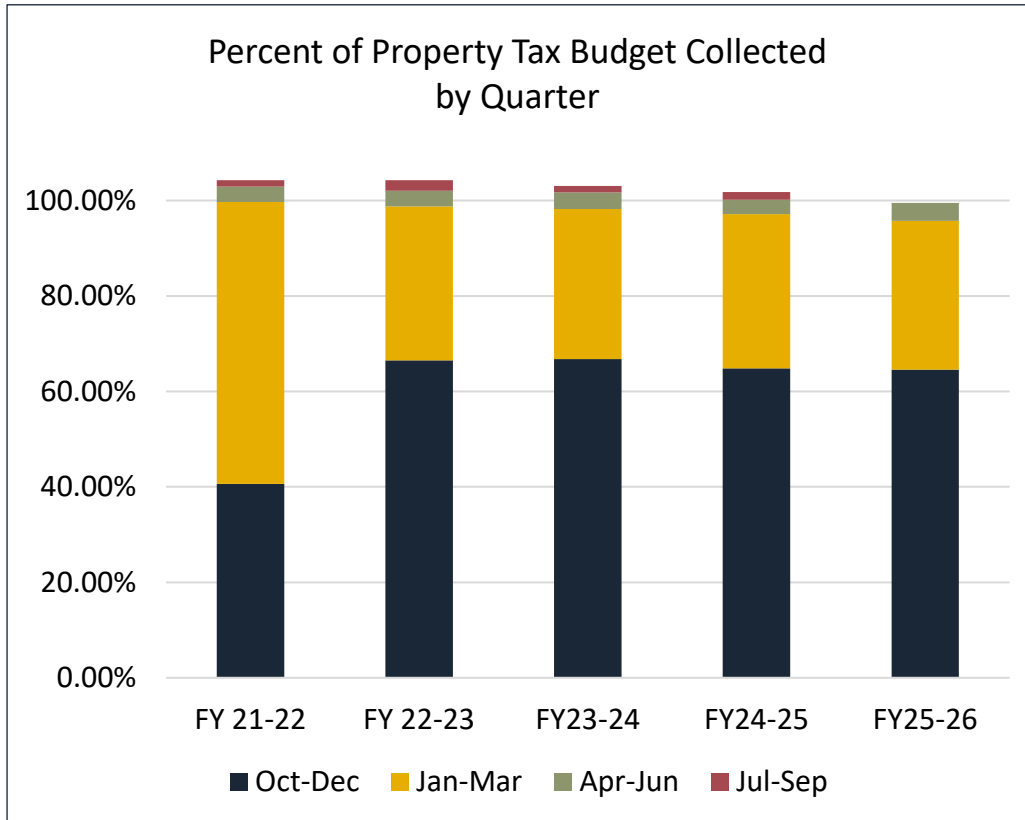
- General Fund
- Strategic and Capital Projects Fund
- Special Revenue Funds
- Debt Service Fund
- Equipment Replacement Fund

General Fund Revenues



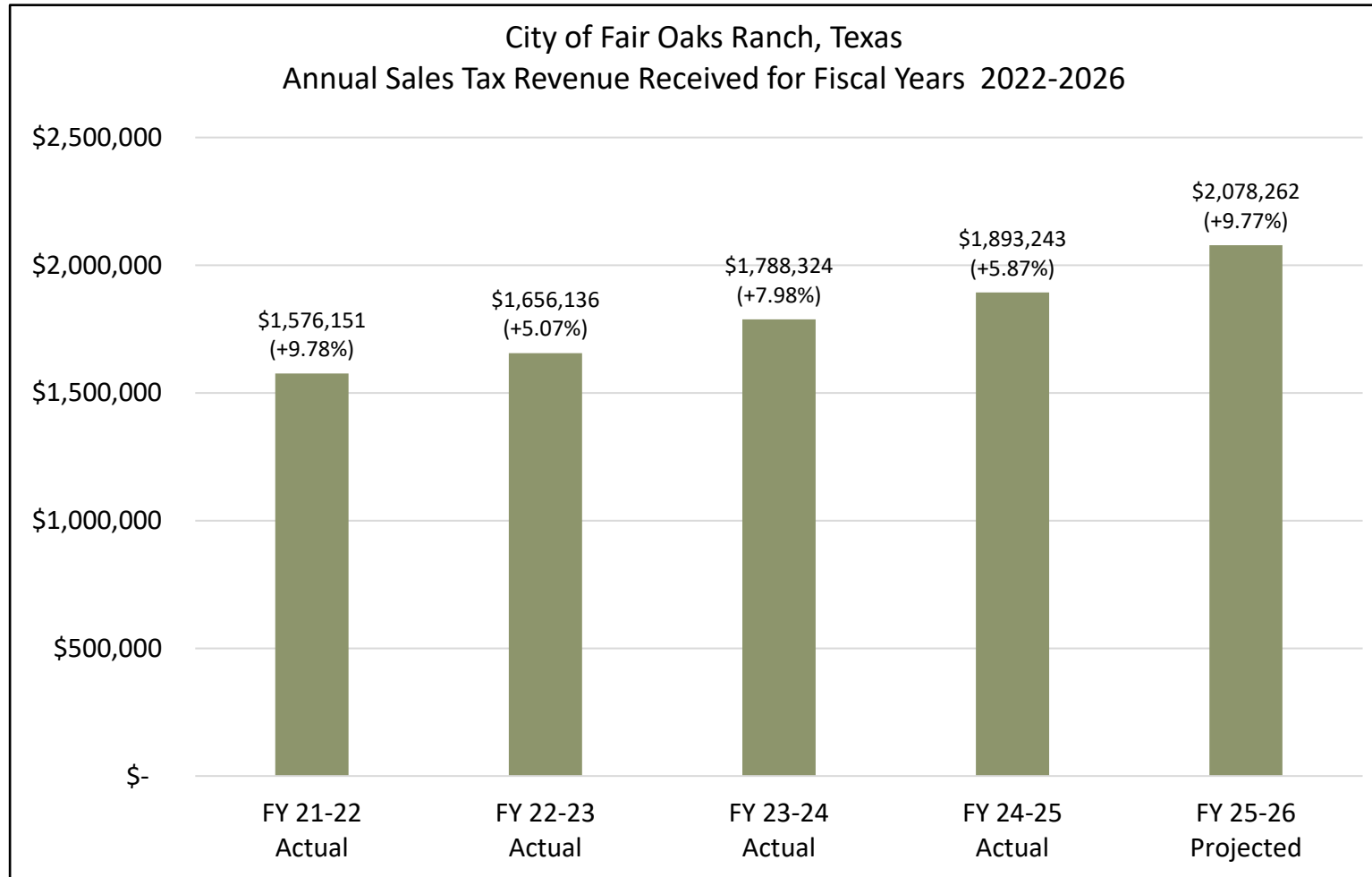
Type	FY 2024-25 Actual	FY 2025-26 Budget	9-Month Actual	12-Month Projected	12-Month Variance
Property Tax	\$6,772,561	\$7,195,941	\$7,167,128	\$7,282,768	\$86,827
Sales Tax	1,893,243	1,885,272	1,233,614	2,078,262	192,990
Franchise Fees	793,093	766,780	427,163	800,190	33,410
Permits	202,997	144,200	127,216	148,560	4,360
Court Fines & Fees	122,568	175,000	81,817	105,000	(70,000)
Fees & Services	395,322	379,388	285,218	387,944	8,556
Interest Earnings	541,869	450,000	385,313	510,000	60,000
Grants & Contributions	327,407	89,560	69,549	89,560	-
Other	472,385	311,035	311,778	329,318	18,283
Total	\$11,521,445	\$11,397,176	\$10,088,796	\$11,731,602	\$334,426

Property Taxes



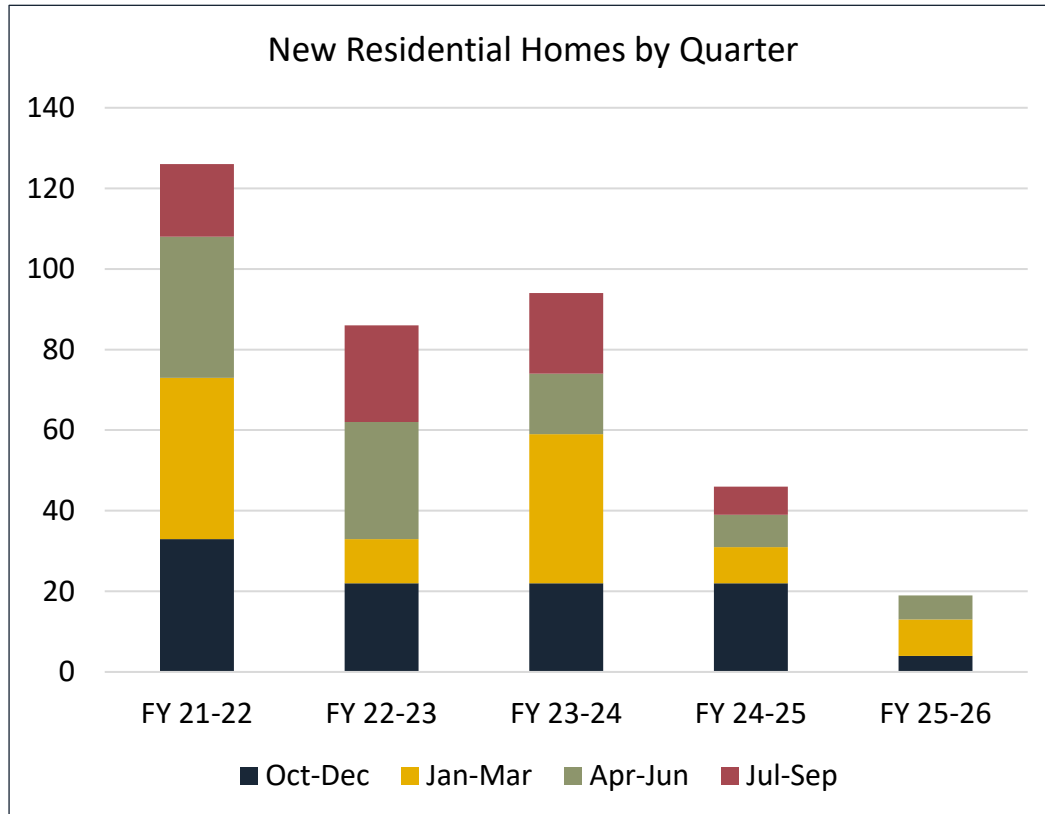
- 2025 Certified Levy: \$7.74 million
- Adjusted Levy: \$8.05 million
- 98.16% of the 2025 Levy has been collected
- Projecting \$86,827 surplus to budget (+1.2%) including delinquent taxes

Sales Tax Highlights



- Projecting \$192,990 increase over budget
- 9.77% over prior year collections

New Residential Home Permits



- 19 new residential permits issued through 9 months of the fiscal year
- Projecting \$4,360 surplus to budget (+3%) in total permits revenue

General Fund Expenditures



Type	FY 2024-25 Actual	FY 2025-26 Budget	9-Month Actual	12-Month Projected	12-Month Variance*
Personnel	\$5,781,791	\$6,308,287	\$4,587,206	\$6,428,139	(\$119,852)
Supplies, Maint., Ops.	1,185,424	1,365,317	496,192	1,352,027	13,290
Professional Services	1,857,503	2,742,510	1,908,562	2,670,384	72,126
Shared Services	228,212	297,671	187,150	245,380	52,291
Capital Outlay	705,014	308,599	315,597	315,598	(6,999)
Transfers	766,634	523,217	523,217	523,217	-
Total	\$10,524,578	\$11,545,600	\$8,017,925	\$11,534,744	\$10,857

*Positive variance = under budget; negative variance = over budget

General Fund Projected Fund Balance



Category	FY 2025-26 Beginning	FY 2025-26 Projected	FY 2025-26 Ending
Non-spendable	\$133,420	\$-	\$133,420
Court Restricted (Legacy Funds)	36,214	(12,500)	23,714
Public Safety Restricted	72,980	(26,640)	46,341
Other Restricted	4,319	(4,319)	-
Tree Mitigation Fund	154,936	(45,919)	109,017
Emergency Reserve	4,688,119	(1,100,000)	3,588,119 ¹
Budget Stabilization Reserve	-	1,800,000	1,800,000 ²
Unassigned	3,575,667	(413,764)	3,161,903
Total	\$8,665,655	\$196,858	\$8,862,512

¹ Emergency Reserve = 4 months of operating expenditures

² Budget Stabilization Reserve = 2 months of operating expenditures

Other Governmental Fund Balances



Category	FY 2025-26 Beginning	FY 2025-26 Projected	FY 2025-26 Ending
Bond Capital Fund	\$3,162,586	\$441,445	\$3,604,031
Strategic & Capital Projects Fund	1,089,978	(561,740)	528,239
Equipment Replacement Fund	1,542,604	220,338	1,762,942
Debt Service Fund	33,681	18,381	52,062
Court Youth Diversion Fund	25,842	1,750	27,592
Court Security & Technology Fund	2,044	8,040	10,084
Court Efficiency Fund	1,951	355	2,306
Court Jury Fund	364	90	454
Total	\$5,859,050	\$128,660	\$5,987,710

Utility Funds Overview



Rate-supported operations

- Utility Fund
- Water Strategic & Capital Projects Fund
- Water Impact Fees Fund
- Wastewater Strategic & Capital Projects Fund
- Wastewater Impact Fees Fund
- Equipment Replacement Fund

Utility Revenues



Type	FY 2024-25 Actual	FY 2025-26 Budget	9-Month Actual	12-Month Projected	12-Month Variance
Water Operating	\$5,507,480	\$5,728,006	\$3,932,986	\$5,620,270	(\$107,736)
Water Interest	346,110	200,000	359,902	420,000	220,000
Total Water Revenues	\$5,853,590	\$5,928,006	\$4,292,887	\$6,040,270	\$112,264
Wastewater Operating	\$2,243,758	\$2,357,790	\$1,723,355	\$2,298,664	(\$59,126)
Wastewater Interest	215,101	200,000	134,080	200,000	-
Total Wastewater Revenues	\$2,458,859	\$2,557,790	\$1,857,435	\$2,498,664	(\$59,126)
Total Utility Revenues	\$8,312,450	\$8,485,796	\$6,150,322	\$8,538,934	\$53,138

Utility Expenditures



Type	FY 2024-25 Actual	FY 2025-26 Budget	9-Month Actual	12-Month Projected	12-Month Variance*
Personnel	\$2,167,467	\$2,124,525	\$1,584,677	\$2,232,090	(\$107,565)
Supplies, Maint., Ops.	3,019,193	3,522,855	2,498,572	3,525,130	(2,275)
Services	446,647	436,402	317,289	436,402	-
Total Operating Expenditures	\$5,633,307	\$6,083,782	\$4,400,537	\$6,193,622	(\$109,840)
Capital Purchases	\$352,389	\$557,467	\$428,374	\$567,884	(\$10,417)
Capital Projects	\$2,456,883	\$18,424,097	\$3,232,048	\$17,774,097	\$650,000

*Positive variance = under budget; negative variance = over budget

¹ Projections assume full staffing for the remainder of the year. Actual expenditures may be lower if vacancies occur.

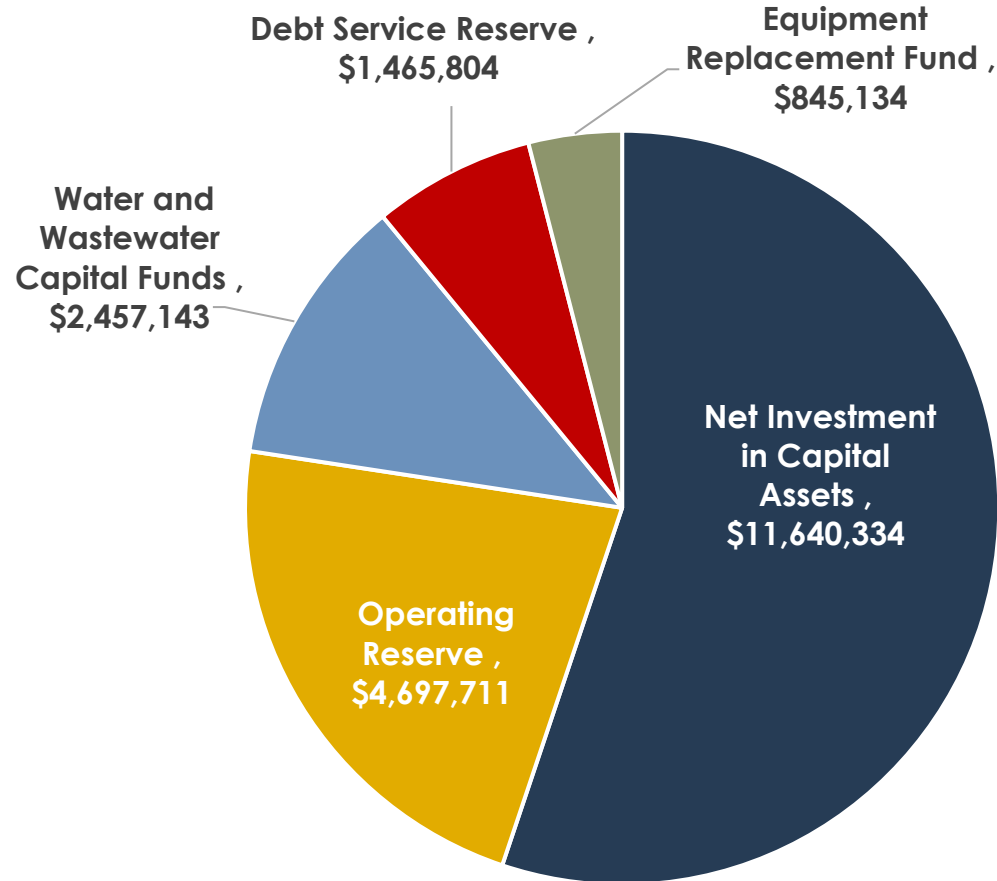
Operating Performance & Rate Sufficiency



	FY 2024-25 Actual	FY 2025-26 Budget	FY 2025-26 Projected	Budget Variance
Operating Revenues	\$7,751,238	\$8,085,796	\$7,918,934	(\$166,862)
🔒 Less (-): Restricted Revenues (Debt Service & Impact Fees)	(1,520,186)	(1,729,544)	(1,554,544)	(175,000)
Available Revenue for Operations	6,231,052	6,356,252	6,364,390	8,138
Total Operating Expenses	5,633,307	6,083,782	6,193,622	(109,840)
Operating Income (Available, Before Depreciation)	597,745	272,470	170,768	(101,702)
Depreciation & Amortization	1,077,247	820,600	1,100,600	(280,000)
Operating Income After Depreciation (Rate Sufficiency Indicator)*	(\$479,502)	(\$548,130)	(\$929,832)	(\$381,702)

*Operating income after depreciation reflects full cost of service. Funding is supplemented through reserves, debt service fees, and capital funding mechanisms.

Projected Net Position - \$21,106,126



- \$1.3 million increase
- Maintains operating reserve
- Continues planned savings for future equipment replacement



Quarterly Investment Update

Investment Highlights



- **Purchased \$6.0 million in East West Bank Certificates of Deposit**
 - Diversified the portfolio while locking in yields between 3.84% and 3.86% on staggered maturities through April 2027.
- **Portfolio generated nearly \$311,000 in interest this quarter**
 - Fiscal year-to-date interest earnings total approximately \$971,000.
- **Average portfolio yield remained strong at 3.67%**
 - Comparable to current short-term Treasury and local government investment pool yields.

Investment Inventory



Investment	Beginning Balance	Deposits / (Withdrawals)	Interest Earned	Ending Balance
Frost Bank	\$860,724	\$329,316	\$19	\$1,190,059
TexPool	9,203,132	(1,700,000)	76,529	7,579,661
TexPool Prime	8,136,898	(1,017,465)	73,781	7,193,213
Texas CLASS Prime	16,947,689	(6,000,000)	117,552	11,065,241
East West Bank CDs	-	6,000,000	42,400	6,042,400
Total Investments	\$35,148,442	(\$2,388,149)	\$310,281	\$33,070,574

Note: The decrease in total investments reflects normal cash outflows for City operations and payments for capital improvement projects.



Questions?



Quarterly Financial Report

**For the period ended
June 30, 2026**

Prepared by
Finance Department

City of Fair Oaks Ranch
General Fund
Statement of Revenues & Expenditures
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	7,668,789	8,665,654	8,665,654	8,665,654	
<u>Revenue</u>					
Taxes	8,702,507	9,106,213	8,426,846	9,399,030	292,817
Franchise Fees	793,093	766,780	427,163	800,190	33,410
Permits	202,997	144,200	127,216	148,560	4,360
Fines & Fees	122,568	175,000	81,817	105,000	(70,000)
Fees & Services	395,322	379,388	285,218	387,944	8,556
Interest Earnings	541,869	450,000	385,313	510,000	60,000
Grants & Contributions	327,407	89,560	69,549	89,560	-
Other Revenues	384,982	142,900	146,513	151,628	8,728
Transfers from other funds	50,700	143,135	139,162	139,690	(3,445)
Total Revenue	<u>11,521,446</u>	<u>11,397,176</u>	<u>10,088,796</u>	<u>11,731,602</u>	<u>334,426</u>
<u>Expenditures</u>					
Personnel	5,781,791	6,308,287	4,587,206	6,428,139	(119,852)
Supplies, Maintenance & Operations	1,185,424	1,365,317	496,192	1,352,027	13,290
Services	1,857,503	2,742,510	1,908,562	2,670,384	72,126
Shared Services	228,212	297,671	187,150	245,380	52,291
Capital Outlay	705,014	308,599	315,597	315,598	(6,999)
Transfers to other funds	766,634	523,217	523,217	523,217	-
Total Expenditures	<u>10,524,578</u>	<u>11,545,600</u>	<u>8,017,925</u>	<u>11,534,744</u>	<u>10,857</u>
Revenue over/(under) Expenditures	996,867	(148,424)	2,070,871	196,858	345,283
Ending Fund Balance	8,665,656	8,517,230	10,736,526	8,862,512	

City of Fair Oaks Ranch
General Fund
Fund Balance Detail
For the period ended June 30, 2026

	<u>Actual</u> <u>9/30/2025</u>	<u>Projected</u> <u>FY 2025-26</u>	<u>Projected</u> <u>9/30/2026</u>
<u>Non-spendable</u>	133,420	-	133,420
<u>Restricted</u>			
Court Technology	18,393	(5,500)	12,893
Court Security Building	17,821	(7,000)	10,821
Felony Forfeiture	48,553	(20,768)	27,785
LEOSE Funds	24,427	(5,872)	18,556
PEG Fees	4,319	(4,319)	-
Total Restricted	<u>113,513</u>	<u>(43,459)</u>	<u>70,054</u>
<u>Committed</u>	-	-	-
<u>Assigned</u>			
Tree Mitigation	154,936	(45,919)	109,017
Emergency Reserve	4,688,119	(1,100,000)	3,588,119 ¹
Budget Stabilization Reserve	-	1,800,000	1,800,000 ²
Total Assigned	<u>4,843,055</u>	<u>654,081</u>	<u>5,497,135</u>
<u>Unassigned</u>			
Total Unassigned	3,575,667	(413,764)	3,161,903
General Fund Balances	<u><u>8,665,654</u></u>	<u><u>196,858</u></u>	<u><u>8,862,512</u></u>

¹ Emergency Reserve equals four (4) months of operating expenditures.

² Budget Stabilization reserve equals two (2) months of operating expenditures.

City of Fair Oaks Ranch
General Fund
Statement of Revenues
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Taxes					
General Property	6,674,068	7,140,941	7,104,736	7,201,768	60,827
Delinquent Property	66,251	30,000	42,184	50,000	20,000
Penalty & Interest	32,242	25,000	20,208	31,000	6,000
Mixed Beverage	36,703	25,000	26,104	38,000	13,000
Local Sales	1,262,162	1,256,848	822,409	1,385,508	128,660
Street Maintenance	315,541	314,212	205,602	346,377	32,165
Property Reduction	315,541	314,212	205,602	346,377	32,165
Total Taxes	8,702,507	9,106,213	8,426,846	9,399,030	292,817
Franchise Fees					
Time Warner Cable	56,251	60,900	25,652	51,900	(9,000)
GVTC Cable/Telephone	57,655	60,000	28,817	57,500	(2,500)
AT&T Cable/Television	2,048	1,540	3,588	7,040	5,500
Miscellaneous Telecom	302	340	127	250	(90)
City Public Service	460,099	470,000	237,453	471,500	1,500
Pedernales Electric	114,891	115,000	52,717	110,000	(5,000)
Grey Forest Utility	29,376	25,000	21,732	30,000	5,000
Garbage	72,471	34,000	57,078	72,000	38,000
Recycling	-	-	-	-	-
Total Franchise Fees	793,093	766,780	427,163	800,190	33,410
Interest Earnings					
Bank/Investment Interest	541,869	450,000	385,313	510,000	60,000
Total Interest Earnings	541,869	450,000	385,313	510,000	60,000
Permits					
New Residential	91,851	60,000	55,559	65,000	5,000
New Commercial	5,326	1,000	-	700	(300)
Remodeling/Additions	47,246	30,000	30,918	31,500	1,500
Other	43,673	40,000	28,399	38,000	(2,000)
Contacto Registration	10,505	9,000	8,025	9,000	-
Food/Health	4,395	4,200	4,315	4,360	160
Total Permits	202,997	144,200	127,216	148,560	4,360
Fines & Fees					
Municipal Court Fines	117,071	175,000	81,817	105,000	(70,000) ¹
Municipal Court Security	3,011	-	-	-	-
Municipal Court Technology	2,486	-	-	-	-
Municipal Court Efficiency	-	-	-	-	-
Municipal Court Truancy Prevention	-	-	-	-	-
Municipal Court Jury	-	-	-	-	-
Total Fines & Fees	122,568	175,000	81,817	105,000	(70,000)

City of Fair Oaks Ranch
General Fund
Statement of Revenues
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Fees & Services					
FORU Management Fee	295,847	302,743	218,588	304,683	1,940
Special Fees	60,743	35,000	21,114	35,000	-
FORMDD Management Fee	30,150	30,150	31,650	31,650	1,500
Tree Mitigation Fees	-	-	8,040	8,040	8,040
Credit Card Service Fee	6,522	10,000	4,949	7,000	(3,000)
Pet Licenses	1,380	1,000	291	750	(250)
Pet Impound	681	495	585	820	325
Total Fees & Services	395,322	379,388	285,218	387,944	8,556
Other					
Miscellaneous	158,749	127,500	126,472	131,000	3,500
City Event Sponsorship	-	-	-	-	-
Sale of Assets	52,185	-	3,000	3,000	3,000
School Guard Crossing Fund	15,447	13,500	12,912	13,500	-
LEOSE Proceeds	4,189	1,900	4,128	4,128	2,228
Police Seized Proceeds	8,798	-	-	-	-
Other Sources - SBITA's	145,616	-	-	-	-
Other Sources - Leases	-	-	-	-	-
Total Other	384,982	142,900	146,513	151,628	8,728
Grants & Contributions					
Donations/Grants	327,407	89,560	69,549	89,560	-
Total Grants & Contributions	327,407	89,560	69,549	89,560	-
Transfers					
Transfer from ERF	50,700	143,135	139,162	139,690	(3,445)
Total Transfers	50,700	143,135	139,162	139,690	(3,445)
Total Revenue	11,521,446	11,397,176	10,088,796	11,731,602	334,426

¹ Decrease in citations issued and court cases cleared.

General Fund Expenditures by Department
Mayor & Council
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	-	-	-	-	-
Overtime	-	-	-	-	-
Taxes - Social Security	-	-	-	-	-
Taxes - Medicare	-	-	-	-	-
Taxes SUTA/FUTA	-	-	-	-	-
Workers' Compensation Insurance	-	-	-	-	-
Retirement	-	-	-	-	-
Health Insurance	-	-	-	-	-
Uniform Allowance	-	-	-	-	-
Allowance for Vacancies	-	-	-	-	-
Total Personnel	-	-	-	-	-
Supplies, Maintenance & Operations					
Supplies and Consumables	-	-	-	-	-
Minor Equipment and Furniture	-	-	-	-	-
Fuel	-	-	-	-	-
Uniforms	593	350	-	350	-
Committee - Branding	-	500	52	200	300
Committee - Planning & Zoning	-	500	29	250	250
Committee - Board of Adj	-	500	29	250	250
Committee - Audit	-	500	-	250	250
Committee - TSAC	266	500	29	250	250
Committee - Urban Wildlife	-	500	-	250	250
Donations & Grants	-	-	-	-	-
Total Supplies, Maintenance & Operations	859	3,350	139	1,800	1,550
Services					
Professional Services	-	-	-	-	-
Dues/Subscriptions	3,280	3,300	3,774	3,774	(474)
Training/Seminars & Related Travel	770	7,000	95	1,000	6,000
Meetings and Related Travel	4,743	5,800	2,339	3,800	2,000
Public Relations	411	5,250	-	2,750	2,500
Employee Appreciation	-	-	-	-	-
Recording/Reporting/History	-	-	-	-	-
Total Services	9,205	21,350	6,208	11,324	10,026
Total Mayor & Council	10,063	24,700	6,347	13,124	11,576

General Fund Expenditures by Department
Administration
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	437,101	470,708	333,103	475,931	(5,223)
Overtime	4	124	14	265	(141)
Taxes - Social Security	26,198	27,752	19,000	26,825	927
Taxes - Medicare	6,398	6,827	4,752	6,582	245
Taxes SUTA/FUTA	214	214	551	551	(337)
Workers' Compensation Insurance	853	942	913	913	29
Retirement	55,768	59,866	43,917	60,176	(310)
Health Insurance	34,767	42,007	27,915	39,788	2,219
Car Allowance	7,200	7,200	5,261	7,200	-
Allowance for Vacancies	-	(6,000)	-	-	(6,000)
Total Personnel	568,502	609,640	435,426	618,230	(8,590)
Supplies, Maintenance & Operations					
Supplies and Consumables	302	650	893	1,000	(350)
Minor Equipment and Furniture	197	1,200	432	850	350
Fuel	116	150	-	150	-
Uniforms	382	260	-	260	-
Total Supplies, Maintenance & Operations	998	2,260	1,325	2,260	-
Services					
Professional Services	137,378	105,000	43,781	90,000	15,000
Dues/Subscriptions	4,562	5,337	4,257	5,337	-
Training/Seminars & Related Travel	2,650	16,050	1,692	12,050	4,000
Meetings and Related Travel	1,818	5,615	953	4,115	1,500
Employee Appreciation	-	300	-	300	-
Tech/Internet/Software	-	774	394	514	260
Total Services	146,408	133,076	51,078	112,316	20,760
Capital Outlay					
Furniture, Equipment & Vehicles	-	-	-	-	-
Total Capital Outlay Costs	-	-	-	-	-
Total Administration	715,908	744,976	487,829	732,806	12,170

General Fund Expenditures by Department
City Secretary
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	169,457	175,879	127,195	171,533	4,346
Overtime	-	-	-	-	-
Taxes - Social Security	10,316	10,904	7,416	9,905	999
Taxes - Medicare	2,412	2,550	1,734	2,316	234
Taxes SUTA/FUTA	126	126	342	342	(216)
Workers' Compensation Insurance	315	352	341	341	11
Retirement	21,449	22,363	16,857	22,129	234
Health Insurance	17,961	22,268	15,783	21,050	1,218
Total Personnel	222,036	234,442	169,668	227,615	6,827
Supplies, Maintenance & Operations					
Supplies and Consumables	659	850	329	850	-
Minor Equipment and Furniture	446	200	128	200	-
Fuel	-	-	-	-	-
Uniforms	124	100	-	100	-
Total Supplies, Maintenance & Operations	1,229	1,150	457	1,150	-
Services					
Professional Services	6,648	21,538	14,199	21,538	-
Dues/Subscriptions	803	1,060	1,016	1,060	-
Training/Seminars & Related Travel	7,210	8,485	4,526	8,485	-
Meetings and Related Travel	276	1,548	36	1,548	-
Elections	16,456	32,000	16,576	18,000	14,000
Employee Appreciation	30	100	-	100	-
Recording/Reporting/History	8,681	10,000	4,284	9,000	1,000
Tech/Internet/Software	11,613	13,300	12,855	13,300	-
Total Services	51,716	88,031	53,490	73,031	15,000
Capital Outlay					
Furniture, Equipment & Vehicles	-	-	-	-	-
Total Capital Outlay Costs	-	-	-	-	-
Total City Secretary	274,981	323,623	223,615	301,796	21,827

General Fund Expenditures by Department
Human Resources
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	137,087	104,615	72,956	103,919	696
Overtime	-	-	-	-	-
Taxes - Social Security	8,428	6,486	4,326	5,976	510
Taxes - Medicare	1,971	1,517	1,012	1,398	119
Taxes SUTA/FUTA	95	63	171	171	(108)
Workers' Compensation Insurance	256	209	206	206	3
Retirement	17,410	13,302	9,639	13,159	143
Health Insurance	9,920	6,636	4,706	6,277	359
Total Personnel	175,167	132,828	93,015	131,106	1,722
Supplies, Maintenance & Operations					
Supplies and Consumables	989	1,550	1,002	1,550	-
Minor Equipment and Furniture	8,650	1,200	747	1,200	-
Fuel	-	-	-	-	-
Uniforms	102	100	-	100	-
Total Supplies, Maintenance & Operations	9,741	2,850	1,750	2,850	-
Services					
Professional Services	1,858	7,675	3,492	7,675	-
Dues/Subscriptions	2,102	1,454	1,340	1,454	-
Training/Seminars & Related Travel	4,927	7,300	4,119	7,300	-
Meetings and Related Travel	866	1,050	154	550	500
Public Relations	11,379	-	-	-	-
Employee Appreciation	11,285	11,855	8,786	11,855	-
Employment Costs	10,446	2,675	3,882	3,975	(1,300)
Recording/Reporting/History	-	-	-	-	-
Tech/Internet/Software	18,391	4,630	6,021	6,434	(1,804)
Total Services Costs	61,254	36,639	27,794	39,243	(2,604)
Capital Outlay					
Furniture, Equipment & Vehicles	-	-	-	-	-
Total Capital Outlay Costs	-	-	-	-	-
Total Human Resources	246,162	172,317	122,559	173,199	(882)

General Fund Expenditures by Department
Communications
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	-	38,011	27,269	38,851	(840)
Overtime	-	-	-	-	-
Taxes - Social Security	-	2,357	1,682	2,323	34
Taxes - Medicare	-	551	393	543	8
Taxes SUTA/FUTA	-	32	86	86	(54)
Workers' Compensation Insurance	-	76	70	70	6
Retirement	-	4,833	3,603	4,920	(87)
Health Insurance	-	4,314	3,102	4,129	185
Total Personnel	-	50,174	36,204	50,921	(747)
Supplies, Maintenance & Operations					
Supplies and Consumables	-	200	-	200	-
Minor Equipment and Furniture	-	300	199	300	-
Fuel	-	-	-	-	-
Uniforms	-	50	-	50	-
Total Supplies, Maintenance & Operations	-	550	199	550	-
Services					
Professional Services	-	-	170	170	(170)
Dues/Subscriptions	-	5,135	4,042	5,135	-
Training/Seminars & Related Travel	-	4,150	713	2,150	2,000
Meetings and Related Travel	-	-	-	-	-
Public Relations	-	1,300	-	550	750
Employee Appreciation	-	50	-	50	-
Tech/Internet/Software	-	18,798	16,843	18,798	-
Total Services Costs	-	29,433	21,767	26,853	2,580
Capital Outlay					
Furniture, Equipment & Vehicles	-	-	-	-	-
Total Capital Outlay Costs	-	-	-	-	-
Total Communications	-	80,157	58,170	78,324	1,833

General Fund Expenditures by Department
Finance
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	218,448	227,162	163,100	232,640	(5,478)
Overtime	-	166	-	166	-
Taxes - Social Security	13,164	14,094	9,578	13,268	826
Taxes - Medicare	3,079	3,296	2,240	3,103	193
Taxes SUTA/FUTA	158	158	428	428	(270)
Workers' Compensation Insurance	408	455	441	441	14
Retirement	27,750	28,905	21,575	29,484	(579)
Health Insurance	31,117	32,471	24,620	33,174	(703)
Total Personnel	<u>294,125</u>	<u>306,707</u>	<u>221,980</u>	<u>312,704</u>	<u>(5,997)</u>
Supplies, Maintenance & Operations					
Supplies and Consumables	1,101	1,300	810	1,300	-
Minor Equipment and Furniture	268	500	206	500	-
Fuel	-	-	-	-	-
Uniforms	74	250	-	150	100
Total Supplies, Maintenance & Operations	<u>1,443</u>	<u>2,050</u>	<u>1,017</u>	<u>1,950</u>	<u>100</u>
Services					
Professional Services	102,087	102,210	93,180	102,210	-
Dues/Subscriptions	536	615	324	615	-
Training/Seminars & Related Travel	3,885	5,100	2,015	3,600	1,500
Meetings and Related Travel	133	400	247	400	-
Employee Appreciation	221	250	-	250	-
Tech/Internet/Software	8,820	11,648	12,886	13,023	(1,375)
Total Services	<u>115,682</u>	<u>120,223</u>	<u>108,652</u>	<u>120,098</u>	<u>125</u>
Capital Outlay					
Furniture, Equipment & Vehicles	-	-	-	-	-
Total Capital Outlay Costs	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Finance	411,250	428,980	331,649	434,752	(5,772)

General Fund Expenditures by Department
Information Technology
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	95,194	98,506	60,236	87,640	10,866
Taxes - Social Security	5,719	6,107	3,661	5,164	943
Taxes - Medicare	1,338	1,428	856	1,189	239
Taxes SUTA/FUTA	63	63	200	200	(137)
Workers' Compensation Insurance	179	197	191	191	6
Retirement	12,017	12,525	8,075	11,191	1,334
Health Insurance	10,209	10,584	6,250	8,333	2,251
Total Personnel	124,719	129,410	79,470	113,908	15,502
Supplies, Maintenance & Operations					
Supplies and Consumables	335	200	80	200	-
Minor Equipment and Furniture	242	200	117	200	-
Uniforms	120	100	-	100	-
Total Supplies, Maintenance & Operations	697	500	197	500	-
Services					
Professional Services	71,649	2,000	138	1,000	1,000
Dues/Subscriptions	278	430	38	430	-
Training/Seminars & Related Travel	2,343	6,250	1,120	5,500	750
Meetings and Related Travel	206	350	17	350	-
Employee Appreciation	85	100	-	100	-
Tech/Internet/Software	157,141	230,560	167,863	230,560	-
Total Services	231,702	239,690	169,175	237,940	1,750
Shared Services					
Facility Contracts & Services	940	18,991	14,163	18,991	-
Phone/Cable/Alarms	32,010	46,531	29,225	46,531	-
Total Shared Services	32,951	65,522	43,389	65,522	-
Capital Outlay					
Furniture, Equipment & Vehicles	251,267	83,380	95,402	95,402	(12,022)
Lease Principal	14,444	-	-	-	-
Lease Interest	1,489	-	-	-	-
SBITA Principal	69,570	-	-	-	-
SBITA Interest	8,009	-	-	-	-
Total Capital Outlay	344,778	83,380	95,402	95,402	(12,022)
Total Information Technology	734,847	518,502	387,633	513,273	5,229

General Fund Expenditures by Department
Municipal Court
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	114,267	118,960	91,759	130,624	(11,664)
Overtime	29	368	-	368	-
Taxes - Social Security	6,506	7,398	5,124	7,078	320
Taxes - Medicare	1,522	1,730	1,198	1,655	75
Taxes SUTA/FUTA	126	126	342	342	(216)
Workers' Compensation Insurance	212	238	230	230	8
Retirement	14,479	15,173	12,122	16,541	(1,368)
Health Insurance	27,202	29,198	21,456	28,705	493
Total Personnel	164,343	173,191	132,232	185,544	(12,353)
Supplies, Maintenance & Operations					
Supplies and Consumables	1,593	1,700	976	1,700	-
Minor Equipment and Furniture	4,637	200	30	200	-
Fuel	-	-	-	-	-
Uniforms	121	150	-	150	-
Court Technology	5,800	5,500	570	5,500	-
Court Security Building	2,722	7,000	178	7,000	-
Local Youth Diversion Fund	-	-	-	-	-
Total Supplies, Maintenance & Operations	14,873	14,550	1,755	14,550	-
Services					
Professional Services	58,284	66,740	42,015	56,740	10,000
Dues/Subscriptions	397	400	151	400	-
Training/Seminars & Related Travel	6,215	9,250	3,557	4,350	4,900
Meetings and Related Travel	40	300	-	300	-
Employee Appreciation	99	100	-	100	-
Tech/Internet/Software	-	-	-	-	-
Total Services	65,036	76,790	45,722	61,890	14,900
Capital Outlay					
Furniture, Equipment & Vehicles	-	-	-	-	-
Total Capital Outlay	-	-	-	-	-
Total Municipal Court	244,252	264,531	179,708	261,984	2,547

General Fund Expenditures by Department
Public Safety
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	2,002,263	2,389,067	1,616,222	2,292,006	97,061
Overtime	55,153	36,532	30,982	49,317	(12,785)
Taxes - Social Security	130,851	150,387	100,818	138,749	11,638
Taxes - Medicare	30,603	35,171	23,579	32,449	2,722
Taxes SUTA/FUTA	1,851	1,890	5,198	5,198	(3,308)
Workers' Compensation Insurance	48,392	52,911	51,280	51,280	1,631
Retirement	255,295	308,431	217,159	295,772	12,659
Health Insurance	208,499	266,886	171,888	240,712	26,174
Uniform Allowance	19,500	-	-	-	-
Relocation Allowance	14,839	-	-	-	-
Allowance for Vacancies	-	(194,190)	-	-	(194,190)
Project Allocation	(2,722)	-	-	(4,500)	4,500
Total Personnel	2,764,524	3,047,085	2,217,125	3,100,983	(53,898)
Supplies, Maintenance & Operations					
Supplies and Consumables	5,896	3,500	4,651	5,000	(1,500)
Minor Equipment and Furniture	39,153	38,445	21,809	38,445	-
Fuel	44,434	43,000	34,801	43,000	-
Uniforms	21,076	43,500	27,319	43,500	-
Vehicle Maintenance/Repairs	17,001	20,880	19,030	20,880	-
Total Supplies, Maintenance & Operations	127,561	149,325	107,610	150,825	(1,500)
Services					
Professional Services	937,190	1,619,455	1,157,453	1,540,455	79,000
Dues/Subscriptions	3,718	4,325	4,544	4,545	(220)
Training/Seminars & Related Travel	15,086	23,300	16,380	23,300	-
Meetings and Related Travel	167	500	113	500	-
Investigations	4,621	7,500	2,126	7,500	-
Lease Training	-	10,000	3,943	10,000	-
Asset Forfeiture	3,519	21,600	20,768	20,768	832
Public Relations	7,427	8,200	4,862	7,200	1,000
Employee Appreciation	2,356	2,000	322	2,000	-
Tech/Internet/Software	46,558	54,208	74,443	124,208	(70,000)
Total Services	1,020,641	1,751,088	1,284,955	1,740,476	10,612
Capital Outlay					
Furniture, Equipment & Vehicles	121,500	106,396	105,868	105,868	528
Lease Principal	8,751	-	-	-	-
Lease Interest	431	-	-	-	-
Total Capital Outlay	130,682	106,396	105,868	105,868	528
Total Public Safety	4,043,408	5,053,894	3,715,558	5,098,152	(44,258)

General Fund Expenditures by Department

Maintenance

For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	479,497	604,537	388,813	574,342	30,195
Overtime	9,030	6,541	12,188	16,788	(10,247)
Taxes - Social Security	30,239	37,887	23,414	33,437	4,450
Taxes - Medicare	7,072	8,861	5,476	7,820	1,041
Taxes SUTA/FUTA	1,034	756	1,744	1,744	(988)
Workers' Compensation Insurance	15,945	17,484	16,943	16,943	541
Retirement	61,737	77,699	52,868	74,426	3,273
Health Insurance	76,165	97,800	84,881	114,090	(16,290)
Allowance for Vacancies	-	(49,500)	-	-	(49,500)
Project Allocation	(527)	-	(2,304)	(2,304)	2,304
Total Personnel	680,192	802,065	584,022	837,287	(35,222)
Supplies, Maintenance & Operations					
Supplies and Consumables	7,895	8,250	8,038	8,250	-
Minor Equipment and Furniture	18,141	13,950	5,730	13,950	-
Fuel	18,840	15,500	11,140	15,500	-
Uniforms	8,641	8,350	8,839	9,100	(750)
Vehicle Maintenance/Repairs	14,475	18,000	7,794	18,000	-
Equipment Maintenance/Repairs	19,619	17,500	20,465	21,000	(3,500)
Building Maintenance/Repairs	30,989	32,343	28,139	32,343	-
Landscaping & Greenspace Maintenance	12,458	5,500	1,031	5,500	-
Street Maintenance	20,775	45,000	15,700	35,000	10,000
Drainage Work	12,947	20,000	3,049	10,000	10,000
Total Supplies, Maintenance & Operations	164,779	184,393	109,927	168,643	15,750
Services					
Professional Services	584	28,644	11,762	18,644	10,000
Dues/Subscriptions	405	932	672	932	-
Training/Seminars & Related Travel	2,490	15,125	20,464	29,125	(14,000)
Meetings and Related Travel	194	400	338	400	-
Employee Appreciation	472	600	523	600	-
Tech/Internet/Software	9,044	25,061	9,339	20,061	5,000
Total Services	13,189	70,762	43,097	69,762	1,000
Capital Outlay					
Furniture, Equipment & Vehicles	229,086	79,688	74,935	74,935	4,753
Total Capital Outlay	229,086	79,688	74,935	74,935	4,753
Total Maintenance	1,087,247	1,136,908	811,981	1,150,627	(13,719)

General Fund Expenditures by Department
Building Codes
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	240,625	249,773	176,371	237,905	11,868
Overtime	-	469	-	623	(154)
Taxes - Social Security	14,948	15,515	10,677	14,048	1,467
Taxes - Medicare	3,496	3,629	2,497	3,286	343
Taxes SUTA/FUTA	252	252	684	684	(432)
Workers' Compensation Insurance	855	942	913	913	29
Retirement	30,506	31,818	23,263	30,296	1,522
Health Insurance	35,243	38,415	27,942	37,236	1,179
Total Personnel	<u>325,925</u>	<u>340,813</u>	<u>242,347</u>	<u>324,990</u>	<u>15,823</u>
Supplies, Maintenance & Operations					
Supplies and Consumables	382	675	25	675	-
Minor Equipment and Furniture	2,144	700	514	700	-
Fuel	4,009	5,175	2,449	3,175	2,000
Uniforms	731	770	441	770	-
Total Supplies, Maintenance & Operations	<u>7,267</u>	<u>7,320</u>	<u>3,430</u>	<u>5,320</u>	<u>2,000</u>
Services					
Professional Services	14,944	26,120	8,060	16,120	10,000
Dues/Subscriptions	405	515	1,374	1,375	(860)
Training/Seminars & Related Travel	5,664	6,200	1,713	4,900	1,300
Meetings and Related Travel	31	100	578	600	(500)
Employee Appreciation	126	200	-	200	-
Employment Costs	-	-	-	-	-
Recording/Reporting/History	-	-	-	-	-
Tech/Internet/Software	154	155	153	155	-
Total Services	<u>21,323</u>	<u>33,290</u>	<u>11,879</u>	<u>23,350</u>	<u>9,940</u>
Capital Outlay					
Furniture, Equipment & Vehicles	-	39,135	39,392	39,392	(257)
Total Capital Outlay	<u>-</u>	<u>39,135</u>	<u>39,392</u>	<u>39,392</u>	<u>(257)</u>
Total Building Codes	354,515	420,558	297,047	393,052	27,506

General Fund Expenditures by Department
Engineering and Planning
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Personnel					
Salaries	367,680	445,790	315,586	446,390	(600)
Overtime	846	1,302	1,631	1,702	(400)
Taxes - Social Security	22,561	27,720	19,138	26,263	1,457
Taxes - Medicare	5,277	6,483	4,476	6,142	341
Taxes SUTA/FUTA	309	328	889	889	(561)
Workers' Compensation Insurance	873	974	943	943	31
Retirement	46,369	56,848	42,006	56,991	(143)
Health Insurance	38,472	52,487	37,883	50,531	1,956
Project Allocation	(20,130)	(110,000)	(46,837)	(65,000)	(45,000)
Total Personnel	462,256	481,932	375,716	524,851	(42,919)
Supplies, Maintenance & Operations					
Supplies and Consumables	10,315	9,500	6,219	9,500	-
Minor Equipment and Furniture	4,825	1,350	987	1,350	-
Fuel	2,355	3,175	1,198	1,675	1,500
Uniforms	1,878	1,600	724	1,600	-
Street Maintenance	791,038	893,419	195,634	893,419	-
Oak Wilt Program	15,000	35,000	18,736	35,000	-
Tree and Landscaping Protection	21,639	13,000	5,443	13,000	-
City Approved Events	25	4,850	5,960	5,960	(1,110)
Total Supplies, Maintenance & Operations	847,076	961,894	234,901	961,504	390
Services					
Professional Services	99,066	70,000	43,525	70,000	-
Dues/Subscriptions	1,923	2,665	1,483	2,665	-
Training/Seminars & Related Travel	11,772	22,100	4,005	19,600	2,500
Meetings and Related Travel	259	600	332	600	-
Employee Appreciation	567	400	65	400	-
Employment Costs	-	-	-	-	-
Recording/Reporting/History	-	-	-	-	-
Tech/Internet/Software	7,761	13,177	13,247	13,247	(70)
Total Services	121,349	108,942	62,655	106,512	2,430
Capital Outlay					
Furniture, Equipment & Vehicles	-	-	-	-	-
Total Capital Outlay	-	-	-	-	-
Total Engineering and Planning	1,430,681	1,552,768	673,273	1,592,867	(40,099)

General Fund Expenditures by Department
Non-departmental
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Supplies, Maintenance & Operations					
Supplies and Consumables	5,657	7,400	2,849	7,400	-
Miscellaneous	-	-	-	-	-
Building Maintenance/Repairs	3,245	27,225	30,402	30,725	(3,500)
Emergency Response	-	500	236	2,000	(1,500)
Total Supplies, Maintenance & Operations	8,902	35,125	33,487	40,125	(5,000)
Services					
Public Relations and Events	-	33,196	22,089	47,589	(14,393)
Total Services	-	33,196	22,089	47,589	(14,393)
Shared Services					
Facility Contracts & Services	61,989	83,939	11,466	33,939	50,000
Tech/Internet/Software Maintenance	-	-	-	-	-
Postage	2,130	4,125	1,294	2,625	1,500
General Liability Insurance	90,235	100,085	97,294	97,294	2,791
Electricity	40,908	44,000	33,708	46,000	(2,000)
Phone/Cable/Alarms	-	-	-	-	-
Total Shared Services	195,262	232,149	143,762	179,858	52,291
Transfers & Non-Cash Adjustments					
Transfer to Cap Improv Fund 02	370,000	163,717	163,717	163,717	-
Transfer to GF Veh/Equip Fund 31	373,138	359,500	359,500	359,500	-
Transfer to Other Funds	23,496	-	-	-	-
Total Transfers & Non-Cash Adjustments	766,634	523,217	523,217	523,217	-
Total Non-departmental	971,265	823,687	722,555	790,789	32,898

City of Fair Oaks Ranch
Strategic and Capital Projects Fund
Statement of Revenues and Expenditures
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	2,297,490	1,089,978	1,089,978	1,089,978	
Revenue					
Transfer from General Fund	370,000	163,717	163,717	163,717	-
Total Revenue	<u>370,000</u>	<u>163,717</u>	<u>163,717</u>	<u>163,717</u>	<u>-</u>
Reliable & Sustainable Infrastructure					
Community Center	58,958	-	-	-	-
City Hall Renovation	49,094	-	-	-	-
City Facilities Plan	-	100,000	56,366	100,000	-
Rolling Acres Trail Project #5	167,848	-	-	-	-
Tivoli Way Project #34	755,028	-	-	-	-
Dietz Elkhorn Reconstruction	170,615	61,811	33,798	61,811	-
Dietz Elkhorn Sidewalk	7,369	-	-	-	-
Old Fredericksburg Rd Project	-	205,882	-	205,882	-
Chartwell Lane Project #35	4,604	59,988	34,122	159,988	(100,000)
Rolling Acres Trail Project #2	125	229,715	-	-	229,715
Rolling Acres Trail Project #4	2,380	162,460	4,350	4,350	158,110
Vestal Park Culvert Project #42	6,952	-	-	-	-
Front Gate Left Turn Lane	-	90,000	69,674	90,000	-
Total Reliable & Sustainable Infrastructure	<u>1,222,973</u>	<u>909,856</u>	<u>198,310</u>	<u>622,031</u>	<u>287,825</u>
Public Health, Safety and Welfare					
Fire & EMS Services Program Review	-	-	-	-	-
Fire Station #3 Upgrades	40,034	200,000	-	36,000	164,000
Total Public Health, Safety and Welfare	<u>40,034</u>	<u>200,000</u>	<u>-</u>	<u>36,000</u>	<u>164,000</u>
Operational Excellence					
Compensation & Benefit Plan Study	27,150	7,850	2,850	2,850	5,000
Employee Handbook	5,189	-	-	-	-
Comms Plan / Gateway Monument	207,170	-	-	-	-
3rd Party Scanning	65	39,935	6,711	39,935	-
IT Master Plan	74,931	-	(11,919)	(11,919)	11,919
Strategic Planning	-	35,000	36,559	36,559	(1,559)
Total Operational Excellence	<u>314,505</u>	<u>82,785</u>	<u>34,202</u>	<u>67,426</u>	<u>15,359</u>
Total Expenditures	1,577,512	1,192,641	232,512	725,457	467,184
Ending Fund Balance	1,089,978	61,054	1,021,183	528,239	

City of Fair Oaks Ranch
Capital Replacement Fund
Statement of Revenues and Expenditures
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	1,220,166	1,542,604	1,542,604	1,542,604	
Transfers In					
Transfer from General Fund	373,138	359,500	359,500	359,500	-
Total Transfers In	<u>373,138</u>	<u>359,500</u>	<u>359,500</u>	<u>359,500</u>	<u>-</u>
Transfers Out					
Transfer to General Fund	50,700	143,135	139,162	139,162	3,973
Total Transfers Out	<u>50,700</u>	<u>143,135</u>	<u>139,162</u>	<u>139,162</u>	<u>3,973</u>
Total Transfers In/(Out)	322,438	216,365	220,338	220,338	
Ending Fund Balance	1,542,604	1,758,969	1,762,942	1,762,942	

City of Fair Oaks Ranch
Debt Service Fund
Statement of Revenues and Expenditures
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	104,949	33,681	33,681	33,681	
Revenue					
General Property - I&S	905,994	794,365	790,337	801,131	6,766
Delinquent Property - I&S	5,871	4,000	5,325	7,000	3,000
Penalty & Interest - I&S	3,645	2,500	2,267	3,500	1,000
Bank/Investment Interest	6,213	7,500	4,176	6,000	(1,500)
Total Revenue	<u>921,724</u>	<u>808,365</u>	<u>802,105</u>	<u>817,631</u>	<u>9,266</u>
Expenditures					
Bond Principal	785,000	600,000	600,000	600,000	-
Bond Interest Payable	207,392	198,450	103,663	198,450	-
Bond Agent Fees	600	-	400	800	(800)
Total Expenditures	<u>992,992</u>	<u>798,450</u>	<u>704,063</u>	<u>799,250</u>	<u>(800)</u>
Ending Fund Balance	33,681	43,596	131,723	52,062	

City of Fair Oaks Ranch
Bond Capital Project Fund
Statement of Revenues and Expenditures
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	3,596,650	3,162,586	3,162,586	3,162,586	
Revenue					
Developer Contributions	-	150,000	-	150,000	-
Bond Proceeds	-	11,300,000	-	11,300,000	-
Bond Premium	-	-	-	-	-
Bank/Investment Interest	152,901	120,000	86,559	115,000	(5,000)
Total Revenue	<u>152,901</u>	<u>11,570,000</u>	<u>86,559</u>	<u>11,565,000</u>	<u>(5,000)</u>
Expenditures					
Bond Issuance Costs	-	-	-	-	-
Dietz Elkhorn Construction	-	4,300,000	-	4,300,000	- ¹
Rolling Acres Trail Construction	-	315,000	152,819	315,000	-
Ammann Road Construction	428,071	6,508,555	268,282	6,508,555	- ¹
Battle Intense Roadway	158,892	-	-	-	-
Total Expenditures	<u>586,964</u>	<u>11,123,555</u>	<u>421,101</u>	<u>11,123,555</u>	<u>-</u>
Ending Fund Balance	3,162,586	3,609,031	2,828,044	3,604,031	

¹ Construction phase costs have been fully appropriated. Unspent appropriations at fiscal year end will rollover with the project until completion.

City of Fair Oaks Ranch
Court Security & Technology Fund
Statement of Revenues and Expenditures
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	-	2,044	2,044	2,044	
Revenue					
Court Security & Technology Fee	2,044	9,625	5,858	7,825	(1,800)
Bank/Investment Interest	-	-	146	215	215
Total Revenue	<u>2,044</u>	<u>9,625</u>	<u>6,004</u>	<u>8,040</u>	<u>(1,585)</u>
Expenditures					
Salaries	-	-	-	-	-
Minor Equipment	-	-	-	-	-
Tech/Internet/Software Maint.	-	-	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Ending Fund Balance	2,044	11,669	8,048	10,084	

City of Fair Oaks Ranch
Court Efficiency Fund
Statement of Revenues and Expenditures
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	-	1,951	1,951	1,951	
Revenue					
Court Efficiency Fee	270	450	225	275	(175)
Bank/Investment Interest	-	-	58	80	80
Transfer from other funds	1,681	-	-	-	-
Total Revenue	1,951	450	283	355	(95)
Expenditures					
Supplies and Consumables	-	-	-	-	-
Minor Equipment	-	-	-	-	-
Professional Services	-	-	-	-	-
Tech/Internet/Software Maint.	-	-	-	-	-
Total Expenditures	-	-	-	-	-
Ending Fund Balance	1,951	2,401	2,234	2,306	

City of Fair Oaks Ranch
Court Youth Diversion Fund
Statement of Revenues and Expenditures
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	-	25,842	25,842	25,842	
Revenue					
Court Youth Diversion Fee	4,308	5,250	3,412	4,750	(500)
Bank/Investment Interest	-	-	732	1,000	1,000
Transfer from other funds	21,534	-	-	-	-
Total Revenue	25,842	5,250	4,145	5,750	500
Expenditures					
Salaries	-	-	-	-	-
Supplies and Consumables	-	4,000	2,371	4,000	-
Minor Equipment	-	-	-	-	-
Professional Services	-	-	-	-	-
Tech/Internet/Software Maint.	-	-	-	-	-
Total Expenditures	-	4,000	2,371	4,000	-
Ending Fund Balance	25,842	27,092	27,616	27,592	

City of Fair Oaks Ranch
Court Jury Fund
Statement of Revenues and Expenditures
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	-	364	364	364	
Revenue					
Court Jury Fee	83	150	64	75	(75)
Bank/Investment Interest	-	-	11	15	15
Transfer from other funds	281	-	-	-	-
Total Revenue	364	150	76	90	(60)
Expenditures					
Salaries	-	-	-	-	-
Supplies and Consumables	-	-	-	-	-
Minor Equipment	-	-	-	-	-
Professional Services	-	-	-	-	-
Tech/Internet/Software Maint.	-	-	-	-	-
Total Expenditures	-	-	-	-	-
Ending Fund Balance	364	514	439	454	

City of Fair Oaks Ranch
Combined Utilities
Statement of Revenues and Expenses
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Operating Revenues	7,751,238	8,085,796	5,656,341	7,918,934	(166,862)
Operating Expenses					
Personnel	2,167,467	2,124,525	1,584,677	2,232,090	(107,565)
Supplies, Maintenance & Operations	3,019,193	3,522,855	2,498,572	3,525,130	(2,275)
Services	446,647	436,402	317,289	436,402	-
Total Operating Expenses	5,633,307	6,083,782	4,400,537	6,193,622	(109,840)
Depreciation & Amortization	1,077,247	820,600	410,300	1,100,600	(280,000)
Operating Income after depreciation	1,040,684	1,181,414	845,504	624,712	(556,702)
Non-Operating Revenues (Expenses)					
Interest Income	561,211	400,000	493,982	620,000	220,000
Capital Contributions	-	540,000	85,802	540,000	
Cert. of Obligation Proceeds	-	7,000,000	-	7,000,000	-
Capital Outlay	(2,738,610)	(18,981,564)	(3,660,422)	(18,341,981)	639,583
GAAP Adjustments	2,738,610	11,981,564	-	11,341,981	(639,583)
Debt Service Costs	(407,451)	(156,973)	(242,658)	(472,424)	(315,451)
Utility transfers out	(4,325,824)	(8,653,853)	(8,252,637)	(8,478,853)	175,000
Utility transfers in	4,325,824	8,653,853	8,252,637	8,478,853	(175,000)
Total Non-Operating Revenues (Expenses)	153,760	783,027	(3,323,296)	687,576	(95,451)
Net Income/(Loss)	1,194,445	1,964,441	(2,477,792)	1,312,288	(652,153)

City of Fair Oaks Ranch
Combined Utilities
Net Position Detail
For the period ended June 30, 2026

	Actual 9/30/2025	Projected FY 2025-26	Projected 9/30/2026
Net Investment in Capital Assets	11,195,334	445,000	11,640,334
Restricted Net Position			
Water Impact Fees	-	-	-
Wastewater Impact Fees	-	-	-
Total Restricted	-	-	-
Unrestricted Net Position			
Water Capital	2,853,787	(1,310,009)	1,543,778
Wastewater Capital	1,602,298	(688,933)	913,365
Operating Reserve	2,056,904	2,640,807	4,697,711
Debt Service Reserve	1,358,684	107,120	1,465,804
Equipment Replacement Fund	726,832	118,302	845,134
Unassigned	-	-	-
Total Unrestricted	8,598,505	867,287	9,465,792
Total Net Position	19,793,839	1,312,287	21,106,126

City of Fair Oaks Ranch
Water Utility Summary ¹
Statement of Revenues and Expenses
For the period ended June 30, 2026

	FY 2025	FY 2026	FY 2026	FY 2026	12-Month Variance
	12-Month	Amended	9-Month	12-Month	Positive
	Actual	Budget	Actual	Projected	(Negative)
Water Operating Revenues	5,507,480	5,728,006	3,932,986	5,620,270	(107,736)
Water Operating Expenses					
Personnel	1,057,796	1,048,631	782,467	1,103,147	(54,516)
Supplies, Maintenance & Operations	2,486,002	2,833,907	1,968,841	2,828,030	5,877
Services	335,944	348,994	272,554	348,994	-
Total Water Operating Expenses	3,879,742	4,231,532	3,023,862	4,280,172	(48,640)
Depreciation & Amortization	686,740	550,000	275,000	700,000	(150,000)
Operating Income after depreciation	940,999	946,474	634,123	640,098	(306,376)
Water Non-Operating Revenues (Expenses)					
Interest Income	346,110	200,000	359,902	420,000	220,000
Capital Contributions		540,000	85,802	540,000	-
Cert. of Obligation Proceeds	-	2,600,000	-	2,600,000	-
Capital Outlay	(2,207,166)	(11,980,682)	(2,877,290)	(11,989,018)	(8,336)
GAAP Adjustments	2,207,166	9,380,682	-	9,389,018	8,336
Debt Service Costs	(286,543)	(103,927)	(158,831)	(308,970)	(205,043)
Transfers Out	(3,444,053)	(7,169,155)	(6,942,939)	(7,169,155)	-
Transfers In	3,364,383	7,086,504	6,860,288	7,086,504	-
Total Non-Operating Revenues (Expenses)	(20,104)	553,422	(2,673,068)	568,379	14,957
Water Net Income/(Loss)	920,895	1,499,896	(2,038,944)	1,208,477	(291,419)

¹ Water Utility Summary includes Water Operations Fund, Water Strategic & Capital Projects Fund, and Water Impact Fees Fund.

City of Fair Oaks Ranch
Water Utility Fund
Statement of Revenues and Expenses
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Water Operating Revenues					
Water Revenue Residential	3,807,987	3,910,769	2,744,459	3,910,769	-
Water Debt Service	935,221	938,914	706,315	938,914	-
Water Capital	104,659	105,155	78,939	105,155	-
Water Impact Fees	140,395	-	-	-	-
Water Revenue Commercial	147,865	180,094	136,333	180,094	-
Water Contract Commercial	177,354	177,354	59,118	59,118	(118,236) ¹
Water Revenue Non Potable	37,211	74,000	16,414	74,000	-
Water Service Connect Fees	24,505	30,000	16,415	22,000	(8,000)
Water Penalties	36,081	48,000	23,310	48,000	-
Water-Bad Debts	(4,066)	(4,000)	(1,061)	(4,000)	-
Water Grant Revenue	-	12,520	-	12,520	-
Misc./Special Requests	3,982	500	252	500	-
Developers Contributions	-	-	-	-	-
Third Party Reimbursement	1,117	3,500	6,106	7,000	3,500
Permits/Variations	25	1,200	25	1,200	-
Credit Card Service Fee	61,995	50,000	49,319	65,000	15,000
Sale of Assets	33,151	-	-	-	-
Total Water Operating Revenues	<u>5,507,480</u>	<u>5,528,006</u>	<u>3,835,943</u>	<u>5,420,270</u>	<u>(107,736)</u>
Water Non-Operating Revenues					
Water Interest Income	<u>346,110</u>	<u>200,000</u>	<u>359,902</u>	<u>420,000</u>	<u>220,000</u>
Total Water Non-Operating Revenues	<u>346,110</u>	<u>200,000</u>	<u>359,902</u>	<u>420,000</u>	<u>220,000</u>

¹ Discontinuation of a commercial water contract.

City of Fair Oaks Ranch
Water Utility Fund
Statement of Revenues and Expenses
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Operating Expenses					
Water Service Personnel	433,991	391,532	319,762	445,672	(54,140)
Administration Personnel	159,159	163,015	114,003	162,692	323
Human Resources Personnel	88,757	66,415	46,509	66,111	304
Finance Personnel	150,300	153,352	110,990	157,065	(3,713)
Information Technology Personnel	59,017	64,707	40,099	57,331	7,376
Engineering & Planning Personnel	166,573	184,522	133,002	188,816	(4,294)
Communications Personnel	-	25,088	18,102	25,460	(372)
Uniforms	5,806	6,718	5,172	6,718	-
Power	151,340	150,000	91,200	150,000	-
Maintenance of Plants/Lines	145,980	154,422	125,999	154,422	-
Analysis Fees	10,867	12,300	7,092	12,300	-
Chemicals	6,249	6,500	4,295	6,500	-
City Management Fee	206,676	217,111	148,309	211,199	5,912
Equipment Maintenance	13,722	16,400	3,558	16,400	-
Equipment Gas & Oil	16,870	15,000	13,559	15,000	-
GBRA Water Fees	1,575,572	1,800,325	1,219,363	1,800,325	-
Equipment Lease	-	300	-	300	-
Tools & Minor Equipment	8,696	12,950	4,976	12,950	-
Training	17,252	25,500	22,633	25,500	-
Utilities & Radio	26,384	36,750	27,600	36,785	(35)
Signal & Telemetry	-	585	-	585	-
Water Building Maintenance	3,653	9,900	3,280	9,900	-
Supplies & Consumables	4,468	3,700	3,488	3,700	-
Vehicle Maintenance/Repair	7,936	7,000	2,879	7,000	-
Utilities & Telephone	8,469	8,565	6,286	8,565	-
Dues & Publications	2,344	2,998	2,111	2,998	-
Water Professional Services	293,056	339,791	267,127	339,791	-
Permit & Licenses	8,903	8,936	8,800	8,936	-
General Liability Insurance	44,121	54,115	53,376	54,115	-
Office Supplies	3,552	4,084	1,020	4,084	-
Travel & Meetings	170	1,200	245	1,200	-
Software & Computer	135,496	208,600	157,308	208,600	-
Recording/Reporting	380	500	342	500	-
Postage	376	689	385	689	-
Building/Equip Maintenance	-	150	-	150	-
Conservation Ed & Newsletter	-	1,370	-	1,370	-
Billing Statement Charges	4,250	4,200	3,238	4,200	-
Billing Postage	12,559	11,000	9,311	11,000	-
Copier Lease	17	1,789	1,278	1,789	-

City of Fair Oaks Ranch
Water Utility Fund
Statement of Revenues and Expenses
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Public Relations	1,411	2,250	1,284	2,250	-
Employment Costs	829	1,338	291	1,338	-
Employee Appreciation	5,317	5,615	3,852	5,615	-
Water Miscellaneous	-	250	-	250	-
Credit Card Service Fee	63,892	50,000	41,740	50,000	-
Total Operating Expenses	3,844,410	4,231,532	3,023,862	4,280,172	(48,640)
Capital Outlays					
Operational Capital	191,642	321,495	193,017	321,495	-
Water Equipment Purchases	39,989	154,023	162,358	162,358	(8,336)
Total Capital Outlays	231,631	475,518	355,375	483,854	(8,336)
Debt Service					
Cert. of Obligation Issuance Fees	148,295	-	-	-	-
Cert. of Obligation Interest Expense	132,615	103,927	158,831	308,970	(205,043)
SBITA Interest	5,483	-	-	-	-
Lease Interest	150	-	-	-	-
Total Debt Service	286,543	103,927	158,831	308,970	(205,043)
Non-Cash Expenses					
Water Depreciation	643,774	550,000	275,000	700,000	(150,000)
Water Amortization - SBITAs	41,429	-	-	-	-
Water Amortization - Leases	1,536	-	-	-	-
Transfer to Veh/Equip Replace Fund	114,000	114,000	114,000	114,000	-
Transfer from ERF	(34,329)	(31,349)	(31,349)	(31,349)	-
Transfer to Water Capital Fund	3,330,053	6,855,155	6,828,939	6,855,155	-
GAAP Adjustments	(2,207,166)	(9,380,682)	-	(9,389,018)	8,336
Total Non-Cash Expenses	1,889,298	(1,892,876)	7,186,590	(1,751,212)	(141,664)

City of Fair Oaks Ranch
Water Strategic and Capital Projects Fund
Statement of Revenues and Expenditures
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	1,534,600	2,853,787	2,853,787	2,853,787	
Revenue					
Developer Contributions	-	540,000	85,802	540,000	-
Certificates of Obligation Proceeds	-	2,600,000	-	2,600,000	-
Transfer from Other Funds	3,330,053	7,055,155	6,828,939	7,055,155	-
Total Revenues	<u>3,330,053</u>	<u>10,195,155</u>	<u>6,828,939</u>	<u>10,195,155</u>	<u>-</u>
Capital Projects					
Elevated Storage Tank	552,037	6,021,326	155,299	6,021,326	-
Elmo Davis Upgrades	-	-	-	-	-
Plant 5 Expansion	287,492	1,239,737	894,342	1,239,737	-
Willow Wind/Red Bud Hill	376,160	527,814	344,115	527,814	-
Old Fredericksburg Rd	549,726	50,127	10,288	50,127	-
Rolling Acres Trail Rehab	29,964	607,655	584,756	607,655	-
Well 27 Upgrades	30,000	-	-	-	-
Well 31 Upgrades	30,000	-	-	-	-
Well 25 Upgrades	30,000	-	-	-	-
Well 28 Upgrades	30,000	-	-	-	-
Cibolo Creek Waterline Relocation	-	-	-	-	-
Upgrade Plant 3 Electrical	38,960	138,960	99,730	138,960	-
SAWS Emergency Interconnect	21,195	390,787	290,113	390,787	-
Dietz Elkhorn Rd Waterline	-	1,778,758	143,208	1,778,758	-
GBRA Waterline	-	750,000	63	750,000	-
Total Capital Projects	<u>1,975,535</u>	<u>11,505,164</u>	<u>2,521,914</u>	<u>11,505,164</u>	<u>-</u>
Non-Capital Projects					
Impact Rate Study	35,332	-	-	-	-
Total Non-Capital Projects	<u>35,332</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>2,010,866</u>	<u>11,505,164</u>	<u>2,521,914</u>	<u>11,505,164</u>	<u>-</u>
Total transfer to/(from) fund balance	1,319,187	(1,310,009)	4,307,025	(1,310,009)	
Ending Fund Balance	2,853,787	1,543,778	7,160,813	1,543,778	

City of Fair Oaks Ranch
Water Impact Fees Fund
Statement of Revenues and Expenditures
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	-	-	-	-	
Revenues					
Water Impact Fees	-	200,000	97,043	200,000	-
Interest Income	-	-	-	-	-
Total Revenues	<u>-</u>	<u>200,000</u>	<u>97,043</u>	<u>200,000</u>	<u>-</u>
<u>Expenses</u>					
Transfer to Other Funds	-	200,000	-	200,000	-
Total Expenditures	<u>-</u>	<u>200,000</u>	<u>-</u>	<u>200,000</u>	<u>-</u>
Total transfer to/(from) fund balance	-	-	97,043	-	
Ending Fund Balance	-	-	97,043	-	

City of Fair Oaks Ranch
Wastewater Utility Summary ¹
Statement of Revenues and Expenses
For the period ended June 30, 2026

	FY 2025	FY 2026	FY 2026	FY 2026	12-Month Variance
	12-Month	Amended	9-Month	12-Month	Positive
	Actual	Budget	Actual	Projected	(Negative)
Wastewater Operating Revenues	2,243,758	2,357,790	1,723,355	2,298,664	(59,126)
Wastewater Operating Expenses					
Personnel	1,109,671	1,075,894	802,210	1,128,943	(53,049)
Supplies, Maintenance & Operations	533,191	688,948	529,730	697,100	(8,152)
Services	110,703	87,408	44,734	87,408	-
Total Wastewater Operating Expenses	1,753,565	1,852,250	1,376,675	1,913,451	(61,201)
Depreciation & Amortization	390,507	270,600	135,300	400,600	(130,000)
Operating Income	99,686	234,940	211,380	(15,387)	(250,327)
Wastewater Non-Operating Revenues (Expenses)					
Interest Income	215,101	200,000	134,080	200,000	-
Capital Contributions	-	-	-	-	-
Cert. of Obligation Proceeds	-	4,400,000	-	4,400,000	-
Capital Outlay	(531,444)	(7,000,882)	(783,133)	(6,352,963)	647,919
GAAP Adjustments	531,444	2,600,882	-	1,952,963	(647,919)
Debt Service Costs	(120,908)	(53,046)	(83,827)	(163,453)	(110,407)
Transfers Out	(747,343)	(1,422,000)	(1,247,000)	(1,247,000)	175,000
Transfers In	780,442	1,386,349	1,211,349	1,211,349	(175,000)
Total Non-Operating Revenues (Expenses)	127,292	111,303	(768,530)	896	(110,407)
Wastewater Net Income/(Loss)	226,978	346,243	(557,150)	(14,491)	(360,734)

¹ Wastewater Utility Summary includes Wastewater Operations Fund, Wastewater Strategic & Capital Projects Fund, and Wastewater Impact Fees Fund.

City of Fair Oaks Ranch
Wastewater Utility Fund
Statement of Revenues and Expenses
For the period ended June 30, 2026

	FY 2025	FY 2026	FY 2026	FY 2026	12-Month Variance
	12-Month	Amended	9-Month	12-Month	Positive
	Actual	Budget	Actual	Projected	(Negative)
Wastewater Operating Revenues					
Sewer Revenue Residential	1,727,265	1,674,810	1,352,113	1,810,684	135,874
Sewer Debt Service	414,227	415,630	308,862	415,630	-
Sewer Capital	-	-	-	-	-
Sewer Impact Fee	30,343	-	-	-	-
Sewer Revenue Commercial	55,960	59,000	53,165	59,000	-
Sewer Service Connect Fee	4,200	25,000	1,400	5,000	(20,000)
Sewer Penalties	12,301	9,000	8,291	9,000	-
Sewer Bad Debt	(1,048)	(1,000)	(728)	(1,000)	-
Sewer Grant Revenue	-	-	-	-	-
SECO EECBG	-	-	-	-	-
Misc/Special Requests	509	350	252	350	-
Third Party Reimbursement	-	-	-	-	-
Sale of Assets	-	-	-	-	-
Total Wastewater Operating Revenues	2,243,758	2,182,790	1,723,355	2,298,664	115,874
Wastewater Non-Operating Revenues					
Sewer Interest Income	215,101	200,000	134,080	200,000	-
Total Wastewater Non-Operating Revenues	215,101	200,000	134,080	200,000	-

City of Fair Oaks Ranch
Wastewater Utility
Statement of Revenues and Expenses
For the period ended June 30, 2026

	FY 2024	FY 2025	FY 2025	FY 2025	12-Month Variance
	12-Month	Amended	9-Month	12-Month	Positive
	Actual	Budget	Actual	Projected	(Negative)
Operating Expenses					
Wastewater Service Personnel	504,726	443,873	356,848	496,248	(52,375)
Administration Personnel	157,661	163,015	114,002	162,691	324
Human Resources Personnel	88,756	66,415	46,508	66,111	304
Finance Personnel	150,297	153,352	110,990	157,065	(3,713)
Information Technology Personnel	59,016	64,707	40,098	56,990	7,717
Engineering & Planning Personnel	149,217	159,444	115,661	164,378	(4,934)
Communications Personnel	-	25,088	18,102	25,460	(372)
Uniforms	5,718	4,955	4,609	4,955	-
Power	41,817	40,000	35,894	40,000	-
Maintenance Of Plant/ Lines	79,419	160,000	138,169	160,000	-
Sludge Hauling	2,200	-	-	-	-
Analysis Fees	30,311	27,000	16,312	27,000	-
Chemicals	34,924	33,600	23,533	33,600	-
City Management Fee	89,172	85,632	70,279	93,484	(7,852)
Equipment Maintenance	9,807	16,790	4,231	16,790	-
Equipment Gas & Oil	13,061	11,875	11,492	11,875	-
Equipment Lease	-	300	-	300	-
Tools & Minor Equipment	7,954	7,950	5,394	7,950	-
Training	16,901	24,450	22,034	24,450	-
Utilities & Radios	26,649	36,750	27,798	37,050	(300)
Building Maintenance	13,829	10,900	4,057	10,900	-
Supplies & Consumables	5,387	5,200	4,035	5,200	-
Vehicle Maintenance & Repairs	3,317	5,000	2,143	5,000	-
Utilities/Telephone	7,297	7,330	5,545	7,330	-
Dues & Publications	1,776	3,219	2,292	3,219	-
Professional Fees	67,870	78,255	39,307	78,255	-
Permits & Licenses	1,754	3,443	1,691	3,443	-
Liability Insurance	44,121	34,925	22,229	34,925	-
Office Supplies	3,052	3,084	2,458	3,084	-
Travel & Meetings	170	1,200	245	1,200	-
Software & Computers	77,351	144,535	110,825	144,535	-
Recording/Reporting	-	350	280	350	-
Sewer Postage	376	686	385	686	-
Adm Bldg/Equip. Maintenance	-	150	-	150	-
Billing Statement Charges	4,250	4,200	3,238	4,200	-
Billing Postage	12,559	11,000	9,311	11,000	-
Copier Lease	17	1,789	1,252	1,789	-

City of Fair Oaks Ranch
Wastewater Utility
Statement of Revenues and Expenses
For the period ended June 30, 2026

	FY 2024	FY 2025	FY 2025	FY 2025	12-Month Variance
	12-Month	Amended	9-Month	12-Month	Positive
	Actual	Budget	Actual	Projected	(Negative)
Public Relations	1,411	2,250	1,284	2,250	-
Employment Costs	809	1,338	291	1,338	-
Employee Appreciation	5,281	5,565	3,852	5,565	-
Miscellaneous	-	250	-	250	-
Total Operating Expenses	1,718,233	1,852,250	1,376,675	1,913,451	(61,201)
Capital Outlays					
Operational Capital	-	37,926	26,895	37,926	-
Wastewater Equipment Purchases	120,758	44,023	46,104	46,104	(2,081)
Total Capital Outlays	120,758	81,949	72,999	84,030	(2,081)
Debt Service					
Cert. of Obligation Issuance Fees	49,432	-	-	-	-
Cert. of Obligation Interest Expense	68,222	53,046	83,827	163,453	(110,407)
SBITA Interest	3,104	-	-	-	-
Tax Exempt Lease Interest	150	-	-	-	-
Total Debt Service	120,908	53,046	83,827	163,453	(110,407)
Non-Cash Expenses					
Wastewater Depreciation	364,654	270,600	135,300	400,600	(130,000)
Wastewater Amortization - SBITAs	24,317	-	-	-	-
Wastewater Amortization - Leases	1,536	-	-	-	-
Transfer To Vehicle Repl. Fund	67,000	67,000	67,000	67,000	-
Transfer from ERF	(100,098)	(31,349)	(31,349)	(31,349)	-
Transfer to Wastewater Capital Fund	680,343	1,180,000	1,180,000	1,180,000	-
GAAP Adjustments	(531,444)	(2,600,882)	-	(1,952,963)	(647,919)
Total Non-Cash Expenses	506,308	(1,114,631)	1,350,951	(336,712)	(777,919)

City of Fair Oaks Ranch
Wastewater Strategic and Capital Projects Fund
Statement of Revenues and Expenditures
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	1,367,972	1,602,297	1,602,297	1,602,297	
Revenues					
Certificate of Obgation Proceeds	-	4,400,000	-	4,400,000	-
Transfer from Other Funds	680,343	1,355,000	1,180,000	1,180,000	(175,000)
Total Transfers In	<u>680,343</u>	<u>5,755,000</u>	<u>1,180,000</u>	<u>5,580,000</u>	<u>(175,000)</u>
Capital Projects					
Solids Handling	-	-	-	-	-
Wastewater Treatment Plant Expansion	410,686	6,155,412	710,134	6,155,412	-
Cojak Circle Sewer Upgrade	-	650,000	-	-	650,000
Install Sewer Line/Decommission Falls LS	-	113,521	-	113,521	-
Total Capital Projects	<u>410,686</u>	<u>6,918,933</u>	<u>710,134</u>	<u>6,268,933</u>	<u>650,000</u>
Non-Capital Projects					
Impact Fee Study	35,332	-	-	-	-
Total Non-Capital Projects	<u>35,332</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>446,017</u>	<u>6,918,933</u>	<u>710,134</u>	<u>6,268,933</u>	<u>650,000</u>
Total transfer to/(from) fund balance	234,326	(1,163,933)	469,866	(688,933)	
Ending Fund Balance	1,602,297	438,364	2,072,164	913,364	

City of Fair Oaks Ranch
Wastewater Impact Fees Fund
Statement of Revenues and Expenditures
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	-	-	-	-	
Revenues					
Water Impact Fees	-	175,000	-	-	(175,000)
Interest Income	-	-	-	-	-
Total Revenues	-	175,000	-	-	(175,000)
<u>Expenses</u>					
Transfer to Other Funds	-	175,000	-	-	175,000
Total Expenditures	-	175,000	-	-	175,000
Total transfer to/(from) fund balance	-	-	-	-	
Ending Fund Balance	-	-	-	-	

City of Fair Oaks Ranch
Utility Capital Replacement Fund
Statement of Revenues and Expenses
For the period ended June 30, 2026

	FY 2025 12-Month Actual	FY 2026 Amended Budget	FY 2026 9-Month Actual	FY 2026 12-Month Projected	12-Month Variance Positive (Negative)
Beginning Fund Balance	680,260	726,833	726,833	726,833	
Transfers In					
Transfer from Water Division	114,000	114,000	114,000	114,000	-
Transfer from Wastewater Division	67,000	67,000	67,000	67,000	-
Total Transfers In	181,000	181,000	181,000	181,000	-
Transfers Out					
Transfer to Water Utility	34,329	31,349	31,349	31,349	-
Transfer to Wastewater Utility	100,098	31,349	31,349	31,349	-
Total Transfers Out	134,428	62,698	62,698	62,698	-
Total transfers to/(from) fund balance	46,572	118,302	118,302	118,302	
Ending Fund Balance	726,833	845,135	845,135	845,135	



QUARTERLY INVESTMENT REPORT

For the Quarter Ended

June 30, 2026

**Prepared by
Valley View Consulting, L.L.C.**

The investment portfolio of the City of Fair Oaks Ranch is in compliance with the Public Funds Investment Act and the Investment Policy and Strategies.

signature on file

Summer Fleming, Director of Finance

signature on file

Julie Lovelace, Accounting Manager

These reports were compiled using information provided by the City. No procedures were performed to test the accuracy or completeness of this information. The market values included in these reports were obtained by Valley View Consulting, L.L.C. from sources believed to be accurate and represent proprietary valuation. Due to market fluctuations these levels are not necessarily reflective of current liquidation values. Yield calculations are not determined using standard performance formulas, are not representative of total return yields and do not account for investment advisor fees.

Summary

Quarter End Results by Investment Category:

<u>Asset Type</u>	<u>March 31, 2026</u>		<u>June 30, 2026</u>		
	<u>Book Value</u>	<u>Market Value</u>	<u>Book Value</u>	<u>Market Value</u>	<u>Ave. Yield</u>
DDA	\$ 860,724	\$ 860,724	\$ 1,190,059	\$ 1,190,059	1.13%
Pools	34,287,718	34,287,718	25,838,115	25,838,115	3.74%
CDs / Securities	—	—	6,042,400	6,042,400	3.85%
Totals	\$ 35,148,442	\$ 35,148,442	\$ 33,070,574	\$ 33,070,574	3.67%

<u>Average Yield - Current Quarter (1)</u>		<u>Fiscal Year-to-Date Average Yield (2)</u>	
Total Portfolio	3.67%	Total Portfolio	3.74%
Rolling Three Month Treasury	3.73%	Rolling Three Month Treasury	3.74%
Rolling Six Month Treasury	3.71%	Rolling Six Month Treasury	3.75%
TexPool	3.65%	TexPool	3.72%

<u>Interest Earnings</u>	
Quarterly Interest Income	\$ 310,281
Year-to-date Interest Income	\$ 970,977

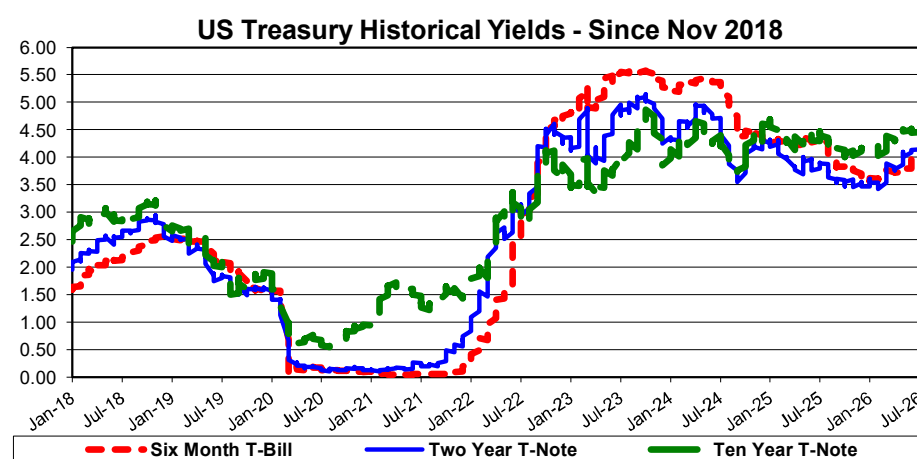
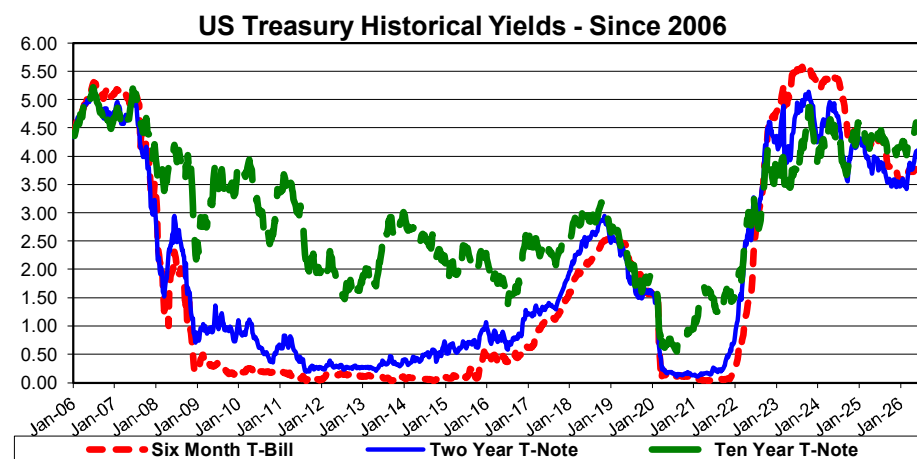
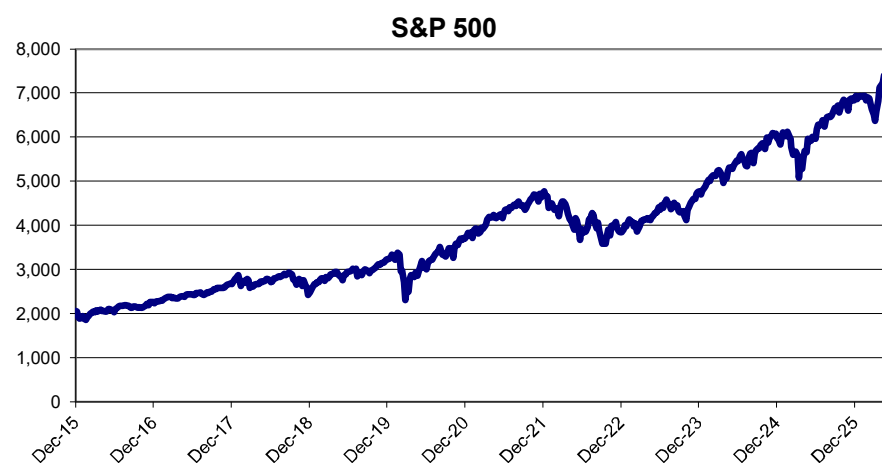
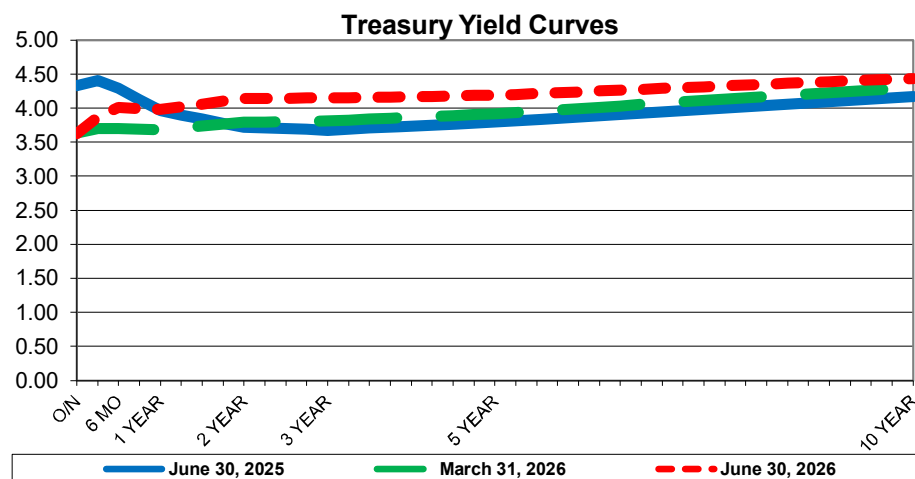
(1) **Average Yield - Current Quarter** - based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, and money market balances.

(2) **Fiscal Year-to-Date Average Yield** - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

6/30/2026

Economic Overview

The Federal Open Market Committee's (FOMC) on June 16th and 17th, hosted by new Chairman Kevin Warsh, resulted in no change to the Fed Funds 3.50% - 3.75% target (Effective Fed Funds trade +/-3.62%). First Quarter GDP expanded by 2.1%. June Non-Farm Payroll added 57k (below the +110k expectation). The three month average decreased to +111k. The S&P 500 Stock Index retreated from 7,600 but remained +/-7,500. The positively sloped yield curve increased slightly. Crude Oil declined to +/- \$70. Inflation continues above the FOMC 2% target (Core CPI 2.9% and Core PCE +/-3.4%). The uncertain world events still influence volatility.



Investment Holdings

June 30, 2026

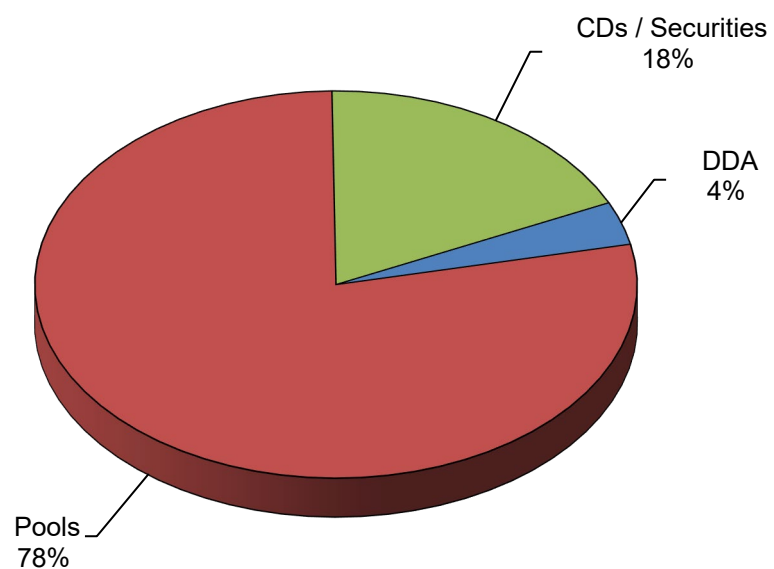


Description	Ratings	Coupon/ Discount	Maturity Date	Settlement Date	Par Value	Book Value	Market Price	Market Value	Life (days)	Yield
Frost Bank DDA		1.13%	07/01/26	06/30/26	\$ 1,190,059	\$ 1,190,059	1	\$ 1,190,059	1	1.13%
TexPool LGIP	AAAm	3.65%	07/01/26	06/30/26	7,579,661	7,579,661	1	7,579,661	1	3.65%
TexPool Prime LGIP	AAAm	3.80%	07/01/26	06/30/26	7,193,213	7,193,213	1	7,193,213	1	3.80%
Texas CLASS Prime LGIP	AAAm	3.77%	07/01/26	06/30/26	11,065,241	11,065,241	1	11,065,241	1	3.77%
East West Bank CD		3.79%	10/21/26	04/24/26	2,014,171	2,014,171	100.00	2,014,171	113	3.86%
East West Bank CD		3.77%	01/25/27	04/24/26	2,014,096	2,014,096	100.00	2,014,096	209	3.84%
East West Bank CD		3.78%	04/26/27	04/24/26	2,014,133	2,014,133	100.00	2,014,133	300	3.85%
					\$ 33,070,574	\$ 33,070,574		\$ 33,070,574	39	3.67%
									(1)	(2)

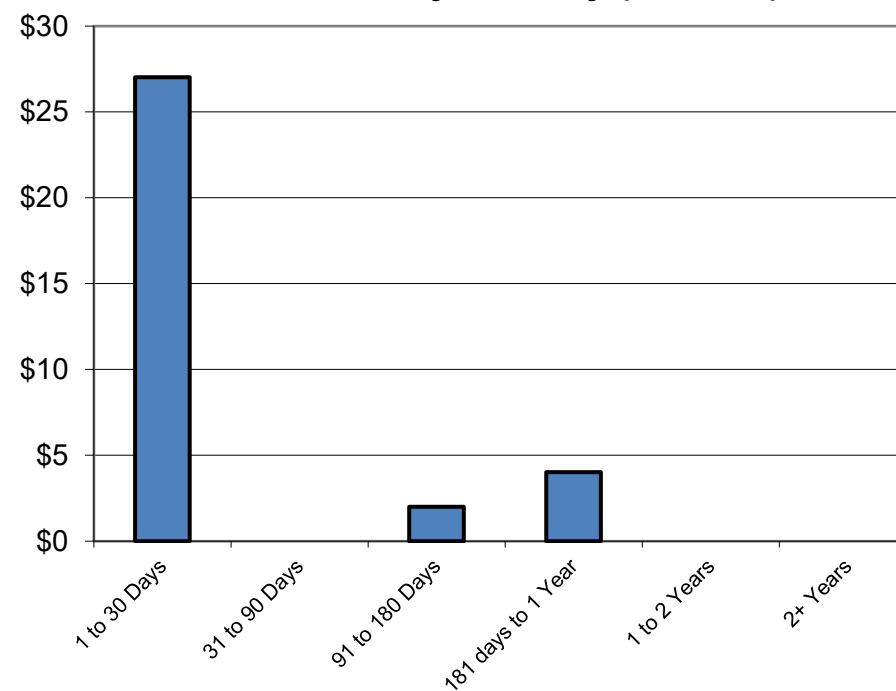
(1) **Weighted average life** - For purposes of calculating weighted average life, bank accounts, pools and money market funds are assumed to have an one day maturity.

(2) **Weighted average yield to maturity** - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank accounts, pools and money market funds.

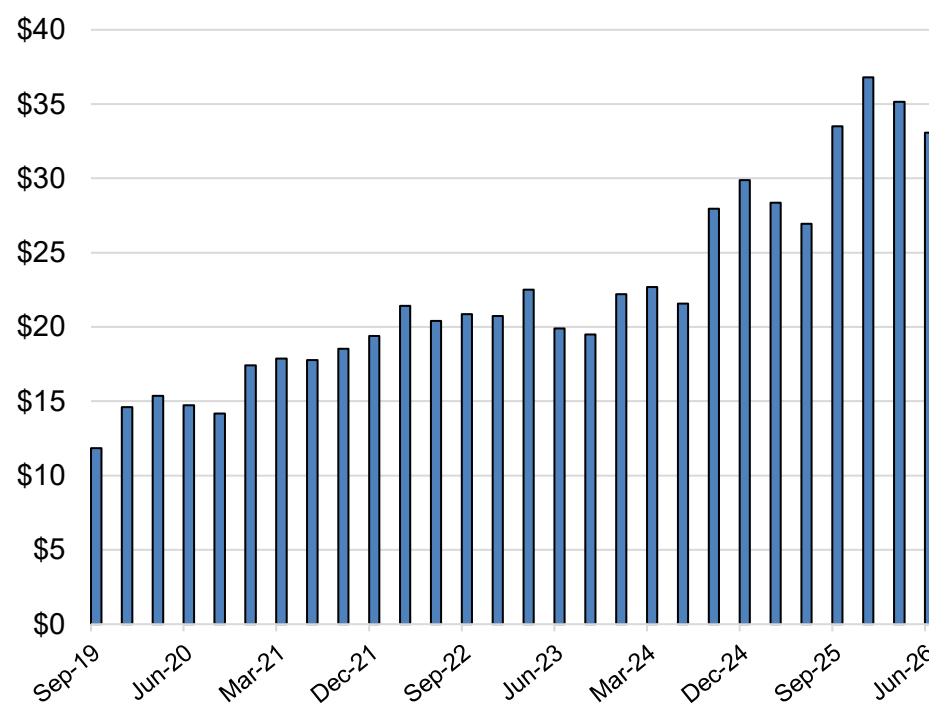
Portfolio Composition



Distribution by Maturity (Millions)

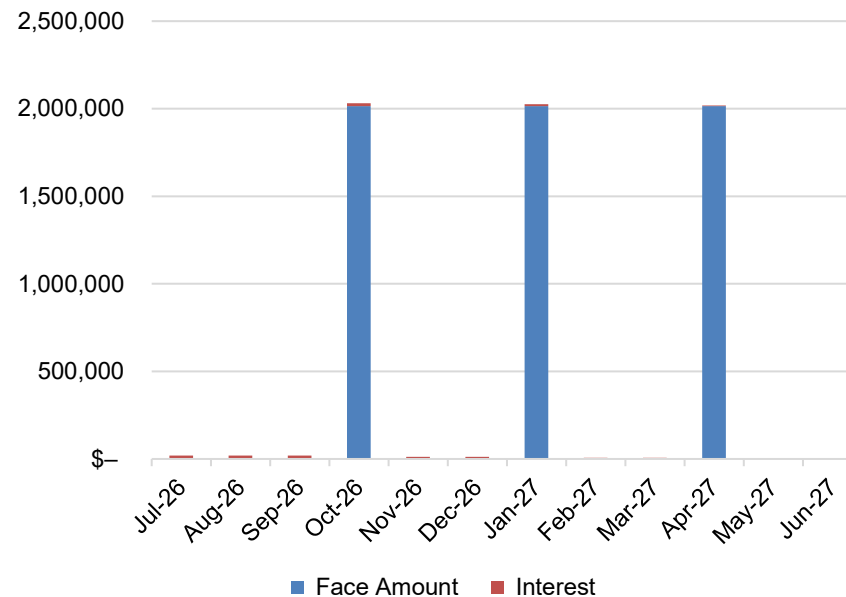


Total Portfolio (Millions)



Maturity Cash Flow - Next 12 Months

Month	Face Amount	Interest	Total
Jul-26	\$ —	\$ 19,429	\$ 19,429
Aug-26	—	19,429	19,429
Sep-26	—	18,801	18,801
Oct-26	2,014,171	17,122	2,031,293
Nov-26	—	12,517	12,517
Dec-26	—	12,935	12,935
Jan-27	2,014,096	11,475	2,025,571
Feb-27	—	5,849	5,849
Mar-27	—	6,476	6,476
Apr-27	2,014,133	5,221	2,019,355
May-27	—	—	—
Jun-27	—	—	—
TOTALS	\$ 6,042,400	\$ 129,255	\$ 6,171,655



Book & Market Value Comparison



Issuer/Description	Yield	Maturity Date	Book Value 03/31/26	Increases	Decreases	Book Value 06/30/26	Market Value 03/31/26	Change in Market Value	Market Value 06/30/26
Frost Bank DDA	1.13%		\$ 860,724	\$ 329,335	\$ —	\$ 1,190,059	\$ 860,724	\$ 329,335	\$ 1,190,059
TexPool LGIP	3.65%		9,203,132	—	(1,623,471)	7,579,661	9,203,132	(1,623,471)	7,579,661
TexPool Prime LGIP	3.80%		8,136,898	—	(943,684)	7,193,213	8,136,898	(943,684)	7,193,213
Texas CLASS Prime LGIP	3.77%		16,947,689	—	(5,882,448)	11,065,241	16,947,689	(5,882,448)	11,065,241
East West Bank CD	3.86%	10/21/26	—	2,014,171	—	2,014,171	—	2,014,171	2,014,171
East West Bank CD	3.84%	01/25/27	—	2,014,096	—	2,014,096	—	2,014,096	2,014,096
East West Bank CD	3.85%	04/26/27	—	2,014,133	—	2,014,133	—	2,014,133	2,014,133
TOTAL / AVERAGE	3.67%		\$ 35,148,442	\$ 6,371,735	\$ (8,449,603)	\$ 33,070,574	\$ 35,148,442	\$ (2,077,869)	\$ 33,070,574

Allocation

June 30, 2026

Book & Market Value	Maturity Date	Total	Operating Fund	General Fund	Utility Fund	Water Capital Fund	Sewer Capital Fund	Debt Service Fund	Projects Fund
Frost Bank DDA		\$ 1,190,059	\$ 1,190,059	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
TexPool LGIP		7,579,661	—	64,288	40,742	7,286,773	168,623	19,234	—
TexPool Prime LGIP		7,193,213	—	3,996,765	174,158	—	—	—	3,022,290
Texas CLASS Prime LGIP		11,065,241	—	4,943,528	6,121,713	—	—	—	—
East West Bank CD	10/21/26	2,014,171	1,007,085	—	1,007,085	—	—	—	—
East West Bank CD	01/25/27	2,014,096	1,007,048	—	1,007,048	—	—	—	—
East West Bank CD	04/26/27	2,014,133	2,014,133	—	—	—	—	—	—
Total		\$ 33,070,574	\$ 5,218,326	\$ 9,004,581	\$ 8,350,747	\$ 7,286,773	\$ 168,623	\$ 19,234	\$ 3,022,290

Allocation

March 31, 2026

Book & Market Value	Maturity Date	Total	Operating Fund	General Fund	Utility Fund	Water Capital	Sewer Capital	Debt Service Fund	Projects Fund
Frost Bank DDA		\$ 860,724	\$ 860,724	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
TexPool LGIP		9,203,132	—	63,708	40,374	8,416,757	663,232	19,061	—
TexPool Prime LGIP		8,136,898	—	4,785,873	172,523	—	—	—	3,178,502
Texas CLASS Prime LGIP		16,947,689	—	8,887,878	8,059,811	—	—	—	—
Total		\$ 35,148,442	\$ 860,724	\$ 13,737,459	\$ 8,272,707	\$ 8,416,757	\$ 663,232	\$ 19,061	\$ 3,178,502