

**RICHLAND HILLS DEVELOPMENT CORPORATION
MEETING AGENDA
CITY HALL, 3200 DIANA DRIVE
AUGUST 22, 2022
5:00 P.M.**

1. CALL TO ORDER

2. PUBLIC COMMENTS

This is the public's opportunity to address the Richland Hills Development Corporation about non-agenda items. In compliance with the Texas Open Meetings Act, Development Corporation members and city staff are prevented from discussing non-agenda items and may only respond with statements of information or existing city policy.

REGULAR AGENDA

3. Approve minutes from the August 8, 2022 Richland Hills Development Corporation meeting

4. Consider approval of the FY 2023 Richland Hills Development Corporation Budget
PUBLIC HEARING

5. ADJOURNMENT

CERTIFICATE

I hereby certify that the above agenda was posted on this the 18th day of August 2022, by 5:30 p.m., on the official bulletin board at the Richland Hills City Hall, 3200 Diana Drive, Richland Hills, Texas, pursuant to the Texas Government Code, Chapter 551.

Lindsay Wells

Lindsay Wells
City Secretary



ACCESSIBILITY STATEMENT

The Facility is wheelchair accessible. If you plan to attend this public meeting and have a disability that requires special arrangements, please notify the City Secretary 48 hours in advance at (817) 616-3810 and reasonable accommodations will be made to assist you.

Memorandum

To: Chair Edward Lopez and members of the Richland Hills Development Corporation

From: Lindsay Wells, City Secretary

Date: August 22, 2022

Subject: Minutes from the August 8, 2022 meeting

Agenda Item:

Approval of minutes from the August 8, 2022 Richland Hills Development Corporation Meeting

Background Information:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

August 8, 2022 Draft Minutes

Board Action Requested:

Motion to approve the minutes from the August 8, 2022 Richland Hills Development Corporation meeting

**RICHLAND HILLS DEVELOPMENT CORPORATION
BOARD MEETING
AUGUST 8, 2022
MINUTES**

Roll Call:

Director's present:

Edward Lopez, Chair
Curtis Bergthold, Council Member
Doug Knowlton, Council Member
GW Estep, Council Member (via Zoom)
Theresa Bledsoe, Citizen Member

Directors absent:

Bill Agan, Citizen Member
Jorge Cisneros, Citizen Member

Officers

Candice Edmondson, President
Lindsay Wells, Secretary

1. CALL TO ORDER

Chair Lopez Called to Order – Time 5:03 p.m.

2. PUBLIC COMMENTS

None.

REGULAR AGENDA

3. Approve minutes from the May 9, 2022 Richland Hills Development Corporation meeting

Motion: Motion was made by Director Bergthold and seconded by Director Knowlton to approve the minutes from the May 9, 2022 Richland Hills Development Corporation meeting.

Motion carried by a vote of 5-0.

4. Discuss the proposed FY 2023 Richland Hills Development Corporation Budget

City Manager Candice Edmondson gave a presentation on the proposed FY 2023 Richland Hills Development Corporation (RHDC) Budget and advised that the RHDC fund is dedicated towards economic development and park development. The RHDC budget is split between capital improvements, debt service, operations, and personnel. The proposed FY 2023 budget will include items such as economic development consulting services, business appreciation events, sales tax analysis, incentive agreements, marketing, debt service obligations, and general administrative costs.

The proposed budget accounts for a projected 18 percent increase in sales tax revenue over FY 2022 as well as a proposed five percent employee pay increase. Fund changes include a Glenview Corridor Master Plan Development (\$75,000,) Brand implementation (\$30,000,) and a façade improvement grant (\$30,000.) Capital improvements include \$400,000 for park development or economic development, \$1,000,000 for continuation of FY 2022 park improvements including Creek Trail Park restrooms, pavilion, and food truck stations, and Kate Baker Park restrooms, pavilion, and parking.

For FY 2023, the estimated revenues are \$1,178,054 and the estimated expenditures are \$1,576,530, with an estimated ending fund balance of \$1,020,593.

Ms. Edmondson presented a Park Master Plan project priority ranking of the top 20 amenities in the City's parks and where each item stood in completion. Completed projects included playgrounds at Rosebud Park and Creek Trail Park, in progress projects included restrooms and pavilions at Kate Baker Park and Creek Trail Park.

Discussion ensued regarding the ranked priority list and if the City would be better served focusing on one park at a time and completing all projects within the park together.

5. ADJOURNMENT

A motion was made by Director Knowlton and seconded by Director Bergthold to adjourn. Motion passed 5-0.

There being no further business to come before the Richland Hills Development Corporation, Chair Lopez declared the meeting adjourned at 5:38 p.m.

ATTEST:

APPROVED:

Lindsay Wells, City Secretary

Edward Lopez, Chair

Memorandum

To: President Edward Lopez and Richland Hills Development Corporation Members

From: Candice Edmondson, City Manager

Date: August 22, 2022

Subject: FY 2023 Richland Hills Development Corporation Budget

Agenda Item:

Consider approval of the FY 2023 Richland Hills Development Corporation Budget
PUBLIC HEARING

Background Information:

The proposed FY 2023 Richland Hills Development Corporation (RHDC) Budget will be presented to the board for your review and discussion on Monday evening. The proposed budget includes estimated revenues in the amount of \$1,178,054 and estimated expenses in the amount of \$1,576,530. The FY 2023 RHDC Budget includes funding for the following ongoing expenses:

- Economic development consulting services
- Business appreciation events
- Sales tax analysis
- Incentive agreements
- Marketing
- Debt service obligations
- General administrative costs

The budget also includes a proposed 5% raise for city personnel, a new Parks Maintenance Technician (salary split between General Fund and RHDC), \$75,000 for development of the Glenview Drive Corridor Master Plan, \$30,000 for implementation of the City's new brand and \$1,000,000 in transfers for park development.

The \$640,000 that was approved in the FY 2022 RHDC Budget for park development will be moved over to FY 2023 since those projects are still in progress. Staff has included an additional \$360,000 in the proposed budget as a place holder. The park priority list, the four (4) park master plan concepts and the corresponding cost estimates that were developed in 2019 are attached to this memo for your review and discussion Monday evening.

At the end of Fiscal Year 2023, staff projects an ending fund balance of \$1,020,593.

Financial Considerations:

The proposed FY 2023 RHDC Budget will go into effect on October 1, 2022 if approved by the Richland Hills Development Corporation Board and City Council.

Legal Review:

N/A

Board/Citizen Input:

Richland Hills Development Corporation consideration August 22, 2022

City Council consideration September 12, 2022 and September 26, 2022

Attachments:

FY 2023 RHDC Proposed Budget and Fund Summary
2019 Park Priority List
2019 Park Master Plan Concepts and Cost Estimates

Council Action Requested:

Motion to approve the FY 2023 Richland Hills Development Corporation Budget

2019 Priority	Park	Name	2019 Price	2020	2021	2022	2023	Status
Proposed Inflation				3%	3%	12%	20%	
1	Rosebud	Playground	\$156,965.00	-	-	-	-	Completed
2	Rosebud	RR/Pavilion	\$240,000.00	\$247,200.00	\$254,616.00	\$285,169.92	\$342,203.90	
3	Kate Baker	RR/Pavilion	\$240,000.00	\$247,200.00		\$237,000.00	-	In progress
4	Creek Trail	Food Truck	\$96,000.00	\$98,880.00	\$101,846.40	\$112,031.04	-	FY 2022 Approved
5	Creek Trail	Playground	\$129,000.00	\$114,626.00	-	-	-	Completed
6	Kate Baker	Parking (20)	\$104,400.00	\$107,532.00	\$110,757.96	\$121,833.76	-	FY 2022 Approved
7	Windmill	Butterfly Garden	\$60,000.00	\$61,800.00	\$63,654.00	\$71,292.48	\$85,550.98	
8	Rosebud	S. Parking (20)	\$78,000.00	\$80,340.00	\$82,750.20	\$92,680.22	\$111,216.27	
9	Creek Trail	RR/Pavilion	\$240,000.00	\$247,200.00	\$254,616.00	\$303,000.00	-	In progress
10	Kate Baker	Picnic Station	\$60,000.00	\$61,800.00	\$63,654.00	\$71,292.48	\$85,550.98	
11	Creek Trail	N. Parking (34)	\$180,000.00	\$185,400.00	\$190,962.00	\$213,877.44	\$256,652.93	
12	Windmill	Pavilion	\$60,000.00	\$61,800.00	\$63,654.00	\$71,292.48	\$85,550.98	
13	Rosebud	Picnic Stations/Pav	\$1,000,001.20	\$1,030,001.24	\$1,060,901.27	\$1,188,209.43	\$1,425,851.31	
14	Rosebud	Fitness Stations	\$60,000.00	\$61,800.00	\$63,654.00	\$71,292.48	\$85,550.98	
15	Creek Trail	Amphitheatre	\$238,000.00	\$245,140.00	\$252,494.20	\$282,793.50	\$339,352.20	
16	Kate Baker	Trails	\$91,560.00	\$94,306.80	\$97,136.00	\$108,792.32	\$130,550.79	
17	Creek Trail	Nature Area	\$18,000.00	\$18,540.00	\$19,096.20	\$21,387.74	\$25,665.29	
18	Rosebud	N. Parking (31)	\$180,000.00	\$185,400.00	\$190,962.00	\$213,877.44	\$256,652.93	
19	Rosebud	Headwall/Utility	\$60,000.00	\$61,800.00	\$63,654.00	\$71,292.48	\$85,550.98	
20	Rosebud	Court Lighting	\$30,000.00	\$30,900.00	\$31,827.00	\$35,646.24	\$42,775.49	
21	Rosebud	Nature Area	\$24,000.00	\$24,720.00	\$25,461.60	\$28,516.99	\$34,220.39	
22	Rosebud	Sand Volleyball	\$36,000.00	\$37,080.00	\$38,192.40	\$42,775.49	\$51,330.59	
23	Windmill	Parking (1)	\$6,000.00	\$6,180.00	\$6,365.40	\$7,129.25	\$8,555.10	

24	Creek Trail	S. Parking (13)	\$62,400.00	\$64,272.00	\$66,200.16	\$74,144.18	\$88,973.02	
25	Windmill	Picnic Station	\$36,000.00	\$37,080.00	\$38,192.40	\$42,775.49	\$51,330.59	
26	Windmill	Trails	\$24,000.00	\$24,720.00	\$25,461.60	\$28,516.99	\$34,220.39	
27	Rosebud	Tennis/Pickle	\$168,000.00	\$173,040.00	\$178,231.20	\$199,618.94	\$239,542.73	
28	Windmill	Playground	\$96,000.00	\$98,880.00	\$101,846.40	\$114,067.97	\$136,881.56	
29	Kate Baker	Butterfly Garden	\$60,000.00	\$61,800.00	\$63,654.00	\$71,292.48	\$85,550.98	
30	Kate Baker	Basketball Court	\$95,001.20	\$97,851.24	\$100,786.77	\$112,881.19	\$135,457.42	
31	Rosebud	Lower Area	\$90,000.00	\$92,700.00	\$95,481.00	\$106,938.72	\$128,326.46	
NR	Rosebud	Open Space	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
NR	Rosebud	Trails	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
NR	Parks	Signs/Table/Trash	\$150,000.00	\$154,500.00	\$159,135.00	\$178,231.20	\$213,877.44	
NR	Creek Trail	Open Space	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
NR	Creek Trail	Trails	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
NR	Parks	Entry Sign	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
NR	Kate Baker	Open Space	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
NR	Parks	Entry Sign	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
NR	Parks	Entry Sign	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
NR	N/S Oncor Trail	Trail	-	-	\$419,000.00	-	-	Completed

Glenview Drive

10

4

3

Airline Drive

2

1

5

Creek Trail Park
(4.7 Acres)

Leslie Drive

6

7

Calloway Branch

Norma Lane

9

11

8

LEGEND

- 1 Amphitheatre
- 2 Open Space
- 3 Food Truck/Picnic Area
- 4 Parking (34 Spaces)
- 5 Restroom / Pavilion
- 6 Destination Playground
- 7 Parking (13 Spaces)
- 8 Nature + Educational Area
- 9 Trails/Walking Paths
- 10 Enhanced Entry Sign
- 11 Pavilion



CREEK TRAIL PARK

MASTER PLAN

May 2019



NORTH

0 40' 80'

OPINION OF PROBABLE CONSTRUCTION COST FOR MASTER PLAN (Summary)
Creek Trail Park Master Plan
City of Richland Hills



No.	Item	Quantity	Unit	Unit Price	Amount
A.	General Items				
	Clearing /Grubbing/Demo	1	LS	\$ 65,000.00	\$ 65,000.00
	Erosion Control	1	LS	\$ 20,000.00	\$ 20,000.00
	Tree Protection	1	LS	\$ 15,000.00	\$ 15,000.00
	Subtotal				\$ 100,000.00
B.	Earthwork				
	Unclassified Cut & Fill	1	LS	\$ 100,000.00	\$ 100,000.00
	Subtotal				\$ 100,000.00
C.	Roadway, Parking & Corresponding Lighting				
	6" Concrete Paving on LTS	1	LS	\$ 187,500.00	\$ 187,500.00
	Roadway and Parking Lights	1	LS	\$ 40,000.00	\$ 40,000.00
	Accessible Ramps, Wheelstops & Parking Signs	1	LS	\$ 7,200.00	\$ 7,200.00
	Firelane, Accessibility Symbols & Parking Lot Pain Striping	1	LS	\$ 1,300.00	\$ 1,300.00
	Subtotal				\$ 236,000.00
D.	Pedestrian Site Paving & Corresponding Lighting				
	Concrete Pedestrian Paving (plaza, 1,850 LF of trail, sidewalk, etc.)	1	LS	\$ 75,000.00	\$ 75,000.00
	Pedestrian Light Poles	1	LS	\$ 112,500.00	\$ 112,500.00
	Decomposed Granite Paving	1	LS	\$ 12,500.00	\$ 12,500.00
	Subtotal				\$ 200,000.00
F.	Structures				
	Option #1 - Custom Restroom/Pavilion Bldg. (2,400 sf)	1	EA	\$ 500,000.00	\$ 500,000.00
	Option #2 - Public Restroom Company (Model # FAM-154-2FAM) ¹	1	EA	\$ 325,000.00	\$ 325,000.00
	Option #2 - Pavilion/Pergola (30'x80' incl. foundation) ¹	1	EA	\$ 180,000.00	\$ 180,000.00
	Amphitheater/Pavilion (30'x80' incl. foundation)	1	EA	\$ 150,000.00	\$ 150,000.00
	Pavilion (25'x25' incl. foundation)	1	EA	\$ 50,000.00	\$ 50,000.00
	Subtotal				\$ 700,000.00
G.	Other Site Items				
	Landscaping Allowance (incl. irrigation in planter beds)	1	LS	\$ 140,000.00	\$ 140,000.00
	Site Amenities Allowance (benches, tables, trash receptacles, etc.)	1	LS	\$ 200,000.00	\$ 200,000.00
	Playground Allowance (equipment & surfacing)	1	LS	\$ 600,000.00	\$ 600,000.00
	Signage Allowance	1	LS	\$ 70,000.00	\$ 70,000.00
	Storm Drainage	1	LS	\$ 45,000.00	\$ 45,000.00
	Utilities (Sewer & Water)	1	LS	\$ 15,000.00	\$ 15,000.00
	Electrical	1	LS	\$ 250,000.00	\$ 250,000.00
	Subtotal				\$ 1,320,000.00
				Subtotal	\$ 2,656,000.00
				Contractor O&P	\$ 796,800.00
				Contingency	\$ 537,200.00
				Total	\$ 3,990,000.00

* The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, etc.), primary electrical connections, land acquisition or impact/permitting fees associated with construction in the City of Richland Hills, Texas. The Opinion of Probable Construction Cost is based on current market conditions (2019). To estimate construction costs for subsequent years a 2% inflation rate should be added for each additional year.

¹ Standard structure, with no customization. Not added into current total.

LEGEND

- 1 Restroom / Pavilion
- 2 Parking (20 Spaces)
- 3 Open Space
- 4 Picnic Station
- 5 Basketball
- 6 Trails/Walking Paths
- 7 Enhanced Entry Sign
- 8 Pavilion



KATE BAKER PARK

MASTER PLAN

May 2019



NORTH

0 20' 40'

OPINION OF PROBABLE CONSTRUCTION COST FOR MASTER PLAN (Summary)

**Kate Baker Park Master Plan
City of Richland Hills**



No.	Item	Quantity	Unit	Unit Price	Amount
A.	General Items				
	Clearing /Grubbing/Demo	1	LS	\$ 10,000.00	\$ 10,000.00
	Erosion Control	1	LS	\$ 15,000.00	\$ 15,000.00
	Tree Protection	1	LS	\$ 7,500.00	\$ 7,500.00
	Subtotal				\$ 32,500.00
B.	Earthwork				
	Unclassified Cut & Fill	1	LS	\$ 50,000.00	\$ 50,000.00
	Subtotal				\$ 50,000.00
C.	Roadway, Parking & Corresponding Lighting				
	6" Concrete Paving on LTS	1	LS	\$ 75,000.00	\$ 75,000.00
	Roadway and Parking Lights	1	LS	\$ 20,000.00	\$ 20,000.00
	Accessible Ramps, Wheelstops & Parking Signs	1	LS	\$ 3,000.00	\$ 3,000.00
	Firelane, Accessibility Symbols & Parking Lot Pain Striping	1	LS	\$ 500.00	\$ 500.00
	Subtotal				\$ 98,500.00
D.	Pedestrian Site Paving & Corresponding Lighting				
	Concrete Pedestrian Paving (plaza, 1,810 LF of trail, sidewalk, etc.)	1	LS	\$ 72,000.00	\$ 72,000.00
	Pedestrian Light Poles	1	LS	\$ 37,500.00	\$ 37,500.00
	Subtotal				\$ 109,500.00
E.	Athletic Fields/Courts				
	Basketball Court (lighted)	1	EA	\$ 125,000.00	\$ 125,000.00
	Subtotal				\$ 125,000.00
F.	Structures				
	Option #1 - Custom Restroom/Pavilion Bldg. (750 sf)	1	EA	\$ 265,000.00	\$ 265,000.00
	Option #2 - Public Restroom Company (Model # PS-022-CE-ST) ¹	1	EA	\$ 160,000.00	\$ 160,000.00
	Option #2 - Pavilion (20'x35' incl. foundation) ¹	1	EA	\$ 55,000.00	\$ 55,000.00
	Pavilion (25'x25' incl. foundation)	1	EA	\$ 50,000.00	\$ 50,000.00
	Subtotal				\$ 315,000.00
G.	Other Site Items				
	Landscaping Allowance (incl. irrigation)	1	LS	\$ 75,000.00	\$ 75,000.00
	Site Amenities Allowance (benches, tables, trash receptacles, etc.)	1	LS	\$ 55,000.00	\$ 55,000.00
	Signage Allowance	1	LS	\$ 20,000.00	\$ 20,000.00
	Ornamental Fencing	1	LS	\$ 35,000.00	\$ 35,000.00
	Utilities (Sewer & Water)	1	LS	\$ 20,000.00	\$ 20,000.00
	Electrical	1	LS	\$ 200,000.00	\$ 200,000.00
	Subtotal				\$ 405,000.00
				Subtotal	\$ 1,135,500.00
				Contractor O&P	\$ 340,650.00
				Contingency	\$ 223,850.00
				Total	\$ 1,700,000.00

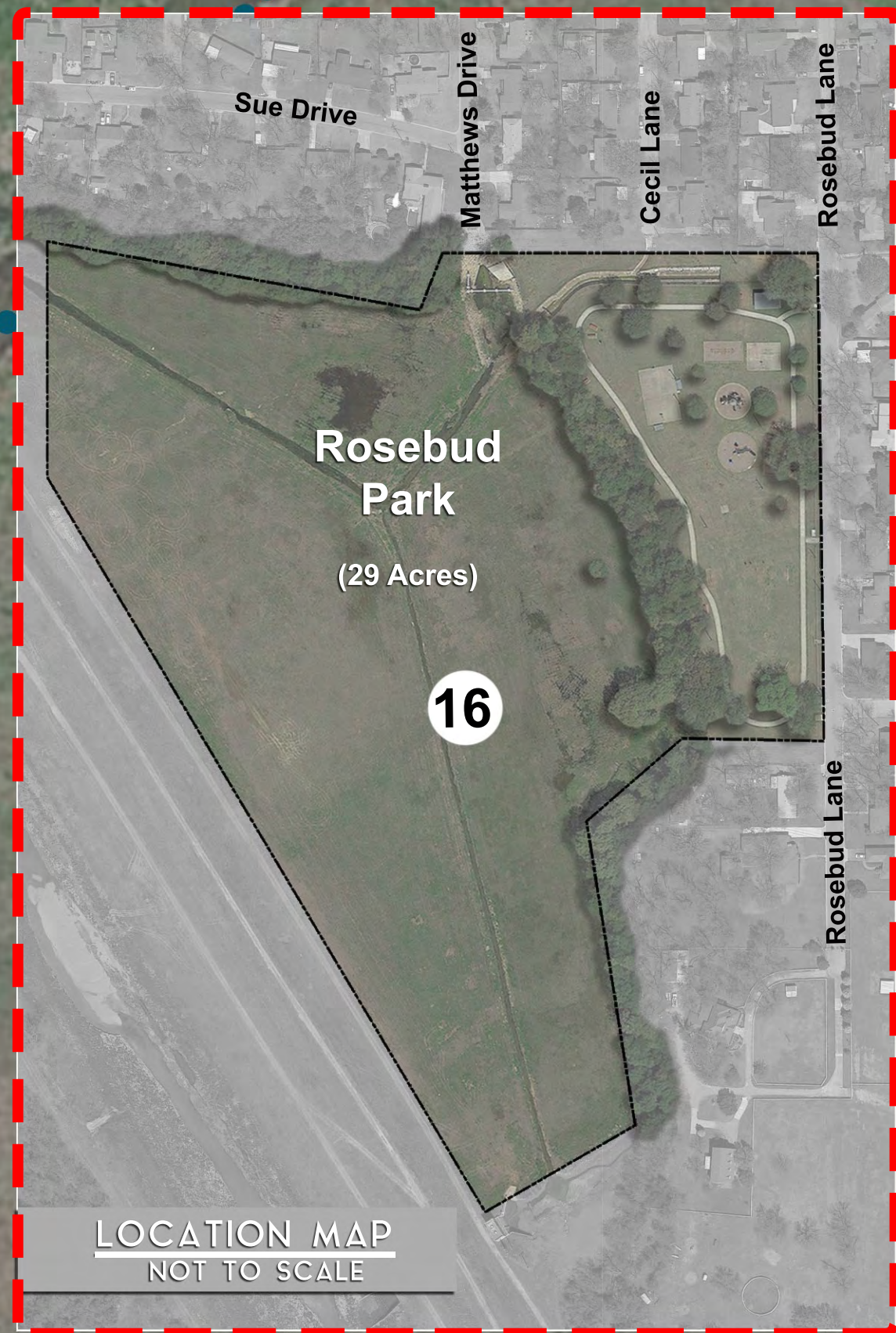
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¹ Standard structure, with no customization. Not added into current total.

Matthews Drive

Cecil Lane

Rosebud Lane



LEGEND

- 1 Parking (31 Spaces)
- 2 Sand Volleyball
- 3 Basketball
- 4 Tennis/Pickle Ball
- 5 Nature + Educational Area with Viewing Platform
- 6 Picnic Station
- 7 Open Space
- 8 Fitness Station
- 9 Parking (20 Spaces)
- 10 Restroom / Pavilion
- 11 Destination Playground
- 12 Trails/Walking Paths
- 13 Entry Sign
- 14 Headwall with Screening
- 15 Pavilion
- 16 Potential Future Uses:
-Practice Fields
-Dog Park
-Pond



0 30' 60'



ROSEBUD PARK

MASTER PLAN

May 2019



OPINION OF PROBABLE CONSTRUCTION COST FOR MASTER PLAN (Summary)
Rosebud Park Master Plan
City of Richland Hills



No.	Item	Quantity	Unit	Unit Price	Amount
A.	General Items				
	Clearing /Grubbing/Demo	1	LS	\$ 75,000.00	\$ 75,000.00
	Erosion Control	1	LS	\$ 25,000.00	\$ 25,000.00
	Tree Protection	1	LS	\$ 15,000.00	\$ 15,000.00
	Subtotal				\$ 115,000.00
B.	Earthwork				
	Unclassified Cut & Fill	1	LS	\$ 85,000.00	\$ 85,000.00
	Subtotal				\$ 85,000.00
C.	Roadway, Parking & Corresponding Lighting				
	6" Concrete Paving on LTS	1	LS	\$ 165,000.00	\$ 165,000.00
	Roadway and Parking Lights	1	LS	\$ 40,000.00	\$ 40,000.00
	Accessible Ramps, Wheelstops & Parking Signs	1	LS	\$ 7,200.00	\$ 7,200.00
	Firelane, Accessibility Symbols & Parking Lot Pain Striping	1	LS	\$ 1,300.00	\$ 1,300.00
	Subtotal				\$ 213,500.00
D.	Pedestrian Site Paving & Corresponding Lighting				
	Concrete Pedestrian Paving (plaza, 1,700 LF of trail, sidewalk, etc.)	1	LS	\$ 90,000.00	\$ 90,000.00
	Pedestrian Light Poles	1	LS	\$ 112,500.00	\$ 112,500.00
	Decomposed Granite Paving	1	LS	\$ 7,500.00	\$ 7,500.00
	Subtotal				\$ 210,000.00
E.	Athletic Fields/Courts				
	Sand Volleyball (1 court, lighted)	1	LS	\$ 50,000.00	\$ 50,000.00
	Basketball Court (lighted)	1	EA	\$ 125,000.00	\$ 125,000.00
	Tennis/Pickle Ball(2 courts, lighted)	1	EA	\$ 300,000.00	\$ 300,000.00
	Subtotal				\$ 475,000.00
F.	Structures				
	Option #1 - Custom Restroom/Pavilion Bldg. (1,500 sf)	1	EA	\$ 400,000.00	\$ 400,000.00
	Option #2 - Public Restroom Company (Model # SP-132-2M) ¹	1	EA	\$ 250,000.00	\$ 250,000.00
	Option #2 - Pavilion (30'x50' incl. foundation) ¹	1	EA	\$ 100,000.00	\$ 100,000.00
	Pavilion (20'x30' incl. foundation)	1	EA	\$ 40,000.00	\$ 40,000.00
	Trellis (16'x40' incl. foundation)	1	EA	\$ 75,000.00	\$ 75,000.00
	Subtotal				\$ 515,000.00
G.	Other Site Items				
	Landscaping Allowance (incl. irrigation in beds)	1	LS	\$ 82,500.00	\$ 82,500.00
	Site Amenities Allowance (benches, tables, trash receptacles, fountains, etc.)	1	LS	\$ 125,000.00	\$ 125,000.00
	Playground Allowance (equipment & surfacing)	1	LS	\$ 600,000.00	\$ 600,000.00
	Fitness Station Allowance (equipment & surfacing)	1	LS	\$ 40,000.00	\$ 40,000.00
	Signage Allowance	1	LS	\$ 50,000.00	\$ 50,000.00
	Viewing Platform	1	LS	\$ 150,000.00	\$ 150,000.00
	Storm Drainage	1	LS	\$ 160,000.00	\$ 160,000.00
	Utilities (Sewer & Water)	1	LS	\$ 15,000.00	\$ 15,000.00
	Electrical	1	LS	\$ 250,000.00	\$ 250,000.00
	Subtotal				\$ 1,472,500.00
				Subtotal	\$ 3,086,000.00
				Contractor O&P	\$ 925,800.00
				Contingency	\$ 683,200.00
				Total	\$ 4,695,000.00

* The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, etc.), primary electrical connections, land acquisition or impact/permitting fees associated with construction in the City of Richland Hills, Texas. The Opinion of Probable Construction Cost is based on current market conditions (2019). To estimate construction costs for subsequent years a 2% inflation rate should be added for each additional year.

¹ Standard structure, with no customization. Not added into current total.



WINDMILL PARK

MASTER PLAN CONCEPT

May 2019



Windmill Park
(0.6 Acres)

Existing Windmill

Park Place Drive

LEGEND

- 1 Parking (1 Space)
- 2 Trellis / Pavilion
- 3 Butterfly Garden
- 4 Playground
- 5 Picnic Station/Gathering
- 6 Enhanced Entry Sign
- 7 Trails/Walking Paths
- 8 Gathering Space



0 10' 20'

OPINION OF PROBABLE CONSTRUCTION COST FOR MASTER PLAN (Summary)
Windmill Park Master Plan
City of Richland Hills



No.	Item	Quantity	Unit	Unit Price	Amount
A.	General Items				
	Clearing /Grubbing/Demo	1	LS	\$ 5,000.00	\$ 5,000.00
	Erosion Control	1	LS	\$ 5,000.00	\$ 5,000.00
	Tree Protection	1	LS	\$ 5,000.00	\$ 5,000.00
	Subtotal				\$ 15,000.00
B.	Earthwork				
	Unclassified Cut & Fill	1	LS	\$ 20,000.00	\$ 20,000.00
	Subtotal				\$ 20,000.00
C.	Roadway, Parking & Corresponding Lighting				
	6" Concrete Paving on LTS	1	LS	\$ 3,750.00	\$ 3,750.00
	Accessible Ramps, Wheelstops & Parking Signs	1	LS	\$ 500.00	\$ 500.00
	Firelane, Accessibility Symbols & Parking Lot Pain Striping	1	LS	\$ 100.00	\$ 100.00
	Subtotal				\$ 4,350.00
D.	Pedestrian Site Paving & Corresponding Lighting				
	Concrete Pedestrian Paving (plaza, 750 LF of trail, sidewalk, etc.)	1	LS	\$ 30,000.00	\$ 30,000.00
	Pedestrian Light Poles	1	LS	\$ 23,000.00	\$ 23,000.00
	Decomposed Granite Paving	1	LS	\$ 10,000.00	\$ 10,000.00
	Subtotal				\$ 63,000.00
F.	Structures				
	Trellis (16'x40')	1	EA	\$ 75,000.00	\$ 75,000.00
	Subtotal				\$ 75,000.00
G.	Other Site Items				
	Landscaping Allowance (incl. irrigation in planting beds)	1	LS	\$ 20,000.00	\$ 20,000.00
	Site Amenities Allowance (benches, tables, trash receptacles, etc.)	1	LS	\$ 65,000.00	\$ 65,000.00
	Playground Allowance (equipment & surfacing)	1	LS	\$ 150,000.00	\$ 150,000.00
	Signage Allowance	1	LS	\$ 5,000.00	\$ 5,000.00
	Electrical	1	LS	\$ 50,000.00	\$ 50,000.00
	Subtotal				\$ 290,000.00
				Subtotal	\$ 467,350.00
				Contractor O&P	\$ 140,205.00
				Contingency	\$ 92,445.00
				Total	\$ 700,000.00

* The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, etc.), primary electrical connections, land acquisition or impact/permitting fees associated with construction in the City of Richland Hills, Texas. The Opinion of Probable Construction Cost is based on current market conditions (2019). To estimate construction costs for subsequent years a 2% inflation rate should be added for each additional year.