

2000-1 Addison Circle  
Final Accounts - 2002

125

**Oxford**<sup>®</sup>

NO. 753 1/3

# JIM BOWMAN CONSTRUCTION COMPANY, INC.

10209 Plano Road, Suite 101

Dallas, Texas 75238

(214) 349-2884 Fax: (214) 349-2887

## Fax Transmittal

*John Miller - VP*  
*K3219*  
*Paul Mack*  
*99*

Date: 2/27/01

Number of Pages Sent (including cover sheet): 1

To: Name: DIANNE  
 Company: LOST PROPERTIES  
 Phone: (972) 851-3200  
 Fax: 972 774-3355

From: Name: Jim Bowman  
 Company: Jim Bowman Construction Co., Inc.  
 Phone: 214-349-2884  
 Fax: 214-349-2887

Please call the number above if you do not receive all pages of this transmission.

Original to follow by mail: Yes  No

Message: REQUEST STATUS OF FOLLOWING:

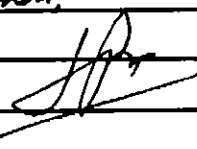
Approved Gravel Phase II - PAVING - ESTIMATE #26 - \$44,763<sup>99</sup>  
- EST. #27 \*FINAL - \$54,544<sup>96</sup>

TOTAL PAVING = \$99,308<sup>95</sup>

" - STREETPAVE - EST. #28 \*FINAL: 29,142<sup>03</sup>

TOTAL DUE = \$128,450<sup>98</sup>

FOR YOUR INFO.

Thanks,  


EMMAILED CINDY HARRIS on MARCH 4<sup>th</sup> 01<sup>st</sup>  
SUE w/ MARK BRANDBURG'S OFFICE  
IS WORKING ON IT. ih

Patrick  
Armonia Ponce  
Michael Collier



10209 Plano Road, Suite 101

Dallas, Texas 75238

(214) 349-2884 Fax: (214) 349-2887

### Fax Transmittal

Date: 3/13/01

Number of Pages Sent (including cover sheet): 2

To: Name: MR. MIKE MURPHY  
 Company: TOWN OF ADDISON  
 Phone: \_\_\_\_\_  
 Fax: (972) 450-2837

From: Name: Jim Bowman  
 Company: Jim Bowman Construction Co., Inc.  
 Phone: 214-349-2884  
 Fax: 214-349-2887

Please call the number above if you do not receive all pages of this transmission.

Original to follow by mail: Yes  No

Message: MIKE: CAN YOU CALL POST (JOHN ALLEN) & HAVE THEM TELL ME THE STATUS OF CONTRACT II FINAL PAYMENTS (SUMMARIZED ON ATTACHED SHEET). I'VE RECEIVED NO RETURN PHONE CALL FROM ALLEN & A RUN-AROUND FROM DINNE.

I APPRECIATE YOUR HELP.

THANKS

Post Apartment Homes, L.P.  
 15720 Quorum Dr.  
 Addison, Texas 75001  
 (972) 726-0560  
 (972) 726-0562 Fax

LETTER OF TRANSMITTAL

TO: TOWN of ADDISON  
16801 WESTGROVE  
ADDISON, TX. 75001  
 ATTN: MICHAEL E. MURPHY

DATE: 1/26/01  
 SUBJECT: ADDISON  
CIRCLE PHASE II  
PUBLIC INFO.

We are sending you the following items:

- |  |   |                                       |
|--|---|---------------------------------------|
| <input checked="" type="checkbox"/> Herewith | <input type="checkbox"/> Under Separate Cover | <input type="checkbox"/> Reproducible |
| <input type="checkbox"/> Prints              | <input type="checkbox"/> Samples              | <input type="checkbox"/> Letter       |
| <input type="checkbox"/> Memo                |   |                                       |
| <input checked="" type="checkbox"/>          |   |                                       |

NUMBER	QUANTITY	DATED	DESCRIPTION
	1	—	CONSENT OF SURETY, RELEASE OF LIEN (PAVING)
	1	—	" " " " " " (STREETSCAPE)
	1	1-15-01	C.O.#1 - PAVING
	1	1-24-01	C.O.#1 - STREETSCAPE

These are transmitted for the purpose below:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> For Your Review and Approval | <input type="checkbox"/> Approved          |
| <input type="checkbox"/> For your signature                      | <input type="checkbox"/> Approved as Noted |
| <input checked="" type="checkbox"/> As Requested                 | <input type="checkbox"/> Rejected          |

Notes:

MIKE - THE CHANGE ORDERS ARE COPIES ONLY - THE ORIGINALS ARE @ H/2 FOR SIGNATURE & WILL BE FORWARDED TO YOU AFTER ALL OTHER PARTIES HAVE EXECUTED.

Copies To: FILE: 96000

From: MURPHY ROBIN

**CONSENT OF SURETY  
TO FINAL PAYMENT**

*AIA Document G707*

OWNER   
ARCHITECT   
CONTRACTOR   
SURETY   
OTHER

TO OWNER:  
*(Name and Address)*  
**Town of Addison  
P.O. Box 9010/ 6350 Beltline Rd  
Addison, Texas 75001-7090**

ARCHITECT'S PROJECT NO.:  
  
CONTRACT FOR: **PAVING**

PROJECT:  
*(Name and Address)*  
**Addison Circle Phase II -Public Infrastruc Pckge A  
Addison, Texas**

CONTRACT DATED: **OCTOBER 21, 1997**

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the  
*(Insert name and address of Surety)*

**Amwest Surety Insurance Company  
3116 Kellway Drive, Ste 110  
Carrollton, Texas 75006**

, SURETY,

on bond of  
*(Insert name and address of Contractor)*

**Jim Bowman Construction Company, Inc.  
10209 Plano Rd #101  
Plano, Texas 75238**

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees the final payment to the Contractor shall not relieve the Surety of any of its obligations to

*(Insert name and address of Owner)*

**Town of Addison  
P.O. Box 9010/ 6350 Beltline Rd  
Addison, Texas 75001-7090**

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunder set its hand on this date: 22 Jan 2001  
*(Insert in writing the month followed by the numeric date and year.)*

**Amwest Surety Insurance Company**

*(Surety)*

*Karen Kubica*

*(Signature of authorized representative)*

Attest: **Rosslyn Weatherall**

(Seal): *Rosslyn Weatherall*

**Karen Kubica**

*(Printed name and title)*

Attorney-in-fact

**"This document has been reproduced electronically with the permission of The American Institute of Architects under license number 97020-1013 to Amwest Surety Insurance Company/Far West Insurance Company which expires August 18, 2001. Reproduction of this document after that date or without project specific information is not permitted."**



SECTION BP  
CONTRACTOR'S AFFIDAVIT OF BILLS PAID

STATE OF TEXAS

COUNTY OF DALLAS

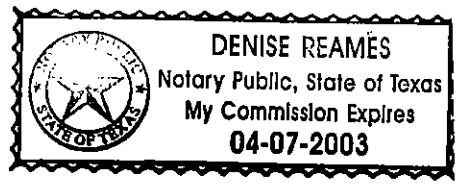
Personally, before me the undersigned authority, on this day appeared, Jim Bowman who, being duly sworn, on oath, says that he is a legal representative of Jim Bowman Const Co L.C.  
(full name of Contractor as in contract)

and that the contract for the construction of the project, designated as  
ADDISON CIRCLE - PHASE II - PUBLIC INFRASTRUCTURE - PACKAGE  
(Project No.)  
"A" - PAVING

has been satisfactorily completed and that all bills for materials, apparatus, fixtures, machinery and labor used in connection with the construction of this project have, to the best of my knowledge and belief, been fully paid.

[Signature]  
Signature  
PRESIDENT  
Title

Sworn to and subscribed before me this 24 day of Jan, <sup>2001</sup> 19.  
[Signature]  
Notary Public in and for  
Dallas County, Texas



JOB NUMBER: 96008 / CHANGE ORDER NO. 1

OWNER: TOWN OF ADDISON

CONTRACTOR: JIM BOWMAN CONSTRUCTION CO.

DATE: 01/15/01

DESCRIPTION OF CHANGES:

THIS CHANGE ORDER INVOLVES THE FOLLOWING ITEMS:

- 1) Remove & Replace Forms On Parking Bays @ AC (South) Between Lewis & Spectrum (H/Z Plan 4/21/98)
- 2) Trench Alley Cut For Post Private Drain (Private Drive & Mildred @ Townhomes)
- 3) Alley Approach Re-Pour @ Private Drain (Private Drive & Mildred @ Townhomes)
- 4) Remove & Replace Curb/Gutter @ Trash Dock At Storage Bldg. On McEntire Place
- 5) Remove & Replace 6" Pavement @ Lewis Pl. (Sta. 10+72)
- 6) Curb Patching For Damage By Private Building Contractors
- 7) Remove & Replace Curb & Gutter Barrier Free Ramp @ Hike & Bike Trail And Spectrum - H/Z Plan Change (Added BFR)
- 8) Remove & Replace 85.50 S.Y. Of Failed Pvmt. @ Addison Circle Roundabout (Phase I)
- 9) Reconciliation Of All Plan Quantities
- 10) \*Denotes Added Item Number

**COPY**

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	REVISED QUANTITY	QUANTITY CHANGE	UNIT PRICE	AMOUNT OF CHANGE
<b>BID PACKAGE "A" (PAVING) - SCHEDULE "T"</b>							
104	Remove Concrete Pavement	SY	280.00	373.33	93.33	\$6.00	\$559.98
105	Remove Concrete Sidewalk	SY	651.00	656.00	5.00	\$4.50	\$22.50
108	8" 650 psi Flex R.C. Pavement	SY	10,606.00	10,514.77	(91.23)	\$30.20	(\$2,755.15)
109	8" 650 psi Flex Drop Slab (Street)	SY	1,749.00	2,082.60	333.60	\$34.00	\$11,342.40
110	6" 650 psi Flex R.C. Pavement	SY	4,997.00	4,154.00	(843.00)	\$27.00	(\$22,761.00)
111	6" 650 psi Flex Drop Slab (Street)	SY	1,159.00	1,662.54	503.54	\$30.80	\$15,509.03
112	8" 650 psi Flex Integral Curb	LF	8,359.00	8,834.30	475.30	\$1.50	\$712.95
113	6" 650 psi Flex R.C. Drive w/wo Drop Slab	SY	503.00	398.89	(104.11)	\$27.00	(\$2,810.97)
115	Construct Longitudinal Butt Joint	LF	1,319.00	1,454.00	135.00	\$6.00	\$810.00
119	Furnish Acme Vehicular Brick Paver	SF	23,398.00	25,456.65	2,058.65	\$2.86	\$5,887.74
120	Furnish Glen Gery Vehicular Paving Materials	SF	9,116.00	8,249.58	(866.42)	\$2.93	(\$2,538.61)
121	Fum. & Place Bedding Materials and Place Vehicular Brick Pavers	SF	32,514.00	32,809.65	295.65	\$2.65	\$783.47
122	Fum. & Install Fairweather B-3 Gloss Black Steel Bollard	EA	51.00	46.00	(5.00)	\$300.00	(\$1,500.00)
123	Fum. & Place 4" Wide Thermoplastic Lane Stripe, White	LF	210.00	36.00	(174.00)	\$2.27	(\$394.98)
124	Fum. & Place 4" Non-Reflective Button, Cl. C, Ty. W	EA	102.00	100.00	(2.00)	\$3.09	(\$6.18)
125	Fum. & Place 4" Reflective Button, Cl. C, Ty. I-C	EA	133.00	118.00	(15.00)	\$5.36	(\$80.40)
126	Fum. & Place 4" Reflective Button, Cl. C, Ty. I-A	EA	18.00	0.00	(18.00)	\$6.40	(\$115.20)
127	Fum. & Place 4" Reflective Button, Cl. C, Ty. II-A-A	EA	247.00	258.00	11.00	\$7.21	\$79.31
128	Fum. & Place 24" Wide Thermoplastic Stop Line	LF	263.00	248.00	(15.00)	\$13.60	(\$204.00)
129	Fum. & Place 12" Wide Thermoplastic Yield Line	LF	40.00	39.00	(1.00)	\$6.80	(\$6.80)
131	Fum. & Install 6"x6" Cl. A, Ty. I-C Jiggle Bar Tile	EA	294.00	265.00	(29.00)	\$16.50	(\$478.50)
132	Fum. & Install Street & Traffic Control Signs	EA	147.00	146.00	(1.00)	\$152.00	(\$152.00)
133	Fum. & Install Unistrut-Tele. Street Sign Post, Found., Hrdwr., App	EA	94.00	83.00	(11.00)	\$97.00	(\$1,067.00)
139	Fum., Place, & Maintain Barricading, Signing, & Traffic Control	MO	20.00	22.00	2.00	\$1,000.00	\$2,000.00
142	Remove & Salvage of Exist. Pedestrian Brick Pavers	SF	397.00	666.40	269.40	\$2.10	\$565.74
*145	R/R Forms on P. Bays @ AC (South) (H/Z Plan 4/21/98)	LS	0.00	1.00	1.00	\$491.64	\$491.64
*146	Trench Alley Cut for Post Private Drain (N Garage Approach)	LS	0.00	1.00	1.00	\$806.54	\$806.54
*147	Alley Approach Re-Pour @ Private Drain (Mildred)	LS	0.00	1.00	1.00	\$113.11	\$113.11
*148	R/R C&G @ Trash Dock @ Storage Bldg. On McEntire Pl.	LS	0.00	1.00	1.00	\$221.80	\$221.80
*149	R/R 6" Pvmt. @ Lewis Pl. (Sta. 10+72)	LS	0.00	1.00	1.00	\$1,098.40	\$1,098.40
*150	Curb Patching for Damage by Private Contractors	LS	0.00	1.00	1.00	\$9,846.20	\$9,846.20
*151	R/R C&G Barrier Free Ramp @ Hike & Bike Trail - Plan Change	LS	0.00	1.00	1.00	\$660.00	\$660.00
*152	Rem. & Repl. 85.5 S.Y. of Failed Pvmt. @ Add. Cir. Roundabout	LS	0.00	1.00	1.00	\$11,900.00	\$11,900.00
<b>BID PACKAGE "A" (PAVING) - SCHEDULE "T" SUBTOTAL:</b>							<b>\$28,540.03</b>

NET CHANGE BY CHANGE ORDER NO.1	\$28,540.03
ORIGINAL CONTRACT AMOUNT	\$1,062,359.17
PREVIOUS CHANGE ORDERS	\$0.00
REVISED CONTRACT AMOUNT	\$1,090,899.20

EFFECT OF CHANGE ON CONTRACT TIME

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

ORIGINAL CONTRACT TIME	300 C.D.
ADDITIONAL DAYS FOR THIS CHANGE ORDER	0 C.D.
ADDITIONAL DAYS FOR PREVIOUS CHANGE ORDER	0 C.D.
REVISED CONTRACT TIME	300 C.D.



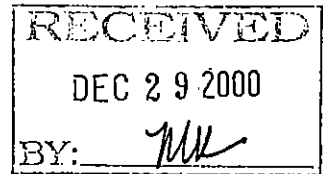


# JIM BOWMAN CONSTRUCTION COMPANY, INC.

10209 Plano Road, Suite 101

Dallas, Texas 75238

(214) 349-2884



Project Name: #468 Addison Circle Phase II - Paving  
Type of Work: Paving  
Estimate Period: April 1, 2000 to December 27, 2000

Estimate No. 26  
Contract Date: Oct. 21, 1997  
Contract Amt: \$1,062,359.17

Payable To: Jim Bowman Construction Co., Inc.  
10209 Plano Road, Suite 101  
Dallas, Texas 75238

## FILE COPY

Item	Description	Unit of Measure	Contract Quantity	Total Work Done on Contract	Contract Price	Amount Due This Month
<b>Sch I</b>	<b>Paving Improvements</b>					
101	Mobilization	LS	1	1.00	60,000.00	60,000.00
102	Superintendent	LS	1	1.00	70,000.00	70,000.00
103	Full Depth Sawcut Existing Concrete	LF	1,454	1454	2.20	3,198.80
104	Remove Concrete Pavement	SY	280	373.33	6.00	2,239.98
105	Remove Concrete Sidewalk	SY	651	656.00	4.50	2,952.00
106	F&Place 6" Lime Stab. Subgrade	SY	19,614	19,614.00	1.62	31,774.68
107	F&Place Hydrated Lime 28lbs/sy	Ton	274.6	274.60	104.50	28,695.70
108	8" 650 psi Flex R.C. Pavement	SY	10,606	10,514.77	30.20	317,546.05
109	8" 650 psi Flex Drop Slab (Street)	SY	1,749	2,082.60	34.00	70,808.40
110	6" 650 psi Flex R.C. Pavement	SY	4,997	4,154.00	27.00	112,158.00
111	6"-650 Flex Drop Slab (Street)	SY	1,159	1,662.54	30.80	51,206.23
112	6"-650 Flex Integral Curb	LF	8,359	8,834.30	1.50	13,251.45
113	6"-650 Flex R.C. Drive w/wo Drop Slab	SY	503	398.89	27.00	10,770.03
114	Reinf. Concrete Street Header	LF	110	110.00	6.00	660.00
115	Construct Longitudinal Butt Joint	LF	1319	1,454.00	6.00	8,724.00
119	Furnish Acme Vehicular Brick Paver	SF	23,398	25,456.65	2.86	72,806.02
120	Furn. Glen-Gery Vehic. Brick Paver	SF	9,116	8,249.58	2.93	24,171.27
121	F&P Bedding Mtl's Vehicular Pavers	SF	32,514	32,809.65	2.65	86,945.57
122	Install B-3 Gloss Blk Steel Bollard	EA	51	46.00	300.00	13,800.00
123	4" Thermo Lane Stripe, White	LF	210	36.00	2.27	81.72
124	4" Non Refl. Button, CL C, Ty. W	EA	102	100.00	3.09	309.00
125	4" Refl. Button CL C Ty. I-C	EA	133	118.00	5.36	632.48
126	4" Refl. Button CL C, Ty. IA	EA	18		6.40	
127	4" Refl. Button CL C, Typ II-A-A	EA	247	258.00	7.21	1,860.18
128	24" Wide Thermo Stop Line	LF	263	248.00	13.60	3,372.80
129	12" Wide Thermo Yield Line	LF	40	39.00	6.80	265.20
130	Thermo Advisory Marker "Yield"	EA	4	4.00	360.00	1,440.00
131	6"x6" CL "A" Ty. I-C Jiggle Bar Tile	EA	294	265.00	16.50	4,372.50
132	F&I Street & Traffic Control Signs	EA	147	146.00	152.00	22,192.00
133	Unistrut-Telespar Street Sign Post	EA	94	83.00	97.00	8,051.00
134	F&I 9'X7' Refl. Diagram Sign	EA	3	3.00	2,370.00	7,110.00
135	F&I 9'x7' Refl. Diagram Sign Post, Etc	Ea	1	1.00	4,550.00	4,550.00
136	F&I 5'x2' Refl. Street Sign (St-1)	EA	1	1.00	850.00	850.00
137	F&I 6.75'x1.5' Refl Diagram Sign	EA	1	1.00	570.00	570.00
138	F&I Street Barricade	LF	125	125.00	25.00	3,125.00
139	Barricading, Signing & Traffic Control	MO	20	22.00	1,000.00	22,000.00
140	Remove Existing Street Light Found.	EA	1	1.00	540.00	540.00
141	F&I Traffic Signal Pull Boxes	EA	6	6.00	222.00	1,332.00
142	Remove & Salvage Brick Pavers	SF	397	666.40	2.10	1,399.44
CO #1	Rem/Repl Pving @ Round-a-Bout	LS	1	1.00	11,900.00	11,900.00
Extra	R/R forms on P. Bays @ AC (South) Bet. M-2/Spec. on 4/21/98 (H-Z Plans)				C.P.	491.64

# JIM BOWMAN CONSTRUCTION COMPANY, INC.

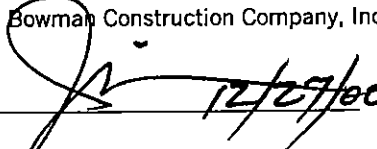
10209 Plano Road, Suite 101

Dallas, Texas 75238

(214) 349-2884

Item	Description	Unit of Measure	Contract Quantity	Total Work Done on Contract	Contract Price	Amount Due This Month
Extra	North trench alley cut for Post drain pipe				C.P.	806.54
Extra	Alley approach re-do @ Post's trench drain @ M-2 North				C.P.	113.11
Extra	R/R C&G @ trash dock @ storage bldg. On M-3 est of M-2 South (19LF)				C.P.	221.80
Extra	R/R 6" pvmt. In M-2 south @ low sunken area opp. Drive (sta. 10+72)-12x15				C.P.	1,098.40
Extra	Curb patching for Post				C.P.	9,846.20
Extra	R/R C&G @ BFR @ hike & bike trail				C.P.	660.00

Approved:  
Jim Bowman Construction Company, Inc.

By:  12/27/00

Total Amount of Work Done	\$1,090,899.19
Less Retainage	0.05
Other	\$54,544.96
Amount Payable on Contract	\$1,036,354.23
Less Previous Payments	\$991,590.24
Amount Due This Estimate	<b>\$44,763.99</b>

Approved  
Post Properties, Inc.

By:  1/25/01

Approved  
Town of Addison

By: \_\_\_\_\_

# JIM BOWMAN CONSTRUCTION COMPANY, INC.

10209 Plano Road, Suite 101

Dallas, Texas 75238

(214) 349-2884

Project Name: #468 Addison Circle Phase II - Paving  
 Type of Work: Paving  
 Estimate Period: December 27, 2000 to December 28, 2000

Estimate No. 27 & Final  
 Contract Date: Oct. 21, 1997  
 Contract Amt: \$1,062,359.17

Payable To: Jim Bowman Construction Co., Inc.  
 10209 Plano Road, Suite 101  
 Dallas, Texas 75238

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104	Remove Concrete Pavement	SY	280	373.33	6.00	2,239.98
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112	6"-650 Flex Integral Curb	LF	8,359	8,834.30	1.50	13,251.45
113	6"-650 Flex R.C. Drive w/wo Drop Slab	SY	503	398.89	27.00	10,770.03
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128	24" Wide Thermo Stop Line	LF	263	248.00	13.60	3,372.80
129	12" Wide Thermo Yield Line	LF	40	39.00	6.80	265.20
130	Thermo Advisory Marker "Yield"	EA	4	4.00	360.00	1,440.00
131	6"x6" CL "A" Ty. I-C Jiggle Bar Tile	EA	294	265.00	16.50	4,372.50
132	F&I Street & Traffic Control Signs	EA	147	146.00	152.00	22,192.00
133	Unistrut-Telespar Street Sign Post	EA	94	83.00	97.00	8,051.00
134	F&I 9'X7' Refl. Diagram Sign	EA	3	3.00	2,370.00	7,110.00
135	F&I 9'x7' Refl. Diagram Sign Post, Etc	Ea	1	1.00	4,550.00	4,550.00
136	F&I 5'x2' Refl. Street Sign (St-1)	EA	1	1.00	850.00	850.00
137	F&I 6.75'x1.5' Refl Diagram Sign	EA	1	1.00	570.00	570.00
138	F&I Street Barricade	LF	125	125.00	25.00	3,125.00
139	Barricading, Signing & Traffic Control	MO	20	22.00	1,000.00	22,000.00
140	Remove Existing Street Light Found.	EA	1	1.00	540.00	540.00
141	F&I Traffic Signal Pull Boxes	EA	6	6.00	222.00	1,332.00
142	Remove & Salvage Brick Pavers	SF	397	666.40	2.10	1,399.44
CO #1	Rem/Repl Pving @ Round-a-Bout	LS	1	1.00	11,900.00	11,900.00
Extra	R/R forms on P. Bays @ AC (South) Bet. M-2/Spec. on 4/21/98 (H-Z Plans)				C.P.	491.64

# JIM BOWMAN CONSTRUCTION COMPANY, INC.


10209 Plano Road, Suite 101

Dallas, Texas 75238

(214) 349-2884

Item	Description	Unit of Measure	Contract Quantity	Total Work Done on Contract	Contract Price	Amount Due This Month
Extra	North trench alley cut for Post drain pipe				C.P.	806.54
Extra	Alley approach re-do @ Post's trench drain @ M-2 North				C.P.	113.11
Extra	R/R C&G @ trash dock @ storage bldg. On M-3 est of M-2 South (19LF)				C.P.	221.80
Extra	R/R 6" pvmt. In M-2 south @ low sunken area opp. Drive (sta. 10+72)-12x15				C.P.	1,098.40
Extra	Curb patching for Post				C.P.	9,846.20
Extra	R/R C&G @ BFR @ hike & bike trail				C.P.	660.00

Approved:  
Jim Bowman Construction Company, Inc.

By:  12/28/00

Total Amount of Work Done	\$1,090,899.19
Less Retainage	0.00
Other	\$0.00
Amount Payable on Contract	\$1,090,899.19
Less Previous Payments	\$1,036,354.23
Amount Due This Estimate	<b>\$54,544.96</b>

Approved  
Post Properties, Inc.

By:  1/25/01

Approved  
Town of Addison

By: \_\_\_\_\_

SEND TO BOB W. FOR SIGNATURE  
*Bob W.*

File: File 1/19/01  
 9 Sets to Row for Sig

Post Apartment Homes, L.P.  
 15720 Quorum Dr.  
 Addison, Texas 75001  
 (972) 726-0560  
 (972) 726-0562 Fax

LETTER OF TRANSMITTAL

TO: Town of Addison Public Works DATE: 1-8-01  
16801 Westdale  
Addison, Tx. 75001  
 ATTN: Mr. Dave Wade SUBJECT: Addison Cr.  
Phase II-B Public  
Info.

We are sending you the following items:

- Herewith
- Under Separate Cover
- Reproducible
- Prints
- Samples
- Letter
- Memo
- FINAL CHANGE ORDERS

NUMBER	QUANTITY	DATED	DESCRIPTION
	3	12/05/00	PAVING
	3	12/19/00	STREETSCAPE
	3	11/22/00	UTILITIES

These are transmitted for the purpose below:

- For Your Review and Approval
- For your signature
- As Requested
- Approved
- Approved as Noted
- Rejected

Notes: AFTER EXECUTION, PLEASE RETURN 2 ORIGINALS FOR POST FILES & CONTRACTOR FILES & RETURN 1 ORIGINAL FOR YOUR FILES

Copies To: file: 143901 From: Michael J. Robert

# Addison!

**MICHAEL E. MURPHY, P.E.**  
Director of Public Works  
(972) 450-2878  
(972) 450-2837 FAX  
mmurphy@ci.addison.tx.us E-mail

Town of Addison 16801 Westgrove Dr. P.O. Box 9010, Addison, Texas 75001-9010

---

Ron,

PLEASE SIGN THE  
ATTACHED "FINAL"  
CHANGE ORDER FOR  
PHASE II-B BID PACKAGE "A"  
(PAVING) - ADDISON CIRCLE.

I HAVE REVIEWED - AND ALL  
SEEMS TO BE IN ORDER.

Handwritten SEND  
TO RON W.  
FOR SIGNATURE

P.S.  
RETURN TO ME.

Handwritten signature  
Mike



January 18, 2001

Town of Addison  
Public Works Department  
16801 Westgrove  
Addison, Texas 75001-9010

Attn.: Michael E. Murphy, P.E.

Re.: Addison Circle Phase II & III Finals

Dear Sir:

In response to your correspondence dated January 8, 2001 we offer the following:  
A final walk for Addison Circle Phase II Public Infrastructure was performed with your field inspector, Mr. Dave Wilde on Tuesday, January 16, 2001 and according to Mr. Wilde all contractual obligations had been met and all punch items with the exception of the installation of dead end markers had been corrected. We are presently ordering the dead end markers for all required areas and the installations should be completed no later than Friday, January 26, 2001. We will be installing silt fence around construction yard perimeters and all other needed areas as per Mr. Wilde's direction as soon as weather permits. Post Properties, Inc. employees will perform silt fence maintenance as needed. We are presently in the process of de-mobilizing and cleaning our construction yards and anticipate completing this task no later than Friday, February 9, 2001. As part of this work we will re-grade all disturbed areas to provide proper and adequate drainage. Our intent is to leave our two construction field trailers and Post storage trailers on-site until such time as future development proceeds. The construction trailers will be used by Post Properties, Inc. field personnel during the completion of our Townhouse construction and for ongoing property maintenance. Our storage trailers will be maintained in a neat and orderly manner until such time as a new construction phase commences. All Post Properties, Inc. staging areas will be maintained in a condition that is neither objectionable to the residents of Addison or to our residents.  
If you have any questions concerning these matters, please call.

Sincerely,  
Post Properties, Inc.

Michael F. Robbins  
Superintendent-Public Infrastructure

cc: Mark Brandenburg-Senior Vice President Construction

**CONSENT OF SURETY  
TO FINAL PAYMENT**

*AIA Document G707*

OWNER   
ARCHITECT   
CONTRACTOR   
SURETY   
OTHER

TO OWNER:

*(Name and Address)*

**Town of Addison  
P.O. Box 9010/ 6350 Beltline Rd  
Addison, Texas 75001-7090**

ARCHITECT'S PROJECT NO.:

CONTRACT FOR: **Streetscape**

PROJECT:

*(Name and Address)*

**Addison Circle Phase II -Public Infrastruc  
Pckge B Addison, Texas**

CONTRACT DATED: **October 21, 1977**

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the  
*(Insert name and address of Surety)*

**Amwest Surety Insurance Company  
3116 Kellway Drive, Ste 110  
Carrollton, Texas 75006**

, SURETY,

on bond of

*(Insert name and address of Contractor)*

**Jim Bowman Construction Company, Inc.  
10209 Plano Rd #101  
Plano, Texas 75238**

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees the final payment to the Contractor shall not relieve the Surety of any of its obligations to

*(Insert name and address of Owner)*

**Town of Addison  
P.O. Box 9010/ 6350 Beltline Rd  
Addison, Texas 75001-7090**

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunder set its hand on this date: 22 Jan 2001

*(Insert in writing the month followed by the numeric date and year.)*


**Amwest Surety Insurance Company**

*(Surety)*



*(Signature of authorized representative)*

Attest: **Rosslyn Weatherall**

(Seal): 

**Karen Kubica**

*(Printed name and title)*

Attorney-in-fact

**"This document has been reproduced electronically with the permission of The American Institute of Architects under license number 97020-1013 to Amwest Surety Insurance Company/Far West Insurance Company which expires August 18, 2001. Reproduction of this document after that date or without project specific information is not permitted."**






# LIMITED POWER OF ATTORNEY

## Amwest Surety Insurance Company Far West Insurance Company

Bond No.: 1341405

Bond Issue Date: Jan 21, 2001 POWER NUMBER 0001142869

This document is printed on white paper containing the artificial watermarked logo (  ) of Amwest Surety Insurance Company on the front and brown security paper on the back. Only unaltered originals of the Limited Power of Attorney ("POA") are valid. This POA may not be used in conjunction with any other POA. No representations or warranties regarding this POA may be made by any person. This POA is governed by the laws of the State of Nebraska and is only valid until the expiration date. Amwest Surety Insurance Company and Far West Insurance Company (collectively the "Company") shall not be liable on any limited POA which is fraudulently produced, forged or otherwise distributed without the permission of the Company. Any party concerned about the validity of this POA or an accompanying Company bond should call your local Amwest branch office at (972) 248-3232

KNOW ALL BY THESE PRESENT, that Amwest Surety Insurance Company, a Nebraska corporation and Far West Insurance Company, a Nebraska corporation (collectively the "Company"), do hereby make, constitute and appoint:

Gail A. Barraza  
Connie Wofford  
Lannie McClain  
Beverly Trimble  
Steven W. Lewis  
Nancy Ruano  
As Employees of Amwest Surety Insurance Co

Karen Kubica  
Kevin J. Jackson


its true and lawful Attorney-in-fact, with limited power and authority for and on behalf of the Company as surety to execute, deliver and affix the seal of the company thereto if a seal is required on bonds, undertakings, recognizances, reinsurance agreement for a Miller Act or other performance bond or other written obligations as follows:

All Bonds up to \$25,000,000.00

### Consent of Surety To Final Payment

and to bind the company thereby. This appointment is made under and by authority of the By-Laws of the Company, which are now in full force and effect.

I, the undersigned secretary of Amwest Surety Insurance Company, a Nebraska corporation and Far West Insurance Company, a Nebraska corporation, DO HEREBY CERTIFY that this Power of Attorney remains in full force and effect and has not been revoked and furthermore, that the resolutions of the Board of Directors of both Amwest Surety Insurance Company and Far West Insurance Company set forth on this Power of Attorney, and that the relevant provisions of the By-Laws of each company, are now in full force and effect.

  
Karen G. Cohen, Secretary

### \*\*\*\*\* RESOLUTIONS OF THE BOARD OF DIRECTORS \*\*\*\*\*

This POA is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the Board of Directors of Amwest Surety Insurance Company at a meeting duly held on December 15, 1975 and Far West Insurance Company at a meeting duly held on July 28, 1983:

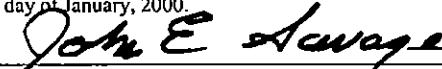
RESOLVED, that the President or any Vice President, in conjunction with the Secretary or any Assistant Secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the Company, to execute and deliver and affix the seal of the Company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any POA previously granted to such person.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and bind upon the Company:

- (i) when signed by the President or any Vice President and attested and sealed (if a seal be required) by any Secretary or Assistant Secretary; or
- (ii) when signed by the President or any Vice President or Secretary or Assistant Secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or
- (iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the power of attorney issued by the Company to such person or persons.

RESOLVED FURTHER, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any POA or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, Amwest Surety Insurance Company and Far West Insurance Company have caused these present to be signed by its proper officers, and its corporate seals to be hereunto affixed this 17<sup>th</sup> day of January, 2000.

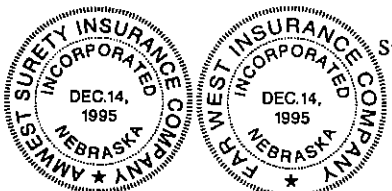
  
John E. Savage, President

  
Karen G. Cohen, Secretary

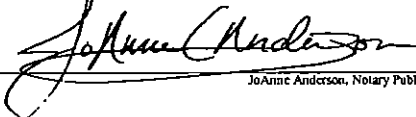
State of California  
County of Los Angeles

On January 17, 2000 before me, JoAnne Anderson Notary Public, personally appeared John E. Savage and Karen G. Cohen, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me all that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Signature

  
JoAnne Anderson, Notary Public (Seal)



5230 Las Virgenes Road Calabasas, CA 91302 TEL 818 871-2000

SECTION BP  
CONTRACTOR'S AFFIDAVIT OF BILLS PAID

STATE OF TEXAS

COUNTY OF DALLAS

Personally, before me the undersigned authority, on this day appeared Jim Downman who, being duly sworn, on oath, says that he is a legal representative of Jim Downman Const. Co., Inc.  
(full name of Contractor as in contract)

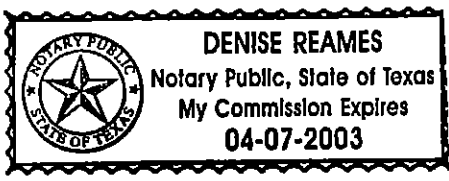
and that the contract for the construction of the project, designated as  
ADDISON CIRCLE PHASE II - PUBLIC INFRASTRUCTURE, PACKAGE "B"  
(Project No.)  
STREET SCAPE

has been satisfactorily completed and that all bills for materials, apparatus, fixtures, machinery and labor used in connection with the construction of this project have, to the best of my knowledge and belief, been fully paid.

[Signature]  
Signature  
PRESIDENT  
Title

Sworn to and subscribed before me this 24 day of Jan, <sup>2001</sup> 1901.

Denise Reames  
Notary Public in and for  
Dallas County, Texas



DESCRIPTION OF CHANGES:

THIS CHANGE ORDER INVOLVES THE FOLLOWING ITEMS:

- 1) Furnish & Place Stone Retaining Wall @ Hike & Bike Trail
- 2) Remove Existing Paver Edge Restraint & Tie-In to Phase II
- 3) Sleeve Existing Irrigation System @ S.W. Corner Building "N"
- 4) Install Additional Irrigation Water Supply & Split Irrigation System
- 5) 4" PVC Bores on McEntire for Better Irrigation Alignment (Per Addison)
- 6) Pour Additional Concrete @ Porch on Building "P" (Northeast Corner)
- 7) Pour Additional Concrete @ Ramp At Parking Garage
- 8) Exc./Saw/Pour Conc. Base @ CBI/Garage on Private Property
- 9) Remove & Replace 4" Base & Pavers @ S.E. Corner Of Building "M"
- 10) Adjust Manhole @ Addison Circle & Lewis Place (Existing)
- 11) Pour 2 1/2' x 30 1/2' Strip @ South Side Building "O"
- 12) Adjust Existing MTS Manhole West Side Building "N"
- 13) Replace Flexcell Along Quorum-West Side "N" Damaged By Bldg. Contractors
- 14) Remove & Replace Forms-North Side Bldg. "M"
- 15) Pour Added Pedestrian Paver Containment Band-Morris Ave.
- 16) Remove & Replace 4 Trees Resulting From Ph. I Drainage Error
- 17) Pedestrian Pole, Ty "A", w/ 2 Ty. "A" Fixtures
- 18) Pedestrian Pole, Ty. "D" 19" Pole, Ty. "A" Fixture
- 19) Ty. "D", 22" Pole w/o Fixture, with Connections for Hanging Lights
- 20) Revised Foundation for Hanging Light Poles
- 21) Weld 3 Light Base Anchor Bolts-East Side Spectrum @ Addison Circle
- 22) Repair Broken Conduit w/ Wire @ Southeast Corner Addison Circle & Spectrum
- 23) Deletion of All Items in Schedule "DX" (Added to Esplanade Park Contract)
- 24) Reconciliation of All Plan Quantities
- 25) \* Denotes Added Item & Item Number

**COPY**

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	REVISED QUANTITY	QUANTITY CHANGE	UNIT PRICE	AMOUNT OF CHANGE
BID PACKAGE "B" (STREETSCAPE) - SCHEDULE "II"							
204	Furnish & Install 4" PVC Sch 40 Subdrain System	LF	7,213.00	7,595.00	382.00	\$10.00	\$3,820.00
212	Furnish & Install Bike Rack, Model LB3-E	EA	25.00	26.00	1.00	\$80.00	\$80.00
214	Furnish & Plant Red Oak, 200 Gallon	EA	64.00	77.00	13.00	\$1,150.00	\$14,950.00
215	Furnish & Plant Live Oak, 200 Gallon	EA	55.00	42.00	(13.00)	\$1,150.00	(\$14,950.00)
224	Furnish & Plant Bowles Mauve Wallflower, 4" Container Grown, Full	EA	60.00	0.00	(60.00)	\$7.21	(\$432.60)
229	Furnish & Plant Candy Tuft, Container Grown, Full	EA	48.00	0.00	(48.00)	\$1.55	(\$74.40)
230	Furnish & Plant Iris Madonna No. 1 Rhizomes	EA	280.00	262.00	(18.00)	\$2.27	(\$40.86)
234	Furnish & Plant Bearded Iris Yellow, No. 1 Rhizomes	EA	128.00	110.00	(18.00)	\$2.27	(\$40.86)
235	Furnish & Plant Bearded Iris Purple, No. 1 Rhizomes	EA	136.00	118.00	(18.00)	\$2.27	(\$40.86)
256	Remove Existing Trees, Maintain, Hold & Replant	EA	10.00	9.00	(1.00)	\$285.00	(\$285.00)
257	Furnish & Plant Bermuda Hydroseed	SF	51,920.00	0.00	(51,920.00)	\$0.05	(\$2,596.00)
262	Furnish & Place 4" Thick 3000 PSI Reinforced Concrete Sidewalk	SF	637.00	2,379.00	1,742.00	\$3.00	\$5,226.00
263	Furnish & Place 4" Thick 3000 PSI Reinforced Concrete Subbase (Sidewalk)	SF	85,474.00	91,054.80	5,580.80	\$2.30	\$12,835.84
265	Furnish Glen-Gery Pedestrian Brick Paver Materials Delivered To Site	SF	93,538.00	97,555.88	4,017.88	\$1.49	\$5,986.64
266	Furnish & Place Bedding Materials & Place Pedestrian Brick Pavers (Sidewalk)	SF	93,538.00	92,888.80	(649.20)	\$1.60	(\$1,038.72)
*268	Furnish & Place Stone Retaining Wall @ Hike & Bike Trail	LS	0.00	1.00	1.00	\$12,285.00	\$12,285.00
*269	Remove Existing Paver Edge Restraint & Tie-In to Phase II	LS	0.00	1.00	1.00	\$2,734.00	\$2,734.00
*270	Sleeve Existing Irrigation System @ S.W. Corner Building "N"	LS	0.00	1.00	1.00	\$800.00	\$800.00
*271	Install Additional Irrigation Water Supply & Split Irrigation System	LS	0.00	1.00	1.00	\$1,894.20	\$1,894.20
*272	4" PVC Bores on McEntire for Better Irrigation Alignment (Per Addison)	LF	0.00	99.00	99.00	\$20.00	\$1,980.00
*273	Pour Additional Concrete @ Porch on Building "P" (Northeast Corner)	LS	0.00	1.00	1.00	\$609.38	\$609.38
*274	Pour Additional Concrete @ Ramp At Parking Garage	LS	0.00	1.00	1.00	\$284.84	\$284.84
*275	Exc./Saw/Pour Conc. Base @ CBI/Garage on Private Property	LS	0.00	1.00	1.00	\$549.36	\$549.36
*276	Remove & Replace 4" Base & Pavers @ S.E. Corner Of Building "M"	LS	0.00	1.00	1.00	\$2,697.17	\$2,697.17
*277	Adjust Manhole @ Addison Circle & Lewis Place (Existing)	LS	0.00	1.00	1.00	\$208.00	\$208.00
*278	Pour 2 1/2' x 30 1/2' Strip @ South Side Building "O"	LS	0.00	1.00	1.00	\$190.63	\$190.63
*279	Adjust Existing MTS Manhole West Side Building "N"	LS	0.00	1.00	1.00	\$210.42	\$210.42
*280	Replace Flexcell Along Quorum-West Side "N" Damaged By Bldg. Contractors	LS	0.00	1.00	1.00	\$300.00	\$300.00
*281	Remove & Replace Forms-North Side Bldg. "M"	LS	0.00	1.00	1.00	\$478.87	\$478.87
*282	Pour Added Pedestrian Paver Containment Band-Morris Ave.	LF	0.00	334.50	334.50	\$5.00	\$1,672.50
*283	Remove & Replace 4 Trees Resulting From Ph. I Drainage Error	EA	0.00	4.00	4.00	\$1,170.75	\$4,683.00
BID PACKAGE "B" (STREETSCAPE) - SCHEDULE "II" SUBTOTAL:							\$54,976.55

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	REVISED QUANTITY	QUANTITY CHANGE	UNIT PRICE	AMOUNT OF CHANGE
BID PACKAGE "B" (STREETSCAPE)-SCHEDULE "VIII"							
808	Furnish & Install 2" GRC Elbows	EA	220.00	0.00	(220.00)	\$23.85	(\$5,247.00)
810	Furnish & Install 2" PVC SCH 40 Street Light Conduit	LF	7,000.00	8,460.00	1,460.00	\$2.96	\$4,321.60
821	Furnish & Install Street Light Pull Box	EA	14.00	26.00	12.00	\$195.00	\$2,340.00
823	Furnish & Construct Pedestrian Street Light Foundation	EA	86.00	85.00	(1.00)	\$360.00	(\$360.00)
824	Furnish & Construct Vehicular Street Light Foundation	EA	3.00	1.00	(2.00)	\$433.00	(\$866.00)
825	Furnish & Install Pedestrian Pole, Ty. "A" & 175 W Lamp	EA	86.00	74.00	(12.00)	\$2,237.00	(\$26,844.00)

(continued)

JOB NUMBER: 96008 / CHANGE ORDER NO. 1

OWNER: TOWN OF ADDISON

CONTRACTOR: JIM BOWMAN CONSTRUCTION CO.

DATE: 01/24/01

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	REVISED QUANTITY	QUANTITY CHANGE	UNIT PRICE	AMOUNT OF CHANGE
BID PACKAGE "B" (STREETSCAPE)-SCHEDULE "VIII"							
826	Furnish & Install Vehicular Pole, Fixture & 250w High Pressure Sodium Lamp, Ty. "B"	EA	1.00	0.00	(1.00)	\$1,510.00	(\$1,510.00)
827	Furnish & Install Vehicular Pole, Fixture & 250w Metal Halide Lamp, Type "C"	EA	2.00	0.00	(2.00)	\$1,510.00	(\$3,020.00)
828	Furnish & Install Signal Interconnect Cable	LF	3,000.00	3,250.00	250.00	\$1.50	\$375.00
830	3" PVC Signal Interconnect Conduit	EA	260.00	1,030.00	770.00	\$3.00	\$2,310.00
*831	Pedestrian Pole, Ty "A", w/ 2 Ty. "A" Fixtures	EA	0.00	7.00	7.00	\$3,810.00	\$26,670.00
*832	Pedestrian Pole, Ty. "D" 19/8" Pole, Ty. "A" Fixture	EA	0.00	4.00	4.00	\$3,040.00	\$12,160.00
*833	Ty. "D", 22/8" Pole w/o Fixture; with Connections for Hanging Lights	EA	0.00	6.00	6.00	\$2,030.00	\$12,180.00
*834	Revised Foundation for Hanging Light Poles	EA	0.00	6.00	6.00	\$840.00	\$5,040.00
*835	Weld 3 Light Base Anchor Bolts-East Side Spectrum @ Addison Circle	LS	0.00	1.00	1.00	\$268.00	\$268.00
*836	Repair Broken Conduit w/ Wire @ Southeast Corner Addison Circle & Spectrum	LS	0.00	1.00	1.00	\$546.00	\$546.00
BID PACKAGE "B" (STREETSCAPE) - SCHEDULE "VIII" SUBTOTAL:							\$28,363.60

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	REVISED QUANTITY	QUANTITY CHANGE	UNIT PRICE	AMOUNT OF CHANGE
BID PACKAGE "B" (STREETSCAPE) - SCHEDULE "IX"							
901	Furnish & Place 4" 3000 PSI Reinforced Concrete Sidewalk	EA	60.00	0.00	(60.00)	\$4.00	(\$240.00)
902	Furnish & Place 4" 3000 PSI Reinforced Concrete Subbase (Sidewalk)	EA	1,863.00	0.00	(1,863.00)	\$2.40	(\$4,471.20)
903	Furnish Glen-Gery Paver Materials, Delivered To Site	LF	1,803.00	0.00	(1,803.00)	\$1.49	(\$2,686.47)
904	Furnish & Place Bedding Materials And Place Pedestrian Brick Pavers	EA	1,803.00	0.00	(1,803.00)	\$1.60	(\$2,884.80)
BID PACKAGE "B" (STREETSCAPE) - SCHEDULE "IX" SUBTOTAL:							(\$10,282.47)

NET CHANGE BY CHANGE ORDER NO.1	\$73,057.68
ORIGINAL CONTRACT AMOUNT	\$1,578,970.61
PREVIOUS CHANGE ORDERS	\$0.00
REVISED CONTRACT AMOUNT	\$1,652,028.29

EFFECT OF CHANGE ON CONTRACT TIME

THE WORK REQUIRED UNDER THIS CHANGE ORDER WILL ADD 25 DAYS TO THIS PROJECT:

ORIGINAL CONTRACT TIME	300 C.D.
ADDITIONAL DAYS FOR THIS CHANGE ORDER	0 C.D.
ADDITIONAL DAYS FOR PREVIOUS CHANGE ORDER (PAVING)	0 C.D.
REVISED CONTRACT TIME	300 C.D.



# JIM BOWMAN CONSTRUCTION COMPANY, INC.

10209 Plano Road, Suite 101

Dallas, Texas 75238

(214) 349-2884

Project Name: #469 - Addison Circle - Phase II - Streetscape  
 Type of Work: Streetscape  
 Estimate Period: December 28, 2000 to December 28, 2000

Estimate No. 27  
 Contract Date Oct. 21, 1997  
 Contract Amt. \$1,578,970.61

Payable To: Jim Bowman Construction Co., Inc.  
 10209 Plano Road, Suite 101  
 Dallas, Texas 75238

## FILE COPY

Item	Description	Unit of Measure	Contract Quantity	Total Work Done on Contract	Contract Price	Amount
<b>SCH II - Streetscape Improvements</b>						
201	F&I Irrigation System w/ Controllers	LS	1.00	1.00	76,600.00	\$76,600.00
202	F&I Install Tree Fence	LF	4589.00	4589.00	17.00	\$78,013.00
203	F&I 5' Square Paver Grate	EA	76.00	76.00	900.00	\$68,400.00
204	F&I 4" PVC Sch 40 Subdrain System	LF	7213.00	7595.00	10.00	\$75,950.00
205	F&I Bench A, 5' Dbl. Std Black Bowery	EA	13.00	13.00	820.00	\$10,660.00
206	F&I Bench B, 5' std Black Bowery	EA	18.00	18.00	820.00	\$14,760.00
207	Bench C, 6' Expo Bench Robinson Iron	EA	8.00	8.00	750.00	\$6,000.00
208	F&I Bench D, 5' std backless bench	EA	20.00	20.00	600.00	\$12,000.00
209	F&I Bench E, 6' std. Blk Curved Bench	EA	6.00	6.00	1,400.00	\$8,400.00
210	F&I Bowery Trash Receptacle A W/Lid	EA	23.00	23.00	570.00	\$13,110.00
211	F&I Trash Receptacle B, Ultrium	EA	16.00	16.00	260.00	\$4,160.00
212	F&I Bike Rack, Model BR2-3	EA	26.00	26.00	80.00	\$2,080.00
213	F&I Garden Planter Style 006, Sandstone	EA	37.00	37.00	180.00	\$6,660.00
214	F&Plant Red Oak, 200 gal	EA	77.00	77.00	1,150.00	\$88,550.00
215	F&Plant Live Oak, 200 gal	EA	42.00	42.00	1,150.00	\$48,300.00
216	F&Plant Elm (Drake,) 200 gal.	EA	76.00	76.00	1,056.00	\$80,256.00
217	F&Plant Chanticleer Pear, 4" gal	EA	92.00	92.00	400.00	\$36,800.00
218	F&Plant New Mexico Agave, 1 gal.	EA	32.00	32.00	14.00	\$448.00
219	F&Plant Red Yucca, 1 gal.	EA	24.00	24.00	8.00	\$192.00
220	F&Plant Dwf. Yaupon Holly, 1 gal	EA	3744.00	3744.00	4.12	\$15,425.28
221	F&Plant Yucca Filamentosa, 1 gal	EA	28.00	28.00	10.00	\$280.00
222	F&Plant Canna Type "A", #1 Rhizome	EA	114.00	114.00	1.65	\$188.10
223	F&Plant Canna Type "B" #1 Rhizome	EA	126.00	126.00	1.65	\$207.90
224	F&Plant Bowles' Mauve Wallflower 4" cont.	EA	60.00	0.00	7.21	
225	F&Plant Chysanthemum, 4" cont.	EA	168.00	168.00	2.06	\$346.08
226	F&P Daylily Blk Eyed Stell, 4" cont	EA	152.00	152.00	2.06	\$313.12
227	F&P Daylily Siloam Little Gril, 4" cont.	EA	176.00	176.00	2.06	\$362.56
228	F&P Daylily "Stella de Oro, 4" cont.	EA	200.00	200.00	3.60	\$720.00
229	F&Plant Candy Tuft 4" cont. Grown, Ful	EA	48.00	0.00	1.55	
230	F&Plant Iris Madonna #1 Rhizomes	EA	280.00	262.00	2.27	\$594.74
231	F& Plant Iris Ambassadeur, #1 Rhizomes	EA	136.00	136.00	2.27	\$308.72
232	F&Plant Iris Cream Beauty, #1 Bulb	EA	126.00	126.00	2.27	\$286.02
233	F&Plant Iris Sapphire Beauty, #1 Bulb	EA	114.00	114.00	2.27	\$258.78
234	F&P Bearded Iris Yellow, #1 Rhizome	EA	128.00	110.00	2.27	\$249.70
235	F&P Bearded Iris Purple, #1 Rhizome	EA	136.00	118.00	2.27	\$267.86
236	F&P Beared Iris Italian, #1 Rhizome	EA	228.00	228.00	2.27	\$517.56
237	F&P Iris Golden Cataract, #1 Rhizome	EA	96.00	96.00	2.27	\$217.92
238	F&P Lantanna, 4" cont.	EA	384.00	384.00	1.30	\$499.20
239	F&P Big Blue Lirope, 1 gal.	EA	312.00	312.00	3.60	\$1,123.20
240	F&P White Spider Lily, #1 Bulbs	EA	210.00	210.00	3.60	\$756.00
241	F&P Spider Lily, #1 Bulbs	EA	104.00	104.00	3.60	\$374.40
242	F&P Belladonna Lily, #1 Bulbs	EA	190.00	190.00	3.60	\$684.00
243	F&P Daffodil Avalanche, #1 Bulb	EA	504.00	504.00	2.27	\$1,144.08
244	F&P Daffodil 'Feb. Gold, #1 Bulb	EA	160.00	160.00	2.27	\$363.20
245	F&P Daffodil 'Grand Primo, #1 Bulb	EA	368.00	368.00	2.27	\$835.36
246	F&P Daffodil 'Peeping Tom, #1 Bulb	EA	96.00	96.00	2.27	\$217.92
247	F&Plant Daffodil 'Sweetness' #1 Bulb	EA	176.00	176.00	2.27	\$399.52
248	F& P Daffodil Tete-a-Tete, #1 Bulb	EA	456.00	456.00	2.27	\$1,035.12
249	F&Plant Daffodil Trevithian #1 Bulb	EA	400.00	400.00	2.27	\$908.00
250	F&Plant Pennisetum, 1 gal. Full	EA	240.00	240.00	5.51	\$1,322.40
251	F&Plant Thrift, 4" cont.	EA	48.00	48.00	1.70	\$81.60
252	F&Plant White Carpet Rose, 1 gal	EA	240.00	240.00	12.90	\$3,096.00

# JIM BOWMAN CONSTRUCTION COMPANY, INC.

10209 Plano Road, Suite 101

Dallas, Texas 75238

(214) 349-2884

Item	Description	Unit of Measure	Contract Quantity	Total Work Done on Contract	Contract Price	Amount
253	F&Plant Gregg Salvia 4" cont. Full	EA	70.00	70.00	1.50	\$105.00
254	F&Plant Sedum 4" cont. Full	EA	274.00	274.00	1.80	\$493.20
255	F&Plant Purple Heart, 4" cont.	EA	48.00	48.00	1.80	\$86.40
256	Remove Existing Trees & Replant	EA	10.00	9.00	285.00	\$2,565.00
257	F&Plant Bermuda Hydroseed	SF	51920.00		0.05	
258	F&Plant Bermuda Solid Sod	SF	11730.00	11730.00	0.29	\$3,401.70
259	Columnar English Oak 2 1/2 "3" Cal.	EA	8.00	8.00	360.00	\$2,880.00
260	Mobilization	LS	1.00	1.00	42,000.00	\$42,000.00
261	Superintendent	LS	1.00	1.00	30,000.00	\$30,000.00
262	4" 3000 psi R.C. Sidewalk	SF	637.00	2379.00	3.00	\$7,137.00
263	4" 3000 psi R.C. Subbase (SW)	SF	85474.00	91054.80	2.30	\$209,426.04
264	6" 3000 psi R.C. Subbase (SW)	SF	1834.00	1834.00	2.70	\$4,951.80
265	Furnish Glen Gery Pedestrian Pavers	SF	93538.00	97555.88	1.49	\$145,358.26
266	F/I Bed. Mtl. & Install Pavers (SW)	SF	93538.00	92888.80	1.60	\$148,622.08
267	Unclass. Sidewalk Excava. & Disposal	CY	2312.00	2312.00	8.00	\$18,496.00
C.O.	Stone Ret. Wall @ H&B Trail	LS	1.00	1.00	12,285.00	\$12,285.00
C.O.	R/R Edge Restrmt @ Round About	LS	1.00	1.00	2,734.00	\$2,734.00
<b>SCH VIII- Electrical Improvements (Streetscape)</b>						
801	F&I Meter Socket Base	EA	5.00	5.00	209.00	\$1,045.00
802	F&I 100 A Fused Switch	EA	5.00	5.00	255.00	\$1,275.00
803	F&I Service Ground	EA	5.00	5.00	81.00	\$405.00
804	Panelboard w/ Breakers, 120/140 MCB	EA	5.00	5.00	620.00	\$3,100.00
805	F&I 100 A Main Contactor	EA	5.00	5.00	900.00	\$4,500.00
806	F&I 7 Day Time Clock & Connections	EA	5.00	5.00	155.00	\$775.00
807	F&I Photo Cell Inclu. Wire & Conduit	EA	5.00	5.00	215.00	\$1,075.00
808	F&I 2" GRC Elbows	EA	220.00		23.85	
809	F&I 2" PVC Sch 40&2" GRC Services	LF	300.00	300.00	7.00	\$2,100.00
810	F&I 2" PVC Sch 40 Street Light Conduit	LF	7000.00	8460.00	2.96	\$25,041.60
811	1" PVC Sch 40 Tree Lighting Conduit	LF	900.00	900.00	2.95	\$2,655.00
812	2" PVC Sch 40 Tree Lighting Conduit	LF	1600.00	1600.00	3.16	\$5,056.00
813	F&I Cast Box, Receptacle, Cover, etc.	EA	37.00	37.00	128.00	\$4,736.00
814	F&I High Compression Taps	EA	130.00	130.00	28.65	\$3,724.50
815	F&I Water Proof Fuse Holders	EA	12.00	12.00	37.00	\$444.00
816	F&I Conductor #12 AWG	LF	1500.00	1500.00	0.24	\$360.00
817	F&I Conductor #10 AWG	LF	11000.00	11000.00	0.30	\$3,300.00
818	F&I Conductor #8 AWG	LF	24000.00	24000.00	0.35	\$8,400.00
819	F&I Conductor #6 AWG	LF	5200.00	5200.00	0.44	\$2,288.00
820	F&I Conductor #2 AWG	LF	1000.00	1000.00	0.86	\$860.00
821	F&I Street Light Pull Box	EA	14.00	26.00	195.00	\$5,070.00
822	F&I Tree Light pull Box	EA	4.00	11.00	195.00	\$2,145.00
823	Construct Pedes. Street Light Fnd.	EA	74.00	85.00	360.00	\$30,600.00
824	F&I Vehicular Street Light Foundation	EA	1.00	1.00	433.00	\$433.00
825	F&I Pedes. Pole Typ "A" & 175w Lamp	EA	74.00	74.00	2,237.00	\$165,538.00
826	F&I Vehicular Pole, Fix, Lamp "B"	EA	1.00		1,510.00	
827	F&I Vehicular Pole, Fixture, Lamp"C"	EA	2.00		1,510.00	
828	F&I Signal Interconnect Cable	LF	3000.00	3250.00	1.50	\$4,875.00
829	F&I Signal Interconnect Pull Box	EA	2.00	2.00	225.00	\$450.00
830	3" PVC Signal Interconnect Conduit	EA	260.00	1030.00	3.00	\$3,090.00
831	F/I Pedestrian Pole, Fix. Ty "C"	EA	7.00	7.00	3,810.00	\$26,670.00
832	F/I Pedestrian Pole, Fix. Ty "B"	EA	4.00	4.00	3,040.00	\$12,160.00
833	F/I 22'-8" Pole for Hanging Lts.	EA	6.00	6.00	2,030.00	\$12,180.00
834	Foundation For Hanging Lt.	EA	6.00	6.00	840.00	\$5,040.00
Extra	4" PVC Bores on M-#	LF		99.00	20.00	\$1,980.00
<b>Sch IX- Addison Circle Park Streetscape Improvements</b>						
901	4" 3000 psi R.C. Sidewalk	SF	60.00		4.00	
902	4" 3000 psi R.C. Subbase (sidewalk)	SF	1863.00		2.40	
903	Furnish Glen-Gery Pavers	SF	1803.00		1.49	
904	F/P Bedding Mtl's. & Paver (SW)	SF	1803.00		1.60	
Extra	Sleeve Exist. Irrigation @ S.W. corner "N"	LS	1.00	1.00	800.00	\$800.00
Extra	Add W.M./Split Irrigation System	LS	1.00	1.00	1,894.20	\$1,894.20

# JIM BOWMAN CONSTRUCTION COMPANY, INC.

10209 Plano Road, Suite 101

Dallas, Texas 75238

(214) 349-2884

Item	Description	Unit of Measure	Contract Quantity	Total Work Done on Contract	Contract Price	Amount
Extra	RWC - Weld 3 light base anchor bolts on east side Spectrum south of Addison Circle					\$268.00
Extra	RWC - Repair Broken conduit with wire at S.E. Corner A.C. & Spectrum					\$546.00
Extra	Extra @ porch on Bldg. "Q"				C.P.	\$609.38
Extra	Ramp @ Parking Garage				C.P.	\$284.84
Extra	Exc./Saw/Pour Conc. Base @ CBI/Garage on private property				C.P.	\$549.36
Extra	R/R 4" Base & Pavers @ S.E. Cor. Bldg. "M"				C.P.	\$2,697.17
Extra	Adjust M.H. for Post				C.P.	\$208.00
Extra	Pour 2½ x 30½ strip on southside "O" that Striland did not pour				C.P.	\$190.63
Extra	Adjust M.T.S. M.H.				C.P.	\$210.42
Extra	Replace Flex-Cell all along Quorum on west side "N"				C.P.	\$300.00
Extra	R/R Forms on north side "M" per M.R. (Bldg. Built wrong)				C.P.	\$478.87
Extra	Paver Band on Morris Sidewalk	LF		334.50	5.00	\$1,672.50
Extra	Rem/Replace 4 Trees that Died from PH. 1 Drainage Error	LS		1.00	4,683.00	\$4,683.00

Approved  
Jim Bowman Construction Company, Inc.

By: [Signature] 12/28/00  
Approved  
Post Properties, Inc.

By: Mural J. Keli 1/25/01  
Approved  
Town of Addison

By: \_\_\_\_\_

Total Amount Of Work Done	\$1,652,028.29
Less Retainage 0.00%	\$0.00
Other	
Amount Payable on Contract	\$1,652,028.29
Less Previous Payments	\$1,622,886.26
Amount Due This Estimate	\$29,142.03



# JIM BOWMAN CONSTRUCTION COMPANY, INC.

10209 Plano Road, Suite 101

Dallas, Texas 75238

(214) 349-2884

Project Name: #469 - Addison Circle - Phase II - Streetscape  
 Type of Work: Streetscape  
 Estimate Period: December 28, 2000 to December 28, 2000

Estimate No. 28 & Final  
 Contract Date Oct. 21, 1997  
 Contract Amt. \$1,578,970.61

Payable To: Jim Bowman Construction Co., Inc.  
 10209 Plano Road, Suite 101  
 Dallas, Texas 75238

## FILE COPY

Item	Description	Unit of Measure	Contract Quantity	Total Work Done on Contract	Contract Price	Amount
<b>SCH II - Streetscape Improvements</b>						
201	F&I Irrigation System w/ Controllers	LS	1.00	1.00	76,600.00	\$76,600.00
202	F&I Install Tree Fence	LF	4589.00	4589.00	17.00	\$78,013.00
203	F&I 5' Square Paver Grate	EA	76.00	76.00	900.00	\$68,400.00
204	F&I 4" PVC Sch 40 Subdrain System	LF	7213.00	7595.00	10.00	\$75,950.00
205	F&I Bench A, 5' Dbl. Std Black Bowery	EA	13.00	13.00	820.00	\$10,660.00
206	F&I Bench B, 5' std Black Bowery	EA	18.00	18.00	820.00	\$14,760.00
207	Bench C, 6' Expo Bench Robinson Iron	EA	8.00	8.00	750.00	\$6,000.00
208	F&I Bench D, 5' std backless bench	EA	20.00	20.00	600.00	\$12,000.00
209	F&I Bench E, 6' std. Blk Curved Bench	EA	6.00	6.00	1,400.00	\$8,400.00
210	F&I Bowery Trash Receptacle A W/Lid	EA	23.00	23.00	570.00	\$13,110.00
211	F&I Trash Receptacle B, Ultrium	EA	16.00	16.00	260.00	\$4,160.00
212	F&I Bike Rack, Model BR2-3	EA	26.00	26.00	80.00	\$2,080.00
213	F&I Garden Planter Style 006, Sandstone	EA	37.00	37.00	180.00	\$6,660.00
214	F&Plant Red Oak, 200 gal	EA	77.00	77.00	1,150.00	\$88,550.00
215	F&Plant Live Oak, 200 gal	EA	42.00	42.00	1,150.00	\$48,300.00
216	F&Plant Elm (Drake,) 200 gal.	EA	76.00	76.00	1,056.00	\$80,256.00
217	F&Plant Chanticleer Pear, 4" gal	EA	92.00	92.00	400.00	\$36,800.00
218	F&Plant New Mexico Agave, 1 gal.	EA	32.00	32.00	14.00	\$448.00
219	F&Plant Red Yucca, 1 gal.	EA	24.00	24.00	8.00	\$192.00
220	F&Plant Dwf. Yaupon Holly, 1 gal	EA	3744.00	3744.00	4.12	\$15,425.28
221	F&Plant Yucca Filamentosa, 1 gal	EA	28.00	28.00	10.00	\$280.00
222	F&Plant Canna Type "A", #1 Rhizome	EA	114.00	114.00	1.65	\$188.10
223	F&Plant Canna Type "B", #1 Rhizome	EA	126.00	126.00	1.65	\$207.90
224	F&Plant Bowles' Mauve Wallflower 4" cont.	EA	60.00	0.00	7.21	
225	F&Plant Chysanthemum, 4" cont.	EA	168.00	168.00	2.06	\$346.08
226	F&P Daylily Blk Eyed Stell, 4" cont	EA	152.00	152.00	2.06	\$313.12
227	F&P Daylily Siloam Little Gril, 4" cont.	EA	176.00	176.00	2.06	\$362.56
228	F&P Daylily "Stella de Oro, 4" cont.	EA	200.00	200.00	3.60	\$720.00
229	F&Plant Candy Tuft 4" cont. Grown, Ful	EA	48.00	0.00	1.55	
230	F&Plant Iris Madonna #1 Rhizomes	EA	280.00	262.00	2.27	\$594.74
231	F& Plant Iris Ambassadeur, #1 Rhizomes	EA	136.00	136.00	2.27	\$308.72
232	F&Plant Iris Cream Beauty, #1 Bulb	EA	126.00	126.00	2.27	\$286.02
233	F&Plant Iris Sapphire Beauty, #1 Bulb	EA	114.00	114.00	2.27	\$258.78
234	F&P Bearded Iris Yellow, #1 Rhizome	EA	128.00	110.00	2.27	\$249.70
235	F&P Bearded Iris Purple, #1 Rhizome	EA	136.00	118.00	2.27	\$267.86
236	F&P Beared Iris Italian, #1 Rhizome	EA	228.00	228.00	2.27	\$517.56
237	F&P Iris Golden Cataract, #1 Rhizome	EA	96.00	96.00	2.27	\$217.92
238	F&P Lantanna, 4" cont.	EA	384.00	384.00	1.30	\$499.20
239	F&P Big Blue Lirope, 1 gal.	EA	312.00	312.00	3.60	\$1,123.20
240	F&P White Spider Lily, #1 Bulbs	EA	210.00	210.00	3.60	\$756.00
241	F&P Spider Lily, #1 Bulbs	EA	104.00	104.00	3.60	\$374.40
242	F&P Belladonna Lily, #1 Bulbs	EA	190.00	190.00	3.60	\$684.00
243	F&P Daffodil Avalanche, #1 Bulb	EA	504.00	504.00	2.27	\$1,144.08
244	F&P Daffodil 'Feb. Gold, #1 Bulb	EA	160.00	160.00	2.27	\$363.20
245	F&P Daffodil 'Grand Primo, #1 Bulb	EA	368.00	368.00	2.27	\$835.36
246	F&P Daffodil 'Peeping Tom, #1 Bulb	EA	96.00	96.00	2.27	\$217.92
247	F&Plant Daffodil 'Sweetness' #1 Bulb	EA	176.00	176.00	2.27	\$399.52
248	F& P Daffodil Tete-a-Tete, #1 Bulb	EA	456.00	456.00	2.27	\$1,035.12
249	F&Plant Daffodil Trevithian #1 Bulb	EA	400.00	400.00	2.27	\$908.00
250	F&Plant Pennisetum, 1 gal. Full	EA	240.00	240.00	5.51	\$1,322.40
251	F&Plant Thrift, 4" cont.	EA	48.00	48.00	1.70	\$81.60
252	F&Plant White Carpet Rose, 1 gal	EA	240.00	240.00	12.90	\$3,096.00

# JIM BOWMAN CONSTRUCTION COMPANY, INC.

10209 Plano Road, Suite 101

Dallas, Texas 75238

(214) 349-2884

Item	Description	Unit of Measure	Contract Quantity	Total Work Done on Contract	Contract Price	Amount
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254	F&Plant Sedum 4" cont. Full	EA	274.00	274.00	1.80	\$493.20
255	F&Plant Purple Heart, 4" cont.	EA	48.00	48.00	1.80	\$86.40
256	Remove Existing Trees & Replant	EA	10.00	9.00	285.00	\$2,565.00
257	F&Plant Bermuda Hydroseed	SF	51920.00		0.05	
258	F&Plant Bermuda Solid Sod	SF	11730.00	11730.00	0.29	\$3,401.70
259	Columnar English Oak 2 1/2" -3" Cal.	EA	8.00	8.00	360.00	\$2,880.00
260	Mobilization	LS	1.00	1.00	42,000.00	\$42,000.00
261	Superintendent	LS	1.00	1.00	30,000.00	\$30,000.00
262	4" 3000 psi R.C. Sidewalk	SF	637.00	2379.00	3.00	\$7,137.00
263	4" 3000 psi R.C. Subbase (SW)	SF	85474.00	91054.80	2.30	\$209,426.04
264	6" 3000 psi R.C. Subbase (SW)	SF	1834.00	1834.00	2.70	\$4,951.80
265	Furnish Glen Gery Pedestrian Pavers	SF	93538.00	97555.88	1.49	\$145,358.26
266	F/I Bed. Mtl. & Install Pavers (SW)	SF	93538.00	92888.80	1.60	\$148,622.08
267	Unclass. Sidewalk Excava. & Disposal	CY	2312.00	2312.00	8.00	\$18,496.00
C.O.	Stone Ret. Wall @ H&B Trail	LS	1.00	1.00	12,285.00	\$12,285.00
C.O.	R/R Edge Restrmt @ Round About	LS	1.00	1.00	2,734.00	\$2,734.00
<b>SCH VIII- Electrical Improvements (Streetscape)</b>						
801	F&I Meter Socket Base	EA	5.00	5.00	209.00	\$1,045.00
802	F&I 100 A Fused Switch	EA	5.00	5.00	255.00	\$1,275.00
803	F&I Service Ground	EA	5.00	5.00	81.00	\$405.00
804	Panelboard w/ Breakers, 120/140 MCB	EA	5.00	5.00	620.00	\$3,100.00
805	F&I 100 A Main Contactor	EA	5.00	5.00	900.00	\$4,500.00
806	F&I 7 Day Time Clock & Connections	EA	5.00	5.00	155.00	\$775.00
807	F&I Photo Cell Inclu. Wire & Conduit	EA	5.00	5.00	215.00	\$1,075.00
808	F&I 2" GRC Elbows	EA	220.00		23.85	
809	F&I 2" PVC Sch 40&2" GRC Services	LF	300.00	300.00	7.00	\$2,100.00
810	F&I 2" PVC Sch 40 Street Light Conduit	LF	7000.00	8460.00	2.96	\$25,041.60
811	1" PVC Sch 40 Tree Lighting Conduit	LF	900.00	900.00	2.95	\$2,655.00
812	2" PVC Sch 40 Tree Lighting Conduit	LF	1600.00	1600.00	3.16	\$5,056.00
813	F&I Cast Box, Receptacle, Cover, etc.	EA	37.00	37.00	128.00	\$4,736.00
814	F&I High Compression Taps	EA	130.00	130.00	28.65	\$3,724.50
815	F&I Water Proof Fuse Holders	EA	12.00	12.00	37.00	\$444.00
816	F&I Conductor #12 AWG	LF	1500.00	1500.00	0.24	\$360.00
817	F&I Conductor #10 AWG	LF	11000.00	11000.00	0.30	\$3,300.00
818	F&I Conductor #8 AWG	LF	24000.00	24000.00	0.35	\$8,400.00
819	F&I Conductor #6 AWG	LF	5200.00	5200.00	0.44	\$2,288.00
820	F&I Conductor #2 AWG	LF	1000.00	1000.00	0.86	\$860.00
821	F&I Street Light Pull Box	EA	14.00	26.00	195.00	\$5,070.00
822	F&I Tree Light pull Box	EA	4.00	11.00	195.00	\$2,145.00
823	Construct Pedes. Street Light Fnd.	EA	74.00	85.00	360.00	\$30,600.00
824	F&I Vehicular Street Light Foundation	EA	1.00	1.00	433.00	\$433.00
825	F&I Pedes. Pole Typ "A" & 175w Lamp	EA	74.00	74.00	2,237.00	\$165,538.00
826	F&I Vehicular Pole, Fix, Lamp "B"	EA	1.00		1,510.00	
827	F&I Vehicular Pole, Fixture, Lamp"C"	EA	2.00		1,510.00	
828	F&I Signal Interconnect Cable	LF	3000.00	3250.00	1.50	\$4,875.00
829	F&I Signal Interconnect Pull Box	EA	2.00	2.00	225.00	\$450.00
830	3" PVC Signal Interconnect Conduit	EA	260.00	1030.00	3.00	\$3,090.00
831	F/I Pedestrian Pole, Fix. Ty "C"	EA	7.00	7.00	3,810.00	\$26,670.00
832	F/I Pedestrian Pole, Fix. Ty "B"	EA	4.00	4.00	3,040.00	\$12,160.00
833	F/I 22'-8" Pole for Hanging Lts.	EA	6.00	6.00	2,030.00	\$12,180.00
834	Foundation For Hanging Lt.	EA	6.00	6.00	840.00	\$5,040.00
Extra	4" PVC Bores on M-#	LF		99.00	20.00	\$1,980.00
<b>Sch IX- Addison Circle Park Streetscape Improvements</b>						
901	4" 3000 psi R.C. Sidewalk	SF	60.00		4.00	
902	4" 3000 psi R.C. Subbase (sidewalk)	SF	1863.00		2.40	
903	Furnish Glen-Gery Pavers	SF	1803.00		1.49	
904	F/P Bedding Mtl's. & Paver (SW)	SF	1803.00		1.60	
Extra	Sleeve Exist. Irrigation @ S.W. corner "N"	LS	1.00	1.00	800.00	\$800.00
Extra	Add W.M./Split Irrigation System	LS	1.00	1.00	1,894.20	\$1,894.20

# JIM BOWMAN CONSTRUCTION COMPANY, INC.

10209 Plano Road, Suite 101

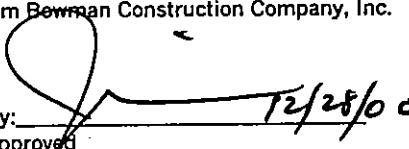
Dallas, Texas 75238

(214) 349-2884

Item	Description	Unit of Measure	Contract Quantity	Total Work Done on Contract	Contract Price	Amount
Extra	RWC - Weld 3 light base anchor bolts on east side Spectrum south of Addison Circle					\$268.00
Extra	RWC - Repair Broken conduit with wire at S.E. Corner A.C. & Spectrum					\$546.00
Extra	Extra @ porch on Bldg. "Q"				C.P.	\$609.38
Extra	Ramp @ Parking Garage				C.P.	\$284.84
Extra	Exc./Saw/Pour Conc. Base @ CBI/Garage on private property				C.P.	\$549.36
Extra	R/R 4" Base & Pavers @ S.E. Cor. Bldg. "M"				C.P.	\$2,697.17
Extra	Adjust M.H. for Post				C.P.	\$208.00
Extra	Pour 2½ x 30½ strip on southside "O" that Striland did not pour				C.P.	\$190.63
Extra	Adjust M.T.S. M.H.				C.P.	\$210.42
Extra	Replace Flex-Cell all along Quorum on west side "N"				C.P.	\$300.00
Extra	R/R Forms on north side "M" per M.R. (Bldg. Built wrong)				C.P.	\$478.87
Extra	Paver Band on Morris Sidewalk	LF		334.50	5.00	\$1,672.50
Extra	Rem/Replace 4 Trees that Died from PH. 1 Drainage Error	LS		1.00	4,683.00	\$4,683.00

Approved  
Jim Bowman Construction Company, Inc.

Total Amount Of Work Done	\$1,652,028.29
Less Retainage	0.00%
Other	\$0.00
Amount Payable on Contract	\$1,652,028.29
Less Previous Payments	\$1,622,886.26
Amount Due This Estimate	\$29,142.03

By:  12/28/00  
Approved  
Post Properties, Inc.

By:  1/25/01  
Approved  
Town of Addison

By: \_\_\_\_\_

*Not a complete document*

*#R6-1*



Post Office Box 9010

Addison, Texas 75001-9010


5300 Belt Line Road

(972) 450-7000

FAX (972) 450-7043

## MEMORANDUM

September 16, 1998

TO: Ron Whitehead, City Manager  
FROM: Carmen Moran, Director of Development Services   
SUBJECT: Supplemental agreement to the Master Facilities Agreement

On March 24, 1998, Post Properties received approval from the Council for the rezoning of two tracts of land at the southwest and southeast corners of the intersection of Airport Parkway and Quorum Drive. The properties were rezoned from Commercial-1 to Urban Center. As a part of the rezoning, the Council passed Resolution R98-025 that authorized the City Manager to negotiate a supplemental agreement to the existing Master Facilities Agreement to provide for the construction of Spectrum Drive through the tract on the southeast corner.

The attached agreement spells out the terms under which Spectrum Drive will be constructed. It is estimated that it will cost \$572,378.54 to construct and landscape Spectrum Drive to the standards called for in the Urban Center zoning district ordinance. The terms of the agreement can be summarized as follows:

Post Properties will convey the right-of-way for Spectrum Drive to the Town on or before January 1, 1999.

Post Properties will pay the City \$190,792.84 which represents one-third of the estimated costs to design and construct Spectrum Drive, on or before January 1, 1999. The City will place the funds in an interest-bearing escrow account. The escrow funds, plus any accrued interest, shall be used by the City solely for the partial funding of the design and construction of Spectrum Drive.

The City shall be responsible for the design and construction of Spectrum Drive and for all funding which exceeds the \$190,792.84 (plus interest) escrowed by Post Properties. In the event the City determines that Spectrum Drive will not be built, the escrowed funds shall be returned to Post Properties.

The attached agreement was prepared by John Hill, and has been reviewed by Post Properties. I would like to place the agreement on the City Council agenda for September 22, 1998.

#RG-2

STATE OF TEXAS           §  
                                   §                           **SUPPLEMENTAL FACILITIES AGREEMENT**  
 COUNTY OF DALLAS       §

THIS Supplemental Facilities Agreement (hereinafter "Agreement") is entered into this \_\_\_ day of October, 1998 by and between the TOWN OF ADDISON, TEXAS, ("the City"), a municipality organized and existing pursuant to the laws of the State of Texas and municipal charter, and POST SERVICES, INC. ("Post").

**RECITALS**

**WHEREAS**, the City is authorized pursuant to the laws of Texas and its Home Rule Charter to enter into agreements with persons or entities intending to undertake any development on real property for the purpose of providing supporting public facilities and services; and

**WHEREAS**, Post hold an interest in certain real property located in the City, which real property is described in Section 3 of this Agreement ("the Property"); and

**WHEREAS**, in accordance with its Comprehensive Plan, the City amended the text of its Comprehensive Zoning Ordinance to provide for an Urban Center ("UC") District, by way of Ordinance No. 095-019, adopted on May 3, 1995, in order to implement the policies of the Comprehensive Plan relating to the development of an Urban Center & Special Events District; and

**WHEREAS**, the UC District regulations set forth standards and procedures governing the establishment of land uses within the District; and

**WHEREAS**, amendment of the City's Zoning Map to an UC District requires simultaneous approval or conditional approval of a Concept Plan for development of land to be included within such District; and

**WHEREAS**, Post requested amendment of the Zoning Map to include the Property within the UC District based on submission of a Concept Plan, which zoning amendment and Concept Plan were approved on March 24, 1998, by Ordinance No. 098-012; and

**WHEREAS**, the development of the Property in accordance with the Concept Plan will contribute important direct and indirect economic and social benefits to the City including, but not limited to, the extension and integration of the roadway system and the implementation of Thoroughfare Plan amendments adopted subsequent to the platting of the Property; and

**WHEREAS**, the public facilities which will serve the Property includes the construction of Spectrum Drive through the Property as generally depicted and described on Exhibit A ("Spectrum Drive"); and

**WHEREAS**, the City and Post desire to set forth herein their agreement regarding the funding and construction of Spectrum Drive; and

**WHEREAS**, the City Council has adopted Resolution No. R98-025 on March 24, 1998, approving this Agreement in concept and authorizing the City Manager to negotiate its details, and further subsequently has adopted Resolution No. \_\_\_\_\_ on \_\_\_\_\_, 1998 authorizing the City Manager to execute this Agreement by affixing his hand and the City Seal; and

**NOW, THEREFORE**, for and in consideration of the above and foregoing premises, and other good and valuable consideration, the CITY and POST do hereby contract and agree as follows:

**Section 1. Definitions.** As used in this Supplemental Facilities Agreement, the following terms shall have the meanings indicated below:

"Affiliate" means a corporate parent of Post owning more than 50% of the shares of Post, a partnership or joint venture in which Post own an interest of more than 50%, or a subsidiary entity of Post in which Post own an interest of more than 50%.

"Concept Plan" means the Concept Plan for the Property, together with all conditions attached thereto, as approved by the City on March 24, 1998.

"Development Plan" means a final development plan approved for a phase or subphase of the project in accordance with UC District Regulations.

**Section 2. Purpose and Intent.** The purposes of this Agreement are to encourage implementation of Comprehensive Plan and Thoroughfare Plan policies relating to development within the Urban Center and District and to assure that such development is adequately supported by appropriate levels of public facilities and services.

**Section 3. Property.** The Property subject to this Agreement is that real property described in Exhibit B, which is attached hereto and made a part of this Agreement as if fully set forth herein, to wit, all the land described in Ord. No. O98-012 and as depicted on the Concept Plan attached thereto.

**Section 4. Rights and Obligations of Parties.**

**A. Benefits and Burdens.** The burdens of this Agreement shall bind, and the benefits of this Agreement shall inure to, the parties to this Agreement and each of them and their successors in interest.

**B. Assignment.**

1. Post shall have the right to transfer or assign its legal and equitable interest in the Property, in whole or in part, or any portion thereof, to any person, partnership, joint venture, firm or corporation at any time during the term of this Agreement; provided, however, that an assignment or delegation to an Affiliate of Post shall not require the written approval of the City, and Post shall, upon the City's request, provide the City with written evidence establishing the relationship between Post and the Affiliate. Notwithstanding the foregoing, no

transfer, assignment or other conveyance by Post, whether to an Affiliate or otherwise, shall relieve Post from its obligations pursuant to this Agreement except as authorized in writing by the City, and the obligations of Post under this Agreement may not be transferred or delegated without the written consent of the City, Post, except as provided above.

2. During the term of this Agreement, any assignee or transferee of the rights under this Agreement shall observe and perform all of the duties and obligations of Post as contained in this Agreement, or as it may be amended or revised, as such duties and obligations pertain to the portion of the Property transferred or assigned. Any transfer or assignment of this Agreement by Post shall be in writing and shall clearly provide that the assignee or transferee shall observe and perform all of the duties and obligations of Post, as contained herein.

3. Any and all successors and assignees of Post shall have all of the same rights, benefits, duties, obligations and liabilities of Post under this Agreement.

**Section 5. Public Infrastructure Improvements - Spectrum Drive.** Spectrum Drive shall be provided through the Property in accordance with the following:

A. Post shall convey to the City, free and clear from all liens and encumbrances and in a form acceptable to the City, all of the right-of-way for Spectrum Drive as generally depicted and as described in Exhibit A. Such conveyance shall occur on or before January 1, 1999.

B. Post shall pay to the City \$190,793.00 (the "Escrow Funds") on or before January 1, 1999, which sum represents one-third of the estimated costs to design and construct Spectrum Drive as set forth in Exhibit C. The City shall deposit the said Escrow Funds into an interest bearing escrow account. The Escrow Funds shall be used by the City solely for the partial funding of the design and construction of Spectrum Drive.

C. The City shall be responsible for the design and construction of Spectrum Drive and for the funding for such design and construction which exceeds the Escrow Funds. The City shall initiate the design and construction of Spectrum Drive not later than the date on which Post is issued a building permit by the City for the construction of permanent improvements to the Property in accordance with the Concept Plan and any Development Plan. In the event the City does not so initiate the design and construction of Spectrum Drive and upon demand from Post, the Escrow Funds (together with interest thereon) shall be returned to Post.

**Section 6. Default by Post.** In the event of a default by Post, the City shall have the right to terminate this Agreement by giving at least ten (10) written notice of such termination to Post.

A. **Events of Default.** For purposes of this Agreement, the following circumstances shall constitute default by Post:

1. Failure to dedicate to the City the right-of-way for Spectrum Drive in accordance with the Concept Plan.
2. Failure to deliver the Escrow Funds pursuant to Section 5 of this Agreement.

**B. Cure by Post.** Post shall have a period of not more than thirty (30) days from the time notice of default and termination is delivered by the City within which to cure any default under Section 6 of this Agreement.

**Section 7. Representations by Post.** Post hereby represent and warrant that Post has, without the joinder of any other person or entity, the full right, power and authority to execute this Agreement and to carry out the obligations of Post hereunder.

**Section 8. Term.** The term of this Agreement shall begin on the date first set forth above and, unless otherwise terminated in accordance with the provisions of this Agreement, shall end on the date on which the City shall have completed the construction of Spectrum Drive or returned the Escrow Funds to Post pursuant to Section 5 of this Agreement.

**Section 9. Force Majeure.** It is expressly understood and agreed by the parties to this Agreement that if the substantial completion of the construction of Spectrum Drive is delayed by reason of war; civil commotion; acts of God; inclement weather; governmental restrictions, regulations, or interferences; delays caused by the franchise utilities serving the Property; fire or other casualty; condemnation proceedings; or any like or similar circumstances which are reasonably beyond the control of the party obligated or permitted under the terms of this Agreement to do or perform the same, the party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such performance shall be extended for a period of time equal to the period such party was delayed.

**Section 10. Texas Law to Apply; Venue.** The validity of this Agreement and of any of its terms or provisions, as well as the rights and duties of the parties hereto, shall be governed by the laws of the State of Texas. Venue under this Agreement lies in Dallas County, Texas.

**Section 11. Entire Agreement.** This Agreement represents the entire and integrated agreement between the City and Post and supersedes all prior negotiations, representations and/or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the City and Post.

**Section 12. Severability.** If any clause, paragraph, section or portion of this Agreement shall be found to be illegal, unlawful, unconstitutional or void for any reason, the balance of the Agreement shall remain in full force and effect and the parties shall be deemed to have contracted as if said clause, section, paragraph or portion had not been in the Agreement initially.

**Section 13. Notices.** Where the terms of this Agreement require that notice or a statement be provided, such notice shall be deemed delivered three (3) days following the deposit of the notice in the United States mail, postage prepaid, and sent by certified mail, return receipt requested and properly addressed as follows:



**TO TOWN OF ADDISON:**

P.O. Box 144  
Addison, Texas 75001  
Attn: City Manager

**TO POST SERVICES, INC.:**

15851 Dallas Parkway  
Suite 855  
Dallas, Texas 75248  
Attn: Bryant Nail

with a copy to:

[ADDRESS OF POST'S GENERAL  
COUNSEL]

**Section 14. Incorporation of Recitals.** The recitals set forth herein are intended, and are hereby deemed, to be a part of this Agreement.

**Section 15. Incorporation of Exhibits.** Exhibits A, B, and C attached hereto are hereby incorporated in this Agreement in full by this reference and are deemed to be a part of this Agreement as fully as if set forth in the body hereof.

**EXECUTED** at Dallas County, Texas on the day and year first written above.

TOWN OF ADDISON, TEXAS

POST \_\_\_\_\_

By: \_\_\_\_\_  
Ron Whitehead, City Manager

By: \_\_\_\_\_  
\_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_  
Carmen Moran, City Secretary

**ACKNOWLEDGMENTS**

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on \_\_\_\_\_, 1995 by Ron Whitehead, City Manager of the Town of Addison, Texas, a Texas municipal corporation, on behalf of the said municipal corporation.

\_\_\_\_\_  
NOTARY PUBLIC, State of Texas

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on \_\_\_\_\_, 1995  
by \_\_\_\_\_ of Post Services,  
Inc., a \_\_\_\_\_ corporation, on behalf of the said corporation.

\_\_\_\_\_  
NOTARY PUBLIC, State of Texas



**OPINION OF PROBABLE COST**  
**HUITT-ZOLLARS, INC.**  
**1/21/98**

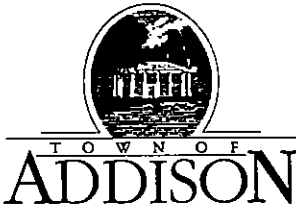
**PROJECT: ADDISON MIXED USE DEVELOPMENT (HOPE TRACTS)**  
**CLIENT: POST APARTMENT HOMES, L.P.**

ITEM NO.	ITEM DESCRIPTION	UNIT	COST	QUORUM DRIVE		SPECTRUM DRIVE		AIRPORT PARKWAY		TOTAL	
				QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
	SCHEDULE I - PAVING IMPROVEMENTS				\$106,099.10				\$13,900.00		\$119,999.10
	SCHEDULE II - STREETSCAPE IMPROVEMENTS			\$166,157.00		\$179,446.00			\$224,233.00		\$569,836.00
	SCHEDULE III - UTILITY IMPROVEMENTS			\$4,400.00		\$113,940.00			\$13,050.00		\$131,390.00
	SUBTOTAL			\$237,990.40		\$397,485.10			\$251,083.00		\$886,558.50
	CONTINGENCIES (20%)			\$47,598.08		\$79,497.02			\$50,216.60		\$177,311.70
	DESIGN FEES (20%)			\$57,117.70		\$95,396.42			\$60,259.92		\$212,774.04
	PROJECT TOTAL			\$342,706.18		\$572,378.54			\$361,559.52		\$1,276,644.24

**NOTES:**

1. PARALLEL PARKING ALONG BOTH SIDES OF QUORUM FROM FUTURE R-1 TO AIRPORT PARKWAY.
2. NO PARALLEL PARKING ALONG AIRPORT PARKWAY OR SPECTRUM.
3. STREETSCAPE IMPROVEMENTS ON BOTH SIDES OF SPECTRUM AND QUORUM, FRONTAGE SIDE ONLY ON AIRPORT PARKWAY.
4. UTILITY IMPROVEMENTS ALONG FRONTAGE ONLY.
5. SPECTRUM DRIVE FROM FUTURE R-1 TO AIRPORT PARKWAY.
6. COSTS BASED ON ADDISON CIRCLE PHASE II PUBLIC INFRASTRUCTURE LOW BID PRICES.

EXHIBIT 2



Post Office Box 9010 Addison, Texas 75001-9010

5300 Belt Line Road

(972) 450-7000  
FAX (972) 450-7043

November 4, 1998

Mr. Bryant Nail  
Post Properties, Inc.  
15851 Dallas Parkway Suite 855  
Addison, TX 75001

RE: Supplemental facilities Agreement for Spectrum Drive

Dear Bryant:

I have the final copies of the supplemental facilities agreement for the construction of Spectrum Drive. The agreement has three exhibits:

Exhibit A: Depiction and description of Spectrum Drive property to be dedicated to the Town.

Exhibit B: Description of all of the property owned by Post which is the Subject of the Agreement (all the land described in Ordinance 098-012, and as depicted on the Concept Plan).

Exhibit C: Estimated costs to design and construct Spectrum Drive.

I have exhibits B and C, but still need a metes and bounds description for the Spectrum Drive right-of-way to be dedicated. Can you have Huitt-Zollars prepare this exhibit?

I have enclosed copies of exhibits B and C for your review. I would like to get this Supplemental agreement finalized as soon as possible.

Sincerely

Carmen Moran  
Director of Development Services

ENCLOSURES: 2  
CC: John Baumgartner

**SPECIAL WARRANTY DEED**  
**EXHIBIT B**  
**PROPERTY DESCRIPTION**

BEING a tract of land situated in the G. W. Fisher Survey, Abstract No. 482 in the City of Addison, Dallas County, Texas, said tract also being part of the L. L. Jacobs Tract as shown by Deed in Volume 2131 at Page 422-424, Deed Records of Dallas County, Texas, and also part of a tract of land conveyed to Chaney and Hope, Inc. as shown by Deed in Volume 78194 at Page 1741, Deed Records of Dallas County, Texas, and being all of the tract of land conveyed to Quorum East Joint Venture as shown by Deed in Volume 93022 at Page 5219, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point of intersection of the East line of Addison Road (a 60 foot right-of-way) with the South line of Airport Parkway (formerly Harris Road) (a 55 foot right-of-way);

THENCE South 89 degrees 37 minutes 15 seconds East, a distance of 1266.62 feet along the said South line of Airport Parkway to the POINT OF BEGINNING;

THENCE South 89 degrees 37 minutes 15 seconds East, along the said South line of Airport Parkway a distance of 554.35 feet to a 1/2 inch iron rod found for corner and being the Northwest corner of Dallas North Parkway Addition as shown in Volume 85021, Page 1686, of the Plat Records of Dallas County, Texas;

THENCE South 00 degrees 19 minutes 13 seconds East, along the corner line of said Dallas North Parkway Addition a distance of 360.00 feet to a 1/2 inch iron rod found for corner in the North line of a tract of land conveyed to Dpubco Resources as recorded in the Volume 76070, Page 3638, of the Deed Records of Dallas County, Texas, said iron rod also being the Southwest corner of said Dallas North Parkway Addition;

THENCE North 89 degrees 32 minutes 30 seconds West, along the said North line of said Dpubco Resources a distance of 578.93 feet to a 1/2 inch iron rod found for corner in the East line of Quorum Drive (a 80 foot right-of-way);

THENCE North 00 degrees 24 minutes 49 seconds East, along the said East line of Quorum Drive a distance of 339.14 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 degrees 18 minutes 23 seconds East, along the said East line of Quorum Drive a distance of 28.30 feet to the PLACE OF BEGINNING and CONTAINING 207,137.80 square feet or 4.755 acres of land.

## PROPERTY DESCRIPTION

Being a tract, lot or parcel of land out of G. W. Fisher Survey Abstract No. 482, in the City of Addison, Texas, said tract also being part of the L. L. Jacobs Tract as shown on deed in Volume 2131 at Page 422-424, Deed Records of Dallas County, Texas, and also being part of tract of land conveyed in Deed to Hope Joint Venture in Volume 78194, Page 1737, of the Deed Records of Dallas County, Texas and also being part of a tract of land conveyed in Deed to Hope Investment LTD in Volume 91248, Page 2972 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the South right-of-way line of Airport Parkway (a 55.00 Foot right-of-way) at the Northeast corner of Lot 1, Block A, of the U. S. Postal Service Addison Addition, an Addition to the City of Addison, Dallas County, Texas, recorded in Volume 89078, Page 357, of the Deed Records of Dallas County, Texas;

THENCE South 89 degrees 43 minutes 49 seconds East, along the South right-of-way line of said Airport Parkway a distance of 370.65 feet to a 1/2 inch iron rod found for corner;

THENCE South 44 degrees 42 minutes 23 seconds East, a distance of 28.31 feet to a 1/2 inch iron rod found for corner in the West right-of-way line of Quorum Drive (a 80.00 foot right-of-way);

THENCE South 00 degrees 20 minutes 22 seconds West, along the West right-of-way line of said Quorum Drive a distance of 167.55 feet to a 1/2 inch iron rod found for corner, said corner also being the Northeast corner of a tract of land conveyed to Quorum Holdings, Inc. recorded in Volume 96140, Page 3247, of the Deed Records of Dallas County, Texas;

THENCE North 89 degrees 37 minutes 15 seconds West, along the North line of said Quorum Holdings Tract a distance of 390.76 feet to a 1/2 inch Iron rod found for corner in the East line of said Lot 1, Block A;

THENCE North 00 degrees 21 minutes 49 seconds East, along the East line of said Lot 1, Block A, a distance of 186.83 feet to the POINT OF BEGINNING and CONTAINING 72,943.14 square feet or 1.675 acres of land

EXHIBIT B



**OPINION OF PROBABLE COST**  
**HUITT-ZOLLARS, INC.**  
**1/21/98**

ITEM NO.	ITEM DESCRIPTION	UNIT	COST	QUORUM DRIVE		SPECTRUM DRIVE		AIRPORT PARKWAY		TOTAL	
				QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
	SCHEDULE I - PAVING IMPROVEMENTS				\$67,433.40		\$104,099.10		\$13,900.00		\$185,132.50
	SCHEDULE II - STREETSCAPE IMPROVEMENTS				\$166,157.00		\$179,446.00		\$229,233.00		\$569,136.00
	SCHEDULE III - UTILITY IMPROVEMENTS				\$4,400.00		\$113,940.00		\$17,050.00		\$137,190.00
	SUBTOTAL				\$237,990.40		\$397,485.10		\$231,081.00		\$866,558.50
	CONTINGENCIES (20%)				\$47,598.08		\$79,497.02		\$50,216.60		\$177,311.70
	DESIGN FEES (20%)				\$57,117.70		\$95,396.42		\$60,239.91		\$212,774.04
	PROJECT TOTAL				\$342,706.18		\$572,378.54		\$361,539.51		\$1,276,644.24

**NOTES:**

1. PARALLEL PARKING ALONG BOTH SIDES OF QUORUM FROM FUTURE R-1 TO AIRPORT PARKWAY.
2. NO PARALLEL PARKING ALONG AIRPORT PARKWAY OR SPECTRUM.
3. STREETSCAPE IMPROVEMENTS ON BOTH SIDES OF SPECTRUM AND QUORUM, FRONTAGE SIDE ONLY ON AIRPORT PARKWAY.
4. UTILITY IMPROVEMENTS ALONG FRONTAGE ONLY.
5. SPECTRUM DRIVE FROM FUTURE R-1 TO AIRPORT PARKWAY.
6. COSTS BASED ON ADDISON CIRCLE PHASE II PUBLIC INFRASTRUCTURE LOW BID PRICES.

EXHIBIT C