

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: June 21, 2016  
Subject: Link Phase 2

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### **Council Action Requested:**

Consider amending agreement with Barker Rinker Seacat to proceed with Phase 2 of the design services.

### **Background Information:**

Due to several factors, including an increased bond rating and as a result improved interest rates, we were able to secure more funding for the Link project than originally anticipated. As such, there are excess funds that we can use to begin designing and constructing phase 2 of the Link.

As you will recall, Phase 2 completes the plaza space that currently terminates north of the fire station. Phase 2 will continue down Diana Drive and encompass portions of Rena Drive. It will also include the tennis court area and the actual design of the fountain (previously we had only paid for conceptual work on the fountain, not actual design).

We have as much as \$2 million dollars to work on this portion of the project. This is a combination of excess Link funds as well as current undesignated excess reserve funds. We very well may not utilize that full amount, but we have included that as an assumption in order to ensure that we can cover all the different improvements to the campus that we might come up with.

The fee for professional services to design the plaza is \$228,000, plus up to \$10,174 in reimbursable expenses. Staff recommends that you approve this amendment. While a final schedule has not been developed due to the unknown entirety of the scope, it is anticipated that if we start now the construction should end approximately the same time as we finish construction on the building.

**Board/Citizen Input:** N/A

**Financial Impact:** \$238,174 – From Link funds.

**Staff Contacts**

Eric Strong  
City Manager  
[estrong@richlandhills.com](mailto:estrong@richlandhills.com)

**Attachments:** Exhibit C.1 Fee allocation  
Phase 1 Plan  
Phase 2 Plan

## Exhibit C.1: Architectural and Engineering Services Fee Allocation

Richland Hills Community Center - Phase 2  
Scope of Services - Fee Allocation

Prepared 6/10/2016  
Revised

<b>Construction Budget</b>		
Construction Cost	\$ 1,900,000	Includes Owner budgets for the following: On Site Construction; Building Construction; FF&E and Contingencies for Site and Construction

<b>Design Fee Allocation</b>		<b>Breakdown by Phase</b>					
	Total	%*	SD cost	DD cost	CD cost	BN cost	CA cost
Architect of Record	\$ 88,500	4.66%	\$ 16,815	\$ 25,665	\$ 20,355	\$ 1,770	\$ 23,895
Civil Phase 2	\$ 30,000		\$ 4,500	\$ 9,000	\$ 12,000	\$ 600	\$ 3,900
Landscape Architecture Phase 2	\$ 55,000		\$ 8,250	\$ 16,500	\$ 22,000	\$ 1,100	\$ 7,150
Mechanical / Plumbing / Electrical	\$ 15,000		\$ 2,250	\$ 4,500	\$ 6,000	\$ 300	\$ 1,950
Data/IT/Security	\$ 5,000		\$ 750	\$ 1,500	\$ 2,000	\$ 100	\$ 650
Interior Design	\$ 6,000		\$ -	\$ -	\$ -	\$ -	\$ -
Aquatics	\$ 24,500		\$ 3,675	\$ 7,350	\$ 9,800	\$ 490	\$ 3,185
Specifications	\$ 4,000		\$ 600	\$ 1,200	\$ 1,600	\$ 80	\$ 520
Subtotals	\$ 139,500	7.34%	\$ 36,840	\$ 65,715	\$ 73,755	\$ 4,440	\$ 41,250

<b>Total Fees</b>	<b>\$ 228,000</b>	<b>12.00%</b>	<b>* % of Owner Budget above</b>
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<b>Reimbursable Expense Budget</b>		<b>Expenses Breakdown by Phase</b>				
		19%	29%	25%	0%	27%
		SD cost	DD cost	CD cost	BN cost	CA cost
<b>Total Budgeted Expenses</b>	<b>\$ 10,174</b>	\$ 1,516	\$ 1,719	\$ 2,099	\$ -	\$ 4,841

**Assumptions:**

- 1 Development of the Phase 2 plaza & fountain, with added scope of the former tennis court site, covered parking structures, relocating the library book drop and updating the butterfly garden on the south side of the library.
- 2 Site is assumed to be free of development or environmental hazards and will not require demolition or clean up.
- 3 Owner will provide geotechnical and survey information
- 4 No traffic engineering study and no traffic signal design is anticipated.
- 5 Construction documents are anticipated to be released in a single package. Issuing multiple packages to accelerate the construction schedule is an additional service.
- 6 Furniture selection, specification, and bidding included in "interior design" above
- 7 Way finding and environmental graphics are included in "interior design" above
- 8 All fees for permits and jurisdictional approvals, utilities and taxes have been excluded
- 9 One (1) full size and five (4) half size hard copy sets of the 100% SD drawings, plus six (6) hard copy 100% SD specifications will be provided as a reimbursable expense.
- 10 One (1) full size and five (4) half size hard copy sets of the 100% DD drawings, plus six (6) hard copy 100% DD specifications will be provided as a reimbursable expense. Hard copies of any intermediate DD milestone documents have been excluded.
- 11 One (1) full size and five (4) half size hard copy sets of the 100% CD drawings, plus six (6) hard copy 100% CD specifications will be provided as a reimbursable expense. These numbers include four (4) sets for Code review submission. Hard copies of any intermediate CD milestone documents have been excluded.
- 12 Four (4) full size hard copy sets of 100% CD drawings and specifications will be provided for bidding as a reimbursable expense.
- 13 Record documents coordinated with Contractor redlined drawings are an additional service
- 14 Project limits are assumed to be Phase 2 only.
- 15 USGBC fees to register this project for LEED are not included in these fees.



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# RICHLAND HILLS ACTIVITIES CENTER BAKER BLVD. & MATTHEWS DR.



Project Number:	2014.01.001
Issue:	100% DD
Date:	11-11-2015
Revisions:	
No.	Date:

Sheet Title: LANDSCAPE PLAN

## L1.00





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# RICHLAND HILLS ACTIVITIES CENTER BAKER BLVD. & MATTHEWS DR.



100%DD  
PACKAGE NOT  
FOR  
REGULATORY  
APPROVAL,  
PERMITTING OR  
CONSTRUCTION

Project Number:	2014.01.001
Issue:	100% DD
Date:	11-12-2015
Revisions:	
No.	Date:

Sheet  
Title:  
ILLUSTRATIVE SITE PLAN  
OVERALL

# L0.00



BAKER BOULEVARD

RUFE SNOW DRIVE

MATTHEWS DRIVE

GAZEBO  
POLICE DEPARTMENT

FIRE DEPARTMENT

US POST OFFICE

OUTDOOR CLASSROOM

LIBRARY

CITY HALL

RECONFIGURED PARKING

NEW PARKING

GREAT LAWN

OUTDOOR SEATING  
PLAYGROUND  
THE GROVE

ADD ALT. No. 4

ADD ALT. No. 4  
PHASE 2

PHASE 1

PHASE 1  
PHASE 2  
GATE

CHILD WATCH  
STORAGE  
RECEIVING & STORAGE  
KITCHEN  
COMMUNITY ROOM A  
COMMUNITY ROOM B  
ARTS & CRAFTS CLASSROOM  
WATERMELON  
MEN'S LOCKERS  
WOMEN'S LOCKERS  
PERSONAL FITNESS  
FITNESS STUDIO

GYM  
GAMES  
WEIGHT/CARDIO ROOM  
TRACK