RICHARDSON CITY COUNCIL
MAY 14, 2012
7:30 P.M.
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX

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1. INVOCATION – KENDAL HARTLEY

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – KENDAL HARTLEY

3. MINUTES OF THE APRIL 23, 2012 AND MAY 7, 2012 MEETINGS

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4. VISITORS. (THE CITY COUNCIL INVITES CITIZENS TO ADDRESS THE COUNCIL ON ANY TOPIC NOT ALREADY SCHEDULED FOR PUBLIC HEARING. PRIOR TO THE MEETING, PLEASE COMPLETE A "CITY COUNCIL APPEARANCE CARD" AND PRESENT IT TO THE CITY SECRETARY. THE TIME LIMIT IS FIVE MINUTES PER SPEAKER.)

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5. CONSIDER APPOINTMENTS TO THE ARTS COMMISSION, ANIMAL SERVICES ADVISORY COMMISSION, CIVIL SERVICE BOARD, LIBRARY BOARD, NORTH TEXAS MUNICIPAL WATER DISTRICT, AND ZONING BOARD OF ADJUSTMENT/BUILDING & STANDARDS COMMISSION.

ACTION TAKEN:

PUBLIC HEARING ITEMS:

6. PUBLIC HEARING, ZONING FILE 12-06: A REQUEST BY TYLER ISBELL, REPRESENTING HARTMAN RICHARDSON HEIGHTS PROPERTIES, LLC, FOR A CHANGE IN ZONING FROM C-M COMMERCIAL WITH SPECIAL CONDITIONS TO PD PLANNED DEVELOPMENT TO ACCOMMODATE THE CONSTRUCTION OF A MOVIE THEATER ON A PROPERTY LOCATED AT 100 S. CENTRAL EXPRESSWAY. THE PROPERTY IS CURRENTLY ZONED C-M COMMERCIAL.

ACTION TAKEN:

ALL ITEMS LISTED UNDER ITEM 7 OF THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSIONS OF THESE ITEMS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY:

7. CONSENT AGENDA:

A. CONSIDER THE FOLLOWING ORDINANCES:

1. ORDINANCE NO. 3866, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO AMEND THE PLANNED DEVELOPMENT DISTRICT FOR TOWNHOME DEVELOPMENT, ORDINANCE NO. 3505, BY ALLOWING A REDUCED MINIMUM LOT AREA ON EIGHT (8) LOTS, ALLOWING ONE (1) 7-UNIT TOWNHOME BUILDING AND APPROVAL OF BUILDING ELEVATIONS FOR THE 8.76-ACRES ZONED PD PLANNED DEVELOPMENT LOCATED ON THE NORTH SIDE OF LAKE PARK WAY, EAST OF COIT ROAD.

2. ORDINANCE NO. 3867, AMENDING THE CODE OF ORDINANCES BY AMENDING SECTION 23-98 TO ESTABLISH RATES TO BE CHARGED FOR WATER SERVICES FURNISHED BY THE CITY.

3. ORDINANCE NO. 3868, AMENDING THE CODE OF ORDINANCES BY AMENDING SECTION 23-168 TO ESTABLISH RATES TO BE CHARGED FOR SEWER SERVICES FURNISHED BY THE CITY.

B. CONSIDER THE FOLLOWING RESOLUTIONS:

1. RESOLUTION NO. 12-05, APPROVING THE TERMS AND CONDITIONS OF THE 2012 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM FUNDS SHARING AND FISCAL AGENCY AGREEMENT; AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT.

2. RESOLUTION NO. 12-06, APPOINTING MAYOR PRO TEM LAURA MACZKA TO THE AGGREGATED POSITION OF PRIMARY VOTING REPRESENTATIVE TO THE REGIONAL TRANSPORTATION COUNCIL OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, WHICH FRACTIONAL ALLOCATION MEMBERSHIP IS SHARED WITH THE TOWN OF ADDISON, AND THE CITIES OF MURPHY, SACHSE, AND WYLIE.

3. RESOLUTION NO. 12-07, APPROVING THE GUARANTEED MAXIMUM PRICE (GMP) PROPOSAL OF $13,575,343.00 SUBMITTED BY CONSTRUCTION MANAGER-AT-RISK HILL & WILKINSON CONSTRUCTION GROUP, LTD FOR THE TOTAL ESTIMATED COST OF CONSTRUCTION OF THE HEIGHTS RECREATION CENTER, HEIGHTS AQUATICS CENTER, AND GYMNASTIC CENTER, INCLUDING SUBMITTED CONDITIONS AND EXCLUSIONS, CONDITIONED UPON EXECUTION OF THE FIRST AMENDMENT TO THE CONSTRUCTION MANAGER-AT-RISK AGREEMENT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT TO CONSTRUCTION MANAGER-AT-RISK AGREEMENT BETWEEN THE CITY AND HILL & WILKINSON REVISING THE TOTAL COST OF ESTIMATED CONSTRUCTION TO $13,575,343.00.

C. CONSIDER ADVERTISEMENT OF BID #43-12 – 2012 PUBLIC BUILDINGS ENERGY REDUCTION INITIATIVES. BIDS TO BE RECEIVED BY THURSDAY, MAY 31, 2012 AT 2:00 P.M.

D. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #37-12 – WE RECOMMEND THE AWARD TO INTERCON CONSTRUCTION COMPANY FOR THE DEMOLITION OF THE FORMER 36-UNIT APARTMENT COMPLEX KNOWN AS THE WILLOWS IN THE AMOUNT OF $193,300.

2. BID #39-12 – WE RECOMMEND THE AWARD TO JIM BOWMAN CONSTRUCTION COMPANY, LP FOR THE 2010 BOND PROJECT FOR THE DUMONT DRIVE REHABILITATION PAVING, WATERLINE AND DRAINAGE PROJECT IN THE AMOUNT OF $1,337,061.80.

3. BID #42-12 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL CONTRACT PURCHASE ORDER TO SUNBELT POOLS, INC. FOR SWIMMING POOL WATER MANAGEMENT SERVICES PER A FIXED MONTHLY MAINTENANCE FEE OF $8,950 FOR CANYON CREEK, COTTONWOOD, GLENVILLE, AND TERRACE POOLS AND A FIXED MONTHLY MAINTENANCE FEE OF $11,950 FOR ALL FIVE POOLS PLUS ARAPAHO AQUATICS CENTER WHEN COMPLETED.

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8. RECEIVE THE SIGN CONTROL BOARD MINUTES OF THE MAY 9, 2012, MEETING.

ACTION TAKEN:

THE RICHARDSON CITY COUNCIL WILL MEET AT 5:30 P.M. ON MONDAY, MAY 14, 2012, IN THE RICHARDSON ROOM OF THE CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TEXAS. AS AUTHORIZED BY SECTION 551.071(2) OF THE TEXAS GOVERNMENT CODE, THIS MEETING MAY BE CONVENED INTO CLOSED EXECUTIVE SESSION FOR THE PURPOSE OF SEEKING CONFIDENTIAL LEGAL ADVICE FROM THE CITY ATTORNEY ON ANY AGENDA ITEM LISTED HEREIN. THIS BUILDING IS WHEELCHAIR ACCESSIBLE. ANY REQUESTS FOR SIGN INTERPRETIVE SERVICES MUST BE MADE 48 HOURS AHEAD OF THE MEETING. TO MAKE ARRANGEMENTS, CALL 972-744-4000 VIA TDD OR CALL 1-800-735-2989 TO REACH 972-744-4000.

WORK SESSION – 6:00 P.M.:

- Call to Order

A. Review and Discuss Items Listed on the City Council Meeting Agenda

B. Review and Discuss the Promotion and Marketing of Local Events

C. Review and Discuss the Recommended Enhancements to Chapter 18 of the City's Code of Ordinances Concerning Sign Regulations

D. Review and Discuss the Wildflower! Richardson's Arts and Music Festival 2012

E. Report on Items of Community Interest

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, MAY 11, 2012, BY 5:00 P.M.

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DEPUTY CITY SECRETARY

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL
April 23, 2012
City of Richardson, Texas

A Regular Meeting of the City Council was held at 7:30 p.m., Monday, April 23, 2012 with a quorum of said Council present, to-wit:

Bob Townsend	Mayor
Laura Maczka	Mayor Pro Tem
Mark Solomon	Council member
Scott Dunn	Council member
Kendal Hartley	Council member
Steve Mitchell	Council member
Amir Omar	Council member

City staff present:

Bill Keffler	City Manager
Dan Johnson	Deputy City Manager
Michelle Thames	Assistant City Manager Administrative Services
David Morgan	Assistant City Manager Community Services
Cliff Miller	Assistant City Manager Development Services
Samantha Woodmancy	Management Analyst
Pamela Schmidt	City Secretary
Michael Spicer	Director of Development Services
Don Magner	Director of Community Services
Steve Spanos	Director of Capital Projects – City Engineer
Gary Beane	Budget Officer
Robbie Hazelbaker	Asst. Director of Parks & Recreation

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1. INVOCATION – LAURA MACZKA

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – LAURA MACZKA

3. MINUTES OF THE APRIL 9, 2012 MEETING

ACTION TAKEN: Mr. Omar moved approval of the minutes as presented; second by Mr. Hartley and the motion was approved with a unanimous vote.

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4. VISITORS. (The City Council invites citizens to address the Council on any topic not already scheduled for Public Hearing. Prior to the meeting, please complete a "City Council Appearance Card" and present it to the City Secretary. The time limit is five minutes per speaker.)

Representative Angie Chen Button read and presented a State Resolution recognizing the 11 miles of bike lanes in the City of Richardson in addition to the 24 miles of multiuse trails and plans trails. She congratulated Richardson on its designation as the Most Bike Friendly Neighborhood for 2011 by Bike Friendly Oak Cliff.

Darrell Day, 1303 Chickasaw, representing Neighborhood Protection Alliance of Richardson (NPAR), congratulated the Council for moving forward on the closure of the Willow Apartment Complex. He encouraged the Council to continue improving Richardson neighborhoods. He

asked if a decision had been made about the use of the land. Mr. Keffler replied that Council has not had any specific discussion and stated the biggest interest is to demolish the building.

PUBLIC HEARING ITEMS:

5. PUBLIC HEARING, ZONING FILE 12-04: A REQUEST BY BO CHAPMAN, REPRESENTING LAKE PARK TOWNHOMES LTD, FOR AMENDMENTS TO THE EXISTING PD PLANNED DEVELOPMENT SPECIAL CONDITIONS ON AN 8.76-ACRE SITE TO REDUCE THE MINIMUM LOT SIZE FOR LOTS ALONG THE NORTHERN PROPERTY LINE, INCREASE THE NUMBER OF UNITS ALLOWED IN A TOWNHOME BUILDING, AND FOR APPROVAL OF BUILDING ELEVATIONS FOR A PROPOSED TOWNHOME DEVELOPMENT LOCATED ON THE NORTH SIDE OF LAKE PARK WAY, EAST OF COIT ROAD.

Mr. Keffler referred to the approval of the development in 2005, which will total approximately 253 townhomes when completed. He reported that the City Plan Commission recommended approval with a 6-0 vote on April 3, 2012 and he asked Mr. Spicer to brief the Council.

Mr. Spicer stated the project is Phase II of a development approved in 2005. He used an aerial map to illustrate the tract of land in question and pointed adjacent uses. He used the site plan and conceptual plan to highlight the buildings in question. He stated the request is to amend the district to allow for a reduction in the size of eight “estate” townhome lots; to allow a single “seven unit” townhome building; and approval of building elevations. He provided elevations of the various styles of units and photos of similar units constructed in Phase I. He stated there were no speakers during the Plan Commission public hearing and they received three letters regarding issues with visitor parking and driveway length in Phase I; two of the letters from the same individual. He reported that the City Plan Commission recommended approval with a unanimous vote.

Mr. Omar asked about the concerns with the lot depth and Mr. Spicer explained there would be less lot space for the eight lots noted in the request and the lot depth would be 75 ft. which would only allow a 1,800 sq ft lot area. He stated that part of the request is really a clarification of eliminating contradictions or confusion between the approved concept plan and the text of the ordinance. He stated the plan anticipated 75 ft depths for the lots, and similarly with the single seven-unit building. With regard to parking, 68 spaces are required by ordinance and 72 would be provided by the proposal. Mr. Mitchell asked about the impact of the lot depth reduction and Mr. Spicer replied that the lot space available was adequate to have a unit that complies with the zoning.

Mayor Townsend opened the public hearing and invited the applicant to present the request.

Harley Rice, 5339 Alpha Road, Ste. 300, Dallas, representing the applicant, stated the units needed to be reduced due to the geometry of the site and would center the building to fit the lot size. He stated they are asking approval of the request to clarify the ambiguous language in the ordinance. The building elevations are consistent with Phase I and the conditions of the ordinance. With regard to parking, he felt there was a more favorable distribution of parking throughout the site and the goal is to preserve some open space.
Mr. Hartley asked about the price range for the homes and Mr. Rice stated he did not have the information.

Mr. Dunn asked about the difference in elevation between the existing Home Depot site and the proposed development, and Mr. Rice stated they would be take land from the west side of the site and push it to the east to create a relatively level site. He advised they would take care of drainage concerns by constructing storm drains.

Mr. Omar asked if there was any ability to construct a sidewalk that is not adjacent to the curb and Mr. Allen replied that the sidewalk is already in existence.

Mr. Mitchell asked when the project would begin and Mr. Allen stated it would be HUD financed project and they hoped to break ground within the year.

Mr. Dunn moved to close the public hearing; second by Ms. Maczka and the motion was approved with a unanimous vote.

> *ACTION TAKEN*: Mr. Solomon moved approval of ZF 12-04; second by Mr. Dunn and the motion was approved with a unanimous vote.

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6. PUBLIC HEARING AND CONSIDER ORDINANCE NO. 3863, ADOPTING STANDARDS OF CARE FOR YOUTH PROGRAMS OFFERED BY THE RICHARDSON PARKS AND RECREATION DEPARTMENT.

Mr. Keffler stated the Texas Human Resources Code requires a public hearing if a municipality seeks an exemption from State Child Care licensing. He asked Robbie Hazelbaker, Asst. Director of Parks & Recreation, to brief the Council.

Mr. Hazelbaker stated the public hearing and adoption of Standards of Care for youth programs is required to occur annually. He recommended approval.

There were no speakers regarding the request.

Ms. Maczka moved to close the public hearing; second by Mr. Solomon and the motion was approved with a unanimous vote.

> *ACTION TAKEN*: Mr. Mitchell moved to approved Item No. 6; second by Mr. Hartley and the motion was approved with a unanimous vote.

ACTION ITEMS:

7. CONSIDER THE REQUEST OF THE CVS CORPORATION FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE I, SECTION 18-5(4) TO ALLOW A DIGITAL DISPLAY DEVICE SIGN SHOWING A PRINTED MESSAGE ON THE PROPERTY LOCATED AT 2129 E BELT LINE RD; AND A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE IV, SECTION 18-125(5) TO ALLOW FOR A 22.65 SQUARE FOOT VARIANCE INCREASE IN THE MAXIMUM 60 SQUARE FEET ALLOWED FOR A MAJOR FREESTANDING SIGN; AND TAKE APPROPRIATE ACTION.

Mr. Keffler stated the item was brought forward for review on the request of the Council and asked Mr. Magner to review the request.

Mr. Magner advised that the item is a request of the CVS Corporation for the property located at 2129 E. Belt Line Road. He stated that electric message center requested is only allowed with a special permit by the Sign Control Board and acceptance by the City Council. The applicant also requests a variance to exceed the allowable size. If permitted, the old sign would be removed and replaced with the new sign. He provided photos of the existing sign and a superimposed sign as well as photos of various existing signs located in several cities. He advised that the Sign Control Board approved the request with the additional stipulation that the message can only change once every 24 hours. Mr. Magner concluded the presentation noting that there had been a previous policy allowing such signage so long as the electronic sign did not change more than once every 24 hours. He explained that the policy has been discontinued to insure that staff did not do anything that would be inconsistent with any potential new regulation that the Council might adopt.

Mr. Omar stated he was not opposed to a digital display so long as it remained on the existing two-pole sign at the current height and was the same size as the existing sign. His concern is professional image of the sign. Mr. Solomon expressed his preference for the double pole with the skirting on the poles. Mr. Mitchell asked if the height was in question and Mr. Magner stated the request pertained to the square footage and the digital sign rather than the height. He clarified that 20 ft high was allowed by right.

Pauline Wright, 809 Greenbriar Road, Fate, stated she represents the CVS Corporation and would be responsible for the sign installation. She stated there are three sizes for the digital box and the proposal includes the middle sized sign size. She explained that the smaller sign was too small and the medium sized sign would allow them to maximize the area. She stated they would be willing to increase the size of the proposed CVS sign to meet the size of the electronic sign. The reason for the single pole is because the applicant cannot get approved engineering for the existing poles to support the weight of the sign. Mr. Omar stated he would prefer something that integrates the two signs, with similar width and with two poles. Ms. Wright stated they would be willing to go to a larger top cap sign to meet the width of the electronic sign. Mr. Solomon stated his preference was a sign similar to slides 57 or 51 with the electronic sign pressed up against the top cap because looks like one solid unit. A lengthy discussion was held regarding the size of the sign.

Mr. Mitchell stated he would like to wait until the Sign Board presents its recommendations for amendments to the current ordinance and also was struggling with the increase in sign size. Mayor Townsend stated he has heard that Richardson is difficult to do business with because of the sign ordinance. Mr. Omar talked about his desire to insure that the signs in Richardson have an upscale appearance and are uniform in nature.

> *ACTION TAKEN*: Mr. Solomon moved that Item 7 be approved with the following conditions: allow the 9' 11" on the top sign and 9' 11" on the bottom sign; that they be joined together; remaining to the current height of the current sign; they be on two poles, cladded; and limit the digital sign to change no more often that once every 24 hours. Discussion. Mr. Magner clarified that 20 ft height is allowed for any major freestanding sign by right. Mr. Solomon added a stipulation that the sign be no more than 15 ft high. Second by Mr. Omar. Discussion. Mr. Mitchell felt the approval may be a little premature and felt Richardson is seen as a pro business community. He understood the need for signature signage, but would vote in opposition to the motion. Ms. Maczka underscored that the change only increases the sign by 5 sq ft and felt the joining of the two was more important. The motion was approved 5-2 with Mr. Mitchell and Mayor Townsend voting in opposition.

ALL ITEMS LISTED UNDER ITEM 8 OF THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSIONS OF THESE ITEMS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY:

8. CONSENT AGENDA:

ACTION TAKEN: Mr. Solomon moved approval of the Consent Agenda; second by Mr. Hartley and the motion was approved with a unanimous vote.

A. Consider the following Ordinances:

1. Ordinance No. 3864, re-appointing a Presiding Municipal Judge, Assistant Municipal Judges of the Municipal Court of Record No. 1 of the City of Richardson.

2. Ordinance No. 3865, amending the Comprehensive Zoning Ordinance and Zoning Map to grant a change in zoning from I-M(1) Industrial with special conditions to PD Planned Development for I-M(1) Industrial with a Special Permit for a hospital with special conditions.

B. A request for approval of building elevations for Brick Row multi-family buildings “D” and “E” with exceptions to the maximum percentage of one-bedroom units minimum floor area for building “D”, and the minimum masonry percentage for buildings “D” and “E”.

C. Award of the following bids:

1. Bid #24-12 – award to HD Supply Waterworks for a sole source procurement of radio frequency encoders for existing Neptune water meters in the amount of $58,675.

2. Bid #41-12 – award to August Industries, Inc., for the 6000 psi breathing air compressor station for the Fire Department in the amount of $52,488.

Mayor Townsend adjourned the meeting at 8:50 p.m.

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MAYOR

ATTEST:

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CITY SECRETARY

MINUTES OF A MEETING OF THE CITY COUNCIL
May 7, 2012
City of Richardson, Texas

A Meeting of the City Council was convened at 6:00 p.m., Monday, May 7, 2012 with a quorum of said Council present, to-wit:

Bob Townsend	Mayor
Laura Maczka	Mayor Pro Tem
Mark Solomon	Council member
Scott Dunn	Council member
Kendal Hartley	Council member
Steve Mitchell	Council member
Amir Omar	Council member

City staff present:

Bill Keffler	City Manager
Dan Johnson	Deputy City Manager
Michelle Thames	Assistant City Manager Administrative Services
David Morgan	Assistant City Manager Community Services
Samantha Woodmancy	Management Analyst
Vickie Schmid	Deputy City Secretary
Gary Beane	Budget Officer
Michael Massey	Director of Parks and Recreation Services
Roger Scott	Asst. Director of Parks & Recreation
Bruce MacPherson	Managing Director – Eisemann Center

Call to order – Mayor Townsend called the meeting to order at 6:03 p.m.

Visitors –
Susan Turitz Cooper, 1116 Greencove Lane, Richardson, expressed concern regarding the proposed Seaway Tar Sands Pipeline scheduled to be implemented by Enbridge in late-May/early-June and urged the Mayor and Council to use their influence with the North Central Texas Council of Governments (NCTCOG) to stop the pipeline from transporting tar sands crude because of the danger of line ruptures and water contamination. Ms. Cooper provided handouts to the Council.

Dick Guldi, 7228 La Sobrina Drive, Dallas, advised that Enbridge plans to reverse the flow of a 36-year-old line to transport unrefined crude from Houston to Michigan, crossing two tributaries of Lake Lavon and two branches of Richland Chambers Lake. Mr. Guldi provided Council with a map showing the route of the pipeline. He expressed his concern regarding the possibility of water contamination, referring to the rupture of Enbridge's repurposed pipeline which contaminated the Kalamazoo River, Michigan, in 2010 and he urged Council to insist that NCTCOG perform an environmental impact study before allowing the pipeline to be converted to run tar sands crude.

Mayor Townsend recognized a group of students from Bishop-Lynch High School attending the meeting.

Presentation of Proclamation for Asian Pacific American Heritage Month

Mayor Townsend welcomed guests from the DFW Asian-American Citizens Council (DFW AACC) and presented them with a proclamation. Those present to accept the Asian Pacific American Heritage Month proclamation from the Mayor and Council include Marian Gallemore, David Way, Lily Mak, Sammy Yang, Shobhaa Ravi, Jennifer Nguyen, Jessica Yang and Sury Thiagrajan.

Consider Resolution No. 12-04, nominating Councilmember Steve Mitchell to serve as a member of the North Central Texas Council of Governments Executive Board

Mayor Townsend noted that Mr. Mitchell's nomination to serve as member of the NCTCOG Executive Board was before Council for consideration. Mr. Solomon made a motion to approve Resolution 12-04 nominating Steve Mitchell to the NCTCOG Executive Board; second by Mr. Hartley and the motion was approved with a unanimous vote.

Review and Discuss the Water and Sewer Proposed Rate Increase

Mr. Keffler noted that on April 23, preliminary work relative to the proposed rate consideration, which allowed the City to withstand the need to address rates for the past three years, was presented to Council. He noted that the last rate increase was 2008-2009. Mr. Keffler stated that discussions last October identified an imminent need to review water/sewer rates for possible increase. He advised that the 90 Day Reserve balance was at risk if the rate increase is not considered due to the continued rise in debt rate for NTMWD member cities. Mr. Keffler advised that the proposed rate increase anticipates easing Stage 3 restrictions to allow twice weekly watering during summer months. He asked Gary Beane to brief the Council placing a focus on financial indicators for the proposed increase.

Mr. Beane stated that prior to rates established in 2001/2002 , NTMWD rates were relatively stable for a 10-year period with yearly wholesale increases thereafter; since that time the City retail water rates were increased five times and sewer rates five times. City wholesale water/sewer rates account for 71% of the operating expenses in the Water/Sewer Fund so any NTMWD increase in costs to the City dramatically impacts expenditures for that fund. He advised that without the increase, the Fund balance would be reduced to 74 days; with the increase, the Fund Balance would be 88-90 Days by year end. Mr. Beane noted that the increase would be split into five usage-based tiers for water and two for sewer and would include a $1.00 base rate increase from $7.00 to $8.00. The average household increase would be $6.50 per month - $4.08 water and $2.42 sewer. He said staff would continue to monitor NTMWD watering restrictions and weather conditions relative to easing the restrictions to twice weekly watering. Mr. Beane advised that May 14th adoption of the water/sewer rate increase would allow for the first billing at the new rate in June.

In response to Mr. Mitchell's question, Mr. Beane confirmed that a 74 Day Reserve translates into a $2.5 million shortfall in the Fund. He also noted that allowing the Fund balance to drop and remain below 90 days could adversely affect the City's Bond Rating. Mr. Omar felt the City should communicate the factors that made the increase necessary and the City should make citizens aware that Richardson's total combined costs are still one of the lowest among NTMWD member cities. Mr. Mitchell suggested communicating to the public that the City has not increased rates for the three years. Ms. Maczka felt communication was key to educate the citizens regarding the measures taken to minimize costs, to identify how Richardson rates

compare to other NTMWD member cities, and to allow twice weekly watering as part of the increase.

It was the general consensus of the Council to move forward with the water and sewer rate increases.

Review and Discuss the Heights Recreation Center, Heights Aquatics Center and Gymnastic Center Project

Mr. Keffler stated that cost factoring and value engineering was complete on the Heights Recreation Center, new pool, and gymnastics center projects. He asked David Morgan to update Council on the progress made.

Mr. Morgan stated that staff had worked hard the past few months to review plans, finalize drawings and bid the project. He detailed the Guaranteed Maximum Price (GMP) not to exceed process for the project. Mr. Morgan gave an overview of the Construction-Manager-At-Risk (CMAR) process utilized for this project as follows:

- CMAR competitively chosen based upon qualifications and fee statement;
- Selection Process allows ability to interview key staff including superintendent proposed for this project;
- CMAR works with team to establish schedules and budgets at each phase of the project; and
- CMAR prepares numerous bid packages and works with staff on advertising final construction documents.

He was pleased to announce that Hill & Wilkinson was selected as the Construction Management Team. Mr. Morgan introduced the team members from Hill & Wilkinson and Brinkley Sargent Architects. Once construction documents were complete, Hill & Wilkinson completed a competitive bid process, evaluating costs associated with the project, company backgrounds, and familiarity of work to insure the City receives the best value on each part of the project. He noted that the GMP presented here are in line with previous estimates. The recreation center and aquatics center have been combined into one GMP and the gymnasium will have a separate GMP, with construction contingencies built in to each of the GMP structures. Mr. Morgan recommended adding $191,000 of the Owners Contingency Fund to the GMP construction budget (reserving the remaining $249,000) bringing the total GMP to $13,575,343 for the recreation center, pool and gymnasium.

Mr. Morgan advised that the Alternates identified at previous meetings were bid and the slide, which was the top alternate item, was bid at an additional cost of $370,000. He noted that a decision on alternate items is not needed at this time and that the consultants would work to identify project savings and provide a timeline for decisions on each of alternates. Mr. Morgan confirmed that the Alternates were not included in the GMP and that Council would be asked to prioritize the Alternates at a later time. In response to questions from Council, Mr. Morgan gave examples of possible contingencies, including depth of piers and availability of adequate utility lines and confirmed that Leed certification process costs were approximately $150,000 for both projects. Mr. Dwayne Brinkley commented that working toward lower end Leed certification could be achieved with little additional effort if the certification process is started at the beginning of the project, which he felt would maximize use of public funds. Mr. Morgan also confirmed that any change orders for these projects would come back before the Council for

review and approval and that Hill & Wilkinson would be held accountable to the agreed upon GMP, but the City could increase the GMP if they desired.

Mr. Morgan stated that Hill & Wilkinson is working with Oncor to insure installation of new underground utility lines would be complete in accordance with the construction timeline. He stated that the Gymnasium was anticipated to open in January 2013 and the Recreation Center and Aquatic Center in May 2013, with as little interruption in service as possible.

Mr. Morgan noted that, with consent of Council, the Resolution requesting approval of the GMP is anticipated on May 14, 2012, with groundbreaking planned on May 15 and Hill and Wilkinson ready to mobilize on May 16. It was the general consensus of the Council to move forward with the GMP resolution. Mr. Mitchell asked staff to make the final elevations available to Council for viewing.

Review and Discuss the Proposed 2012–2013 Eisemann Center Presents Season and Eisemann Center Community Interest

Mr. Keffler stated that Council would have the opportunity to review and evaluate 10 years of Eisemann Center productions and to preview the 10th Anniversary Season. He asked Bruce MacPherson to brief the Council.

Mr. MacPherson began with a brief history of the Eisemann Center from initial construction to its grand opening on September 12, 2002. He noted that the Eisemann Center has worked with UTD's Arts & Humanities Dept. on residency programs over the past 7 years and sees an opportunity to work with the new UTD creative arts/technical arts degree programs to provide additional residency opportunities for students moving forward. Mr. MacPherson noted that the City is moving into the second half of the parking agreement with the Renaissance Hotel that will result in increased parking revenues once the agreement term is fulfilled. Mr. Johnson confirmed that a price structure was built in to the agreement which included an inflation index for the remainder of the 55 year lease.

Since its opening, 1.7 Million patrons have attended more than 4,100 events, presented by over 600 clients; volunteers have donated nearly 100,000 hours of time; and 76 art exhibits have been held at the Eisemann Center. Mr. MacPherson also noted that Dallas Business Journal has recently named the Eisemann Center as one of the Top 25 Entertainment Centers in the Metroplex. Of particular note, Patti LuPone and Mandy Patinkin, brought together again by Mr. MacPherson in 2002 as a grand opening act for Eisemann Center, will return on September 15, 2012, after a ten year run touring the nation including 63 performances on Broadway, to join in the 10th Anniversary celebration. Mr. MacPherson stated that a Community Arts Day is planned for September 16th, featuring local artists, hands-on lighting and sound operations experience, talent showcase, and a puppet show for the children. He noted that the 10th Anniversary weekend plans are continuing that will include receptions for front-line staff and contractors, clients, and major donors/sponsors and supporters. A commemorative program is being created with the help of Richardson Living Magazine. Mr. MacPherson presented a sneak-peak video of upcoming 10th Anniversary Season events and programs. He presented a break even budget for the 10th Anniversary Season. Mr. MacPherson concluded by stating that the Eisemann Center will work diligently to establish new programs, tie in to the Cultural Arts Master Plan, identify and build relationships with next-generation donors, create a synergy with the community, and continue to respond to new technical needs of the community and the City.

The Mayor and Council expressed their appreciation for the creative and innovative programs brought to the Eisemann the first ten years and their excitement for the upcoming 10th Anniversary Season. It was the general consensus of the council that the Near Term Action Item – Eisemann Center Community Interest had been sufficiently addressed and is complete.

Report on Items of Community Interest

Mr. Omar reported that a tribute grove of 40 trees was planted at the Cancer Center, each dedicated to family members affected by cancer, which resulted in approximately $20,000 raised to benefit the Cancer Center.

Mr. Solomon complimented the Parks Department staff for their hard work to make the Cottonwood Arts Festival a great event for vendors and patrons.

Mr. Hartley noted that attendance had doubled at the II Creeks program this past weekend, lending much needed support to Richardson Area Young Life.

Mayor Townsend adjourned the meeting at 9:00 p.m.

_____
MAYOR

ATTEST:

_____
DEPUTY CITY SECRETARY

City of Richardson
City Council Meeting
Agenda Item Summary

Meeting Date:	Monday, May 14, 2012
Agenda Item:	Visitors *(The City Council invites citizens to address the Council on any topic not already scheduled for public hearing.)*
Staff Resource:	Vickie Schmid, Deputy City Secretary
Summary:	Members of the public are welcome to address the City Council on any topic not already scheduled for public hearing. Speaker Appearance Cards should be submitted to the City Secretary prior to the meeting. Speakers are limited to 5 minutes and should avoid personal attacks, accusations, and characterizations. In accordance with the Texas Open Meetings Act, the City Council cannot take action on items not listed on the agenda. However your concerns will be addressed by City staff, may be placed on a future agenda, or by some other course of resolution.
Board/Commission Action:	N/A
Action Proposed:	Receive comments by visitors.

City of Richardson
City Council Work Session
Agenda Item Summary

Work Session Meeting Date:	Monday, May 14, 2012
Agenda Item:	Consider appointments to the Arts Commission, Animal Services Advisory Commission, Civil Service Board, Library Board, North Texas Municipal Water District, and Zoning Board of Adjustment/Building & Standards Commission.
Staff Resource:	Bill Keffler, City Manager
Summary:	The City Council met on May 1st to discuss appointments to various boards and commissions. This item is set to provide Council the opportunity to take action regarding the various appointments.
Board/Commission Action:	NA
Action Proposed:	Take action making appointments to the various boards and commissions.

MEMO

DATE: **May 11, 2012**

TO: **Honorable Mayor and City Council**

FROM: **Michael Spicer, Director of Development Services** *MS*

SUBJECT: **Zoning File 12-06 – Revised Movie Theater Elevations**

On May 1, 2012, the City Plan Commission recommended approval of the applicant's request with the condition that Exhibit "C"; the proposed building elevations be removed and encouraged the applicant to prepare revised elevations for the May 14, 2012, City Council meeting that would be more compatible with the existing shopping center and surrounding Richardson Heights neighborhood. Specifically, the Commission requested the elevations provide a mid-century modern design consistent with the surrounding area.

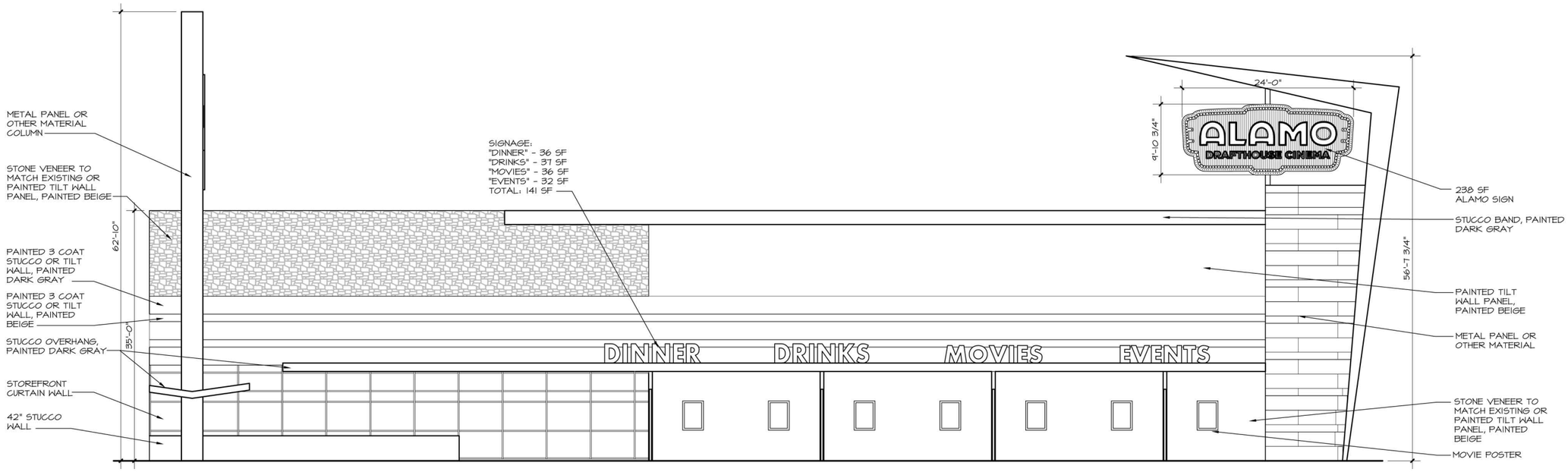
Attached are the revised elevations (Exhibit "C-1" and "C-2") and a color rendering (Exhibit "D") that reflect changes suggested by the Commission. Signs for the theater and lounge have been added at either end of the lease space along with architectural elements more indicative of a mid-century modern design. The proposed architectural elements also serve as a symbol of the City of Richardson's history as a radio innovator.

As part of the proposed elevations, the applicant is requesting flexibility in use of materials as noted on the black and white elevations to allow for minor design changes during construction. However, the minimum masonry requirements of 50% still apply. With the exception of the tallest architectural elements located on the east elevation, which are proposed at a height of approximately sixty-three (63) feet, the structure's height will be maintained at thirty-five (35) feet to the top of the roof.

If the revised elevations are to be considered, the following revisions to the proposed development standards regarding building elevations and signage as listed in the agenda packet for "ZF 12-06 Proposed Standards" are suggested:

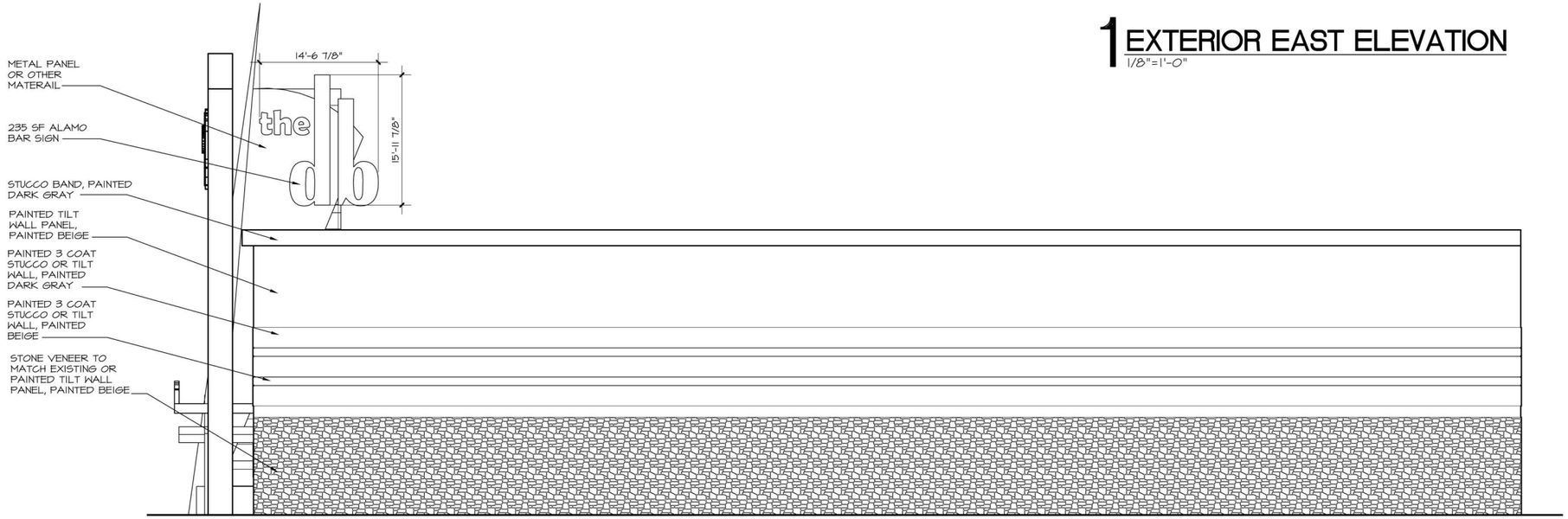
> 1.(iii.) The maximum height of Building B in conjunction with a movie theater shall be thirty-five (35) feet to the top of the roof and the tallest façade element shall be ~~forty-eight (48) feet~~ **sixty-three (63) feet**.
>
> 3. The maximum area of all attached signage for a movie theater shall not exceed ~~487 square feet, not to exceed 451 square feet on the east elevation~~ **698 square feet for the portion of the building occupied by a movie theater. All signage shall be located on the east elevation.**

ATTACHMENTS
Revised Elevations – Black & White
Revised Color Rendering



1 EXTERIOR EAST ELEVATION

1/8"=1'-0"



2 EXTERIOR NORTH ELEVATION

1/8"=1'-0"

Revised Exhibit C-1

ALAMO DRAFTHOUSE CINEMA - RICHARDSON

RICHARD WEISS, AIA
2111 TRAVIS HEIGHTS
AUSTIN TX 78704
(512) 447-6806 PHONE
(512) 851-2005 FAX
richard@weissarc.com

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WEISS ARCHITECTURE inc.

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DATE ISSUED: 05/11/12

DRAWN BY:

CHECKED BY:

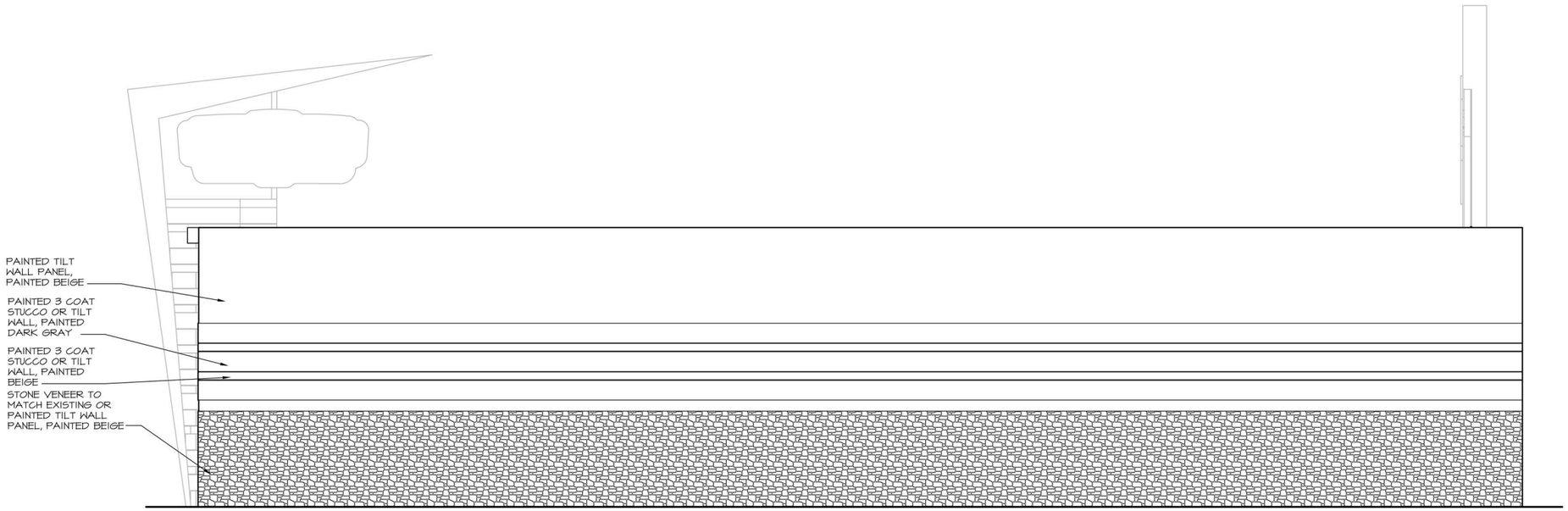
FILE NAME:

REVISIONS:

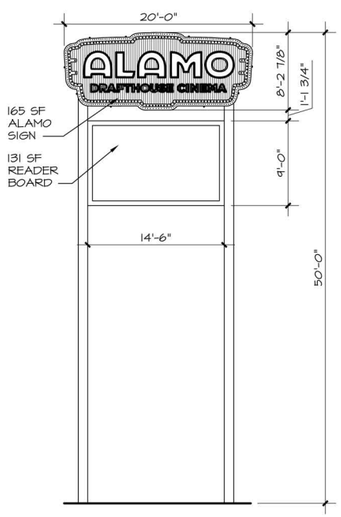
NO.	DATE	REVISION
1		
2		
3		

SHEET CONTENTS: EXTERIOR ELEVATIONS

SHEET: AX1



1 EXTERIOR WEST ELEVATION
1/8"=1'-0"



2 PYLON SIGN
1/8"=1'-0"

SIGNAGE SF:

EAST FACADE:
"DINNER" - 36 SF
"DRINKS" - 37 SF
"MOVIES" - 36 SF
"EVENTS" - 32 SF
235 SF ALAMO BAR SIGN
238 SF ALAMO SIGN
T - 12 SF MOVIE POSTERS

EAST FACADE SIGNAGE: 698 SF

FACADE AREA:

EAST FACADE:	6,365 SF
METAL PANEL OR SIGNAGE:	(945 SF)
STOREFRONT:	(935 SF)
NORTH FACADE:	6,055 SF
METAL PANEL OR SIGNAGE:	(607 SF)
WEST FACADE:	5,811 SF
TOTAL SF:	18,231 SF
METAL PANEL OR SIGNAGE, OR STOREFRONT:	(2,487 SF)
% SF OF MASONRY:	86%

Revised Exhibit C-2

ALAMO DRAFTHOUSE CINEMA - RICHARDSON

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richard@weissarc.com

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DATE ISSUED: 05/11/12

DRAWN BY:

CHECKED BY:

FILE NAME:

REVISIONS:

NO.	DATE	REVISION
1		
2		
3		

SHEET CONTENTS: EXTERIOR ELEVATIONS

SHEET: AX2

ALAMO DRAFTHOUSE CINEMA RICHARDSON - SCHEMATIC RENDER

WEISS ARCHITECTURE

Revised Exhibit D

MEMO

DATE: **May 10, 2012**

TO: **Honorable Mayor and City Council**

FROM: **Michael Spicer, Director of Development Services** MS

SUBJECT: **Zoning File 12-06 – Planned Development – Movie Theater**

REQUEST
Tyler Isbell, Hartman Richardson Heights Properties, LLC, is requesting to rezone a 16.85-acre site located at the southwest corner of Central Expressway and Belt Line Road (Richardson Heights Shopping Center) from C-M Commercial with special conditions to PD Planned Development to accommodate a movie theater.

BACKGROUND
The Richardson Heights Shopping Center was constructed in the late 1950's. The Center's site elements (lighting, paving, and landscaping) and building facades were renovated in 2007-2008 to attract additional tenants.

The proposed PD would establish specific standards necessary to accommodate the proposed movie theater. The movie theater would occupy approximately 35,350 square feet of Building B; the former Pep Boys and provide 744 seats in seven (7) theaters. A 4,000-square foot mezzanine is also proposed to accommodate projection areas. The proposed standards include:

- A residential adjacency setback requirement of 35 feet to allow Building B to remain in its current location.
- A minimum of 988 parking spaces for the entire shopping center. A parking study was conducted that determined the existing 988 parking spaces would be adequate to serve the proposed movie theater and any other mix of uses in the Center.
- A maximum building height of thirty-five (35) feet to the top of the roof and forty-eight (48) feet for the tallest building façade elements to accommodate the theater portion of Building B.
- Specific sign standards related to a pylon sign and building signage for the movie theater.

At its May 1, 2012 public hearing the City Plan Commission expressed concerns related to the proposed building elevations and the pylon sign. The building elevations were found to be incompatible with the shopping center and surrounding neighborhood. The applicant was urged to revise the building elevations. Issues related to the pylon sign included its size, height, and location.

One (1) letter of opposition has been received. At the May 1st public hearing nine (9) residents spoke in support of the requested zoning change and two (2) residents spoke in opposition.

PLAN COMMISSION RECOMMENDATION
The City Plan Commission, by a vote of 7-0, recommended approval of the request as presented, exclusive of the proposed building elevations illustrated in Exhibit "C". The Commission encouraged the applicant to prepare revised elevations for City Council consideration that would be more compatible with the existing shopping center and the surrounding Richardson Heights neighborhood. Revisions to the building elevation (Exhibit "C") are forthcoming.

ATTACHMENTS

Proposed Standards	Building Elevations (Exhibit "C")
CC Public Hearing Notice	Color Rendering (Exhibit "D")
City Plan Commission Minutes 05-01-2012	Site Photos (Exhibits "E-1" through "E-3)
Staff Report	Parking Study (Exhibit "F")
Zoning Map	Applicant's Statement
Aerial Map	Notice of Public Hearing
Oblique Aerial Looking West	Notification List
Zoning Exhibit (Exhibit "B")	Correspondence

PROPOSED STANDARDS ZF 12-06

1. The subject site shall be zoned PD Planned Development for the C-M Commercial District and shall be developed in accordance with the zoning regulations of the C-M Commercial District, Exhibit "B", and Exhibit "C" except as otherwise provided herein. The addition of mezzanine area within the movie theater space shall be subject to administrative approval.

    i. Building B as depicted on Exhibit "B" shall be allowed a minimum 20-foot rear setback from the property line.
    ii. A minimum of 988 parking spaces shall be provided.
    iii. The maximum height of Building B in conjunction with a movie theater shall be thirty-five (35) feet to the top of roof and the tallest façade element shall be forty-eight (48) feet.

2. The following sign standards pertain only to a freestanding pylon sign for a movie theater:

    i. Maximum height shall not to exceed fifty (50) feet.
    ii. The pylon sign shall not be located closer than sixty (60) feet to any other freestanding sign.
    iii. The maximum area shall not exceed 296 square feet, including the digital display. The digital display shall not exceed 50% of the total sign area and images shall not change at a frequency of less than one (1) change per six (6) seconds.
    iv. Moving, flashing, animated, intermittently lighted, changing color, beacons, revolving, scrolling, dissolving, or similarly constructed signs are prohibited.
    v. Intensity of display brightness shall automatically adjust to natural light conditions. Brightness cannot interfere with the vision of traffic on an adjacent road.
    vi. A programmable sign shall be equipped with a properly functioning default mechanism that will cause the sign to revert immediately to a single, fixed, non-transitory image or to a black screen if the sign malfunctions.
    vii. The illumination intensity of the display of the digital display shall not exceed one (1) foot candle measured at the property line.
    viii. The digital display shall not be used to display commercial messages relating to products/services that are not offered on the premises.

3. The maximum area of all attached signage for a movie theater shall not exceed 487 square feet, not to exceed 451 square feet on the east elevation. The building signage shall be placed in general conformance with Exhibit "C".

City of Richardson
Public Hearing Notice

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, May 14, 2012, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

Zoning File 12-06

A request by Tyler Isbell, representing Hartman Richardson Heights Properties, LLC, for a change in zoning from C-M Commercial with special conditions to PD Planned Development to accommodate the construction of a movie theater on a property located at 100 S. Central Expressway; currently zoned C-M Commercial.

If you wish your opinion to be part of the record but are unable to attend, send a written reply prior to the hearing date to City Council, City of Richardson, P.O. Box 830309, Richardson, Texas 75083.

CITY OF RICHARDSON
Pamela Schmidt, City Secretary

DRAFT EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – 05/01/2012

Zoning File 12-06: Consider and take necessary action on a request by Tyler Isbell, representing Hartman Richardson Heights Properties, LLC, for a change in zoning from C-M Commercial with special conditions to PD Planned Development to accommodate the construction of a movie theater on property located at 100 S. Central Expressway. The property is currently zoned C-M Commercial.

Mr. Shacklett stated the request was to rezone the property to accommodate a movie theater, which under the current zoning is an allowable use; however, the PD request is to accommodate some additional standards. He added that the proposed theater would be a movie grill type facility with a bar, seven movie screens, and 744 seats.

Mr. Shacklett noted that the applicant was requesting specific standards for the site in general as well as the proposed use that includes:

- Allow 25-foot encroachment into the 60-foot required open area, which would keep the building within its existing location.
- Require a minimum 988 parking spaces (based on parking study) for the entire 16.85-acre site, a 167 space deficit from what would normally be required by City parking standards.
- Proposed building height at tallest point of 47'6", which exceeds the City's building heights standards for one-story buildings and buildings within 150 feet of a residential district. (Majority of building will have a minimum roof height of 35 feet, but taller architectural elements will exceed that height and will be placed on the far side of the building away from residential areas.)
- Proposed pylon sign located along the east side of the property with visibility from Central Expressway.
    - Allow a 131-square foot digital display board on pylon sign with regulations governing the movement, flashing, animation, color change, etc.
    - Allow maximum of 296 square feet of signage area on pylon sign.
    - Allow pylon sign to exceed the 20-foot height regulation by being 50 feet in height.
- Allow maximum of 487 square feet of building signage; 451 square feet on east elevation and 36 square feet on north elevation.
- Proposing a combination of glass wall store front, tilt wall stone, stucco with 72% masonry (exceeds required 50% masonry).

Commissioner DePuy asked where the pylon sign would be located and felt it might be blocked by the existing trees if it was along the eastern edge of the property.
Mr. Shacklett replied there had not been a specific site designated, but it would probably be located adjacent to the former Palomina's restaurant just off the southbound frontage road for

Central Expressway. In addition, the request for the additional height of the sign took into consideration the trees along that edge of the property.

Commissioner DePuy asked if lighting would be added to the rear of the business for security during the evening hours without affecting the adjacent homeowners.

Mr. Shacklett replied that wallpaks and wall sconces pointed down towards the ground could be used to provide the 1-foot candle or less requirement at the property line so as not to affect the area homeowners.

Commissioner Frederick asked if the applicant was planning any changes for the utility poles to the rear of the building.

Mr. Shacklett replied that the applicant was planning to retrofit the building, but that could turn into a complete rebuild depending on the cost and how the utilities are regulated, which could affect what changes are made.

Commissioner Maxwell asked if changing zoning from C-M Commercial to PD imposed any additional submittals or requirements for the remainder of the site. He also wanted to know if the facility would have other events such as concerts or rent out for churches, and could it become something else if the applicant moved his business.

Mr. Shacklett replied that the site would be a rezoned to a Planned Development District, but would be governed by the base regulations of C-M Commercial except as otherwise stated.

Regarding other events, Mr. Shacklett said the primary use would be for showing movies, but as long as anyone was using the building for the purpose it was intended for there should be no problems. He added that if the applicant decided to move his business, another tenant could use the building for anything that was allowed in the base C-M Commercial regulations.

Commissioner Linn expressed concern over the pylon sign and asked how difficult it would be to alter the sign if a redevelopment/enhancement study, similar to the standards set for West Spring Valley, were put in place.

Mr. Shacklett replied that if the sign was approved by the Commission and City Council it would be allowed to remain; however, the conditions mentioned in the staff report limited the sign to be used only for a movie theater.

Chairman Gantt asked to clarify who would have control over approving the location of the pylon sign on the property – the Commission, the City Council, or the Sign Control Board.

Mr. Shacklett replied that as far as the location was concerned, there is a distance requirement on how close the sign can be to another property and how close it can be to another pylon sign. He added that the 60 feet mentioned in the conditions of the PD did not

specifically say where the sign would be located, but the location would have to meet the regulations.

Vice Chair Hammond asked to clarify if the sign would or would not go before the Sign Control Board and pointed out that the conditions in the PD regarding the sign were violations of the City's Sign Ordinance.

Mr. Shacklett replied that most signs do not go before the Sign Control Board, only those that do not meet the criteria.

Regarding the conditions for the pylon sign, Mr. Shacklett said that through the PD process the construction and design of the sign would be similar to the standards set in the West Spring Valley area.

Chairman Gantt summarized that the five conditions listed in the staff report would be would be the only variances from the standards listed in Chapter 18 of the City of Richardson *Code of Ordinances* Sign Ordinance.

Mr. Chavez added that the five conditions would become the design standards for the property.

With no further questions for staff, Chairman Gantt opened the public hearing.

Mr. Frank Bullock, SRS Real Estate, 8343 Douglas Avenue, Dallas, Texas, representing the owner, Hartman Real Estate Investment Trust, said his company was hired by the owner of the property to reposition the shopping center by bringing in new tenants. He added that they had spoken with many major retailers over the past year including Alamo Drafthouse, who, they felt would help revitalize the shopping center.

Mr. Bill DeGaetano, Alamo Drafthouse Cinemas, 3913 Woodstock Drive, Colleyville, Texas, stated that Alamo was excited about the opportunity to come to Richardson and noted that this theater would be their first in the DFW Metroplex.

Commissioner Hand asked if there were plans for valet parking for the theater because it was not mentioned in the parking analysis.

Mr. DeGaetano said they typically did not do valet parking; however, if the center did get busy they would institute it because one of their main concerns is customer satisfaction. In addition, they like to see a one to three parking ratio and since their peak time is when many of the other local retailers would be closed, he felt the parking would be sufficient.
Mr. DeGaetano also pointed out that since the business served dinner from their 3,000-square foot kitchen, they will not seat all seven theaters at once so they will not have 744 people in the facility at any one time.

Commissioner Maxwell asked about the other type of events that would be held at the facility.

Mr. DeGaetano replied that during the fall and the spring Alamo would have most of their special events, which are based around movies and include audience sing-a-longs or specially theme dinners to go with a movie. He added that they will not have concerts or events that would disturb the other theaters or surrounding neighborhood.

In addition, Mr. DeGaetano said they would address the concern regarding lighting at the rear of the facility, both for the safety for their employees and customers, as well as making sure the lighting does not disturb the adjacent neighborhood.

Commissioner DePuy asked what the busiest times would be. She also wanted to confirm there will be security lighting at the back of the theater.

Mr. DeGaetano replied that it would typically be Friday and Saturday nights from 7:00 p.m. to 10:00 p.m. He added that they will definitely have security lighting at the back of the theater both for employees and any customers who park there.

Commissioner Hand asked if the applicant was tied to the design for the façade because most of the property in the area tended to be mid-century modern and he felt the applicant was missing out on a marketing opportunity to solidify their brand in the area. He added that the Commission may want to consider not including the elevation if the item was approved in case the tenant might want to improve on the design.

Commissioner DePuy said she liked mid-century design and was not a big fan of the façade presented, but cautioned the Commission that the elevation should stay true to the company's branding. In addition, the remainder of the stores in the shopping center did not have mid-century facades.

Mr. DeGaetano replied any modifications would depend on what changes were being requested. He added that they were a franchise and there were constraints from the corporate office, but their buildings are not a cookie-cutter design and they like to blend into the neighborhood, which is what prompted the proposed stone accents and building signage, but they also wanted to make it clear they were a movie theater.

Commissioner Linn concurred with previous comments about the elevation and felt there was an opportunity to stand out. He also wanted to know the length of the lease.

Mr. DeGaetano replied they have a 15-year lease with three 5-year renewals.

Vice Chair Hammond asked if the theater would be used for business meetings, and he encouraged the applicant to blend in and compliment the already existing architecture in the shopping center.

Mr. DeGaetano replied that with so many corporate headquarters located in the City, they anticipated quite a few private corporate events and they would have a full time special events coordinator on staff.

Commissioner Bright asked about the bar located in the front of the building and if it would operate only in conjunction with the movie theater.

Mr. DeGaetano replied that the primary use of the bar was for customers before and after a movie, but customers did not have to attend a movie to come to the bar.

Vice Chair Hammond stated he was previously on the Sign Control Board and expressed concern over the proposed signage and felt it violated most of the ordinances in the City. He agreed there needed to be visibility, but he was going to be tough on what would be allowed.

Mr. Bullock thanked the Commission for hearing the item and the City staff for all their work.

Chairman Gantt announced he had five speaker cards for those wanting to speak in favor of the option; 19 cards from those in favor who did not want to speak; and two speaker cards in opposition.

Mr. David Knepper, 101 Shadywood Lane, Richardson, Texas, said he was a little apprehensive about the pole sign, but was in favor of the item because he felt it would help an underperforming shopping center and could be a catalyst for other investments in the area.

Mr. Andrew Laska, 502 Hyde Park, Richardson, Texas, President of Richardson Heights Neighborhood Association (RHNA), stated the RHNA was in support of the item and believed it would be very important to the all the Heights neighborhoods and the shopping center. He presented copies of Facebook postings with one thread alone showing 27 postings in favor of the zoning request.

Mr. Laska asked the Commission to seriously consider the adjacency of parking to the surrounding neighborhood noting that Devonshire Drive was open to the shopping center, but felt any potential problems were completely solvable. He asked the Commission to move forward and approve the request and suggested the RHNA could work together with the City and the applicant to address any problems.

In closing his presentation, Mr. Laska concurred with Mr. Hand's comments regarding the façade, and noted that the sign request was not out of scale with the other large sign in the area that was formerly a clock. He added that given the gravity of the Alamo Drafthouse on revitalization in the area, he asked the Commission to approve the zoning request and note their concerns when passing the item on to the City Council for their review and possible approval.

Ms. Christina Stock, 819 Sherwood Drive, Richardson, Texas, said she was very excited about the possibility of the Alamo Drafthouse coming to Richardson and felt it would bring a great deal of business to the City.

Mr. Richard Dodson, 733 Nottingham, Richardson, Texas, stated he had been saddened by the decline of the shopping center and felt Alamo Drafthouse would bring additional business to the area. He also asked the Commission to take into consideration the other signs in the area and felt the item should be approved and the details of the sign could be addressed at a later time.

Commissioner Hand asked how often the speaker shopped in Richardson Heights Shopping Center.

Mr. Dodson said he shopped at the TJ Maxx sometimes, but the only other shop he frequented was a restaurant that has since closed down.

Mr. Kent Whitefield, 801 James Drive, Richardson, Texas, was in support of the item and felt that any issues with Devonshire Drive and/or the sign could be addressed later and urged the Commission to approve the item.

Ms. Terri Duhon, 2202 Blackberry Drive, Richardson, Texas, said she was in support of the item, but had concerns about noise and traffic for the surrounding neighborhoods.

Ms. Sandy Hanne, 637 W. Belt Line, Richardson, Texas, was in favor of the item and asked the Commission to keep an open mind regarding the signage.

Mr. Robin Roberts, 722 Dumont, Richardson, Texas, said he supported the request and thought it was a fantastic concept. In addition, he was hoping the façade on the theater would reflect more of the older architecture of the neighborhood.

Ms. Angela Epley, 627 Scottsdale, Richardson, Texas, was in favor of the item and suggested the theater would be similar in nature to the Angelika Theater and felt that keeping an open mind on the signage would be worth while.

Chairman Gantt called for any comments in opposition.

Ms. Beverly Whittington, 304. S. Lindale Lane, Richardson, Texas, said she had been a resident for 47 years and was opposed to the theater because of the close proximity to the neighborhood and felt there would be an increase in traffic, trash, noise and possibly an increase in crime because alcohol would be served. She added that three or four of her neighbors were also in opposition, but were unable to attend the meeting.

Mr. Ramona Powers, 303 S. Lindale Lane, Richardson, stated her home backed up to the shopping center and was concerned about safety in the area, trash, noise pollution, and glare from the proposed sign.

Chairman Gantt asked if the applicant had any comments in reply to the statements made.

Mr. DeGaetano replied that unaccompanied minors cannot get in to the theater without a parent and their clientele was typically young professionals. He added that all their

beverages and food are served in real glasses and plates that cannot be removed from the theater.

Mr. DeGaetano said he understood the concerns about noise pollution and felt that the employees would be the ones parking at the rear of theater and he would work with his staff to ensure the area is quiet. He added that in regard to the concerns about alcohol being served, the theater usually does a last call 45 minutes prior to a movie ending and they are adamant about making sure their customers do not over indulge.

Mr. DeGaetano closed his comments stating that he had spent 18 months courting the Alamo Drafthouse company before obtaining his franchise and then another 12 months in training. He noted that the brand was of the highest quality and he hoped to bring it to Richardson very soon.

Commissioner Linn stated he did not think visibility of a sign would make or break the business because of their reputation noting the number of people in favor in attendance.

Commissioner Frederick suggested that the façade on the Winchester, Virginia, store seemed to be in keeping with mid-century modern theme mentioned earlier.

Commissioner Bright asked if any other Drafthouse locations backed up to residential areas and did they have problems with noise or complaints.

Mr. DeGaetano replied their busiest location in Austin, Texas, backed up to a neighborhood and the only buffer was the fences of the homes. He added that since he had been with the company they have not had a problem with complaints.

Vice Chair Hammond said he wanted to set the stage for his opinions and noted the signs in Richardson were much different than those in other cities. He added that any reader boards in the City had to be approved by the Sign Control Board and the Board had even turned down a request from the City itself for a reader board.

Mr. Hammond asked if the applicant was willing to move ahead if the pylon sign, the digital reader, and the pylon sign height increase were removed from the application.

Mr. DeGaetano replied that the proposed location would be their first in a very competitive market and to take advantage of the 300,000 cars that pass by on Central Expressway they needed signage on the road. He added that speaking from his, his investors, and the corporate office point of view, the approval of the site could hinge on the signage.

Mr. DeGaetano said he was not opposed to moving the sign or making it smaller as long as it was visible from Central Expressway.

Vice Chair Hammond asked if the applicant had spoken with the owner of the property about co-locating on the tall grandfathered sign already on the property and felt it was a great opportunity for Alamo Drafthouse to be the anchor tenant listed on the sign.

Mr. DeGaetano said they had not discussed that possibility with the property owner.

Mr. Bullock asked the Commission to remember that their goal was to lease the entire center and there was still a couple of large spaces to lease so they were saving the large pole sign for the future retailer because they would not have the cult following that Alamo Drafthouse has.

With no further comments, Chairman Gantt closed the public hearing.

Commissioner Hand asked staff if alcohol could be served at any of the current locations in the shopping center. He also wanted to know if the sign was on the frontage road would it reflect or cause glare to the homes on Lindale Lane.

Mr. Shacklett replied there are currently approved alcohol permits in the shopping center, and regarding the sign, he felt the sign was the approximate size of the building and was located 700 feet from the homes. He added that the sign would be required to meet glare standards at the property line.

Commissioner DePuy said she did not have a concern about the signs and noted that the theater location would be at the back of the shopping center and, with the trees along the frontage road, the theater would not be visible from Central Expressway. She added that she was excited about the revitalization of the shopping center and would not like to see anything happen to the proposal because of signage.

Commissioner Hand stated that he thought this project could be the catalyst for the shopping center and something that had been needed for decades. In addition, knowing how the shopping center had struggled in the past, he felt it would be hard to limit them on the sign when the applicant needed to establish their brand in the area.

Commissioner Maxwell reported his only concerns were the elevation and the disturbance additional traffic might bring to the neighborhood. He asked if the back access along Devonshire could be closed off.

Mr. Shacklett replied there have been no discussions about closing that access and pointed out that there were a few homes that had rear entry garages off that alley.

Commissioner Bright thanked the applicant for bringing the project to the City, and thanked the residents for coming out and giving their comments. He said he supported the item, but did have a concern about the residents backing up to the alley and a possible problem with parking along residential streets.

Mr. Chavez said the staff would like to have the opportunity to monitor the situation and the City was committed to having the site functioning properly. He added that within 300 feet of the front door of the theater there are approximately 320 parking spaces.

Commissioner Bright asked if it would be possible to pass the item without limiting the applicant to the current elevations and suggested giving the applicant the freedom to come up with another design.

Vice Chair Hammond said he wanted to make sure the record reflected he was in favor of the application, but just wanted to caution the applicant that others had requested variances to the sign ordinance and only a very few of those requests had been granted.

Commissioner Linn stated he was in favor of the item and felt the Commission could still be responsible and have oversight while allowing the item to proceed without compromising long held standards for the sake of economic development. He suggested that the demographic being targeted by the applicant would get their information from alternative sources (i.e., Facebook, Fandango.com, Movies.com, etc) as opposed to signage.

Mr. Linn commended the 15-year commitment and asked if the Commission could move the item forward without the pylon sign changes because he did not support the sign changes.

Chairman Gantt said he agreed with Mr. Bright and felt the theater needed a sign, but he also agreed with Mr. Linn that there are plenty of other ways to find out what movies were playing at what theater; however, it would not hurt to have a sign. He said he was in favor of moving it forward as presented and let the City Council decide if they want to enforce the sign ordinance.

Chairman Gantt also noted that Exhibit C, the elevations, were listed as part of the ordinance and asked if it was possible to move the item forward while at the same time giving the applicant the flexibility to modify the elevations.

Mr. Chavez replied that if the Commission chose to recommend approval, subject to the conditions found in the staff report, and included that the applicant would submit a site plan showing the location of the pylon sign in addition to new elevations, it would give them the flexibility to bring the final elevations back before the Commission at Site Plan approval.

Regarding the proposed standards, Mr. Chavez noted that the staff looked at future proposed standards for digital signage, which is the trend throughout the nation, and at other municipalities who have design standards to address glare, brightness, distraction from road, and a default features that cause the sign to go blank if there is a problem.

Commissioner Maxwell asked if the Commission followed Mr. Chavez' suggestion and the elevation was still not what the Commission wanted, what would be the options. He also wanted to know if the site plan and elevation meeting would be a public hearing.

Mr. Chavez replied that the option could be rejected at a future meeting, but suggested the Commission give some direction to the applicant as to what they would like to see.

Regarding a future hearing, Mr. Chavez pointed out that those items would be on the Consent Agenda and reminded the Commission the applicant would only be submitting the building elevations and a site plan showing the location of the pylon sign.

Commissioner Bright asked if the proposed sign standards in the PD are forward thinking in the types of lighting being requested and could it be something the existing sign ordinance did not address because it was more modern.

Mr. Chavez replied yes, that the standards were such that the City may or may not adopt them in the future.

Commissioner Hand asked if Exhibit B (site plan) and C (elevations) were removed from the zoning request did it jeopardize the approval process and/or progress. He also wanted to know if the actual location of the pylon sign was known and, if not, did that cause any concerns for the staff.

Mr. Shacklett replied that if Exhibit C was removed it would slow down the progress if it had to come back for approval. He noted that the location would most likely be on the east side of the buildings along Central Expressway for visibility purposes.

Mr. Chavez added that the sign would most likely not be along the parkway because of the lack of space, but would probably be along the Central Expressway side of the property and not in the actual parkway. He added that the staff was not concerned about placement of the sign because the placement would have to conform not only to Chapter 18, but also to the provisions of the PD.

Mr. Chavez suggested the Commission could provide staff with the ability to administratively approve any buildings elevations as long as the Commission provides some type of guidelines similar to those listed in the West Spring Valley guidelines.

Motion: Commissioner Hand made a motion to recommend approval Zoning File 12-06 with the exception that Exhibit C is removed from the submission; second by Vice Chair Hammond.

Commissioner DePuy asked if any of the exhibits were removed would it cause a delay in the process.

Mr. Chavez replied that it would allow the applicant to refine the product.

Commissioner Hand asked if the applicant came back in two weeks with the same elevation and said that elevation was what they really want what would happen.

Mr. Shacklett pointed out that once the Commission “recommends approval” the full package goes forward to the City Council and they have the final say so whether they agree with the Commission or not.

Commissioner Maxwell asked if the motion could be amended to have the applicant come back with elevations for approval by the Commission.

Mr. Shacklett replied that would cause a slowing down of the process as previously mentioned.

Chairman Gantt said it was Mr. Hand's intent when he made the motion to have the applicant return before the Commission with new elevations.

Mr. Chavez stated that it would add additional time to their process.

Commissioner Maxwell asked if there was any advantage or disadvantage to the applicant by proceeding with the process as proposed under the current motion, or continuing the item to the next Commission meeting.

Mr. Chavez replied that a continuation would add an additional three to four weeks to the process as opposed to requiring that the applicant come back through the site plan process, which would add only two weeks.

Commissioner Maxwell asked if there were any comments regarding the urgency of the process and Chairman Gantt said he did not perceive any, but suggested calling the applicant back to answer the question.

Commissioner Hand said his intent was not to tell the applicant to do it again, but he was suggesting there was an opportunity to improve the design and cautioned the Commission about approving the request and locking in the current elevation when the applicant was open to making changes.

Mr. Chavez replied that if even if the Commission recommended approval and removed Exhibit C (elevations), the whole packet would go forward to the City Council and it would be up to the Council to either accept the recommendation and approve the request as stated by the Commission, or they could approve it as is, or approve it with another elevation.

Mr. DeGaetano said he was very open to changing the design of the elevations.

Regarding the urgency of the request, Mr. DeGaetano explained that the request was very urgent because if another theater group came into the old theater on the south side of Spring Valley before Alamo announced their intentions, it would make it impossible for another theater to open within three miles of it and shows first run movies. In addition, the lease signed by Alamo contained contingencies that state if something of that nature would happen then the lease could be voided.

Vice Chair Hammond suggested an option that would give flexibility to the motion to allow the applicant the time to address Exhibit C (elevations) and not have to come back before the Commission.

Commissioner Linn asked how soon the City Council would see the application.

Mr. Chavez replied the request was scheduled to be viewed by the Council on May 14, 2012.

Commissioner Maxwell expressed concern and asked for clarification that if the elevations were attached to the request when it was forwarded to the City Council, and the Council accepted the Commission's recommendation to strike Exhibit C, there was no other requirement for the applicant to present an elevation as the motion was currently worded.

Mr. Chavez replied that was not correct and explained that the Commission was recommending that Exhibit C be struck from the request, but the same package the Commission viewed would be the exact same package presented to the Council with the Commission's recommendation to remove Exhibit C. Also, the applicant would be required to submit a building elevation that would have to conform to the base zoning in the C-M Commercial District.

Mr. Chavez suggested the motion could state to strike Exhibit C and final elevations be approved by City Council.

Mr. DeGaetano agreed that they would work to bring new elevations to the City Council in two weeks.

Commissioner Hand amended his motion to include the verbiage suggested by Mr. Chavez and Mr. Hammond concurred.

Motion passed 7-0.

Staff Report

TO: City Council

THROUGH: Michael Spicer, Director of Development Services *MS*

FROM: Sam Chavez, Assistant Director – Development Services *SC*

DATE: May 10, 2012

RE: **Zoning File 12-06:** Planned Development – Movie Theater

REQUEST:

Rezone 16.85 acres from C-M Commercial with special conditions to PD Planned Development to accommodate a movie theater at the Richardson Heights Shopping Center located at the southwest corner of Central Expressway and Belt Line Road. The request includes standards regarding the maximum height of the theater, the rear open space requirement for the rear of a building adjacent to a residential zoning district, parking standards, and signage standards.

APPLICANT / PROPERTY OWNER:

Tyler Isbell – SRS Real Estate Partners / Allen Hartman – Hartman Richardson Heights Properties, LLC.

EXISTING DEVELOPMENT:

The property is currently developed as a multi-building retail shopping center and supports six (6) retail buildings totaling 203,424 square feet.

ADJACENT ROADWAYS:

Central Expressway: Freeway/Turnpike; 26,154 vehicles per day on all lanes of southbound frontage road between Belt Line Road and Spring Valley Road (2012).

Belt Line Road: Six-lane, divided arterial; 24,800 vehicles per day on all lanes, eastbound and westbound between Inge Drive & Lindale Lane (May 2011).

SURROUNDING LAND USE AND ZONING:

North: Retail/Commercial; C-M Commercial
South: Retail/Commercial & Single Family; C-M Commercial & R-1100-M Residential
East: Retail/Commercial; LR-M(2) Local Retail
West: Single Family; R-1100-M Residential

FUTURE LAND USE PLAN:

Enhancement/Redevelopment

These are areas where reinvestment and redevelopment is encouraged. Further study may be necessary to understand the full potential for redevelopment. This property is located in the Central enhancement/redevelopment area and is part of the City's Tax Increment Finance (TIF) district. Enhancement/redevelopment should include new and renovated office space, upgraded retail centers, and additional hospitality uses such as restaurant, hotel, and entertainment.

Future Land Uses of Surrounding Area:

North: Enhancement/Redevelopment
South: Enhancement/Redevelopment & Neighborhood Residential
East: Regional Employment
West: Neighborhood Residential

EXISTING ZONING:

C-M Commercial (Ordinance Number 159-A).

TRAFFIC/ INFRASTRUCTURE IMPACTS:

The requested changes will not significantly impact the surrounding infrastructure. The applicant will be providing a parking study addressing the parking deficiency on the site.

APPLICANT'S STATEMENT

(Please refer to the complete Applicant's Statement.)

STAFF COMMENTS:

Background:
The subject property known as the Richardson Heights Shopping Center was constructed in the late 1950's and early 1960's. In 1989, a variance was granted by the Zoning Board of Adjustment (ZBA) to reduce the minimum landscaping percentage from 10% to 5.02% for a development exceeding 75,000 square feet. The property was purchased by Shafer Property Company in 2005, with plans to renovate the shopping center facades, paving, lighting, and landscaping. In 2007, a variance was granted by the ZBA to allow up to 50% of the exterior elevations to be non-masonry to accommodate proposed façade renovations. The site and building facades were renovated in 2007 and 2008 to attract additional retailers to the shopping center. Site updates included improvements to lighting, paving, and landscaping.

Applicant's Request:
The applicant's request is to accommodate a movie theater in Building B – formerly Pep Boys. A movie theater is an allowed use in both the C-M Commercial District and in a PD Planned

Development District. The proposed zoning change is to accommodate specific development standards that are necessary to accommodate a movie theater at this particular location.

The theater will occupy approximately 35,350 square feet of the existing 39,407-square foot building and will provide 744 seats in seven (7) theaters. The theater will be a movie grill type of theater where patrons will be seated in a theater at tables and can order dinner during the movie. They would be served by wait staff at their seats while watching the movie. The theater includes an additional 4,000-square mezzanine addition to the space which will include the areas for projection rooms. Information regarding the proposed theater and overall site is listed below:

- Lot Area: 16.85 acres / 734,011 square feet
- Building Area: Current total 203,424 square feet / Proposed total 207,424 square feet with proposed 4,000-square foot mezzanine in proposed movie theater
    - Building A – 53,154 square feet
    - Building B – Current total 39,407 square feet / Proposed 43,407 square feet with proposed 4,000-square foot mezzanine in proposed movie theater
    - Building C – 35,710 square feet
    - Building D – 37,818 square feet
    - Building E – 11,713 square feet
    - Building F – 25,622 square feet
- Setbacks:
    - Front: 40 feet along Central Expressway and Belt Line Road
    - Rear (Open space requirement per Chapter 21 of the Code of Ordinances-Subdivision and Development Code: 60 feet where the rear of a building abuts upon a residential district. **Buildings A-C do not conform to this requirement and are allowed to remain as existing non-conforming structures; Building B is located approximately thirty-five (35) feet from the residential district to the west.**
- Number of Parking Spaces: 1,155 required/988 proposed (per approved site plan). **As part of the PD, the applicant is requesting that a minimum of 988 parking spaces be required for the subject property. A parking study has been conducted and is attached as Exhibit "F". According to the study, the expected peak demand of 910 spaces would occur on a weekend around 7:00 pm; therefore, 988 parking spaces would be adequate.**
- Building Height: One (1) story with a mezzanine/thirty-five (35) feet to top of the roof and 47'6" to the top of the tallest façade element. **The applicant is requesting a building height standard of forty-eight (48) feet to accommodate the theater portion of the building.**
- Building Materials: The building will be constructed with concrete tilt wall panels and stone. The facades will incorporate stucco accent bands and corrugated metal for accent features. The proposed masonry percentage for the three (3) facades is approximately

72% which exceeds the 50% minimum masonry percentage as approved by the ZBA in 2007.

- Landscaping: 5.02% required per ZBA variance granted in 1989 / 10.6% provided per approved landscape plan which includes enhanced paving and plant material.

Proposed PD Standards:
60-foot rear open space – Buildings A, B, and C are currently built within the 60-foot open space area required where the rear of a building backs upon a residential zoning district. The 60-foot measurement includes the adjacent alley right-of-way. The northwest corner of the building is located approximately twenty (20) feet from the property line, and approximately thirty-five (35) feet from the residential district to the west. The proposed movie theater will be located in Building B, and the footprint of the building is proposed to remain unchanged.

Although the applicant is not proposing to modify the footprint of the building, staff suggested a standard to acknowledge the existing 35-foot rear open space area to ensure the building is a legal conforming structure.

- Minimum Parking Standards – The applicant is requesting that a minimum of 988 parking spaces be required for the subject property. The approved site plan (Exhibit B) shows the site has 988 approved parking spaces. Based on the current tenant mix for the shopping center, 1,155 parking spaces are required per the City of Richardson parking standards which results in a 167-space deficit. The applicant has conducted a parking study to determine if the site contains adequate parking even though it does not meet the minimum parking requirements per the minimum City of Richardson parking regulations. Based on the parking study, the peak demand for the site would occur around 7:00 pm on the weekend, and the peak demand would be 910 spaces therefore, 988 parking spaces would be adequate.

The City of Richardson's parking regulations requires parking on a per square foot basis or a per seat basis depending on the type of use. The following ratios are the City's standard parking ratios for the current and proposed uses in the Richardson Heights Shopping Center.

- Retail: 30 spaces for the first 10,000 square feet / 1 space per 200 square feet for any retail space over 10,000 square feet.
- Restaurant: 1 space per 100 square feet.
- Office: 1 space per 250 square feet.
- Auto Repair: 5 spaces + 2 per service bay
- Movie Theater: 1 space for every 3 seats.

In the recently approved West Spring Valley Corridor Planned Development District, a parking ratio of 1 space per 250 square feet was approved for all retail, restaurant and office uses within the district. If that ratio were applied the subject site, and the movie theater were still parked at 1 space per 3 seats, 936 parking spaces would be required. **If these ratios were used, the subject site would have a surplus of 52 spaces.**

The Spring Valley Station District applies similar parking standards, except the requirement for a movie theater is reduced to 1 space per 4 seats, which would result in 874 required parking spaces. **If these ratios were used, the subject site would have a surplus of 114 spaces.**

The City has also been considering changes to the parking standards for several uses including retail and movie theaters. Although these have not been adopted, a ratio of 1 space per 250 square feet of retail for centers greater than 50,000 square feet and a ratio of 1 space per 4 seats in a movie theater have been consider by staff and are common parking standards utilized throughout the metroplex. **If these ratios were used in combination with the existing office and restaurant ratios, the subject site would have a deficit of 122 spaces.**

Building Height – The Comprehensive Zoning Ordinance restricts the building height of 1-story buildings to a maximum of twenty-five (25) feet. In addition to the twenty-five (25) foot height restriction, a 4-foot parapet wall is allowed. Buildings are also limited to one (1) story, not to exceed twenty-five (25) feet within 150 feet of a residential district. The proposed movie theater will be a 1-story building located within 150 feet of a residential district. The proposed movie theater will be approximately thirty-five (35) feet to the top of the roof. The highest element of the façade will be approximately 47'6". The façade elements that exceed thirty-five (35) feet will be located on the east façade and the eastern corner of the north elevation, which will be located further than 150 feet from the residential district to the west.

The proposed standard is necessary to accommodate the increased 1-story height that is typical of movie theaters for the large screens and seating areas. The portion of the building where the tallest façade elements will be located will be on the east side of the building, which is not within 150 feet of the residential district.

Signage – As part of the PD Planned Development request, the applicant's proposed sign standards are specific to the proposed movie theater. Generally all signage unless regulated through a PD is regulated by the Community Services Department through Chapter 18 of the City of Richardson Code of Ordinances (Sign Ordinance), and sign variances/special permits are processed through the Sign Control Board. Since the applicant is requesting a PD Planned Development District, the sign standards shall be reviewed and considered by the City Council after recommendation by the City Plan Commission through this PD process. The proposed sign standards are listed and detailed below:

1. A maximum number of six (6) pole/pylon shall be allowed on the site – The site currently exceeds the maximum number of allowable freestanding pole/pylon signs allowed by the Sign Ordinance, which limits the number of pole/pylon signs on a site to a maximum of three (3) signs. However, the site currently contains five (5) freestanding pole/pylon signs; the additional signs have been approved through sign variances in the past. The proposed movie theater intends to install a sixth pylon sign on the east side of the property to provide signage along Central Expressway.

2. A digital display board shall be allowed on a pylon sign limited to use by a movie theater – The proposed pylon sign will contain a digital display board located below the logo sign. The sign will be approximately 131 square feet as shown on Exhibit "C". The display board would display images related to the movies playing at the theater and associated show times. The Sign Code only allows digital display boards upon approval

of a special permit by the Sign Control Board; however, the City is looking into standards that would allow digital signage in the future. Development standards for the digital display board are listed in the proposed standards section at the end of the staff report.

3. A pylon sign not to exceed fifty (50) feet in height shall be allowed limited to use by a movie theater – The proposed pylon sign will be fifty (50) feet tall. The Sign Ordinance does not allow single use pole/pylon signs to exceed twenty (20) feet in height. The applicant is requesting the increased height since the sign will be located along Central Expressway and may not be visible if limited to twenty (20) feet due to the location of trees along the frontage road and because the main travel lanes are above grade. Existing signs on the property exceed the 20-foot height limitation and the multi-tenant Richardson Heights sign next to Party City is approximately 55 - 60 feet in height.

4. A pylon sign limited to use by a movie theater shall be allowed a maximum area of signage (including digital display) of 296 square feet –The proposed pylon sign area will be 296 square feet. The Sign Code limits a single use pole/pylon sign to a maximum of sixty (60) square feet in area. The proposed logo sign will be 165 square feet, but with the addition of the 131-square foot digital display board, the maximum sign area will be 296 square feet.

5. A maximum 487 square feet of building signage shall be allowed for a movie theater use – The proposed building signage exceeds the maximum 200 square feet of signage allowed for the east elevation of the proposed movie theater. The proposed signage area for the east elevation will total 451 square feet. This area includes the main "Alamo Drafthouse Cinema" sign, the two movie reel sconces, and the individual channel letter signs as depicted on Exhibit "C".

Mezzanine Area – The attached zoning exhibit (Exhibit "B") represents the current approved site plan for the subject property with an additional 4,000-square foot mezzanine area noted for the movie theater. The mezzanine area will be located within the existing building footprint and does not increase the required parking for the site; therefore, staff feels it would add an unnecessary step to require the site plan to be approved a second time prior to building permit submittal. If the PD is approved, the approved site plan should be administratively approved to reflect the addition of the mezzanine.

Correspondence: One (1) letter of opposition has been received. At the May 1, 2012 City Plan Commission meeting, nine (9) residents spoke in support of the proposed change and two (2) residents spoke in opposition to the request.

Motion: On May 1, 2012, the City Plan Commission recommended approval of the request with the removal of the attached elevations (Exhibit "C") on a vote of 7-0 subject to the following conditions. The Commission requested the applicant move forward with elevations that were more compatible with the existing shopping center and surrounding Richardson Heights neighborhood style.

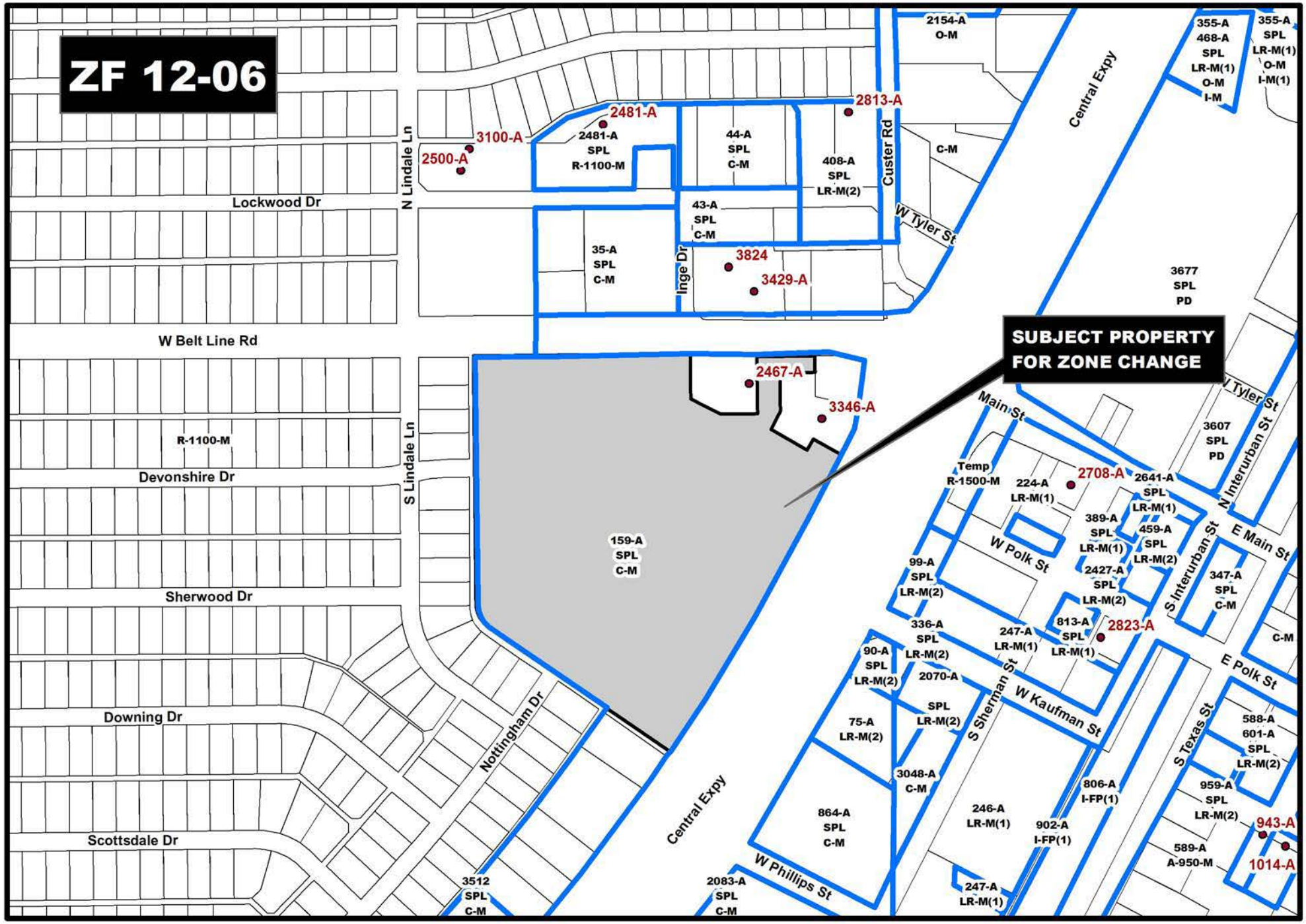
1. The subject site shall be zoned PD Planned Development for the C-M Commercial District and shall be developed in accordance with the zoning regulations of the C-M Commercial District, Exhibit "B", and Exhibit "C" except as otherwise provided herein. The addition of mezzanine area within the movie theater space shall be approved by administrative approval.

    i. Building B as depicted on Exhibit "B" shall be allowed a minimum 20-foot rear setback from the property line.
    ii. A minimum of 988 parking spaces shall be provided.
    iii. The maximum height of Building B in conjunction with a movie theater shall be thirty-five (35) feet to the top of roof and the tallest façade element shall be forty-eight (48) feet.

2. The following sign standards pertain only to a freestanding pylon sign for a movie theater:

    i. Maximum height shall not to exceed fifty (50) feet
    ii. The pylon sign shall be located no closer than sixty (60) feet of any other freestanding sign.
    iii. The maximum area shall not exceed 296 square feet to include the digital display. The digital display shall not exceed 50% of the total sign area allowed and images shall be allowed to change at a frequency of no less than one (1) change per six (6) seconds.
    iv. Moving, flashing, animated, intermittently lighted, changing color, beacons, revolving, scrolling, dissolving, or similarly constructed signs are prohibited.
    v. Intensity of display brightness will automatically adjust to natural light conditions. Brightness cannot interfere with the vision of traffic on an adjacent road.
    vi. A programmable sign shall be equipped with a properly functioning default mechanism that will cause the sign to revert immediately to a single, fixed, non-transitory image or to a black screen if the sign malfunctions.
    vii. The illumination intensity of the display of the digital display shall not exceed one (1) foot candle measured at the property line.
    viii. The digital display shall not be used to display commercial messages relating to products/services that are not offered on the premises.

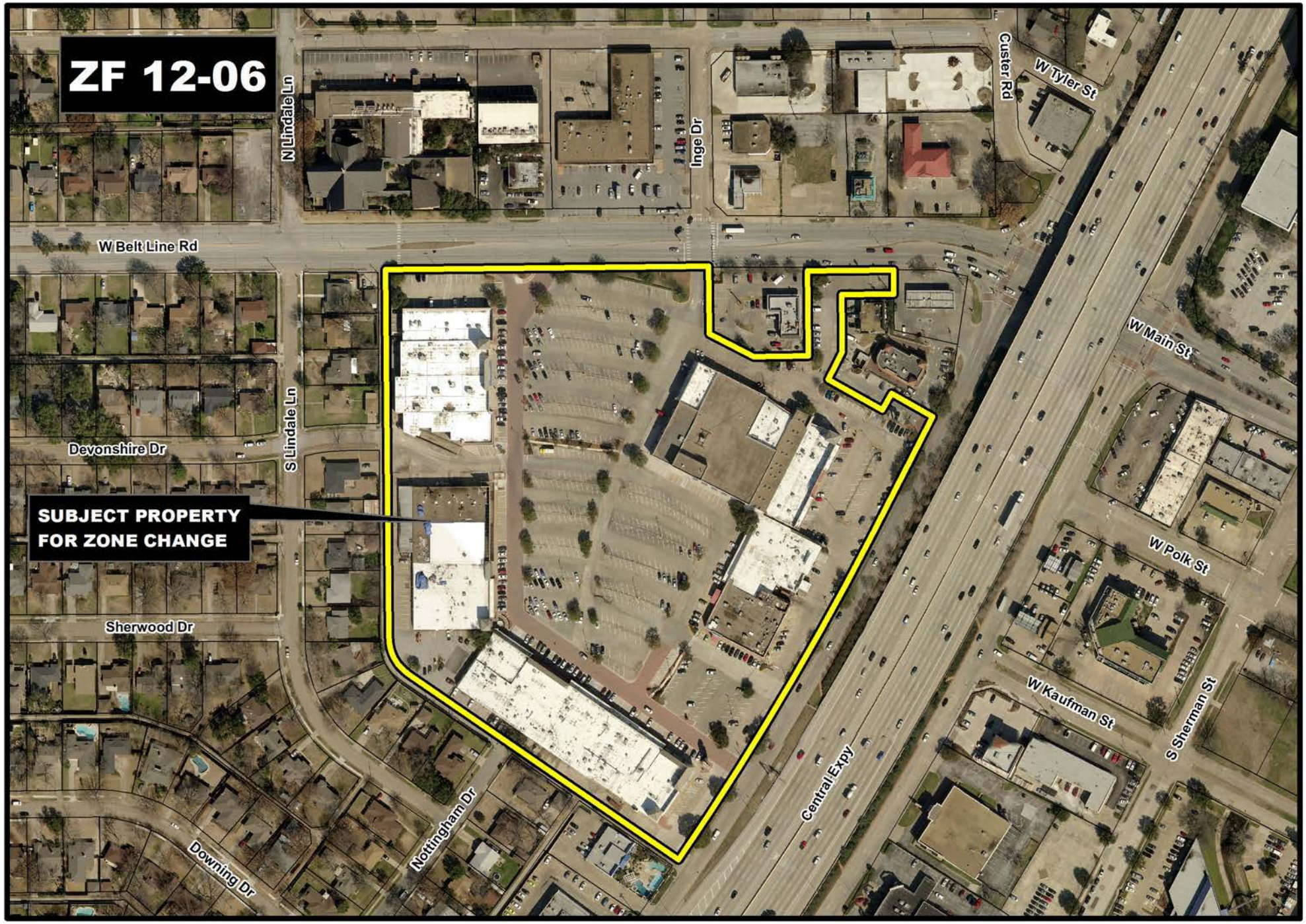
3. The maximum area of all attached signage for a movie theater shall not exceed 487 square feet, not to exceed 451 square feet on the east elevation. The building signage shall be placed in general conformance with Exhibit "C".



ZF 12-06 Zoning Map

Updated By: shacklettc, Update Date: April 17, 2012
File: DS\Mapping\Cases\Z\2012\ZF1206\ZF1206 zoning.mxd

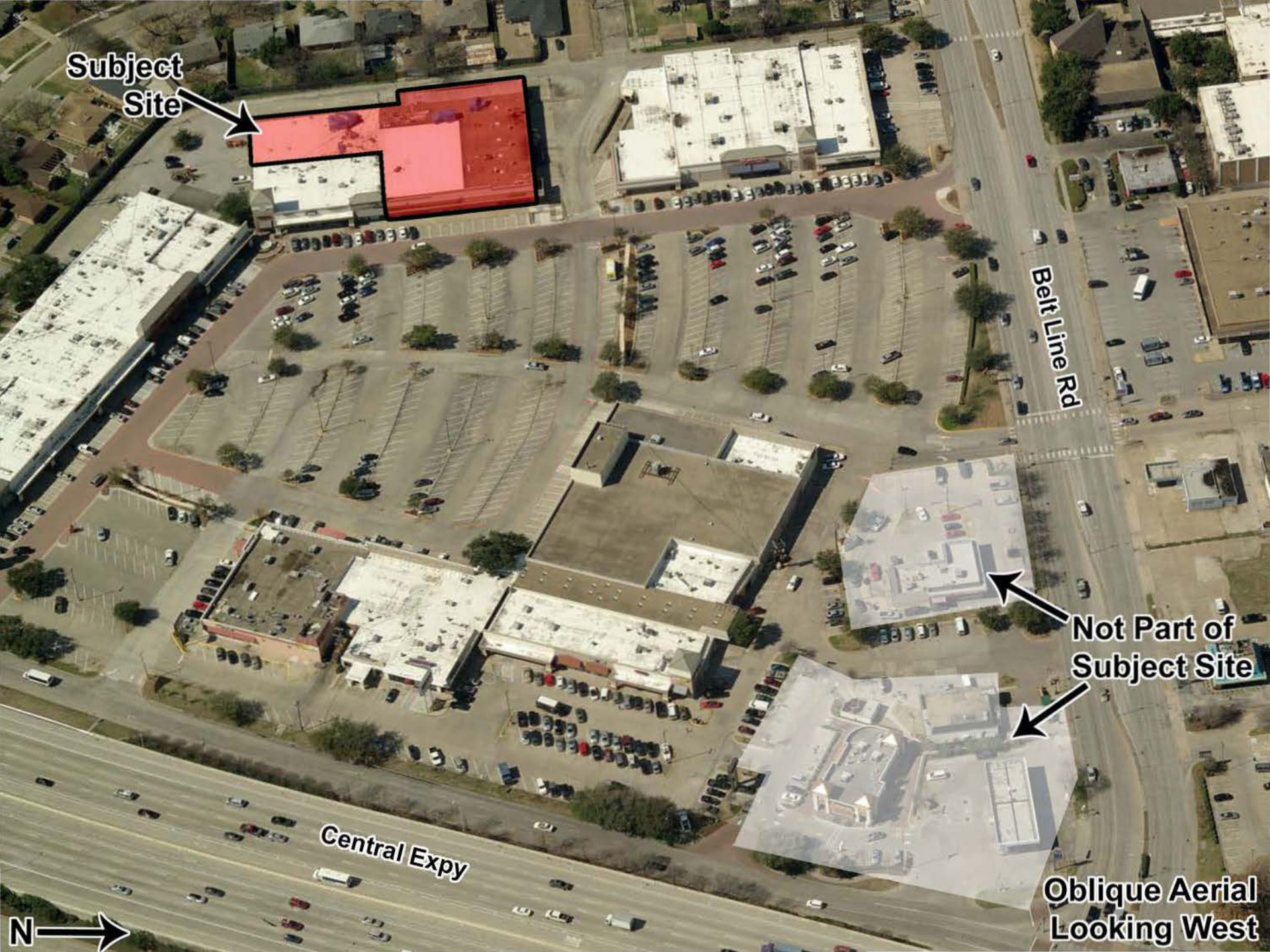
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

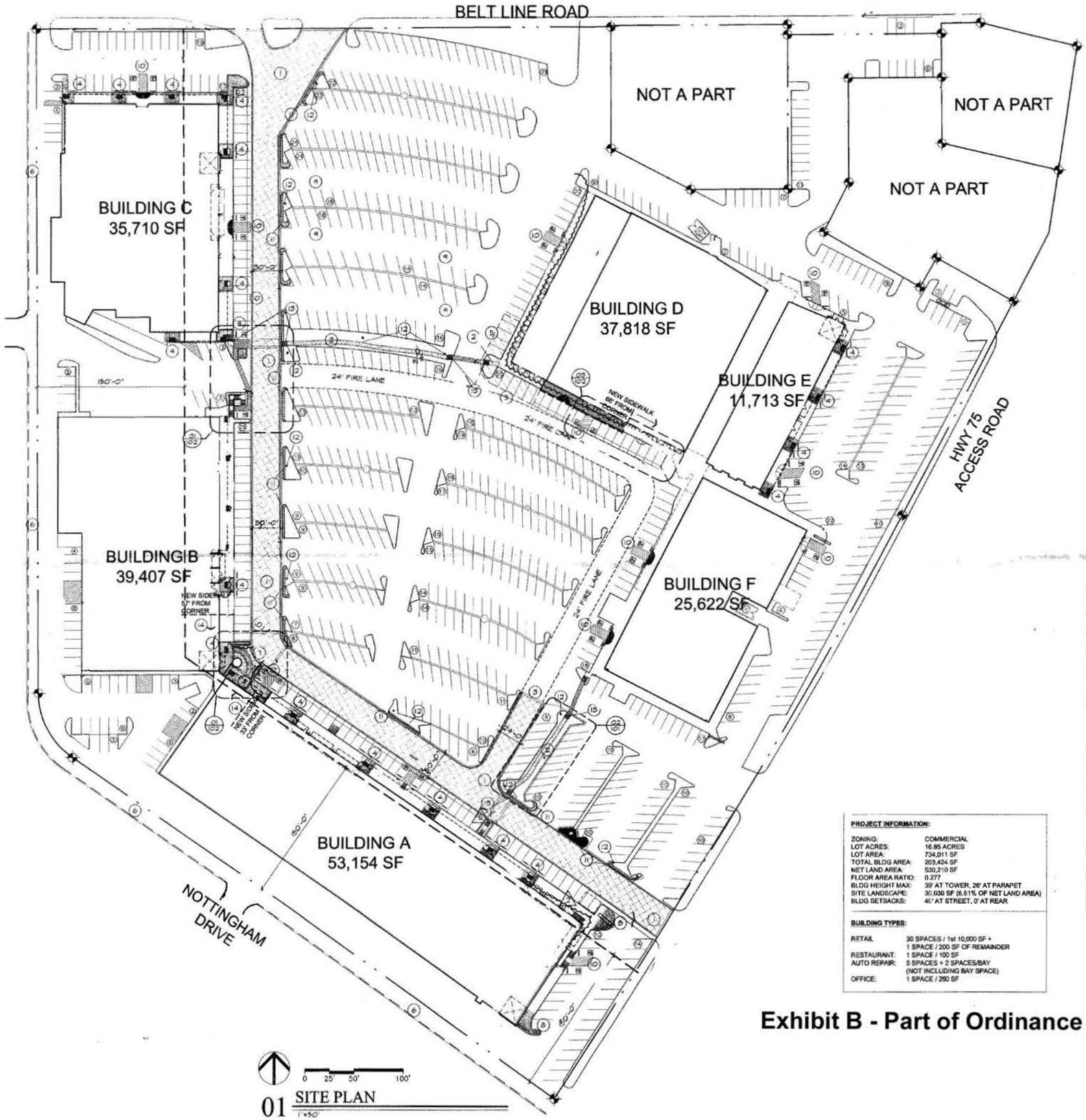


ZF 12-06 Aerial Map

Updated By: shacklettc, Update Date: April 17, 2012
File: DS\Mapping\Cases\Z\2012\ZF1206\ZF1206 ortho.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.


Subject Site
Belt Line Rd
Not Part of Subject Site
Central Expy
N
Oblique Aerial Looking West



01 SITE PLAN
1"=50'

PAVING NOTES

BRICK PAVERS ON CONCRETE AS SPEC'D: [45% COMPACTION, 6" THICK, REINF. W/ NO. 3 REBARS @ 24" O.C. BOTH WAYS]. EXPANSION JOINTS 600' INTERVALS. LATERAL SAW-CUTS @ 20' INTERVALS.
COLOR: RED
COURSE: RUNNING BOND @ INTERIOR W/ DOUBLE STACKED BOND @ PERIMETER.
REF 04/101
*EXIST. FIRE LANE TO BE REPLACED AS NOTED EXIST. DRAINAGE PATTERNS TO MAINTAIN.

BRICK PAVERS @ SIDEWALKS & PLANTERS ON CONCRETE AS SPEC'D: [85% COMPACTION, 6" THICK, REINF. W/ NO. 6 6"X6" WWM OR NO. 3 REBARS @ 24" O.C. BOTH WAYS]
COLOR: RED
COURSE: HERRINGBONE @ INTERIOR W/ SINGLE STACKED BOND @ PERIMETER.
REF 08/101

NEW CONCRETE AT SIDEWALKS. 85% COMPACTION, 4" THICK, REINFORCE W/ NO. 6 6"X6" WWM OR NO. 3 REBARS @ 24" O.C. BOTH WAYS.
EXPANSION JOINTS 20' INTERVALS. TOOLED JOINTS @ 5' INTERVALS.
COLOR: INCRETE "HARVEST SAND". TO BE INTEGRALLY COLORED www.designcrete.com
FINISH: BROOM FINISH ONLY.

NEW CONC. PARKING. 95% COMPACTION, 6" THICK, REINF. W/ NO. 3 REBARS @ 24" O.C. BOTH WAYS (NATURAL COLOR).
NEW SIDEWALK: 85% COMPACTION, 6" THICK, REINF. W/ NO. 6 6"X6" WWM OR NO. 3 REBARS @ 24" O.C. BOTH WAYS. EXPANSION JOINTS @ 20' & TOOLED JOINTS @ 5' INTERVALS (NATURAL COLOR).

AREA CALCULATIONS:

BUILDING A:	53,154 S.F.
BUILDING B:	39,407 S.F. + 4,000 s.f. mezzanine
BUILDING C:	35,710 S.F.
BUILDING D:	37,818 S.F.
BUILDING E:	11,713 S.F.
BUILDING F:	25,622 S.F
TOTAL AREA:	**207,424 S.F.**

PARKING TABULATIONS:

TOTAL PARKING:	988 SPACES
HANDICAP REQ'D:	20 SPACES
HANDICAP PROV'D:	27 SPACES

PROJECT INFORMATION:

ZONING:	COMMERCIAL
LOT ACRES:	16.85 ACRES
LOT AREA:	734,011 SF
TOTAL BLDG AREA:	203,424 SF
NET LAND AREA:	530,210 SF
FLOOR AREA RATIO:	0.277
BLDG HEIGHT MAX:	39' AT TOWER, 26' AT PARAPET
SITE LANDSCAPE:	36,030 SF (6.81% OF NET LAND AREA)
BLDG SETBACKS:	40' AT STREET, 0' AT REAR

BUILDING TYPES:

RETAIL	30 SPACES / 1st 10,000 SF + 1 SPACE / 200 SF OF REMAINDER
RESTAURANT:	1 SPACE / 100 SF
AUTO REPAIR:	5 SPACES + 2 SPACES/BAY (NOT INCLUDING BAY SPACE)
OFFICE:	1 SPACE / 250 SF

KEY NOTES:

1. BRICK PAVER DRIVE, REF. PAVING NOTES.
2. NEW 4' WIDE SIDEWALK (4" THICK, INTEGRALLY COLORED CONRETE, BROOM FINISH); TO UNDULATE BETWEEN EXISTING TREES.
3. BRICK PAVER DRIVE TO TERMINATE AT END OF ISLAND.
4. NEW CANOPY COLUMNS W/ ADJACENT PLANTERS AND BRICK PAVERS. REF TO FLOOR PLANS & PAVING NOTES.
5. REPOUR CONCRETE SIDEWALKS, CURBS AND PARKING STALLS AS REQ'D TO BRING SIDEWALK UP TO FINISH GRADE; F.V. SLOPES TO BE ADA COMPLIANT. REF TO FLOOR PLANS FOR ADDITIONAL INFORMATION.
6. NEW 6' TALL CEDAR FENCE TO REPLACE EXISTING WOOD FENCE. 6" PICKETS SIDE BY SIDE W/ (3) 2X4 CEDAR RAILS ON METAL POLES W/ CAPS. FENCE CONSTRUCTED BY OWNER ON RESIDENTIAL PROPERTY. THE CONSTRUCTION OF THIS FENCE MUST BE APPROVED BY RESIDENT. ONCE CONSTRUCTED, THE FENCE MUST BE MAINTAINED BY THE RESIDENT.
7. NEW MINI-PLAZA W/ WATER FOUNTAIN FEATURE & BRICK PAVERS.
8. NEW BRICK PAVERS. REF FLOOR PLANS FOR LOCATIONS.
9. REMOVE EXIST. H.C. PARKING. REMOVE EXIST. ACCESSIBILITY GRAPHICS & STRIPING; RESTRIPE AS TYP PARKING STALL.
10. NEW HANDICAP PARKING & ACCESSIBLE RAMP / ALTERATION TO EXIST. CURB RAMP (IF EXISTING, CURB RAMP TO BE REMOVED FROM AISLE AND TO EXTEND INTO SIDEWALK). NEW H.C. SIGNAGE. PARKING TO BE BE RE-STRIPED. REF 03/101
11. REMOVE EXIST. CONC. CURB ALONG MAIN DRIVE @ ISLANDS & CONSTRUCT A NEW CONC. CURB PARALLEL TO EXIST, BUT 24" CLOSER TO THE BLDGS FOR AN INCREASED LANDSCAPE BED SIZE.
12. NEW ORNAMENTAL LIGHT POLE W/ 18" CONC. BASE TO 6" ABOVE GRADE.
13. NEW CURB RAMP. REF TO 07/101.
14. DAMAGED CONCRETE TO BE REPLACED WHERE SHOWN.

GENERAL NOTES:

1. REF TO FLOOR PLANS FOR ADDITIONAL INFORMATION ON NEW CONCRET @ PEDESTRIAN SIDEWALKS. PROVIDE SOLID STAIN ON SIDE FACING RETAIL.
2. REF TO FLOOR PLANS FOR INDIVIDUAL BLDG RENOVATION NOTES.
3. REF TO LANDSCAPE PLANS FOR LANDSCAPE DESIGN.
4. PEDESTRIAN HEAD-IN PARKING & HANDICAP PARKING AT ALL BLDGS AT COMPLETION OF CONSTRUCTION.
5. ALL HANDICAP PARKING SHOWN AS CURRENTLY EXISTS, U.N.O. G.C. TO ALLOW FOR REDEVELOPMENT OF NEW & EXIST. HC PARKING AREAS. PROVIDE BID FOR 15 NEW CURB RAMPS (INTEGRALLY COLORED CONCRETE), 30 HANDICAP SPACES, 15 (9') ACESS ZONES AND 30 HANDICAP SIGNS. REF 03/501.
6. ADD H.C. PARKING SIGNAGE ON POLES AT EVERY H.C. PARKING SPACE, NEW & EXIST.
7. WHEEL STOPS TO BE PLACED IN ALL H.C. PARKING STALLS. PARKING STALLS LOCATED IN FRONT OF NEW COLUMNS ALSO TO RECEIVE WHEE STOPS.
8. REPAIR / REPLACE ALL BROKEN OR DAMAGED CONCRETE @ CURBS, SIDEWALKS & RAMPS (DISTANCE AND/OR LOCATION OF SIDEWALK SEGMENTS TO BE REPLACED AS NOTED ON SITE PLAN).
9. ALL HANDICAP ACCESS CURB RAMPS TO BE BUILT INTO SIDEWALK.

Exhibit B - Part of Ordinance

REVISIONS:

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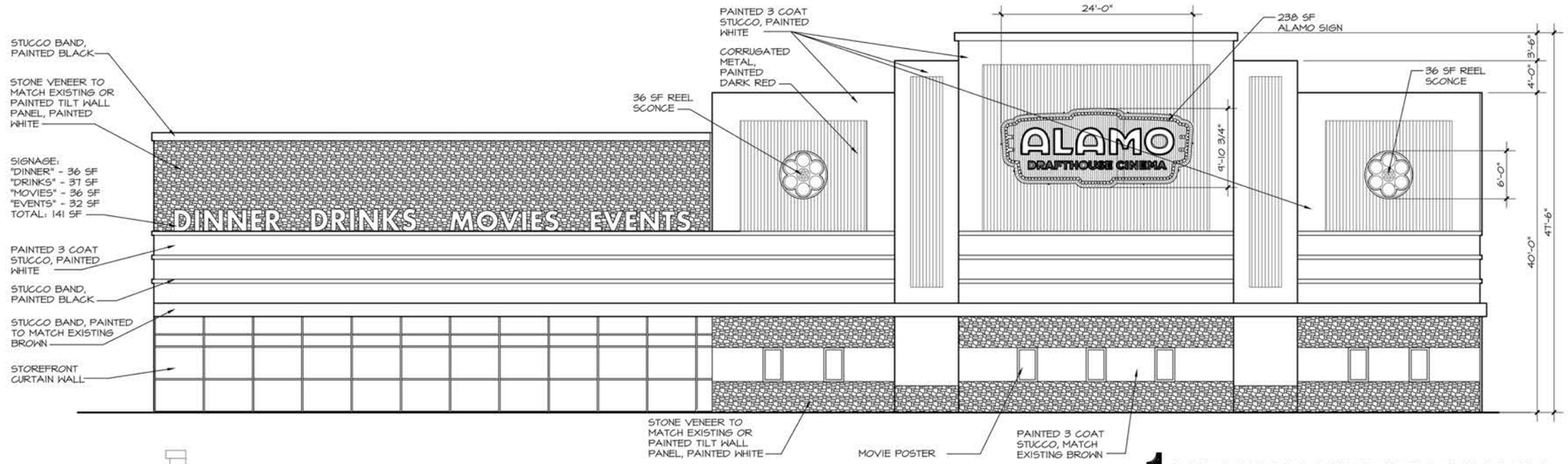
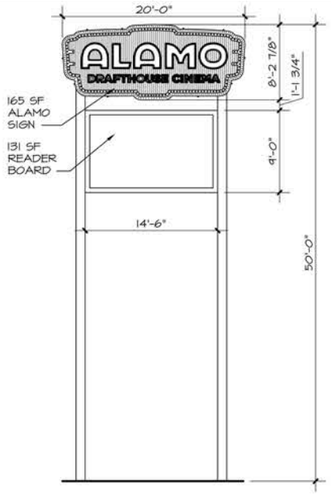
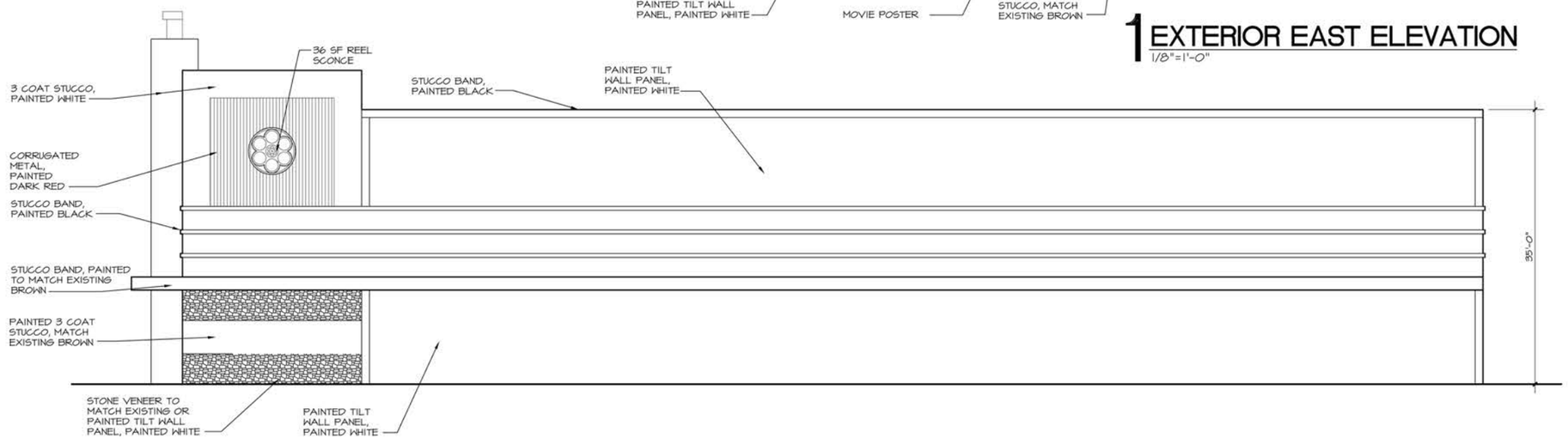
RICHARDSON HEIGHTS SHOPPING CENTER
100 SOUTH CENTRAL
RICHARDSON, TX 75080



1 EXTERIOR EAST ELEVATION
1/8"=1'-0"



4 PYLON SIGN
1/8"=1'-0"



2 EXTERIOR NORTH ELEVATION
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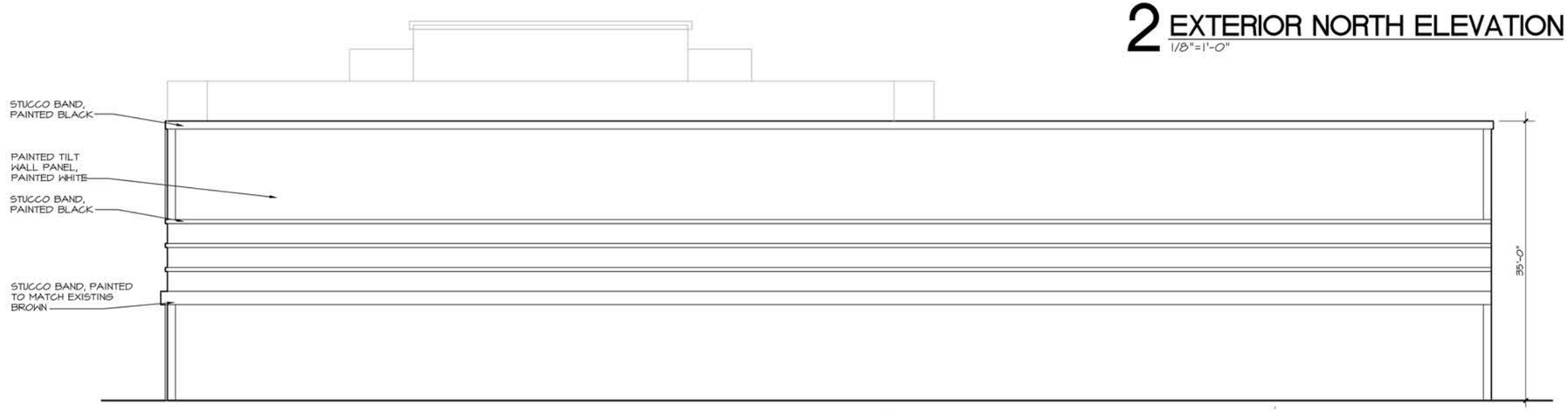

3 EXTERIOR WEST ELEVATION
1/8"=1'-0"

SIGNAGE SF:

EAST FACADE:
"DINNER" - 36 SF
"DRINKS" - 37 SF
"MOVIES" - 36 SF
"EVENTS" - 32 SF
2 - 36 SF REEL SCONCE
238 SF ALAMO SIGN

EAST FACADE SIGNAGE: 451 SF

NORTH FACADE:
36 SF REEL SCONCE

TOTAL: 487 SF

FACADE AREA:

EAST FACADE:	6,622 SF
CORRUGATED METAL:	(1,240 SF)
STUCCO: (NOT ON TILT WALL)	(2,842 SF)
STOREFRONT:	(839 SF)
NORTH FACADE:	6,112 SF
CORRUGATED METAL:	(219 SF)
STUCCO: (NOT ON TILT WALL)	(11 SF)
WEST FACADE:	5,811 SF
TOTAL SF:	18,545 SF
CORRUGATED METAL, STUCCO (NOT ON TILT WALL), OR STOREFRONT:	(5,151 SF)
% SF OF MASONRY:	72%

Exhibit C - Part of Ordinance - Revisions Pending

ALAMO DRAFTHOUSE CINEMA - RICHARDSON

RICHARD WEISS, AIA
2111 TRAVIS HEIGHTS
AUSTIN TX 78704
(512) 447-6806 PHONE
(512) 851-2005 FAX
richard@weissarc.com

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WEISS ARCHITECTURE INC.

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DATE ISSUED: 04/27/12

DRAWN BY:

CHECKED BY:

FILE NAME:

REVISIONS:

NO	DATE	REVISION
1		
2		
3		

SHEET CONTENTS: EXTERIOR ELEVATIONS

SHEET: AX1

Exhibit D
Revisions Pending

(1) Looking Southwest at Proposed Front Entrance

Richardson Heights S.C. - April 2012

(2) Looking Northwest along Building B

Exhibit E-1

Richardson Heights S.C. - April 2012

Exhibit E-2

Richardson Heights S.C. - April 2012

DeShazo Group

Traffic. Transportation Planning. Parking. Design.

400 S. Houston Street, Suite 330
Dallas, TX 75202
ph. 214.748.6740
deshazogroup.com

Exhibit F

Technical Memorandum

To: Mr. Matthew Calvano — *Hartman Income REIT*
From: DeShazo Group, Inc.
Date: May 1, 2012
Re: **Parking Analysis Services for *Richardson Heights Shopping Center* in Richardson, Texas**
DeShazo Project No. 12061

INTRODUCTION

The services of DeShazo Group, Inc. (DeShazo) were retained to study the parking needs for *Richardson Heights Shopping Center*—an existing retail shopping center in Richardson, Texas located in the southwest corner of Beltline Road and North Central Expressway (US Highway 75). DeShazo is an engineering consulting firm providing licensed engineers skilled in the field of traffic/transportation engineering and parking design and analysis.

The existing shopping center contains approximately 203,000 square feet of floor area as a mix of restaurant, retail, service, and medical office uses. At the time of this study, just under 100,000 square feet of the center was vacant. The impetus for this parking study is the proposal to occupy a portion of the current vacancy with a multi-screen movie theater, which will increase the overall parking requirement of the center. Leasing program information is provided in **Appendix A**, and a current site plan is provided in **Exhibit 1**.

The purpose of this study is to develop a detailed estimate of the mixed-use parking demands for the site under the proposed development scenario and demonstrate that the net parking needs are lower than the corresponding base code requirement. Based upon these findings, the study will provide a basis for a reduction of the base parking requirement.

PARKING ANALYSIS

Existing Parking Supply

DeShazo conducted a field-verified inventory of parking spaces at *Richardson Heights Shopping Center* on April 24, 2012. The inventory revealed a total of 998 off-street parking spaces (excludes parking spaces located on independent outparcels).

However, for code analysis purposes, the City of Richardson only recognizes the parking supply reflected on the approved site plan. The latest recorded site plan for the subject site was approved in 2008, which indicates a parking supply of 988 parking spaces.

NOTE: DeShazo recommends that the appropriate actions be taken to amend the parking supply total for the property from the current, site-plan-approved value of 988 to the field-verified total of 998.

Base Code Parking Requirement

Richardson Height Shopping Center is zoned Commercial (C-M) and is subject to direct application of the parking requirements stipulated in the Code of Ordinances of the City of Richardson. Direct application of the base code parking criteria for the site at full occupancy, including the proposed theater use, is summarized in **Table 1**.

Table 1. Base Code Parking Requirement Per Section 21-52 (Proposed)

LAND USE	***QUANTITY***	***PARKING RATE (1 space per)***	***CODE PARKING REQUIREMENT***
Retail and Service	Total: 131,402 SF		
	First 10,000 SF		30
	Remaining: 121,402 SF	200 SF	607
Restaurant	39,471 SF	100 SF	395
Movie Theater	Existing: 31,350 SF		
	Addition: 4,000 SF		
	Total: 35,350 SF		
	744 Seats	3 Seats	248
Medical Office	760 SF	250 SF	3
SUBTOTAL	206,983 SF	--	1,283
Less 10% Allowable Reduction for Retail Center Greater Than 100,000 SF			-128
TOTAL			**1,155**

Based upon the existing official parking supply of 988 spaces, the property would be deficient of code requirements by 167 parking spaces. If the parking supply were formally amended to 998, the deficiency would decrease to 157 parking spaces.

Parking Demand

Existing Conditions (Current Occupancy)

For the current occupancy, DeShazo conducted on-site observations of actual parking demand at the subject site during the periods of peak parking demand -- the lunch period and the evening – on Wednesday, April 25, Friday, April, 27, and Saturday, April 28, 2012. A summary of the findings are graphically summarize in **Exhibits 2A-2C**. [NOTE: Some parking demand located on the two of the outparcel sites (7-Eleven and McDonald's restaurant) were included in the parking accumulation counts. Technically, the parking demand reported herein is slightly overstated (hence, conservative) by up to 17 vehicles.]

As noted, the peak parking demand of 320 parked vehicles occurred during the lunch period on Friday and 329 parked vehicles during the mid-afternoon on Saturday. [NOTE: By comparison, the theoretical code parking requirement for the currently-occupied floor area is 534 parking spaces. Therefore, the existing parking demand at the site is 38% or more below the base code requirement.]

Projected Conditions (Full Occupancy)

To project the peak parking demand for the site at full occupancy, including the proposed movie theater use, a parking model was developed using the existing parking demand characteristics for the currently occupied space and a project parking demands for the remainder of the space.

The projected parking demands are based upon the customized shared parking model developed by DeShazo Group. The model reflects the complementary nature of mixed use development by applying detailed hourly parking demand characteristics for individual uses. In some cases, the additional efficiency created by multi-purpose trips (known as "synergy") can be considered; however, for purposes of this study, no synergy credits were applied to represent a more conservative analysis.

The DeShazo Shared Parking Model is predominantly derived from published data from the Urban Land Institute (ULI) *Shared Parking* model with select parking demand data from the Institute of Transportation Engineers (ITE) *Parking Generation* manual. DeShazo has thoughtfully and vigilantly integrated the two sources to develop the model framework, and where appropriate, supplemented these data with proprietary knowledge based upon many years of experience in performing regional parking demand studies. [Note, in many cases, the parking demand rate at the peak hour is greater than the comparable city code parking requirement ratio.]

For *Richardson Heights Shopping Center*, the parking demands were modeled for the currently-vacant retail/service and restaurant space and for the theater uses. For the hours corresponding to the on-site data collection, the observed parking demand for the currently-occupied space (from **Exhibits 2A-2C**) was added to that of the projected demand. **Exhibits 3A-3C** graphically depict the projected cumulative parking demands. An overall peak parking demand of 910 vehicles is expected to occur during the 7:00 PM hour (909 in the 1:00 PM hour) on a weekend. This peak demand is 78 less/more than the current official parking supply of 988 and 88 less than the actual supply of 998 spaces.

CONCLUSION

Richardson Heights Shopping Center is currently only about half occupied. However, the existing tenants were shown to generate appreciably lower parking demand than the corresponding number of spaces theoretically required by the City code.

By occupying a portion of the vacant retail space with a proposed movie theater, the adjusted parking requirement for the property based upon default parking code ratios would increase and exceed the current supply. This analysis demonstrated that the projected parking demand at full occupancy, including the proposed movie theater, can be supported by the existing parking supply. Therefore, a request to reduce the site's base parking requirement is justified.

END OF MEMO

HARTMAN

Richardson Heights

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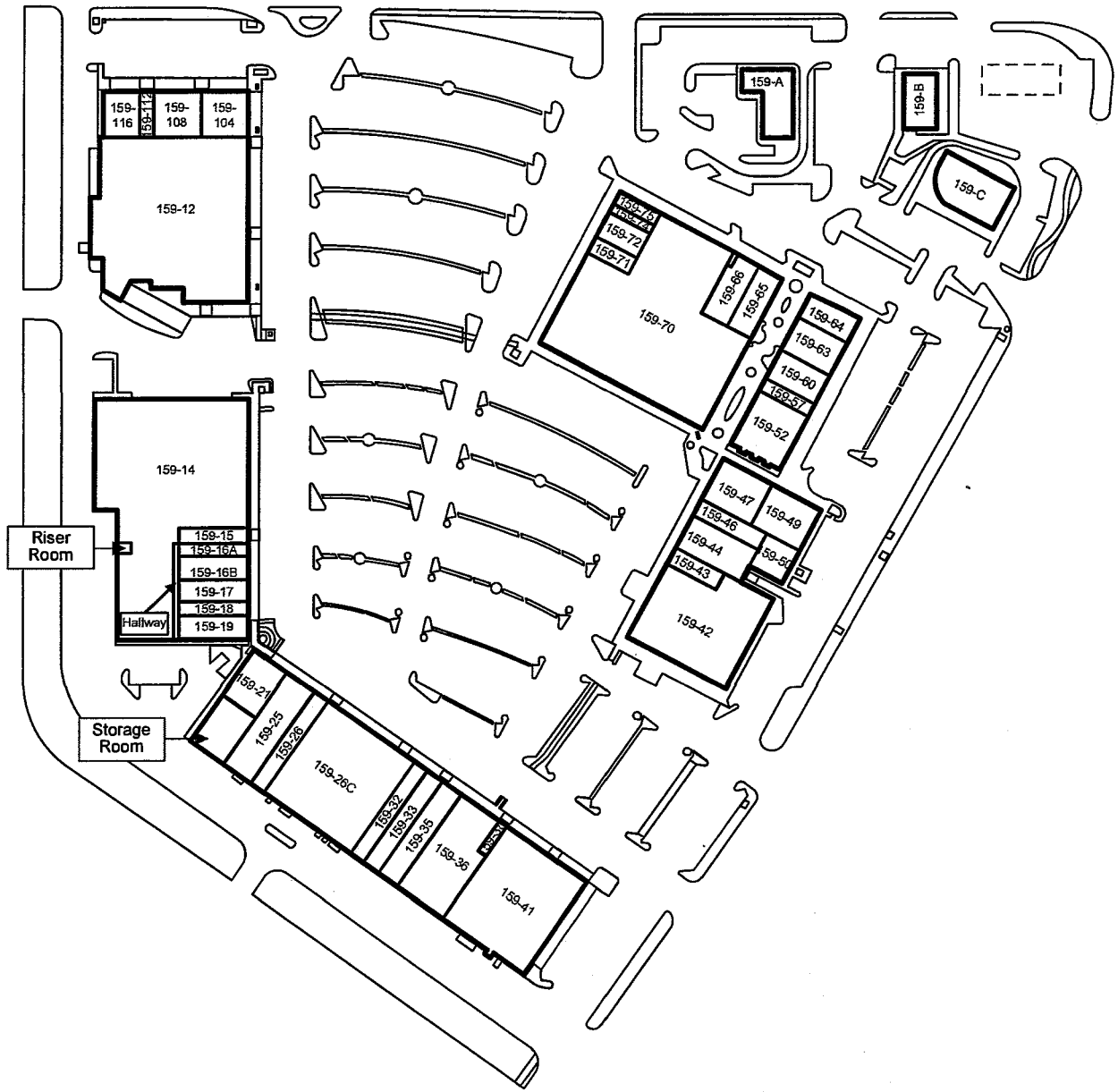

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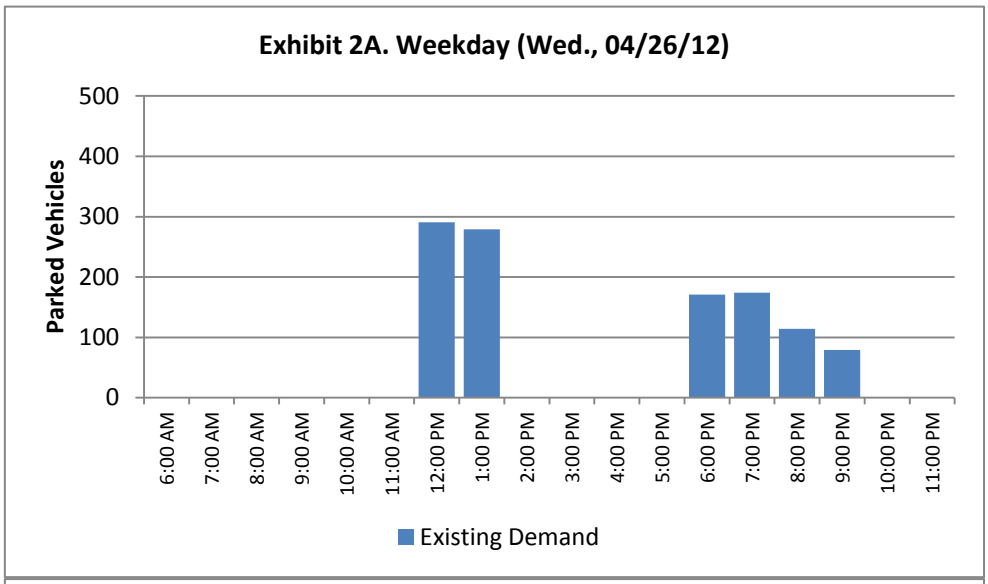
Exhibit 2A. Weekday (Wed., 04/26/12)
Parked Vehicles
500
400
300
200
100
0
6:00 AM
7:00 AM
8:00 AM
9:00 AM
10:00 AM
11:00 AM
12:00 PM
1:00 PM
2:00 PM
3:00 PM
4:00 PM
5:00 PM
6:00 PM
7:00 PM
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9:00 PM
10:00 PM
11:00 PM
Existing Demand

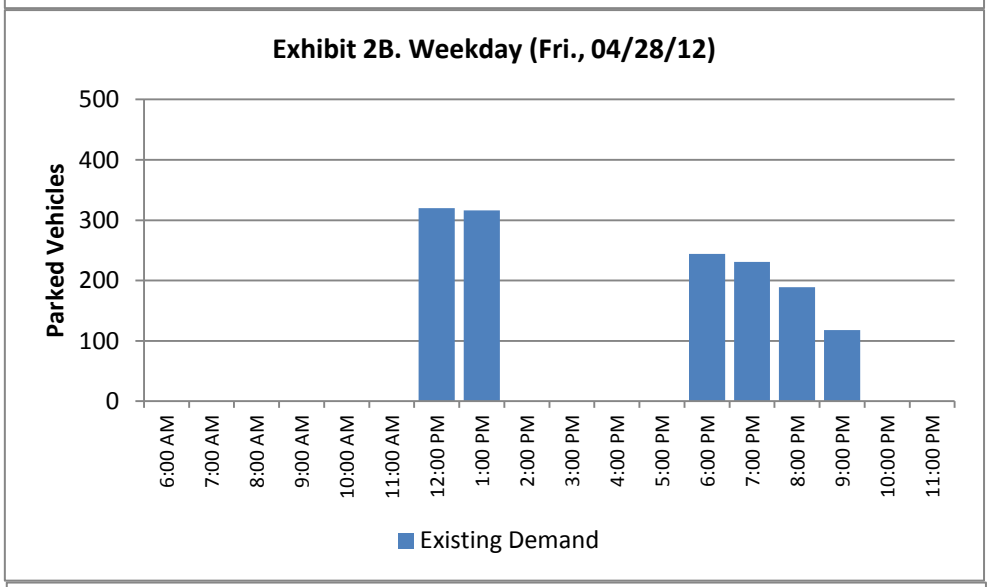
Exhibit 2B. Weekday (Fri., 04/28/12)
Parked Vehicles
500
400
300
200
100
0
6:00 AM
7:00 AM
8:00 AM
9:00 AM
10:00 AM
11:00 AM
12:00 PM
1:00 PM
2:00 PM
3:00 PM
4:00 PM
5:00 PM
6:00 PM
7:00 PM
8:00 PM
9:00 PM
10:00 PM
11:00 PM
Existing Demand

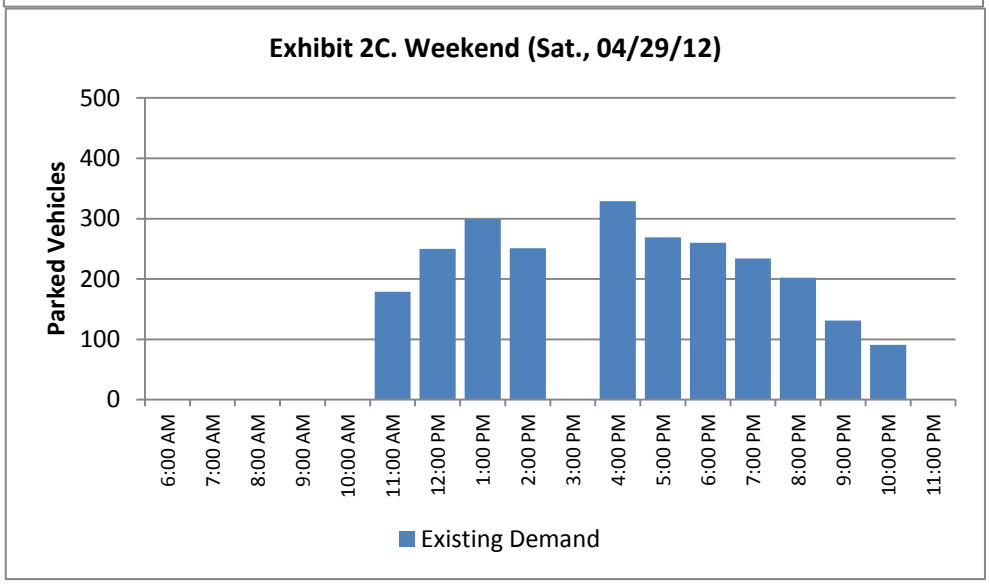
Exhibit 2C. Weekend (Sat., 04/29/12)
Parked Vehicles
500
400
300
200
100
0
6:00 AM
7:00 AM
8:00 AM
9:00 AM
10:00 AM
11:00 AM
12:00 PM
1:00 PM
2:00 PM
3:00 PM
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Existing Demand

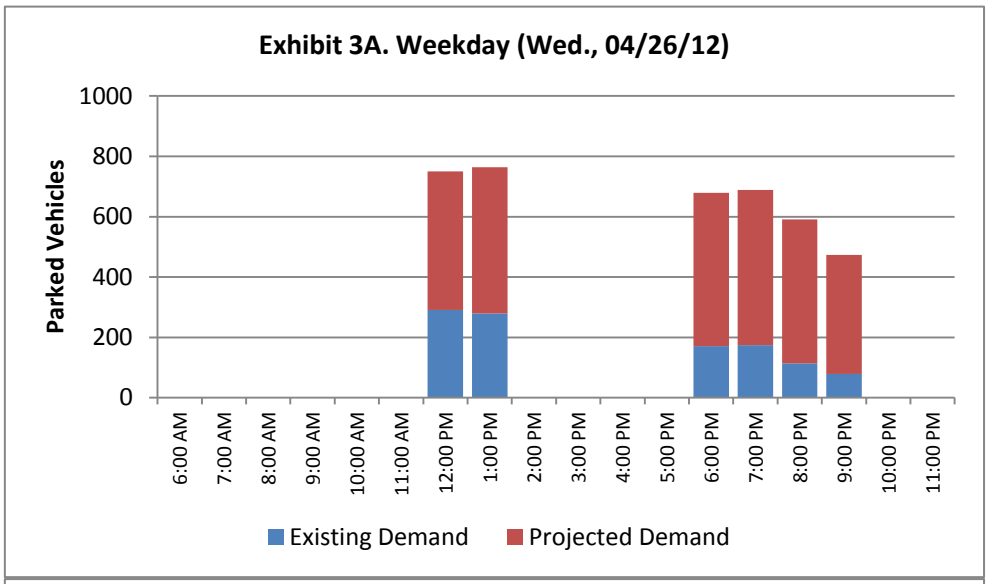
Exhibit 3A. Weekday (Wed., 04/26/12)
Parked Vehicles
1000
800
600
400
200
0
6:00 AM
7:00 AM
8:00 AM
9:00 AM
10:00 AM
11:00 AM
12:00 PM
1:00 PM
2:00 PM
3:00 PM
4:00 PM
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11:00 PM
Existing Demand
Projected Demand

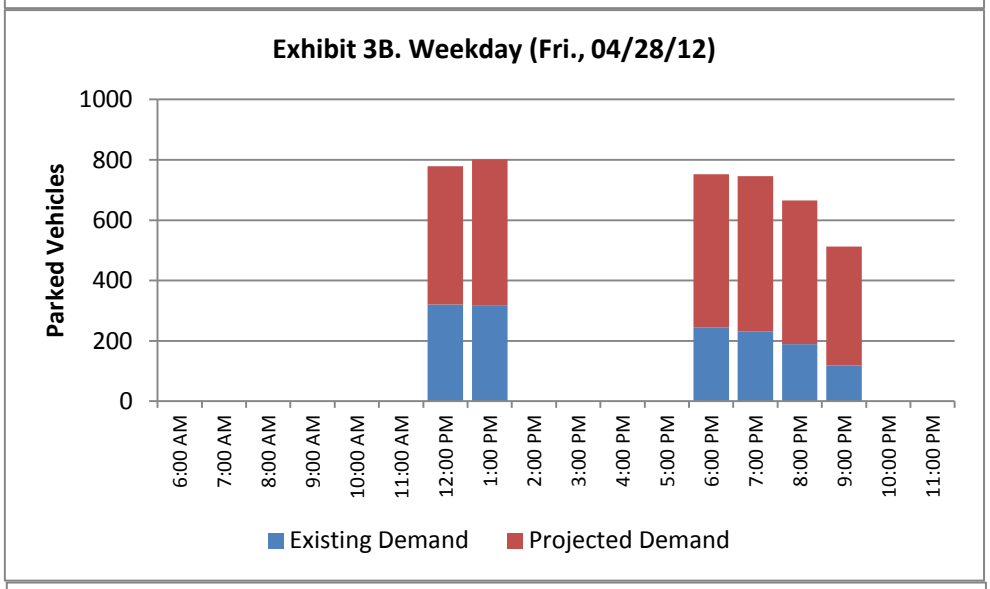
Exhibit 3B. Weekday (Fri., 04/28/12)
Parked Vehicles
1000
800
600
400
200
0
6:00 AM
7:00 AM
8:00 AM
9:00 AM
10:00 AM
11:00 AM
12:00 PM
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2:00 PM
3:00 PM
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11:00 PM
Existing Demand
Projected Demand

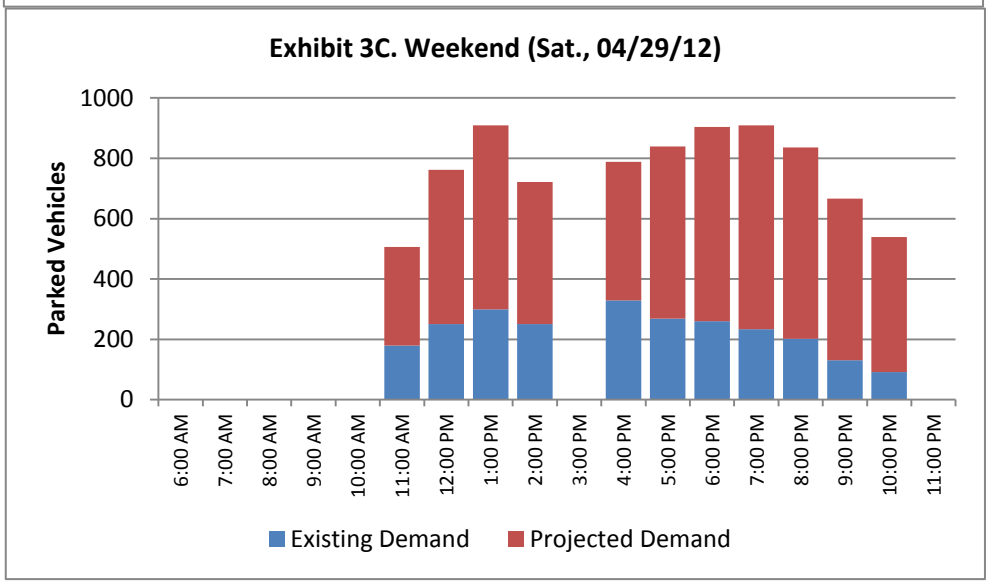


Exhibit 3C. Weekend (Sat., 04/29/12)
Parked Vehicles
1000
800
600
400
200
0
6:00 AM
7:00 AM
8:00 AM
9:00 AM
10:00 AM
11:00 AM
12:00 PM
1:00 PM
2:00 PM
3:00 PM
4:00 PM
5:00 PM
6:00 PM
7:00 PM
8:00 PM
9:00 PM
10:00 PM
11:00 PM
Existing Demand
Projected Demand

Appendix A.

RICHARDSON HEIGHTS TENANT LIST

Address/Suite #	Square Footage	Tenant/Company Name	Use
501-116	1,896	Masami	Restaurant
501-112	**813**	**Vacant**	**Dry Cleaner pick-up station**
501-108	**2,573**	**Vacant**	**General Retail**
100-104	2,534	Payless	Shoe Store
100-12	27,953	TJ Maxx	Clothing Store
100-14	**31,350**	**Vacant**	**Movie Theater**
100-15	1,185	Ashok Gopaldas Jewelers	Jeweler
100-16A	1,150	Tahzeen Boutique	Clothing Store
100-16B	1,850	Heena Salon	Beauty Salon
100-17	1,800	Paradise Indian Grill	Restaurant
100-18	1,200	Poshaak	Clothing Store
100-19	**1,813**	**Vacant**	**General Retail**
100-21	3,410	Zyka Indian Restaurant	Restaurant
100-25	3,826	Poshak Fashion & Style	Clothing Store
100-26	**2,280**	**Vacant**	**General Retail**
100-26C	15,817	Taj Mahal Imports	Grocery Store
100-32	**2,025**	**Vacant**	**General Retail**
100-33	2,325	Indian Sari Palace	Clothing Store
100-35	3,200	Udipi Café	Restaurant
100-36	**6,852**	**Vacant**	**Restaurant**
100-38	649	Sid's	Barber Shop
100-41	12,400	Party City	General Merchandise Retailer
100-42A	**12,000**	**Vacant**	**Restaurant**
100-43	1,260	Travel King	Travel Agency
100-44/45	3,086	Lakme Beauty Parlor & Spa	Beauty Salon
100-46	**1,604**	**Vacant**	**General Retail**
100-47	**2,550**	**Vacant**	**General Retail**
100-49	3,250	Mediterranean Café & Bakery	Restaurant
100-50	1,600	Gold & Silver Exchange	Jeweler
100-52	**4,290**	**Vacant**	**General Retail**
100-57	**874**	**Vacant**	**General Retail**
100-60	2,170	Asel Art	Art Supply Store
100-63	2,539	Aboca's Italian Grill	Restaurant
100-64	1,704	Subway	Restaurant
100-65	2,200	Addis Abeba Ethiopian Restaurant	Restaurant
100-66	**2,122**	**Vacant**	**Storage/Possible Retail**
100-70	**29,713**	**Vacant**	**General Retail**
100-71	760	Dr. Richard Burt, DDS	Dentist
100-72	1,260	First Cash Advance	Pay Day Loans
100-74	480	Huey's Barber Shop	Barber Shop
100-75	620	Sonny's Donuts	Restaurant
	TOTAL SQ. FT. = 202,983		

ZF 12-06 - Richardson Heights Shopping Center
Applicant's Statement

Alamo Drafthouse Cinemas is currently working with HI-REIT, the owner of the Richardson Heights shopping center, on a long-term lease for a 30,000 square foot building. The landlord and tenant's goal is to use Alamo Drafthouse as an entertainment anchor and catalyst to revitalize this center.

The reason for the PD request is two-fold. First, in order to build a theater to the brands requirements the outside dimensions of the building must change. This change deals mostly with height in order to accommodate Alamo's stadium seating, large screens and state of the art audio and projection systems.

The second reason for the PD focuses on visibility for both Alamo and the center. The Richardson Heights center caters to a very small portion of Richardson's population. Combine this with the large trees in front of the center and it's easy to see why many potential customers drive past this center everyday without a second look. In order for Alamo to be successful in this center, which currently does not cater to the majority of our customer base, visibility is paramount. An average Alamo caters to over 285,000 customers a year. The average drive time of an Alamo customer is 16-minutes. These generators combined with the great partnership of the City of Richardson can help revitalize this center into an entertainment destination.

Building Height: The reason for the proposed building height is to build a theater to the requirements of our brand. Without the extra height Alamo cannot put a theater into this space. The stadium seating and height of our screens requires significant interior space. The other aspect of the height is the architectural feature that will make this building look like a movie theater. Our goal is to make it clear to customers that we are a movie theater while using paint colors and stone accents to blend our space in with the rest of the center.

Parking Standards: Theaters require more parking then most retail and therefore we need a revised parking standards for this increased requirement. This theater will only have 744 seats and most customers arrive in groups, driving only one car. Friday and Saturday nights after 7:00pm is the busiest time for our theater and the only time our theaters are 100% occupied. This works well with the center since most of the retail will be closing around the time we are busy. In order to assure superior service Alamo staggers movies. Very rarely will every auditorium be showing movies at the same time.

Reduced setback adjacent to residential: We will not be changing the building footprint. Therefore our setback to residential will remain the same.

Building Signage: As stated above visibility is imperative to our success and the overall goal of this center's transformation. Having a sign on our building that is in-line with our brand's new standard and explains to new customers what Alamo does is something we need to draw new customers.

Pylon Sign Addition: In order to take advantage of the 300,000 plus cars that drive by this site everyday presence on the frontage is important. It will help to pull more customers to Alamo and in-turn bring more customers to the center. This increase in traffic will assist the landlord in his goals to lease up the center and make it a retail and entertainment hub for Richardson and DFW.

Pylon Sign Height: With the trees and other signs on the center's East property line a higher pylon sign is needed in order for Alamo's logo to be seen.

Pylon Sign Size: The height increase of this pylon size coupled with the speed of cars on Central Expressway makes a larger sign important. This again comes back to visibility being important and how the increase in traffic helps both Alamo and the center.

Pylon Sign Digital Display: We want our signage on Central Expressway to be eye catching and show individuals not familiar with our concept that we are a movie theater. This sign will be a 4 color digital display that will show still images and graphics. These images will change every 5 to 10 seconds but will not have animation or flashing lights. For the most part this sign will show digital movie placards with a movies title and the graphic the studios have chosen for their new film. We will also use this sign to announce Alamo's world famous special events.

Notice of Public Hearing

City Plan Commission ▪ Richardson, Texas

An application has been received by the City of Richardson for a:

PLANNED DEVELOPMENT

File No./Name:	**ZF 12-06 / Movie Theater**
Property Owner:	Allen Hartman / Hartman Richardson Heights Properties, LLC
Applicant:	Tyler Isbell / SRS Real Estate Partners
Location:	(See map on reverse side)
Current Zoning:	C-M Commercial
Request:	A request by Tyler Isbell, representing Hartman Richardson Heights Properties, LLC, for a change in zoning from C-M Commercial with special conditions to PD Planned Development to accommodate the construction of a movie theater on property located at 100 S. Central Expressway.

The City Plan Commission will consider this request at a public hearing on:

TUESDAY, MAY 1, 2012
7:00 p.m.
City Council Chambers
Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas

This notice has been sent to all owners of real property within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: A maximum of 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the City Plan Commission. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions by the City Plan Commission is excluded from each 15 minute period.

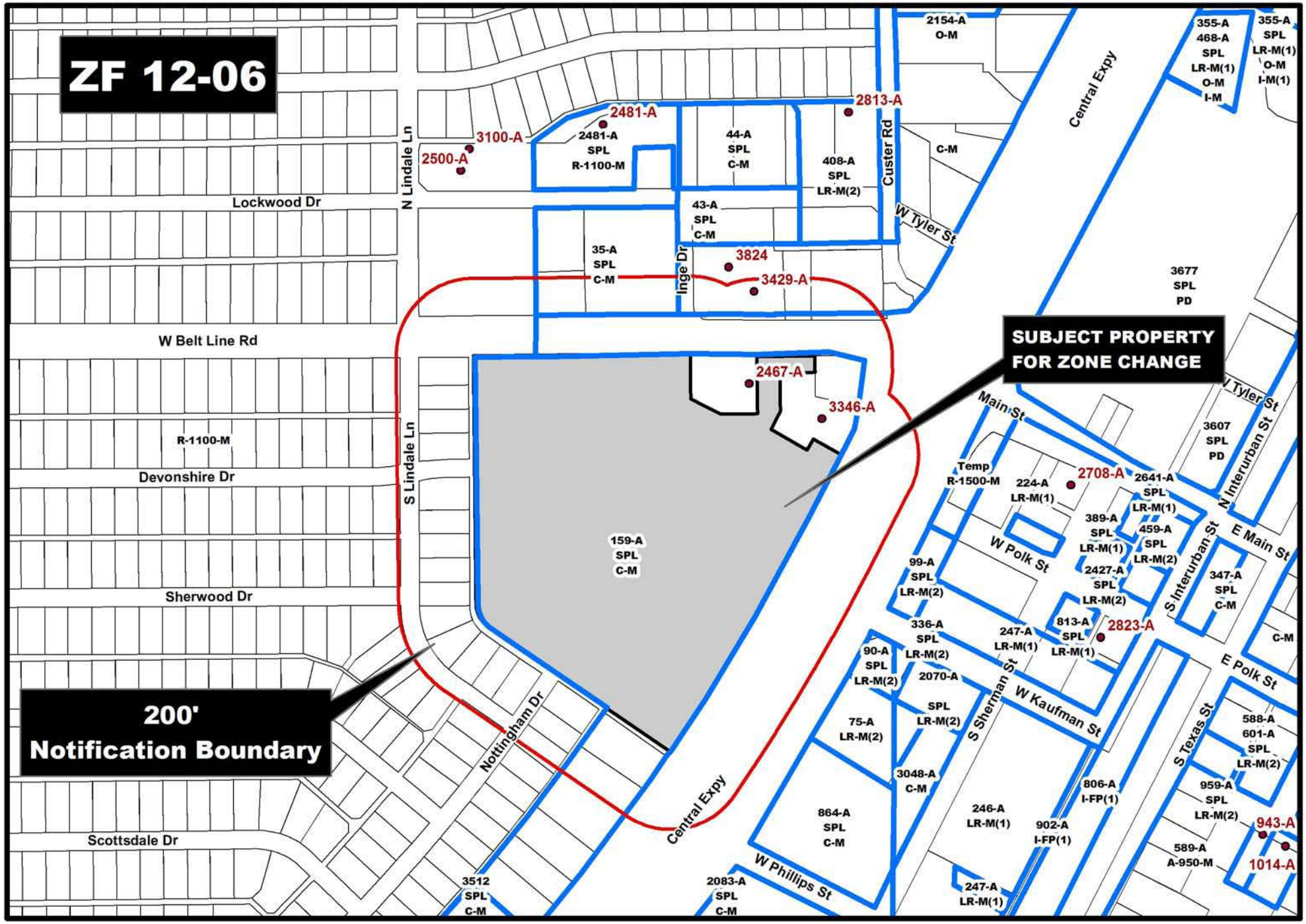
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.

Agenda: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: http://www.cor.net/DevelopmentServices.aspx?id=13682.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 12-06.

Date Posted and Mailed: 04/20/12



ZF 12-06 Notification Map

Updated By: shacklettc, Update Date: April 17, 2012
File: DS\Mapping\Cases\Z\2012\ZF1206\ZF1206 notification.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

BUDDHIST COMPASSION
RELIEF TZU CHI FOUNDATION
534 W BELT LINE RD
RICHARDSON, TX 750806311

WHISENANT DAVID ET AL
3838 OAK LAWN AVE STE 1416
DALLAS, TX 752194515

FTB OF TEXAS LLC
PO BOX 1350
MADISONVILLE, LA 704471350

BM CAPITAL INVESTMENT
GROUP LLC
3705 HACKBERRY LN
RICHARDSON, TX 750822450

HARTMAN RICHARDSON HEIGHTS
2909 HILLCROFT ST STE 420
HOUSTON, TX 770575815

MARTIN BETTY
1601 FAIR OAKS DR
RICHARDSON, TX 750813047

KAUR PARMJEET
103 S LINDALE LN
RICHARDSON, TX 750806119

SIMMONS DIANE ELIZABETH
105 S LINDALE LN
RICHARDSON, TX 750806119

MCKINNEY SUE LORENE
601 W BELT LINE RD
RICHARDSON, TX 750806114

ROSA PATRICIA G
6603 TYREE ST
DALLAS, TX 752094516

MARSHALL RAQUEL
600 DEVONSHIRE DR
RICHARDSON, TX 750806115

MAIN MARIAN L &
SHIRLEY J STROUD
201 S LINDALE LN
RICHARDSON, TX 750806120

FREITES ALMIRA G
203 S LINDALE LN
RICHARDSON, TX 750806120

CAFFEY MARGARET
714 SCOTTSDALE DR
RICHARDSON, TX 750806009

GAPONENKO ALEKSANDR A &
TATYANA V
205 S LINDALE LN
RICHARDSON, TX 750806120

WASHINGTON BRUCE E &
ROBERTS KAREN C
7012 MIDCREST DR
DALLAS, TX 752547948

SCURRY THOMAS & LAUREN
209 S LINDALE LN
RICHARDSON, TX 750806120

ORAM JESSICA RENEE & DAVID
600 SHERWOOD DR
RICHARDSON, TX 750806123

MADRID NORMA
301 S LINDALE LN
RICHARDSON, TX 750806122

SEYMOUR CONRAD L
603 SHERWOOD DR
RICHARDSON, TX 750806124

POWERS RAMONA
303 S LINDALE LN
RICHARDSON, TX 750806122

BUDJENSKA H C JR EST OF
305 S LINDALE LN
RICHARDSON, TX 750806122

LYLES GREG T & KATY
300 S LINDALE LN
RICHARDSON, TX 750806121

RAY SHANNON
307 S LINDALE LN
RICHARDSON, TX 750806122

CRANE IVAN LEE
302 S LINDALE LN
RICHARDSON, TX 750806121

WHITTINGTON BEVERLY
304 S LINDALE LN
RICHARDSON, TX 750806121

ASH BERNICE S
309 S LINDALE LN
RICHARDSON, TX 750806122

VESTAL IDA BELLE
306 S LINDALE LN
RICHARDSON, TX 750806121

RUSSELL CARMEN M
303 NOTTINGHAM DR
RICHARDSON, TX 750806104

DUHON TERRI B
2202 BLACKBERRY DR
RICHARDSON, TX 750823306

BESIO PAUL F
PO BOX 1082
CANON CITY, CO 812151082

MURPHREE INVEST II LTD
2409 DUBLIN RD
PLANO, TX 750943803

LIU JU CHIEN
300 NOTTINGHAM DR
RICHARDSON, TX 750806103

GOLDENWEST DIAMOND CORP
15732 TUSTIN VILLAGE WAY # A
TUSTIN, CA 927804924

SIGNATURE LEASING LLC
PO BOX 481
CATOOSA, OK 740150481

BURGER STREET INC
10903 ALDEER CIR
DALLAS, TX 752381354

STATE BANK OF TEXAS
PO BOX 763009
DALLAS, TX 753763009

TYLER ISBELL
SRS REAL ESTATE PARTNERS
8343DOUGLAS AVENUE, STE. 200
DALLAS, TX 75225

ALLEN HARTMAN
HARTMAN RICHARDSON HEIGHTS
2909 HILLCROFT ST STE 420
HOUSTON, TX 770575815

ZF 12-06
Notification List

April 30, 2012

RECEIVED
MAY 03 2012
DEVELOPMENT SERVICES

Development Services department
City of Richardson, Texas
411 W. Arapaho Road, Room 204
Richardson, Texas 75080

Re: File No/Name: ZF 12-06 / Movie Theater

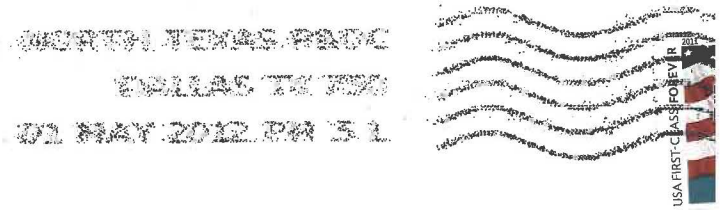
I disapproved because it will bring to much traffic to the neighborhood, and devalued the property.

Sincerely,

Almira Freites

Almira Freites
203 South Lindale Ln.
Richardson, TX 75080

Almira Freites
203 S. Lindale Ln.
Richardson, TX 75080



Development Services Department
City of Richardson, Texas
411 W. Arapaho Road, Room 204
Richardson, Texas 75080

75080455111

ORDINANCE NO. 3866

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO AMEND THE PLANNED DEVELOPMENT DISTRICT FOR TOWNHOME DEVELOPMENT, ORDINANCE NO. 3505, BY ALLOWING A REDUCED MINIMUM LOT AREA ON EIGHT (8) LOTS, ALLOWING ONE (1) 7-UNIT TOWNHOME BUILDING AND APPROVAL OF BUILDING ELEVATIONS FOR THE 8.76-ACRES ZONED PD PLANNED DEVELOPMENT LOCATED ON THE NORTH SIDE OF LAKE PARK WAY, EAST OF COIT ROAD, SAID TRACT BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO-THOUSAND ($2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 12-04).

WHEREAS, the City Plan Commission of the City of Richardson and the governing body of the City of Richardson, in compliance with the laws of the State of Texas and the ordinances of the City of Richardson, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended by amending the Planned Development District for Townhome Development, Ordinance No. 3505, by allowing a reduced minimum lot area on eight (8) lots at the northeast corner of the property , allowing one (1) 7-unit townhome building and approval of building elevations, for the 8.76-acres zoned PD Planned Development located on the north side of Lake Park Way, east of Coit Road, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. That Ordinance No. 3505 is hereby amended, in part, for the 8.76-acre tract of land located on the north side of Lake Park Way, east of Coit Road, being more particularly described in Exhibit "A", subject to the following special conditions:

1. All development of conditions in Ordinance No. 3505 shall remain in full force and effect except as otherwise provided herein.

2. The minimum lot area for eight (8) of the twelve (12) estate townhome lots located at the northeast corner of the property, adjacent to the City of Richardson and Dallas city limit boundary line shall be 1,800 square feet.

3. A maximum of one (1) townhome building with seven (7) units shall be allowed.

4. The townhome buildings and amenity building shall be constructed in substantial conformance with the building elevations attached as Exhibits "B-1" through "B-14". Elevation variation shall be achieved through the use of varying masonry colors; excluding white, and through the interchangeable use of brick or stone meeting the City's masonry construction definition. Building elevations shall not be required to receive development plan approval prior to submitting for building permits.

SECTION 3. That the above-described tract of land shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended, and subject to the aforementioned special conditions.

SECTION 4. That all provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect; provided, however, Ordinance No. 3505 shall continue in full force and effect, except as amended herein.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other

than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 14th day of May, 2012.

APPROVED:

_____

MAYOR

APPROVED AS TO FORM:

_____

CITY ATTORNEY
(PGS:05-03-12:TM 55264)

CORRECTLY ENROLLED:

_____

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 12-04

BEING a tract of land located in the City of Richardson, Dallas County, Texas, part of the J.W. Curtis Survey, Abstract No. 345, being all of a 8.755 acre tract of land described in deed to Lake Park Townhomes, Ltd. as recorded in Volume 2005141, Page 6040, Deed Records, Dallas County, Texas, a portion of said property being all of Lot 5, Block 4, University World, an addition to the City of Richardson as recorded in Clerk's File No. 200600332584, Deed Records, Dallas County, Texas, and a portion of said property currently within the right-of-way Tatum Street (a.k.a. Lake Park Way), dedicated by plat recorded in Volume 84205, Page 2038, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" in concrete found for the southwest corner of said 8.755 acre tract, the southwest corner of said Lot 5, the southeast corner of Lot 2, Block 4, University World as recorded in Volume 99138, Page 82, Deed Records, Dallas County, Texas, being in the north line of Tatum Street (a.k.a. Lake Park Way, an 80' R.O.W.)

THENCE, along the east line of said Lot 2 and the west line of said 8.755 acre tract, North 00 degrees 03 minutes 00 seconds East, a distance of 556.46 feet to a 1/2" iron rod with cap stamped "FD" found for the northeast corner of said Lot 2, the northwest corner of said 8.755 acre tract, and being in the south line of a 73.28 acre tract of land described in deed to Texas A&M University System as recorded in Volume 72221, Page 2873, Deed Records, Dallas County, Texas;

THENCE, along the north line of said 8.755 acre tract and the south line of said 72.38 acre tract, South 89 degrees 57 minutes 00 seconds East, a distance of 852.21 feet to a 1/2" iron rod found for the northeast corner of said 8.755 acre tract and the northwest corner of Lot 1A, Block 4, University World as recorded in Volume 98122, Page 60, Deed Records, Dallas County, Texas;

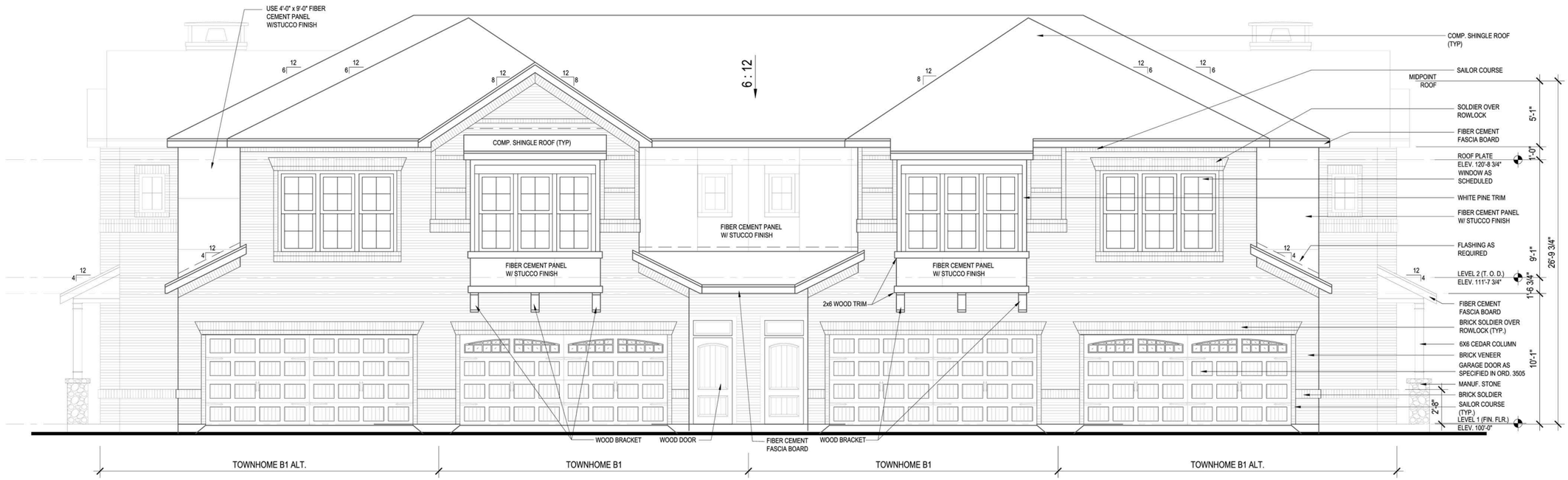
THENCE, along the east line of said 8.755 acre tract and the west line of said Lot 1A, South 00 degrees 03 minutes 00 seconds West, a distance of 367.13 feet to an "X" in concrete set, being the southeast corner of said Lot 1A and being in the north right-of-way line of Tatum Street (a.k.a. Lake Park Boulevard, a 50' R.O.W.);

THENCE, along the south line of said 8.755 acre tract and the north line of said Tatum Street (a.k.a. Lake Park Boulevard) North 89 degrees 57 minutes 00 seconds West, a distance of 96.79 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199", the beginning of a curve to the left;

THENCE, along said curve to the left through a central angle of 69 degrees 07 minutes 08 seconds, a radius of 127.71 feet, an arc length of 154.06 feet, a chord bearing of South 55 degrees 29 minutes 26 seconds West AND a chord distance of 144.89 feet to an "X" in concrete set, the beginning of a non-tangent curve to the left;

THENCE, along said curve to the left through a central angle of 53 degrees 49 minutes 15 seconds, a radius of 469.00 feet, an arc length of 440.56 feet, a chord bearing of South 84 degrees 01 minutes 08 seconds West and a chord distance of 424.54 feet to an “X” in concrete set, the beginning of a reverse curve to the right;

THENCE, along said curve to the right through a central angle of 33 degrees 17 minutes 30 seconds a radius of 389.00 feet an arc length of 226.03 feet a chord bearing of South 73 degrees 45 minutes 15 seconds West and a chord distance of 222.86 feet to the POINT OF BEGINNING and containing 381,380 square feet or 8.7553 acres of land.



1 BUILDING ESTATE TYPE I - FRONT/STREET ELEVATION

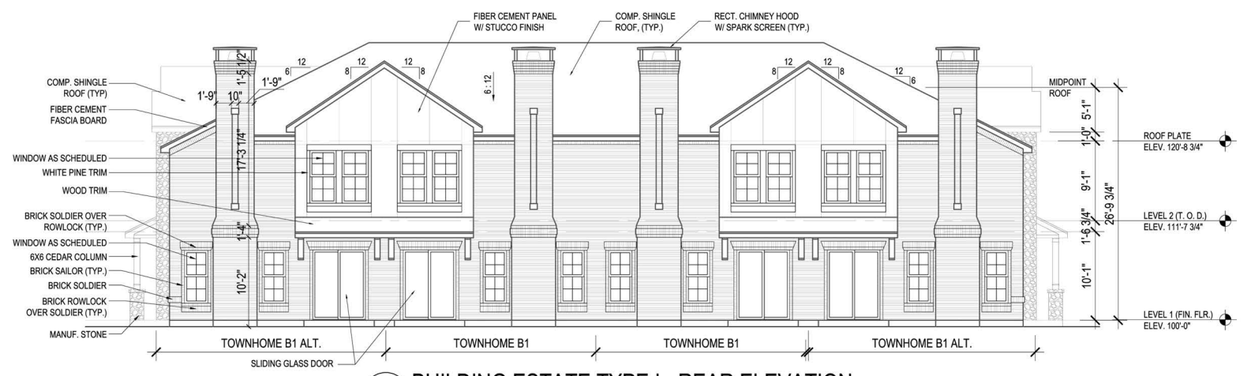
SCALE: 1/4" = 1'-0"

MATERIAL	SUBTOTAL	TOTAL / BLDG	PERCENTAGE	# BLDGS	TOTAL
BT I - BRICK VENEER	4,553.35	6,299.03	72%	2	9,106.70
BT I - MANUF. STONE	416.54		7%		833.08
BT I - FIBER CEM. PANEL	1,329.14		21%		2,658.28

*NOTE: MEASUREMENTS IN SQUARE FEET

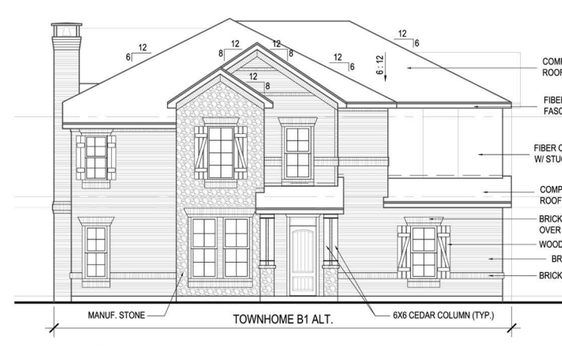
EXTERIOR ELEVATION
GENERAL NOTES:
1. ALL LOWER SHED ROOFS TO HAVE SLOPED SOFFITS UNLESS NOTED OTHERWISE.
2. ALL BRICK PROJECTIONS OR RECESSES TO BE 3/4" FROM FACE OF RUNNING BOND FACE BRICK.
3. ALL MORTAR SHALL BE WHITE. USE WHITE SAND AND WHITE PORT. CEMENT.
4. ALL SPECIAL COURSING MUST ALIGN AS IT TURNS ANY CORNER WITH BOTH WALLS.
5. ALL MASONRY WORK MUST BE DONE IN A CRAFTSMAN LIKE WAY BY EXPERIENCED MASONS.
6. CUT BRICK AND STONES WITH WET SAWS AS REQUIRED TO PROVIDE UNIFORM MASONRY JOINT WIDTHS.
7. ALL SOLDIER AND ROWLOCK COURSES ARE PROJECTED OR RECESSES UNLESS NOTED OTHERWISE.
8. USE FULL SHEETS OF FIBER CEMENT PANELS WITH STUCCO FINISH WHENEVER POSSIBLE -MINIMIZE ALL JOINTS.
9. ALL BRACKETS NEED TO BE STAINED DARK BROWN. AS SELECTED BY ARCHITECT.

NOTE:
1. BUILDINGS #4, 7 TO HAVE A BRICK TYPE "2"



3 BUILDING ESTATE TYPE I - REAR ELEVATION

SCALE: 1/8" = 1'-0"



4 BUILDING ESTATE TYPE I - RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

2 BUILDING ESTATE TYPE I - LEFT ELEVATION

SCALE: 1/8" = 1'-0"

Exhibit B-1 - Part of Ordinance

Designed by: G.L.
Drawn by: S.I.
Architect of Record: -
Date Plotted: 3/27/12

Issue for Pricing / Bidding: 12/14/11
Issue for Permit Application:
Issue for Construction

Revisions:

#	DATE	COMMENTS

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PARKSIDE TOWNS
Richardson, TX

ATTICUS REAL ESTATE -
LAKE PARK LIMITED PARTNERSHIP

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
5350 ALPHA ROAD • DALLAS, TEXAS 75240
(972) 701 - 9636 • (972) 701 - 9639 FAX
DALLAS IRVINE NEW ORLEANS ORLANDO
www.humphreys.com

SHEET CONTENTS:
BUILDING TYPE 1 ELEVATIONS

SHEET NO.
A4.12

2010078

FILE: M:\2010\10078 Lake Park Phase II\CD\10078A412_CITY.dwg
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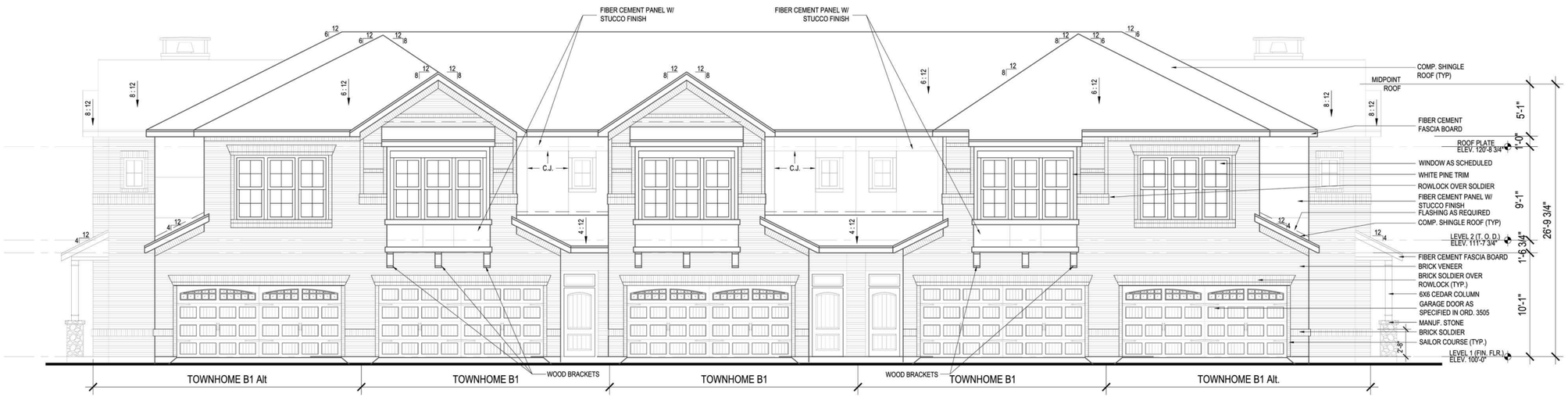


1 BUILDING ESTATE TYPE 2 - FRONT/STREET ELEVATION

SCALE: 3/16" = 1'-0"

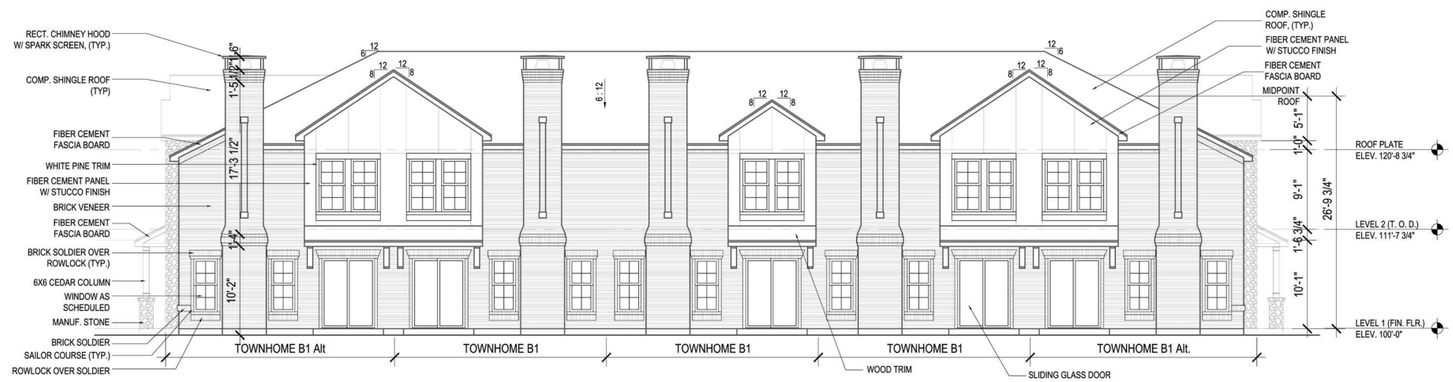
MATERIAL	SUBTOTAL	TOTAL / BLDG	PERCENTAGE	# BLDGS	TOTAL
BT II - BRICK VENEER	5,357.69	7,666.65	70%	2	10,715.38
BT II - MANUF. STONE	416.54		5%		833.08
BT II - FIBER CEM. PANEL	1,892.42		25%		3,784.84

*NOTE: MEASUREMENTS IN SQUARE FEET

EXTERIOR ELEVATION
GENERAL NOTES:
1. ALL LOWER SHED ROOFS TO HAVE SLOPED SOFFITS UNLESS NOTED OTHERWISE.
2. ALL BRICK PROJECTIONS OR RECESSES TO BE 3/4" FROM FACE OF RUNNING BOND FACE BRICK.
3. ALL MORTAR SHALL BE WHITE. USE WHITE SAND AND WHITE PORT. CEMENT.
4. ALL SPECIAL COURSING MUST ALIGN AS IT TURNS ANY CORNER WITH BOTH WALLS.
5. ALL MASONRY WORK MUST BE DONE IN A CRAFTSMAN LIKE WAY BY EXPERIENCED MASONS.
6. CUT BRICK AND STONES WITH WET SAWS AS REQUIRED TO PROVIDE UNIFORM MASONRY JOINT WIDTHS.
7. ALL SOLDIER AND ROWLOCK COURSES ARE PROJECTED OR RECESSES UNLESS NOTED OTHERWISE.
8. USE FULL SHEETS OF FIBER CEMENT PANELS WITH STUCCO FINISH WHENEVER POSSIBLE -MINIMIZE ALL JOINTS.
9. ALL BRACKETS NEED TO BE STAINED DARK BROWN. AS SELECTED BY ARCHITECT.

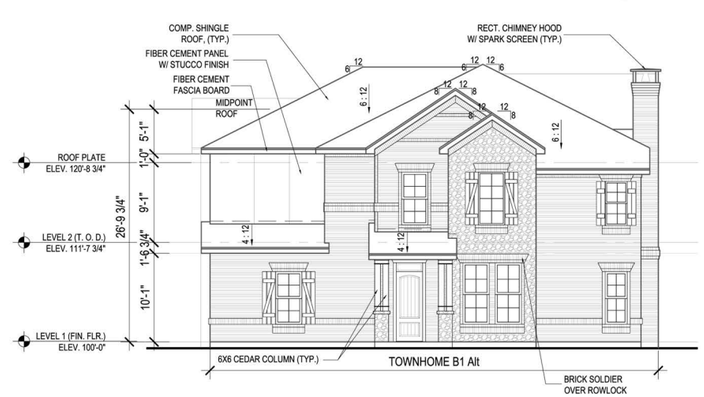
NOTE:

1. BUILDINGS #2, 5 TO HAVE A BRICK TYPE "2"



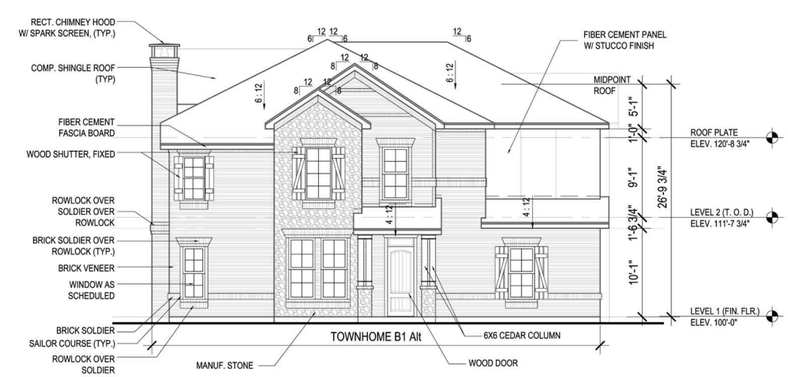
3 BUILDING ESTATE TYPE 2 - REAR ELEVATION

SCALE: 1/8" = 1'-0"



4 BUILDING ESTATE TYPE 2 - RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



2 BUILDING ESTATE TYPE 2 - LEFT ELEVATION

SCALE: 1/8" = 1'-0"

Exhibit B-2 - Part of Ordinance

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SCALE: 96 DATE/TIME: Mar 27, 2012 - 3:36pm
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Designed by: G.L.
Drawn by: S.I.
Architect of Record: -
Date Plotted: 3/27/12

Issue for Pricing / Bidding: 12/14/11
Issue for Permit Application: -
Issue for Construction

Revisions:

#	DATE	COMMENTS

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PARKSIDE TOWNS
Richardson, TX

ATTICUS REAL ESTATE -
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HUMPHREYS & PARTNERS ARCHITECTS, L.P.
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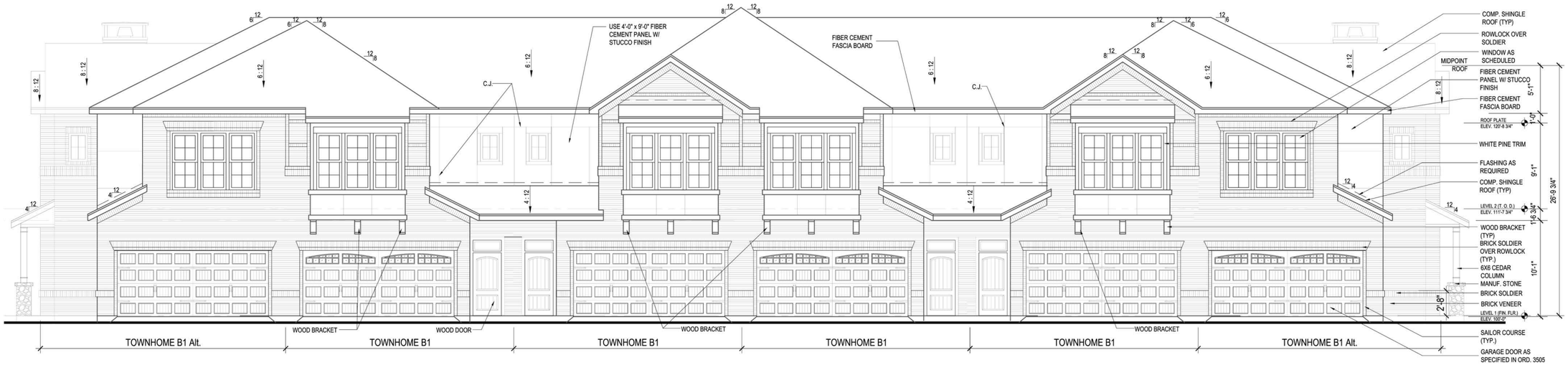
(972) 701 - 9636 • (972) 701 - 9639 FAX
DALLAS IRVINE NEW ORLEANS ORLANDO
www.humphreys.com

SHEET CONTENTS:
BUILDING TYPE 2 ELEVATIONS

SHEET NO.

A4.23

2010078



1 BUILDING TYPE 3 - FRONT/STREET ELEVATION
SCALE: 3/16" = 1'-0"

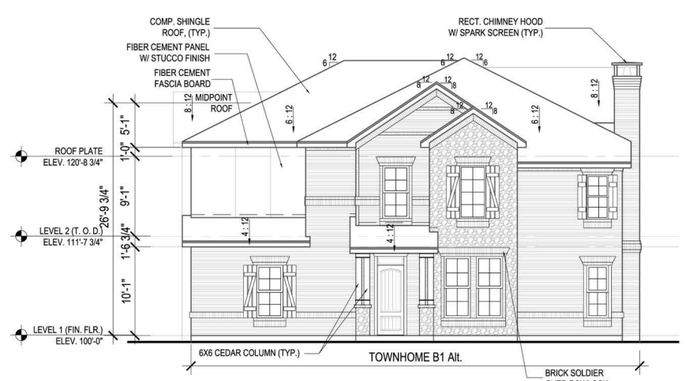
MATERIAL	SUBTOTAL	TOTAL / BLDG	PERCENTAGE	# BLDGS	TOTAL
BT III - BRICK VENEER	6,226.85		71%		24,907.40
BT III - MANUF. STONE	416.54	8,721.73	5%	4	1,666.16
BT III - FIBER CEM. PANEL	2,078.34		24%		8,313.36

*NOTE: MEASUREMENTS IN SQUARE FEET

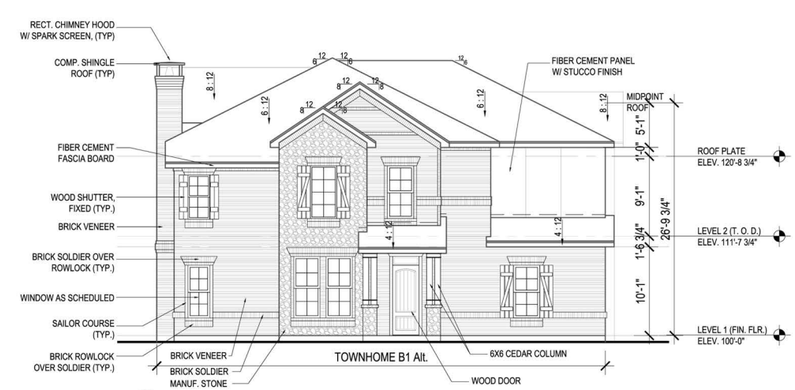
3 BUILDING ESTATE TYPE 3 - REAR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION
GENERAL NOTES:
1. ALL LOWER SHED ROOFS TO HAVE SLOPED SOFFITS UNLESS NOTED OTHERWISE.
2. ALL BRICK PROJECTIONS OR RECESSES TO BE 3/4" FROM FACE OF RUNNING BOND FACE BRICK.
3. ALL MORTAR SHALL BE WHITE. USE WHITE SAND AND WHITE PORT. CEMENT.
4. ALL SPECIAL COURSING MUST ALIGN AS IT TURNS ANY CORNER WITH BOTH WALLS.
5. ALL MASONRY WORK MUST BE DONE IN A CRAFTSMAN LIKE WAY BY EXPERIENCED MASONS.
6. CUT BRICK AND STONES WITH WET SAWS AS REQUIRED TO PROVIDE UNIFORM MASONRY JOINT WIDTHS.
7. ALL SOLDIER AND ROWLOCK COURSES ARE PROJECTED OR RECESSES UNLESS NOTED OTHERWISE.
8. USE FULL SHEETS OF FIBER CEMENT PANELS WITH STUCCO FINISH WHENEVER POSSIBLE -MINIMIZE ALL JOINTS.
9. ALL BRACKETS NEED TO BE STAINED DARK BROWN. AS SELECTED BY ARCHITECT.

NOTE:
1. BUILDINGS #3, 6, 9 TO HAVE A BRICK TYPE "1".
2. BUILDING #8 TO HAVE A BRICK TYPE "2"



4 BUILDING ESTATE TYPE 3 - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING ESTATE TYPE 3 - LEFT ELEVATION
SCALE: 1/8" = 1'-0"

Exhibit B-3 - Part of Ordinance

Designed by: G.L.
Drawn by: S.I.
Architect of Record: -
Date Plotted: 3/27/12

Issue for Pricing / Bidding: 12/14/11
Issue for Permit Application: -
Issue for Construction

Revisions:

#	DATE	COMMENTS

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Richardson, TX

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SHEET CONTENTS:
BUILDING TYPE 3 ELEVATIONS

SHEET NO.
A4.33

2010078

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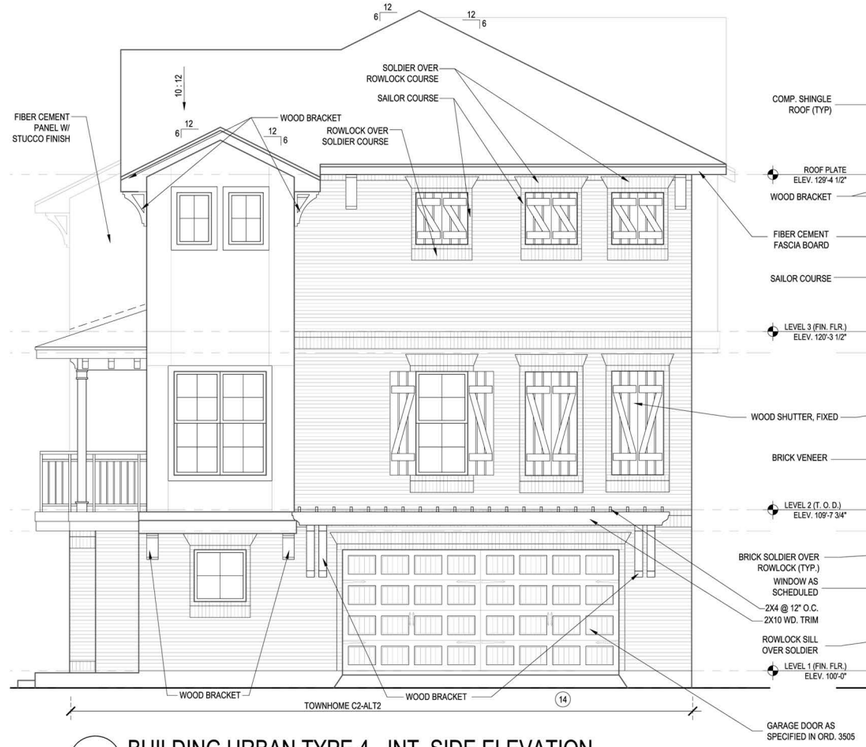
LEGEND - BUILDING/ROOF PLANS

- 1A — WALL TYPE REF. A1.03
- 2(TWO) - 1(ONE) HOUR FIRE RATED WALLS TO UNDERSIDE OF ROOF DECK AT EACH TOWNHOME TENANT SEPARATION WALL
- XX/XX.XX — WALL SECTION TAG

NOTES

1. RETURN BRICK VENEER ALONG SIDE WALL. MATCH SOLDIER COURSE



08 BUILDING URBAN TYPE 4 - INT. SIDE ELEVATION

SCALE: 1/4" = 1'-0"

07 BUILDING URBAN TYPE 4 - EXT. SIDE ELEVATION

SCALE: 1/4" = 1'-0"

MATERIAL	SUBTOTAL	TOTAL / BLDG	PERCENTAGE	# BLDGS	TOTAL
BT IV - BRICK VENEER	2,280.95	2,799.91	81%	8	18,247.60
BT IV - FIBER CEM. PANEL	518.96		19%		4,151.68

*NOTE: MEASUREMENTS IN SQUARE FEET

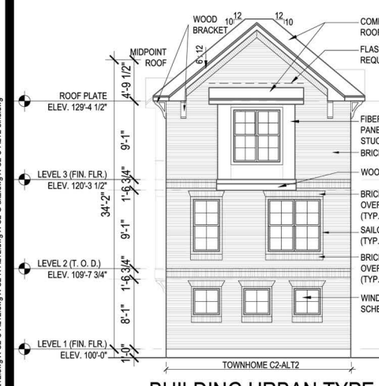
LEGEND - BUILDING/ROOF PLANS

- 2 (TWO) - 1 (ONE) HOUR FIRE RATED WALLS TO UNDERSIDE OF ROOF DECK AT EACH TOWNHOME TENANT SEPARATION WALL TURN OUT GYP. BD. 4'-0" MIN. EACH SIDE OF WALL UNDER ROOF DECK
- RIDGE VENT 9 SF NET OPEN EA. SIDE OF DRAFTSTOP
- 14 1/2" X 14 1/2" GRAVITY VENT, 150 SQ. IN. NET FREE AREA
- CONT. SOFFIT VENT
- D.S. DOWNSPOUT
- 6" GUTTER
- ADD 1 LAYER 5/8 TYPE "X" GYP. BOARD UNDERNEATH PLYWOOD 4 FEET ON EACH SIDE OF 1 HR WALL.
- INDICATES 3/4" PLYWOOD DECK ON 2X'S PLATFORM FOR HVAC EQUIPMENT AND STORAGE

EXTERIOR ELEVATION GENERAL NOTES:

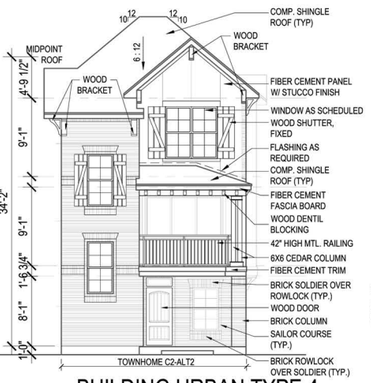
1. ALL LOWER SHED ROOFS TO HAVE SLOPED SOFFITS UNLESS NOTED OTHERWISE.
2. ALL BRICK PROJECTIONS OR RECESSES TO BE 3/4" FROM FACE OF RUNNING BOND FACE BRICK.
3. ALL MORTAR SHALL BE WHITE. USE WHITE SAND AND WHITE PORT. CEMENT.
4. ALL SPECIAL COURSING MUST ALIGN AS IT TURNS ANY CORNER WITH BOTH WALLS.
5. ALL MASONRY WORK MUST BE DONE IN A CRAFTSMAN LIKE WAY BY EXPERIENCED MASONS.
6. CUT BRICK AND STONES WITH WET SAWS AS REQUIRED TO PROVIDE UNIFORM MASONRY JOINT WIDTHS.
7. ALL SOLDIER AND ROWLOCK COURSES ARE PROJECTED OR RECESSES UNLESS NOTED OTHERWISE.
8. USE FULL SHEETS OF FIBER CEMENT PANELS WITH STUCCO FINISH WHENEVER POSSIBLE -MINIMIZE ALL JOINTS.
9. ALL BRACKETS NEED TO BE STAINED DARK BROWN. AS SELECTED BY ARCHITECT.

NOTE:
1. BUILDINGS #10, 12, 13, 15, 22, 26, 32, 36 TO HAVE A BRICK TYPE "2".



06 BUILDING URBAN TYPE 4 REAR/STREET ELEVATION

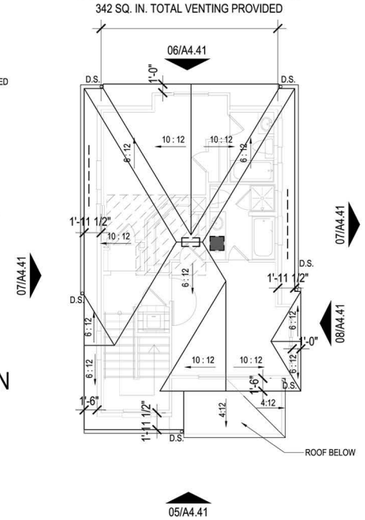
SCALE: 1/8" = 1'-0"



05 BUILDING URBAN TYPE 4 FRONT/INTERNAL ELEVATION

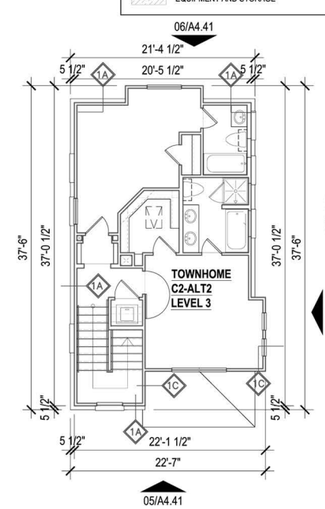
SCALE: 1/8" = 1'-0"

701 SF UNDER ROOF
337 SQ. IN. VENTING REQUIRED
2 LF = 36 SQ. IN. RIDGE VENTING PROVIDED
1 GRAVITY VENTS = 144 SQ. IN. UPPER VENTING PROVIDED
18 LF = 162 SQ. IN. LOWER VENTING PROVIDED
342 SQ. IN. TOTAL VENTING PROVIDED



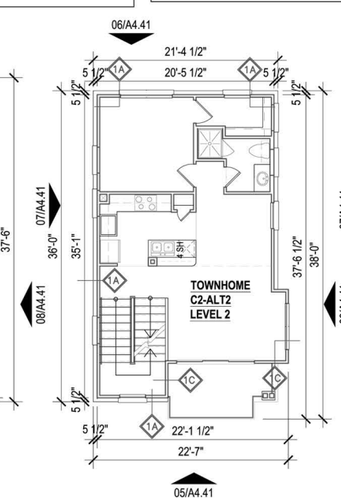
04 BUILDING 4 PLAN - ROOF

SCALE: 1/8" = 1'-0"



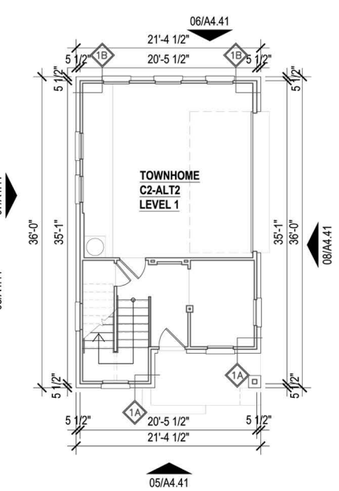
03 BUILDING 4 PLAN - LEVEL 3

SCALE: 1/8" = 1'-0"



02 BUILDING 4 PLAN - LEVEL 2

SCALE: 1/8" = 1'-0"



01 BUILDING 4 PLAN - LEVEL 1

SCALE: 1/8" = 1'-0"

Exhibit B-4 - Part of Ordinance

Designed by: G.L.
Drawn by: S.I.
Architect of Record: -
Date Plotted: 3/27/12

Issue for Pricing / Bidding: 12/14/11
Issue for Permit Application: -
Issue for Construction

Revisions:

#	DATE	COMMENTS

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Richardson, TX

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SHEET CONTENTS:
BUILDING TYPE 4 PLANS & ELEVATIONS

SHEET NO.
A4.41

2010078

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LEGEND - BUILDING/ROOF PLANS

- 2 (TWO) - 1 (ONE) HOUR FIRE RATED WALLS TO UNDERSIDE OF ROOF DECK AT EACH TOWNHOME TENANT SEPARATION WALL TURN OUT GYP. BD. 4'-0" MIN. EACH SIDE OF WALL UNDER ROOF DECK
- RIDGE VENT 9 SF NET OPEN EA. SIDE OF DRAFTSTOP
- 14 1/2" X 14 1/2" GRAVITY VENT, 150 SQ. IN. NET FREE AREA
- CONT. SOFFIT VENT
- D.S. DOWNSPOUT
- 6" GUTTER
- ADD 1 LAYER 5/8 TYPE "X" GYP. BOARD UNDERNEATH PLYWOOD 4 FEET ON EACH SIDE OF 1 HR WALL.
- INDICATES 3/4" PLYWOOD DECK ON 2X'S PLATFORM FOR HVAC EQUIPMENT AND STORAGE

NOTE:
1. BUILDINGS #11, 14, 23, 27, 33, 35 TO HAVE A BRICK TYPE "1".
2. BUILDING #34 TO HAVE A BRICK TYPE "2"

LEGEND - BUILDING/ROOF PLANS

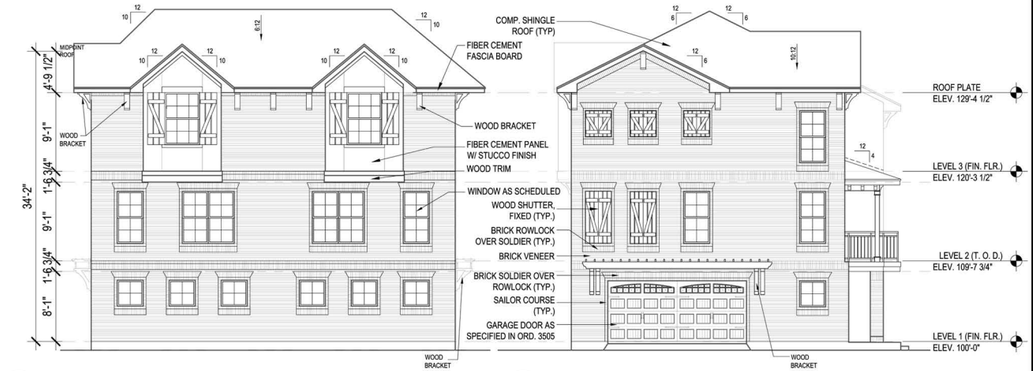
- 1A — WALL TYPE REF. A1.03
- 2(TWO) - 1(ONE) HOUR FIRE RATED WALLS TO UNDERSIDE OF ROOF DECK AT EACH TOWNHOME TENANT SEPARATION WALL
- XX/XX.XX — WALL SECTION TAG

NOTES

1. RETURN BRICK VENEER ALONG SIDE WALL. MATCH SOLDIER COURSE

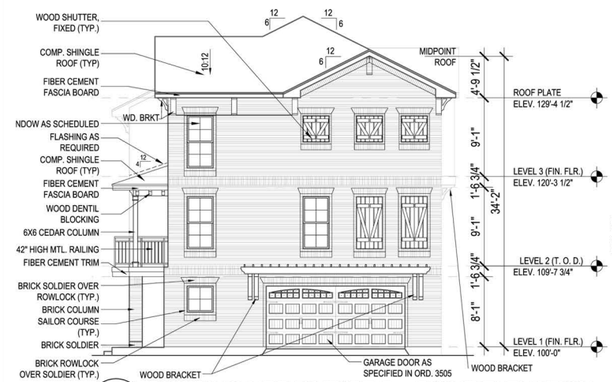
EXTERIOR ELEVATION
GENERAL NOTES:
1. ALL LOWER SHED ROOFS TO HAVE SLOPED SOFFITS UNLESS NOTED OTHERWISE.
2. ALL BRICK PROJECTIONS OR RECESSES TO BE 3/4" FROM FACE OF RUNNING BOND FACE BRICK.
3. ALL MORTAR SHALL BE WHITE. USE WHITE SAND AND WHITE PORT. CEMENT.
4. ALL SPECIAL COURSING MUST ALIGN AS IT TURNS ANY CORNER WITH BOTH WALLS.
5. ALL MASONRY WORK MUST BE DONE IN A CRAFTSMAN LIKE WAY BY EXPERIENCED MASONS.
6. CUT BRICK AND STONES WITH WET SAWS AS REQUIRED TO PROVIDE UNIFORM MASONRY JOINT WIDTHS.
7. ALL SOLDIER AND ROWLOCK COURSES ARE PROJECTED OR RECESSES UNLESS NOTED OTHERWISE.
8. USE FULL SHEETS OF FIBER CEMENT PANELS WITH STUCCO FINISH WHENEVER POSSIBLE -MINIMIZE ALL JOINTS.
9. ALL BRACKETS NEED TO BE STAINED DARK BROWN. AS SELECTED BY ARCHITECT.

08 BUILDING URBAN TYPE 5 - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



07 BUILDING URBAN TYPE 5 - REAR ELEVATION
SCALE: 1/8" = 1'-0"

06 BUILDING URBAN TYPE 5 - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



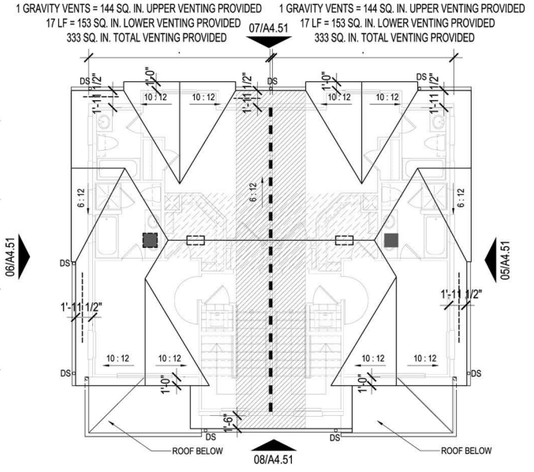
05 BUILDING URBAN TYPE 5 - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL	SUBTOTAL	TOTAL / BLDG	PERCENTAGE	# BLDGS	TOTAL
BT V - BRICK VENEER	2,970.44	3,694.94	80%	7	20,793.08
BT V - FIBER CEM. PANEL	724.50		20%		724.50

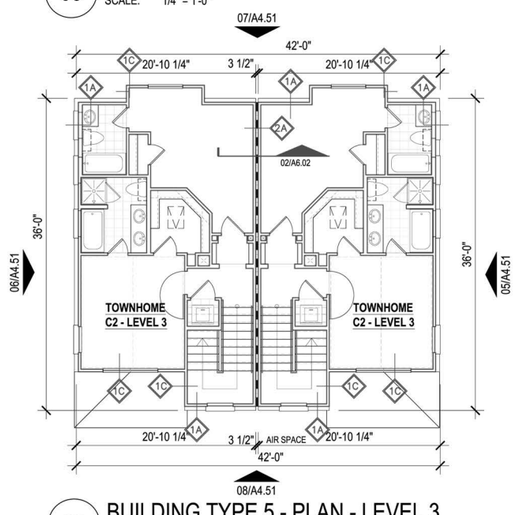
*NOTE: MEASUREMENTS IN SQUARE FEET

687 SF UNDER ROOF
330 SQ. IN. VENTING REQUIRED
2 LF = 36 SQ. IN. RIDGE VENTING PROVIDED
1 GRAVITY VENTS = 144 SQ. IN. UPPER VENTING PROVIDED
17 LF = 153 SQ. IN. LOWER VENTING PROVIDED
333 SQ. IN. TOTAL VENTING PROVIDED

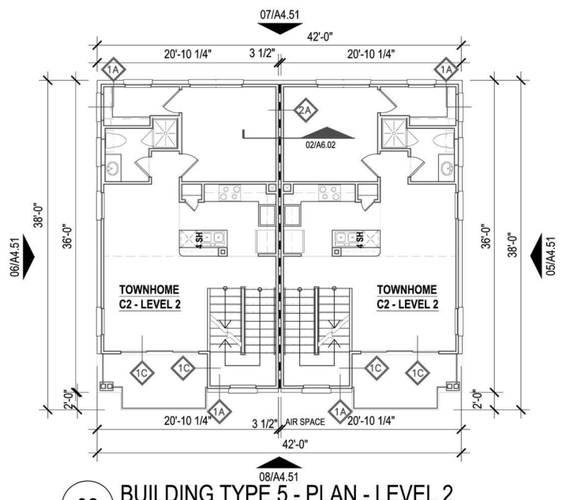
687 SF UNDER ROOF
330 SQ. IN. VENTING REQUIRED
2 LF = 36 SQ. IN. RIDGE VENTING PROVIDED
1 GRAVITY VENTS = 144 SQ. IN. UPPER VENTING PROVIDED
17 LF = 153 SQ. IN. LOWER VENTING PROVIDED
333 SQ. IN. TOTAL VENTING PROVIDED



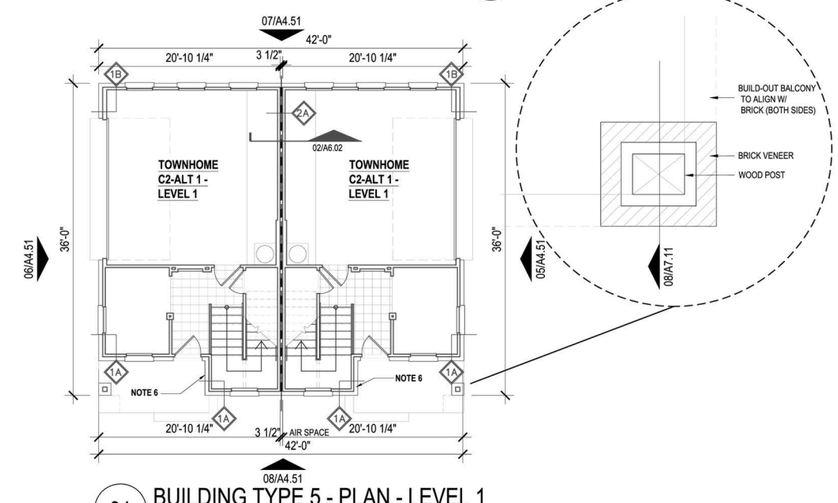
04 BUILDING TYPE 5 - ROOF PLAN
SCALE: 1/8" = 1'-0"



03 BUILDING TYPE 5 - PLAN - LEVEL 3
SCALE: 1/8" = 1'-0"



02 BUILDING TYPE 5 - PLAN - LEVEL 2
SCALE: 1/8" = 1'-0"



01 BUILDING TYPE 5 - PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

Exhibit B-5 - Part of Ordinance

Designed by: G.L.
Drawn by: S.I.
Architect of Record: -
Date Plotted: 3/27/12

Issue for Pricing / Bidding: 12/14/11
Issue for Permit Application: -
Issue for Construction

Revisions:

#	DATE	COMMENTS

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Richardson, TX

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SHEET CONTENTS:
BUILDING TYPE 5
FLOOR PLANS & ELEVATIONS

SHEET NO.
A4.51

2010078

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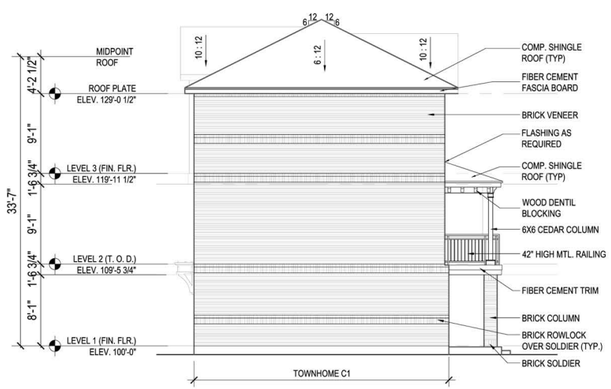
EXTERIOR ELEVATION
GENERAL NOTES:
1. ALL LOWER ROOFS TO HAVE SLOPED SOFFITS UNLESS NOTED OTHERWISE.
2. ALL BRICK PROTECTIONS OR RECESSES TO BE 3/4" FROM FACE OF RUNNING BOND FACE BRICK.
3. ALL MORTAR SHALL BE WHITE. USE WHITE SAND AND WHITE PORT. CEMENT.
4. ALL SPECIAL COURSING MUST ALIGN AS IT TURNS ANY CORNER WITH BOTH WALLS.
5. ALL MASONRY WORK MUST BE DONE IN A CRAFTSMAN LIKE WAY BY EXPERIENCED MASONS.
6. CUT BRICK AND STONES WITH WET SAWS AS REQUIRED TO PROVIDE UNIFORM MASONRY JOINT WIDTHS.
7. ALL SOLDIER AND ROWLOCK COURSES ARE PROTECTED OR RECESSES UNLESS NOTED OTHERWISE.

NOTE:
1. BUILDING #39 TO HAVE A BRICK TYPE "1".
2. BUILDING #40 TO HAVE A BRICK TYPE "2"

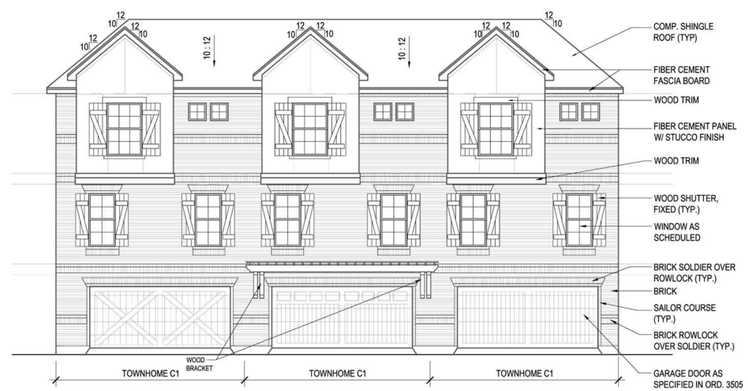
01 BUILDING URBAN TYPE 6 - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL	SUBTOTAL	TOTAL / BLDG	PERCENTAGE	# BLDGS	TOTAL
BT VI - BRICK VENEER	3,796.05	4,768.22	80%	2	7,592.10
BT VI - FIBER CEM. PANEL	972.17		20%		1,944.34

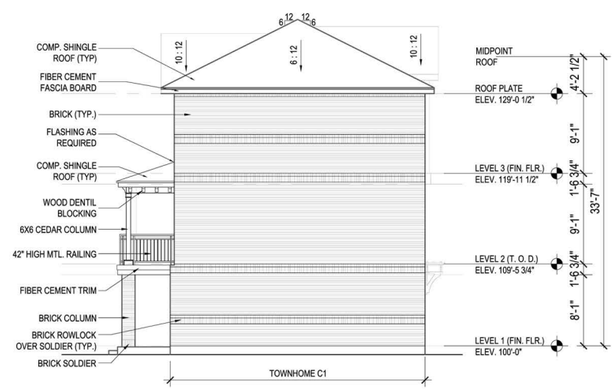
*NOTE: MEASUREMENTS IN SQUARE FEET



04 BUILDING URBAN TYPE 6 - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



03 BUILDING URBAN TYPE 6 - REAR ELEVATION
SCALE: 1/8" = 1'-0"



02 BUILDING URBAN TYPE 6 - LEFT ELEVATION
SCALE: 1/8" = 1'-0"

Exhibit B-6 - Part of Ordinance

Designed by: G.L.
Drawn by: S.I.
Architect of Record: -
Date Plotted: 3/27/12

Issue for Pricing / Bidding: 12/14/11
Issue for Permit Application: -
Issue for Construction

Revisions:

#	DATE	COMMENTS

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Richardson, TX

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DALLAS IRVINE NEW ORLEANS ORLANDO
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SHEET CONTENTS:
BUILDING TYPE 6 ELEVATIONS

SHEET NO.
A4.63

2010078

FILE: M:\2010\10078 Lake Park Phase II\CD\10078A4S_CITY.dwg
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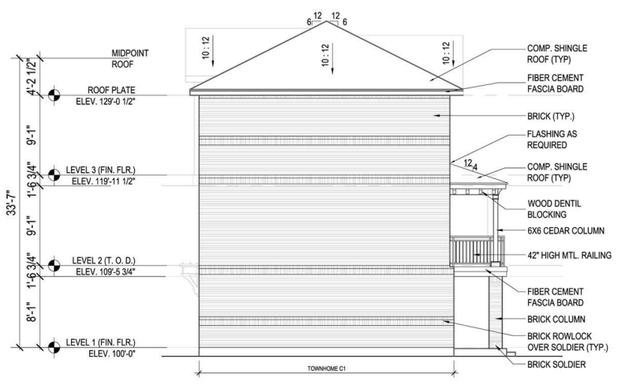
EXTERIOR ELEVATION
GENERAL NOTES:
1. ALL LOWER ROOFS TO HAVE SLOPED SOFFITS UNLESS NOTED OTHERWISE.
2. ALL BRICK PROTECTIONS OR RECESSES TO BE 3/4" FROM FACE OF RUNNING BOND FACE BRICK.
3. ALL MORTAR SHALL BE WHITE. USE WHITE SAND AND WHITE PORT. CEMENT.
4. ALL SPECIAL COURSING MUST ALIGN AS IT TURNS ANY CORNER WITH BOTH WALLS.
5. ALL MASONRY WORK MUST BE DONE IN A CRAFTSMAN LIKE WAY BY EXPERIENCED MASONS.
6. CUT BRICK AND STONES WITH WET SAWS AS REQUIRED TO PROVIDE UNIFORM MASONRY JOINT WIDTHS.
7. ALL SOLDIER AND ROWLOCK COURSES ARE PROTECTED OR RECESSES UNLESS NOTED OTHERWISE.

NOTE:
1. BUILDINGS #16, 18, 25, 29, 41 TO HAVE A BRICK TYPE "1".
2. BUILDING #17, 19, 38 TO HAVE A BRICK TYPE "2"

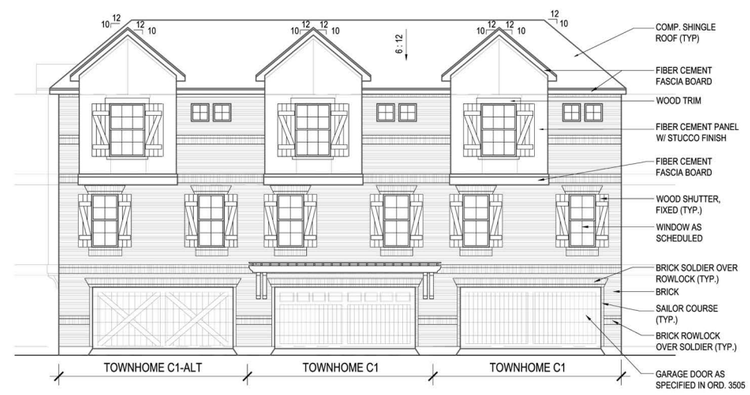
01 BUILDING URBAN TYPE 6 ALT. - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL	SUBTOTAL	TOTAL / BLDG	PERCENTAGE	# BLDGS	TOTAL
BT VI-ALT - BRICK VENEER	3,515.11	4,651.51	76%	8	28,120.88
BT VI-ALT - FIBER CEM. PANEL	1,136.40		24%		9,091.20

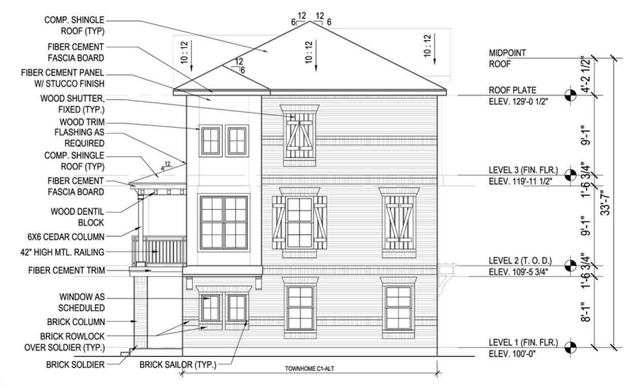
*NOTE: MEASUREMENTS IN SQUARE FEET



04 BUILDING URBAN TYPE 6 ALT. - INTERNAL SIDE ELE
SCALE: 1/8" = 1'-0"



03 BUILDING URBAN TYPE 6 ALT.- REAR ELEVATION
SCALE: 1/8" = 1'-0"



02 BUILDING URBAN TYPE 6 ALT. - EXTERNAL FACING SIDE ELEVATI(
SCALE: 1/8" = 1'-0"

Exhibit B-7 - Part of Ordinance

Designed by: G.L.
Drawn by: S.I.
Architect of Record: -
Date Plotted: 3/27/12

Issue for Pricing / Bidding: 12/14/11
Issue for Permit Application: -
Issue for Construction

Revisions:

#	DATE	COMMENTS

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SHEET CONTENTS:
BUILDING TYPE 6 ALT. ELEVATIONS

SHEET NO.
A4.64

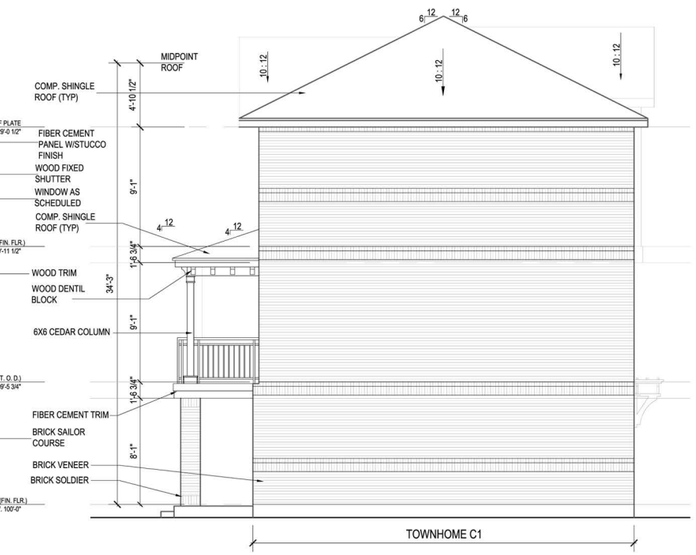
2010078

FILE: M:\2010\100078 Lake Park Phase II\CD\100078A64_CITY.dwg
SCALE: 96 DATE/TIME: Mar 27, 2012 - 3:41pm
USER: mmcrow XREF(s): 100078-TBLK.dwg X-BLDG6-ALT-ELEV.dwg

EXTERIOR ELEVATION
GENERAL NOTES:
1. ALL LOWER ROOFS TO HAVE SLOPED SOFFITS UNLESS NOTED OTHERWISE.
2. ALL BRICK PROTECTIONS OR RECESSES TO BE 3/4" FROM FACE OF RUNNING BOND FACE BRICK.
3. ALL MORTAR SHALL BE WHITE. USE WHITE SAND AND WHITE PORT. CEMENT.
4. ALL SPECIAL COURSING MUST ALIGN AS IT TURNS ANY CORNER WITH BOTH WALLS.
5. ALL MASONRY WORK MUST BE DONE IN A CRAFTSMAN LIKE WAY BY EXPERIENCED MASONS.
6. CUT BRICK AND STONES WITH WET SAWS AS REQUIRED TO PROVIDE UNIFORM MASONRY JOINT WIDTHS.
7. ALL SOLDIER AND ROWLOCK COURSES ARE PROTECTED OR RECESSES UNLESS NOTED OTHERWISE.

NOTE:
1. BUILDING #28 TO HAVE A BRICK TYPE "2".

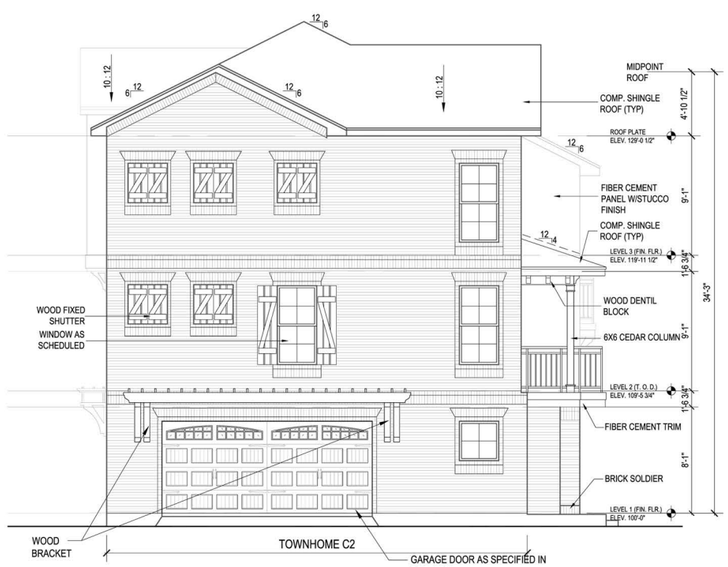
03 BUILDING URBAN TYPE 7 - REAR/STREET ELEVATION
SCALE: 3/16" = 1'-0"



04 BUILDING URBAN TYPE 7 - INTERNAL SIDE ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL	SUBTOTAL	TOTAL / BLDG	PERCENTAGE	# BLDGS	TOTAL
BT VII - BRICK VENEER	4,561.44	5,910.33	77%	1	4,561.44
BT VII - FIBER CEM. PANEL	1,348.89		23%		1,348.89

*NOTE: MEASUREMENTS IN SQUARE FEET



02 BUILDING URBAN TYPE 7 - EXTERNAL SIDE ELEVATION
SCALE: 3/16" = 1'-0"

01 BUILDING URBAN TYPE 7 - FRONT ELEVATION
SCALE: 3/16" = 1'-0"

Exhibit B-8 - Part of Ordinance

Designed by: G.L.
Drawn by: S.I.
Architect of Record: -
Date Plotted: 3/27/12

Issue for Pricing / Bidding: 12/14/11
Issue for Permit Application: -
Issue for Construction

Revisions:

#	DATE	COMMENTS

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SHEET CONTENTS:
BUILDING TYPE 7 ELEVATIONS

SHEET NO.
A4.72

2010078

FILE: M:\2010\10078 Lake Park Phase II\CD\10078A472_ CITY.dwg
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LEGEND

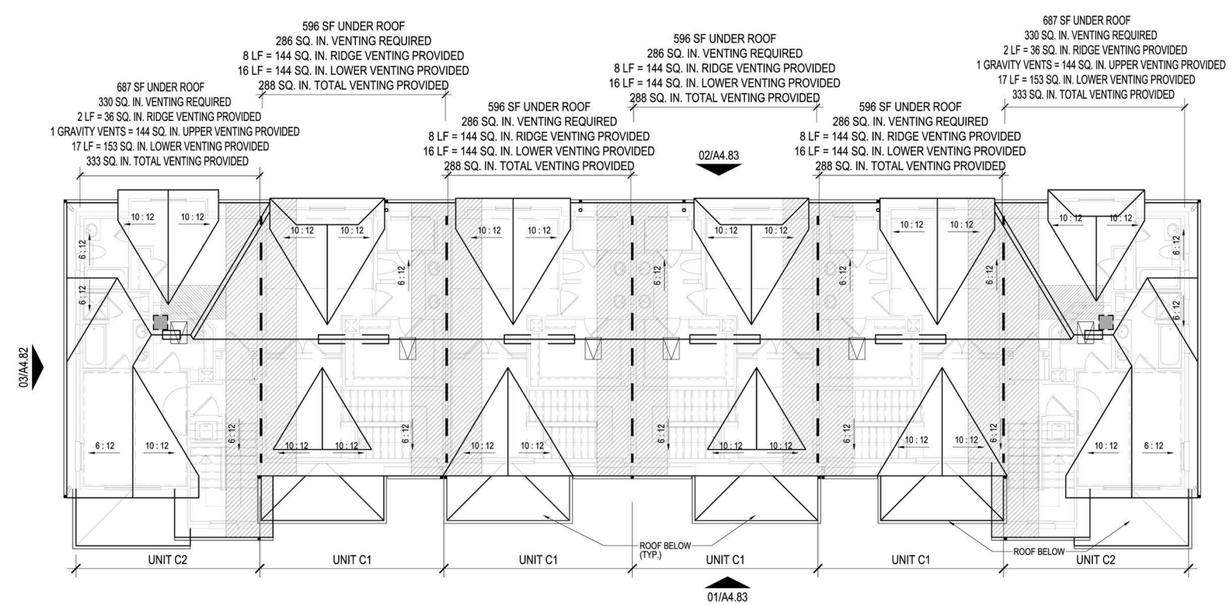
- 2 (TWO) - 1 (ONE) HOUR FIRE RATED WALLS TO UNDERSIDE OF ROOF DECK AT EACH TOWNHOME TENANT SEPARATION WALL TURN OUT GYP. BD. 4'-0" MIN. EACH SIDE OF WALL UNDER ROOF DECK
- RIDGE VENT 9 SF NET OPEN EA. SIDE OF DRAFTSTOP
- 14 1/2" X 14 1/2" GRAVITY VENT, 150 SQ. IN. NET FREE AREA
- CONT. SOFFIT VENT
- D.S. DOWNSPOUT
- 6" GUTTER
- ADD 1 LAYER 5/8 TYPE "X" GYP. BOARD UNDERNEATH PLYWOOD 4 FEET ON EACH SIDE OF 1 HR WALL.
- INDICATES 3/4" PLYWOOD DECK ON 2X'S PLATFORM FOR HVAC EQUIPMENT AND STORAGE

EXTERIOR ELEVATION GENERAL NOTES:
1. ALL LOWER ROOFS TO HAVE SLOPED SOFFITS UNLESS NOTED OTHERWISE.
2. ALL BRICK PROTECTIONS OR RECESSES TO BE 3/4" FROM FACE OF RUNNING BOND FACE BRICK.
3. ALL MORTAR SHALL BE WHITE. USE WHITE SAND AND WHITE PORT. CEMENT.
4. ALL SPECIAL COURSING MUST ALIGN AS IT TURNS ANY CORNER WITH BOTH WALLS.
5. ALL MASONRY WORK MUST BE DONE IN A CRAFTSMAN LIKE WAY BY EXPERIENCED MASONS.
6. CUT BRICK AND STONES WITH WET SAWS AS REQUIRED TO PROVIDE UNIFORM MASONRY JOINT WIDTHS.
7. ALL SOLDIER AND ROWLOCK COURSES ARE PROTECTED OR RECESSES UNLESS NOTED OTHERWISE.

NOTE:
1. BUILDINGS #20, 30 TO HAVE A BRICK TYPE "1".
2. BUILDINGS #21, 31, 37 TO HAVE A BRICK TYPE "2"

03 BUILDING URBAN TYPE 8 - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

02 BUILDING URBAN TYPE 8 - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



01 BUILDING TYPE 8 - ROOF PLANS
SCALE: 1/8" = 1'-0"

Exhibit B-9 - Part of Ordinance

Designed by: G.L.
Drawn by: S.I.
Architect of Record: -
Date Plotted: 3/27/12

Issue for Pricing / Bidding: 12/14/11
Issue for Permit Application: -
Issue for Construction

Revisions:

#	DATE	COMMENTS

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SHEET CONTENTS:
BUILDING TYPE 8
ROOF PLAN/SIDE ELEV'S

SHEET NO.
A4.82

2010078

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NOTE:
1. BUILDINGS #20, 30, 37 TO HAVE A BRICK TYPE "1".
2. BUILDINGS #21, 31 TO HAVE A BRICK TYPE "2"

EXTERIOR ELEVATION
GENERAL NOTES:
1. ALL LOWER ROOFS TO HAVE SLOPED SOFFITS UNLESS NOTED OTHERWISE.
2. ALL BRICK PROTECTIONS OR RECESSES TO BE 3/4" FROM FACE OF RUNNING BOND FACE BRICK.
3. ALL MORTAR SHALL BE WHITE. USE WHITE SAND AND WHITE PORT. CEMENT.
4. ALL SPECIAL COURSING MUST ALIGN AS IT TURNS ANY CORNER WITH BOTH WALLS.
5. ALL MASONRY WORK MUST BE DONE IN A CRAFTSMAN LIKE WAY BY EXPERIENCED MASONS.
6. CUT BRICK AND STONES WITH WET SAWS AS REQUIRED TO PROVIDE UNIFORM MASONRY JOINT WIDTHS.
7. ALL SOLDIER AND ROWLOCK COURSES ARE PROTECTED OR RECESSES UNLESS NOTED OTHERWISE.

02 BUILDING URBAN TYPE 8 - REAR ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL	SUBTOTAL	TOTAL / BLDG	PERCENTAGE	# BLDGS	TOTAL
BT VIII - BRICK VENEER	5,916.32	7,763.76	76%	5	29,581.60
BT VIII - FIBER CEM. PANEL	1,847.44		24%		9,237.20

*NOTE: MEASUREMENTS IN SQUARE FEET

01 BUILDING URBAN TYPE 8 - FRONT ELEVATION
SCALE: 3/16" = 1'-0"

Exhibit B-10 - Part of Ordinance

Designed by: G.L.
Drawn by: S.I.
Architect of Record: *
Date Plotted: 3/27/12

Issue for Pricing / Bidding: 12/14/11
Issue for Permit Application: -
Issue for Construction
Revisions:

#	DATE	COMMENTS

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SHEET CONTENTS:
BUILDING TYPE 8 ELEVATIONS

SHEET NO.
A4.83

2010078

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LEGEND

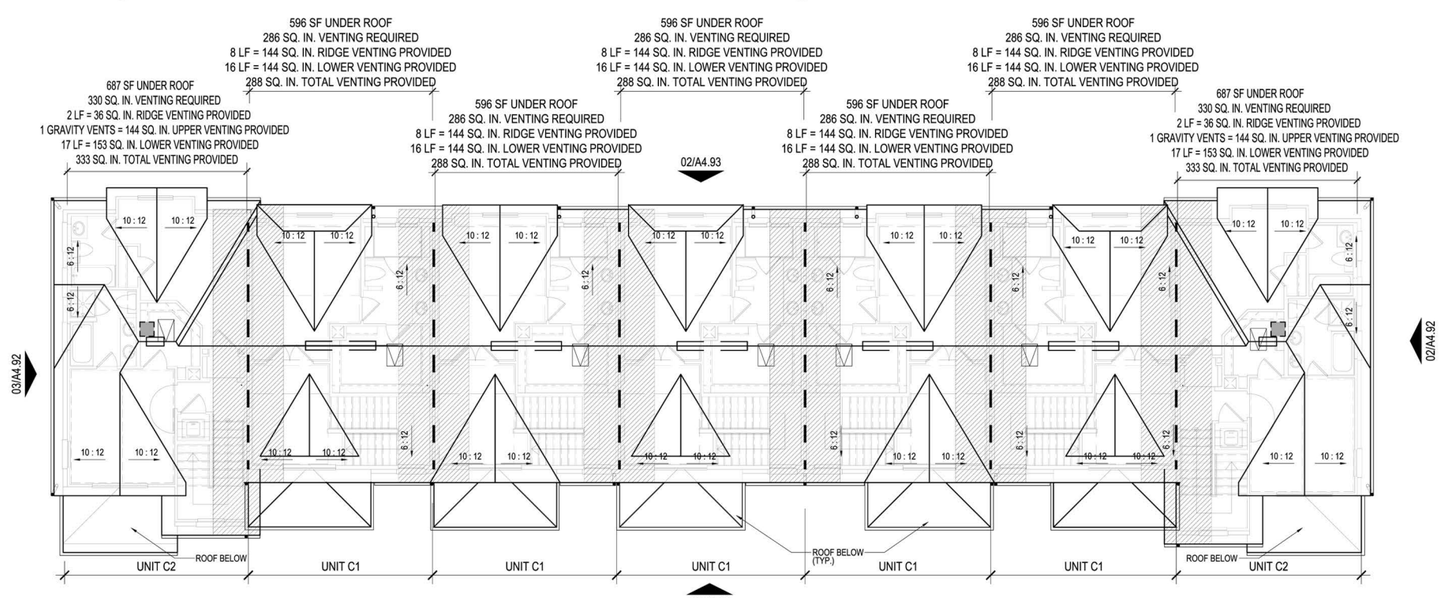
- 2 (TWO) - 1 (ONE) HOUR FIRE RATED WALLS TO UNDERSIDE OF ROOF DECK AT EACH TOWNHOME TENANT SEPARATION WALL TURN OUT GYP. BD. 4'-0" MIN. EACH SIDE OF WALL UNDER ROOF DECK
- RIDGE VENT 9 SF NET OPEN EA. SIDE OF DRAFTSTOP
- 14 1/2" X 14 1/2" GRAVITY VENT, 150 SQ. IN. NET FREE AREA
- CONT. SOFFIT VENT
- D.S. DOWNSPOUT
- 6" GUTTER
- ADD 1 LAYER 5/8 TYPE "X" GYP. BOARD UNDERNEATH PLYWOOD 4 FEET ON EACH SIDE OF 1 HR WALL.
- INDICATES 3/4" PLYWOOD DECK ON 2X'S PLATFORM FOR HVAC EQUIPMENT AND STORAGE

EXTERIOR ELEVATION
GENERAL NOTES:
1. ALL LOWER ROOFS TO HAVE SLOPED SOFFITS UNLESS NOTED OTHERWISE.
2. ALL BRICK PROTECTIONS OR RECESSES TO BE 3/4" FROM FACE OF RUNNING BOND FACE BRICK.
3. ALL MORTAR SHALL BE WHITE. USE WHITE SAND AND WHITE PORT. CEMENT.
4. ALL SPECIAL COURSING MUST ALIGN AS IT TURNS ANY CORNER WITH BOTH WALLS.
5. ALL MASONRY WORK MUST BE DONE IN A CRAFTSMAN LIKE WAY BY EXPERIENCED MASONS.
6. CUT BRICK AND STONES WITH WET SAWS AS REQUIRED TO PROVIDE UNIFORM MASONRY JOINT WIDTHS.
7. ALL SOLDIER AND ROWLOCK COURSES ARE PROTECTED OR RECESSES UNLESS NOTED OTHERWISE.

NOTE:
1. BUILDING #24 TO HAVE A BRICK TYPE "2".

03 BUILDING URBAN TYPE 9 - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

02 BUILDING URBAN TYPE 9 - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



01 BUILDING TYPE 9 - ROOF PLAN
SCALE: 1/8" = 1'-0"

Exhibit B-11 - Part of Ordinance

Designed by: G.L.
Drawn by: S.I.
Architect of Record: -
Date Plotted: 3/27/12

Issue for Pricing / Bidding: 12/14/11
Issue for Permit Application: -
Issue for Construction

Revisions:

#	DATE	COMMENTS

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SHEET CONTENTS:
BUILDING TYPE 9
ROOF PLAN/SIDE ELEV'S

SHEET NO.
A4.92

2010078

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MATERIAL	SUBTOTAL	TOTAL / BLDG	PERCENTAGE	# BLDGS	TOTAL
BT IX - BRICK VENEER	6,632.55	8,777.97	76%	1	6,632.55
BT IX - FIBER CEM. PANEL	2,145.42		24%		2,145.42

*NOTE: MEASUREMENTS IN SQUARE FEET

EXTERIOR ELEVATION
GENERAL NOTES:
1. ALL LOWER ROOFS TO HAVE SLOPED SOFFITS UNLESS NOTED OTHERWISE.
2. ALL BRICK PROTECTIONS OR RECESSES TO BE 3/4" FROM FACE OF RUNNING BOND FACE BRICK.
3. ALL MORTAR SHALL BE WHITE. USE WHITE SAND AND WHITE PORT. CEMENT.
4. ALL SPECIAL COURSING MUST ALIGN AS IT TURNS ANY CORNER WITH BOTH WALLS.
5. ALL MASONRY WORK MUST BE DONE IN A CRAFTSMAN LIKE WAY BY EXPERIENCED MASONS.
6. CUT BRICK AND STONES WITH WET SAWS AS REQUIRED TO PROVIDE UNIFORM MASONRY JOINT WIDTHS.
7. ALL SOLDIER AND ROWLOCK COURSES ARE PROTECTED OR RECESSES UNLESS NOTED OTHERWISE.

02 BUILDING URBAN TYPE 9 - REAR ELEVATION
SCALE: 3/16" = 1'-0"

01 BUILDING URBAN TYPE 9 - FRONT ELEVATION
SCALE: 3/16" = 1'-0"

Exhibit B-12 - Part of Ordinance

Designed by: G.L.
Drawn by: S.I.
Architect of Record: -
Date Plotted: 3/27/12
Issue for Pricing / Bidding: 12/14/11
Issue for Permit Application: -
Issue for Construction
Revisions:

#	DATE	COMMENTS

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SHEET CONTENTS:
BUILDING TYPE 9 ELEVATIONS

SHEET NO.
A4.93

2010078

FILE: M:\2010\10078 Lake Park Phase III\CD\10078A493_CITY.dwg
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02 AMENITY BUILDING - LEFT ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL	SUBTOTAL	TOTAL / BLDG	PERCENTAGE	# BLDGS	TOTAL
AMENITY BT - BRICK V.	2,143.70	2,143.70	100%	1	2,143.70

*NOTE: MEASUREMENTS IN SQUARE FEET

01 AMENITY BUILDING - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Exhibit B-13 - Part of Ordinance

Designed by: G.L.
Drawn by: S.I.
Architect of Record: -
Date Plotted: 3/27/12

Issue for Pricing / Bidding: 12/14/11
Issue for Permit Application: -
Issue for Construction

Revisions:

#	DATE	COMMENTS

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SHEET CONTENTS:
AMENITY BUILDING ELEVATIONS

SHEET NO.
A8.13

2010078

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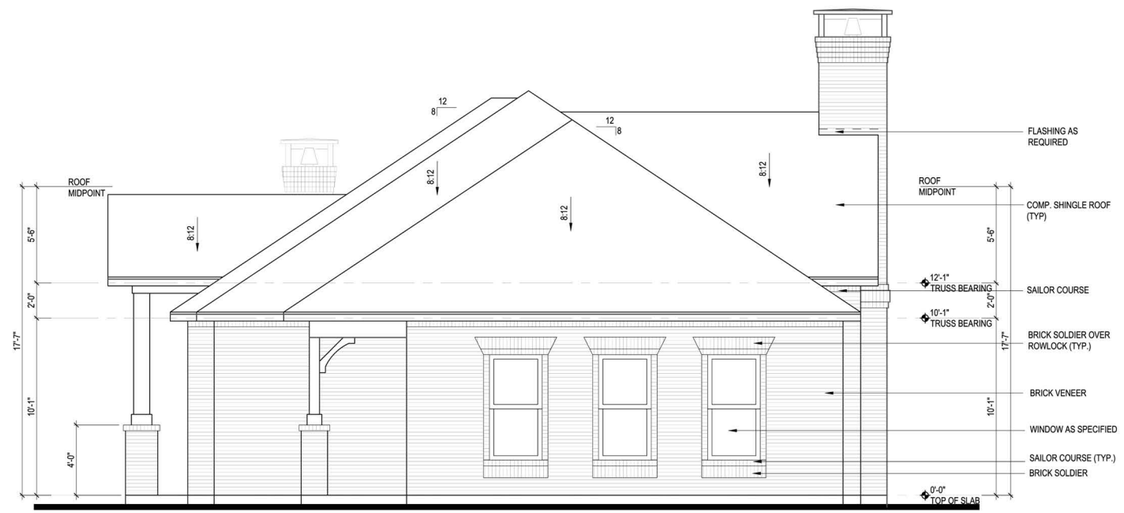
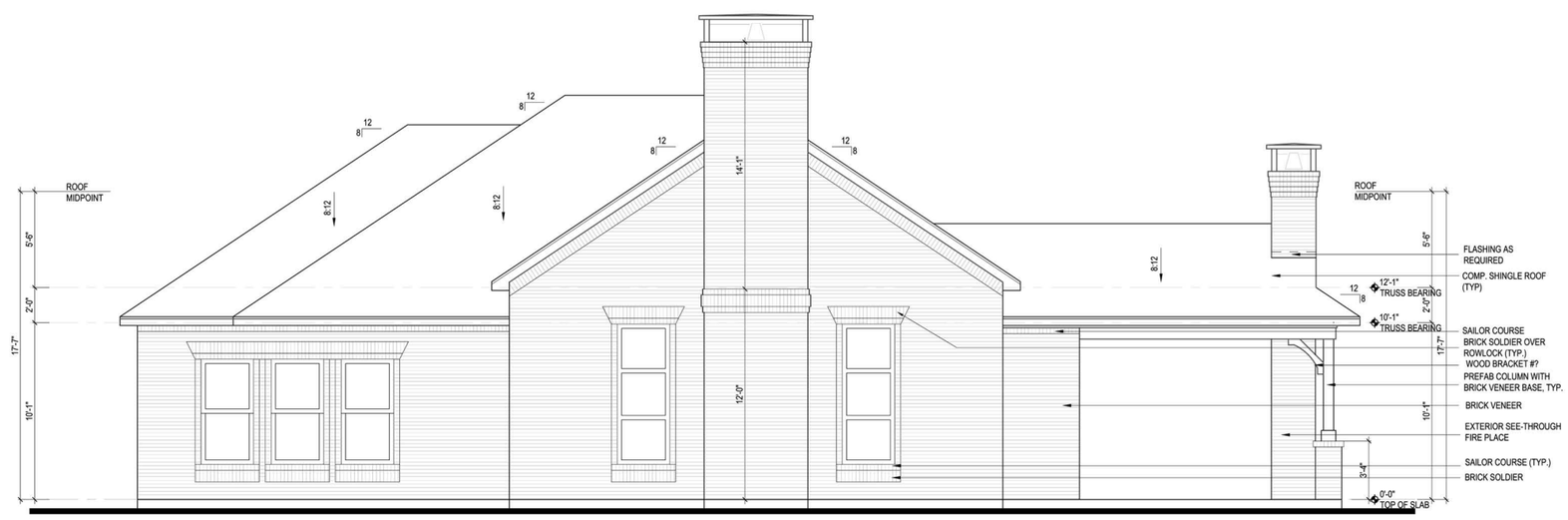


02 AMENITY BUILDING - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



01 AMENITY BUILDING - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Exhibit B-14 - Part of Ordinance

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Designed by: G.L.
Drawn by: S.I.
Architect of Record: -
Date Plotted: 3/27/12
Issue for Pricing / Bidding: 12/14/11
Issue for Permit Application: -
Issue for Construction
Revisions:

#	DATE	COMMENTS

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PARKSIDE TOWNS
Richardson, TX

ATTICUS REAL ESTATE -
LAKE PARK LIMITED PARTNERSHIP

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5350 ALPHA ROAD • DALLAS, TEXAS 75240
(972) 701 - 9636 • (972) 701 - 9639 FAX
DALLAS IRVINE NEW ORLEANS ORLANDO
www.humphreys.com

SHEET CONTENTS:
AMENITY BUILDING ELEVATIONS

SHEET NO.
A8.14

2010078

ORDINANCE NO. 3867

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF RICHARDSON, TEXAS, BY AMENDING SECTION 23-98 TO ESTABLISH RATES TO BE CHARGED FOR WATER SERVICES FURNISHED BY THE CITY; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That Section 23-98 of the Code of Ordinances, City of Richardson, Texas, be and the same is hereby amended in part to read as follows:

"**Sec. 23-98 Water rates.**

The following monthly rates are hereby established and shall be collected for water services furnished by the city, based upon cost of service and water usage:

(1) Monthly minimum charge.....$8.00

(2) Water Usage:

(a) 0 – 11,000 gallons, per 1,000 gallons $3.22

(b) 11,001 – 20,000 gallons, per 1,000 gallons. $3.48

(c) 20,001 – 40,000 gallons, per 1,000 gallons. $3.63

(d) 40,001 – 60,000 gallons, per 1,000 gallons. $4.22

(e) All over 60,000 gallons, per 1,000 gallons. $4.41

(3) Apartments will be treated and billed as a commercial water account.

(4) Municipal water rate (city usage), per 1,000 gallons.....$1.63

(5) Homeowner associations responsible for maintaining common areas in a residential subdivision may make application to the water customer service office for a discount of 40 percent of the water usage charges for water used through an irrigation meter for irrigation purposes. Such discount shall be applied to the monthly billing for such water service after the homeowner association has provided satisfactory proof of such water usage."

SECTION 2. That all provisions of the ordinances of the City of Richardson, Texas in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson, Texas not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 4. This Ordinance shall take effect immediately from and after its passage, as the law and charter in such cases provide, however the water rates established herein shall take effect the first billing after June 1, 2012.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 14th day of May, 2012.

APPROVED:

_____

MAYOR

CORRECTLY ENROLLED:

_____

CITY SECRETARY

APPROVED AS TO FORM:

_____

CITY ATTORNEY
(PGS:05-03-12:TM 55261)

ORDINANCE NO. 3868

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF RICHARDSON, TEXAS, BY AMENDING SECTION 23-168 TO ESTABLISH RATES TO BE CHARGED FOR SEWER SERVICES FURNISHED BY THE CITY; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That Section 23-168 of the Code of Ordinances, City of Richardson, Texas, be and the same is hereby amended in part to read as follows:

"**Sec. 23-168. Sewerage rates.**

The following monthly rates are hereby established and shall be collected for sewer services furnished by the city, based upon cost of service and water usage.

(1) Any residential customer that uses water that is not discharged into the wastewater system at a rate of 98 percent may do one of the following:

a. any customer using water that is not discharged into the wastewater system may, at the customer's expense, install a separate water meter for such use, and the volume of water as determined by such meter shall be excluded in calculating monthly sewer rates;

b. any customer using water that is discharged into the wastewater system and who also has a meter for water not discharged into the wastewater system, will be charged at the rate for 98 percent consumption for each month for the meter that discharges into the wastewater system but shall not be charged for the meter that does not discharge into the system.

(2) Summary of charges:

a. Minimum charge.....$8.00

b. Rates per 1,000 gallons and
portion of metered water:
0 – 11,000 gallons.....$2.29
All over 11,000 gallons.....$4.53

c. Apartments will be treated as commercial accounts for sewer billing purposes.

d. A sewer cap for each residential customer will be determined annually by the use of a three-year winter average and will be in effect for a 12-month time period.

e. The winter average will be based upon the total consumption for November, December, January, and February for the three previous years. The consumption total will be divided by 12 and then multiplied by 0.98 to determine the average.

(3) Any commercial customer that uses water that is not discharged into the wastewater system at a rate of 100 percent may do one of the following:

a. any commercial customer using water that is not discharged into the wastewater system may, at the customer's expense, install a separate water meter for such use, and the volume of water as determined by such meter shall be excluded in calculating monthly sewer rates;

b. any commercial customer using water that is discharged in the wastewater system at a rate less than 100 percent may, at the customer's expense, install a separate metering device for wastewater that is approved by the Director of Public Services for such use, and the volume of wastewater as determined by such metering device shall be used as a basis of charge for service.

c. any customer using water that is discharged into the wastewater system and who also has a meter for water not discharged into the wastewater system, will be charged at the rate of 100 percent consumption for each month for the meter that discharges into the wastewater system but shall not be charged for the meter that does not discharge into the system.

(4) Municipal sewer rate (city usage) per 1,000 gallons $2.42

SECTION 2. That all provisions of the ordinances of the City of Richardson, Texas in conflict with the provisions of this ordinance are, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson, Texas not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other

than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 4. This Ordinance shall take effect immediately from and after its passage, as the law and charter in such cases provide, however the sewerage rates established herein shall take effect the first billing after June 1, 2012.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 14th day of May, 2012.

APPROVED:

_____
MAYOR

CORRECTLY ENROLLED:

_____
CITY SECRETARY

APPROVED AS TO FORM:

_____
CITY ATTORNEY
(PGS:05-03-12:TM 55262)

RESOLUTION NO. 12-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, APPROVING THE TERMS AND CONDITIONS OF THE 2012 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM FUNDS SHARING AND FISCAL AGENCY AGREEMENT; AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Part E of Title 1 of the Omnibus Crime Control and Safe Streets Act of 1968, as amended, and the Edward Bryne Memorial Justice Assistance Grant Program (the "JAG Program") authorize the Department of Justice's Bureau of Justice Assistance (the "BJA") to make funds (the "JAG Funds") available to units of local government in order to support a broad range of activities to prevent and control crime and to improve the criminal justice system; and

WHEREAS, Dallas County, the City of Richardson, and other cities located in Dallas County are eligible for 2012 JAG Program Funds and have been certified by the BJA as a disparate jurisdiction; and

WHEREAS, for the purposes of simplifying the application process, the JAG Program permits the chief executive officer of one of the eligible units of local government in the disparate jurisdiction to submit a joint application for JAG Funds on behalf of the other eligible units of local governments within that jurisdiction and to act as the fiscal agent for those local governments in administering the JAG Funds; and

WHEREAS, certified disparate jurisdictions must reach an agreement regarding the sharing of JAG Funds prior to submission of the JAG Program application; and

WHEREAS, the City Council of the City of Richardson agrees and acknowledges that as a certified disparate jurisdiction, the City of Richardson must reach an agreement with Dallas County and the other cities joining in the JAG application regarding the sharing of JAG Funds prior to submitting a JAG application to the BJA; and

WHEREAS, the City Council wishes to join with Dallas County and the other participating cities in naming the City of Dallas as fiscal agent to administer and distribute the JAG Funds and to designate a share of its JAG Funds for administrative costs to be paid to the City of Dallas, prior to submission of the joint application for JAG Funds to the BJA; and

WHEREAS, the City Council agrees to transfer seven percent (7%) of its allocation of JAG funds for costs associated with administering the JAG Funds to the City of Dallas pursuant to the Fiscal Agency Agreement ("the Agreement") attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, the City Council of the City of Richardson finds that the execution and performance of this Agreement is in the best interests of the City of Richardson, that the undertaking will benefit the public, and that the shares of the JAG Funds to the City of Richardson

and the other parties will fairly compensate the parties to the Agreement for their respective functions under the Agreement;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the terms, provisions, and conditions of the 2012 Byrne Justice Assistance Grant (JAG) Program Funds Sharing and Fiscal Agency Agreement (GMS Application #2012-H1442-TX-DJ), a copy of which is attached hereto as Exhibit "A", be, and the same are hereby, approved.

SECTION 2. That the City Manager is hereby authorized to execute the appropriate documents for entering into said agreement for the purposes recited therein, and any further amendments necessary to the agreement on behalf of the City of Richardson, Texas.

SECTION 3. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the 14th day of May, 2012.

CITY OF RICHARDSON, TEXAS

_____
MAYOR

ATTEST:

_____
DEPUTY CITY SECRETARY

APPROVED AS TO FORM:

_____
PETER G. SMITH, CITY ATTORNEY
(PGS:04-09-12:TM 54925)

RESOLUTION NO. 12-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, APPOINTING MAYOR PRO TEM LAURA MACZKA TO THE AGGREGATED POSITION OF PRIMARY VOTING REPRESENTATIVE TO THE REGIONAL TRANSPORTATION COUNCIL OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, WHICH FRACTIONAL ALLOCATION MEMBERSHIP IS SHARED WITH THE TOWN OF ADDISON, AND THE CITIES OF MURPHY, SACHSE, AND WYLIE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, regional transportation planning and improved mobility are goals of the City of Richardson; and

WHEREAS, the City of Richardson desires to have a primary voting representative on the Regional Transportation Council; and

WHEREAS, the Mayor Pro Tem Laura Maczka is presently representing the City of Richardson as Alternate on the Regional Transportation Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That Laura Maczka, Mayor Pro Tem for the City of Richardson, is hereby appointed as Primary Voting Representative to the Regional Transportation Council of the North Central Texas Council of Governments.

SECTION 2. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the 14th day of May, 2012.

CITY OF RICHARDSON, TEXAS

_____
MAYOR

APPROVED AS TO FORM:

Peter G Smith
_____
CITY ATTORNEY
(PGS:05-08-12:TM 55336)

ATTEST:

_____
CITY SECRETARY

RESOLUTION NO. 12-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, APPROVING THE GUARANTEED MAXIMUM PRICE (GMP) PROPOSAL OF $13,575,343.00 SUBMITTED BY CONSTRUCTION MANAGER-AT-RISK HILL & WILKINSON CONSTRUCTION GROUP, LTD FOR THE TOTAL ESTIMATED COST OF CONSTRUCTION OF THE HEIGHTS PARK RECREATION AND AQUATIC CENTER, INCLUDING SUBMITTED CONDITIONS AND EXCLUSIONS, CONDITIONED UPON EXECUTION OF THE FIRST AMENDMENT TO THE CONSTRUCTION MANAGER-AT-RISK AGREEMENT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT TO CONSTRUCTION MANAGER-AT-RISK AGREEMENT BETWEEN THE CITY AND HILL & WILKINSON REVISING THE TOTAL COST OF ESTIMATED CONSTRUCTION TO $13,575,343.00; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Richardson ("City") entered into a certain Construction Manager-at-Risk Agreement dated as of September 23, 2011 (the "Original Agreement") with Hill & Wilkinson Construction Group, LTD ("CMAR") for construction manager-at-risk services related to the construction of an approximately 25,000 square feet Silver LEED-certified Heights Park Recreation and Aquatic Center to be located at the southwest corner of Arapaho Road and Floyd Road, which will include an outdoor leisure pool of approximately 10,000 SF water surface area with supporting bathhouse and mechanical area, and a separate LEED-certified Gymnastics Center to be located at the southeast corner of Arapaho Road and Grove Road, both in Richardson, Texas (the "Project"); and

WHEREAS, Section 5.01of the Original Agreement requires the CMAR to submit a Guaranteed Maximum Price ("GMP") Proposal to the City, which outlines the maximum sum guaranteed by the CMAR that it will not exceed to perform all or a portion of the Phase I Construction Phase Services of the Project; and

WHEREAS, the CMAR has submitted a GMP Proposal, with applicable conditions and exclusions, to the City in accordance with the Original Agreement, of a total amount not to exceed Thirteen Million Five Hundred and Seventy-five Thousand and Three Hundred and Forty-three and 00 /100 Dollars ($13,575,343.00), a copy of which is attached hereto and incorporated herein by reference as Exhibit "A" ("GMP Proposal"); and

WHEREAS, the City desires to accept the GMP Proposal submitted by the CMAR; and

WHEREAS, the City desires to approve the First Amendment to the Original Agreement, attached hereto and incorporated herein by reference as Exhibit "B," ("Amended Agreement") to amend the total estimated cost of construction of the Project to an amount not to exceed Thirteen Million Five Hundred and Seventy-five Thousand and Three Hundred and Forty-three and 00 /100 Dollars ($13,575,343.00), in accordance with the GMP Proposal, and authorize the City Manager to execute said Amended Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, THAT:

SECTION 1. The GMP Proposal as submitted by Hill & Wilkinson Construction Group, LTD and attached hereto as Exhibit "A" is hereby approved, conditioned upon execution of the First Amendment to Construction Manager-at-Risk Agreement with Hill & Wilkinson Construction Group, LTD.

SECTION 2. The City Manager is hereby authorized to enter execute the First Amendment to Construction Manager-at-Risk Agreement between the City and Hill & Wilkinson Construction Group, LTD substantially in the form attached hereto as Exhibit "B," and incorporated herein by reference. Further, the City Manager is hereby authorized to execute any amendments to the Construction Manager-at-Risk Agreement and any instruments or documents related thereto.

SECTION 3. This Resolution shall take effect immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the 14th day of May, 2012.

CITY OF RICHARDSON, TEXAS

_____
MAYOR

ATTEST:

_____
CITY SECRETARY

APPROVED AS TO FORM:

_____
PETER G. SMITH, CITY ATTORNEY
(PGS/JVP:5-7-12:TM 54804)

Exhibit "A"

GMP PROPOSAL FROM HILL & WILKINSON

(To be attached)

Exhibit "A"

FIRST AMENDMENT OF CONSTRUCTION MANAGER-AT RISK AGREEMENT BETWEEN CITY AND HILL & WILKINSON

(To be attached)

STATE OF TEXAS	§	**FIRST AMENDMENT TO CONSTRUCTION**
	§	**MANAGER-AT-RISK AGREEMENT BETWEEN**
	§	**THE CITY OF RICHARDSON**
COUNTY OF DALLAS	§	**AND HILL & WILKINSON**

This First Amendment to Construction Manager-At-Risk Agreement (the "First Amendment") is made by and among the City of Richardson, Texas (the "City"), and Hill & Wilkinson Construction Group, Ltd., a Texas limited partnership (the "CMAR"), acting by and through their authorized officers.

RECITALS:

WHEREAS, the City and the CMAR previously entered into that certain Construction Manager-At-Risk Agreement dated as of September 23, 2011 (the "Original Agreement") for construction manager-at-risk services related to the construction of an approximately 25,000 square feet Silver LEED-certified Heights Park Recreation and Aquatic Center to be located at the southwest corner of Arapaho Road and Floyd Road, which will include an outdoor leisure pool of approximately 10,000 SF water surface area with supporting bathhouse and mechanical area, and a separate LEED- certified Gymnastics Center to be located at the southeast corner of Arapaho Road and Grove Road, both in Richardson, Texas (the "Project"); and

WHEREAS, the City and CMAR desire to amend Section 1.01 of the Original Agreement to accommodate the approved Guaranteed Maximum Price ("GMP") by modifying total estimated cost of the construction of the Project.

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants and agreements herein contained, and other valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Definitions.

The capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Original Agreement.

2. Amendments.

The parties agree that Section 1.01 of the Original Agreement is hereby deleted and replaced with the following language:

> "1.01 Owner intends to construct an approximately 25,000 square feet Silver LEED-certified Heights Park Recreation and Aquatic Center to be located at the southwest corner of Arapaho Road and Floyd Road, which will include an outdoor leisure pool of approximately 10,000 SF water surface area with supporting bathhouse and mechanical area, and a separate LEED- certified Gymnastics Center to be located at the southeast corner of Arapaho Road and Grove Road, both in Richardson, Texas (the "Project"). The Contract Time and

the date by which Substantial Completion should be achieved will be established when and if Owner accepts CMAR's GMP Proposal or Proposals (as defined below), as may be applicable. It is the intention of Owner that the total cost of construction shall not exceed Thirteen Million Five Hundred Seventy Five Thousand and Three Hundred Forty Three and 00 /100 Dollars ($13,575,343.00), with said amount including all CMAR fees. ("Construction Budget"). In the performance of all of its duties hereunder, CMAR shall endeavor to perform its services in a manner consistent with these time and price targets."

3. Reaffirmation

Except as expressly amended or otherwise modified by this Amendment, all of the terms, conditions and obligations contained in the Original Agreement are hereby ratified and remain in full force and effect. The execution, delivery and effectiveness of this Amendment will neither operate as a waiver of any right, power or remedy of the parties under the Original Agreement nor constitute a waiver of any term or provision of the Original Agreement. In the event of a conflict between the terms of this Amendment and the Original Agreement, the terms of this Amendment shall control.

4. Governing Law

This Amendment shall be governed by and interpreted in accordance with the laws of the State of Texas without giving effect to the principles thereof relating to conflicts of law rules that would direct the application of the laws of another jurisdiction. Venue for any action shall be in the State District Court of Dallas County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court.

5. Authority to Execute Amendment

Each of the persons listed below expressly warrants that he or she has been expressly authorized to execute this Amendment for and on behalf of the respective parties.

6. Counterparts; Facsimile Execution

This Amendment may be executed in counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute but one and the same instrument, which may be sufficiently evidenced by one counterpart. Facsimile execution and delivery of this Amendment shall constitute legal, valid and binding execution and delivery for all purposes.

[signature page to follow]

EXECUTED this __2nd_, day of _____May_____, 2012.

HILL & WILKINSON CONSTRUCTION GROUP, LTD.

By:_____
Paul Driscoll, Chief Executive Officer

APPROVED AS TO FORM AND CONTENT:

By: _____
Matthew Beshara,
Legal Counsel

EXECUTED this _____, day of _____, 2012.

CITY OF RICHARDSON, TEXAS

By:_____
Bill Keffler,
City Manager

APPROVED AS TO FORM AND CONTENT:

By: _____
Peter G. Smith,
City Attorney
(PGS/JVP//3-30-12/54810)

HILL & WILKINSON
GENERAL CONTRACTORS

RICHARDSON HEIGHTS REC & AQUATIC CENTER
Richardson, TX

May 3, 2012

2703 Telecom Parkway
Suite 120
Richardson, TX 75082
Prama Kumar
214-299-4300 Main
214-299-4399 Direct
214-299-4888 Fax

PUMP HOUSE	1,083
BATH HOUSE	1,776
REC CENTER	25,620
TOTAL SF:	**28,479**
SITE AREA (AC):	**6.0**

GMP ESTIMATE

	DESCRIPTION			TOTAL	COST / SF
1	GENERAL REQUIREMENTS			$ 179,332	$ 6.30
2	DEMOLITION & EARTHWORK			$ 470,229	$ 16.51
3	UTILITIES			$ 374,495	$ 13.15
4	LANDSCAPE & IRRIGATION			$ 239,838	$ 8.42
5	SITE SPECIALTIES			$ 167,587	$ 5.88
6	CONCRETE			$ 1,070,795	$ 37.60
7	MASONRY			$ 601,781	$ 21.13
8	STRUCTURAL & MISC STEEL			$ 560,460	$ 19.68
9	FRAMING & CARPENTRY			$ 190,388	$ 6.69
10	FINISH CARPENTRY			$ 127,837	$ 4.49
11	WATERPROOFING & SEALANTS			$ 139,750	$ 4.91
12	ROOFING			$ 250,948	$ 8.81
13	DOORS, FRAMES, HARDWARE			$ 106,440	$ 3.74
14	OVERHEAD DOORS			$ 30,995	$ 1.09
15	GLASS & GLAZING			$ 411,537	$ 14.45
16	PLASTER			$ 11,700	$ 0.41
17	DRYWALL & ACOUSTICAL			$ 218,043	$ 7.66
18	FLOORING			$ 256,798	$ 9.02
19	PAINTING			$ 102,475	$ 3.60
20	MISCELLANEOUS SPECIALTIES			$ 245,067	$ 8.61
21	SWIMMING POOLS			$ 1,388,379	$ 48.75
22	FIRE PROTECTION			$ 41,100	$ 1.44
23	MECHANICAL			$ 1,058,344	$ 37.16
24	ELECTRICAL			$ 802,041	$ 28.16
25		SUBTOTAL:		$ 9,046,357	$ 317.65
26	GENERAL CONDITIONS			$ 418,468	$ 14.69
27		SUBTOTAL:		$ 9,464,825	$ 332.34
28	PAYROLL TAX / BURDEN			Included	Included
29	BUILDERS RISK INSURANCE			$ 6,561	$ 0.23
30	LIABILITY / UMBRELLA			w/ GC's	w/ GC's
31	SUBGUARD			$ 131,130	$ 4.60
32	BUILDING PERMIT & PLAN REVIEW FEES			Excluded	Excluded
33	P & P BOND			w/ GC's	w/ GC's
34		SUBTOTAL:		$ 9,602,516	$ 337.18
35	CONSTRUCTION CONTINGENCY		2.50%	$ 240,063	$ 8.43
36		SUBTOTAL:		$ 9,842,579	$ 345.61
37	CONTRACTOR FEE		2.50%	$ 246,064	$ 8.64
			TOTAL:	$ 10,088,643	$ 354.25

City of Richardson, Texas Initials
Hill & Wilkinson Construction Group, Ltd. Initials

HILL & WILKINSON
GENERAL CONTRACTORS

RICHARDSON GYMNASTICS AND HEIGHTS REC & AQUATIC CENTER

May 3, 2012

GMP SUMMARY:

Gymnastics Estimate:	$	3,295,700
Heights Rec & Aquatic Estimate:	$	10,088,643
Owner's Contingency:	$	191,000
TOTAL CONSTRUCTION GMP:	**$**	**13,575,343**

HILL & WILKINSON
GENERAL CONTRACTORS

RICHARDSON HEIGHTS REC & AQUATIC CENTER

May 3, 2012
GMP ESTIMATE

GENERAL QUALIFICATIONS:

1 This estimate is based on the following documents by Brinkley Sargent Architects:
-Volume 1 Heights Park Site drawings dated March 26, 2012
-Volume 2 Richardson Heights Recreation Center drawings dated March 26, 2012
-Volume 3 Heights Family Aquatic Center drawings dated March 26, 2012
-Addendum 1 dated April 02, 2012
-Addendum 2 dated April 06, 2012
-Addendum 3 dated April 09, 2012
-Project specifications dated March 26, 2012
-Revised Sheet E100 dated April 06, 2012 provided to H&W on April 20, 2012.
2 Payment & performance bond costs are included.
3 We have included a **2.5%** construction contingency.
4 Deck drains are included as an allowance.
5 We have included casing 25% of the piers as an allowance.
6 Shade structures are included by InPro Fabrication.
7 Glu-lam beams at the Bath House are CCA treated. CCA treatment at other locations is excluded.
8 Translucent panels are included with a U-factor of .15.
9 All Aquatic Center signage, except Sign type E (per Sheet A101) is included as wall or fence mounted.
Sign type E is included in Alternate A with a sign post. Sign sizes are included as:
a. Sign type A - 36"x48"
b. Sign type B - 30"x30"
c. Sign type C - 30"x30"
d. Sign type D - 30"x30"
e. Sign type E - 36"x48"
10 Indoor air quality testing to achieve LEED IEQc3.2 is included as an allowance.
11 Electrical testing is included as per specification section 26 05 03.

EXCLUSIONS:

1 Sales taxes on incorporated material.
2 Building permit & plan review fees.
3 Impact fees.
4 Roadway use fees.
5 Utility service provider fees.
6 Materials testing services.
7 Commissioning agent.
8 Requirements for Hill & Wilkinson to achieve LEED credits through selection of products, materials and/or equipment.
9 Hazardous materials survey.
10 Rock excavation and coring.
11 Dewatering.
12 Tree mitigation.
13 Relocation of existing utilities not shown on plans.
14 Training tables per 5/A907.

	ALLOWANCES INCLUDED:		
1	Background checks	$	20,000
2	Jobsite security	$	15,000
3	Hazardous materials abatement	$	56,000
4	Pool deck drains	$	30,000
5	GC scope at commissioned art at existing bridge	$	30,000
6	Simulated wood decking & rub rails at existing footbridge	$	10,000
7	Pier casing - 25% of piers	$	12,000
8	Message rail system	$	1,000
9	Waterproofing upgrades	$	15,000
10	Turnstile gates	$	25,000
11	Gym court painting / logo	$	2,000
12	Aluminum 3-tier tip & roll bleachers	$	7,500
13	Art hanging system	$	1,500
14	Furnish & install u/c refrigerator	$	600
15	Furnish & install icemaker	$	1,373
16	Furnish & install u/c dishwasher	$	1,210
16	Indoor air quality testing	$	3,200
17	A/V Equipment	$	56,000
	TOTAL ALLOWANCES INCLUDED IN BUDGET:	$	287,383

	ALTERNATES:				Decision by:
A	Add slide tower, awning, open flume, pumps, VFD's & filtration system	$	250,000	Add	9/1/2012
	-Add for powder coating	$	9,000	Add	9/1/2012
B	Add enclosed slide, pump & VFD's	$	116,000	Add	9/1/2012
	-Add for powder coating	$	3,000	Add	9/1/2012
C	Provide & install shade structures North of Lap Pool (foundations in base bid)	$	25,000	Add	9/1/2012
D	Add lighted flagpoles (electrical rough-in in base bid)	$	23,000	Add	7/1/2012
E	Allowance for site monument & light fixtures	$	17,000	Add	7/1/2012
F	Provide Schneider Electric Inet 7 BMS control system ILO open source	w/ Base Bid			
	TOTAL ALTERNATES:	$	443,000		

	VOLUNTARY ALTERNATES:				Decision by:
	Aquatic Center:				
1	Plaster in lieu of diamond brite	$	(16,000)	Deduct	11/1/2012
2	Standard field tile in lieu of premium tile	$	(22,000)	Deduct	9/1/2012
3	White safety coping in lieu of cast-in-place	$	(6,000)	Deduct	11/1/2012
4	Pool covers funded outside of construction budget	$	-		
5	Standard lights in lieu of LED lights	$	(3,000)	Deduct	11/1/2012
	Site:				
1	Core & bore to connect to existing SS manhole in lieu of open-cut	w/ Base Bid			
2	Use Montage Commercial panels w/ 3/4" pickets & 3" posts ILO Montage Industrial	w/ Base Bid			
	Architectural:				
1	Use mfr's standard TR-6 finish at wood doors in lieu of TR-4	$	(1,000)	Deduct	7/15/2012
2	Use standard 2" acoustical panels in lieu of specified "rebound" high-impact panels	$	(3,000)	Deduct	11/1/2012
3	Use non-FSC wood at Bath House wood framing	w/ Base Bid			
	TOTAL VOLUNTARY ALTERNATES:	$	(51,000)		

	UNIT PRICES:	ADD			DEDUCT		
1	Installed electrical main service line (conduits only)	$	22.47	per LF		N/A	
2	Installed 6" concrete flatwork paving, including subgrade (mass grading excluded)	$	3.37	per SF	$	2.79	per SF
3	18" Diameter drilled pier, installed	$	36.92	per LF	$	(5.50)	per LF
4	18" Diameter pier casing, installed	$	35.31	per LF		N/A	
5	24" Diameter drilled pier, installed	$	40.13	per LF	$	(10.00)	per LF
6	24" Diameter pier casing, installed	$	43.34	per LF		N/A	per LF
7	Installed 10'x10' shade structure (stand-alone)	$	2,225.60	per module	$	(2,080.00)	per module
8	Installed foundation for shade structure (stand-alone)	$	1,605.00	per module	$	1,500.00	per module
9	Bermuda sod, installed	$	2.94	per SY	$	(2.75)	per SY
10	Bermuda hydromulch, installed	$	0.05	per SY	$	0.047	per SY
11	Imported select fill, in place per geotech recommendations	$	27.93	per CY		N/A	
12	Excavation, rework & replacement of on-site soils per geotech	$	4.65	per CY		N/A	
13	Haul-off of any unsuitable soil or debris discovered in site soils	$	10.11	per CY		N/A	

1 DESCRIPTION	QUANTITY	UNIT	U/P	TOTAL
GENERAL REQUIREMENTS				
Construction fence & gates	2,000	LF	15.00	30,000
-Fence protection & maintenance	1	LS	2,500.00	2,500
Background checks - Allowance	1	LS ALLOW	20,000.00	20,000
Jobsite security - Allowance	1	LS ALLOW	15,000.00	15,000
Recycle material sorting	47	WKS	543.60	25,712
Dumpster rental	12	MO	350.00	4,200
Dumps	72	PULLS	350.00	25,200
Final clean-up	28,479	SF	0.25	7,120
GPR scanning	1	LS	5,000.00	5,000
Temporary roads & retaining walls	1	LS	15,000.00	15,000
Water consumption during construction	1	LS	1,500.00	1,500
Current consumption during construction	5	MO	2,847.90	14,240
COORDINATION				
LEED coordination	144	HRS	65.00	9,360
BIM coordination	w/ Gymnastics			w/ Gymnastics
Enhanced commissioning coordination	3	MO	1,500.00	4,500
GENERAL REQUIREMENTS	**SUBTOTAL**			**179,332**

2 DESCRIPTION	QUANTITY	UNIT	U/P	TOTAL
DEMOLITION & EARTHWORK				
DEMOLITION (per Sheet C2.01)	1	LS	44,000.00	44,000
Phase-1:				
-Demo existing pool & pool utilities	1	LS		Included
-Demo existing pool support buildings & foundations - 3ea.	2,516	SF		Included
-Demo existing planters	1	LS		Included
-Demo existing fences	683	LF		Included
-Demo concrete curbs	1	LS		Included
-Demo concrete paving	70,281	SF		Included
-Sawcut	1	LS		Included
-Demo dumpster pad	1	EA		Included
-Demo concrete sidewalks	35,663	SF		Included
-Demo concrete pavers	416	SF		Included
-Remove existing ground lights	2	EA		Included
-Remove existing light poles & fixtures	9	EA		Included
-Remove existing electrical meter	1	EA		Included
-Remove existing electrical box	3	EA		Included
-Remove existing electrical transformer	1	EA		Included
-Remove existing park tables - salvage for re-use	4	EA	300.00	1,200
--Demo concrete base below tables	4	LOCS		Included
-Remove & relocate existing traffic signs	4	EA	250.00	1,000
-Remove gas meters	2	EA		Included
-Remove monument sign	1	EA		Included
-Demo site utilities	w/ Site Utilities			w/ Site Utilities
Demo of existing u/g Oncor conduits	1	LS	20,000.00	20,000
Phase-2:				
-Demo existing Rec Center & foundation	26,515	SF	1.71	45,360
-Demo existing planters	1	LS		Included
-Demo site utilities	w/ Site Utilities			w/ Site Utilities
-Hazardous materials abatement - Allowance	1	LS ALLOW	56,000.00	56,000

EARTHWORK - Phases 1 & 2		1 LS	197,700.00	197,700
Clear & grub site		1 LS		Included
Strip & stockpile topsoil		1 LS		Included
-Respread topsoil		1 LS	6,579.00	6,579
Remove trees		22 EA	409.09	9,000
Protect existing trees		1 LS	10,000.00	10,000
Cut & fill to proposed grades		1 LS		Included
-Fill demoed pool to required grades		1 LS		Included
Cut back for retaining wall behind Tot Pool		1 LS	2,500.00	2,500
Lime stabilize paving subgrade - 6" - phases 1 & 2		77,768 SF	0.51	39,720
-or Flex base	Option			Option
Pad Prep:				
Excavate & moisture condition 10' at Rec Center bldg pad		15,823 CY		Included
-Install 1.5' select fill at Rec Center bldg pad		2,064 CY		Included
Excavate & moisture condition 10' at Pump House pad		669 CY		Included
-Install 1.5' select fill at Pump House bldg pad		87 CY		Included
Excavate & moisture condition 7' from below bottom of pools or top of rock		10,070 CY		Included
Temporary retention systems as required		1 LS	15,000.00	15,000
Spoil haul-off		1 LS		Included
-Stock-pile on Gymnastics site		1 LS		Included
Mobilization		1 LS		Included
Barricades at approaches		1 LS	5,000.00	5,000
Clean street		1 LS	2,500.00	2,500
Layout		1 LS		Included
Verify layout		1 LS	2,000.00	2,000
EROSION CONTROL		1 LS	11,795.00	11,795
Construction entrance		2 EA		Included
Erosion logs		3,470 LF		Included
Rock berm		75 LF		Included
Inlet protection		7 LOCS	125.00	875
Addenda: 3		1 LS		Included
Proposal form (Add#3)		1 LS		Included
Subguard		1 LS		Included
DEMOLITION & EARTHWORK		SUBTOTAL		**470,229**

3 DESCRIPTION	QUANTITY	UNIT	U/P	TOTAL
UTILITIES				
DOMESTIC & FIRE WATER - Phases 1 & 2	1	LS	132,121.00	132,121
Connect to existing 12" water	2	EA		Included
-8" Tapping sleeve & valve	2	EA		Included
Connect to existing 8" water	1	EA		Included
-2" Tapping sleeve & valve	2	EA		Included
8"x2" Tapping sleeve & valve for irrigation meters	2	EA		Included
-2" Irrigation meter	2	EA		Included
8" Water	707	LF		Included
Bore under Arapaho Road	2	LOCS		Included
-Sawcut, remove & replace pavement at tap locations	2	LOCS		Included
Sawcut, remove & replace pavement at Floyd Road	1	LOCS		Included
6" Water to fire hydrants	411	LF		Included
Fire hydrants	3	EA		Included
6" Fire water line	231	LF		Included
-Fire riser to 1' aff	1	EA		Included
6" Water stub for Phase-2	20	LF		Included
Connect to Phase-1 water stub	1	EA		Included
Remote fire department connection	1	EA		Included
-4" Fire line from Rec Center to remote FDC - P100	180	LF		Included
-4" Fire riser to 1' aff	1	EA		Included
2-1/2" Domestic water service to Rec Center	85	LF		Included
-2-1/2" Domestic water meter	1	EA		Included
-Backflow preventor	1	EA		Included
2" Domestic water service to Aquatic Center	38	LF		Included
-2" Domestic water meter	1	EA		Included
-Backflow preventor	1	EA		Included
Demolition (from Sheet C2.01):				
-Demo 2" water line	35	LF		Included
-Remove existing water meters	3	EA		Included
-Remove existing water valves	6	EA		Included
SANITARY SEWER - Phases 1 & 2	1	LS	71,804.00	71,804
Connect to existing manhole	1	EA		Included
Connect to Phase-1 manhole	1	EA		Included
Connect to existing 8" sanitary	1	EA		Included
4" Sanitary sewer	570	LF		Included
5" Sanitary sewer	73	LF		Included
6" Sanitary sewer	223	LF		Included
Concrete encasement	75	LF		Included
4'dia Manholes	6	EA		Included
Sawcut, remove & replace pavement at Arapaho Road	1	LOCS		Included
-Core & bore ILO open cut	1	LS	(11,850.00)	(11,850)
Sawcut, remove & replace pavement at Floyd Road	1	LOCS		Included
Demolition (from Sheet C2.01):				
-Demo sanitary sewer line	736	LF		Included
-Remove existing sanitary sewer manholes	1	EA		Included
-Remove existing sanitary sewer cleanouts	2	EA		Included
-Remove existing water vault, utilities, sump & basin pump	1	EA		Included

STORM DRAIN - Phases 1 & 2	1	LS	130,470.00	130,470
12" Grouted rock rip-rap - 5'w x 10'l x 18"d	3	EA		included
30" Sloped headwall	1	EA		included
24" Sloped headwall	2	EA		included
30" RCP	114	LF		included
24" RCP	91	LF		included
18" RCP	116	LF		included
24" HDPE	97	LF		included
18" HDPE	215	LF		included
15" HDPE	130	LF		included
12" HDPE	782	LF		included
Drain pipe to drinking fountain & deck shower at Aquatic Center	18	LF		included
Remove Phase-1 12" storm piping	110	LF		included
Storm sewer manholes	1	EA		included
Connect to Phase-1 manhole	1	EA		included
6' Curb inlets	2	EA		included
8' Curb inlets	1	EA		included
Type-K 2-Grate inlets	3	EA		included
600gal Storm interceptors	2	EA		included
-Upcharge for 800gal interceptors	2	EA	1,500.00	3,000
Pool deck drains - C5.03.2 - Allowance	1	LS ALLOW	30,000.00	30,000
-6" HDPE	428	LF		included
-4" HDPE	25	LF		included
-4" Radial trench drain	228	LF		included
-4" Trench drain	289	LF		included
-Adapters	16	EA		included
-6" Grate inlets	2	EA		included
Bioswale - C5.03.2	1	EA		Included
-4" French drain	15	LF		included
-Gravel & filter fabric	1	LS		included
GAS				
Gas piping to Rec Center	w/ Mechanical			w/ Mechanical
MISCELLANEOUS	1	LS		Included
Locate existing utilities as shown	1	LS		Included
Traffic control & barricades	1	LS		Included
Trench safety	1	LS		Included
Pipe testing	1	LS		Included
Permits	1	LS		Included
Inspection fees	1	LS	6,500.00	6,500
3-Way contracts and/or maintenance bonds	1	LS	2,850.00	2,850
Spoil haul-off	1	LS	5,100.00	5,100
Rock excavation	1	LS		Included
Mobilization	1	LS	3,000.00	3,000
Layout	1	LS		Included
Verify layout	1	LS	1,500.00	1,500
Addenda: 3	1	LS		Included
Proposal form (Add#3)	1	LS		Included
Subguard	1	LS		Included
UTILITIES	SUBTOTAL			374,495

4 DESCRIPTION	QUANTITY	UNIT	U/P	TOTAL
LANDSCAPE & IRRIGATION				
LANDSCAPE & IRRIGATION	1	LS	100,944.00	100,944
Shade trees:				
-Live oak - 4"cal	2	EA		Included
-Shumard oak - 4"cal	3	EA		Included
-Cedar elm - 4"cal	11	EA		Included
Ornamental trees:				
-Crape myrtle tuscarora	4	EA		Included
-Crape myrtle catawba	12	EA		Included
-Tree yaupon holly	4	EA		Included
-Eastern red cedar	9	EA		Included
Shrubs & grasses:				
-Dwarf burford holly - 5gal	169	EA		Included
-Dwarf yaupon holly - 5gal	270	EA		Included
-Willowleaf holly - 5gal	37	EA		Included
-Nellie r stevens holly	5	EA		Included
-Knock-out rose - 3gal	17	EA		Included
-Miscanthus - 5gal	206	EA		Included
Groundcovers:				
-Asian jasmine - 1gal	3,757	EA		Included
-Liriope - 1gal	799	EA		Included
Bermuda sod	1	LS	7,705.00	7,705
Hydromulch	68,248	SF		Included
Tree stakes	1	LS		Included
Bed preparation & mulch	1	LS		Included
4" Decomposed granite w/ filter fabric	1,126	SF	2.02	2,278
River rock band w/ filter fabric - D/L102	2,941	SF	2.80	8,241
Tree protection fencing - B/L000	2,179	LF	3.50	7,627
Root pruning	1	LS	24,345.00	24,345
Root barrier at curbs	1	LS	6,950.00	6,950
Underground automatic irrigation system	1	LS		Included
-Temporary irrigation	1	LS	1,750.00	1,750
-Irrigation sleeves	1	LS		Included
-2" Irrigation meter	w/ Utilities			w/ Utilities
-2" Isolation valves	2	EA		Included
-2" Double check assembly	2	EA		Included
-2" Hydrometer	1	EA		Included
-Booster pump	1	EA	34,008.00	34,008
-Irrigation controller	1	EA	13,900.00	13,900
Maintenance after substantial completion	Excluded			Excluded
HARDSCAPE				
Limestone dry stack low wall at Story Tree - E/L102	74	LF	49.05	3,630
Quarry block wall - 5/A104	171	LF	108.28	18,516
Quarry block wall along steps & ramp outside Pump House - 6,7/A104	50	LF	108.28	5,414
Bike racks - 5 bike capacity	2	EA	2,265.00	4,530
-Madrax, Heavy-duty Challenger, H36-5-IG-P, in-ground mount	1	LS		included
Curved benches	By Others			By Others
Benches	By Others			By Others
Picnic tables w/ chairs	By Others			By Others
Removable bollards - B/L102	None			None
Addenda: 3	1	LS		Included
Proposal form (Add#3)	1	LS		Included
Subguard	1	LS		Included
LANDSCAPE & IRRIGATION	SUBTOTAL			239,838

5 DESCRIPTION	QUANTITY	UNIT	U/P	TOTAL
SITE SPECIALTIES				
PAVEMENT MARKINGS	1	LS	5,910.00	5,910
Parking & firelane striping - phases 1 & 2	77,768	SF		Included
Re-stripe existing paving	9,000	SF		Included
-'Reserved', 'Carpool' & 'Low Emitting Vehicle' paints	1	LS		Included
Handicap parking symbols	6	EA		Included
Wheelstops	6	EA		Included
Pavestone truncated domes at h/c ramps - 10ea.	260	SF	9.58	2,490
Handicap parking signs w/ posts	6	EA		Included
'Service Only' sign w/ post	1	EA		Included
'Not An Entrance' sign on fence	1	EA		Included
Clean paving	77,768	SF	0.05	3,888
REC CENTER FENCES	1	LS	34,729.00	34,729
BOD: Ameristar, Montage Plus Majestic 3R	1	LS		Included
-Montage commercial panel w/ 3/4" pickets & 3" posts ILO industrial	1	LS	(10,061.00)	(10,061)
7'h Ornamental metal fence in mow strip around playground - 6/A101	153	LF		Included
-Ornamental metal gates	2	EA		Included
4'h Ornamental metal fence in mow strip - 6/A101 (7'h per arch)	258	LF		Included
-Ornamental metal gates	4	EA		Included
Mow strip	w/ Concrete			w/ Concrete
AQUATIC CENTER FENCES	1	LS	67,445.00	67,445
BOD: Ameristar, Montage Plus Majestic 3R	1	LS		Included
-Montage commercial panel w/ 3/4" pickets & 3" posts ILO industrial	1	LS	(27,803.00)	(27,803)
7'h Ornamental metal fence on concrete retaining wall	81	LF		Included
7'h Ornamental metal fence in mow strip - 1/A104	124	LF		Included
Mow strip	w/ Concrete			w/ Concrete
7'h Ornamental metal fence	221	LF		Included
-Ornamental metal gates	3	EA		Included
4'h Ornamental metal fence	220	LF		Included
-Ornamental metal gates	1	EA		Included
AQUATIC CENTER SHADE STRUCTURES	1	LS	32,469.00	32,469
Canvas shade structure at Tot Pool - 9/A104 - 1ea.	1,304	SF		Included
-Powder-coated steel framing	1	LS		Included
-Concrete footings	4	EA	750.00	3,000
Canvas shade w/ structure - 3/A104 - 6ea.	600	SF		Included
-Powder-coated steel framing	1	LS		Included
-Concrete footings	7	EA	750.00	5,250
Canvas shade w/ structure - 3/A104 - 7ea.	Alternate C			Alternate C
-Powder-coated steel framing	Alternate C			Alternate C
-Concrete footings	8	EA	750.00	6,000
Engineering	1	LS	2,500.00	2,500
Shipping, handling & installation	1	LS		Included
MISCELLANEOUS				
GC scope at commissioned art at existing bridge - Allowance	1	LS ALLOW	30,000.00	30,000
Simulated wood decking & rub rails at existing footbridge - Allowance	1	LS ALLOW	10,000.00	10,000
Lighted flag poles	Alternate D			Alternate D
Site monument sign & lighting	Alternate E			Alternate E
Termite treatment at Rec Center	28,182	SF	0.04	1,230
Termite treatment at Aquatic Center	3,145	SF	0.17	540
Addenda: 3	1	LS		Included
Proposal form (Add#3)	1	LS		Included
Subguard	1	LS		Included
SITE SPECIALTIES	SUBTOTAL			167,587

6 DESCRIPTION	QUANTITY	UNIT	U/P	TOTAL
CONCRETE				
SITE CONCRETE	1	LS		included
6" Concrete paving - phases 1 & 2 - 3,600psi	77,768	SF		Included
-Pump paving	Excluded			Excluded
Concrete curbs	1	LS		Included
-Backfill curbs	3,500	LF	1.50	5,250
Concrete sidewalks - phases 1 & 2	26,821	SF		Included
-Handicap ramps	10	EA		Included
-Concrete steps & wall	1	LS		Included
Concrete mow strip - A/L102	792	LF		Included
REC CENTER CONCRETE	1	LS	324,987.00	324,987
Straight-shaft drilled piers - 17'+penetration				
-P1 - 18"dia w/ 8' penetration	50	EA		Included
-P2 - 18"dia w/ 8' penetration	22	EA		Included
-P3 - 24"dia w/ 8' penetration	1	EA		Included
Pier caps	2	EA		Included
Grade beams	1,016	LF		Included
-Void forms & soil retainers	1	LS		Included
5" Slab-on-grade	25,665	SF		Included
-Vapor barrier	1	LS		Included
Thickened slabs	1	LS		Included
Decorative concrete floors	4,160	SF	15.23	63,375
-2" Colored concrete topping slab	1	LS		Included
--w/ Penetrating hardner/sealer	1	LS		Included
-Multi-step grinding & polishing	1	LS		Included
-Floor protection	4,160	SF	0.75	3,120
Covered Walkway:				
-P4 Drilled piers at wall - 24"dia w/ 8' penetration	2	EA		Included
-Pier cap at wall - 7.83'x2'x2.5'h - 9/A4.02	1	EA		Included
-Concrete wall - 1'17'w	141	SF		included
Dumpster Enclosure:				
-P2 Drilled piers	4	EA		included
-Grade beams	47	LF		included
-Bollards	6	EA		included
Light poles bases	11	EA		included
Flagpole bases	Alternate D			Alternate D
Concrete mow strip at metal fence - 1/A104	411	LF		Included
Verify layout	1	LS	3,500.00	3,500
AQUATIC CENTER CONCRETE	1	LS	511,013.00	511,013
Concrete pool deck w/ sawcut pattern	21,851	SF	4.51	98,500
-Steps & ramps	1	LS		Included
Retaining wall - S2.10, S4.04	1	LS	34,600.00	34,600
-P3 - Drilled piers	15	EA		Included
-Concrete wall - avg. 5'h	570	SF		Included
--Formliner	1	LS		Included
--Drain pipe & gravel	114	LF	25.00	2,850
-Concrete wall - max 2.5'h	235	SF		Included
-Backfill	1	LS		Included
Elevated concrete surge tank top - 16/S4.03	288	SF	25.00	7,200
Transformer pad	N/A			N/A
Light poles bases	8	EA	550.00	4,400
Concrete mow strip at metal fence - 1/A104	124	LF		Included

Bath House	**1,776**	**SF**		Included
-Straight-shaft drilled piers				
--P1 - 18"dia w/ 8' penetration	20	EA		Included
-Grade beams	206	LF		Included
-8" Slab on carton forms	1,973	SF		Included
-4" Concrete base below phenolic lockers - 9/A401	20	LF		Included
-4" Concrete base below plastic lockers at Rom B105 - 4/A901	10	LF		Included
-4" Concrete bench in Rms B107,B108,B111 - 2/A702	28	SF		Included
Pump House	**1,083**	**SF**		Included
-Straight-shaft drilled piers				
--P1 - 18"dia w/ 8' penetration	18	EA		Included
-Grade beams	153	LF		Included
--Pilasters	5	EA		Included
--Stone veneer ledge	1	LS		Included
-Concrete walls	128	LF		Included
-8" Slab-on-grade	674	SF		Included
-12" Slab-on-grade	433	SF		Included
--Vapor barrier	1	LS		Included
-Thickened slabs	1	LS		Included
-6" concrete elevated slab	152	SF		Included
Haul-off spoils	1	LS		Included
Pier casing - 25% piers - Allowance	500	LF ALLOW	24.00	12,000
Addenda: 3	1	LS		Included
Proposal form (Add#3)	1	LS		Included
Subguard	1	LS		Included
CONCRETE	**SUBTOTAL**			**1,070,795**

7 DESCRIPTION	QUANTITY	UNIT	U/P	TOTAL
MASONRY				
REC CENTER MASONRY	1	LS	435,000.00	435,000
12" CMU load-bearing walls	7,880	SF		Included
8" CMU exterior walls	1,690	SF		Included
12" Interior CMU partition walls	1,446	SF		Included
8" Interior CMU partition walls	5,344	SF		Included
-8" CMU low wall below lockers in Rms 142,144 - 4/A901	28	LF		Included
4" Interior CMU partition walls	316	SF		Included
Brick veneer (stack bond as shown)	12,184	SF		Included
-BOD: Cloud Ceramics, Coffee Blend, Blackson Brick	1	LS		Included
-Water repellant coating at brick veneer	w/ Sealants			w/ Sealants
Exterior lueders limestone veneer	1,268	SF		Included
-Water repellant coating at stone veneer	w/ Sealants			w/ Sealants
Lueders limestone veneer at Porch columns - 7/A512 - 3ea.	60	SF		Included
-Cast stone caps at Porch columns	3	EA		Included
Cast stone coping	233	LF		Included
Cast stone sill at interior wall openings - 3/A903	6	LF		Included
2" Rigid insulation on exterior CMU	9,570	SF		Included
Covered Walkway:				
-Stone veneer	290	SF		Included
-Cast stone sill & lintel	6	LF		Included
Interior Stone	1	LS	27,781.00	27,781
-ST-1 Thin-set lueders limestone veneer - rough-face	1,878	SF		Included
-ST-2 Thin-set lueders limestone veneer - smooth-face	w/ Flooring			w/ Flooring
-Stone tile surround around mirror at Rm. 134 - 7/A903	w/ Flooring			w/ Flooring

Dumpster Enclosure:				
-Structural brick wall - 6'h	280	SF		Included
-Cast stone cap	47	LF		Included
Rebar material & labor	1	LS		Included
SST thru' wall flashing	1	LS		included
Install HM door frames in CMU walls	1	LS		Included
AQUATIC CENTER MASONRY	1	LS	139,000.00	139,000
Bath House	1	LS		Included
-8" Structural brick exterior walls	2,006	SF		Included
--Block in-fill insulation in walls around conditioned perimeter	1	LS		Included
--Water repellant coating at structural brick	w/ Sealants			w/ Sealants
-8" Structural brick columns - 2ea.	105	SF		Included
--Cast stone caps	2	EA		Included
-8" Structural brick interior walls	588	SF		Included
--2" CMU cap at top of type PP walls	28	LF		Included
-8" Interior CMU walls	2,176	SF		Included
-8" CMU low wall below benches in Rms B107,B108,B111 - 1.17'h - 2/A702	17	SF		Included
-Cast stone foundation vents - 7/A401	4	EA		Included
Pump House	1	LS		Included
-8" Structural brick exterior walls	1,957	SF		Included
--Water repellant coating at structural brick	w/ Sealants			w/ Sealants
-8" Structural brick screen walls	476	SF		Included
--Cast stone cap	59	LF		Included
-8" Structural brick interior walls	78	SF		Included
--2" CMU cap at top of type PP walls	11	LF		Included
-8" Interior CMU walls - 4hr rated	469	SF		Included
-Exterior lueders limestone veneer	297	SF		Included
--Stone coping	122	LF		Included
Rebar material & labor	1	LS		Included
Install HM door frames in CMU walls	1	LS		Included
Addenda: 3	1	LS		Included
Proposal form (Add#3)	1	LS		Included
Subguard	1	LS		Included
MASONRY	**SUBTOTAL**			**601,781**

8 DESCRIPTION	QUANTITY	UNIT	U/P	TOTAL
STRUCTURAL & MISC STEEL				
REC CENTER STEEL FAB & ERECTION	**25,620**	**SF**	20.28	519,700
Steel trusses at Rm 145	5	EA		Included
Wide flange steel beams	1	LS		Included
Steel joists	1	LS		Included
Tube steel beams	1	LS		Included
Tube steel beams around perimeter of Rm 145	137	LF		Included
-Steel angle wall supports - 14,15/S5.03	137	LF		Included
Tube steel beams below deck at Rm 145	140	LF		Included
-Steel plates below beams to support fans - 7/S5.07	4	LOCS		Included
Steel channel framing	1	LS		Included
Steel angle framing around roof openings - 18/S5.01	1	LS		Included
Tube steel columns	60	EA		Included
Metal roof deck - 1-1/2", 20ga	1	LS		Included
Acoustical metal deck - 3", 18ga	1	LS		Included
Anchor bolts & base plates	1	LS		Included
Deck edge angles	1	LS		Included
Miscellaneous embeds, bearing plates & angles	1	LS		Included
Steel angle bracing	1	LS		Included
Steel connectors between steel columns & wood at Porch	1	LS		Included
Steel connectors between steel columns & wood - 2/S5.04	1	LS		Included
2"x3"x3/16" Galv steel angles at locker low wall at Rms 142,144 - ptd - 4/A901	7	EA		Included
-Steel angle to bolt to wall	1	LS		Included
3"x2"x3/16" Galv steel angle below changing benches at Rms 142,144 - ptd - 7/A901	5	EA		Included
Hot dip galvanize exposed steel at Porch	1	LS		Included
Exposed steel lintels - ptd.	1	LS		Included
Framing support for operable partition - 2/S5.07	1	LOC		Included
Steel bracing for toilet partitions in Rms 116,117,141,143	4	LOCS		Included
Covered Walkway:				
-Hot-dip galv all beams & connections	1	LS		Included
-Tube steel & tapered WT beams at canopy	1	LS		Included
-Tube steel framing at fin - 4"x8"x1/4"	1	LS		Included
-Misc embeds, plates & connectors	1	LS		Included
Bollards at dumpster enclosure - ptd.	6	EA		Included
Verify layout	1	LS	1,500.00	1,500
AQUATIC CENTER STEEL FAB & ERECTION	1	LS	30,060.00	30,060
3'-6"h Steel guardrail around Tot Pool - 1/A104	79	LF	75.95	6,000
Handrails along sidewalk steps - galv - 8/A104	14	LF		Included
Cont handrail along steps & ramp outside Pump House - galv - 6,7/A104	50	LF		Included
Bath House:				
-Tube steel columns	2	EA		Included
-Misc embeds, plates & connectors	1	LS		Included
--Steel angles on either side of masonry walls at deck - 1/A702	1	LS		Included
-Steel angle below concrete bench at Rms B107,B108,B111 - 2/A702	15	LF		Included
-Tube steel head & jambs at exterior HM doors - 2/A701	3	SETS		Included

Pump House:				
-Hot-dip galv all steel	1	LS		Included
-Steel beams - galv.	1	LS		Included
-W12x22 Rolled or curved steel hoist beam - galv.	1	LS		Included
-Misc embeds, plates & connectors	1	LS		Included
-Roof deck - 1-1/2", 20ga, galv.	8	SQ		Included
-Deck edge angles	1	LS		Included
-Tube steel head & jambs at exterior HM doors - 3,4/A701	3	SETS		Included
-Removable aluminum pit railing	11	LF	150.00	1,700
--Chains at openings - 2ea.	6	LF		Included
--Aluminum pit ladder	1	EA	1,500.00	1,500
--Ladders at backwash pit	2	EA		Included
Addenda: 3	1	LS		Included
Proposal form (Add#3)	1	LS		Included
Subguard	1	LS		Included
STRUCTURAL & MISC STEEL	**SUBTOTAL**			**560,460**

9 DESCRIPTION	QUANTITY	UNIT	U/P	TOTAL
FRAMING & CARPENTRY				
REC CENTER WOOD FRAMING	1	LS	92,280.00	92,280
FSC wood	1	LS		Included
Glulam Porch - 24F-1.8E:				
-Glulam beams - 6.75x12.375	104	LF		Included
-Glulam beams - 3.125x12.375	75	LF		Included
--Steel connections & bolts at wood to wood connections - 4/S5.08 - galv.	1	LS		Included
-3" Tongue & groove wood roof deck	791	SF		Included
--w/ 1/2" Roof sheathing	791	SF		Included
Rms 107,108:				
-Glulam beams - 6.75"x22" - 25F-1.8E, 1.0" camber - 6ea.	264	LF		Included
Rm 134:				
-Glulam beams - 6.75"x24.75" - 24F-1.8E, 1.0" camber - 6ea.	206	LF		Included
Rm 123:				
-Glulam beams - 6.75"x30.25" - 24F-1.8E, 1.0" camber - 4ea.	162	LF		Included
Covered Walkway:				
-3" Tongue & groove wood roof deck	416	SF		Included
--w/ 1/2" Roof sheathing	416	SF		Included
AQUATIC CENTER WOOD FRAMING				
Bath House	1	LS	71,580.00	71,580
-6"x4" Wood columns	7	EA		Included
-8"x6" Wood columns	1	EA		Included
-6-3/4"x24-3/4" Glulam beams - 7ea. - CCA treated	264	LF		Included
-6-3/4"x38-1/2" Glulam beams - 1ea. - CCA treated	38	LF		Included
--Steel connections & bolts at wood to wood connections - 9/S3.01	1	LS		Included
-Tongue & groove wood roof deck	2,558	SF		Included
--w/ 1/2" Roof sheathing	2,558	SF		Included
--(2)2x8 Wood blocking betw structural brick & wood deck - 16/A3.01	460	LF		Included
-Wood siding - 1x6S stained & sealed	469	SF	13.90	6,520
--Wirecloth bug screens	1	LS		Included
--5/8" Plywood - ptd black	1	LS		Included
-Wood stud exterior wall framing - above structural brick	1	LS		Included
--2x10 Wood headers - 8/A511	1	LS		Included
-4" Wood stud interior partition - 10.5'h	157	SF		Included
-2x10 Wood framing w/ plywood deck for attic space	572	SF	2.49	1,425
-Ceiling framing at gypboard ceilings - 7/A702	1	LS		Included

ROUGH CARPENTRY				
Roof & interior blocking & plywood at Rec Center	25,620	SF	0.63	16,077
Roof & interior blocking & plywood at Bath House & Pump House	2,859	SF	0.63	1,794
Consumables	1	LS	711.98	712
Addenda: 3	1	LS		Included
Proposal form (Add#3)	1	LS		Included
Subguard	1	LS		Included
FRAMING & CARPENTRY	**SUBTOTAL**			**190,388**

10 **DESCRIPTION**	**QUANTITY**	**UNIT**	**U/P**	**TOTAL**
FINISH CARPENTRY				
REC CENTER MILLWORK	1	LS	73,288.00	73,288
FSC wood	1	LS		Included
Plam wainscot & base at Rms 100,101 - 2/A903	52	SF		included
-w/ Solid surface cap	21	LF		included
Plam uppers & lowers at Rm 102 - 5/A902	7	LF		included
Plam lower cubbies w/ bench at Rm 102 - 6,7/A902	12	LF		included
Plam uppers cubbies w/ (10) coat hooks at Rm 102 - 6,7/A902	12	LF		included
-Plam wall paneling between upper & lower cubbies - 6,7/A902	35	SF		included
Terrazzo strips - 18/A908	1	LS	5,000.00	5,000
Slatwall at Rm 104 - 3/A905	10	LF	102.40	1,067
-Slatwall shelving	By Others			By Others
Plam tall cabinets w/ adjustable shelves at Rms 107,108 - 2/A905	15	LF		included
(2) A/V cabinets at Rms 107,108 - 2/A905, 2/A904	2	EA		included
-w/ Aluminum frame & clear glass door	1	LS		included
Plam cubbies at Rms 107,108 - 1/A905	48	LF		included
(2) Plam lowers at Rm 112 - 5,6/A901	18	LF		included
-w/ Plam full-ht backsplash	18	SF		included
Plam uppers at Rm 112 - 6/A901	11	LF		included
Substrate for restroom vanities at Rms 116,117 - 1/A901	15	LF		included
-w/ Solid surface countertops, backsplash & skirt	41	SF		included
Plam uppers & lowers at Rm 118 - 15/A901	12	LF		included
-w/ Plam full-ht backsplash	27	SF		included
Plam uppers & lowers at Rm 118 - 13/A901	7	LF		included
-w/ Plam full-ht backsplash	15	SF		included
Plam uppers & lowers at Rm 119 - 14/A901	12	LF		included
A/V cabinet at Rm 119 - 7.17'h - 14/A901	1	EA		included
-w/ Aluminum frame & clear glass door	1	LS		included
(2) 12"x12"x18" Plam cubbies at Rm 123 - 60ea. - 1/A902	11	LF		included
A/V cabinet at Rm 123 - 7.17'h - 2/A902	1	EA		included
Plam lowers at Office 127 - 8,9,10/A901	27	LF		included
-Steel counter supports - 3/A1001	1	EA	2,000.00	2,000
Plam uppers at Rm 127 - 8,9,10/A901	18	LF		included
Slatwall at Rm 127 - 8,9,10/A901	7	LF	102.40	683
-Slatwall shelving	By Others			By Others
Plam control desk at Rm 130 - 3/A908	1	EA		included
-w/ Solid surface counter & transaction tops	1	LS		included
-Message rail system - Allowance	1	LS ALLOW	1,000.00	1,000
Plam wall panel at Rm 130 - 10/A908	8	LF		included
-w/ 1/4" Glass panels	1	LS		included
Plam uppers & lowers at Rm 131 - 11/A901	7	LF		included
-w/ Plam full-ht backsplash	15	SF		included
Plam tall cabinets w/ adjustable shelves at Rm 132 - 12/A901	7	LF		included
2x12 Wood headers around interior wall openings - match glulam finish - 3/A903	31	LF	161.29	5,000
Substrate for restroom vanities at Rms 141,143 - 2/A901	21	LF		included

-w/ Solid surface countertops, backsplash & skirt	57	SF		included
1x4 Poplar crown molding - ptd. (2 levels) - 5/A904	404	LF	12.87	5,200
(2) Teak locker benches at Rms 142,144 - 2"thick x 9"wide - 4/A901	18	LF	100.00	1,800
(2) Teak changing benches at Rms 142,144 - 20"wide - 7/A901	7	LF	271.43	1,900
-Cont 2x4 teak skirt	1	LS		included
Solid surface corner guards	2	EA	250.00	500
A/V Racks w/ doors - Middle Atlantic Products - SRSR-4-20	4	EA	550.00	2,200
AQUATIC CENTER MILLWORK	1	LS	10,621.00	10,621
FSC wood	1	LS		Included
Bath House:				
-Plam lowers at Rm B102 - 7/A901	4	LF		included
--w/ Solid surface countertop & backsplash	8	SF		included
-(2) Plam lowers at Rm B104 - 1/A901	19	LF		included
--w/ Solid surface countertop & backsplash	37	SF		included
-Plam full-ht cabinet at Rm B104	6	LF		included
-(2) Plam uppers & lowers at Rm B105 - 3/A901	11	LF		included
--w/ Solid surface countertop & backsplash	22	SF		included
-Wood framed windows w/ 1/2" acrylic high-impact glazing - stained - 18ea.	168	SF	104.63	17,578
Addenda: 3	1	LS		Included
Proposal form (Add#3)	1	LS		Included
Subguard	1	LS		Included
FINISH CARPENTRY	**SUBTOTAL**			**127,837**

11 DESCRIPTION	QUANTITY	UNIT	U/P	TOTAL
WATERPROOFING & SEALANTS				
SITE SEALANTS				
Concrete paving control & expansion joint sealants	77,768	SF	0.09	7,200
Sidewalk joint sealants	26,821	SF	0.32	8,500
REC CENTER SEALANTS	**25,620**	**SF**	0.38	9,650
Exterior building sealants	1	LS		Included
Sealants at HM door frames	1	LS		Included
Masonry control joints	1	LS		Included
Sealants between dissimilar materials	1	LS		Included
Sealants at CMU wall to deck	1	LS		Included
Seal slab-on-grade control joints	1	LS	5,000.00	5,000
Rigid insulation:				
-2" Rigid insulation on exterior CMU	w/ Masonry			w/ Masonry
-1" Rigid insulation on exterior sheathing	9,127	SF	0.38	3,500
Rigid foam plastic insulation	1	LS	7,500.00	7,500
-Foam insulation in deck ridges - 1,10/A521	1	LS		Included
-Foam insulation in tube steel beams - 7,8,9/A521	1	LS		Included
Water repellent	1	LS	11,300.00	11,300
-Water repellent coating at brick veneer	12,184	SF		Included
-Water repellent coating at stone veneer	1,268	SF		Included
Fluid-applied vapor-permeable air & water resistive barrier	1	LS	48,000.00	48,000
-Fluid-applied weather barrier on exterior CMU	9,570	SF		Included
-Fluid-applied weather barrier on exterior gyp sheathing	9,127	SF		Included
SST thru' wall flashing	w/ Masonry			w/ Masonry
Sealed concrete floors	1,372	SF	1.46	2,000
Waterproofing consultant	1	LS	10,000.00	10,000
Waterproofing upgrades - Allowance	1	LS ALLOW	15,000.00	15,000

AQUATIC CENTER SEALANTS	1	LS		Included
Sealants at pool deck concrete	21,851	SF		Included
Bath House	**1,776**	**SF**		Included
-Masonry control joints	1	LS		Included
-Sealants at HM door frames	1	LS		Included
-Sealants between dissimilar materials	1	LS		Included
-Sealants at CMU wall to deck	1	LS		Included
-Seal slab-on-grade control joints	1	LS	2,500.00	2,500
-Water repellent:				
--Water repellent coating at structural brick	2,006	SF		Included
-Fluid-applied vapor-permeable air & water resistive barrier:				
--Fluid-applied weather barrier on plywood sheathing	469	SF	3.84	1,800
-Flexible thru'-wall flashings	w/ Masonry			w/ Masonry
-Sealed concrete floor	1,340	SF	0.37	500
Pump House	**1,083**	**SF**		Included
-Masonry control joints	1	LS		Included
-Sealants at HM door frames	1	LS		Included
-Sealants between dissimilar materials	1	LS		Included
-Seal slab-on-grade control joints	1	LS	2,000.00	2,000
-Water repellent:				
--Water repellent coating at structural brick	1,957	SF		Included
-Bentonite waterproofing at pits	1	LS	3,900.00	3,900
--Protection board	1	LS		Included
-Dampproofing behind stone veneer	297	SF	3.37	1,000
-Sealed concrete floor	962	SF	0.42	400
Addenda: 3	1	LS		Included
Proposal form (Add#3)	1	LS		Included
Subguard	1	LS		Included
WATERPROOFING & SEALANTS	SUBTOTAL			139,750

12 DESCRIPTION	QUANTITY	UNIT	U/P	TOTAL
ROOFING				
REC CENTER ROOFING	1	LS	169,950.00	169,950
Single-ply TPO:				
-TPO roof - 60mil, white, mechanically attached	27,087	SF		Included
--Extend TPO on parapets, fully adhered	1,449	SF		Included
--w/ 1/2" Roof sheathing on hat channels behind TPO roof on parapets	1,449	SF	2.00	2,898
-Gray TPO roof at Covered Walkway	434	SF		Included
-1/2" Densdeck below mechanically attached roofing	27,087	SF		Included
-Warranty - 15yr NDL	1	LS		Included
-5" Rigid insulation - R-30min. (2nd layer mechanically attached)	1	LS		Included
--Tapered insulation	1	LS		Included
-Flashings & counterflashings	1	LS		Included
--Metal counterflashing at top of TPO roof on parapets - 11/A521	1	LS		Included
-Roof walk pads	1	LS		Included
-Furnish & install roof hatch - 4'x4'	1	EA		Included
-Flash & install skylights	4	EA		Included
-Prefinished metal coping	1	LS		Included
-Prefin metal gutters, downspouts & conductor heads	1	LS		Included
--Downspout boots	4	EA	250.00	1,000
-Prefinished metal fascia	1	LS	37,500.00	37,500
-Prefinished metal soffit panels	1	LS		Included

Preformed metal roof:				
-Standing seam metal roof at Porch	712	SF	14.89	10,600
--BOD: MBCI 'Battenlock' w/ solar/energy star paint	1	LS		Included
-Ice & water shield underlayment	1	LS		Included
-Gutters & downspouts	1	LS		Included
-Mfr's 20yr finish warranty	1	LS		Included
AQUATIC CENTER ROOFING				
Bath House Standing Seam Metal Roof	**2,558**	**SF**	9.97	25,500
-Ice & water shield at edge conditions as shown	1	LS		Included
-Prefin metal gutter & downspouts	1	LS		Included
-Galv metal flashing cap at ends of glulam beams - 3/A401	16	LOCS	62.50	1,000
Pump House Single-ply TPO Roof:				
-TPO roof - 60mil, white	1,083	SF		Included
-Warranty - 15yr NDL	1	LS		Included
-4" Rigid insulation - R-30min.	1	LS		Included
--Tapered insulation	1	LS		Included
-Flashings & counterflashings	1	LS		Included
-Prefin metal coping	1	LS		Included
-Prefinished metal conductor heads & downspouts	1	LS		Included
REC CENTER SKYLIGHTS				
Metal framed skylights - 4'x4'	4	EA	625.00	2,500
-BOD: Bristolite Trituff ALIT-SF-2 HS1-12-PC-MF	1	LS		Included
-Warranty - 10yrs	1	LS		Included
Addenda: 3	1	LS		Included
Proposal form (Add#3)	1	LS		Included
Subguard	1	LS		Included
ROOFING	**SUBTOTAL**			**250,948**

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DESCRIPTION	QUANTITY	UNIT	U/P	TOTAL
DOORS, FRAMES, HARDWARE				
REC CENTER DOORS, FRAMES & HARDWARE	1	LS	61,227.00	61,227
Hollow Metal Frames:				
-3'x7' Cased opening	2	EA		Included
-3'-8"x7' Cased opening	4	EA		Included
-3'-8"'x7'-4" Cased opening	2	EA		Included
-3'-6"x8' Cased opening	1	EA		Included
-3'-8"x7'-10" Cased opening	2	EA		Included
-6'x7'-10" Cased opening	1	EA		Included
-3'x7'	8	EA		Included
-3'x7' - 45min rated	1	EA		Included
-3'x7'-4"	1	EA		Included
-3'-8"x7'	1	EA		Included
-3'x8'	2	EA		Included
-4'x7'	1	EA		Included
-6'x7'	3	EA		Included
-3'x7' w/ sidelite framing	2	EA		Included
-11'x9.5'	1	EA	250.00	250
-3'x7.83' w/ sidelite framing	2	EA	200.00	400
-10'x7.83'	2	EA		Included
-7.58'x8.67'	1	EA	250.00	250
Hollow Metal Doors:				
-3'x7'	9	EA		Included
-3'x7' - 45min rated	1	EA		Included
-4'x7'	1	EA		Included

Solid Core Flush Wood Doors - TR-4 finish:			
-3'x7'	4 EA		Included
-3'x7'-4"	1 EA		Included
-3'-8"x7'	1 EA		Included
-3'x8'	2 EA		Included
-3'x7'-10" w/ 24"x4" narrow lite	2 EA		Included
-3'x7' w/ 24"x4" narrow lite	1 EA	300.00	300
Hardware:			
-Hardware sets	22 SETS		Included
-Hardware sets at storefront doors	20 SETS		Included
Door protectors	22 LVS	75.00	1,650
AQUATIC CENTER DOORS, FRAMES & HARDWARE	1 LS	40,863.00	40,863
Bath House Hollow Metal Frames - galv.:			
-3'x7'	2 EA		Included
-3'x7' - type M	3 EA		Included
-3'x7'-6"	3 EA		Included
-3'x4'-4"	1 EA		Included
Bath House Hollow Metal Doors - galv.:			
-3'x7' w/ 12"square louver	2 EA		Included
-3'x7'-6"	2 EA		Included
-3'x7'-6" w/ 12"square louver	1 EA		Included
-3'x7' w/ 3/8" tempered glass - type M	3 EA		Included
-3'x4'-4"	1 EA		Included
Bath House Hardware:			
-Hardware sets	9 SETS		Included
--Exit devices at type M doors	3 EA		Included
-Hardware sets at storefront doors	2 SETS		Included
Door protectors	9 LVS	75.00	675
Pump House Hollow Metal Frames - galv.:			
-3'x7'	1 EA		Included
-3'x7' - type M	1 EA		Included
-6'x7' - type M	2 EA		Included
-6'x7'	1 EA		Included
Pump House FRP Frames:			
-6'x7'	1 EA		Included
-3'x7'	1 EA		Included
Pump House Hollow Metal Doors - galv.:			
-3'x7'	1 EA		Included
-3'x7' w/ 12"square louvers	2 EA		Included
-3'x7' w/ 3/8" tempered glass - type M	5 EA		Included
Pump House FRP Doors:			
-3'x7' w/ 12"square louvers	3 EA		Included
Pump House Hardware:			
-Hardware sets	11 SETS		Included
--Exit devices at type M doors	5 EA		Included
Door protectors	11 LVS	75.00	825
Addenda: 3	1 LS		Included
Proposal form (Add#3)	1 LS		Included
Subguard	1 LS		Included
DOORS, FRAMES, HARDWARE	SUBTOTAL		106,440

15 DESCRIPTION	QUANTITY	UNIT	U/P	TOTAL
OVERHEAD DOORS				
REC CENTER OVERHEAD DOORS	1	LS	5,995.00	5,995
Aluminum o/h coiling door - 7'x4'-4" - motorized	1	EA		Included
AQUATIC CENTER OVERHEAD DOORS				
Bath House:				
-Aluminum o/h coiling door - 4'x4'-10" - manual	1	EA		Included
-Aluminum o/h coiling door - 8'x4'-10" - manual	1	EA		Included
AQUATIC CENTER SPECIAL DOORS				
Turnstiles - Allowance	1	LS ALLOW	25,000.00	25,000
-Entry turnstile	1	EA		Included
-Exit turnstile	1	EA		Included
-ADA turnstile	1	EA		Included
Addenda: 3	1	LS		Included
Proposal form (Add#3)	1	LS		Included
Subguard	1	LS		Included
OVERHEAD DOORS	**SUBTOTAL**			**30,995**

16 DESCRIPTION	QUANTITY	UNIT	U/P	TOTAL
GLASS & GLAZING				
REC CENTER CURTAINWALLS & STOREFRONTS	1	LS	268,923.00	268,923
Clear anodized exterior aluminum curtainwalls w/ 1" glass	2,516	SF		Included
-Prefinished aluminum sunshade system	45	LF		Included
-Wrap exposed tube steel in break-metal	1	LS		Included
Clear anodized exterior aluminum storefronts w/ 1" glass	1,665	SF		Included
-Prefinished aluminum sunshade system	48	LF		Included
Clear anodized interior aluminum storefronts w/ 1/4" glass	276	SF		Included
-Interior aluminum storefronts w/ colored glass panels - 12/A902	82	SF		Included
1/4" Glass in interior HM frames, sidelites & transoms	315	SF		Included
-Glass wall w/ colored glass panels (HM frame) - 6/A903	105	SF		Included
-1/4" Glass in door lites	2	SF		Included
Spandrel panels & frosted glazing - as shown	1	LS		Included
Storefront doors w/ 1/4" tempered glass - type G	20	EA		Included
Storefront doors w/ 1/4" tempered glass - type D	2	EA		Included
-Swing door operators	1	LS		Included
Aluminum frame & clear glass door at A/V cabinets - 14/A901, 2/A902	w/ Millwork			w/ Millwork
1/4" Glass panels at plam wall panel at Rm 130 - 10/A908	w/ Millwork			w/ Millwork
Mirror in Rm 107 - 1/A904	141	SF		Included
Unframed mirrors in Rms 116,117 - 2ea. - 1/A901	57	SF		Included
Mirror behind ballet bars in Rm 118 - 3/A907	145	SF		Included
Mirror behind ballet bars in Rm 123 - 3/A902	243	SF	4.12	1,000
Mirror in Rm 134 - 7/A903	112	SF	5.36	600
Unframed mirrors in Rms 141,143 - 2ea. - 2/A901	102	SF		Included
Covered Walkway:				
-3/4" Ext grade frosted acrylic glazing in aluminum frame	28	SF		Included

AQUACTIC CENTER STOREFRONTS	1	LS	10,614.00	10,614
Bath House:				
-Exterior operable aluminum sliding window	19	SF		Included
-Exterior aluminum window w/ passable opening	39	SF		Included
-Exterior aluminum storefronts	83	SF		Included
-Storefront doors w/ 1/4" tempered glass - type C	2	EA		Included
-3/8" Tempered glass HM type M doors	63	SF		Included
-Frosted glazing - as shown	1	LS		Included
Pump House:				
-3/8" Tempered glass HM type M doors	105	SF		Included
REC CENTER TRANSLUCENT PANELS				
Insulated translucent fiberglass sandwich panels	2,058	SF	49.42	101,700
REC CENTER COMPOSITE METAL PANELS				
Composite metal panels at exterior elevations	624	SF	38.46	24,000
Engineering	1	LS	3,500.00	3,500
Clean glass	1	LS	1,200.00	1,200
Addenda: 3	1	LS		Included
Proposal form (Add#3)	1	LS		Included
Subguard	1	LS		Included
GLASS & GLAZING	**SUBTOTAL**			**411,537**

16 **DESCRIPTION**	**QUANTITY**	**UNIT**	**U/P**	**TOTAL**
PLASTER				
REC CENTER EIFS	1	LS	11,700.00	11,700
2" Eifs (on exterior CMU)	1,910	SF		Included
Addenda: 3	1	LS		Included
Proposal form (Add#3)	1	LS		Included
Subguard	1	LS		Included
PLASTER	**SUBTOTAL**			**11,700**

17 DESCRIPTION	QUANTITY	UNIT	U/P	TOTAL
DRYWALL & ACOUSTICAL				
REC CENTER DRYWALL & ACOUSTICAL	1	LS	208,888.00	208,888
Exterior wall framing w/ insulation & 1/2" sheathing	9,127	SF		Included
-1" Rigid insulation on exterior sheathing	w/ Sealants			w/ Sealants
1/2" Roof sheathing on hat channels behind TPO roof on parapets	w/ Roofing			w/ Roofing
Acoustical mechanical curb - 1a/A302	2	LOCS	2,807.50	5,615
Interior partitions	14,086	SF		Included
Gypboard furring on CMU	299	SF		Included
Rated partitions	1	LS		Included
3/4" Cement backerboard behind thin-set stone veneer	1,878	SF		Included
Sound attenuation blankets	1	LS		Included
Gypboard ceilings, soffits & furdowns - ptd.	3,076	SF		Included
Gypboard furdowns at ceiling plenums	1	LS		Included
Gypboard ceilings w/ sound attenuation blankets	77	SF		Included
2x2 Lay-in ceilings	3,854	SF		Included
2x4 Lay-in ceilings	2,517	SF		Included
In-wall blocking & strapping	1	LS	1,540.00	1,540
-2x Blocking behind double ballet bars	75	LF		Included
-2x Blocking for mat racks - 11/A902	1	LS		Included
-2x Blocking for OFOI shelving in Rm 125	1	LS		Included
-2x Blocking behind millwork	1	LS		Included
Install HM frames	1	LS		Included
Install doors & hardware	22	LVS		Included
Verify layout	1	LS	2,000.00	2,000
AQUATIC CENTER DRYWALL & ACOUSTICAL				
Bath House:				
-5/8" Gyp on wood stud partition - 10.5'h	157	SF		Included
-Gypboard ceilings & soffits - ptd.	98	SF		Included
-2x2 Lay-in ceilings	572	SF		Included
-Install HM frames	1	LS		Included
-Install doors & hardware	9	LVS		Included
-Layout	1	LS		Included
Pump House:				
-Install HM frames	w/ Masonry			w/ Masonry
-Install doors & hardware	11	LVS		Included
-Layout	1	LS		Included
Addenda: 3	1	LS		Included
Proposal form (Add#3)	1	LS		Included
Subguard	1	LS		Included
DRYWALL & ACOUSTICAL	**SUBTOTAL**			**218,043**

18 DESCRIPTION	QUANTITY	UNIT	U/P	TOTAL
FLOORING				
REC CENTER TILE	1	LS	100,658.00	100,658
PT-1 Porcelain tile floor - 24"x24"	96	SF		included
PT-4 Porcelain tile floor - 12"x24"	1,214	SF		included
CT-2 Ceramic cove base - 6"x6"	475	LF		Included
QT-1 Quarry tile base	562	LF		Included
-QT-1 Quarry tile trim	49	LF		Included
Ceramic wall tile	1,763	SF		Included
Ceramic wall tile above mop sink at Rm 136	16	SF		Included
PT-2 Porcelain wall tile - 12"x24"	144	SF		Included
PT-3 Porcelain wall tile - 16"x32"	1,321	SF		Included
PT-5 Porcelain wall tile - 12"x18"	108	SF		Included
PT-6 Porcelain wall tile - 2"x2"	225	SF		Included
Ceramic & porcelain wall tile accents	1	LS		Included
QT-1 Quarry wall tile	37	SF		Included
CT-1 Ceramic ceiling tile at showers	148	SF		Included
-Suspended soffit & scratch coat	1	LS	2,100.00	2,100
Tile in showers	1	LS		included
Epoxy grout	1	LS		Included
Thresholds	1	LS		Included
Transition strips	1	LS		Included
Waterproofing membrane	1	LS		Included
Floor protection	1,310	SF	0.25	328
Interior Stone				
-ST-1 Thin-set lueders limestone veneer - rough-face	w/ Masonry			w/ Masonry
-ST-2 Thin-set lueders limestone veneer - smooth-face	287	SF		Included
-Stone tile surround around mirror at Rm. 134 - 7/A903	24	SF		Included
REC CENTER RESILIENT & CARPET	1	LS	60,000.00	60,000
Carpet	227	SY		included
CPT-4 Walk-off mat	9	SY		Included
Vinyl flooring - 12"x12"	212	SF		Included
Wood vinyl flooring - 6"x36"	2,763	SF		Included
VCT	1,626	SF		Included
RAF-1 Resilient athletic floor	1,857	SF		included
Rubber base	1,167	LF		Included
Transition strips	1	LS		Included
Floor protection	8,501	SF	0.20	1,700
Wall carpet:				
-Wall carpet	701	SF		Included
REC CENTER ATHLETIC FLOORING				
WAF-1 Wood athletic floor - maple	7,935	SF	9.64	76,500
-Wood base	1	LS		included
-Court striping in Rom 145	1	LS		included
-Gym court painting / logo - Allowance	1	LS ALLOW	2,000.00	2,000
-Subfloor system	1	LS		Included
-Cushion pads	1	LS		Included
-FSC wood	1	LS		Included
Floor protection	7,935	SF	0.15	1,190
AQUATIC CENTER TILE				
Bath House	1	LS	12,322.00	12,322
-CT-1 Ceramic wall tile above mop sink in Rm B109	16	SF		Included
-PT-7 Wall tile at benches in Rms B107,B108,B111 - 5"x24" - 2/A702	24	SF		Included
-CT-7 Ceramic tile at bench top in Rms B107,B108,B111 - 4"x4" - 2/A702	28	SF		Included
-PT-7 Porcelain tile base	59	LF		included
-QT-1 Quarry tile base	183	LF		included
-Tile in showers	1	LS		included
-Thresholds	1	LS		Included
-Transition strips	1	LS		Included

AQUATIC CENTER RESILIENT & CARPET			
Bath House:			
-VCT	110	SF	included
Addenda: 3	1	LS	included
Proposal form (Add#3)	1	LS	Included
Subguard	1	LS	Included
FLOORING	**SUBTOTAL**		**256,798**

19 DESCRIPTION	QUANTITY	UNIT	U/P	TOTAL
PAINTING				
REC CENTER PAINTING	1	LS	70,000.00	70,000
Tape, bed & paint interior furrings & partitions	1	LS		Included
Paint exposed deck & structure	1	LS		Included
-Paint structure above ceiling clouds	1	LS		Included
Paint exposed steel	1	LS		Included
Miscellaneous touch-up	1	LS		Included
Paint HM doors & frames	1	LS		Included
Paint poplar crown molding (2 levels) - 5/A904	404	LF		Included
Paint exposed steel lintels	1	LS		Included
Paint steel angle at locker low wall at Rms 142,144 - 4/A901	7	EA		Included
Paint steel angle below changing benches at Rms 142,144 - 7/A901	5	EA		Included
Paint exposed steel at Covered Walkway	1	LOC		Included
Paint exposed MEP	1	LS		Included
Stain glulam beams	1	LS		Included
Paint corner guards	35	EA		Included
Paint bollards at dumpster enclosure	6	EA		Included
Acoustical panels	1	LS	17,375.00	17,375
-Fabric wrapped acoustical wall panels in Rms 107,108 - 1,2/A905	352	SF		Included
-Gym acoustical wall panels	652	SF		Included
-Fabric wrapped panels at Rm 130 - 3/A908	27	SF	25.00	675
--FW1 - HBF Textiles, Pattern: Off & On 888, Color: 36 Dark Soil	1	LS		Included
Wall carpet:				
-Wall carpet	w/ Flooring			w/ Flooring
Vinyl wallcovering:	1	LS		Included
-VWC-1 vinyl wallcovering	154	SF		Included
-VWC-1 vinyl wallcovering along Rm 115	216	SF		Included
AQUATIC CENTER PAINTING	1	LS	13,000.00	13,000
Bath House	**1,776**	**SF**		Included
-Epoxy paint interior walls in Rms B107,B108,B109,B111	1	LS		Included
-Paint exposed steel	1	LS		Included
-Paint gypboard ceilings & soffits	98	SF		Included
--Epoxy paint gypboard ceiling in Rm B107	1	LS		Included
-Paint exposed MEP	1	LS		Included
-White wash exposed wood deck	1,888	SF		Included
-Stain exposed glulam beams	1	LS		Included
-Paint plywood wall sheathing	1	LS		Included
-Paint HM doors & frames	1	LS		Included
-Fabric wrapped acoustical wall panels:				
--FW-2 Fabric wall covering - 3/A801	57	SF	25.00	1,425

Pump House:			
-Epoxy paint interior walls of Pump House	1,083	SF	Included
-Paint exposed deck & structure	1	LS	Included
-Paint ladders at backwash pit	2	EA	Included
-Paint HM doors & frames	1	LS	Included
Addenda: 3	1	LS	included
Proposal form (Add#3)	1	LS	Included
Subguard	1	LS	Included
PAINTING	SUBTOTAL		102,475

20 DESCRIPTION	QUANTITY	UNIT	U/P	TOTAL
MISCELLANEOUS SPECIALTIES				
REC CENTER MISC. SPECIALTIES				
Toilet partitions	1	LS	8,190.00	8,190
-Toilet partitions - ceiling hung	10	EA		Included
-Urinal screens	None			None
Toilet accessories (Bobrick or Bradley, BOD: Bobrick)	1	LS	10,353.00	10,353
-Surface-mtd paper towel dispensers - B4262	6	EA		Included
-Waste Bin - recessed - B43644	1	EA		Included
-Combo waste/towel dispenser - recessed - B43944	2	EA		Included
-Toilet paper dispenser - B2740	12	EA		Included
-Electric hand dryer - B7128	5	EA		Included
-Grab bars - B5806	12	EA		Included
-Shower grab bars - L-shaped - B58616.99	1	EA		Included
-Shower grab bars	4	EA		Included
-Framed mirrors - B165, 1836	3	EA		Included
-Framed mirrors - B290, 1860	3	EA		Included
-Robe hooks - B7672	15	EA		Included
-Child protection seat - Koala Kare KB102 or eq.	4	EA		Included
-Baby changing station - Koala Kare KB108 or eq.	2	EA		Included
-Folding shower seats	1	EA		Included
-Shower rod & curtain	4	EA		Included
-Feminine napkin disposals	6	EA		Included
-Feminine napkin vendor - B47064	1	EA		Included
-Mop rack - B223	1	EA		Included
-Hose rack - #691 by DJB Liberty Co. or eq.	1	EA		Included
Signage	1	LS	2,535.00	2,535
-Bldg plaque - cast bronze	1	EA	2,573.00	2,573
-'Heights Rec Center' - 24"h Al channel letters w/ internal LED lights & tinted acrylic face	1	SET	18,367.00	18,367
--Bldg numbers - '711'	1	SET		Included
-Interior signs	1	LS	7,816.00	7,816
--Toilet rooms	6	EA		Included
--Room signs	21	EA		Included
--Vinyl letters	1	LS		Included
---Signs on HPL panels	3	EA		Included
Lockers	1	LS	11,240.00	11,240
-Plastic lockers - 1-tier - 3/A901	20	EA		Included
-Plastic lockers - 2-tier - 3/A901	2	EA		Included
-12"x12"x15" Express lockers on 4" base - 6/A907	30	EA		Included
-Lockers for valuables at Rm. 123 - 1/A902	15	EA	110.00	1,650
Operable partitions:				
-Operable partition in Multi-Purpose 107,108 - 28' long	1	EA	11,598.00	11,598

Athletic equipment	1	LS	51,388.00	51,388
-Installation	1	LS		Included
-Scoreboards	2	EA		Included
-Basketball goals - motorized	6	EA		Included
-Wall pads	733	SF		Included
-Volleyball equipment	1	LS		Included
-Gym divider curtain	1	EA		Included
-Aluminum 3-tier tip & roll bleachers - (3) 7'-6" sections (Add#2) - Allowance	1	LS ALLOW	7,500.00	7,500
Sauna	1	LS	12,764.00	12,764
-BOD: Finnleo Sauna & Steam	1	LS		Included
-Modular sauna - prefab demountable panelized system	1	LS		Included
--Framing, insulation, vapor retarder & finishes	1	LS		Included
-Interior wall & ceiling paneling	1	LS		Included
-Wood door, frame, door lite & hardware	1	SET		Included
-Wood window w/ glass	1	EA		Included
-Benches w/ backrest & headrest	1	LS		Included
--Moveable bench	1	EA		Included
-Base, corner, fascia & cove trim	1	LS		Included
-Sauna accessories	1	LS		Included
-Sauna heater & controls	1	LS		Included
--Wood guardrail around heater	1	LS		Included
-Warranty - 5yrs	1	LS		Included
-Installation	1	LS		Included
Miscellaneous specialties:				
-Fire extinguishers & cabinets - 1 per 3,000sf (none shown)	9	EA	130.00	1,170
-Fire extinguishers w/ wall brackets (none shown)	2	EA	90.00	180
-Knox box	2	EA	794.00	1,588
-Shower mats & entry transition ramp	6	LOCS	250.00	1,500
-Manual roller shades	387	SF	4.44	1,717
-Motorized roller shades	480	SF	10.70	5,137
--Motorized roller shades to cover mirror in Rm. 107 - 1/A904	196	SF		Included
-Corner guards - ptd.	35	EA	80.29	2,810
-Solid surface corner guards	w/ Millwork			w/ Millwork
-Crash rails - 2/A905 (Add#1)	22	LF		Included
--Construction Specialties model SCR-64 w/ PVC-free acrovyn 3000, 8" w/ endcaps	1	LS		Included
-Motorized projection screens - fully retractable ceiling-mtd	4	EA	1,521.00	6,084
-Projectors	Excluded			Excluded
--Projector mounts	4	EA	350.00	1,400
-Double ballet bars w/ brackets at Rm 118 - 3/A907	22	LF	139.33	3,111
-Double ballet bars w/ brackets at Rm 123 - 3/A902	37	LF	139.33	5,214
-48"x48"x3" Recessed bulletin board case	2	EA	830.00	1,660
--w/ Locking glass doors	1	LS		included
-Markerboard - 4'x7'	2	EA	691.67	1,383
-Corkboard - 4'x7'	1	EA	691.67	692
-AED cabinets	2	EA	750.00	1,500
-Art hanging system (Add#1) - Allowance	1	LS ALLOW	1,500.00	1,500
--Wall-mtd "Gallery-Rail" by Systematic Art or eq.	1	LS		Included
Miscellaneous:				
-Install O/F kitchen appliances	1	LS	3,500.00	3,500
--Install O/F range	1	EA		Included
--Install O/F coffee maker	1	EA		Included
-Install O/F vending machines	2	EA		Included
-Install O/F TV's	1	LS		Included
-Furnish & install u/c refrigerator - Allowance	1	EA ALLOW	600.00	600
-Furnish & install icemaker - Allowance	1	EA ALLOW	1,373.00	1,373
-Furnish & install u/c dishwasher - Allowance	1	EA ALLOW	1,210.00	1,210

AQUATIC CENTER MISC. SPECIALTIES

Bath House toilet partitions	1	LS	7,507.00	7,507
-Toilet partitions - ceiling hung	9	EA		Included
-Urinal screens	2	EA		Included
Bath House toilet accessories (Bobrick or Bradley, BOD: Bobrick)	1	LS	6,273.00	6,273
-Surface-mtd paper towel dispensers - B4262	1	EA		Included
-Accessory TA-04 (not scheduled)	1	EA		Included
-Toilet paper dispenser - B2740	10	EA		Included
-Electric hand dryer - B7128	4	EA		Included
-Grab bars - B5806	10	EA		Included
-Shower grab bars - L-shaped - B58616.99	3	EA		Included
-Framed mirrors - B165, 1836	8	EA		Included
-Framed mirrors - B290, 1860	3	EA		Included
-Manual hand soap dispensers - B2111	1	EA		Included
-Robe hooks - B7672	5	EA		Included
-Baby changing station - Koala Kare KB108 or eq.	3	EA		Included
-Folding shower seats	3	EA		Included
-Shower rod & curtain	5	EA		Included
-Feminine napkin disposals	7	EA		Included
-Mop rack - B223	1	EA		Included
Pump House toilet accessories (Bobrick or Bradley, BOD: Bobrick)				
-Surface-mtd paper towel dispensers - B4262	1	EA		Included
-Hose rack - #691 by DJB Liberty Co. or eq.	2	EA		Included
Aquatic Center signage	1	LS	7,787.00	7,787
-Sign - 'pool rules'	3	EA		Included
-Sign - 'emergency exit only'	3	EA		Included
-Sign - 'emergency only - please exit at turnstile'	1	EA		Included
-Sign - 'service only'	1	EA		Included
-Sign - 'slide rules'	Alternate A			Alternate A
Bath House signage	1	LS	1,588.00	1,588
-8'h Metal letters lighted w/ LED's - 'Heights Family Aquatic Center'	1	SET	9,554.00	9,554
-8'h Bldg numbers	1	SET		Included
-8'h Metal letters - 'Women'	1	SET		Included
-10'h Metal letters - 'Men'	1	SET		Included
-8'h Metal letters - 'Tickets'	1	SET		Included
-8'h Metal letters - 'Assistance'	1	SET		Included
-Interior signs:				
--Toilet rooms (not scheduled)	3	EA		Included
--Vinyl letters	1	LS		Included
Pump House signage:				
-Interior signs:				
--Vinyl letters	1	LS		Included
Bath House lockers	1	LS	17,540.00	17,540
-Phenolic lockers - 12"x12"x12"	120	EA		Included
--w/ 4" Concrete base	w/ Concrete			w/ Concrete
-Plastic 2-tier lockers w/ flat top at Rm B105 - 4/A901	10	EA		Included
--w/ 4" Concrete base	w/ Concrete			w/ Concrete
Bath House miscellaneous specialties:				
-Fire extinguishers & cabinets	1	EA	130.00	130
-Shower mats & entry transition ramp	5	LOCS	250.00	1,250
-Drop safe	1	EA	2,600.00	2,600
-Bulletin board cabinet - 36"x48" - 4/A401	1	EA	1,355.00	1,355
Pump House miscellaneous specialties:				
-Fire extinguishers w/ wall brackets	2	EA	90.00	180
Addenda: 3	1	LS		included
Proposal form (Add#3)	1	LS		Included
Subguard	1	LS		Included

MISCELLANEOUS SPECIALTIES	**SUBTOTAL**	**245,067**

21 DESCRIPTION	QUANTITY	UNIT	U/P	TOTAL
SWIMMING POOLS				
AQUATIC CENTER SWIMMING POOLS	1	LS	1,385,879.00	1,385,879
Leisure pool & lap pool - SP1.0	1	LS		Included
-Depth & warning signage	1	LS		Included
-Pool equipment	1	LS		Included
-Interactive play feature - 8/SP1.3	1	EA		Included
-Underwater bench - 11/SP1.2	1	EA		Included
-Stairs w/ sst handrails	1	LS		Included
-Underwater lights - 4/SP1.3	1	LS		Included
-Pool lifts - 12/SP1.3	2	EA		Included
-Vollleyball net & anchor - 7/SP1.3	1	LS		Included
-Water basketball - 6/SP1.3	1	EA		Included
Tot pool - SP2.0	1	LS		Included
-Depth & warning signage	1	LS		Included
-Pool equipment	1	LS		Included
-Cascades interactive feature - 10/SP2.1	1	EA		Included
-Tot slide - 11/SP2.1	1	EA		Included
-Zero-entry - 2/SP2.1	1	LS		Included
Tower slides:				
-Tower & slide foundations	1	LS		Included
-Concrete surge tank	1	EA		Included
--Elevated concrete surge tank top	w/ Concrete			w/ Concrete
--Grates at slide run-outs	2	EA		Included
-Fiberglass open waterslide, including structures, pumps, VFDs etc.	Alternate A			Alternate A
-Fiberglass enclosed waterslide, including pumps, VFDs etc.	Alternate B			Alternate B
Miscellaneous:				
-Fine grading & structural excavation for pools	1	LS		Included
--Back-fill behind pools	1	LS		Included
--Haul-off spoils	1	LS		Included
-Cast-in-place concrete pool slabs	1	LS		Included
-Shotcrete pool walls	1	LS		Included
-Pool finish - aggregate plaster w/ 6" ceramic tile band	1	LS		Included
-Tile deck markings	1	LS		Included
-Pool suction & return piping	1	LS		Included
--Winterization capability	1	LS		Included
-Pool pumps & equipment	1	LS		Included
--Housekeeping pads	1	LS		Included
-Pool deck, safety & maintenance equipment	1	LS		Included
-Pool bonding & grounding	w/ Electrical			w/ Electrical
Verify layout	1	LS	2,500.00	2,500
Addenda: 3	1	LS		Included
Proposal form (Add#3)	1	LS		Included
Subguard	1	LS		Included
SWIMMING POOLS	SUBTOTAL			1,388,379

22 DESCRIPTION	QUANTITY	UNIT	U/P	TOTAL
FIRE PROTECTION				
REC CENTER FIRE PROTECTION				
Wet pipe fire sprinkler system	25,620	SF	1.52	38,900
Riser from 5' out	w/ Utilities			w/ Utilities
FDC	w/ Utilities			w/ Utilities
Backflow preventer	1	LS	2,200.00	2,200
Fire pump	Excluded			Excluded
AQUATIC CENTER FIRE PROTECTION				
Wet pipe fire sprinkler system at Bath House	Excluded			Excluded
Wet pipe fire sprinkler system at Pump House	Excluded			Excluded
Addenda: 3	1	LS		Included
Proposal form (Add#3)	1	LS		Included
Subguard	1	LS		Included
FIRE PROTECTION	**SUBTOTAL**			**41,100**

23 DESCRIPTION	QUANTITY	UNIT	U/P	TOTAL
MECHANICAL				
REC CENTER PLUMBING	**1**	**LS**	200,560.00	200,560
Sanitary & vent piping	1	LS		Included
Domestic water piping	1	LS		Included
4" Gas piping from meter to bldg	300	LF		Included
Roof & overflow drain piping	1	LS		Included
-Roof & overflow drains	9	PRS		Included
-Bronze downspout nozzles	5	EA		Included
Plumbing fixtures	1	LS		Included
-Water closets	13	EA		Included
-Urinals	2	EA		Included
-Lavatories	13	EA		Included
-Electric water coolers	2	EA		Included
-Sinks	2	EA		Included
-Garbage disposers	1	EA		Included
-Showers	6	EA		Included
-Mop sinks	1	EA		Included
-Floor drains	1	LS		Included
-Linear drains	9	EA		Included
-Wall hydrants	1	LS		Included
-Clean-outs	1	LS		Included
-Hose bibbs	1	LS		Included
Gas-fired water heater & pump	1	EA		Included
Firestop at rated partitions	1	LS		Included

AQUATIC CENTER PLUMBING	1	LS	181,950.00	181,950
Domestic water piping from water meter - P100	741	LF		Included
-Pool floor hydrants	5	EA		Included
-Pool deck drinking fountain	1	EA		Included
-Pool deck shower	1	EA		Included
-Pool deck drains - C5.03.2	w/ Utilities			w/ Utilities
Bath House	**1,776**	**SF**		Included
-Sanitary & vent piping	1	LS		Included
--Hang piping from bottom of concrete structure - C/P501	1	LS		Included
-Domestic water piping	1	LS		Included
-Plumbing fixtures	1	LS		Included
--Water closets	10	EA		Included
--Urinals	3	EA		Included
--Wash stations	2	EA		Included
--Lavatories	1	EA		Included
--Sinks	1	EA		Included
--Showers	5	EA		Included
--Mop sinks	1	EA		Included
--Floor drains	7	EA		Included
--Wall hydrants	1	LS		Included
--Clean-outs	1	LS		Included
--Hose bibbs	1	LS		Included
-Electric water heater & circulation pump	1	EA		Included
Firestop at rated partitions	1	LS		Included
Pump House	1,083	SF		Included
-Sanitary & vent piping	1	LS		Included
-Domestic water piping	1	LS		Included
--Backflow preventor	1	EA		Included
-Corrosive-resistant piping, material & hangers	1	LS		Included
-Plumbing fixtures	1	LS		Included
--Lavatories	1	EA		Included
--Floor drains	4	EA		Included
--Wall hydrants	1	LS		Included
--Hose bibbs	1	LS		Included
-Sewage ejector pump	1	EA		Included
Firestop at rated partitions	1	LS		Included
REC CENTER HVAC	**25,620**	**SF**	23.03	590,142
Dx Packaged roof-top units (gas heat) - 2ea.	66	TNS		Included
-Energy recovery wheels	2	EA		Included
Split system A/C unit - 1ea.	5	TNS		Included
CF-1 - 10'dia 'big ass' fans	7	EA		Included
CF-2 - 5'dia 'big ass' fans	6	EA		Included
CF-3 - 52" ceiling fans	3	EA		Included
Exhaust fans	4	EA		Included
VAV boxes	18	EA		Included
Ductwork	1	LS		Included
Registers, diffusers & grilles	1	LS		Included
Motors & starters	1	LS		Included
Condensate piping	1	LS		Included
Range hood - GE#JVE40ST	1	EA	3,000.00	3,000
Firestop at rated partitions	1	LS		Included
Test & balance	1	LS	8,000.00	8,000
DDC controls	1	LS		Included
-Schneider controls	1	LS	13,365.00	13,365
Assistance for enhanced commissioning	1	LS		Included
Indoor air quality testing - Allowance	1	LS ALLOW	3,200.00	3,200

AQUATIC CENTER HVAC	1	LS	56,127.00	56,127
Bath House:				
-Split system A/C unit - 1ea.	3	TNS		Included
-Electric cabinet unit heaters	2	EA		Included
-Exhaust fans	3	EA		Included
-Ductwork	1	LS		Included
-Registers, diffusers & grilles	1	LS		Included
-Mechanical louvers	1	LS		Included
-Motors & starters	1	LS		Included
-Test & balance	1	LS	2,000.00	2,000
-DDC controls	1	LS		Included
Pump House:				
-Split system A/C unit - 1ea.	2	TNS		Included
-Exhaust fans	3	EA		Included
-Electric unit heaters	2	EA		Included
-Ductwork	1	LS		Included
--FRP ductwork, fans & grilles in Rms P101,P102	1	LS		Included
-Motors & starters	1	LS		Included
-Mechanical louvers	1	LS		Included
-Test & balance	1	LS		Included
Addenda: 3	1	LS		Included
Proposal form (Add#3)	1	LS		Included
Subguard	1	LS		Included
MECHANICAL	**SUBTOTAL**			**1,058,344**

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DESCRIPTION	QUANTITY	UNIT	U/P	TOTAL
ELECTRICAL				
REC CENTER ELECTRICAL	**25,620**	**SF**	15.61	400,000
Make safe for demolition	1	LS		Included
Site (Sheets E200, E300)	1	LS	106,000.00	106,000
-Primary conduits from pole-mtd transformer to transocket on bldg	280	LF		Included
--Install Oncor furnished transocket & metering	1	LS		Included
-(1)2" Conduits for AT&T to Data 126	350	LF		Included
-(1)2" Conduits for Comcast to Data 126	340	LF		Included
-(2)2" Conduits for fiber to Data 126	360	LF		Included
-(2)2" Conduits from Data 126 to Bath House Data B105	390	LF		Included
-(3)2" Conduits from Data 126 for future	370	LF		Included
-4" Conduits to pullbox for future	360	LF		Included
-Power (120v) to irrigation controller	1	LOC		Included
-Power to exterior camera locations	9	EA		Included
-Power to site tree receptacles	8	LOCS		Included
-Site light poles	11	EA		Included
-Tree-mtd moonscape lighting	3	EA		Included
-Wall packs	12	EA		Included
-Floodlights at Monument Sign - 4ea.	Alternate E			Alternate E
--Rough-in lighting at alternate E monument sign	1	LS		Included
-Rough-in for lighting at alternate D light poles	1	LS		Included
Power distribution	1	LS		Included
Connection to 800A Generator (generator by others)	1	LOC		Included
Mechanical connections	1	LS		Included
Power to projection screens & projectors	1	LS		Included
Power to motorized shades	1	LS		Included
Power to motorized basketball goals & gym divider curtain	1	LS		Included
Power to automatic doors	1	LS		Included
Power to operable partition	1	LS		Included

Power to sauna heater		1	EA		Included
Lighting system		1	LS		Included
-LED edge lighting at Covered Walkway fin - 4/A102		1	LS		Included
Lighting controls		1	LS		Included
Fire alarm system		1	LS		Included
Rough-in for audio/visual system		1	LS		Included
Rough-in for telephone/data		1	LS		Included
Rough-in for security system		1	LS		Included
A/V equipment - Allowance		1	LS ALLOW	40,000.00	40,000
Lightning protection system	Excluded				Excluded
Assistance for enhanced commissioning		1	LS		Included
Firestop at rated partitions		1	LS		Included
Temporary lighting at walk		1	LS	5,000.00	5,000
Temporary power & light		1	LS		Included
AQUATIC CENTER ELECTRICAL		1	LS	145,000.00	145,000
Oncor line protection		1	LS	9,300.00	9,300
VFDs for pool equipment motors		1	LS	40,000.00	40,000
A/V equipment - Allowance		1	LS ALLOW	16,000.00	16,000
Sheet E-100:					
-Primary conduits from pole-mtd transformer to transocket on bldg		1	LS		Included
--Install Oncor furnished transocket & metering		1	LS		Included
-Power to site gates		1	LS		Included
-Site light poles (not scheduled)		8	EA		Included
Sheet E-100 (post-bid)		1	LS	33,526.00	33,526
-(1)2" Conduits from Data B105 to Pump House		1	LS		Included
-Site light poles - S4		12	EA		Included
-Lighting at shade structure - S6		5	EA		Included
-Lighting at Alt A tower slides - S6 - rough-in only		1	LS		Included
-Lighting at Alt C shade structure - S6 - rough-in only		1	LS		Included
-Install pool light fixtures furnished by pool sub		1	LS		Included
Aquatic Center grounding & bonding (SP0.0)		1	LS	7,215.00	7,215
-Cont bonding grid		1	LS		Included
--Connection to a positive, true & adequate ground		1	LS		Included
--Testing & certification		1	LS		Included
-Reinforcing grid grounding		1	LS		Included
Bath House:					
-Power distribution		1	LS		Included
-Mechanical connections		1	LS		Included
-Lighting system		1	LS		Included
Pump House:					
-Power distribution		1	LS		Included
-Mechanical connections		1	LS		Included
-Connection at pool equipment & pumps		1	LS		Included
-Lighting system		1	LS		Included
Lightning detection & warning system	Excluded				Excluded
Addenda: 3		1	LS		Included
Proposal form (Add#3)		1	LS		Included
Subguard		1	LS		Included
ELECTRICAL		SUBTOTAL			802,041

HILL & WILKINSON
GENERAL CONTRACTORS

RICHARDSON GYMNASTICS CENTER
Richardson, TX

May 2, 2012

2703 Telecom Parkway
Suite 120
Richardson, TX 75082
Paul Paris
214-299-4300 Main
214-299-4388 Direct
214-299-4888 Fax

GYMNASIUM / SERVICE WING:	15,326
TOTAL SF:	**15,326**
SITE AREA (AC):	**4.0**

100% CD ESTIMATE

	DESCRIPTION		TOTAL	COST / SF
1	GENERAL REQUIREMENTS		$ 75,571	$ 4.93
2	EARTHWORK		$ 153,961	$ 10.05
3	SITE UTILITIES		$ 154,555	$ 10.08
4	LANDSCAPE & IRRIGATION		$ 145,689	$ 9.51
5	SITE SPECIALTIES		$ 19,139	$ 1.25
6	CONCRETE		$ 553,085	$ 36.09
7	MASONRY		$ 33,451	$ 2.18
8	STRUCTURAL & MISC STEEL		$ 268,350	$ 17.51
9	ROUGH CARPENTRY		$ 8,060	$ 0.53
10	FINISH CARPENTRY		$ 59,810	$ 3.90
11	WATERPROOFING & SEALANTS		$ 71,450	$ 4.66
12	ROOFING		$ 83,960	$ 5.48
13	DOORS, FRAMES, HARDWARE		$ 51,990	$ 3.39
14	GLASS & GLAZING		$ 115,049	$ 7.51
15	PLASTER / EIFS		$ 26,360	$ 1.72
16	DRYWALL & ACOUSTICAL		$ 98,580	$ 6.43
17	FLOORING		$ 41,640	$ 2.72
18	PAINTING		$ 56,820	$ 3.71
19	MISCELLANEOUS SPECIALTIES		$ 106,785	$ 6.97
20	FIRE PROTECTION		$ 22,700	$ 1.48
21	MECHANICAL		$ 409,194	$ 26.70
22	ELECTRICAL		$ 213,100	$ 13.90
23		SUBTOTAL:	$ 2,769,299	$ 180.69
24	GENERAL CONDITIONS		$ 348,440	$ 22.74
25		SUBTOTAL:	$ 3,117,739	$ 203.43
26	PAYROLL TAX / BURDEN		Included	Included
27	BUILDERS RISK INSURANCE		$ 2,107	$ 0.14
28	LIABILITY / UMBRELLA		w/ GC's	w/ GC's
29	SUBGUARD		$ 39,505	$ 2.58
30	BUILDING PERMIT & PLAN REVIEW FEES		Excluded	Excluded
31	P & P BOND		w/ GC's	w/ GC's
32		SUBTOTAL:	$ 3,159,351	$ 206.14
33	CONSTRUCTION CONTINGENCY		$ 78,984	$ 5.15
34		SUBTOTAL:	$ 3,238,335	$ 211.30
35	CONTRACTOR FEE		$ 81,115	$ 5.29
36	FEE REDUCTION ON ADDITIONAL FUNDING		$ (23,750)	$ (1.55)
		TOTAL:	**$ 3,295,700**	**$ 215.04**

City of Richardson, Texas Initials
Hill & Wilkinson Construction Group, Ltd. Initials

HILL & WILKINSON
GENERAL CONTRACTORS

RICHARDSON GYMNASTICS CENTER

May 2, 2012
100% CD ESTIMATE

GENERAL QUALIFICATIONS:

1 The estimate is based on the following documents at prepared by Brinkley Sargent architects:
a) Construction drawings dated March 26, 2012 as prepared by Brinkley Sargent Architects.
b) Project specifications dated March 26, 2012 as prepared by Brinkley Sargent Architects.
c) Addendum #1 dated April 2, 2012 as prepared by Brinkley Sargent Architects.
d) Addendum #2 dated April 6, 2012 as prepared by Brinkley Sargent Architects.
e) Addendum #3 dated April 9, 2012 as prepared by Brinkley Sargent Architects.
2 Payment & performance bond costs are included.
3 Requirements for Hill & Wilkinson to achieve LEED credits through selection of products, materials, and/or equipment are excluded.
4 Live oak, shumard oak, and cedar elm trees as listed on the plant list have been included as 3" caliper trees.
5 We have included installation only of site handicap signage to be provided by others.
6 Bentonite waterproofing for underslab walls and flooring has been included as Tremco Paraseal LG.
7 Hollow metal door frames have been included with a manufacturer standard rabbet profile.
8 The custom graphic art design at the northwest curtainwall has been included as an Amersol 3-M standard frosted film on #4 surface.
9 Acoustical wall panels in the gymnasium area have been included at the north, east, and south walls.
10 Porcelain tile PT-1 & PT-2 has been included as 12"x18" size material (specified size not available).
11 The domestic water booster pump has been included per requirements as listed in the plumbing schedule (sheet P001).
12 The building automation system has been included as provided by Johnson Controls.

EXCLUSIONS:

1 Sales taxes
2 Building permit expenses
3 Plan review fees
4 Owner contingency allowance
5 Impact fees
6 Roadway use fees
7 Utility service provider fees
8 Materials testing services
9 Rock excavation and coring (in addition to scope anticipated per soils report)
10 Lime stabilization at turn lane pavement
11 Imported topsoil
12 Maintenance of landscape & irrigation after owner acceptance
13 Relocation of existing utilities not shown on plans
14 Casing of piers
15 Furnish / install of gas meter and/or public gas line to meter
16 Supplemental steel support at restroom vanities
17 AWI certification of architectural casework
18 Densdeck coverboard at roof system substrate
19 Independent testing of exterior curtainwall / storefront
20 Furnish & install of destratification fans at gymnasium (electrical rough-in only)
21 Heat trace requirements for mechanical piping
22 Security system installation (except rough-in)
23 Furnish or install of electrical service transformer & primary feeders (primary conduit included per plans)

ALLOWANCES (Included in estimate):

1	Jobsite security	$ 7,500
2	A/V & P/A system design & install	$ 10,000
3	Respread of topsoil at lawn areas	$ 6,500
4	Waterproofing upgrades	$ 7,500
5	Permanent building signage (spec 10420/10430/10440)	$ 12,500
6	Trampolines (furnish & install)	$ 6,000
7	Trolley system (furnish & install)	$ 2,000
8	Undercounter refrigerator at Office 104	$ 600

ALTERNATES:

				Decision Deadline
1	Provide drainage swale at southeast corner of the property in lieu of drainage pipe	DEDUCT	$ (3,900)	5/16/2012
2	Provide and install (3) ceiling fans in gymnasium	ADD	$ 21,800	10/01/2012
3	Provide and install lighted flagpoles	ADD	$ 21,600	10/01/2012
4	Provide and install monument sign	ADD	$ 16,600	10/01/2012
5	Provide Schneider Electric control system in lieu of Johnson Controls	ADD	$ 27,100	9/01/2012
6	Provide mechanically-attached roof system (including 1/2" densdeck) in lieu of fully adhered	ADD	$ 600	8/15/2012
7	Provide alternate acoustical panel product at gymnasium area	DEDUCT	$ (10,100)	10/01/2012
8	Provide USG Eclipse #78785 in lieu of Armstrong Cirrus #513 ceiling tile	Included in estimate		

UNIT PRICING:

		ADD	DEDUCT
1	Installed electrical main service line (4-3" conduits), per LF	$ 22.47 /LF	N/A /LF
2	Installed 6" concrete flatwork paving, including subgrade, per SF	$ 2.75 /SF	N/A /SF
3	18" diameter drilled pier installed, per LF	$ 25.68 /LF	$ 6.42 /LF
4	18" pier casing installed, per LF	$ 23.54 /LF	N/A /LF
5	24" diameter drilled pier installed, per LF	$ 32.10 /LF	$ 8.03 /LF
6	24" pier casing installed, per LF	$ 29.96 /LF	N/A /LF
7	Bermuda sod installed, per SY	$ 2.55 /SY	N/A /SY
8	Bermuda hydromulch installed, per SY	$ 0.34 /SY	N/A /SY

1 DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
GENERAL REQUIREMENTS				
SITE LOGISTICS				
Construction fence & gates	1,500	LF	$	5,250
Jobsite security requirements - allowance	1	LS ALLOW	$	7,500
Progress clean-up	30	WKS	$	18,000
Dumpster rental	7	MO	$	2,450
Dumpster haul-off	28	PULLS	$	9,800
Final clean-up	15,326	SF	$	3,065
Water consumption during construction	1	LS	$	500
Current consumption during construction	4	MO	$	6,130
Set controls & benchmarks	1	LS	$	1,500
COORDINATION				
LEED coordination	70	HRS	$	4,550
BIM coordination	70	HRS	$	5,950
Fundamental commissioning coordination	2	MO	$	875
ALLOWANCES				
Owner contingency - 01020	0	AL		N/A
A/V / P/A system design & install - 01020	1	AL	$	10,000
GENERAL REQUIREMENTS	**SUBTOTAL**		$	75,571

2 DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
EARTHWORK				
EARTHWORK	1	LS		137,381
Clear & grub site	5	AC		Included
Strip & stockpile topsoil	1,718	CY		Included
Site cut & fill	21,475	CY		Included
Excavate at bldg pad - 9' depth	6,585	CY		Included
Moisture conditioning at bldg pad - 8' depth	6,585	CY		Included
Install select fill cap at bldg pad - 12" depth	823	CY		Included
Lime stabilize paving subgrade - 6" at 7%	20,672	SF		Included
Excavate & prep for left-turn lane on Grove Road	1	LS		6,800
Existing tree protection	0	LS		N/A
Mobilization	1	LS		Included
Barricades at approaches	1	LS		2,500
Clean street	1	LS		1,000
Verify layout	1	LS		1,350
Review of soils report	1	LS		Included
SITE DEMOLITION				
Remove existing asphalt pavement	138,976	SF		Included
Remove existing perimeter sidewalks	3,547	SF		Included
Remove existing concrete drive approaches - (1,776 s.f.)	3	EA		Included
Sawcut & remove existing concrete curbs	365	LF		Included
Sawcut & remove existing curbs at median	193	LF		Included
Remove existing curb islands	6	LOCS		Included
Remove existing bollards	7	EA		Included
Remove existing trees (including adjacent property)	10	EA		Included
Demo existing median light pole and relocate	1	EA		Included
Remove Concrete Pad (1 each)	349	SF		Included

EROSION CONTROL			
Construction entrance	1	EA	Included
Silt fence	1,797	LF	Included
Inlet protection	4	EA	600
Rock berms (1,020 s.f.)	4	EA	2,000
Erosion control maintenance	7	MO	1,400
Remove erosion control	1	LS	930
Grading for Retention Pond	0	LS	w/ ALT. #1
EARTHWORK	**SUBTOTAL**		153,961

3 **DESCRIPTION**	**QUANTITY**	**UNIT**	**UNIT PRICE**	**TOTAL**
SITE UTILITIES				
DOMESTIC & FIRE WATER	1	LS		72,300
1-1/2" Domestic meter	1	EA		Included
2" Irrigation meter	2	EA		Included
1-1/2" Domestic water	18	LF		Included
2" Domestic water	80	LF		Included
6" Fire water to bldg & hydrants	172	LF		Included
6" Gate Valves	3	EA		Included
6" Fire riser at bldg	1	EA		Included
6" Double detector check & vault	0	EA		N/A
8" Water	455	LF		Included
8" Gate Valves	6	EA		Included
12" Gate Valves	1	EA		Included
Fire hydrants	2	EA		Included
Remote FDC	1	LS		Included
Road boring under Grove Road	25	LF		Included
Connect to existing water lines - 8" & 12"	2	EA		Included
Remove & replace existing pavement (Grove)	402	SF		3,020
Remove existing water meters - C2.01	3	EA		Included
SANITARY SEWER	1	LS		17,440
4" Sanitary	62	LF		Included
6" Sanitary	240	LF		Included
Sanitary Sewer Manholes - 4'	1	EA		Included
Sanitary Sewer Manholes - 5'	1	EA		Included
Concrete encasement of sanitary line	20	LF		Included
Adjust existing sanitary sewer manhole - C4.01 - Install new Cover	1	EA		Included
STORM DRAIN	1	LS		41,995
4" Perforated pipe (incl washed gravel fill) - C5.04.1	245	LF		included
6" PVC	447	LF		included
12" RCP	5	LF		included
33" RCP	214	LF		included
6-Grate Inlet	1	EA		included
2-Grate Inlet	1	EA		included
Remove existing storm headwall - C2.01	1	EA		included
Connect to existing 24" RCP	1	EA		included
GAS				
Gas service & meter	By Others			w/Plumbing

MISCELLANEOUS	1	LS	14,400
Locate existing utilities	1	LS	2,500
Traffic control & barricades	1	LS	Included
Trench safety	1	LS	Included
Pipe testing	1	LS	Included
Permits	1	LS	Included
Inspection fees	1	LS	2,900
3-Way contracts and/or maintenance bonds	1	LS	Included
Spoil haul-off	1	LS	Included
Mobilization	1	EA	Included
Layout	1	LS	Included
ALTERNATE #1			
Delete a portion of the 33" RCP	0	LF	w/ ALT. #1
Add Rock Berm	0	SF	w/ ALT. #1
Add Headwall	0	EA	w/ ALT. #1
SITE UTILITIES	**SUBTOTAL**		154,555

4 **DESCRIPTION**	**QUANTITY**	**UNIT**	**UNIT PRICE**	**TOTAL**
LANDSCAPE & IRRIGATION				
LANDSCAPE	1	LS		28,665
Live oak - 3-1/2"cal container	12	EA		Included
Shumard red oak - 3-1/2"cal container	9	EA		Included
Cedar elm - 3-1/2"cal container	7	EA		Included
Crape myrtle 'tuscarora' - 12' height container	6	EA		Included
Dwarf burford holly - 3 gal	13	EA		Included
Asian jasmine - 4"pots	394	EA		Included
Hydromulch bermuda	161,209	SF		Included
Solid sod bermuda	5,261	SF		Included
Solid sod bermuda - Bioretention Area	11,127	SF		3,990
Hydromulch repair at channel - C5.04.2	7,600	SF		464
Rye grass conversion at hydromulch areas - allowance	1	AL		11,390
Bed preparation & mulch - 6" depth	1,650	SF		Included
Planting soil fill (8" depth) & filter fabric at bioswale area - C5.04.1	22,200	SF		Included
Mulch top dressing at trees - B/L101	1	LS		Included
Imported topsoil	0	CY		N/A
Respread existing topsoil - 4" depth at lawn areas - 02310	1	LS		6,500
Tree staking	28	EA		Included
4" Inspection tubes - B/L101	33	EA		Included
Root barrier at curbs (plastic or masonite)	534	LF		3,670
Maintenance after substantial completion	0	LS		N/A
IRRIGATION	1	LS		40,760
Underground automatic irrigation system	166,470	SF		Included
Tree bubblers	1	LS		Included
Furnish / install / remove temporary irrigation (as required) - note 18/L204	1	LS		5,595
Furnish & install irrigation booster pump - note 19/L204	1	LS		32,735
Irrigation sleeves	1	LS		3,290
Landscaping/Irrigation at Monument Sign	0	LS		w/ ALT. #4
HARDSCAPE				
Tufftrack paver system (NDS TT-24) - east entry	995	SF		8,630
Furnish & install 1-1/2" soil planting base	1	LS		Included
Furnish & install 6" heavy-duty sub-base (crushed rock or class 2)	1	LS		Included
LANDSCAPE & IRRIGATION	**SUBTOTAL**			145,689

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
SITE SPECIALTIES				
PAVEMENT MARKINGS				
Parking & firelane striping	32,375	SF		4,823
"Reserved carpool" parking spaces	8	EA		Included
Handicap parking signs - Signs furnished by owner installed by contractor	3	EA		Included
"Keep Right" pole-mounted signage	1	EA		Included
"Private Drive" pole-mounted signage	1	EA		Included
Wheelstops	3	EA		Included
Turn lane striping & buttons	1	LS		Included
Clean paving	32,375	SF		628
SITE PAVERS				
'Pavestone' concrete pavers - main entry - 4"x8" antique red (A/L102)	104	SF		1,064
Furnish & install sand setting bed - 1" depth	1	LS		Included
Install sealer coat to pavers	1	LS		Included
Mock-up sample - 02780	1	LS		Included
Faux brick pavers - new median at Grove	1,217	SF		6,190
MISCELLANEOUS				
Bike racks - powder coated black - 10 Capacity	1	EA		1,074
Manuf - Madrax, model H36-5-IG-P	1	LS		w/ above
Trash receptacle - powder coated black	1	EA		975
Manuf - Maglin, model MLWR 250-32	1	LS		w/ above
Decorative Bollards - powder coated black (D/L102)	9	EA		3,798
Manuf - Reliance Foundry, model R-8402	1	LS		w/ above
Termite control	16,859	SF		587
Flagpoles w/ internal lighting & halyard system (clear anodized aluminum	0	EA		w/ ALT. #3
Manuf - Concord, Eder, Morgan,or Symonds	0	LS		w/ ALT. #3
SITE SPECIALTIES	**SUBTOTAL**			19,139

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
CONCRETE				
BUILDING CONCRETE	1	LS		490,000
Drilled piers including:	34	EA		Included
18" piers (P1 & P2) at building	18	EA		Included
18" piers (P2) at dumpster screen	4	EA		Included
24" piers (P3) at building	12	EA		Included
Pier caps including:	5	EA		Included
Pier caps - 2'x3'	1	EA		Included
Pier caps - 4'x3'	1	EA		Included
Pier caps - 3' dia x 2.5'	3	EA		Included
Grade beams including:	546	LF		Included
Monument screen wall	0	LF		w/ ALT. #4
Dumpster screen wall	50	LF		Included
Building perimeter	48	LF		Included
Building interior	448	LF		Included
5" Slab-on-grade (at typical building area)	14,587	SF		Included
12" Slab-on-grade (at gymnasium pit areas)	732	SF		Included
-Recessed slab-on-grade at gymnasium (per sheet S2.10)	1	LS		Included
-15-mil stego vapor barrier under SOG	15,319	SF		Included
-Additional minor cut & fill required at gymnasium slab recesses	1	LS		5,000
Furnish & install temporary protection at floor pit areas (S2.10)	2,074	SF		9,644
Tilt-up panels - 25 ea	15,549	SF		Included
Casting beds	12,000	SF		28,500
Panel deadmen (install & remove)	360	LF		10,800
Housekeeping pads for condensing units - M301	208	SF		2,000
SITE CONCRETE				
Sidewalks - broom finish (per L100)	8,596	SF		Included
Add for Light Sandblast Finish at Entry Sidewalks	375	SF		Included
Concrete underlayment at concrete pavers (5" thickness) - C/L102	104	SF		Included
Sidewalk excavation & backfill	8,700	SF		Included
12" Concrete mow strip at building perimeter - L100	491	LF		Included
12" Concrete mow strip at site planters - L101	117	LF		Included
6" Concrete paving - 3,600psi - #4's at 24" o.c.	18,370	SF		Included
6" Concrete paving - 3,600psi - #3's at 18" o.c. - with Lime	13,324	SF		Included
7" Concrete paving - 3,600psi Dumpster	681	SF		Included
8" Concrete paving - 4,000psi for left-turn lane on Grove Road	1,621	SF		Included
Furnish & install galvanized heel-proof grate assembly - C3.01	1	EA		1,250
Concrete containment edge (at tufftrack pavers)	105	LF		Included
Rollback curb & gutter (at tufftrack pavers)	90	LF		Included
Concrete curbs at new median & street perimeter	321	LF		Included
Concrete curbs at new paving	1,376	LF		Included
-Backfill curbs	1,697	LF		2,546
-Handicap ramps (Type A)	1	EA		Included
-Handicap ramps (Type E)	3	EA		Included
Light pole bases - 3/S2.40	7	EA		Included
Light pole base at median	1	EA		1,050
Transformer pad	1	EA		Included
Set bollards	7	EA		945
Pumping of all primary concrete placement	1	LS		Included
Forming material & labor	1	LS		Included
Concrete material & labor	1	LS		Included
Furnish & install reinforcing steel	1	LS		Included
Compliance w/ NCTCOG - 02520	1	LS		Included

MISCELLANEOUS			
Void forms / retainers at panels & grade beams - 1/S4.03	1	LS	Included
Forming of all grade beams - F/S1.01	1	LS	Included
Domestic reinforcing steel - A/S1.02	1	LS	Included
Mock-up panel requirements - 014300	1	LS	Included
Review of soils report	1	LS	Included
Spoil haul-off	1	LS	Included
Layout	1	LS	1,350
P2 Piers at Monument Sign	0	EA	w/ ALT. #4
Grade beam at Monument Sign	0	LF	w/ ALT. #4
Tilt Panels at Monument Sign (2 each)	0	SF	w/ ALT. #4
12" Mow Strip	0	LF	w/ ALT. #4
CONCRETE	**SUBTOTAL**		553,085

7 DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
MASONRY				
BRICK VENEER				
Exterior brick veneer including:	1,615	SF		33,451
Type 1 & 2 brick veneer	1,615	SF		Included
Brick veneer at dumpster screen wall	0	SF		N/A
Type - Cloud Ceramics, Concordia "Black Diamond" & "Coronado Grey"	1	LS		w/ above
Cast stone cap at dumpster screen wall	19	LF		N/A
Cast stone cap at monument sign	0	SF		w/ alternate
Furnish 1" rigid insulation at veneer substrate (at gyp sheathing)	0	LS		N/A
Furnish 2" rigid insulation at veneer substrate (at concrete panels)	0	LS		N/A
Prefinished metal coping (as required)	0	LS		w/ roofing
Thru-wall stainless base flashing (as required) - 04210	1	LS		Included
Mock-up sample - 014300 / 04210	1	LS		Included
CMU				
8" CMU (integral color) at dumpster screen wall	390	SF		Included
Type - Featherlite "Texas Shell" or equal	1	LS		Included
8" CMU at monument sign	0	SF		N/A
Temporary bracing (as required)	1	LS		Included
Thru-wall stainless base flashing (as required) - 04220	1	LS		Included
CAST STONE				
Cast Stone Cap at Monument Sign Alternate #4	0	LF		w/ ALT. #4
MASONRY	**SUBTOTAL**			33,451

8 DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
STRUCTURAL & MISC STEEL				
MAIN BUILDING	**15,326**	**SF**		260,000
Columns & beams - low roof framing	2,731	SF		Included
Roof deck - 1-1/2" 20ga	27	SQ		Included
Columns / beams / joists - high roof framing	12,478	SF		Included
Roof deck - 3" 18ga acoustical	125	SQ		Included
Steel truss (TR-1) at high roof screen - S6.07	1	LS		Included
HSS steel columns (at spandrel panels) - 3/S5.02	1	LS		Included
1/4" steel vertical tubes / fins / jambs / header (panel TW-04) - S5.03	1	LS		Included

MISCELLANEOUS STEEL			
Steel tube parapet support at high roof screen wall - 1/S6.07	1	LS	Included
HSS framing / embeds at trampoline support structure	1	LS	Included
Steel hoist beams at trolley system - S2.30	1	LS	Included
Roof drain framing - 4/S6.05	1	LS	Included
Mechanical equipment framing - 3/S6.05	1	LS	Included
Fan support framing - 3/S6.04	6	EA	Included
Tube steel supports at control desk - 14/A1001	2	EA	Included
Masonry support angles - 8/S6.04	1	LS	Included
Structural wind bracing	1	LS	Included
Toilet partition supports	6	EA	Included
Interior roof ladder	1	EA	Included
Exterior roof ladder	1	EA	Included
Steel embeds at concrete panels	1	LS	Included
Panel-pier & panel-panel connections	1	LS	Included
Column base plates & anchor bolts	1	LS	Included
Galvanizing of all exposed steel U.N.O. - 05120	1	LS	Included
Design / engineering of steel connections not provided - S6.03	1	LS	Included
STEEL ERECTION			
Tilt-up panel erection	25	EA	Included
Structural steel erection	1	LS	Included
Temporary fall protection (as required)	1	LS	Included
Crane matting - allowance	1	LS	7,000
Layout	1	LS	1,350
Addendum #1	1	LS	Included
STRUCTURAL & MISC STEEL	**SUBTOTAL**		268,350

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DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
ROUGH CARPENTRY				
2x4 blocking at architectural casework	155	LF		354
2x4 blocking at flat panels	42	LF		96
2x4 blocking at standing seam perimeter	0	LF		
2x6 blocking at top of concrete panels	0	LF		
3/4" marine grade plywood at high roof screen	800	SF		2,310
3/4" plywood at data/elec	128	SF		370
Miscellaneous interior blocking	15,326	SF		4,616
Consumables	1	LS		315
ROUGH CARPENTRY	**SUBTOTAL**			8,060

10 DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
FINISH CARPENTRY				
ARCHITECTURAL CASEWORK	1	LS		56,410
Trophy Case - Entry 101 (02/A901)	7	LF		included
Glass Shelves on Standards for Trophy Case	14	LF		w/ above
Lockable Sliding Glass Doors at Trophy Case	6	EA		w/ above
Tackable Surface for Trophy Case	37	SF		w/ above
P.L. counter with Poplar Trim at Column - Lobby 102 (13-A902)	3	LF		included
Base Cabinet W/Acrylic T.V. Enclosure - Lobby 102 (08/A901)	4	LF		included
Display Wall - Maple/Frosted Acrylic Panel/Solid Maple Col - Lobby 102	82	SF		included
P.L. base cabinet w/ trash rings - Lobby 102 (07/A901)	4	LF		included
Trophy Case - Lobby 102 (13/A901)	6	LF		included
Glass Shelves on Standards for Trophy Case	12	LF		w/ above
Lockable Sliding Glass Doors at Trophy Case	3	EA		w/ above
Tackable Surface for Trophy Case	0	SF		N/A
Control Desk - Control 103 (Sheet A904)	31	LF		included
Black Plexiglass Dividers	3	LF		w/ above
Tackable Surface	7	SF		w/ above
P.L. Uppers & Lowers - Office 104 (06/A901)	7	LF		included
P.L. Base Cabinet - Office 104 (05/A901)	6	LF		included
P.L. base cabinets w/mail slots - Office 104 (04/A901)	7	LF		included
Tackable Fabric	11	SF		w/ above
Solid surface vanities - Restrooms 109 & 110 (11,12/A902)	19	LF		included
Plam sill at tv niche - Multipurpose 113	0	LF		N/A
P.L. Uppers & Lower - Multipurpose 113 (3/A902)	8	LF		included
Plam cubbies - (15"hx36"wx18"d) - Gym 116	50	EA		Included
Plam cubbies - (1'x1') - Gym 116	47	EA		Included
1/2" Homasote Bd. With Fabric TS2 - 6/801	37	SF		900
A.V. Cabinet - 03/A902	1	EA		2,500
SOLID SURFACE				
Solid Surface Counter at Control Desk	57	SF		included
Solid Surface Counter at Trophy Case	11	SF		included
Solid Surface Top at Lobby Base Cabinet 102 West 08/A901	5	SF		included
Certified wood product requirements - 06400	1	LS		Included
Addendum #1	1	LS		Included
FINISH CARPENTRY	**SUBTOTAL**			59,810

11 DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
WATERPROOFING & SEALANTS				
BUILDING SEALANTS	**15,326**	**SF**		3,800
Caulking at panel joints (both sides) - urethane	1,200	LF		Included
Fluid-applied air barrier (Grace Perm-A-Barrier) including:	3,793	SF		11,400
Weather barrier at brick veneer substrate	1,615	SF		Included
Weather barrier at exterior plaster	2,178	SF		Included
Weather barrier at composite panel substrate	0	SF		N/A
Sheet membrane waterproofing at below grade walls - 07130	1	LS		Included
Control joints at brick veneer	1	LS		Included
Sealants at HM door frames	1	LS		Included
Sealants between dissimilar materials	1	LS		Included
Slab on grade control joints	1	LS		1,800
Adhesive membrane flashing at window sills/headers/jambs	1	LS		1,150
Water repellant at brick veneer - Prosoco - 07190	1,615	SF		2,500
Bentonite waterproofing at pits - Per Sheet A501	1	LS		23,400
Sealed concrete flooring (SC-1) - Euco Diamond Hard	12,131	SF		3,000
Stained concrete flooring (SC-2) - L.M. Scofield "Weathered Bronze"	741	SF		4,200
Mock-up for stained concrete flooring - 03365	1	LS		800
Waterproofing consultant	1	LS		5,000
Waterproofing upgrades - Allowance	1	LS ALLOW		7,500
SITE SEALANTS	1	LS		Included
Sidewalk joint sealants	473	LF		2,400
Expansion joints at concrete paving - urethane	413	LF		3,700
Control joints at concrete paving - urethane	2,749	LF		Included
Mock-up sample - 014300	1	LS		800
WATERPROOFING & SEALANTS	**SUBTOTAL**			71,450

12 DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
ROOFING				
SINGLE-PLY ROOF	1	LS		83,960
Single-ply TPO roof system - high roof	12,354	SF		Included
Single-ply TPO roof system - low roof	2,191	SF		Included
Single-ply TPO roof system - entrance canopy	259	SF		Included
-Type - 60-mil white, fully-adhered	1	LS		Included
-Manuf - Johns Manville, Carlisle, or Firestone	1	LS		Included
-4" Roof insulation (R-25)	1	LS		Included
-1/2" Dens-Deck roof sheathing board - 06165	0	LS		N/A
-Tapered insulation (per A301)	1	LS		Included
-Roof walkway pads (per A301)	1	LS		Included
-2yr contractor warranty / 15yr NDL warranty	1	LS		Included
-Prefinished metal coping & fascia	1	LS		Included
-Prefinished metal gutter system / downspouts / collector heads	1	LS		Included
-Furnish & install downspout protectors - 4/A301	10	EA		Included
-Furnish & install downspout boots - 8/A302	7	EA		Included
-Membrane flashing at roof parapet - A521	1	LS		Included
-Membrane flashing at high roof mechanical screen wall - 3/A512	1	LS		Included
-Additional membrane at pipe supports - 4/A302	1	LS		Included
-Flashing at mechanical curbs & roof vents - A302	1	LS		Included
-Flashings & counterflashings	1	LS		Included
Furnish & install roof hatch - Bilco SS-50 w/ safety rail and ladder	1	EA		Included
Manuf rep inspections - 07540	1	LS		Included
ROOFING	**SUBTOTAL**			83,960

13 DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
DOORS, FRAMES, HARDWARE				
DOORS, FRAMES & HARDWARE				
Wood doors - 3'-0"x7'-0" (Type A)	2	EA		1,202
Wood doors - 3'-0"x7'-10" (Type A)	1	EA		601
Wood doors - 3'-0"x7'-0" (Type B) stile & rail w/ frosted glass	2	EA		1,279
Wood doors - 3'-0"x7'-0" (Type C) stile & rail w/ glass	3	EA		1,946
Wood doors - 3'-0"x7'-0" (Type E)	2	EA		1,259
Type - Wilsonart Kensington Maple	1	LS		Included
HM Doors - 3'-0"x7'-0" (Type A)	6	EA		3,721
HM Doors - 3'-0"x5'-0" (Type A)	1	EA		620
HM Frames - 3'-0"x7'-0"	14	EA		4,942
HM Frames - 3'-0"x5'-10"	1	EA		353
HM Frames - 6'-0"x7'-0"	1	EA		382
HM Frames - 3'-6"x8'-6" (cased opening)	2	EA		706
HM Frames - 3'-0"x7'-10"	1	EA		353
HM Frames - 4'-0"x7'-0" (cased opening)	1	EA		353
HM Frames - 4'-0"x8'-6" (cased opening)	1	EA		353
H.M. Window Framing Type WW 10/A9.02	256	SF		9,770
H.M. Window Framing Type WW Adjacent to Door 113A (Not Elevated)	26	SF		973
Hardware sets	17	SETS		16,220
Extra hardware sets - 08700	1	LS		500
Hardware at storefront doors	0	EA		
Door protection	17	EA		1,700
Install doors	17	EA		2,182
Install door hardware	17	EA		2,182
Consumables	1	LS		391
DOORS, FRAMES, HARDWARE	SUBTOTAL			51,990

14 DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
GLASS & GLAZING				
BUILDING EXTERIOR	1	LS		111,049
MAIN BUILDING				
CURTAINWALL				
Exterior aluminum curtainwall with mullion projections - 2-1/2"x10"	769	SF		Included
Custom film imaging on curtainwall glass - 1/A401	769	SF		Included
Exterior aluminum curtainwall - 2"x7-1/2"	341	SF		Included
Manuf - Kawneer, Vistawall, or EFCO	1	LS		Included
Finish - clear anodized	1	LS		Included
Exterior glass - 1" low-E, insulated (PPG Solarban XL)	1	LS		Included
STOREFRONT				
Exterior storefront - 2"x6-1/2"	229	SF		Included
Manuf - Kawneer, Vistawall, or EFCO	1	LS		Included
Finish - clear anodized	1	LS		Included
Exterior glass - 1" low-E, insulated (PPG Solarban XL)	1	LS		Included
SUPPORT WING				
CURTAINWALL				
Exterior Curtainwall - 6"	543	SF		Included
Manuf - Kawneer, Vistawall, or EFCO	1	LS		Included
Finish - clear anodized	1	LS		Included
Exterior glass - 1" low-E, insulated (PPG Solarban XL)	1	LS		Included
STOREFRONT				
Storefront/Frosted Glass - 2"x6"	55	SF		Included
Manuf - Kawneer, Vistawall, or EFCO	1	LS		Included
Finish - clear anodized	1	LS		Included
Exterior glass - 1" low-E, insulated (PPG Solarban XL)	1	LS		Included
Aluminum storefront doors (wide stile) - 3'-0"x7'-10"	2	EA		Included
Aluminum base flashing at exterior storefront - 11/A522	1	LS		Included
Design / engineering - 08400	1	LS		2,500

BUILDING INTERIOR			
Glass shelving & sliding doors at trophy case - lobby 102	7	LF	w/ millwork
Glass shelving & sliding doors at trophy case - multipurpose 113	6	LF	w/ millwork
1/4" frosted tempered glass at type 'B' doors	19	SF	Included
1/4" clear tempered glass at type 'C' doors	35	SF	Included
1/4" clear tempered glass at type 'E' vision lites	3	EA	Included
1/4" clear tempered glass at hollow metal wall system	256	SF	Included
1/4" frosted tempered glass at hollow metal wall system	26	SF	Included
Unframed mirrors - restrooms	90	SF	Included
Wall mirror at MP 113	138	SF	Included
Unframed mirrors - gymnasium 116	252	SF	1,500
Mock-up sample - 014300	1	LS	Included
Warranty for storefront - 3-yr - 08400	1	LS	Included
Warranty for glazing - 5-yr / 10-yr - 08800	1	LS	Included
Addendum #1	1	LS	Included
GLASS & GLAZING	**SUBTOTAL**		115,049

0 DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
PLASTER / EIFS				
PLASTER	1	LS		26,360
Exterior plaster soffit	258	SF		Included
Exterior eifs / plaster veneer	2,178	SF		Included
Type - Integral color (as selected by architect)	1	LS		Included
Manuf - Senergy, STO, Finestone, or Parex	1	LS		Included
Furnish 2" rigid insulation at veneer substrate	0	LS		N/A
Furnish 3/4" EPS insulation board - 072410	1	LS		Included
Metal lath (at gyp sheathing substrate)	1	LS		Included
Building paper - no. 15 (at gyp sheathing substrate)	1	LS		Included
Control joint pattern (per exterior elevations)	1	LS		Included
Scaffolding / hoisting	1	LS		Included
PLASTER / EIFS	**SUBTOTAL**			26,360

16 DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
DRYWALL & ACOUSTICAL				
BUILDING EXTERIOR	**15,326**	**SF**		96,990
Light ga exterior metal framing - support wing	0	LS		N/A
Densglass at exterior sheathing	0	LS		N/A
Light-guage framing at low roof / high roof transition - 1/S6.09	1,200	SF		Included
Light-guage framing at SE roof access screen wall - 1/A511	0	LS		N/A
Light-guage framing at high roof mechanical screen wall - 5/A512	780	SF		Included
Light-guage framing at exterior wall of roof access - 2/A511	0	LS		N/A
-1/2" roof sheathing at parapets - A521 & A522	1	LS		Included
Light-gage framing at exterior soffit	258	SF		Included
Thermal batt insulation - R-13 & R-19 - 07200	1	LS		Included
Design / engineering of exterior light-gage framing - 05400	1	LS		2,000

BUILDING INTERIOR			
Interior partitions	4,120	SF	Included
Light-guage z-stud furring / sheathing / rigid insulation at Admin	1,900	SF	Included
Light-guage z-stud furring / sheathing / rigid insulation at Gymnasium 116	9,653	SF	Included
Abuse-resistant drywall to 8'-0" AFF in Gymnasium 116	1	LS	Included
Acoustical ceilings - 2'x2'	2,154	SF	Included
Gypboard furdowns & ceilings	338	SF	Included
Install HM frames (incl wall systems)	20	EA	Included
Gyp sheathing / sound batts at mechanical roof curbs - 1/A302	1	LS	Included
Rigid insulation at perimeter (2-1/8") - 07200	1	LS	Included
Acoustical batt insulation - 2-1/2" in locations specified - 07200	1	LS	Included
Rubber deck closure (as required) - 07200	1	LS	Included
Firesafing of partitions (as required) - 07200	1	LS	Included
Furnish & install access doors	1	LS	500
Verify layout	1	LS	1,350
Alternate #8 - Provide USG ceiling tile in lieu of Armstrong	1	LS	(2,260)
DRYWALL & ACOUSTICAL	**SUBTOTAL**		98,580

17 **DESCRIPTION**	**QUANTITY**	**UNIT**	**UNIT PRICE**	**TOTAL**
FLOORING				
HARD TILE	1	LS		20,000
FLOOR CERAMIC/PORCELAIN				
Porcelain PT 4,5,6,7 - Restrooms	315	SF		included
Porcelain PT 4,5,6 - Restroom Vestibule	99	SF		included
Porcelain PT 5 - Unixex Restrooms	115	SF		included
WALL CERAMIC/PORCELAIN				
Porcelain PT 1,2,3 & CT1 - Restroom Walls - Public Restrooms	244	SF		included
Porcelain PT3, CT2 - Public Restrooms	50	SF		included
Porcelain PT2, CT2,3,4 - Unisex Restrooms	108	SF		included
CT 1 - Public Restrooms	85	SF		included
CT 1 - Shower, Ceilings	111	SF		included
CT 1 - Mop Sink up to 4'	18	SF		included
QT 1 - Back wall of Water Fountain in Gym. - 6' assumed no height given	24	SF		included
QT 1 - Back wall of Wall 03/A901 - Room 102	43	SF		included
Quarry Tile Base - Lobby & Gymnasium	1	LS		included
Furnish & install crack isolation / waterproof membrane - 09300-H	1	LS		Included
Furnish & install grout sealer - 09300	1	LS		Included
Crack Isolation Membrane at Rooms 109, 110,114,115	1	LS		Included
Concrete floor leveling/waterproofing at shower pan	1	LS		Included
Marble thresholds	1	LS		Included
Floor protection	529	SF		518
RESILIENT & CARPET	1	LS		5,244
Carpet (CPT-1,2,3)	16	SY		included
Carpet (CPT-5)	12	SY		included
Resilent tile flooring (VCT-1)	435	SF		included
Rubber base (RB-1)	275	LF		Included
Bond / moisture testing	1	LS		1,250
Transition / reducer strips	1	LS		Included
ATHLETIC FLOORING				
Synthetic athletic flooring (SAF-1)	628	SF		14,000
Manuf - Connor Sportgrain 'faux maple' or Robbins	1	LS		Included
Furnish & install ardex subfloor filler (as required)	1	LS		Included
Furnish & install 5mm recycled rubber basemat	1	LS		Included
Furnish & install 2mm vinyl sport surface	1	LS		Included
Furnish & install wood wall base material	1	LS		Included
Calcium chloride testing	1	LS		Included
Floor protection	628	SF		628
FLOORING	**SUBTOTAL**			41,640

18 DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
PAINTING				
BUILDING	**15,326**	**SF**		53,320
Tape, bed & paint interior partitions	8,240	SF		Included
Tape, bed & paint interior sheathing at perimeter walls - Admin	1,900	SF		Included
Tape, bed & paint interior sheathing at perimeter walls - Gymnasium 116	9,653	SF		Included
Tape, bed & paint gyp ceilings	338	SF		Included
Texture paint exterior exposed tilt-up panels	11,028	SF		Included
Paint exposed roof structure	12,086	SF		Included
Paint exposed steel columns in gym 116	1	LS		Included
Paint exterior exposed steel at entrance column	0	LS		N/A
Paint fire riser & piping at rm 117	1	LS		Included
Paint exterior vertical steel fins / jambs / header at northwest corner	1	LS		Included
Furnish & install vinyl wallcovering (VWC-1)	30	SY		Included
Furnish & install wall carpet (WC-1)	25	SY		Included
Paint HM doors	7	EA		Included
Paint HM door frames	20	EA		Included
SITE				
Block fill & paint at dumpster CMU	0	SF		N/A
MISCELLANEOUS				
Paint inside surfaces of ducts & diffusers - 09900	1	LS		Included
Miscellaneous touch-up	1	LS		3,500
PAINTING	**SUBTOTAL**			56,820

19 DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
MISCELLANEOUS SPECIALTIES				
TOILET PARTITIONS	1	LS		5,661
Toilet partitions - solid phenolic, ceiling hung	6	EA		Included
Urinal screens - solid phenolic, ceiling hung	1	EA		Included
TOILET ACCESSORIES	1	LS		5,326
-Paper towel dispensers (TA-01) - Restrooms	2	EA		Included
-Paper towel dispensers (TA-01) - 03/A902 - Multipurpose	1	EA		Included
-Recessed waste receptacle (TA-04)	4	EA		Included
-Toilet paper dispenser (TA-05)	8	EA		Included
-Electric hand dryer (TA-07)	4	EA		Included
-Grab bars - 36" (TA-11)	4	EA		Included
-Grab bars - 42" (TA-12)	4	EA		Included
-Shower grab bars (TA-15)	1	EA		Included
-Framed mirrors (TA-20)	2	EA		Included
-Soap dispenser (counter mount) - TA-30	4	EA		Included
-Soap dispenser (wall mount) - TA-31	2	EA		Included
-Shower soap dispenser (TA-32)	1	EA		Included
-Shower robe hook (TA-35)	1	EA		Included
-Baby changing station (TA-40)	2	EA		Included
-Folding shower seat (TA-41)	1	EA		Included
-Shower rod & curtain (TA-42)	1	SET		Included
-Feminin napkin disposal (TA-43)	4	EA		Included
-Feminine napkin vendor (TA-44)	1	EA		Included
-Mop rack (TA-50)	1	EA		Included
-Hose rack (TA-51)	1	EA		Included

SIGNAGE	1	LS	12,500
Exterior building signage (at gymnasium) - 20" Alum. Letters (29ea.)	1	LS	Included
Exterior building signage (at support wing) - 16" Alum. Numbers (3ea.)	1	LS	Included
Type - cast aluminum w/ baked enamel finish	1	LS	w/ above
Interior code-required signage - 10440 - Per Schedule	24	EA	Included
Building plaque - cast bronze, 32"x24"	1	EA	Included
10" High Steel Letters at Monument Sign	0	EA	w/ ALT. #4
LOCKERS			
Lockers - 4-tier - 1'x1'	68	EA	4,404
Type - Baked enamel standard finish	1	LS	Included
ACOUSTICAL PANELS / COVERING			
Acoustical panels - gymnasium	1,824	SF	32,050
Type - Wall Technology "Rebound", Conwed,or Decoustics	1	LS	w/ above
Furnish & install wall carpet (WC-1) - vestibule 111	179	SF	w/ painting
VISUAL DISPLAY BOARDS	1	LS	500
Bulletin Board 2-9"x3'-0" (05/A901) - Claridge 1026	1	EA	Included
Marker Board 2-9"x 3-8" (05/A901) - Claridge series 8	1	EA	Included
MISCELLANEOUS			
Knox box	1	EA	560
Fire extinguishers & brackets	4	EA	Included
Fire extinguishers & cabinets	2	EA	899
Architectural louvers (16"x32") - CS model RS-7315	0	EA	N/A
Thru-wall drop safe - American Security model BWB2020	1	EA	2,600
Corner guards - full-height plastic, C/S acrovyn SSm-20	11	EA	977
Shower mats - Turtle Tiles 12"x12"x3/4" PVC	1	EA	150
AED cabinets - Physio Control	2	EA	766
Rolling shades - mechoshade at northeast curtainwall - A811	350	SF	1,984
Rolling shades - mechoshade at Office 105 - A811	51	SF	Included
Telescopic bleachers - 14 rows, 35' long, 152 seats	1	LS	23,303
Type - Interkal or Hussey, wall-attached, 1 bank	1	LS	w/above
Trampolines - poly bed - 100% Black Polypropylene	3	EA	6,000
Mfgr: Tramp Master, The American Gym, Trampolines Unlimited	1	LS	w/above
Wall padding - 8' height	1	LS	2,290
Type - Porter, Draper, or AALCO	1	LS	w/above
Trolley system (1/2 ton) - Wesco or CM	1	LS	2,000
Ballet bars w/ ptd steel brackets (04&05/A902) - Gibson M-02135	23	LF	2,242
Install O/F bar racks - allowances	4	EA	500
Install O/F refrigerator / freezer	1	EA	100
U.C. Refrigerator - (06/A901) No Specification	1	EA	600
U.C. Icemaker - Summit BIM44ADA, stainless finish	1	EA	1,373
MISCELLANEOUS SPECIALTIES	**SUBTOTAL**		106,785

20 DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
FIRE PROTECTION				
Ordinary / light hazard sprinkler system	15,326	SF		22,700
Schedule 40 steel piping material	1	LS		Included
Compliance w/ NFPA 13 requirements	1	LS		Included
Heads center of ceiling tile	1	LS		Included
Interior backflow preventer - D/P601	1	LS		Included
All heads quick response	1	LS		Included
Double Check Valve Assembly	1	LS		Included
Wire Guards in Gym/Storage Areas - Sheet POOO Gen. Note 9	1	LS		Included
Extra Stock	1	LS		Included
Riser from 5' out	0	LS		w/ Utilities
Remote FDC	0	LS		w/ Utilities
Fire pump	0	LS		N/A
FIRE PROTECTION	**SUBTOTAL**			22,700

21 DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
MECHANICAL				
PLUMBING	**15,326**	**SF**		75,600
Domestic water piping	1	LS		Included
Sanitary & vent piping	1	LS		Included
Gas piping from meter to building (3/4")	99	LF		Included
Remote FDC & piping - 4" - P100	0	LF		w/ utilities
Water closets	8	EA		Included
Urinals	2	EA		Included
Lavatory (L-1) - undercounter	4	EA		Included
Lavatory (L-2) - wall-mounted	2	EA		Included
Stainless sink (S-1 & S-2) - single-compartment	2	EA		Included
Shower enclosure (SH-1)	1	EA		Included
Electric water cooler (EWC-1&2)	2	EA		Included
Gas-fired water heater (GWH-1)	1	EA		Included
Domestic water booster pump (DWBP-1)	1	EA		Included
Mop sink basin	1	EA		Included
Floor drains	6	EA		Included
Roof hydrants	1	EA		Included
Wall hydrants	3	EA		Included
Roof vent flashing - 3/A302	1	LS		Included
Sheet metal piping enclosure (as required) - 5/A302	1	LS		Included
Firestop at rated partitions	1	LS		Included
Addendum #2 & #3	1	LS		Included

HVAC			
Building mechanical	15,326	SF	323,694
-DX Packaged roof-top units (RTU-1 & 2) - 2ea	43	TNS	Included
-CRAC unit (AC-1) - sanyo	2	TNS	Included
-Heat pumps (HP-1-3) - trane	3	EA	Included
-Restroom exhaust fan (EF-R-1)	1	EA	Included
-Big ass fans (CF-1) - 10' dia	0	EA	w/ ALT. #2
-Energy recovery ventilator (HRV-1) - pennbarry	1	EA	Included
-Electric unit heaters (ECUH-1) - berko	1	EA	Included
-Central vacuum system (VAC-1) - nilfisk	0	EA	N/A
Supply / return distribution	1	LS	Included
Registers, diffusers & grilles	1	LS	Included
Building management / controls system - 15950	1	LS	Included
Test & balance - independent AABC	1	LS	9,900
Condensate drains	1	LS	Included
Sheet metal piping enclosure (as required) - 5/A302	0	LS	N/A
Furnish motor starters for mechanical equipment - M001	1	LS	Included
Furnish & install electric heat trace at required locations - M001	0	LS	N/A
Furnish & install ionization smoke detectors at R/A system - M001	1	LS	Included
Furnish & install unspecified power to mechanical equipment - M001	1	LS	Included
Furnish temporary construction filters for equipment - M001	1	LS	Included
Roof flashing (as required) - B/M602	1	LS	Included
Furnish MERV-8 prefilters & MERV-13 final filters - MEP001	1	LS	Included
Demonstration and training - 01820	1	LS	Included
Compliance w/ responsibility schedule - 15001	1	LS	Included
Temporary filtration media / building flush requirements - 15010	1	LS	Included
Assistance for fundamental commissioning - 01810 / 15995	1	LS	Included
Firestop at rated partitions	1	LS	Included
MECHANICAL	**SUBTOTAL**		409,194

22 DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
ELECTRICAL				
BUILDING ELECTRICAL	**15,326**	**SF**		213,100
Electrical service & distribution - 1,200A MSB	1	LS		Included
Switchgear, panels, transformers	1	LS		Included
Branch power	1	LS		Included
Interior light fixture package	1	LS		Included
Roof wallpacks (F7)	4	EA		Included
Exterior building sconces (F8)	3	EA		Included
Undercabinet lighting at arch casework - 03/A902	1	LS		Included
Lighting control system (incl daylighting controls)	1	LS		Included
Fire alarm system - Edwards/Notifier/Siemens	1	LS		Included
Gymnastics control system - Crestron	1	LS		Included
Lightning protection system	0	LS		N/A

SITE ELECTRICAL			
Primary conduits from pole-mounted transformers - (2) 4"	149	LF	Included
Remove abandoned Electrical manhole (C2.01)	1	EA	Included
Telephone conduits from property line - (1) 4"	268	LF	Included
Future telephone conduit - (1) 4:	28	LF	Included
CATV conduits from property line - (2) 4"	144	LF	Included
Fiber-optic conduits from property line - (1) 4"	258	LF	Included
Future conduits from building line - (3) 4"	10	LF	Included
Future conduits to in-grade pullbox - (1) 2"	30	LF	Included
Install oncor-furnished transocket & meter - E001	1	LS	Included
Furnish & install primary transformer	0	LS	N/A
Secondary service into bldg	1	LS	Included
Site lighting (pole-mounted) - S1, S1A, S1B	7	EA	Included
Relocate existing median light pole - C2.01	1	EA	Included
Disconnect & demolish existing electrical manhole & conductors - E100	1	LS	Included
Remove existing site conduit - C2.01	200	LF	Included
MISCELLANEOUS ELECTRICAL			
Connections to mechanical equipment	1	LS	Included
Connections to motorized bleachers	1	LS	Included
Temporary power & lighting (incl trailer)	1	LS	Included
Telephone/data system rough-in	1	LS	Included
Security system rough-in	1	LS	Included
A/V system rough-in	1	LS	Included
Furnish non-integral disconnects for mechanical equipment - M001	1	LS	Included
Demonstration and training - 01820	1	LS	Included
Compliance w/ responsibility schedule - 15001	1	LS	Included
Independent electrical testing - 16020	0	LS	N/A
Assistance for fundamental commissioning - 16995	1	LS	Included
Firestop at rated partitions	1	LS	Included
Spoil haul-off	1	LS	Included
Four Type S4 Light Fixtues at Monument Sign	0	LS	w/ ALT. #4
Addendum #3	1	LS	Included
ELECTRICAL	**SUBTOTAL**		213,100

HILL & WILKINSON
GENERAL CONTRACTORS

Current Drawing List

Summary Log, Grouped by Type and Discipline

City of Richardson, Texas _____ Initials

Hill & Wilkinson Construction Group, Ltd. Initials

Richardson Gymnastics and Rec Center
711 W. Arapaho Road
Richardson, TX 75081

Project # 421-1004
Tel: Fax:

Hill & Wilkinson Construction Group, Ltd.

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes	Ref RFIs
Aquatics									
Aquatics									
^SP0.0	1	HF Aquatic Ctr.-Pool Reference Plan	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^SP1.0	0	HF Aquatic Ctr.-Leisure Pool Plan	3/26/2012		100	Bid Issue	Bid Issue		
^SP1.1	1	HF Aquatic Ctr.-Leisure Pool Sections	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^SP1.2	1	HF Aquatic Ctr.-Leisure Pool Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^SP1.3	0	HF Aquatic Ctr.-Leisure Pool Details	3/26/2012		100	Bid Issue	Bid Issue		
^SP1.4	1	HF Aquatic Ctr.-Leisure Pool Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^SP2.0	0	HF Aquatic Ctr.-Tot Pool Plans & Sections	3/26/2012		100	Bid Issue	Bid Issue		
^SP2.1	0	HF Aquatic Ctr.-Tot Pool Details	3/26/2012		100	Bid Issue	Bid Issue		
^SP3.0	0	HF Aquatic Ctr.-Waterslide Plan and Details	3/26/2012		100	Bid Issue	Bid Issue		
^SP4.0	1	HF Aquatic Ctr.-Pool Location Point Plan	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^SP4.1	1	HF Aquatic Ctr.-Pool Location Point Plan Legend	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^SP5.0	1	HF Aquatic Ctr.-Pool Suction Piping Plan	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^SP5.1	1	HF Aquatic Ctr.-Pool Return Piping Plan	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^SP6.0	1	HF Aquatic Ctr.-Pool	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		

Summarized drawing list including only the latest revision (by date) of each contract drawing, grouped by type and discipline, in a log format.

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes	Ref RFIs
		Mechanical Room Plan & Sections							
^SP6.1	0	HF Aquatic Ctr.-Surge Tank Plan & Sections	3/26/2012		100	Bid Issue	Bid Issue		
^SP6.2	0	HF Aquatic Ctr.-Pool Mechanical Details	3/26/2012		100	Bid Issue	Bid Issue		
^SP6.3	0	HF Aquatic Ctr.-Pool Mechanical Details	3/26/2012		100	Bid Issue	Bid Issue		
^SP6.4	0	HF Aquatic Ctr.-Pool Mechanical Details	3/26/2012		100	Bid Issue	Bid Issue		
^SP6.5	1	HF Aquatic Ctr.-Pool Mechanical Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^SP7.0	0	HF Aquatic Ctr.-Leisure Pool Systems Schematic	3/26/2012		100	Bid Issue	Bid Issue		
^SP7.1	0	HF Aquatic Ctr.-Tot Pool Systems Schematic	3/26/2012		100	Bid Issue	Bid Issue		
^SP7.2	0	HF Aquatic Ctr.-Waterslide Systems Schematic	3/26/2012		100	Bid Issue	Bid Issue		
Architectural									
Architectural									
**A001	0	RHRec-Bldg Code Plan Occupancy & Egress Plan	3/26/2012		100	Bid issue	Bid Issue		
**A1001	0	RHRec-Millwork Sections	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**A101	0	RHRec-Site Plan - Recreation Center	3/26/2012		100	Bid issue	Bid Issue		
**A102	0	RHRec-Canopy Details	3/26/2012		100	Bid issue	Bid Issue		
**A1111	2	RHRec-Reflected Ceiling Plan	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**A1121	1	RHRec-Plenum Plan & Reflected Ceiling Plan	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**A1131	0	RHRec-Ceiling Details	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**A200	1	RHRec-Slab Edge Plan	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**A201	2	RHRec-Floor Plan-Dimensions, Partition Types	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**A221	1	RHRec-Floor Plan-Reference Plan	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes	Ref RFIs
**A231	1	RHRec-Enlarged Plans	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
**A301	1	RHRec-Roof Plan	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
**A302	0	RHRec-Roof Details	3/26/2012		100	Bid issue	Bid Issue		
**A401	1	RHRec-Building Elevations	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
**A402	1	RHRec-Building Elevations	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
**A501	1	RHRec-Building Sections	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
**A511	1	RHRec-Wall Sections	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**A512	1	RHRec-Wall Sections	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**A521	0	RHRec-Section Details	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**A522	0	RHRec-Section Details	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**A523	0	RHRec-Section Details	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**A524	0	RHRec-Section Details	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**A701	1	RHRec-Door Schedule, Door Types, Door Details	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**A702	1	RHRec-Partition Types	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**A801	1	RHRec-Finish Plan	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**A802	1	RHRec-Finish Schedule and Legend	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**A901	2	RHRec-Interior Elevations	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**A902	2	RHRec-Interior Elevations	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**A903	2	RHRec-Interior Elevations	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**A904	2	RHRec-Interior Elevations	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**A905	2	RHRec-Interior Elevations	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**A906	1	RHRec-Interior Elevations	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
**A907	1	RHRec-Interior Elevations	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
**A908	0	RHRec-Interior Elevations	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
A001	0	RGYM-Code Plan	3/26/2012		100	Bid Issue	Bid Issue		
A002	0	RGYM-Texas Accessibility Standards (TAS) 1994	3/26/2012		100	Bid Issue	Bid Issue		
A003	0	RGYM-Texas Accessibility Standards (TAS) 1994	3/26/2012		100	Bid Issue	Bid Issue		
A1001	0	RGYM-Millwork Sections	3/26/2012		100	Bid Issue	Bid Issue		
A101	0	RGYM-Site Plan	3/26/2012		100	Bid Issue	Bid Issue		

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes	Ref RFIs
A102	0	RGYM-Site Details	3/26/2012		100	Bid Issue	Bid Issue		
A1101	0	RGYM-Reflected Ceiling Plan	3/26/2012		100	Bid Issue	Bid Issue		
A1111	0	RGYM-RCP Details	3/26/2012		100	Bid Issue	Bid Issue		
A200	0	RGYM-Slab Recess Plan & Tilt-Wall Panel Plan	3/26/2012		100	Bid Issue	Bid Issue		
A201	0	RGYM-Floor Plan - Dimensions and Callouts	3/26/2012		100	Bid Issue	Bid Issue		
A202	0	RGYM-Door, Elevation & Partition Tags	3/26/2012		100	Bid Issue	Bid Issue		
A231	0	RGYM-Enlarged Plans	3/26/2012		100	Bid Issue	Bid Issue		
A301	0	RGYM-Roof Plan	3/26/2012		100	Bid Issue	Bid Issue		
A302	1	RGYM-Roof Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
A401	0	RGYM-Building Elevations	3/26/2012		100	Bid Issue	Bid Issue		
A402	0	RGYM-Building Elevations	3/26/2012		100	Bid Issue	Bid Issue		
A501	0	RGYM-Building Sections	3/26/2012		100	Bid Issue	Bid Issue		
A502	0	RGYM-Building Sections	3/26/2012		100	Bid Issue	Bid Issue		
A511	0	RGYM-Wall Sections	3/26/2012		100	Bid Issue	Bid Issue		
A512	0	RGYM-Wall Sections	3/26/2012		100	Bid Issue	Bid Issue		
A521	0	RGYM-Section Details	3/26/2012		100	Bid Issue	Bid Issue		
A522	1	RGYM-Section Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
A601	1	RGYM-Plan Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
A701	0	RGYM-Partition Types & Tilt-Wall Panel Elevations	3/26/2012		100	Bid Issue	Bid Issue		
A711	0	RGYM-Door Schedule/Door Details	3/26/2012		100	Bid Issue	Bid Issue		
A801	0	RGYM-Finish Schedule and Legend	3/26/2012		100	Bid Issue	Bid Issue		
A811	0	RGYM-Finish Plan	3/26/2012		100	Bid Issue	Bid Issue		
A901	0	RGYM-Interior Elevations	3/26/2012		100	Bid Issue	Bid Issue		
A902	0	RGYM-Interior Elevations	3/26/2012		100	Bid Issue	Bid Issue		
A903	1	RGYM-Interior Elevations	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
A904	0	RGYM-Control Desk	3/26/2012		100	Bid Issue	Bid Issue		

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes	Ref RFIs
Architectural - Aquatics									
Architectural - Aquatics									
^A001	0	HF Aquatic Ctr.-Code Plan	3/26/2012		100	Bid Issue	Bid Issue		
^A101	0	HF Aquatic Ctr.-Overall Site Plan	3/26/2012		100	Bid Issue	Bid Issue		
^A102	0	HF Aquatic Ctr.-Aquatic Site Plan	3/26/2012		100	Bid Issue	Bid Issue		
^A103	1	HF Aquatic Ctr.-Pool Deck Plan	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^A104	0	HF Aquatic Ctr.-Site Details	3/26/2012		100	Bid Issue	Bid Issue		
^A201	1	HF Aquatic Ctr.-Bathhouse Floor Plan, Reflected Ceiling Plan	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^A202	1	HF Aquatic Ctr.-Pumphouse Floor Plan, Reflected Ceiling Plan	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^A301	1	HF Aquatic Ctr.-Bathhouse, Pumphouse Roof Plan, Bathhouse Plans	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^A401	1	HF Aquatic Ctr.-Bathhouse Elevations	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^A402	1	HF Aquatic Ctr.-Pumphouse Elevations, Sections	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^A501	1	HF Aquatic Ctr.-Bathhouse Building Sections	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^A511	0	HF Aquatic Ctr.-Bathhouse Section Details	3/26/2012		100	Bid Issue	Bid Issue		
^A512	1	HF Aquatic Ctr.-Pumphouse Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^A701	0	HF Aquatic Ctr.-Door Schedule, Door Types, Door Details	3/26/2012		100	Bid Issue	Bid Issue		
^A702	1	HF Aquatic Ctr.-Partition Types, Plan Details, Misc Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^A801	1	HF Aquatic Ctr.-Finish Schedule, Legend & Plans	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^A901	1	HF Aquatic Ctr.-Interior Elevations, Millwork Sections	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes	Ref RFIs
Bid Issue									
New Cover Page									
*CVR	1	RGym-Cover Sheet	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
Civil									
Civil									
***C0.03	1	HPark Site-Survey Contol Plan	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***C1.01	2	HPark Site-Erosion Control Plan	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
***C1.02	1	HPark Site-Erosion Control Logs	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***C2.01	2	HPark Site-Demolition Plan	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
***C3.01.1	2	HPark Site-Paving Plan Phase 1	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
***C3.01.2	1	HPark Site-Paving Plan Phase 2	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***C3.02	1	HPark Site-Pavement Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***C3.03	1	HPark Site-Pavement Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***C3.04	1	HPark Site-Pavement Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***C4.01.1	2	HPark Site-Grading Plan - Overall	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
***C4.01.2	1	HPark Site-Grading Plan - Aquatic	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***C5.01	1	HPark Site-Drainage Area Map-Phase 1-Rec	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***C5.02	1	HPark Site-Drainage Area Map	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***C5.03.1	1	HPark Site-Storm Drain Plan Phase 1-Rec	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***C5.03.2	2	HPark Site-Storm Drain Plan Phase 1-Aquatic	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
***C5.03.3	1	HPark Site-Storm Drain Plan Phase 2	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***C5.03.4	1	HPark Site-Storm Drain Profiles	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***C5.04	1	HPark Site-Storm Drain Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes	Ref RFIs
***C5.05	1	HPark Site-Storm Drain Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***C6.01.1	1	HPark Site-Sanitary Sewer Plan Phase 1	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***C6.01.2	1	HPark Site-Sanitary Sewer Plan Phase 2	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***C6.01.3	1	HPark Site-Sanitary Sewer Profiles	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***C6.02	1	HPark Site-Sanitary Sewer Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***C6.03	2	HPark Site-Water Plan Phase 1	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
***C6.04	1	HPark Site-Water Plan Phase 2	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***C6.05	1	HPark Site-Water Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***C6.06	1	HPark Site-Water Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
C0.03	0	RGYM-Survey Control Plan	3/26/2012		100	Bid Issue	Bid Issue		
C1.01	0	RGYM-Erosion Control Plan	3/26/2012		100	Bid Issue	Bid Issue		
C1.02	0	RGYM-Erosion Control Details	3/26/2012		100	Bid Issue	Bid Issue		
C1.03	0	RGYM-Erosion Control Logs	3/26/2012		100	Bid Issue	Bid Issue		
C2.01	0	RGYM-Demolition Plan	3/26/2012		100	Bid Issue	Bid Issue		
C3.01	0	RGYM-Paving and Dimension Control Plan	3/26/2012		100	Bid Issue	Bid Issue		
C3.02	0	RGYM-Pavement Details	3/26/2012		100	Bid Issue	Bid Issue		
C3.03	0	RGYM-Pavement Details	3/26/2012		100	Bid Issue	Bid Issue		
C3.04	0	RGYM-Pavement Details	3/26/2012		100	Bid Issue	Bid Issue		
C3.05	0	RGYM-Pavement Details	3/26/2012		100	Bid Issue	Bid Issue		
C3.06	0	RGYM-Street Light Pole Foundation Detail	3/26/2012		100	Bid Issue	Bid Issue		
C4.01	0	RGYM-Grading Plan	3/26/2012		100	Bid Issue	Bid Issue		
C5.01	0	RGYM-Existing Drainage Area Map	3/26/2012		100	Bid Issue	Bid Issue		
C5.02.1	0	RGYM-Proposed Drainage Area Map	3/26/2012		100	Bid Issue	Bid Issue		
C5.02.2	0	RGYM-Detention Pond Calculation	3/26/2012		100	Bid Issue	Bid Issue		
C5.03	0	RGYM-Storm Drain Plan	3/26/2012		100	Bid Issue	Bid Issue		
C5.04.1	0	RGYM-Bioretention Plan	3/26/2012		100	Bid Issue	Bid Issue		

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes	Ref RFIs
C5.04.2	0	RGYM-Bioretention Plan Alternate #1	3/26/2012		100	Bid Issue	Bid Issue		
C5.05	0	RGYM-Inlet Details	3/26/2012		100	Bid Issue	Bid Issue		
C5.06	0	RGYM-Storm Drain Details	3/26/2012		100	Bid Issue	Bid Issue		
C5.07	0	RGYM-Storm Drain Details	3/26/2012		100	Bid Issue	Bid Issue		
C6.01	0	RGYM-Utility Plan	3/26/2012		100	Bid Issue	Bid Issue		
C6.02	0	RGYM-Sanitry Sewer Profiles	3/26/2012		100	Bid Issue	Bid Issue		
C6.03	0	RGYM-Sanitary Sewer Details	3/26/2012		100	Bid Issue	Bid Issue		
C6.04	0	RGYM-Water Details	3/26/2012		100	Bid Issue	Bid Issue		
C6.05	0	RGYM-Water Details	3/26/2012		100	Bid Issue	Bid Issue		
Cover Sheet									
Cover Sheet									
^CVR	2	HF Aquatic Ctr-Cover Sheet	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
New Cover Shee									
***CVR_S	2	HPark Site-Cover Sheet	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
Electrical									
Electrical									
**E000	2	RHRec-Electrical Legend	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**E001	2	RHRec-Electrical One-Line Diagram	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**E002	2	RHRec-Lighting Fixture Schedule	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**E200	1	RHRec-Site Electrical Plan	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**E201	2	RHRec-Recreation Electrical Floor Plan	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**E202	2	RHRec-Recreation Electrical Roof Plan	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**E300	1	RHRec-Site Lighting Plan	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes	Ref RFIs
**E301	2	RHRec-Recreation Lighting Floor Plan	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**E500	0	RHRec-Electrical Details	3/26/2012		100	Bid Issue	Bid Issue		
**E501	0	RHRec-Electrical Details	3/26/2012		100	Bid Issue	Bid Issue		
^^^E001	3	HF Aquatic Ctr.-Electrical One-Line Diagram	4/9/2012	Addendum 3	100	Bid Issue	Bid Issue		
^^^E201	3	HF Aquatic Ctr.-Recreational Electrical Floor Plan	4/9/2012	Addendum 3	100	Bid Issue	Bid Issue		
^^E001	1	HF Aquatic Ctr.-Electrical One-Line Diagram Panel Schedules	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
^^E203	3	HF Aquatic Ctr.-Aquatics Electrical Floor Plans	4/9/2012	Addendum 3	100	Bid Issue	Bid Issue		
^E000	0	HF Aquatic Ctr.-Electrical Legend	3/26/2012		100	Bid Issue	Bid Issue		
^E001	0	HF Aquatic Ctr.-Electrical One-Line Diagram & Lighting Fixture Schedule	3/26/2012		100	Bid Issue	Bid Issue		
^E002	1	HF Aquatic Ctr.-Lighting Fixture Schedule	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^E100	0	HF Aquatic Ctr.-Site Power & Lighting Plan	3/26/2012		100	Bid Issue	Bid Issue		
^E203	1	HF Aquatic Ctr.-Aquatics Electrical Floor Plans	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^E204	0	HF Aquatic Ctr.-Bathhouse Electrical Plan	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^E302	2	HF Aquatic Ctr.-Aquatics Lighting Plans	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
^E303	0	HF Aquatic Ctr.-Bathhouse Lighting Plans	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^E500	1	HF Aquatic Ctr.-Electrical Details	3/26/2012		100	Bid Issue	Bid Issue		
^E501	1	HF Aquatic Ctr.-Electrical Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
E000	0	RGYM-Electrical Legend	3/26/2012		100	Bid Issue	Bid Issue		
E001	0	RGYM-Electrical One-Line	3/26/2012		100	Bid Issue	Bid Issue		
E002	0	RGYM-Fire Alarm One-Line	3/26/2012		100	Bid Issue	Bid Issue		
E003	0	RGYM-Lighting Diagrams and	3/26/2012		100	Bid Issue	Bid Issue		

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes	Ref RFIs
		Schedules							
E100	0	RGYM-Site Power and Lighting Plan	3/26/2012		100	Bid Issue	Bid Issue		
E201	0	RGYM-First Floor Power Plan	3/26/2012		100	Bid Issue	Bid Issue		
E202	0	RGYM-Roof Power Plan	3/26/2012		100	Bid Issue	Bid Issue		
E301	0	RGYM-First Floor Lighting Plan	3/26/2012		100	Bid Issue	Bid Issue		
E500	0	RGYM-Electrical Details	3/26/2012		100	Bid Issue	Bid Issue		
E501	0	RGYM-Electrical Details	3/26/2012		100	Bid Issue	Bid Issue		
Landscape									
Landscape									
***L000	1	HPark Site-Tree Protection Plan	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***L100	1	HPark Site-Recreation Center Landscape Site Plan	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***L101	1	HPark Site-Aquatics Center Landscape Site Plan	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***L102	1	HPark Site-Landscape Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***L200	1	HPark Site-Recreation Center Planting Plan	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***L201	1	HPark Site-Aquatics Center Planting Plan	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
***L300	2	HPark Site-Recreation Center Irrigation Plan	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
***L301	2	HPark Site-Aquatic Center Irrigation Plan	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
***L302	2	HPark Site-Recreation Center Tree Irrigation Plan	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
***L303	2	HPark Site-Aquatic Center Tree Irrigation Plan	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
***L304	2	HPark Site-Irrigation Details	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
L100	0	RGYM-Landscape Site Plan	3/26/2012		100	Bid Issue	Bid Issue		
L101	0	RGYM-Landscape Site Plan	3/26/2012		100	Bid Issue	Bid Issue		
L102	0	RGYM-Entry Paving Pattern	3/26/2012		100	Bid Issue	Bid Issue		
L200	0	RGYM-Irrigation Site Plan	3/26/2012		100	Bid Issue	Bid Issue		

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes	Ref RFIs
L201	0	RGYM-Irrigation Site Plan	3/26/2012		100	Bid Issue	Bid Issue		
L202	0	RGYM-Irrigation Site Plan	3/26/2012		100	Bid Issue	Bid Issue		
Mechanical									
Mechanical									
**M000	0	RHRec-Mechanical Legend	3/26/2012		100	Bid Issue	Bid Issue		
**M001	0	RHRec-Mechanical Notes	3/26/2012		100	Bid Issue	Bid Issue		
**M201	2	RHRec-Mechanical Level 1	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**M202	1	RHRec-Mechanical Roof-Upper Level	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**M501	0	RHRec-Mechanical Control Diagrams	3/26/2012		100	Bid Issue	Bid Issue		
**M502	1	RHRec-Mechanical Control Diagrams	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**M503	0	RHRec-Mechanical Control Diagrams	3/26/2012		100	Bid Issue	Bid Issue		
**M504	0	RHRec-Mechanical Control Diagrams	3/26/2012		100	Bid Issue	Bid Issue		
**M601	0	RHRec-Mechanical Details	3/26/2012		100	Bid Issue	Bid Issue		
**M602	1	RHRec-Mechanical Details	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**MEP001	1	RHRec-Mechanical, Electrical & Plumbing Schedules	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
^M000	0	HF Aquatic Ctr.-Mechanical Legend	3/26/2012		100	Bid Issue	Bid Issue		
^M001	0	HF Aquatic Ctr.-Mechanical Notes	3/26/2012		100	Bid Issue	Bid Issue		
^M211	2	HF Aquatic Ctr.-Mechanical Pool Cabana Level	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
^M212	2	HF Aquatic Ctr.-Mechanical Pump House	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
^M601	1	HF Aquatic Ctr.-Mechanical Details	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
^MEP001	1	HF Aquatic Ctr.-MEP Schedules	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
M000	0	RGYM-Mechanical Legend	3/26/2012		100	Bid Issue	Bid Issue		

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes	Ref RFIs
M001	0	RGYM-Mechanical General Notes	3/26/2012		100	Bid Issue	Bid Issue		
M201	0	RGYM-Mechanical Level 1	3/26/2012		100	Bid Issue	Bid Issue		
M301	0	RGYM-Mechanical Roof Level	3/26/2012		100	Bid Issue	Bid Issue		
M501	0	RGYM-Mechanical Controls Diagrams	3/26/2012		100	Bid Issue	Bid Issue		
M502	0	RGYM-Mechanical Controls Diagrams	3/26/2012		100	Bid Issue	Bid Issue		
M503	0	RGYM-Mechanical Controls Diagrams	3/26/2012		100	Bid Issue	Bid Issue		
M504	0	RGYM-Mechanical Controls Diagrams	3/26/2012		100	Bid Issue	Bid Issue		
M601	0	RGYM-Mechanical Details	3/26/2012		100	Bid Issue	Bid Issue		
M602	0	RGYM-Mechanical Details	3/26/2012		100	Bid Issue	Bid Issue		
Mechanical / Electrical / Plumbing									
Mechanical - Electrical - Plumbing									
MEP001	0	RGYM-Mechanical, Electrical, Plumbing Schedules	3/26/2012		100	Bid Issue	Bid Issue		
MEP002	0	RGYM-Mechanical, Electrical, Plumbing Schedules	3/26/2012		100	Bid Issue	Bid Issue		
Plumbing									
Plumbing									
**P000	0	RHRec-Plumbing Legend & Notes	3/26/2012		100	Bid Issue	Bid Issue		
**P001	2	RHRec-Plumbing Schedules	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**P100	1	RHRec-Recreation Underground Plumbing Site Plan	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
**P200	0	RHRec-Recreation Underground Plumbing Floor Plan	3/26/2012		100	Bid Issue	Bid Issue		
**P201	0	RHRec-Recreation Plumbing Floor Plan	3/26/2012		100	Bid Issue	Bid Issue		

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes	Ref RFIs
**P202	0	RHRec-Recreation Center Plumbing Roof Plan	3/26/2012		100	Bid Issue	Bid Issue		
**P301	2	RHRec-Plumbing Enlarged Plans	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**P302	2	RHRec-Plumbing Enlarged Plans	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**P401	2	RHRec-Plumbing Isometrics	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**P501	1	RHRec-Plumbing Details	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
^P000	1	HF Aquatic Ctr.-Plumbing Legend & Notes	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^P001	1	HF Aquatic Ctr.-Plumbing Schedules	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
^P100	2	HF Aquatic Ctr.-Plumbing Site Plan	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
^P301	2	HF Aquatic Ctr.-Plumbing Site Plan	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
^P302	2	HF Aquatic Ctr.-Plumbing Pump House Plans	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
^P401	0	HF Aquatic Ctr.-Plumbing Isometric-Omitted-	3/26/2012		100	Bid Issue	Bid Issue		
^P501	2	HF Aquatic Ctr.-Plumbing Details	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
P000	0	RGYM-Plumbing Legend and Notes	3/26/2012		100	Bid Issue	Bid Issue		
P001	0	RGYM-Plumbing Schedules	3/26/2012		100	Bid Issue	Bid Issue		
P100	0	RGYM-Plumbing Underground Site Plan	3/26/2012		100	Bid Issue	Bid Issue		
P200	0	RGYM-Plumbing Underground - Level 1	3/26/2012		100	Bid Issue	Bid Issue		
P201	1	RGYM-Plumbing - Level 1	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
P202	0	RGYM-Plumbing - Roof Level	3/26/2012		100	Bid Issue	Bid Issue		
P301	0	RGYM-Plumbing Enlarged Plans and Isometrics	3/26/2012		100	Bid Issue	Bid Issue		
P601	0	RGYM-Plumbing Details	3/26/2012		100	Bid Issue	Bid Issue		

Structural

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes	Ref RFIs
Structural									
**CVR	2	RHRec-Isometric Elevations & Sheet List	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**S0.00	0	RHRec-Isometric Elevations & Sheet List	3/26/2012		100	Bid issue	Bid Issue		
**S0.10	0	RHRec-General Notes	3/26/2012		100	Bid issue	Bid Issue		
**S0.11	0	RHRec-General Notes	3/26/2012		100	Bid issue	Bid Issue		
**S1.00	0	RHRec-Site Plans & Details	3/26/2012		100	Bid issue	Bid Issue		
**S1.10	0	RHRec-Subgrade Preparation Plan	3/26/2012		100	Bid issue	Bid Issue		
**S2.10	1	RHRec-Foundation Floor Plan	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**S2.20	0	RHRec-Low Roof Framing Plan	3/26/2012		100	Bid issue	Bid Issue		
**S2.30	1	RHRec-High Roof Framing Plan	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**S2.40	0	RHRec-Roof Deck Plan	3/26/2012		100	Bid issue	Bid Issue		
**S3.01	0	RHRec-Building Sections & Elevations	3/26/2012		100	Bid issue	Bid Issue		
**S4.01	0	RHRec-Concrete Sections & Details	3/26/2012		100	Bid issue	Bid Issue		
**S4.02	1	RHRec-Concrete Sections & Details	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**S4.03	0	RHRec-Concrete Sections & Details	3/26/2012		100	Bid issue	Bid Issue		
**S5.01	0	RHRec-Steel Sections & Details	3/26/2012		100	Bid issue	Bid Issue		
**S5.02	0	RHRec-Steel Sections & Details	3/26/2012		100	Bid issue	Bid Issue		
**S5.03	2	RHRec-Steel Sections & Details	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**S5.04	2	RHRec-Steel Sections & Details	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**S5.05	0	RHRec-Truss Elevation & Details	3/26/2012		100	Bid issue	Bid Issue		
**S5.06	0	RHRec-Steel Wind Brace Details	3/26/2012		100	Bid issue	Bid Issue		
**S5.07	1	RHRec-Steel Sections & Details	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		

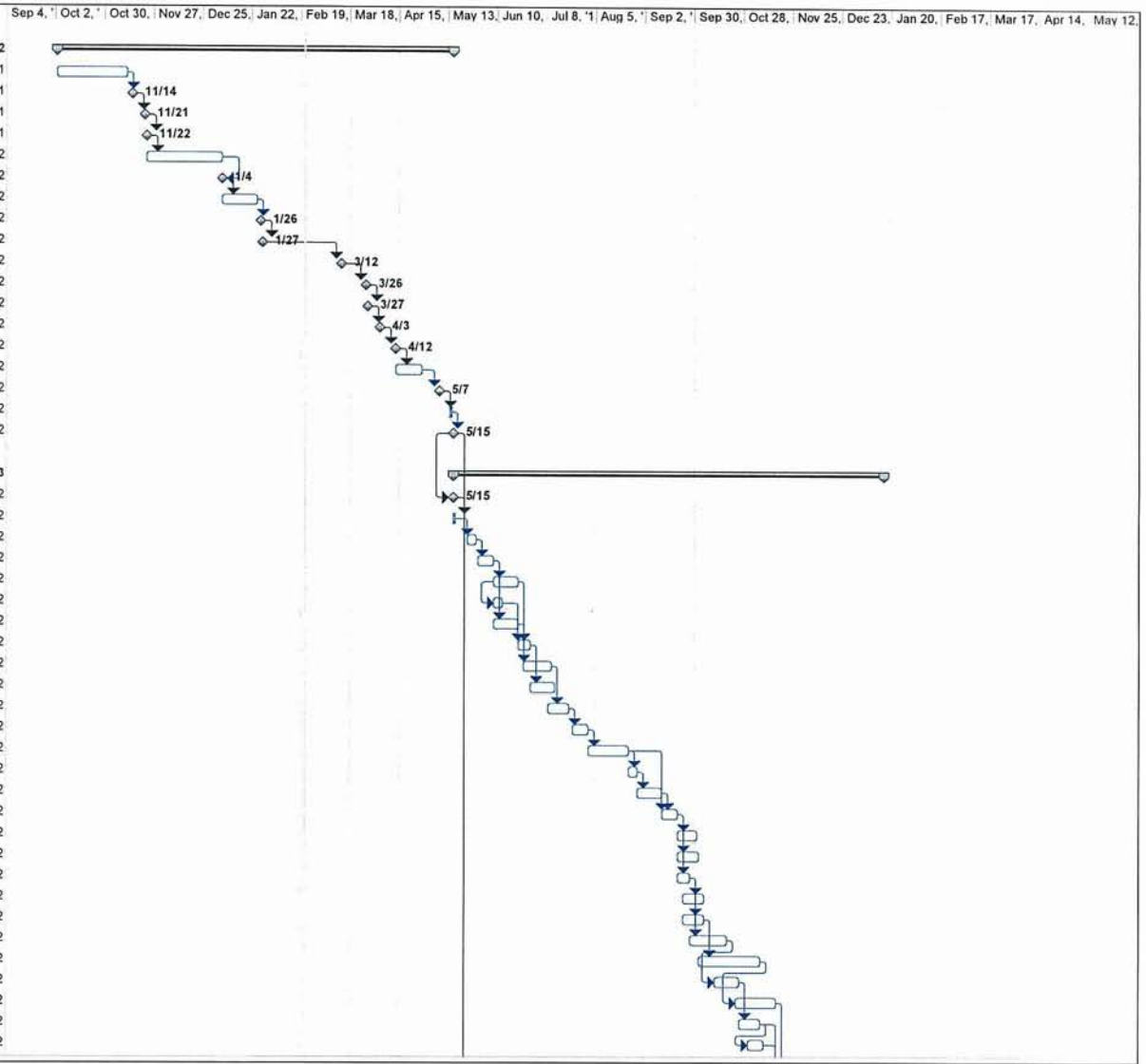
Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes	Ref RFIs
**S5.08	1	RHRec-Steel Sections & Details	4/6/2012	Addendum 2	100	Bid Issue	Bid Issue		
**S6.01	1	RHRec-Masonry Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^S0.00	0	HF Aquatic Ctr-Isometric Elevation & Sheet List	3/26/2012		100	Bid Issue	Bid Issue		
^S0.10	0	HF Aquatic Ctr.-General Notes	3/26/2012		100	Bid Issue	Bid Issue		
^S0.11	0	HF Aquatic Ctr.-General Notes	3/26/2012		100	Bid Issue	Bid Issue		
^S1.01	0	HF Aquatic Ctr.-Subgrade Preparation Plan	3/26/2012		100	Bid Issue	Bid Issue		
^S2.10	1	HF Aquatic Ctr.-Pool Plan	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^S2.20	1	HF Aquatic Ctr.-Bath and Pump House Foundation and Roof Plans	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^S3.01	1	HF Aquatic Ctr.-Masonry Sections and Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^S3.02	1	HF Aquatic Ctr.-Masonry Sections and Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^S4.01	1	HF Aquatic Ctr.-Concrete Sections & Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^S4.02	0	HF Aquatic Ctr.-Concrete Sections & Details	3/26/2012		100	Bid Issue	Bid Issue		
^S4.03	1	HF Aquatic Ctr.-Concrete Sections & Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^S4.04	1	HF Aquatic Ctr.-Concrete Sections & Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^S4.05	1	HF Aquatic Ctr.-Concrete Sections & Details	4/2/2012	Addendum 1	100	Bid Issue	Bid Issue		
^S5.01	0	HF Aquatic Ctr.-Steel Sections & Details	3/26/2012		100	Bid Issue	Bid Issue		
S0.00	0	RGYM-Isometric Elevation and Sheet List	3/26/2012		100	Bid Issue	Bid Issue		
S1.01	0	RGYM-General Notes	3/26/2012		100	Bid Issue	Bid Issue		
S1.02	0	RGYM-General Notes	3/26/2012		100	Bid Issue	Bid Issue		
S1.03	0	RGYM-General Notes	3/26/2012		100	Bid Issue	Bid Issue		
S2.10	0	RGYM-Foundation Floor Plan	3/26/2012		100	Bid Issue	Bid Issue		
S2.20	0	RGYM-Low Roof Plan	3/26/2012		100	Bid Issue	Bid Issue		
S2.30	0	RGYM-High Roof Plan	3/26/2012		100	Bid Issue	Bid Issue		

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes	Ref RFIs
S2.40	0	RGYM-Site Plans & Details	3/26/2012		100	Bid Issue	Bid Issue		
S3.21	0	RGYM-Building Sections	3/26/2012		100	Bid Issue	Bid Issue		
S3.22	0	RGYM-Building Sections	3/26/2012		100	Bid Issue	Bid Issue		
S4.01	0	RGYM-Typical Pier Details	3/26/2012		100	Bid Issue	Bid Issue		
S4.02	0	RGYM-Typical Pier Details	3/26/2012		100	Bid Issue	Bid Issue		
S4.03	0	RGYM-Concrete Sections and Details	3/26/2012		100	Bid Issue	Bid Issue		
S4.04	0	RGYM-Concrete Sections and Details	3/26/2012		100	Bid Issue	Bid Issue		
S4.05	0	RGYM-Concrete Sections and Details	3/26/2012		100	Bid Issue	Bid Issue		
S5.01	0	RGYM-Concrete Tiltwall Details	3/26/2012		100	Bid Issue	Bid Issue		
S5.02	0	RGYM-Concrete Tiltwall Details	3/26/2012		100	Bid Issue	Bid Issue		
S5.03	0	RGYM-Concrete Tiltwall Details	3/26/2012		100	Bid Issue	Bid Issue		
S5.04	0	RGYM-Concrete Tiltwall Details	3/26/2012		100	Bid Issue	Bid Issue		
S6.01	0	RGYM-Steel Column Details	3/26/2012		100	Bid Issue	Bid Issue		
S6.02	0	RGYM-Steel Beam Connection Details	3/26/2012		100	Bid Issue	Bid Issue		
S6.03	0	RGYM-Steel Beam Connection Details	3/26/2012		100	Bid Issue	Bid Issue		
S6.04	0	RGYM-Steel Beam and Joist Details	3/26/2012		100	Bid Issue	Bid Issue		
S6.05	0	RGYM-Steel Beam and Joist Details	3/26/2012		100	Bid Issue	Bid Issue		
S6.06	0	RGYM-Tiltwall Steel Typical Details	3/26/2012		100	Bid Issue	Bid Issue		
S6.07	0	RGYM-Steel Truss Elevation and Details	3/26/2012		100	Bid Issue	Bid Issue		
S6.08	0	RGYM-Steel Details	3/26/2012		100	Bid Issue	Bid Issue		
S6.09	0	RGYM-Steel Details	3/26/2012		100	Bid Issue	Bid Issue		

(DwgsSpecsHeaders.ProjectID in (79)) and (EXISTS (SELECT * FROM tbl_ss_Permission_Project WHERE tbl_ss_Permission_Project.UserID = 25 AND tbl_ss_Permission_Project.PermissionLevel = 2 AND tbl_ss_Permission_Project.ProjectID = DwgsSpecsHeaders.ProjectID)

City of Richardson, Texas _____ Initials Hill & Wilkinson Construction Group, Ltd. _____ Initials

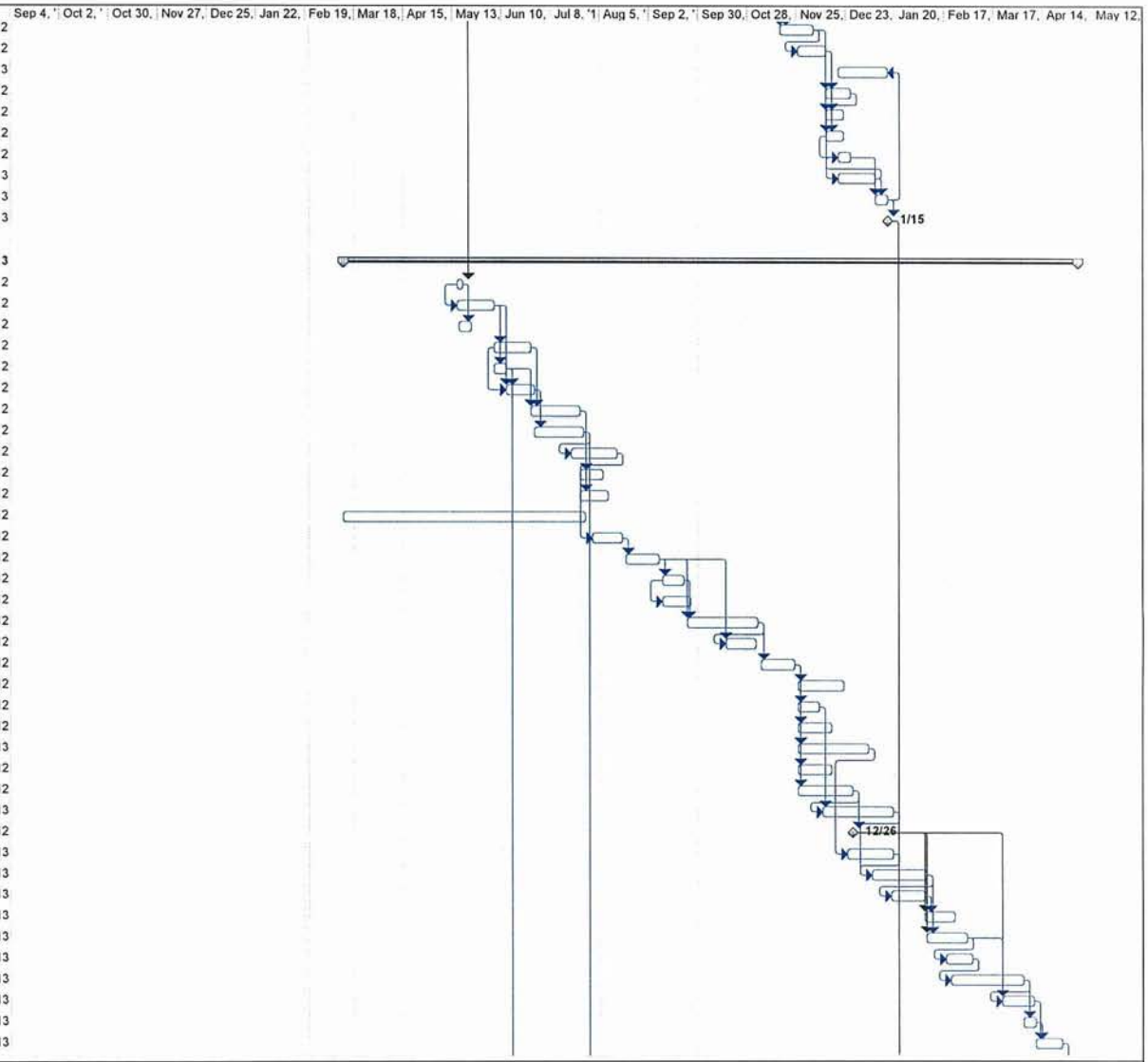
ID	Task Name	Duration	Start	Finish
1				
2	**Pre-Con**	**162 days**	**Mon 10/3/11**	**Tue 5/15/12**
3	VE With City	30 days	Mon 10/3/11	Fri 11/11/11
4	City Council Work Session on VE	0 days	Mon 11/14/11	Mon 11/14/11
5	COR City Council Meeting	0 days	Mon 11/21/11	Mon 11/21/11
6	NTP for BSA for Pricing Set	0 days	Tue 11/22/11	Tue 11/22/11
7	BSA Pricing Set	31 days	Wed 11/23/11	Wed 1/4/12
8	Pricing Set Issued to HW	0 days	Wed 1/4/12	Wed 1/4/12
9	HW to Budget Pricing Set	14 days	Thu 1/5/12	Tue 1/24/12
10	HW Budget Presentation with COR	0 days	Thu 1/26/12	Thu 1/26/12
11	NTP for 100% CD's	0 days	Fri 1/27/12	Fri 1/27/12
12	95% Review Set	0 days	Mon 3/12/12	Mon 3/12/12
13	100% Cd's Issued	0 days	Mon 3/26/12	Mon 3/26/12
14	HW Ad for Bid	0 days	Tue 3/27/12	Tue 3/27/12
15	HW Ad for Bid #2	0 days	Tue 4/3/12	Tue 4/3/12
16	HW gets Sub Bids	0 days	Thu 4/12/12	Thu 4/12/12
17	HW final GMP	11 days	Fri 4/13/12	Fri 4/27/12
18	GMP to City Draft	0 days	Mon 5/7/12	Mon 5/7/12
19	City Council Approval	1 day	Mon 5/14/12	Mon 5/14/12
20	NTP to HW	0 days	Tue 5/15/12	Tue 5/15/12
60				
21	**Construction Gymnastics**	**175 days**	**Tue 5/15/12**	**Tue 1/15/13**
22	Notice to Proceed	0 days	Tue 5/15/12	Tue 5/15/12
23	Erosion Control/Temp Fencing	1 day	Wed 5/16/12	Wed 5/16/12
24	Mobilize	3 days	Thu 5/24/12	Mon 5/28/12
25	Rough Grading	7 days	Wed 5/30/12	Thu 6/7/12
26	Site Utilities	2 wks	Fri 6/8/12	Thu 6/21/12
27	Misc Elect/Sleeves @ Paving	3 days	Fri 6/8/12	Tue 6/12/12
30	Building Pad Prep	10 days	Fri 6/8/12	Thu 6/21/12
28	Blue-Top @ Parking Lot	5 days	Fri 6/22/12	Thu 6/28/12
31	Foundations	12 days	Mon 6/25/12	Tue 7/10/12
29	Form/Pour Parking Lot	10 days	Fri 6/29/12	Thu 7/12/12
32	UG Plumbing/Elect	10 days	Mon 7/9/12	Fri 7/20/12
33	Form/Pour Slab on Grade	7 days	Mon 7/23/12	Tue 7/31/12
34	Form/Pour Panels	17 days	Wed 8/1/12	Thu 8/23/12
35	Erect Panels	3 days	Fri 8/24/12	Tue 8/28/12
36	Erect Steel	2 wks	Wed 8/29/12	Tue 9/11/12
37	Joist & Deck	7 days	Wed 9/12/12	Thu 9/20/12
38	Fire Protection Rough	7 days	Fri 9/21/12	Mon 10/1/12
39	Misc Canopies/Misc Steel	8 days	Fri 9/21/12	Tue 10/2/12
40	Roofing Prep/Dry in	5 days	Fri 9/21/12	Thu 9/27/12
41	Standing Seam Roofing	10 days	Mon 9/24/12	Fri 10/5/12
45	Exterior Waterproofing	10 days	Mon 9/24/12	Fri 10/5/12
42	OH MEP Rough	15 days	Fri 9/28/12	Thu 10/18/12
46	Brick/Ext Finishes	25 days	Wed 10/3/12	Tue 11/6/12
43	Interior Paritions	10 days	Fri 10/12/12	Thu 10/25/12
47	Glass/Glazing	17 days	Wed 10/24/12	Thu 11/15/12
44	MEP Wall Rough	8 days	Fri 10/26/12	Tue 11/6/12
48	Door Frames	7 days	Wed 10/31/12	Thu 11/8/12



Project: Schedule 2-21-11 Richardson
Date: Tue 2/21/12

Task | Split | Progress | Milestone | Summary | Project Summary | External Tasks | External Milestone | Deadline

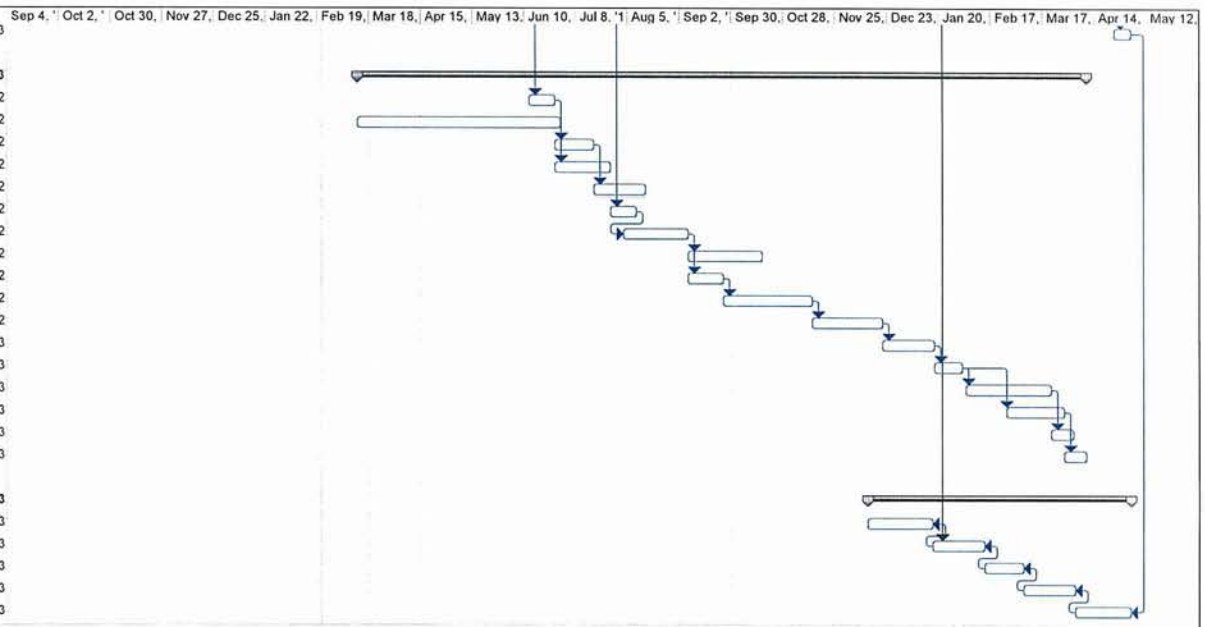
ID	Task Name	Duration	Start	Finish
49	Tape/Bed/Paint	13 days	Fri 11/16/12	Tue 12/4/12
50	Flooring	12 days	Mon 11/26/12	Tue 12/11/12
56	Landscaping/Irrigation	20 days	Wed 12/19/12	Tue 1/15/13
51	Ceiling Grid	10 days	Wed 12/12/12	Tue 12/25/12
53	Doors/Hardware	8 days	Wed 12/12/12	Fri 12/21/12
54	Millwork	8 days	Wed 12/12/12	Fri 12/21/12
55	Specialties	5 days	Wed 12/19/12	Tue 12/25/12
52	Building MEP Finishout	15 days	Wed 12/19/12	Tue 1/8/13
57	Final Inspection/Comissioning	5 days	Wed 1/9/13	Tue 1/15/13
58	Certificate of Occupancy	0 days	Tue 1/15/13	Tue 1/15/13
59				
61	**Construction Recreation Center**	**300 days**	**Mon 3/12/12**	**Fri 5/3/13**
62	Erosion Control/Temp Fencing	3 days	Wed 5/16/12	Fri 5/18/12
64	Demolition Fencing/Pool/Trees	3 wks	Wed 5/16/12	Tue 6/5/12
63	Mobilize	5 days	Thu 5/17/12	Wed 5/23/12
65	Civil Coordination	15 days	Wed 6/6/12	Tue 6/26/12
66	Rough Grading	1 wk	Wed 6/6/12	Tue 6/12/12
67	Building Pad Prep	12 days	Wed 6/13/12	Thu 6/28/12
68	Site Utilities	4 wks	Wed 6/27/12	Tue 7/24/12
69	Drill Piers	4 wks	Fri 6/29/12	Thu 7/26/12
71	UG Plumbing/Electrical	18 days	Fri 7/20/12	Tue 8/14/12
70	Blue-Top North Parking/Firelane	9 days	Wed 7/25/12	Mon 8/6/12
72	Form/Pour Parking/Firelane	12 days	Wed 7/25/12	Thu 8/9/12
73	Oncor Project 2	20 wks	Mon 3/12/12	Fri 7/27/12
74	Form/Pour Building Slab	13 days	Wed 8/1/12	Fri 8/17/12
75	Exterior/CMU Block Walls	3 wks	Mon 8/20/12	Fri 9/7/12
76	Interior Load Bearing CMU Walls	2 wks	Mon 9/10/12	Fri 9/21/12
77	Misc MEP Walls	12 days	Mon 9/10/12	Tue 9/25/12
78	Structural Steel Erection Phase I	6 wks	Mon 9/24/12	Fri 11/2/12
79	Exterior Waterproofing Building	13 days	Tue 10/16/12	Thu 11/1/12
81	Roof Decking	15 days	Mon 11/5/12	Fri 11/23/12
80	Exterior Studs/Sheathing	4 wks	Mon 11/26/12	Fri 12/21/12
82	Roofing Building (Built Up)	10 days	Mon 11/26/12	Fri 12/7/12
83	Interior non Load Bearing CMU	15 days	Mon 11/26/12	Fri 12/14/12
84	Veneer Stone/Block	30 days	Mon 11/26/12	Fri 1/4/13
85	Misc Steel	15 days	Mon 11/26/12	Fri 12/14/12
87	MEP Rough-IN	23 days	Mon 11/26/12	Wed 12/26/12
88	Interior Studs/Sheetrock	30 days	Mon 12/10/12	Fri 1/18/13
89	Climatized Building	0 days	Wed 12/26/12	Wed 12/26/12
86	Glass/Glazing Storefronts	20 days	Mon 12/24/12	Fri 1/18/13
90	Tape Bed Paint	23 days	Mon 1/7/13	Wed 2/6/13
94	Ceiling Finishout	13 days	Fri 1/18/13	Tue 2/5/13
91	Gym Flooring	13 days	Wed 2/6/13	Fri 2/22/13
92	Flooring	17 days	Thu 2/7/13	Fri 3/1/13
93	Doors/Frames/Hardware	11 days	Mon 2/18/13	Mon 3/4/13
95	MEP Finishes	29 days	Thu 2/21/13	Tue 4/2/13
96	Millwork	12 days	Fri 3/22/13	Mon 4/8/13
97	Misc Specialties	5 days	Wed 4/3/13	Tue 4/9/13
98	Final Inspection/Comissioning	11 days	Wed 4/10/13	Wed 4/24/13



Project: Schedule 2-21-11 Richardson
Date: Tue 2/21/12

Task | Split | Progress | Milestone | Summary | Project Summary | External Tasks | External Milestone | Deadline

ID	Task Name	Duration	Start	Finish
99	Certificate of Occupancy	7 days	Thu 4/25/13	Fri 5/3/13
100				
101	**Aquatics Construction**	**282 days**	**Mon 3/12/12**	**Tue 4/9/13**
102	Rough grading	10 days	Wed 6/13/12	Tue 6/26/12
103	Oncor Project 1	16 wks	Mon 3/12/12	Fri 6/29/12
104	Site Utilities	15 days	Wed 6/27/12	Tue 7/17/12
105	Retaining walls	22 days	Wed 6/27/12	Thu 7/26/12
106	Excavate Pools	20 days	Wed 7/18/12	Tue 8/14/12
107	Bath/Pump House Foundations	10 days	Fri 7/27/12	Thu 8/9/12
108	Pool Piping/Elect	25 days	Fri 8/3/12	Thu 9/6/12
109	Pool Foundations	28 days	Fri 9/7/12	Tue 10/16/12
110	Pool/Bath SOG	13 days	Fri 9/7/12	Tue 9/25/12
111	Pool/Bath house CMU	34 days	Wed 9/26/12	Mon 11/12/12
112	Pool/Bath Finishout	28 days	Tue 11/13/12	Thu 12/20/12
113	Pool Pumps/Controls	20 days	Fri 12/21/12	Thu 1/17/13
114	Pool Finish	11 days	Fri 1/18/13	Fri 2/1/13
115	Pool Finishout/controls	34 days	Mon 2/4/13	Thu 3/21/13
116	Pool Decks/Structures	23 days	Tue 2/26/13	Thu 3/28/13
118	Misc Specialties	8 days	Fri 3/22/13	Tue 4/2/13
117	Paving at Bathhouse	8 days	Fri 3/29/13	Tue 4/9/13
119				
120	**Existing Rec Center**	**102 days**	**Thu 12/13/12**	**Fri 5/3/13**
121	Abatement	25 days	Thu 12/13/12	Thu 1/17/13
122	Demo existing Rec Center	20 days	Thu 1/17/13	Thu 2/14/13
123	Extend Site Utilities	15 days	Thu 2/14/13	Thu 3/7/13
124	Site Grading/Paving at Exist Rec	20 days	Thu 3/7/13	Thu 4/4/13
125	Landscaping at Existing Rec	22 days	Thu 4/4/13	Fri 5/3/13



Project: Schedule 2-21-11 Richardson
Date: Tue 2/21/12

Task | Split | Progress | Milestone | Summary | Project Summary | External Tasks | External Milestone | Deadline

CITYOFRICHARDSON

TO: Bill Keffler - City Manager

THRU: Kent Pfeil - Director of Finance

FROM: Pam Kirkland - Purchasing Manager

SUBJECT: Bid Initiation Request # 43-12

DATE: May 8, 2012

Request Council approval to initiate bids for the following:

2012 Public Buildings Energy Reduction Initiatives

Proposed Council approval date:	May 14, 2012
Proposed advertising dates:	May 16, 2012 & May 23, 2012
Proposed bid due date:	Thursday, May 31, 2012 – 2:00 p.m.
Proposed bid opening date:	Thursday, May 31, 2012 – 2:30 p.m.
Engineer's estimated total cost:	$115,000
Account:	313-9755-531-7524 – Project #313101

Pam Kirkland

Pam Kirkland, CPPO, CPPB
Purchasing Manager

Kent Pfeil
Director of Finance

5/8/12
Date

Approved: _____
Bill Keffler
City Manager

_____
Date

NOTICE TO CONTRACTORS
CITY OF RICHARDSON

2012 PUBLIC BUILDINGS ENERGY REDUCTION INITIATIVES

BID #43-12

Sealed bids addressed to the Purchasing Manager of the City of Richardson, Texas, will be received at the Office of the City Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until **Thursday at 2:00 p.m. on May 31, 2012**, and will be opened and read aloud in the **Capital Projects Conference Room 206**, 30 minutes later that same day, for furnishing all labor, materials, tools and equipment, and performing all work required including all appurtenances for:

Implementation of energy reduction initiatives at selected City facilities, including installation of variable frequency drives and conversion of multi-zone air handler systems to variable air volume at the City Hall facility and installation of wall switch occupancy sensors at the City Hall, Public Library, Municipal Court and Public Safety Facilities. This project is funded through an EECBG grant as part of the American Reinvestment and Recovery Act (ARRA).

Proposals shall be accompanied by a certified or cashier's check on a state or national bank in an amount not less than five percent (5%) of the possible total of the bid submitted, payable without recourse to the City of Richardson, Texas, or an acceptable bid bond for the same amount from a reliable surety company as a guarantee that the bidder will enter into a contract and execute required Performance and Payment Bonds within ten (10) days after notice of award of contract. The notice of award of contract shall be given to the successful bidder within ninety (90) days following the opening of bids.

The successful bidder must furnish a Performance Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, a material and labor Payment Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, and a Maintenance Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, from a surety authorized under the laws of the State of Texas to act as a surety on bonds for principals and having a minimum rating of A- from A.M. Best.

The right is reserved, as the interest of the Owner may require, to reject any and all bids, to waive any informality in the bids received, and to select bid best suited to the Owner's best interest.

A maximum of Forty Five (45) calendar days will be allowed for the project

A compact disk (CD) containing digital copies of the plans, specifications and bidding documents may be obtained from the office of the City Engineer, Capital Projects Department in Room 204, of the Richardson Civic Center/City Hall, 411 W. Arapaho Road, Richardson, Texas, beginning at 12:00 p.m. on Tuesday May 15, 2012 upon a **NON-REFUNDABLE FEE OF TWENTY FIVE DOLLARS ($25.00)** per CD payable to the City of Richardson, accompanied by the Contractor's name, address, phone number, email address and fax number. A printed copy of the documents may also be obtained upon a **NON-REFUNDABLE FEE OF FIFTY DOLLARS ($50.00)** per set. A maximum of two (2) CD's or plans will be available per Contractor.

A voluntary pre-bid conference will be held Wednesday, at 10:00 a.m. May 23, 2012, in the Capital Projects Conference Room 206 of the Richardson Civic Center/City Hall. While voluntary, attendance is strongly encouraged.

By:/s/Bob Townsend, Mayor
City of Richardson
P. O. Box 830309
Richardson, Texas 75083

MEMO

TO: Bill Keffler, City Manager

THROUGH: Cliff Miller, Assistant City Manager

FROM: Jerry Ortega, Director of Public Services
Joe Travers, Assistant Director of Public Services

SUBJECT: Permission to Advertise Bid #43-12 for the 2012 Public Buildings Energy Reduction Initiatives Project

DATE: May 4, 2012

BACKGROUND INFORMATION:

The 2012 Public Buildings Energy Reduction Initiatives Project consists of implementation of energy reduction initiatives at selected City facilities, including installation of variable frequency drives and conversion of multi-zone air handler systems to variable air volume at the City Hall facility and installation of wall switch occupancy sensors at the City Hall, Public Library, Municipal Court and Public Safety Facilities. This project is funded through an EECBG grant as part of the American Reinvestment and Recovery Act (ARRA).

FUNDING:

Funding is provided from General Special Projects Fund 313-9755-531-7524 Project No. 313101.

SCHEDULE:

Construction is expected to begin June 2012 and be completed by August 2012.

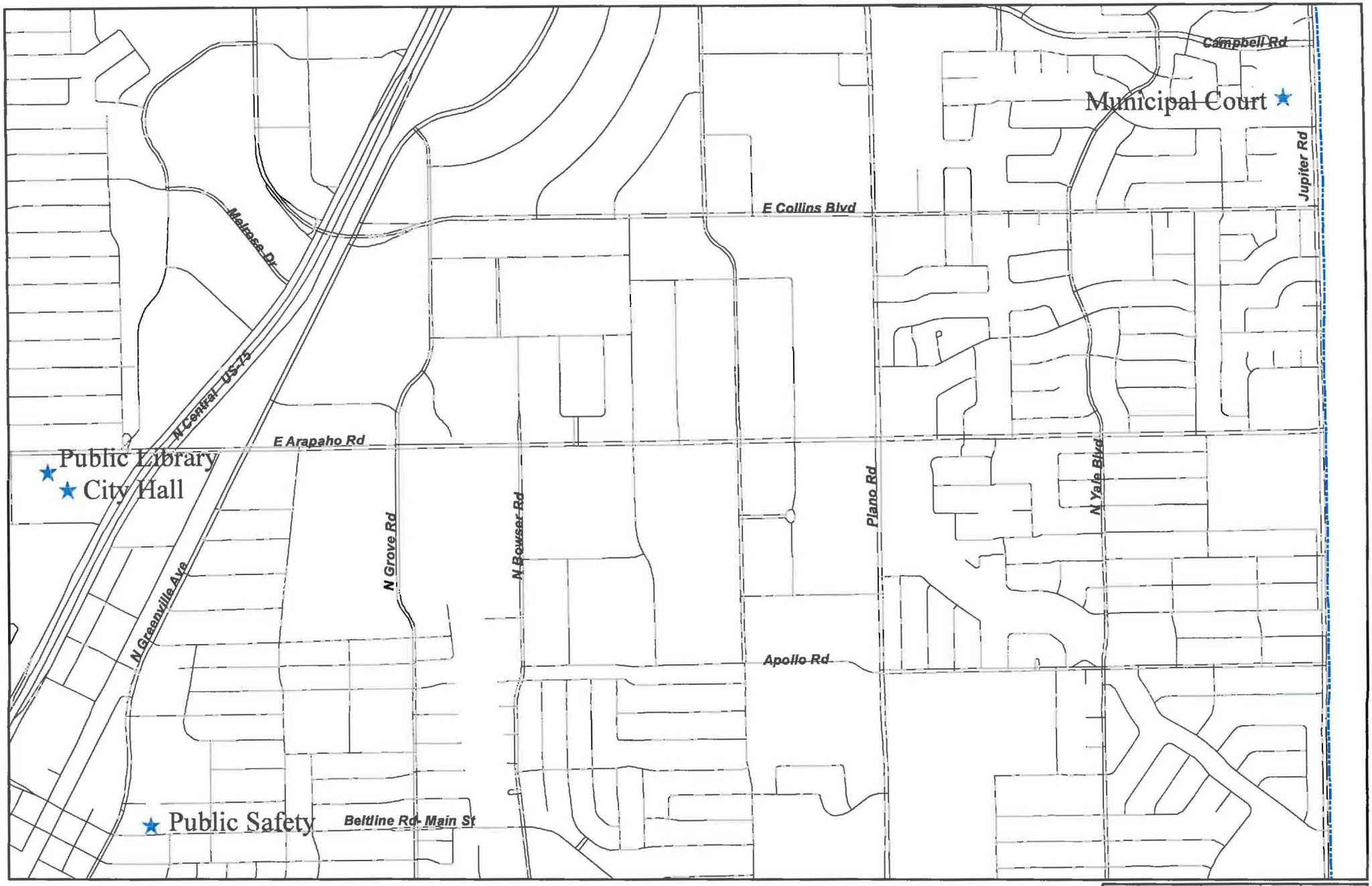
PROPOSED PROJECT SCHEDULE

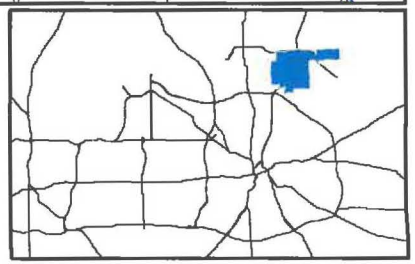
2012 PUBLIC BUILDINGS ENERGY REDUCTION INITIATIVES

Bid # 43-12

Agenda Paperwork to Advertise	Friday, May 4, 2012
Council Authorization to Advertise	Monday, May 14, 2012
Plans/Specs Available for Contractors	Tuesday, May 15, 2012
Advertise in Dallas Morning News	Wednesday, May 16, 2012
Advertise in Dallas Morning News	Wednesday, May 23, 2012
Pre Bid Meeting (10:00 am Room 206)	Wednesday, May 23, 2012
Bids Received/Opened (@ 2:00 open @ 2:30 Room 206)	Thursday, May 31, 2012
Agenda Paperwork to Award Contract	Friday, June 1, 2012
Council to Award Contract	Monday, June 11, 2012
Pre-Construction Meeting	~ June, 2012
Project Start	~ June, 2012
Project 45 Calendar Days	~ August, 2012

Project Manager: Joe Travers
Engineers Estimate: $115,000
Funding is provided from General Special Projects Fund 313-9755-531-7524 Project No. 313101.





Public Buildings, 2012 Energy Reduction Initiatives
Richardson, Texas

Information Services GIS

N W E S

0 750 1,500 3,000 Feet

MEMO

DATE: **May 7, 2012**

TO: **Kent Pfeil – Director of Finance**

FROM: **Pam Kirkland – Purchasing Manager** Pam

SUBJECT: **Award of Bid #37-12 for the Demolition of the Former 36-Unit Apartment Complex Known as the Willows to Intercon Construction Company in the amount of $193,300**

Proposed Date of Award: May 14, 2012

I concur with the recommendation of Don Magner – Director of Community Services, and request permission to award a contract to the low bidder, Intercon Construction Company, for the above referenced construction in the amount of $193,300, as outlined in the attached memo.

Funding is provided from 2012 CO Bonds. The bid was advertised in *The Dallas Morning News* on March 29, 2012 and April 4, 2012. Sixteen hundred eighty-nine notices were solicited through Bidsync.com where thirty-one vendors viewed the bid and eight bids were received. A prebid conference was held on April 10, 2012.

Concur:

Kent Pfeil

Attachments

Xc: Bill Keffler
Dan Johnson
Michelle Thames
David Morgan
Cliff Miller

MEMO

TO: Bill Keffler, City Manager

THROUGH: David Morgan, Assistant City Manager

FROM: Don Magner, Director of Community Services

SUBJECT: Award of Bid #37-12 to Intercon Construction Co., for the Demolition of the Former 36-Unit Apartment Complex Known as the Willows

DATE: May 4, 2012

ACTION REQUESTED:
Council to consider award of Bid #37-12 to Intercon Construction Co., for the Demolition of the Former 36-Unit Apartment Complex Known as the Willows for a total amount of $193,300.

BACKGROUND INFORMATION:
On April 17, 2012, the Community Services Department opened bids on the subject project. The attached bid tabulation indicates Intercon Construction Co. was the lowest bidder based on the base bid plus the Alternate No. 1. Based on the evaluation of the bid submittals, staff recommends Intercon Construction Co. for the Demolition of the Former 36-Unit Apartment Complex Known as the Willows project, in the amount of $193,300.

$189,800	Base Bid
$3,500	Alternate No. 1
$193,300	Total Base Bid Plus Alternate

References and financials are not required at this time since Intercon Construction Co., is currently under contract with the city.

This project consists of pre-demolition asbestos abatement and demolition of the former apartment complex located at 116 S. Bowser, including complete demolition of the structure, foundation elements, pavement, removal of all debris and other miscellaneous appurtenances.

FUNDING:
Funding is provided from 2012 CO Bonds.

SCHEDULE:
Community Services plans to begin construction June 2012 and be completed by August 2012.

Cc:Stephanie Pennington, Senior Building Inspector
Office\Agenda\DemolitionTheWillow Award

ASBESTOS ABATEMENT AND DEMOLITION **FORMER 36-UNIT APARTMENT COMPLEX** **CITY OF RICHARDSON, TEXAS BID NO. 37-12**

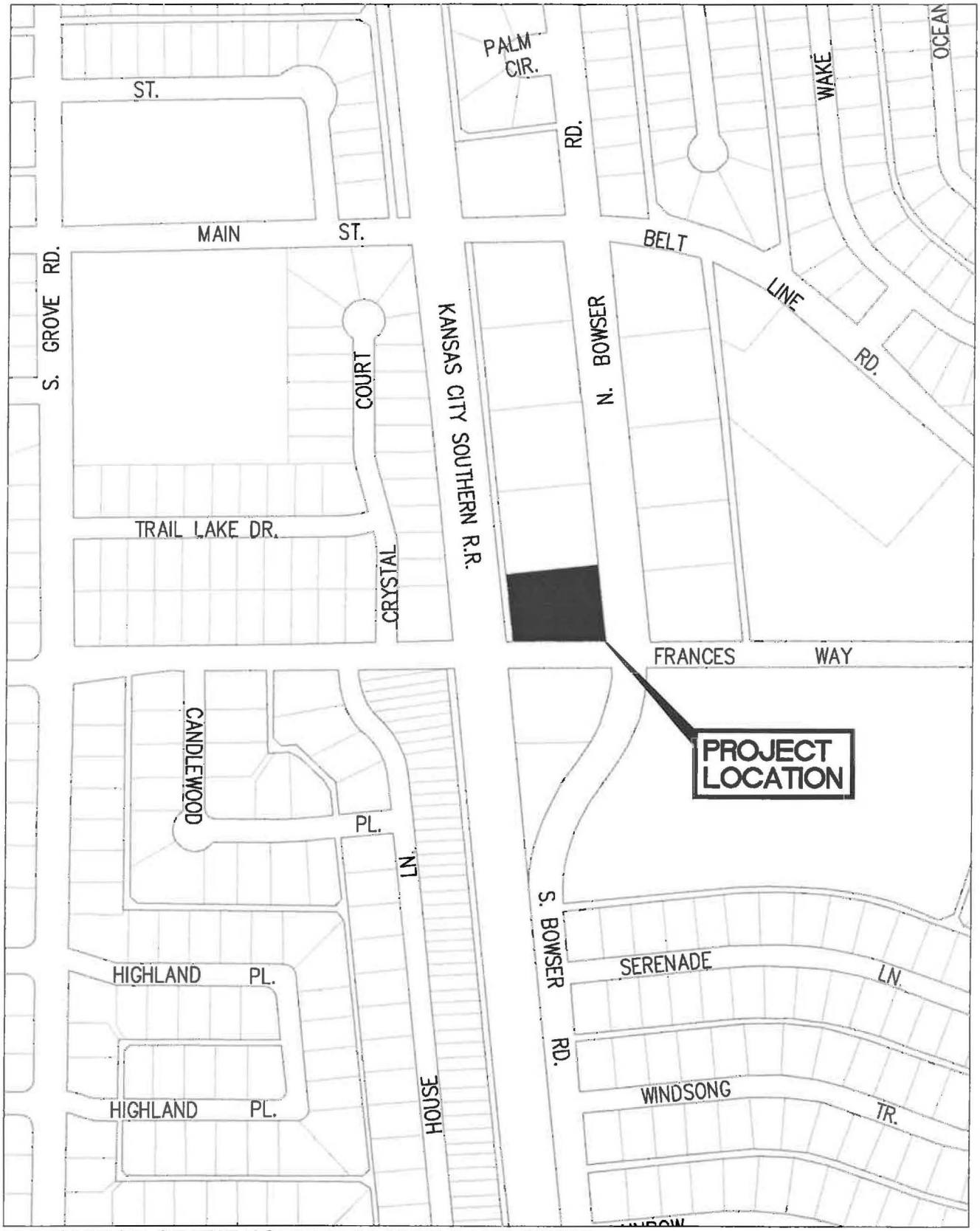
116 South Bowser

BID ITEM	North Star Abatement	Lloyd D. Nabors Demolition	Interaqua Construction	Clean Air Remediation	HP Environmental	Cactus Abatement	RHDI	Intercon Environmental
A. Bidder' Qualifications (AIA A305)	Not Provided	Provided (1)	Provided	Provided				
B. TDSHS License	Not Provided	Provided (2)	Provided (1)	Provided	Further Evaluation Pending as Needed			
C. Projects/References	Provided (1)	Provided	Provided (2)	Provided				
D. Replice Insurance Certificate	Provided	Provided (3)	Provided	Provided				
E. Surety Company / Bonding Capacity	Not Provided	Not Provided (4)	Provided	Provided				
F. List of Supervisors / Experience	Not Provided	Provided	Provided (3)	Provided				
G. Employee Roster	Not Provided	Not Provided	Provided	Provided				
H. Special Means or Methods Statement	Not Provided	Provided	Provided	Provided				
I. List of Subcontractors	Not Provided	Provided (5)	Provided (4)	Provided				
J. Proposed Progress Schedule	Not Provided	Provided	Provided	Provided				
K. Respirator Training / Medical Exams	Not Provided	Provided	Provided	Provided				
L. Proposed Disposal Site	Not Provided	Not Provided	Provided	Provided				
M. Statement of Citations	Not Provided	Provided (6)	Provided (5)	Provided				
N. Assessed Penalties or Damages	Not Provided	Provided	Provided	Provided				
O. Contract Terminations	Not Provided	Provided	Provided	Provided				
P. Contractor's Questionnaire	Provided (2)	Provided	Provided	Provided				
Q. Bid Security	Not Provided	Provided - Bond	Provided - Bond	Provided - Bond				
R. Review Copy of Bid	Provided	Not Provided	Provided	Provided				
PROPOSAL FORM / COSTS								
Acknowledgement of Addendum	yes (Two)	no	yes (Two)	yes (Two)	N/A	N/A	N/A	N/A
Total Base Bid (including allowances)	$163,720.00	$174,222.00	$189,800.00	$217,065.00	$236,690.00	$291,900.00	$301,696.00	$322,140.00
Alternate No. 1 (alley paving)	$163,720.00	$35,000.00	$3,500.00	No Bid	$13,000.00	No Bid	Negotiated Price +10%	$25,467.00
(a) Additional Mobilizations	$500.00	$1,000.00	$2,000.00	$300.00				
(b) Interior Containments (0'-10') psf	+$1,800/-$1.50/500	+$200/-$60/20	+$5/-$5/1000	+$2.25/-$0.50/500				
(c) Interior Containments (11'-25') psf	+$2,500/-$1.80/700	Not Provided	+$7/-$7/1000	+$0.50/-$2.25/500				
(d) Exterior Regulated Areas (0'-10') psf	+$1,800/-$1.50	+$160/-$45	+$5.00/-$5.00	+$1.50/-$0.50				
(e) Exterior Regulated Areas (11'-25') psf	+$2,500/-$1.50	+$165.00/-$60	+$7.00/-$7.00	+$1.50/-$0.50				
(f) Removal of bit and jt cmpd psf	+$2.25/-$1.25	+$1.75/-$0.50	+$4.00/-$4.00	+$2.25/-$0.50				
(g) Removal of frame sealants plf	+$4.00/-$1.25	+$6.00/-$2.50	+$2.50/-$2.50	+$6.00/-$1.00				
(h) Removal of cement asbestos pipe plf	+$12.00/-$2.30	+$8.50/-$2.50	+$25.00/-$25.00	+$30.00/-$5.00				
(i) Removal of insulation/sealant on rigid duct psf	+$7.00/-$2.00	+$8.25/-$2.50	+$2.25/-$2.25	+$5.00/-$1.00				
(j) Borrow soils (per cubic yard)	+$50.00	+$10.00	+$10.50	+$15.00				

EFI Global, Inc
19 April, 2012

Certified by: Don Magner

Don Magner, Director of Community Services



DEMOLITION OF THE FORMER 36-UNIT APARTMENT COMPLEX KNOWN AS THE WILLOWS
SPRING 2012

NORTH

CITY OF RICHARDSON TEXAS

MEMO

DATE: **May 7, 2012**

TO: **Kent Pfeil – Director of Finance**

FROM: **Pam Kirkland – Purchasing Manager** Pam

SUBJECT: **Award of Bid #39-12 for the 2010 Bond Project for the Dumont Drive Rehabilitation Paving, Waterline and Drainage Project to Jim Bowman Construction Company, LP in the amount of $1,337,061.80**

Proposed Date of Award: May 14, 2012

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to award a contract to the low bidder, Jim Bowman Construction Company LP, for the above referenced construction in the amount of $1,337,061.80, as outlined in the attached memo.

Funding is provided from the 2010 Streets and Drainage G.O. Bonds 378-8702-585-7524, SD1012 and Water & Sewer Funds 546-5710-585-7524, WS1010.

The bid was advertised in *The Dallas Morning News* on April 11 & 18, 2012. Two thousand one hundred ninety-nine notices were solicited through Bidsync.com where twenty-four vendors viewed the bid and four bids were received. A prebid conference was held on April 19, 2012.

Concur:

Kent Pfeil

Attachments

Xc: Bill Keffler
Dan Johnson
Michelle Thames
David Morgan
Cliff Miller

MEMO

TO: Bill Keffler, City Manager

THRU: Cliff Miller, Assistant City Manager CM

FROM: Steve Spanos, P.E., Director of Engineering 3

SUBJECT: Award of Bid # 39-12 to Jim Bowman Construction for the Dumont Drive Rehabilitation Paving, Waterline and Drainage Project

DATE: May 4, 2012

ACTION REQUESTED:

Council to consider award of Bid #39-12 to Jim Bowman Construction for the Dumont Street Rehabilitation Paving, Waterline and Drainage Project from Hyde Park to US 75 for a total amount of $1,337,061.80.

BACKGROUND INFORMATION:

On April 26, 2012 the Capital Projects Department opened bids for the subject project. The attached bid tabulation certifies the lowest bid was submitted by Jim Bowman Construction CO., LP. in the amount of $1,337,061.80.

The Street Rehabilitation Phase II Project includes pavement repairs on Dumont Drive between Hyde Park and US 75. The scope also consists of performing drainage improvements, installing a new water main between Weatherred and US 75, driveway, sidewalk and curb repairs and installing new asphalt overlay.

References and financials are not required at this time since Jim Bowman Construction is currently under contract with the city.

FUNDING:

Funding is provided from 2010 Streets and Drainage G.O. Bonds 378-8702-585-7524 SD1012 and Water & Sewer Funds 546-5710-585-7524 WS1010.

SCHEDULE:

Capital Projects plans to begin construction for this project June 2012 and be completed by January 2013.

2010 BOND PROJECT
DUMONT DRIVE REHABILITATION
PAVING, WATERLINE, AND DRAINAGE PROJECT
APRIL 2012

NORTH

CITY OF RICHARDSON TEXAS

2010 BOND PROJECT
Dumont Drive Rehabilitation
Paving, Waterline & Drainage
BID # 39-12
Bid Opening: April 26, 2012

				JIM BOWMAN CONSTRUCTION CO		NORTH TEXAS CONTRACTING, INC.		JESKE CONSTRUCTION, CO.		RKM UTILITY SERVICES INC.		AVERAGES	
ITEM NO.	DESCRIPTION	EST QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Mobilization	1	LS	$129,000.00	$129,000.00	$44,000.00	$44,000.00	$73,500.00	$73,500.00	$5,000.00	$5,000.00	$62,875.00	$62,875.00
2	Project Signs	4	EA	$750.00	$3,000.00	$100.00	$400.00	$450.00	$1,800.00	$1,000.00	$4,000.00	$575.00	$2,300.00
3	Barricading & Traffic Control	1	LS	$16,900.00	$16,900.00	$25,000.00	$25,000.00	$12,500.00	$12,500.00	$20,000.00	$20,000.00	$18,600.00	$18,600.00
4	Full Depth Saw Cut	9,191	LF	$1.15	$10,569.65	$5.00	$45,955.00	$4.50	$41,359.50	$2.00	$18,382.00	$3.16	$29,066.54
5	Remove Existing Concrete Pavement	7,107	SY	$5.80	$41,220.60	$10.00	$71,070.00	$7.50	$53,302.50	$10.00	$71,070.00	$8.33	$59,165.78
6	6" Concrete Pavement	7,058	SY	$45.00	$317,610.00	$39.00	$275,262.00	$45.00	$317,610.00	$44.00	$310,552.00	$43.25	$305,258.50
7	5" Class A Driveway Pavement	108	SY	$43.65	$4,714.20	$60.00	$6,480.00	$48.00	$5,184.00	$50.00	$5,400.00	$50.41	$5,444.55
8	Remove and Replace Integral Curb	3,349	LF	$6.50	$21,768.50	$2.00	$6,698.00	$2.00	$6,698.00	$3.00	$10,047.00	$3.38	$11,302.88
9	Curb & Gutter Repair (24")	41	LF	$100.00	$4,100.00	$40.00	$1,640.00	$30.00	$1,230.00	$25.00	$1,025.00	$48.75	$1,998.75
10	4" Sidewalk Replacement	697	SF	$4.25	$2,962.25	$5.00	$3,485.00	$6.00	$4,182.00	$5.00	$3,485.00	$5.06	$3,528.56
11	Wedge Milling	6,392	LF	$1.65	$10,546.80	$1.00	$6,392.00	$2.00	$12,784.00	$3.00	$19,176.00	$1.91	$12,224.70
12	2" Type D HMAC Overlay	11,350	SY	$10.15	$115,202.50	$6.00	$68,100.00	$10.50	$119,175.00	$15.00	$170,250.00	$10.41	$118,181.88
13	Rout and Crack Seal Pavement	11,110	LF	$1.15	$12,776.50	$0.50	$5,555.00	$1.60	$17,776.00	$2.50	$27,775.00	$1.44	$15,970.63
14	Class B II Reflective Marker	8	EA	$10.00	$80.00	$25.00	$200.00	$130.00	$1,040.00	$50.00	$400.00	$53.75	$430.00
15	Cement Treated Base	100	CY	$20.00	$2,000.00	$70.00	$7,000.00	$65.00	$6,500.00	$70.00	$7,000.00	$56.25	$5,625.00
16	Remove Existing Asphalt by Milling	11,350	SY	$2.25	$25,537.50	$2.00	$22,700.00	$3.00	$34,050.00	$3.00	$34,050.00	$2.56	$29,084.38
17	Remove Exising Sidewalk	490	SF	$0.50	$245.00	$2.00	$980.00	$1.00	$490.00	$2.00	$980.00	$1.38	$673.75
18	Remove and Replace BFR	10	EA	$850.00	$8,500.00	$2,000.00	$20,000.00	$1,050.00	$10,500.00	$1,300.00	$13,000.00	$1,300.00	$13,000.00
19	Block Sod	808	SY	$6.00	$4,848.00	$4.00	$3,232.00	$5.00	$4,040.00	$3.50	$2,828.00	$4.63	$3,737.00
20	Adjust Existing water Valve Stack	5	EA	$100.00	$500.00	$100.00	$500.00	$280.00	$1,400.00	$75.00	$375.00	$138.75	$693.75
21	Adjust sanitary Sewer Manhole to Grade	2	EA	$250.00	$500.00	$100.00	$200.00	$390.00	$780.00	$450.00	$900.00	$297.50	$595.00
22	Repair/ Adjust Irrigation	1	LS	$10,000.00	$10,000.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$6,250.00	$6,250.00
23	Remove and Dispose RCP Pipe	657	LF	$3.66	$2,404.62	$10.00	$6,570.00	$11.00	$7,227.00	$10.00	$6,570.00	$8.67	$5,692.91
24	Remove and Dispose Existing Inlet	6	EA	$276.31	$1,657.86	$500.00	$3,000.00	$500.00	$3,000.00	$500.00	$3,000.00	$444.08	$2,664.47
25	Cut and Plug RCP	3	EA	$323.73	$971.19	$300.00	$900.00	$170.00	$510.00	$500.00	$1,500.00	$323.43	$970.30
26	18" RCP with Embedment	21	LF	$33.22	$697.62	$80.00	$1,680.00	$47.00	$987.00	$60.00	$1,260.00	$55.06	$1,156.16
27	21" RCP with Embedment	122	LF	$41.03	$5,005.66	$90.00	$10,980.00	$58.00	$7,076.00	$70.00	$8,540.00	$64.76	$7,900.42
28	24" RCP with Embedment	129	LF	$47.62	$6,142.98	$100.00	$12,900.00	$62.00	$7,998.00	$75.00	$9,675.00	$71.16	$9,179.00
29	27" RCP with Embedment	81	LF	$58.84	$4,766.04	$105.00	$8,505.00	$76.00	$6,156.00	$80.00	$6,480.00	$79.96	$6,476.76
30	33" RCP with Embedment	83	LF	$74.18	$6,156.94	$115.00	$9,545.00	$94.00	$7,802.00	$100.00	$8,300.00	$95.80	$7,950.99
31	36" RCP with Embedment	79	LF	$83.66	$6,609.14	$125.00	$9,875.00	$110.00	$8,690.00	$125.00	$9,875.00	$110.92	$8,762.29
32	5X2 Concrete Box Culvert	505	LF	$154.41	$77,977.05	$175.00	$88,375.00	$220.00	$111,100.00	$225.00	$113,625.00	$193.60	$97,769.26
33	WYE Connections	11	EA	$153.18	$1,684.98	$250.00	$2,750.00	$500.00	$5,500.00	$500.00	$5,500.00	$350.80	$3,858.75
34	10' Wide Curb Inlet	15	EA	$2,938.00	$44,070.00	$2,600.00	$39,000.00	$3,900.00	$58,500.00	$2,800.00	$42,000.00	$3,059.50	$45,892.50
35	Tripple Grate Alley Inlet	1	EA	$3,818.00	$3,818.00	$3,600.00	$3,600.00	$4,400.00	$4,400.00	$4,000.00	$4,000.00	$3,954.50	$3,954.50
36	Type B storm Sewer Manhole	1	EA	$4,599.17	$4,599.17	$4,000.00	$4,000.00	$5,000.00	$5,000.00	$7,000.00	$7,000.00	$5,149.79	$5,149.79
37	Connect to Existing TXDOT 5X2 Box	1	LS	$10,931.00	$10,931.00	$21,000.00	$21,000.00	$3,900.00	$3,900.00	$30,000.00	$30,000.00	$16,457.75	$16,457.75
38	Remove and Replace TXDOT Pavement	162	SY	$88.99	$14,416.38	$60.00	$9,720.00	$192.00	$31,104.00	$225.00	$36,450.00	$141.50	$22,922.60
39	Trench Safety System	1,018	LF	$1.53	$1,557.54	$2.00	$2,036.00	$2.20	$2,239.60	$1.00	$1,018.00	$1.68	$1,712.79
40	Trench Safety Plan	1	LS	$615.85	$615.85	$10,000.00	$10,000.00	$1,100.00	$1,100.00	$1,000.00	$1,000.00	$3,178.96	$3,178.96
41	SWPPP Implementation and Maintenance	1	LS	$2,000.00	$2,000.00	$15,000.00	$15,000.00	$4,100.00	$4,100.00	$2,500.00	$2,500.00	$5,900.00	$5,900.00
42	Remove & Salvage Existing FH	3	EA	$520.00	$1,560.00	$1,000.00	$3,000.00	$170.00	$510.00	$400.00	$1,200.00	$522.50	$1,567.50
43	Remove and Replace Water Meter Box	89	EA	$84.17	$7,491.13	$100.00	$8,900.00	$110.00	$9,790.00	$200.00	$17,800.00	$123.54	$10,995.28
44	Remove and Salvage Existing Valves	11	EA	$261.57	$2,877.27	$200.00	$2,200.00	$280.00	$3,080.00	$250.00	$2,750.00	$247.89	$2,726.82
45	8" waterline	3,419	LF	$28.18	$96,347.42	$60.00	$205,140.00	$46.70	$159,667.30	$55.00	$188,045.00	$47.47	$162,299.93
46	6" Gate Valve	3	EA	$1,070.53	$3,211.59	$1,000.00	$3,000.00	$940.00	$2,820.00	$925.00	$2,775.00	$983.88	$2,951.65
47	8" gate Valve	18	EA	$1,499.00	$26,982.00	$2,200.00	$39,600.00	$1,220.00	$21,960.00	$1,300.00	$23,400.00	$1,554.75	$27,985.50
48	4"X4" Tapping Sleeve and Valve	3	EA	$2,326.00	$6,978.00	$2,000.00	$6,000.00	$1,100.00	$3,300.00	$3,000.00	$9,000.00	$2,106.50	$6,319.50
49	6"X6" Tapping Sleeve and Valve	2	EA	$3,037.00	$6,074.00	$2,500.00	$5,000.00	$1,670.00	$3,340.00	$3,500.00	$7,000.00	$2,676.75	$5,353.50
50	8"X8" Tapping Sleeve and Valve	7	EA	$3,766.00	$26,362.00	$3,000.00	$21,000.00	$2,800.00	$19,600.00	$4,300.00	$30,100.00	$3,466.50	$24,265.50
51	Connect to Existing Water Main	11	EA	$833.00	$9,163.00	$200.00	$2,200.00	$2,200.00	$24,200.00	$750.00	$8,250.00	$995.75	$10,953.25
52	Connect to Existing Water Main (Cut in Tee)	2	EA	$1,459.00	$2,918.00	$500.00	$1,000.00	$1,670.00	$3,340.00	$1,500.00	$3,000.00	$1,282.25	$2,564.50
53	6" Temporary Pavment	602	SY	$26.65	$16,043.30	$70.00	$42,140.00	$29.00	$17,458.00	$25.00	$15,050.00	$37.66	$22,672.83
54	1" Water Service (Short)	42	EA	$644.00	$27,048.00	$900.00	$37,800.00	$830.00	$34,860.00	$675.00	$28,350.00	$762.25	$32,014.50
55	1" Water Service (Long)	40	EA	$922.00	$36,880.00	$1,000.00	$40,000.00	$950.00	$38,000.00	$1,000.00	$40,000.00	$968.00	$38,720.00
56	Fire Hydrant Assembly	7	EA	$4,061.00	$28,427.00	$3,500.00	$24,500.00	$3,170.00	$22,190.00	$3,850.00	$26,950.00	$3,645.25	$25,516.75
57	Main Break Repair	5	EA	$1,193.00	$5,965.00	$250.00	$1,250.00	$550.00	$2,750.00	$50.00	$250.00	$510.75	$2,553.75
58	Adjust Waterline Depth	10	EA	$3,642.00	$36,420.00	$750.00	$7,500.00	$550.00	$5,500.00	$50.00	$500.00	$1,248.00	$12,480.00
59	Cut and Plug Existing Waterline	10	EA	$515.47	$5,154.70	$200.00	$2,000.00	$280.00	$2,800.00	$50.00	$500.00	$261.37	$2,613.68
60	Trench Safety System	3,419	LF	$0.73	$2,495.87	$2.00	$6,838.00	$2.80	$9,573.20	$1.00	$3,419.00	$1.63	$5,581.52
61	Construction Contingency	1	LS	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00
	TOTAL BASE BID				$1,337,061.80		$1,388,353.00		$1,442,029.10		$1,487,327.00		$1,413,692.73
	CONTRACTOR'S BID				SAME		SAME		SAME		SAME		

ENGINEERS ESTIMATE FOR BASE BID: $1.54M

CERTIFIED BY: Steve Spanos

Steve Spanos, P.E., Director of Engineering

MEMO

DATE: **May 7, 2012**

TO: **Kent Pfeil – Director of Finance**

FROM: **Pam Kirkland – Purchasing Manager** Pam

SUBJECT: **Award of Bid 42-12 for an annual contract for swimming pool water management services to Sunbelt Pools, Inc. per a fixed monthly maintenance fee of $8,950 for Canyon Creek, Cottonwood, Glenville, & Terrace Pools and a fixed monthly maintenance fee of $11,950 for all five pools plus Arapaho Aquatics Center when completed**

Proposed Date of Award: May 14, 2012

I concur with the recommendation of Gary Zimmerman – Superintendent of Recreation, and request permission to issue an annual contract purchase order to Sunbelt Pools, Inc. for swimming pool water management program for fixed monthly rates, as outlined below.

This is an annual contract for swimming pool water management services, which includes all chemicals, pool maintenance, and equipment maintenance and/or repair for all municipal pools. This is a one-year contract with an option to renew for up to four (4) additional one-year periods, if acceptable to both parties. Pricing for the contract is based on an initial fee of $8,950 per month for Canyon Creek, Cottonwood, Glenville & Terrace pools for the next twelve month period, which excludes Arapaho Pool due to its closure for the construction of the new Arapaho Aquatics Center. Once the Arapaho Aquatics Center is completed, the monthly fee for the pool management services for all five municipal swimming pools will be $11,950 for the remaining renewal periods.

Funds are budgeted in account 011-3025-541-3399 for these services. A prebid conference was held on April 18, 2012 and four vendors and five staff members were in attendance. The bid was advertised in the *Dallas Morning News* on April 10 & 17, 2012. Eight hundred thirty-one notices were solicited through Bidsync.com where ten vendors viewed the bid and one bid was received and one "no bid" was received.

Concur:

Kent Pfeil

ATTACHMENTS

Xc: Bill Keffler
Dan Johnson
Michelle Thames
David Morgan
Cliff Miller

MEMO

TO: Pam Kirkland – Purchasing Manager
FROM: Gary Zimmerman – Superintendent of Recreation
DATE: April 30, 2012
SUBJECT: **Solicitation 42-12 Annual Contract for Swimming Pool Water Management Program**

I recommend awarding the Annual Contract for Swimming Pool Water Management Program, Bid 42-12 to the sole bidder, Sunbelt Pools Inc., in the amount of $107,400 for the initial twelve months of the contract and for $143,400 per year thereafter in which Arapaho Pool will be serviced.

Sunbelt Pools has been our water management company for the past five years and have serviced the pools to our satisfaction. We feel the price provided by Sunbelt Pools is competitive based and is consistent with the past contract. They also provided pricing for the new Aquatics Center at Heights Recreation Center, as per the bid specifications.

Funds are budgeted in account 011-3025-541-3399 for these services.

Gary Zimmerman, Superintendent of Recreation

BID NUMBER: 42-12
DATE OPENED: April 25, 2012

BID TABULATION-ANNUAL CONTRACT FOR SWIMMING POOL WATER MANAGEMENT PROGRAM

				Aqua-Rec, Inc.		Sunbelt Pools, Inc.					
ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Monthly maintenance for pools, excluding Arapaho Aquatics Center	12	ea	No	Bid	8950.000	$107,400.00				
2	Monthly maintenance for pools, including Arapaho Aquatics Center	12	ea	No	Bid	11950.000	$143,400.00				

CITY OF RICHARDSON

SIGN CONTROL BOARD MINUTES – MAY 9, 2012

Ms. Dorthy McKearin, Chair, called a regular meeting of the Sign Control Board to order at 6:30 p.m. on Wednesday, May 9, 2012, at the Civic Center Council Chamber, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT	DORTHY MCKEARIN, CHAIR SANDRA MOUDY, VICE CHAIR CHARLES WARNER, MEMBER CHIP IZARD, MEMBER MUHAMMAD Z. IKRAM, MEMBER SCOTT PETTY, ALTERNATE ALICIA MARSHALL, ALTERNATE
CITY STAFF PRESENT	DON MAGNER, DIRECTOR OF COMMUNITY SERVICES E.A. HOPPE, ASST. DIR. OF COMMUNITY SERVICES STEPHANIE JACKSON, COMMUNITY SERVICES MGR. JENNA HITE, COM. SVCS. ADMIN. SECRETARY

Ms. Dorthy McKearin stated there is a quorum present.

Mr. Chip Izard made a motion to approve the minutes to the meeting of April 4, 2012. The motion was seconded by Ms. Sandra Moudy and carried unanimously.

SCB CASE #12-06: TO CONSIDER THE REQUEST OF HARRINGTON CHIROPRACTIC FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE I, SECTION 18-5(4) TO ALLOW A DIGITAL DISPLAY DEVICE SIGN SHOWING TIME AND TEMPERATURE AT THE PROPERTY LOCATED AT 1980 NANTUCKET DR; AND TAKE APPROPRIATE ACTION.

Ms. McKearin opened the Public Hearing and Mr. Magner introduced the request of Harrington Chiropractic for a variance to the City of Richardson Code of Ordinances, Chapter 18, Article I, Section 18-5(4) to allow a digital display device sign showing time and temperature at the property located at 1980 Nantucket Dr. A power point presentation was shown for review.

Mr. Jeff Givens, 5920 Meadow Creek Dr., Dallas, TX 75248 of Pro Med Signs, representing Harrington Chiropractic, stated a variance was requested in January 2012 and approved by the Sign Control Board but the City Council had concerns and subsequently denied the request. Mr. Givens stated he visited with the members of City Council that opposed the initial request and believes the City Council will now be in favor of the new proposed sign.

Ms. McKearin stated the scale of the time and temperature lettering appeared to be much larger than the lettering on the non-digital part of the sign. Mr. Givens stated the City Council felt the lettering in the original proposal was too small and also wanted the two cabinets of the sign to be more congruent in size. Mr. Givens stated that after discussing the City Council's concerns the sign is now one cabinet, but the time and temperature lettering can be altered to any size acceptable to the Board and City council. Mr. Givens also stated the standard lettering size for the digital display is 18 inches but can go from 6 inches up to 30 inches. Ms. McKearin asked if the lettering on the non-digital display portion of the sign is alterable. Mr. Givens stated that portion of the sign was permanent.

Mr. Izard stated that the previous variance displayed both the time and temperature at the same time and noted that this variance proposed for the display to alternate between showing the time and temperature. Mr. Givens stated the sign has the capability to display the time and temperature at the same time or alternate between time and temperature displays.

Mr. Ikram inquired if the originally proposed sign is the same size as what is now being proposed. Mr. Givens stated the new proposed sign is slightly larger than the original proposal but still meets the current sign ordinance requirements.

Ms. Moudy inquired if the applicant intended to display the time and temperature messaging in an alternating fashion or at the same time. Mr. Givens stated the client preferred to have them display alternating messages rather than display them at the same time. Ms. Moudy asked if the alternating time and temperature displays would be the same size and height in lettering. Mr. Givens stated the time and temperature would be programmed to be the same size. Ms. Moudy stated she felt the new proposed sign to be much cleaner and nicer. Mr. Givens stated he agreed and felt it to be more properly designed and appreciated the input from the City Council on the previous proposal. He felt the new proposal is more in line with what he feels the City Council's vision for future signs in the City.

Ms. McKearin asked if there was anyone present who wished to speak on behalf of SCB Case #12-06 in favor or in opposition.

Dr. Kent Harrington, 1980 Nantucket Dr, Richardson, 75080, felt this sign would generate more patients for his business. Dr. Harrington stated the sign would serve two purposes; as an informational public service and also as an advertising tool that would draw attention to his location and possibly double his level of new patients. Dr. Harrington also stated that the alternating display would help draw attention to his business.

Ms. McKearin asked if the Board had any questions for Dr. Harrington. No comments were made.

There being no further questions, Ms. McKearin closed the Public Hearing and asked for remarks from the Board.

Ms. Marshall stated she could appreciate wanting to draw attention to his business and felt it to be a nice sign. Mr. Ikram asked if the other part of the sign would be illuminated at night. Mr. Givens stated the time and temperature will have constant illumination, while the non-digital display will only illuminate at night, via a dusk to dawn photo cell sensor.

There being no further comments from the Board, Ms. McKearin asked for a motion.

Charles Warner moved to approve the SCB Case #12-06. Mr. Chip Izard seconded the motion and it carried unanimously.

Ms. McKearin noted the action of the Sign Control Board is subject to review by the City Council for a period of two weeks.

Ms. McKearin asked for a motion to adjourn the Public Hearing. Ms. Moudy moved to adjourn the Hearing. The motion was seconded by Mr. Ikram and carried unanimously.

There being no other business before the Board, the meeting was adjourned at 6:45 p.m.

DORTHY MCKEARIN, CHAIR_____

City of Richardson
City Council Work Session
Agenda Item Summary

Work Session Meeting Date:	Monday, May 14, 2012
Agenda Item:	Review and Discuss Item Listed on the City Council Meeting Agenda
Staff Resource:	Bill Keffler, City Manager
Summary:	The City Council will have an opportunity to preview and discuss with City Staff the agenda items that will be voted on at the City Council Meeting immediately following the Work Session.
Board/Commission Action:	Various, if applicable.
Action Proposed:	No action will be taken.

City of Richardson
City Council Worksession
Agenda Item Summary

Worksession Meeting Date:	Monday, May 14, 2012
Agenda Item:	Review and Discuss the Promotion and Marketing of Local Events
Staff Resource:	Michelle Thames, Assistant City Manager Greg Sowell, Director of Communications
Summary:	In the City Council's 2011-2013 Near Term Action Items the City Council identified and interest in evaluating the promotion and marketing of local events in the community that are not city related or sponsored. City Staff will review current city promotional and marketing efforts and discuss possible enhancements to current efforts
Board/Commission Action:	N/A
Action Proposed:	Review and Discuss the Promotion and Marketing of Local Events

City of Richardson
City Council Worksession
Agenda Item Summary

Worksession Meeting Date:	Monday, May 14, 2012
Agenda Item:	Review and Discuss the Enhancements to Chapter 18 of the City's Code of Ordinances Concerning Sign Regulations
Staff Resource:	Don Magner, Director of Community Services
Summary:	Staff will present an overview of the Sign Control Board's recommended enhancements to Articles I and II of Chapter 18 of the City's Code of Ordinances. Particular emphasis will be given to definitions, variance processes, and general and prohibited sign types. Staff will also discuss a time line for reviewing the Sign Control Board's recommended enhancements to Article III of Chapter 18 and planned community outreach related to the adoption process.
Board/Commission Action:	N/A
Action Proposed:	N/A

City of Richardson
City Council Worksession
Agenda Item Summary

Worksession Meeting Date:	Monday, May 14, 2012
Agenda Item:	Review and Discuss the Wildflower! Richardson's Arts and Music Festival 2012
Staff Resource:	Robbie Hazelbaker, Assistant Director of Parks and Recreation Geoff Fairchild, Community Events Manager
Summary:	City staff will provide a presentation regarding updates and latest information for the Wildlfower! Festival scheduled on May 18-20th. 2012 also marks the 20th Wildflower! Festival.
Board/Commission Action:	NA
Action Proposed:	No action will be taken.

City of Richardson
City Council Work Session
Agenda Item Summary

Work Session Meeting Date:	Monday, May 14, 2012
Agenda Item:	Items of Community Interest
Staff Resource:	Bill Keffler, City Manager
Summary:	The City Council will have an opportunity to address items of community interest, including: Expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of Richardson; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of Richardson that was attended or is scheduled to be attended by a member of the City of Richardson or an official or employee of the City of Richardson; and announcements involving an imminent threat to the public health and safety of people in the City of Richardson that has arisen after the posting of the agenda.
Board/Commission Action:	NA
Action Proposed:	No action will be taken.