

Memorandum

To: Honorable Mayor Bill Agan and members of the Richland Hills City Council
From: Jason Moore, Assistant to the City Manager
Date: January 19, 2016
Subject: Future Status of the Current Community Center Building

Council Action: Consider adopting Resolution XXX-XX

Background Information: As you are all aware, the new activities center and plaza will require extensive space requiring the partial closing of Diana Drive as well as the demolition of the existing community center building. The timing of the building demolition has been discussed but no recommendations have been formally made by staff to date.

Staff is now prepared to recommend the City Council consider the attached resolution, calling for the demolition of the existing community center building and associated pavement this coming April 2016. Staff has considered alternate locations to maintain monthly lunches and programs and expects to host the various events at local churches, other city buildings, and alternate locations as deemed appropriate by Council moving forward. One of the main reasons for staff suggesting that the demolition take place this soon as opposed to the end of the project is because the contractor, Byrne, has proposed cost savings, safety enhancements to the public, and efficiencies in overall construction. As you know, the existing building will be replaced by mostly new parking surface. This paved area is one of the first things to be completed. By having the parking lot done by early summer provides a cleaner and safer construction zone to the general public. Not to mention, mobilization costs will be significantly saved if completed as part of Phase 1 construction.

To do this, staff will need to issue a change order as part of the general contractor's scope of work moving forward since the demolition was not originally part of the scope of services.

That change order will be initiated over the next two months with Council consideration to follow.

Board/Citizen Input: N/A

Financial Impact: Cost savings as part of the overall project cost

Staff Contacts: Jason Moore, Assistant to the City Manager, jmoore@richlandhills.com

Attachments: Resolution

RESOLUTION XXX-XX

**A RESOLUTION OF THE RICHLAND HILLS CITY
COUNCIL FOR THE PURPOSE OF RECOGNITION
AND REMOVAL OF THE EXISTING COMMUNITY
CENTER BUILDING**

WHEREAS, the existing Community Center at 3204 Diana Drive has served the residents of Richland Hills and the surrounding communities wonderfully for the past 35 years; and

WHEREAS, events such as the Senior Lunch Bunch, exercise classes, arts and crafts programs, and most recently, computer lab access for Tarrant County College have been programs that have provided our community extensive benefits; and

WHEREAS, the City of Richland Hills, Texas has a goal of meeting recreation and open space needs through a planned program of facilities and programs as outlined in the Comprehensive Plan; and

WHEREAS, the City has a goal of using the Civic Campus as a key location for the provision of City services, recreation, and community events; and

WHEREAS, the City Council adopted a Civic Campus Master Plan on November 4th, 2014 by Resolution 440-14; and

WHEREAS, the space needed for constructing the new Richland Hills Activities Center requires the demolition of the existing Community Center; and

WHEREAS, the Contractor facilitating construction services for the new complex has deemed it more beneficial to demolish the building at the beginning of the project as opposed to the completion of the new building for reasons of safety, parking access, efficiency and cost savings; and

WHEREAS, the City Council recognizes that the demolition of the existing Community Center in April 2016 requires that staff facilitate activities, events, elections and classes at alternate locations until the new facility is opened, while also forfeiting opportunities to rent the building to users over the next year.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RICHLAND HILLS, TEXAS DOES HEREBY RESOLVE AS FOLLOWS:

Section 1: Approval of Demolition. The City Council hereby approves the demolition of the existing Community Center building and associated paving as required for construction of the new facility.

IT IS SO RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHLAND HILLS, TEXAS ON THE 19th DAY OF JANUARY, 2016.

ATTEST:

Mayor, Bill Agan

City Secretary, Cathy Bourg