

Heights Recreation Center, Arapaho Aquatics Center and Gymnastics Center

CONSTRUCTION MANAGER SELECTION

Richardson City Council Work Session
March 7, 2011

Background

- Project design for the Heights Recreation Center, Arapaho Pool, and Gymnastics Center is underway.
- Brinkley Sargent Architects have been retained as the design firm for the projects.
- Goal of the design and construction process is to complete the projects with an expedited timeline, good quality, and within budget.

Project Scope and Variables

- Heights Recreation Center, Arapaho Pool and Gymnastics Center
 - Two sites will be used for the three projects.
 - Gymnastics center needs to be constructed quickly in order to move gymnastic classes to the new building prior to the construction of the pool and recreation center.
 - The new recreation center will be constructed at the pool location and a portion of the Heights Recreation Center will remain open to continue classes.
 - The construction process will require a highly coordinated effort by the City, architect and the construction manager.





Construction Manager At Risk (CMAR) Selection Process

- Reviewed Construction Delivery Options with the City Council on November 1, 2010 and the CMAR process was selected.
- The City composed a selection committee to develop a construction manager recommendation for the City Council.
- The selection process included a request for qualifications and an interview with finalists.
- 10 proposals were received, from which a list of 4 firms were selected for interviews.
- The evaluation criteria included:
 - Relevant company and proposed project team experience and expertise
 - Ability to establish budgets and control costs
 - Ability to meet schedules
 - Knowledge of current construction methodologies, technologies and best practices
 - Fee structure

CMAR Overview

- CMAR competitively chosen based upon qualifications and fee statement
 - Fees include base fees and anticipated overhead burden
- 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 (Pre-Construction Services)
- CMAR prepares numerous bid packages and works with staff on advertising of final documents for public bidding.

CMAR Overview

- CMAR shares all bids received and scopes project to ensure all overlaps or omissions are addressed. Their recommendation may not be low bid but they would need to demonstrate reasoning for action.
- A Guaranteed Maximum Price (GMP) can be provided at any point during the design/construction drawings development. The GMP is the construction manager's price for constructing the project.
- CMAR's GMP will include a contingency for normal construction issues encountered during the construction period. Every expenditure from this contingency is reviewed by owner. Any money remaining in contingency and the GMP is returned to owner at end of project.

Project Variables that Support CMAR Approach

- This multi-phase project requires a coordinated construction effort to accomplish completion in the most efficient manner. If separated into different contracts coordination could be adversely affected by just one non performing contractor.
- Owner has influence in subcontractor selection
 - Project has aquatic facilities requiring a unique subcontractor for project
- Budget for all components must be coordinated early in process to achieve budget goals
- CMAR Process is a common process in today's market with Brinkley Sargent Architects having extensive experience with CMAR process.
- Safety of site takes on added importance when adjacent property is occupied during construction
- Open competitive process in bidding of project

CMAR Selection



- The selection committee carefully reviewed all submittals and ranked Hill and Wilkinson General Contractors as the top ranked construction firm for the City Council's consideration.
- Hill and Wilkinson at a Glance...
 - 95% of all municipal projects were CMAR in last 10 years
 - \$65 million of Recreation and Sports Facilities in the last 5 years.
 - Established in 1968
 - 230 Employees
 - Based in Richardson
 - "GC of the Year" for 2010 by TEXO (Contractor Association for North and East Texas)
 - Dallas Business Journal's "Best Places to Work" 2007 and 2010



Team Recreation Experience



City of Burleson | Bartlett Recreation Center



Lake Highlands YMCA



Lake Arlington Baptist Church

11 Projects completed for the YMCA over 20 years



Equinox



Frisco YMCA

HILL & WILKINSON
GENERAL CONTRACTORS

Team Recreation Experience

South Grand Prairie YMCA



AirHogs Ballpark



Northwood Club | Pool & Fitness



Coppell YMCA



\$65 million of
Recreational
Facilities in last
5 years

HILL & WILKINSON
GENERAL CONTRACTORS

Team Recreation Experience

Garland | Utility Services Building – \$17.4M



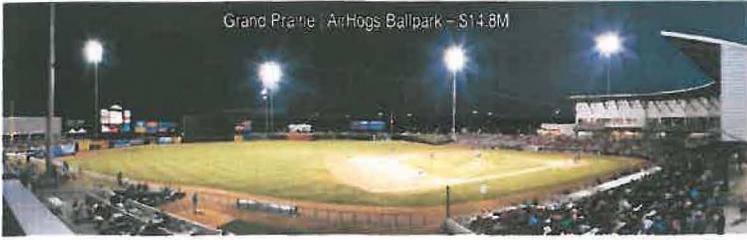
Burleson | Recreation Center – \$17.1M



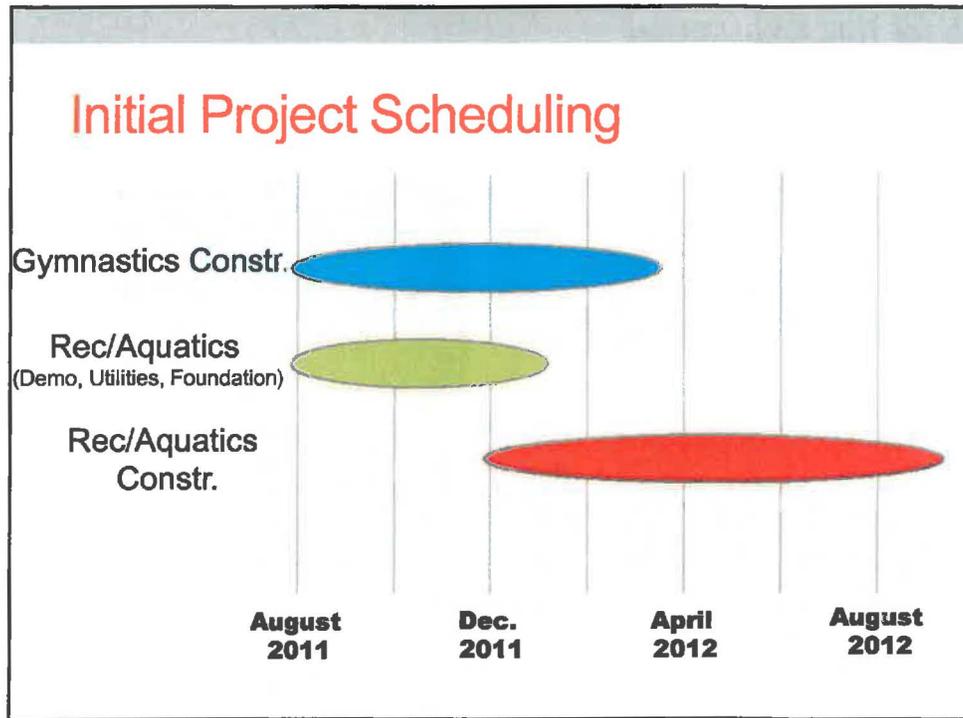
Midlothian | Fire Station No. 3 – \$2.4M



Grand Prairie | AirHogs Ballpark – \$14.8M



Over \$50 million
in municipal
projects in last 3
years – ALL
CMAR



Next Steps

- Construction manager selection authorization on the City Council Agenda for March 14th.
- Continue to design the recreation center, aquatics facility and gymnastics center with Brinkley Sargent Architects and Hill and Wilkinson General Contractors.
- Plan future public input meetings to review design progress on building and site plans.

Neighborhood Vitality Program

City Council Briefing – March 7, 2011

Background

- The Neighborhood Vitality Program was created to:
 - Create a stronger neighborhood image consistent with new residential development
 - Provide incentives for continued community reinvestment into homes and property
 - Utilize homeowner / neighborhood associations and community participation to identify and design projects

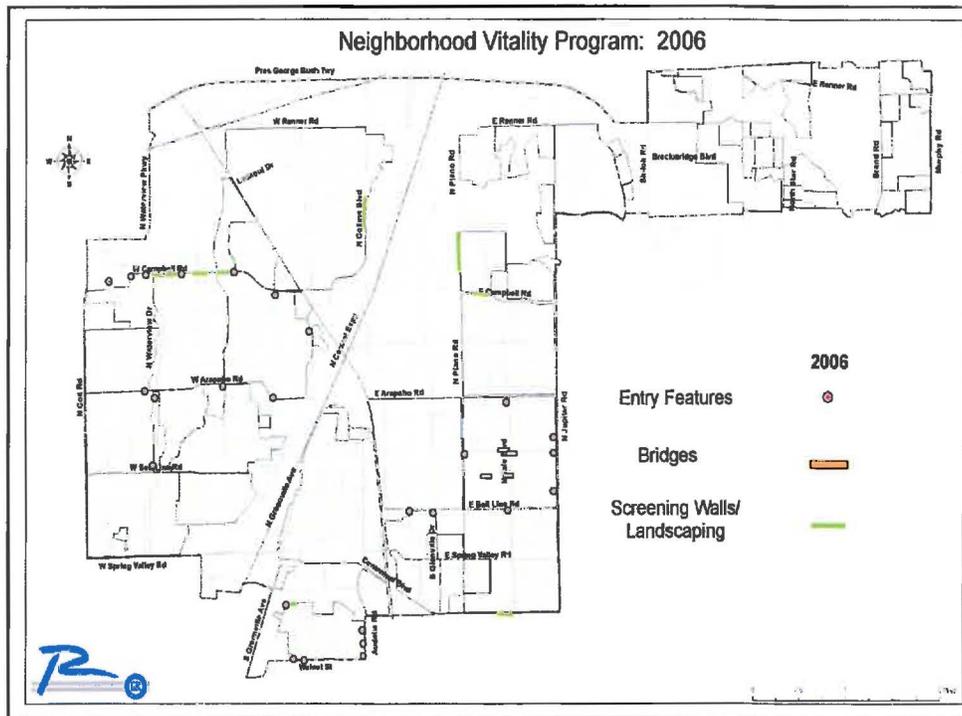
1997 Vitality Program

Background

- The 1997 Bond Program allocated \$5,100,000 for Neighborhood Vitality Program projects
- Project selection was based on two Calls for Projects in 1998 & 1999
 - Entry features/screening walls \$4,350,000
 - Bridge aesthetics \$750,000

Background

- The 2006 Bond Program allocated \$4,370,000 for Neighborhood Vitality Program projects
- Included three screening walls as required by the City's development standards - \$1,370,000
- Remaining project selection was based on a Calls for Projects in 2006 - \$3,000,000



Project Status

<u>Project</u>	<u>Status</u>
Buckingham Road	Complete
Cottonwood Creek	Complete
Duck Creek	Complete
Greenwood Hills	Complete
Heights Park	Complete
JJ Pearce	Complete
North College Park	Complete
Northrich	Complete
Owens Park	Complete
Richardson Crossing	Complete
Richland Park/Oaks	Complete
Waterview Preservation	Complete













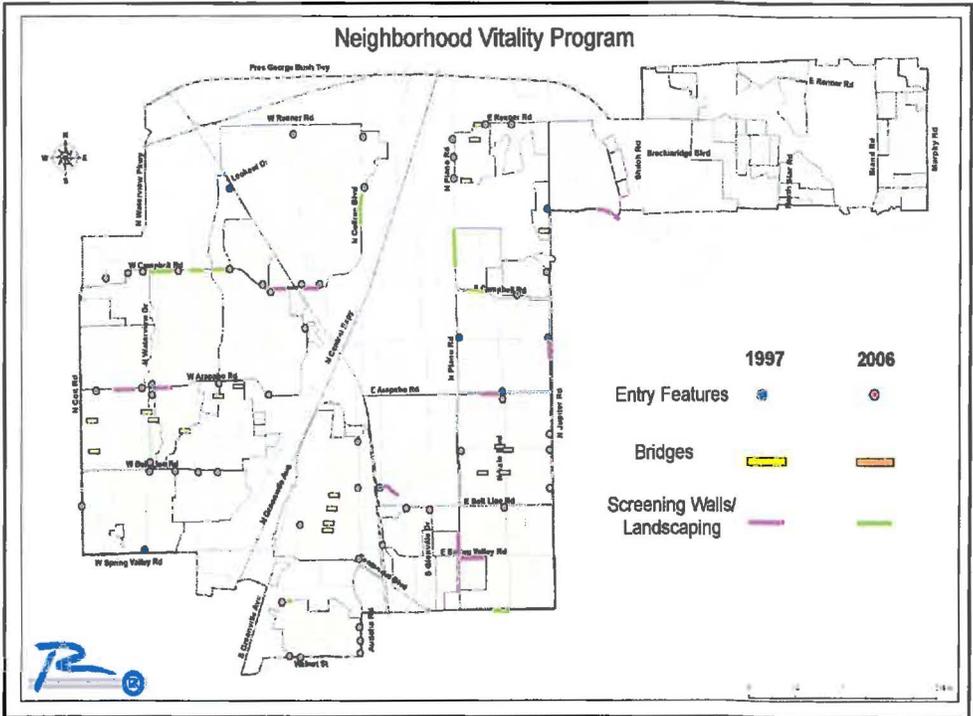








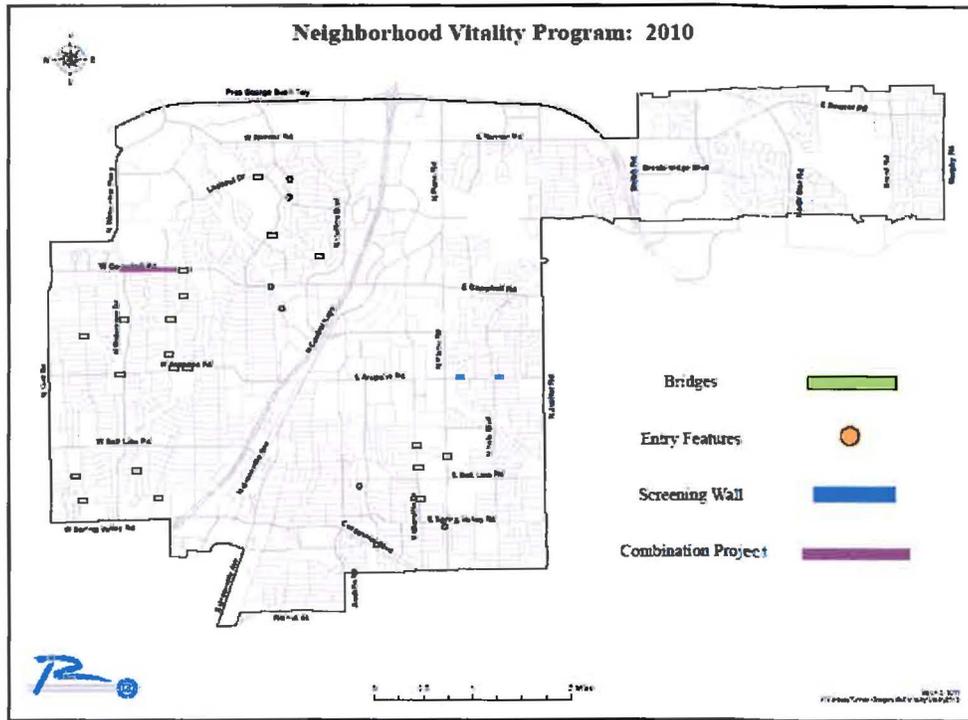




2010 Vitality Program

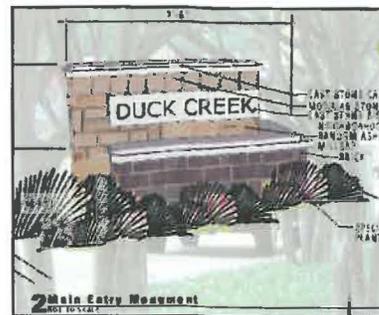
Background

- The 2010 Bond Program allocated \$2,000,000 for Neighborhood Vitality Program projects
- In addition, \$1,000,000 of savings and interest earnings from the 2006 Neighborhood Vitality Program was made available
- Project selection was based on a Calls for Projects in 2010



Design & Construction Process

- Introductory Meeting with HOA Committee
- Preliminary Design Prepared and Presented to HOA Committee
- Modified Design(s) Prepared and Presented to HOA Committee
- Letters of Intent for Easements Signed



Design & Construction Process

- Final Design Prepared and Presented to HOA at neighborhood wide meeting
- Construction Documents Prepared



Project Timeline:
12-24 months

Prepare Construction Documents

- Detailed survey of project site
- Finalize the location and alignment
- Coordinate with utility companies to scheduled relocation
- Coordinate with different city departments on plan review
- Prepare structural, landscape and irrigation drawings
- Prepare legal descriptions for easements
- Print final plans and specifications for bidding

Design & Construction Process

- Final Design Prepared and Presented to HOA at neighborhood wide meeting
- Construction Documents Prepared
- Finalize Easement Documents
- Utility Relocation
- Bid and Award Project
- Project Construction



Project Timeline:
12-24 months

1st Round of Projects

- Cottonwood Heights
 - Dumont @ Cottonwood Creek
 - Dumont @ Cottonwood Park
 - Dublin @ Waterfall Way
- Cottonwood Heights / Richardson Heights
 - Weatherred @ Blue Lake

1st Round of Projects

- Mark Twain
 - Glenville @ Shady Glen / Wake
 - Glenville @ Southwester / Pacific
- Duck Creek
 - Piano @ Huffhines Creek
- North College Park
 - Glenville @ Windsong

Next Steps

- Incorporate City Council feedback and suggestions
- Select consultants for first round of projects
- Schedule meetings with neighborhood committees mid-April
- Select projects for 2nd Round in the Fall of 2011
 - Subsequent to presenting design to HOAs in 1st Round at neighborhood wide meeting

Neighborhood Vitality Program

City Council Briefing – March 7, 2011

2010 Neighborhood Vitality Program 1st Round of Projects

Association	Location	Type	Project Description	Funding
Arapaho Neighborhood Assn	Along Arapaho just east of Brianwood	Bridge	Enhance bridge and railing	\$115,000
Arapaho Neighborhood Assn	Along Arapaho just east of West Shore Dr	Bridge	Enhance bridge and railing	\$90,000
Arapaho Neighborhood Assn	Along Arapaho just west of Heights Recreation Center	Bridge	Enhance bridge and railing (one side only)	\$50,000
Canyon Creek Condominium Assn	NE corner of Custer Rd & Lookout	Entry	Construct entry feature	\$50,000
Canyon Creek HOA	On Lookout near Canyon Creek Country Club	Bridge	Enhance bridge and railing	\$140,000
Canyon Creek HOA	On Prairie Creek just south of Fall Creek Dr	Bridge	Enhance bridge and railing	\$95,000
Canyon Creek HOA	Custer Rd between Canyon Creek & Fall Creek	Bridge	Enhance bridge and railing	\$120,000
College Park Neighborhood Assn	NE corner of Centennial & Bowser	Entry	Construct entry feature	\$60,000
Cottonwood Heights Neighborhood Assn	On Dumont at Cottonwood Creek	Bridge	Enhance bridge and railing	\$100,000
Cottonwood Heights Neighborhood Assn	On Dumont at Cottonwood Park	Bridge	Enhance bridge and railing	\$120,000
Cottonwood Heights Neighborhood Assn	On Dublin at Waterfall Way	Bridge	Enhance bridge and railing	\$90,000
Cottonwood Heights Neighborhood Assn*	Weathered Bridge at Blue Lake	Bridge	Enhance bridge and railing	\$80,000
Duck Creek HOA	Plano Rd over Huffhines Creek	Bridge	Enhance bridge and railing	\$135,000
Greenwood Hill Neighborhood Assn	West Shore Dr at Wisteria Way	Bridge	Enhance bridge and railing, Add concrete embankment	\$105,000
Greenwood Hill Neighborhood Assn	Campbell - bridge west of Waterview to alley east of Floyd	Combo	Construct side yard screening walls (5) and entry features (2), Enhance bridge and railings	\$605,000
Greenwood Hill Neighborhood Assn	Campbell Rd Bridge - just west of Floyd	Bridge	Enhance bridge and railing	\$110,000
Greenwood Hill Neighborhood Assn	Brentwood St Bridge - just west of Wisteria Way	Bridge	Enhance bridge and railing	\$75,000
Greenwood Hill Neighborhood Assn	Melrose Dr Bridge - just west of Wisteria Way	Bridge	Enhance bridge and railing	\$85,000
Mark Twain Neighborhood Assn	Glennville Dr - Shady Glen Cir to Wake Dr	Bridge	Enhance bridge and railing (one side only)	\$85,000
Mark Twain Neighborhood Assn	Glennville Dr - Southwestern Dr to Pacific Dr	Bridge	Enhance bridge and railing	\$95,000
North College Park Neighborhood Assn	Windsong at Glennville - just north of alley entrance	Bridge	Construct new bridge columns (2)	\$20,000
The Pinery HOA	Along Custer Rd near Valley Glen Dr	Entry	Construct entry feature (1)	\$45,000
Estates of Prairie Creek HOA	Sagebrush Dr at Campbell Rd - both sides	Entry	Construct entry feature (2)	\$25,000
Estates of Prairie Creek HOA	Sandhill Dr at Richardson Dr - both sides	Entry	Construct entry feature (2)	\$25,000
Reservation HOA	Mimosa Bridge - just north of Chickasaw Dr	Bridge	Enhance bridge and railing (one side only)	\$50,000
Reservation HOA	Melrose Dr Bridge - just west of Waterview Dr	Bridge	Enhance bridge and railing	\$120,000
Town North Park	SW corner of Spring Valley Rd & Plano Rd	Entry	Construct entry feature	\$35,000
Yale Park HOA	NE corner of Arapaho Rd & Yale Blvd	Wall	Construct side yard screening wall	\$250,000
Woodhaven Townhouse Assn	Towne House Ln near Club House	Entry	Add signage to existing wrought iron fence	\$25,000
*Project also requested by Richardson Heights				\$3,000,000



Press Release

For Release: February 24, 2011

CONTACT: **Greg Sowell, 972-744-4218**

ROGER K. SCOTT HONORED WITH PARKS AND RECREATION LIFETIME ACHIEVEMENT AWARD

*City's Assistant Director of Parks and Recreation Recognized for Career Efforts by **Southwest Parks and Recreation Training Institute***

(Richardson, TX) – The City of Richardson is proud to announce that Roger K. Scott, assistant director of the City's Parks and Recreation Department, was recently honored by the Southwest Parks and Recreation Training Institute (SWPRTI) with the James W. Kitchen Memorial Special Recognition Award. The award recognizes members of SWPRTI who have made substantial lifetime contributions to the organization and to the parks and recreation profession.

"We are always proud when members of our tremendously talented staff are recognized by their peers," said Richardson Mayor Gary Slagel. "Roger Scott has given tirelessly to the City of Richardson for more than 16 years, truly viewing the outdoors as a classroom and as a gift for the nourishment of our citizens' minds, bodies and souls. It is no surprise that he has been honored by the Southwest Parks and Recreation Training Institute for his remarkable dedication to the parks and recreation profession."

The James W. Kitchen Special Recognition Award is SWPRTI's most prestigious award, which may or may not be awarded annually, but only one award may be given each year. Winners of the award must have been members of SWPRTI for at least 15 years and have made significant contributions to SWPRTI through a combination of holding an office, serving on the board or committees, serving as a speaker or service in other capacities that directly contribute to the success of the organization.

Over a career spanning 38 years, Scott has been deeply involved with SWPRTI and has made a large impact not only on the organization, but also on the industry. He has earned many awards from SWPRTI such as the Ruby, Diamond, Sapphire, Amethyst, Emerald and Special Contribution awards, and has served as president, treasurer, secretary and director of the organization. Scott has established higher learning in the areas of playground safety inspection, finding the right people to bring to SWPRTI, and in working with the National Recreation and Parks Association bringing professional training and national certification examination opportunities to the membership of SWPRTI.

Scott holds a bachelor's degree from Texas Tech University specializing in park administration and landscape architecture. Before coming to the City of Richardson, he served in public and private roles, including serving as the Director of Parks and

Community Resources in Adams County, Colorado, and owner and principal of Scott-Beam Associates in Denver. He is a Certified Arborist and past president of the Southwest Park and Recreation Training Institute.

About the City of Richardson

With over 99,200 residents, the City of Richardson is widely recognized for its commitment to excellence, its rich history and its bright future, all of which make Richardson a smart choice for residents and businesses. Known globally for its high-tech business leadership, the City of Richardson also offers a high quality of life, diverse array of neighborhoods, convenient Metroplex location, multi-modal transportation infrastructure and outstanding City services. Richardson has been repeatedly recognized as one of the top places to live and work by the national media, and the City remains dedicated to continuous improvement, as well as to the principles of open government and two-way communications with residents. To learn more, visit www.cor.net.

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Press Release

For Release: March 4, 2011

CONTACT: Greg Sowell, 972-744-4218

RICHARDSON AWARDED TEXAS GOLD MEDAL FROM TEXAS RECREATION AND PARK SOCIETY

Richardson Recognized as Sole Winner in Population Category for Long-Range Commitment to Parks and Recreation Excellence

(Richardson, TX) – Today, the City of Richardson was honored at the 2011 Texas Recreation and Park Society (TRAPS) Annual Institute and Trade Show with the Texas Gold Medal for excellence in the field of recreation and park management for the past three years. This award honors communities that demonstrate excellence in long-range park planning, park and recreation resource management, and agency recognition.

“We are honored to receive this prestigious award from the Texas Recreation and Park Society, and we are proud of our dedicated employees and volunteers who have worked tirelessly for the City and this department,” said Richardson Mayor Gary Slagel. “We have signature events in this community that truly make us stand out, and all of our projects, programs, and services would not be possible without the combined efforts of our professional staff and community residents who give their time to make Richardson a fun place to live and work.”

The award, presented at a special luncheon today in McAllen, Texas, was given to Richardson for its extraordinary ability to address the needs of those it serves through the collective energies of citizens, staff and elected officials. The nomination comprises 12 categories that range from use of budgets to amount of visitors to types of surveys conducted. Some of the areas where Richardson excelled over the 2007-2009 judging timeframe included:

- **Unusual challenges faced** – Swine Flu breakout; reduction in staff; economic downturn; and sheltering of hurricane evacuees
- **Programs that excelled during three-year period** – Neighborhood Vitality Program; Wildflower! Festival Planting Program; Dine Smart, Dine Local; New (Huffhines) Recreation Center; Tree the Town; expansion of existing programs
- **High-level of support and involvement in TRAPS** – 33 staff members involved in TRAPS in 2007 and 34 involved by 2009; various board positions and certifications from organization for staff members during the three-year period

TRAPS is a non-profit professional and educational organization founded more than 70 years ago to advance the profession of parks, recreation, and leisure services in Texas.

A state affiliate member of the National Recreation and Park Association (NRPA), TRAPS also maintains professional affiliate relationships with several state universities, athletic and civic organizations, recreational entities, state agencies, and commercial vendors who provide services or programs related to parks, recreation and leisure service management. For more information visit www.traps.org

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Press Release

For Release: December 22, 2010

CONTACT: **Greg Sowell, 972-744-4218**

RICHARDSON'S HUFFHINES RECREATION CENTER EARNS SILVER-LEVEL LEED CERTIFICATION

Facility is second City building to earn silver this year...

(Richardson, TX – Dec. 22, 2010) - Today, the City was informed that its Huffhines Recreation Center has earned Silver-level LEED (Leadership in Energy and Environment Design) Certification from the U.S. Green Building Council. The Huffhines Recreation Center is the second City facility to earn a LEED certification this year.

"During the past few years the City Council and I have made a concerted effort to implement energy-saving and smart-design features for all City facilities," said Mayor Gary Slagel. "This newest certification is a good signal that we're taking the right steps, and we hope to bring even more LEED-certified buildings to the community as we move forward with the City's 2010 Bond Program."

The City's 2010 Bond Program includes plans for a new Heights Recreation Center, replacement facility for Fire Station #4 and a training facility. The City Council has directed that all the new facilities be designed to incorporate energy-efficient design standards.

The Huffhines Recreation Center is located at 1500 Apollo Road, adjacent to North Plano Road. The building features many eco-friendly design elements that include:

- special building design for efficient heating and cooling,
- energy-saving features that lower the need for artificial lighting and optimize energy use,
- and 29 percent of the building was constructed using recycled material.

In March, Richardson's Fire Station #2 was also awarded Silver-Level LEED certification.

LEED is the nation's program to recognize the design, construction and operation of high-performance eco-friendly buildings. By using less energy and promoting conservation, LEED-certified buildings save money for communities, businesses and taxpayers, reduce greenhouse gas emissions and contribute to a healthier environment for residents, workers and the entire community.

