

City Council Work Session Handouts

January 30, 2012

- I. Heights Recreation Center, Aquatics Center and Gymnastic Center
- II. City District Boundaries & Commission Appointment
- III. City Charter Near Term Action Item

Heights Recreation & Aquatic Center

Richardson Gymnastics Center

Council Briefing

January 30, 2012

PROJECT BACKGROUND

Background

- May 2011 – October 2011 Progress
 - Developed building designs for each project:
 - Gymnastics: Selected Arapaho Road site for the gymnastics center. Additional project goals were added to enhance the aesthetic appeal of the building with specific focus on views from Arapaho Road. *The previous gymnastics building was planned with a basic design if built new or would be retrofitted in an existing building.*
 - Held City Council and public input meetings to confirm design and scope of the projects.

Background

- May 2011 – October 2011 Progress
 - Based on lower initial estimates, the gymnastics center was expanded and enhanced.
 - Gymnastics center was bid in October and updated cost estimates conducted for the recreation and aquatics centers. The total estimate was \$1.6 million over available funding.

Background

- November 21, 2011 City Council Briefing
 - Reviewed project funding
 - Reviewed cost estimates for each project
 - Developed cost saving measures for the Recreation Center, Aquatics Center and Gymnastics Facility
- December/January Progress
 - Architect (Brinkley Sargent) further developed designs for each project, including cost saving adjustments.
 - CMAR (Hill and Wilkinson) developed a cost estimate for each project by using updated designs and working with potential subcontractors.

COST SAVING MEASURES

Slides From November 21, 2011
City Council Briefing

Cost Estimates

- The project team provided cost estimates at certain points throughout the project timeline. The cost estimates drive the design and scope for the project.
- Throughout the project timeline project estimate (rec center, gymnastics, and pool) fluctuated up and down depending upon the latest construction information.
- In October the gymnastics center was bid and cost estimates were calculated for the recreation center and pool. The total project cost was estimated \$1.6 million over budget, requiring active scope refinement.

Construction Estimates

	May 2011	October 2011
Recreation Center	\$6,040,000	\$7,207,000
Aquatics	\$3,393,000	\$3,561,000
Gymnastics	\$3,187,000	\$4,190,000
Total	\$12,620,000	\$14,958,000

Construction Funding: \$13,356,000

Factors Impacting Cost Estimates

- Increased scope in certain project areas
 - Square footage and finish enhancements to the Gymnastics Center
 - Enhanced water elements, landscaping, decking and office square footage in the Heights Aquatics Center
 - Enhanced square footage and outdoor elements in the Heights Recreation Center
- Refined cost estimating
 - Updated information from subcontractors

Strategy to Address Current Issues

- Examine the scope of each project and confirm prioritizations
- Analyze each cost estimate and identify opportunities to reduce costs
- Identify opportunities to create bid alternates

Project Priorities

- **Heights Recreation Center**
 - Will touch the largest portion of the community.
 - Needs to achieve all the same goals as Huffhines Recreation Center
- **Heights Aquatics Center**
 - Will be a heavily used facility for only 3 months out of the year.
 - Will be the City's first new pool in over 40 years
- **Richardson Gymnastics Center**
 - Will be used year-round by a targeted audience
 - The facility needs to allow for program growth
 - The facility needs to be attractive for tournaments

Heights Recreation Center

Cost Saving Measures

- Identify alternate materials
 - Utilize alternate materials that achieve the same functional and visual goal, but provide a value savings
 - Utilize alternative materials with limited or no public view/contact
- Improve efficiencies of building footprint and reduce square footage slightly (1,200 sq.ft.). The building is still equivalent to the Huffhines Recreation Center
- Simplify and reduce outdoor elements such as landscaping and the entry tower
- Value engineer mechanical elements (HVAC, etc....)

Heights Aquatics Center

Cost Saving Measures

- Alternative water circulation system
- Redesign and simplify vending machine enclosure and pump house structure
- Reduce square footage of office area
- Reduce scope of entry tower

Bid Alternates

- A portion of the shade structures
- Water slides

Gymnastics Center

Cost Saving Measures

- Reduce Square Footage of the Building
 - Reduce the main gym area by 1,500 sq.ft.
 - Reduce the support wing by 1,200 sq.ft.
- Simplify the interior design
 - Rework support wing to provide a simplified design
 - Return to combining dance and party room
 - Simplify and reduce office space

Gymnastics Center

Cost Saving Measures

- Simplify the exterior design
 - Remove metal exterior and replace with painted design
 - Remove all brick except for north and northeast side of the building (facing Arapaho)
 - Modify support wing roof
 - Remove curtain wall window at the northeast corner of the building, but leave curtain wall window at the northwest corner
- Value engineer mechanical systems
- Reduce outdoor elements such as landscaping and pavers

Gymnastics Center

Cost Saving Measures

Aggregated Components:

- Simplify support wing and reduce square footage:
 - Cost Savings: \$235,000
- Simplify exterior material of the building:
 - Cost Savings: \$272,000
- Reduce gym square footage:
 - Cost Savings: \$115,000
- Reduce outdoor elements (pavers, landscaping, etc...)
 - Cost Savings: \$91,000

Updated Project Cost Estimate

	October 2011	November 2011	January 2012
Recreation Center	\$7,207,000	\$6,931,000	\$6,824,000
Aquatics	\$3,561,000	\$3,098,000	\$3,033,000
Gymnastics	\$4,190,000	\$3,306,000	\$3,395,000
Total	\$14,958,000	\$13,335,000	\$13,252,000

Construction Budget: \$13,356,000

Value engineering will continue throughout the next phase of the project (construction documents). Additional reductions will be explored and balanced with the priorities of the project while adhering to the priorities, or the scope, of the project. Project construction contingency budgets are included in the cost estimates at this time.

Current Project Timeline

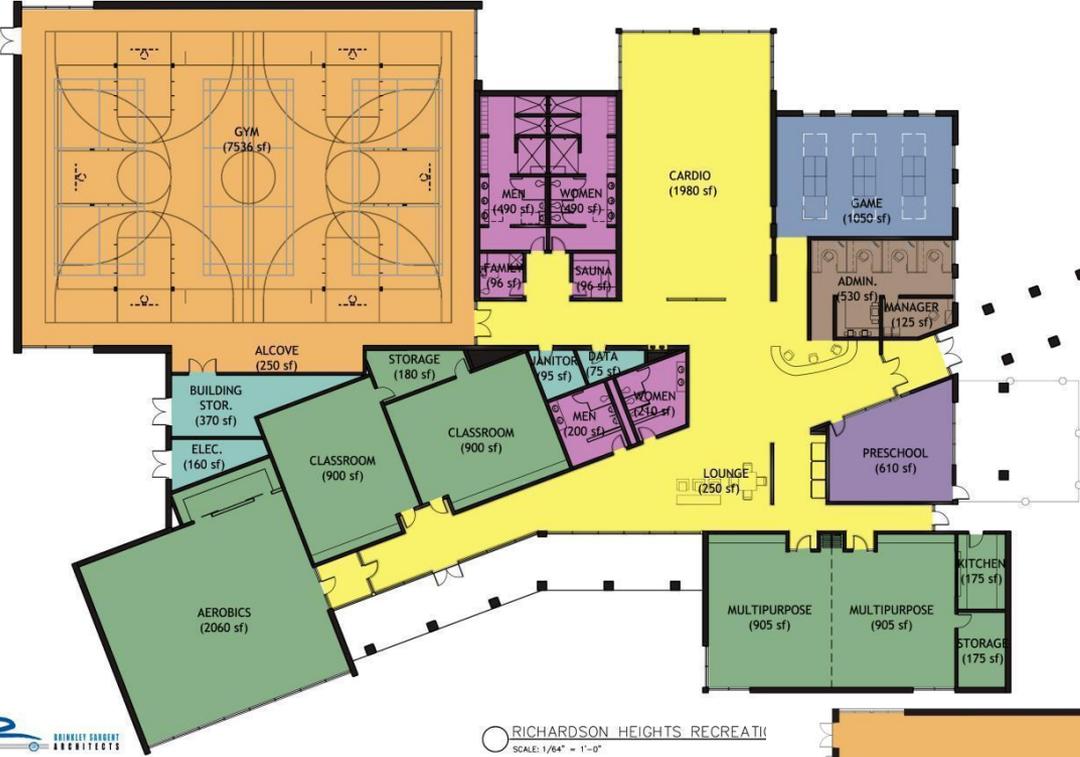


- Nov. 2011 – Jan. 2012: Design Development
- Dec./Jan. 2012: Design Review with City Council, Parks Commission and Public Meeting Review
- Jan. – March 2012: Prepare Construction Documents
- March – April 2012: Bid All Three Projects
- May 2012: Begin Construction
- Jan. 2013: Open Gymnastics
- May 2013: Open Heights Recreation and Aquatics

BUILDING DESIGN COMPARISONS

HEIGHTS RECREATION CENTER

November 2011



○ RICHARDSON HEIGHTS RECREATI
SCALE: 1/8" = 1'-0"



January 2012



○ RICHARDSON HEIGHTS RECREATION CENTER - BUILDING PLAN



**November
2011**



**January
2012**



**November
2011**



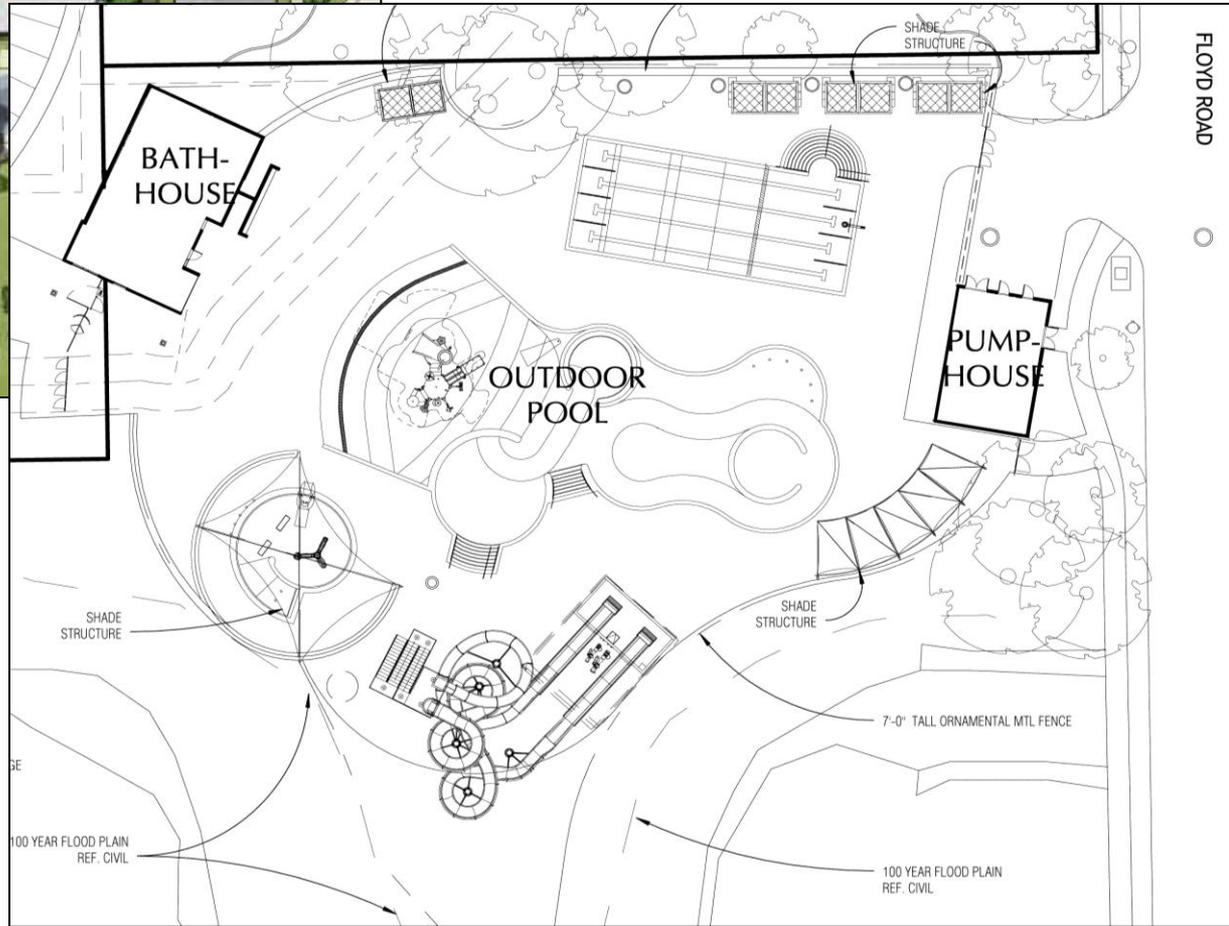
January 2012



HEIGHTS AQUATICS CENTER

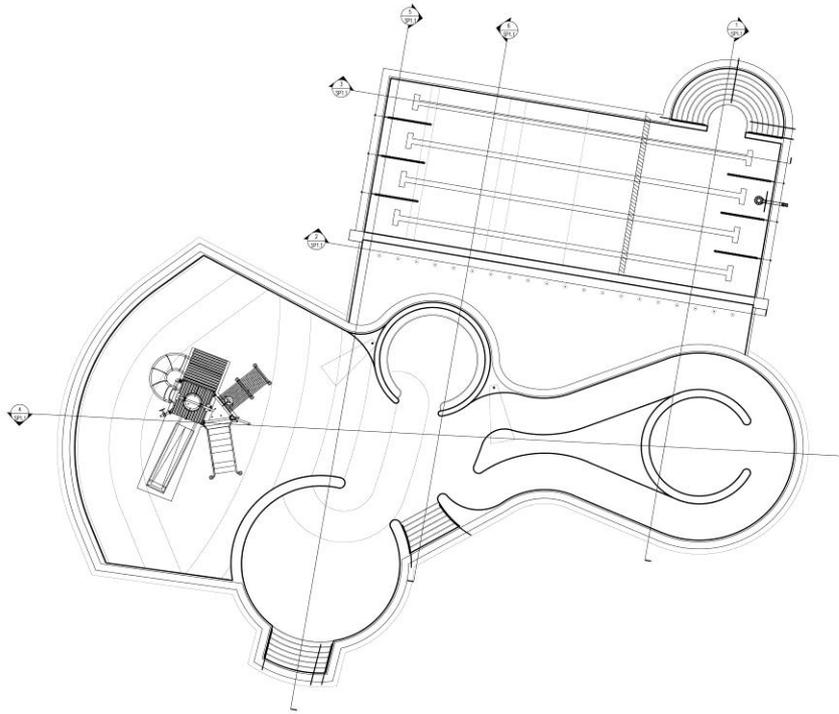


**November
2011**

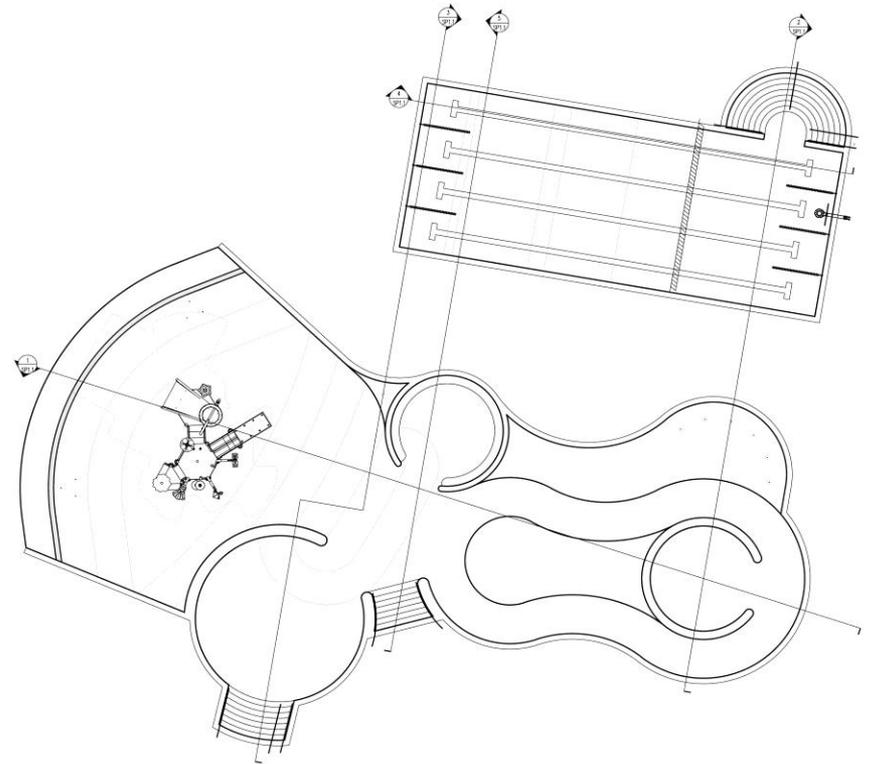


January 2012

Before and After

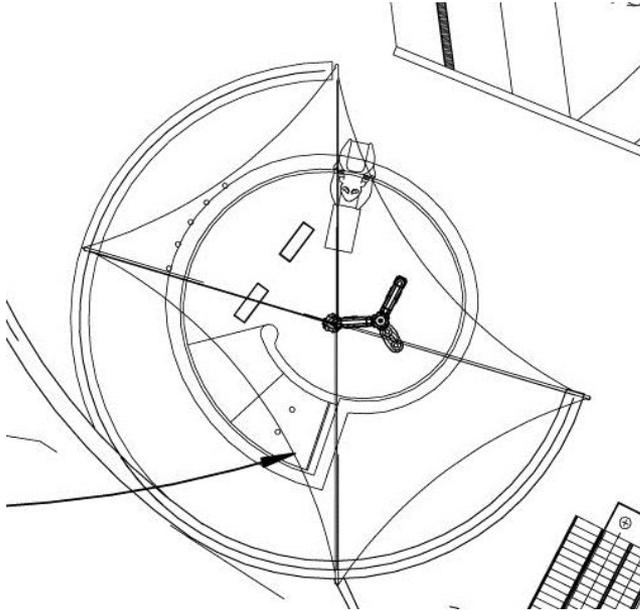


November 2011

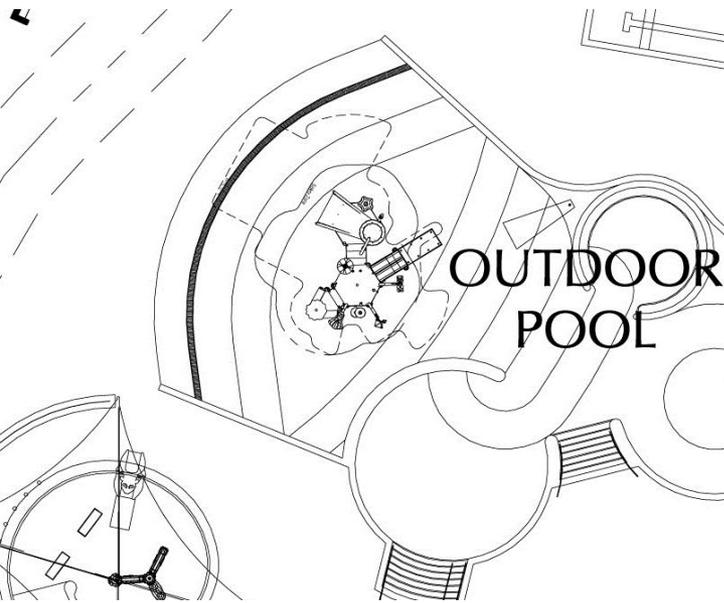


January 2012

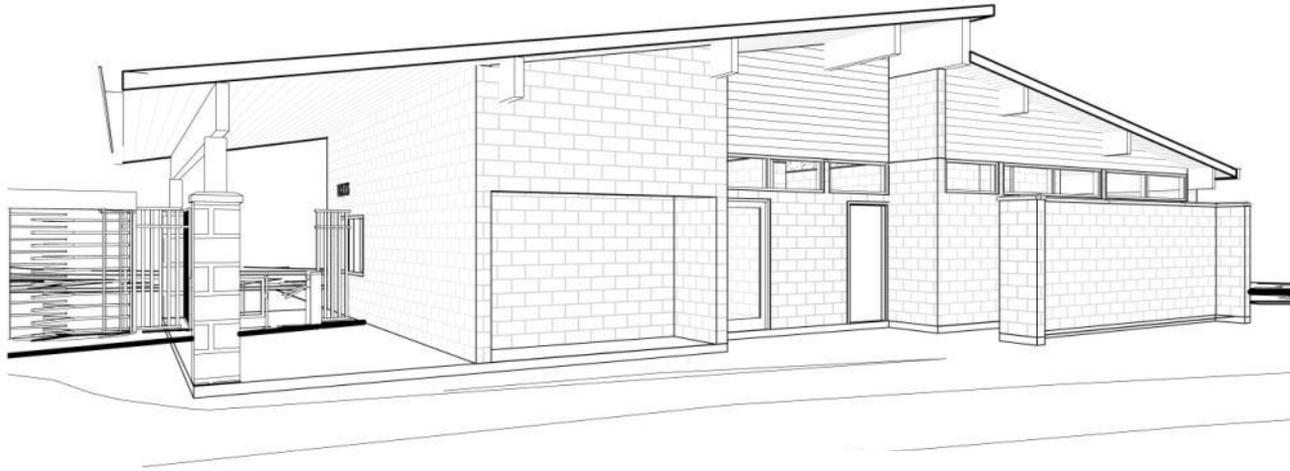
Tot Pool Play Features



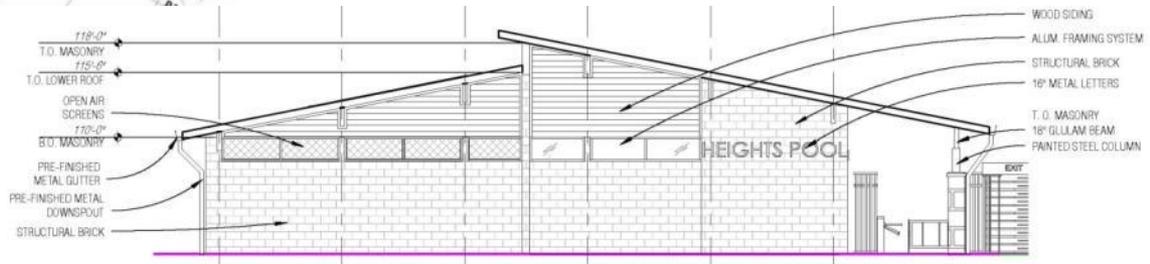
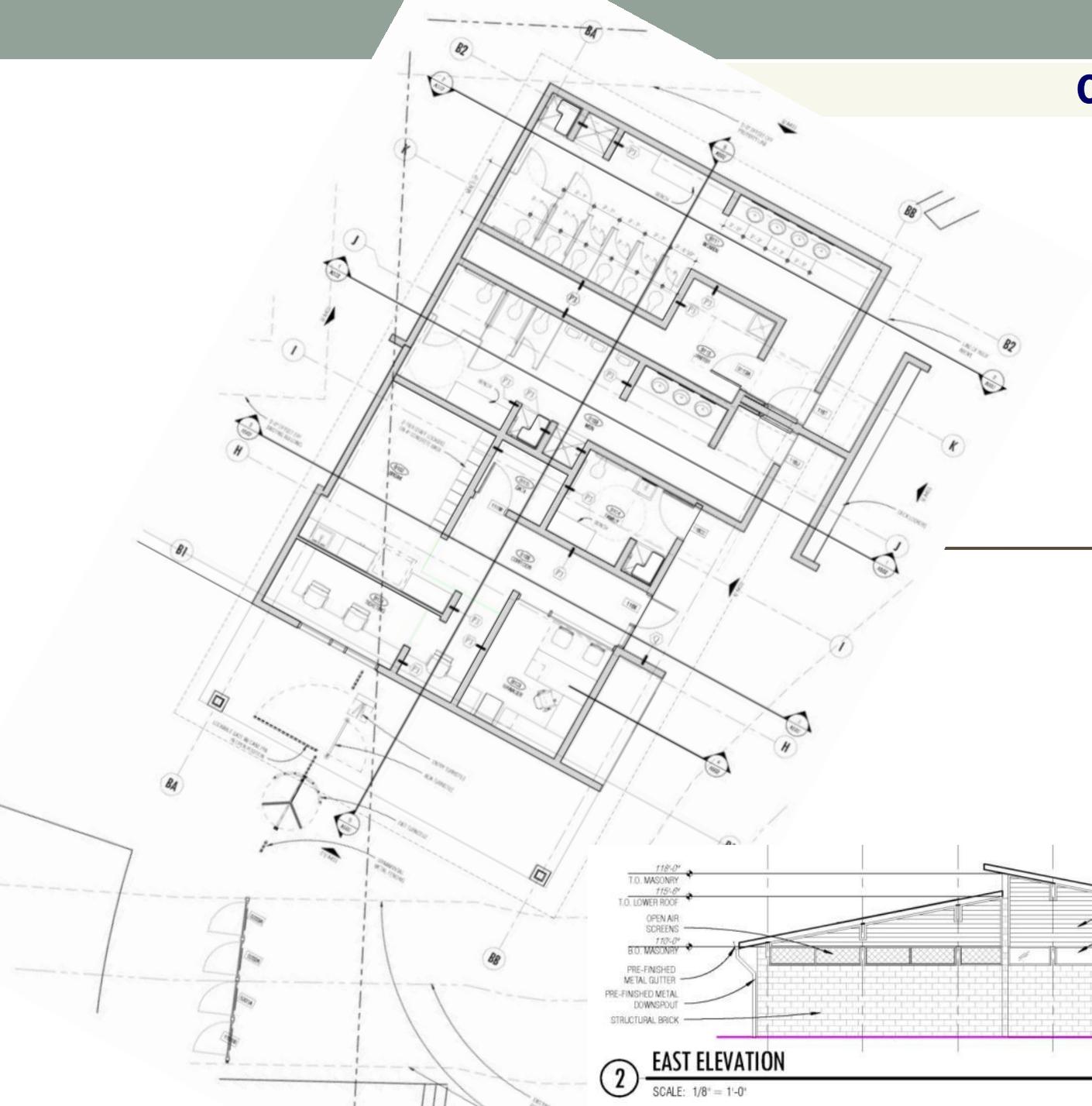
Current Placeholder



Current Design



Current Plan

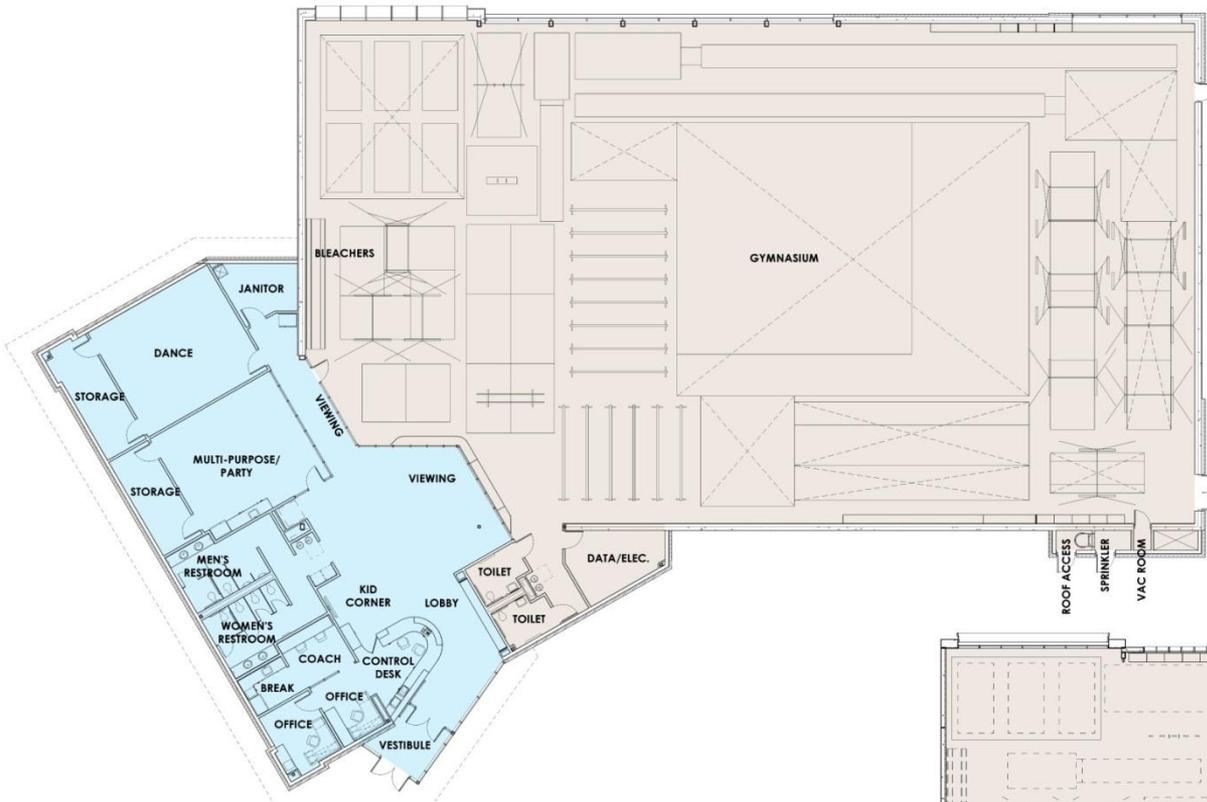


2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

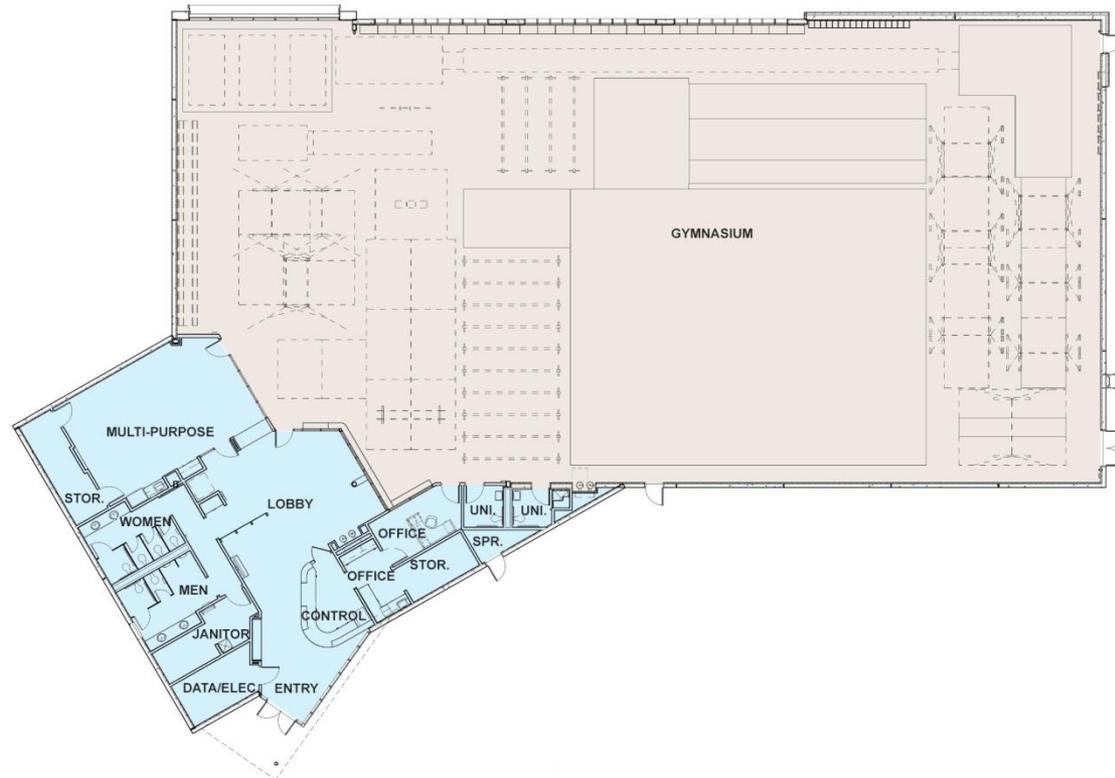


GYMNASTICS CENTER

**November
2011**



January 2012



**November
2011**



January 2012



Exterior Finish Examples



**November
2011**



January 2012

DESIGN CONSIDERATIONS

**November
2011**



January 2012



Gymnastics Center Design

- Add brick on support wing, metal on west elevation, northeast current wall window, and modify row of windows on north elevation
 - Cost: \$230,000
 - Schedule: Project delivery delayed one month for redesign work
 - Construction to begin in June (instead of May)
 - Gymnastics open in February 2013 (instead of January 2013)
 - Recreation Center and Aquatics open in June 2013 (instead of May 2013)
- Add northeast current wall window
 - Cost: \$15,000
 - Schedule: No impact on current schedule
- Enhance landscaping
 - Cost: Variable
 - Schedule: No impact on current schedule

Project Considerations

- If additional funding is available to enhance the projects, what should the priorities be?
 - Exterior finishes to the Gymnastics Center; or
 - Add aquatics slide into the base budget

Current Project Timeline



- Nov. 2011 – Jan. 2012: Design Development
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- Jan. 2013: Open Gymnastics
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Heights Recreation & Aquatic Center

Richardson Gymnastics Center

Council Briefing

January 30, 2011

City Council Redistricting 2012

**City Council Work Session
January 30, 2012**

- ❑ the process of revising or realigning council district boundaries, resulting in the creation of new districts with different geographical limits.

Redistricting:

- ❑ **Article 4 requires election of seven City Council members**
 - Four elected to “places” that correspond to geographic districts (Council Places 1 through 4)
 - Three elected at-large (Council Places 5 through 7)
 - All citizens eligible to vote on all candidates

- ❑ **City Council must appoint a commission every ten years to review district boundaries & ensure population equality**
 - Must be comprised of voters from all districts

- ❑ **Boundaries must be fixed by ordinance within six months of the commission's appointment**

Charter Requirements

❑ District populations must be approximately equal

- Based on Section 2 of the U.S. Voting Rights Act, courts have held a *maximum deviation of 10%* in total population between the most populous district and the least populous district to be constitutional
- Richardson's 2010 Census population: **99,223**
- Ideal population per district: **24,805**
- Need to re-balance the four districts (**deviation > 32%**)

U. S. Constitution Requirement



BOUNDARY CONSIDERATIONS

Federal Government

Local Criteria

- Population deviation between the most populous district and the least populous district *should not exceed 10%*
- Districts should be compact and contiguous
- Boundaries should follow roadways or other easily identifiable physical features
- Boundaries should not dilute minority voting strength

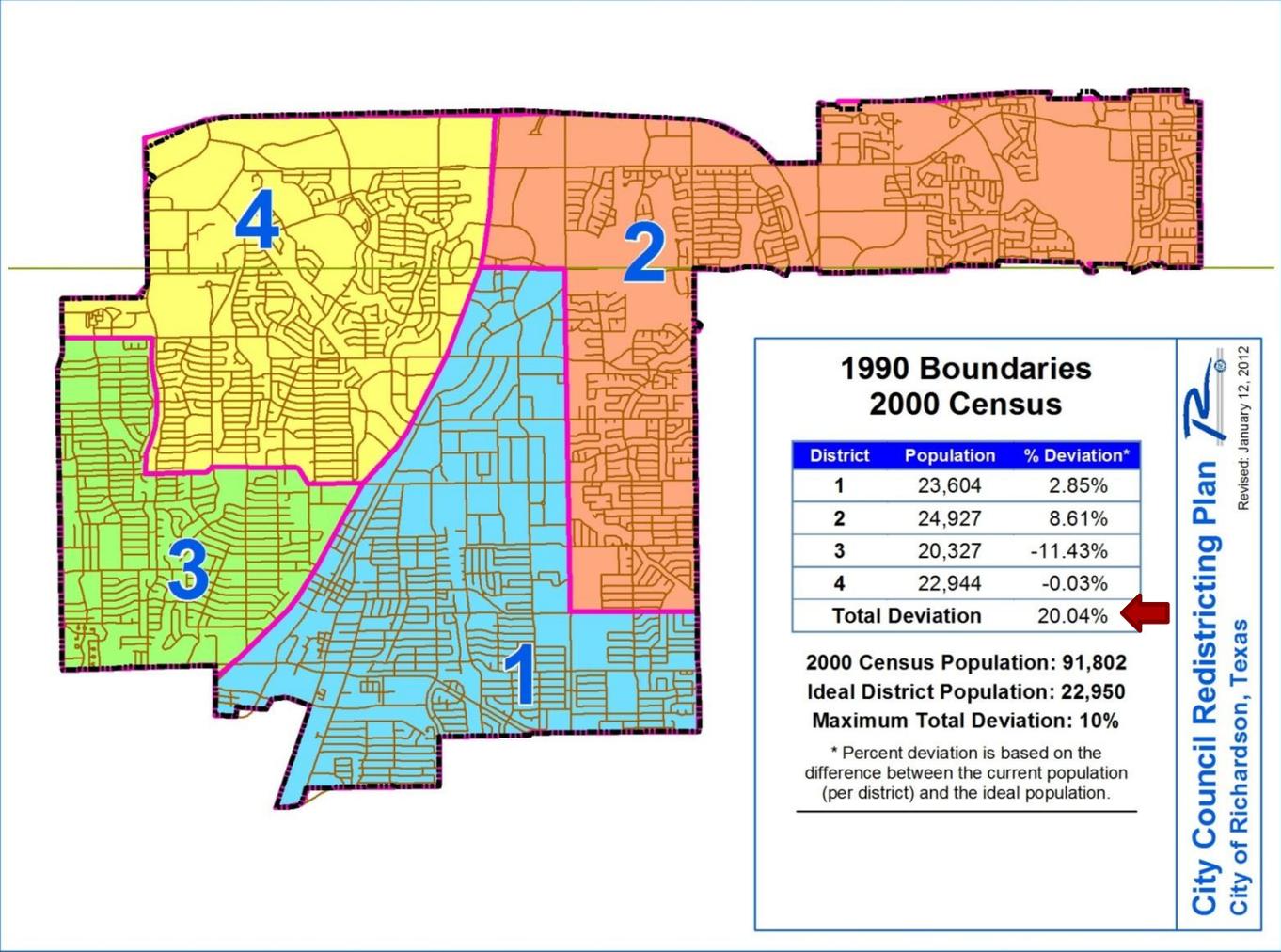
Federal Criteria

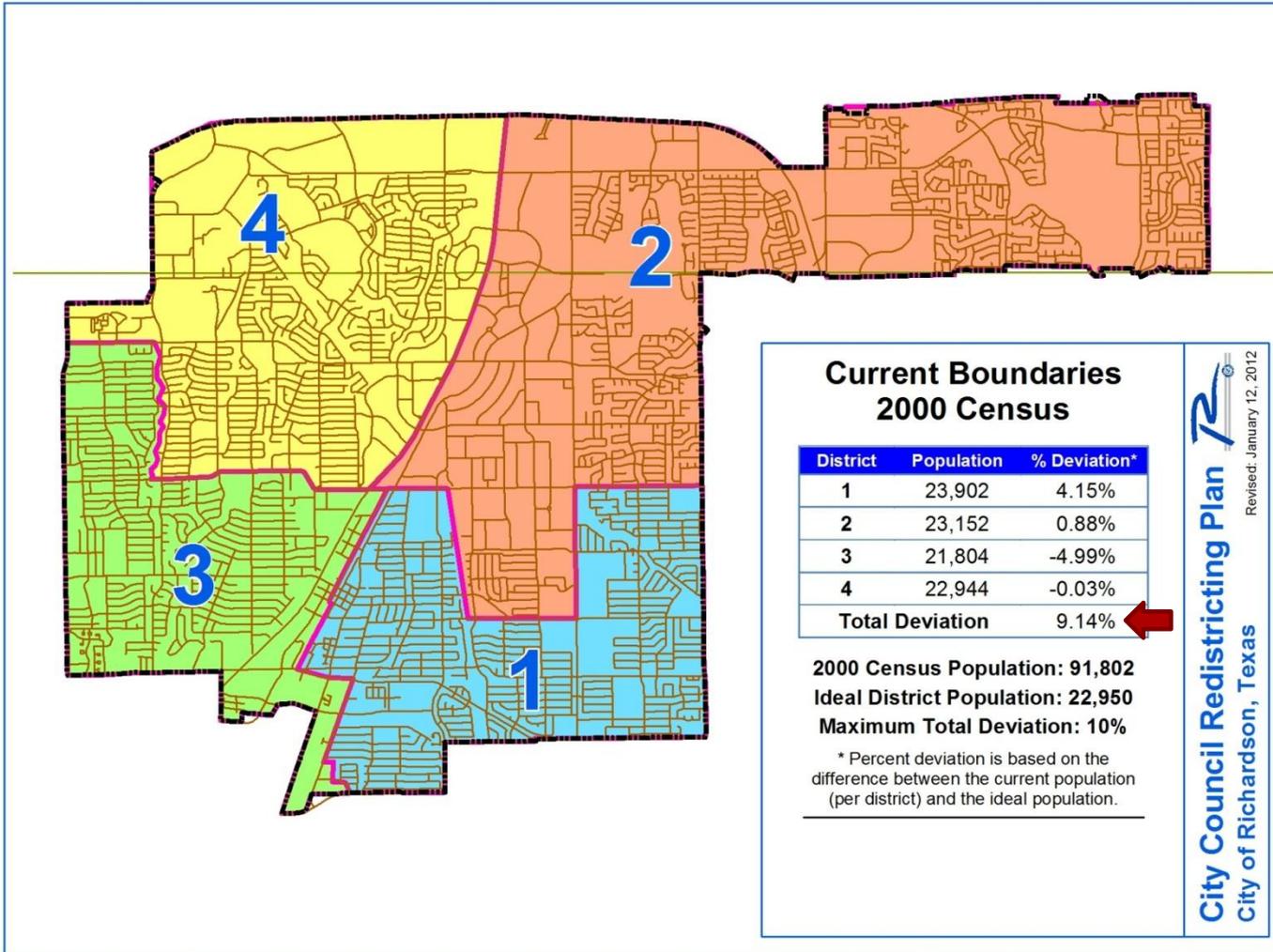
- HOA boundaries should be respected**
- Where possible, district boundaries should anticipate future growth**
- Current office holders should be kept in their districts**
- Council may impose other criteria**

Local Considerations



1990-2000 DISTRICT BOUNDARY CHANGES

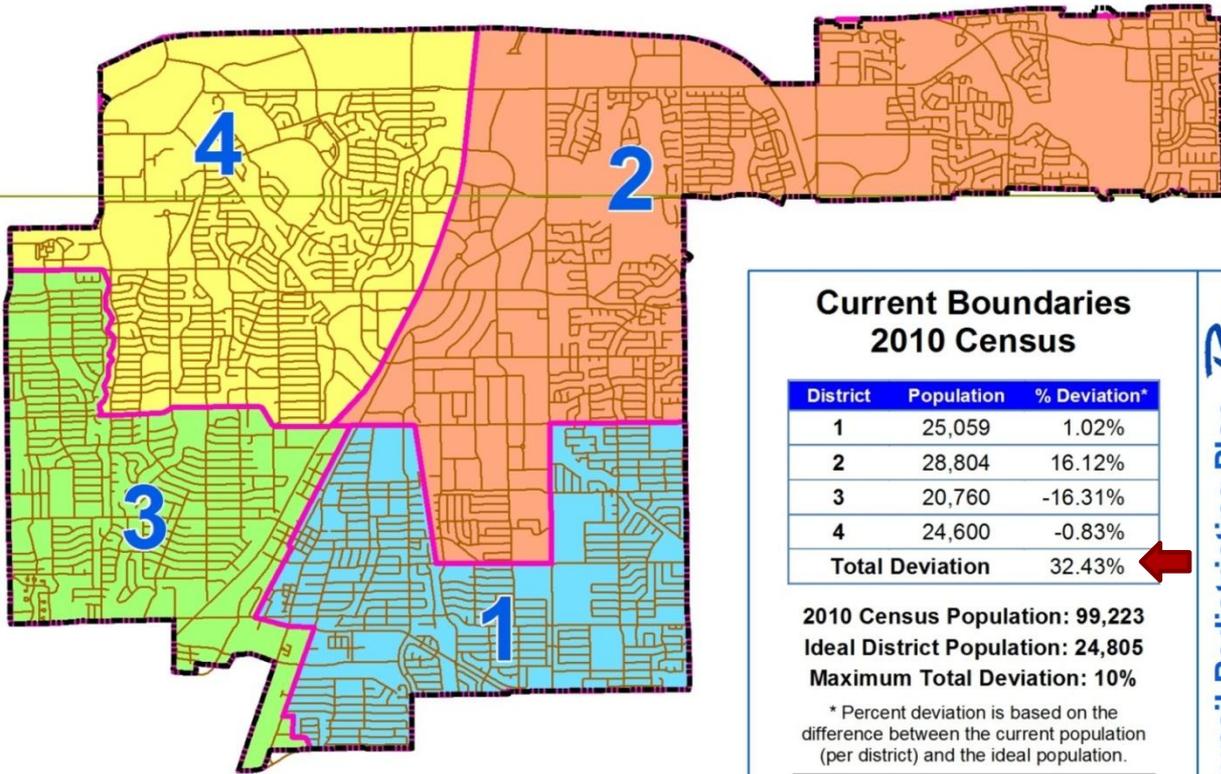




City Council Redistricting Plan 72
 City of Richardson, Texas
 Revised: January 12, 2012



2010 CENSUS CURRENT STATUS

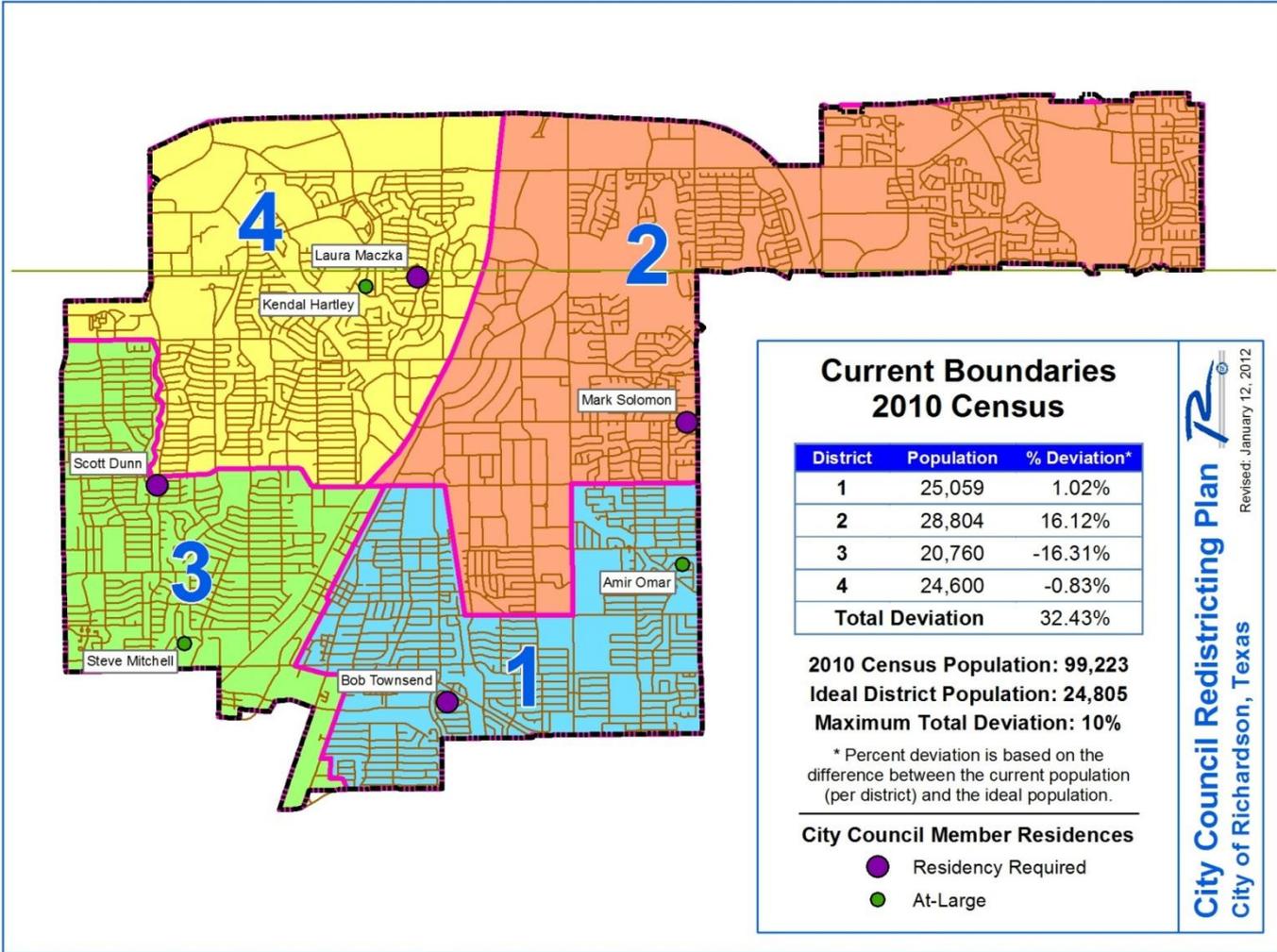


Current Boundaries 2010 Census

District	Population	% Deviation*
1	25,059	1.02%
2	28,804	16.12%
3	20,760	-16.31%
4	24,600	-0.83%
Total Deviation		32.43%

2010 Census Population: 99,223
Ideal District Population: 24,805
Maximum Total Deviation: 10%

* Percent deviation is based on the difference between the current population (per district) and the ideal population.



- ❑ **Council appoints Redistricting Commission**
 - CPC appointed in 2002

- ❑ **Redistricting Commission meets as necessary to evaluate potential boundary adjustment plans**
 - Hold public hearing
 - Make recommendation to City Council

- ❑ **Council conducts public hearing on recommended boundary adjustment plan**

- ❑ **Council adopts boundary adjustment plan by ordinance**
 - 6-month deadline: **7/30/12**

Next Steps



QUESTIONS ?

City of Richardson Charter Review

January 30, 2012



Charter Review

In the City Council's 2011-2013 Statement of Goals and Near Term Action Items the City Council indicated they would . . .

Statement of Goals – Section G – Governance

“Periodically review the City’s Charter and Code of Ordinances.”

Near Term Action Items

“Utilize work sessions to discuss items of broad community interest specific to the following:...

- o Election v. Selection of Mayor - Review in time for May 2012 ballot consideration*
- o City Charter review”*

Charter Amendments

“Section 22.03. Charter amendment.

This Charter may be amended no more than once every two (2) years.

Amendments to this Charter may be proposed:

- (a) By action of the City Council submitting a proposed amendment to the voters for approval; or**
- (b) By report of a Charter Commission created by ordinance; or**
- (c) By the voters, consistent with state law. Proposal of an amendment by the voters of the city shall be by petition containing the full text of the proposed amendment and shall be governed by state law. There shall be no limitation as to the subject matter.**

State law references: Adoption or amendment of home rule charter, V.T.C.A., Local Government Code Ch. 9.”

History

- **The City of Richardson Home Rule Charter was originally adopted June 23, 1956.**
- **Between 1960 and 1976 three separate Charter Commissions were appointed to review the City Charter.**
- **While each of these Commissions conducted extensive reviews and submitted recommendations to the City Council, no elections were held or amendments made to the Charter following these efforts.**

History

- **In September 1987, the City Council appointed a 12-member Charter Commission to review the City Charter and make recommendations on amending it.**
- **A little over a year later, on December 19, 1988, the City Council ordered a January 21, 1989 Charter Amendment Election through the approval of Ordinance 2075-A.**

History

- **Charter Commission Members were:**
 - **Mary Porter (Chair)**
 - **John Beitzel (Vice Chair)**
 - **Mary Lynn “Sue” Sloos**
 - **A.H. “Dick” Thompson**
 - **Lance Cass**
 - **Robert Hsueh**
 - **Raymond D. Noah**
 - **John Keohane**
 - **John W. Murchison, Jr.**
 - **Ronald Poff**
 - **Virginia Steenson**
 - **Max Kee**
- **Commission received input from the City Attorney, the City Council, and the public and they referred to the work done by the 1976 Charter Review Committee and ultimately developed a full re-write of the Charter.**

History

- **Process was open to public and the Commission met 36 times**
 - **Commission initially formed subcommittees:**
 - **Term of Office (and staggered terms)**
 - **Redistricting**
 - **Single member districts**
 - **Various election issues, filing dates, and possible direct election of the mayor**
 - **Board and commissions, length of terms, term limits**
 - **They later abandoned these and ultimately presented their recommendations to the City Council in August 1988**
 - **On October 31, 1988 the City Council accepted the recommendations of Charter Commission and the proposed charter was sent to the Justice Department for approval**
-

History

- **On January 21, 1989, a Charter Election was held and the results were:**
 - 889 Votes “for” adoption of the amended Charter (87%)**
 - 129 Votes “against” adoption of the amended Charter (13%)**
 - 1,018 Total Votes**
- **Voter turnout was 1.4% of Richardson’s 74,592 total population. On January 23, 1989 the election was canvassed and made effective immediately.**
- **This is the Charter by which the City operates today short of three subsequent amendments made in 2007.**

History

- **In May 2007, the City Council acknowledged the need to address sections of the Charter which relate to meetings of the City Council.**
- **The City Council directed the City Attorney to review the Charter for other items that need to be addressed and asked City staff to identify the timeline associated with amending the Charter as soon as possible.**

History

- **Upon review, the City Council concluded that three key sections of the Charter should be amended since they have an impact on the operation of the City. Two were recommended by the City Attorney's Office and City Staff and a third was added by the City Council.**
 - **Prop 1 - Council meeting locations**
 - **Prop 2 - Executive Session council meetings**
 - **Prop 3 - Term limits**
- **While it was noted that a number of other charter provisions contained**
 - **grammar and punctuation errors**
 - **items superseded by state law and/or**
 - **incorrect references to state law**
- **These items did not effect the operation of the city and were not pursued for amendment at that time.**

2007 Charter Election

- A Charter Election was held on November 6, 2007
- Election results were . . .

	For %	Against %	For - Votes	Against - Votes	Total Votes
Prop 1 - Council meeting locations	73%	27%	4129	1542	5671
Prop 2 - Executive Session council meetings	84%	16%	4762	923	5685
Prop 3 - Term limits	78%	22%	4354	1261	5615

- Voter turnout was 5.8% of Richardson's 97,720 total population.
 - Voter approved amendments became effective immediately upon canvassing the election results on November 14, 2007.
 - The cost of the election was ~\$65K
-

Election Calendar for May 2012 election

2/20/12	Deadline for submitting petition requiring Council to order an election*
3/5/11	ISSUE ELECTION ORDER; APPROVE CONTRACT WITH DALLAS COUNTY Statutory last day to order election (Friday, March 2 is Texas Independence Day)
3/13/12	First day to apply for a mail ballot. (EC Sec 84.007)
4/12/12	LAST DAY for submitting VOTER REGISTRATION APPLICATION to be eligible to VOTE in CITY ELECTION REPORT OF CONTRIBUTION'S & EXPENDITURES DUE IN CITY SECRETARY'S OFFICE OR IN THE MAIL NO LATER THAN 5:00 PM.
4/21/12	DEADLINE for posting Notice of Election on bulleting board [(EC Sec 4.003(b))]
4/27/12	First publication of Notice of Election (LGC §9.004)
4/29/12	Last day to receive application for ballot by mail in person (EC Sec 84.008)
4/30/12	EARLY VOTING BY PERSONAL APPEARANCE BEGINS (EC §85.001)
5/4/12	REPORT OF CONTRIBUTIONS & EXPENDITURES DUE IN CITY SECRETARY'S OFFICE OR IN THE U.S. MAIL NO LATER THAN 5:00 PM. Last day to receive application by mail for ballot to be voted by mail (EC §84.007)
05/8/12	LAST DAY TO VOTE EARLY BY PERSONAL APPEARANCE (EC §85.001)
05/12/12	ELECTION DAY – 7AM to 7PM
05/18/12	Post NOTICE of Council Meeting to canvass Election Results
05/21/12	CANVASS ELECTION (EC 67.003) (SPECIAL MEETING)

**There is no statutory deadline for filing a petition and there is not statutory time frame for verifying the petition signatures. The deadline noted above provides for a reasonable amount of time to verify the signatures.*

Dallas County Election Cost

- **Cost estimate for a May 2012 election from Dallas County is \$72,487.95**
- **Estimate assumes RISD and Dallas County Community College District are participating as well.**