

2000-1 Addison Circle


1996 Huit-Zollars Correspondence

ed.

MEMORANDUM

DATE: June 25, 1996

RE: Addison Circle Phase 1 Public Infrastructure
Transverse Sawed Dummy Joint Spacing

FROM: David Meyers, Huitt-Zollars, Inc. 

TO:	Bryant Nail	Columbus Realty Trust	Fax # 770-5129
	Mark Brandenburg	Columbus Realty Trust	726-0562
	Mark Person	Gibson & Associates	557-1552
	John Baumgartner	Town of Addison	931-6643
	Bruce Ellis	Town of Addison	931-6643
	Bill Brown	Huitt-Zollars, Inc.	871-0757

There is a discrepancy on the plans with regard to the joint spacing requirements for this project which requires some clarification. On Sheet 32 of 137 Note #10 states that the joint spacing shall not be less than ten nor more than 30 feet with 20 feet being the desired spacing. On Sheet 15 of 137 Note #3 states that the maximum joint spacing shall be 12 feet and joints on Mildred and Quorum shall match existing spacing.

The following is the joint spacing to be used for the remainder of this project.

- Paschal Mews is to be sawed per the joint plan delivered to plan holders on June 24th, 1996.
- Joint spacing for Quorum Drive parallel parking is to match the joint spacing in existing Quorum Drive.
- Mildred Street joint spacing is to match the joint spacing in place prior to the demolition which was 15 foot maximum.
- The roundabout is to be sawed per the joint plan on Sheet 29 of 137.
- Morris Avenue and McKamy Avenue are to be sawed on a maximum 12 foot spacing as stated on Sheet 15 of 137.

Please call if you have any questions.

HUITT-ZOLLARS

Huitt-Zollars, Inc. / Engineering / Architecture / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214-871-3311 / FAX 214-871-0757

June 19, 1996

Mr. Bryant Nail
Columbus Realty Trust
15851 Dallas Parkway, Suite 855
Dallas, TX 75248

RE: Addison Circle Phase I Public Infrastructure
Witt Mews Centerline Joint
HZI Project No. 01-2013-01

Dear Mr. Nail:

The Addison Circle Phase I Public Infrastructure plans call for a silicone joint sealant in all sawed joints. This material is being questioned as an appropriate application for the Witt Mews centerline joint which was mistakenly sawed by the contractor. Huitt-Zollars has investigated some possible alternatives for the Witt Mews centerline joint in an attempt to satisfy the Columbus requirements for aesthetics and the Town of Addison's concern with maintenance.

ALTERNATE NO. 1

Require Gibson & Associates to submit a high grade silicone joint material and application procedures for the joint in question. The silicone joint sealant is gray in color at the time of application which addresses short term aesthetic issues. However, over time the joint sealant will be blackened from tire marks, dirt and fluids washed down the alley. We recommend that the Town request an extended maintenance warranty for the joint material and installation which will address the maintenance issue. Long term maintenance will be required as is the case for all joints.

ALTERNATE NO. 2

Require Gibson & Associates to install a Delastic Preformed Neoprene Compression Seal manufactured by the D.S. Brown Company. Neoprene seals exert a compressive force on the joint to actively prevent the entry of moisture into the joint. We would require the use of Pavement Seal E-437 to be applied with DELASTALL NO. 104 Auto-Installer with the lubricants specified by the manufacturer. Neoprene Compression Seals have an extended performance life of 15 to 20 years. The company has no warranty plan for the material. We would again suggest that the Town require an extended maintenance warranty from Gibson for this material and installation. The disadvantage of this joint is not being available in any color other than black, which is a major concern to the development from an aesthetic point of view.

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ALTERNATE NO. 3

Require Gibson and Associates to install Sikaflex 1CSL, self-leveling, 1-part polyurethane sealant by the Sika Company. This product has a one year warranty from the manufacturer. The Town should require an extended maintenance and installation warranty for this product similar to the previous products discussed. This product is desirable from the aesthetics point of view because it is readily available in concrete gray. This material has a low tack free time which will cut down on the dirt and debris discoloration at the time of application. This material has specific installation procedures which must be followed and the manufacturer has recommended that priming be used for this application to strengthen the bond with the pavement.

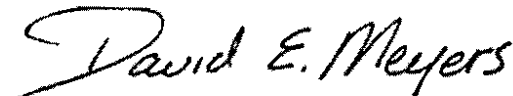
In all of the above alternates it is extremely important that the joint be thoroughly cleaned per the manufacturers recommendations. We recommend that the joint be re-sawed to insure that the seal material has a clean surface for bonding. Alternate No. 2 will likely need re-sawing to allow for the smallest available neoprene seal to be installed. It should be noted that any material installed will require long term maintenance similar to any street pavement joint. It should also be noted that the joint may be concrete gray in color at the time of installation but over a period of time the joint will discolor due to miscellaneous fluids and vehicle tire tracking.

Gibson & Associates has suggested the use of an epoxy to seal the joint. We have discussed this option with the manufacturer and they agree that this is an inappropriate condition for the application of an epoxy product. Epoxy products form a rigid non-flexible bond between the pavement which will likely cause a random crack to occur in some other area of the pavement slab. For this reason epoxy products are not considered as an alternate for the Witt Mews.

Please review the above information and the attached materials and advise Gibson & Associates on how to proceed with the resolution of this problem.

Sincerely,

HUTT-ZOLLARS, INC.



David E. Meyers

Enclosure

cc:


Mark Person, Gibson & Associates

THE D.S. BROWN COMPANY



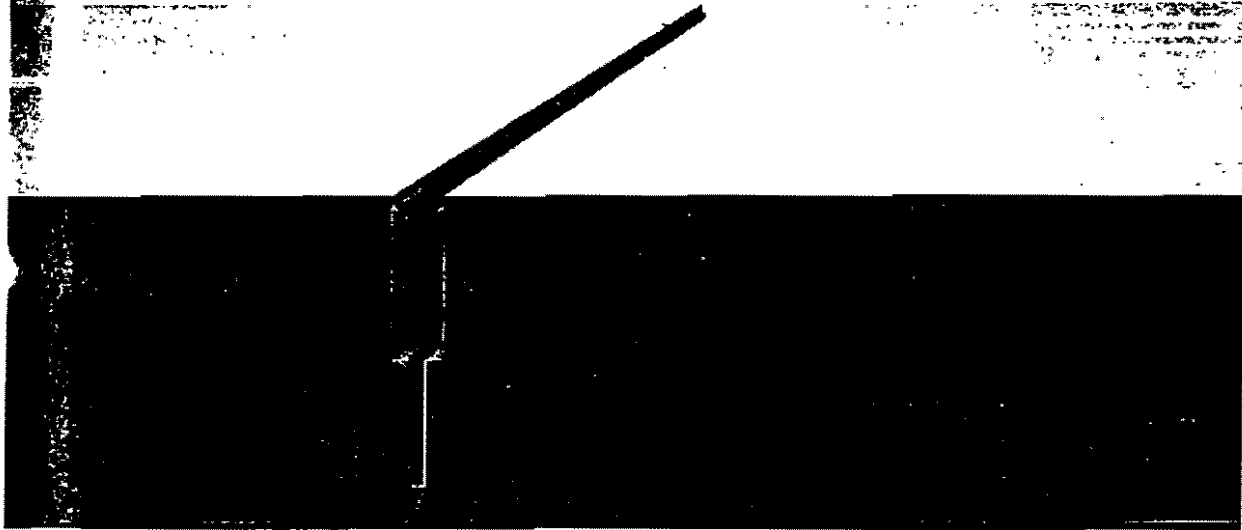
Since 1890

Mark A. Francis
Market Specialist, Concrete Pavement

Phone: 419-257-3561 Fax: 419-257-2200

100 E. Cherry St., P.O. Box 158, North Baltimore, Ohio 45872-0158

Preformed Neoprene Joint Seals by The D.S. Brown Company



DELASTIC NEOPRENE COMPRESSION SEALS

THE D.S. BROWN COMPANY is an Ohio-based, wholly American-owned manufacturer of rubber products for the construction industry.

Founded in 1890 and incorporated in 1949, The D.S. Brown Company has become a leader in extruded rubber seals and gaskets in the past 31 years. Working with custom compounds, developed in-house, excellent results have been achieved in close tolerance shapes for sealing purposes. As early as 1960, the company was producing the first generation of neoprene highway compression seals. These were improved upon and marketed under the tradename "DELASTIC"® here and abroad.

Working closely with state highway departments and consulting firms, the quality and specifications of the products are kept to the current state of the art. Inquiries about the systems

described herein are welcomed. This brochure is primarily intended as a selection guide and general background information for the products presented.

Material

Unless noted otherwise, the DELASTIC preformed compression seals are extruded from compounds of neoprene (polychloroprene) which meet the current applicable ASTM Standard Specifications for concrete pavements or bridges. (See back cover.)

Installation

In all instances, the joint sides must be reasonably clean and free of spalls with a properly designed width. Depending on seal size and type, tools are available for sale or rental (see back cover) to facilitate insertion. Lubricant-adhesives are used in most applications. THE D.S. BROWN COMPANY markets "Delastiseal"

(meeting ASTM D 2835 standards) and "Delastibond" (urethane-based, 60% solids) to lubricate and bond during the installation of the seal with the joints.

The desirable installation temperature on outdoor job sites ranges from a maximum of 75-80°F (seals become difficult to install at higher readings) to a low of 35-40°F (the lubricant/adhesives have impaired effectiveness in cold air.)

Delivery

The extrusions are shipped on either reels, spools, or in boxes in ordered lengths, marked as required by the customer. The lubricant/adhesives are supplied in one or five gallon containers, clearly labeled with the necessary data.

DELASTIC "E" AND "V" SERIES

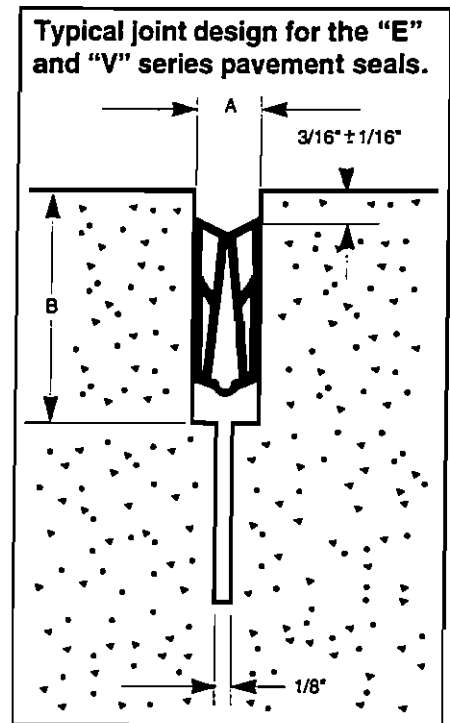
The "E" and "V" series Delastic® preformed neoprene seals are the primary sealing system for concrete pavement slabs in all major applications - primarily in concrete roadways, airport aprons and runways.

Preformed neoprene seals are designed to prevent the entry of harmful and damaging particles and moisture into the concrete joint. The seal performs this duty by exerting constant compressive force on the joint face while allowing the concrete to expand and contract due to temperature and physical changes that may occur.

Delastic® preformed neoprene seals are recognized by the FHWA, Corps of Engineers, U.S. Air Force, consulting engineers and other agencies as a long-lasting and effective concrete pavement joint seal.

As joint seals receive increasing attention in the industry, the superior life cycle value of The D.S. Brown preformed neoprene compression seal becomes apparent. Some of the other benefits that accompany the use of our preformed neoprene compression seal is its ability to seal joints in concrete where high moisture is present, its resistance to jet fuel, the speed of installation, cleanliness of the product, ease of inspection and the dramatic reduction in concrete joint spalling.

The D.S. Brown Company is the only manufacturer of the preformed neoprene seal in the industry that also markets its product, this allows The D.S. Brown Company to offer both the service and quality the customer requires.

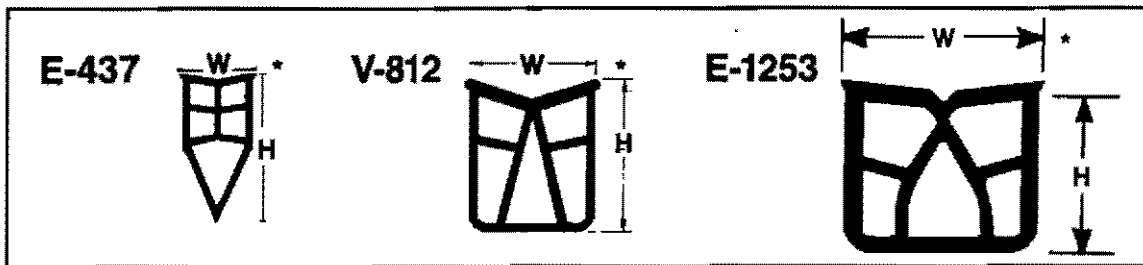


"E" AND "V" SERIES PAVEMENT SEALS

Delastic® Seal Catalog No.	SEAL CHARACTERISTICS			JOINT DESIGN CRITERIA		
	Nominal Width (w)	Nominal Height (h)	Max. Movement ¹	Narrowest Opening ² (A)	Widest Opening ² (A)	Minimum Depth (B)
E-437	7/16 (11.11)	15/16 (23.81)	0.184 (4.67)	0.187 (4.75)	0.371 (9.42)	1-1/4 (31.75)
V-562	9/16 (14.29)	11/16 (17.46)	0.178 (4.52)	0.250 (6.35)	0.478 (12.14)	1-3/8 (34.93)
V-687	11/16 (17.46)	13/16 (20.64)	0.259 (6.58)	0.325 (8.26)	0.584 (14.83)	1-1/2 (38.10)
V-812	13/16 (20.64)	15/16 (23.81)	0.348 (8.84)	0.350 (8.89)	0.698 (17.73)	1-5/8 (41.28)
E-1006	1 (25.40)	1 (25.40)	0.450 (11.43)	0.400 (10.16)	0.850 (21.59)	1-7/8 (47.63)
E-1253	1-1/4 (31.75)	1 (25.40)	0.612 (15.54)	0.450 (11.43)	1.062 (26.97)	2-1/8 (53.98)
V-1625	1-5/8 (41.28)	1-1/8 (28.58)	0.781 (19.84)	0.600 (15.24)	1.381 (35.08)	2-1/2 (63.50)
E-2000	2 (50.80)	1-1/2 (38.10)	0.950 (24.13)	0.750 (19.05)	1.700 (43.18)	3 (76.20)
E-2500	2-1/2 (63.50)	2-1/2 (63.50)	1.100 (27.94)	0.775 (19.69)	2.125 (53.98)	3-1/2 (88.90)
E-3000	3 (76.20)	2-1/2 (63.50)	1.260 (32.00)	1.200 (30.48)	2.550 (64.77)	3-1/2 (88.90)

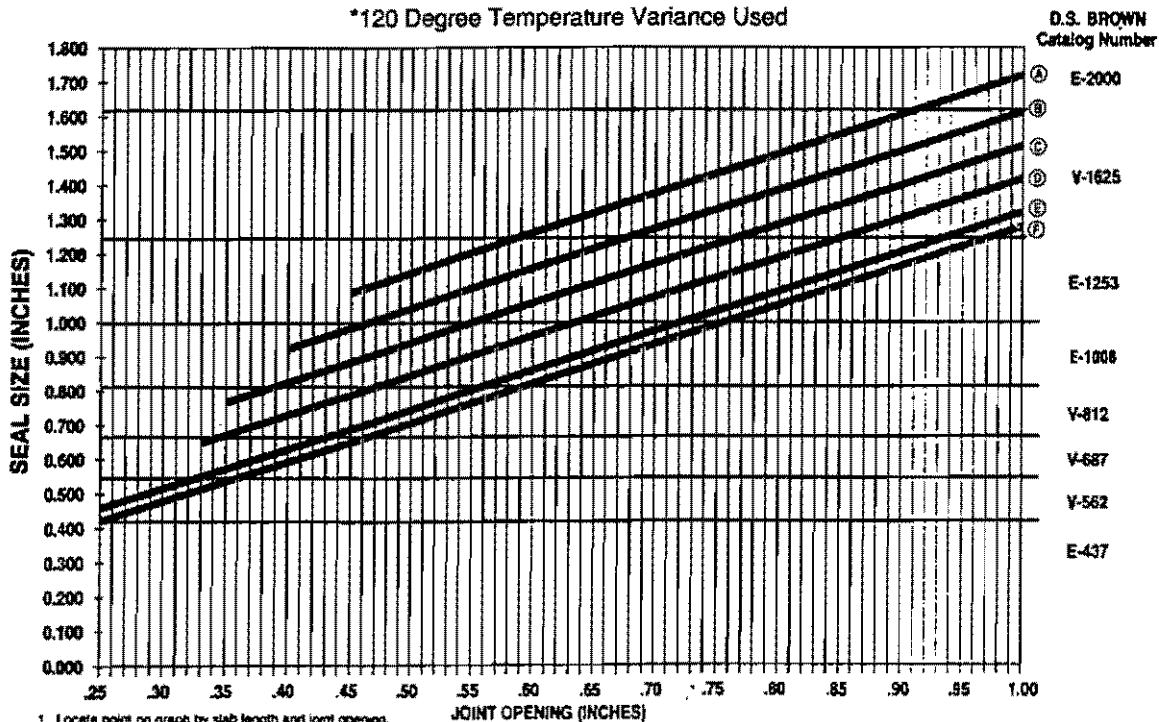
NOTES: * Thickness of seal wall and internal web are not drawn to scale.
¹ Maximum movement that seal will accommodate in joint of correct design.
² A narrower opening will put excessive stress on seal and may cause premature failure.
³ A wider opening may not provide sufficient compressive force to hold seal in place.
 Meets ASTM D 2628 and AASHTO M-220 Standard Specifications.

Metric dimensions shown in parentheses. (MM)



SEAL SIZE CHART

*120 Degree Temperature Variance Used



1. Locate point on graph by slab length and joint opening.
 2. Proceed to the right side of graph and order recommended catalog number.
- ** Specifications are often used to determine seal size. Contact your D.S. BROWN representative for individual needs.

INSTALLATION AND SPECIFICATIONS

DELASTIC® Installation Tools

To facilitate seal installation, The D.S. Brown Company offers a complete line of self-manufactured tools and machines for sale or rental. From the simple handroller (Mark I) to the highly productive DELASTALL No. 104 automatic installing machine, the right tool for the right size seal is on hand for contractor customers.

Size Applications:

Trough and Tapper for seals from 1-1/4 to 4 inches nominal width.

MARK X for seals from 1-5/8 to 2-1/2 inches.

MARK XX for seals from 3 to 6 inches.

DELASTALL No. 104 Auto-Installer primarily for pavement seals (7/16 to 1-5/8 inches).

Lubricants

"Delastiseal" and "Delastibond" are the names of the lubricant/adhesives supplied by The D.S. Brown Company. Specification sheets are available when required. The sales/service personnel of the seal division is glad to advise on type and quantity of lubricant required.

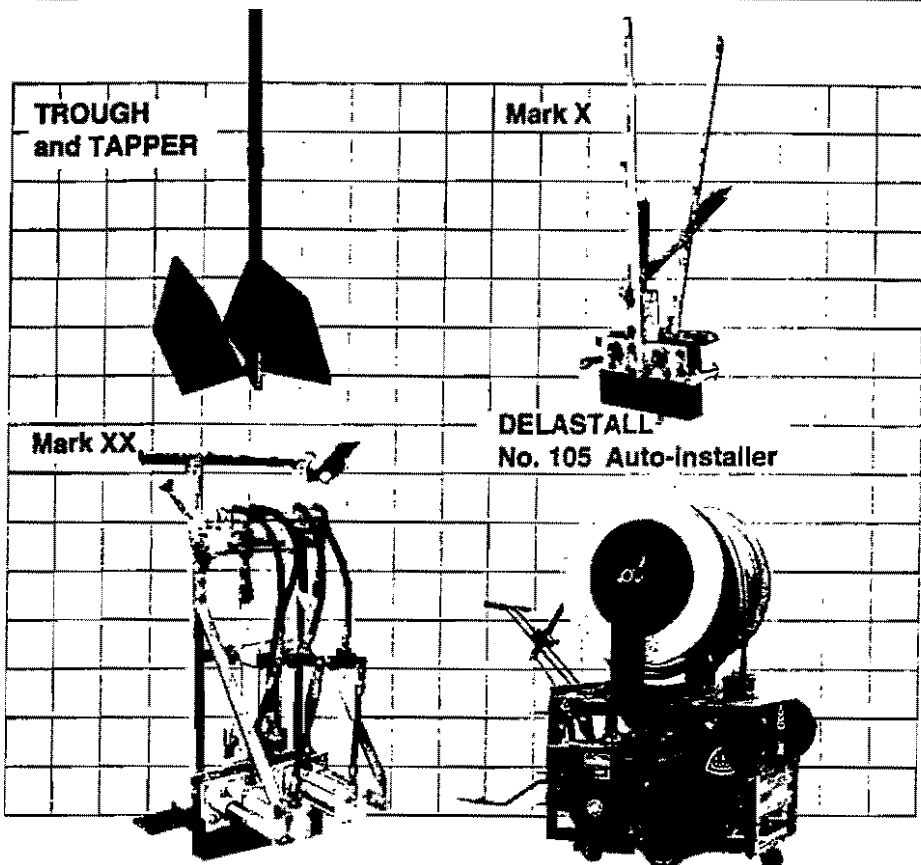
The use per lin. ft. factor varies so considerably for the many different extrusions and applications that it is impractical to provide such information in this brochure. (Example: 4-5 inch size seal of CV or H type may require about 1 gallon per 100 ft. of seal.)

Material/Specifications

For concrete pavement seals (E and V series), ASTM Standard Specification D 2628-81 apply (not reproduced here).

For series H and CV, the ASTM Standard Specification for PREFORMED POLYCHLOROPRENE ELASTOMERIC JOINT SEALS FOR BRIDGES, Designation D 3542-82 is met. (See table to the right.)

Lubricant/adhesives shall conform to ASTM 2835/ASTM D-4070 respectively.



ASTM D3542-82 Physical Requirements for Preformed Elastomeric Joint Seals		
	Requirements	ASTM Method
Tensile strength, min. psi (MPa)	2000 (13.8)	D 412
Elongation at break, min. %	250	D 412
Hardness, Type A durometer, points	55 ± 5	D 2240 (modified) ^A
Oven aging, 70 h at 212°F (100°C):		D 573
Tensile strength, max. % loss	20	
Elongation, max. % loss	20	
Hardness, Type A durometer, points change	0 to 10	
Oil swell, ASTM Oil No. 3, 70 h at 212°F (100°C):		
Weight change, max. %	45	D 471
Ozone resistance ^B :		
20% strain, 303 mPa of ozone in air (the volume fraction of ozone is 300 ppm in air at 1 atm), 70 h at 104°F (40°C), wiped with toluene to remove surface contamination	no cracks	D 1149
Low-temperature recovery ^C , 72 h at 14°F (-10°C), 50%:		
Deflection, min. %	88	Section 7D
Low-temperature recovery ^C , 22 h at -20°F (-29°C), 50%:		
Deflection, min. %	83	Section 7D
High-temperature recovery ^C , 70 h at 212°F (100°C), 50%:		
Deflection, min. %	85	Section 7D
Compression-deflection properties:		D 575 Method A (modified) ^E
LC min. %	See 5.1.4 ^D	
LC max. %	See 5.1.5 ^D	
Movement range, %	See 5.1.6 ^D	

THE D.S. BROWN COMPANY



P. O. Box 158 • 300 East Cherry Street • North Baltimore, Ohio 45872-0158 • U. S. A.
Telephone: 419-257-3561 • FAX: 419-257-2200



Part 3 - Scope: Product and Application

This specification describes the sealing of joints with a one-component, self-leveling, elastomeric, polyurethane sealant.

3.01 Acceptable Manufacturers

- A. Sikaflex-1CSL, as manufactured by Sika Corporation, Lyndhurst, New Jersey, is considered to conform to the requirements of this specification and has performed satisfactorily for joint sealing for a minimum of one year.
- B. Substitutions: The use of other than the specified product will be considered providing the contractor requests its use in writing to the Engineer. This request shall be accompanied by (a) A certificate of compliance from an approved independent testing laboratory that the proposed substitute product meets or exceeds the specific performance criteria, tested in accordance with the specified test standards; and (b) Documented proof that the proposed substitute product has a one year proven record of performance of joint sealing, confirmed by actual field tests and five successful installations that the Engineer can investigate.
- C. Certification from the manufacturer demonstrating compliance with the ISO 9000 quality standard in the development, manufacture, and sale of the product.

3.02 Performance Criteria

Typical Technical Data (material and curing conditions at 73° F, 50% R.H.)

- A. Properties of the uncured polyurethane sealant:
 - 1. Initial Cure (Tack-Free Time): 1-2 hours
 - 2. Consistency: self-leveling
 - 3. Color: concrete gray
- B. Properties of the cured polyurethane sealant:
 - 1. Tensile Properties (ASTM D-412) at 14 days
 - a. Tensile Strength: 550 psi
 - b. Elongation at Break: 700%
 - c. Tensile Stress at 100% Elongation: 150 psi
 - 2. Hardness (ASTM D-2240) at 21 days: (Shore A): 45 ± 5
 - 3. Adhesion in Peel (ASTM C-794)
 - a. Concrete (unprimed): 24 lb.
 - b. Concrete (primed): 45 lb.
 - 5. Service Range: -40 to 170°F
 - 6. The sealant shall conform to Federal Specification TT-S-0023OC, Type I, Class A.
 - 7. The sealant shall conform to ASTM C-920, Type S, Grade P or NS, Class 25.
 - 8. The sealant shall be capable of ±25% of the average joint width when tested in accordance to the durability bond test of Federal Specification TT-S-0023OC and ASTM C-920.
 - 9. The sealant shall be non-staining.
 - 10. Final Cure: 5 days max.

3.03 Materials

- A. Polyurethane sealant:
 - 1. The joint sealant shall be a one-component, self-leveling, polyurethane-base material. It shall be applicable in horizontal joints. The sealant shall cure under the influence of atmospheric moisture to form an elastomeric substance.
- B. Any primers, as required, recommended by the manufacturer of the specified product, approved by the Engineer.
- C. Backer rod or bond breaker tape, as approved by the Engineer.

3.02 Mixing & Application

B. Joints

- 1. Placement Procedure: Prime all substrates only as required based upon the recommendations of the manufacturer of the specified product, when field testing indicates need, and when the joints will be subject to immersion after cure, as approved by the Engineer.
- 2. Install approved backer rod or bond breaker tape in all joints subject to thermal movement to prevent three-sided bonding and to set the depth of the sealant. Approval of the backer rod or bond breaker tape shall be made by the Engineer.
- 3. Joints shall be masked to prevent discoloration or application on unwanted areas, as directed by the Engineer. If masking tape is used, it shall not be removed before tooling, yet must be removed before the initial cure of the sealant. Do not apply the masking tape until just prior to the sealant application.
- 4. Install sealant into the prepared joints when the joint is at mid-point of its designed expansion and contraction. Pour or extrude the sealant into the prepared joint in one direction and allow it to flow and level as necessary. Avoid overlapping the sealant to eliminate the entrapment of air. Tool, as required, to properly fill the joint.
- 5. Adhere to all limitation and cautions for the polyurethane sealant as stated in the manufacturers printed literature.

B. Cracks

- 1. For best performance sealant should be gunned into crack to a minimum of ¼" in depth. Pour or extrude the sealant into the prepared crack in one direction and allow it to flow and level as necessary. Avoid overlapping the sealant to eliminate the entrapment of air. Tool, as required, to properly fill the joint.
- 2. Adhere to all limitation and cautions for the polyurethane sealant as stated in the manufacturers printed literature.

3.05 Cleaning

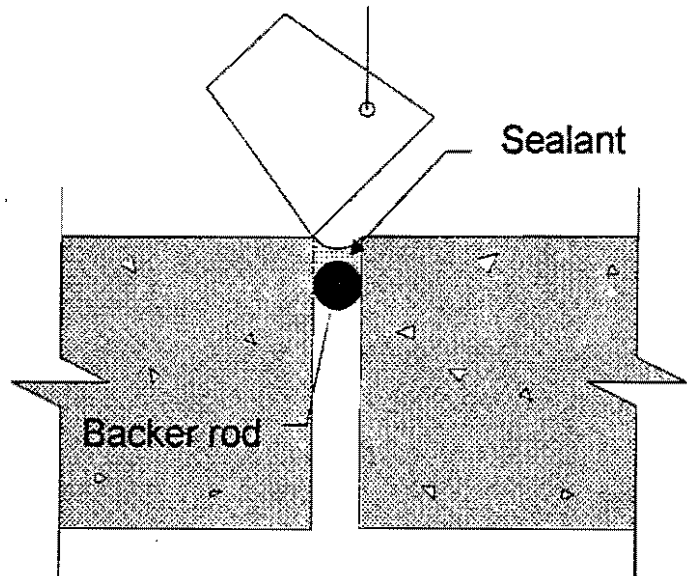
- A. The uncured polyurethane sealant can be cleaned from tools with an approved solvent. The cured polyurethane sealant can only be removed mechanically.
- B. Leave finished work and work area in a neat, clean condition without evidence of spillovers onto adjacent areas.

Note: Tests were performed with material and curing conditions at 71°-75° F and 45-55% relative humidity.

SC-074 Sikaflex® 1CSL Expansion Joint Filler

Sikaflex 1CSL (self-leveling)

1. Pour Sikaflex 1CSL into prepared joint, allow to flow and level as necessary. Minimum depth ¼".
2. Tool as required to properly fill joint.



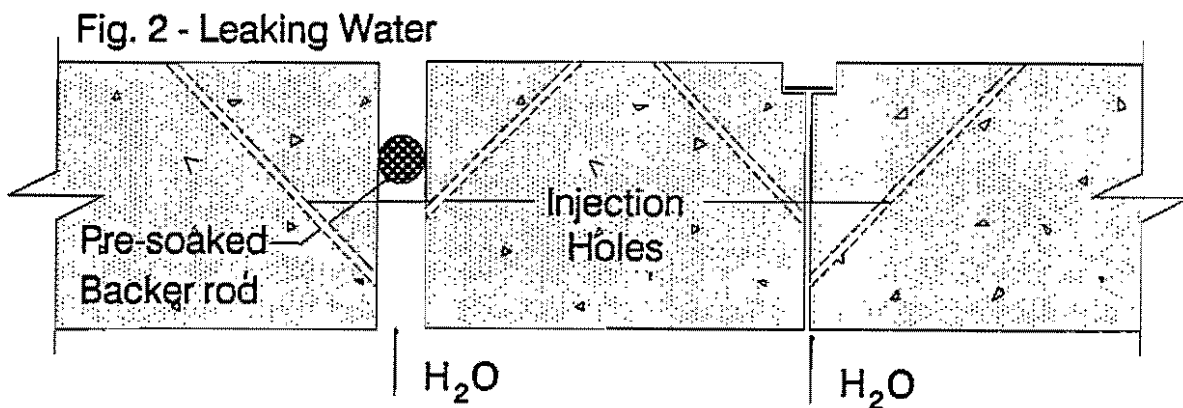
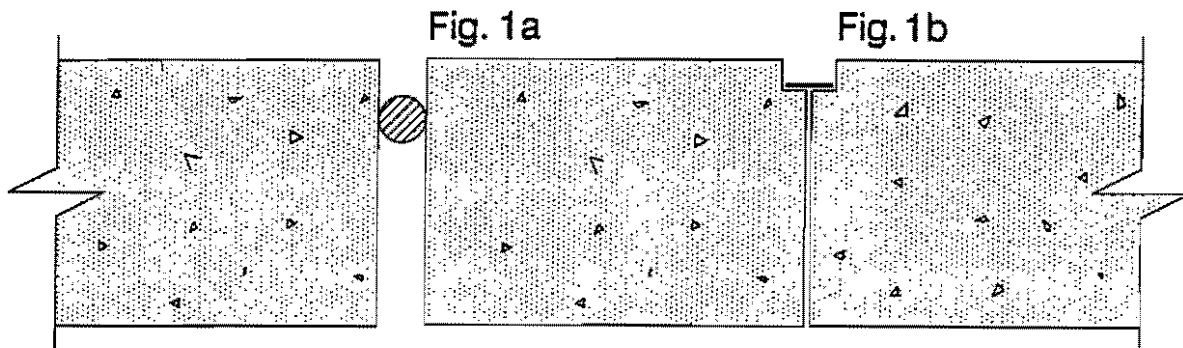
Client Name: _____

Job Name: _____

Date: _____

PREP-013

Expansion Joints



Part 2 - Surface Preparation

A. The joint and adjacent substrate must be clean, sound, dry and free of frost. Remove all traces of the old sealant, dust, grease, curing compounds, waxes, impregnations, foreign particles, efflorescence and other bond inhibiting materials from the surface by mechanical means, i.e. - sandblasting, etc., as approved by the Engineer. Blow joint free of dust using compressed air line equipped with an oil trap.

1. Polyurethane sealant - (Fig. 1a) Install backer rod (closed cell is preferred to open cell) to prevent 3-sided adhesion, control sealant depth and provide a tooling base. (Fig. 1b) For shallow joints bondbreaker tape can be used instead of backer rod.

Reference: ACI 504R-77 "Guide to Joint Sealants for Concrete Structures"
Sealant Waterproofing Restoration Institute, Applicator Training Manual "Applying Sealants"

2. Expanding polyurethane chemical grout - begin by drilling 5/8" diameter holes along the side of the joint at 45° angles. Drill the hole to intersect the joint midway through the substrate. Install the injection packers in holes. Prior to product application moisture must be present. If concrete being injected contains insufficient moisture to activate the grout, inject the joint with a small amount of water prior to the application of the chemical grout. (Fig 2.) If the joint to be injected is a 1/2" or greater at the surface, pack an open cell polyurethane foam saturated with the mixed polyurethane chemical grout into the joint. Spray the saturated foam with a small amount of water to activate the grout and create a surface seal.

Effective: 0991



201 Polito Avenue • Lyndhurst, N. J. 07071 • (201) 933-8800

Client Name: _____

Job Name: _____

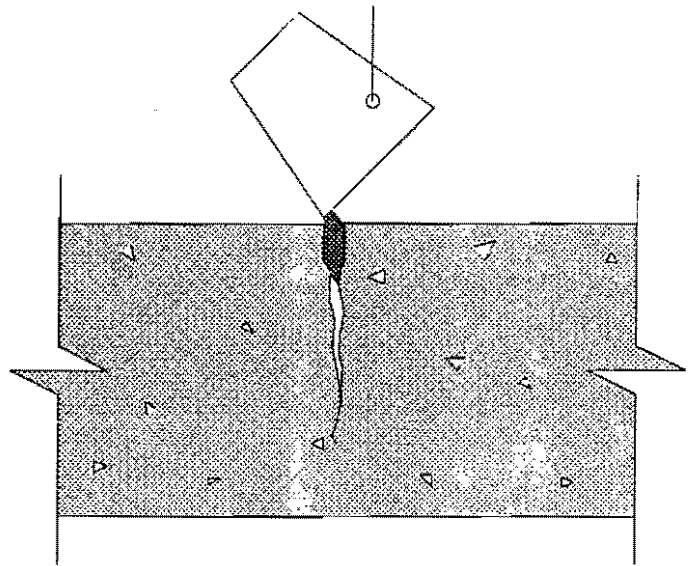
Date: _____

SC-074

Sikaflex[®] 1CSL Crack Filler

Sikaflex 1CSL (self-leveling)

1. Pour Sikaflex 1CSL into prepared crack, allow to flow and level as necessary. Minimum depth $\frac{1}{4}$ ", $\frac{1}{2}$ " in direct traffic areas.
2. Tool as required to properly fill crack.



Client Name: _____

Job Name: _____

Date: _____



Sikaflex™ 1CSL

Self-leveling, 1-part polyurethane sealant

DESCRIPTION

A single component, self-leveling, premium-grade polyurethane sealant with an accelerated curing capacity. Meets Federal Specification TT-S-00230C, Type 1, Class A. Meets ASTM C-920, Type S, Grade P, Class 25.

WHERE TO USE

Sikaflex 1CSL is used to seal horizontal expansion joints in concrete and cementitious slabs such as:

- ▲ Sidewalks
- ▲ Balconies
- ▲ Pavements

ADVANTAGES

- ▲ 1-component, no mixing
- ▲ Self-leveling, pourable
- ▲ Accelerated curing
- ▲ Permanently elastic
- ▲ Excellent adhesion
- ▲ Convenient, easy-to-use packaging

COVERAGE

20 fl. oz. uni-pac sausage seals 24 lineal ft. of ½ x ¼ in. joint.

PACKAGING

Disposable 20 oz. uni-pac sausage, 20/ carton.
Available on special order: 4.5 gallon pails.

HOW TO USE

SURFACE PREPARATION

Clean all surfaces. Joint walls must be sound, clean, dry, frost-free, and free of oil and grease. Curing compound residues and any other foreign matter must be thoroughly removed. Install bond breaker tape or backer rod to prevent bond at base of joint.

PRIMING

Priming is not usually necessary. Substrates only require priming if testing indicates a need or where sealant will be subjected to water immersion after cure. Consult Sikaflex Primer Technical Data Sheet or Technical Service for additional information on priming.

APPLICATION

Recommended application temperatures: 40-100 F. Pre-conditioned sealant to approximately 70 F is necessary when working at extremes. For best performance, Sikaflex 1CSL should be poured into joint when joint slot is at mid-point of its designed expansion and contraction. Pour sealant into joint slot in one direction and allow sealant to flow and level out as necessary. Tool as required. Use closed cell backer rod instead of open cell to offer greater support.

LIMITATIONS

- ▲ Allow 1 week cure at standard conditions when using Sikaflex 1CSL in total water immersion situations.
- ▲ Maximum exposure level of chlorine is 5 ppm.
- ▲ In joints subject to movement - maximum depth of sealant must not exceed ½ in.; minimum depth is ¼ in.
- ▲ Minimum depth of sealant for horizontal joints subject to traffic is ½ in.
- ▲ Maximum expansion and contraction should not exceed 25% of average joint width.
- ▲ Do not cure in the presence of curing silicone sealants.
- ▲ Avoid contact with alcohol and other solvent cleaners during cure.
- ▲ Do not apply when moisture-vapor transmission condition exists from the substrate as this can cause bubbling within the sealant.
- ▲ Use opened uni-pac sausages the same day.
- ▲ The ultimate performance of Sikaflex 1CSL depends on good joint design and proper application with joint surfaces properly prepared.

TYPICAL DATA FOR SIKAFLEX 1CSL (Material and curing conditions 73F AND 50% R.H.)

COLOR	Concrete Gray	
SHELF LIFE	9 months, in original unopened packaging.	
STORAGE CONDITIONS	Store at 40-95 F. Condition material to 65-85F before using.	
APPLICATION TEMPERATURE	40-100 F. Sealant should be installed when joint is at mid-range of its anticipated movement.	
SERVICE RANGE	-40 to 170 F.	
CURING RATE	Tack-free Time: 1 to 2 hours Final Cure: 3 to 5 days	
RECOVERY	>90%	
SHORE 'A' HARDNESS (ASTM D-2240)	21 Day	45 ± 5
TENSILE PROPERTIES (ASTM D-412)	21 Day	Tensile Strength: 550 psi Elongation @ Break: 700% Modulus of Elasticity 100%: 150 psi
ADHESION IN PEEL (ASTM C-794)	Substrate Concrete (with Primer 35)	Peel Strength > 45 pli Adhesion Loss 0% Adhesion Loss
JOINT MOVEMENT	± 25%	
WEATHERING RESISTANCE	Excellent	

HUITT-ZOLLARS, INC.
 3131 McKinney Avenue, Suite 600
 DALLAS, TEXAS 75204

LETTER OF TRANSMITTAL

(214) 871-3311

DATE	7/10/96	JOB NO.	01201301
ATTENTION	MR. MARK PERSON		
RE:	ADDISON CIRCLE PHASE I		

GIBSON + ASSOCIATES
 JOB SITE TRAILER

WE ARE SENDING YOU Attached Under separate cover via Delivery the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2		5	SHOP DRAWINGS
			ITEM #224 BINS RAIL
			" #222 TRASH RECEPTACLE TYPE "B"
			" #220 BENCH "C"
			" #223 TRASH RECEPTACLE TYPE "C"
			" #211 TREE CRATE

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For-review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS ALL ARE APPROVED EXCEPT ITEM #211 (TREE CRATE).

CC: Bryant Naul - Columbus Realty Trust - 1
[Redacted] Team of Addison - 1
 FILE

COPY TO _____

SIGNED: David Meyers

NO EXCEPTION TAKEN REJECTED REVISE AND RESUBMIT MAKE CORRECTIONS NOTED

Corrections or comments made on the shop drawings during this review do not relieve contractor from compliance with requirements of the drawings and specifications. This check is only for review of general conformance with the design concept of the project and general compliance with the information given in the contract documents. The contractor is responsible for: confirming and correlating all quantities and dimensions; selecting fabrication processes and techniques of construction; coordinating his work with that of all other trades; and performing his work in a safe and satisfactory manner.

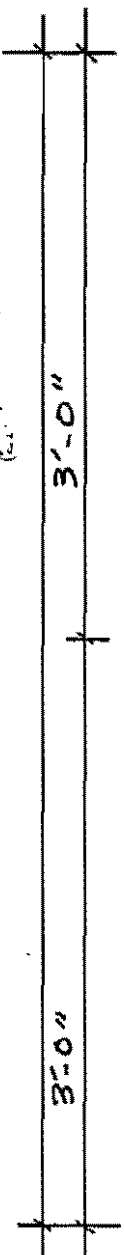
HUITT-ZOLLARS, INC.
3131 MCKINNEY AVE., SUITE 600
DALLAS, TEXAS 75204
(214) 871-3311

Date: 7/9/96

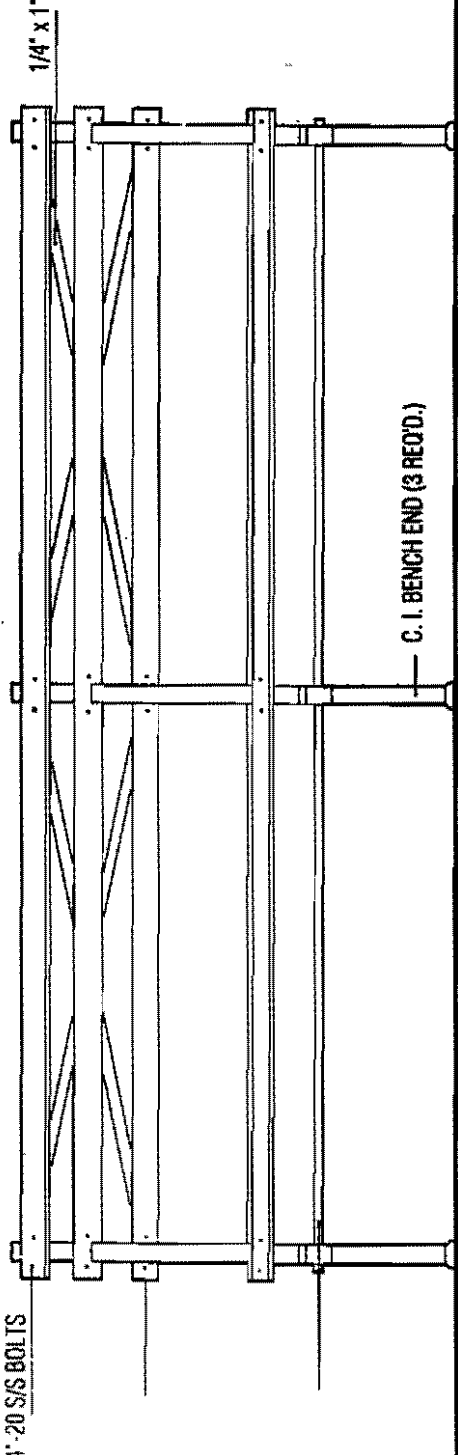
By: David Meyer

RECEIVED
JUN 17 1996

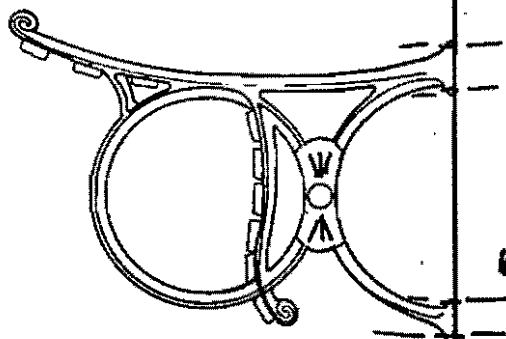
6'-0"



1/4"-20 S/S BOLTS



C. I. BENCH END (3 REQ'D.)



DRILLED CLEARANCE
5/8" φ FOR
1/2" ANCHORS

EXPO BENCH

SCALE: 3/4" = 1'-0"

SCALE 3/4" = 1'-0"

FURNITURE 1

NO EXCEPTION TAKEN REJECTED REVISE AND RESUBMIT MAKE CORRECTIONS NOTED

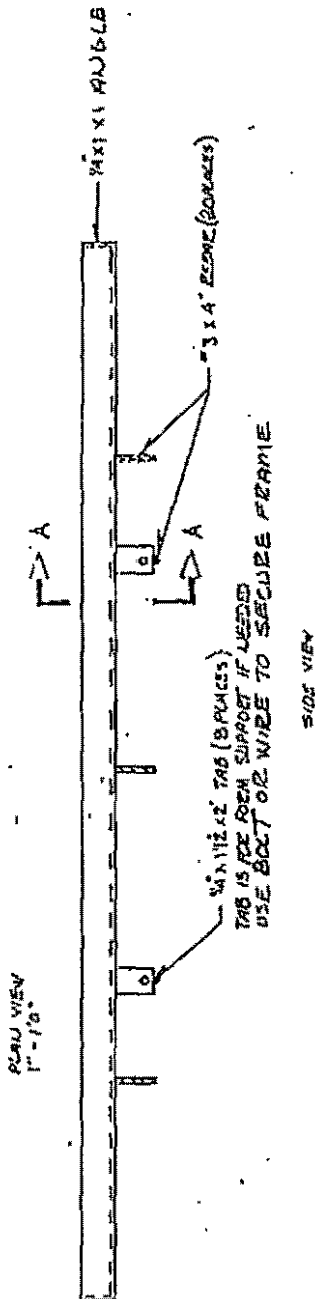
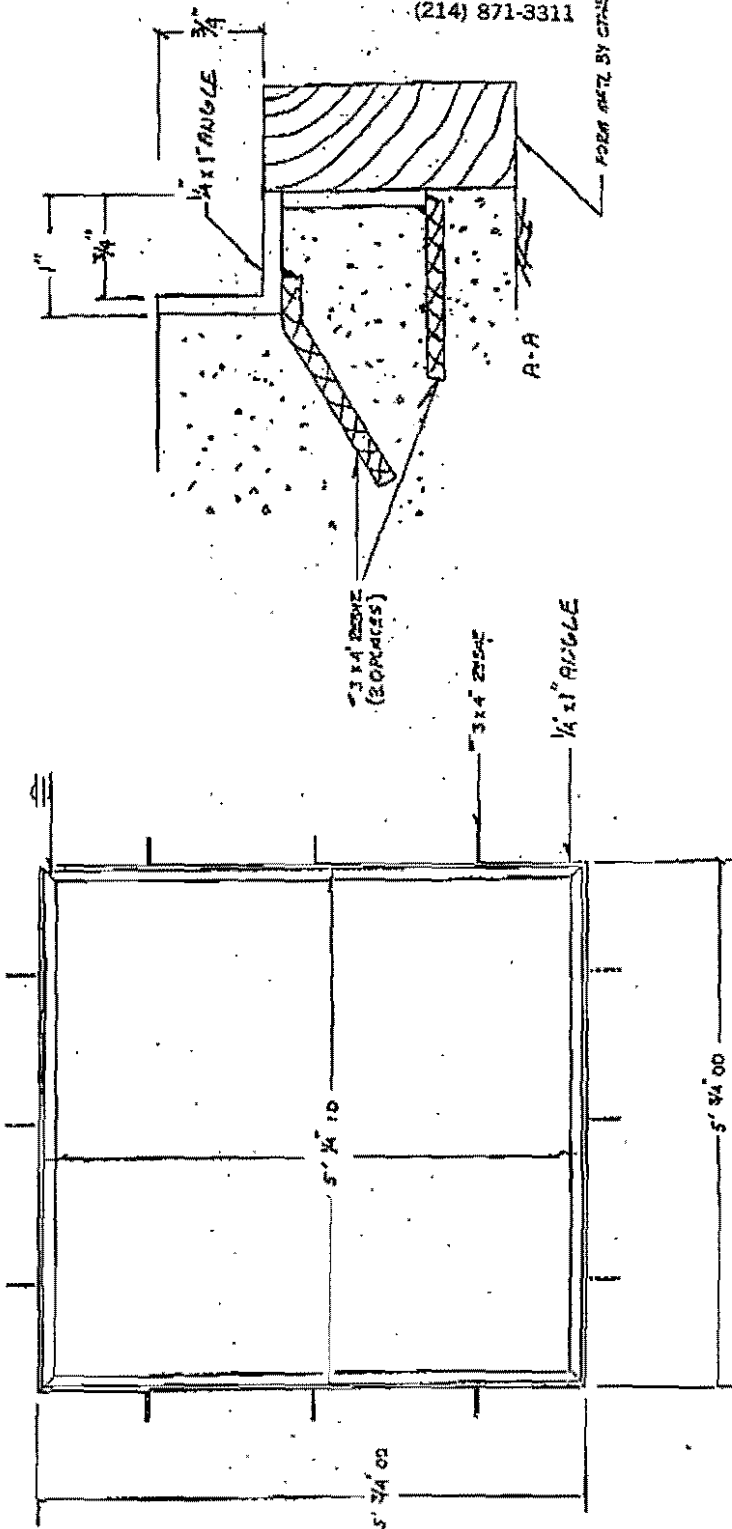
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HUITT-ZOLLARS, INC.
3131 MCKINNEY AVE., SUITE 600
DALLAS, TEXAS 75204
(214) 871-3311

Date: 7/19/96
By: *Devin Meyer*

Fair Weather
mfg. by Urban Systems, Inc.

Post Office Box 487
Tacoma, Washington 98401
206-627-2811 or 800-323-1798
Fax 206-627-2830



SIDE VIEW

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JUN 17 1996

5 FT. SQUARE TREE GRATE FRAME For Tree Grate # 8070-56

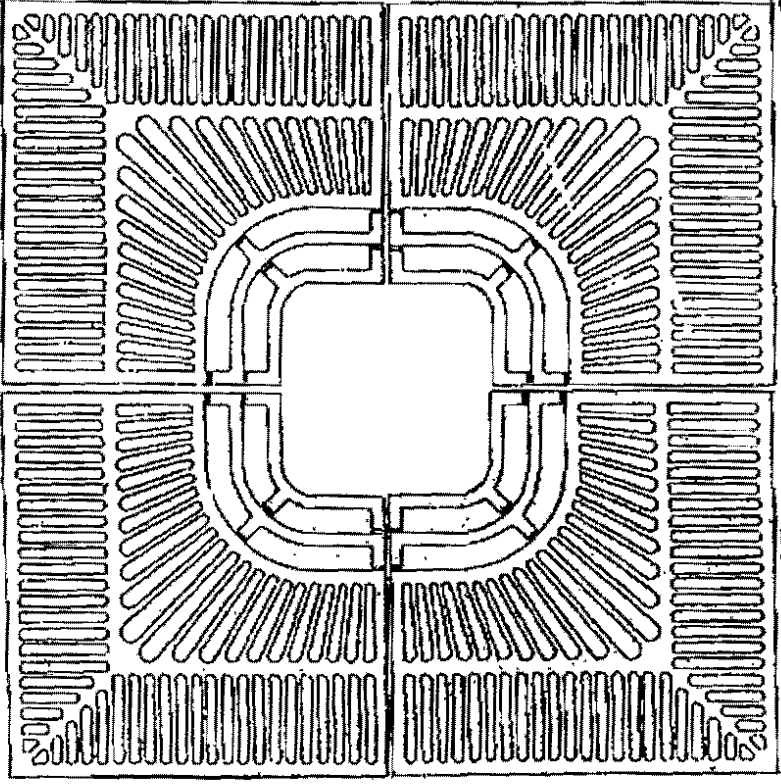
Frame shall be a one piece welded unit fabricated with 1/4" x 1" angle and #3 x 4" rebar. Angle shall conform to ASTM A36 mild steel.

Frames shall be unfinished.

5/18/1996 16:21
E TO 12144923155 1 rubber 1.000

FEB-22-1996 13:51

RECEIVED
JUN 17 1996
HUNTSVILLE



8070-56

Large 60 square expandable grate cast in four sections. Expandable at 22" and 28 inches. Designed to fit with 8035-56 round grate for various grate designs.

Grates are fabricated with ductile iron and are 3/4" thick. No finish.

Size:	60"	Weight:	340 lbs.
Sections Cast:	4	Hole Diameter:	16"



Specifications

◆ **Manufacturer:**
 All Creative Pipe, Inc. products are fabricated using a hydraulic pipe bending machine and mandrel specifically tooled for this purpose. All bicycle racks and Lean Tools are manufactured by Creative Pipe, Inc.™ in Portland, Oregon.

◆ **Bicycle Rack Dimensions**

Model #	Height	Length
LB 3	33"	18"

◆ **Material:**
 1. **Galvanized and Powder Coated**
 LB 3 Bicycle racks are constructed of 1-1/4" I.D. ASTM (.154" wall) Schedule 40 steel pipe.
 2. **Stainless Steel**
 Optional stainless steel racks and Lean Tools are made from ASTM Schedule 40 TP 304 stainless steel.

◆ **Finish:**
 1. **Hot-dip Galvanized**
 Galvanized versions of Creative Pipe, Inc. racks are hot dipped galvanized subsequent to fabrication.

2. **Polyester Powder Coat**
 In the powder coating process, resin is ground into a fine powder, sprayed on the metal surface and baked. Powder coated versions of Creative Pipe, Inc. racks are cleaned prior to the powder coat application, sprayed with a polyester powder coat, and baked in an oven at 400° Fahrenheit for 40 minutes. The end result is a chip, crack, corrosion and fade resistant finish far more durable than standard liquid paint. This process also allows for a wide range of colors, glosses and textures.

◆ **Installation.**
 1. **Standard Embedded Anchor Mount**
 Creative Pipe, Inc. bicycle racks are embedded underground in one of two ways.

Before applying a finish each leg of the rack is drilled 3" above the base and fitted with a 6" long, 7/16" diameter steel cross bar. This cross bar is welded into place, lies horizontally, and acts as an anchor. Embedded versions can also utilize sleeves which are embedded in the concrete. Each leg of the rack then slips into the sleeve and is secured using epoxy.

2. **Optional Flanged Surface Mount**
 Creative Pipe, Inc. bicycle racks are fitted with a pre-drilled steel flange prior to the application of the finish. This flange is welded to each leg and accepts stainless steel bolts.

◆ **Delivery Time**
 Please allow 2 to 4 weeks from the receipt of the order. Special order colors and large orders may take longer.

NO EXCEPTION TAKEN REJECTED REVISE AND RESUBMIT MAKE CORRECTIONS AND NOTED

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HUITT-ZOLLARS, INC.
 3131 MCKINNEY AVE., SUITE 600
 DALLAS, TEXAS 75204
 (214) 871-3311

Date: 7/19/96
 By: Renald Meyers

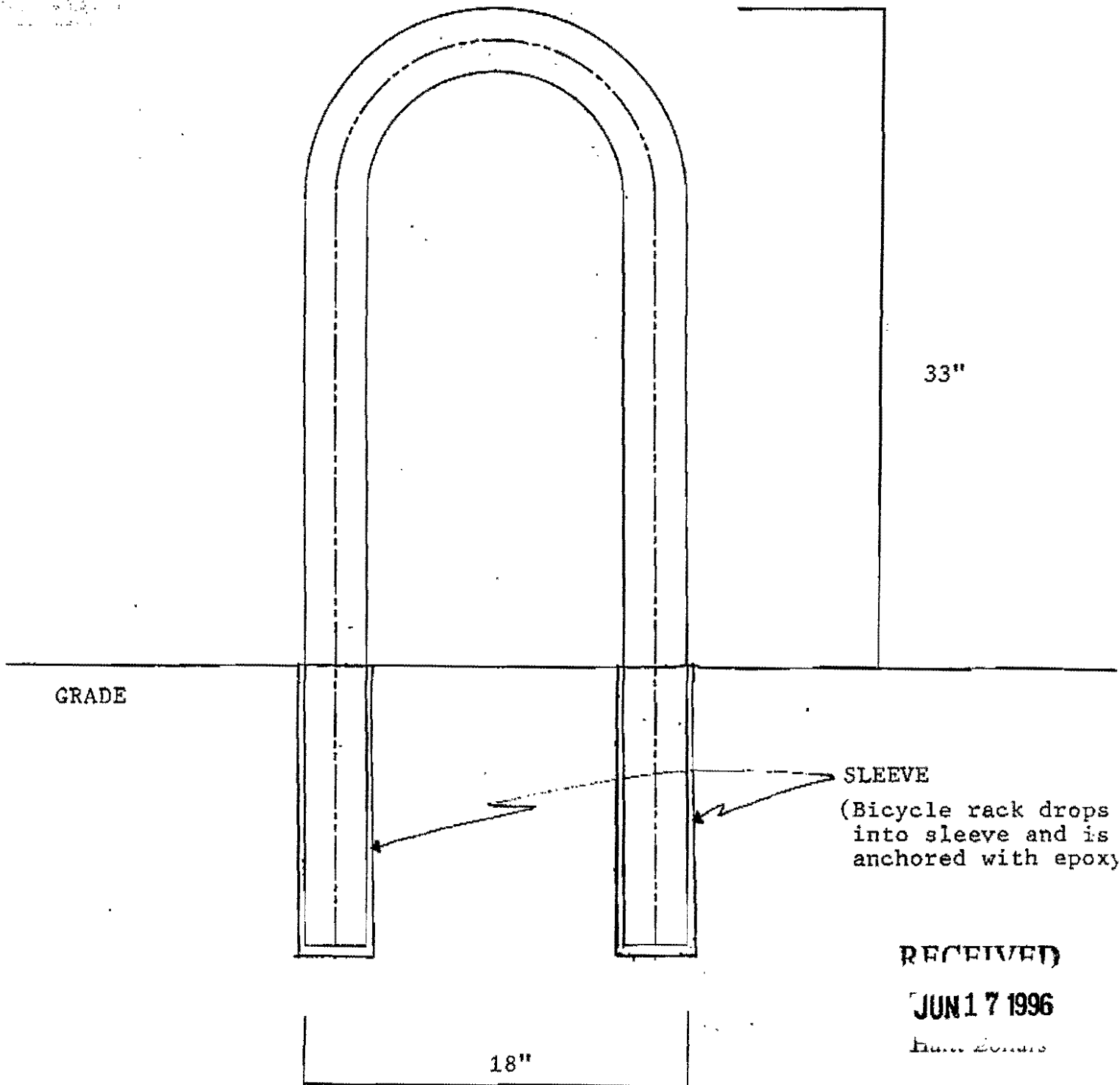
RECEIVED
 JUN 17 1996

CREATIVE PIPE, INC.

LB3-01 EMBEDDED

MATERIAL: 1 1/4" SCH. 40 PIPE

RADIUS: 6.00" CLR



RECEIVED

JUN 17 1996

Mark Pappas

UL2015 EXPANDED METAL POLE MOUNT TRASH RECEPTACLE

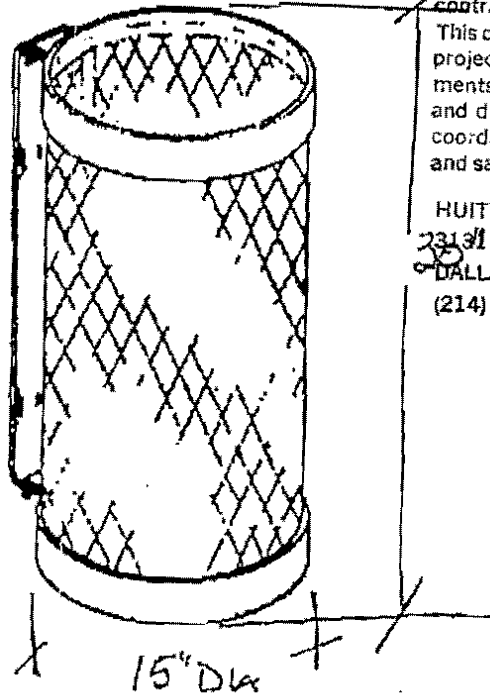
·ULTRUM™·

SHIPPING WEIGHT: UL2015-54 LBS./24 KGS.

Trash Receptacle 'B' (Pole Mounted) 5

NO EXCEPTION TAKEN REJECTED REVISE AND RESUBMIT MAKE CORRECTIONS, NOTED

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HUITT-ZOLLARS, INC.
23131 MCKINNEY AVE., SUITE 600
DALLAS, TEXAS 75204
(214) 871-3311

Date: 7/9/96
By: David Morgan

TOP VIEW
SCALE: 1" = 10'

SPECIFICATIONS

RECEIVED
JUN 17 1996

TRASH RECEPTACLE: Shall be an all welded construction of 3/4" - #8F expanded metal, 3/16" x 2-1/2" H.R. steel flat, 3/16" x 2" H.R. steel flat and 1/8" x 1" H.R. steel flat with a powder coat brown finish.

MOUNTING BRACE: Shall be formed of 3/16" x 2-1/2" H.R. flat steel with a powder coat brown finish.

NOTE: All weights are based on average comparisons of each part.

WARRANTY: GAMETIME provides warranties on all materials and workmanship for one year excluding vandalism. In addition, GAME TIME offers a ten year warranty on pressure-treated wood products against

decay and termites, a ten year limited warranty against corrosion on all Durascap uprights, and a two year warranty on Flex Play Nets. Manufacturer's warranty apply on items distributed by GAME TIME.

To the extent permitted by law, these warranties are expressly in lieu of any other expressed or implied warranties or representation by any person including an implied warranty of merchantability or fitness.

SPECIFICATIONS: GAME TIME has a policy of continuous improvement and reserves the right to discontinue or change specifications without notice.

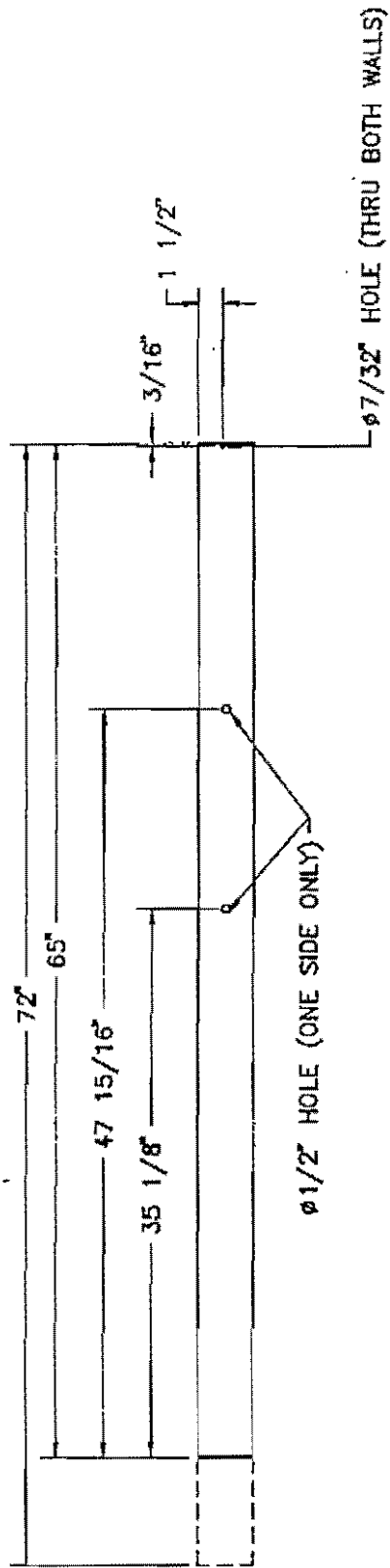
Copyright 1985
By Game Time, Inc.
Revised 4/88

*Reduce Consulting Services,
(214) 407-2222*



B- U01977-

CHANGE NO.	BY	CHANGES	DATE



RECEIVED
 JUN 17 1996

NOTE:

HIDDEN LINES REPRESENT AREA TO BE CUT-OFF

DET. REQ.	3 1/2" O.D. PIPE x 65" LONG (G47700)	MATERIAL
FINISH	POWDER COAT	~ FORT PLATNE ~ <i>Conquest, Inc.</i> ~ ALABAMA ~ <small>This document contains proprietary information, and is not to be reproduced without written permission from Conquest, Inc. and is not to be used in any manner detrimental to the interests of Conquest, Inc.</small>
TOLERANCE	±1/16"	NAME <i>U01977</i> POLE -for-
NON-CUMULATIVE UNLESS OTHERWISE NOTED		UL2015 POLE MOUNT TRASH RECEPTACLE
APP. DATE	9/5/95	DATE
APP. ENGINEER		SCALE 1/8"=1'
		SHEET 1 of 1
		NO. B- U01977

GameTime®

ULTRUM™

UL2015

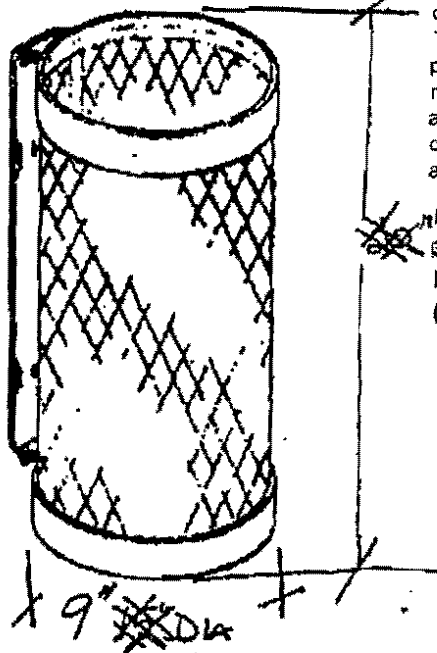
EXPANDED METAL POLE MOUNT TRASH RECEPTACLE

SHIPPING WEIGHT: UL2015-54 LBS./24 KGS.

Trash Receptacle 'C' (Wall Mounted)

NO EXCEPTION TAKEN REJECTED REVISE AND RESUBMIT MAKE CORRECTIONS NOTED

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HUITZOWARS, INC.
3737 MCKINNEY AVE., SUITE 600
DALLAS, TEXAS 75204
(214) 871-3311

1'-0" AM Date: 7/19/96
By: *David Meyer*
1'-0" AM

TOP VIEW
SCALE: 1" = 10"

RECEIVED

JUN 17 1996

Huitzowars

SPECIFICATIONS

TRASH RECEPTACLE: Shall be an all welded construction of 3/4" - #8F expanded metal, 3/16" x 2-1/2" H.R. steel flat, 3/16" x 2" H.R. steel flat and 1/8" x 1" H.R. steel flat with a powder coat brown finish.

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NOTE: All weights are based on average comparisons of each part.

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decay and termites, a ten year limited warranty against corrosion on all Durascap uprights, and a two year warranty on Flex Play Nets. Manufacturer's warranties apply on items distributed by GAME TIME.

To the extent permitted by law, these warranties are expressly in lieu of any other expressed or implied warranties or representation by any person including any implied warranty of merchantability or fitness.

SPECIFICATIONS: GAME TIME has a policy of continuous improvement and reserves the right to discontinue or change specifications without notice.

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Revised 4/88



HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 800 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214-0737

July 11, 1996

Mr. George Esqueda
TU Electric
14400 Josey Lane
Farmers Branch, TX 75234

RE: Addison Circle Phase I Public Infrastructure
Right-of-Way Assignment and Easement Requirements
HZI Project No. 01-2013-01

Dear Mr. Esqueda:

Please find the typical utility location sections and final plat prepared by Huitt-Zollars. The Town of Addison has asked that the utility companies sign off on their locations within the right-of-way and their easement requirements on the plat. The final plat is scheduled for approval on July 23rd, 1996 so we would appreciate your input by Thursday July 18th, 1996. We have been in contact throughout the project and believe that we have addressed your needs. If you have reviewed and are in agreement with the assigned utility locations and easements please sign below and return one copy to David Meyers at Huitt-Zollars. If you have additional concerns, please call me as soon as possible.

Thank you for your assistance in this matter.

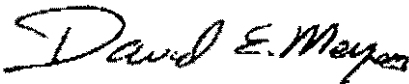
Utility Sign-off
Addison Circle Phase I Plat

TU Electric Rep. Signature

Date

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers

cc: Bryant Nail, Columbus Realty Trust
John Baumgartner, Town of Addison

4495970001201101K477124.00

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2418 / 214/571-3311 / FAX 214-0757

July 11, 1996

Mr. Dennis Anderson
Herron Cablevision
5227 FM 813
Waxahachie, TX 75165

RE: Addison Circle Phase I Public Infrastructure
Right-of-Way Assignment and Easement Requirements
HZI Project No. 01-2013-01

Dear Mr. Anderson:

Please find the typical utility location sections and final plat prepared by Huitt-Zollars. The Town of Addison has asked that the utility companies sign off on their locations within the right-of-way and their easement requirements on the plat. The final plat is scheduled for approval on July 23rd, 1996 so we would appreciate your input by Thursday July 18th, 1996. We have been in contact throughout the project and believe that we have addressed your needs. If you have reviewed and are in agreement with the assigned utility locations and easements please sign below and return one copy to David Meyers at Huitt-Zollars. If you have additional concerns, please call me as soon as possible.

Thank you for your assistance in this matter.

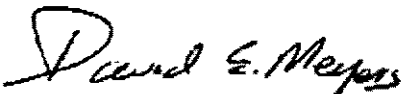
Utility Sign-off
Addison Circle Phase I Plat

Herron Cablevision Rep. Signature

Date

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers

cc: Bryant Nail, Columbus Realty Trust
John Baumgartner, Town of Addison

0199060101010101010101

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214-0767

July 11, 1996

Mr. John Hevey
TCI Cable
1043 Venture Court
Carrollton, TX 75006

RE: Addison Circle Phase I Public Infrastructure
Right-of-Way Assignment and Easement Requirements
HZI Project No. 01-2013-01

Dear Mr. Hevey:

Please find the typical utility location sections and final plat prepared by Huitt-Zollars. The Town of Addison has asked that the utility companies sign off on their locations within the right-of-way and their easement requirements on the plat. The final plat is scheduled for approval on July 23rd, 1996 so we would appreciate your input by Thursday July 18th, 1996. We have been in contact throughout the project and believe that we have addressed your needs. If you have reviewed and are in agreement with the assigned utility locations and easements please sign below and return one copy to David Meyers at Huitt-Zollars. If you have additional concerns, please call me as soon as possible.

Thank you for your assistance in this matter.

Utility Sign-off
Addison Circle Phase I Plat

TCI Cable Rep. Signature

Date

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers

cc: Bryant Nail, Columbus Realty Trust
John Baumgartner, Town of Addison

11/11/96 10:00 AM

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214-0757

July 11, 1996

Ms. Jeanne Hooker
Lone Star Gas
2095 N. Collins, Suite 101
Richardson, TX 75080

RE: Addison Circle Phase I Public Infrastructure
Right-of-Way Assignment and Easement Requirements
HZI Project No. 01-2013-01

Dear Ms. Hooker:

Please find the typical utility location sections and final plat prepared by Huitt-Zollars. The Town of Addison has asked that the utility companies sign off on their locations within the right-of-way and their easement requirements on the plat. The final plat is scheduled for approval on July 23rd, 1996 so we would appreciate your input by Thursday July 18th, 1996. We have been in contact throughout the project and believe that we have addressed your needs. If you have reviewed and are in agreement with the assigned utility locations and easements please sign below and return one copy to David Meyers at Huitt-Zollars. If you have additional concerns, please call me as soon as possible.

Thank you for your assistance in this matter.

**Utility Sign-off
Addison Circle Phase I Plat**

Lone Star Gas Rep. Signature

Date

Sincerely,

HUITT-ZOLLARS, INC.

David E. Meyers
David E. Meyers

cc: Bryant Nail, Columbus Realty Trust
John Baumgartner, Town of Addison

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2418 / 214/671-3311 / FAX 214-0757

July 11, 1996

Mr. Dan Shipp
Southwestern Bell Telephone
275 N. Greenville Ave.
Richardson, TX 75081

RE: Addison Circle Phase I Public Infrastructure
Right-of-Way Assignment and Easement Requirements
HZI Project No. 01-2013-01

Dear Mr. Shipp:

Please find the typical utility location sections and final plat prepared by Huitt-Zollars. The Town of Addison has asked that the utility companies sign off on their locations within the right-of-way and their easement requirements on the plat. The final plat is scheduled for approval on July 23rd, 1996 so we would appreciate your input by Thursday July 18th, 1996. We have been in contact throughout the project and believe that we have addressed your needs. If you have reviewed and are in agreement with the assigned utility locations and easements please sign below and return one copy to David Meyers at Huitt-Zollars. If you have additional concerns, please call me as soon as possible.

Thank you for your assistance in this matter.

Utility Sign-off
Addison Circle Phase I Plat

SWBT Rep. Signature

Date

Sincerely,

HUITT-ZOLLARS, INC.


David E. Meyers

cc: Bryant Nail, Columbus Realty Trust
John Baumgartner, Town of Addison

U:\MAIL\012019\0120191111.LTR

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214-0757

July 11, 1996

Ms. Jeanne Hooker
Lone Star Gas
2095 N. Collins, Suite 101
Richardson, TX 75080

RECEIVED

JUL 18 1996

HUITT-ZOLLARS

RE: Addison Circle Phase I Public Infrastructure
Right-of-Way Assignment and Easement Requirements
HZI Project No. 01-2013-01

Dear Ms. Hooker:

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Thank you for your assistance in this matter.

Utility Sign-off
Addison Circle Phase I Plat


Lone Star Gas Rep. Signature

7/16/96
Date

Sincerely,

HUITT-ZOLLARS, INC.


David E. Meyers

cc: Bryant Nail, Columbus Realty Trust
John Baumgartner, Town of Addison

CHP/BL/00121/001/07/96

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 500 / LR 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214-0757

July 11, 1996

Mr. Dan Shipp
Southwestern Bell Telephone
275 N. Greenville Ave.
Richardson, TX 75081

RE: Addison Circle Phase I Public Infrastructure
Right-of-Way Assignment and Easement Requirements
HZI Project No. 01-2013-01

Dear Mr. Shipp:

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Thank you for your assistance in this matter.

Utility Sign-off
Addison Circle Phase I Plat


SWBT Rep. Signature

7-18-96
Date

Sincerely,

HUITT-ZOLLARS, INC.


David E. Meyers

cc: Bryant Nail, Columbus Realty Trust
John Baumgartner, Town of Addison

D:\PROJ\01\010001\11132

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 900 / LB 105 / Dallas, Texas 75204-2418 / 214/871-3311 / FAX 214-0757

July 11, 1996

Mr. George Esqueda
TU Electric
14400 Josey Lane
Farmers Branch, TX 75234

RECEIVED

JUL 15 1996

HUITT-ZOLLARS

RE: Addison Circle Phase I Public Infrastructure
Right-of-Way Assignment and Easement Requirements
HZI Project No. 01-2013-01

Dear Mr. Esqueda:

Please find the typical utility location sections and final plat prepared by Huitt-Zollars. The Town of Addison has asked that the utility companies sign off on their locations within the right-of-way and their easement requirements on the plat. The final plat is scheduled for approval on July 23rd, 1996 so we would appreciate your input by Thursday July 18th, 1996. We have been in contact throughout the project and believe that we have addressed your needs. If you have reviewed and are in agreement with the assigned utility locations and easements please sign below and return one copy to David Meyers at Huitt-Zollars. If you have additional concerns, please call me as soon as possible.

Thank you for your assistance in this matter.

Utility Sign-off
Addison Circle Phase I Plat

George Esqueda
TU Electric Rep. Signature

7-12-96
Date

Sincerely,

HUITT-ZOLLARS, INC.

David E. Meyers

David E. Meyers

cc: Bryant Nail, Columbus Realty Trust
John Baumgartner, Town of Addison

00000000000000000000

HUITT-ZOLLARS

C.C. Chris Terry
7-21-96

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214-0757

July 15, 1996

Mr. John Baumgartner
Town of Addison
Public Works Department
P.O. Box 144
Addison, TX 75001

RE: Addison Circle Phase I Public Infrastructure
Construction Services
HZI Job No. 01-2013-01

Dear Mr. Baumgartner:

On July 12, 1996 Mr. Mark Person with Gibson and Associates contacted Huitt-Zollars with a problem concerning the location of the pavement staking for Morris Avenue. The surveyor for Gibson and Associates was not able to match what Huitt-Zollars had staked as back of curb locations. A meeting was held at 8:30 A.M. on Saturday July 13, 1996 between the Huitt-Zollars and Gibson survey crews to identify the problem.

It was determined that the Gibson surveyor had used a point in the roundabout area which he assumed to be the centerline intersection of Quorum Drive and Mildred Street. In fact this point was 0.78 feet west of the actual centerline point and was a radius point set by Huitt-Zollars for the construction of Building "A". This incorrect assumption has resulted in many utilities being skewed in the right-of-way by approximately two feet on the most westerly end of the roadways. As a result, Gibson and Associates will be required to relocate several inlet boxes and possibly some fire hydrants.

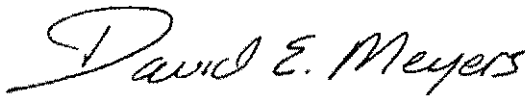
Huitt-Zollars was required by the contract to stake centerline PC's, PT'S and PI's one time for control. Huitt-Zollars staked 12 centerline points for control on this project. The one point Huitt-Zollars failed to stake was the intersection point at Quorum Drive and Mildred Street. The contractor's surveyor is responsible for setting all the necessary reference points and maintaining control throughout the project. Gibson's surveyor assumed the point he found, which was labeled "RP" for radius point, was in fact the centerline point which was incorrect. All other 12 centerline points set by Huitt-Zollars were labeled "CL" for centerline. Gibson's surveyor stated in the field that he had not checked in his work with other control points on the project due to time constraints. If he had insufficient control remaining on the project he should have contacted Huitt-Zollars about reestablishing some control. There does not appear to be any control points set incorrectly by Huitt-Zollars and all staking performed by Huitt-Zollars for buildings, paving and utilities is correct.

Everyone regrets this unfortunate incident but we believe the problem can be handled by the relatively minor utility relocations by Gibson as stated above. The most important thing is that Morris Avenue is now staked in its correct location.

Please contact Huitt-Zollars if you would like a different course of action on this matter.

Sincerely,

HUITT-ZOLLARS, INC.

A handwritten signature in cursive script that reads "David E. Meyers".

David E. Meyers

cc: Mark Person - Gibson and Associates
Jeff Hicks - Llano Construction
Mark Brandenburg - Columbus Realty Trust
Bryant Nail - Columbus Realty Trust
Jim Duffy - Columbus Realty Trust
Bruce Ellis - Town of Addison

HUITT-ZOLLARS, INC.
 3131 McKinney Avenue, Suite 600
 DALLAS, TEXAS 75204

LETTER OF TRANSMITTAL

(214) 871-3311

DATE	7/22/96	JOB NO.	0193201
ATTENTION	MR. JOHN BAUMGARTNER		
RE:			

TO TOWN OF ADDISON PUBLIC WORKS
110801 WESTGRAVE
ADDISON, TX. 75001

WE ARE SENDING YOU Attached Under separate cover via COURIER the following items:

- Shop drawings
- Prints
- Plans
- Samples
- Specifications
- Copy of letter
- Change order
- _____

COPIES	DATE	NO.	DESCRIPTION
1		3	Utility Sign-off sheets from SUBT, LSG and TUE (PREVIOUSLY FORGOTTEN)
			TUE Has not yet responded.

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE _____ 19 _____
- Approved as submitted
- Approved as noted
- Returned for corrections
- Resubmit _____ copies for approval
- Submit _____ copies for distribution
- Return _____ corrected prints
- PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____
 SIGNED: David Meyers
 If enclosures are not as noted, kindly notify us at once.

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214-0757

July 11, 1996

Mr. Dan Shipp
Southwestern Bell Telephone
275 N. Greenville Ave.
Richardson, TX 75081

RECEIVED

JUL 22 1996

HUITT-ZOLLARS

RE: Addison Circle Phase I Public Infrastructure
Right-of-Way Assignment and Easement Requirements
HZI Project No. 01-2013-01

Dear Mr. Shipp:

Please find the typical utility location sections and final plat prepared by Huitt-Zollars. The Town of Addison has asked that the utility companies sign off on their locations within the right-of-way and their easement requirements on the plat. The final plat is scheduled for approval on July 23rd, 1996 so we would appreciate your input by Thursday July 18th, 1996. We have been in contact throughout the project and believe that we have addressed your needs. If you have reviewed and are in agreement with the assigned utility locations and easements please sign below and return one copy to David Meyers at Huitt-Zollars. If you have additional concerns, please call me as soon as possible.

Thank you for your assistance in this matter.

Utility Sign-off
Addison Circle Phase I Plat


SWBT Rep. Signature

7-18-96
Date

Sincerely,

HUITT-ZOLLARS, INC.


David E. Meyers

cc: Bryant Nail, Columbus Realty Trust
John Baumgartner, Town of Addison



HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214-0757

July 11, 1996

Mr. George Esqueda
 TU Electric
 14400 Josey Lane
 Farmers Branch, TX 75234

RECEIVED

JUL 15 1996

HUITT-ZOLLARS

RE: Addison Circle Phase I Public Infrastructure
 Right-of-Way Assignment and Easement Requirements
 HZI Project No. 01-2013-01

Dear Mr. Esqueda:

Please find the typical utility location sections and final plat prepared by Huitt-Zollars. The Town of Addison has asked that the utility companies sign off on their locations within the right-of-way and their easement requirements on the plat. The final plat is scheduled for approval on July 23rd, 1996 so we would appreciate your input by Thursday July 18th, 1996. We have been in contact throughout the project and believe that we have addressed your needs. If you have reviewed and are in agreement with the assigned utility locations and easements please sign below and return one copy to David Meyers at Huitt-Zollars. If you have additional concerns, please call me as soon as possible.

Thank you for your assistance in this matter.

Utility Sign-off
 Addison Circle Phase I Plat

George Esqueda
 TU Electric Rep. Signature

7-12-96
 Date

Sincerely,

HUITT-ZOLLARS, INC.

David E. Meyers

David E. Meyers

cc: Bryant Nail, Columbus Realty Trust
 John Baumgartner, Town of Addison

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214-0757

July 11, 1996

Ms. Jeanne Hooker
Lone Star Gas
2095 N. Collins, Suite 101
Richardson, TX 75080

RECEIVED

JUL 18 1996

HUITT-ZOLLARS

RE: Addison Circle Phase I Public Infrastructure
Right-of-Way Assignment and Easement Requirements
HZI Project No. 01-2013-01

Dear Ms. Hooker:

Please find the typical utility location sections and final plat prepared by Huitt-Zollars. The Town of Addison has asked that the utility companies sign off on their locations within the right-of-way and their easement requirements on the plat. The final plat is scheduled for approval on July 23rd, 1996 so we would appreciate your input by Thursday July 18th, 1996. We have been in contact throughout the project and believe that we have addressed your needs. If you have reviewed and are in agreement with the assigned utility locations and easements please sign below and return one copy to David Meyers at Huitt-Zollars. If you have additional concerns, please call me as soon as possible.

Thank you for your assistance in this matter.

Utility Sign-off
Addison Circle Phase I Plat


Lone Star Gas Rep. Signature

7/16/96
Date

Sincerely,

HUITT-ZOLLARS, INC.


David E. Meyers

cc: Bryant Nail, Columbus Realty Trust
John Baumgartner, Town of Addison

HUITT-ZOLLARS


CC Chris Terry
Ron Whitehead
7-29-96

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214/871-0757

MEMORANDUM

DATE: July 25, 1996

TO: John Baumgartner, P.E. - Town of Addison
Director of Public Works

FROM: Andy Oakley, Huitt-Zollars, Inc. 

RE: Addison Circle Phase I
HZI Project No. 01-2013-01/01-1822-04

cc: Nancy Armstrong - Sasaki Associates
Bryant Nail - Columbus Realty Trust
Carmen Moran - Town of Addison

Pursuant to our discussion at the meeting at Town Hall held on July 24, 1996, I have the following information regarding the roundabout design.

Roundabout Lighting

Attached is a copy of the photometric information for the roundabout based on the 30-foot poles shown on our plans. This shows the approximate levels of light to be expected within the inner circle as a result of the tall, high pressure sodium lights. The 14 foot tall pedestrian fixtures were not considered in the analysis. The roundabout consultant, Mr. Peter Doctors, P.E., says that the required lighting can be provided by the lighting on the art-piece. However, unless the full 1.9 foot-candles is provided by the artwork, the poles must remain (but with lower wattage luminaires).

Note that the poles are shorter than the artwork and will ultimately be shorter than the trees. Other light pole styles and luminaires are possible. These were chosen because they match the existing poles in the center of Quorum Drive and are relatively unobtrusive in design.

Roundabout Signage

We have spoken to Peter Doctors about the possibility of reducing in size or eliminating some of the roundabout signage. The greatest concern has been expressed about the signs

G:\PROJ\01182204\ROUNDABT.MEM

on the inside of the circle ("one-way" and small chevron) and the large informational approach signs which are several hundred feet away from the outside circle. Peter responded that the chevron boards and one-way signs are critical because, if they are not in place, drivers will turn left at the circle into oncoming traffic. If an accident then occurs, we may have some liability. The chevrons in this project are much smaller than he usually specifies (note, the chevron boards and one-way signs begin only one foot above the curb and extend to a point 4 feet above the curb).

The informational signs contribute to the safety of roundabout operation by allowing the driver to plan his exit from the circle in advance. Without them, drivers will not anticipate their exit and may take last-seconds action that may cause an accident. The signs which have been specified are less than half the size that Peter usually specifies. The reduction has been justified by the expected slow speeds approaching the roundabout and further reductions cannot be supported.

Protection of Artwork

We have no objection to increasing the interior circle's curb height to 10 inches but we agree with the Town that this will provide minimal protection from a runaway vehicle. As I mentioned at the meeting, an additional low (12" to 18") wall set back several feet from the curb would, in combination with the higher curb, provide a better level of protection. Some research would be required to determine the optimum height and location of the wall. This arrangement would further minimize the impact of the signage on the artwork. The decision on raising the curb must be made in the next few days to avoid a delay in construction. The wall analysis is not essential at this time.

QUORUM

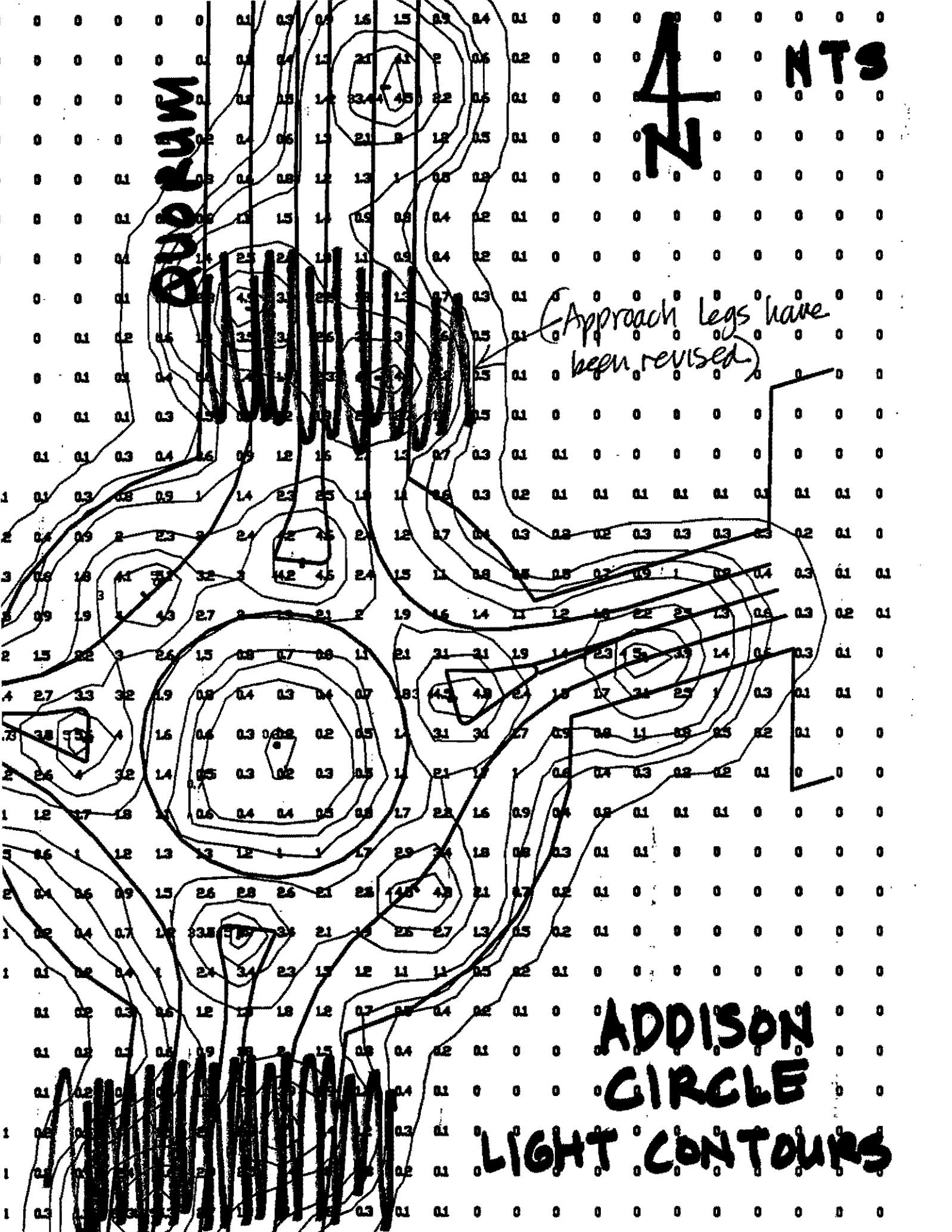


NTS

(Approach legs have been revised)

**ADDISON
CIRCLE**

LIGHT CONTOURS



AREA DATA

EXPLANATION OF OPTIONS

Q = TIME DELAY AUTOMATICALLY SWITCHED QUARTZ

Most luminaires can be provided with automatically switched quartz/instant on safety lighting where momentary power interruptions or extreme voltage dips can extinguish an HID lamp. A single-ended quartz lamp is placed in the same reflector with the metal halide, mercury or HPS lamp. The quartz lamp will remain on until the HID lamp strikes and reaches approximately 60% light output. This also means that the quartz lamp will come on when the luminaire is initially energized and remain on until the HID lamp reaches 60% light output. Caution should be used when sizing branch circuits for luminaires with this option since the luminaires will draw additional current during the warm up period while both lamps (quartz and HID) are in operation. Wiring for the quartz lamp is internal to the ballast assembly and, therefore, the 120 volts to operate the quartz lamp is independent of the lighting system voltage. The 400 and 1000 watt luminaires have a socket for one 250 watt single-ended DC (Double Contact) bayonet base quartz lamp. The 250 watt and lower wattage luminaires have a socket for one 150 watt single-ended DC bayonet base quartz lamp. The lamp is not included.

F = FUSING (not available with multivolt or dual voltage)

If specified, fuse(s) should be rated three times maximum current but less than branch circuit breaker (minimum of 5 amps for any fuse). Luminaires supplied with fuse holder(s) will accept a fuse such as Bussman KTK type. Factory installed fuse holder includes one fuse for 120V, 277V or two fuses for 208V, 240V, 480V.

K = KNUCKLE SLIPFITTER FOR 1.9-IN. TO 2.38-IN (48 TO 60mm) PIPE

With other than knuckle slipfitters, a luminaire must be equipped with a trunnion so that it can be aimed. With a knuckle slipfitter, the luminaire is mounted directly to the slipfitter. The luminaire is aimed by moving the slipfitter, rather than adjusting a trunnion. Wiring is internal, giving a cleaner appearance. This option is available for use on pipe with outside diameters (OD) of 1.9 to 2.38 inches (48 to 60mm).

L = LATCH ON DOOR OR LATCH ON CANOPY (when latch is not standard)

On luminaires where this is an option, standard doors or canopies are fastened with screws. With this option, latches are used instead, allowing no-tool access.

Q = NON-TIME DELAY AUTOMATICALLY SWITCHED QUARTZ

This option is similar to option "B" except the quartz lamp extinguishes once the HID lamp strikes. During a cold start of the HID lamp, the quartz lamp will not come on. This option does not draw any additional current in the circuit.

MA = NO MOUNTING ARM (Decashield® III, Dimension® and Decashield 1000 luminaires only)

The Decashield luminaire is normally supplied with a mounting arm but can be ordered without one.

PI = SLIPFITTER (internal) 1.250-IN. (32mm)

Fluoright 400 luminaire can be mounted on 1.250 inch (32mm) internal pipe.

T = TERMINAL BOARD (when terminal board is not standard)

All internal wiring in the luminaire is completed. Internal and external electrical connectors are made on a screw terminal board.

UL = UL LISTED (when UL listing is not standard)

Equipment has passed tests by Underwriters' Laboratories and is UL listed for wet locations.

WM = KNUCKLE WALL MOUNT

Luminaire can be mounted on a wall with a knuckle-type mounting which allows luminaire aiming. See product pages for availability.

EXPLANATION OF OTHER TERMS USED

MULTIVOLT

The multivolt choice under "Voltage" in Ordering Number Logic tables means that the customer can make the necessary connections to operate the luminaire at any one of four voltages - 120, 208, 240 or 277.

PE CONTROL

A photoelectric (PE) control allows automatic dusk-to-dawn operation of luminaires. With most luminaires, the "PE" choice includes a receptacle only; the PE itself must be ordered separately. See product pages.

ROADWAY LIGHT DISTRIBUTION PATTERNS

There are three IES (Illuminating Engineering Society) classifications used to describe the light distribution or beam pattern of a roadway luminaire or one with roadway optics.

1. **S** (Short), **M** (Medium), or **L** (Long) indicates how far up and down a street a luminaire directs light.
2. **C** (Cutoff), **S** (Semi-cutoff), or **N** (Non-cutoff) tells how much light a luminaire directs above 80° and 90° vertical. A cutoff luminaire directs almost no light above 90°; a semi-cutoff, some light; and a non-cutoff has no restrictions on how much light might be emitted in any direction.
3. Type designations **I**, **II**, **III**, **IV** are for asymmetrical (non-circular) light distribution patterns and indicate how far a luminaire directs light across the width of the street; the higher the number, the further light is directed across the street. An IES Type **V** designation signifies that light is emitted in a circular (symmetrical) pattern.

MOUNTING HEIGHT

Mounting height is generally the distance from the luminaire to the ground. For pole mounted luminaires, this may not correspond to pole height, depending on whether the luminaire is mounted directly on the pole, or on an upsweep arm bracket that adds to mounting height.

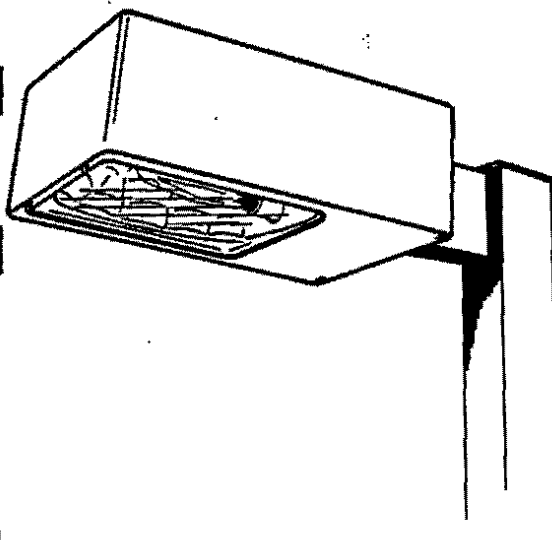
DECASHIELD® III LUMINAIRE

APPLICATIONS

Walkways, driveways, tennis courts, malls, shopping center, commercial and industrial complexes, and residential areas.

SPECIFICATION FEATURES

- UL1572 Listed SUITABLE FOR WET LOCATIONS
- CSA Certified
- Standard construction is IP55
- Heavy-duty die-cast aluminum housing and door
- Polyester powder paint finish standard for dark bronze, black and white
- No-tool access stainless steel latch design
- Heat and impact resistant tempered flat glass lens
- ALGLAS® finish on Type II, Type III and Type V reflectors, anodized finish on Forward Throw reflector
- Type II, Type III metal halide, and all Forward Throw reflectors are field rotatable
- Enclosed and gasketed optical
- Decorative Mounting Arm standard (Drilling templates are the same for the Decashield 1000 and Dimension™ luminaires.)
- Mogul base socket
- Plug-in ignitor
- Unit shipped complete in one carton (Ballast secured to housing)
- Removable ballast tray (DSMT only)



ORDERING NUMBER LOGIC



DSMT 40 S 0 A 1 G MC3 DB C

PRODUCT ID. XXXX	WATTAGE XX	LIGHT SOURCE X	VOLTAGE X	BALLAST TYPE X	PERFUNCTION X	LENS TYPE X	IES DISTRI- BUTION TYPE X X X	COLOR XX	OPTIONS XXX
DSMT = Decashield III Luminaire with Ballast Tray DSMF = Decashield III Luminaire with Internal Slipfitter, adjustable for 1.660 to 2.375 in. (42 to 80mm) OD pipe mounted.	07 = 70 10 = 100 NOTE: HPS only 15 = 150 (55V) 17 = 175 24 = 250/ 400 25 = 250 40 = 400 75 = 750 NOTE: 250/400 connected for 250W	S = HPS M = MH Standard: Mogul base lamp not included.	0 = 120/208/ 240/277 Multivolt 1 = 120 2 = 208 3 = 240 4 = 277 5 = 480 D = 347 F = 120X347 NOTE: 120X347 connected for 120V	See Ballast and Photometric Selection Table A = Autoreg H = HPF Reactor or Lag M = Mag-Reg	1 = None 2 = PE Recep- tacle 4 = PE Recep- tacle and Shorting Cap NOTE: Recep- tacles con- nected same voltage as unit.	G = Glass S = Short M = Medium FWT* = Forward Throw HTV** = Horizontal Type V C = Cutoff 2 = Type II 3 = Type III	See Ballast and Photometric Selection Table	AL = Alumi- num BL = Black DB = Dark Bronze (Stan- dard) WH = White	A = Lightning Arrester C = Charcoal Filter F = Fusing (Not available with multivolt or 120X347V; R = No Arm

NOTE: *Use FWT for 3-character distribution type
 **Use HTV for 3-character distribution type



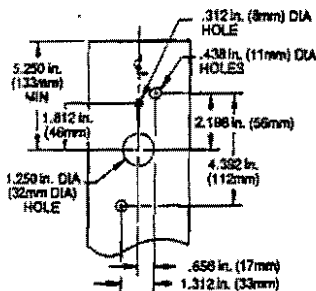
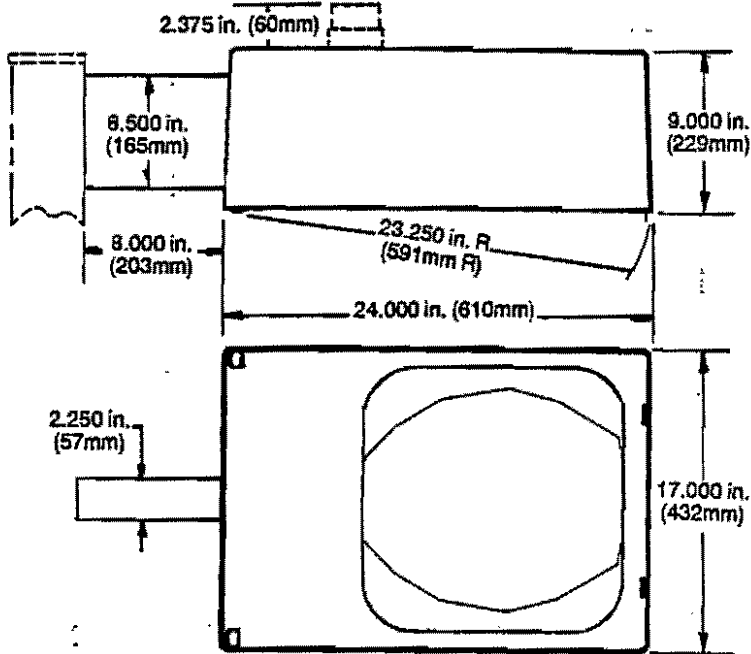
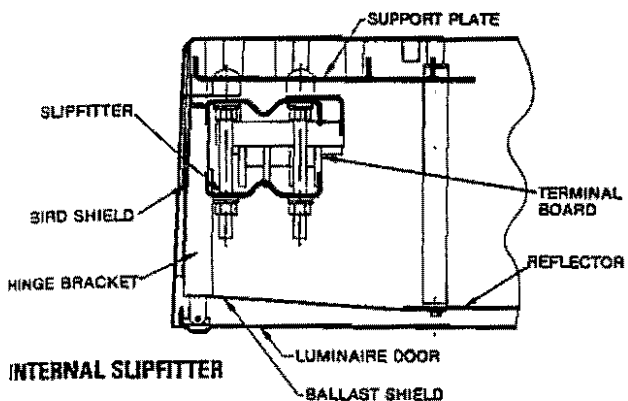
The catalog numbers, options and modifications on this page are UL Listed unless otherwise noted.
 *Trademark of General Electric Company
 *Registered Trademark of General Electric Company
 *subject to change without notice

5 (13)
 75 (15)
 D F
 For L
 RPADt
 RPABt
 BA
 All fig
 Watts:
 70, 100
 150 (15)
 250, 400
 750
 175, 250
 400
 NOTE:

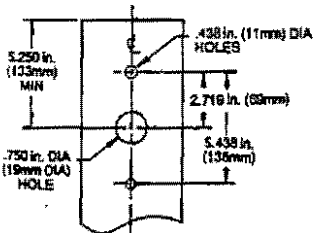
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DECASHIELD® III LUMINAIRE

DIMENSIONS

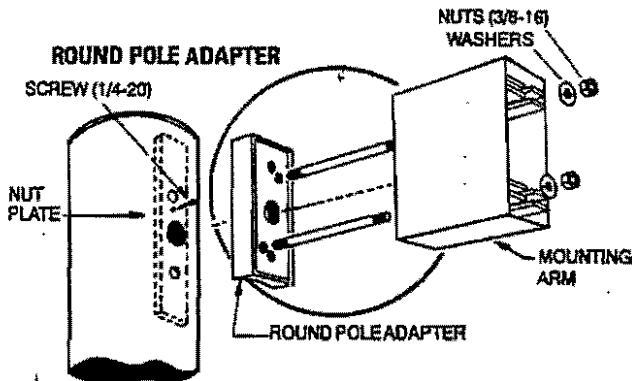


DRILLING TEMPLATE FOR SQUARE POLES



DRILLING TEMPLATE FOR ROUND POLES*

* For use with round pole adapter only:
 RPA08-0S—Dark Bronze, for 3.5 to 4.5-inch (89 to 114mm) OD pole
 RPABL-0S—Black, for 3.5 to 4.5-inch (89 to 114mm) OD pole



DATA	
Approximate Net Weight	35-45 lbs (16-18 kgs)
Suggested Mounting Height	20-40 ft (6-12 M)
Effective Projected Area	
With Mounting Arm:	1.8 sq ft (0.17 sq M)
Without Mounting Arm	1.4 sq ft (0.13 sq M)

BALLAST AND PHOTOMETRIC SELECTION TABLE

All light sources are clear unless otherwise indicated.

Wattage	Light Source	Ballast Type Voltage							Photometric Curve Number 35-17 ----					
		Multivolt	120	208	240	277	347, 120X347	480	SC2	MC2	MC3	HTV	FWT	
70, 100 150 (55V)	HPS	A, H	A, H, M	A, M	A, M	A, M	A, H	A, M	N/A	8591	8596	8599	8604	
250, 400 750	HPS	A	A	A	A	A	A	A	N/A	8592	7315	8600	8605	
	HPS	H	H	H	H	H	A	H	N/A	N/A	8256	8601	8606	
250, 250 400	MH	A	A	A	A	A	A	A	N/A	8594	8597	8602	8607	
	MH	A	A	A	A	A	A	A	7312	8595	8598	8603	8608	

NOTE: N/A = Not available.

REFERENCES

See Page 5900 for start of Accessories and Mounting

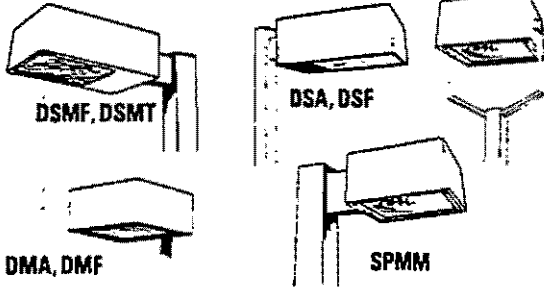
See Page 5980 for Distribution Type Classification

See Page 8000 for Pole Selection

ALUMINUM AREA LIGHTING POLES 10 TO 30 FEET (3 TO 9 METERS)

APPLICATIONS

SUGGESTED LUMINAIRES

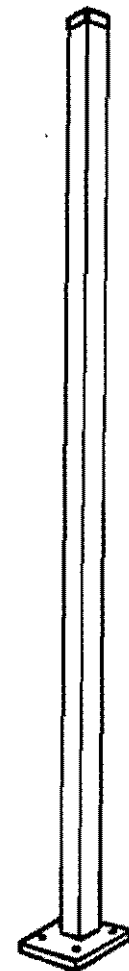


SPECIFICATION FEATURES

- Square straight aluminum shaft
- Dark bronze anodized finish standard
- Shaft lengths from 10 to 30 feet
- Pole drilled for decorative mounting arm(s)
- Single or multiple luminaire mounting
- Top tenon choice
- Shipped with pole: anchor bolts, base cover, hardware, handhole cover, anchor bolt circle template, shaft cap or top tenon

POLE SELECTION TABLE

Ordering Number	Nominal Mounting Height (ft)	Wall Size (in.)	Thickness (in.)	EPA (sq ft MPH)			Bolt Circle (in.)	Bolt Size (in.)	A. B. Projection (in.)	Base Plate Size (in.)	Approximate Ship Weight (lbs)
				80	90	100					
ASSA10X4ADB	10	4	0.125	10.5	8.2	6.4	9.25	5/8X16	2.75	9	36
12XX4ADB	12	4	0.125	8.2	6.2	4.8	9.25	5/8X16	2.75	9	41
14XX4ADB	14	4	0.125	6.3	4.7	3.3	9.25	5/8X16	2.75	9	46
15XX4BDB	15	4	0.188	9.3	7.1	6.2	9.25	3/4X18	2.75	9	67
18XX4BDB	18	4	0.188	5.8	4.2	2.9	9.25	3/4X18	2.75	9	78
18XX4DDB	18	4	0.250	8.6	5.8	4.1	9.25	3/4X18	2.75	9	96
20XX4BDB	20	4	0.188	4.8	3.1	-	9.25	3/4X18	2.75	9	85
20XX4DDB	20	4	0.250	6.9	4.8	3.3	9.25	3/4X18	2.75	9	105
20XX5BDB	20	5	0.188	8.4	6.0	4.2	9.25	1X36	3.50	12	105
20XX5DDB	20	5	0.250	12.8	9.1	6.8	9.25	1X36	3.50	12	132
25XX5BDB	25	5	0.188	4.7	2.7	-	12.06	1X36	3.50	12	124
25XX5DDB	25	5	0.250	7.8	5.2	3.3	12.06	1X36	3.50	12	160
25XX6DDB	25	6	0.250	13.1	9.3	6.4	13.50	1X36	3.50	13	199
30XX6DDB	30	6	0.250	7.8	4.6	2.4	13.50	1X36	3.50	13	235



INFORMATION ONLY

CATALOG NUMBER LOGIC

SEE SELECTION TABLE FOR ACTUAL ORDERING NUMBERS

A S S A 20 SD 4 B DB

PRODUCT ID. (LUMINAIRE USAGE) X	POLE CROSS SECTION X	SHAFT SHAPE X	POLE MATERIAL X	NOMINAL MOUNTING HEIGHT (FT) XX	MOUNTING XX	SHAFT DIMENSIONS		FINISH XX
						WIDTH (IN. X IN.) X	THICKNESS (IN.) X	
A = Area	S = Square	S = Straight	A = Aluminum	10 = 10 12 = 12 14 = 14 15 = 15 18 = 18 20 = 20 25 = 25 30 = 30	DB = Drill holes for mounting two Decashield® luminaires at 90°** DD = Drill holes for two Decashield luminaires at 180°** DD = Drill holes for four Decashield luminaires* SD = Drill holes for single Decashield luminaire* TB = Drill holes for three Decashield luminaires at 90°** TD = Drill holes for three Decashield luminaires at 120°** ZT = 2-3/8-in. OD top tenon JT = 3-in. OD top tenon NOTE: *Drill for SPMM luminaire as indicated NOTE: Substitute required mounting designation for XX in ordering number listed in Selection Table.	4 = 4X4 5 = 5X5 6 = 6X6	A = 0.125 B = 0.188 D = 0.250	DB = Dark bronze anodized (Standard) SN = Satin anodized NOTE: If other than a standard finish is required, substitute SN for DB in ordering number listed in Selection Table.

REFERENCES

See Page 8000 for Pole Selection Guidelines

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214-0757

July 22, 1996

Mr. Mark Brandenburg
Columbus Realty Trust
15851 Dallas Parkway, Suite 855
Dallas, TX 75248

RE: Addison Circle Phase I Public Infrastructure
Private Drain Systems
HZI Project No. 01-2013-01

Dear Mark:

The Addison Circle Phase I Private Civil Engineering Plans prepared by Huitt-Zollars indicate that PVC pipe is to be used for the courtyard and perimeter drain system to collect on-site runoff and roof drainage. It has been brought to our attention that your contractor has installed a black corrugated plastic pipe around Building "A" which does not match the sizes and slopes shown on the civil plans. It is also our understanding that some of these private drains are not being connected to the public system at the designated laterals but are instead being connected to the back of storm sewer inlets. It is important that the drains on the exterior of the building be constructed of PVC in the proper embedment to comply with what the Town has agreed to allow in their right-of-way. RCP pipes have been stubbed out in the public infrastructure project to collect on-site drainage. The private drain system must use these collection points as designated on the plans. The only pipes designed to penetrate the backs of inlets are tree sub-drains.

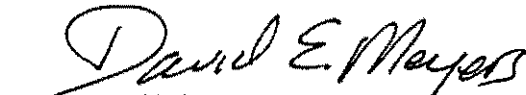
Inside your propertyline there is more latitude for alternative materials and the pipe installed in the courtyard of Building "A" may be acceptable if it has the same hydraulic flow characteristics as the design for the PVC system. In order to make an evaluation it will be necessary for the contractor to submit a cut sheet from the manufacturer of the black corrugated plastic pipe giving strength, embedment and flow data for review and approval. Even if this pipe is approved it must be installed with the sizes and grades shown on the approved civil plans.

Also please note that the private drains crossing under a building slab must adhere to the locally recognized building code. This is noted on the plans and, as civil engineers, we do not usually deal with building code issues. Columbus will need to contact the Town of Addison building inspection department for guidance and inspection on this portion of the system.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers

cc: John Baumgartner, Town of Addison
Bryant Nail, Columbus Realty Trust

G:\PROJ\01201301\MB0722.LTR

HUITT-ZOLIARS

Copy: Carmen Moran
Chris Terry

8-5-96

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214/871-0757

MEMORANDUM

DATE: July 29, 1996

RE: Addison Circle Phase I Public Infrastructure

FROM: David E. Meyers, Huitt-Zollars, Inc. *DEM*

TO: Bryant Nail
John Baumgartner

Columbus Realty Trust
Town of Addison

Fax #
770-5129
450-2837

I would like to take this opportunity to review the current status of service which has been included in the design of the public infrastructure project for the art piece in the center of the roundabout and identify any design issues which require further detail.

We are in the process of revising the interior circle of the roundabout to a 66.5 foot radius from a 67 foot radius to accommodate the desire to assist in protecting the center of the circle from vehicle ingress in the next change order. We have provided a detail of the center of the circle including 1-4" and 2-6" for irrigation and 1-4" spare. These sleeves are being installed in the drainage for the center of the roundabout. We have provided a detail of the combination inlets around the interior curb and inlets per the drainage area map shown on sheet 131 of the public infrastructure plans. A 2-1/2" service line has been installed off of Line 11 of the public infrastructure plans. A 2-1/2" circle per sheet 131 of the public infrastructure plans.

*A - please copy
✓ & ✓
Thanks
AB*

assist in
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inner
system.

It should be noted that although we have provided a detail of the roundabout there is no detailed design within this mind we believe that the following items need to be addressed in the design.

of the
this in
circle

- Provide a detailed design of the drainage system within in the interior circle and a detail of how to tie into the back of existing combination inlets.
- Provide a detailed landscaping and irrigation plan for the interior of the circle working around the required roundabout signs shown in the public infrastructure improvements.

- Provide a plan for the extension of the water line to serve a fountain or other water feature planned for the interior circle.(if any)
- Provide the required electrical loads for the interior design of the circle to George Esqueda with TU Electric for sizing of the required conduit to serve the circle. Also TUE will need to determine if the existing transformers will be sufficient to serve the necessary load or if another transformer will be required. Will three phase power be necessary?
- Provide a detailed design of the relocation of the existing 24" water line within the interior circle to clear the foundation design for the art feature. Please note that it will take six to eight weeks to obtain the water pipe once it has been ordered.

We are prepared to assist with the coordination and or design of any of the above items once we receive authorization for additional services. Please call if you have any questions regarding these issues.

HUITT-ZOLIARS

Engineers / Architects

Dallas • Fort Worth • Houston • El Paso • Phoenix • Orange County

FACSIMILE TRANSMITTAL

Date: 7/9/96

Fax No.: 931-6643

H-Z Proj. No. 01201301

No. of Pages: 2
(Including Cover Sheet)

TO: TOWNS OF ADDISON
ATTN: MR. JOHN BANGMARTER

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

RE: ADDISON CIRCLE WATERSHED EXTENSION
TO NORTH PROPERTY LINE

- EL AT END OF PHASE I IS 616.23
WHICH IS 0.89' HIGHER THAN DESIGN
VALUE ON PLANS. THIS WAS APPROVED
BY H.Z.I. BASED ON PROJECTED GRADES
AND DEPTH OF THE LINE.
- EL AT NORTH P.L. WOULD BE APPROX.
621.13 FOR AN 8" LINE ON
A 1.0% GRADE. EX. END IS APPROX. 633.

PLEASE CALL IF YOU NEED ADDITIONAL
INFORMATION.

FROM: David Meyers

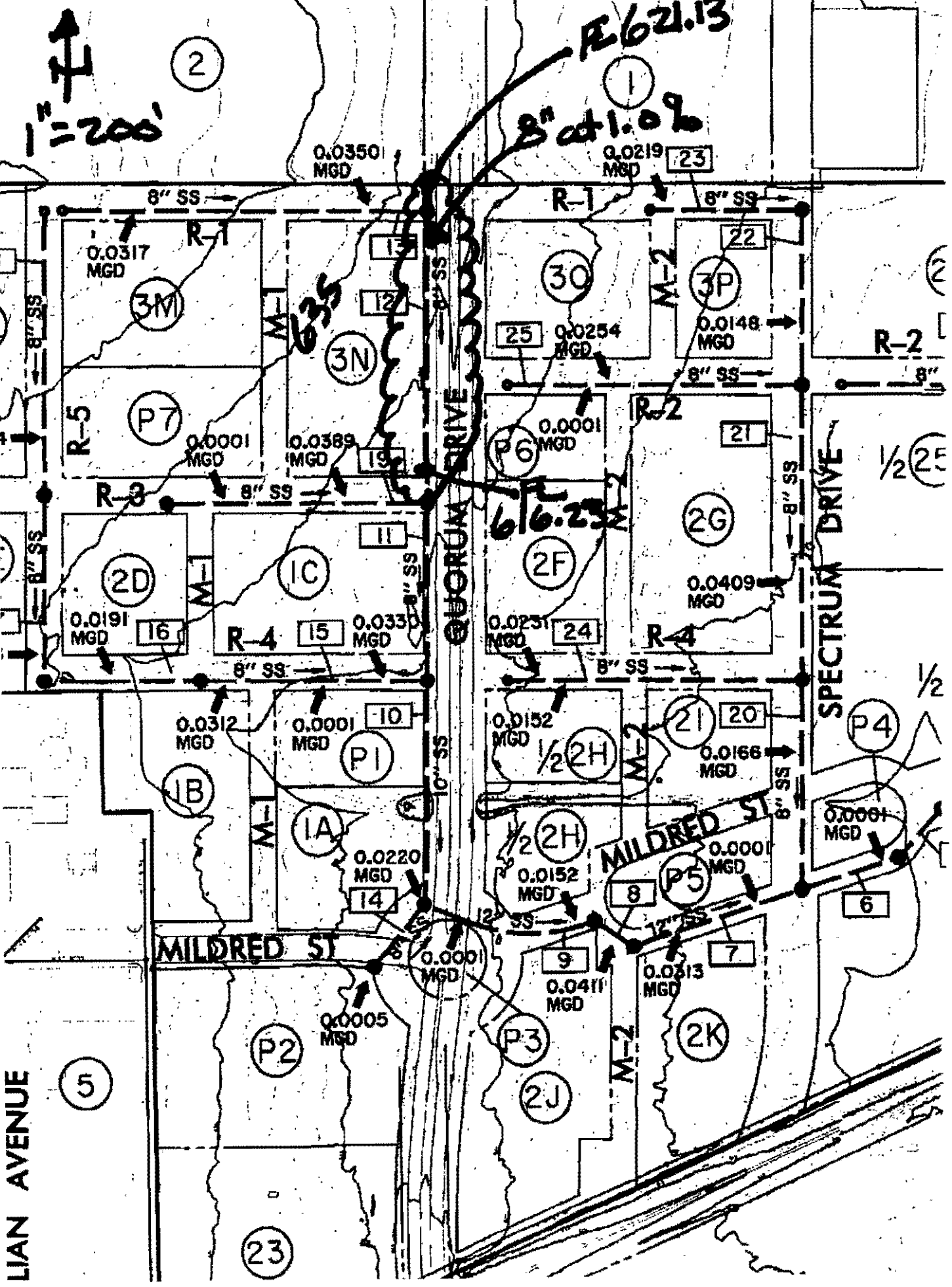
SENT BY:

TIME:

DATE:

If you had any problems receiving the Facsimile Transmittal, please contact Ms. Janet Willis or the individual listed above at (214) 871-3311. Thank you.

3131 McKinney Avenue • Suite 600 • Dallas, Texas 75204 • (214) 871-3311 • FAX (214) 871-0757



LIAN AVENUE

GEORGIA DRIVE

SPECTRUM DRIVE

MILDRED ST

MILDRED ST

↑
1" = 200'

R-621.13
8" at 1.0%

6/6.23

2

1

23

0.0317 MGD

0.0350 MGD

0.0219 MGD

8" SS

8" SS

3M

3N

30

3P

0.0148 MGD

R-2

R-5

P7

0.0001 MGD

0.0389 MGD

P6

0.0001 MGD

R-2

21

1/2 25

R-3

2D

0.0191 MGD

IC

0.0330 MGD

2F

0.0231 MGD

2G

0.0409 MGD

R-4

15

8" SS

R-4

0.0312 MGD

0.0001 MGD

IB

PI

0.0152 MGD

1/2 2H

21

0.0166 MGD

P4

1/2

IA

0.0220 MGD

1/2 2H

0.0152 MGD

P5

0.0001 MGD

0.0001 MGD

MILDRED ST

0.0001 MGD

0.0411 MGD

0.0313 MGD

P2

0.0005 MGD

P3

2J

2K

5

23

MEMORANDUM

DATE: July 30, 1996
 RE: Addison Circle Phase I Public Infrastructure
 FROM: David E. Meyers, Huitt-Zollars, Inc.

TO:	Bryant Nail	Columbus Realty Trust	Fax #
	Mark Brandenburg	Columbus Realty Trust	770-5129
	* John Baumgartner	Town of Addison	726-0562
	Bruce Ellis	Town of Addison	450-2837
	Mark Person	Gibson & Associates	557-1552

Pursuant to a meeting with the Town of Addison on July 29, 1996, I would like to make the team aware of a problem associated with the construction of two wastewater services from Building "B" and the installation of some private electrical conduits in the Witt Mews.

There were three wastewater services on the north side of Building "B" which did not line up with the originally designed location of the public laterals from the main line in Morris Avenue due to a building service design revision after the public infrastructure plans were completed. One of the laterals was addressed by moving a proposed manhole to line up with the service from the building. It was decided that the other two building plumbing lines would have a 90 degree bend (We assume that this will actually be 2-45 degree bends) installed and a portion of the plumbing line run parallel to the building to avoid conflicts with the designed tree and light locations. Once the plumbing line reaches the location of the main lateral another 90 degree bend was installed to connect to the main lateral. This is an acceptable solution to the Town for this particular situation however, the plumbing line which runs parallel to the building appears to be in the public right-of-way which is not acceptable. All private plumbing lines must be installed within the setback zone on private property prior to connection to the main lateral. Morris Avenue has a five foot setback zone for private utilities. As a result Columbus Realty will be required to move two laterals on the north side of Building "B". Per Bruce Ellis with the Town of Addison, the cleanouts may be installed on the parallel section of the line just prior to making the second 90 degree turn into the main lateral. (See attached sketch)

There have been some electrical conduits installed in Witt Mews which need to be inspected for proper embedment. Columbus Realty needs to contact Bruce Ellis with the Town of Addison and have him select several random locations for the lines to be uncovered and inspected.

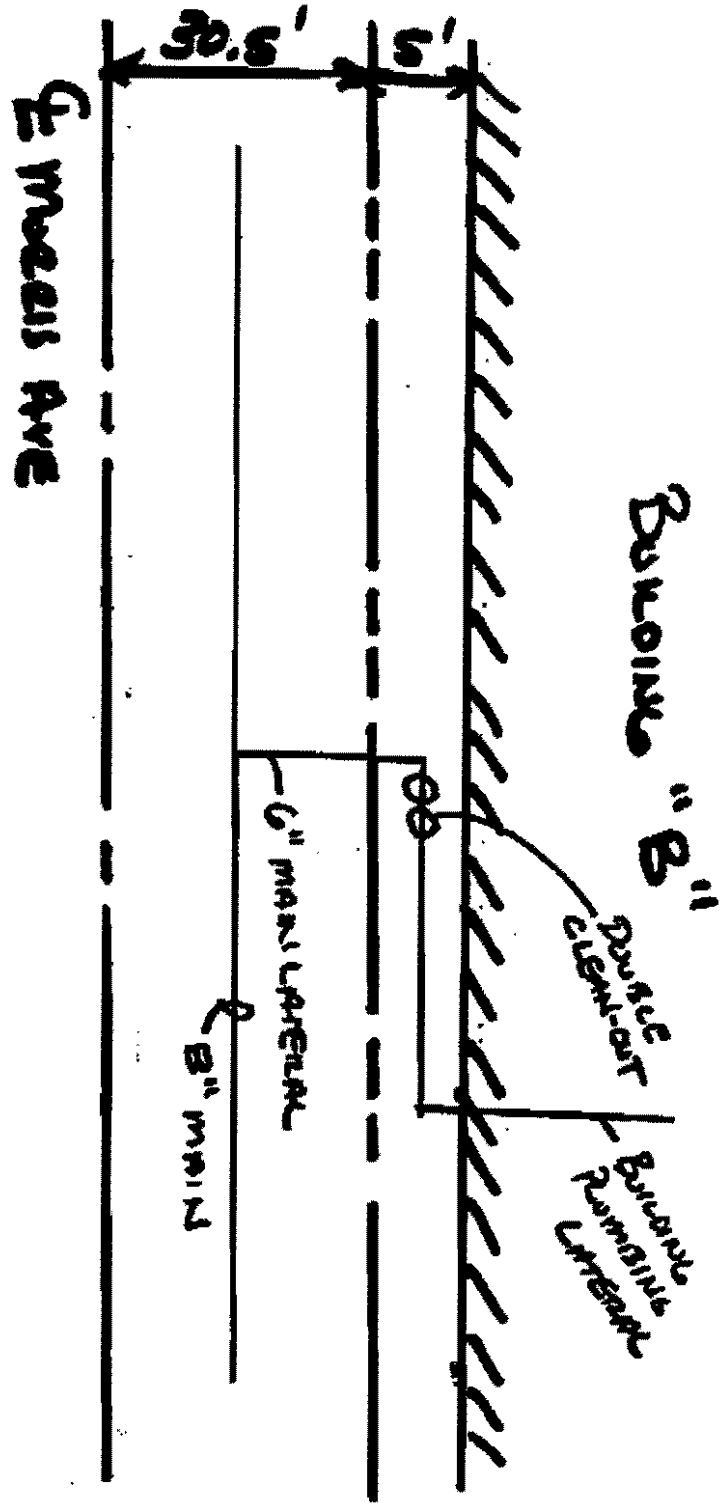
The installation of private lines must be inspected for proper embedment especially when the lines are within the public right-of-way. In the future, I would recommend that Columbus Realty call Town of Addison Building Inspection prior to covering any utility associated with the building construction. Huitt-Zollars and Bruce Ellis with the Town are available to inspect embedment on utilities within the public right-of-way.

Please call if you have any questions regarding these issues.

Project ADDISON CIRCLE
 Client TOWN OF MERRIMAN
 Task BUILDING "B"
LAYOUT



Job No. 22000
 By REM Date 7/20/96
 Chkd _____ Date _____
 Sheet _____ of _____



Note: Building "B" is skewed to the Merrimans Ave ROW by design. There is 5' from Row to Bldg AT THE NE CORNER AND SKIDWAY MADE THERE 5' AT THE NW CORNER. THE SETBACK INSTRUCTION IS LENGTH 5 FEET OF THE BUILDING.

HUITT-ZOLLARS

*Original to follow
by mail.*

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214/871-0757

MEMORANDUM

*CC Ron W.
Chris T
Carmen M.
8/1/96*

DATE: July 29, 1996
RE: Addison Circle Phase I Public Infrastructure
FROM: David E. Meyers, Huitt-Zollars, Inc. *DEM*
TO: Bryant Nail Columbus Realty Trust
*John Baumgaftner Town of Addison

Fax #
770-5129
450-2837

I would like to take this opportunity to review the current status of service which has been included in the design of the public infrastructure project for the art piece in the center of the roundabout and identify any design issues which require further detail.

We are in the process of revising the interior circle of the roundabout to a 66.5 foot radius from a 67 foot radius to accommodate the desired 10" high and 12" wide curb which will assist in protecting the center of the circle from vehicular traffic. The revised quantities will be addressed in the next change order. We have provided for several utility sleeves leading into the center of the circle including 1-4" and 2-6" for irrigation, 1-4" for data, 1-2" and 2-3" for electrical and 1-4" spare. These sleeves are being installed per sheet 42 of the public infrastructure plans. Drainage for the center of the roundabout can be designed to tie into the back of the three combination inlets around the interior curb line provided that the drainage is split among the inlets per the drainage area map shown on sheet 59 of the public infrastructure plans. A 2" water service line has been installed off of Line "5" to serve the circle per the water plan on sheet 88 of the public infrastructure plans. A 2-1/2" irrigation line has also been stubbed to the inner circle per sheet 131 of the public infrastructure plans for the continuation of an irrigation system.

It should be noted that although we have made several provisions for the center of the roundabout there is no detailed design within the interior of the 66.5 foot circle. With this in mind we believe that the following items need to be addressed to have a successful interior circle design.

- Provide a detailed design of the drainage system within in the interior circle and a detail of how to tie into the back of existing combination inlets.
- Provide a detailed landscaping and irrigation plan for the interior of the circle working around the required roundabout signs shown in the public infrastructure improvements.

0:\PROJ\120134\101729.MEM

- Provide a plan for the extension of the water line to serve a fountain or other water feature planned for the interior circle.(if any)
- Provide the required electrical loads for the interior design of the circle to George Esqueda with TU Electric for sizing of the required conduit to serve the circle. Also TUE will need to determine if the existing transformers will be sufficient to serve the necessary load or if another transformer will be required. Will three phase power be necessary?
- Provide a detailed design of the relocation of the existing 24" water line within the interior circle to clear the foundation design for the art feature. Please note that it will take six to eight weeks to obtain the water pipe once it has been ordered.

We are prepared to assist with the coordination and or design of any of the above items once we receive authorization for additional services. Please call if you have any questions regarding these issues.

HUITT-ZOLLARS

cc: Bruce Ellis
Chris Terry

Dallas • Fort Worth • Houston • El Paso • Phoenix • Orange County

FACSIMILIE TRANSMITTAL

Date: July 29, 1996

Fax No.: See List Below

H-Z Project No. 01-2013-01

No./Pages: 6
(Including Cover Sheet)

TO: See Distribution List Below

URGENT For Your Review Please Call Upon Receipt Original to Follow by Mail

Distribution List: CONSTRUCTION PROGRESS MEETING MINUTES - MEETING NO. 15

Bryant Nail(770-5129)/Mark Brandenburg(726-0562)/Jim Duffy(770-5147)-Columbus Realty Trust

Mark Person - Gibson & Associates, Inc.: 557-1552

Jeff Hicks - Llano Construction: 690-6371

John Baumgartner/Bruce Ellis/Ron Lee (248-7814) - Town of Addison: 450-2837

Saad Hineidi - Fugro-McClelland: 620-7328

Paul Shaw - Newman Jackson Birberstein: 233-2022

Dwight Swindle - MTS: 783-3099

Jerry Morgan - Construction Management & Consulting: 231-1342

FROM: David Meyers

SENT BY: Paula Powers TIME: 9:30am DATE: 7-29-96

If you have any problems receiving this Facsimile Transmittal, please contact Ms. Janet Wilds or the individual listed above at (214) 871-3311. Thank you.

3131 McKinney Avenue • Suite 600 • Dallas, Texas 75204 • (214) 871-3311 • FAX (214) 871-0757

CONSTRUCTION PROGRESS MEETING NO. 15

Addison Circle Phase I Public Infrastructure

July 24, 1996

PRESENT: See Attached List

LOCATION: Columbus Realty Project Trailer
1:30 p.m.

DISCUSSIONS

1. Change Order #2 went to council on the 23rd for deletion of the current brick in the contract to be replaced with Eureka Bricks for all streets except the Mews and Glen-Gery bricks in all sidewalks and Mews streets. ACME has lowered their price to match the Eureka Brick, therefore, Columbus Realty has removed their request to delete the ACME product from the project. The ACME brick will be used for all streets except the Mews but a new change order will need to be executed with the adjusted unit price. The Council has asked Mr. Baumgartner to reevaluate the use of the Glen-Gery product in the sidewalks and Mews streets. Columbus asked Gibson about pouring a small section of sidewalk to layout a larger section of the sidewalk paver for the Town to observe. It was decided that the best place may be at the intersection of Witt Mews and Morris Avenue in the street drop slab.

Gibson shall continue to delay the ordering of sidewalk brick until a decision is reached and delay the ordering of ACME brick until a revised change order is submitted and approved.

2. The elimination of the radial bands in the roundabout has been approved by the Town. Huilt-Zollars will issue a revised plan and the quantity changes will be incorporated into the revised brick change order.
3. The existing Quorum Drive median hump is to be cut down to a 1/4"/ft cross slope from the center to the median curb. Huilt-Zollars will have a sketch of the section to the Town this week.
4. McKamy Avenue is to be lime stabilized. Davis excavation will begin subgrade preparation of McKamy Avenue for paving this week. Mr. Person with Gibson and Associates stated that as soon as utilities are complete on Quorum Drive he would like to pull Mr. Davis off of McKamy and on to Quorum. Quorum Drive is now critical to the schedule due to the Oktoberfest event. Mr. Brandenburg stated that Columbus plans to stay off of McKamy Avenue as much as possible and are planning a new gate in the storage yard fence to provide a route to the buildings for framing. McKamy Avenue is

CONSTRUCTION PROGRESS MEETING NO. 15

Addison Circle Phase I Public Infrastructure

July 24, 1996

Page 2

not critical to the framing operation at this time. Sleeves in Quorum Drive and Mckamy Ave. need to be installed by Monday of next week.

5. Inlet work in Quorum Drive should be complete tomorrow. Gibson will have all sleeves installed in Quorum Dr. and Mckamy by the end of the week. Gibson will contact SWBT contractor or inspector and release them to work on the east side of the roundabout. Mr. Person needs to know if the Town expects the sidewalk to be complete on the east side of Quorum Drive prior to re-opening the street to traffic. Bruce Ellis will investigate the need for sidewalk construction.
6. We have received seven day breaks on the westbound lanes of Morris Avenue and the breaks are around 88% to 90% of the required 28 day flexural strength. We have received four day compressive tests on the eastbound lanes of Morris Avenue and they exceed the 3000 psi 28 day compressive strength requirement. Based on these results Columbus Realty is released to begin their framing operations.

Columbus shall limit the traffic on Morris Avenue to fork lift traffic for at least one more week. Concrete Trucks and other heavy vehicles should be kept off of the street as long as possible and at least until August 2nd, 1996.

7. New fax numbers were given as follows:
 - Town of Addison 450-2837
 - Construction Mgmt. & Consulting 231-1342Jerry Morgan
8. Signal Interconnect price will be coming in the form of a change order soon. The conduit and pull boxes shall be paid for at the current contract unit price.
9. Columbus wants to be certain that the interior of the roundabout has sufficient service prior to street paving. Huitt-Zollars believes that electrical, irrigation and spare sleeves have been provided for in the circle. In addition, a water service and meter have been stubbed out into the circle. The drainage for the fountain can be tied into the back of the inlets on the interior of the circle. Mr. Nail stated that they will need single and three phase power in the interior of the circle.
10. Mr. Nail stated that there is some consideration in increasing the size of the interior curb on the roundabout to provide for added safety for the art feature. A design will be coming in the near future. Mr. Nail asked Huitt-Zollars to contact Nancy Armstrong with Sasaki and Associates on this issue.

The new curb for the interior of the roundabout will be 12" wide and 10" tall. The face

CONSTRUCTION PROGRESS MEETING NO. 15

Addison Circle Phase I Public Infrastructure

July 24, 1996

Page 3

to face dimension of the pavement in the roundabout must remain the same. The interior circle radius is being reduced from 67' to 66.5' and the adjusted pavement quantities will be noted in the next change order.

11. The Town wants to know when the rock berms and rip-rap will be installed in the off-site channel. Mr. Ellis with the Town will get with Mr. Person and verify the limits of the rip-rap and rock berms to be installed which differs from the current plan.

Mr. Person believes the work will be complete by the end of next week.

12. The Town expects to see Record Drawings with all utilities drawn in their correct locations. Huitt-Zollars would like to speak with the Town on this matter in further detail.
13. The Town would like to see the surface water being trapped on the north side of the drainage outfall channel to be graded such that it will get to the channel. Gibson will address this problem.
14. The Town wants to see the trees and debris created with the construction of the off-site channel and storm sewer hauled off. Gibson will address this issue.
15. The Town wants to know if the fire access drive around the water tower is to be placed back as brick or concrete. Mr. Person stated that it will go back as brick but that there will not be enough material to replace what was damaged and stolen. Mr. Ellis will see how many bricks the Town has available for the work. Mr. Person stated that he will likely need 10 to 12 pallets.
16. The Town would like to see the damaged sidewalk beyond the demolition limits of the project be repaired by Gibson and Associates.
17. Will the roundabout signs need to be in place with the re-opening of Quorum Drive? Mr. Person stated that the utility sidewalk work will not be complete in time to install all roundabout signs.
18. As of this date Bill Brown will not be working on the public infrastructure project. For the time being David Meyers will be performing the services that Bill has vacated on the public infrastructure project only. I will not be on the project every day so if any issues come up call me and I will get back to you as soon as possible.
19. Gibson and Associates needs to provide the name of their landscaper and the supplier of the container grown trees. Mr. Paul Shaw with Newman, Jackson & Bieberstein and Mr.

CONSTRUCTION PROGRESS MEETING NO. 15

Addison Circle Phase I Public Infrastructure

July 24, 1996

Page 4

Slade Strickland with the Town will need to tag the trees at the suppliers location as soon as possible. The trees must be selected and approved prior to delivery. Mr. Person will gather the appropriate information on the supplier which is located in Florida.

Please note that acceptance of the tree at the supplier does not guarantee acceptance once the tree reaches the job site.

20. MTS can install their sleeves in McKamy Avenue and Quorum Drive at any time.
21. MTS will need to coordinate with Columbus Realty private construction for installation of their services in the Witt Mews.

Please note that Gibson and Associates has construction activities in the Witt Mews and all work Must also be coordinated with Mr. Mark Person.

END OF MEETING

This report is assumed to be a true and accurate account of this meeting unless written notification to the contrary is received within three (3) days. Please distribute these meeting minutes to the appropriate personnel within your respective companies.

SUBMITTED BY:
HUITT-ZOLLARS, INC.



David E. Meyers

cc: Bryant Nail-Columbus Realty Trust
Mark Brandenburg-Columbus Realty Trust
Jim Duffy-Columbus Realty Trust
Mark Person-Gibson & Associates, Inc.
Jeff Hicks-Llano Construction
John Baumgartner-Town of Addison
Bruce Ellis-Town of Addison
Ron Lee-Town of Addison
Saad Hincidi-Fugro-McClelland, Inc.
Jerry Morgan-Construction Management & Consulting
Paul Shaw-Newman, Jackson & Bieberstein
Dwight Swindle-MTS

SIGN-IN SHEET
CONSTRUCTION PROGRESS MEETING NO. 15

PROJECT: ADDISON CIRCLE PHASE I PUBLIC INFRASTRUCTURE

DATE: 7/24/96 1:30 P.M.

<u>NAME</u>	<u>COMPANY</u>	<u>TELEPHONE/FAX NOS.</u>
<u>David Meyers</u>	<u>HUTT-ZOLWATER</u>	<u>871-3311 / 871-0757</u>
<u>Dwight Sewell</u>	<u>MTS</u>	<u>238-4853 / 783-3099</u>
<u>SAD HINEB</u>	<u>FUGRO-DECKER</u>	<u>484-8300</u>
<u>John Pen</u>	<u>Johnson & Assoc. Inc.</u>	<u>557-1199 / 557-1552</u>
<u>Bruce Ellis</u>	<u>TERRACON CONSULTING</u>	<u>450-8417 / 450-2832 *</u>
<u>MARK BRANDENBURG</u>	<u>CRT</u>	<u>726-0347</u>
<u>JERRY MORGAN</u>	<u>CONSTR. MGT & CONSULTING</u>	<u>231-1342</u>

HUITT-ZOLLARS, INC.
 3131 McKinney Avenue, Suite 600
 DALLAS, TEXAS 75204

LETTER OF TRANSMITTAL

(214) 871-3311

TO Town of Addison Public Works
P.O. Box 144
Addison, Tx. 75001

DATE 7/30/96	JOB NO. 01201301
ATTENTION MR. JOHN BAUMGARTNER, P.E.	
RE:	

WE ARE SENDING YOU Attached Under separate cover via mail the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1		2	ADDISON DRIVE TYPICAL MEDIAN MODIFICATIONS.

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: David Meyers

Project ADDISON CIRCLE
Client ADDISON
Task _____



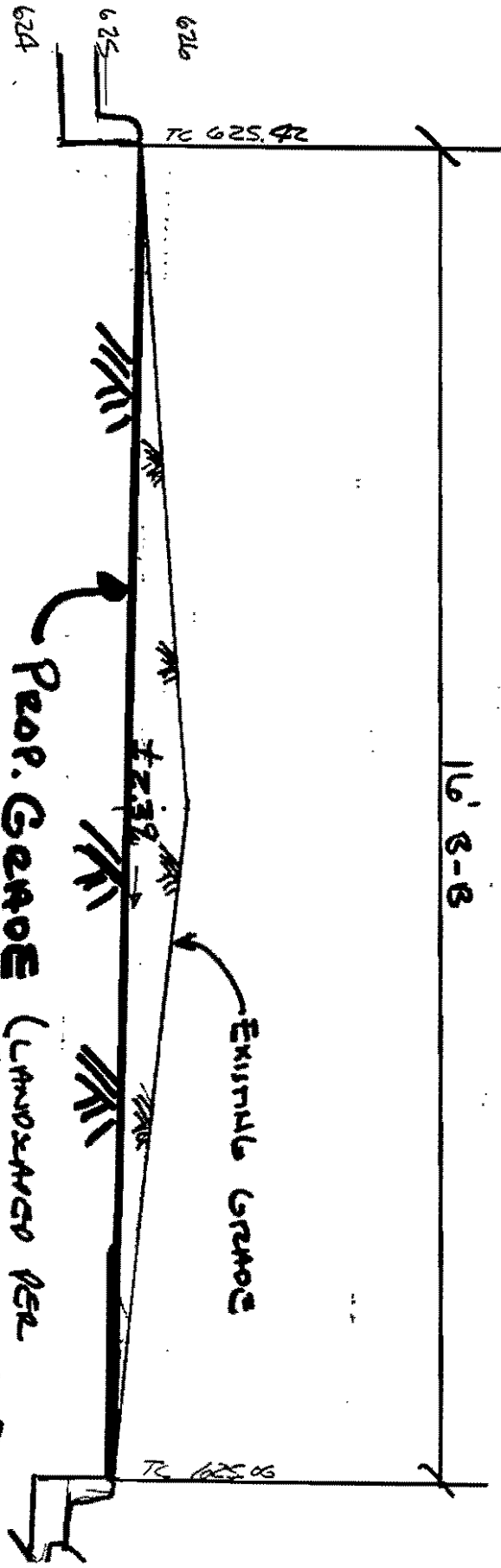
Job No. 01201301
By FEM Date 7/30/96
Chkd _____ Date _____
Sheet _____ of _____

TYPICAL QUADRA DRIVE MEDIAN SECTION
(FULL WIDTH GEARS)

STATION 19+50

PROP. GRADE (LANDSCAPE PER
PUBLIC INFRASTRUCTURE
PLANS 122 THRU 129)

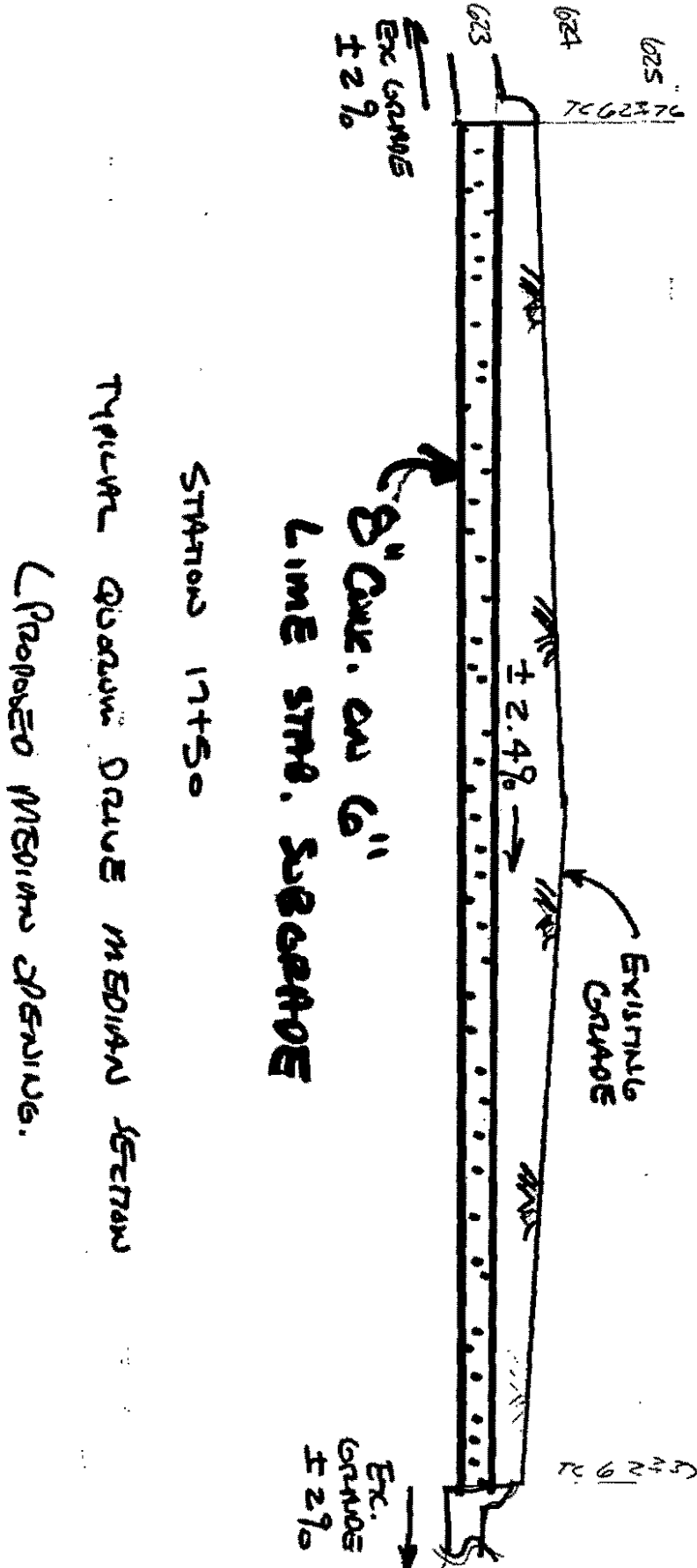
EXTERNAL GRADE



Project ADDITION CIRCLES
Client ADDITION
Task _____



Job No. 012013d
By DEM Date 7/20/96
Chkd _____ Date _____
Sheet _____ of _____



STATION 17+50
TYPICAL QUADRA DRIVE MEDIAN SECTION
PROPOSED MEDIAN SPACING.

HUITT-ZOLIARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214-0757

MEMORANDUM

DATE: July 9, 1996

RE: Addison Circle Phase I Public Infrastructure

FROM: David Meyers, Huitt-Zollars, Inc. *DM*

TO: Bryant Nail
John Baumgartner

Columbus Realty Trust
Town of Addison

Fax #
770-5129
931-6643

The original quantity for street light foundations for 14 ft. Texan Style poles was 55 in Schedule II and 14 in Schedule VIII for a total of 69. Change Order No. 1 reduced this quantity by two to a total of 67 which is consistent with the TUE letter dated June 6, 1996. The final quantity reflects no pole lights in the Mews. The TUE quoted price of \$1,833 each is \$4 per light less than the cost given in a November 1, 1995 letter from Mr. Tim Brancheau. The total cost quoted by TUE of \$122,811 for the Texan lights is within the current budgeted amount of \$131,000.

The total quantity of new single shoe box luminaries on 30 ft. poles (net of relocations) to be erected is six for the roundabout lighting which is consistent with the TUE letter dated June 6, 1996. There is not a budget cost from TUE for comparison to the \$1,300 cost quoted in the June 6, 1996 letter, however, our latest cost reconciliation for the project carried a total amount of \$30,000 for the work which TUE has quoted an amount of \$7,800.

Post-It® Fax Note	7871	Date	7-9-96	# of pages	3
To	<i>John Baumgartner</i>				
From	<i>David Meyers</i>				
Co./Dept.	<i>HZE</i>				
Phone #	<i>931-6643</i>				
Fax #	<i>931-6643</i>				
	Phone # <i>871-3311</i>				
	Fax # <i>871-0757</i>				

G:\PROMO\1210\10\10\10\10.MXD



RECEIVED

NOV 02 1995

HUIT-ZOLLARS

Tim Brancheau
Account Manager - Coppell
Forsyth Branch District

November 1, 1995

Mr. Andy Oakley
Huit-Zollars
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204

Re: Addison Circle Street Lights

Dear Andy,

You requested TU Electric install the 14-foot Texan pole with the finial band luminaire and the 175 watt metal halide lamp (model 17MFND as found in our Decorative Street Lighting brochure) in your Addison Circle project.

The difference in cost for the street light you requested and the street light of standard design is \$1,837.00 per street light. This price is based on Columbus Realty providing and installing the foundation, trench and conduit to TU Electric specifications, for the street lights. TU Electric will install the lights and all associated street light cable.

Please call me at 888-1307 if you have any questions.

Thanks,

A handwritten signature in black ink, appearing to read 'Tim Brancheau', written over a large, stylized flourish.

Tim Brancheau

TB:cl

George Esqueda
Dallas Region Engineering

June 6, 1998

Mr. Bryant Nail
Columbus Realty Trust
15851 Dallas Perloway, Suite 855
Dallas, Texas 75248

Re: Addison Circle - Street Lights

Dear Bryant:

Listed below is a breakdown of costs associated with the installation of street lights at the above referenced development. The total cost of \$130,811 is due before the street lights are installed.

- A. 67 quantity - 175 watt metal halide final band globe luminaire on 14ft. Texan style pole @ \$1,833 ea.
- B. 6 quantity - 250 watt high pressure sodium single shoe-box luminaire on 30ft. square steel pole @ \$1,300 ea.

Item 259 - 55 at 32280
 200 55 at 9720
 \$122,811 A at 35890
 Item 51 - 14 at 9720
\$7,800

TOTAL \$130,611

If you have any questions, please call me at 888-1343.

Sincerely,

George Esqueda

George Esqueda
Engineering Analyst

c: John Baumgartner
Tim Brancheau

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214-0757

MEMORANDUM

DATE: July 9, 1996

RE: Addison Circle Phase I Public Infrastructure

FROM: David Meyers, Huitt-Zollars, Inc. *DM*

TO: Bryant Nail Columbus Realty Trust
John Baumgartner Town of Addison

Fax #
770-5129
931-6643

The original quantity for street light foundations for 14 ft. Texan Style poles was 55 in Schedule II and 14 in Schedule VIII for a total of 69. Change Order No. 1 reduced this quantity by two to a total of 67 which is consistent with the TUE letter dated June 6, 1996. The final quantity reflects no pole lights in the Mews. The TUE quoted price of \$1,833 each is \$4 per light less than the cost given in a November 1, 1995 letter from Mr. Tim Brancheau. The total cost quoted by TUE of \$122,811 for the Texan lights is within the current budgeted amount of \$131,000.

The total quantity of new single shoe box luminaries on 30 ft. poles (net of relocations) to be erected is six for the roundabout lighting which is consistent with the TUE letter dated June 6, 1996. There is not a budget cost from TUE for comparison to the \$1,300 cost quoted in the June 6, 1996 letter, however, our latest cost reconciliation for the project carried a total amount of \$30,000 for the work which TUE has quoted an amount of \$7,800.

Post-It® Fax Note	7871	Date	7-9-96	# of pages	3
To	John Baumgartner	From	David Meyers		
Off/Dept		Co.	HZL		
Phone #		Phone #	871-3311		
Fax #	931-6643	Fax #	871-0757		



Tim Brancheau
Account Manager - Coppell
Farmers Branch District

RECEIVED

NOV 02 1995

HUITT-ZOLLARS

November 1, 1995

Mr. Andy Oakley
Huitt-Zollars
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204

Re: Addison Circle Street Lights

Dear Andy,

You requested TU Electric install the 14-foot Texan pole with the final band luminaire and the 175 watt metal halide lamp (model 17MFND as found in our Decorative Street Lighting brochure) in your Addison Circle project.

The difference in cost for the street light you requested and the street light of standard design is \$1,837.00 per street light. This price is based on Columbus Realty providing and installing the foundation, trench and conduit to TU Electric specifications, for the street lights. TU Electric will install the lights and all associated street light cable.

Please call me at 888-1307 if you have any questions.

Thanks,


Tim Brancheau

TB:cl

George Esqueda
Dallas Region Engineering

June 6, 1996

Mr. Bryant Nail
Columbus Realty Trust
15851 Dallas Parkway, Suite 855
Dallas, Texas 75248

Re: Addison Circle - Street Lights

Dear Bryant:

Listed below is a breakdown of costs associated with the installation of street lights at the above referenced development. The total cost of \$130,611 is due before the street lights are installed.

A. 87 quantity - 175 watt metal halide final band globe luminaire on 14ft. Texan style pole @ \$1,533 ea.

B. 6 quantity - 250 watt high pressure sodium single shoe-box luminaire on 30ft. square steel pole @ \$1,300 ea.

Item 259 - 55 at 288.00
Two 55 at 97.20

\$122,811 Amt 258.00
Item 311 - 17.20

\$7,800

TOTAL \$130,611

If you have any questions, please call me at 888-1343.

Sincerely,

George Esqueda

George Esqueda
Engineering Analyst

cc: John Baumgartner
Tim Brancheau

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214/871-0757

July 29, 1996

Mr. Mark Brandenburg
Columbus Realty Trust
15851 Dallas Parkway, Suite 855
Dallas, TX 75248

RE: Addison Circle Phase I Public Infrastructure Construction
HZI Project No. 01-2013-01

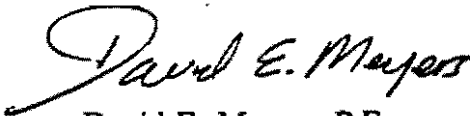
Dear Mr. Brandenburg:

I would like to clarify a statement in a letter dated July 22, 1996 regarding the private drain system. At that time it was represented to Huitt-Zollars that Columbus Realty had tied some of the black corrugated pipe used for the private drain system to the back of the public storm sewer inlets. As you pointed out, the pipe has not physically been tied to the backs of any inlets, however field investigation has revealed that there is a private drain pipe laid in a trench perpendicular to Building "A" to the back of an inlet on Mildred Street. Although it has not been connected to the inlet, it appears that this was the intent at some point during the installation. Once again we would like to reinforce that RCP stubs have been provided in the public infrastructure construction for the collection of the private drain system.

Please call if we can be of further assistance on this matter.

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers, P.E.
Project Engineer

cc: Bryant Nail, Columbus Realty Trust
John Baumgartner, P.E., Town of Addison

G:\PROJ\01201301\MB0729.LTR

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214/871-0757

MEMORANDUM

DATE: August 15, 1996

RE: Addison Circle Phase I Public Infrastructure
Street Signs

FROM: David Meyers, Huitt-Zollars, Inc. 

TO:	Bryant Nail	Columbus Realty Trust	Fax # 770-5129
	Mark Person	Gibson & Associates	557-1552
	John Baumgartner	Town of Addison	450-2837

In a letter dated August 15th, 1996, I made reference to the fact that the street signs for McKamy Ave. should be manufactured to read Goodman Ave. I would like to reinforce that the manufacture of the small street signs is still on hold until a decision is made on the sign color. The intent of the August 15th letter was to release the manufacturing of the large roundabout signs but not the small street signs. I apologize for any confusion the previous letter may have caused.

Please call if you have any questions.

HUNT-ZOLIARS

Engineers / Architects

REC'D AUG 15 1996

Dallas • Fort Worth • Houston • El Paso • Phoenix • Orange County

FACSIMILE TRANSMITTAL

Date: 8/15/96

Fax No.: _____

H-Z Proj. No. 01201301

No. of Pages: 2
(Including Cover Sheet)

TO: Bryant Nard - 770-5129

John Baumgartner - 450-2837

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

RE: ADDISON CIRCLE PHASE I

PLEASE REVIEW the following request for a change order. I propose that we add this item to the upcoming change order involving brick selection and deletion of the radial bands in the roundabout.

Please call with your comments.

FROM: David Meyer

SENT BY: _____ TIME: _____ DATE: _____

If you had any problems receiving the Facsimile Transmittal, please contact Ms. Janet Willis or the individual listed above at (214) 871-3311. Thank you.

3131 McKinney Avenue • Suite 600 • Dallas, Texas 75204 • (214) 871-3311 • FAX (214) 871-0757

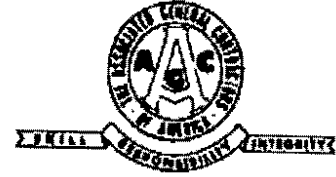
GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Rylicrest
P. O. Box 800579
Balch Springs, Texas
75180-0579
214/557-1199
FAX 557-1552

RECEIVED

AUG 15 1996



August 13, 1996

Mr. David Meyers
Huitt-Zollars, Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204

Re: Addison Circle-Public Infrastructure/Phase I

Dear Sir:

We request a change order for the installation of the interconnect wire on the above referenced project which was destroyed by the proposed construction of the project.

The price for this wire and installation is \$3.74 per foot. The actual length of wire needed is not known at this time but I anticipate approx. 1,200 LF to be disturbed or missing at this time. If this is the quantity you choose to estimate for the change order the total is \$4,488.00.

If there are any questions regarding this matter, please call me.

Very truly yours,

GIBSON & ASSOCIATES, INC.

Mark Person
Project Manager

MP/ms

HUITT-ZOLLARS

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tucson • Ontario • San Clemente

FACSIMILE TRANSMITTAL

Date: 8/13/96

Fax No.: 450-2837

H-Z Proj. No. 0193201

No. of Pages: 2
(Including Cover Sheet)

TO: TOWN OF ADDISON

ATTN: MR. JOHN BAUMGARTNER

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

RE: ADDISON CIRCLE PHASE I

THE WATER LINE EASEMENT IN MILDRED ST. UNDER
BUILDING "A" NEEDS TO BE ABANDONED. SINCE THE
24" WATER LINE NOW FALLS WITHIN THE MILDRED
STREET R.O.W., WE WOULD REQUEST THAT
WE BE ABLE TO ABANDON THE EASEMENT DOCUMENT
IN ITS ENTIRETY FROM THE WEST PROPERTY LINE
TO QUORUM DRIVE.

PLEASE CONTACT ~~ME~~ WITH HOW YOU WOULD
LIKE TO PROCEED.

Thanks,

FROM: David Meyers

SENT BY: _____ TIME: _____ DATE: _____

If you had any problems receiving the Facsimile Transmittal, please contact Mr. Janet Willis or the individual listed above at (214) 871-3311. Thank you.

3131 McKinney Avenue • Suite 600 • Dallas, Texas 75204 • (214) 871-3311 • FAX (214) 871-0757

PC. 538
R.D.C.T.
LOT 3
BLOCK D

LOT 4
MILDRED
POINT OF BEGINNING

DRAINAGE ESM'T.
(BY SEPARATE INSTRUMENT)
20' ALLEY AND UTILITY ESM'T.
VOL. 90241, PG. 2907
UTILITY ESM'T. BY THIS PLAT SEE SHEET 2
S 89°57'01"W 180.89'

21°39'E 298.45'
19.73'
20' X 25' TUE ESM'T. BY THIS PLAT
JAN'S ADDITION
VOL. 1, PG. 538
M.R.D.C.T.
LOT 7 LOT 8
BLOCK D
S 89°49'12"E 209.14'

N 00°01'39"E 183.48'
1" IRON ROD FND.
N 00°01'39"E 4.00'
JULIAN'S ADDITION
VOL. 1, PG. 538
M.R.D.C.T.
LOT 2 LOT 3
BLOCK F
S 00°10'48"W
WITT

dedicated to the TOWN OF ADDISON for Public Open Space

BLOCK A
3.051 ACRES

LOT 1
 $\Delta = 48^{\circ}12'21"$
 $R = 130.00'$
 $L = 109.38'$
83.82'
71.97'
155.79'
S 82°48'27"E
226.99'
S 07°00'23"W
C1
C2
C3
C4
80.0' R.O.W. VOL. 91118, PG. 1567 D.R.D.C.T.
50.0' R.O.W. VOL. 1, PG. 1538 M.R.D.C.T.

45.0' STREET RIGHT-OF-WAY BY TOWN OF ADDISON
N 00°10'48"E 231.93'
 $\Delta = 6^{\circ}51'00"$
 $R = 856.03'$
 $L = 102.34'$
10' WATER ESM'T. VOL. 86039, PG. 438 D.R.D.C.T.
STREET RIGHT-OF-WAY ABANDONED BY CITY ORDINANCE No. 2,121 S.F.
N 82°48'27"W 71.97' LOT 2
 $\Delta = 47^{\circ}04'42"$
 $R = 130.00'$
 $L = 106.82'$
 $\Delta = 6^{\circ}05'10"$
 $R = 1392.39'$
 $L = 147.90'$
CB = S 03°57'48"W
CH = 147.83'
 $\Delta = 3^{\circ}21'38"$
 $R = 1379.39'$
 $L = 80.91'$
S 00°55'04"
TUE ESM'T. BY THIS PLAT

Quorum Drive

HUTT-ZOLLARS

Hutt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214/871-0757

August 13, 1996

Post-it® Fax Note	7671	Date	8-13-96	# of pages	1
To	John Baumgartner	From	David Meyers		
Co./Dept.	Town of Addison	Co.	HZE		
Phone #		Phone #	871-3311		
Fax #	450-2837	Fax #	871-0757		

Mr. Mark Person
Gibson & Associates
11210 Rylie Crest Drive
Balch Springs, TX 75180

RE: Addison Circle Phase I Public Infrastructure
Roundabout & McKamy Ave. Signs
HZI Project No. 01-2013-01

Dear Mr. Person:

The fabrication of the large roundabout signs (Item No.'s 136 & 137) was placed on hold to consider the possibility of allowing room for the fourth leg of the roundabout to be added to the same size sign and to consider a change in background color from green to brown. Per a conversation with Ourston & Doctors, the letters on the signs can not be reduced in height but we could consider using thinner letters to obtain more space. The sign manufacturer stated that the only way to accommodate the fourth leg with the specified height of letters is to construct a larger sign which is not desirable. Therefore you are released to proceed with the signs as sized in the current construction documents. In addition, the architects are not in favor of using a brown background for the signs, therefore you are to proceed with the green background as specified in the design plans.

The name of McKamy Avenue has officially been changed to Goodman Avenue. Please note that the signs at locations 2 & 3 on Sheet 17 of 137 should be manufactured to read **Goodman Ave.**

Please call if you have any questions.

Sincerely,

HUTT-ZOLLARS, INC.



David E. Meyers, P.E.

DEM/psp

cc: John Baumgartner, P.E.-Town of Addison
Bryant Nail-Columbus Realty Trust

CGPROM120/11/04/0013/LTR

FRUIT & VEGETABLES

Hult-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 714/871-3311 / FAX 214/871-0757

August 7, 1996

Post-it® Fax Note 7671		Date 8-8-96	# of pages 2
To Bryant Nail	From Andy Rakoff		
Cp./Dept Columbus Realty Trust	Co. HZI		
Phone #	Phone # 871-3311		
Fax # 770-5129	Fax # 871-0757		

Mr. Bryant Nail
 Columbus Realty Trust
 15851 Dallas Parkway, Suite 855
 Dallas, TX 75248

RE: United States Postal Service Drainage Easement
 Addison Circle
 HZI Project No. 01-1932-04

Dear Bryant:

We have reviewed the exhibit showing the proposed drainage easement from the USPS tract to Quorum Drive across the Addison Circle property and have the following observations:

- The letter from Charles Gojer and Associates refers to the document as an "exhibit", however, you are asked to execute it so let us assume it is intended to be the complete final easement document.
- The bearings on the easement exhibit do not match those on our boundary survey of the Addison Circle property. This, in and of itself, is not necessarily a problem if the angles between the lines are the same (or very close to the same) as those on our survey or if the easement is described by other means (such as "following the south line of Lot 1, Block 1", etc...). However, neither of these is true. The angles are different, the bearings are incorrect, the easement as presented does not close and there is no metes and bounds description to clarify the intent.
- It would be helpful if the volume and page of the USPS Addison Addition, Lot 1, Block A were shown on the drawing since the easement is tied only to this lot corner. If that plat has not been recorded, another point is needed to define the easement. It would also be desirable to indicate the survey and abstract number within which the easement is located.
- The separate page that has been included for your execution is not appropriate. You are basically signing a blank check because it is not attached or referenced to anything that describes what you are granting. Normally there would be a description of the purpose of the easement which would refer to a metes and bounds description and/or a drawing. There is also nothing that indicates the beneficiary of the easement (i.e., the "grantee").

GNPK0001193204BN0807.LTR

Mr. Bryant Nail
August 7, 1996
Page 2

- The execution block on the drawing is unusual; again does not adequately describe the purpose of the easement; does not indicate your legal status relative to signing on behalf of OPUBCO; and has the word "rcalty" misspelled in two places.
- It is our interpretation of Texas survey law that this document should be signed and sealed by a licensed surveyor.

Please let me know if I can be of any further assistance in this matter.

Sincerely,

HUITT-ZOLLARS, INC.



Andrew C. Oakley, P.E.
Senior Vice President

ACO/psp

cc: Mike McWilliams

HUTT-ZOLIARS

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tucson • Ontario • San Clemente

FACSIMILE TRANSMITTAL

Date: 8/12/96

Fax No.: 450-2837

H-Z Proj. No. 01182212

No. of Pages: 3
(Including Cover Sheet)

TO: ADDITION PUBLIC WORK
ATTN: MR. JOHN BRAUNGARDNER

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

RE: ADDITION CIRCLE

APPROX. CONSTRUCTION COST FOR
24" WATER RELINQUATION

FROM: David Meyers

SENT BY: _____ TIME: _____ DATE: _____

If you had any problems receiving the Facsimile Transmittal, please contact Ms. Janet Willis or the individual listed above at (214) 871-3311. Thank you.

3131 McKinney Avenue • Suite 600 • Dallas, Texas 75204 • (214) 871-3311 • FAX (214) 871-0757

Project ADDISON CIRCLES
 Client TOWN OF ADDISON
 Task 24" WATER
RELOCATION



Job No. 01122212
0120101
 By DEM Date 8/12/96
 Chkd _____ Date _____
 Sheet 1 of 2

ITEM No.	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
S06	FURNISH 24" DIA. AWWA C-303 bar wrapped CONCRETE cylinder PIPE, DELIVERED TO SITE	115 115	\$70.20	\$8,073.00
S01	FURNISH AND INSTALL CONCRETE BLOCKING	7.74	\$75.60	\$582.12
S07	ABANDON IN PLACE AND FILL EXISTING 24" DIA RECP WATER LINE	BSL.F.	\$23.76	\$2,019.60
S13	CONVERT TO EXISTING WATER MAIN (ALL SIZES)	3' EA.	\$540.00	\$1,620.00
S21	FURNISH + INSTALL TRENCH SAFETY FOR CONSTRUCTION	115LF.	\$0.22	\$25.30
S22	PERFORM WATER TEST	1 LS.	\$135	\$135.00
S25	INSTALL 24" DIA. AWWA C303 bar wrapped concrete cylinder pipe water line	115LF.	\$70.20	\$8,073.00
* S26	FURNISH AND INSTALL 24" x 24" TEE	1 EA.		
* S27	FURNISH AND INSTALL 24" x 20" REDUCER			
* S28	24" VALVE	1 EA	\$4,000	\$4,000.00
* S29	20" VALVE	1 EA	\$6,000	\$6,000.00

* New Items (From Estimate)

Project ADDISON CIRCLES
 Client ADDISON
 Task 24" WATER
RELOCATION



Job No. 0182212
 By DEM Date 8/12/96
 Chkd _____ Date _____
 Sheet 2 of 2

ITEM No.	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
502	DE. FITTINGS CL 250	1 ton	\$1,944	\$1,944

TOTAL COST USING ESTIMATED PRICES (CONSTRUCTION COST) = \$32,472

* ACTUAL PRICES FROM GIBSON WILL BE REQUIRED FOR ITEMS 528 + 529.

ITEM 522 IS A PRO-RATED PRICE BASED ON 6 WATER JUNG AT A LUMP SUM PRICE OF \$810 = \$135 / WATERLINE

HUITT-ZOLIARS

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tucson • Ontario • San Clemente

FACSIMILE TRANSMITTAL

Date: 11/2/96

Fax No.: 450-2837

H-Z Proj. No. 01192212

No. of Pages: 3
(Including Cover Sheet)

TO: Addison Public Works
ATTN: Mr. John Baumgardner

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

RE: ADDISON CIRCLE

Water Line Relocation

Request to be Accepted
by Town of Addison

FROM: David Meyer

SENT BY: _____ TIME: _____ DATE: _____

If you had any problems receiving the Facsimile Transmittal, please contact Ms. Janet Willis or the individual listed above at (214) 871-3311. Thank you.

3131 McKinney Avenue • Suite 600 • Dallas, Texas 75204 • (214) 871-3311 • FAX (214) 871-0757

11011-23 11/11/96

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214/871-0757

August 5, 1996

Mr. John Baumgartner, P.E.
Town of Addison
Director of Public Works
16801 Westgrove Drive
P.O. Box 144
Addison, TX 75001-0144

Re: Addison Circle Phase I Public Infrastructure
HZI Project No. 01-1822-12

Dear Mr. Baumgartner:

Huitt-Zollars, Inc. is pleased to present this proposal for Engineering services associated with the relocation of a 24" water main within the interior 66.5 foot radius circle of the modern roundabout.

SCOPE OF WORK

- 1) Survey horizontal and vertical location of existing water line once uncovered by others.
- 2) Prepare preliminary design of water main relocation for review by the Town and Developer.
- 3) Prepare final design document for construction incorporating comments of the Town and Developer.
- 4) Prepare a change order for the relocation to be included in the current construction contract with Gibson & Associates.
- 5) Provide full size and half size drawings to the team members.

We propose to provide the above described work at hourly rates not to exceed \$2,500.00

The attached Exhibit "B" is part of this agreement.

Should this proposal meet with your approval, please sign and return one copy to our office. Thank you for the opportunity to provide these services.

Sincerely,

HUITT-ZOLLARS, INC.

Andrew C. Oakley
Andrew C. Oakley, P.E.
Senior Vice President

ACO/psp

Attachments

ACCEPTED FOR TOWN OF ADDISON

Ron Whitehead
By (Signature)

Ron Whitehead, City Manager
Printed Name and Title

8/16/96
Date

G:\PROJ\1102204\WLM\PRO

1. AUTHORIZATION FOR WORK TO PROCEED

Signing of this AGREEMENT for services shall be authorization by the CLIENT for Huitt-Zollars, Inc. (HZI) to proceed with the work, unless stated otherwise in the WORK AUTHORIZATION/AGREEMENT.

2. COST ESTIMATES FOR PROPOSED CONSTRUCTION

Construction cost estimates provided by HZI are prepared from experience and judgement. HZI has no control over market conditions or construction procedures and does not warrant that proposals, bids, or actual construction costs will not vary from HZI estimates.

3. STANDARD OF PRACTICE

Services performed by HZI under this AGREEMENT will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended in this AGREEMENT, or in any report, opinion, document or otherwise.

4. SALES TAXES

All sales taxes required to be paid by HZI will be billed to the client in addition to fees.

5. BILLING AND PAYMENT

The CLIENT, recognizing that timely payment is a material part of the consideration of this AGREEMENT, shall pay HZI for services performed in accordance with the rates and charges set forth herein. Invoices will be submitted by HZI on a monthly basis and shall be due and payable within thirty (30) calendar days of invoice date. If the CLIENT objects to all or any portion of an invoice, the CLIENT shall so notify HZI in writing within ten (10) calendar days of receipt of the bill in question, and pay when due that portion of the invoice, not in dispute.

The CLIENT shall pay an additional charge of one-and-one-half (1.5) percent (or the maximum percentage allowed by law, whichever is lower) of the invoiced amount per month for any payment received by HZI more than thirty (30) calendar days from receipt of the invoice, excepting any portion of the invoiced amount in dispute and resolved in favor of CLIENT. Payment thereafter shall first be applied to accrued interest and then to the principal unpaid amount.

If CLIENT for any reason fails to pay the undisputed portion of Huitt-Zollars, Inc. (HZI) invoices within 30 days of presentation, HZI shall cease work on the project and CLIENT shall waive any claim against HZI, and shall defend and indemnify HZI from and against any claims for injury or loss stemming from HZI's cessation of service. CLIENT shall also pay HZI the cost associated with premature project demobilization. In the event the project is remobilized, CLIENT shall also pay the cost of remobilization, and shall renegotiate appropriate contract terms and conditions, such as those associated with budget, schedule or scope of service.

In the event any bill or portion thereof is disputed by CLIENT, CLIENT shall notify HZI within ten days of receipt of the bill in question, and CLIENT and HZI shall work together to resolve the matter within 60 days of its being called to HZI's attention. If resolution of the matter is not attained within 60 days, either party may terminate this AGREEMENT.

6. LIMITATION OF LIABILITY

In order for the CLIENT to obtain the benefits of a fee which includes a lesser allowance for risk funding, the CLIENT agrees to limit HZI's liability arising from HZI's professional acts, errors or omissions, such that the total aggregate liability of HZI shall not exceed HZI's total fee for the services rendered on this project.

7. CONSEQUENTIAL DAMAGES

The CLIENT shall not be liable to HZI and HZI shall not be liable to the CLIENT for any consequential damages incurred by either due to the fault of the other, regardless of the nature of this fault, or whether it was committed by the CLIENT or HZI, their employees, agents or subcontractors. Consequential damages include, but are not limited to loss of use and loss of profit.

8. TERMINATION

In the event termination becomes necessary, the party (CLIENT or HZI) effecting termination shall so notify the other party, and termination will become effective fourteen (14) calendar days after receipt of the termination notice. Irrespective of which party shall effect termination or the cause of termination, the CLIENT shall within thirty (30) calendar days of termination remunerate HZI for services rendered and costs incurred up to the effective time of termination, in accordance with HZI's prevailing fee schedule and expense reimbursement policy.

9. ADDITIONAL SERVICES

Any services beyond those specified will be provided for separately under an additional Work Authorization or amended Work Authorization.

10. USE OF COMPUTER AIDED DESIGN & DRAFTING

This project may be produced in electronic format (CADD) at the discretion of Huitt-Zollars. Our obligation under this contract includes only a hardcopy deliverable of the specified plans and does not include the dispersal of electronic files to others unless specifically stated otherwise in the contract.

IF ANY ONE OR MORE OF THE PROVISIONS CONTAINED IN THIS AGREEMENT SHALL BE HELD UNENFORCEABLE, THE ENFORCEABILITY OF THE REMAINING PROVISIONS SHALL NOT BE IMPAIRED.

TOWN OF
ADDISON

PUBLIC WORKS

To: David Meyers

From: John Baumgartner, P.E.

Company: Huitt-Zollars

Director

Phone: 214/450-2886

FAX #: 871-0757

FAX: 214/450-2837

Date: 8/19/96

16801 Westgrove

P.O. Box 144

of pages (including cover): 2

Addison, TX 75001

Original in mail

Per your request

FYI

Call me

Comments:

Please proceed

September 30, 1996

Post-It® Fax Note 7671		Date 9-30-96	# of pages 8
To John Paragerson	From David Meyer		
Co. Dept. City of Addison	Co. HZE		
Phone #	Phone #		
Fax # 49-2837	Fax #		

Mr. Mark Person
 Gibson & Associates, Inc.
 11210 Ryliecrest
 P.O. Box 800579
 Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Infrastructure
 Tree Grate and Soldier Course at Tree Pit Installation
 HZI Project No. 01-2013-01

Dear Mr. Person:

At the last construction progress meeting you raised some concerns regarding the installation of tree grates and the soldier course of brick on the perimeter of tree pits.

Exhibit "A" shows the tree grate installation as currently designed which illustrates your valid concern that the 1 1/8" x 1 1/2" strip of concrete is not sufficient to provide a stable long term support for the tree grate. The McKimley tree grate, which was originally selected for this project, included a specially designed frame (sheet 56/137) to allow for brick installation to the edge of the grate. The Neenah grate eventually selected for the project did not include a frame to allow for brick installation to the tree grate.

You have requested that a concrete band be poured to the surface allowing for added support which would be a similar installation procedure to that recommended by the manufacturer. We have illustrated your request in Exhibits "B-1" and "B-2". The installation would call for an approximate 4" concrete band around the grate at the surface. Although this installation is acceptable from an engineering perspective, it must still be approved by the landscape architect and Columbus Realty Trust.

We have prepared a second alternate shown in Exhibit "C" which provides a 3" wide 1 1/2" tall support for the tree grate which would remain below the surface and allow for brick to be installed adjacent to the tree grate as originally designed. However, this design causes the planting area to be reduced from 4'-9 3/4" x 4'-9 3/4" to 4'-6" x 4'-6". We need a judgement from the landscape architect and your sub-contractor on whether or not this will allow sufficient space for the planting of a 200 gallon tree.

Exhibit "D-1" illustrates the current design of soldier course and tree fence installed around tree pits on all streets except Mildred. You have requested that a wedge shaped concrete piece be built behind the soldier course to prevent sand from seeping out from under the sidewalk brick. The wedge shaped piece as requested would be a separate piece and therefore would be ineffective in preventing sand seepage. We have illustrated a possible alternate to satisfy your

G:\PROP\01201301\M\H\30.LTR

Mr. Mark Person
September 30, 1996
Page 2

request in Exhibit "D-2". This design is similar to that for the soldier course at the back edge of sidewalk sections of Morris Avenue and McKamy Avenue as shown on sheet 55 of 137. However, this design reduces the planting area from 4' - 5 1/2" to 4' - 1 1/2" for a 200 gallon tree.


The tree fence as designed is a product of what has been learned on previous Columbus Realty projects and appears to be the most efficient installation. The steel edge frame of the tree fence should be sufficient for holding the soldier course in place and not allowing the sand setting bed to seep out. If sand seepage is the only concern, perhaps a 3/4" lip could be constructed on the sidewalk at the outside edge of the tree pit as shown on Exhibit "D-1".

The real problem with the tree pits appears to be one of construction sequencing. First the sidewalk subbase must be constructed followed by the tree being planted which are both in Gibson's contract. The tree fence must be installed next since it serves as the edge restraint which is now the responsibility of Columbus Realty. Once the tree fence is in place, Gibson can install the setting bed, sidewalk brick and soldier course. Columbus Realty Trust should be able to provide some additional insight into the proper sequence for this installation.

Please review the attached sketches and provide your comments. We will discuss these items further at the next construction progress meeting on Wednesday, October 2nd.

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers, P.E.

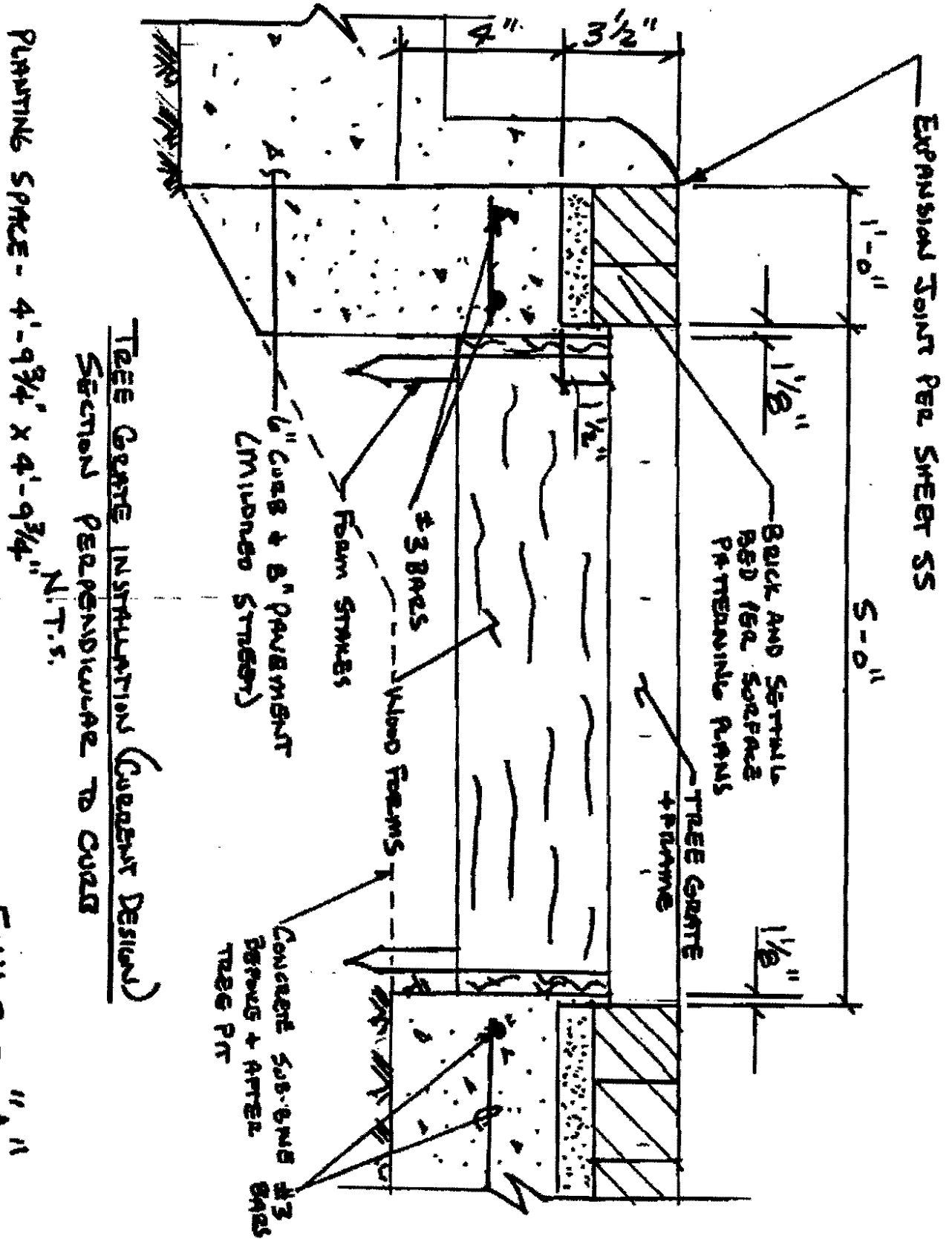
DEM/psp

cc: John Baumgartner - Town of Addison
Bryant Nail - Columbus Realty Trust
Jim Duffy - Columbus Realty Trust
Mark Brandenburg - Columbus Realty Trust
Paul Shaw - Newman, Jackson & Bieberstein
Jerry Morgan - Construction Management & Consulting

Project ADDISON CIRCLE
 Client ADDISON COLUMBUS
 Task TREE GRATE
INSTALLATION

HUTT
 ZOLLARS
 INCORPORATED

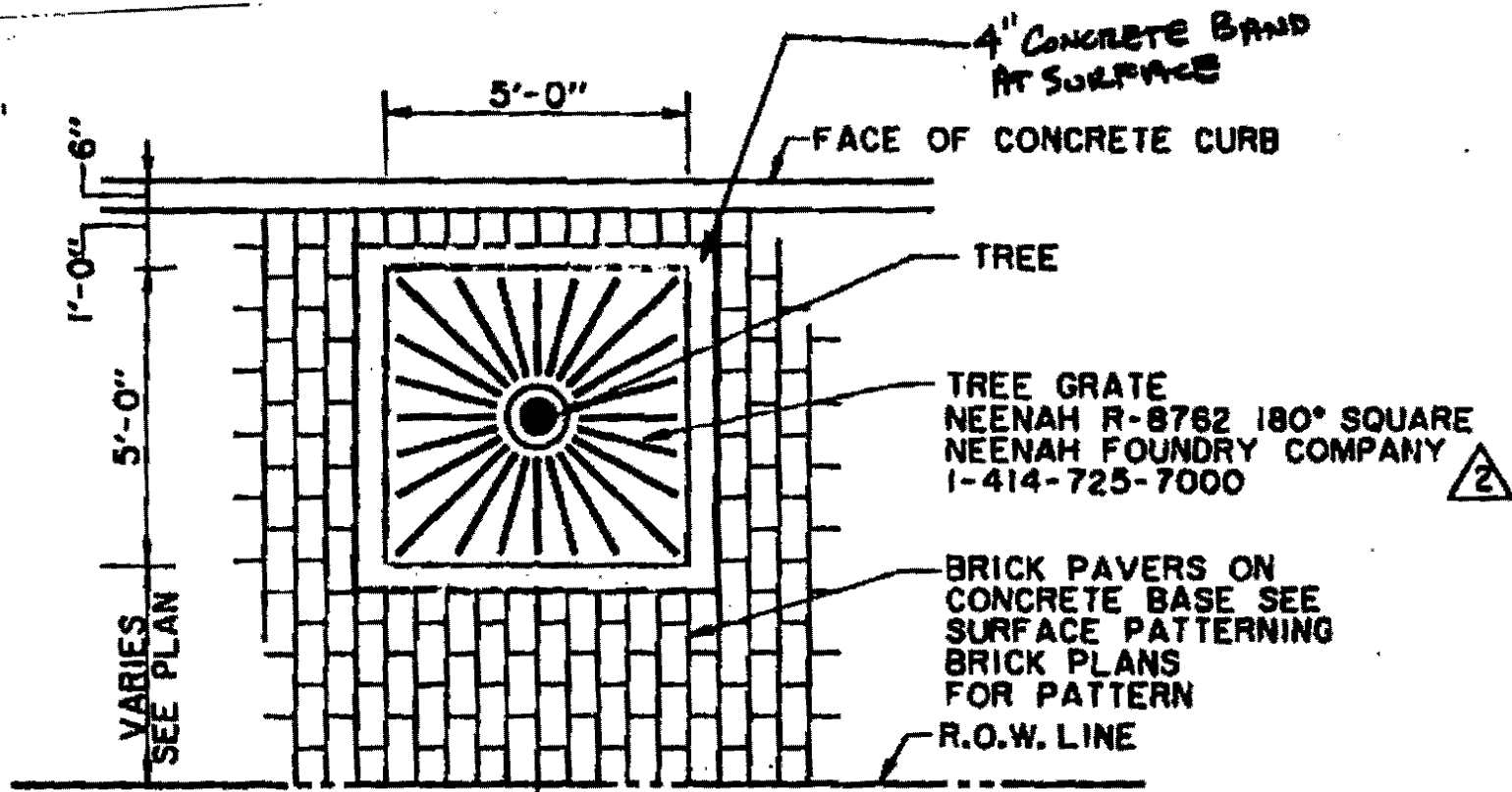
Job No. 01201501
 By DEM Date 9/25/96
 Chkd _____ Date _____
 Sheet _____ of _____



TREE GRATE INSTALLATION (CURRENT DESIGN)
SECTION PERPENDICULAR TO CURB
 N.T.S.

PAVING SPACE - 4'-9 3/4" X 4'-9 3/4"

EXHIBIT "A"



PVC CONDUIT FOR OUTDOOR ELECTRIC BOXES. SEE ELECTRICAL PLANS

NOTE: BRICK PAVERS BEYOND R.O.W ARE UNDER SEPARATE CONTRACT.

TREE PIT PLAN (MILDRED STREET)

N.T.S.



EXHIBIT "B-2"

11/11/11 11:11:11 11/11/11 11:11:11 11/11/11 11:11:11 11/11/11 11:11:11 11/11/11 11:11:11 11/11/11 11:11:11

Project ADDISON CIRCLE
 Client ADDISON/COLUMBUS
 Task TREE GRATE
INSTALLATION

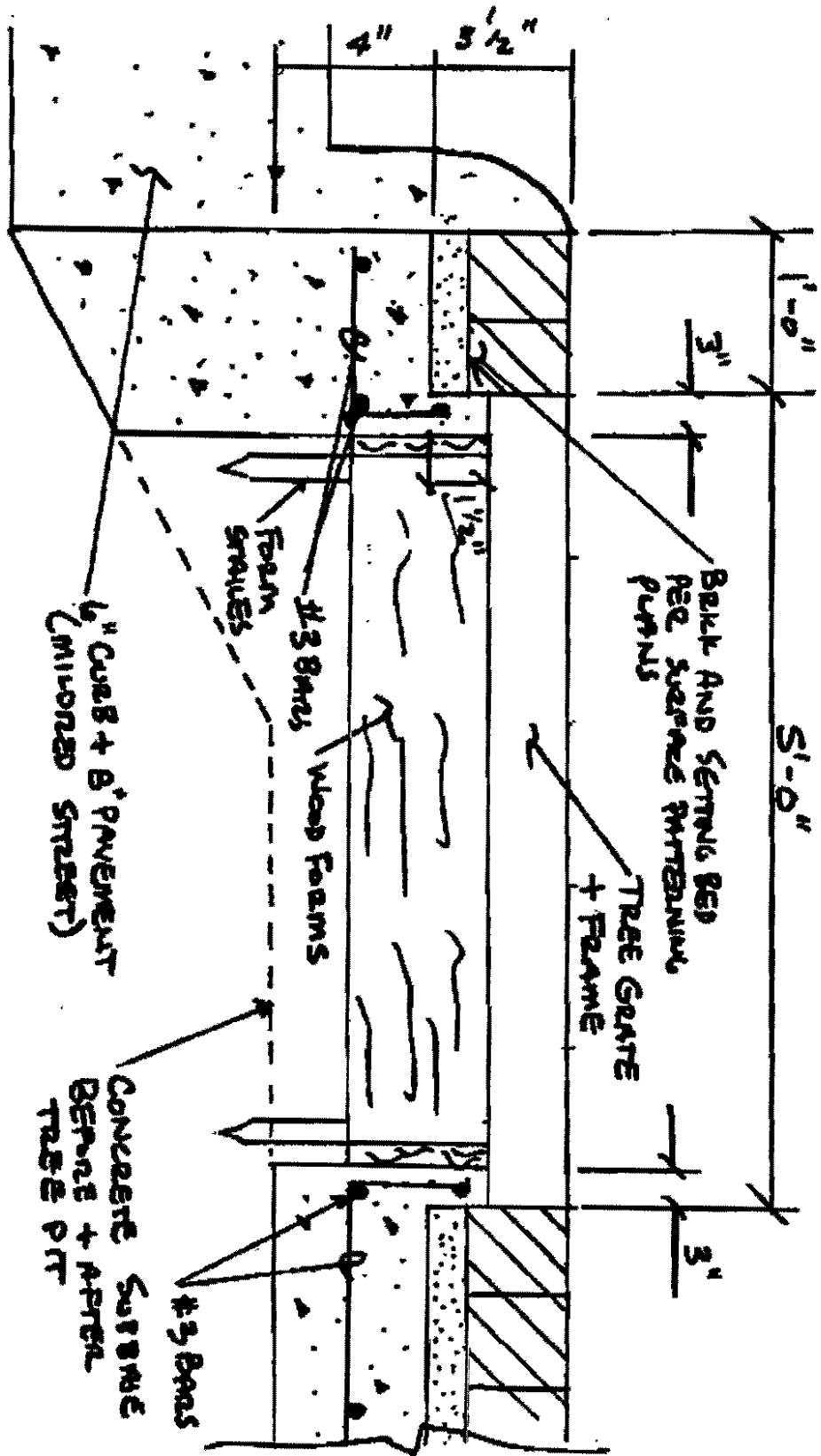


Job No. 01201301
 By DEM Date 9/27/16
 Chkd _____ Date _____
 Sheet _____ of _____

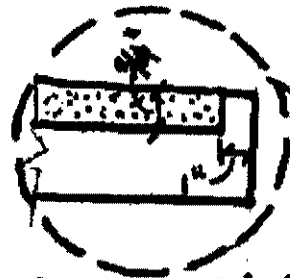
PLUMBING SPACE: 4'-6" X 4'-6"

TREE GRATE INSTALLATION (ALTERNATE)
SECTION PERPENDICULAR TO CURB
 N.T.S.

EXHIBIT "C"



3-7-60 12-4000 10111-24114, INC. 7

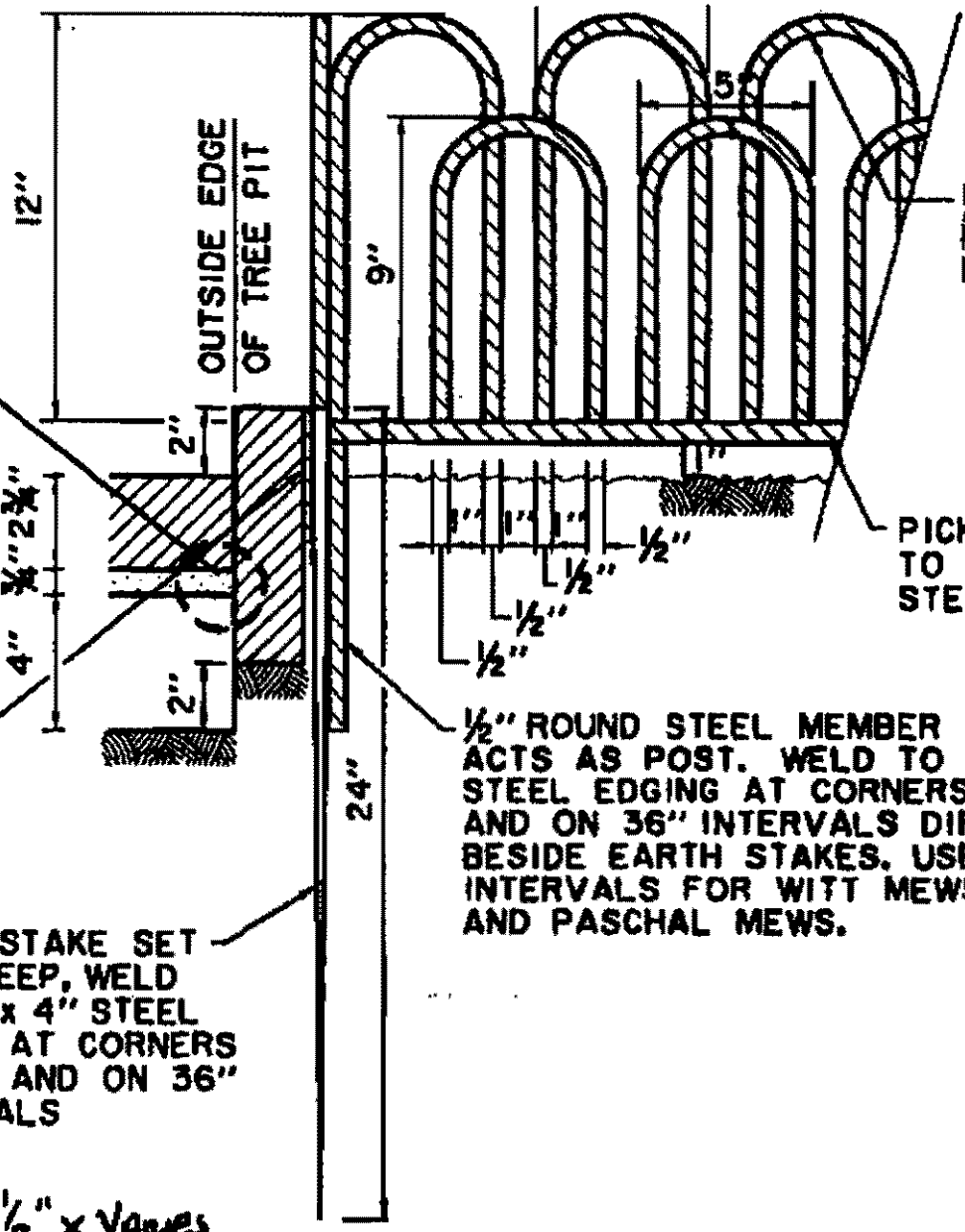


ALTERNATE LIP AT EDGE OF CONCRETE

1/4" x 4" STEEL EDGING, PROVIDE IN "L" SHAPE WITH 3" OVERLAPS WELDED TOGETHER IN THE FIELD

EARTH STAKE SET 2'-0" DEEP, WELD TO 1/4" x 4" STEEL EDGING AT CORNERS OF PIT AND ON 36" INTERVALS

PLANTING SPACE: 4'-5 1/2" X VARIES



1/2" ROUND STEEL MEMBER PAINTED BLACK BY MANUFACTURER

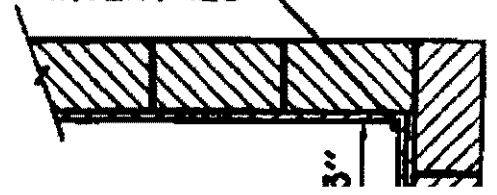
PICKETS WELDED TO 1/4" x 1/2" STEEL MEMBER

1/2" ROUND STEEL MEMBER ACTS AS POST. WELD TO 1/4" x 4" STEEL EDGING AT CORNERS OF PIT AND ON 36" INTERVALS DIRECTLY BESIDE EARTH STAKES. USE 30" INTERVALS FOR WITT MEWS AND PASCHAL MEWS.

EARTH STAKE SET 2'-0" DEEP, WELD TO 1/4" x 4" STEEL EDGING AT CORNERS OF PIT AND ON 36" INTERVALS

TREE FENCE N.T.S.

EXHIBIT "D-1"



3-7-60 12-4000 10111-24114, INC. 7

Project ADDISON CIRCLE
 Client ADDISON COLUMBIAS
 Task TREE GRATE
INSTALLATION

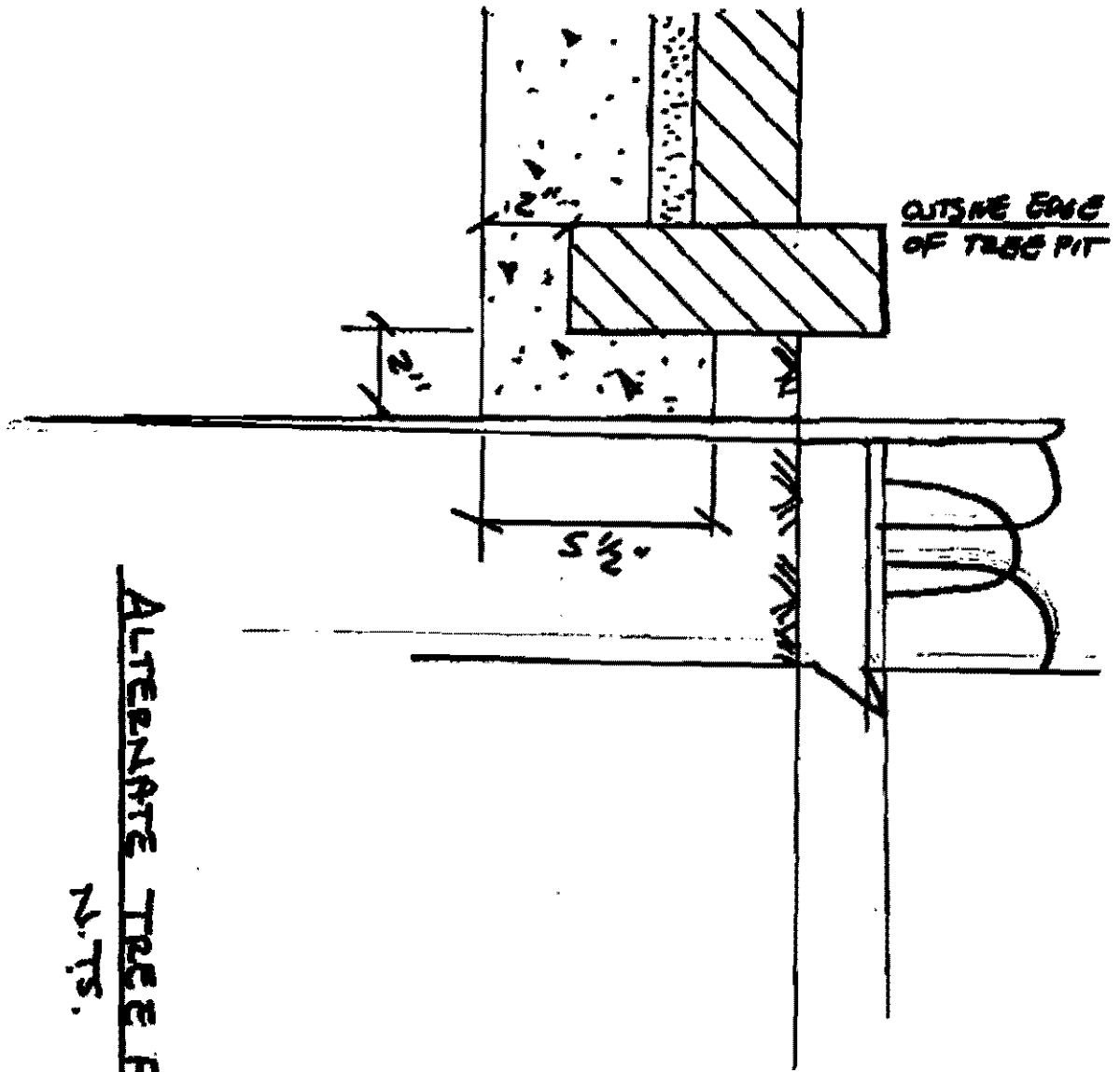


Job No. 01201361
 By DEM Date 9/27/96
 Chkd _____ Date _____
 Sheet _____ of _____

PLANTING SPACE: ~~4'-1 1/2"~~ 4'-1 1/2" x VARIES

EXHIBIT "D-2"

ALTERNATE TREE FENCE INSTALLATION
 N.T.S.



HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 800 / LM 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214/871-0757

September 12, 1996

Mr. Mark Person
Gibson & Associates
P.O. Box 800579
Balch Springs, TX 75180-0579

Post-it® Fax Note	7671	Date	9-12-96	# of pages	1
To	John Baumgartner	From	David E. Meyers		
Co./Dept.	Town of Addison	Co.	HZL		
Phone #	450-7000	Phone #	871-3311		
Fax #	450-2837	Fax #	871-0757		

RE: Addison Circle Phase I Public Infrastructure
Brick Installation
HZI Project No. 01-2013-01

Dear Mr. Person:

We would like to reinforce the importance of proper installation methods for the brick on this project and notify you of some concerns based on field observation of the installation in the roundabout.

- Though this location has a radial pattern, bricks are not all being laid uniformly radial. This is causing the pattern to go askew and large gaps have resulted in order to correct the pattern. The gap spacing between the bricks must be consistent and just large enough to allow for the sweeping of the sand between the joints. Gaps where bricks cannot butt together at a minimum of one point will not be acceptable. These are evident when the bricks can be "rocked" in place when they are stepped on.
- The bricks are lugged on one long side and one short side to assist in the spacing and to provide for proper interlocking of the bricks with one another. It is important that the lugged edge of one brick be abutted against the smooth edge of the adjacent brick. Bricks which are laid smooth side to smooth side or lugged side to lugged side will not be accepted and will require replacement.
- The five gallon buckets of the material being placed on top of the hot mix asphalt were not labeled and therefore their contents are unknown. We will require some documentation that the material being used is the specified neoprene material.

Some of the difficulty of spacing the bricks is being caused by the fact that the drop-slab area of the roundabout was not formed and poured as closely to a true circle as expected. There are many areas where the circle is segmented causing some odd gaps on the edges. Though the Town and the developer will not require the improper drop slab to be re-formed, we expect an even, tight pattern of bricks in these areas despite the irregularity of the circle.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.


David E. Meyers, P.E.

cc: John Baumgartner, P.E.-Town of Addison
Bryant Nail-Columbus Realty Trust
Jim Duffy-Columbus Realty Trust

G:\PROJ\2013\01\MP\12.1 TX

HUITT-ZOLIARS

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tustin • Ontario • San Clemente

FACSIMILE TRANSMITTAL

Date: 9/10/96

Fax No.: _____

H-Z Proj. No. 01201301

No. of Pages: 4
(Including Cover Sheet)

TO: JOHN BAUMGARTNER - 450-~~2011~~ 2837
Bryant Nail - 770-5129

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

ADDRESSES CIRCLE:

PLEASE REVIEW THE FOLLOWING REVISED
CHANGE ORDER.

I HAVE ADDED SOME OF THE SMALLER UTILITY
ADJUSTMENTS AND REVISED THE BRICK QUANTITIES
TO REFLECT VEHICULAR BZICK IN THE NEWS STREETS
INSTEAD OF PEDESTRIAN.

DRAFT

FROM: David Meyer

SENT BY: _____ TIME: _____ DATE: _____

If you had any problems receiving the Facsimile Transmittal, please contact Ms. Janet Willis or the individual listed above at (214) 871-3311. Thank you.

3131 McKinney Avenue • Suite 600 • Dallas, Texas 75204 • (214) 871-3311 • FAX (214) 871-0757

DESCRIPTION OF CHANGES:

THIS CHANGE ORDER INVOLVES THE FOLLOWING ITEMS:

- 1) ELIMINATES THE RADIAL BRICK BANDS IN THE ROUNDABOUT, REPLACES THE INTERIOR 6" CURB OF THE ROUNDABOUT WITH A 10" HIGH 12" WIDE CURB AND REDUCES THE INTERIOR RADIUS OF THE ROUNDABOUT TO 66.5 FEET.
- 2) CORRECTS AN ERROR IN THE ORIGINAL CONTRACT AMOUNT FOR PEDESTRIAN BRICK WHERE THERE WAS NO PEDESTRIAN BRICK COUNTED FOR THE AREAS OF 6" REINFORCED CONCRETE SUBBASE.
- 3) DELETES THE PURCHASE OF VEHICULAR AND PEDESTRIAN BRICK FROM THE CONTRACT.
- 4) ADDS COST ASSOCIATED WITH SIGNAL INTERCONNECT WORK.
- 5) ADJUSTS RIP-RAP QUANTITY PER REVISION IN OUTFALL CHANNEL, DELETES HYDROMULCH, FIBERNETTING, STRAW BALE DIKE CHECK DAM AND STABILIZED CONSTRUCTION ENTRANCE AND INCREASES THE ROCK BERM QUANTITY WHICH REPLACED THE STRAW CHECK DAM.
- 6) ADJUSTS THE "REMOVE EXISTING HEADWALL AND RIP-RAP" QUANTITY TO ACCOUNT FOR THE HEADWALL ON THE WEST SIDE OF QUORUM DRIVE. (PREVIOUSLY THOUGHT TO HAVE BEEN REMOVED BY COLUMBUS REALTY)
- 7) DELETES SCHEDULE VIII-ALTERNATE STREETScape IMPROVEMENTS ON THE EAST SIDE OF QUORUM DRIVE. (THIS) QUANTITIES ONLY REFLECT ITEMS NORTH AND SOUTH OF THE ROUNDABOUT.
- 8) ADJUSTS FOR ACTUAL INSTALLED QUANTITIES ON MANY UTILITY ITEMS.
- 9) ADJUSTS ITEM 146 FOR MCKAMY AND MORRIS AVENUE AT QUORUM DRIVE. (WAS COUNTED AS 8")

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	REVISED QUANTITY	QUANTITY CHANGE	UNIT PRICE	AMOUNT OF CHANGE
SCHEDULE I - PAVING IMPROVEMENTS							
107	8" 650 PSI FLEX REINF. CONC. PAVEMENT	SY	5620	5965	345	\$31.00	\$10,695.00
108	8" 650 PSI FLEX REINF. CONC DROP SLAB (STREET)	SY	1685	1184	-501	\$25.90	(\$12,985.90)
109	4" 3000 PSI COMPRESSIVE REINF. CONC. SIDEWALK	SF	4000	4310	310	\$2.80	\$868.00
110	4" 3000 PSI COMPRESSIVE REINF. CONC. SUBBASE (SIDEWALK)	SF	55808	55498	-310	\$2.90	(\$899.00)
111	6" 3000 PSI REINF. CONC. INTEGRAL CURB	SF	3583	3162	-421	\$1.50	(\$631.50)
117	FURNISH VEHICULAR BRICK PAVR DELIVERED TO SITE	SF	23020	0	-23020	\$3.37	(\$771,577.40)
139	REMOVE EXIST. STREET LIGHT FOUNDATION	EA	5	8	3	\$426.60	\$1,279.80
140	FURNISH VEHICULAR BRICK PAVR DELIVERED TO SITE	SF	11	14	3	\$459.00	\$1,377.00
144	FURNISH & INST. BEDDING MAT. & INST. VEHICULAR BRICK	SF	23020	19899	-3121	\$2.53	(\$7,896.13)
146	6" 650 PSI FLEX REINF. CONC DROP SLAB (STREET)	SY	871	1027	156	\$33.70	\$5,257.20
154	CONSTRUCTION PROGRESS SCHEDULES AND REPORTS	LS	1	0	-1	\$2,100.00	(\$2,100.00)
155	SIGNAL INTERCONNECT WIRING	LF	0	1200	1200	\$3.74	\$4,488.00
156	10" HIGH & 12" WIDE 650 PSI FLEX REINF. CONC. CURB	LF	0	421	421	\$10.00	\$4,210.00

SCHEDULE I SUBTOTAL:

(\$78,914.93)

SCHEDULE II - STREETScape IMPROVEMENTS							
201	FURNISH PEDESTRIAN BRICK PAVERS DELIVERED TO SITE	SF	61865	0	-61865	\$1.98	(\$122,492.70)
252	BALL & BURLAP EX. NELLIE R. STEVENS HOLLIES AND REPLANT	EA	70	64	-6	\$38.34	(\$230.04)
258	FURNISH & INST. BEDDING MAT. & INST. PEDBST. BRICK	SF	61865	63082	1217	\$1.52	\$1,849.84

SCHEDULE II SUBTOTAL:

(\$120,872.90)

SCHEDULE III - STORM WATER IMPROVEMENTS							
301	18" CLASS III RCP	LF	848	843	-5	\$28.08	(\$140.40)
303	24" CLASS III RCP	LF	188	181	-7	\$34.56	(\$238.24)
307	36" CLASS III RCP	LF	434	427	-7	\$52.92	(\$370.44)
333	RCP 60 DEGREE FACTORY BEND CONNECTION	EA	2	1	-1	\$216.00	(\$216.00)
334	RCP 45 DEGREE FACTORY BEND CONNECTION	EA	2	4	2	\$216.00	\$432.00
337	PIPE TO INLET CONNECTION	EA	2	1	-1	\$486.00	(\$486.00)
338	PRECAST CONCRETE PLUG	EA	18	21	3	\$81.00	\$243.00
339	UNCLASSIFIED CHANNEL EXCAVATION	CY	9495	8435	-1060	\$5.37	(\$5,692.20)
341	REMOVE & DISPOS. OF EX. HDWL. AND CONC. RIP-RAP	LS	1	2	1	\$2,160.00	\$2,160.00
342	2" THICK STONE RIP-RAP, TxDOT TYPE "R"	CY	238	100	-138	\$37.80	(\$5,216.40)
343	HYDROMULCH, TOP GUN BUFFALO SEED, FERT. AND WATER	SY	1686	497	-1189	\$1.12	(\$1,331.68)
344	FIBERNETTING, NORTH AMERICAN GREEN S160BN	SY	1686	497	-1189	\$1.43	(\$1,700.27)
346	SILT FENCE	LF	2800	2150	-650	\$3.00	(\$1,950.00)
347	STRAW BALE DIKE CHECK DAM	LF	200	0	-200	\$5.00	(\$1,000.00)
348	ROCK BERM	CY	10	30	20	\$150.00	\$3,000.00
349	STABILIZED CONSTRUCTION ENTRANCE	SY	333	0	-333	\$9.72	(\$3,236.76)

SCHEDULE III SUBTOTAL:

(\$15,643.39)

SCHEDULE IV - WASTEWATER IMPROVEMENTS						
401 8" SDR 26 PVC WASTEWATER LINE INCLUDING EMBEDMENT	LF	40	20	-20	\$21.60	(\$432.00)
402 8" SDR 35 PVC WASTEWATER LINE INCLUDING EMBEDMENT	LF	1639	1730	91	\$19.44	\$1,769.04
405 6" SDR 35 PVAC WASTEWATER LATERAL W/ 2 WAY CLEANOUT	EA	17	16	-1	\$540.00	(\$540.00)
408 TV INSPECTION	LF	3600	3651	51	\$1.62	\$82.62
409 TRENCH SAFETY FOR CONSTRUCTION	LF	4010	3671	-339	\$0.65	(\$220.35)
SCHEDULE IV SUBTOTAL						\$659.31

SCHEDULE V - WATER IMPROVEMENTS						
503 6" DIA PVC AWWA C900, DR 18, CT. 150 WATER PIPE INCL EMBED.	LF	225	172	-53	\$14.58	(\$772.74)
504 8" DIA PVC AWWA C900, DR 18, CT. 150 WATER PIPE INCL EMBED.	LF	1945	1944	-1	\$16.20	(\$16.20)
508 6" DIA. RESILIENT SEAT DIAPHR. VALVE	EA	12	13	1	\$486.00	\$486.00
521 TRENCH SAFETY FOR CONSTRUCTION	LF	2494	2177	-317	\$0.22	(\$69.74)
SCHEDULE V SUBTOTAL						(\$372.68)

SCHEDULE VI - BOSQUE PARK IMPROVEMENTS						
606 FURNISH PEDESTRIAN BRICK PAVEMENT DEL. TO SITE	SF	4449	0	-4449	\$1.98	(\$8,809.02)
SCHEDULE VI SUBTOTAL						(\$8,809.02)

SCHEDULE VII - ELECTRICAL IMPROVEMENTS						
701 686 CONC. ENCASED DUCTBANK, 6" DIA. TYPE DB PVC CONDUIT	LF	2800	2683	-117	\$70.00	(\$8,190.00)
702 486 CONC. ENCASED DUCTBANK, 6" DIA. TYPE DB PVC CONDUIT	LF	353	381	28	\$50.00	\$1,400.00
706 TUB STANDARD PRECAST DEEP WELL 25 KV SWITCH PAD	EA	3	2	-1	\$1,200.00	(\$1,200.00)
707 6" DIA. TYPE DB PVC 90 DEGREE SWEEP 36"	EA	13	12	-1	\$35.00	(\$35.00)
708 1086 CONC. ENCASED DUCTBANK, 6" DIA. TYPE DB PVC CONDUIT	LF	135	122	-13	\$150.00	(\$1,950.00)
SCHEDULE VII SUBTOTAL						(\$9,995.00)

SCHEDULE VIII - ALTERNATE STREETSCAPE IMPROVEMENTS (PHASE II)						
801 COMPLETE IRRIGATION SYSTEM (E. SIDE QUORUM)	LS	1	0	-1	\$10,260.00	(\$10,260.00)
802 RED OAK TREE, 200 GAL., 5"-6" CAL., 16'-18" HT., 10'-20" SPREAD	EA	40	0	-40	\$1,150.20	(\$46,008.00)
803 4" PVC SCH. 40 PERFORATED SUBDRAIN SYSTEM	LF	1021	0	-1021	\$11.00	(\$11,231.00)
804 WEEPING LOVE GRASS	SF	29110	0	-29110	\$0.03	(\$873.30)
805 STREET LIGHT OR TREE LIGHTING PULL BOX	EA	10	0	-10	\$232.20	(\$2,322.00)
806 2" PVC SCHEDULE 40 STREET LIGHT CONDUIT	LF	1066	0	-1066	\$3.89	(\$4,146.74)
807 STREET LIGHT FOUNDATION	EA	14	0	-14	\$388.80	(\$5,443.20)
808 SQUARE CAP FOR LIGHT BASE	EA	14	0	-14	\$97.20	(\$1,360.80)
809 3" PVC SCHEDULE 40 STREET LIGHT CONDUIT	LF	1066	0	-1066	\$4.97	(\$5,298.02)
SCHEDULE VIII SUBTOTAL						(\$86,943.06)

NET CHANGE BY CHANGE ORDER NO. 2	(\$30,891.67)
ORIGINAL CONTRACT AMOUNT	\$3,517,664.44
PREVIOUS CHANGE ORDERS	(\$352,843.24)
REVISED CONTRACT AMOUNT	\$2,843,929.53

EFFECT OF CHANGE ON CONTRACT TIME	
THE WORK REQUIRED UNDER THIS CHANGE ORDER WILL ADD 0 DAYS TO THIS PROJECT:	
ORIGINAL CONTRACT TIME	550
ADDITIONAL DAYS FOR THIS CHANGE ORDER	0
ADDITIONAL DAYS FOR PREVIOUS CHANGE ORDER	0
REVISED CONTRACT TIME	550

BID NUMBER: 96-28 / CHANGE ORDER NO. 2

OWNER: TOWN OF ADDISON

CONTRACTOR: GIBSON AND ASSOCIATES

DATE: ~~9/19/96~~ 9/19/96

THE COMPENSATION AGREED UPON IN THIS CHANGE ORDER ARE FOR ALL COSTS THE CONTRACTOR MAY INCUR AS A RESULT OF, OR RELATING TO THIS CHANGE ORDER WHETHER SAID COSTS ARE KNOWN, UNKNOWN, FORESEEN, UNFORESEEN AT THIS TIME, INCLUDING WITHOUT LIMITATION, ANY COST FOR DELAY, EXTENDED OVERHEAD, RIPPLE OR IMPACT COST, OR ANY OTHER EFFECT ON CHANGED OR UNCHANGED WORK AS A RESULT OF THIS CHANGE ORDER. THESE COMPENSATIONS ARE FOR FULLY COMPLETE AND IN-PLACE CONSTRUCTION. ACTUAL IN PLACE QUANTITIES WILL BE USED FOR FINAL PAYMENT.

APPROVED BY
TOWN OF ADDISON

APPROVED BY
COLUMBUS REALTY

RON WHITEHEAD, CITY MANAGER DATE

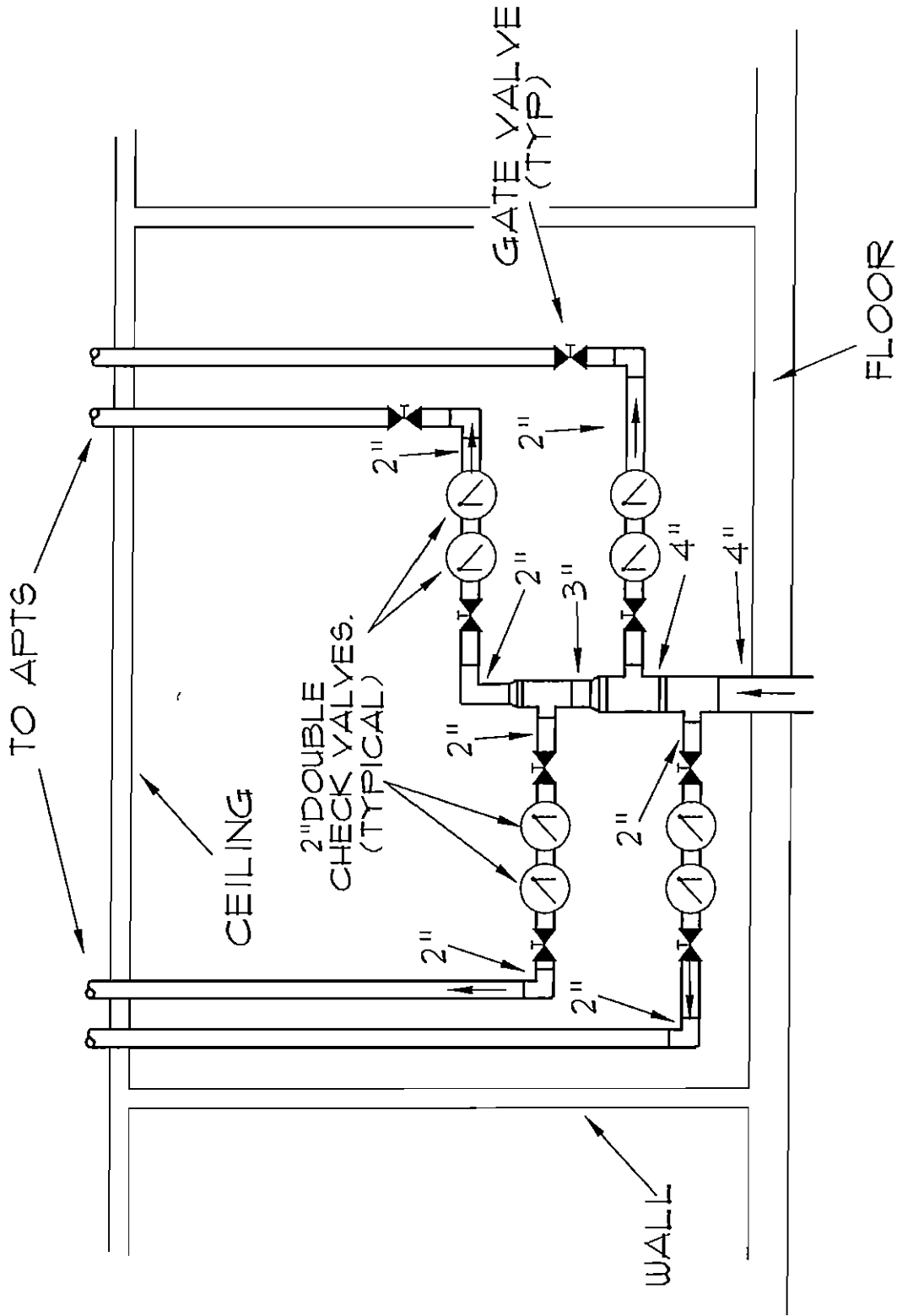
BRYANT NAIL, VICE PRESIDENT DATE

APPROVED BY
GIBSON AND ASSOCIATES

APPROVED BY
HUTT-ZOLLARS

A. J. JOHNSTON, EXECUTIVE VICE PRESIDENT DATE

DAVID E. MEYERS, P.E. DATE



ADDISON CIRCLE APTS
 4949 MILDRED
 ADDISON, TEXAS

WATER ROOM DETAIL

N.T.S.

HUITT-ZOLLARS

Huit-Zollars, Inc / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204 / 214 / 214/871-3311 / FAX 214/871-0757

September 13, 1996

Post-it® Fax Note 7671		Date 9-13-96	# of pages 2
To John Baumgartner	From David Meyers		
City Dept. 1	Co. HZI		
Phone # 450-7000	Phone # 871-3311		
Fax # 450-8837	Fax # 871-0757		

Mr. A. J. Johnston
 Executive Vice President
 Gibson & Associates
 P.O. Box 800579
 Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
 Change Order No. 2
 HZI Project No. 01-2013-01

Dear Mr. Johnston:

Enclosed please find one copy of Change Order #2 for your review and approval.

The purpose of this change order is to delete the purchase of vehicular bricks for the roundabout radial bands and delete the purchase of vehicular bricks in Quorum Drive, Mildred Street, Morris Avenue and McKamy Avenue at the current contract price of \$3.37/SF and establish a new unit price of \$2.89/SF for delivery of the vehicular bricks to the site. The revised quantity of 11,363 SF is for vehicular brick in the above mentioned streets only and excludes the Mews vehicular brick which are still in the contract at \$3.37/SF. The purchase of vehicular brick in the Mews and all pedestrian brick is on hold while Columbus Realty explores more options.

It is my understanding that Columbus Realty and Gibson & Associates have come to an agreement on the revised unit price for the vehicular brick in this change order, therefore I am forwarding the change order for your official review and approval. Please contact me if you are not in agreement with the items contained in this change order.

Thank you for your assistance in this matter.

Sincerely,

HUITT-ZOLLARS, INC.

David E. Meyers
 David E. Meyers, P.E.

cc: John Baumgartner, P.E.-Town of Addison
 Bryant Nail-Columbus Realty Trust
 Jim Duffy-Columbus Realty Trust

*Per phone 9-13-96
 Add 10" curb
 and Interconnected
 cable.
 JRB*

DESCRIPTION OF CHANGES:

THIS CHANGE ORDER INVOLVES THE FOLLOWING ITEMS:

1) ELIMINATES THE PURCHASE OF THE VEHICULAR BRICK FOR THE RADIAL BANDS IN THE ROUNDABOUT, AND ESTABLISHES A NEW PRICE FOR DELIVERY OF VEHICULAR BRICKS TO THE SITE FOR QUORUM DR., MILKROD ST., MORRIS AVE. AND MCKAMY AVE. THE VEHICULAR BRICK IN THE MEWS AND ALL PEDESTRIAN BRICK HAS NOT YET BEEN SELECTED.

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	REVISED QUANTITY	QUANTITY CHANGE	UNIT PRICE	AMOUNT OF CHANGE
SCHEDULE I - PAVING IMPROVEMENTS							
117	FURNISH VEHICULAR BRICK PAVER DELIVERED TO SITE	SF	23020	8536	14484	\$3.37	(\$48,811.08)
155	FURNISH VEH. BRICK PAVER DEL. TO SITE (EXCLUDES MEWS)	SF	0	11363	11363	\$2.89	\$32,839.07
SCHEDULE I SUBTOTAL:							(\$15,972.01)

NET CHANGE BY CHANGE ORDER NO. 2	(\$15,972.01)
ORIGINAL CONTRACT AMOUNT	\$3,517,664.44
PREVIOUS CHANGE ORDERS	(\$352,843.24)
REVISED CONTRACT AMOUNT	\$3,148,849.19

EFFECT OF CHANGE ON CONTRACT TIME

THE WORK REQUIRED UNDER THIS CHANGE ORDER WILL ADD 0 DAYS TO THIS PROJECT:

ORIGINAL CONTRACT TIME	550
ADDITIONAL DAYS FOR THIS CHANGE ORDER	0
ADDITIONAL DAYS FOR PREVIOUS CHANGE ORDER	0
REVISED CONTRACT TIME	550

THE COMPENSATION AGREED UPON IN THIS CHANGE ORDER ARE FOR ALL COSTS THE CONTRACTOR MAY INCUR AS A RESULT OF, OR RELATING TO THIS CHANGE ORDER WHETHER SAID COSTS ARE KNOWN, UNKNOWN, FORESEEN, UNFORESEEN AT THIS TIME, INCLUDING WITHOUT LIMITATION, ANY COST FOR DELAY, EXTENDED OVERHEAD, RIPPLE OR IMPACT COST, OR ANY OTHER EFFECT ON CHANGED OR UNCHANGED WORK AS A RESULT OF THIS CHANGE ORDER. THESE COMPENSATIONS ARE FOR FULLY COMPLETE AND IN-PLACE CONSTRUCTION. ACTUAL IN PLACE QUANTITIES WILL BE USED FOR FINAL PAYMENT.

APPROVED BY
TOWN OF ADDISON

APPROVED BY
COLUMBUS REALTY

RON WHITEHEAD, CITY MANAGER DATE

BRYANT NAIL, VICE PRESIDENT DATE

APPROVED BY
GIBSON AND ASSOCIATES

APPROVED BY
HUITT-ZOLLARS

A. J. JOHNSTON, EXECUTIVE VICE PRESIDENT DATE

DAVID E. MYERS, P.E. DATE

September 11, 1996

Mr. Mark Person
Gibson & Associates
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
Brick Installation
HZI Project No. 01-2013-01

Dear Mr. Person:

The plans for the project call for a Type "A" and a Type "B" brick which are simply two different colors of the same brick. Acme was unable to have the second color of brick manufactured in time for installation in Mildred Street and Quorum Drive prior to the Oktoberfest special event. Therefore, per instructions from Columbus Realty Trust, you are only required to install one color of brick but you must still follow the specified pattern layout in the plans. Columbus Realty will arrange to have the edge bands stained at a later date. The staining process and maintenance of the stained areas will not be the responsibility of Gibson & Associates.

Please call if you have any questions.

Sincerely,

HUIITT-ZOLLARS, INC.



David E. Meyers, P.E.

DEM/psp

cc: John Baumgartner, P.E.-Town of Addison
Bryant Nail-Columbus Realty Trust
Jim Duffy-Columbus Realty Trust

HUITT-ZOLLARS, INC.
 3131 McKinney Avenue, Suite 600
 DALLAS, TEXAS 75204

LETTER OF TRANSMITTAL

(214) 871-3311

DATE	9/12/96	JOB NO.	01201301
ATTENTION	MR. MARL PERSON		
RE:	ADDISON CIRCLE PHASE I		

TO GIBSON & ASSOCIATES
P.O. Box 800579
BALCH SPRINGS, TX. 75180-0579

WE ARE SENDING YOU Attached Under separate cover via MAIL the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2		1	TEXAS STANDARDS - PLEASE NOTE THE DELETION OF SIGNS W11-2
2		1	TEXAS PLYWOOD
2		1	ADDISON SPECS FOR UNISTRUT POSTS.

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS MARL, THE ALUMINUM STREET NAME SIGNS ARE ON HOLD PENDING A DECISION AND SUBMITTAL OF AN ALTERNATE BY COLUMBUS.
ATTACHED PLEASE FIND ADDHOW SPECS FOR UNISTRUT POSTS.
USE A 12 GAUGE 2" X 2" SQUARE POST WITH 7/16" HOLES ON 1" CENTERS. POSTS SHALL BE HOT DIPPED GALVANIZED ON THE INTERIOR AND EXTERIOR

CC: ~~JOHN BARNHART~~ ~~STEVEN ADISON~~
 Bryant Neal - Columbus Realty Trust

COPY TO FILE

SIGNED: David Meyers

INTERSTATE HIGHWAY SIGN CO.
7415 LINDSEY ROAD
LITTLE ROCK, ARKANSAS 72206
(501-490-4242)
A MARK IV COMPANY

JOB NUMBER: 33514

TEXAS

STANDARDS

BOOK 1 OF 1

PROJECT NUMBER: ADDISON CIRCLE

COUNTY: CITY OF ADDISON

CUSTOMER: 94 NICA CORPORATION

PO NUMBER: 839 7735FW

DRAWN BY: CHERIE

SHEET #: 1-5

DATE: 8/06/96

CHECKED FOR SUBMITTAL:

CHECKED FOR BOOKS:

CHECKED FOR MATERIAL:

LIST BELOW ANY REVISION MADE TO THE ORIGINAL DRAWINGS.

NUMBER	REVISION	DRAWINGS BY - DATE	MATERIALS BY - DATE	CUTTING LIST BY - DATE
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NO EXCEPTION TAKEN REJECTED REVISE AND RESUBMIT MAKE CORRECTIONS NOTED

Corrections or comments made on the shop drawings during this review do not relieve contractor from compliance with requirements of the drawings and specifications. This check is only for review of general conformance with the design concept of the project and general compliance with the information given in the contract documents. The contractor is responsible for confirming and correlating all quantities and dimensions; selecting fabrication processes and techniques of construction; coordinating his work with that of all other trades; and performing his work in a safe and satisfactory manner.

HUITT-ZOLLARS, INC.
3131 MCKINNEY AVE., SUITE 600
DALLAS, TEXAS 75204
(214) 871-3311

Date: 8/21/96

By: David Meepers

RECEIVED

AUG 16 1996

HUITT-ZOLLARS

RSTATE HIGHWAY SIGN CO. JOB: 33514 PROJECT NO.: ADDISON CIRCLE ::STD002RR:: PAGE 1
 STION OF MARKIV INDUSTRIES STATE: TX COLATY: CITY OF ADDISON
 I LINDSEY ROAD
 LE ROCK, AR 72206 CUSTOMER: 94 - MICA CORPORATION

ST/FED /SUFF	SIZE WIDTH HGHT	MESSAGE -SHAPE	QTY	TOTAL SQFT	ALUM GAUGE	BKG LEG TYP	SL TY	PAINT BACK	CORN RAB-	BORD RAD	BORD WIDTH	MARG WIDTH
ADV-D4	48.00 X 18.00	---YIELD AT ROUNDABOUT--- H-REC	5	30.000	.080	H/I YEL	S/S 48 BLK PS		1.875	1.875	.750	.500

ORD LN#	PCH SID	PCH QTY	SUPPORT QTY/TYEE	MID-MID/WITH
1	**	5	2 CHANNELS	W3-2A

MR1-1 R1-1	24.00 X 24.00	-----STOP----- OCTAG	6	19.860	.080	H/I SIL	REV 24 RED PS		.000	.625	.000	
---------------	---------------	-------------------------	---	--------	------	------------	------------------	--	------	------	------	--

ORD LN#	PCH SID	PCH QTY	SUPPORT QTY/TYEE	MID-MID/WITH
1	**	6	1 CHANNELS	

MR1-2 R1-2	30.00 X 30.00	-----YIELD----- TRIANG	6	13.260	.080	H/I SIL	REV RED PS		1.50	1.500	4.000	.625
---------------	---------------	---------------------------	---	--------	------	------------	---------------	--	------	-------	-------	------

ORD LN#	PCH SID	PCH QTY	SUPPORT QTY/TYEE	MID-MID/WITH
1	**	6	1 CHANNELS	

MR2-1 R2-1	18.00 X 24.00	-----SPEED LIMIT----- H-REC	7	21.000	.080	E/G WHT	S/S 24 BLK PS		1.500	1.500	.625	.375
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ORD LN#	PCH SID	PCH QTY	SUPPORT QTY/TYEE	MID-MID/WITH	QTY	SIZE	SERIES	MATERIAL	SYMBOL/ LETTERS
1	**	7	1 CHANNELS		3	8.00	E		30
					4	8.00	E		20

MR8-3A	12.00 X 12.00	-----SYM: NO PARKING----- SQUARE	27	27.000	.080	E/G WHT	S/S 12 BLK PS RED		1.5	1.500	.375	.375
--------	---------------	-------------------------------------	----	--------	------	------------	-------------------------	--	-----	-------	------	------

ORD LN#	PCH SID	PCH QTY	SUPPORT QTY/TYEE	MID-MID/WITH
1	**	8	1 CHANNELS	R7-202
1	**	6	1 CHANNELS	R7-204
1	**	8	1 CHANNELS	R7-204A
1	**	1	1 CHANNELS	R7-204B
1	**	4	1 CHANNELS	R7-203

ERSTATE HIGHWAY SIGN CO. JOB: 33514 PROJECT NO.: ADDISON CIRCLE ::STDC02RR:: PAGE 2
 (SION OF MARKIV INDUSTRIES STATE: TX COUNTY: CITY OF ADDISON
 3 LINDSEY ROAD
 OLE ROCK, AR 72206 CUSTOMER: 94 - MICA CORPORATION

ST/FED /SUFF	SIZE WIDTH HGT	MESSAGE -SHAPE	QTY	TOTAL SOFT	ALUM GAUGE	BKG TYP	LEG TYP	SL TY	PAINT BACK	CORN RAD	BORD RAD	BORD WIDTH	MARG WIDTH
-----------------	-------------------	-------------------	-----	---------------	---------------	------------	------------	----------	---------------	-------------	-------------	---------------	---------------

MW1-BA-S	81.00 X 18.00	CHEVRON H-REC	3	18.000	.100	H/I YEL	S/S BLK	24 PS		1.5	1.500	.000	.000
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ORD LN#	PCH SID	PCH QTY	SUPPORT QTY/TYEE	MID-MID/WITH
5	**	3	1 CHANNELS	R6-1R

R6-1R R6-1R	36.00 X 12.00	ONE WAY } H-REC	3	9.000	.080	E/G WHT	S/S BLK	36 PS		1.50	1.500	.500	.000
----------------	---------------	--------------------	---	-------	------	------------	------------	----------	--	------	-------	------	------

ORD LN#	PCH SID	PCH QTY	SUPPORT QTY/TYEE	MID-MID/WITH
1	**	3	1 CHANNELS	MW1-SHOD

R7-108A	12.00 X 18.00	20 MIN PARK AM - PM (-) V-REC	7	10.500	.080	E/G WHT	S/S GRN	12 PS		1.5	1.500	.375	.750
---------	---------------	----------------------------------	---	--------	------	------------	------------	----------	--	-----	-------	------	------

ORD LN#	PCH SID	PCH QTY	SUPPORT QTY/TYEE	MID-MID/WITH
1	**	6	1 CHANNELS	R7-203
1	**	1	1 CHANNELS	

R7-202 R7-202	12.00 X 6.50	THIS SIDE OF SIGN H-REC	8	4.320	.080	E/G WHT	S/S RED	24 PS		1.50	1.500	.000	.000
------------------	--------------	----------------------------	---	-------	------	------------	------------	----------	--	------	-------	------	------

ORD LN#	PCH SID	PCH QTY	SUPPORT QTY/TYEE	MID-MID/WITH
1	**	8	1 CHANNELS	MR8-3A

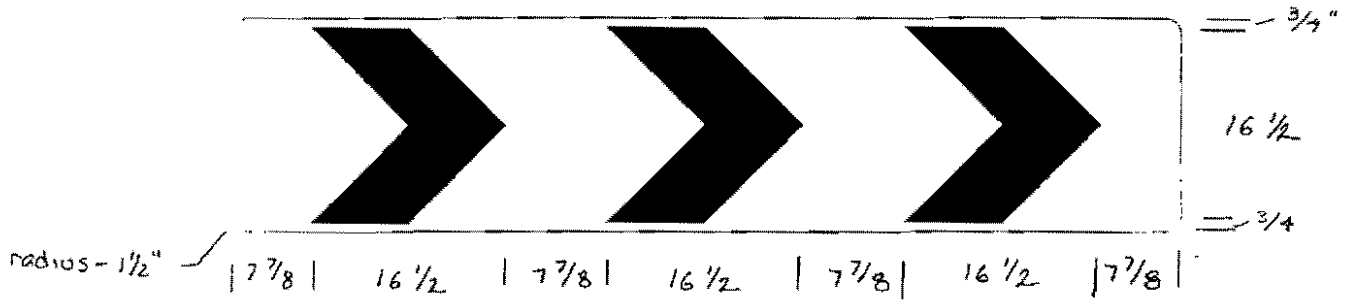
R7-203	12.00 X 6.00	BETWEEN SIGNS H-REC	4	2.000	.080	E/G WHT	S/S RED	24 PS		1.50	1.500	.375	.375
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ORD LN#	PCH SID	PCH QTY	SUPPORT QTY/TYEE	MID-MID/WITH
1	**	4	1 CHANNELS	MR8-3A

R7-203B	12.00 X 6.00	BETWEEN SIGNS H-REC	6	3.000	.080	E/G WHT	S/S GRN	24 PS		1.50	1.500	.375	.375
---------	--------------	------------------------	---	-------	------	------------	------------	----------	--	------	-------	------	------

ERSTATE HIGHWAY SIGN CORP JOB: 33514 PROJECT NO.: ADDISON CIRCLE ::STD002RR:: PAGE 4
 DIVISION OF MARKIV INDUSTRIES STATE: TX COUNTY: CITY OF ADDISON
 1 LINDSEY ROAD
 FLE ROCK, AR 72206 CUSTOMER: 94 KICA CORPORATION

ORDER LINE	ITEM #	DESCRIPTION	QTY	AMOUNT
1	125	STREET AND TRAFFIC SIGNS	204,940	101
5		6.75' X 1.50'	18,000	3
			222,940	104



MW1-8A (MOD)

entered as MW1-8A-5 IN standard signs
page 2.

INTERSTATE HIGHWAY SIGN CO.
7415 LINDSEY ROAD
LITTLE ROCK, ARKANSAS 72206
(501-490-4242)
A MARK IV COMPANY

JOB NUMBER: 33514

TEXAS

PLYWOOD

BOOK 1 OF 1

PROJECT NUMBER: ADDISON CIRCLE

COUNTY: CITY OF ADDISON

CUSTOMER: 94 KICA CORPORATION

PO NUMBER: 839 7735FW

DRAWN BY: CHERIE

SHEET #: B 1 - B 6

DATE: 8/06/96

CHECKED FOR SUBMITTAL:

CHECKED FOR BOOKS:

CHECKED FOR MATERIAL:

LIST BELOW ANY REVISION MADE TO THE ORIGINAL DRAWINGS.

NUMBER	REVISION	DRAWINGS	MATERIALS	CUTTING LIST
		BY - DATE	BY - DATE	BY - DATE

RECEIVED

AUG 16 1996

HUNT-ZOLLARS

NO EXCEPTION TAKEN REJECTED REVISE AND RESUBMIT MAKE CORRECTIONS NOTED

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HUNT-ZOLLARS, INC.
3133 W. KIMBLE AVE., SUITE 600
DALLAS, TEXAS 75204
(214) 871-3311

Date: 8/21/96

By: Dwight Meyer

JOB: 33514
STATE: TEXAS
PO #: 839 7735FW
ITEM#:
ATTACH:

PROJECT: ADDISON CIRCLE
COUNTY: CITY OF ADDISON
CUSTOMER: 000094
MICA CORPORATION
BACK:

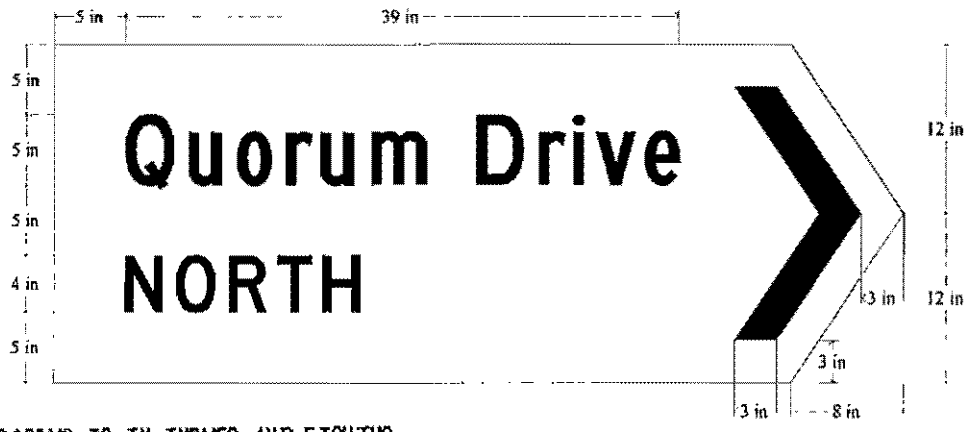
SIGN NUMBER: ST-1
SHEET NUMBER: B 1
GH SUPPORTS: 1-NO SUPPORT
WIND ZONE:

INTERSTATE HIGHWAY SIGN CO.
7415 LINDSEY RD
LITTLE ROCK, ARKANSAS 72206
(501-490-4242)

QUAN.RECD: 1 SIGN TYPE: PLYWOOD
SOFT: 10.00

OVERALL SIZE
WIDTH: 5-
HEIGHT: 2-
BORDER WIDTH:
RADIUS:
QTY:
EXTRA:
CORNER RADIUS: SQUARE
ROUTE MARKER:
DRAWN BY: CHERIE

BACKGROUND 1: 2-
TYPE: H/I
COLOR: GREEN
BORDER 1: L-8 H/I
COLOR: SILVER
BACKGROUND 2:
TYPE:
COLOR:
BORDER 2:
COLOR:



SPECIAL INSTRUCTIONS

COPY SPACING IS IN INCHES AND EIGHTHS
DECALS ON BACK OF SIGN
BOLT HEADS PAINTED

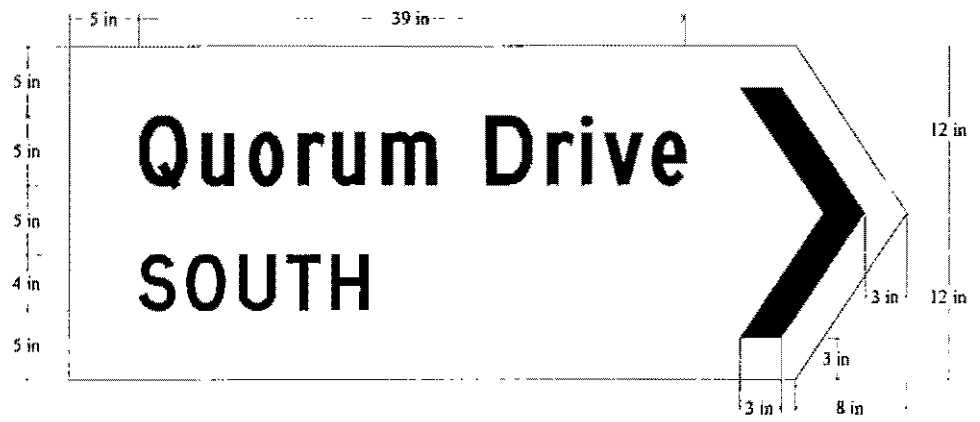
LETTERS SHALL BE WHITE
AS SPECIFIED ON DRAWINGS

JOB: 33514	PROJECT: ADDISON CIRCLE	SIGN NUMBER: ST-2	INTERSTATE HIGHWAY SIGN CD.
STATE: TEXAS	COUNTY: CITY OF ADDISON	SHEET NUMBER: B 2	7415 LINDSEY RD
PO #: 839 7735FW	CUSTOMER: 000094	GN SUPPORTS: 1-NO SUPPORT	LITTLE ROCK, ARKANSAS 72201
ITEM#:	NICA CORPORATION		(501-490-4242)
ATTACH:	BACK:	WIND ZONE:	

QUAN.REQD: 1 SIGN TYPE: PLYWOOD
SOFT: 10.00

OVERALL SIZE BACKGROUND 1: 2-
WIDTH: 5- TYPE: H/I
HEIGHT: 2- COLOR: GREEN
BORDER 1: L-8 H/I
CORNER WIDTH: COLOR: SILVER
CORNER RADIUS: SQUARE BORDER 2:
COLOR:

ROUTE MARKER:
DRAWN BY: CHERIE



SPECIAL INSTRUCTIONS
 ----- COPY SPACING IS IN INCHES AND EIGHTHS
 ----- DECALS ON BACK OF SIGN
 ----- BOLT HEADS PAINTED

6/96 13:04:42

EN07ERR3

JOB: 33514

PROJECT: ADDISON CIRCLE

SIGN NUMBER: ST-3

INTERSTATE HIGHWAY SIGN CD.

STATE: TEXAS

COUNTY: CITY OF ADDISON

SHEET NUMBER: B 3

7415 LINDSEY RD

PO #: 839 7735FW

CUSTOMER: 000094

GN SUPPORTS: 1-NO SUPPORT

LITTLE ROCK, ARKANSAS 72206

ITEM#:

MICA CORPORATION

(501-490-4242)

ATTACH:

BACK:

WIND ZONE:

QUAN.REQD: 1

SIGN TYPE: PLYWOOD

SOFT: 10.00

OVERALL SIZE

BACKGROUND 1: 2-

WIDTH: 5-

TYPE: H/I

HEIGHT: 2-

COLOR: GREEN

BORDER 1: L-8 H/I

BORDER WIDTH:

COLOR: SILVER

RAD II:

BACKGROUND 2:

QTY:

TYPE:

EXTRA:

COLOR:

CORNER RAD II: SQUARE

BORDER 2:

COLOR:

ROUTE MARKER:

DRAWN BY: CHERIE



SPECIAL INSTRUCTIONS

COPY SPACING IS IN INCHES AND EIGHTHS

DECALS ON BACK OF SIGN

BOLT HEADS PAINTED

6/96 13:04:42

EN075RR31

JOB: 33514

PROJECT: ADDISON CIRCLE

SIGN NUMBER: ADV- D1

INTERSTATE HIGHWAY SIGN CO.

STATE: TEXAS

COUNTY: CITY OF ADDISON

SHEET NUMBER: B 4

7415 LINDSEY RD

PO #: 839 7735FW

CUSTOMER: 000094

GN SUPPORTS: 2-NO SUPPORT

LITTLE ROCK, ARKANSAS 72206

ITEM#:

MICA CORPORATION

(501-490-4242)

ATTACH:

BACK:

WIND ZONE:

QUAN.REQD: 1

SIGN TYPE: PLYWOOD

SOFT: 56.00

OVERALL SIZE

BACKGROUND 1: 7-

WIDTH: 8-

TYPE: H/I

HEIGHT: 7-

COLOR: GREEN

BORDER 1: L-3 H/I

ORDER WIDTH: 1.00

COLOR: SILVER

RADIUS: 12.00

BACKGROUND 2:

QTY: 4

TYPE:

EXTRA:

COLOR:

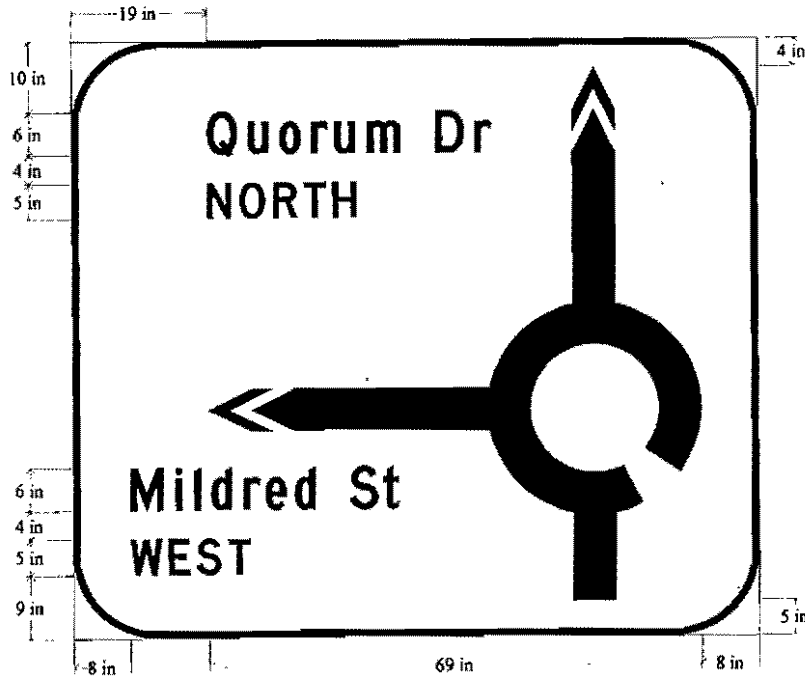
ORDER RADIUS: SQUARE

BORDER 2:

COLOR:

ROUTE MARKER:

DRAWN BY: CHERIE



ADV-D1

SPECIAL INSTRUCTIONS

COPY SPACING IS IN INCHES AND EIGHTHS

DECALS ON BACK OF SIGN

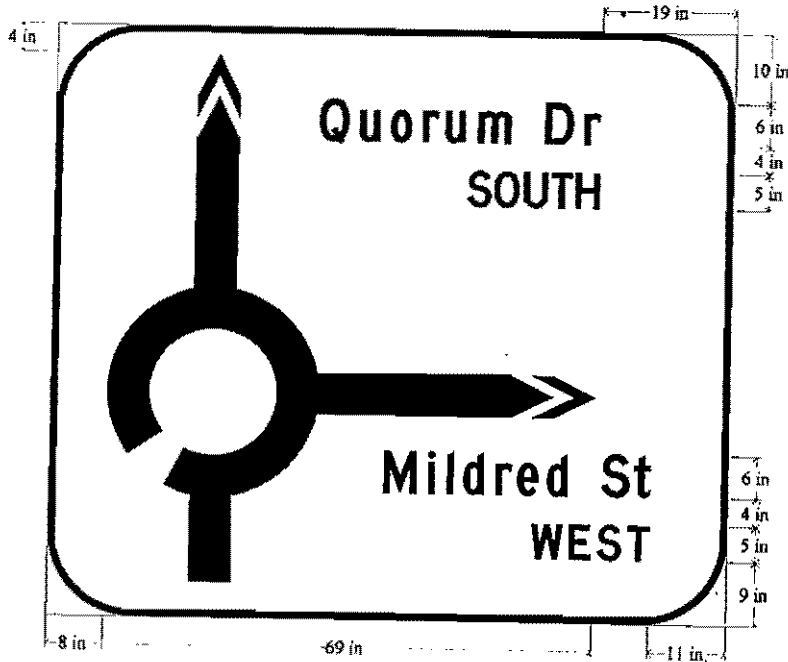
BOLT HEADS PAINTED

JOB: 33514	PROJECT: ADDISON CIRCLE	SIGN NUMBER: ADV- 02	INTERSTATE HIGHWAY SIGN CO.
STATE: TEXAS	COUNTY: CITY OF ADDISON	SHEET NUMBER: B 5	7415 LINDSEY RD
PO #: 839 7735FW	CUSTOMER: 000094	ON SUPPORTS: 2-NO SUPPORT	LITTLE ROCK, ARKANSAS 72206
ITEM#:	MICA CORPORATION		(501-490-4242)
ATTACH:	BACK:	WIND ZONE:	

QUAN.REQD: 1 SIGN TYPE: PLYWOOD
SFT: 56.00

OVERALL SIZE BACKGROUND 1: 7-
WIDTH: 8- TYPE: H/I
HEIGHT: 7- COLOR: GREEN
BORDER 1: L-3 H/I
CORNER WIDTH: 1.00 COLOR: SILVER
RADIUS: 12.00 BACKGROUND 2:
QTY: 4 TYPE:
EXTRA: COLOR:
CORNER RADIUS: SQUARE BORDER 2:
COLOR:

ROUTE MARKER:
DRAWN BY: CHERIE



SPECIAL INSTRUCTIONS

COPY SPACING IS IN INCHES AND EIGHTHS
DECALS ON BACK OF SIGN
BOLT HEADS PAINTED

JOB: 33514

PROJECT: ADDISON CIRCLE

SIGN NUMBER: ADV- D3

INTERSTATE HIGHWAY SIGN CO.

STATE: TEXAS

COUNTY: CITY OF ADDISON

SHEET NUMBER: B 6

7415 LINDSEY RD

PO #: 839 7735FW

CUSTOMER: 000094

GN SUPPORTS: 2-NO SUPPORT

LITTLE ROCK, ARKANSAS 72206

ITEM#:

MICA CORPORATION

(501-490-4242)

ATTACH:

BACK:

WIND ZONE:

QUAN. REQD: 1

SIGN TYPE: PLYWOOD

SQFT: 48.00

OVERALL SIZE

BACKGROUND 1: 6-

WIDTH: 8-

TYPE: H/I

HEIGHT: 6-

COLOR: GREEN

BORDER 1: L-3 H/I

BORDER WIDTH: 1.00

COLOR: SILVER

RAD II: 12.00

BACKGROUND 2:

QTY: 4

TYPE:

EXTRA:

COLOR:

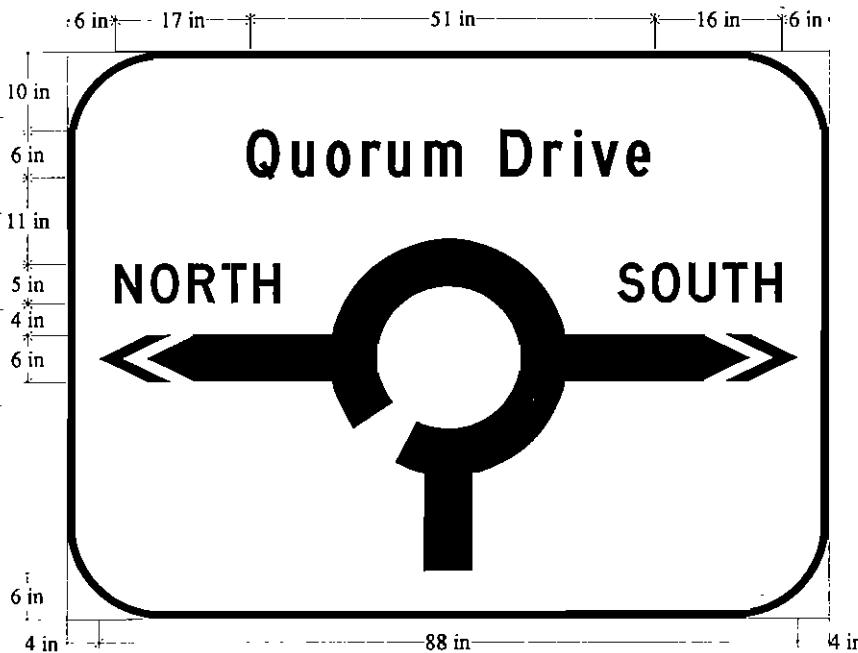
INNER RAD II: SQUARE

BORDER 2:

COLOR:

ROUTE MARKER:

DRAWN BY: CHERIE



ADV-D3

SPECIAL INSTRUCTIONS

COPY SPACING IS IN INCHES AND EIGHTHS

DECALS ON BACK OF SIGN

BOLT HEADS PAINTED

10/6/96

ENGINEERING PANELS AND BACK DETAIL
(PART QUANTITIES AND FOOTAGE ARE PER SIGN)

MEMORANDUM

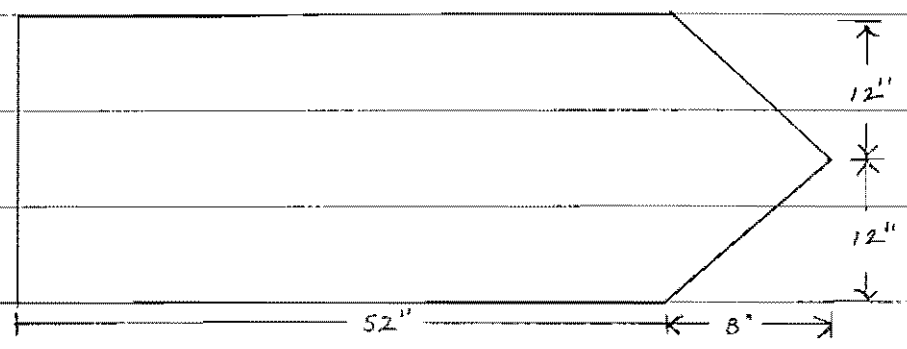
PAGE 1

PROJECT: STATE TX	SIGN QTY: 1	BACKGROUND 1: H/T	2- GREEN
NO. 1	SIGN SQFT: 10.00	BACKGROUND 2:	-
TYPE: PLYWOOD	BACK:	ATTACH TO:	
NUMBER: SI-1	CORNER: SQUARE	SUPPORT QTY/TYP: 1 - NO SUPPORT	

WIDTH	HEIGHT	BREAK	BREAK	MT	DIR	PANEL WIDTHS IN INCHES AND 8THS (LEFT TO RIGHT - BACK VIEW)										
FT IN	FT IN	1	2			****	****	****	****	****	****	****	****	****	****	****
5-	X 2-			GM	H	24.0										

NO Z-BARS OR BEAMS

OR PARTS:



10/6/96

ENGINEERING PANELS AND BACK DETAIL
(PART QUANTITIES AND FOOTAGE ARE PER SIGN)

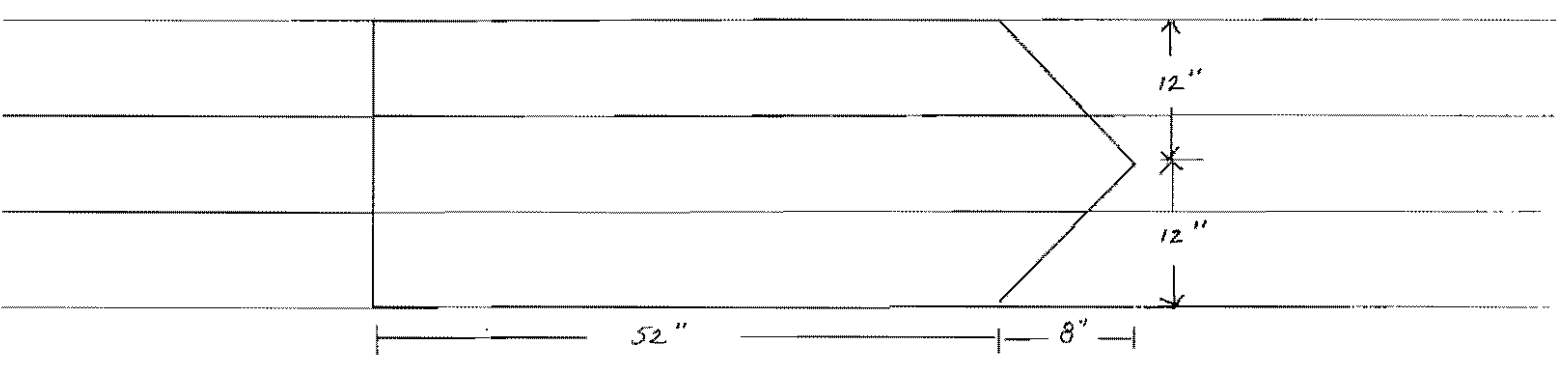
!!EN404RU!!

E 33514	STATE IX	SIGN QTY: 1	BACKGROUND 1: H/I	2- --	GREEN
NBR: B.2		SIGN SQFT: 10.00	BACKGROUND 2:	-- --	
TYPE: E-PLYWOOD		BACK: _____	ATTACH TO: _____		
NUMBER: ST-2		CORNER: SQUARE	SUPPORT QTY/TYP: 1 - NO SUPPORT		

WIDTH	HEIGHT	BREAK	BREAK	HT	DIR	PANEL WIDTHS IN INCHES AND 6THS (LEFT TO RIGHT - BACK VIEW)										
FT IN	FT IN	1	2			****	****	****	****	****	****	****	****	****	****	****
5-	X 2-			6M	H	24.0										

NO Z-BARS OR BEAMS

DR PARTS:

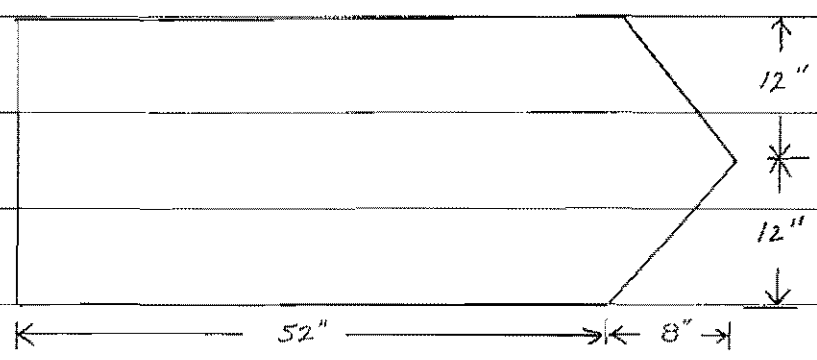


33514 STATE TX	SIGN QTY: 1	BACKGROUND 1: H/I 2-	GREEN
NBR: E3	SIGN SQFT: 10.00	BACKGROUND 2: - -	
TYPE: P-PLYWOOD	BACK: _____	ATTACH TO: _____	
NUMBER: SI-3	CORNER: SQUARE	SUPPORT QTY/TYP: 1 - NO SUPPORT	

WIDTH FT IN	HEIGHT FT IN	BREAK 1	BREAK 2	MT	DIR	PANEL WIDTHS IN INCHES AND 8THS (LEFT TO RIGHT - BACK VIEW)											
						****	****	****	****	****	****	****	****	****	****	****	****
5-	X 2-			GM	H	24.0											

NO Z-BARS OR BEAMS

R PARTS:



33514	STATE TX	SIGN QTY:	1	BACKGROUND 1:	H/I	7-	GREEN
NBR:	B.5	SIGN SQFT:	56.00	BACKGROUND 2:			
TYPE:	E-PLYWOOD	BACK:		ATTACH TO:			
NUMBER:	ADV- D2	CORNER:	SQUARE	SUPPORT QTY/TYPER:		2 - NO SUPPORT	

WIDTH	HEIGHT	BREAK	BREAK	HT	DIR	PANEL WIDTHS IN INCHES AND BTHS (LEFT TO RIGHT - BACK VIEW)							
FT IN	FT IN	1	2			****	****	****	****	****	****	****	****
8-	X 7-			BM	V	48.0	48.0						

NO Z-BARS OR BEAMS

ICE PLATES:	SIZE IN INCHES

R PARTS:

ENGINEERING PANELS AND BACK DETAIL
(PART QUANTITIES AND FOOTAGE ARE PER SIGN)

U 33514	STATE TX	SIGN QTY: 1	BACKGROUND 1: H/I 6-	GREEN
NBR: B.6		SIGN SQFT: 48.00	BACKGROUND 2: -	
TYPE: P-PLYWOOD		BACK: -	ATTACH TO: -	
NUMBER: ADV- D3		CORNER: SQUARE	SUPPORT QTY/TYPER: 2 - NO SUPPORT	

WIDTH	HEIGHT	BREAK	BREAK	HT	DIR	PANEL WIDTHS IN INCHES AND 8THS (LEFT TO RIGHT - BACK VIEW)						
FT IN	FT IN	1	2			****	****	****	****	****	****	****
8-	X 6-			6M	V	48.0	48.0					

NO Z-BARS OR BEAMS

ICE PLATES:	SIZE IN INCHES
	**** * * * * *

OR PARTS:

I. PURPOSE

The purpose of this specification is to describe the manufacture of square steel tubular posts, including a telescopic system, for the mounting of various traffic type signs.

II. GENERAL REQUIREMENTS

A. Material

Steel posts shall conform to the standard specification for hot rolled carbon sheet steel, structural quality, ASTM designation A570, Grade 50. Average minimum yield strength after cold-forming is 60,000 psi.

B. Shape

The cross section of the post shall be square tube formed of 12 gauge (.105 U.S.S. gauge) and 10 gauge (.135 U.S.S. gauge) steel, carefully rolled to size and shall be welded directly in the corner by high frequency resistance welding and externally scarfed to agree with corner radii.

C. Finish

Signposts shall be manufactured from hot-dipped galvanized steel conforming to ASTM A653, G90, Structural Quality, Grade 50, Class 1. The corner weld is zinc coated after scarfing operation. The steel is also coated with a chromate conversion coating and a clear organic polymer topcoat. Both the interior and the exterior of the post shall be galvanized.

D. Cross Section

Perforated sign posts shall be one or more of the following sizes:

<u>Size</u>	<u>U.S.S. Gauge</u>	<u>Weight (lbs./foot)</u>
1½" x 1½"	12	1.70
1¾" x 1¾"	12	2.06
2" x 2"	12	2.42
2¼" x 2¼"	12	2.77
2½" x 2½"	12	3.14
2 3/16" x 2 3/16"	10	3.43
2½" x 2½"	10	4.01

E. Holes

Holes shall be 7/16 ± 1/64 inches in diameter on one (1) inch centers on all four sides down the entire length of the post. On square tubing, holes shall be on centerline of each side in true alignment and opposite each other directly and diagonally.

REVISIONS

SEP 12 1996

REVISIONS

F. *Length*

The length of each post shall have a permissible length tolerance of $\pm 1/4"$.

G. *Telescoping Properties*

The finished posts shall be straight and have a smooth, uniform finish. It shall be possible to telescope all consecutive sizes of square tubes freely and for not less than ten feet of their length without the necessity of matching any particular face to any other face. All holes and ends shall be free from burrs and ends shall be cut square.

H. *Tolerances*

Tolerances on outside sizes:

<u>Nominal Outside Dimensions</u>	<u>Outside Tolerances at All Sides at Corners</u>
1 1/2" x 1 1/2"	$\pm .006"$
1 3/4" x 1 3/4"	$\pm .008"$
2" x 2"	$\pm .008"$
2 1/4" x 2 1/4"	$\pm .010"$
2 1/2" x 2 1/2"	$\pm .010"$
2 3/16" x 2 3/16"	$\pm .010"$

Note: Measurements from outside dimensions shall be made at least 2 inches from the end of the tube.

Wall Thickness Tolerances:

Permissible variation in wall thickness is $+ .011"$, $- .005"$.

Convexity and Concavity:

Measured in the center of the flat sides, tolerance in $\pm .010"$, determined at the corner.

Squareness of Sides and Twist:

<u>Nominal Outside Dimensions</u>	<u>Squareness Tolerance</u>	<u>Twist Permissible in 3' Length</u>
1 1/2" x 1 1/2"	$\pm .009"$.050"
1 3/4" x 1 3/4"	$\pm .010"$.062"
2" x 2"	$\pm .012"$.062"
2 1/4" x 2 1/4"	$\pm .014"$.062"
2 1/2" x 2 1/2"	$\pm .015"$.075"
2 3/16" x 2 3/16"	$\pm .014"$.062"

Note: A sample shall be considered to fail if its sides are not 90° to each other within the squareness tolerance listed above.

RECEIVED

SEP 12 1996

[Handwritten signature]

Straightness Tolerance:

Permissible variation in straightness is 1/16 of an inch in 3 feet.

Corner Radii:

Standard outside corner radius shall be 5/32 of an inch \pm 1/64 inch.

III. INSTALLATION

The square end of the post shall not be modified or pointed, but shall be capable of being driven into the ground by the using agency with the use of an approved driving cap.

RECEIVED

SEP 12 1996

4444720(18)S

HUITT-ZOLLARS, INC.
 3131 McKinney Avenue, Suite 600
 DALLAS, TEXAS 75204

LETTER OF TRANSMITTAL

(214) 871-3311

DATE	9/7/96	JOB NO.	01201301
ATTENTION	MR. MARK PERSON		
RE:	ADDISON CIRCLE PHASE I		

TO GIBSON AND ASSOCIATES
P.O. Box 800579
BALCH SPRINGS, TX 75180-0579

WE ARE SENDING YOU Attached Under separate cover via MAIL the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2			LARGE SIGN POST DRAWINGS WITH NOTES "X" DIMENSIONS.

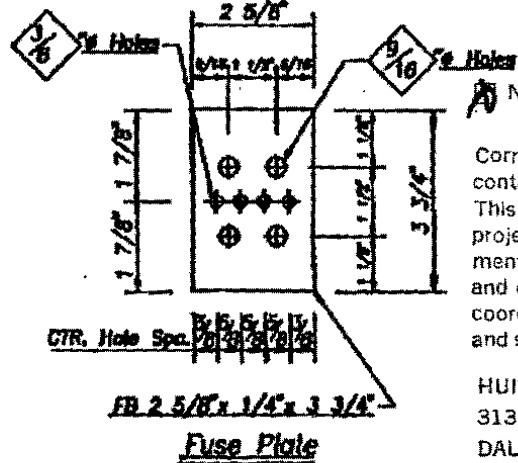
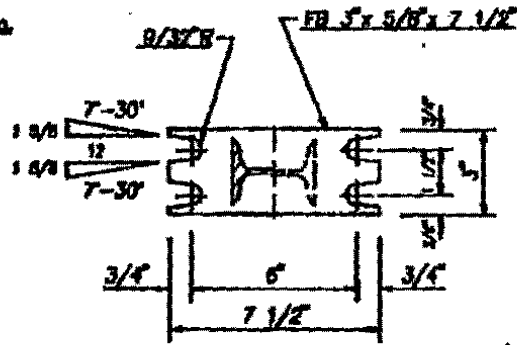
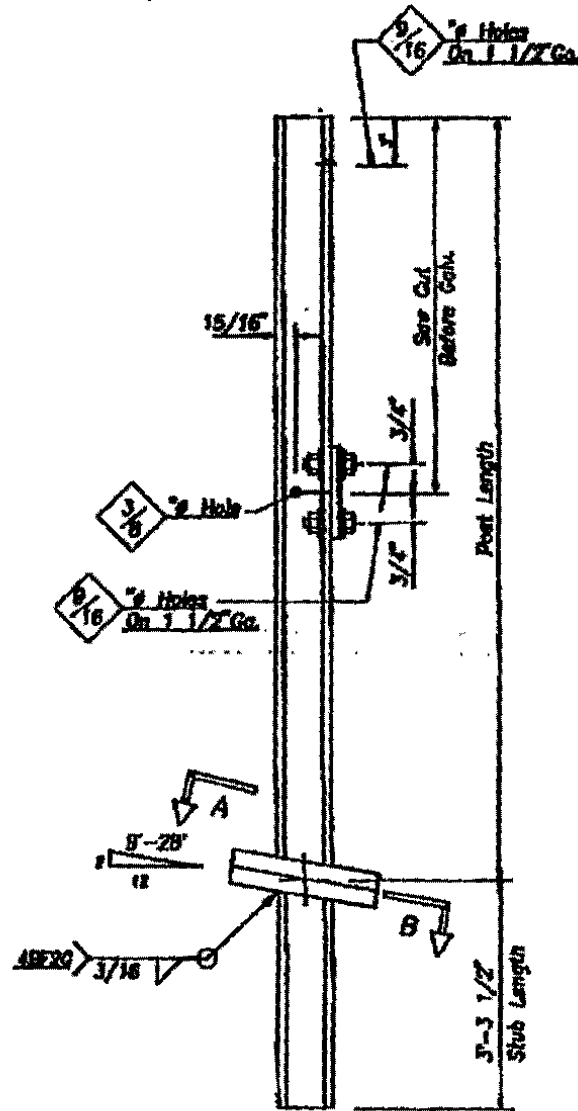
THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

 CC: Bryant Nail - Columbus Realty Trust - 1 copy
~~_____~~

COPY TO _____ SIGNED: David Meyer
 If enclosures are not as noted, kindly notify us at once.



12 -S3 x 5.7# B/A Posts
 12 -S3 x 5.7# B/A Slubs

Shl. & Sign No.	Post MK	Post Length	Saw Cul	Remarks
Item M1			1-9	Sign 5x2
#138 M2			1-9	ST-1
Item M3			1-9	Sign 5x2
#138 M4			1-9	ST-2
Item M5			1-9	Sign 5x2
#138 M6			1-9	ST-3
Item M7			1-3	Sign 6-9 x 1-6
#139 M8			1-3	W-clip with R10
Item M9			1-3	Sign 6-9 x 1-6
#139 M10			1-3	W-clip with R10
Item M11			1-3	W-clip with R10
#139 M12			1-3	W-clip with R10

NO EXCEPTIONS TAKEN
 Correction of comments made on the shop drawings during this review do not relieve contractor from compliance with requirements of the drawings and specifications. This check is only for review of general conformance with the design concept of the project and general compliance with the information given in the contract documents. The contractor is responsible for: confirming and correlating all quantities and dimensions; selecting fabrication processes and techniques of construction; coordinating his work with that of all other trades; and performing his work in a safe and satisfactory manner.

HUITT-ZOLLARS, INC.
 3131 MCKINNEY AVE., SUITE 600
 DALLAS, TEXAS 75204
 (214) 871-5311

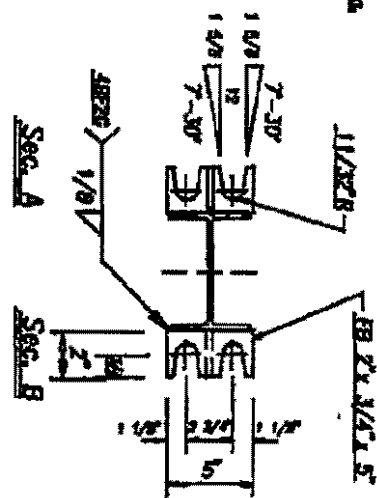
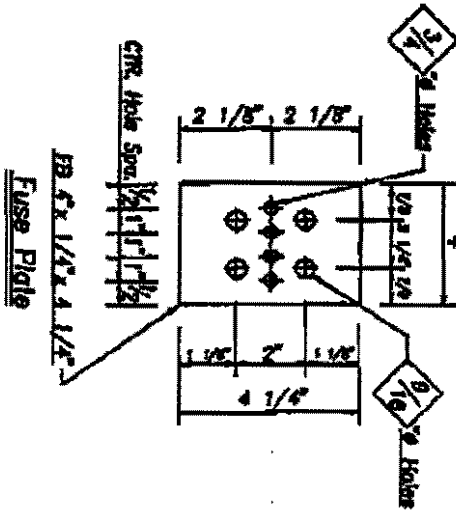
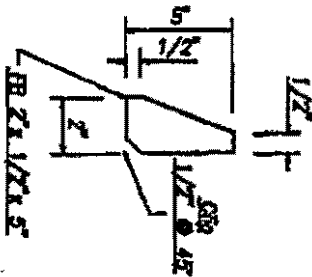
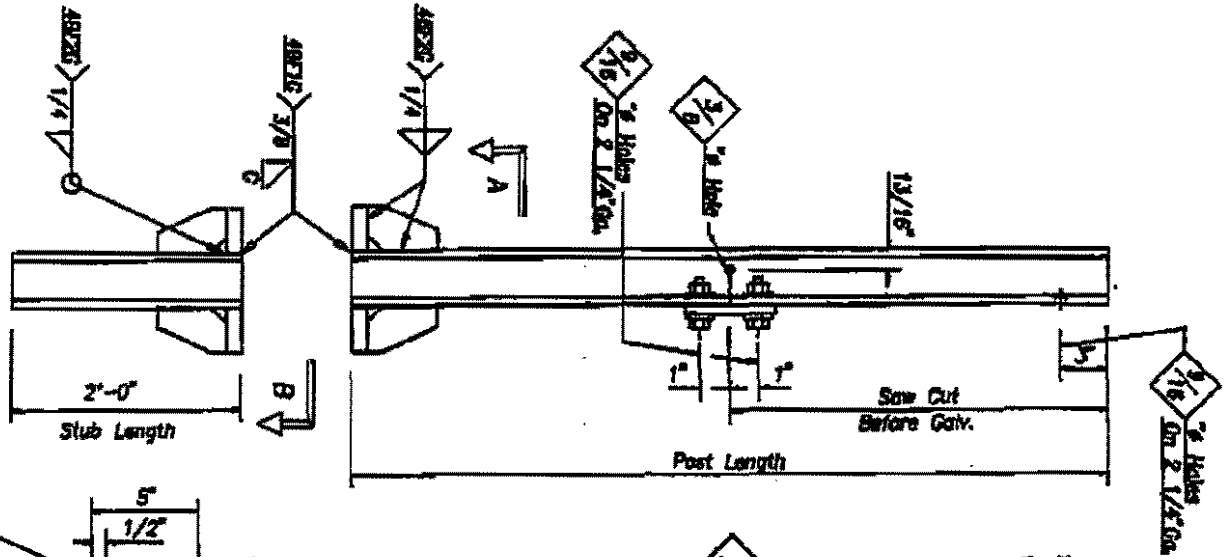
Date: 9/7/96
 By: Donald Maynor

Brookfield Fabricating Corp

P.O. Box 400 - Brookfield, Missouri 64628 - (816) 258-2214

Scale	Approved By	Drawn By
Date	Job No: TX-5408	Printed For: TEXAS
Project	City of Addison	
Customer:	MICR Ft Worth # 839	Drawing Number:

RECEIVED
 AUG 29 1996
 HUITT-ZOLLARS



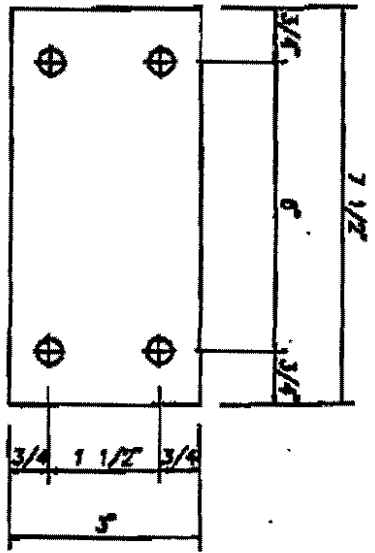
6 -W6 x 9# R/A Posts
6 -W6 x 9# B/A Stubs

Item	Qty	Post Mk	Post Length	Saw Cut	Remarks
#136	M15		6-9		Stk 8 x 7
#136	M14		6-9		ADV-D1
Item	M15		6-9		Stk 8 x 7
#136	M16		6-9		ADV-D2
Item	M17		5-9		Stk 8 x 6
#137	M18		5-9		ADV-D3

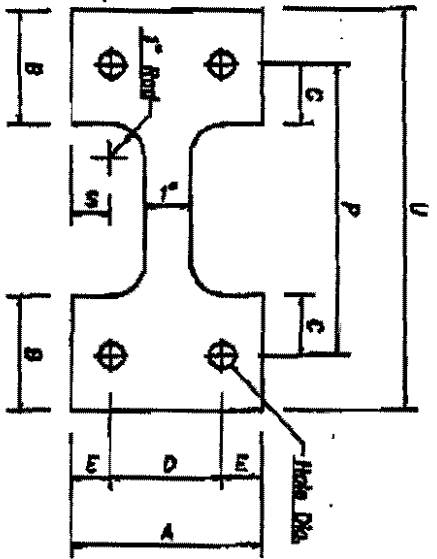
Brookfield Fabricating Corp.
P.O. Box 406 - Brookfield, Wisconsin 54628 - (816)258-2214

Scale: Approved By: *Tx-5408*
Date: Job No: *Tx-5408*
Project: Printed Form: TEXAS

Customer's: Drawing Number: *204*



Bolt Keeper
 For S3 x 5.78 & S4 x 7.78 Posts
 1/2 - Rec'd.



Bolt Keeper

Qty	A	B	C	D	E	P	S	U	Post Dia.	Post Size
6	5"	2"	1 1/4"	2 3/4"	1 1/8"	8 5/8"	1"	9 7/8"	10"	W8 x 9#
						10 5/8"		12 1/8"	10"	W8 x 29#
						11"		12 3/4"	10"	W8 x 18#
						12 7/8"		14 5/8"	7/8"	W10 x 22#
						13 1/8"		14 7/8"	7/8"	W10 x 28#
						15"		16 3/4"		W12 x 28#

Brookfield Fabricating Corp.

P.O. Box 408 - Brookfield, Missouri 64628 - (816)258-2214

Scale	Approved By:	Drawn By:
Date	Job No	Printed Form
Project		TEXAS

TX-5408

Bolt Keepers Shall Be #30 Gauge Cold Steel,
 Merchant Quality

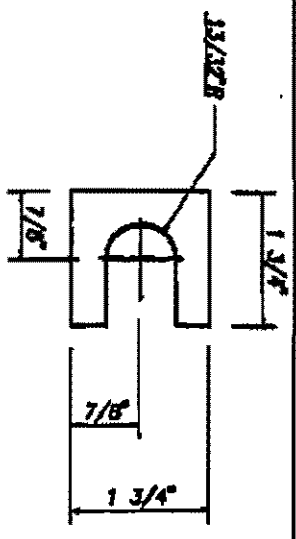
Customer's Drawing Number
344

Fuse PL Bolts

With 1 Flat Washer
& 1 Beveled Washer Ea.

Qty.	Description	Post Size
48	...1/2" x 1 1/2" H.S. Hex Bolt & Nut.....	S4x 5.7# & S4x 7.7#
48	...1/2" Hard Flat Washer	
48	...1/2" Beveled Washer	

High Strength Bolts, Nuts, & Washers To Be
A.S.T.M. A325. Galvanized Per A.S.T.M. B454



Shim Detail

3/4" ...Req'd. .012" ± Thick
3/4" ...Req'd. .032" ± Thick

Furnish Two .012" Thick & Two .032" Thick Shims
Per Post. Shims Shall Be Fabricated From
Bross Shims Stock Or Slip Conforming To A.S.T.M. B39

Reducer Coupling	Sld. Coupling
2' x 3" Req'd.	2" Req'd.
2 1/2" x 3" Req'd.	2 1/2" Req'd.

Fuse PL Bolts

With 2 Flat Washers Ea.

Qty.	Description	Post Size
24	...1/2" x 1 1/2" H.S. Hex Bolt & Nut... W6x9# & W6x12#	
	...5/8" x 2" H.S. Hex Bolt & Nut..... W6 x 15#	
	...5/8" x 2" H.S. Hex Bolt & Nut..... W8 x 18#	
48	...3/4" x 2 1/4" H.S. Hex Bolt & Nut... W8x21# - W12x26#	
	...1/2" Hard Flat Washer	
	...5/8" Hard Flat Washer	
	...3/4" Hard Flat Washer	

Base PL Bolts

With 3 Flat Washers Ea.

Qty.	Description	Post Size
	...1/2" x 2 1/2" H.S. Hex Bolt & Nut... S3x5.7# & S4x7.7#	
	...5/8" x 2 1/2" H.S. Hex Bolt & Nut... 5" & 3 1/2" Pipe	
24	...5/8" x 2 3/4" H.S. Hex Bolt & Nut... W6x9# - W8x18#	
	...3/4" x 3 1/2" H.S. Hex Bolt & Nut... W6x21# - W12x26#	
	...1/2" Hard Flat Washer	
22	...5/8" Hard Flat Washer	
	...3/4" Hard Flat Washer	



P.O. Box 400 - Brookfield, Missouri 64628 - (816)238-2214

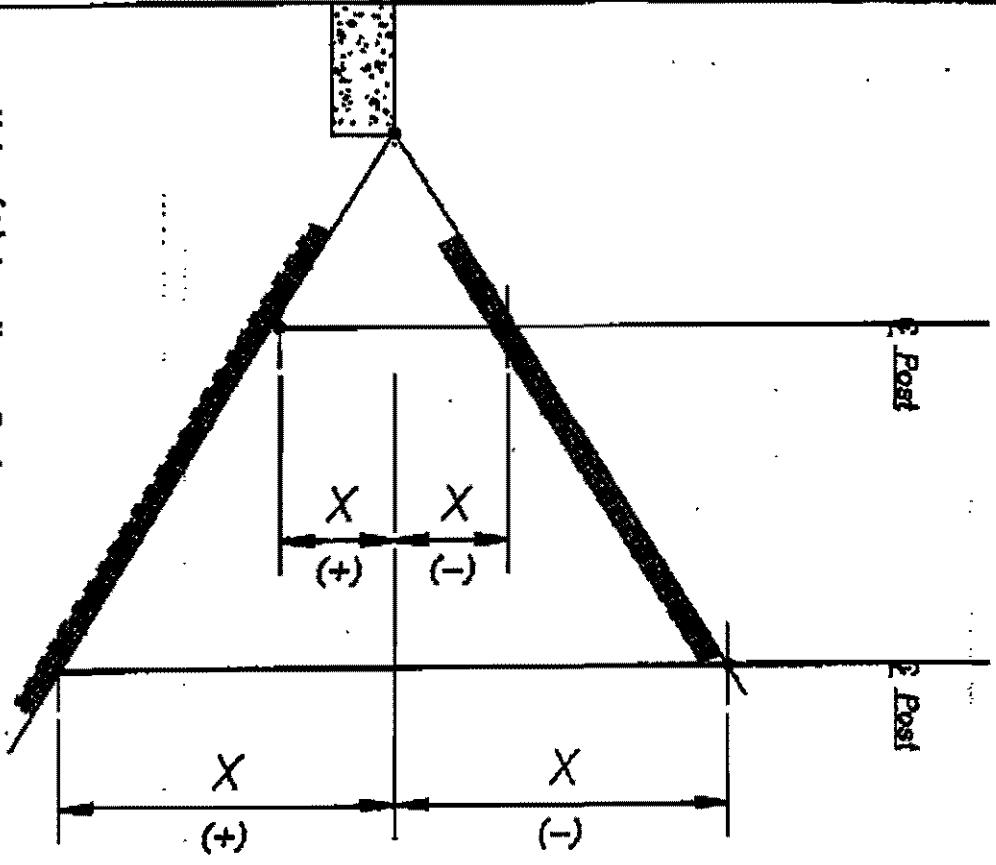
Scale	Approved By	Drawn By
Date	Job No	Printed For
Project		

TX-5408

Customer

Drawing Number

444



Notes: (+) Lengthens Post
 (-) Shortens Post

Notes: 1) "X" TAKEN FROM TOP OF CURB
 2) M7 THRU M12 ARE PARALLEL TO INSIDE CURB OF CURB; 2 DIMENSIONS ARE IN REVERSE SUBTRACTED CHANGE FROM THE CORNER OF THE INSIDE CURB.

FEET

SH & SIGN No	Dist X1	Dist X2	SH & SIGN No	Dist X1	Dist X2
M1	-0.06				
M2	-0.12				
M3	+0.05				
M4	+0.15				
M5	0				
M6	0				
M7	0				
M8	+0.04				
M9	0				
M10	+0.10				
M11	0				
M12	+0.10				
M13	-0.06				
M14	-0.14				
M15	-0.06				
M16	-0.14				
M17	-0.06				
M18	-0.14				



PROJ. MICA # 839
 JOB NO. SH. NO.

HUITT-ZOLLARS, INC.
 3131 McKinney Avenue, Suite 600
 DALLAS, TEXAS 75204

LETTER OF TRANSMITTAL

(214) 871-3311

TO TOWN OF ADDISON PUBLIC WORKS
P.O. Box 144
ADDISON, TX. 75001

DATE <u>9/9/96</u>	JOB NO. <u>01182214</u>
ATTENTION <u>MR. JOHN BAUMGARTNER</u>	
RE: <u>ADDISON CIRCLE SPECIAL EVENTS</u>	

WE ARE SENDING YOU Attached Under separate cover via MAIL the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order DISK

COPIES	DATE	NO.	DESCRIPTION
<u>1</u>			<u>DISK CONTAINING AUTOCAD "DWG" FILE OF SPECIAL EVENTS EXHIBIT.</u>

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: David Meyers

If enclosures are not as noted, kindly notify us at once.

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214/871-0757

September 17, 1996

Mr. A. J. Johnston
Executive Vice President
Gibson & Associates
P.O. Box 800579
Balch Springs, TX 75180-0579

Post-it® Fax Note	7671	Date	9-17-96	# of pages	2
To	John Baumgartner	From	David Meyers		
City/Dept.	Town of Addison	Co.	HZI		
Phone #	450-7000	Phone #	871-3311		
Fax #	450-2837	Fax #	871-0757		

RE: Addison Circle Phase I Public Infrastructure
Change Order No. 3
HZI Project No. 01-2013-01

Dear Mr. Johnston:

Enclosed please find one copy of Change Order #3 for your review and approval.

The purpose of this change order is to supplement Change Order #2 and incorporate all of the remaining quantity revisions as a result of deleting the brick hands in the roundabout. This change order also includes the cost of the signal interconnect wiring.

The Town of Addison has requested this change order and they need an executed copy by late Thursday afternoon, September 19, 1996. If possible, please have an executed copy of Change Order's #2 and #3 returned to me by Thursday morning.

Thank you for your assistance in this matter.

Sincerely,

HUITT-ZOLLARS, INC.

David E. Meyers
David F. Meyers, P.E.

cc: John Baumgartner, P.E.-Town of Addison
Bryant Nail-Columbus Realty Trust
Jim Duffy-Columbus Realty Trust

G:\KORNDL\EMH\091711.TX

BID NUMBER: 96-28 / CHANGE ORDER NO. 3

OWNER: TOWN OF ADDISON

CONTRACTOR: GIBSON AND ASSOCIATES

DATE: 9/17/96

DESCRIPTION OF CHANGES:

THIS CHANGE ORDER INVOLVES THE FOLLOWING ITEMS:

- 1) ADJUSTS THE CONCRETE QUANTITIES FOR THE DELETION OF THE RADIAL BRICK RADIUS IN THE ROUNDABOUT, REPLACES THE INTERIOR 6" CURB OF THE ROUNDABOUT WITH A 10" HIGH 12" WIDE CURB AND REDUCES THE INTERIOR RADIUS OF THE ROUNDABOUT TO 66.5 FEET.
- 2) CORRECTS AN ERROR IN THE ORIGINAL CONTRACT AMOUNT FOR PEDESTRIAN BRICK WHERE THERE WAS NO PEDESTRIAN BRICK COUNTED FOR THE AREAS OF 6" REINFORCED CONCRETE SUBBASE.
- 3) ADDS COST ASSOCIATED WITH SIGNAL INTERCONNECT WORK.

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	REVISED QUANTITY	QUANTITY CHANGE	UNIT PRICE	AMOUNT OF CHANGE
SCHEDULE I - PAVING IMPROVEMENTS							
107	8" 650 PSI FLEX REINF. CONC. PAVEMENT	SY	5620	5988	368	\$31.00	\$11,408.00
108	8" 650 PSI FLEX REINF. CONC. DROP SLAB (STREET)	SY	1685	1340	-345	\$35.90	(\$12,485.50)
109	4" 3000 PSI COMPRESSIVE REINF. CONC. SIDEWALK	SF	4000	4310	310	\$2.80	\$868.00
110	4" 3000 PSI COMPRESSIVE REINF. CONC. SUBBASE (SIDEWALK)	SF	55808	55498	-310	\$2.90	(\$899.00)
114	6" 650 FLEX REINF. CONC. INTEGRAL CURB	L.F.	5583	5162	-421	\$1.50	(\$631.50)
153	SIGNAL INTERCONNECT WIRING	L.F.	0	1200	1200	\$3.74	\$4,488.00
156	10" HIGH & 12" WIDE 650 PSI FLEX REINF. CONC. CURB	L.F.	0	421	421	\$10.00	\$4,210.00
SCHEDULE I SUBTOTAL:							\$7,058.00

SCHEDULE II - STREETSCAPE IMPROVEMENTS							
201	FURNISH PEDESTRIAN BRICK PAVERS DELIVERED TO SITE	SF	61865	63082	1217	\$1.98	\$2,409.66
258	FURNISH & INST. BEDDING MAT. & INST. PEDEST. BRICK	SF	61865	63082	1217	\$1.52	\$1,849.84
SCHEDULE II SUBTOTAL:							\$4,259.50

NET CHANGE BY CHANGE ORDER NO. 3	\$11,317.50
ORIGINAL CONTRACT AMOUNT	\$3,517,664.44
PREVIOUS CHANGE ORDERS	(\$368,815.25)
REVISED CONTRACT AMOUNT	\$3,160,166.69

EFFECT OF CHANGE ON CONTRACT TIME

THE WORK REQUIRED UNDER THIS CHANGE ORDER WILL ADD 0 DAYS TO THIS PROJECT:

ORIGINAL CONTRACT TIME	550
ADDITIONAL DAYS FOR THIS CHANGE ORDER	0
ADDITIONAL DAYS FOR PREVIOUS CHANGE ORDER	0
REVISED CONTRACT TIME	550

THE COMPENSATION AGREED UPON IN THIS CHANGE ORDER ARE FOR ALL COSTS THE CONTRACTOR MAY INCUR AS A RESULT OF, OR RELATING TO THIS CHANGE ORDER WHETHER SAID COSTS ARE KNOWN, UNKNOWN, FORESEEN, UNFORESEEN AT THIS TIME, INCLUDING WITHOUT LIMITATION, ANY COST FOR DELAY, EXTENDED OVERHEAD, RIPPLE OR IMPACT COST, OR ANY OTHER EFFECT ON CHANGED OR UNCHANGED WORK AS A RESULT OF THIS CHANGE ORDER. THESE COMPENSATIONS ARE FOR FULLY COMPLETE AND IN-PLACE CONSTRUCTION. ACTUAL IN PLACE QUANTITIES WILL BE USED FOR FINAL PAYMENT.

APPROVED BY
TOWN OF ADDISON

APPROVED BY
COLIMBUS REALTY

RON WHITEHEAD, CITY MANAGER

DATE

BRYANT NAIL, VICE PRESIDENT

DATE

APPROVED BY
GIBSON AND ASSOCIATES

APPROVED BY
HUFFY-DOLLARS

A. J. JOHNSON, EXECUTIVE VICE PRESIDENT DATE

DAVID H. MEYERS, P.E. DATE

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214/871-0757

MEMORANDUM

DATE: September 20, 1996

RE: Addison Circle Phase I Public Infrastructure

FROM: David Meyers, Huitt-Zollars, Inc. *DM*

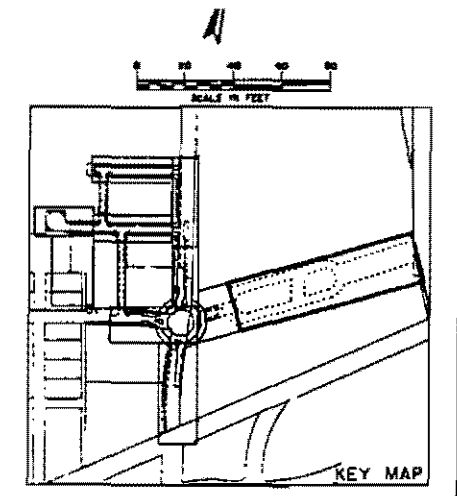
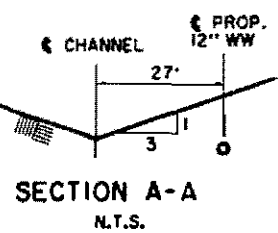
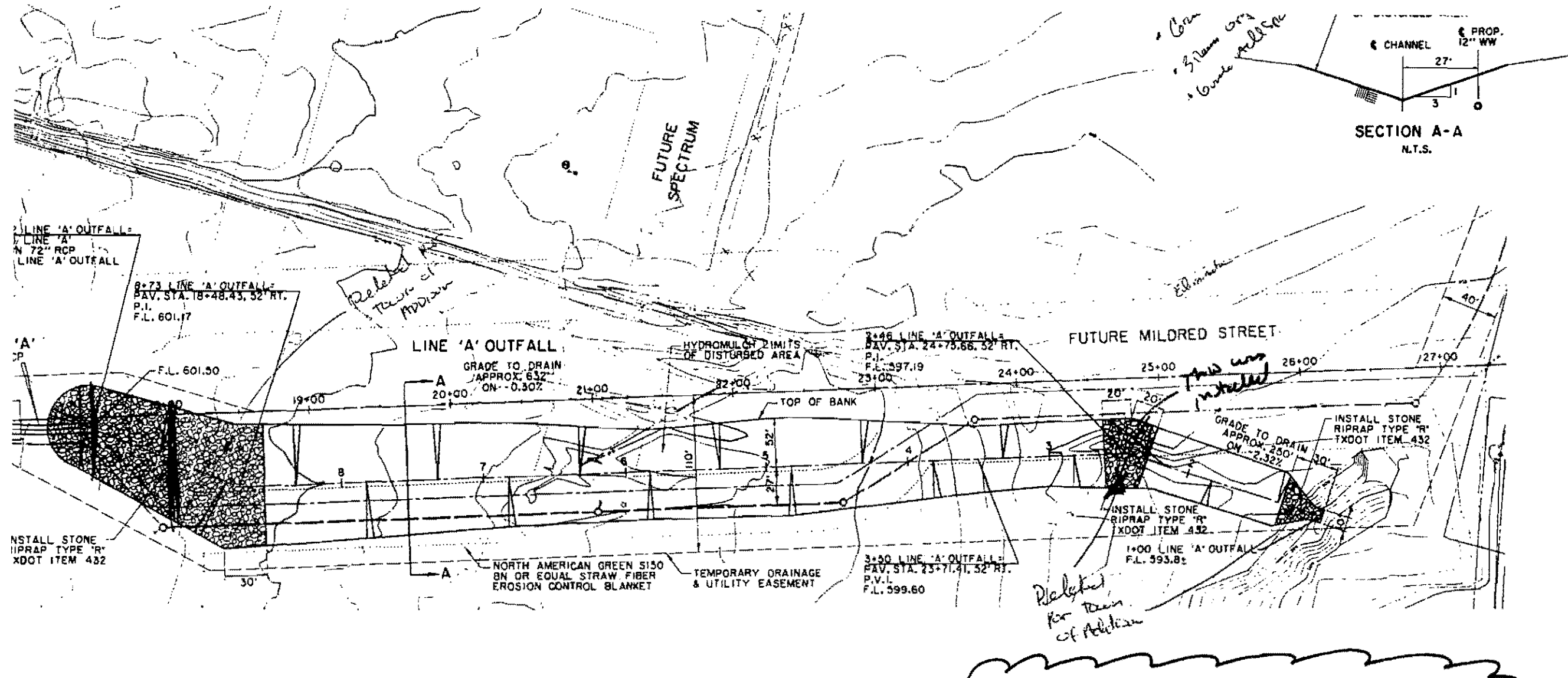
TO:	John Baumgartner	Town of Addison	Fax #
	Bryant Nail	Columbus Realty Trust	450-2837
	Mark Person	Gibson & Associates	770-5129
			557-1552

I am transmitting for your review the as built grades for the outfall channel shot by Don Hickey on 6/18/96. The elevations indicate that the channel was not graded per plan and will not drain low flows due to the dip just east of the 72" RCP outfall. In addition the as-built grade is virtually flat from Station 8+00 to Station 5+00.

Huitt-Zollars has also done some surveying in this area in preparation for Phase II and the as-built elevation of the 72" RCP outfall pipe is 601.75. This would indicate that there was and still may be a dam of 0.92' at the 72" outfall pipe.

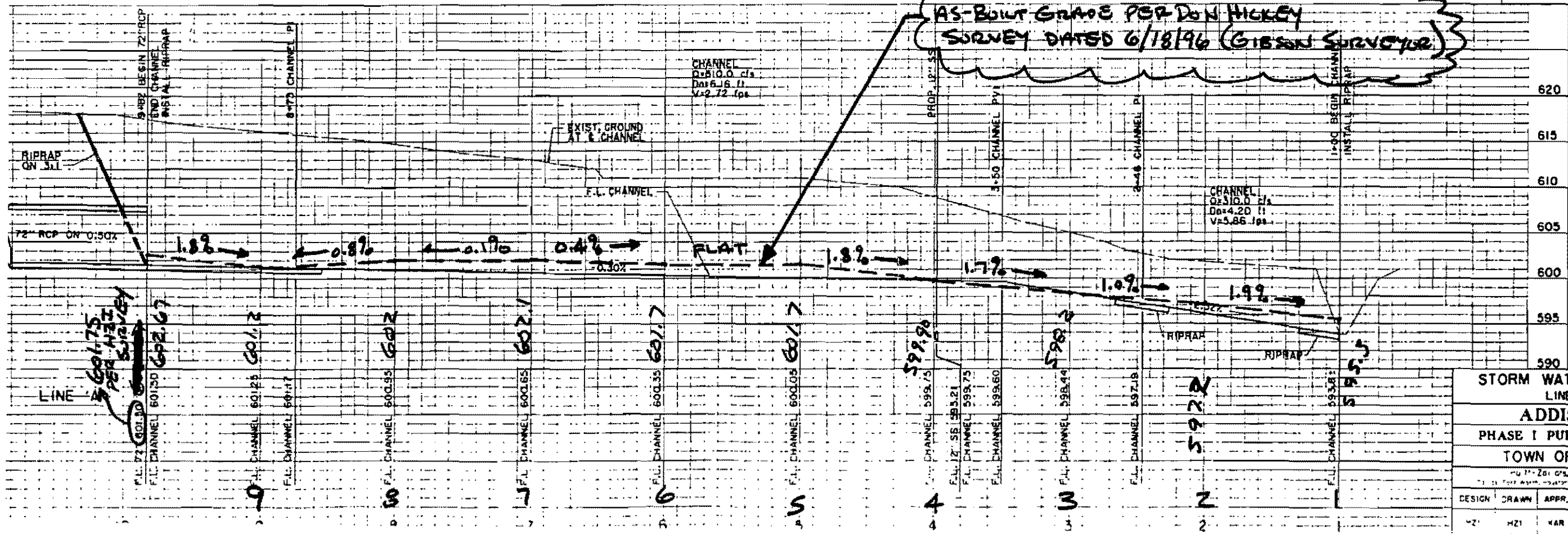
The outfall channel will require regrading for approximately 600 feet downstream from the 72" RCP to Station 4+00 to provide for positive drainage in the channel for low flows. This will also require adjustment or reconstruction of two rock berms.

Please review the material and we will discuss what action should be taken at our next scheduled construction meeting on October 2, 1996.



LEGEND

ELECTRIC	—●—	48" RCP	MISC.
POLE	○	EX. STORM SEWER	
POWER POLE	○	CHAIN LINK FENCE	
24" RCP	—○—	WOOD FENCE	
TELEPHONE	—○—	EXISTING ASPHALT	
TELEPHONE MANHOLE	○	EXISTING DRY OR DRAVE	
TELEPHONE POSTAL	○	EX. CONCRETE	
TELEPHONE SIGN	○	TREE/TREE LINE	
GAS	—○—	EXIST'G CURB	
GAS WATER	—○—	PROP. CURB	
GAS SIGN	○	PROP. EDGE OF PAVEMENT NO CURB	
LAND USE	—○—	EX. PROPERTY LINE	
RAILROAD SIGN	○	PROP. CENTERLINE	
SIGN	○	PROP. R.O.W.	
SURVEY	—○—	PROP. M.E.T.	
ROUND IRON ROD	○	T.P.	TOP OF PAVEMENT
TEMP BENCHMARK	○	T.C.	TOP OF CURB
WASTEWATER	—○—	C.R.	CURB RETURN
WASTEWATER MANHOLE	○	EX. G	EXIST'G GUTTER
CLEANOUT	○		
WATER	—○—		
FIRE HYDRANT	○		
METER	○		
WATER VALVE	○		



BENCHMARKS:

BM#1
"I" CUT AT CENTER BACK OF CURB OF INLET, 190 FEET SOUTH FROM THE CENTERLINE INTERSECTION OF MILDRED STREET, WEST SIDE OF QUORUM DRIVE. ELEV. 621.09

BM#2
"I" CUT AT CENTER BACK OF CURB OF INLET, 200 FEET NORTH FROM THE CENTERLINE INTERSECTION OF MILDRED STREET, WEST SIDE OF QUORUM DRIVE. ELEV. 621.68

ISSUED FOR CONSTRUCTION
MARCH 28, 1996

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KENNETH A. ROBERTS, P.E. 55448 ON MARCH 28, 1996.

STORM WATER PLAN & PROFILE
LINE 'A' OUTFALL
ADDISON CIRCLE
PHASE I PUBLIC INFRASTRUCTURE
TOWN OF ADDISON, TEXAS

4117-Zel Co., Inc./Engineering/Architecture
11111 FORT WORTH HIGHWAY, F. P.O. BOX 1000, FORT WORTH, TEXAS 76101

DESIGN	DRAWN	APPR.	SCALE	DATE	PROJECT NO.	NO.
HZ1	KAR	KAR	1"=40' Vert=6'	JAN. 96	1822-04	65

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214/871-0757

September 13, 1996

Mr. A. J. Johnston
Executive Vice President
Gibson & Associates
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
Change Order No. 2
HZI Project No. 01-2013-01

Dear Mr. Johnston:

Enclosed please find one copy of Change Order #2 for your review and approval.

The purpose of this change order is to delete the purchase of vehicular bricks for the roundabout radial bands and delete the purchase of vehicular bricks in Quorum Drive, Mildred Street, Morris Avenue and McKamy Avenue at the current contract price of \$3.37/SF and establish a new unit price of \$2.89/SF for delivery of the vehicular bricks to the site. The revised quantity of 11,363 SF is for vehicular brick in the above mentioned streets only and excludes the Mews vehicular brick which are still in the contract at \$3.37/SF. The purchase of vehicular brick in the Mews and all pedestrian brick is on hold while Columbus Realty explores more options.

It is my understanding that Columbus Realty and Gibson & Associates have come to an agreement on the revised unit price for the vehicular brick in this change order, therefore I am forwarding the change order for your official review and approval. Please contact me if you are not in agreement with the items contained in this change order.

Thank you for your assistance in this matter.

Sincerely,

HUITT-ZOLLARS, INC.


David E. Meyers, P.E.

cc: John Baumgartner, P.E.-Town of Addison
Bryant Nail-Columbus Realty Trust
Jim Duffy-Columbus Realty Trust

G:\PROJ\120130\1TR\013.LTR

BID NUMBER: 96-28 / CHANGE ORDER NO. 2

OWNER: TOWN OF ADDISON

CONTRACTOR: GIBSON AND ASSOCIATES

DATE: 9/13/96

DESCRIPTION OF CHANGES:

THIS CHANGE ORDER INVOLVES THE FOLLOWING ITEMS:

1) ELIMINATES THE PURCHASE OF THE VEHICULAR BRICK FOR THE RADIAL BANDS IN THE ROUNDABOUT, AND ESTABLISHES A NEW PRICE FOR DELIVERY OF VEHICULAR BRICKS TO THE SITE FOR QUORUM DR., MILDRED ST., MORRIS AVE. AND MCKAMY AVE.; THE VEHICULAR BRICK IN THE MEWS AND ALL PEDESTRIAN BRICK HAS NOT YET BEEN SELECTED.

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	REVISED QUANTITY	QUANTITY CHANGE	UNIT PRICE	AMOUNT OF CHANGE
SCHEDULE I - PAVING IMPROVEMENTS							
117	FURNISH VEHICULAR BRICK PAVER DELIVERED TO SITE	SF	23020	8536	-14484	\$3.37	(\$48,811.08)
155	FURNISH VEH. BRICK PAVER DEL. TO SITE (EXCLUDES MEWS)	SF	0	11363	11363	\$2.89	\$32,839.07
SCHEDULE I SUBTOTAL:							(\$15,972.01)

NET CHANGE BY CHANGE ORDER NO. 2	(\$15,972.01)
ORIGINAL CONTRACT AMOUNT	\$3,517,664.44
PREVIOUS CHANGE ORDERS	(\$352,843.24)
REVISED CONTRACT AMOUNT	\$3,148,849.19

EFFECT OF CHANGE ON CONTRACT TIME

THE WORK REQUIRED UNDER THIS CHANGE ORDER WILL ADD 0 DAYS TO THIS PROJECT:

ORIGINAL CONTRACT TIME	550
ADDITIONAL DAYS FOR THIS CHANGE ORDER	0
ADDITIONAL DAYS FOR PREVIOUS CHANGE ORDER	0
REVISED CONTRACT TIME	550

THE COMPENSATION AGREED UPON IN THIS CHANGE ORDER ARE FOR ALL COSTS THE CONTRACTOR MAY INCUR AS A RESULT OF, OR RELATING TO THIS CHANGE ORDER WHETHER SAID COSTS ARE KNOWN, UNKNOWN, FORSEEN, UNFORSEEN AT THIS TIME, INCLUDING WITHOUT LIMITATION, ANY COST FOR DELAY, EXTENDED OVERHEAD, RIPPLE OR IMPACT COST, OR ANY OTHER EFFECT ON CHANGED OR UNCHANGED WORK AS A RESULT OF THIS CHANGE ORDER. THESE COMPENSATIONS ARE FOR FULLY COMPLETE AND IN-PLACE CONSTRUCTION. ACTUAL IN PLACE QUANTITIES WILL BE USED FOR FINAL PAYMENT.

APPROVED BY
TOWN OF ADDISON

APPROVED BY
COLUMBUS REALTY

RON WHITEHEAD, CITY MANAGER DATE

BRYANT NAIL, VICE PRESIDENT DATE

APPROVED BY
GIBSON AND ASSOCIATES

APPROVED BY
HUITT-ZOLLARS

A. J. JOHNSTON, EXECUTIVE VICE PRESIDENT DATE

DAVID E. MEYERS, P.E. DATE

HUITT-ZOLIARS

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tustin • Ontario • San Clemente

FACSIMILE TRANSMITTAL

Date: 9/12/96

Fax No.: 450-2837

H-Z Proj. No. 0120301

No. of Pages: 8
(Including Cover Sheet)

TO: ADDISON PUBLIC WORKS
ATTN: ROBIN JONES

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

RE: ADDISON CIRCLE

PLEASE REVIEW THE STREET SIGN SUBMITTAL.

NOTE THAT THE BACKGROUND COLOR IS GREEN

WHICH SHOULD BE BLUE FOR A STANDARD

ADDISON SIGN. LETTERS AND BORDERS ARE

SPECIFIED AS WHITE.

PLEASE PROVIDE THE COLOR (SHADE) OF BLUE

USED IN ADDISON AND THE MOUNTING/INSTALLATION

REQUIREMENTS FOR PLACING THE SIGNS ON

A UNISTRUT POST ABOVE THE STOP SIGNS.

THANK YOU FOR YOUR ASSISTANCE.

RE: COLUMBUS REALTY MAY SUBMIT AN ALTERNATE
SIGN FOR REVIEW BY THE TOWN AT A LATER DATE.

FROM: David Meyers

SENT BY: _____ TIME: _____ DATE: _____

If you had any problems receiving the Facsimile Transmittal, please contact Ms. Janet Wilks or the individual listed above at (214) 871-3311. Thank you.

3131 McKinney Avenue • Suite 600 • Dallas, Texas 75204 • (214) 871-3311 • FAX (214) 871-0757

September 12, 1996

Mr. Mark Person
Gibson & Associates
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
Brick Installation
HZI Project No. 01-2013-01

Dear Mr. Person:

We would like to reinforce the importance of proper installation methods for the brick on this project and notify you of some concerns based on field observation of the installation in the roundabout.

- Though this location has a radial pattern, bricks are not all being laid uniformly radial. This is causing the pattern to go askew and large gaps have resulted in order to correct the pattern. The gap spacing between the bricks must be consistent and just large enough to allow for the sweeping of the sand between the joints. Gaps where bricks cannot butt together at a minimum of one point will not be acceptable. These are evident when the bricks can be "rocked" in place when they are stepped on.
- The bricks are lugged on one long side and one short side to assist in the spacing and to provide for proper interlocking of the bricks with one another. It is important that the lugged edge of one brick be abutted against the smooth edge of the adjacent brick. Bricks which are laid smooth side to smooth side or lugged side to lugged side will not be accepted and will require replacement.
- The five gallon buckets of the material being placed on top of the hot mix asphalt were not labeled and therefore their contents are unknown. We will require some documentation that the material being used is the specified neoprene material.

Some of the difficulty of spacing the bricks is being caused by the fact that the drop-slab area of the roundabout was not formed and poured as closely to a true circle as expected. There are many areas where the circle is segmented causing some odd gaps on the edges. Though the Town and the developer will not require the improper drop slab to be re-formed, we expect an even, tight pattern of bricks in these areas despite the irregularity of the circle.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.


David E. Meyers, P.E.

cc: John Baumgartner, P.E.-Town of Addison
Bryant Nail-Columbus Realty Trust
Jim Duffy-Columbus Realty Trust

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September 19, 1996

Mr. Mark Person
Gibson & Associates
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
Street Signs
HZI Project No. 01-2013-01

Dear Mr. Person:

Attached please find the small street sign requirements within the Town of Addison. Paragraph number 2 describes the requirements for the Unistrut-Telespar posts which differs slightly from the original information provided by the Town and returned to you in the submittal. Please notify your sign manufacturer and make him aware of these revisions as soon as possible. Paragraph number 3 describes the required mounting cap and cross pieces for the signs which was not noted in the latest submittal.

The remaining information from the Town describes the requirements for size, color, block numbers and borders for the small street signs. However, you are not released to begin production of these signs as shown until a decision is reached on the style of sign that Columbus Realty would like to submit and the road identifier for the Mews. We are submitting this sheet to allow production of the street sign posts and mounting caps only.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.


David E. Meyers, P.E.

cc: John Baumgartner, P.E. - Town of Addison
Bryant Nail-Columbus Realty Trust
Jim Duffy-Columbus Realty Trust
Paul Shaw-Newman, Jackson & Bieberstein

Sample sign.



Substrate shall be flat blade (non-extruded) .080 aluminum. Lettering is five (5) inch F.H.W.A. series "B" upper and lower case. Suffix and numbering is two and one-half (2 1/2) inch F.H.W.A. series "B" upper and lower case. Background shall be 3-M High Intensity Blue. All lettering and numbers shall be 3-M High Intensity White. Length of sign shall be proportionate to length of street name.

2 * Signs shall be mounted on Unistrut-Telespar. Pole shall be one and three-quarter (1 3/4) inches square by twelve (12) feet in length. Pole base shall be constructed of Unistrut-Telespar. Pole base is two (2) inches square by thirty six (36) inches long and reinforced by a sleeve two and one-quarter (2 1/4) inches square by eighteen (18) inches long. All Unistrut-Telespar pole and base assemblies are composed of 12 ga. galvanized steel. Regulatory and warning signs shall be mounted with the bottom of the signs at a minimum height of seven (7) feet and shall be mounted using Unistrut-Telespar drive rivets.

3 * Street name signs shall be mounted using Unistrut-Telespar sign mounting cap (Unistrut Part Number 850FL175C) and, where applicable, mounting cross street names shall be mounted with a cross piece (Unistrut Part Number 850FL90X).

No borders of any kind are used.

Mews is not an acceptable roadway identifier.
(Please consider Witt Ln., Paschal Place, etc.)

The street name signs shall be numbered with the block numbers as follows:

Mildred St	4900	Witt	15600
Morris Ave	4900	Witt	15700
Morris Ave	5000		
Goodman Ave	4900		
Goodman Ave	5000		
Paschal	15700		
Paschal	15700		
Quorum Dr	15600		
Quorum Dr	15700		
Quorum Dr	15700		

HUITT-ZOLIARS

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tustin • Ontario • San Clemente

FACSIMILE TRANSMITTAL

Date: 10/7/96

Fax No.: 972-450-2837

H-Z Proj. No. 01201301

No. of Pages: 2
(Including Cover Sheet)

TO: TOWN OF ADDISON

ATTN: MR. JOHN BAUMGARTNER

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

RE: ADDISON CIRCLE

IT APPEARS THAT SECTION 1.51.1 OF C.O.G.
PROVIDES FOR PAYMENT OF NONPERISHABLE
MATERIALS AT THE SAME % BASIS OF
OTHER ITEMS IF CONTRACTOR PROVIDES
COPIES OF INVOICES.

FOR OUR PROJECT THIS WOULD BE 95%
OF THE SUBMITTED INVOICES. HOWEVER
THE ITEMS ARE IN THE POSSESSION OF GIBSON BUT
DOES THIS CONSTITUTE DELIVERY TO WORK?

PLEASE, CALL WITH YOUR COMMENTS.

FROM: David Meyers

SENT BY: _____ TIME: _____ DATE: _____

If you had any problems receiving the Facsimile Transmittal, please contact Ms. Janet Willis or the individual listed above at (214) 871-3311. Thank you.

3131 McKinney Avenue • Suite 600 • Dallas, Texas 75204 • (214) 871-3311 • FAX (214) 871-0757

**ITEM 1.51. MONTHLY ESTIMATE, PARTIAL PAYMENTS,
RETAINAGE, FINAL INSPECTION,
ACCEPTANCE AND FINAL PAYMENT**

1.51.1. MONTHLY ESTIMATE: Between the 25th day and the last day of each month, the owner shall make an approximate estimate of the value of the work done during the month under the specifications. Whenever the said estimate or estimates of work done since the last previous estimate exceeds \$100 in amount, a percentage of such estimate sum shall be paid the contractor on or before the 15th day of the month next following. The monthly estimate may include acceptable nonperishable materials delivered to the work; such payment shall be allowed on same percentage basis of the net invoice value as provided hereinafter. The percent retained by the owner shall normally be up to 10 percent at completion, unless otherwise stated. At the midpoint, or at any subsequent time, if the owner determines that the progress on the contract is satisfactory in all respects, it may at its discretion cease to retain additional funds until the completion of the project, or until progress ceases to be satisfactory. The owner shall make the sole determination in this matter.

The contractor shall furnish to the owner such detailed information as he may request to assist him in the preparation of monthly estimates. It is understood that the monthly estimates shall be approximate only, and all monthly estimates and partial payments shall be subject to correction in the estimate rendered following the discovery of an error in any previous estimate, and such estimate shall not in any respect be taken as an admission of the owner of the amount of work done or of its quality or sufficiency nor as an acceptance of the work or the release of the contractor of any of his responsibility under the contract.

1.51.2. RETAINAGE: As security for the faithful completion of the work by the contractor, the owner shall retain 15 percent of the total dollar amount of work done on all contracts \$25,000.00 and less; 10 percent of the total dollar amount of work done on all contracts in excess of \$25,000.00 and less than \$400,000.00; five percent of the total dollar amount of work done on all contracts of \$400,000.00 or more.

On all contracts in excess of \$400,000.00, the following shall apply:

(a) when work progress is 80 percent complete, retainage may, at the owner's option, be reduced to two percent of the dollar value of all work satisfactorily completed to date (not to include material on hand) provided that the contractor is making satisfactory progress and there is no cause for greater retainage as determined by the Engineer;

(b) when work progress is substantially complete, the retainage may be further reduced to only that amount necessary to assure completion as determined by the Engineer;

(c) if the owner determines that the contractor is not making satisfactory progress or if there is other specific cause, the owner may, at its discretion, reinstate up to the five percent retainage.

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2418 / 214/871-3311 / FAX 214/871-0757

MEMORANDUM

DATE: October 7, 1996

RE: Addison Circle Phase I Public Infrastructure

FROM: David Meyers, Huitt-Zollars, Inc. *DM*

		Fax #
TO:	Bryant Nail	770-5129
	Mark Person	557-1552
	* John Baumgartner	450-2837
	Jim Duffy	770-5147
	Columbus Realty Trust	
	Gibson & Associates	
	Town of Addison	
	Columbus Realty Trust	

The following is documentation of an error in contract quantities so everyone will be aware when the pay estimate amount exceeds the contract amount in the future.

Pay Item 217-4* PVC SCH. 40 Perforated Drain System.

The contract amount for this item was 5,123 LF, however, some of the drain was not counted in the circle and crossing Witt Mews. Huitt-Zollars pulled new quantities for each sheet of this item and the contract amount should be 5,468 LF.

Please call if you have any questions.


HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214/871-0757

M E M O R A N D U M

DATE: August 29, 1996

RE: Addison Circle Phase I Public Infrastructure

FROM: David Meyers, Huitt-Zollars, Inc. 

TO:	John Baumgartner, P.E.	Town of Addison	Fax #
	Bryant Nail	Columbus Realty Trust	450-2837
			770-5129

The following are outstanding issues which require some input from you or members of your staff. I would appreciate your assistance with these items.

- Town
- We have been provided submittal's for the signs and the contractor is aware that Unistrut sign supports are to be used, however, we need to specify the size, gauge, finish and installation required within the Town of Addison. I have attached catalog information from Unistrut for your review. Please forward the requested information and I will incorporate the specifications into the shop drawing submittals.
- Town & Columbus
- We are rapidly approaching the deadline for having bricks delivered to the site for the opening of Quorum Drive, Mildred Street and the Roundabout. Please provide me with the latest information regarding the selection and purchase of the brick.
- Town
- A review of the cut sheets provided by the Gibson surveyor revealed that the channel has virtually no grade from the outfall to a point approximately 400 feet to 500 feet downstream. With Phase II design underway and an expected construction start in early 1997, which will involve the installation of a box culvert in place of the channel, the temporary outfall should function adequately in the short term. Does the Town agree with this assessment or do you require additional channel excavation?
- Columbus
- Please provide a letter to the Town of Addison requesting the deletion of Schedule VIII from the contract. Copy Gibson & Associates and Huitt-Zollars.

- Town & Columbus • Pay estimate #5 from Gibson & Associates included the cost associated with repairing the brick and sub-base which was damaged beyond the construction disturbance limits. It was my belief that Gibson was to pay for the damaged area not in the original contract. If this is the case it can be adjusted in future pay estimates. Please advise. We are likely to face a similar situation with the repair of sidewalks on the east side of Quorum which are beyond the limits of removal in the contract.

- Town & Columbus • The approximate cost associated with relocating the 24" water line to avoid conflict with the art feature is \$35,000 using the current contract prices when available. I have approached Gibson & Associates about doing this work as a change order. Mr. Person stated that Llano may not want to perform this work at the current unit prices since they have moved equipment and manpower away from the site. We can work out the specifics once the design is complete and all elements of construction are known. Please let me know if the Town and Columbus Realty are in agreement that this work should be incorporated into a change order in the public infrastructure.

- Town & Columbus • I have prepared Change order No. 2 per your request which incorporates many of the changes encountered to this date in the project. I have enclosed a letter from Gibson & Associates indicating a unit price of \$10.00/LF for the 10" high , 12" wide curb in the roundabout. Please review the items in the change order and contact me with your comments. Once the items are agreed upon I will send the change order to Gibson & Associates.

TELESPAR Sign Support System

Meeting the needs of a traffic signing program is a difficult complex problem. From the smallest village and backroad to the largest city and interstate highway, traffic control and roadside traffic signs must be in place doing their jobs. This requires a versatile, economical product backed by a proven manufacturer.

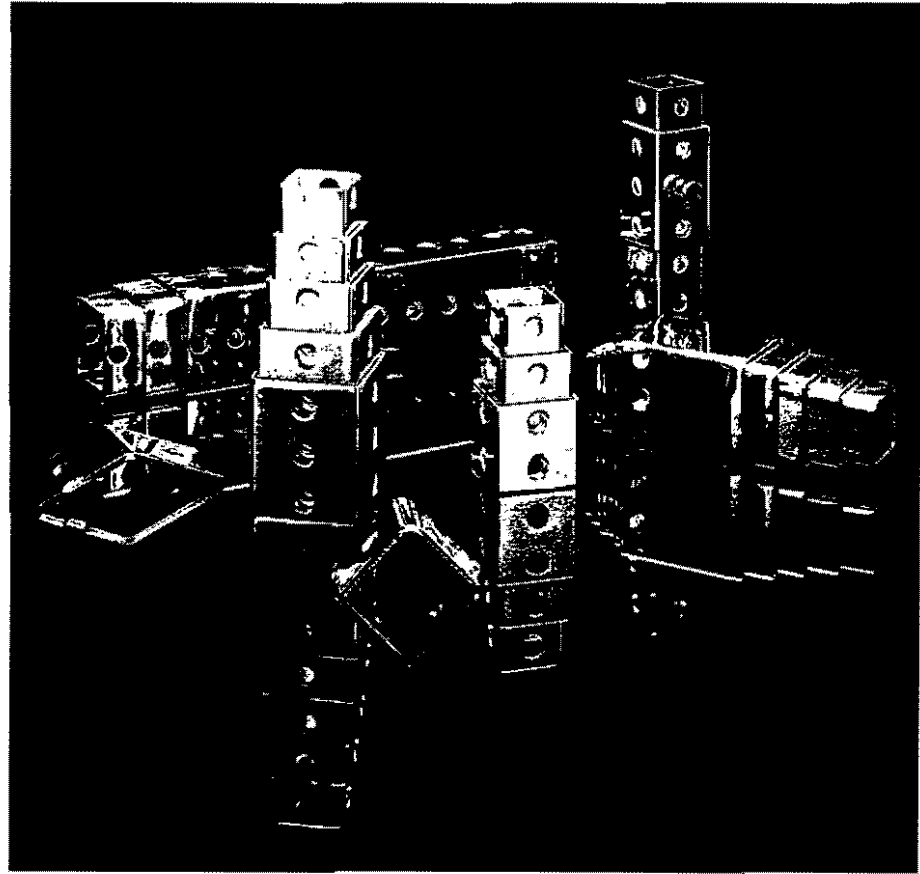
The TELESPAR traffic signing program from Unistrut Corporation offers all these features:

- Easy, safe installation by hand or power
- Convenient sign mounting before installation
- Torsional strength from square tubing
- Versatile, four sided sign mounting, at any height
- Fast, economical replacement of damaged sign posts using original anchor assembly
- Reusable materials
- FHWA approved yielding capability

A Complete System

Unistrut Corporation designed the first system concept for traffic signing supports in the industry; so you don't just buy a sign post, you get the benefit of a complete system. The TELESPAR traffic signing support system consists of square, perforated, welded tubing, in 5 sizes ranging from 1½" to 2½" square in 12 gauge material so you can select the size to fit your needs. There are also 2 sizes, 2¾" and 2½", available in 10 gauge material. Perforations of 7/16" diameter are 1" on center on all sides, allowing you to mount signs back-to-back and on four sides.

The unique manufacturing method used to produce TELESPAR tubing



permits tubular sections of different sizes to telescope into the next larger size for convenient installations, maintenance and reuse. The square shape also provides torsional stability.

TELESPAR tubing is complemented by a variety of compatible fittings, accessories, nuts and bolts, and simple installation tools, creating an entire system of interchangeable and integrated parts.

TELESPAR System is Backed by Unistrut Corporation

With TELESPAR tubing, you get the benefit of the Unistrut distribution system. Because of its multiple distribution points, Unistrut

Corporation can process your order efficiently.

National inventories ensure that multiple sizes of TELESPAR tubing are in stock. Local distribution points can provide for immediate orders as well as returns or replacements. Large orders are sent directly from the factory thereby avoiding warehouse costs.

In addition, you share the benefits and the resources of a large company and its commitment to improving and producing a state of the art product.

Advantages of TELESPAR Tubing

The standardization of the TELESPAR Sign Support System can benefit any size town, county, or state street or highway department by saving time, money, and lives. The versatility of TELESPAR tubing provides an inventory of material adaptable not only to sign post usage but also for identification signage, parking meter posts and numerous types of barricades.

Salvageability

TELESPAR tubing's 60% salvage recovery rate makes it one of the most economical systems available. A major portion of a damaged sign post can usually be saved and spliced together to produce additional posts, to form a cross member or anchor post, or for other general framing. This multitude of second uses adds up to savings instead of accumulating piles of useless damaged posts of other material.



Simple Maintenance

TELESPAR sign posts are easily maintained.

All TELESPAR sign posts and accessories are weather protected by galvanizing or Perma-Green, a process involving a phosphate coating prior to electro-deposition of green acrylic paint.

Torsional Stability

Primarily because of its square shape, TELESPAR tubing has great torsional stability. The utilization of TELESPAR tubing leads to the substantial reduction of sign flutter in high wind and less loosening and damaging of sign blanks on the post.



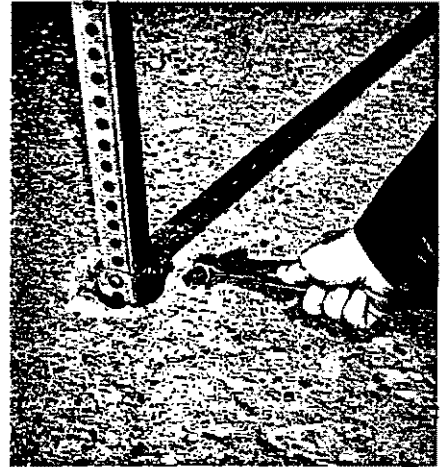
Safety

The TELESPAR System was the first to be used effectively in a yielding breakaway concept for small sign support systems. It has been accepted FHWA and AASHTO.



Rapid Replaceability

A tremendous advantage of the TELESPAR System, when installed using the anchor assembly, is rapid replaceability of a damaged sign.



Traffic control signs can only do a job when they are standing in place. TELESPAR sign supports can be replaced easier and quicker by a one-man crew than any other sign support system on the market. Within minutes, one man, working at ground level can replace vital traffic signs, thus ensuring that dangerous intersections will not be left without proper signs for extended periods of time.

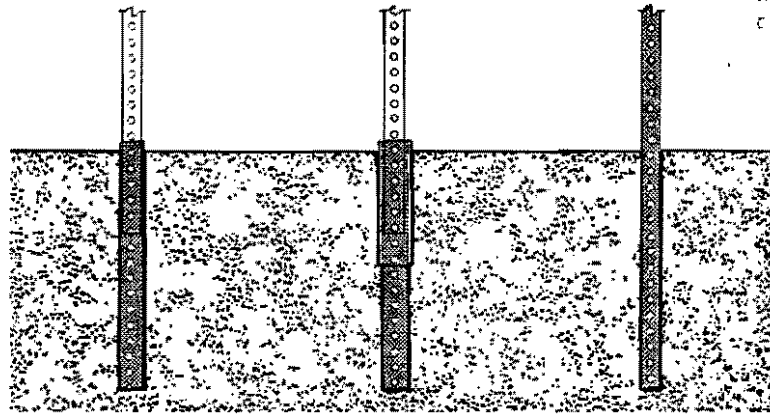


Simply unbolt or remove the rivets from the damaged post, lift it from the anchor assembly and replace with a new post and sign.

Easy and Safe Installation

Anchor Base

A 3' length of TELESPAR tubing is driven into the soil to serve as an anchor base. Using either hand or power equipment 1" to 2" is left above the surface. One man working at ground level can safely and easily insert the sign post into the anchor base and bolt in place. Installation time is thus kept to a minimum. Signs can be bolted onto a post before installation.



Anchor Base

Yielding Breakaway

Single Post

Yielding Breakaway

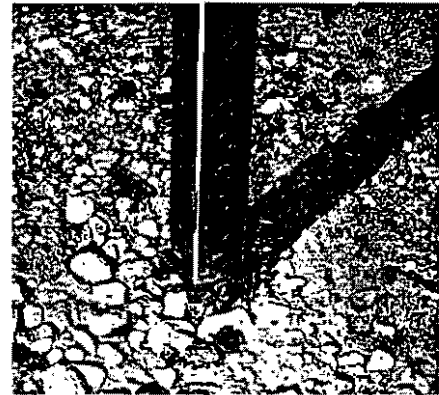
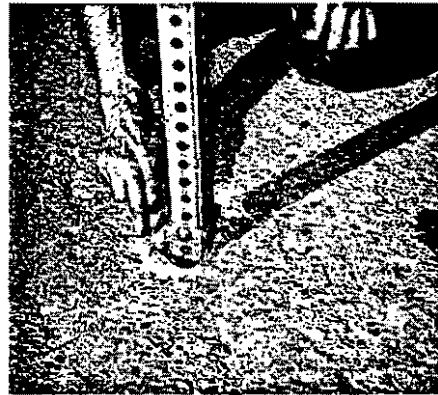
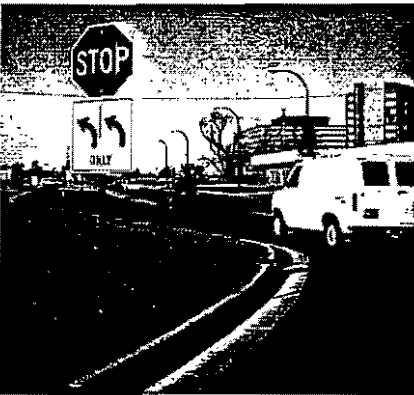
A yielding breakaway system is easily created by using an outer sleeve of the next larger size tube than the original 3' anchor base. This additional sleeve, approximately 18" long, provides a double wall thickness to accomplish a breakaway function. When stalling in soil, it is advisable to drive the anchor base and outer

sleeve together leaving the anchor assembly to 1" to 2" above the surface. The sign post is then inserted and bolted into the anchor assembly. Upon impact, the post yields at the top of the anchor assembly, normally leaving it undamaged.

Single Post

The sign post may also be installed from a truck or step ladder simply by driving a single post into the ground, either by power equipment or sledge hammer.

The Adaptability of TELESPAR Tubing



Blacktop

When installing TELESPAR tubing in blacktop, the anchor assembly is driven through the blacktop into the subsoil from ground level. All other aspects of the blacktop installation are the same as installing the TELESPAR yielding breakaway system in soil.

Concrete

TELESPAR Systems can be installed in concrete, using a pneumatic hammer or concrete drill to break through the surface. The anchor assembly is driven to within 1" of the surface to allow attachment of the signpost. If a flush installation is desired, clearance should be recessed on two sides to clear the bolt for the sign post connection.

Gravel or Soil

Installation of TELESPAR Systems in gravel or soil is accomplished by driving the anchor post assembly into the ground, leaving 1" to 2" above the surface. The sign post is then inserted into the assembly approximately 6" to 8" and secured in place.

Variety of Installation Methods



For a hand installation use drive cap and sledge hammer to drive anchor assembly into soil, gravel or blacktop.



The illustration above shows the technique for anchor assembly installation in any surface using self-contained power equipment.



Illustrated above is the installation technique using a conventional pneumatic driving tool.

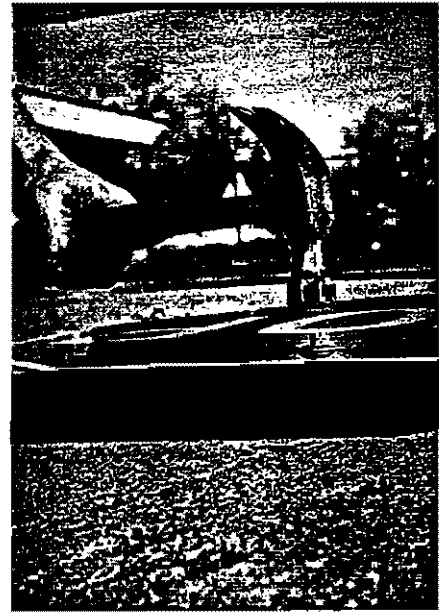
Fastening Methods



Straight bolts are used for conventional sign installations and TELESPAR corner-bolts are used for back-to-back sign installations.

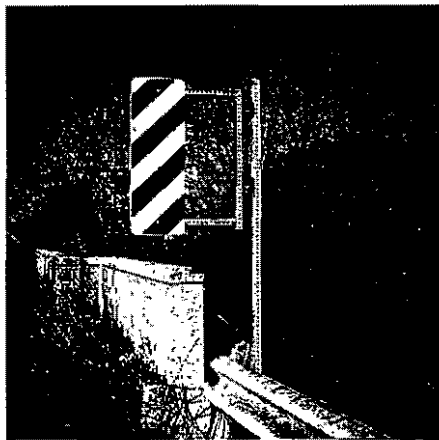


Mounting is possible on any or all of the four surfaces of TELESPAR sign posts.



Illustrated above is a riveting installation using a universal drive rivet. Signs can be mounted on a pole at ground level before pole is inserted into the ground.

Accessories and Complementary Components



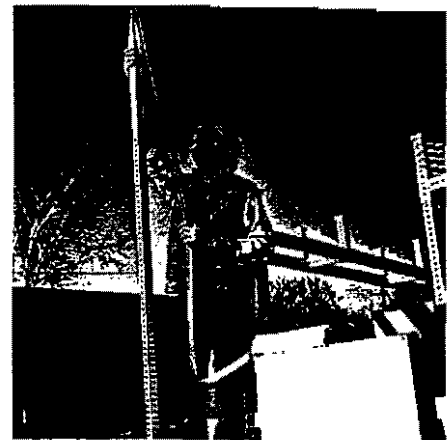
Swing Sign Assembly

The Swing Sign Assembly, when attached to TELESPAR posts, is designed to reduce sign and post damage. The Swing Sign has a unique torsional spring action which allows the sign to swing away upon impact and immediately return to the original position.



Yielding Breakaway Barricade

The yielding breakaway barricade combines salvaged TELESPAR posts and a yielding assembly to create a barricade which yields when struck from any direction. This collapsing action offers safety for vehicle occupants, nearby workmen or pedestrians with minimal damage to impacting vehicles.

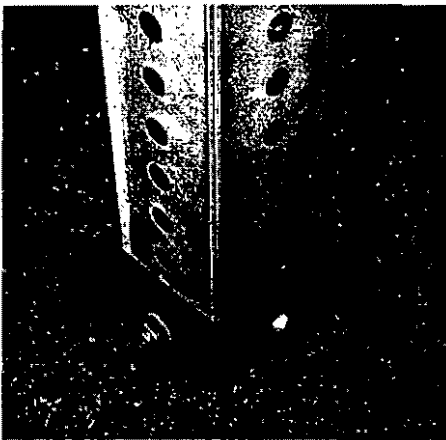


Polyethylene Sleeves

These tough extruded polyethylene sleeves can be used effectively on TELESPAR sign posts. Functional and attractive, the sleeves can reduce maintenance costs if you are presently painting your posts.

Since the polyethylene sleeves come in a wide variety of colors, you also have the option of using them for color coding.

Sleeves are available in a variety of sizes and are conveniently packaged for easy storage and dispensing.



One-Piece Anchor

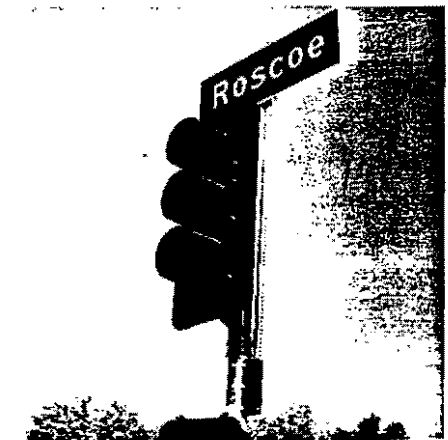
As an additional alternative to the breakaway support, a one-piece anchor is available in five sizes for use in low density soil conditions where additional stability may be required. In certain high compacted soil conditions the one-piece anchor proves easier to drive into the earth.



Tubing Step

Part Number: **TL-100**
Description: For use with 1½", 1¾", 2", and 2¼" square supports
Weight: 7.8 lbs. each

Also available for 2½" tubing TL-102
Weight: 9.52 lbs. each



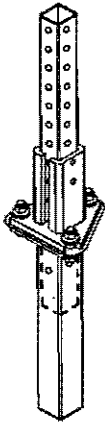
Cantilever Post Bracket

The TELESPAR Cantilever Post Bracket provides simple, stable attachment of signs to existing round poles.

Part No.	Tube Size	Wt./Lbs. Each
TL-314	1½"	14.32
TL-316	1¾"	14.65
TL-320	2"	22.80
TL-322	2¼"	23.00
TL-324	2½"	23.25

Part No.	Description	Wt. (Lbs.) C/Pc.
TL 043	Post saddle	570.0

Slip Base Assembly



Introducing . . . The Telespar Slip Base Assembly!

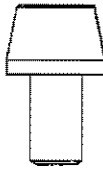
AASHTO standards for structural supports of highway signs require that you meet the new "change of velocity standards for 1800 pound vehicles". The Telespar Slip Base meets those requirements in accordance with the NCHRP-230 report. This anchor's flexibility provides:

- retrofitting of existing anchor footings.
- adapting to variable sizes of posts.
- one of the most economical replacement costs in the industry.

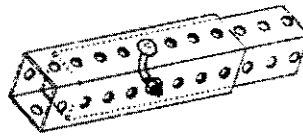
Accessories, Fittings and Physical Data

Driving Cap

Driving cap protects end of support when being driven into the ground.



Corner Bolts



Heavy Hex Jam Nut

TL062



Drive Cap

Part No.	Tube Size	Wt./Lbs. Each
TL-214	1-1/2" x 1-1/2"	3.7
TL-216	1-3/4" x 1-3/4"	5.2
TL-220	2" x 2"	6.9
TL-222	2-1/4" x 2-1/4"	9.0
TL-224	2-1/2" x 2-1/2"	11.0

TL050	1-1/2" sq., 1-3/4" sq., 2" sq.
TL070	2-1/4" sq., 2-1/2" sq.

Drive Rivet

TL-3806



TL-015		TL-016		TL-017	
TL-018		TL-019		TL-020	

Elements of Section

Tube Size	Part Number	Material Thickness	Area-Sq.In.	Wgt. Lbs./Ft.	I - In. ⁴	S - In. ³	r - In.
2-3/16" x 2-3/16"	21H12	10 (.135)	0.841	3.432	0.605	0.590	0.848
2-1/2" x 2-1/2"	24H12	10 (.135)	1.010	4.006	0.979	0.783	0.985
1-1/2" x 1-1/2"	14F12	12 (.105)	0.380	1.702	0.129	0.172	0.582
1-3/4" x 1-3/4"	16F12	12 (.105)	0.485	2.060	0.231	0.264	0.690
2" x 2"	20F12	12 (.105)	0.590	2.416	0.372	0.372	0.794
2-1/4" x 2-1/4"	22F12	12 (.105)	0.695	2.773	0.561	0.499	0.898
2-1/2" x 2-1/2"	24F12	12 (.105)	0.803	3.141	0.804	0.643	1.001

Available in plain, galvanized, or Perma-Green finish, with 7/16" diameter holes 1" on center all four sides.

I - Moment of Inertia

S - Section Modulus

r - Radius of Gyration

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Ryliecrest
P. O. Box 800578
Balch Springs, Texas
75180-0578
214/557-1199
FAX 557-1552



RECEIVED

AUG 27 1996

NON-CONFIDENTIAL

August 26, 1996

Mr. David Meyers
Huitt-Zollars, Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204

Re: Addison Circle - Phase I
Public Infrastructure

Dear Sir:

Per your request, we propose the following price for the addition of a 10" high, 12" wide curb to be used at the inside radius of the circle on the above referenced project.

394 LF of 10" X 12" Curb @ \$10.00/lf= \$3,940.00

If there are any questions regarding this matter, please call me.

Very truly yours,

GIBSON & ASSOCIATES, INC.

Mark Person
Project Manager

MP/ms

BID NUMBER: 96-28 / CHANGE ORDER NO. 2

OWNER: TOWN OF ADDISON

CONTRACTOR: GIBSON AND ASSOCIATES

DATE: 8/28/96

DESCRIPTION OF CHANGES:

THIS CHANGE ORDER INVOLVES THE FOLLOWING ITEMS:

- 1) ELIMINATES THE RADIAL BRICK BANDS IN THE ROUNDABOUT, REPLACES THE INTERIOR 6" CURB OF THE ROUNDABOUT WITH A 10" HIGH 12" WIDE CURB AND REDUCES THE INTERIOR RADIUS OF THE ROUNDABOUT TO 66.5 FEET.
- 2) CORRECTS AN ERROR IN THE ORIGINAL CONTRACT AMOUNT FOR PEDESTRIAN BRICK WHERE THERE WAS NO PEDESTRIAN BRICK COUNTED FOR THE AREAS OF 6" REINFORCED CONCRETE SUBBASE.
- 3) DELETES THE PURCHASE OF VEHICULAR AND PEDESTRIAN BRICK FROM THE CONTRACT; CHANGES BRICK QUANTITY IN MEWS FROM VEHICULAR TO PEDESTRIAN.
- 4) ADDS COST ASSOCIATED WITH SIGNAL INTERCONNECT WORK.
- 5) ADJUSTS RIP-RAP QUANTITY PER REVISION IN OUTFALL CHANNEL, DELETES HYDROMULCH, FIBERNETTING, STRAW BALE DIKE CHECK DAM AND STABILIZED CONSTRUCTION ENTRANCE AND INCREASES THE ROCK BERM QUANTITY WHICH REPLACED THE STRAW CHECK DAM.
- 6) ADJUSTS THE "REMOVE EXISTING HEADWALL AND RIP-RAP" QUANTITY TO ACCOUNT FOR THE HEADWALL ON THE WEST SIDE OF QUORUM DRIVE. (PREVIOUSLY THOUGHT TO HAVE BEEN REMOVED BY COLUMBUS REALTY)
- 7) DELETES SCHEDULE VIII-ALTERNATE STREETScape IMPROVEMENTS ON THE EAST SIDE OF QUORUM DRIVE. (THESE QUANTITIES ONLY REFLECT ITEMS NORTH AND SOUTH OF THE ROUNDABOUT.

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	REVISED QUANTITY	QUANTITY CHANGE	UNIT PRICE	AMOUNT OF CHANGE
SCHEDULE I - PAVING IMPROVEMENTS							
107	8" 650 PSI FLEX REINF. CONC. PAVEMENT	SY	5620	5965	345	\$31.00	\$10,695.00
108	8" 650 PSI FLEX REINF. CONC DROP SLAB (STREET)	SY	1685	1184	-501	\$35.90	(\$17,985.90)
109	4" 3000 PSI COMPRESSIVE REINF. CONC. SIDEWALK	SF	4000	4310	310	\$2.80	\$868.00
110	4" 3000 PSI COMPRESSIVE REINF. CONC. SUBBASE (SIDEWALK)	SF	55808	55498	-310	\$2.90	(\$899.00)
114	6" 650 FLEX REINF. CONC. INTEGRAL CURB	LF	5583	5162	-421	\$1.50	(\$631.50)
117	FURNISH VEHICULAR BRICK PAVER DELIVERED TO SITE	SF	23020	0	-23020	\$3.37	(\$77,577.40)
144	FURNISH & INST. BEDDING MAT. & INST. VEHICULAR BRICK	SF	23020	11333	-11687	\$2.53	(\$29,568.11)
108	8" 650 PSI FLEX REINF. CONC DROP SLAB (STREET)	SY	871	1027	156	\$35.90	\$5,600.40
154	CONSTRUCTION PROGRESS SCHEDULES AND REPORTS	LS	1	0	-1	\$2,100.00	(\$2,100.00)
155	SIGNAL INTERCONNECT WIRING	LF	0	1200	1200	\$3.74	\$4,488.00
156	10" HIGH & 12" WIDE 650 PSI FLEX REINF. CONC. CURB	LF	0	421	421	\$10.00	\$4,210.00
SCHEDULE I SUBTOTAL:							(\$94,947.11)
SCHEDULE II - STREETScape IMPROVEMENTS							
201	FURNISH PEDESTRIAN BRICK PAVERS DELIVERED TO SITE	SF	61865	0	-61865	\$1.98	(\$122,492.70)
252	BALL & BURLAP EX. NELLIE R. STEVENS HOLLIES AND REPLANT	EA	70	64	-6	\$38.34	(\$230.04)
258	FURNISH & INST. BEDDING MAT. & INST. PEDEST. BRICK	SF	61865	71646	9781	\$1.52	\$14,867.12
SCHEDULE II SUBTOTAL :							(\$107,855.62)
SCHEDULE III - STORM WATER IMPROVEMENTS							
341	REMOVE & DISPOSE OF EX. HDWL. AND CONC. RIP-RAP	LS	1	2	1	\$2,160.00	\$2,160.00
342	2' THICK STONE RIP-RAP, TXDOT TYPE 'R'	CY	238	100	-138	\$37.80	(\$5,216.40)
343	HYDROMULCH, TOP GUN BUFFALO SEED, FERT. AND WATER	SY	1686	497	-1189	\$1.12	(\$1,331.68)
344	FIBERNETTING, NORTH AMERICAN GREEN S150BN	SY	1686	497	-1189	\$1.43	(\$1,700.27)
347	STRAW BALE DIKE CHECK DAM	LF	200	0	-200	\$5.00	(\$1,000.00)
348	ROCK BERM	CY	10	30	20	\$150.00	\$3,000.00
349	STABILIZED CONSTRUCTION ENTRANCE	SY	333	0	-333	\$9.72	(\$3,236.76)
SCHEDULE III SUBTOTAL							(\$9,248.35)
SCHEDULE VI - BOSQUE PARK IMPROVEMENTS							
606	FURNISH PEDESTRIAN BRICK PAVER MAT., DEL. TO SITE	SF	4449	0	-4449	\$1.98	(\$8,809.02)
SCHEDULE VI SUBTOTAL							(\$8,809.02)

SCHEDULE VIII - ALTERNATE STREETScape IMPROVEMENTS (PHASE II)							
801 COMPLETE IRRIGATION SYSTEM (E. SIDE QUORUM)	LS	1	0	-1	\$10,260.00	(\$10,260.00)	
802 RED OAK TREE, 200 GAL., 5"-6" CAL., 16'-18' HT., 10'-20' SPREAD	EA	40	0	-40	\$1,150.20	(\$46,008.00)	
803 4" PVC SCH. 40 PERFORATED SUBDRAIN SYSTEM	LF	1021	0	-1021	\$11.00	(\$11,231.00)	
804 WEEPING LOVE GRASS	SF	29110	0	-29110	\$0.03	(\$873.30)	
805 STREET LIGH OR TREE LIGHTING PULL BOX	EA	10	0	-10	\$232.20	(\$2,322.00)	
806 2" PVC SCHEDULE 40 STREET LIGHT CONDUIT	LF	1066	0	-1066	\$3.89	(\$4,146.74)	
807 STREET LIGHT FOUNDATION	EA	14	0	-14	\$388.80	(\$5,443.20)	
808 SQUARE CAP FOR LIGHT BASE	EA	14	0	-14	\$97.20	(\$1,360.80)	
809 3" PVC SCHEDULE 40 STREET LIGHT CONDUIT	LF	1066	0	-1066	\$4.97	(\$5,298.02)	
SCHEDULE VIII SUBTOTAL							(\$86,943.06)

NET CHANGE BY CHANGE ORDER NO. 2	(\$307,803.16)
ORIGINAL CONTRACT AMOUNT	\$3,517,664.44
PREVIOUS CHANGE ORDERS	(\$352,843.24)
REVISED CONTRACT AMOUNT	\$2,857,018.04

EFFECT OF CHANGE ON CONTRACT TIME

THE WORK REQUIRED UNDER THIS CHANGE ORDER WILL ADD 0 DAYS TO THIS PROJECT:

ORIGINAL CONTRACT TIME	550
ADDITIONAL DAYS FOR THIS CHANGE ORDER	0
ADDITIONAL DAYS FOR PREVIOUS CHANGE ORDER	0
REVISED CONTRACT TIME	550

THE COMPENSATION AGREED UPON IN THIS CHANGE ORDER ARE FOR ALL COSTS THE CONTRACTOR MAY INCUR AS A RESULT OF, OR RELATING TO THIS CHANGE ORDER WHETHER SAID COSTS ARE KNOWN, UNKNOWN, FORSEEN, UNFORSEEN AT THIS TIME, INCLUDING WITHOUT LIMITATION, ANY COST FOR DELAY, EXTENDED OVERHEAD, RIPPLE OR IMPACT COST, OR ANY OTHER EFFECT ON CHANGED OR UNCHANGED WORK AS A RESULT OF THIS CHANGE ORDER. THESE COMPENSATIONS ARE FOR FULLY COMPLETE AND IN-PLACE CONSTRUCTION. ACTUAL IN PLACE QUANTITIES WILL BE USED FOR FINAL PAYMENT.

APPROVED BY
TOWN OF ADDISON

APPROVED BY
COLUMBUS REALTY

RON WHITEHEAD, CITY MANAGER DATE

BRYANT NAIL, VICE PRESIDENT DATE

APPROVED BY
GIBSON AND ASSOCIATES

APPROVED BY
HUITT-ZOLLARS

A. J. JOHNSTON, EXECUTIVE VICE PRESIDENT DATE

DAVID E. MEYERS, P.E. DATE

TELESPAR

Sign Support System

12 Gauge Specifications

The “State of the Art” in
Highway Sign Support
Systems

UNISTRUT

A **tyco** INTERNATIONAL LTD. COMPANY

F. *Length*

The length of each post shall have a permissible length tolerance of $\pm 1/4$ ".

G. *Telescoping Properties*

The finished posts shall be straight and have a smooth, uniform finish. It shall be possible to telescope all consecutive sizes of square tubes freely and for not less than ten feet of their length without the necessity of matching any particular face to any other face. All holes and ends shall be free from burrs and ends shall be cut square.

H. *Tolerances*

Tolerances on outside sizes:

<u>Nominal Outside Dimensions</u>	<u>Outside Tolerances at All Sides at Corners</u>
1 1/2" x 1 1/2"	$\pm .006$ "
1 3/4" x 1 3/4"	$\pm .008$ "
2" x 2"	$\pm .008$ "
2 1/4" x 2 1/4"	$\pm .010$ "
2 1/2" x 2 1/2"	$\pm .010$ "
2 3/16" x 2 3/16"	$\pm .010$ "

Note: Measurements from outside dimensions shall be made at least 2 inches from the end of the tube.

Wall Thickness Tolerances:

Permissible variation in wall thickness is $+ .011$ ", $- .005$ ".

Convexity and Concavity:

Measured in the center of the flat sides, tolerance in $\pm .010$ ", determined at the corner.

Squareness of Sides and Twist:

<u>Nominal Outside Dimensions</u>	<u>Squareness Tolerance</u>	<u>Twist Permissible in 3' Length</u>
1 1/2" x 1 1/2"	$\pm .009$ "	.050"
1 3/4" x 1 3/4"	$\pm .010$ "	.062"
2" x 2"	$\pm .012$ "	.062"
2 1/4" x 2 1/4"	$\pm .014$ "	.062"
2 1/2" x 2 1/2"	$\pm .015$ "	.075"
2 3/16" x 2 3/16"	$\pm .014$ "	.062"

Note: A sample shall be considered to fail if its sides are not 90° to each other within the squareness tolerance listed above.

I. PURPOSE

The purpose of this specification is to describe the manufacture of square steel tubular posts, including a telescopic system, for the mounting of various traffic type signs.

II. GENERAL REQUIREMENTS

A. Material

Steel posts shall conform to the standard specification for hot rolled carbon sheet steel, structural quality, ASTM designation A570, Grade 50. Average minimum yield strength after cold-forming is 60,000 psi.

B. Shape

The cross section of the post shall be square tube formed of 12 gauge (.105 U.S.S. gauge) and 10 gauge (.135 U.S.S. gauge) steel, carefully rolled to size and shall be welded directly in the corner by high frequency resistance welding and externally scarfed to agree with corner radii.

C. Finish

Signposts shall be manufactured from hot-dipped galvanized steel conforming to ASTM A653, G90, Structural Quality, Grade 50, Class 1. The corner weld is zinc coated after scarfing operation. The steel is also coated with a chromate conversion coating and a clear organic polymer topcoat. Both the interior and the exterior of the post shall be galvanized.

D. Cross Section

Perforated sign posts shall be one or more of the following sizes:

<u>Size</u>	<u>U.S.S. Gauge</u>	<u>Weight (lbs./foot)</u>
1½" x 1½"	12	1.70
1¾" x 1¾"	12	2.06
2" x 2"	12	2.42
2¼" x 2¼"	12	2.77
2½" x 2½"	12	3.14
2 3/16" x 2 3/16"	10	3.43
2½" x 2½"	10	4.01

E. Holes

Holes shall be 7/16 ± 1/64 inches in diameter on one (1) inch centers on all four sides down the entire length of the post. On square tubing, holes shall be on centerline of each side in true alignment and opposite each other directly and diagonally.

Straightness Tolerance:

Permissible variation in straightness is 1/16 of an inch in 3 feet.

Corner Radii:

Standard outside corner radius shall be 5/32 of an inch \pm 1/64 inch.

III. INSTALLATION

The square end of the post shall not be modified or pointed, but shall be capable of being driven into the ground by the using agency with the use of an approved driving cap.

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214/871-0757

MEMORANDUM

DATE: October 1, 1996

RE: Addison Circle Phase I Public Infrastructure

FROM: David Meyers, Huitt-Zollars, Inc. *DM*

TO: Bryant Nail
Mark Person
* John Baumgartner
Jim Duffy

		Fax #
Columbus Realty Trust		770-5129
Gibson & Associates		557-1552
Town of Addison		450-2837
Columbus Realty Trust		770-5147

The following is documentation of an error in contract quantities so everyone will be aware when the pay estimate amount exceeds the contract amount in the future.

Pay Item 152-Furnish and plant Buffalo grass seed and fertilizer.

This item was set up for restoration on the water tower site within the boundaries of the fence only. The contract amount for the entire disturbed area within the fence was calculated to be 564 SY, however the correct quantity for this area is 1,078 SY.

Pay Item 343-Furnish and install hydromulch, Top Gun Buffalo seed, fertilizer and water.

This item was set up to provide stabilization for the banks of the outfall channel and the temporary swales on the project. The area at the west end of Morris Avenue, which involved some grading for positive drainage to the grate inlet, should have also been included in the contract amount for this item. The contract quantity for this item is 1,686 SY, however the correct quantity is 3,346 SY.

Please call if you have any questions.

G:\PROJ\201\2018\1001\MEM

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214/871-0757

September 30, 1996

Mr. Mark Person
Gibson & Associates, Inc.
11210 Ryliecrest
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
Pay Estimate No. 6
HZI Project No. 01-2013-01

Dear Mr. Person:

Pay estimate No. 6 has been signed and forwarded to Columbus Realty Trust for execution with the following revisions:

The payment for brick drive repair at the water tower gate is still not resolved and therefore pay items 148 and 149 have been marked down to the contract amount. This reduces the amount due this estimate to \$162,299.72.

I have also marked through the contract quantities to reflect the revised amounts in change orders 1, 2 and 3. It would be helpful if you would update the contract quantities in future pay estimates so everyone will understand where the quantity to date is relative to the contract quantity.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.


David E. Meyers, P.E.

DEM/psp

cc: John Baumgartner
Bryant Nail
Jim Duffy
Mark Brandenburg

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HUIITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214/871-0757

September 30, 1996

Mr. Mark Person
Gibson & Associates, Inc.
11210 Ryliecrest
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Infrastructure
Tree Grate and Soldier Course at Tree Pit Installation
HZI Project No. 01-2013-01

Dear Mr. Person:

At the last construction progress meeting you raised some concerns regarding the installation of tree grates and the soldier course of brick on the perimeter of tree pits.

Exhibit "A" shows the tree grate installation as currently designed which illustrates your valid concern that the 1 1/8" x 1 1/2" strip of concrete is not sufficient to provide a stable long term support for the tree grate. The McKinnley tree grate, which was originally selected for this project, included a specially designed frame (sheet 56/137) to allow for brick installation to the edge of the grate. The Neenah grate eventually selected for the project did not include a frame to allow for brick installation to the tree grate.

You have requested that a concrete band be poured to the surface allowing for added support which would be a similar installation procedure to that recommended by the manufacturer. We have illustrated your request in Exhibits "B-1" and "B-2". The installation would call for an approximate 4" concrete band around the grate at the surface. Although this installation is acceptable from an engineering perspective, it must still be approved by the landscape architect and Columbus Realty Trust.

We have prepared a second alternate shown in Exhibit "C" which provides a 3" wide 1 1/2" tall support for the tree grate which would remain below the surface and allow for brick to be installed adjacent to the tree grate as originally designed. However, this design causes the planting area to be reduced from 4'- 9 3/4" x 4'- 9 3/4" to 4'- 6" x 4 - 6". We need a judgement from the landscape architect and your sub-contractor on whether or not this will allow sufficient space for the planting of a 200 gallon tree.

Exhibit "D-1" illustrates the current design of soldier course and tree fence installed around tree pits on all streets except Mildred. You have requested that a wedge shaped concrete piece be built behind the soldier course to prevent sand from seeping out from under the sidewalk brick. The wedge shaped piece as requested would be a separate piece and therefore would be ineffective in preventing sand seepage. We have illustrated a possible alternate to satisfy your

GAPROJ 01201301MFP0930.LTR

Mr. Mark Person
September 30, 1996
Page 2

request in Exhibit "D-2". This design is similar to that for the soldier course at the back edge of sidewalk sections of Morris Avenue and McKamy Avenue as shown on sheet 55 of 137. However, this design reduces the planting area from 4'- 5 1/2" to 4'- 1 1/2" for a 200 gallon tree.


The tree fence as designed is a product of what has been learned on previous Columbus Realty projects and appears to be the most efficient installation. The steel edge frame of the tree fence should be sufficient for holding the soldier course in place and not allowing the sand setting bed to seep out. If sand seepage is the only concern, perhaps a 3/4" lip could be constructed on the sidewalk at the outside edge of the tree pit as shown on Exhibit "D-1".

The real problem with the tree pits appears to be one of construction sequencing. First the sidewalk subbase must be constructed followed by the tree being planted which are both in Gibson's contract. The tree fence must be installed next since it serves as the edge restraint which is now the responsibility of Columbus Realty. Once the tree fence is in place, Gibson can install the setting bed, sidewalk brick and soldier course. Columbus Realty Trust should be able to provide some additional insight into the proper sequence for this installation.

Please review the attached sketches and provide your comments. We will discuss these items further at the next construction progress meeting on Wednesday, October 2nd.

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers, P.E.

DEM/psp

cc: ~~John Baumgartner~~ - Town of Addison
Bryant Nail - Columbus Realty Trust
Jim Duffy - Columbus Realty Trust
Mark Brandenburg - Columbus Realty Trust
Paul Shaw - Newman, Jackson & Bieberstein
Jerry Morgan - Construction Management & Consulting

Project ADDISON CIRCLE
 Client ADDISON/COLUMBUS
 Task TREE GRATE
INSTALLATION



Job No. 01201301
 By DEM Date 9/23/96
 Chkd _____ Date _____
 Sheet _____ of _____

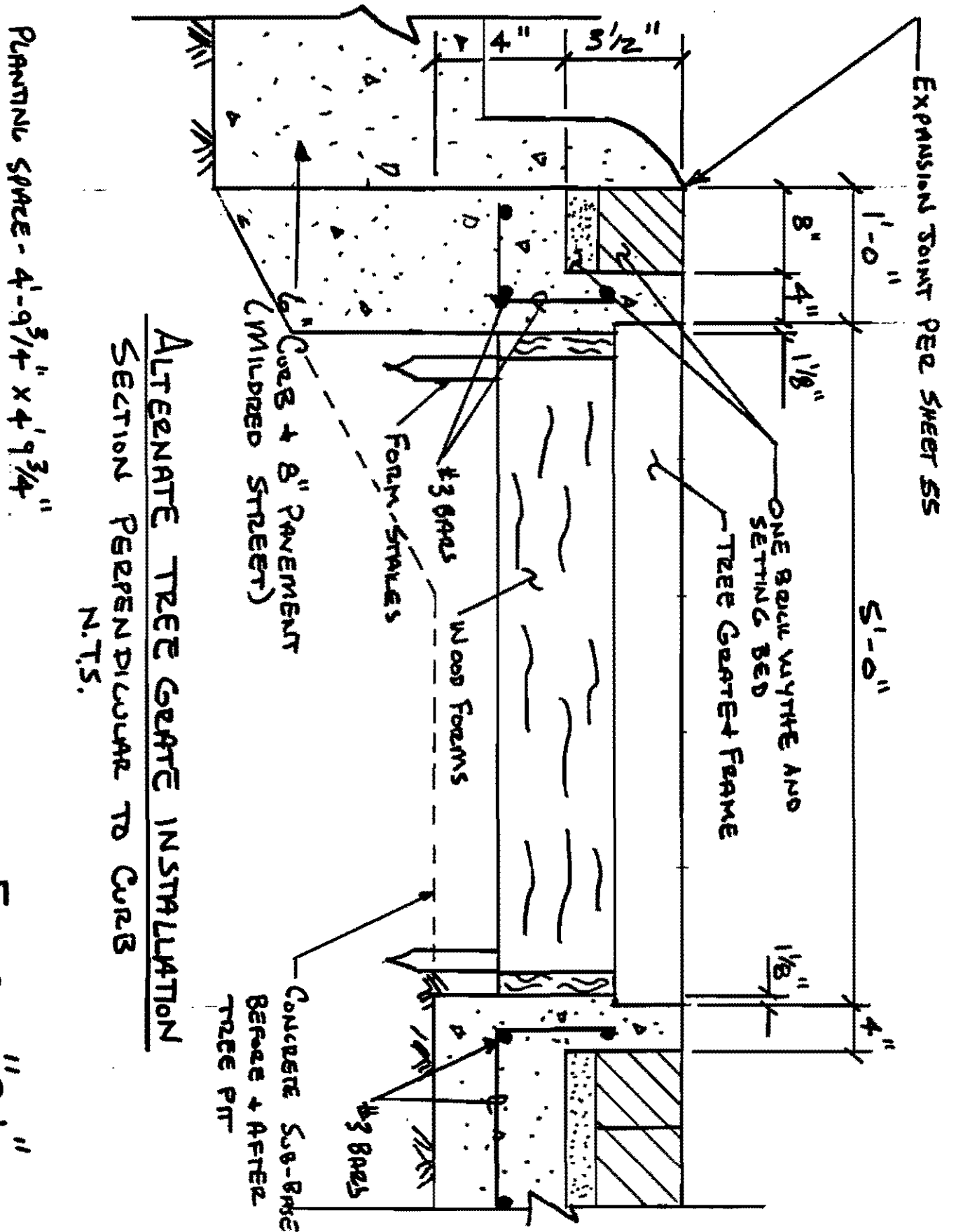
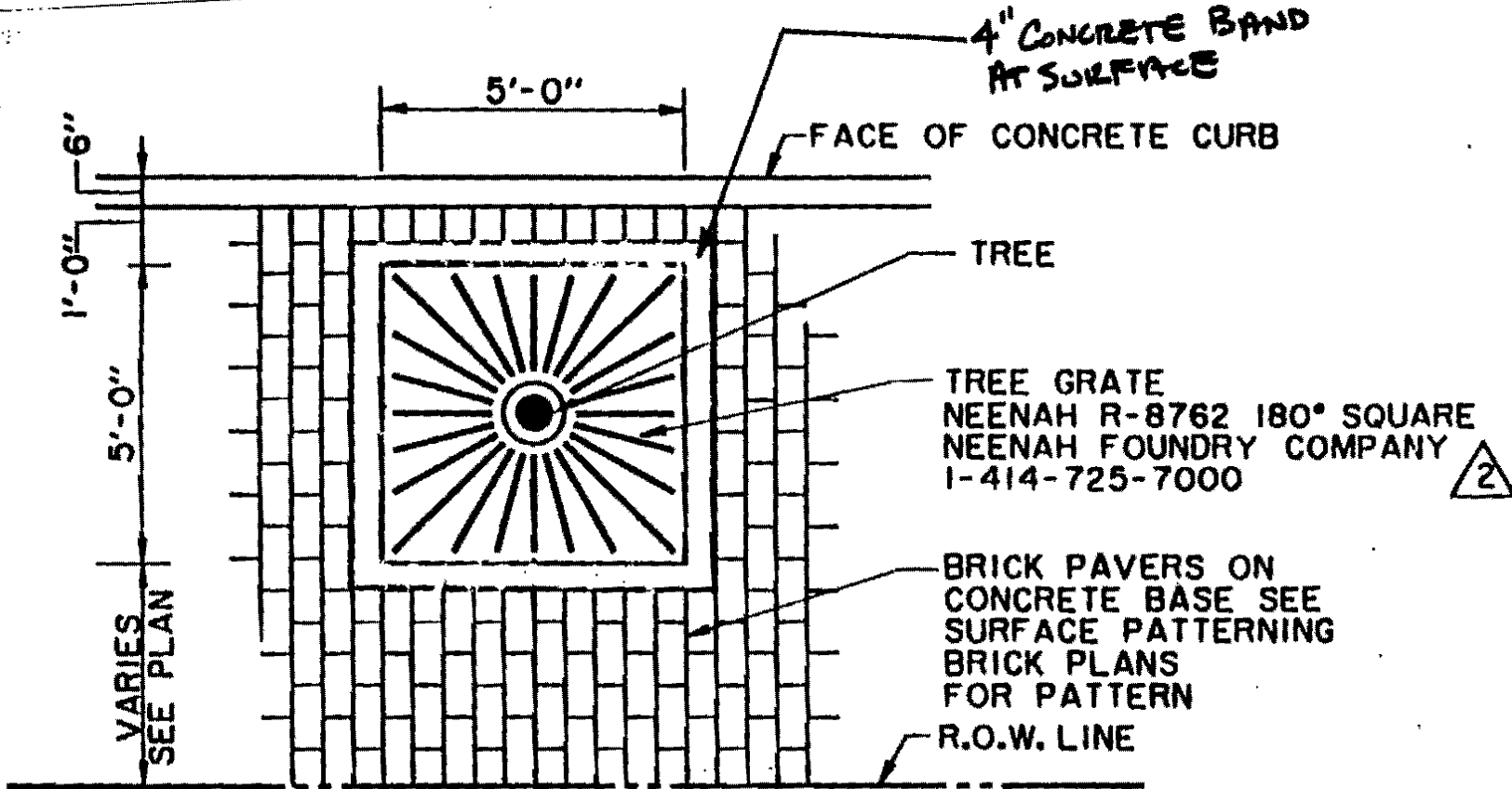


EXHIBIT "B-1"



4" CONCRETE BAND AT SURFACE

FACE OF CONCRETE CURB

TREE

TREE GRATE
 NEENAH R-8762 180° SQUARE
 NEENAH FOUNDRY COMPANY
 1-414-725-7000



BRICK PAVERS ON CONCRETE BASE SEE SURFACE PATTERNING BRICK PLANS FOR PATTERN

R.O.W. LINE

6"
 1'-0"
 5'-0"
 VARIES SEE PLAN

5'-0"

PVC CONDUIT FOR OUTDOOR ELECTRIC BOXES. SEE ELECTRICAL PLANS

NOTE: BRICK PAVERS BEYOND R.O.W ARE UNDER SEPARATE CONTRACT.

TREE PIT PLAN (MILDRED STREET)

N.T.S.

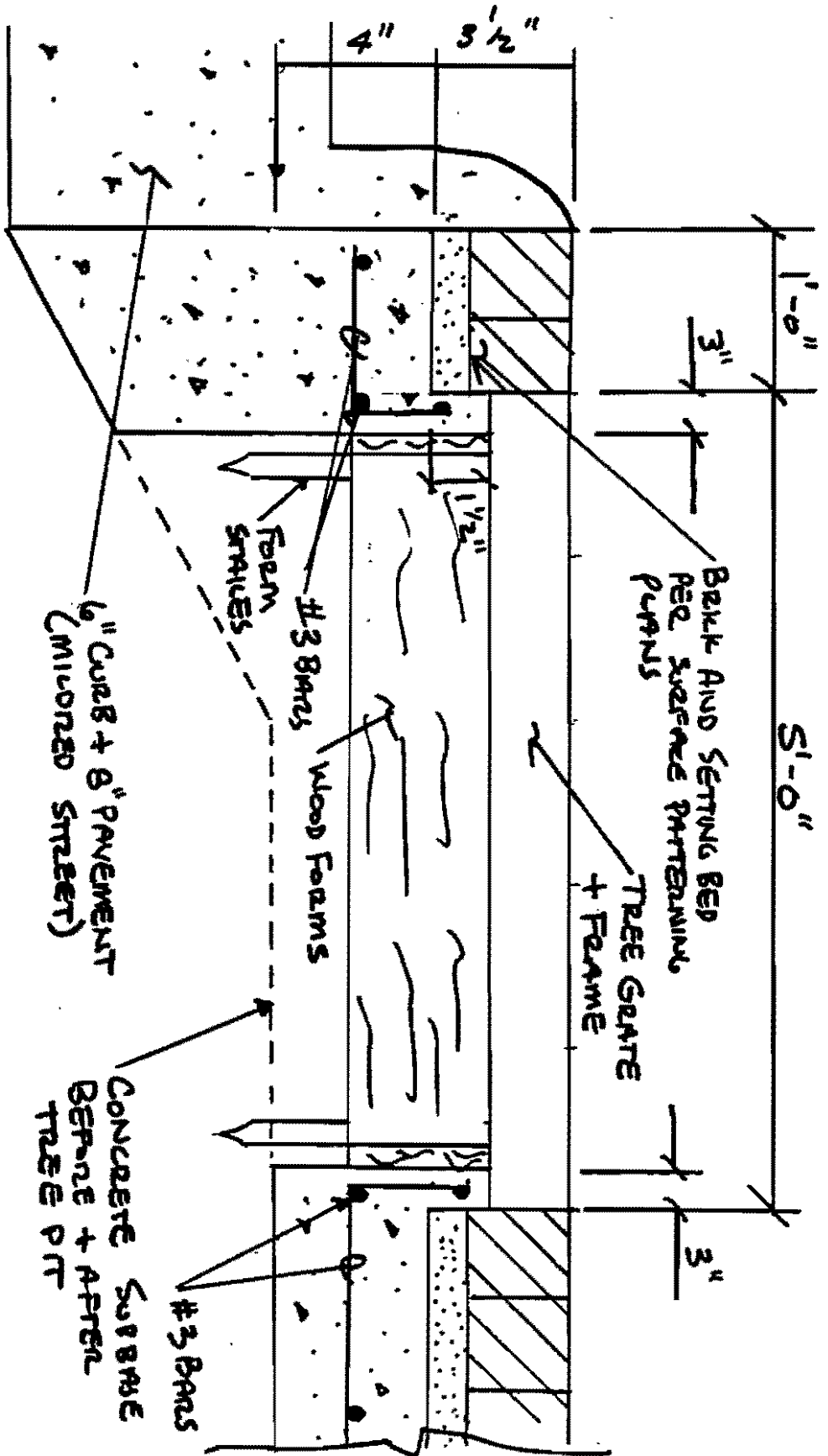


EXHIBIT "B-2"

Project ADDISON CIRCLE
 Client ADDISON / COLUMBUS
 Task TREE GATE
INSTALLATION



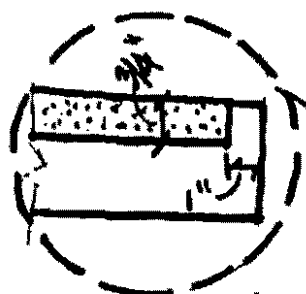
Job No. 01201301
 By DEM Date 9/27/96
 Chkd _____ Date _____
 Sheet _____ of _____



TREE GATE INSTALLATION (ALTERNATE)
SECTION PERPENDICULAR TO CURB
 N.T.S.

PLANTING SPACE: 4'-6" X 4'-6"

EXHIBIT "C"

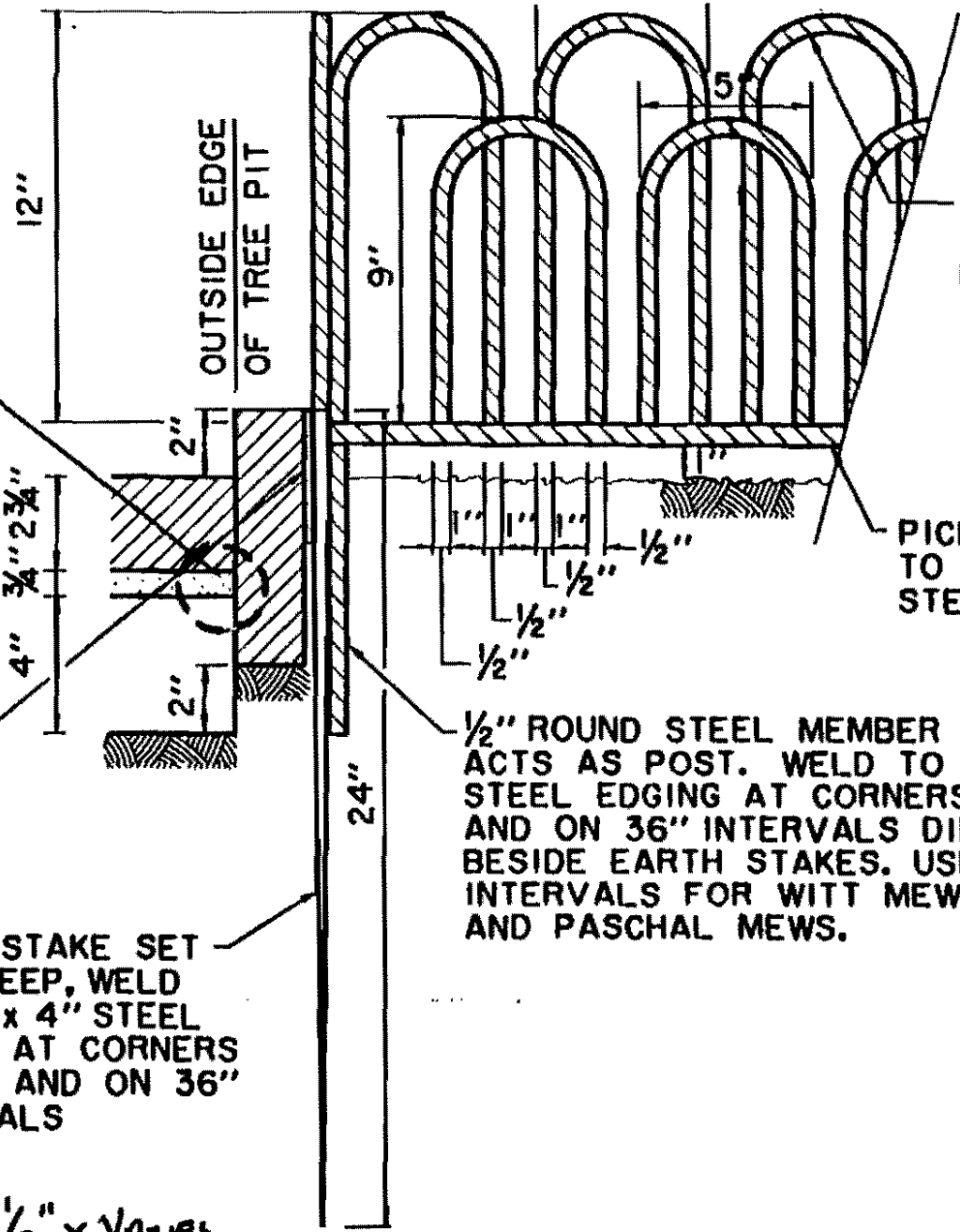


ALTERNATE LIP
AT EDGE OF
CONCRETE

1/4" x 4" STEEL EDGING,
PROVIDE IN "L" SHAPE
WITH 3" OVERLAPS
WELDED TOGETHER IN
THE FIELD

EARTH STAKE SET
2'-0" DEEP, WELD
TO 1/4" x 4" STEEL
EDGING AT CORNERS
OF PIT AND ON 36"
INTERVALS

PLANTING SPACE: 4'-5 1/2" x VARIES



OUTSIDE EDGE
OF TREE PIT

1/2" ROUND STEEL MEMBER
PAINTED BLACK BY
MANUFACTURER

PICKETS WELDED
TO 1/4" x 1 1/2"
STEEL MEMBER

1/2" ROUND STEEL MEMBER
ACTS AS POST. WELD TO 1/4" x 4"
STEEL EDGING AT CORNERS OF PIT
AND ON 36" INTERVALS DIRECTLY
BESIDE EARTH STAKES. USE 30"
INTERVALS FOR WITT MEWS
AND PASCHAL MEWS.

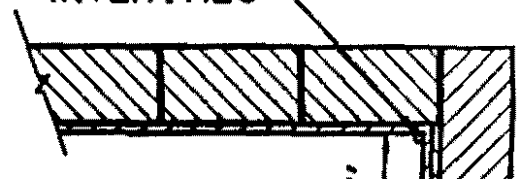
EARTH STAKE SET
2'-0" DEEP, WELD
TO 1/4" x 4" STEEL
EDGING AT CORNERS
OF PIT AND ON 36"
INTERVALS

TREE FENCE

N.T.S.



EXHIBIT "D-1"



Project ADDISON CIRCLE
Client ADDISON/COLUMBUS
Task TREE GRATE
INSTALLATION

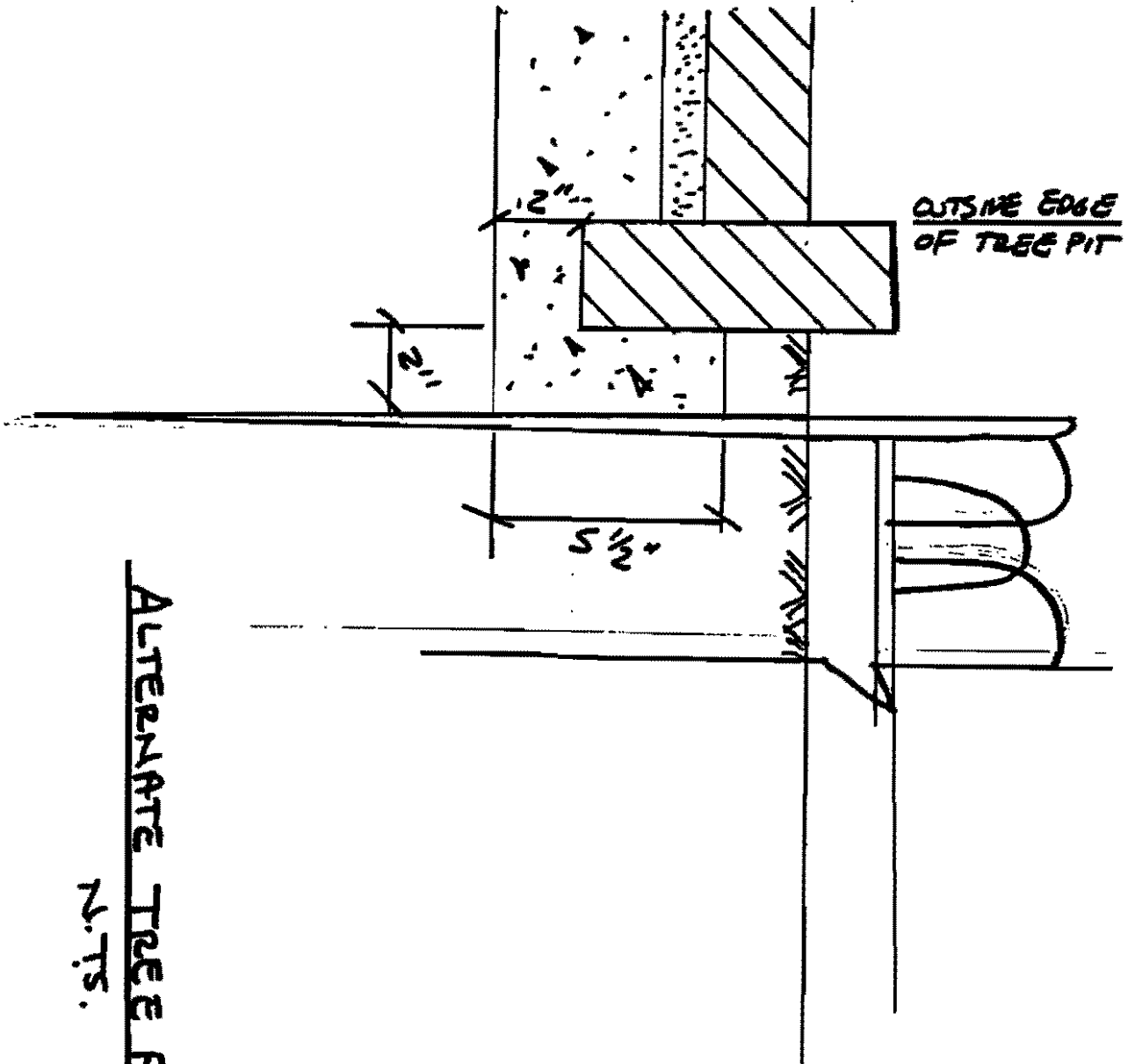
HUITT
ZOLLARS
INCORPORATED

Job No. 01201301
By DEM Date 9/27/96
Chkd _____ Date _____
Sheet _____ of _____

PLANTING SPEC: ~~4~~ 4-1/2" x 4 INCHES

EXHIBIT "D-2"

ALTERNATE TREE FENCE INSTALLATION
N.T.S.



October 7, 1996

Mr. Mark Person
Gibson & Associates
P.O. Box 800579
Balch Springs, TX 75180-0579

RE: Addison Circle Phase I Public Infrastructure
Brick Installation
HZI Project No. 01-2013-01

Dear Mr. Person:


The design team, Town of Addison and Columbus Realty Trust have been inspecting and reviewing the quality of the brick installations at Addison Circle. Although the majority of the brick installed in the streets is acceptable, based on field observation and comparison to other installations in the Dallas area, there is some brick that may require replacement due to excessive gaps between bricks and unevenness of bricks at the surface. We noted some of these deficiencies in a letter dated September 12, 1996, prior to the completion of setting bricks in the roundabout interior band and long before the joints were swept with the sand cement mixture. In addition there are many areas where the brick is high at the concrete edge restraints. Your belief is that the high areas should settle some with traffic traversing the bricks over a period of time.

The bricks appear to be solid in terms of their stability as a unit however the excessive gaps may cause some areas to loosen when subjected to traffic. The design team recommends that we re-evaluate the brick installation in about three months and delineate any areas that may require replacement after settlement due to traffic and weathering.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.



David E. Meyers, P.E.

cc: John Baumgartner, P.E.-Town of Addison
Bryant Nail-Columbus Realty Trust
Jim Duffy-Columbus Realty Trust
Paul Shaw-Newman, Jackson & Bieberstein

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2418 / 214/871-3311 / FAX 214/871-0757

October 7, 1996

Mr. Mark Person
Gibson & Associates
P.O. Box 800579
Balch Springs, TX 75180-0579

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Brick Installation
HZI Project No. 01-2013-01

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HUITT-ZOLLARS, INC.



David E. Meyers, P.E.

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Bryant Nail-Columbus Realty Trust
Jim Duffy-Columbus Realty Trust
Paul Shaw-Newman, Jackson & Bieberstein

Q:\PROJ\01201301\MP1007.LTR

HUITT-ZOLIARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2416 / 214/871-3311 / FAX 214/871-0787

October 7, 1996

Mr. John R. Baumgartner, P.E.
Director of Public Works
Town of Addison
16801 Westgrove Drive
P.O. Box 144
Addison, Texas 75001

RE: Addison Circle Phase I
Detectable Warning Strip
HZI Project No. 01-1822-04

Dear John:

The current design plans for the above referenced project show a 3 foot wide detectable warning strip on the Witt and Paschal Mews. It was our belief at the time of design that this warning strip could be required in areas where there was no vertical separation between vehicular and pedestrian traffic depending upon the interpretation of various accessibility standards. Further investigation has revealed that this requirement has been suspended for further study because initial studies indicate that the warning strip provides minimal increased safety to a visually impaired person.

The Texas Accessibility Standards (TAS) dated April 4th, 1994 indicates the section on detectable warnings at hazardous vehicular areas is "reserved" meaning that there is no standard or requirement at this time. Our original inclusion of a warning strip in this design was based on a reference in the July 1991 Federal Register which indicated a requirement for a three foot strip between vehicular and pedestrian traffic when the surfaces are not separated by curbs, railings or other elements.

On July 18, 1996 Huitt-Zollars contacted the Office of Technical and Information Services Architectural and Transportation Barriers Compliance Board in Washington, D.C. for clarification on this issue. Ms. Earlene Sesker a technical service assistant with the board stated that the requirement for vehicular warning strips has been suspended until July of 1998 pending additional studies. Ms. Sesker also stated that any project constructed prior to July 1998 is not required to construct the detectable warning to be in compliance with the barrier standards.

At the request of Sasaki and Associates, we have pursued this issue further with the Texas Department of Licensing and Regulation Architectural Barriers Section. On August 26, 1996 we faxed several plan views and details of the detectable warning strips to Mr. Brian Hacker and requested a ruling on whether or not the warning strips are required for this project. On September 25, 1996 Mr. Hacker stated in a phone conversation with David Meyers that the state follows the federal guidelines and at this time the detectable warning strips at hazardous vehicular areas is on reserve and is not required for this project. Mr. Hacker stated that he is not allowed to put this in writing however, his supervisor Mr. Jim Voice will be happy to discuss the requirements and ruling with the Town over the phone.

We realize that the Town of Addison has concerns about the mixture of pedestrian and vehicular traffic, however, the grooved warning strip does not provide a physical barrier to prevent this mixture. The trees and bollards have been spaced in such a way to separate the pedestrian and vehicular traffic. The detectable warning strip is not a proven tool to assist the visually impaired as stated by the Federal Register. Both the federal and state agencies state that there is no requirement for the strip at this time, therefore, Huitt-Zollars recommends that the warning strips be deleted from the Witt Mews and Paschal Mews and replaced with a sidewalk sub-base and brick(pattern dependent).

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Mr. John Baumgartner
October 7, 1996
Page 2

The revisions to the design plans for the deletion of the warning strips affects many plan and detail sheets in the construction set and we will proceed with revisions once we receive written notification that our recommendation is acceptable.

Please call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.



Andrew C. Oakley, P.E.
Senior Vice President

ACO/dm

cc: Bryant Nail
Jim Duffy
Mark Brandenburg
Mark Person

HUITT-ZOLIARS

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tustin • Ontario • San Clemente

FACSIMILE TRANSMITTAL

Date: 10/10/96

Fax No.: 450-2837

H-Z Proj. No. 01132204

No. of Pages: 3
(Including Cover Sheet)

TO: TOWN OF ADDISON
MR. JOHN BAUMGARTNER

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

~~RE:~~ RE: Relation of Detectable Warning Strips
at Addison Circuit I.

FROM: David Meyers

SENT BY: _____ TIME: _____ DATE: _____

If you had any problems receiving the Facsimile Transmittal, please contact Ms. Janet Wilks or the individual listed above at (214) 871-3311. Thank you.

3131 McKinney Avenue • Suite 600 • Dallas, Texas 75204 • (214) 871-3311 • FAX (214) 871-0757