

Office of the City Manager

City of Richland Hills, Texas

Memorandum

To: Honorable Mayor Bill Agan and members of the Richland Hills City Council
From: Eric Strong, City Manager
Date: September 16, 2014
Subject: Community Center Options

Council Action Requested:

Consideration of a concept plan for future Community Activity Center

Background Information:

We had a very productive work session with the City Council and Barker Rinker Seacat on Tuesday the 9th. The takeaway was that the Finance Committee will be meeting this Tuesday before the council meeting to discuss funding options and have a recommendation for the council as a whole Tuesday evening.

Attached are various concept plans and size/pricing sheets for the two preferred options at this time. More information will be presented and provided at the meeting.

Board/Citizen Input: N/A

Financial Impact: None immediately

Staff Contacts:

Eric Strong
City Manager
estrong@richlandhills.com

Attachments: Concept Plans
Pricing and Sizing Options





Site Plan



Lower Level



Upper Level



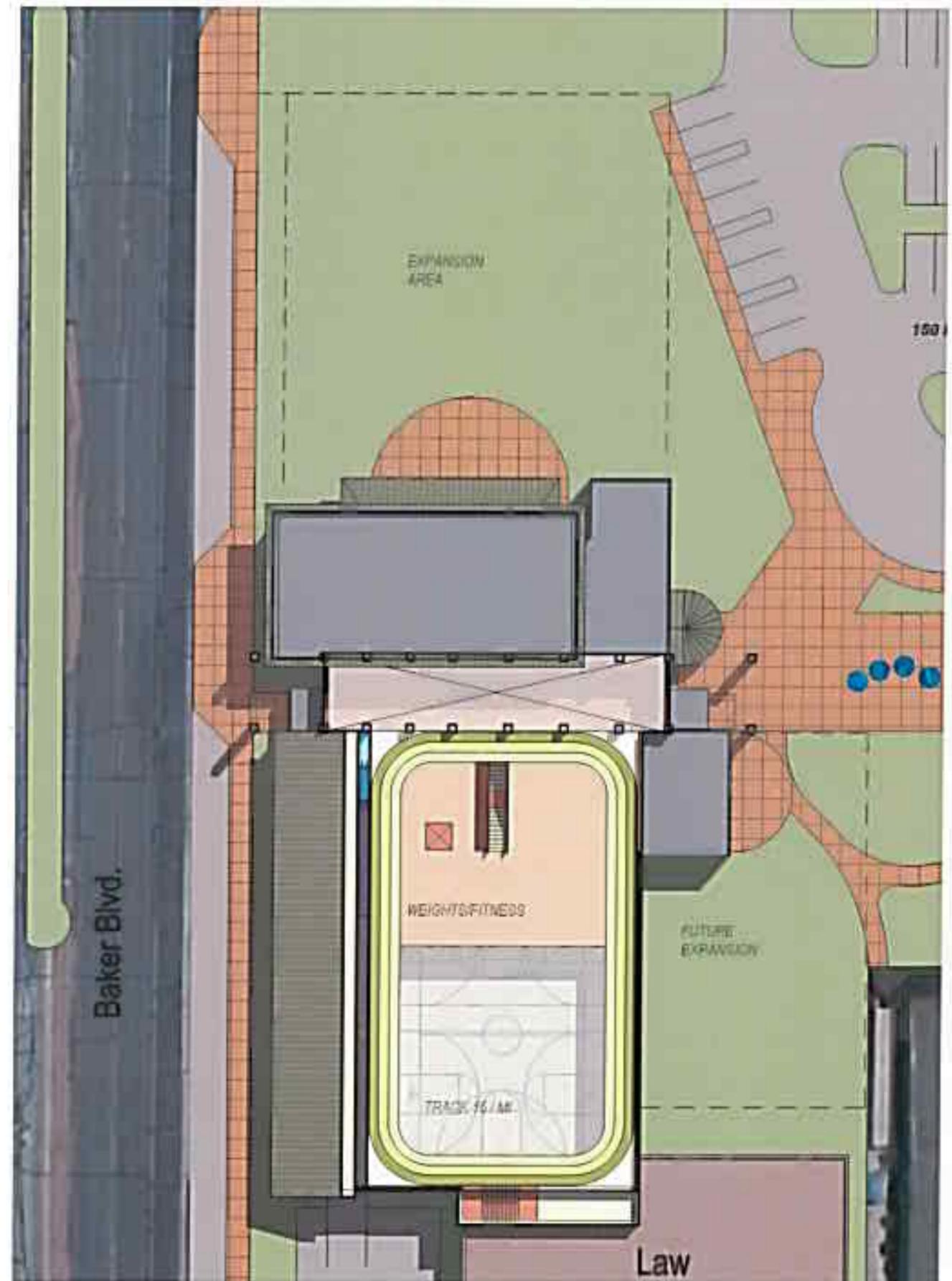




Site Plan



Lower Level



Upper Level







Site Plan



Lower Level



Upper Level



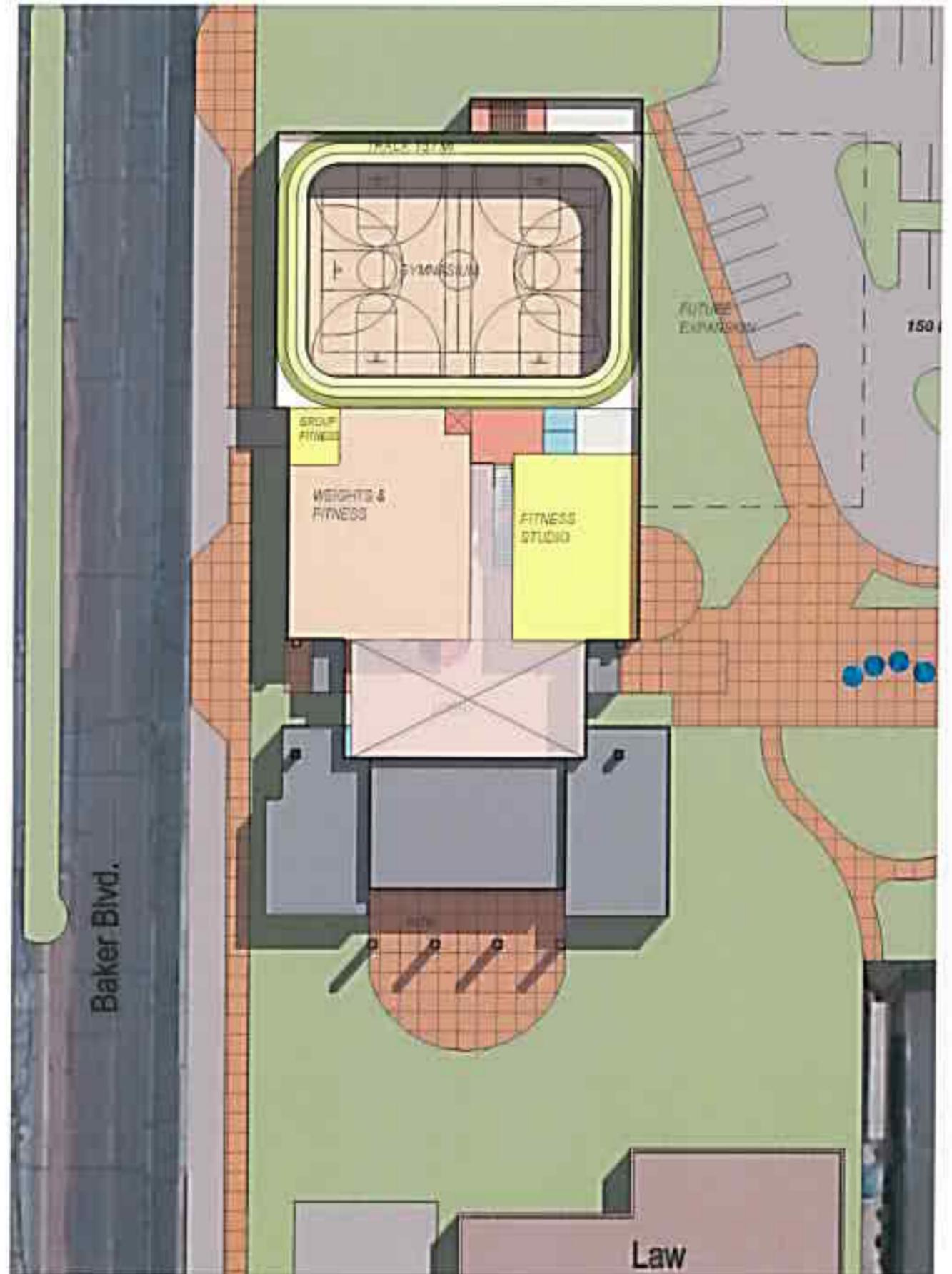




Site Plan



Lower Level



Upper Level







Richland Hills Community Multipurpose Facility

Workshop 3
Barker Rinker Seacat Architecture
Date: August 17, 2014

Revised: Sept 9, 2014

Avg. Cost/ SF	\$260 /SF
Total Gross Area	33,700 SF
Total Bldg. Cost	\$ 8,763,000
Total Project Cost	\$ 12,706,350

	Program Space	Net Area	Ext	Selected Program Gross Area	Selected Program Cost	Notes
x	City Administration Spaces	1,544		1,766 SF	\$ 620,000	
x	Community Facility Supervisor's Office		150			private office
x	Assistant Facility Supervisor		120			private office
x	Programmer's Workstations		240			(3) workstations at 80 s.f. each workstation
x	Administrative Assistant		100			
x	Count Room		80			
x	Work Room		250			
x	Kitchenette		50			
	Conference Room		280			Can double as small rental space for business use
x	Computer Server Room		150			
x	Storage		100			
x	Circulation		304			
x	Required Building Support Spaces	5,540		6,338 SF	\$ 1,715,000	
x	Pre-Control Lobby		1,000			Includes Historical Society display kiosk & niches to rotate exhibits
	Lounge		900			
x	Control Desk		200			
x	Men's Locker		600			
x	Women's Locker		600			
x	Family Cabana		100			
x	Vending Machines		150			
	First Aid		80			
x	Men's Toilets		300			
x	Women's Toilets		300			
x	Custodial Closets		150			
x	Building Mechanical Room		400			
x	Sprinkler Valve Room		90			
x	Main Electrical Distribution Room		250			
x	Maintenance/ Receiving/ Loading		600			
x	Custodial Workroom/ Supply		300			
	Maintenance Office		100			
x	General Building Storage		500			
x	Child Watch / Babysitting	940		1,075 SF	\$ 258,000	
	Babysitting		800			
	Tot toilet		40			
	Storage		100			
x	Historical Society Museum	560		641 SF	\$ 200,000	
	Visitor Welcome Area		0			In Lobby / Lounge
	Exhibit Space		400			Wood stoves, tables, FD items, aircraft, hospitals, DFW, farms
	Material Storage		160			
	Exhibit and Lighting Allowance					
x	Arts & Crafts Room / Elevated Stage	1,160		1,327 SF	\$ 339,000	
	Classroom		960			Seats 45, elevated stage to community rm
	Storage		200			Activity Center for kids crafts and paint
x	160 Person Community Room / Events Hall	2,700		3,089 SF	\$ 736,000	
	Community Room		2,400			Seats 160 for banq/conf/meeting/Quinceañera / family reunions
	Storage		300			Dividable into (3) 800 SF, 80 person meeting / training rooms
x	Catering Kitchen	600		686 SF	\$ 147,000	
	Warming Area		400			No equipment is included, allow about \$70,000.
	Storage		200			
x	Single HS / Double Middle School Courts Gymnasium	8,764		10,026 SF	\$ 2,354,000	
	Gymnasium		8,364			(1) 50 x 84 or (2) 42 x 74 courts with overhead volleyball nets
	Storage		400			Seating for 75. Gym can be used for health fairs/ clinics.
	Individual/ Small Group Fitness Room	200				
	Small Group Fitness Room		200			
x	Elevated Walk / Jog Track	4,350		4,976 SF	\$ 681,000	
	Walk/Jog Track		3,850			12 laps per mile, 3 lanes
	Stretching Area		500			
x	3,000 Weight / Fitness	3,000		3,432 SF	\$ 1,051,000	
	Cardiovascular Training		1,500			
	Circuit Resistance Training		900			
	Free Weight Training		600			



Richland Hills Community Multipurpose Facility

Workshop 3
Barker Rinker Seacat Architecture
Date: August 17, 2014

Revised: Sept 9, 2014

Avg. Cost/ SF	\$260 /SF
Total Gross Area	33,700 SF
Total Bldg. Cost	\$ 8,763,000
Total Project Cost	\$ 12,706,350

Program Space	Net Area	Ext	Selected Program Gross Area	Selected Program Cost	Notes
Fitness Supervisor Station Stretching Area Equipment Storage					Allow \$200,000 for equipment
30-36 Person Aerobics/Dance Studio Aerobics/Dance Studio Storage	1,950	1,800 150			Accommodates 30-36 people
x Civic Plaza Water Feature Spray Feature Spray Feature Deck Pool Equipment Room	300	3,000 3,000 300	343 SF	\$ 412,000	
x Sustainable Options Green Building Design				\$ 250,000	

33,357	\$	8,763,000	Building Construction
45%	\$	3,943,350	Soft Costs:
			10% - Site Construction
			20% - Development Costs (LEED, Fees, FFE, Testing, etc)
			5% - Design & Construction Contingency
			10% - Owner's Contingency

\$ 12,706,350	Total Project Cost
----------------------	---------------------------

© 2014 Barker Rinker Seacat Architecture. Cost estimated based on similar recently constructed recreation centers around the US and indexed to the Fort Worth region based on mid-point of construction of March 2017.
117 Parking at 3.5 / 1000 sf



Richland Hills Community Multipurpose Facility

Workshop 3
Barker Rinker Seacat Architecture
Date: August 17, 2014

Revised: Sept 9, 2014

Avg. Cost/ SF	\$254 /SF
Total Gross Area	42,788 SF
Total Bldg. Cost	\$ 10,885,000
Total Project Cost	\$ 15,783,250

	Program Space	Net Area	Ext	Selected Program Gross Area	Selected Program Cost	Notes
x	City Administration Spaces	1,544		1,884 SF	\$ 662,000	
x	Community Facility Supervisor's Office		150			private office
x	Assistant Facility Supervisor		120			private office
x	Programmer's Workstations		240			(3) workstations at 80 s.f. each workstation
x	Administrative Assistant		100			
x	Count Room		80			
x	Work Room		250			
x	Kitchenette		50			
x	Conference Room		280			Can double as small rental space for business use
x	Computer Server Room		150			
x	Storage		100			
x	Circulation		304			
x	Required Building Support Spaces	5,540		6,759 SF	\$ 1,829,000	
x	Pre-Control Lobby		1,000			Includes Historical Society display kiosk & niches to rotate exhibits
	Lounge		900			
x	Control Desk		200			
x	Men's Locker		600			
x	Women's Locker		600			
x	Family Cabana		100			
x	Vending Machines		150			
	First Aid		80			
x	Men's Toilets		300			
x	Women's Toilets		300			
x	Custodial Closets		150			
x	Building Mechanical Room		400			
x	Sprinkler Valve Room		90			
x	Main Electrical Distribution Room		250			
x	Maintenance/ Receiving/ Loading		600			
x	Custodial Workroom/ Supply		300			
	Maintenance Office		100			
x	General Building Storage		500			
x	Child Watch / Babysitting	940		1,147 SF	\$ 275,000	
	Babysitting		800			
	Tot toilet		40			
	Storage		100			
x	Historical Society Museum	560		683 SF	\$ 213,000	
	Visitor Welcome Area		0			In Lobby / Lounge
	Exhibit Space		400			Wood stoves, tables, FD items, aircraft, hospitals, DFW, farms
	Material Storage		160			
	Exhibit and Lighting Allowance					
x	Arts & Crafts Room / Elevated Stage	1,160		1,415 SF	\$ 362,000	
	Classroom		960			Seats 45, elevated stage to community rm
	Storage		200			Activity Center for kids crafts and paint
x	160 Person Community Room / Events Hall	2,700		3,294 SF	\$ 785,000	
	Community Room		2,400			Seats 160 for banq/conf/meeting/Quinceañera / family reunions
	Storage		300			Dividable into (3) 800 SF, 80 person meeting / training rooms
x	Catering Kitchen	800		976 SF	\$ 217,000	
	Warming Area		600			No equipment is included, allow about \$70,000.
	Storage		200			
x	Single HS / Double Middle School Courts Gymnasium	10,928		13,332 SF	\$ 3,142,000	
	Gymnasium		10,528			(1) 50 x 84 or (2) 42 x 74 courts with overhead volleyball nets
	Storage		400			Seating for 75. Gym can be used for health fairs/ clinics.
x	Individual/ Small Group Fitness Room	200		244 SF	\$ 59,000	
	Small Group Fitness Room		200			
x	Elevated Walk / Jog Track	4,800		5,856 SF	\$ 802,000	
	Walk/Jog Track		4,300			12 laps per mile, 3 lanes
	Stretching Area		500			
x	3,550 Weight / Fitness	3,650		4,453 SF	\$ 1,299,000	
	Cardiovascular Training		1,600			
	Circuit Resistance Training		960			
	Free Weight Training		640			



Richland Hills Community Multipurpose Facility

Workshop 3
Barker Rinker Seacat Architecture
Date: August 17, 2014

Revised: Sept 9, 2014

Avg. Cost/ SF	\$254 /SF
Total Gross Area	42,788 SF
Total Bldg. Cost	\$ 10,885,000
Total Project Cost	\$ 15,783,250

Program Space	Net Area	Ext	Selected Program Gross Area	Selected Program Cost	Notes
Fitness Supervisor Station		50			
Stretching Area		300			
Equipment Storage		100			Allow \$200,000 for equipment
x 30-36 Person Aerobics/Dance Studio	1,950		2,379 SF	\$ 551,000	Accommodates 30-36 people
Aerobics/Dance Studio		1,800			
Storage		150			
x Civic Plaza Water Feature	300		366 SF	\$ 439,000	
Spray Feature		3,000			
Spray Feature Deck		3,000			
Pool Equipment Room		300			
x Sustainable Options				\$ 250,000	
Green Building Design					

42,422	\$ 10,885,000	Building Construction
45%	\$ 4,898,250	Soft Costs:
		10% - Site Construction
		20% - Development Costs (LEED, Fees, FFE, Testing, etc)
		5% - Design & Construction Contingency
		10% - Owner's Contingency
\$ 15,783,250		Total Project Cost

© 2014 Barker Rinker Seacat Architecture. Cost estimated based on similar recently constructed recreation centers around the US and indexed to the Fort Worth region based on mid-point of construction of March 2017.

148 Parking at 3.5 / 1000 sf