

2000-1 Addison Circle
Gibson & Associates RE: Punchlist - 1996

1500 Circle

HNTB Job # 25768
VIA Arapaho Road - Phase III
Date: April 27, 2005

Letter of Transmittal

To: Steve Chutchian
Town of Addison
P.O. Box 9010
16801 Westgrove Drive
Addison, TX 75001



Regarding: Shop Dwg Submittal #61.1

We are forwarding to you:

- | | | |
|---------------------------------------|---|---|
| <input type="checkbox"/> Estimates | <input type="checkbox"/> Plans | <input type="checkbox"/> Prints |
| <input type="checkbox"/> Reports | <input checked="" type="checkbox"/> Shop Drawings | <input type="checkbox"/> Samples |
| <input type="checkbox"/> Change Order | <input type="checkbox"/> Disk | <input type="checkbox"/> Copy of Letter |
| <input type="checkbox"/> Book | <input type="checkbox"/> Other | |

# of Copies	Drawing #	Last Dated	Code	Description
6	Submittal # 61.1	4/27/05		2ft x 2ft Bronze Plaque

These are transmitted:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> As requested | <input type="checkbox"/> Copies for distribution |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Resubmit | <input checked="" type="checkbox"/> For Review & comment |
| <input type="checkbox"/> Return | <input type="checkbox"/> Copies for review | <input type="checkbox"/> No exception taken |
| <input type="checkbox"/> Corrected prints | <input type="checkbox"/> Submit | <input type="checkbox"/> Amend and resubmit |
| | | <input type="checkbox"/> Make corrections noted |

Please note: Please return four (4) copies for distribution. Please review for location of plaque to be mounted on bridge structure or site.

By: Guy Van Baulen, EIT

Copy to: File



RECEIVED
 APR 27 2005
 HNTB CORPORATION
 DALLAS, TEXAS

2121 Avenue "J", Suite 103
 Arlington, TX 76006
 Phone: 817/640-3898
 Fax: 817/640-8734

Letter of Transmittal

To: HNTB
5910 W. Plano Parkway, Ste 200
Plano, Texas 75093

Transmittal: 204059 - 51
 Date: 4/26/05
 Project: ARRAPAHO ROAD PHASE III

From: Andrew Schneemann
 Delivered via: Hand

Attn: Guy Van Baulen

We are sending you : Attached Under Separate Cover

<u>X</u> Submittals	Plans	O & M's	
Photos	Specifications	Invoice	
Copy of Letter	Shop Drawings	Other: <u>X</u>	<u>Cert Payroll</u>
Disks	CD/DVD's	Other:	

No.	Copies	Date	Description
1	7		Submittal 6.1.1 - 212 Plaque
1	1		Certified Payroll
			AW 1/30/05 TO 4/10/05
			S&T 1/30/05 TO 4/10/05
			Crany olden 12/30/04, 1/6/05

These are transmitted as checked below:

<u>X</u> For Approval	Approved as Submitted	Resubmit Copies for Approval	
For Your Use	Approved as Noted	Resubmit Copies for Distribution	
As Requested	Returned for Corrections	Return Corrected Prints	
For Review & Comment			

Comments:

Rec

ARCHER WESTERN CONTRACTORS, LTD.
 2121 Ave J, Ste. 103
 Arlington, Texas 76006
 PH: (817) 640-3898

FAX: (817) 640-8734



SUBMITTAL

Date: April 26, 2005

Submittal # : 61.1

To: HNTB / Town of Addison
 16801 Westgrove
 Addison, Texas 75001-9010
 (972) 450-2886
 Attn: Guy Van-Baulen

New Submittal : X
 Re-Submittal :

Project: Arapaho Road Phase III

AWW # 204059
 Engineer: HNTB

Submittal Specification Reference: 2x2 Plaque

Description of Submitted Item: 2 x 2 Plaque

Manufacturer/Sub/Supplier: Southwell Company

Related Section / Drawings: Plans

Additional Comments:

Engineer's Stamp

Contractor's Certification

"Having Checked this submission, we certify that it conforms to the requirements of the Contract in all respects, except as otherwise indicated."

Archer Western Contractors, Ltd.

Sign:

Print Name: Andrew Schneemann
 Title: Asst. Project Manager
 Reviewed by: Andrew Schneemann
 Date: April 26, 2005

REVIEW	NO EXCEPTIONS TAKEN <input checked="" type="checkbox"/> MAKE CORRECTIONS NOTED <input type="checkbox"/> AMEND AND RESUBMIT <input type="checkbox"/> REJECTED-SEE REMARKS <input type="checkbox"/>
Review is only for general conformance with design concept and Intent of Contract Documents. Contractor is solely responsible for verifying dimensions, for establishing fabrication processes, mean, techniques, sequences and procedures of construction and for coordination of work of all trades. Exceptions taken and noted to information shown does not authorize work resulting in contract cost revisions unless so stated in separate letter or Change Order.	
HNTB <small>ARCHITECT • ENGINEER • PLANNERS 6910 W. PLANO PARKWAY, SUITE 200 PLANO, TX 76093 972-681-6826</small>	ST: DATE: <u>7.16.05</u>

Copy: File

REC'D OCT 29 1996

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

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



October 28, 1996

*CC Chris Terry
10-29-96*

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

Re: Addison Circle/Public Infrastructure-Phase I

Dear Sir:

I have been trying to sit down with you for a couple of months to discuss your reluctance to pay for the over-run of Item Numbers 148, Remove and Replace Pavers, and 149, Flex Base, on the above mentioned contract.

Due to your busy schedule we have been unable to sit down and discuss these items, so this letter will clarify my position and hopefully resolve our difference on the matter.

The plan quantity for Item 148 is 2,670 SF. During the removal and replacement of these pavers we had to remove an additional 82 SF of pavers. The reason being is that we could not stop at the planned limits because of existing dips and ruts in the existing driveway. I do not believe there should be any problem with paying for this 82 SF since it is a per square foot item and no one would have wanted us to leave a dip or rut adjacent to a repaired area.

This brings us to the larger over-run which was 400 SF located just inside the west gate of the water tower site, abutting the convention center parking lot.

This area had to be replaced, as Mr. Baumgartner stated, because it was not passable for vehicles. I do not believe any of us could argue that point.

The only argument could be why it was not passable. When we started the removal of the designated contractual area this entrance was in bad shape, having numerous ruts and dips in it. We took pictures at that time if you are interested in seeing them. The area was bad, but passable. I did not see this area before the fence around the water tower was taken down, that was done before our contract started, but the City's video of the project shows far less ruts than do my pictures.

Mr. Bryant Nail

Page -2-

The only equipment that we used that crossed the area in question during the time of removal was a skid steer loader which is small in size.

The equipment which Columbus' subcontractor crossed this area with during this period that I witnessed where 18 wheel dump trucks hauling sand and stone for the retaining wall behind Building "B" and an occasional truck taking a short cut to the parking garage "C".

When we removed this additional 400 SF of pavers to repair them we discovered that there was no base material under them. Mr. Bruce Ellis and Mr. Brandenburgh can confirm this. In my opinion that is why the area rutted up from the equipment and the trailers in the first place.

We had our subcontractor remove the mud from the subgrade, compact the subgrade, install flex base and relay pavers to an acceptable manner to the Town of Addison.

We have billed for 3,152 SF on Item 148 and 350.22 SY on Item 149 on Estimate No. 7 just as we had on the two previous estimates. I hope this letter helps you to understand our position and request for payment for these items to be made on the October Payment.

If you have any questions, please call me.

Very truly yours,

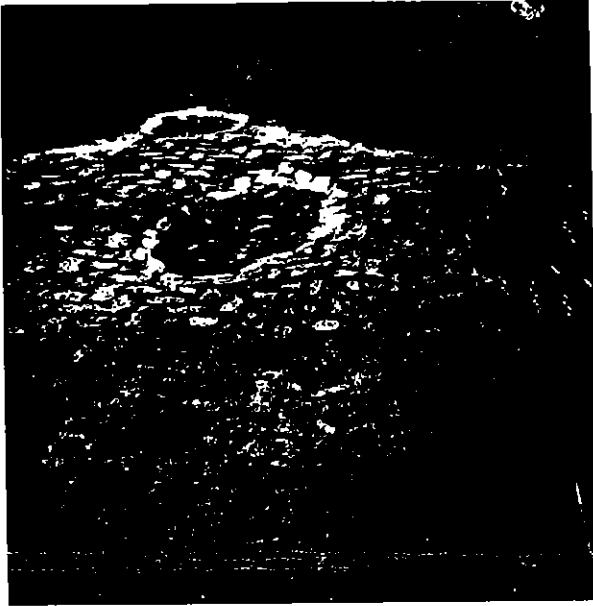
GIBSON & ASSOCIATES, INC.



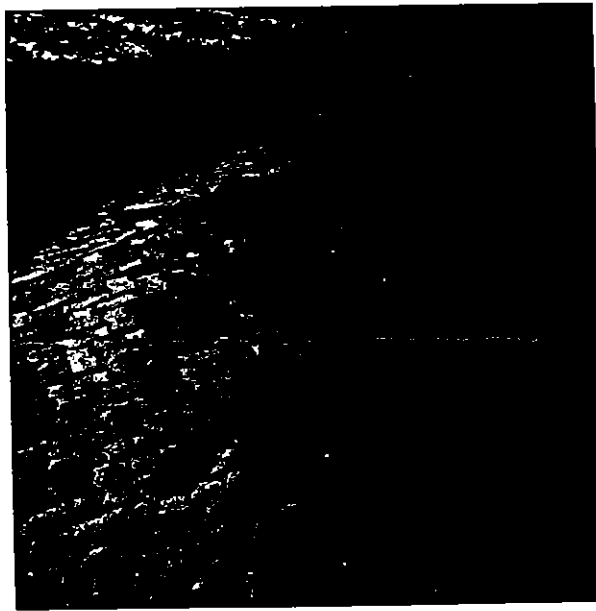
Mark Person
Project Manager

MP/ms

cc: Mr. John Baumgartner/The Town of Addison
Mr. David Meyers/Huitt-Zollars, Inc.



Addison Tower



SENT BY:

5-13-96 11:45AM : HUITT-ZOLLARS, INC. -

2149607684:# 1/1

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Rylcrest
P.O. Box 800570
Bach Springs, Texas
75180-0570
314/557-1100
FAX 657-1552

*CC Chris Terry
5-13-96
Bruce Ellis*



May 10, 1996

RECEIVED

MAY 18 1996

HUITT-ZOLLARS

Mr. David Myers
Huittt-Zollars, Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204

Re: Addison Circle/Phase I
Public Infrastructure

Dear Sir:

This letter is a follow up of our phone conversation on May 9, 1996 concerning removal of an existing headwall and rip-rap on the above mentioned project.

On Sheet 18 of the plans it calls for removal of headwall and rip-rap on the east side of Quorum Drive. It also indicated that the structure on the west half of Quorum has already been removed.

While laying sanitary sewer down the west side of Quorum we have encountered the rip-rap and headwall still in existence and in direct conflict with our work.

At this time we have started removal of this structure so as not to delay the project.

We request the Bid Item #341 Remove and Dispose of Headwalls and Rip-Rap which is set up as 1 Lump Sum, be paid as 2 Each to cover the cost of this work.

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

Very truly yours,

GIBSON & ASSOCIATES, INC.

Mark Person
Project Manager

MP/ms

Post-It Fax Note	7671	Date	5-13-96	# of pages	1
To	Alta B. + Bruce Z	From	David P. Howard	Co.	Huittt-Zollars
Phone #	960-7684	Phone #	817-3311	Fax #	817-0757

SENT BY: Xerox Telecopier 7021 ; 5-13-96 ; 9:22AM ; Gibson & Associates-

2149607684;# 2

ec ehiz Terry
5-13-96

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Rydecrest
P.O. Box 800870
Belch Springs, Texas
75180-0870
214/557-1100
FAX 557-1082



May 10, 1996

Mr. Bryant Nail
Vice President/Development
Columbus Realty Trust
15851 Dallas Parkway
Suite 855
Dallas, Texas 75248

Re: Addison Circle - Phase I - Public Infrastructure

Dear Mr. Nail:

In response to your letter of April 25, 1996, we do not understand the action of the Addison Town Council to have been to finally approve the requested Change Order pursuant to which Columbus Realty Trust sought to completely eliminate certain line items from our Contract. Specifically, our understanding of the discussion which was held at the Town Council meeting was that the action had been approved subject to certain contractual provisions being drafted which would, in the opinion of the City's attorneys, protect the City from any potential liability as a result of that action.

As you know, Gibson & Associates, Inc. is materially and significantly affected by the proposed action, not just by the financial impact but, just as significantly, by the potential impact on our construction schedule, our contractual obligations as it relates to the completed street system, our liability for barricading, signing and traffic control, etc. Each of those items must be dealt with in our Contract with the Town of Addison in a manner which is acceptable to Gibson & Associates, Inc.

With regard to your request relating to the deleted line items of work, Gibson & Associates, Inc. has made its position well known to Columbus Realty Trust as well as the Town of Addison. Specifically, Gibson & Associates, Inc. (as well as other bidders on the Project) were instructed and advised to include all cost necessary to complete the work in the various line items of work for which pricing was provided in the Contract Documents. The Instructions to Bidders (PF-3) instructed all bidders to include the value of any required bonds, insurance, taxes and other costs for which no separate pay item is provided in the unit prices which were provided in the bid documents. The Instructions to Bidders did not require or suggest that those additional costs for which no separate pay items were provided were to be allocated in any way, or to be included with any particular pay item. There is no

SENT BY: Xerox Telecopier 7021 : 5-13-96 : 9:23AM ; Gibson & Associates-

2149607684:# 3

Mr. Bryant Nail
May 10, 1996
Page -2-

mention of (let alone no requirement to) spread those costs ratably or proportionately among the line item costs as you suggest. In fact, the only instruction contained in the bid documents which relates to limitation of costs within the line items is the establishment of the maximum charge for mobilization (limited to 3% of the total bid).

Similarly, the Contract Documents themselves (Special Provision Section 40) require the Contractor to include costs for all work required by the Plans and Specifications for which no specific pay item is included into the other pay items which are provided. As was the case in the Instructions to Bidders, the Contractor was required to include all costs for completion of the entire job into the pay items which were provided. There is no suggestion nor requirement that those costs for which no line item was provided were to be allocated in any particular way, or prorated among all of the work items.

Gibson & Associates, Inc. is an experienced and reputable general contractor which bids, executes and performs on a regular basis public construction contracts which are based upon line item pricing. The manner in which it allocated those costs for which no line item was included in the Addison Circle - Phase I - Public Infrastructure Project is exactly how it allocates those costs on projects for other public owners throughout Texas. There is no industry practice which supports the position taken in your April 25 letter. Had there been a requirement in the Instructions to Bidders that all costs for which no line item is available are to be spread, allocated or in some way disbursed throughout the remaining line items in any particular manner, Gibson & Associates, Inc. would certainly have followed that instruction.

Additionally, there is no legal authority upon which Columbus Realty Trust or the Town of Addison can rely which imposes any duty on the part of a bidder under either the bid documents or the Contract Documents utilized in this case which would require them to allocate non-line item costs and revenues in a manner which your April 25 letter suggests.

It is obvious that Columbus Realty Trust is motivated entirely by money in this case. By your own admission, Columbus Realty Trust simply obtained quotes from various parties for each of the items of work contained in the separate line items. (Gibson & Associates, Inc. denies that the Town of Addison or Columbus Realty Trust have the authority to eliminate line items as it has done and again renews its objection to that action.) Because Gibson & Associates, Inc. properly allocated costs for which no line item was provided into certain specific line items which were provided as well as included overhead and profit in each of the eliminated line items, Columbus Realty Trust has determined that it can complete the specific item of work called for in those line items at a cost less than the total amount of the line item which includes certain other costs. You have been aware for several

SENT BY: Xerox Telecopier 7021 ; 5-13-96 ; 9:23AM ; Gibson & Associates-

2149807684:# 4

Mr. Bryant Nail
May 10, 1996
Page -3-


weeks now that the barricading, street signs and traffic control line item included (in addition to the net costs of the barricade rental alone) the entire cost of Gibson & Associates' project superintendent, his pickup, phone and related costs, chemical toilets as well as overhead and profit on all of those costs. Those costs were included within the barricading, street sign and traffic control line item because the line item costs are to be charged monthly for the duration of the project. With regard to the tree fencing line item, Gibson & Associates, Inc. included a portion of its overhead and profit in that line item which is an amount in excess of the cost solely attributed to the tree fencing alone.

In conclusion, Gibson & Associates, Inc., is not required, either by Instructions to Bidders, Contract Documents, industry practice or applicable case law, to have allocated those costs and revenues necessary to complete the Project in the provided line items in a manner your letter suggests. We are, to the contrary, entitled to be paid the full amount of those costs which were included within the line items which have now been eliminated. An accounting for those items is attached hereto on Exhibit "A" for your reference. All of the monies reflected on the attached Exhibit "A" which relate to costs necessary to complete the Project for which no line item was provided or which include overhead and profit for the entire job which were included in the line items which have been entirely eliminated must be retained in the Contract in their entirety.

It is our belief that it is appropriate to prepare a comprehensive Change Order No. 1, include therein the necessary revised language and provisions in the Contract which relate to the changed responsibilities of Gibson & Associates, Inc., reflect the elimination of certain aspects of work from Gibson's Contract and reduce the contract amount by the actual costs of the line items eliminated while retaining all of the other costs included within the eliminated line items which are reflected on Exhibit A. Gibson & Associates, Inc. is in a position to execute a change order of this type as soon as it has been prepared. I look forward to hearing from you.

Very truly yours,

GIBSON & ASSOCIATES, INC.


A.J. Johnston
Executive Vice President

AJJ/ms

encl:

SENT BY: Xerox Telecopier 7021 ; 5-13-86 ; 9:24AM ; Gibson & Associates-

2149607684: # 5

EXHIBIT A

Item 105	6" Subgrade Prep	14,247 SY	\$26,784.36
A)	Sub Price 1.88/sy		
B)	Extra Concrete due to Undercut 205 CY @ \$58.00/cy		11,890.00
C)	Fine Grading 6 Days @ \$2,410/day		<u>14,460.00</u>
			\$53,134.36
			<u>4,250.75</u>
Overhead and Profit			\$57,385.11/14,274SY = \$4.03/SY

Item 106	Hydrated Lime	257 Tons	\$23,150.56
A)	Sub Price 90.08/T		<u>1,852.04</u>
	Overhead & Profit		\$25,002.60/257T =97.29/ton

Item 128	Barricades & Traffic Control	18 Months	
A)	Barricade Rental 975/MO x 1.0825 x 18 mo		\$18,997.88
B)	Superintendent PTI 950/MO x 1.35x4.03x18		99,958.05
C)	Superintendents Pickup 850/MO x 18		15,300.00
D)	Superintendents Phone 150/MO x 18		2,700.00
E)	Chemical Toilet 75/MO x 18		1,350.00
F)	Misc. Office Supplies 50/MO x 18		<u>900.00</u>
			\$139,205.93
			<u>27,841.19</u>
Overhead and Profit			\$167,047.12/18MO =\$9,280/MO

Item 210	Tree Fence	4,964 LF	\$70,290.24
	Cost \$14.16/LF		<u>14,058.05</u>
	Overhead and Profit		\$84,348.29/4,964LF =\$17.00/LF

**CALCULATION OF REVISED CONSIDERATION
TO BE PAID DUE TO THE ELIMINATION OF
ITEMS 105, 106, 128 AND 210**

1.	Item 105	OH&P	4,250.75
2.	Item 106	OH&P	1,852.04
3.	Item 128	Superintendent	99,958.05
		Pickup	15,300.00
		Phone	2,700.00
		Toilet	1,350.00
		Office Supplies	900.00
		OH&P	27,841.19
4.	Item 210	OH&P	<u>14,058.05</u>

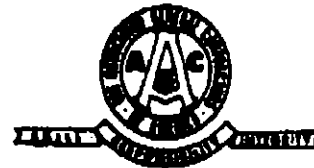
Total Revised Consideration to be Added \$168,210.08
to Gibson & Associates Contract Following
Total Elimination of Line Items 105, 106, 128 and 210

SENT BY:Xerox Telecopier 7021 : 5-13-96 : 9:22AM ; Gibson & Associates-

2149607684# 2

CC Chris Terry
5-13-96**GIBSON & ASSOCIATES, INC.**

Engineers and Contractors

11210 Rylandcrest
P.O. Box 800878
Belch Springs, Texas
75160-0878
214/857-1188
FAX 857-1882

May 10, 1996

Mr. Bryant Nail
Vice President/Development
Columbus Realty Trust
15851 Dallas Parkway
Suite 855
Dallas, Texas 75248

Re: Addison Circle - Phase I - Public Infrastructure

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2149607684;# 3

Mr. Bryant Nail
May 10, 1996
Page -2-

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2149607684:# 4

Mr. Bryant Nail
May 10, 1996
Page -3-

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It is our belief that it is appropriate to prepare a comprehensive Change Order No. 1, include therein the necessary revised language and provisions in the Contract which relate to the changed responsibilities of Gibson & Associates, Inc., reflect the elimination of certain aspects of work from Gibson's Contract and reduce the contract amount by the actual costs of the line items eliminated while retaining all of the other costs included within the eliminated line items which are reflected on Exhibit A. Gibson & Associates, Inc. is in a position to execute a change order of this type as soon as it has been prepared. I look forward to hearing from you.

Very truly yours,

GIBSON & ASSOCIATES, INC.


A.J. Johnston
Executive Vice President

AJJ/ms

encl:

SENT BY: Xerox Telecopier 7021 : 5-13-98 : 9:24AM : Gibson & Associates-

2149807684: 5

EXHIBIT A

Item 105 6" Subgrade Prep 14,247 SY
 A) Sub Price 1.88/sy
 B) Extra Concrete due to Undercut 205 CY @ \$58.00/cy
 C) Fine Grading 6 Days @ \$2,410/day
 Overhead and Profit

\$26,784.36
 11,890.00
14,460.00
 \$53,134.36
4,250.75
 \$57,385.11/14,274SY
 = \$4.03/SY

Item 106 Hydrated Lime 257 Tons
 A) Sub Price 90.08/T
 Overhead & Profit

\$23,150.56
1,852.04
 \$25,002.60/257T
 =97.29/ton

Item 128 Barricades & Traffic Control 18 Months
 A) Barricade Rental 975/MO x 1.0825 x 18 mo
 B) Superintendent PTI 950/MO x 1.35x4.33x18
 C) Superintendents Pickup 850/MO x 18
 D) Superintendents Phone 150/MO x 18
 E) Chemical Toilet 75/MO x 18
 F) Misc. Office Supplies 50/MO x 18
 Overhead and Profit

\$18,997.88
 99,958.05
 15,300.00
 2,700.00
 1,350.00
900.00
 \$139,205.93
27,841.19
 \$167,047.12/18MO
 = \$9,280/MO

Item 210 Tree Fence 4,964 LF
 Cost \$14.16/LF
 Overhead and Profit

\$70,290.24
14,058.05
 \$84,348.29/4,964LF
 = \$17.00/LF

CALCULATION OF REVISED CONSIDERATION TO BE PAID DUE TO THE ELIMINATION OF ITEMS 105, 106, 128 AND 210

1. Item 105	OH&P	4,250.75
2. Item 106	OH&P	1,852.04
3. Item 128	Superintendent	99,958.05
	Pickup	15,300.00
	Phone	2,700.00
	Toilet	1,350.00
	Office Supplies	900.00
	OH&P	27,841.19
4. Item 210	OH&P	<u>14,058.05</u>

Total Revised Consideration to be Added \$168,210.08
 to Gibson & Associates Contract Following
 Total Elimination of Line Items 105, 106, 128 and 210

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

C. Chris Terry
David Meyers
Bruce Ellis

11210 Rylcrest
P.O. Box 800379
Belch Springs, Texas
75100-0579
214/557-1188
FAX 557-1882



May 17, 1996

Mr. Bryant Nail
Columbus Realty Trust
Vice-President, Development
15851 Dallas Parkway
Suite 855
Dallas, Texas 75248

Re: Addison Circle - Phase I
Public Infrastructure

Dear Sir:

At approximately 2:00 PM today, Mr. Mark Person, our Project Superintendent, reported that we had checked the subgrade on Witt Mews and found approximately 75% of it off grade by as much as 2 inches. The 2 inches low is acceptable to us if you want to pay for the concrete. However, the 2 inches high is completely unacceptable unless you waive the minimum thickness requirement for the pavement.

Our crew is continuing to make form line grade and set our outside forms. We were informed by your superintendent that they would correct the grade problems over the weekend.

If the grade is not acceptable when our crew arrives Monday morning, they will be on your payroll until the grade is corrected.

I am not trying to be smart about this situation, but this is exactly why the subgrade preparation should have remained in our contract.

We are in receipt of a letter from Huitt-Zollars, Inc. dated yesterday saying they checked the grade and found it according to specifications. Again, a complete waste of time and money.

Mr. Bryant Nail
Page -2-

I look forward to meeting with you next week.

Very truly yours,

GIBSON & ASSOCIATES, INC.

A handwritten signature in cursive script, appearing to read "Bill Gibson", written over a horizontal line.

William E. Gibson, P.E.
President

WEG/ms

cc: Mr. David Meyers, Huitt-Zollars, Inc.
Mr. Mark Brandenburg, Columbus Realty Trust
Mr. Bruce Ellis, The Town of Addison



FORD
YUNGBLUT
WHITE
SALAZAR

CC Chris Terry
Bruce Ellis
5-15-96

Gary L. White
Direct Dial: (214) 523-5134

May 3, 1996

Charles W. Stuber, Esq.
Canterbury, Stuber, Pratt, Elder & Gooch
One Lincoln Centre
5400 LBJ Freeway, Suite 1300
Dallas, Texas 75240

Via Fax (214) 490-7739

Re: Gibson & Associates, Inc.; Addison Circle — Phase I — Public Infrastructure

Dear Chuck:

I am in receipt of your letter dated May 1, 1996 directed to John Hill. First, as you know, the construction agreement between the Town of Addison and Gibson & Associates, Inc. ("Gibson") was assigned to the partnership of which Columbus Realty Trust is general partner. Pursuant to Paragraph P of the Instructions to Bidders, "the contractor shall look solely to Gaylord and Columbus concerning any claim under the contract." Obviously, coordination of field activities will be directed through the engineers, Huitt-Zollars, but any claim, dispute, or contract matter ought to be directed to Mr. Bryant Nail at Columbus Realty Trust.

With regard to the items that were deleted from the contract pursuant to Change Order No. 1, we agree that any indemnities running from Gibson would be inapplicable with regard to those items that Gibson will no longer perform. As we discussed in the meeting at the City, Columbus will be required to indemnify the City and provide insurance with regard to those items it will now perform. Any damages resulting from Columbus' activities or those of its subcontractors are properly liabilities of Columbus, not Gibson. Gibson is only responsible for performance of its contractual obligations, including without limitation any indemnities, warranties, etc., with regard to those items that it performs and all provisions of the contract remain in full force and effect with regard to those items.

With regard to the schedule, Columbus understands that it will be responsible for performing the work it performs in compliance with the approved schedule, once a schedule is approved. Coordination of activities will be required of both Gibson and Columbus. With proper coordination, the work will be completed within the appropriate time period. In the event either party fails to

A Professional Corporation of Attorneys and Counselors
1100 Highland Park Place 4514 Cole Avenue Dallas, Texas 75205
Phone: (214) 323-5100 Fax (214) 523-4601

Charles W. Stuber, Esq.
May 3, 1996
Page 2

comply with its schedule or other contract requirements, resultant delays or damages will be handled in accordance with the contract. Further, with regard to warranting the street system, we discussed in our meeting at the Town Service Center that Columbus would provide a maintenance bond or other security to the City warranting the entire street system affected by the work performed by Columbus. In the event any failure is the result of work performed by Columbus, then Columbus will be responsible for repair. In the event the damage is the result of poor workmanship or other actions or inactions by Gibson, then Gibson will be responsible to Columbus for the resultant damage and repair.

With regard to the final paragraph on page 2, continuing to page 3, of your letter, Columbus sent a letter to Gibson requesting that Gibson provide documentation and information regarding an equitable adjustment to the contract to reflect the overhead costs associated with those items deleted and informed Gibson that once an equitable adjustment is negotiated, that Change Order No. 2 would be issued to increase the contract amount to reflect that equitable adjustment. We do not agree with your assessment of the requirements of the NCTCOG specifications, but that may need to be an issue resolved in conjunction with the equitable adjustment.

Please feel free to contact me if you have any questions.

Yours very truly,



Gary L. White

GLW:cob

cc: Bryant Nail (via fax 214-770-5129)
John Hill, Esq. (via fax 214-672-2020)

6242/146.002

CC Chris Terry
Bruce Ellis
5-15-96

Canterbury, Stuber, Pratt, Elder & Gooch

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

One Lincoln Centre
5400 LBJ Freeway, Suite 1300
Dallas, Texas 75240

Telephone (214) 239-7493
Facsimile (214) 490-7739

Please respond to Dallas office

Centre Plaza, Suite 600
45 N.E. Loop 410
San Antonio, Texas 78216

Telephone (210) 366-3850
Facsimile (210) 366-3898

May 1, 1996

John Hill, Esq.
Cowles & Thompson
901 Main Street, Suite 4000
Dallas, Texas 75202-3793

Re: Gibson & Associates, Inc.; Addison Circle-Phase I Public Infrastructure

Dear John:

This letter is written on behalf of our client, Gibson & Associates, Inc., as a result of the action of the City Council of the Town of Addison taken last week. Gibson & Associates, Inc. disagrees with the action of the City Council and disputes the ability of the City to unilaterally eliminate items of work from its Contract and have that work performed by other parties. We have contacted the bonding and insurance companies for Gibson & Associates, Inc. regarding this action to determine the impact of it on the present insurance and bonding coverages which have heretofore been provided to the City by my client. Of initial concern to the insurance carriers is the question of liability relating to the provision of barricades, street signs and traffic control. Because those responsibilities are now proposed to be eliminated from Gibson & Associates, Inc.'s Contract, any indemnity provisions, insurance coverages and/or hold harmless agreements which are contained in any of the Contract Documents executed by Gibson & Associates, Inc. in connection with this project which relate to those items of work would be rendered inapplicable. Paragraph 9.2.1 would be inapplicable to Gibson in the event the City does implement this proposed change Order.

Similarly, provisions in the Contract which impose any responsibility on Gibson & Associates, Inc. to protect the finished work against any damage, loss or injury are, to the extent independent contractors now have access to that work (i.e. the contractor providing barricading, signing and traffic control as well as the contractor providing road subgrade and lime stabilization), Gibson & Associates, Inc. cannot and will not assume responsibility for their actions which might affect any finished work performed by my client. I call your attention specifically to Item 1.24.1 and 1.24.2 of the Standard Specifications for Public Works Construction issued by the North Central Texas Council of Governments.

Canterbury, Stuber, Pratt, Elder & Gooch

A PROFESSIONAL CORPORATION

John Hill, Esq.

May 1, 1996

Page 2

Additionally, the original schedule for the completion of the work was agreed to by Gibson & Associates, Inc. based upon the Contract Documents which placed them in control of the entire street construction process as well as had them in control of the barricading, signage and traffic control. Now that those items of work have been removed from Gibson's Contract, and because each of those items will, at various times during the project, be on the critical path of progress of the job, Gibson & Associates, Inc. can only ensure the timely completion of the work provided the independent contractors providing those services do so in a way which does not negatively effect Gibson & Associates, Inc.'s construction schedule.

Of course, Gibson & Associates, Inc. is not in a position to warrant the completed street system because it is no longer in control of the subgrade for that structure. Gibson & Associates, Inc. will not provide a maintenance bond on the street because of its lack of control over the subgrade. In addition, any concrete loss in excess of 8% will be the responsibility of others. To that end, Gibson & Associates, Inc. will notify the City each month if it has experienced any concrete overages in excess of 8%. In such event, Gibson & Associates, Inc. will bill the City for the excess concrete at the unit price rate in that current month's pay estimate and will expect those costs to be paid along with the balance of the pay estimate.

I have not completed my evaluation of the provisions in the Contract which are either rendered inapplicable or which must be changed to reflect the change in responsibility on the part of Gibson & Associates, Inc. Obviously before these changes can be fully implemented, all affected provisions in the Contract must be reviewed and revised accordingly.

With regard to the financial impact of this action, Section 1.37.1 of the Standard Specifications for Public Works Construction (NCTCOG) entitles Gibson & Associates, Inc. to demand negotiation for revised consideration of the work performed as a result of the City's reduction of the specific items of work to less than 75% of that which was originally required. The City has been previously advised of the monies which have been included in certain of the pay items which have been eliminated which are not directly related to the specific pay item itself. Those costs include the superintendent, his truck, phone and chemical toilets, as well as excess concrete required due to the over-excavation of the road bed as well as overhead and profit which is included in the tree fencing line item. As you know, the Instructions to Bidders (PF-3) instructed the bidders to include the value of required bonds, insurance, taxes, and other costs for which no separate pay item is provided in the unit prices which were provided in the bid documents. There is no mention of any requirement as to which items those costs should be included with nor is there any requirement that they be spread throughout all unit price line items. Additionally, Special Provision Section 40 specifically instructs the contractor to include costs for all work

Canterbury, Stuber, Pratt, Elder & Gooch

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John Hill, Esq.

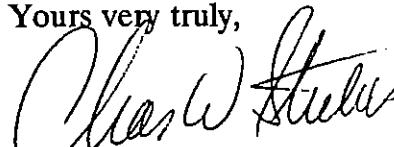
May 1, 1996

Page 3

required by the Plans and Specifications for which no specific pay item is included into the other pay items which are provided. Again, there is no requirement that those unrelated costs be spread among all of the pay items and there is no prohibition to including all of those costs in any one line item. Gibson & Associates, Inc. did exactly as it was instructed. It also did just as it does on other public projects, including jobs bid for the Texas Department of Highways and Public Transportation. It has included specific costs as well as overhead and profit in line items which the City now proposes to eliminate. Pursuant to Item 1.37.1, the total value of those costs and overhead and profit numbers are the amount of additional consideration which Gibson & Associates, Inc. is entitled to be paid and for which it will seek payment by negotiation as provided by 1.37.1. We are prepared to provide the City with complete documentation to substantiate the inclusion of these additional costs, as well as overhead and profit in the line items which have been eliminated.

I look forward to hearing from you regarding this matter in the very near future.

Yours very truly,



Charles W. Stuber

CWS:lmf

cc: William E. Gibson, P.E., President
Gibson & Associates, Inc.
11210 Ryliecrest
P.O. Box 800579
Balch Springs, Texas 75180-0579

Gary White, Esq.
Ford Yungblut White & Salazar
1100 Highland Park Place
4514 Cole Avenue
Dallas, Texas 75205

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

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



April 4, 1996

Mr. Kenneth Roberts, P.E.
Huitt-Zollars, Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204

Re: Addison Circle - Phase I
Public Infrastructure

Dear Sir:

We are in receipt of your request for Change Order No. 1 on the above referenced project and must decline from executing it for the following reasons:

1) Schedule I Item 105

This item cannot be eliminated because it must be done. It is higher than it was in the first bid because Columbus Realty elected to cut the streets within the project to the bottom of the drop slab. Now, everywhere there is standard paving, it must be filled back up and recompacted or filled up with concrete.

N.T.C.O.G. Specification 1.37.1 states the owner has the right to increase or decrease any item up to 25% without renegotiation. It does not mention elimination of an item. If this option was going to be available, it should have been so stated in the bidding documents with which items were options and put into section nine.

Furthermore, if the Town of Addison is going to delete this item just to let someone else perform this work, a very specific scope of work must be provided so there is no confusion as to what all this item includes, such as fine grading and compaction and reconstructing the step ups in the subgrade prior to the concrete pour.

Because of this, any concrete yield loss over 6% would be the responsibility of the owner. Also this proposed change would greatly hamper the scheduling of our work which would effect the completion time as well as the inconvenience to the public. We would no longer guarantee that the time goals would be met.

We would also decline from warranting our concrete paving from failures; because the paving is only as good as the subgrade it bears upon.

2) Schedule I Item 106

This item goes hand in hand with item 105 and cannot be eliminated for the same reasons.

3) Schedule I Item 110

We have no objection to the reduction of this item.

4) Schedule I Item 128

This item cannot be eliminated because it must also be done. As I advised Mr. John Baumgartner and Mr. Bryant Nail in a meeting on March 18, 1996, this item also contained the cost of our project superintendent, his pick-up and phone, and chemical toilet.

Since there were no pay items for these costs, we elected to put them here so as not to "unbalance" or "front-end" these expenses, but they would be spread throughout the length of the project. If the Town of Addison would like to look at our bid, we would be happy to show it to them. As before, the specifications do not mention the elimination of a major item of construction without negotiating with the contractor.

Furthermore, if the Town of Addison were going to reserve the option of letting someone else perform this work, it should have been so stated in the bidding documents and put into section nine with the other options. This way we would not have put any of the no pay items here.

This would also greatly hamper the scheduling of our work and possible delay us waiting on barricades to be set or moved on a daily basis. However, most importantly, we would require a letter from the Town of Addison stating Gibson & Associates, Inc. would be held harmless and totally indemnified from any and all traffic related accidents. Also a new item would have to be created to pay for our superintendent, as is contractually required.

Schedule I Item 410

We have no objection to the reduction of this item.

Schedule II Item 210

Again the specifications have no provisions for eliminating items without negotiating with the contractor. If this was going to be an option to take or not, it should have been so stated in the bidding documents and put into section nine.

Schedule II Item 259

We have no objection to the reduction of this item.

Schedule II Item 260

We have no objection to the reduction of this item.

In summation, the specifications allow for changes in the quantities of work to be performed, but not to be deleted in their entirety. It appears that the scope of work is the same; its just that someone is trying to pick and choose items they think they can have someone else construct at a lower cost than our bid. However there is one very important thing we cannot forget - it costs money to supervise and coordinate a project of this magnitude, and that is our responsibility by contract.

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

Very truly yours,

GIBSON & ASSOCIATES, INC.



A.J. Johnston
Exec. Vice President

AJJ/ms

cc: Mr. John Baumgartner/The Town of Addison
Mr. Bryant Nail/Columbus Realty

PROJECT: ADDISON CIRCLE PHASE I PUBLIC INFRASTRUCTURE

BID NUMBER:

OWNER: TOWN OF ADDISON

CONTRACTOR: GIBSON AND ASSOCIATES

DATE: 3/29/96

DESCRIPTION OF CHANGES:

THIS CHANGE ORDER IS TO ADDRESS ITEMS THAT ARE BEING DELETED FROM THE PROJECT DUE TO DESIGN REVISIONS OR ONLY DELETED FROM THE PUBLIC CONTRACT TO BE PERFORMED BY THE PRIVATE DEVELOPER, COLUMBUS REALTY TRUST. ALSO, 4" SCHEDULE 40 PVC CONDUIT IS BEING ADDED TO SCHEDULE VII TO SERVE A THREE PHASE TRANSFORMER IN BUILDING "C".

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	REVISED QUANTITY	QUANTITY CHANGE	UNIT PRICE	AMOUNT OF CHANGE
SCHEDULE I - PAVING IMPROVEMENTS							
105	6" THICK LIME STAB. SUBGRADE OR SUBGRADE PREP	SY	14247	0	-14247	\$4.03	(\$57,415.41)
106	FURNISH AND PLACE HYDRATED LIME	TON	257	0	-257	\$97.29	(\$25,003.53)
110	4" 3000 PSI COMPRESSIVE REINF. CONC. SUBBASE (SIDEWALK)	SF	61865	55808	-6057	\$2.90	(\$17,565.30)
128	BARRICADING, SIGNING AND TRAFFIC CONTROL	MO	18	0	-18	\$9,280.00	(\$167,040.00)
140	STREET LIGHT FOUND. (QUORUM)	EA	12	11	-1	\$459.00	(\$459.00)
SCHEDULE I SUBTOTAL:							(\$267,483.24)
SCHEDULE II - STREETSCAPE IMPROVEMENTS							
210	TREE FENCE	LF	4964	0	-4964	\$17.00	(\$84,388.00)
259	STREET LIGHT FOUNDATION	EA	55	53	-2	\$388.80	(\$777.60)
260	SQUARE CAP FOR LIGHT BASE	EA	55	53	-2	\$97.20	(\$194.40)
SCHEDULE II SUBTOTAL							(\$85,360.00)

NET CHANGE BY CHANGE ORDER NO. 1	(\$352,843.24)
ORIGINAL CONTRACT AMOUNT	\$3,517,664.44
PREVIOUS CHANGE ORDERS	\$0.00
REVISED CONTRACT AMOUNT	\$3,164,821.20

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

Kenneth Roberts 3-29-96
KENNETH ROBERTS, P.E.

04-960611420402073707701.WEL

Post-it* Fax Note 7671

Date	4/12/96	# of pages	1
To	JOHN BAUMGARTNER	From	DAVID MEYER
Co./Dept	ADDISON	Co.	Huitt-Zollars
Phone #	931-6643	Phone #	871-3311
Fax #	931-6643	Fax #	871-0757

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Ryllecrest
P.O. Box 800579
Balch Springs, Texas
75180-0579
972/557-1199
FAX 972/557-1552



May 2, 1997

Mr. Bryant Nail
Vice President-Development
Columbus Realty Trust
15851 Dallas Parkway
Suite 855
Dallas, Texas 75248

Re: Addison Circle - Phase I Public Infrastructure

Dear Sir:

On May 13, 1996, I wrote a letter to you which covered several topics one of which was the inappropriate action of Mr. Mark Brandenburg, your project manager, in contacting our subcontractors and suppliers directly and I thought this problem has been taken care of. Apparently not, because this week he has contacted several of our subcontractors directly and tried to tell them how and when to work. We are not kids and we are not rookies in our businesses and we all know that this type of action is not in the best interest of all parties concerned.

I trust you will take the necessary steps to see that he never again contacts our subcontractors directly concerning their work on this project.

If there are any questions concerning these matters, please call me.

Very truly yours,

GIBSON & ASSOCIATES, INC.

William E. Gibson, P.E.
President

WEG/ms

cc: Mr. John Baumgartner/Town of Addison

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Ryllecrest
P.O. Box 800579
Balch Springs, Texas
75180-0579
972/557-1199
FAX 972/557-1552



May 2, 1997

Mr. Bryant Nail
Vice President-Development
Columbus Realty Trust
15851 Dallas Parkway
Suite 855
Dallas, Texas 75248

Re: Addison Circle - Phase I Public Infrastructure

Dear Sir:

Enclosed please find a copy of our letter of May 10, 1996 concerning Change Order No. One on the above referenced project. In the almost one year that has past our feelings concerning this matter have not changed. We have never signed Change Order No. One and have never received a response from you concerning the contents of that letter.

Our claim still stands as submitted with the exception of reducing Item 128 by one months payment of \$9,280.00. This would reduce our total claim to \$158,930.08.

If we do not receive a response from you within thirty days from the date of this letter we will be forced to turn this matter over to our attorney.

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

Very truly yours,

GIBSON & ASSOCIATES, INC.

William E. Gibson, P.E.
President

WEG/ms

encl:

cc: Mr. John Baumgartner/Town of Addison

cut
Case Mark ✓

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

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



May 10, 1996

Mr. Bryant Nail
Vice President/Development
Columbus Realty Trust
15851 Dallas Parkway
Suite 855
Dallas, Texas 75248

Re: Addison Circle - Phase I - Public Infrastructure

Dear Mr. Nail:

In response to your letter of April 25, 1996, we do not understand the action of the Addison Town Council to have been to finally approve the requested Change Order pursuant to which Columbus Realty Trust sought to completely eliminate certain line items from our Contract. Specifically, our understanding of the discussion which was held at the Town Council meeting was that the action had been approved subject to certain contractual provisions being drafted which would, in the opinion of the City's attorneys, protect the City from any potential liability as a result of that action.

As you know, Gibson & Associates, Inc. is materially and significantly affected by the proposed action, not just by the financial impact but, just as significantly, by the potential impact on our construction schedule, our contractual obligations as it relates to the completed street system, our liability for barricading, signing and traffic control, etc. Each of those items must be dealt with in our Contract with the Town of Addison in a manner which is acceptable to Gibson & Associates, Inc.

With regard to your request relating to the deleted line items of work, Gibson & Associates, Inc. has made its position well known to Columbus Realty Trust as well as the Town of Addison. Specifically, Gibson & Associates, Inc. (as well as other bidders on the Project) were instructed and advised to include all cost necessary to complete the work in the various line items of work for which pricing was provided in the Contract Documents. The Instructions to Bidders (PF-3) instructed all bidders to include the value of any required bonds, insurance, taxes and other costs for which no separate pay item is provided in the unit prices which were provided in the bid documents. The Instructions to Bidders did not require or suggest that those additional costs for which no separate pay items were provided were to be allocated in any way, or to be included with any particular pay item. There is no

Mr. Bryant Nail
May 10, 1996
Page -2-

mention of (let alone no requirement to) spread those costs ratably or proportionately among the line item costs as you suggest. In fact, the only instruction contained in the bid documents which relates to limitation of costs within the line items is the establishment of the maximum charge for mobilization (limited to 3% of the total bid).

Similarly, the Contract Documents themselves (Special Provision Section 40) require the Contractor to include costs for all work required by the Plans and Specifications for which no specific pay item is included into the other pay items which are provided. As was the case in the Instructions to Bidders, the Contractor was required to include all costs for completion of the entire job into the pay items which were provided. There is no suggestion nor requirement that those costs for which no line item was provided were to be allocated in any particular way, or prorated among all of the work items.

Gibson & Associates, Inc. is an experienced and reputable general contractor which bids, executes and performs on a regular basis public construction contracts which are based upon line item pricing. The manner in which it allocated those costs for which no line item was included in the Addison Circle - Phase I - Public Infrastructure Project is exactly how it allocates those costs on projects for other public owners throughout Texas. There is no industry practice which supports the position taken in your April 25 letter. Had there been a requirement in the Instructions to Bidders that all costs for which no line item is available are to be spread, allocated or in some way disbursed throughout the remaining line items in any particular manner, Gibson & Associates, Inc. would certainly have followed that instruction.

Additionally, there is no legal authority upon which Columbus Realty Trust or the Town of Addison can rely which imposes any duty on the part of a bidder under either the bid documents or the Contract Documents utilized in this case which would require them to allocate non-line item costs and revenues in a manner which your April 25 letter suggests.

It is obvious that Columbus Realty Trust is motivated entirely by money in this case. By your own admission, Columbus Realty Trust simply obtained quotes from various parties for each of the items of work contained in the separate line items. (Gibson & Associates, Inc. denies that the Town of Addison or Columbus Realty Trust have the authority to eliminate line items as it has done and again renews its objection to that action.) Because Gibson & Associates, Inc. properly allocated costs for which no line item was provided into certain specific line items which were provided as well as included overhead and profit in each of the eliminated line items, Columbus Realty Trust has determined that it can complete the specific item of work called for in those line items at a cost less than the total amount of the line item which includes certain other costs. You have been aware for several

Mr. Bryant Nail
May 10, 1996
Page -3-

weeks now that the barricading, street signs and traffic control line item included (in addition to the net costs of the barricade rental alone) the entire cost of Gibson & Associates' project superintendent, his pickup, phone and related costs, chemical toilets as well as overhead and profit on all of those costs. Those costs were included within the barricading, street sign and traffic control line item because the line item costs are to be charged monthly for the duration of the Project. With regard to the tree fencing line item, Gibson & Associates, Inc. included a portion of its overhead and profit in that line item which is an amount in excess of the cost solely attributed to the tree fencing alone.

In conclusion, Gibson & Associates, Inc., is not required, either by Instructions to Bidders, Contract Documents, industry practice or applicable case law, to have allocated those costs and revenues necessary to complete the Project in the provided line items in a manner your letter suggests. We are, to the contrary, entitled to be paid the full amount of those costs which were included within the line items which have now been eliminated. An accounting for those items is attached hereto on Exhibit "A" for your reference. All of the monies reflected on the attached Exhibit "A" which relate to costs necessary to complete the Project for which no line item was provided or which include overhead and profit for the entire job which were included in the line items which have been entirely eliminated must be retained in the Contract in their entirety.

It is our belief that it is appropriate to prepare a comprehensive Change Order No. 1, include therein the necessary revised language and provisions in the Contract which relate to the changed responsibilities of Gibson & Associates, Inc., reflect the elimination of certain aspects of work from Gibson's Contract and reduce the contract amount by the actual costs of the line items eliminated while retaining all of the other costs included within the eliminated line items which are reflected on Exhibit A. Gibson & Associates, Inc. is in a position to execute a change order of this type as soon as it has been prepared. I look forward to hearing from you.

Very truly yours,

GIBSON & ASSOCIATES, INC.



A.J. Johnston
Executive Vice President

AJJ/ms

encl:

EXHIBIT A

Item 105	6" Subgrade Prep	14,247 SY	
A)	Sub Price	1.88/sy	\$26,784.36
B)	Extra Concrete due to Undercut		
	205 CY @ \$58.00/cy		11,890.00
C)	Fine Grading		
	6 Days @ \$2,410/day		14,460.00
			<u>\$53,134.36</u>
Overhead and Profit			4,250.75
			<u>\$57,385.11/14,274SY</u>
			= \$4.03/SY

Item 106	Hydrated Lime	257 Tons	
A)	Sub Price	90.08/T	\$23,150.56
	Overhead & Profit		1,852.04
			<u>\$25,002.60/257T</u>
			=97.29/ton

Item 128	Barricades & Traffic Control	18 Months	
A)	Barricade Rental		
	975/MO x 1.0825 x 18 mo		\$18,997.88
B)	Superintendent		
	PTI		
	950/MO x 1.35x4.33x18		99,958.05
C)	Superintendents Pickup		
	850/MO x 18		15,300.00
D)	Superintendents Phone		
	150/MO x 18		2,700.00
E)	Chemical Toilet		
	75/MO x 18		1,350.00
F)	Misc. Office Supplies		
	50/MO x 18		900.00
			<u>\$139,205.93</u>
Overhead and Profit			27,841.19
			<u>\$167,047.12/18MO</u>
			= \$9,280/MO

Item 210	Tree Fence	4,964 LF	
	Cost	\$14.16/LF	\$70,290.24
	Overhead and Profit		14,058.05
			<u>\$84,348.29/4,964LF</u>
			= \$17.00/lf

**CALCULATION OF REVISED CONSIDERATION
TO BE PAID DUE TO THE ELIMINATION OF
ITEMS 105, 106, 128 AND 210**

1.	Item 105	OH&P	4,250.75
2.	Item 106	OH&P	1,852.04
3.	Item 128	Superintendent	99,958.05
		Pickup	15,300.00
		Phone	2,700.00
		Toilet	1,350.00
		Office Supplies	900.00
		OH&P	27,841.19
4.	Item 210	OH&P	<u>14,058.05</u>

Total Revised Consideration to be Added \$168,210.08
to Gibson & Associates Contract Following
Total Elimination of Line Items 105, 106, 128 and 210

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Ryllecrest
P.O. Box 800579
Balch Springs, Texas
75180-0579
972/557-1199
FAX 972/557-1552



May 2, 1997

Mr. Bryant Nail
Vice President-Development
Columbus Realty Trust
15851 Dallas Parkway
Suite 855
Dallas, Texas 75248

Re: Addison Circle - Phase I Public Infrastructure

Dear Sir:

Once again it appears that the old devil scheduling and what and how much is ready has reared it's ugly head again. I will not relist everything I said in my letter of approximately one year ago but we will do our best to work with your people in keeping a work schedule that benefits both Companies.

It still seems that your project manager Mr. Mark Brandenburg is overly optimistic in developing his schedule as related to the actual work that has been completed in the field. We were told that a certain area would be ready for our forces to begin work on May 1, 1997. We told Mr. Brandenburg that we had scheduled this work to begin on May 5, 1997. On May 1, 1997 only about 50 feet of the area was clear and ready for our forces. We do not consider this an acceptable size as our people would be without something meaningful to do in a hour or so. What do we do then?

If you want us to work when and where your project manager desires we will do this with the following conditions accepted by your Company in writing:

- 1) Any cost of downtime for labor and equipment plus 25% for overhead and profit be paid to us by Columbus.
- 2) The costs of any additional move ins and/or outs plus 25% for overhead and profit be paid to us by Columbus.
- 3) The extra costs due to the inefficiency of working in small and scattered areas plus 25% for overhead and profit be paid to us by Columbus.

Mr. Bryant Nail
Page -2-

- 4) Any extra costs incurred in working Saturdays and/or Sundays plus 25% for overhead and profit be paid to us by Columbus.

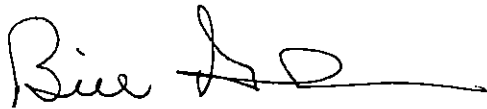
It is my understanding that the project is now approximately four months behind schedule and I believe you have never been caused any delay by Gibson & Associates, Inc.

We will do everything in our normal power to complete our remaining work on this project as rapidly as possible, however if you want us to try and make up some of the lost four months it is time to talk.

If there are any questions concerning these matters, please call me.

Very truly yours,

GIBSON & ASSOCIATES, INC.

A handwritten signature in cursive script, appearing to read "Bill Gibson", with a long horizontal flourish extending to the right.

William E. Gibson, P.E.
President

WEG/ms

cc: Mr. John Baumgartner/Town of Addison



Tim Brancheau
*Account Manager - Coppell
Farmers Branch District*

April 21, 1997

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

Dear Bryant:

As your Addison Circle, Phase I project nears completion, TU Electric still has some items of concern which must be resolved before we begin to provide the electric service you requested.

The following items have been mailed to you but no response has been received as of this date.

1. Letter dated January 31, 1997, requesting landscaping and screening plans for our review and approval for the transformer areas at buildings A, B and C.
2. Electrical Facilities Lease Agreement mailed to you March 4, 1997 for your signature.

In addition to the items which have been mailed to you, the following items are included herein or will be forthcoming and action will need to be taken on them prior to energizing the electric equipment.


1. Payment of \$76,516.10 for the installation of non-standard facilities at your project.
(See enclosed invoice).
2. Execution of a multi-year Agreement for Electric Service for buildings A, B and C.

Please take immediate action on these items so we can complete our installation and provide you with the service you requested.

Mr. Bryant Nail
April 21, 1997
Page 2

Call me at (972) 888-1307 if you have any questions.

Thank you,



Tim Brancheau

TB:cl

cc: George Esqueda
Mark Brandenburg - Columbus Realty
John Baumgartner - Town of Addison

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Ryllecreat
P.O. Box 800579
Balch Springs, Texas
75180-0579
972/557-1199
FAX 972/557-1552



November 25, 1997

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

Re: Addison Circle - Phase I
Public Infrastructure

Dear Sir:

The following is a list of items which need to be addressed before we can complete our work on the above referenced project.

1. Sidewalk Pavers on the North Side of Goodman
 - A. Resolution on cement treated base; either approval on replacement price of \$1,399.20 or waiving any liability toward Gibson & Associates, Inc. and Paver Construction for any failure due to sub-grade.

2. Sidewalks Around Park Area
 - A. Approval of \$550.00 for the 2 drinking fountain piers.
 - B. Excavation of sub-grade in 5 areas of which we need to pour conc. base and install pavers.
 - C. Locating drain pipe @ S.E. corner of Park to the proposed fountain location.
 - D. Completion of Park walls and clean-up of existing conc. base.
 - E. Mounting of tree frames around trees. (Frames are just sitting in holes loose at this time.)

We appreciate your cooperation in resolving these matters as soon as possible.

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

Very truly yours,

GIBSON & ASSOCIATES, INC.

Mark Person
Project Manager

cc: ✓ John Baumgartner
Mark Brandenburg
File

MP/sc



PUBLIC WORKS DEPARTMENT

(972) 450-2871

Post Office Box 9010 Addison, Texas 75001-9010

16801 Westgrove

July 10, 1998

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

Re: Change Order Number 10 - Addison Circle Phase I

Dear David:

Enclosed are three executed copies of the referenced change order for distribution. The Town has its copy. Please call me if you have any questions, or need additional information.

Sincerely,

Mike E. Murphy, P.E.
Assistant Director of Public Works

LETTER OF TRANSMITTAL

DATE: July 2, 1998			
TO: Town of Addison Director of Public Works 16801 Westgrove Addison, TX 75248			
			ATTENTION: Mr. John Baumgartner
via: Excalibur		PHONE: 972.450.2886	
Attached/Enclosed Is: Change Order #10 - Gibson & Associates			
COPIES	DATE	NO.	DESCRIPTION
3			
<input type="checkbox"/> FOR APPROVAL		<input type="checkbox"/> APPROVED AS SUBMITTED	<input type="checkbox"/> RESUBMIT <input type="checkbox"/> COPIES FOR APPROVAL
<input type="checkbox"/> FOR YOUR USE		<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> SUBMIT <input type="checkbox"/> COPIES FOR DISTRIBUTION
<input type="checkbox"/> FOR YOUR FILES		<input type="checkbox"/> RETURNED FOR CORRECTIONS	<input type="checkbox"/> RETURN <input type="checkbox"/> CORRECTED PRINTS
<input type="checkbox"/> AS REQUESTED			<input type="checkbox"/> OTHER:
<input checked="" type="checkbox"/> FOR YOUR SIGNATURE			<input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US
REMARKS:			
<div style="display: flex; align-items: flex-start;"> <div style="font-size: 2em; margin-right: 10px;">Mike</div> <div> <p>John, please execute and return to David Meyers for distribution. Also, we need to Reconcile Phase I as this should conclude the changes. Thanks, Bryant Nail</p> </div> </div>			
SIGNATURE:		by: Pat Malone	COPY TO: file

Post Properties, Inc.

15851 NO. DALLAS PARKWAY, SUITE 855, DALLAS, TEXAS 75248 - (972) 770-5151 - (972) 770-5129 Fax

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

LETTER OF TRANSMITTAL

RECEIVED JUN 16 1998

(214) 871-3311

DATE	6/16/98	JOB NO.	01201302
ATTENTION	Mike Robbins		
RE:	Address circle Phase I		

TO Post Properties
15720 Quorum Drive
Addicks Texas 75248
Const. Trailer (East Side of Quorum)
972-866-7190

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

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order Pay Est #29 + Co #10

COPIES	DATE	NO.	DESCRIPTION
4			Pay Estimate No. 29 - Release Retainage
4			Co #10 - Reorders all quantities

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

Mike,

Change order #10 still needs signature from Gibson & Assoc. I will let Marie Person know that this information is being delivered to you today.

COPY TO _____

SIGNED: David Mays

BID NUMBER: 96-28 / CHANGE ORDER NO. 10

OWNER: TOWN OF ADDISON

CONTRACTOR: GIBSON AND ASSOCIATES

DATE: 6/15/98

DESCRIPTION OF CHANGES:

THIS CHANGE ORDER INVOLVES THE FOLLOWING ITEMS:

- 1) ADJUSTMENT FOR FINAL INSTALLED QUANTITIES; REPLACEMENT OF DAMAGED SHRUBS; PATCHING OF STREETS; REPAIR OF CEMENT TREATED BASE ON NORTH SIDE OF GOODMAN AVE; DRINKING FOUNTAIN PIERS; RELOCATION OF THREE YIELD SIGNS AT ROUNDABOUT.

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	REVISED QUANTITY	QUANTITY CHANGE	UNIT PRICE	AMOUNT OF CHANGE
SCHEDULE I - PAVING IMPROVEMENTS							
103	REMOVE & DISPOSE OF EXIST. CONC. PVM'T.	SY	5604	5694	90	\$9.40	\$846.00
107	8" 650 PSI FLEX REINF. CONC. PVM'T.	SY	5712	5635	-77	\$31.00	(\$2,387.00)
108	8" 650 PSI REINF. CONC. DROP SLAB (STREET)	SY	1446	1392	-54	\$35.90	(\$1,938.60)
109	4" 3000 PSI REINF. CONC. SIDEWALK	SF	7231	8622	1391	\$2.80	\$3,894.80
110	4" 3000 PSI REINF. CONC. SUBBASE (SIDEWALK)	SF	56766	57228	462	\$2.90	\$1,339.80
111	6" 3000 PSI REINF. CONC. SUBBASE (SIDEWALK)	SF	1225	2874	1649	\$3.20	\$5,276.80
113	6" 650 PSI FLEX REINF. CONC. DRIVE	SY	218	269	51	\$30.00	\$1,530.00
114	6" 650 PSI REINF. CONC. INTEGRAL CURB	LF	5162	5292	130	\$1.50	\$195.00
115	REINF. CONC. STREET HEADER	LF	300	411	111	\$5.00	\$555.00
116	FULL DEPTH SAWCUT EXIST. CONCRETE	LF	1269	1537	268	\$2.75	\$737.00
119	4" THERMOPLASTIC LANE STRIPE	LF	54	104	50	\$2.16	\$108.00
120	4" NON-REFL. BUTTON, TYPE W	EA	112	266	154	\$4.32	\$665.28
121	4" REFL. BUTTON TYPE I-W-C	EA	195	215	20	\$6.48	\$129.60
122	4" REFL. BUTTON TYPE II-Y-Y	EA	40	46	6	\$8.10	\$48.60
126	STREET SIGN POST, FOUNDATION, MOUNTING HARDWARE	EA	52	56	4	\$166.32	\$665.28
127	STREET BARRICADE	LF	75	62.5	-12.5	\$25.38	(\$317.25)
128	BARRICADING, SIGNING AND TRAFFIC CONTROL	MO	0	1	1	\$9,280.00	\$9,280.00
139	REMOVE EXIST. STREET LIGHT FOUNDATION	EA	5	7	2	\$426.60	\$853.20
140	INSTALL STREET LIGHT FOUNDATION (QUORUM DR)	EA	11	13	2	\$459.00	\$918.00
141	6" X 6" CLASS 'A' TYPE I-C JIGGLE BAR TILE	EA	54	59	5	\$13.50	\$67.50
142	LONGITUDINAL BUTT JOINT	LF	802	881	79	\$7.50	\$592.50
145	6" THICK 650 PSI FLEX REINF. CONC. PAVEMENT	SY	4897	5165	268	\$34.00	\$9,112.00
146	6" THICK 650 PSI FLEX REINF. CONC. DROP SLAB	SY	1211	1000	-211	\$33.70	(\$7,110.70)
148	REMOVE AND REPLACE CONC. UNIT PAVERS	SF	2670	2952	282	\$2.50	\$705.00
149	6" COMPACTED FLEX BASE	SY	297	328	31	\$6.30	\$195.30
151	REPLACE EXIST. BLACK VINYL COATED CHAIN LINK FENCE	EA	240	228	-12	\$19.98	(\$239.76)
154	CONSTRUCTION PROGRESS SCHEDULES AND REPORTS	LS	1	0	-1	\$2,100.00	(\$2,100.00)
155	FUR. VEH. BRICK PAVER DELIVERED TO SITE, TYPE "C"	SF	11773	11000	-773	\$2.89	(\$2,233.97)
156	10" HIGH & 12" WIDE 650 PSI FLEX REINF. CONC. CURB	EA	421	394	-27	\$10.00	(\$270.00)
157	SIGNAL INTERCONNECT WIRING	LF	1200	0	-1200	\$3.74	(\$4,488.00)
158	FUR. VEH. BRICK PAVER DELIVERED TO SITE, TYPE "A" & "B"	SF	6858	8216	1358	\$3.12	\$4,236.96
167	REMOVE & REPLACE CEMENT TREATED BASE	SF	0	847	847	\$1.65	\$1,397.55
168	STREET PATCHING	LS	0	1	1	\$6,132.03	\$6,132.03
169	RELOCATE YIELD SIGNS AT ROUNDABOUT	EA	0	3	3	\$385.00	\$1,155.00
SCHEDULE I SUBTOTAL:							\$29,550.92

BID NUMBER: 96-28 / CHANGE ORDER NO. 10

OWNER: TOWN OF ADDISON

CONTRACTOR: GIBSON AND ASSOCIATES

DATE: 6/15/98

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	REVISED QUANTITY	QUANTITY CHANGE	UNIT PRICE	AMOUNT OF CHANGE
SCHEDULE II - STREETScape IMPROVEMENTS							
201	FURNISH PED PAVERS (CORRECTION FROM CO #5)	SF	63082	59310	-3772	\$1.98	(\$7,468.56)
202	1" PVC SCH 40 TREE LIGHT CONDUIT	EA	2005	2150	145	\$3.40	\$493.00
203	2" PVC SCHEDULE 40 STREET LIGHT CONDUIT	EA	5300	7560	2260	\$3.89	\$8,791.40
204	STREET LIGHT OR TREE LIGHTING PULL BOX	EA	70	51	-19	\$226.80	(\$4,309.20)
205	2" PVC SCHEDULE 40 SLEEVE	EA	281	282	1	\$2.92	\$2.92
206	3" PVC SCHEDULE 40 SLEEVE	EA	509	600	91	\$3.35	\$304.85
207	4" PVC SCHEDULE 40 SLEEVE	EA	1641	1637	-4	\$4.05	(\$16.20)
208	6" PVC SCHEDULE 40 SLEEVE	EA	815	902	87	\$5.94	\$516.78
217	4" PVC SCHEDULE 40 PERFORATED DRAIN SYSTEM	LF	5123	5459	336	\$11.00	\$3,696.00
227	RED OAK, 200 GAL., 5"-6" CAL 16'-18' HT	EA	109	105	-4	\$1,150.20	(\$4,600.80)
231	NEW MEIXICO AGAVE, 1 GAL	EA	14	0	-14	\$13.50	(\$189.00)
247	ADAMS NEEDLE STARBURST, 1 GAL.	EA	26	0	-26	\$25.38	(\$659.88)
248	PURPLE HEART, 4" CONT.	EA	65	0	-65	\$1.89	(\$122.85)
249	BERMUDA SOLID SOD	EA	13300	16500	3200	\$0.23	\$736.00
252	BALL & BURLAP EX. NELLIE R. STEVENS HOLLIES AND REPLAN	EA	70	64	-6	\$38.34	(\$230.04)
255	2' WIDE X 6" THICK REINF. CONC. FLUME	LS	1	0	-1	\$750.00	(\$750.00)
256	3" PVC SCHEDULE 40 TREE LIGHTING CONDUIT	LF	650	668	18	\$4.97	\$89.46
258	FUR. & INSTALL BEDDING MATE & INSTALL PAVERS	SF	64845	66290	1445	\$1.52	\$2,196.40
259	STREET LIGHT FOUNDATION	EA	53	55	2	\$388.80	\$777.60
260	SQUARE CAP FOR LIGHT BASE	EA	53	54	1	\$97.20	\$97.20
261	2" SCHEDULE 40 TREE LIGHTING CONDUIT	LF	2750	2732	-18	\$3.89	(\$70.02)
262	SALMON PINK CANNA, NO 1 RHIZOMES	EA	56	0	-56	\$1.62	(\$90.72)
263	FURN PED. BRICK GLEN-GERY DEL TO SITE	SF	64845	66290	1445	\$1.57	\$2,268.65
267	REMOVE BRICK, SAWCUT AND INSTALL STD. PULL BOX	EA	1	0	-1	\$385.00	(\$385.00)
277	#2 WIRE	LF	500	630	130	\$2.09	\$271.70
278	#6 WIRE	LF	7500	6999	-501	\$0.60	(\$300.60)
279	#8 WIRE	LF	11000	12913	1913	\$0.42	\$803.46
280	# 12 WIRE	LF	200	0	-200	\$0.50	(\$100.00)
281	1/2" SCHEDULE 40 PVC STREET LIGHT CONDUIT	LF	50	0	-50	\$4.84	(\$242.00)
282	3" SCH. 40 PVC STREET LIGHT CONDUIT	LF	60	0	-60	\$5.28	(\$316.80)
283	DRINKING FOUNTAIN PIERS	EA	0	2	2	\$275.00	\$550.00
284	STREET LIGHT SERVICE BORE UNDER PARK WALL	LS	0	1	1	\$1,793.00	\$1,793.00
SCHEDULE II SUBTOTAL							\$3,536.75

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	184	-4	\$34.56	(\$138.24)
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	8535	-960	\$5.37	(\$5,155.20)
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	833	-853	\$1.12	(\$955.36)
344	FIBERNETTING, NORTH AMERICAN GREEN S150BN	SY	1686	240	-1446	\$1.43	(\$2,067.78)
345	INLET PROTECTION	EA	30	4	-26	\$50.00	(\$1,300.00)
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)
351	TRENCH SAFETY DESIGN FOR ALL UTILITIES	LS	1	0	-1	\$810.00	(\$810.00)
352	TRENCH SAFETY FOR CONSTRUCTION	LF	4052	4043	-9	\$1.08	(\$9.72)
SCHEDULE III SUBTOTAL							(\$17,217.30)

BID NUMBER: 96-28 / CHANGE ORDER NO. 10

OWNER: TOWN OF ADDISON

CONTRACTOR: GIBSON AND ASSOCIATES

DATE: 6/15/98

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	REVISED QUANTITY	QUANTITY CHANGE	UNIT PRICE	AMOUNT OF CHANGE
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 PVC 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, CL 150 PIPE INCL EMBED.	LF	225	172	-53	\$14.58	(\$772.74)
504	8" DIA PVC AWWA C900, DR 18, CL 150 PIPE INCL EMBED.	LF	1945	1944	-1	\$16.20	(\$16.20)
508	6" DIA. RESILIENT SEAT GATE VALVE	EA	12	13	1	\$486.00	\$486.00
521	TRENCH SAFETY FOR CONSTRUCTION	LF	2494	2177	-317	\$0.22	(\$69.74)
524	2" WATER SERVICE LINE	EA	18	19	1	\$540.00	\$540.00
SCHEDULE V SUBTOTAL							\$167.32

SCHEDULE VI - BOSQUE PARK IMPROVEMENTS							
605	4" THICK 3000 PSI COMP. REINF CONC. SUBBASE	SF	4449	3600	-849	\$2.70	(\$2,292.30)
SCHEDULE VI SUBTOTAL							(\$2,292.30)

SCHEDULE VII - ELECTRICAL IMPROVEMENTS							
701	6E6 CONC. ENC. DUCTBANK, 6" DIA. TYPE DB PVC CONDUIT	LF	2800	2683	-117	\$70.00	(\$8,190.00)
702	4E6 CONC. ENC. DUCTBANK, 6" DIA. TYPE DB PVC CONDUIT	LF	353	381	28	\$50.00	\$1,400.00
706	TUE 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	\$55.00	(\$55.00)
708	10E6 CONC. ENC. DUCTBANK, 6" DIA. TYPE DB PVC CONDUIT	LF	135	122	-13	\$150.00	(\$1,950.00)
SCHEDULE VII SUBTOTAL							(\$9,995.00)

SCHEDULE IX - ALTERNATE STREETScape IMPROVEMENTS							
913	4" THICK CEMENT STABILIZED SUBGRADE	SY	673	647.22	-25.78	\$5.40	(\$139.21)
914	1/8" X 4" RYERSON STEEL LANDSCAPE EDGING	LF	670	0	-670	\$1.46	(\$978.20)
SCHEDULE IX SUBTOTAL							(\$1,117.41)

CONCRETE YEILD LOSS ABOVE 8%	CY	0	112.27	112.27	\$58.00	\$6,511.66
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NET CHANGE BY CHANGE ORDER NO. 10	\$9,803.95
ORIGINAL CONTRACT AMOUNT	\$3,517,664.44
PREVIOUS CHANGE ORDERS	(\$405,434.33)
REVISED CONTRACT AMOUNT	\$3,122,034.06

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. 10

OWNER: TOWN OF ADDISON

CONTRACTOR: GIBSON AND ASSOCIATES

DATE: 6/15/98

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

Ron Whitehead 6/19/98

RON WHITEHEAD, CITY MANAGER DATE

APPROVED BY
COLUMBUS REALTY

Bryant Nail 6/18/98

BRYANT NAIL, VICE PRESIDENT DATE

APPROVED BY
GIBSON AND ASSOCIATES

Max Person 6/17/98

A. J. JOHNSTON, EXECUTIVE VICE PRESIDENT DATE

APPROVED BY
HUITT-ZOLLARS

David E. Meyers 6/15/98

DAVID E. MEYERS, P.E. DATE

FOR *A.J. Johnston*
CLIPED FROM ESTIMATE BOOK 10.XLS

APPROVED JUN 18 1998
Michael J. Rodini

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Ryliecrest
P.O. Box 800579
Balch Springs, Texas
75180-0579
972/557-1199
FAX 972/557-1552



April 20, 1998

Mr. Michael Murphy, P.E.
Town of Addison
P.O. Box 144
Addison, Texas 75001

RE: Addison Circle

Dear Sir:

We have completed all items on the final punch list which are in our contract, our responsibility, and within our control. Here is a list of the items which do not fit the above mentioned criteria:

Public Works List:

- Item #4 - The "This Street" sign was put in per plans and meets all requirements. Someone has added the Fire Lane sign under it, which does not meet specifications.
- Item #7 - Whoever installed the tree light wiring removed the lids on these boxes and did not replace bolts. Part of Bosque Park job.
- Item #10 - We did not do sub-grade on project.
- Item #11 - Ordered new sign for City, under separate project.
- Item #14 - Pre-fab tape markings, not in contract.
- Item #18 - Not in contract; private.
- Item #19 - Not in contract; private.
- Item #27 - Installed per plan and/or directed by Huitt-Zollars.
- Item #32 - Normal effect of materials picked out by Post; all materials were installed per specifications. This is not a workmanship deficiency. See attached Exhibit A.

Parks List:

- Item #1 - Not our contract; Bosque Park.
- Item #2 - Removed from our contract; Change Order #1.
- Item #3 - Bermuda grass was seeded with rye; if grass does not establish, we will re-seed in maintenance contract.
- Item #8 - Not our contract; Bosque Park.
- Item #10 - Grading, re-seeding Buffalo seed and Holly, complete edging and bed area not our contract. See Exhibit B re: grassing.
- Item #13 - not our contract.
- Item #14 - not our contract.
- Item #16 - See Item #3 above.

Mr. Michael Murphy, P.E.
Page 2

Lighting List:

Item #2 - Post or city hung banners or flags during special event.
Item #4 - Post or city hung sign during special event.
Item #5 - See Item #7 of public works.

Miscellaneous:

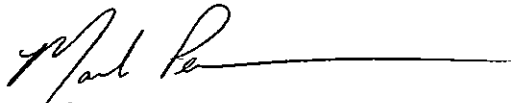
Item #3 - Bosque Park; tree light contractor.

Please let me know the earliest date in which you can meet with me at the job site to re-walk the items which are our responsibility so we can sell this project.

If you need any further information, please call me.

Very truly yours,

GIBSON & ASSOCIATES, INC.



Mark Person
Project Manager

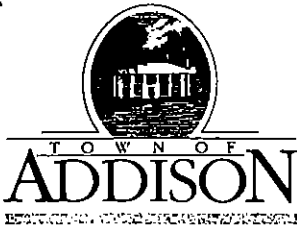
MP/sc

FINAL PUNCH LIST FOR PHASE I ADDISON CIRCLE

(PUBLIC WORKS)

1. Dress up around base of light poles (4949 Addison Circle).
2. Low spot in front of tree at management office.
3. Signposts at various locations need adjusting so that base rivets are in proper location, various signs and signposts are bent and need repair. (Base assembly should be 2" above grade, rivet must be accessible for maintenance)
4. Remove "This Street" sign at Witt and Addison, Witt and Morris.
5. Brick pavers need lowering/leveling at Witt and Morris.
6. Reseal and patch spalled curb at Witt and Morris.
7. Several "lighting" boxes around site need to be bolted down.
8. Raise/level brick at tree well (first tree west of Addison Circle).
9. Replace buttons in traffic circle.
10. Paving panels along N.E. section of traffic circle do not match up, uneven looks like settlement has occurred.
- * 11. Repair sign at SW section of traffic circle.
12. Parallel parking buttons in Quorum need to be replaced on both N. and S. sides of Addison Circle.
13. Storm manhole at inlet near SW corner on Quorum needs adjusting (bevel or grind edges of brick).
14. Railroad markings in Quorum need replacement.
15. Fifth tree well from circle on S. side of street. Pavers need adjustment (trip hazard).
16. Repair gouge in curb S. side of Witt and Addison Road.
17. Lighting box on S. side of Witt and Addison Circle needs adjustment (trip hazard).
18. Broken lid on water meter box (double check valve) in Witt, first set of meters N. of Addison Circle Drive.
19. Handle is broken on hatch over fire vault to Building B at 15675 Witt Place.
20. Joint seal needs replacing over red wood header at Morris and Witt.
21. Joint at Morris W. of Paschal needs resealing and also remove nails.
22. Throughout site clean sealant off of brick.

23. Curb needs repair at N. side on Goodman at Paschal. Needs to be sawed before patch is attempted.
24. Fire hydrant at Goodman and Quorum needs to be finished.
25. Seal street joints all along Goodman.
26. "NO PARKING" sign at Quorum and Goodman is bent.
27. All bike racks need to be placed in final location out of ROW. (Move near bench or by wall).
28. Morris at Quorum NW corner, telephone manhole, need to repair and/or replace brick by ring.
29. Clean and seal all street joints along Morris.
30. SW corner of Quorum at Morris, need to grind pavers around sanitary sewer manhole and adjust electric hand hole by trees to finish grade.
31. Fire hydrant valve on W. side of Quorum just N. of Addison Circle need brick pavers to be sand/cemented in place.
32. Lime stains need to be cleaned off of brick around entire site.



PUBLIC WORKS DEPARTMENT

(214) 450-2871

Post Office Box 144 Addison, Texas 75001

16801 Westgrove

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

April 28, 1998

RE: Addison Circle Phase I, FINAL PUNCH LIST

Dear Mr. Person:

Please find attached "Final Punch List Items" for Addison Circle Phase I. If you have any questions regarding the Public Works section call me at 972-450-2878.

COMMENTS:

- I have **highlighted** those items that still need attention and/or are not acceptable. I have drawn a ~~line through~~ those items that are acceptable or are to be completed by others.
- Notice spalling at several curb joints around site, especially first joint on either side of drainage inlets. (I will be glad to meet you at site to show what our concern is.) All curb joints need to be properly sawed and sealed.
- Street pavers at Witt and Addison need to match gutter line of the curb.

Sincerely,

Michael E. Murphy, PE, Assistant Director of Public Works/Addison

Xc: John Baumgartner, PE, Director of Public Works/Addison
David Meyers, PE, Project Engineer/Huitt-Zollars
Mike Robins, Post Properties

FINAL PUNCH LIST FOR PHASE I ADDISON CIRCLE

(PUBLIC WORKS)

1. ~~Dress up around base of light poles (4949 Addison Circle).~~
2. ~~Low spot in front of tree at management office.~~
3. ~~Signposts at various locations need adjusting so that base rivets are in proper location, various signs and signposts are bent and need repair. (Base assembly should be 2" above grade, rivet must be accessible for maintenance)~~
4. ~~Remove "This Street" sign at Witt and Addison, Witt and Morris.~~
5. ~~Brick pavers need lowering/leveling at Witt and Morris.~~
6. ~~Reseal and patch spalled curb at Witt and Morris.~~
7. ~~Several "lighting" boxes around site need to be bolted down.~~
8. ~~Raise/level brick at tree well (first tree west of Addison Circle).~~
9. ~~Replace buttons in traffic circle.~~
10. ~~Paving panels along N.E. section of traffic circle do not match up, uneven looks like settlement has occurred.~~
11. ~~Repair sign at SW section of traffic circle.~~
12. ~~Parallel parking buttons in Quorum need to be replaced on both N. and S. sides of Addison Circle.~~
13. ~~Storm manhole at inlet near SW corner on Quorum needs adjusting (bevel or grind edges of brick).~~
14. ~~Railroad markings in Quorum need replacement.~~
15. ~~Fifth tree well from circle on S. side of street. Pavers need adjustment (trip hazard).~~
16. ~~Repair gouge in curb S. side of Witt and Addison Road.~~
17. ~~Lighting box on S. side of Witt and Addison Circle needs adjustment (trip hazard).~~
18. ~~Broken lid on water meter box (double check valve) in Witt, first set of meters N. of Addison Circle Drive.~~
19. ~~Handle is broken on hatch over fire vault to Building B at 15675 Witt Place.~~

- ~~20. Joint seal needs replacing over red wood header at Morris and Witt.~~
- ~~21. Joint at Morris W. of Paschal needs resealing and also remove nails.~~
- ~~22. Throughout site clean sealant off of brick.~~
- ~~23. Curb needs repair at N. side on Goodman at Paschal. Needs to be sawed before patch is attempted.~~
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- ~~25. Seal street joints all along Goodman.~~
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- ~~27. All bike racks need to be placed in final location out of ROW. (Move near bench or by wall).~~
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- ~~30. SW corner of Quorum at Morris, need to grind pavers around sanitary sewer manhole and adjust electric hand hole by trees to finish grade.~~
- ~~31. Fire hydrant valve on W. side of Quorum just N. of Addison Circle need brick pavers to be sand/cemented in place.~~
- ~~32. Lime stains need to be cleaned off of brick around entire site.~~

**TOWN OF ADDISON
PAYMENT AUTHORIZATION MEMO**

DATE 5 14 1998

CLAIM # _____

CHECK AMOUNT \$ 18,786.08

Vendor No. _____

Vendor Name Addison Circle One, Ltd.

Address 15851 Dallas Parkway, Suite 855

Address Dallas

Address TX

Zip Code 75248

INVOICE # OR DESCRIPTION	FUND	DEPT	OBJ	PROJ	SAC	AMOUNT
	(00)	(000)	(00000)	(00000)	(000)	(0000.00)
Request 23	41	000	58210	65300		18,786.08
TOTAL						\$18,786.08

EXPLANATION Reimbursement

Addison Circle Phase I

Request 22

RECEIVED

MAY 11 1998

TOWN OF ADDISON
ACCOUNTING

Wil R. Murphy 5/15/98
AUTHORIZED SIGNATURE

[Signature]
FINANCE

**TOWN OF ADDISON
PAYMENT AUTHORIZATION MEMO**

DATE 5 14 198

CLAIM # _____

CHECK AMOUNT \$ 18,786.08

Vendor No. _____
 Vendor Name Addison Circle One, Ltd.
 Address 15851 Dallas Parkway, Suite 855
 Address Dallas
 Address TX
 Zip Code 75248

INVOICE # OR DESCRIPTION	FUND	DEPT	OBJ	PROJ	SAC	AMOUNT
	(00)	(000)	(00000)	(00000)	(000)	(0000.00)
Request 23	41	000	58210	65300		18,786.08
TOTAL						\$18,786.08

EXPLANATION Reimbursement
Addison Circle Phase I
Request 23

Wil C. Murphy 5/15/98
 AUTHORIZED SIGNATURE FINANCE



POST PROPERTIES, INC.

15851 DALLAS PARKWAY, SUITE 855
DALLAS, TEXAS 75248
972-770-5151
FAX 972-770-5147

SETTING THE STANDARD

May 4, 1998

Mr. John Baumgartner
Director of Public Works
Town of Addison
16801 Westgrove
P.O. Box 144
Addison, Texas 75001

Dear John:

Please accept this letter as our invoice in the amount of \$18,786.08 for work done by Gibson & Associates, Inc. for the period ending April 25, 1998. Three copies of their pay application are attached. Please return two executed copies to us for distribution.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared James F. Duffy, who, being by me duly sworn, deposed as follows:

“My name is James F. Duffy. I am of sound mind, capable of making this Affidavit, and personally acquainted with the facts herein stated.

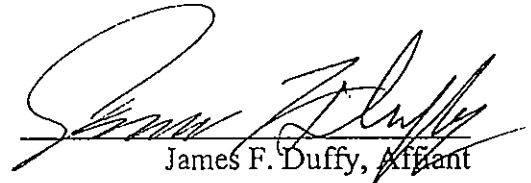
I am a duly authorized representative of Addison Circle One, Ltd., a Texas limited partnership (the ‘Partnership’). I am the appropriate official of the Partnership to submit this Affidavit and do submit this Affidavit on behalf of the Partnership.

The Partnership, by assignment from the Town of Addison, Texas, is the owner and construction manager under certain construction contract documents entitled ‘Town of Addison, Construction Specifications and Contract Documents, Addison Circle Phase I’ dated December,

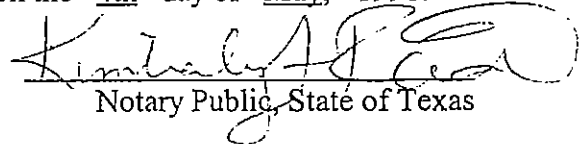
1995 (the 'Construction Contract') for that project generally referred to as Addison Circle Phase I (the 'Project'). The contractor for the project is Gibson & Associates, Inc. ('Contractor').

Attached hereto is an invoice or pay estimate for work performed on the Project by the Contractor for the time period set forth on the invoice/pay estimate. I hereby certify that the work reflected on the said invoice/pay estimate is true and correct to the best of my information and belief, that such work by the Contractor has been measured and verified in accordance with the Construction Contract, and that all Construction Contract preconditions to payment of the invoice/pay estimate have been met.


Attached hereto are copies of all material testing results in connection with this invoice/pay estimate."

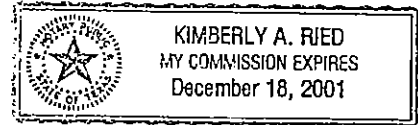

James F. Duffy, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME on the 4th day of May, 1998.


Notary Public, State of Texas

Please let us know if you have any questions.

Regards,

James F. Duffy
Executive Vice President of Construction



JFD/kar

Attachments

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Ryliecrest
P.O. Box 800579
Balch Springs, Texas
75180-0579
972/557-1199
FAX 972/557-1552



April 20, 1998

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

Re: Addison Circle - Phase I
Public Infrastructure

Dear Sir:

Enclosed please find our Estimate No. 23 for work done on the above referenced project along with an Affidavit of Bills Paid.

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

Very truly yours,

GIBSON & ASSOCIATES, INC.

Mark Person
Project Manager

MP/sc

encl.

Job Description: ADDISON CIRCLE - PHASE I

Estimate No. 23

Client: TOWN OF ADDISON

Contract Amount: \$3,517,664.44

Estimated Period : February 26,1998

To April 25,19988

Payable To: Gibson & Associates, Inc.
11210 Ryliecrest Drive
Balch Springs, Texas 75180

Item	Description	Unit	Contract Quantity	Monthly Quantity	Quantity To Date	Unit Price	Total
SCHEDULE I PAVING IMPROVEMENTS							
101	MOBILIZATION	LS	1		1	\$94,135.00	\$94,135.00
102	UNCLASS ST EXCAVA INC HAUL/DISPOSE	CY	2143		2143	\$2.16	\$4,628.88
103	REM & DISP OF EXIST CONC PAVE	SY	5604		5694	\$9.40	\$53,523.60
104	REM & DISP OF EXIST CONC SW	SY	1292		1292	\$5.40	\$6,976.80
105	6" LIME STAB or subgrade prep	SY				\$4.03	
106	HYDRATED LIME 38#/sy	TON				\$97.29	
107	8" 650 PSI FLEX RC PVMT	SY	5712		5635	\$31.00	\$174,685.00
108	8" 650 PSI FLEX RC DROP SALB	SY	1446		1392	\$35.90	\$49,972.80
109	4" 3000 PSI RC SDWLK	SF	7231		8822	\$2.80	\$24,141.60
110	4" 3000 PSI RC SDWLK SUB-BASE	SF	56766		57228	\$2.90	\$165,861.20
111	6" 3000 PSI RC SDWLK SUB-BASE	SF	1225		2874	\$3.20	\$9,196.80
112	item deleted Addenda 4						
113	6" 650 PSI FLEX RC DRIVE	SY	218		269	\$30.00	\$8,070.00
114	6" 650 PSI FLEX INTEGRAL CURB	LF	5162		5292	\$1.50	\$7,938.00
115	REINF CONC ST HEADER	LF	300		411	\$5.00	\$2,055.00
116	FULL DEPTH SAWCUT EX CONC	LF	1269		1537	\$2.75	\$4,226.75
117	* Furnish vehicle brick paver del.	SF				\$3.37	
118	ST BOLLARD (STEEL)	EA	71		71	\$350.00	\$24,850.00
119	4" WIDE THERMOPLASTIC LANE STRIP	LF	54	56	104	\$2.16	\$224.64
120	4" NON REFLECT BUTTON TY W	EA	112	56	266	\$4.32	\$1,149.12
121	4" REFLECT BUTTON TY I-W-C	EA	195	92	215	\$6.48	\$1,393.20
122	4" REFLECT BUTTON TY II-Y-Y	EA	40	6	46	\$8.10	\$372.60
123	24" WIDE THERMO STOP LINE	LF	71		71	\$10.80	\$768.80
124	12" WIDE THERMO YIELD LINE	LF	152		152	\$6.48	\$984.96
125	STD & TRAFF CTRL SIGNS furn/install	EA	98		98	\$164.16	\$16,087.68
126	* furn/install st. sign post,found.	EA	52	3	56	\$166.32	\$9,313.92
127	ST BARRICADES (GUARD RAIL)	LF	75		62.5	\$25.38	\$1,586.25
128	BARRICADES, SIGNS & TRAFF CTRL	MO			1	\$9,280.00	\$9,280.00
129	6' TALL BLACK VINYL COAT CHAIN LINK FENCE	LF	202		202	\$19.98	\$4,035.96
130	item deleted per addenda 4						
131	item deleted per addenda 4						
132	item deleted per addenda 4						
133	DOWELLED ON 6" RC CURB	LF	8		8	\$20.00	\$160.00
134	ITEM DELETED PER ADDENDA 3						
135	THERMOPLASTIC ADVISORY MARKER-YEILD	EA	8		8	\$216.00	\$1,728.00
136	8'x7' REFL DIAGRAMMATIC SIGN ADV-D1	EA	2		2	\$3,888.00	\$7,776.00
137	8'x6' REFL DIAGRAMMATIC SIGN ADV-D3	EA	1		1	\$3,564.00	\$3,564.00
138	5'x2' REFL STREET SIGN ST 1,2,3	EA	3		3	\$1,296.00	\$3,888.00
139	REMOVE EXISTING STREET LIGHT FOUNDATION	EA	5		7	\$426.60	\$2,886.20
140	F/INSTALL ST. LIGHT FOUNDATION QUORUM	EA	11		13	\$459.00	\$5,967.00
141	6"x6" CL A TY I-C JIGGLE BAR	EA	54		59	\$13.50	\$796.50
142	CONSTRUCT LONGITUDINAL BUTT JOINT	LF	802		881	\$7.50	\$6,607.50
143	item deleted per addenda 4						
144	*4 furn/install bedding matrl & pavers	SF	18631		18631	\$2.53	\$47,136.43
145	*4 furn/install 6" 650psi RC pavmnt	SY	4897		5165	\$34.00	\$175,610.00
146	*4 furn/instl 6" 650psi RC drop slab	SY	1211		1000	\$33.70	\$33,700.00
147	*4 furn/instl 6.75"x1.5'refl.diag sign	EA	3		3	\$1,404.00	\$4,212.00
148	*4 rem/replic conc. unit pavers	SF	2670		2952	\$2.50	\$7,380.00
149	*4 furn/instl 6" compacted flex base	SY	297		328	\$6.30	\$2,066.40
150	*4 rem/dispose conc. flume	SY	41		41	\$10.00	\$410.00
151	*4 replc. exst blk vynl cl fence	LF	240	8	228	\$19.98	\$4,555.44
152	*4 furn/plant buffalo grass seed/fert	SY	564		564	\$0.58	\$327.12
153	*4 temp irrig. work area water tower	LS	1		1	\$2,160.00	\$2,160.00
154	*4 construction progress report CPM	LS	1			\$2,100.00	
155	Furnish Vehicular Paver	SF	11773		11000	\$2.89	\$31,790.00
156	10" x 12" Curb	LF	421		394	\$10.00	\$3,940.00
157	Signal Interconnect Wiring	LF	1200			\$3.74	
158	Furn Vech Paver Typ A & B Glen Gery	SF	6858		8216	\$3.12	\$25,633.92
159	4" Single Reflective Button Ty I-Y	EA	48		48	\$6.87	\$329.76
160	Sign Revision Adv. D-1	LS	1		1	\$673.75	\$673.75

161	Existing Light Base repair	EA	3		3	\$181.50	\$544.50
162	Revise Adv-1, Adv-2, St.-3	SF	17.56		17.56	\$110.00	\$1,931.60
163	Aluminum Painted Gold Finial	EA	100		100	\$30.00	\$3,000.00
164	3" O.D. Sign Post	EA	12		12	\$480.00	\$5,760.00
165	Wing Brackets	EA	24		24	\$77.00	\$1,848.00
166	Mounting Hardware	EA	12		12	\$68.00	\$792.00
167	R&R C.T.B.	SF	847	847	847	\$1.65	\$1,397.55
168	Street Patching	LS	1	1	1	\$6,132.03	\$6,132.03
169	Relocate Yield Signs	EA	3	3	3	\$385.00	\$1,155.00

Total Schedule I

\$1,071,515.26

SCHEDULE II STREETScape IMPROVEMENTS

201	*4 furn pedest. BRICK PAVER del.	SF				\$1.98	
202	1" PVC SCH 40 TREE LIGHT CONDUIT	LF	2005		2150	\$3.40	\$7,310.00
203	2" PVC SCH 40 ST LIGHT CONDUIT	LF	5300		7560	\$3.89	\$29,408.40
204	ST LIGHT PULL BOX or tree light	EA	70	2	51	\$226.80	\$11,566.80
205	2" PVC SCH 40 SLEEVE	LF	281		282	\$2.92	\$823.44
206	3" PVC SCH 40 "	LF	509		600	\$3.35	\$2,010.00
207	4" PVC SCH 40 "	LF	1641		1637	\$4.05	\$6,629.85
208	6" PVC SCH 40 "	LF	815		902	\$5.94	\$5,357.88
209	IRRIGATION SYS INC POWER TO CONTRLR	LS	1		1	\$63,099.00	\$63,099.00
210	TREE FENCE	LF				\$17.00	
211	STD TREE GRATE	EA	28		28	\$1,090.00	\$30,520.00
212	DELETED ITEM ADDENDA 2						
213	DELETED ITEM ADDENDA 2						
214	DELETED ITEM ADDENDA 2						
215	DELETED ITEM ADDENDA 2						
216	DELETED ITEM ADDENDA 2						
217	4" PVC SCH 40 PERFOR SUBDRAIN SYS	LF	5123		5459	\$11.00	\$60,049.00
218	BENCH A	EA	11		11	\$1,740.00	\$19,140.00
219	BENCH B	EA	16		16	\$960.00	\$15,360.00
220	BENCH C	EA	19		19	\$1,385.00	\$26,315.00
221	BOWERY TRASH RECP A	EA	11		11	\$1,100.00	\$12,100.00
222	BOWERY TRASH RECP B	EA	7		7	\$320.00	\$2,240.00
223	BOWERY TRASH RECP C	EA	6		6	\$285.00	\$1,710.00
224	BIKE RACK MODEL BR2-3	EA	22		22	\$180.00	\$3,960.00
225	item deleted per addenda 4						
226	GARDEN PLANTER TY 006	EA	10		10	\$270.00	\$2,700.00
227	RED OAK 200 GAL 16'-18' 5"-6" cal.	EA	109		105	\$1,150.20	\$120,771.00
228	LIVE OAK 200 GAL 5"-6" CAL 16-18' HT. 10'-12'	EA	95		95	\$1,150.20	\$109,269.00
229	CHANTICLEER PEAR 4" 14-16"	EA	38		38	\$372.60	\$14,158.80
230	DWF YAUPON HOLLY 1 GAL	EA	3460		3460	\$4.05	\$14,013.00
231	NEW MEXICO AGAVE 1 GAL	EA	14			\$13.50	
232	AUTUMN ASTER 4"	EA	25		25	\$1.78	\$44.50
233	SHASTA DAISY 4"	EA	328		328	\$1.78	\$583.84
234	DAYLILY RED RUM 4"	EA	76		76	\$3.73	\$283.48
235	DAYLILY STELLA DE ORO 4"	EA	160		160	\$3.67	\$587.20
236	DAYLILY MIXED 4"	EA	125		125	\$3.67	\$458.75
237	RED YUCCA 1 GAL	EA	22		22	\$5.94	\$130.68
238	BEARDED IRIS PURPLE NO 1	EA	490		490	\$1.67	\$818.30
239	BEARDED IRIS YELLOW NO 1	EA	393		393	\$1.67	\$656.31
240	BEARDED IRIS WHITE NO 1	EA	52		52	\$1.67	\$86.84
241	JAP IRIS BLUE NO 1	EA	46		46	\$2.75	\$126.50
242	SPIDERY LILY 4"	EA	228		228	\$5.72	\$1,304.16
243	DAFFODIL MIXED NO.1	EA	389		389	\$0.81	\$315.09
244	DAFFODIL FEB GOLD NO.1	EA	445		445	\$0.92	\$409.40
245	DAFF PEEP TOM NO.1	EA	230		230	\$0.81	\$186.30
246	THRIFT 4"	EA	61		61	\$1.67	\$101.87
247	ADAMS NEEDLE STARBURST 1GAL	EA	26			\$25.38	
248	PURPLE HEART 4"	EA	65			\$1.89	
249	BERMUDA SOLID SOD	SF	13300	3200	16500	\$0.23	\$3,795.00
250	WEEPING LOVE GRASS	SF	22920	45500	68220	\$0.03	\$2,046.60
251	RESTORE IRRIG. N.LINE ADDISON CONV.C	LS	1	22920	1	\$1,026.00	\$1,026.00
252	BALL/BURLAP/MNTN/REPLNT EXST HOLLIES	EA	70		64	\$38.34	\$2,453.76
253	6" N.R. STEVENS HOLLIES FURN/INSTALL	EA	6		6	\$270.00	\$1,620.00
254	REM/REUSE EXST STEEL EDGING	LS	1		1	\$378.00	\$378.00
255	2"WIDE, 6" RC FLUME	LS	1			\$750.00	
256	3" PVC SCH 40 TREE LIGHT CONDUIT	LF	650		668	\$4.97	\$3,319.96
257	item deleted per addenda 4						
258	*4 furn/instl bedding & ped pavers	SF	64845		66290	\$1.52	\$100,760.80
259	*4 street light foundation	EA	53		55	\$388.80	\$21,384.00
260	*4 construct sq. cap for light base	EA	53		54	\$97.20	\$5,248.80
261	*4 furn/instl 2" sch.40 PVC tree lt.conduit	LF	2750		2732	\$3.89	\$10,627.48
262	*4 salmon pink canna #1 rhizomes	EA	56			\$1.62	
263	Furn Ped Brick Pav Glen Gery	SF	64845		66290	\$1.57	\$104,075.30
264	Big Blue Liriope	EA	840		840	\$4.02	\$3,376.80
265	Additional Irrigation Repair @ Conf.Ctr	LS	1		1	\$825.00	\$825.00
266	Additional Streetscape Irrigation	LS	1		1	\$18,687.00	\$18,687.00

Handwritten notes:

 687.6

267	Remove Brick, Sawcut and Install Std Pull Box	EA	1				\$385.00	
268	Remove Brick Sawcut and Install TUE Type Handhole	EA	1			1	\$385.00	\$385.00
269	Install and Connect Lights & Fixtures	EA	53			53	\$352.00	\$18,656.00
270	Panels/Terminal Blocks	EA	3			3	\$2,816.00	\$8,448.00
271	Meters	EA	3			3	\$148.50	\$445.50
272	100A Switch	EA	3			3	\$429.00	\$1,287.00
273	Ground Rods	EA	3			3	\$121.00	\$363.00
274	100A Contactor	EA	3			3	\$957.00	\$2,871.00
275	Time Clocks	EA	3			3	\$165.00	\$495.00
276	Photo Cells	EA	3			3	\$220.00	\$660.00
277	#2 Wire	LF	500			630	\$2.09	\$1,316.70
278	#6 Wire	LF	7500			6999	\$0.60	\$4,199.40
279	#8 Wire	LF	11000			12913	\$0.42	\$5,423.46
280	#12 Wire	LF	200				\$0.50	
281	1/2" Sch. 40 PVC Street Light Conduit	LF	50				\$4.84	
282	3" Sch 40 PVC Street Light Conduit	LF	60				\$5.28	
283	Drinking Fountain Piers	EA	2		2	2	\$275.00	\$550.00
284	Relocate Service @ Park	LS	1		1	1	\$1,793.00	\$1,793.00

Total Schedule II

~~\$891,421.95~~

889,762.95

SCHEDULE III
STORM WATER IMPROVEMENTS

301	CL 3 RCP 18"	LF	848			843	\$28.08	\$23,671.44
302	CL 3 RCP 21"	LF	551			551	\$31.32	\$17,257.32
303	CL 3 RCP 24"	LF	188			184	\$34.56	\$6,359.04
304	CL 3 RCP 27"	LF	108			108	\$38.88	\$4,199.04
305	CL 3 RCP 30"	LF	329			329	\$42.12	\$13,857.48
306	CL 3 RCP 33"	LF	64			64	\$47.52	\$3,041.28
307	CL 3 RCP 36"	LF	434			427	\$52.92	\$22,596.84
308	CL 3 RCP 39"	LF	191			191	\$63.72	\$12,170.52
309	CL 3 RCP 42"	LF	357			357	\$68.04	\$24,290.28
310	CL 3 RCP 45"	LF	351			351	\$75.60	\$26,535.60
311	CL 3 RCP 60"	LF	267			267	\$127.44	\$34,026.48
312	CL 3 RCP 66"	LF	248			248	\$149.04	\$36,861.92
313	CL 3 RCP 72"	LF	116			116	\$172.80	\$20,044.80
314	REM & DISP OF EX CURB INLET	EA	10			10	\$756.00	\$7,560.00
315	6' RECESS CURB INLET W/RECESS TOP FOR BR	EA	4			4	\$1,944.00	\$7,776.00
316	8' RECESS CURB INLET W/RECESS TOP FOR BR	EA	3			3	\$2,052.00	\$6,156.00
317	8' RECESS CURB INLET (EXT DEPTH) W/RECESS	EA	1			1	\$2,268.00	\$2,268.00
318	10' RECESS CURB INLET W/RECESS TOP FOR BR	EA	2			2	\$2,289.60	\$4,579.20
319	10' RECESS CURB INLET	EA	1			1	\$2,289.60	\$2,289.60
320	10' RECESS CURB INLET (EXT DEPTH)	EA	1			1	\$2,430.00	\$2,430.00
321	12' RECESS CURB INLET W/RECESS TOP FOR BR	EA	1			1	\$2,538.00	\$2,538.00
322	14' STD CURB INLET	EA	1			1	\$2,754.00	\$2,754.00
323	4' GRATE INLET	EA	1			1	\$2,862.00	\$2,862.00
324	DELETED ITEM PER ADDENDA 2							
325	3 GRATE COMBO CURB INLET	EA	4			4	\$2,970.00	\$11,880.00
326	5'X5' STD Y INLET	EA	4			4	\$2,862.00	\$11,448.00
327	REM EX REINF CONC PIPE	LF	890			890	\$14.04	\$12,495.60
328	TY A STRM WTR MH	EA	1			1	\$2,376.00	\$2,376.00
329	TY A STRM WTR MH	EA	1			1	\$3,186.00	\$3,186.00
330	TY B STRM WTR MH	EA	4			4	\$4,698.00	\$18,792.00
331	RCP 60 DEGREE WYE CONNECT	EA	37			37	\$216.00	\$7,992.00
332	RCP 45 "	EA	1			1	\$216.00	\$216.00
333	RCP 60 DEGREE BEND CONNECT	EA	2			1	\$216.00	\$216.00
334	RCP 45 DEGREE BEND CONNECT	EA	2			4	\$216.00	\$864.00
335	RCP 30 DEGREE BEND CONNECT	EA	4			4	\$216.00	\$864.00
336	PIPE TO PIPE CONNECT	EA	14			14	\$216.00	\$3,024.00
337	INLET CONNECT	EA	2			1	\$486.00	\$486.00
338	PRECAST CONC PLUG FOR RCP	EA	18			21	\$91.00	\$1,701.00
339	UNCLASS CHANNEL EXCAVA	CY	9485			8535	\$5.37	\$45,832.95
340	ROCK CHANNEL EXCAVA	CY	4511			4511	\$6.48	\$29,231.28
341	REM & DISP OF EXIST HEADWALLS & CONC RIP	LS	1			2	\$2,160.00	\$4,320.00
342	2' STONE RIP RAP	CY	238			100	\$37.80	\$3,780.00
343	HYDROMULCH TOP GUN BUFFALO (FERT/WTR)	SY	1686	593		833	\$1.12	\$932.96
344	FIBER NETTING NA GREEN S150BN	SY	1686			240	\$1.43	\$343.20
345	FURN, INSTL, MAIN, REM INLET PROTECT FOR ER	EA	30			4	\$50.00	\$200.00
346	FURN, INSTL, MAIN & REM SILT FENCE FOR ERO	LF	2800			2150	\$3.00	\$6,450.00
347	FURN, INSTL, MAIN & REM STRAW BALE DICK CH	LF	200				\$5.00	
348	ROCK BERM FURN/INSTL/MAINTN/REMOV	CY	10			30	\$150.00	\$4,500.00
349	FURN, INSTL, MAINT & REM STAB CONST ENTR	SY	333				\$9.72	
350	DELETED ITEM PER ADDENDA 2							
351	TRENCH SAFETY FOR UTIL	LS	1				\$810.00	
352	TRENCH SAFETY FOR CONSTR	LF	4052			4043	\$1.08	\$4,366.44
353	REM EXST INLET TOP/RECONST w/RECESS	LS	1			1	\$3,510.00	\$3,510.00
354	10'RECES.CURB INLET(XTRA DEPTH)RECS TOP	EA	1			1	\$2,430.00	\$2,430.00
355	*4 rem/dispose exst RCP larger 36"	LF	150			150	\$14.04	\$2,106.00

Total Schedule III

\$469,768.27

SCHEDULE IV
WASTEWATER IMPROVEMENTS

401	SDR 26 PVC WWTR LINE 8"	LF	40		20	\$21.60	\$432.00
402	SDR 35 PVC WWTR LINE 8"	LF	1639		1730	\$19.44	\$33,631.20
403	SDR 35 PVC WWTR LINE 10"	LF	357		357	\$28.08	\$10,024.56
404	SDR 26 PVC WWTR LINE 12"	LF	1564		1564	\$30.24	\$47,295.36
405	SDR 35 PVC WWTR LINE 6" W/2 WAY CLEANOUT	EA	17		16	\$540.00	\$8,640.00
406	4' DIA WWTR MH	EA	3		3	\$1,836.00	\$5,508.00
407	5' DIA WWTR MH	EA	11		11	\$3,672.00	\$40,392.00
408	TV INSPECT	LF	3600		3651	\$1.62	\$5,914.62
409	TRENCH SAFETY FOR CONSTR	LF	4010		3671	\$0.65	\$2,386.15

Total Schedule IV \$154,223.89

SCHEDULE V
WATER IMPROVEMENTS

501	CONC BLOCKING	CY	45		45	\$75.80	\$3,402.00
502	DI FITTINGS CL 250	TON	6		6	\$1,844.00	\$11,664.00
503	*4 6" pvc awwa c900 dr18, cl150	LF	225		172	\$14.58	\$2,507.76
504	*4 8" pvc awwa c900 dr18 cl150	LF	1945		1944	\$16.20	\$31,492.80
505	*4 12" pvc awwa c900, dr18 cl150	LF	78		76	\$32.40	\$2,462.40
506	*4 furn.24" awwa c303 bar wrapped conc pipe	LF	248		248	\$70.20	\$17,409.60
507	FILL EXT 24" DIA RCCP WTR LINE	LF	200		200	\$23.76	\$4,752.00
508	6" RESILIENT SEAT GATE VALVE/BOX	EA	12		13	\$486.00	\$6,318.00
509	8" RESILIENT SEAT GATE VALVE/BOX	EA	11		11	\$594.00	\$6,534.00
510	ITEM DELETED PER ADDENDA 3						
511	*4 furn/instl fire hyd complete	EA	9		9	\$1,512.00	\$13,608.00
512	REM, SALVE & DEL TO TOWN EXIST FIRE HYDRA	EA	3		3	\$432.00	\$1,296.00
513	*4 connect to all EXT WTR MAIN	EA	3		3	\$540.00	\$1,620.00
514	*4 WTR SERV LINE 1.5"meter,box,bkfw,dbl ck	EA	2		2	\$1,944.00	\$3,888.00
515	WTR SERV LINE 2"(MTR BOX,BKFLO PREV)	EA	1		1	\$2,268.00	\$2,268.00
516	WTR SERV LINE 6"(FOR FIRE PROTECT)	EA	3		3	\$540.00	\$1,620.00
517	TAPP SLEEVE VALVE/BOX 20" X 8"	EA	1		1	\$3,024.00	\$3,024.00
518	TAPP SLEEVE VALVE/BOX 20" X 12"	EA	1		1	\$3,240.00	\$3,240.00
519	2000 PSI CONC ENCASE	LF	80		80	\$20.52	\$1,641.60
520	ADJ EXT WTR VALVE STACK/COVER	EA	6		6	\$54.00	\$324.00
521	TRENCH SAFETY	LF	2494		2177	\$0.22	\$478.94
522	WTR TEST	LS	1		1	\$810.00	\$810.00
523	item deleted per addenda 4						
524	2" WATER SERVICE LINE	EA	18		19	\$540.00	\$10,260.00
525	*4 instl 24" awwa c303 bar wrap pipe	LF	248		248	\$70.20	\$17,409.60
526	Relocate 2" Water Service	EA	2		2	\$610.00	\$1,220.00

Total Schedule V \$149,250.70

SCHEDULE VI
BOSQUE PARK IMPROVEMENTS

601	item deleted per addenda 6						
602	item deleted per addenda 6						
603	item deleted per addenda 2						
604	*4 metro drinkin' fountain & wtr servc	EA	2	0.8	2 4.2	\$5,900.00	11,800 \$7,080.00
605	*4 4" 3000psi rc sdwtk subbase	SF	4449		3600	\$2.70	\$9,720.00
606	*4 furn ped. paver mtrl del	SF				\$1.98	
607	*4 furn/instl bedding & brick pavers	SF	3426		3426	\$1.52	\$5,207.52
608	Furn Ped Paver Glen Gery	SF	3426		3426	\$1.57	\$5,378.82

Total Schedule VI \$27,386.34

32,106.34

SCHEDULE VII
ELECTRICAL IMPROVEMENTS

701	6E6 CONC ENCASE DUCKBANK 6" DIA TY DB PVC	LF	2800		2683	\$70.00	\$187,810.00
702	4E8 CONC ENCASE DUCKBANK 6" DIA TY DB PVC	LF	353		381	\$50.00	\$19,050.00
703	TUE STD 4 WAY MH	EA	9		9	\$9,100.00	\$81,900.00
704	TUE STD 2 WAY MH	EA	1		1	\$9,000.00	\$9,000.00
705	REINF 5' X 5' X 6" CONC PAD AROUND MH	EA	2		2	\$750.00	\$1,500.00
706	TUE STD PRECAST DEEP WELL 25KV SWITCH PA	EA	3		2	\$1,200.00	\$2,400.00
707	6" DIA TY DB PVC 90 DEGREE SWEEP 36"	EA	13		12	\$55.00	\$660.00
708	10E6 CONC ENCASE DUCKBANK 6" DIA TY DB PV	LF	135		122	\$150.00	\$18,300.00
709	10E6 CONC ENCASE DUCKBANK 6" DIA TY DB PV	LF	70		70	\$300.00	\$21,000.00
	(BY OTHER THAN OPEN CUT)						
710	*4 6" ty db pvc 90 deg. sweep 60"	EA	12		12	\$55.00	\$660.00
711	*4 2" sch 40 pvc conduit	LF	780		780	\$4.00	\$3,120.00

Total Schedule VII \$345,400.00

SCHEDULE VIII
STREETSCAPE IMPROVEMENTS

801	IRRIGATION SYS EAST SIDE OF QUARUM	LS					\$10,260.00
802	RED OAK TREE 200 GAL CONTAINER GROWN	EA					\$1,150.20
803	4" PVC SCH 40 PERFORATED SUBDRAIN SYS	LF					\$11.00
804	FURNISH / PLANT WEEPING LOVE GRASS	SF					\$0.03
805	*4 st light or tree lt. pull boxes	EA					\$232.20
806	*4 2" sch 40 pvc st ft conduit	LF					\$3.89
807	*4 st light foundation	EA					\$388.80
808	*4 sq. cap for light base	EA					\$97.20
809	*4 3" sch 40 pvc tree lt. conduit	LF					\$4.97

Total Schedule VIII

SCHEDULE IX
STREETSCAPE IMPROVEMENTS

913	*4 4" cement stabilized subgrade	SY	673		647.22	\$5.40	\$3,494.99
914	*4 1/8"x4" ryerson ldscp edging	LF	670			\$1.46	

Total Schedule IX \$3,494.99

Extra	Concrete Yield Loss Above 8%	CY			112.27	\$58.00	\$6,511.66
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APPROVED:

GIBSON & ASSOCIATES, INC.

BY *[Signature]*
DATE April 21, 1998

HUITT-ZOLLARS

BY *David Meyers*
DATE 4/27/98

COLUMBUS REALTY

BY *Mumukshu P. Roblin*
DATE 4/30/98

TOTAL WORK DONE	3,122,034.06	\$3,118,673.06
RETAINED 2.5%	78,050.86	\$77,966.63
AMOUNT PAYABLE	3,043,983.20	\$3,040,706.29
PREVIOUS PAYMENTS		\$3,025,197.12
AMOUNT DUE THIS ESTIMATE		\$15,509.11
		20,111.11
		18,786.08

[Handwritten initials]

TOWN OF ADDISON

BY *[Signature]*
DATE 5/5/98

PARTIAL AFFIDAVIT OF BILLS PAID

STATE OF TEXAS
COUNTY OF DALLAS

Patricia M. Gibson of Gibson & Associates, Inc. being duly sworn, says that she is the Chief Executive Officer of Gibson & Associates, Inc. (the "Contractor") and is familiar with the facts herein stated.

That said Contractor performed work and labor and/or furnished material for use in the construction of Addison Circle-Phase I, Public Infrastructure and owned by The Town of Addison.

That said Contractor hereby certified that he paid or had other-wise satisfied all obligations for all materials and equipment furnished for all work, labor and services performed and for all indebtedness and claims against the Contractor for damages arising in any manner in connection with the performance of the Contract referenced above.

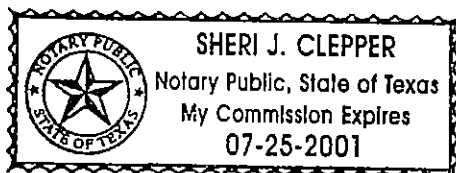
CONTRACTOR: Gibson & Associates, Inc.

BY: Patricia M. Gibson
Patricia M. Gibson
Chief Executive Officer

SWORN TO BEFORE ME and subscribed in my presence this the 20th day of April, 1998.

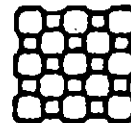
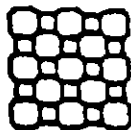
Sheri J. Clepper
Notary Public for Dallas County

My Commission expires: 7-25-2001



WA
A

Copy Mark ✓



PAVER

CONSTRUCTION COMPANY, INC.

April 16, 1998

EXHIBIT "A"

Gibson & Associates, Inc.
P.O. Box 800579
Balch Springs, Texas 75180-0579

ATTEN: Mr. Mark Person

RE: Addison Circle Phase I, Efflorescence Problem

Mr. Person:

Enclosed with this letter is a copy of a "stat sheet" showing the efflorescence levels in the Glen Gary clay pavers used in the pedestrian walkways at Addison Circle Phase I. After reviewing this sheet, you will know that there is no efflorescence in the clay pavers. The actual efflorescence that the City is seeing is coming from the joints between the pavers. The joint mix that Paver Construction Company, Inc. used was the same joint mix specified in the specification booklet provided by the City of Addison. Efflorescence residue is a by-product of the chemical reaction continually occurring within the joints of the pavers. It continually occurs because of the constant over-irrigation of the planter beds in these areas. The irrigation levels need to be reevaluated during the Fall and Spring months. During the Summer months, the hot "Texas sun" will bake the moisture out, thus eliminating the problem. Efflorescence is common everywhere there is concrete in pedestrian areas. It is only more prevalent in dark clay pavers. This is a common occurrence and should be expected in "overly-irrigated" areas. Paver Construction Company, Inc. will not be responsible for this problem. It is common, and the cause rests solely on Post Properties' irrigation practices. It can be remedied, however, by applying several sealer coats to the pavers once the efflorescence has subsided.

Mark, once again, thank you so much for your cooperation during this project. We look forward to working with you again in the future.

Sincerely,

Randy D. Miller
Vice President

McCreath Laboratories, Inc.

610 WILLOW STREET
 HARRISBURG, PENNSYLVANIA 17101

EXHIBIT "A"

RECEIVED
 JUL 15 1996

Laboratory Test No. MR-543

Date July 12, 1996

To GLEN-GERY CORPORATION

Brick Identification AUTUMN HAZE CHAMFERED 2 1/4 X 4 X 8 PAVER EXT SOLID 06652D 06-19-96

The following is a report of Tests on Building Brick conducted in accordance with ASTM Designation C67-94 "Standard Method of Sampling and Testing Brick."

Samples Received 07-01-96

From REDFIELD PLANT

Test Completed July 12, 1996

Unit Identification	Compressive Strength (Gross Area/Flatwise) Pounds Per Square Inch (MPa)	ABSORPTION			SUCTION RATE	EFFLORESCENCE (No Efflorescence) Effloresced)
		3 Hour Submersion in Boiling Water Per Cent	24 Hour Submersion in Cold Water Per Cent	Maximum Submersion Coefficient (Ratio of 24 Hour to 3 Hour)	Over-Dried Procedure	
					Gain in Weight in One Minute Grains	
1C						No Efflorescence
6C						
11C	25660 (177.1)	0.4	0.3	0.67	1	No Efflorescence
2C						
7C						No Efflorescence
12C	24120 (166.4)	0.6	0.3	0.60	1	No Efflorescence
3C						
8C						No Efflorescence
13C	25500 (175.9)	0.5	0.4	0.75	1	No Efflorescence
4C						
9C						No Efflorescence
14C	27040 (186.6)	0.6	0.4	0.75	1	No Efflorescence
5C						
10C						No Efflorescence
15C	24170 (166.8)	0.5	0.4	0.75	1	No Efflorescence
AVERAGE	25300 (174.6)	0.5	0.4	0.70	1	

The brick represented by the test results shown here comply with the Standard Specifications (ASTM C32-93) for Sewer Brick (Grades SS, SM) and Manhole Brick (Grades MS, MM), Building Brick (ASTM C62-92a) (Grades SIV, MW, NW), Facing Brick (ASTM C216-94a) (Grades SW, MW) and Pedestrian and Light Traffic Paving Brick (ASTM C902-93) (Classes SX, MX, NX) (Types I, II, III).

Absorption Index	Modulus of Rupture
11C 0.001	Unit No. P.S.I. (MPa)
12C 0.001	6C 3429 (23.7)
13C 0.002	7C 2716 (18.7)
14C 0.001	8C 3967 (27.4)
15C 0.002	9C 3353 (23.1)
Avg. 0.001	10C <u>2322</u> (16.0)
	Avg. <u>3157</u> (21.8)

Respectfully submitted,

Gary C. [Signature]

PALM, Inc.

Plant and Landscape Services
Design / Construction / Installation

EXHIBIT "B"

April 15, 1998

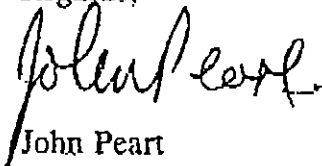
Mark Persons
Gibson and Associates

RE: Final Items at Addison Circle Phase I. Public Infrastructure

I met with Ron Lee yesterday morning to discuss any outstanding Landscape items from this project. The following is a summary.

- 1) Erosion control around storm sewer entry in area west of the turnaround at end of Morris. I suggested we place 10' sodded area around this entry. Ron will check with relevant T.O.A. personnel and get back to me.
- 2) Establishing Buffalo Grass by fence on east side of water tower enclosure. By copy of this letter, PALM commits establish a good stand of Buffalo Grass in this area by June 15, 1998. This may entail temporary above ground irrigation.
- 3) PALM will replace the two Chanticleer Pears which did not bud out this year plus the one undersize tree on Morris Avenue. We will strive to complete this by end of May. Both items (2 and 3), above will be covered under the maintenance agreement between Gibson and the Town of Addison.
- 4) I delivered the as-built Irrigation plans to Ron. He will send me written confirmation of receipt.

Regards,



John Peart

Can Mark ✓

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TOWN OF
ADDISON
TOWN OF ADDISON, TEXAS

PUBLIC WORKS DEPARTMENT

Post Office Box 144 Addison, Texas 75001

(972) 450-2871

16801 Westgrove

March 26, 1998

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

RE: Addison Circle Phase I, FINAL PUNCH LIST

Dear Mr. Person:

Please find attached "Final Punch List Items" for Addison Circle Phase I. If you have any questions regarding the Public Works section call me at 972-450-2878, if you have any questions regarding the Parks section call Ron Lee at 972-450-2863.

Once all items on attached list have been completed please contact me or David Meyers (Huitt-Zollars) to schedule a final walk through.

Sincerely,

Michael E. Murphy, PE
Assistant Director of Public Works/Addison

RECEIVED MAR 26 1998

Xc: John Baumgartner, PE, Director of Public Works/Addison
Slade Strickland, Director of Parks/Addison
Ron Lee, Parks Operations Manager/Addison
David Meyers, PE, Project Engineer/Huitt-Zollars
Mike Robins, Post Properties

FINAL PUNCH LIST FOR PHASE I ADDISON CIRCLE

(PUBLIC WORKS)

1. Dress up around base of light poles (4949 Addison Circle).
2. Low spot in front of tree at management office.
3. Signposts at various locations need adjusting so that base rivets are in proper location, various signs and signposts are bent and need repair. (Base assembly should be 2" above grade, rivet must be accessible for maintenance)
4. Remove "This Street" sign at Witt and Addison, Witt and Morris.
5. Brick pavers need lowering/leveling at Witt and Morris.
6. Reseal and patch spalled curb at Witt and Morris.
7. Several "lighting" boxes around site need to be bolted down.
8. Raise/level brick at tree well (first tree west of Addison Circle).
9. Replace buttons in traffic circle.
10. Paving panels along N.E. section of traffic circle do not match up, uneven looks like settlement has occurred.
11. Repair sign at SW section of traffic circle.
12. Parallel parking buttons in Quorum need to be replaced on both N. and S. sides of Addison Circle.
13. Storm manhole at inlet near SW corner on Quorum needs adjusting (bevel or grind edges of brick).
14. Railroad markings in Quorum need replacement.
15. Fifth tree well from circle on S. side of street. Pavers need adjustment (trip hazard).
16. Repair gouge in curb S. side of Witt and Addison Road.
17. Lighting box on S. side of Witt and Addison Circle needs adjustment (trip hazard).
18. Broken lid on water meter box (double check valve) in Witt, first set of meters N. of Addison Circle Drive.
19. Handle is broken on hatch over fire vault to Building B at 15675 Witt Place.
20. Joint seal needs replacing over red wood header at Morris and Witt.
21. Joint at Morris W. of Paschal needs resealing and also remove nails.
22. Throughout site clean sealant off of brick.

MARK (6.) →

WASP →

OK →

WHAT IS STORY →

TAKEN CARE OF →
OK

GET WITH →
JOAN & ROBIN

WHO IS THIS →

WHO IS THIS →

23. Curb needs repair at N. side on Goodman at Paschal. Needs to be sawed before patch is attempted.
24. Fire hydrant at Goodman and Quorum needs to be finished.
25. Seal street joints all along Goodman.
26. "NO PARKING" sign at Quorum and Goodman is bent.
27. All bike racks need to be placed in final location out of ROW. (Move near bench or by wall).
28. Morris at Quorum NW corner, telephone manhole, need to repair and/or replace brick by ring.
29. Clean and seal all street joints along Morris.
30. SW corner of Quorum at Morris, need to grind pavers around sanitary sewer manhole and adjust electric hand hole by trees to finish grade.
31. Fire hydrant valve on W. side of Quorum just N. of Addison Circle need brick pavers to be sand/cemented in place.
32. Lime stains need to be cleaned off of brick around entire site.

(PARKS)

Reference: Previous Punch List

1. Need repair one tree receptacle on N. side of Addison Circle Drive, just W. of Circle.
2. Some tree well fences poorly aligned and some on Morris and on quorum are not properly attached/anchored. Still in process of painting. Welding alignment poor on some and many are bowed.
3. Still need to check with town's mowing contractor to see if mowable. Need to establish full stand of healthy Bermuda grass here and in drainage flume area W. of Paschal, grassing may have to be addressed by Gibson under maintenance contract due to timing of seeding. If so, need letter from Gibson to that effect with lime line.
4. Post needs to move rotors back to sidewalk.
5. Not done - Need irrigation as-builts.
6. Done
7. Town of Addison gave Bryant Nails office phone number for billing purposes.
8. In progress.
9. Done
10. Not done. Need to extend capped off irrigation and install heads. Need to repair fence.
11. Done.
12. Refer to Huitt-Zollars punch list.
13. Moving to electrical room in Building A not done.
14. Not resolved.
15. Done. Bryant Nail wants to change to another design.
16. Refer back to item (3) above.

(POWER AND LIGHTING INSPECTION)

Lighting

1. Two bases on n. side of Morris just W. of Quorum are missing one bolt each.
2. Several light poles have wire attached just below the head that need to be removed.

3. Some poles and bases have mortar or concrete splattered on them that needs to be cleaned off.
4. Remove screws from light pole E. of Building "A" garage entry off Addison Circle Drive.
5. Most all pull boxes have loose or missing cover screws.

Sidewalk Pavers

1. Tree grate on S. side of Mildred close to the Circle need to be reset to stabilize and match pavers.
2. Some furniture still needs to be relocated. (See public works comment item #28).
3. Area where bench was moved at NW corner of Building "A" needs stud remnants removed and new pavers installed.
4. In some areas joint sealer has gotten onto the pavers and needs to be removed. (See public works comment item #23).

Miscellaneous

1. Tree grate on S. side of Mildred close to the circle need to be reset to stabilize and match pavers.
2. The Live Oak trees on Addison circle drive have Aphids that need to be exterminated. All other trees need to be checked and treated as needed.
3. Some tree wells still need debris (rocks) removed and additional mulch installed.

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Ryliecrest
P.O. Box 800579
Balch Springs, Texas
75180-0579
972/557-1199
FAX 972/557-1552



April 20, 1998

Mr. Michael Murphy, P.E.
Town of Addison
P.O. Box 144
Addison, Texas 75001

RE: Addison Circle

Dear Sir:

We have completed all items on the final punch list which are in our contract, our responsibility, and within our control. Here is a list of the items which do not fit the above mentioned criteria:

Public Works List:

- Item #4 - The "This Street" sign was put in per plans and meets all requirements. Someone has added the Fire Lane sign under it, which does not meet specifications.
- Item #7 - Whoever installed the tree light wiring removed the lids on these boxes and did not replace bolts. Part of Bosque Park job.
- Item #10 - We did not do sub-grade on project.
- Item #11 - Ordered new sign for City, under separate project.
- Item #14 - Pre-fab tape markings, not in contract.
- Item #18 - Not in contract; private.
- Item #19 - Not in contract; private.
- Item #27 - Installed per plan and/or directed by Huitt-Zollars.
- Item #32 - Normal effect of materials picked out by Post; all materials were installed per specifications. This is not a workmanship deficiency. See attached Exhibit A.

ck. WITH DAVID MEYERS

Parks List:

- Item #1 - Not our contract; Bosque Park.
- Item #2 - Removed from our contract; Change Order #1.
- Item #3 - Bermuda grass was seeded with rye; if grass does not establish, we will re-seed in maintenance contract.
- Item #8 - Not our contract; Bosque Park.
- Item #10 - Grading, re-seeding Buffalo seed and Holly, complete edging and bed area not our contract. See Exhibit B re: grassing.
- Item #13 - not our contract.
- Item #14 - not our contract.
- Item #16 - See Item #3 above.

Mr. Michael Murphy, P.E.
Page 2

Lighting List:

- Item #2 - Post or city hung banners or flags during special event.
- Item #4 - Post or city hung sign during special event.
- Item #5 - See Item #7 of public works.

Miscellaneous:

- Item #3 - Bosque Park; tree light contractor.

Please let me know the earliest date in which you can meet with me at the job site to re-walk the items which are our responsibility so we can sell this project.

If you need any further information, please call me.

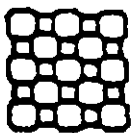
Very truly yours,

GIBSON & ASSOCIATES, INC.

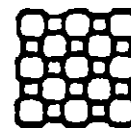


Mark Person
Project Manager

MP/sc



PAVER



CONSTRUCTION COMPANY, INC.

April 16, 1998

EXHIBIT "A"

Gibson & Associates, Inc.
P.O. Box 800579
Balch Springs, Texas 75180-0579

ATTEN: Mr. Mark Person

RE: Addison Circle Phase I, Efflorescence Problem

Mr. Person:

Enclosed with this letter is a copy of a "stat sheet" showing the efflorescence levels in the Glen Gery clay pavers used in the pedestrian walkways at Addison Circle Phase I. After reviewing this sheet, you will know that there is no efflorescence in the clay pavers. The actual efflorescence that the City is seeing is coming from the joints between the pavers. The joint mix that Paver Construction Company, Inc. used was the same joint mix specified in the specification booklet provided by the City of Addison. Efflorescence residue is a by-product of the chemical reaction continually occurring within the joints of the pavers. It continually occurs because of the constant over-irrigation of the planter beds in these areas. The irrigation levels need to be reevaluated during the Fall and Spring months. During the Summer months, the hot "Texas sun" will bake the moisture out, thus eliminating the problem. Efflorescence is common everywhere there is concrete in pedestrian areas. It is only more prevalent in dark clay pavers. This is a common occurrence and should be expected in "overly-irrigated" areas. Paver Construction Company, Inc. will not be responsible for this problem. It is common, and the cause rests solely on Post Properties' irrigation practices. It can be remedied, however, by applying several sealer coats to the pavers once the efflorescence has subsided.

Mark, once again, thank you so much for your cooperation during this project. We look forward to working with you again in the future.

Sincerely,


Randy D. Miller
Vice President

P.O. Box 1087, Cedar Hill, Texas 75106
Metro (972) 299-2246 • FAX (972) 299-2258

McCreath Laboratories, Inc.

610 WILLOW STREET
 HARRISBURG, PENNSYLVANIA 17101

PHONE 728-0281

EXHIBIT "A"

RECEIVED
 JUL 15 1996

Laboratory Test No. MR-523

Date July 12, 1996

To GLEN-GERY CORPORATION

Brick Identification AUTUMN HAZE CHAMFERED 2 1/4 X 4 X 8 PAVER EXT SOLID 066S2D 06-19-96

The following is a report of Tests on Building Brick conducted in accordance with ASTM Designation C67-94 "Standard Method of Sampling and Testing Brick"

Sample Received 07-01-96

Date

From REDFIELD PLANT

Plant

Test Completed July 12, 1996

Date

Unit Identification	Compressive Strength (Gross Area/Flatwise) Pounds Per Square Inch (MPa)	ABSORPTION			SUCTION RATE		EFFLORESCENCE (No Efflorescence) Effloresced)
		3 Hour Submersion in Boiling Water Per Cent	24 Hour Submersion in Cold Water Per Cent	Maximum Submersion Coefficient (Ratio of 24 Hour to 3 Hour)	Over-Dried Procedure	(No Efflorescence) Effloresced)	
					Gain in Weight in One Minute Grains		
1C							
6C							
11C	25660 (177.1)	0.4	0.3	0.67	1		No Efflorescence
2C							
7C							
12C	24120 (166.4)	0.6	0.3	0.60	1		No Efflorescence
3C							
8C							
13C	25500 (175.9)	0.5	0.4	0.75	1		No Efflorescence
4C							
9C							
14C	27040 (186.6)	0.6	0.4	0.73	1		No Efflorescence
5C							
10C							
15C	24170 (166.8)	0.5	0.4	0.73	1		No Efflorescence
AVERAGE	25300 (174.6)	0.5	0.4	0.70	1		

The brick represented by the test results shown here comply with the Standard Specifications (ASTM C22-93) for Sewer Brick (Grades SS, SM) and Manhole Brick (Grades MS, MM), Building Brick (ASTM C62-92a) (Grades SW, MW, NW), Facing Brick (ASTM C216-94a) (Grades SW, MW) and Pedestrian and Light Traffic Paving Brick (ASTM C902-93) (Classes SX, MX, NX) (Types I, II, III).

Abrasion Index		Modulus of Rupture	
Unit No.	P.S.I. (MPa)	Unit No.	P.S.I. (MPa)
11C	0.001	6C	3429 (23.7)
12C	0.001	7C	2716 (18.7)
13C	0.002	8C	3967 (27.4)
14C	0.001	9C	3333 (23.1)
15C	0.002	10C	3322 (23.0)
Avg. 0.001		Avg.	3157 (21.8)

Respectfully submitted,

[Handwritten Signature]

PALM, Inc.

**Plant and Landscape Services
Design / Construction / Installation**

April 15, 1998

Mark Persons
Gibson and Associates

EXHIBIT "B"

RE: Final Items at Addison Circle Phase I. Public Infrastructure

I met with Ron Lee yesterday morning to discuss any outstanding Landscape items from this project. The following is a summary.

- 1) Erosion control around storm sewer entry in area west of the turnaround at end of Morris. I suggested we place 10' sodded area around this entry. Ron will check with relevant T.O.A. personnel and get back to me.
- 2) Establishing Buffalo Grass by fence on east side of water tower enclosure. By copy of this letter, PALM commits establish a good stand of Buffalo Grass in this area by June 15, 1998. This may entail temporary above ground irrigation.
- 3) PALM will replace the two Chanticleer Pears which did not bud out this year plus the one undersize tree on Morris Avenue. We will strive to complete this by end of May. Both items (2 and 3), above will be covered under the maintenance agreement between Gibson and the Town of Addison.
- 4) I delivered the as-built Irrigation plans to Ron. He will send me written confirmation of receipt.

Regards,


John Peart

FINAL PUNCH LIST FOR PHASE I ADDISON CIRCLE

(PUBLIC WORKS)

1. Dress up around base of light poles (4949 Addison Circle). *ok*
2. Low spot in front of tree at management office. *ok*
3. Signposts at various locations need adjusting so that base rivets are in proper location, various signs and signposts are bent and need repair. (Base assembly should be 2" above grade, rivet must be accessible for maintenance) *Must be above brick level*
4. Remove "This Street" sign at Witt and Addison, Witt and Morris. *NO ADD (WITT) 4420 MORRIS*
5. Brick pavers need lowering/leveling at Witt and Morris. *ok*
6. Reseal and patch spalled curb at Witt and Morris. *ok*
7. Several "lighting" boxes around site need to be bolted down. *whose*
8. Raise/level brick at tree well (first tree west of Addison Circle). *ok*
9. Replace buttons in traffic circle. *NEEDS ADJUSTING*
10. Paving panels along N.E. section of traffic circle do not match up, uneven looks like settlement has occurred. *what is story*
11. Repair sign at SW section of traffic circle. *TOKEN CARE OF ok*
12. Parallel parking buttons in Quorum need to be replaced on both N. and S. sides of Addison Circle. *ok*
13. Storm manhole at inlet near SW corner on Quorum needs adjusting (bevel or grind edges of brick). *ok*
14. Railroad markings in Quorum need replacement. *GET WITH*
15. Fifth tree well from circle on S. side of street. Pavers need adjustment (trip hazard). *JOHN & ROBIN*
16. Repair gouge in curb S. side of Witt and Addison Road. *look again*
17. Lighting box on S. side of Witt and Addison Circle needs adjustment (trip hazard). *look again*
18. Broken lid on water meter box (double check valve) in Witt, first set of meters N. of Addison Circle Drive. *whose is this*
19. Handle is broken on hatch over fire vault to Building B at 15675 Witt Place. *whose is this*
20. Joint seal needs replacing over red wood header at Morris and Witt. *ck W/M.R.*
21. Joint at Morris W. of Paschal needs resealing and also remove nails. *ok*
22. Throughout site clean sealant off of brick. *ok*

- DO ✓ 23. Curb needs repair at N. side on Goodman at Paschal. Needs to be sawed before patch is attempted.
- ✓ 24. Fire hydrant at Goodman and Quorum needs to be finished.
- ✓ 25. Seal street joints all along Goodman.
- ✓ 26. "NO PARKING" sign at Quorum and Goodman is bent.
- ✓ 27. All bike racks need to be placed in final location out of ROW. (Move near bench or by wall).
- NO GOOD REPLACE ✓ 28. Morris at Quorum NW corner, telephone manhole, need to repair and/or replace brick by ring.
- ✓ 29. Clean and seal all street joints along Morris.
- ✓ 30. SW corner of Quorum at Morris, need to grind pavers around sanitary sewer manhole and adjust electric hand hole by trees to finish grade.
- ✓ 31. Fire hydrant valve on W. side of Quorum just N. of Addison Circle need brick pavers to be sand/cemented in place.
- 32. Lime stains need to be cleaned off of brick around entire site.

* NEED TO COMPLETELY SAW FIRST JOINT AT DRAINAGE INLET. SAW THROUGH JOINT BEFORE PATCHING ON GOODMAN.

* RAISE LIFTING BOX IN S.W. CORNER AT GOODMAN

* RESAW CURB JOINT NORTH OF MORRIS WEST OF QUORUM. INLET.

* WIT AND ADD ADJUST PAVERS TO CURB LINE

* FIRST JOINT CURB JOINT WIT AND ADDISON NEAR ~~LANDSCAPE~~ WHEEL CHAIR RAMP.

* NEW CONCRETE NEEDS TO BE SAWN (CURB) IN FRONT OF PLACE STATION

(PARKS)

Reference: Previous Punch List

1. Need repair one tree receptacle on N. side of Addison Circle Drive, just W. of Circle.
2. Some tree well fences poorly aligned and some on Morris and on quorum are not properly attached/anchored. Still in process of painting. Welding alignment poor on some and many are bowed.
3. Still need to check with town's mowing contractor to see if mowable. Need to establish full stand of healthy Bermuda grass here and in drainage flume area W. of Paschal, grassing may have to be addressed by Gibson under maintenance contract due to timing of seeding. If so, need letter from Gibson to that effect with lime line.
4. Post needs to move rotors back to sidewalk.
5. Not done - Need irrigation as-builts.
6. Done
7. Town of Addison gave Bryant Nails office phone number for billing purposes.
8. In progress.
9. Done
10. Not done. Need to extend capped off irrigation and install heads. Need to repair fence.
11. Done.
12. Refer to Huitt-Zollars punch list.
13. Moving to electrical room in Building A not done.
14. Not resolved.
15. Done. Bryant Nail wants to change to another design.
16. Refer back to item (3) above.

(POWER AND LIGHTING INSPECTION)

Lighting

1. Two bases on n. side of Morris just W. of Quorum are missing one bolt each.
2. Several light poles have wire attached just below the head that need to be removed.

3. Some poles and bases have mortar or concrete splattered on them that needs to be cleaned off.
4. Remove screws from light pole E. of Building "A" garage entry off Addison Circle Drive.
5. Most all pull boxes have loose or missing cover screws.

Sidewalk Pavers

1. Tree grate on S. side of Mildred close to the Circle need to be reset to stabilize and match pavers.
2. Some furniture still needs to be relocated. (See public works comment item #28).
3. Area where bench was moved at NW corner of Building "A" needs stud remnants removed and new pavers installed.
4. In some areas joint sealer has gotten onto the pavers and needs to be removed. (See public works comment item #23).

Miscellaneous

1. Tree grate on S. side of Mildred close to the circle need to be reset to stabilize and match pavers.
2. The Live Oak trees on Addison circle drive have Aphids that need to be exterminated. All other trees need to be checked and treated as needed.
3. Some tree wells still need debris (rocks) removed and additional mulch installed.

Reference Previous Punch List

- 1) Need repair (1) tree receptacle on N. side of Addison Circle Dr. just W. of circle
- 2) Some tree well fences poorly aligned and some on Morris and on Quorum are not properly attached/anchored. Still in process of painting. Welding alignment poor on some and many are bowed
- 3) Still need to check with Town's mowing contractor to see if mowable. Have notified him. Area W. of guardrail at end of Morris needs min. 4" of soil to cover rock and regraded smooth so mowable. Need to establish full stand of healthy bermuda grass here and in drainage flume area W. of Paschal. Grassing may have to be addressed by Gibson under maintenance contract due to timing of seeding. If so, need letter from Gibson to that effect with time line.
- 4) Post needs to move rotors back to sidewalk.
- 5) Not done. Need irrigation as-builts.
- 6) Done
- 7) Town - gave Bryant Nail's office phone number for billing purposes
- 8) In Progress
- 9) Done
- 10) Not done. Need to extend capped off irrigation

and install heads. Need to repair fence,

11) Done.

During installation of freeze sensor lost power and program to (1) controller. Did not follow directions and turn off power first. Need signed letter by Palm, Inc. documenting error.

12) Refer to Hutt-Zollars-punch list

13) Moving to electrical room in Building A.
Not done.

14) Not resolved.

15) Done. Bryant Nail wants to change to another design.

16) Refer back to item (3) above.

Paver and Lighting Inspection

Lighting -

1) Two bases on N. side of Morris just W. of Quorum are missing (1) bolt each. Gibson said were broken off by Post and not their responsibility to repair.

2) Several light poles have wire attached just below the head that needs to be removed.

3) Some poles and bases have mortar or concrete splattered on them that needs to be cleaned off.

4) Remove screws from light pole E. of Building "A" garage entry off Addison Circle Drive.

5) Most all pull boxes have loose or missing cover screws

Sidewalk Pavers -

- 1) Some pavers are cracked and need to be replaced
- 2) A few areas where the pavers have sunken or are too high were pointed out on the walk through and need to be addressed
- 3) Area where bench was moved at NW corner of Building "A" needs stud remnants removed and new pavers installed
- 4) In some areas joint sealer has gotten onto the pavers and needs to be removed

Miscellaneous -

- 1) Tree grate on So. side of Mildred close to the circle needs to be reset to stabilize and match pavers
- 2) Per John Baumgartner, some furniture still needs to be relocated
- 3) The Live Oak trees on Addison Circle Drive have Aphids that need to be exterminated. All other trees need to be checked and treated as needed.
- 4) Some tree wells still need debris (rocks) removed and additional mulch installed

(PARKS)

Reference: Previous Punch List

1. Need repair one tree receptacle on N. side of Addison Circle Drive, just W. of Circle.
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3. Still need to check with town's mowing contractor to see if mowable. Need to establish full stand of healthy Bermuda grass here and in drainage flume area W. of Paschal, grassing may have to be addressed by Gibson under maintenance contract due to timing of seeding. If so, need letter from Gibson to that effect with lime line.
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(POWER AND LIGHTING INSPECTION)

Lighting

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Sidewalk Pavers

1. Tree grate on S. side of Mildred close to the Circle need to be reset to stabilize and match pavers.
2. Some furniture still needs to be relocated. (See public works comment item #28).
3. Area where bench was moved at NW corner of Building "A" needs stud remnants removed and new pavers installed.
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Miscellaneous

1. Tree grate on S. side of Mildred close to the circle need to be reset to stabilize and match pavers.
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FINAL PUNCH LIST FOR PHASE I ADDISON CIRCLE

(PUBLIC WORKS)

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8. Raise/level brick at tree well (first tree west of Addison Circle).
9. Replace buttons in traffic circle.
10. Paving panels along N.E. section of traffic circle do not match up, uneven looks like settlement has occurred.
11. Repair sign at SW section of traffic circle.
12. Parallel parking buttons in Quorum need to be replaced on both N. and S. sides of Addison Circle.
13. Storm manhole at inlet near SW corner on Quorum needs adjusting (bevel or grind edges of brick).
14. Railroad markings in Quorum need replacement.
15. Water meter box (double check box) next to fire hydrant at far S. end of Quorum needs replacement.
16. Fifth tree well from circle on S. side of street. Pavers need adjustment (trip hazard).
17. Repair gouge in curb S. side of Witt and Addison Road.
18. Lighting box on S. side of Witt and Addison Circle needs adjustment (trip hazard).
19. Broken lid on water meter box (double check valve) in Witt, first set of meters N. of Addison Circle Drive.
20. Handle is broken on hatch over fire vault to Building B at 15675 Witt Place.
21. Joint seal needs replacing over red wood header at Morris and Witt.
22. Joint at Morris W. of Paschal needs resealing and also remove nails.

23. Throughout site clean sealant off of brick.
24. Curb needs repair at N. side on Goodman at Paschal. Needs to be sawed before patch is attempted.
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33. Lime stains need to be cleaned off of brick around entire site.

(PARKS)

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13. Moving to electrical room in Building A not done.
14. Not resolved.
15. Done. Bryant Nail wants to change to another design.
16. Refer back to item (3) above.

(POWER AND LIGHTING INSPECTION)

Lighting

1. Two bases on n. side of Morris just W. of Quorum are missing one bolt each.
2. Several light poles have wire attached just below the head that need to be removed.

3. Some poles and bases have mortar or concrete splattered on them that needs to be cleaned off.
4. Remove screws from light pole E. of Building "A" garage entry off Addison Circle Drive.
5. Most all pull boxes have loose or missing cover screws.

Sidewalk Pavers

1. Tree grate on S. side of Mildred close to the Circle need to be reset to stabilize and match pavers.
2. Some furniture still needs to be relocated. (See public works comment item #28).
3. Area where bench was moved at NW corner of Building "A" needs stud remnants removed and new pavers installed.
4. In some areas joint sealer has gotten onto the pavers and needs to be removed. (See public works comment item #23).

Miscellaneous

1. Tree grate on S. side of Mildred close to the circle need to be reset to stabilize and match pavers.
2. The Live Oak trees on Addison circle drive have Aphids that need to be exterminated. All other trees need to be checked and treated as needed.
3. Some tree wells still need debris (rocks) removed and additional mulch installed.

Additional Items from Public Works.

- Pavement markers on Quorum Drive
- ✓ • Complete Epoxy Patching
- Adjust Street sign post bases
- Grass area west of Morris Ave has insufficient mulch coverage; remove large rocks so area can be mowed.

December 4, 1997

- Provide record drawings w/ ties to all utility surface features (m/h, valves etc).

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

RE: Addison Circle Phase I Public Infrastructure
HZI Project No. 01-2013-02

Dear Mr. Person:

The Town of Addison does not want to conduct a final walk-through for the above referenced project until the following items are addressed. Some of the items have been discussed on previous occasions at the site or during construction progress meetings.

*NO REPORT
OR
NO GOOD*

- Re-work pavers at the north and south ends of Witt Place to eliminate ponding of water
- Fire hydrant at the NW corner of Addison Circle and Witt Place needs to be lowered.
- Eliminate ponding of water in the invert on Witt Place.
- Eliminate ponding of water on Morris Avenue, north side at Quorum Drive neckdown.
 - Locate and adjust missing water valve on Goodman Avenue.
 - Sanitary manhole lid at Northwest corner of Circle in front of Building "A" cannot be accessed.
- Large roundabout sign on Quorum Drive for southbound traffic does not meet pedestrian clearance requirements.
- Make sure bricks in vehicular areas have settled at the edge of the drop slabs. This was noted as a problem after the initial installation approximately one year ago. At that time your position was that the bricks would settle over time with exposure to vehicular traffic.
- Complete sidewalk base and brick around the perimeter of Bosque Park.
- Install water drinking fountains at Bosque park entrances including water service lines.
- Resolve issues with sidewalk sub-base on the northwest end of Goodman Avenue and install brick.

In addition, there is an area of pavement failure at the northeast portion of the roundabout which needs to be evaluated by Gibson and Associates. We do not recommend taking any action on this area until the condition is discussed with the Town.

*MEET W DENNIS
MONDAY*

**PARKS & RECREATION**

(972) 450-2851 • FAX (972) 450-2834

Post Office Box 144 Addison, Texas 75001

16801 Westgrove

**Irrigation Inspection
Addison Circle - Phase I
12/8/97 by Jim Clark**

1st Controller

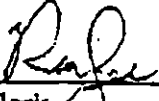
1. #1 valve box is broken and needs to be replaced. One head is not popping up (east tree well with grates).
2. #6 valve box lid won't stay shut, box may be deformed.
3. #9-13 are not working for some reason according to Gary.
4. Concrete pullbox is all broken up and will need to be replaced (in the north alleyway by Bosque Park).
5. In the alley and the northside of Building C there are several Hitt nozzles. They need to be changed to Toro.

2nd Controller

6. #4 has a pinched flex pipe on one of the tree wells by the southside of Morris.

In General:

7. Many heads are leaning and need to be plumbed.
8. Many nozzles are clogged and need clearing. All heads should have filters installed.
9. Some 12" HP pop-ups contacting tree fences and need to be relocated.
10. Clean out valve boxes and install pea gravel per specs.
11. Need as-build plan and station sequencing schedule.
12. Supply water history for tree wells.
13. Dedicated phone line to controllers is not installed and operational.
14. Question of irrigation for proposed holly hedge installation along culvert along Morris Ave. and Paschal Mews



Jim Clark
Irrigation Technician
Town of Addison

Trash can - 1 }
Blue rack - 2 } Work with Paul
Extra Bollards -
Open Issues Regarding
Urban Center Phase I
and Bosque Park

F

- 1) Removal of straps from trees and permanent affixing of receptacles
- 2) Painting of tree well fences
- 3) Maintenance of turf areas west of Paschal in drainage flume and slope north of Goodman
- 4) Permanent irrigation vs. temporary in drainage flume west of Paschal; rotors pulled 3-5' off sidewalk
- 5) Close out documents for Phase I
- 6) Blending of center median berm on Quorum
- 7) Who pays for phone service to Phase I controllers?
- 8) Electric meter sets in Building "A" and "B" electrical rooms
- 9) Replacement tree for Bosque Park, Town has paid \$850⁰⁰ for removal of the Hackberry, request CRT to pay for tree and Huitt-Zollars locate

10) Grading between water tower and Phase I building; installation of acceptable stand of Buffalo grass; clean up of bed area and installation of edging and (1) holly tree

11) Reinspection of irrigation

12) Landscape inspection

13) Replacement of electrical rack in Bosque Park with cabinet

14) How address drop-off at southwest corner of Building "B" at rock wall?

15) Installation of drinking fountains per Gibson's contract

16) Installation of bermuda grass in drainage flume west of Paschal and on the slope north of Goodman

~~Get~~ Post to meter
then bill city.
Photo wire required

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Rylcrest
P.O. Box 300570
Salem Springs, Texas
75180-0570
972/657-1190
FAX 972/657-1882



March 5, 1998

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

Re: Addison Circle Public Infrastructure - Phase I
Landscaping Punch List

Dear Sir:

Enclosed is a copy of the punch list. I have marked the items with a check mark that are our responsibility.

All of these items have been corrected other than the two replacement pear trees. These trees should be here in early April, and we will replace them at that time.

The items that are not marked with a check mark are items destroyed by Post Properties during their fence installation and/or the electrical box installation.

If you wish, we will replace these additional items at the contract unit prices, or Post Properties can replace them and warrant them to the city.

Please let me know which way Post wants to go with these replacements as soon as possible.

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

Very truly yours,

GIBSON & ASSOCIATES, INC.

Mark Person
Project Manager

MP/sc

cc: Karen Koerth / Paul Shaw - Huitt-Zollars
Mike Robbins/Mark Brandenburg/Bryant Nail - Post Properties
John Perry - Palm, Inc.
Ron Lee / Slade Strickland - Town of Addison

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 5121 McKinney Avenue / Suite 600 / LB 106 / Dallas, Texas 75204-2408 / 817-971-3811 / FAX 817-971-5707

ADDISON CIRCLE PUBLIC INFRASTRUCTURE PHASE I LANDSCAPE PUNCH LIST

Date: February 11, 1998

17 pages

Job No.: 01-2013-02

- Attendees:
- Karen Koerth - Huitt-Zollars
 - David Meyers - Huitt-Zollars
 - Mike Robbins - Post Properties
 - * Mark Persons - Gibson *(92) 557-1199*
 - John Peery - Palm Inc.
 - Ron Lee - Town of Addison

- cc:
- Bryant Nail - Post Properties
 - Mark Brandenburg - Post Properties
 - Glade Strickland - Town of Addison
 - Paul Shew - Huitt-Zollars

Tree No./Location	Remarks
-------------------	---------

MILDRED STREET

2	Straighten Tree ✓
24	Straighten Tree ✓
28	Straighten Tree ✓

Tree No./Location	Remarks
-------------------	---------

QUORUM DRIVE (SOUTH OF CIRCLE)

1	Replace (4) Dwarf Yaupon Holly
2	Remove guy wire from tree
3	Replace (4) Dwarf Yaupon Holly
4	Replace (4) Dwarf Yaupon Holly Plant perennials in bed area
5	Replace (2) Dwarf Yaupon Holly
6	Replace (2) Dwarf Yaupon Holly
7	Replace (5) Dwarf Yaupon Holly

DAMAGED BY
POST PROPERTIES
INSTALLING ELECTRICAL



**ADDISON CIRCLE PUBLIC INFRASTRUCTURE
PHASE I
LANDSCAPE PUNCH LIST**

- 8 Replace (4) Dwf. Yaupon Holly
- 9 Replace (8) Dwf. Yaupon Holly
Provide 2" mulch in tree well as per specs.
- 10 Replace (2) Dwf. Yaupon Holly
Provide 2" mulch in tree well as per specs.
- 11 Replace (1) Dwf. Yaupon Holly
- 12 Replace (2) Dwf. Yaupon Holly
- 13 Replace (2) Dwf. Yaupon Holly
- 14 Replace (8) Dwf. Yaupon Holly
- 15 Replace (5) Dwf. Yaupon Holly
- 16 - 20 Sod Median as per specs. ✓

POST PROPERTIES



Tree No./Location Remarks

QUORUM DRIVE (AT CIRCLE)

- 21 Trim out dead branch on tree ✓
- 34 Provide 2" mulch tree well as per specs. ✓
- 35 Provide 2" mulch tree well as per specs. ✓


Tree No./Location Remarks

QUORUM DRIVE (NORTH OF CIRCLE)

- 1 Replace (8) Dwf. Yaupon Holly
- 2 Replace (8) Dwf. Yaupon Holly
- 3 Replace (3) Dwf. Yaupon Holly
- 4 Replace (4) Dwf. Yaupon Holly
- 6 Replace (2) Dwf. Yaupon Holly
- 6 Replace (4) Dwf. Yaupon Holly
- 7 Complete tree well planting ✓
- 8 Complete tree well planting ✓
- 9 Complete tree well planting ✓
- 10 Complete tree well planting ✓
- 11 Complete tree well planting ✓
- 12 Complete tree well planting ✓
- 24 Replace (3) Dwf. Yaupon Holly ✓

POST
↓

**ADDISON CIRCLE PUBLIC INFRASTRUCTURE
 PHASE I
 LANDSCAPE PUNCH LIST**

- | | | |
|----|--|--|
| 26 | Replace (8) Dwf. Yaupon Holly | Post
 |
| 28 | Replace (10) Dwf. Yaupon Holly | |
| 27 | Replace (5) Dwf. Yaupon Holly | |
| 28 | Replace (4) Dwf. Yaupon Holly | |
| 29 | Replace (7) Dwf. Yaupon Holly | |
| 30 | Replace (9) Dwf. Yaupon Holly | |
| 31 | Replace (2) Dwf. Yaupon Holly | |
| 32 | Replace (2) Dwf. Yaupon Holly | |
| 33 | Replace (8) Dwf. Yaupon Holly | |
| 43 | Note: Tree appears alive; we will wait to see if it lives. | |

Tree No./Location Remarks

MORRIS AVENUE

- | | | |
|---------|--|---|
| 1 | Replace (1) Dwf. Yaupon Holly | ✓ |
| 5 | Replace (2) Dwf. Yaupon Holly | ✓ |
| 15 | Limb - up branches on tree | ✓ |
| 22 | Replace (1) Dwf. Yaupon Holly | ✓ |
| 23 | Replace (5) Dwf. Yaupon Holly | ✓ |
| 24 | Replace (1) Dwf. Yaupon Holly | ✓ |
| 25 | Questionable tree - will leave and see if it lives. | ✓ |
| 25 - 35 | Plant perennials in bed area and mulch bed areas as per specs. | ✓ |
| 28 | Replace (1) Dwf. Yaupon Holly | ✓ |
| 30 | Replace tree | ✓ |
| 30 | Replace (2) Dwf. Yaupon Holly | ✓ |
| 33 | Replace (1) Dwf. Yaupon Holly | ✓ |
| 35 | Plant entire bed | ✓ |
| 35 | Questionable tree | ✓ |

**ADDISON CIRCLE PUBLIC INFRASTRUCTURE
PHASE I
LANDSCAPE PUNCH LIST**

<u>Tree No./Location</u>	<u>Remarks</u>
McKAMY AVENUE	
1 - 17	Plant perennials in bed areas ✓
1	Replace (1) Dwf. Yaupon Holly ✓
2	Replace (2) Dwf. Yaupon Holly ✓
3	Replace (10) Dwf. Yaupon Holly ✓
4	Replace (2) Dwf. Yaupon Holly ✓
5	Replace (3) Dwf. Yaupon Holly ✓
6	Replace (3) Dwf. Yaupon Holly ✓
8	Replace (4) Dwf. Yaupon Holly ✓
14 - 17	Provide 2" mulch bed areas as per specs ✓
18	Replace (3) Dwf. Yaupon Holly ✓
19	Replace (4) Dwf. Yaupon Holly ✓
22	Replace (1) Dwf. Yaupon Holly ✓
25	Replace (1) Dwf. Yaupon Holly ✓
26	Replace (1) Dwf. Yaupon Holly ✓
29	Replace (1) Dwf. Yaupon Holly ✓

<u>Tree No./Location</u>	<u>Remarks</u>
WITT MEWS	
1	Replace tree to match *
3	Plant perennials in bed area ✓
6	Damage to tree - Not to be replaced ✓
7	Replace (1) Dwf. Yaupon Holly ✓
10	Replace (1) Dwf. Yaupon Holly ✓
13	Replace (1) Dwf. Yaupon Holly ✓
23	Provide 2" mulch bed area as per specs. ✓
24	Provide 2" mulch bed area as per specs. ✓

**ADDISON CIRCLE PUBLIC INFRASTRUCTURE
PHASE I
LANDSCAPE PUNCH LIST**

<u>Tree No./Location</u>	<u>Remarks</u>
PASCHAL MEWS	
6	Replace (1) Dwf. Yaupon Holly ✓
7	Replace (1) Dwf. Yaupon Holly ✓
8	Replace tree to match *
10	Replace (4) Dwf. Yaupon Holly ✓
14	Straighten tree ✓

June 3, 1998

Mr. Mark Person, Project Manager
11210 Ryliecrest
Balch Springs, Texas
75180-0579

Re: Acceptance of Landscape Maintenance – Addison Circle Phase I Public Infrastructure Project

Dear Mark:

Please be advised that as of today's date that the Town of Addison Parks Department is prepared to assume maintenance of the landscape and irrigation improvements associated with the Addison Circle Phase I Public Infrastructure project. This is contingent upon Gibson & Associates and Palm, Inc. confirming in writing that the trees will be replaced under the project warranty within an agreed upon replacement deadline.

As stated in previous correspondence, Gibson & Associates is responsible for replacement of all dead trees on the project.

Please call me at (972)450-2869 if you have any questions.

Sincerely,

Slade Strickland, Director
Parks and Recreation

Cc: John Baumgartner, Town of Addison
Mike Murphy, Town of Addison
Ron Lee, Town of Addison
David Meyers, Huitt Zollars
Karen Koerth, Huitt Zollars

PALM, Inc.

File -
Urban Ctr. Phase I

Plant and Landscape Services
Design / Construction / Installation

June 16, 1998

Gibson & Associates, Inc.
11210 Ryeliecrest
P.O. Box 800579
Balch Springs, TX 75180-0579

Dear Sirs,

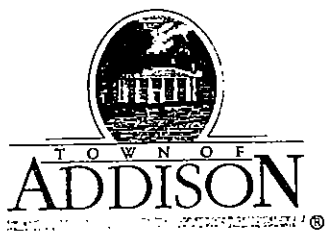
Ref: Addison Circle - Phase I

I refer to the subject contract and our meeting of Friday June 5, 1998 concerning the 8 trees which were affected by a non operating section of the irrigation system along the north side of Bosque Park. Although on paper PALM Inc. may have a contractual responsibility for the loss of these trees, I feel that the facts contributing to the misunderstanding which caused the water to remain off were not given fair and due consideration at the meeting and the burden of responsibility for the problem is being unreasonably placed in full on PALM Inc. The following are some of the circumstances that contributed to the delay in detecting the water problem:

- a) The good or operating terminals of the controller at Bosque Park were used by another Landscape company to supply irrigation to the Bosque Park project without the permission of PALM Inc. and the non operating terminals were connected to the problem area.
- b) A shut out code was installed in the computer by the Town of Addison to deny access to the controller operations to all including PALM Inc. employees.
- c) The controller screen readout information was changed to Spanish by persons other than PALM Inc. employees.
- d) Verbal acceptance of the system was given by one of the Town of Addison irrigators after one of the many walk-thru's undertaken in checking that the system was fully operational.
- e) No adequate explanation was provided for the inaction taken as a result of timely information given to the Town of Addison requiring reprogramming of the controller which was only capable of being programmed directly from the inhouse computer. Reprogramming was necessary as the program was scrambled during installation of rain sensors.
- f) Delay in taking over responsibility of the system when all work was completed some considerable time ago.
- g) There has been considerable work undertaken in tree wells by other contractors long after we had completed our work affecting bulbs, shrubs and tree balls.

P.O. Box 260045 Plano, Texas 75026 Phone (972) 931-1554 Fax (972) 931-7344

File
Close out



PARKS & RECREATION

(972) 450-2851 • FAX (972) 450-2834

Post Office Box 9010 Addison, Texas 75001-9010

16801 Westgrove

May 1, 1998

Mr. Mark Person, Project Manager
Gibson and Associates, Inc.
11210 Ryliecrest
P.O. Box 800579
Balch Springs, Texas 75180-0579

Re: Trees/Irrigation – Addison Circle – Phase 1 Public Infrastructure Project

Dear Mark:

There are several dead live oaks north of Bosque Park and elsewhere on the project that need replacing. In addition, some trees are severely declining due to inadequate watering over the past several weeks. Presently the Town of Addison is not controlling any irrigation on the project, nor have we been doing so.

It is our understanding that Palm Inc. is responsible for watering and monitoring the condition of all trees and plant material until final acceptance of the entire project.

We have assisted John Peart with Palm, Inc. to establish a watering schedule based upon his written request. We are willing to accept responsibility of the irrigation system now, but not until some of the problems with the system are resolved.

On Friday, May 1, 1998 Ron Lee, Paul Curry and John Peart met on the site and discovered two malfunctioning master valves causing failure of some zones to water automatically. We are not sure how long this problem persisted. This problem must be resolved, and verification of total automatic operation must occur before we accept the system.

Please call Ron Lee at (972) 450-2851 to arrange a walk through of the system.

Sincerely,

Slade Strickland
Slade Strickland, Director
Parks and Recreation

Cc: Ron Lee
John Baumgartner
Mike Murphy
John Peart, Palm Inc.
Mike Robbins, Post Properties

5/1/98 Faxed to:
Mike Robbins
Mark Person
John Peart

June 3, 1998

Mr. Mark Person, Project Manager
11210 Ryliecrest
Balch Springs, Texas
75180-0579

Re: Acceptance of Landscape Maintenance – Addison Circle Phase I Public Infrastructure Project

Dear Mark:

Please be advised that as of today's date that the Town of Addison Parks Department is prepared to assume maintenance of the landscape and irrigation improvements associated with the Addison Circle Phase I Public Infrastructure project. This is contingent upon Gibson & Associates and Palm, Inc. confirming in writing that the trees will be replaced under the project warranty within an agreed upon replacement deadline.

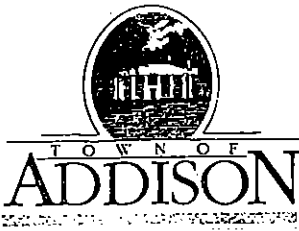
As stated in previous correspondence, Gibson & Associates is responsible for replacement of all dead trees on the project.

Please call me at (972)450-2869 if you have any questions.

Sincerely,

Slade Strickland, Director
Parks and Recreation

Cc: John Baumgartner, Town of Addison
Mike Murphy, Town of Addison
Ron Lee, Town of Addison
David Meyers, Huitt Zollars
Karen Koerth, Huitt Zollars



PARKS & RECREATION

(972) 450-2851 • FAX (972) 450-2834

Post Office Box 144 Addison, Texas 75001

16801 Westgrove

May 18, 1998

Mr. John Peart
P.O. Box 260045
Plano, Texas 75026


RE: Watering of Trees – Addison Circle Streetscape – Phase I

Dear John:

Please be advised that the Town of Addison parks staff randomly sampled 10 trees in the tree wells on the Addison Circle Phase I streetscape project, and they were all very dry. This weekend at the Taste Addison event I observed live oaks that were showing signs of wilting.

We are concerned that trees have been lost due to lack of water. Please advise us of your plan to address the problem. We are ready to take over the system once we can confirm everything is watering properly. We will not take over the system under dry conditions.

Sincerely,


Slade Strickland, Director
Parks and Recreation

Cc: Mark Person, Gibson & Associates
Mike Robbins, Post Properties
Paul Shaw, Huitt Zollars
Mike Murphy, Town of Addison

5/18/98 Faxed to:
John Peart - Palm, Inc
Paul Shaw - H-2
Mike Robbins - CRT

PALM, Inc.

Plant and Landscape Services
Design / Construction / Installation

May 21, 1998

Slade Strickland
Town of Addison
Parks and Recreation

RE: Addison Circle Streetscape - Phase I Irrigation.

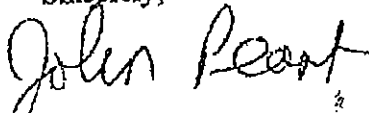
Dear Slade:

Regarding your letter on May 18th:

1) Tuesday, May 19th, we reprogrammed the two controllers that control the irrigation on this project. The system is now operating correctly. I have also attached a zone description and existing watering times. We walked through the system to check that each zone operated correctly. Paul Curry and Jim Clark, your irrigators were present.

As per your letter could you sign below to signify your acceptance of the system and take over of operation.

Sincerely,


John Peart

X 
Slade Strickland

cc.

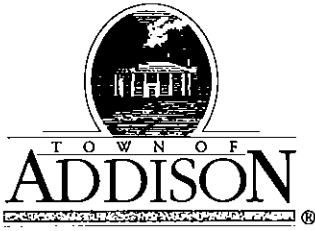
Mark Person - Gibson & Assoc.
Mike Robbins - Post Properties
Paul Shaw - Huitt Zollars

P.O.Box 260045 Plano, Texas 75026 Phone (972) 931-1554 Fax (972) 931-7344

On May 20th 1998 Palm Inc. had Matt Swor of Longhorn, come out to Bosque Park to help with a programming problem on the Rain Master controllers. Jim Clark stopped by the Park, and they asked him to call me to come help figure out the problem with Programs on the Controller.

While I was there John Pert of Palm Inc. asked me what caused the Controller to have so many problems when it seemed to work fine before. I told him that when Gary Osborne (Palm Inc. Irrigator) installed the freeze sensors in the Controller this spring, he failed to shut the power off to the Controller first. By not turning off the power before connecting or disconnecting components to the Controller, it will short the board out, causing it to lose all memory of the set up with Master Values Flow meters, programs, time, and dates. Gary admitted this to John, and said he didn't know you had to shut the power off first. This information is in all Rain Master Instructions. Matt Swor, Jim Clark and Will Rachelar were also present during this conversation.

Paul E. Curry



PUBLIC WORKS DEPARTMENT

Post Office Box 144 Addison, Texas 75001

(972) 450-2871

16801 Westgrove

Fax Cover Sheet

To: Mark Person

Fax (972) 557-1552

From: Mike Murphy, Asst. Dir. of Public Works/Addison

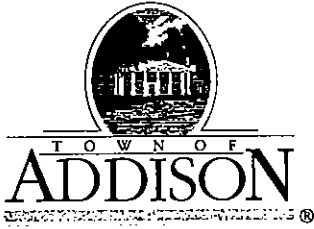
Fax (972) 450-2837

Off (972) 450-2878

Subj: Addison Circle Phase I, Public Infrastructure Acceptance

Date: July 14, 1998

(number of pages including cover - 2)



PUBLIC WORKS DEPARTMENT

Post Office Box 144 Addison, Texas 75001

(972) 450-2871

16801 Westgrove

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

July 14, 1998

RE: Addison Circle Phase I, Public Infrastructure - Letter of Acceptance.

Dear Mr. Person:

The Town of Addison is issuing this "Letter of Acceptance" Effective February 1, 1998 for Public Infrastructure construction for Addison Circle Phase I. Gibson & Associates, Inc. has completed the above referenced project as per plans and specifications.

If you have any questions please call me at 972-450-2878.

Sincerely,

Michael E. Murphy, PE
Assistant Director Public Works / Addison

xc: John Baumgartner, PE, Director of Public Works
Slade Strickland, Director of Parks and Recreation
Carmen Moran, Director of Development Services
Mark Brandenburg, Post Properties
David Meyers, PE, Project Engineer, Huitt - Zollars

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Ryliecrest
 P.O. Box 800579
 Belch Springs, Texas
 75180-0579
 972/557-1189
 FAX 972/557-1552



April 6, 1998

RECEIVED

RECEIVED

APR 08 1998

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

Re: Addison Circle - Phase I
 Public Infrastructure

Dear Sir:

Our Sub-Contractor, Mel's Electric, is requesting the following price to be added to Change Order #10 for the additional labor and materials used to move the electrical service into the Bosque Park location as instructed during installation.

Materials	\$ 379.00
Labor	1,251.00
10% G&A	163.00

	\$1,793.00

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

Very truly yours,

GIBSON & ASSOCIATES, INC.

Mark Person
 Project Manager

MP/sc



PUBLIC WORKS DEPARTMENT

(972) 450-2871

Post Office Box 9010 Addison, Texas 75001-9010

16801 Westgrove

August 16, 1999

Mr. Lynn Houston
Gibson & Associates, Inc.
P.O. Box 800579
Balch Springs, Texas 75180-0579

Re: Addison Circle Phase I - Warranty

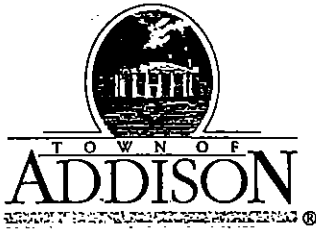
Dear Mr. Houston:

Please find attached copies of an eleventh month walk through that was performed on Addison Circle Phase I (Feb. 3, 1999). Obviously there are minor items that need to be attended to before the 2 year warranty period expires. Please contact me if you have any questions or need additional information.

Sincerely,

Michael E. Murphy, P.E.
Assistant Director of Public Works

Xc: David Meyers, P.E., Project Engineer, Huitt-Zollars
Mike Robins, Post Properties
John Baumgartner, P.E., Director of Public Works, Town of Addison



PUBLIC WORKS DEPARTMENT

Post Office Box 144 Addison, Texas 75001

(972) 450-2871

16801 Westgrove

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

July 14, 1998

RE: Addison Circle Phase I, Public Infrastructure - Letter of Acceptance.

Dear Mr. Person:

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If you have any questions please call me at 972-450-2878.

Sincerely,

Michael E. Murphy, PE
Assistant Director Public Works / Addison

xc: John Baumgartner, PE, Director of Public Works
Slade Strickland, Director of Parks and Recreation
Carmen Moran, Director of Development Services
Mark Brandenburg, Post Properties
David Meyers, PE, Project Engineer, Huitt - Zollars



PUBLIC WORKS DEPARTMENT

(972) 450-2871

Post Office Box 9010 Addison, Texas 75001-9010

16801 Westgrove

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

February 3, 1999

RE: Addison Circle Phase I, Letter of Acceptance.

Dear Mr. Person:

The Town of Addison Public Works and Parks Departments performed an eleventh month walk through of Addison Circle Phase I to visually inspect the condition of sidewalks, curbs, brick pavers, tree replacement etc.

I have attached a list of those items that were found to be in need repair or replacement.

Please call with any questions.

Sincerely,

Michael E. Murphy, PE, Assistant Director of Public Works/Addison

Xc: John Baumgartner, PE, Director of Public Works/Addison
David Meyers, PE, Project Engineer/Huitt-Zollars
Mike Robins, Post Properties

11th Month Walk-Through ADDISON CIRCLE Phase I

(PUBLIC WORKS)

1. Cracked curb - Southwest corner of Addison and Witt.
2. Water meter box - South end of Quorum.
3. Cracked curb - median north bound Quorum South side of Circle (approx. 4 feet).
4. Low spot in brick pavers at intersection of Witt & Addison.
5. Cracked curb - in front of Police Station (4943 Addison Circle), repair is failing.
6. Cracked curb - replace curb near fire hydrant at Southeast corner of Witt & Morris (approx. 27 feet).
7. Stop Bar at Witt & Morris.
8. Curb repair 4900 Morris Avenue near West Side of concrete ramp.
9. Paver failure near tree well on Northwest corner of Goodman & Quorum.
10. Cracked curb - Southwest corner of Quorum & Morris (approx. 10 feet).
11. Raise brick on East Side of driveway across from South side of Addison Circle across from Police Station.

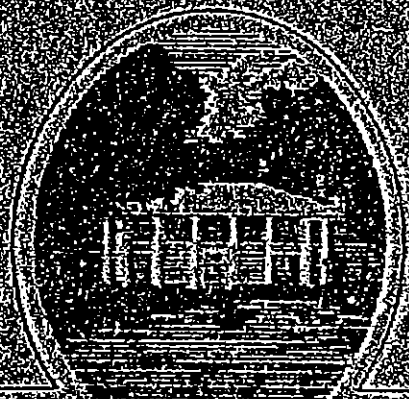
(PARKS)

1. Contractor still needs to replace (1) Live Oak tree on Morris.
2. Contractor still needs to replace (2) Pear trees on the street West of Building "C" parking garage.

TOWN OF ADDISON

CONSTRUCTION SPECIFICATIONS
AND CONTRACT DOCUMENTS

ADDISON CIRCLE
PHASE I
PUBLIC INFRASTRUCTURE



T O W N O F
ADDISON

HUITT-ZOLIARS

ENGINEERING AND ARCHITECTURE

3131 McKinney Avenue, Suite 600 Dallas, Texas 75204

(214) 371-3311

March 28, 1996

ISSUED FOR CONSTRUCTION



which contract and the Plans and Specifications therein mentioned adopted by the Town of Addison, are hereby expressly made a part hereof as though the same were written and embodied herein.

WHEREAS, under the Plans, Specifications and Contract it is provided that the Contractor will maintain and keep in good repair the work herein contracted to be done and performed for a period of two (2) years from the date of acceptance, and to do all necessary backfilling that may arise on account of sunken conditions in ditches, or otherwise, and to do and perform all necessary work and repair any defective condition growing out of or arising from the improper joining of the same, or on account of any breaking of the same caused by the said Contractor in laying or building the same, or on account of any defect arising in any of said part of said work laid or constructed by the said Contractor, or on account of improper excavation or backfilling; it being understood that the purpose of this section is to cover all defective conditions arising by reason of defective materials, work or labor performed by the said Contractor; and in case the said Contractor shall fail to do, it is agreed that the City may do said work and supply such materials, and charge the same against the said Contractor and sureties on this obligation, and the said Contractor and sureties hereon shall be subject to the liquidated damages mentioned in said contract for each day's failure on its part to comply with the terms of the said provisions of said contract;

NOW THEREFORE, if the said Contractor shall keep and perform its said agreement to maintain said work and keep the same in repair for the said maintenance period of two (2) years, as provided, then these presents shall be null and void and have no further effect; but if default shall be made by the said Contractor in the performance of its contract to so maintain and repair said work, then these presents shall have full force and effect, and said Town of Addison shall have and recover from the Contractor and its sureties damages in the premises, as provided, and it is further understood and agreed that this obligation shall be a continuing one against the principal and sureties hereon and that successive recoveries may be had hereon for successive breaches until the full amount shall have been exhausted; and it is further understood that the obligation herein to maintain said work shall continue throughout said maintenance period, and the same shall not be changed, diminished, or in any manner affected from any cause during said time.

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Rylance
P.O. Box 800679
Beach Springs, Texas
75180-0579
972/557-1199
FAX 972/557-1552



TELEFAX COVER SHEET

DATE: May 13 1998 FAX NUMBER: _____

DELIVER TO: MIKE MURPHY P.E.

FROM: MARK PEARSON

NUMBER OF PAGES: 7 (includes this page)

REMARKS: _____

IF THERE ARE ANY PROBLEMS WITH THIS TRANSMITTAL, PLEASE CONTACT THE SENDER AT: 972/557-1199

G & A TELEFAX #: 972/557-1552

- REPLY REQUESTED
- NO REPLY REQUESTED
- ORIGINAL IN MAIL



FUGRO-McCLELLAND (SOUTHWEST), INC.

2880 Virgo Lane; Dallas, Texas 75228
Ph (214) 484-8301; Fax (214) 820-7328

FLEXURAL STRENGTH OF CONCRETE REPORT

CLIENT: Town of Addison, C/O Hult-Zollars Inc.
PROJECT: Addison Circle - Public Works, Addison, Texas

Report Date: September 24, 1998
Project No.: 0781-2012

SAMPLE DATE: August 23, 1996

CONTRACTOR:	Gibson & Associates	CONCRETE SUPPLIER:	TXI
TICKET NO.:	652095	PLANT/TRUCK:	40/570
AMBIENT TEMP. (°F):	74	MIX ID NUMBER:	8274
CONCRETE TEMP. (°F):	80	AIR (%) (ASTM C-231)	1.5
TIME BATCHED:	7:38 am	WATER ADDED:	0
TIME SAMPLED:	8:40 am	SLUMP (Inches) (ASTM C-143):	5 1/4
WEATHER CONDITION:	Cloudy		
LOCATION OF PLACEMENT:	Paving at Circle Drive, east side, sampled at station 1+35		

BEAM NUMBER	AGE (days)	DATE TESTED	DEPTH (in.)	WIDTH (in.)	SPAN (in.)	APPLIED LOAD	CORRECTED MODULUS OF RUPTURE	REQUIRED MODULUS OF RUPTURE (psi/days)
87	7	08/30/96	6.0	6.0	18	500	500	650/28
88	28	09/20/96	6.0	6.0	18	675	675	
89	28	09/20/96	6.10	5.95	18	665	664	
90	Hold							

REMARKS:

Jose Rivera
Technician

FUGRO-McCLELLAND (SOUTHWEST), INC.

Checked By: [Signature]

SMH/rm
Distribution: Town of Addison - John Baumgartner
Hult-Zollars Inc. - David Myers
Gibson & Associates, Inc. - Mark Person
Columbus Realty - Bryant Nail
Construction Management & Consulting - Jerry Morgan

David
Mark



FUGRO-McCLELLAND (SOUTHWEST), INC.

2880 Virgo Lane; Dallas, Texas 75229
Ph (214) 484-8301; Fax (214) 620-7328

FLEXURAL STRENGTH OF CONCRETE REPORT

CLIENT: Town of Addison, C/O Huitt-Zollars Inc.
PROJECT: Addison Circle - Public Works, Addison, Texas

Report Date: September 24, 1998
Project No.: 0761-2012

SAMPLE DATE: August 23, 1996


CONTRACTOR:	Gibson & Associates	CONCRETE SUPPLIER:	TXI
TICKET NO.:	652324	PLANT/TRUCK:	40/377
AMBIENT TEMP. (°F):	64	MIX ID NUMBER:	6274
CONCRETE TEMP. (°F):	64	AIR (%) (ASTM C-231)	3.0
TIME BATCHED:	10:17 am	WATER ADDED:	10
TIME SAMPLED:	12:10 pm	SLUMP (Inches) (ASTM C-143):	3 3/4
WEATHER CONDITION:	Partly cloudy		
LOCATION OF PLACEMENT:	Paving at Circle Drive, north side, sampled at station 12+10		

BEAM NUMBER	AGE (days)	DATE TESTED	DEPTH (In.)	WIDTH (In.)	SPAN (In.)	APPLIED LOAD	CORRECTED MODULUS OF RUPTURE	REQUIRED MODULUS OF RUPTURE (psi/days)
95	7	08/30/96	6.10	6.0	18	550	528	650/28
96	28	09/20/96	6.10	6.0	18	720	691	
97	28	09/20/96	6.10	6.0	18	740	710	
98	Hold							

REMARKS:

Jose Rivera
Technician

FUGRO-McCLELLAND (SOUTHWEST), INC.

Checked By: 

SMH/rm
Distribution: Town of Addison - John Baumgartner
Huitt-Zollars Inc. - David Myers
Gibson & Associates, Inc. - Mark Person
Columbus Realty - Bryant Nail
Construction Management & Consulting - Jerry Morgan

Handwritten notes: *David*, *Mark*



FUGRO-McCLELLAND (SOUTHWEST), INC.

2880 Virgo Lane, Dallas, Texas 75229
Ph (214) 484-8301; Fax (214) 820-7328

FLEXURAL STRENGTH OF CONCRETE REPORT

CLIENT: Town of Addison, C/O Huitt-Zollars Inc.
PROJECT: Addison Circle - Public Works, Addison, Texas

Report Date: September 24, 1995
Project No.: 0781-2012

SAMPLE DATE: August 23, 1996

CONTRACTOR:	Gibson & Associates	CONCRETE SUPPLIER:	TXI
TICKET NO.:	852231	PLANT/TRUCK:	40/570
AMBIENT TEMP. (°F):	80	MIX ID NUMBER:	8274
CONCRETE TEMP. (°F):	92	AIR (%) (ASTM C-331)	2.5
TIME BATCHED:	9:12 am	WATER ADDED:	10
TIME SAMPLED:	10:10 am	SLUMP (Inches) (ASTM C-143):	4
WEATHER CONDITION:	Cloudy	LOCATION OF PLACEMENT: Paving at Circle Drive, east side, sampled at station 3+00	

BEAM NUMBER	AGE (days)	DATE TESTED	DEPTH (In.)	WIDTH (In.)	SPAN (In.)	APPLIED LOAD	CORRECTED MODULUS OF RUPTURE	REQUIRED MODULUS OF RUPTURE (psi/days)
91	7	08/30/96	6.10	6.0	18	580	557	650/28
92	28	09/20/96	6.05	5.95	18	690	683	
93	28	09/20/96	6.0	5.95	18	700	700	
94	Hold							

REMARKS:

Jose Rivers
Technician

FUGRO-McCLELLAND (SOUTHWEST), INC.

RECEIVED [Stamp]

Checked By: [Signature]

SMH/rm
Distribution:

- Town of Addison - John Baumgartner
- Huitt-Zollars Inc. - David Myers
- Gibson & Associates, Inc. - Mark Person
- Columbus Realty - Bryant Nail
- Construction Management & Consulting - Jerry Morgan


FUGRO-McCLELLAND (SOUTHWEST), INC.

 2880 Virgo Lane; Dallas, Texas 75229
 Ph (214) 484-8301; Fax (214) 620-7328

FIELD DENSITY REPORT
CLIENT: Town of Addison, C/O Hult-Zollars Inc.
PROJECT: Addison Circle - Public Works, Addison, Texas

REPORT DATE: May 9, 1998

PROJECT NO: 0781-2012

Page 1

DATE PERFORMED: May 3, 1998
MOISTURE/DENSITY RELATIONS

Number	Description	Material	Proctor Results	
			Maximum Dry Density (pcf)	Optimum Moisture (%)
1	Tan clay with tan weathered limestone and calcareous nodules		105.2	19.3

TEST RESULTS

TEST NO.	PROCTOR NO.	LOCATION	UNIT DRY WEIGHT	MOISTURE CONTENT PERCENT	PERCENT OF MAXIMUM DENSITY
19	1	Line A, 66-inch RCP backfill, station 3+35, 1st lift	102.5	19.0	97.4
20	1	Line A, 66-inch RCP backfill, station 3+30, 2nd lift	104.0	19.0	98.8
21	1	Line A, 66-inch RCP backfill, station 3+40, 3rd lift	103.0	19.5	97.9
22	1	Line A, 66-inch RCP backfill, station 3+35, 4th lift	103.0	19.9	97.9
23	1	Line A, 66-inch RCP backfill, station 3+35, 5th lift	103.5	19.5	98.4
24	1	Line A, 66-inch RCP backfill, station 3+35, final	103.9	19.2	98.8
25	1	Line B, six 6-inch PVC backfill, station 1+00, 3 feet below grade	102.9	20.0	97.8
26	1	Line B, six 6-inch PVC backfill, station 1+05, 1.5 feet below grade	103.8	19.1	98.7
27	1	Line B, six 6-inch PVC backfill, station 1+00, final	102.9	19.4	97.8
28	1	Line C, six 6-inch PVC backfill, station 0+10, 3 feet below grade	103.0	19.8	97.9
29	1	Line C, six 6-inch PVC backfill, station 0+15, 2 feet below grade	100.8	20.8	95.8
30	1	Line C, six 6-inch PVC backfill, station 0+20, final	103.0	20.2	97.8
31	1	Line 2, 6-inch water and Line D, 6-inch PVC line backfill, paving station 14+00, 4 feet below grade	103.7	19.6	98.6



FUGRO-McCLELLAND (SOUTHWEST), INC.

2580 Virgo Lane; Dallas, Texas 75229
Ph (214) 484-8301; Fax (214) 620-7328

GENERAL REPORT

CLIENT: Town of Addison, C/O Hult-Zollars Inc.
PROJECT: Addison Circle - Public Works, Addison, Texas

REPORT DATE: May 9, 1998
PROJECT NO: 0781-2012

DAILY ACTIVITY REPORT: May 3, 1998

Services Performed: Visual Inspection

Weather Conditions: Cloudy, high winds

Contractors on Site: Llano Construction

Remarks:

In-place density tests were performed on various lines and stations. All tests meet project plans and specifications. See attached density report.

Equipment on Site:

2 Loader 2 Roller 1 Water Truck 2 Backhoe

Pat Nichols
Fugro-McClelland Technician

FUGRO-McCLELLAND (SOUTHWEST), INC.

Sean M. Hinekl, P.E., Manager
Geotechnical Engineering and Materials Testing Services

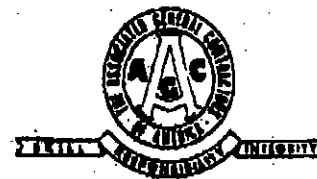
SMH/br

Distribution: Town of Addison - John Baumgartner
Hult-Zollars Inc. - David Myers
Gibson & Associates, Inc. - Mark Person
Columbus Realty - Bryant Neil
Building Sciences - Jerry Morgan

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Rylcrest
P.O. Box 800579
Balk Springs, Texas
75180-0579
972/557-1189
FAX 972/557-1552



May 11, 1998

Mr. Michael F. Robbins
Post Properties, Inc.
15720 Quorum Drive
Addison, Texas 75248

RE: Addison Circle Public Infrastructure
Phase I

Dear Mike:

Per your letter dated May 5, 1998, referencing a letter you received from the city on the same day regarding removal and replacement of a section of the traffic circle, we have the following response.

Enclosed are copies of the test reports for densities on the storm sewer pipe in the above mentioned area plus the concrete test reports for the same. The failure in the area seems to be due to sub-grade failure. Since we were not responsible for sub-grade work due to Change Order #1, we do not feel we have any responsibility in this matter.

My personal opinion is that the Southwestern Bell duct line which ran through the circle in this area, which also settled approximately 2 feet after Columbus/Post had the area limed, is the reason for this settlement which has occurred. Again, Southwestern Bell was not under our supervision, so the blame must fall elsewhere.

We should be ready for final inspection later this week, and I will call when ready. If you have any questions, please call me.

Very truly yours,

GIBSON & ASSOCIATES, INC.

Mark Person
Project Manager

MP/sc

encl.

cc: Mike Murphy, P.E. Addison Public Works
John Baumgartner, P.E. Addison Public Works
David Meyers, P.E. Huitt-Zollars, Inc.

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Ryltecrest
P.O. Box 800579
Balch Springs, Texas
75180-0579
972/557-1199
FAX 972/557-1552



TELEFAX COVER SHEET

DATE: May 13 1998 FAX NUMBER: _____

DELIVER TO: John Baumgartner, P.E.

FROM: Mark Pearson

NUMBER OF PAGES: 7 (includes this page)

REMARKS: _____

IF THERE ARE ANY PROBLEMS WITH THIS TRANSMITTAL, PLEASE CONTACT THE SENDER AT: 972/557-1199

G & A TELEFAX #: 972/557-1552

- REPLY REQUESTED
- NO REPLY REQUESTED
- ORIGINAL IN MAIL

FUGRO-McCLELLAND (SOUTHWEST), INC.

2880 Virgo Lane; Dallas, Texas 75229
Ph (214) 484-8301; Fax (214) 820-7328

FLEXURAL STRENGTH OF CONCRETE REPORT

CLIENT: Town of Addison, C/O Hultt-Zollars Inc.
PROJECT: Addison Circle - Public Works, Addison, Texas

Report Date: September 24, 1998
Project No.: 0761-2012

SAMPLE DATE: August 23, 1996

CONTRACTOR: Gibson & Associates
TICKET NO.: 652095
AMBIENT TEMP. (°F): 74
CONCRETE TEMP. (°F): 90
TIME BATCHED: 7:38 am
TIME SAMPLED: 8:40 am
WEATHER CONDITION: Cloudy
LOCATION OF PLACEMENT: Paving at Circle Drive, east side, sampled at station 1+35

CONCRETE SUPPLIER: TXI
PLANT/TRUCK: 40/570
MIX ID NUMBER: 8274
AIR (%) (ASTM C-231): 1.5
WATER ADDED: 0
SLUMP (Inches) (ASTM C-143): 5 1/4

BEAM NUMBER	AGE (days)	DATE TESTED	DEPTH (In.)	WIDTH (In.)	SPAN (In.)	APPLIED LOAD	CORRECTED MODULUS OF RUPTURE	REQUIRED MODULUS OF RUPTURE (ps/days)
87	7	08/30/96	6.0	6.0	18	500	500	650/28
88	28	09/20/96	6.0	6.0	18	675	675	
89	28	09/20/96	6.10	5.95	18	685	684	
90	Hold							

REMARKS:

Jose Rivera
Technician

FUGRO-McCLELLAND (SOUTHWEST), INC.

Checked By: 

SMH/rm

Distribution: Town of Addison - John Baumgartner
Hultt-Zollars Inc. - David Myers
Gibson & Associates, Inc. - Mark Person
Columbus Realty - Bryant Nail
Construction Management & Consulting - Jerry Morgan

David
Mark



FUGRO-McCLELLAND (SOUTHWEST), INC.

2880 Virgo Lane, Dallas, Texas 75229
Ph (214) 484-8301; Fax (214) 820-7328

FLEXURAL STRENGTH OF CONCRETE REPORT

CLIENT: Town of Addison, C/O Hultt-Zollars Inc.
PROJECT: Addison Circle - Public Works, Addison, Texas

Report Date: September 24, 1996
Project No.: 0781-2012

SAMPLE DATE: August 23, 1996

CONTRACTOR:	Gibson & Associates	CONCRETE SUPPLIER:	TXI
TICKET NO.:	652324	PLANT/TRUCK:	40/377
AMBIENT TEMP. (°F):	84	MIX ID NUMBER:	8274
CONCRETE TEMP. (°F):	84	AIR (%) (ASTM C-231):	3.0
TIME BATCHED:	10:17 am	WATER ADDED:	10
TIME SAMPLED:	12:10 pm	SLUMP (Inches) (ASTM C-143):	3 3/4
WEATHER CONDITION:	Partly cloudy		
LOCATION OF PLACEMENT:	Paving at Circle Drive, north side, sampled at station 12+10		

BEAM NUMBER	AGE (days)	DATE TESTED	DEPTH (In.)	WIDTH (In.)	SPAN (In.)	APPLIED LOAD	CORRECTED MODULUS OF RUPTURE	REQUIRED MODULUS OF RUPTURE (psi/days)
65	7	08/30/96	6.10	6.0	18	550	528	650/28
96	28	09/20/96	6.10	6.0	18	720	891	
97	28	09/20/96	6.10	6.0	18	740	710	
98	Hold							

REMARKS:

Jose Rivera
Technician

FUGRO-McCLELLAND (SOUTHWEST), INC.

Checked By: _____

SMH/um
Distribution: Town of Addison - John Baumgartner
Hultt-Zollars Inc. - David Myers
Gibson & Associates, Inc. - Mark Person
Columbus Realty - Bryant Nail
Construction Management & Consulting - Jerry Morgan

list
Com David
Mark



FUGRO-McCLELLAND (SOUTHWEST), INC.

2880 Virgo Lane; Dallas, Texas 75229
 Ph (214) 484-8301; Fax (214) 680-7328

FLEXURAL STRENGTH OF CONCRETE REPORT

CLIENT: Town of Addison, C/O Hultt-Zollars Inc.
PROJECT: Addison Circle - Public Works, Addison, Texas

Report Date: September 24, 1998
Project No.: 0781-2012

SAMPLE DATE: August 23, 1996

CONTRACTOR:	Gibson & Associates	CONCRETE SUPPLIER:	TXI
TICKET NO.:	652231	PLANT/TRUCK:	40/570
AMBIENT TEMP. (°F):	60	MIX ID NUMBER:	8274
CONCRETE TEMP. (°F):	92	AIR (%) (ASTM C-231):	2.5
TIME BATCHED:	9:12 am	WATER ADDED:	10
TIME SAMPLED:	10:10 am	SLUMP (inches) (ASTM C-143):	4
WEATHER CONDITION:	Cloudy	LOCATION OF PLACEMENT: Paving at Circle Drive, east side, sampled at station 3+00	

BEAM NUMBER	AGE (days)	DATE TESTED	DEPTH (in.)	WIDTH (in.)	SPAN (in.)	APPLIED LOAD	CORRECTED MODULUS OF RUPTURE	REQUIRED MODULUS OF RUPTURE (psi/days)
91	7	08/30/96	6.10	6.0	18	580	557	650/28
92	28	09/20/96	6.05	5.95	18	680	683	
93	28	09/20/96	6.0	5.95	18	700	700	
94	Hold							

REMARKS:

Jose Rivera
 Technician

FUGRO-McCLELLAND (SOUTHWEST), INC.

RECEIVED [unclear] 1998

Checked By:

SMH/rm
 Distribution: Town of Addison - John Baumgartner
 Hultt-Zollars Inc. - David Myers
 Gibson & Associates, Inc. - Mark Person
 Columbus Realty - Bryant Nail
 Construction Management & Consulting - Jerry Morgan


FUGRO-McCLELLAND (SOUTHWEST), INC.

 2880 Virgo Lane; Dallas, Texas 75229
 Ph (214) 484-8301; Fax (214) 620-7328

FIELD DENSITY REPORT
CLIENT: Town of Addison, C/O Hult-Zollars Inc.
PROJECT: Addison Circle - Public Works, Addison, Texas

REPORT DATE: May 9, 1998
PROJECT NO: 0781-2012
 Page 1

DATE PERFORMED: May 3, 1998

MOISTURE/DENSITY RELATIONS

Number	Description	Material	Proctor Results	
			Maximum Dry Density (pcf)	Optimum Moisture (%)
1	Tan clay with tan weathered limestone and calcareous nodules		105.2	19.3

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20	1	Line A, 66-inch RCP backfill, station 3+30, 2nd lift	104.0	19.0	98.8
21	1	Line A, 66-inch RCP backfill, station 3+40, 3rd lift	103.0	19.5	97.9
22	1	Line A, 66-inch RCP backfill, station 3+35, 4th lift	103.0	19.9	97.9
23	1	Line A, 66-inch RCP backfill, station 3+35, 5th lift	103.5	19.8	98.4
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25	1	Line B, six 6-inch PVC backfill, station 1+00, 3 feet below grade	102.9	20.0	97.8
26	1	Line B, six 6-inch PVC backfill, station 1+05, 1.5 feet below grade	103.8	19.1	98.7
27	1	Line B, six 6-inch PVC backfill, station 1+00, final	102.9	19.4	97.8
28	1	Line C, six 6-inch PVC backfill, station 0+10, 3 feet below grade	103.0	19.8	97.9
29	1	Line C, six 6-inch PVC backfill, station 0+15, 2 feet below grade	100.8	20.8	95.8
30	1	Line C, six 6-inch PVC backfill, station 0+20, final	103.0	20.2	97.8
31	1	Line 2, 8-inch water and Line D, 6-inch PVC line backfill, paving station 14+00, 4 feet below grade	103.7	19.8	98.8



FUGRO-McCLELLAND (SOUTHWEST), INC.

2880 Virgo Lane; Dallas, Texas 75229
Ph (214) 484-8301; Fax (214) 820-7328

GENERAL REPORT

CLIENT: Town of Addison, C/O Huitt-Zollars Inc.
PROJECT: Addison Circle - Public Works, Addison, Texas

REPORT DATE: May 9, 1998
PROJECT NO: 0781-2012

DAILY ACTIVITY REPORT: May 3, 1998

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Weather Conditions: Cloudy, high winds

Contractors on Site: Llano Construction

Remarks:

In-place density tests were performed on various lines and stations. All tests meet project plans and specifications. See attached density report.

Equipment on Site:

2 Loader

2 Roller

1 Water Truck

2 Backhoe

Pat Nichols
Fugro-McClelland Technician

FUGRO-McCLELLAND (SOUTHWEST), INC.

Sand M. Hineid, P.E., Manager
Geotechnical Engineering and Materials Testing Services

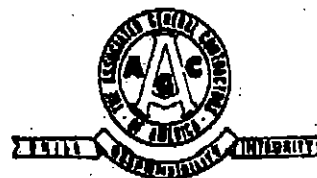
SMH/br

Distribution: Town of Addison - John Baumgartner
Huitt-Zollars Inc. - David Myers
Gibson & Associates, Inc. - Mark Person
Columbus Realty - Bryant Nail
Building Sciences - Jerry Morgan

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Ryliecrest
P.O. Box 800579
Beach Springs, Texas
75180-0579
972/557-1199
FAX 972/557-1552



May 11, 1998

Mr. Michael F. Robbins
Post Properties, Inc.
15720 Quorum Drive
Addison, Texas 75248

RE: Addison Circle Public Infrastructure
Phase I

Dear Mike:

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Enclosed are copies of the test reports for densities on the storm sewer pipe in the above mentioned area plus the concrete test reports for the same. The failure in the area seems to be due to sub-grade failure. Since we were not responsible for sub-grade work due to Change Order #1, we do not feel we have any responsibility in this matter.

My personal opinion is that the Southwestern Bell duct line which ran through the circle in this area, which also settled approximately 2 feet after Columbus/Post had the area limed, is the reason for this settlement which has occurred. Again, Southwestern Bell was not under our supervision, so the blame must fall elsewhere.

We should be ready for final inspection later this week, and I will call when ready. If you have any questions, please call me.

Very truly yours,

GIBSON & ASSOCIATES, INC.

Mark Person
Project Manager

MP/sc

encl.

cc: Mike Murphy, P.E. Addison Public Works
John Baumgartner, P.E. Addison Public Works
David Meyers, P.E. Hultt-Zollars, Inc.



PUBLIC WORKS DEPARTMENT

Post Office Box 9010 Addison, Texas 75001-9010

(972) 450-2871

16801 Westgrove

August 10, 1999

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

**NOTICE TO PROCEED: Addison Circle Phase II-B Public Infrastructure Paving
Addison Circle Phase II-B Public Infrastructure
Streetscape**

Dear Mr. Johnston:

Please accept this letter for "Notice to Proceed" as the formal date for work to begin on the referenced project. The begin date is established as August 2, 1999, and shall follow accordingly with the schedules in the bid documents. Please call me at 972/450-2878 if you have any questions or need additional information.

Sincerely,

Michael E. Murphy, P.E.
Assistant Director of Public Works

cc: John Baumgartner, Director of Public Works
Clyde Johnson, Purchasing Manager
Mike Robbins, Post Properties

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Ryliecrest
P.O. Box 800579
Balch Springs, Texas
75180-0579
972/557-1199
FAX 972/557-1552



January 11, 2000

Mr. Michael E. Murphy, P.E.
Assistant Director of Public Works
Town of Addison
P.O. Box 9010
Addison, Texas 75001-9010

RE: Addison Circle Phase I – Warranty

Dear Sir:

Per your request, we have the following responses to the items on the eleven-month walk through for the above referenced project:

1. Cracked curb – Southwest corner of Addison and Witt.
We will repair this in conjunction with Phase II-B work.
2. Water meter box – South end of Quorum.
There were no water meter boxes in our contract in this area.
3. Cracked curb – Median North bound Quorum south side of Circle.
We will repair this in conjunction with Phase II-B work.
4. Low spot in brick pavers at intersection of Witt and Addison
This appears to be a problem with insufficient drainage at this point. The lack of adequate drainage may have caused the paver setting bed to be washed out over time. The pavers and paver base was installed per plans and therefore any problems with the drainage would be addressed by others.
5. Cracked curb – In front of Police Station (4943 Addison Circle), repair is failing.
This curb construction was not in our contract.
6. Cracked curb – Replace curb near fire hydrant at southeast corner of Witt and Morris.
This damage has been caused by large trucks running over the curb at this radius as evidenced by the tire marks left on the curb.
7. Stop bar at Witt and Morris.
We will address this issue with the striping subcontractor.
8. Curb repair 4900 Morris Ave. near west side of concrete ramp.
We will repair this in conjunction with Phase II-B work.
9. Paver failure near tree well on northwest corner of Goodman and Quorum.
We will address this issue with the paver subcontractor.

10. Cracked curb – Southwest corner of Quorum and Morris.
This is also damaged caused by trucks running over the curb.
11. Raise brick on east side of driveway across from south side of Addison Circle
across from Police Station.
We will address this issue with the paver subcontractor.

I am of the understanding that the two parks items on the list were taken care of last year.

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

Very truly yours,

GIBSON & ASSOCIATES, INC.



Jeff Gibson
Project Engineer

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Rylinecrest
P.O. Box 800579
Belch Springs, Texas
75180-0579
972/557-1199
FAX 972/557-1552



TELEFAX COVER SHEET

DATE: 6-19-98 FAX NUMBER: 450-2837

DELIVER TO: Mike Murphy

FROM: Mark Person

NUMBER OF PAGES: 3 (includes this page)

REMARKS: _____

IF THERE ARE ANY PROBLEMS WITH THIS TRANSMITTAL, PLEASE CONTACT
THE SENDER AT: 972/557-1199

G & A TELEFAX #: 972/557-1552

-] REPLY REQUESTED
-] NO REPLY REQUESTED
-] ORIGINAL IN MAIL

Copy Mark ✓

PALM, Inc.

**Plant and Landscape Services
Design / Construction / Installation**

June 16, 1998

Gibson & Associates, Inc.
11210 Ryeliccrest
P.O. Box 800579
Balch Springs, TX 75180-0579

Dear Sirs,

Ref: Addison Circle - Phase I

I refer to the subject contract and our meeting of Friday June 5, 1998 concerning the 8 trees which were affected by a non operating section of the irrigation system along the north side of Bosque Park. Although on paper PALM Inc. may have a contractual responsibility for the loss of these trees, I feel that the facts contributing to the misunderstanding which caused the water to remain off were not given fair and due consideration at the meeting and the burden of responsibility for the problem is being unreasonably placed in full on PALM Inc. The following are some of the circumstances that contributed to the delay in detecting the water problem:

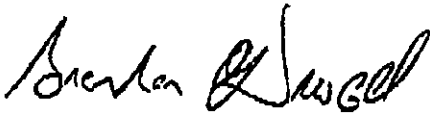
- a) The good or operating terminals of the controller at Bosque Park were used by another Landscape company to supply irrigation to the Bosque Park project without the permission of PALM Inc. and the non operating terminals were connected to the problem area.
- b) A shut out code was installed in the computer by the Town of Addison to deny access to the controller operations to all including PALM Inc. employees.
- c) The controller screen readout information was changed to Spanish by persons other than PALM Inc. employees.
- d) Verbal acceptance of the system was given by one of the Town of Addison irrigators after one of the many walk-thru's undertaken in checking that the system was fully operational.
- e) No adequate explanation was provided for the inaction taken as a result of timely information given to the Town of Addison requiring reprogramming of the controller which was only capable of being programmed directly from the inhouse computer. Reprogramming was necessary as the program was scrambled during installation of rain sensors.
- f) Delay in taking over responsibility of the system when all work was completed some considerable time ago.
- g) There has been considerable work undertaken in tree wells by other contractors long after we had completed our work affecting bulbs, shrubs and tree balls.

I also wish to add that as a company we have made every effort to cooperate fully with the wishes of the Town of Addison even to the point of installing trees, at the request of their consultants, during the hottest part of the year. Our contract permitted installation of the trees in the Fall when there is considerably less risk of loss and therefore less exposure on our part. Tree replacements that could have been required as a result of installation during the hot summer were replaced promptly without question.

Notwithstanding the above we agree, under protest, to replace any of the 8 trees that fail to "come out"; trees least likely to survive were cut down at the request of the Town of Addison and will be replaced in the Fall. Any of the balance that fail to "come out" in a reasonable time will also be replaced in the Fall.

In conclusion and in light of the circumstances outlined we would respectively request that the Town of Addison assist in defraying the costs associated with the purchase and installation of replacement trees to be planted as previously outlined. Quite honestly we feel very strongly that the loss of the trees was not caused by the negligence of PALM Inc..

Sincerely



Brendan O'Driscoll

CC Slade Strickland, Town of Addison

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

*Project Closeout
Urban Center
Phase I*

11210 Ryliecrest
P.O. Box 800579
Balch Springs, Texas
75180-0579
972/557-1199
FAX 972/557-1552



April 20, 1998

Mr. Michael Murphy, P.E.
Town of Addison
P.O. Box 144
Addison, Texas 75001

RE: Addison Circle

Dear Sir:

We have completed all items on the final punch list which are in our contract, our responsibility, and within our control. Here is a list of the items which do not fit the above mentioned criteria:

Public Works List:

- Item #4 - The "This Street" sign was put in per plans and meets all requirements. Someone has added the Fire Lane sign under it, which does not meet specifications.
- Item #7 - Whoever installed the tree light wiring removed the lids on these boxes and did not replace bolts. Part of Bosque Park job.
- Item #10 - We did not do sub-grade on project.
- Item #11 - Ordered new sign for City, under separate project.
- Item #14 - Pre-fab tape markings, not in contract.
- Item #18 - Not in contract; private.
- Item #19 - Not in contract; private.
- Item #27 - Installed per plan and/or directed by Huitt-Zollars.
- Item #32 - Normal effect of materials picked out by Post; all materials were installed per specifications. This is not a workmanship deficiency. See attached Exhibit A.

Parks List:

- Item #1 - Not our contract; Bosque Park.
- Item #2 - Removed from our contract; Change Order #1.
- Item #3 - Bermuda grass was seeded with rye; if grass does not establish, we will re-seed in maintenance contract.
- Item #8 - Not our contract; Bosque Park.
- Item #10 - Grading, re-seeding Buffalo seed and Holly, complete edging and bed area not our contract. See Exhibit B re: grassing.
- Item #13 - not our contract.
- Item #14 - not our contract.
- Item #16 - See Item #3 above.

SLAVE

FYI

mh

- Maintenance Contract?

Mr. Michael Murphy, P.E.

Page 2

Lighting List:

- Item #2 - Post or city hung banners or flags during special event.
- Item #4 - Post or city hung sign during special event.
- Item #5 - See Item #7 of public works.

Miscellaneous:

- Item #3 - Bosque Park; tree light contractor.

Please let me know the earliest date in which you can meet with me at the job site to re-walk the items which are our responsibility so we can sell this project.

If you need any further information, please call me.

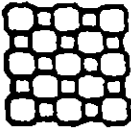
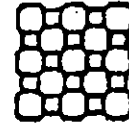
Very truly yours,

GIBSON & ASSOCIATES, INC.



Mark Person
Project Manager

MP/sc

**PAVER****CONSTRUCTION COMPANY, INC.**

April 16, 1998

EXHIBIT "A"

Gibson & Associates, Inc.
P.O. Box 800579
Balch Springs, Texas 75180-0579

ATTEN: Mr. Mark Person

RE: Addison Circle Phase I, Efflorescence Problem

Mr. Person:

Enclosed with this letter is a copy of a "stat sheet" showing the efflorescence levels in the Glen Gery clay pavers used in the pedestrian walkways at Addison Circle Phase I. After reviewing this sheet, you will know that there is no efflorescence in the clay pavers. The actual efflorescence that the City is seeing is coming from the joints between the pavers. The joint mix that Paver Construction Company, Inc. used was the same joint mix specified in the specification booklet provided by the City of Addison. Efflorescence residue is a by-product of the chemical reaction continually occurring within the joints of the pavers. It continually occurs because of the constant over-irrigation of the planter beds in these areas. The irrigation levels need to be reevaluated during the Fall and Spring months. During the Summer months, the hot "Texas sun" will bake the moisture out, thus eliminating the problem. Efflorescence is common everywhere there is concrete in pedestrian areas. It is only more prevalent in dark clay pavers. This is a common occurrence and should be expected in "overly-irrigated" areas. Paver Construction Company, Inc. will not be responsible for this problem. It is common, and the cause rests solely on Post Properties' irrigation practices. It can be remedied, however, by applying several sealer coats to the pavers once the efflorescence has subsided.

Mark, once again, thank you so much for your cooperation during this project. We look forward to working with you again in the future.

Sincerely,

Randy D. Miller
Vice President

McCreath Laboratories, Inc.

610 WILLOW STREET
 HARRISBURG, PENNSYLVANIA 17101

EXHIBIT "A"

RECEIVED
 JUL 15 1996

Laboratory Test No. MR-583

Date July 12, 1996

To GLEN-GERY CORPORATION

Brick Identification AUTUMN HAZE CHAMFERED 2 1/4 X 4 X 8 PAVER EXT SOLID 066S2D 06-19-96

The following is a report of Tests on Building Brick conducted in accordance with ASTM Designation C67-94 "Standard Method of Sampling and Testing Brick"

Sample Received 07-01-96

From REDFIELD PLANT

Test Completed July 12, 1996

Unit Identification	Compressive Strength (Gross Area/Flatwise) Pounds Per Square Inch (MPa)	ABSORPTION			EFFLORESCENCE (No Efflorescence) Effloresced)
		5 Hour Submersion in Boiling Water Per Cent	24 Hour Submersion in Cold Water Per Cent	Maximum Submersion Coefficient (Ratio of 24 Hour to 5 Hour)	
1C					No Efflorescence
6C					
11C	25660 (177.1)	0.4	0.3	0.67	No Efflorescence
2C					
7C					No Efflorescence
12C	24120 (166.4)	0.6	0.3	0.60	
3C					No Efflorescence
8C					
13C	25500 (175.9)	0.5	0.4	0.75	No Efflorescence
4C					
9C					No Efflorescence
14C	27040 (186.6)	0.6	0.4	0.75	
5C					No Efflorescence
10C					
15C	24170 (166.8)	0.5	0.4	0.75	
AVERAGE	25300 (174.6)	0.5	0.4	0.70	

The brick represented by the test results shown here comply with the Standard Specifications (ASTM C32-93) for Sewer Brick (Grades SS, SM) and Manhole Brick (Grades MS, MM), Building Brick (ASTM C62-92c) (Grades SW, MW, NW), Facing Brick (ASTM C216-94a) (Grades SW, MW) and Pedestrian and Light Traffic Paving Brick (ASTM C902-93) (Classes SX, MX, NX) (Types I, II, III).

Abrasion Index	Modulus of Rupture
11C 0.001	Unit No. P.S.I. (MPa)
12C 0.001	6C 3429 (23.7)
13C 0.002	7C 2715 (18.7)
14C 0.001	8C 3967 (27.4)
15C 0.002	9C 3353 (23.1)
Avg. 0.001	10C 232 (16.0)
	Avg. 3157 (21.8)

Respectfully submitted,

Gary C. Roush

PALM, Inc.

Plant and Landscape Services
Design / Construction / Installation

April 15, 1998

EXHIBIT "B"

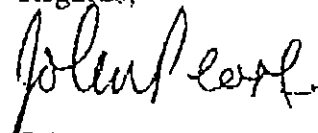
Mark Persons
Gibson and Associates

RE: Final Items at Addison Circle Phase I. Public Infrastructure

I met with Ron Lee yesterday morning to discuss any outstanding Landscape items from this project. The following is a summary.

- 1) Erosion control around storm sewer entry in area west of the turnaround at end of Morris. I suggested we place 10' sodded area around this entry. Ron will check with relevant T.O.A. personnel and get back to me.
- 2) Establishing Buffalo Grass by fence on east side of water tower enclosure. By copy of this letter, PALM commits establish a good stand of Buffalo Grass in this area by June 15, 1998. This may entail temporary above ground irrigation.
- 3) PALM will replace the two Chanticleer Pears which did not bud out this year plus the one undersize tree on Morris Avenue. We will strive to complete this by end of May. Both items (2 and 3), above will be covered under the maintenance agreement between Gibson and the Town of Addison.
- 4) I delivered the as-built Irrigation plans to Ron. He will send me written confirmation of receipt.

Regards,



John Peart

Can Mark ✓

W



PUBLIC WORKS DEPARTMENT

Post Office Box 144 Addison, Texas 75001

(972) 450-2871

16801 Westgrove

March 26, 1998

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

RE: Addison Circle Phase I, FINAL PUNCH LIST

Dear Mr. Person:

Please find attached "Final Punch List Items" for Addison Circle Phase I. If you have any questions regarding the Public Works section call me at 972-450-2878, if you have any questions regarding the Parks section call Ron Lee at 972-450-2863.

Once all items on attached list have been completed please contact me or David Meyers (Huitt-Zollars) to schedule a final walk through.

Sincerely,

Michael E. Murphy, PE
Assistant Director of Public Works/Addison

RECEIVED MAR 26 1998

- Xc: John Baumgartner, PE, Director of Public Works/Addison
- Slade Strickland, Director of Parks/Addison
- Ron Lee, Parks Operations Manager/Addison
- David Meyers, PE, Project Engineer/Huitt-Zollars
- Mike Robins, Post Properties

FINAL PUNCH LIST FOR PHASE I ADDISON CIRCLE

(PUBLIC WORKS)

1. Dress up around base of light poles (4949 Addison Circle).
2. Low spot in front of tree at management office.
3. Signposts at various locations need adjusting so that base rivets are in proper location, various signs and signposts are bent and need repair. (Base assembly should be 2" above grade, rivet must be accessible for maintenance)
4. Remove "This Street" sign at Witt and Addison, Witt and Morris.
5. Brick pavers need lowering/leveling at Witt and Morris.
6. Reseal and patch spalled curb at Witt and Morris.
7. Several "lighting" boxes around site need to be bolted down.
8. Raise/level brick at tree well (first tree west of Addison Circle).
9. Replace buttons in traffic circle.
10. Paving panels along N.E. section of traffic circle do not match up, uneven looks like settlement has occurred.
11. Repair sign at SW section of traffic circle.
12. Parallel parking buttons in Quorum need to be replaced on both N. and S. sides of Addison Circle.
13. Storm manhole at inlet near SW corner on Quorum needs adjusting (bevel or grind edges of brick).
14. Railroad markings in Quorum need replacement.
15. Fifth tree well from circle on S. side of street. Pavers need adjustment (trip hazard).
16. Repair gouge in curb S. side of Witt and Addison Road.
17. Lighting box on S. side of Witt and Addison Circle needs adjustment (trip hazard).
18. Broken lid on water meter box (double check valve) in Witt, first set of meters N. of Addison Circle Drive.
19. Handle is broken on hatch over fire vault to Building B at 15675 Witt Place.
20. Joint seal needs replacing over red wood header at Morris and Witt.
21. Joint at Morris W. of Paschal needs resealing and also remove nails.
22. Throughout site clean sealant off of brick.

23. Curb needs repair at N. side on Goodman at Paschal. Needs to be sawed before patch is attempted.
24. Fire hydrant at Goodman and Quorum needs to be finished.
25. Seal street joints all along Goodman.
26. "NO PARKING" sign at Quorum and Goodman is bent.
27. All bike racks need to be placed in final location out of ROW. (Move near bench or by wall).
28. Morris at Quorum NW corner, telephone manhole, need to repair and/or replace brick by ring.
29. Clean and seal all street joints along Morris.
30. SW corner of Quorum at Morris, need to grind pavers around sanitary sewer manhole and adjust electric hand hole by trees to finish grade.
31. Fire hydrant valve on W. side of Quorum just N. of Addison Circle need brick pavers to be sand/cemented in place.
32. Lime stains need to be cleaned off of brick around entire site.

(PARKS)

Reference: Previous Punch List

1. Need repair one tree receptacle on N. side of Addison Circle Drive, just W. of Circle.
2. Some tree well fences poorly aligned and some on Morris and on quorum are not properly attached/anchored. Still in process of painting. Welding alignment poor on some and many are bowed.
3. Still need to check with town's mowing contractor to see if mowable. Need to establish full stand of healthy Bermuda grass here and in drainage flume area W. of Paschal, grassing may have to be addressed by Gibson under maintenance contract due to timing of seeding. If so, need letter from Gibson to that effect with lime line.
4. Post needs to move rotors back to sidewalk.
5. Not done - Need irrigation as-builts.
6. Done
7. Town of Addison gave Bryant Nails office phone number for billing purposes.
8. In progress.
9. Done
10. Not done. Need to extend capped off irrigation and install heads. Need to repair fence.
11. Done.
12. Refer to Huitt-Zollars punch list.
13. Moving to electrical room in Building A not done.
14. Not resolved.
15. Done. Bryant Nail wants to change to another design.
16. Refer back to item (3) above.

(POWER AND LIGHTING INSPECTION)

Lighting

1. Two bases on n. side of Morris just W. of Quorum are missing one bolt each.
2. Several light poles have wire attached just below the head that need to be removed.

3. Some poles and bases have mortar or concrete splattered on them that needs to be cleaned off.
4. Remove screws from light pole E. of Building "A" garage entry off Addison Circle Drive.
5. Most all pull boxes have loose or missing cover screws.

Sidewalk Pavers

1. Tree grate on S. side of Mildred close to the Circle need to be reset to stabilize and match pavers.
2. Some furniture still needs to be relocated. (See public works comment item #28).
3. Area where bench was moved at NW corner of Building "A" needs stud remnants removed and new pavers installed.
4. In some areas joint sealer has gotten onto the pavers and needs to be removed. (See public works comment item #23).

Miscellaneous

1. Tree grate on S. side of Mildred close to the circle need to be reset to stabilize and match pavers.
2. The Live Oak trees on Addison circle drive have Aphids that need to be exterminated. All other trees need to be checked and treated as needed.
3. Some tree wells still need debris (rocks) removed and additional mulch installed.

FILE ADDISON OFFICE PHASE I

GIBSON & ASSOCIATES, INC.

Engineers and Contractors

11210 Ryllecrest
P.O. Box 800579
Balch Springs, Texas
75180-0579
972/557-1199
FAX 972/557-1552



March 5, 1998

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

Re: Addison Circle Public Infrastructure - Phase I
Landscaping Punch List

Dear Sir:

Enclosed is a copy of the punch list. I have marked the items with a check mark that are our responsibility.

All of these items have been corrected other than the two replacement pear trees. These trees should be here in early April, and we will replace them at that time.

The items that are not marked with a check mark are items destroyed by Post Properties during their fence installation and/or the electrical box installation.

If you wish, we will replace these additional items at the contract unit prices, or Post Properties can replace them and warrant them to the city.

Please let me know which way Post wants to go with these replacements as soon as possible.

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

Very truly yours,

GIBSON & ASSOCIATES, INC.

Mark Person
Project Manager

MP/sc

cc: Karen Koerth / Paul Shaw - Huitt-Zollars
Mike Robbins/Mark Brandenburg/Bryant Nail - Post Properties
John Perry - Palm, Inc.
Ron Lee / Slade Strickland - Town of Addison

HUITT-ZOLLARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

ADDISON CIRCLE PUBLIC INFRASTRUCTURE PHASE I LANDSCAPE PUNCH LIST

Date: February 11, 1998

13 pages

Job No.: 01-2013-02

Attendees: Karen Koerth - Huitt-Zollars
 David Meyers - Huitt-Zollars
 Mike Robbins - Post Properties
 * Mark Persons - Gibson (93) ¹⁵⁵⁰ 557-1199
 John Peary - Palm Inc.
 Ron Lee - Town of Addison

cc: Bryant Nail - Post Properties
 Mark Brandenburg - Post Properties
 Slade Strickland - Town of Addison
 Paul Shaw - Huitt-Zollars

Tree No./Location	Remarks
-------------------	---------

MILDRED STREET

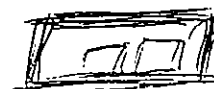
2	Straighten Tree ✓
24	Straighten Tree ✓
26	Straighten Tree ✓

Tree No./Location	Remarks
-------------------	---------

QUORUM DRIVE (SOUTH OF CIRCLE)

1	Replace (4) Dwf. Yaupon Holly
2	Remove guy wire from tree
3	Replace (4) Dwf. Yaupon Holly
4	Replace (4) Dwf. Yaupon Holly Plant perennials in bed area
5	Replace (2) Dwf. Yaupon Holly
6	Replace (2) Dwf. Yaupon Holly
7	Replace (5) Dwf. Yaupon Holly

DAMAGES BY
 POST PROPERTIES
 INSTALLING ELECTRICAL



**ADDISON CIRCLE PUBLIC INFRASTRUCTURE
PHASE I
LANDSCAPE PUNCH LIST**

- 8 Replace (4) Dwf. Yaupon Holly
- 9 Replace (8) Dwf. Yaupon Holly
Provide 2" mulch in tree well as per specs.
- 10 Replace (2) Dwf. Yaupon Holly
Provide 2" mulch in tree well as per specs.
- 11 Replace (1) Dwf. Yaupon Holly
- 12 Replace (2) Dwf. Yaupon Holly
- 13 Replace (2) Dwf. Yaupon Holly
- 14 Replace (6) Dwf. Yaupon Holly
- 15 Replace (5) Dwf. Yaupon Holly
- 16 - 20 Sod Median as per specs. ✓

POST PROPERTIES



Tree No./Location Remarks

QUORUM DRIVE (AT CIRCLE)

- 21 Trim out dead branch on tree ✓
- 34 Provide 2" mulch tree well as per specs. ✓
- 35 Provide 2" mulch tree well as per specs. ✓

Tree No./Location Remarks


QUORUM DRIVE (NORTH OF CIRCLE)

- 1 Replace (6) Dwf. Yaupon Holly
- 2 Replace (5) Dwf. Yaupon Holly
- 3 Replace (3) Dwf. Yaupon Holly
- 4 Replace (4) Dwf. Yaupon Holly
- 5 Replace (2) Dwf. Yaupon Holly
- 6 Replace (4) Dwf. Yaupon Holly
- 7 Complete tree well planting ✓
- 8 Complete tree well planting ✓
- 9 Complete tree well planting ✓
- 10 Complete tree well planting ✓
- 11 Complete tree well planting ✓
- 12 Complete tree well planting ✓
- 24 Replace (3) Dwf. Yaupon Holly ✓

Post



**ADDISON CIRCLE PUBLIC INFRASTRUCTURE
PHASE I
LANDSCAPE PUNCH LIST**

- | | | |
|----|--|--|
| 25 | Replace (6) Dwf. Yaupon Holly | <i>post</i>
 |
| 26 | Replace (10) Dwf. Yaupon Holly | |
| 27 | Replace (5) Dwf. Yaupon Holly | |
| 28 | Replace (4) Dwf. Yaupon Holly | |
| 29 | Replace (7) Dwf. Yaupon Holly | |
| 30 | Replace (9) Dwf. Yaupon Holly | |
| 31 | Replace (2) Dwf. Yaupon Holly | |
| 32 | Replace (2) Dwf. Yaupon Holly | |
| 33 | Replace (6) Dwf. Yaupon Holly | |
| 43 | Note: Tree appears alive; we will wait to see if it lives. | |

Tree No./Location Remarks

MORRIS AVENUE

- | | | |
|---------|--|---|
| 1 | Replace (1) Dwf. Yaupon Holly | ✓ |
| 5 | Replace (2) Dwf. Yaupon Holly | ✓ |
| 15 | Limb - up branches on tree | ✓ |
| 22 | Replace (1) Dwf. Yaupon Holly | ✓ |
| 23 | Replace (5) Dwf. Yaupon Holly | ✓ |
| 24 | Replace (1) Dwf. Yaupon Holly | ✓ |
| 25 | Questionable tree - will leave and see if it lives. | ✓ |
| 25 - 35 | Plant perennials in bed area and mulch bed areas as per specs. | ✓ |
| 28 | Replace (1) Dwf. Yaupon Holly | ✓ |
| 30 | Replace tree | ✓ |
| 30 | Replace (2) Dwf. Yaupon Holly | ✓ |
| 33 | Replace (1) Dwf. Yaupon Holly | ✓ |
| 35 | Plant entire bed | ✓ |
| 35 | Questionable tree | ✓ |

**ADDISON CIRCLE PUBLIC INFRASTRUCTURE
PHASE I
LANDSCAPE PUNCH LIST**

Tree No./Location	Remarks
McKAMY AVENUE	
1 - 17	Plant perennials in bed areas ✓
1	Replace (1) Dwf. Yaupon Holly ✓
2	Replace (2) Dwf. Yaupon Holly ✓
3	Replace (10) Dwf. Yaupon Holly ✓
4	Replace (2) Dwf. Yaupon Holly ✓
5	Replace (3) Dwf. Yaupon Holly ✓
6	Replace (3) Dwf. Yaupon Holly ✓
8	Replace (4) Dwf. Yaupon Holly ✓
14 - 17	Provide 2" mulch bed areas as per specs ✓
18	Replace (3) Dwf. Yaupon Holly ✓
19	Replace (4) Dwf. Yaupon Holly ✓
22	Replace (1) Dwf. Yaupon Holly ✓
25	Replace (1) Dwf. Yaupon Holly ✓
26	Replace (1) Dwf. Yaupon Holly ✓
29	Replace (1) Dwf. Yaupon Holly ✓

Tree No./Location	Remarks
WITT MEWS	
1	Replace tree to match *
3	Plant perennials in bed area ✓
6	Damage to tree - Not to be replaced ✓
7	Replace (1) Dwf. Yaupon Holly ✓
10	Replace (1) Dwf. Yaupon Holly ✓
13	Replace (1) Dwf. Yaupon Holly ✓
23	Provide 2" mulch bed area as per specs. ✓
24	Provide 2" mulch bed area as per specs. ✓

ADDISON CIRCLE PUBLIC INFRASTRUCTURE
PHASE I
LANDSCAPE PUNCH LIST

Tree No./Location	Remarks
PASCHAL MEWS	
6	Replace (1) Dwf. Yaupon Holly ✓
7	Replace (1) Dwf. Yaupon Holly ✓
8	Replace tree to match *
10	Replace (4) Dwf. Yaupon Holly ✓
14	Straighten tree ✓

File

HUITT-ZOLIARS

Huitt-Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2489 / 214/871-3311 / FAX 214/871-0757

ADDISON CIRCLE PUBLIC INFRASTRUCTURE PHASE I LANDSCAPE PUNCH LIST

Date: February 11, 1998

Job No.: 01-2013-02

Attendees: Karen Koerth - Huitt-Zollars
David Meyers - Huitt-Zollars
Mike Robbins - Post Properties
Mark Persons - Gibson
John Peary - Palm Inc.
Ron Lee - Town of Addison ✓

cc: Bryant Nail - Post Properties
Mark Brandenburg - Post Properties
Slade Strickland - Town of Addison
Paul Shaw - Huitt-Zollars

Tree No./Location	Remarks
MILDRED STREET	
2	Straighten Tree
24	Straighten Tree
26	Straighten Tree

Tree No./Location	Remarks
QUORUM DRIVE (SOUTH OF CIRCLE)	
1	Replace (4) Dwf. Yaupon Holly
2	Remove guy wire from tree
3	Replace (4) Dwf. Yaupon Holly
4	Replace (4) Dwf. Yaupon Holly Plant perennials in bed area
5	Replace (2) Dwf. Yaupon Holly
6	Replace (2) Dwf. Yaupon Holly
7	Replace (5) Dwf. Yaupon Holly

**ADDISON CIRCLE PUBLIC INFRASTRUCTURE
PHASE I
LANDSCAPE PUNCH LIST**

8	Replace (4) Dwf. Yaupon Holly
9	Replace (8) Dwf. Yaupon Holly
	Provide 2" mulch in tree well as per specs.
10	Replace (2) Dwf. Yaupon Holly
	Provide 2" mulch in tree well as per specs.
11	Replace (1) Dwf. Yaupon Holly
12	Replace (2) Dwf. Yaupon Holly
13	Replace (2) Dwf. Yaupon Holly
14	Replace (6) Dwf. Yaupon Holly
15	Replace (5) Dwf. Yaupon Holly
16 - 20	Sod Median as per specs.

Tree No./Location	Remarks
-------------------	---------

QUORUM DRIVE (AT CIRCLE)

21	Trim out dead branch on tree
34	Provide 2" mulch tree well as per specs.
35	Provide 2" mulch tree well as per specs.

Tree No./Location	Remarks
-------------------	---------

QUORUM DRIVE (NORTH OF CIRCLE)

1	Replace (6) Dwf. Yaupon Holly
2	Replace (5) Dwf. Yaupon Holly
3	Replace (3) Dwf. Yaupon Holly
4	Replace (4) Dwf. Yaupon Holly
5	Replace (2) Dwf. Yaupon Holly
6	Replace (4) Dwf. Yaupon Holly
7	Complete tree well planting
8	Complete tree well planting
9	Complete tree well planting
10	Complete tree well planting
11	Complete tree well planting
12	Complete tree well planting
24	Replace (3) Dwf. Yaupon Holly

**ADDISON CIRCLE PUBLIC INFRASTRUCTURE
PHASE I
LANDSCAPE PUNCH LIST**

25	Replace (6) Dwf. Yaupon Holly
26	Replace (10) Dwf. Yaupon Holly
27	Replace (5) Dwf. Yaupon Holly
28	Replace (4) Dwf. Yaupon Holly
29	Replace (7) Dwf. Yaupon Holly
30	Replace (9) Dwf. Yaupon Holly
31	Replace (2) Dwf. Yaupon Holly
32	Replace (2) Dwf. Yaupon Holly
33	Replace (6) Dwf. Yaupon Holly
43	Note: Tree appears alive; we will wait to see if it lives.

Tree No./Location	Remarks
-------------------	---------

MORRIS AVENUE

1	Replace (1) Dwf. Yaupon Holly
5	Replace (2) Dwf. Yaupon Holly
15	Limb - up branches on tree
22	Replace (1) Dwf. Yaupon Holly
23	Replace (5) Dwf. Yaupon Holly
24	Replace (1) Dwf. Yaupon Holly
25	Questionable tree - will leave and see if it lives.
25 - 35	Plant perennials in bed area and mulch bed areas as per specs.
28	Replace (1) Dwf. Yaupon Holly
30	Replace tree
30	Replace (2) Dwf. Yaupon Holly
33	Replace (1) Dwf. Yaupon Holly
35	Plant entire bed
35	Questionable tree

**ADDISON CIRCLE PUBLIC INFRASTRUCTURE
PHASE I
LANDSCAPE PUNCH LIST**

Tree No./Location	Remarks
-------------------	---------

McKAMY AVENUE

1 - 17	Plant perennials in bed areas
1	Replace (1) Dwf. Yaupon Holly
2	Replace (2) Dwf. Yaupon Holly
3	Replace (10) Dwf. Yaupon Holly
4	Replace (2) Dwf. Yaupon Holly
5	Replace (3) Dwf. Yaupon Holly
6	Replace (3) Dwf. Yaupon Holly
8	Replace (4) Dwf. Yaupno Holly
14 -17	Provide 2" mulch bed areas as per specs
18	Replace (3) Dwf. Yaupno Holly
19	Replace (4) Dwf. Yaupno Holly
22	Replace (1) Dwf. Yaupon Holly
25	Replace (1) Dwf. Yaupon Holly
26	Replace (1) Dwf. Yaupon Holly
29	Replace (1) Dwf. Yaupon Holly

Tree No./Location	Remarks
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WITT MEWS

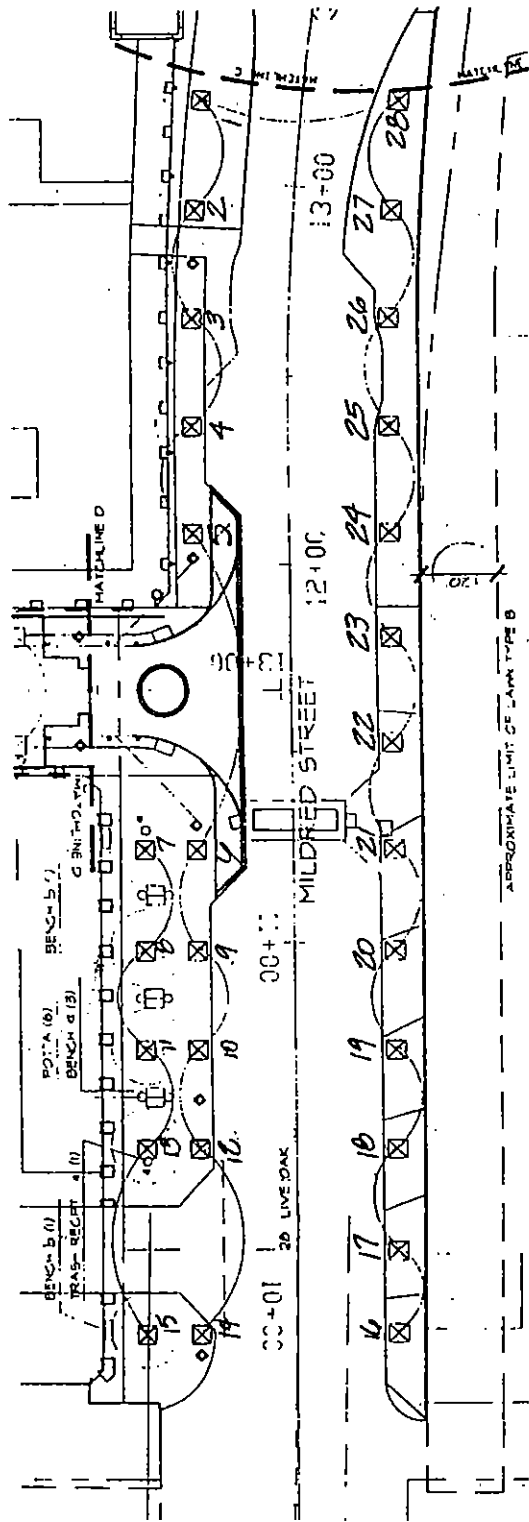
1	Replace tree to match
3	Plant perennials in bed area
6	Damage to tree - Not to be replaced
7	Replace (1) Dwf. Yaupon Holly
10	Replace (1) Dwf. Yaupon Holly
13	Replace (1) Dwf. Yaupon Holly
23	Provide 2" mulch bed area as per specs.
24	Provide 2" mulch bed area as per specs.

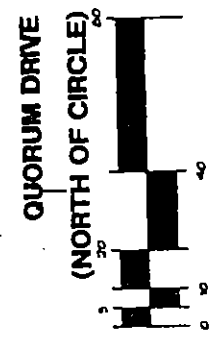
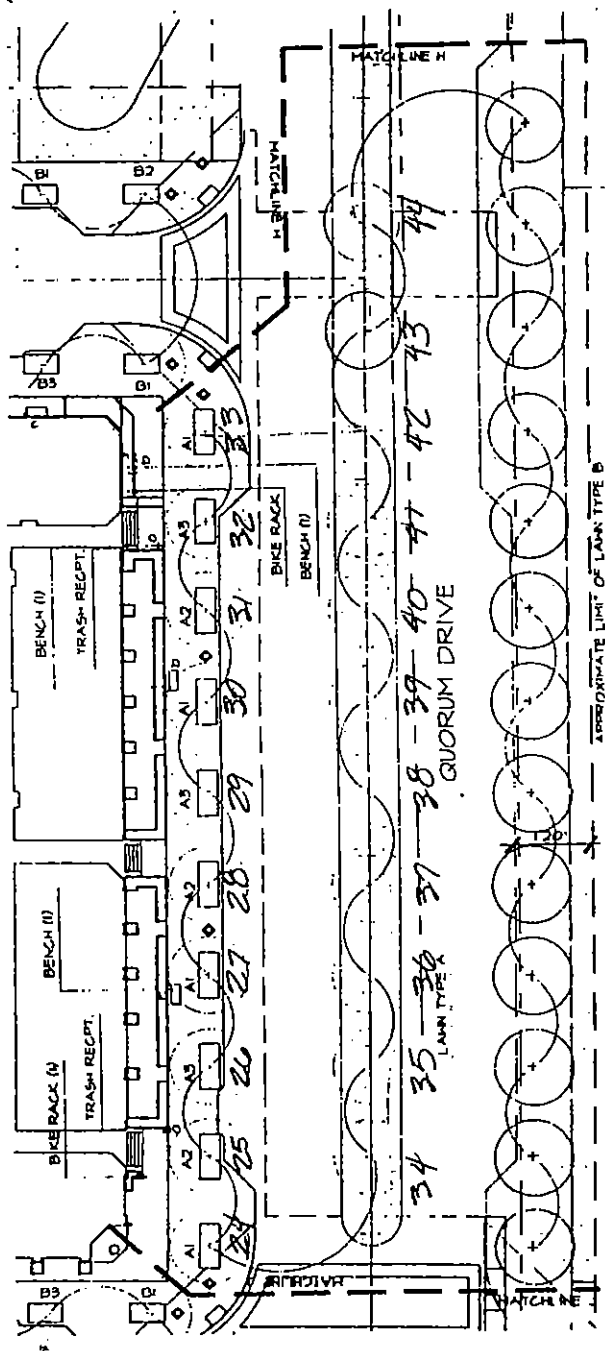
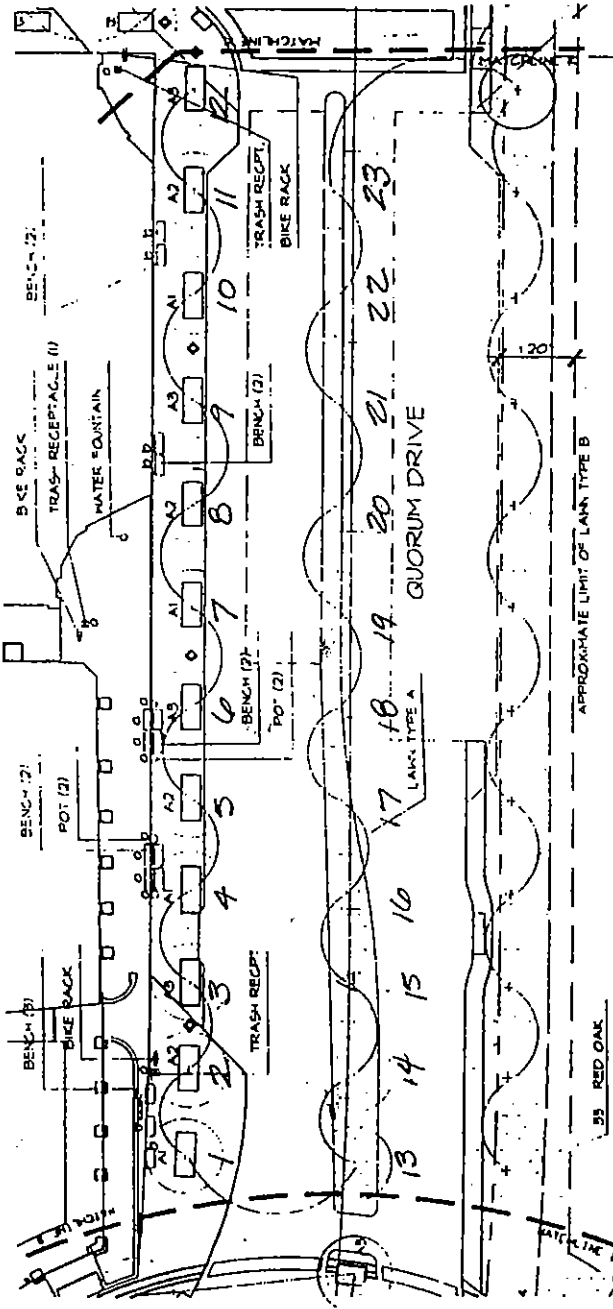
**ADDISON CIRCLE PUBLIC INFRASTRUCTURE
PHASE I
LANDSCAPE PUNCH LIST**

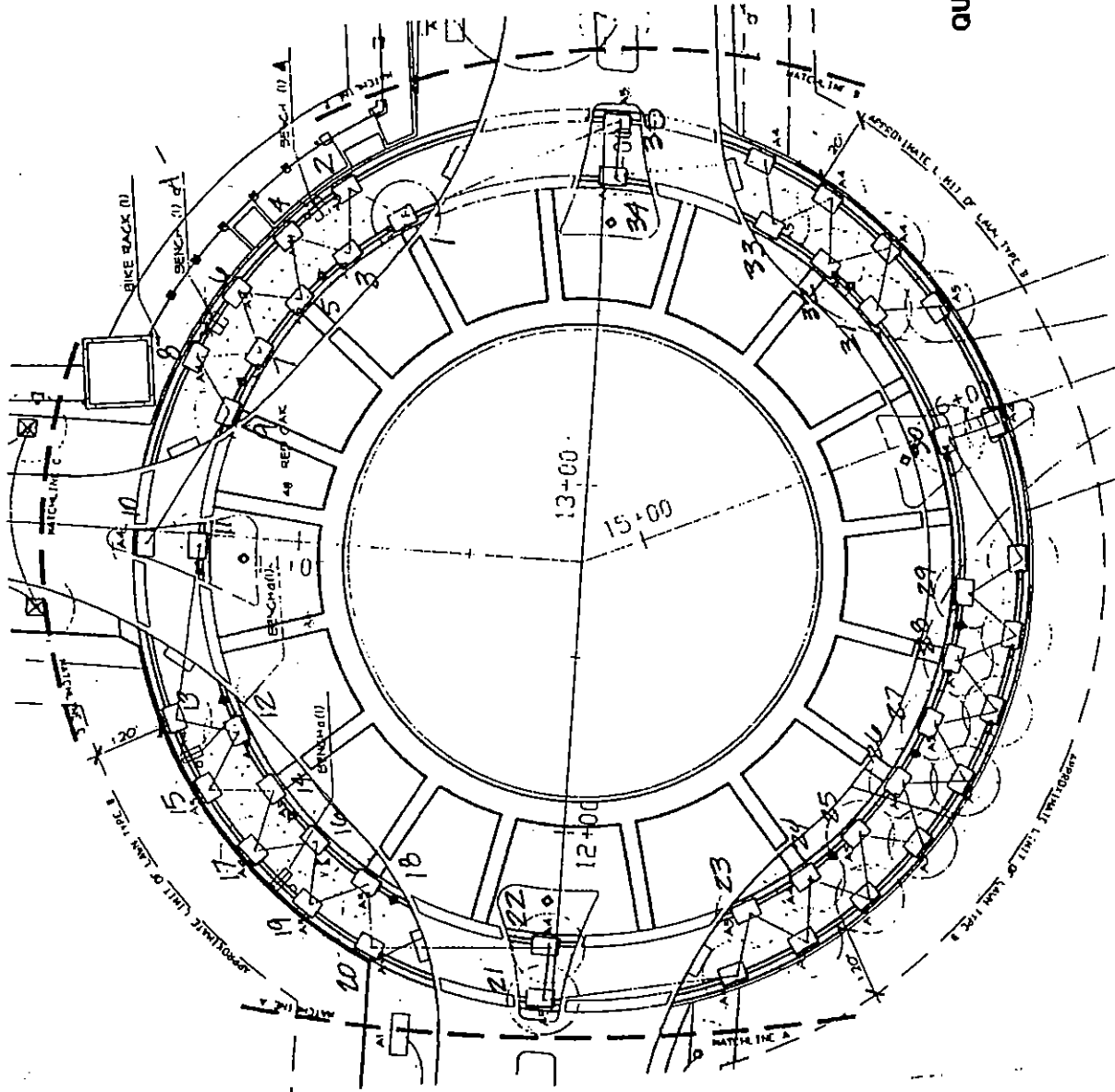
Tree No./Location	Remarks
-------------------	---------

PASCHAL MEWS

6	Replace (1) Dwf. Yaupon Holly
7	Replace (1) Dwf. Yaupon Holly
8	Replace tree to match
10	Replace (4) Dwf. Yaupon Holly
14	Straighten tree

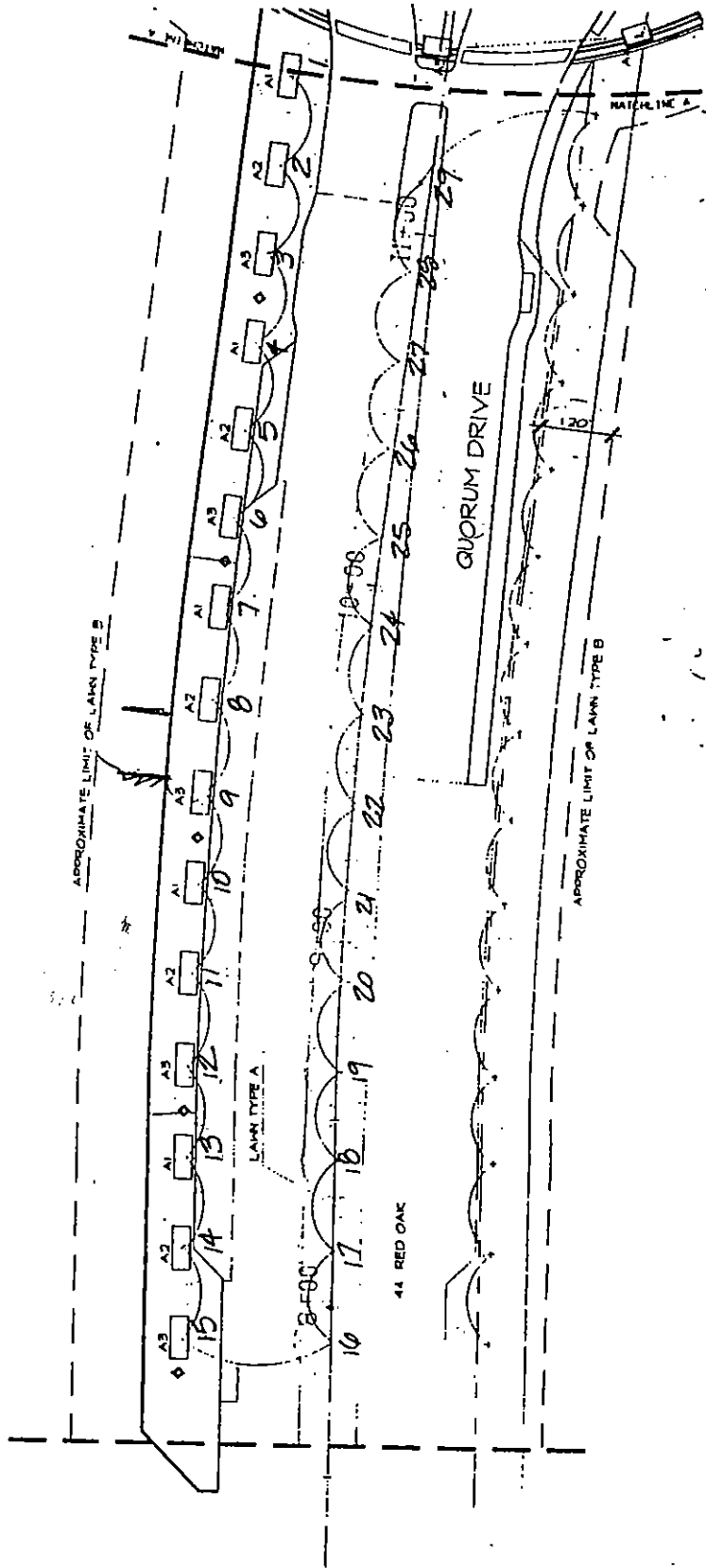






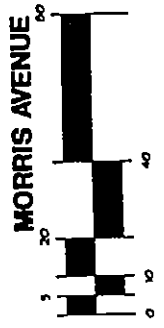
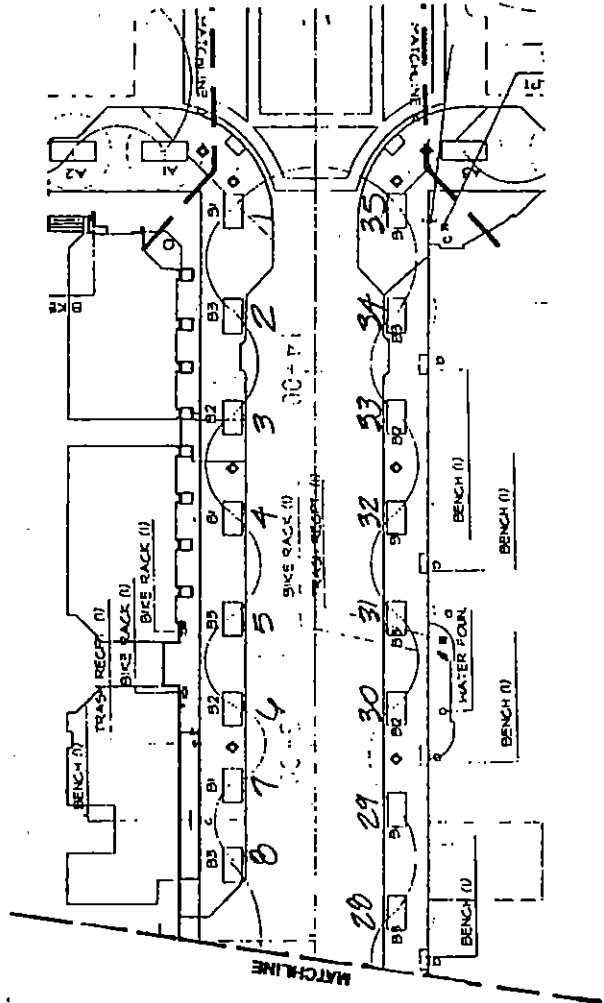
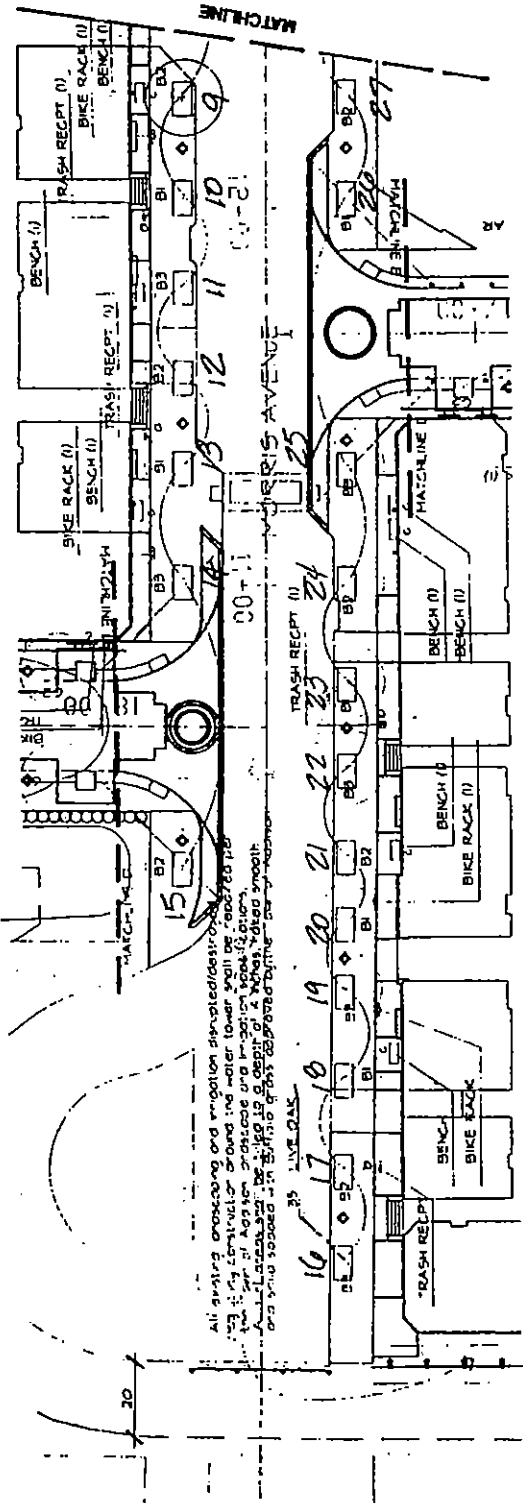
QUORUM DRIVE (AT CIRCLE)

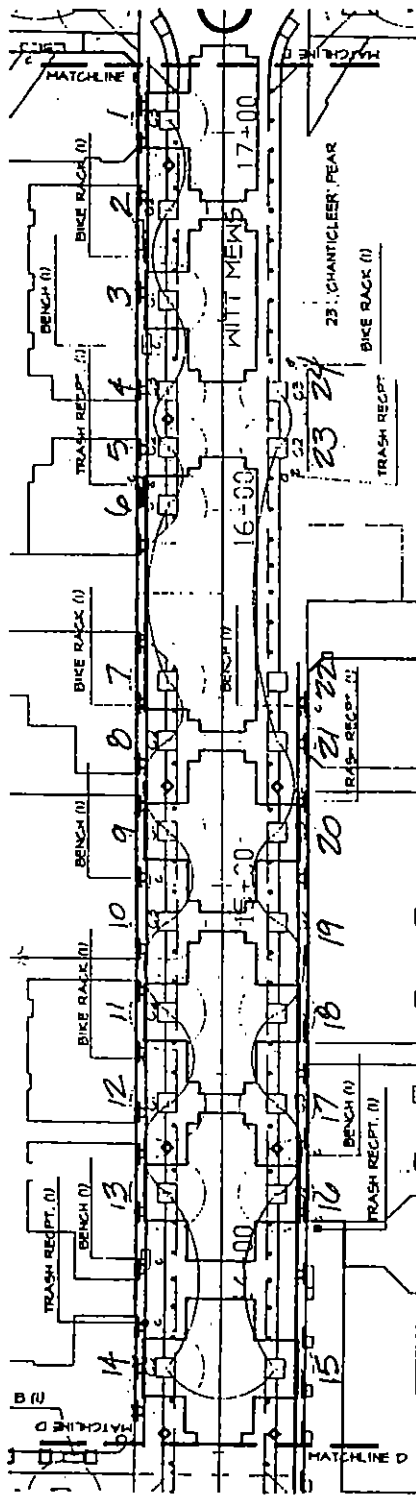




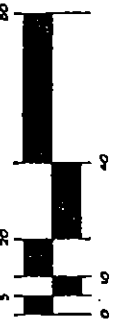
QUORUM DRIVE (SOUTH OF CIRCLE)

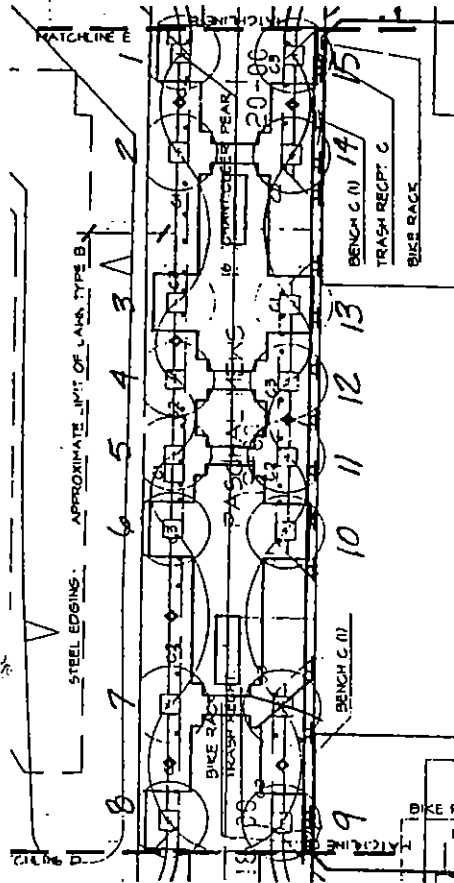
44 RED OAK





WITT MEWS






PASCAL MEWS





Mike
FYI
John

MEMORANDUM

Date: June 16, 1998
To: Ron Whitehead
From:  Chris Terry, Assistant to the City Manager
Subject: **MAY MONTHLY REPORTS**

Attached are the departmental Monthly Reports for the month of May. Should you have any questions related to the reports, please let me know.

Attachments

Addison!

Conference and Theatre Centre



MONTHLY REPORT

PERIOD: May 1998

CONFERENCE CENTRE

Revenue:

Rental/Business Fees: \$13,272.34 **Budgeted:** \$11,000.00

Number of People: 2,031 *Does not include Taste Addison weekend participants

YTD Total: 27,090

Complementary Fund Amount Used: This fund was not used this month

Function Type:

Corporate 79%
Social 3%
Community Service 18%

Number of Events This Month: 28

YTD Number of Events: 187

Addison Hotel Room Nights Generated: 122

YTD Hotel Room Nights Generated : 1,617

Overflow Parking Used: Not used

THEATRE CENTRE

Revenue

Office Space: \$ 400.00
Performance Spaces: \$5,875.00

Total: \$6,275.00 **Budgeted:** \$3,800.00

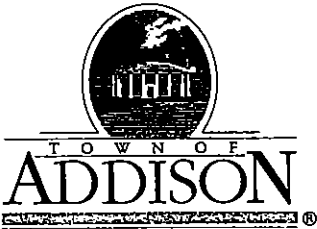
COMBINED CONFERENCE AND THEATRE CENTRE TOTALS

	Actual	Budgeted	Prior Year
Total Revenue Generated	\$19,547.34	\$14,800.00	\$13,838.60
Revenue Generated YTD	\$157,675.53	\$137,000.00	\$129,428.24
Percent of Total Budgeted	78%	\$202,500.00	\$189,000.00

RECEIVED

JUN - 4 1998

ASSISTANT
CITY MANAGER



Post Office Box 9010 Addison, Texas 75001-9010

5300 Belt Line Road

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

MEMORANDUM

June 4, 1998

TO: Ron Whitehead, City Manager
FROM: Carmen Moran, Director of Development Services
SUBJECT: Monthly Report for May 1998

BUILDING PERMIT ACTIVITY

Building permits remain strong. We have already exceeded 94 million in assessed valuation. We continue to issue single family permits in the Townhomes of Addison project on Proton and the Towne Lake project on Beltway.

Certificates of Occupancy issued during May	23
Total permits during May.....	74
Total valuation of permits issued during May.....	\$6,383,127
Total permits year-to-date	422
Total valuation of permits year-to-date.....	\$94,284,843
Total permits at this point in 1997.....	390
Total valuation of permits at this point in 1997.....	\$101,603,245

RESTAURANT ACTIVITY

Lawry's has started construction on its new building on the Tollway. Antonio's Restaurant in Addison Circle has also started construction. Blimpie's Sandwich Shop is open in Addison Circle, and Post Properties is beginning construction on the convenience store it will open in Building A. We have heard that the Taco Cabana at Marsh and Belt Line is doing well and is one of the highest-grossing stores in the Metroplex.

MILLENNIUM PARK

I met this week with the architects for Wynne-Jackson on the Millennium Park project at northwest corner of Arapaho Road and the Tollway. They indicated they wanted to break ground on the first building by September of this year.



ENVIRONMENTAL SERVICES

16801 Westgrove Drive

(972) 450-2821 Fax: (972) 450-2837

Post Office Box 144 Addison, Texas 75001

June 3, 1998

TO: Carmen Moran, Director Developmental Services
FROM: Neil Gayden, Environmental Services Official
RE: Monthly Report for May 1998

# Foodservice Inspections (including Taste Addison)	117
Average Inspection Score	90.9
# Construction & Certificate of Occupancy Inspections	14
# Followup & Recheck Inspections	16
# Requests for Service (foodservice related)	10
# Plan Reviews	6
# Environmental Assessment Inquiries	4
# Manhours Spent on Pretreatment	2
# Properties Compliance Mowed	14
# Hours Outside Training	8
# Manhours Devoted to Town-sponsored Special Events & Business promotional Events	46
# Requests for Service Regarding Smoking Ordinances	1
# Apartment Requests for Service	11
# Swimming Pool & Spa Inspections	7
# Special Event Promotion Permits Issued	1
# Environmental Complaints	8
#Manhours Mosquito Control	3
#Liquid Waste Permits Issued	1

FOOD & BEVERAGE FACILITIES OPENED IN MAY

**Humperdinks Restaurant & Bighorn Brewery
Blimpie's
Quality Suites
Tokyo One Cafe**

FOOD & BEVERAGE FACILITIES EXPECTED TO OPEN THIS SPRING OR SUMMER

**Marriott Courtyard
Hilton Garden Inn
McDonalds
Enclave Restaurant
Antonio's Restaurant
Country Inns & Suites
Wingate Inn
Mainstay Suites
The Mason Jar (formerly Humperdinks)
Lawry's
Cinema Grill
Starbucks Coffee
Z-Teca Mexican Restaurant
Delicious Cakes**

FACILITIES CLOSED IN MAY

No Closures

AVAILABLE RESTAURANT LEASE SPACES

**Sfuzzi (Coco Pazzo)
Red Robin
Filling Station
Slap Shots
Veladi Ranch Steaks
Coffee Haus**

SPECIAL BUSINESS PROMOTIONS AND EVENTS DURING MAY

**Taste Addison
Henley Aircraft Spring Hangar Party (May 2)**

TASTE ADDISON 1998

The 49 foodservice facilities participating in this years event was an all time high. Despite having 12 first-time participants and some electrical service problems particularly on the west side of the site, food care and general sanitation ranged from very good to excellent. Many manhours were spent meeting and working with vendors during the days immediately prior to and during the event. Everyone was excited to be participating and those we have debriefed were very pleased with their exposure and the entire experience. We are especially happy to report that we did not receive a single food-related complaint.

Finance Department Monthly Report
May-98

RECEIVED

JUN - 9 1998

**ASSISTANT
CITY MANAGER**

Accounting Division	May-98		Last Year
	May-98	Fiscal YTD	Fiscal YTD
Accounts payable checks processed	640	5,637	5,472
Vendor statements processed	70	536	611
Number of invoice/PO discrepancies	20	201	161
Number of PO errors/violations	27	166	140
% of invoices paid w/in 30 days	99.41%	99.76%	99.04%
Journal entries written			

Purchasing Division	May-98		Last Year
	May-98	Fiscal YTD	Fiscal YTD
Purchase orders issued by departments	439	4,047	3,956
Purchase orders issued by Purchasing	78	832	637
Bids opened	3	23	17
Bids awarded	4	17	13

Collections Division	May-98		Last Year
	May-98	Fiscal YTD	Fiscal YTD
% total tax collections vs levy	114%	100.38%	99.34%
Sales tax corrections sent to state	18	94	96
Sales tax \$'s reallocated from state	\$5,738	\$191,035	\$612
Bills processed	4,234	41,976	32,395
Business list additions	28	218	206
Business list deletions	20	293	232
Business list changes	61	622	627
Total businesses	1,956	1,956	2,069
Credit card use (#of transactions)	206	1,673	N/A
Credit card use (dollar amount)	\$17,369	\$279,010	N/A

Building & Fleet Services	May-98		Last Year
	May-98	Fiscal YTD	Fiscal YTD
Fleet work orders processed	103	998	908
Fleet mechanics			
Average efficiency rating	168.2%	182.4%	173.2%
Dollar savings over private garages	\$7,592	\$82,401	\$161,896
Downtime of fleet vehicles	N/A	Computer Softwa	2.8%
Building work orders processed	49	426	422
Energy consumption & efficiency (rolling 12 month average)			
Total facilities BTU consumption ***		3,084	3,460
Total heating & cooling degree days **		388	383
Average energy consumption ratio **		8.0	9.0
** (lower rate = greater efficiency)			
***000's of British Thermal Units			
**through April			

Municipal Court	May-98		Last Year
	May-98	Fiscal YTD	Fiscal YTD
Citations issued	432	2,889	4,080
Cases scheduled	229	3,585	4,680
Cases heard	199	2,767	3,678
Warrants collected	132	1,125	1,337
Number of outstanding warrants	3,979	3,979	3,990
Total fines collected	\$41,224	\$322,887	\$365,576

MONTHLY ACTIVITY

	<i>This Period</i>	<i>Total to Date</i>	<i>Total 95/96</i>
Engine Co. Inspections:	76	336	361
Prevention Inspections:	101	650	693
Plans Reviewed:	29	249	185
Code Consulting Hours:	61	401	324.25
Fires Investigated:	0	11	7
Dollars Fire Loss:	\$900.00	\$1,718,565.00	\$391,210.00
Total EMS Calls:	193	1,287	1,201
Total Patients Transported:	72	573	597
Total Training Hours:	1250	7,500	5,559
Patient Transport Collections:	\$11,364.00	\$99,056.46	\$79,481.20
Calls for Service:	156	1,271	1,049
Addison Fire Calls:	12	91	62
Mutual Aid Given:	27	141	189
Mutual Aid Received:	12	164	131
Total Response Time:	0:04:47	0:05:39	0:05:11
Special Project Hours:	214	2,564	2,493

Taste Addison

Taste went quite well this year from the Fire Department's perspective. We treated 33 individuals for a wide range of medical concerns, including cuts, blisters, a broken arm and a possible heart attack. All the restaurants cooperated with the safe-cooking guidelines and we had no fire related incidents. In addition prior to the event the Prevention Division created the site layout map for the event using our VISIO program and the result was well received. However, we are encouraging the City to have the site created to scale using CAD software so an even more useful site plan will be available next year.

Intern Projects

Nick Sasso, our Fire Prevention Intern, started his summer run with us on May 18th. Already he has done a very good job designing a fire pump acceptance checklist and assisting with the fire pump test for the new office building at 14911 Quorum. Based on his performance thus far, Chief Robbins feels confident Nick will make significant contributions to the effectiveness of the Prevention Division. On May 11, Training Intern Robert Scudder began work with the Department. Since this time, we have been working on evaluating the Department's Training activities according to the Insurance Service Organization's (ISO) rating schedule. During the summer, we will develop an action plan to maximize the Department's rating in the area of training.

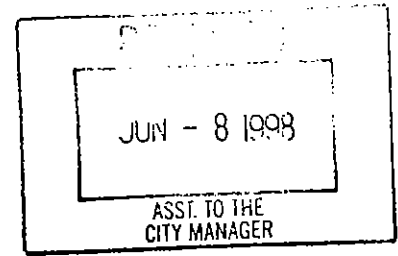
FIRE LOG

**May 5 11:05 PM Structure fire 3805 Belt Line Road
FunFest**

Found a small kitchen fire on top of the stove. Small amount of food had ignited and fell below the burner and set the air mixer of fire behind the control knob. Employee discharged a dry chemical portable extinguisher on the fire and the manager turned off the gas to the stove. . Damage was estimated at \$200.00.

May 1998	Grass Fires	Damage	Cause
May 4	Belt Line Rd./Midway Rd.	\$0.00	
May 4	Belt Line Rd./Midway Rd.	\$0.00	
May 5	Belt Line Rd./Midway Rd.	\$0.00	
May 6	Beltway Dr./Midway Rd.	\$0.00	
May 6	Belt Line Rd./Surveyor	\$0.00	
May 8	Belt Line Rd./Midway Rd.	\$0.00	Discarded cigarette
May 11	14671 Midway Rd.	\$0.00	
May 1998	Dumpster Fires	Damage	Cause
May 12	4930 Belt Line Rd.	\$500.00	
May 17	4800 Addison Cir.	\$0.00	Charcoal
May 24	14600 Marsh Ln.	\$200.00	
May 24	3799 Sidney Dr.	\$200.00	

Addison!



Interoffice Memo

Date: June 8, 1998
To: Ron Whitehead
From: Pam Storaci
RE: End of Month report for April 1998

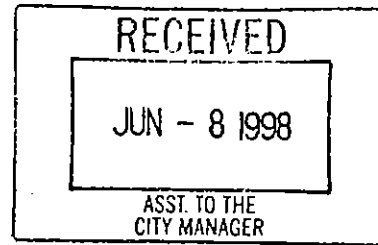
- Total employment is at 251: 231 regular full-time, 3 regular part-time, and 17 temporary. We hired Phillip Beams as Recreation Intern, Kimberly Bright as Recreation Intern/Associate, Robert Scudder and Nicholas Sasso as Fire Interns, Stephanie Ledgerwood as P/T Recreation Associate. We lost Kathey Rawdon, Scott DeGrant, and Jennifer Taylor. Positions open include police officer, dispatcher, recreation associate, recreation coordinator, groundskeeper, custodian, and utility operator.
- Turnover rate is 7.8% YTD or 11.71% annualized for regular employees (see attached).
- Prepared FY1998-99 budget and ELS presentation before the city council.
- Met with Plan 21 (our EAP) on the services they provide and TML representatives on rate calculations and medical cost information. Also attended a TMRS meeting put on by Gary Anderson.
- Was nominated to be on the TML Group Benefits Risk Pool board of directors. Interviews will be on June 18th in Austin.
- Met with CCS on the upgrade they are proposing as well as some payroll issues we currently have.

Pam

Human Resources Performance Measurements

Description	Oct-97	Nov-97	Dec-97	Jan-98	Feb-98	Mar-98	Apr-98	May-98	Jun-98	Jul-98	Aug-98	Sep-98	YTD Avg
# of regular full-time employees	229	228	229	230	229	229	233	231					229.8
# of reg. emps hired & terminated	1/0	2/2	2/0	4/0	2/1	9/5	2/1	1/3					
# of applications accepted	14	302	139	218	56	27	26	52					104.3
Average # of days to fill vacancies*	23	61.5	101.5	54.7	29	79.6	27	49					53.2
# of positions vacant	13	16	10	12	8	7	5	7					9.8
# of hires filled through promotion	1	1	3	1	0	3	0	0					1.1
Turnover Rate (regular emps)	0	1.3	0.4	0.4	1.3	2.2	0.9	1.3					11.7 (annualized)
Average tenure of employees	8.9	8.8	8.8	10.0	9.9	9.8	9.8	9.8					9.4
Average % contributed to def comp	7.5%	7.9%	8.4%	8.5%	8.4%	7.8%	8.5%	8.6%					8.2%
% of emps participating in def comp	70%	72%	73%	73%	74%	76%	77%	79%					74%
# of hours lost of workers' comp	670	439	106	298	257	431	237	14					306.5
# of hours sick leave used	701	880	571	1,212	879	610	671	1,049					821.6
# of average sick hours used /EE	3	4	2	5	4	3	3	5					3.5
# of training hours	550	1,461	336	518	661	2,270	2,441	1,449					1,210.8
# of college students	1	1	-	10	2	-	-	2					2.0
# of college hours taken	6	3	-	62	7	-	-	6					10.5
# of direct deposits	412	599	415	640	426	439	425	443					474.9

* # of days to fill vacancies is dependent on how fast each department acts to fill jobs. It should be considered an aggregate town performance measure.



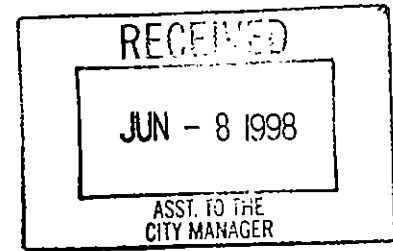
MEMORANDUM

Date: June 4, 1998
To: Ron Whitehead
From: Mark Fadden
Re: May Monthly Report

Besides getting my UMANT albatross (the golf tournament) out of the way this month, I worked in public works under the watchful eye of Mr. Baumgartner. Some of the projects I completed were:

- Organized a follow-up meeting for the first ROC group where the City Manager and Assistant to the City Manager were able to respond to some of the suggestions made during the ROC seminar.
- Sent out a "45 day follow-up" survey to all ROC participants discussing the extended effects of the ROC seminar. (Are they actually realizing their communication?)
- Drafted a letter from the Mayor in response to a resident's letter about cat leash laws.
- Compiled information and drafted a memorandum regarding a road name change and its affects on those involved. The Public Works Director used this research in presenting an agenda item at a City Council meeting.
- Researched information and drafted a memorandum on formalizing the process of Airport Board Meeting agenda items.
- Assisted representatives from the City Manager's office and the USPS in counting the Post Office Survey returns.
- Observed preliminary budget meetings between the City Manager's Office and various department heads.
- Observed a Council Budget Workshop that included presentations from various department heads
- Attended a UMANT one day conference on debt management
- Organized and completed work on the UMANT golf tournament.

**Parks & Recreation
Monthly Report
May 1998**



Parks Highlights

Taste Addison consumed most of May for the Parks Department. Jo Ann Shuffield coordinated and oversaw the car shows for both days. As always, Jo Ann's diligence and hard work paid off again. Ron Lee, Parks Operations Manager, handled all of the site coordination before, during, and after the event to make it one of the most successful Taste Addison events ever. All of the Parks crewmembers did a great job of preparing the site and cleaning up after the event. The post-event clean up is the most challenging for the Parks staff, especially preparing the Conference and Theater grounds for regular business.

Slade Strickland attended an Oaks North Homeowners meeting to discuss the landscaping in Oaks North. They expressed an interest in seeing some renovation improvements throughout the neighborhood. Staff will include a proposal in next year's budget to do the upgrades.

Preliminary concept designs were completed for the Les Lacs Linear Park Phase III project. Staff will hold meetings with the Citizens Advisory Committee to seek their input on the concepts. The most significant issue will be park accessibility and security.

Recreation Highlights

Compared to May 1997, Athletic Club usage was up 2% and Children's Center usage was up 3%. We also saw an increase in Pacesetters participation by 38 people.

We lost two employees this month. Scott DeGrant, Recreation Coordinator, accepted a position as Parks Superintendent with the City of Lufkin. Jennifer Taylor, Recreation Associate, moved to Amarillo. Stephanie Ledgerwood was hired as part time Recreation Associate for the Children's Center. Two temporary summer positions were filled. Phillip Beims accepted the Recreation Associate position at the Trinity Athletic Complex and Kim Bright accepted the Recreation Intern position.

The Pacesetters program had 22 participants go to Jefferson For The Day, 24 went to the Texas Rangers game, five went to the Routh Street Brewery, and six went to Jazz Under The Stars. We continue to rent a 25-passenger bus for the larger trips.

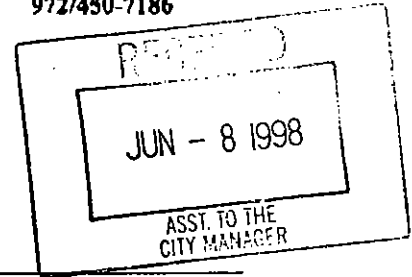
Project Schedule

Park Project	Engineering/ Design	Bidding/ Approval	Construction	Project Cost	Comments
Arapaho Rd. Streetscape	12/97	1/98	3/98 – 3/99	\$1,400,000	Awarded 1/27/98. Construction will begin sometime in June. Staff is coordinating the Dart Streetscape with the Arapaho Streetscape.
Bosque Park	10/97	11/97	12/97 – 2/98	\$407,000	Complete 3/15/98 – The park is open to the public. The official park opening ceremony will be held the evening of June 8, 1998. Final payment will be submitted to Council in June.
Esplanade Park	1/98 – 7/98	7/98 – 8/98	9/9 – 2/99	\$610,000	The SWA Group is preparing concepts to present to the Design committee. Design should be complete in August.
Les Lacs Linear Park III	2/98 – 7/98	8/98 – 9/98	9/98 – 4/99	\$575,000	Design is underway. The first Park Advisory Committee meeting was held on June 3 to gain input from the citizens.
Park Foundation	12/97 – 2/98	2/98	Implementation 3/98 – 4/98	\$4,700	The next step is to develop donation brochure mail-outs. The Foundation Master Plan was presented to the Addison Rotary on April 10 and was well received.
Town Hall Creek Bank Stabilization	11/97 – 12/97	12/97 – 2/98	2/98 – 6/98	\$250,000	This project will be complete by June 15.
Miscellaneous Plant Renovation Project	4/97	4/97	6/97 – 8/97	\$65,000	Renovation of old landscape beds in Town Park, Inwood Road, and Beltway Drive.
Athletic Club Gym Wall Carpeting Replacement	June	July	July – August	\$10,000	Replacement of the wall carpeting in the gym with a padded surface.
Athletic Club Carpeting	March	March/April	May	\$45,000	Council award – 5/12/98. Installation will begin in June. Completion by end of June.
Athletic Club – Refinish Flooring in Gym and Racquetball Courts	March	March/April	May	\$5,500	Bidding in progress – Completion in June. Refinishing floors in racquetball courts, aerobics room, and gym.
Athletic Club – Resurface Two Tennis Courts	March	March/April	May	\$10,000	Bidding in progress – Completion in June. Crack repair & resurfacing of the tennis courts.
Indoor Track Surface Replacement	March	March/April	May	\$21,000	Completion in June. Replace existing track with new surface.
Town Park Irrigation Renovation	Complete	June 15	June 23	\$17,000	Upgrade to the existing Town Park irrigation system to improve water efficiency by separation of turf and bed zones. Replacement of 20 year old system.
Stone cottage Remodeling	Complete	Complete	Complete	\$121,000	Completion by the end of July. A new front porch and roof will be added, as well as the inside will be completely refurbished.

ADDISON POLICE DEPARTMENT

4799 Airport Parkway
Addison, TX 75248
Phone 972/450-7100
Fax 972/450-7186

facsimile transmittal



To: Catherine Tucker **Fax:** 450-7043

From: Amy Ferguson **Date:** 6/8/98

Re: Monthly Report **Pages:** 4 with cover

Attached is the monthly report for May. Captain McCarley reviewed since Chief Franklin has been out of the office all afternoon. If Chief has any changes after reviewing, I'll revise the report and forward to your attention ASAP, but I think this is okay as is. Thanks, Catherine! Hope you're having a great Monday.



POLICE DEPARTMENT

Post Office Box 144 Addison, Texas 75001

(972) 450-7100

**ADDISON POLICE DEPARTMENT
MONTHLY REPORT - MAY, 1998**

	<u>MAY</u> <u>1997</u>	<u>MAY</u> <u>1998</u>	<u>YTD</u> <u>1997</u>	<u>YTD</u> <u>1998</u>
Calls for Service	1,436	1,510	6,670	7,023
Arrests	185	187	907	915
<i>Felony</i>	10	12	65	49
<i>Misdemeanor</i>	175	175	842	866
Accidents	30	27	151	155
<i>Injury</i>	15	9	80	60
<i>Non-Injury</i>	15	18	70	95
<i>Fatality</i>	6	0	1	0
Residential Burglaries	8	7	25	22
<i>Multi-Family</i>	7	5	18	18
<i>Single-Family</i>	1	2	7	4
Robberies	0	1	7	1
<i>Individuals</i>	0	1	4	1
<i>Businesses</i>	0	0	3	0
Sexual Assaults	0	1	5	2

PATROL

On May 2, Lieutenant Tom Dunphy attended the Area 10 Torch Lighting ceremony for the Special Olympics at Coppel High School.

On May 6, officers assigned to motorcycle duty worked a joint traffic enforcement operation with Carrollton Police Department at the intersection of Marsh Lane and Belt Line Road to monitor running of red lights.

On May 7, night officers responded to an alarm call at Centennial Liquor Store on Inwood Road. Officers observed a suspect fleeing the area, jumping the fence into the City of Dallas water treatment facility. Officers requested assistance of Plano Police Department's K-9 unit. A search of the area failed to locate the suspect. The investigation showed the suspect entered the liquor store by breaking into the dentist office next door and cutting a hole in the wall to gain entry into the liquor store.

The Addison Police Department Honor Guard participated in the annual ceremonies in Plano in observance of Police Memorial Week honoring fallen police officers.

On May 12, patrol officers heard a disturbance coming from the apartments at 3721 Spring Valley. They observed a suspect with a gun chasing a victim through the apartments. Officers searched the area and recovered a handgun that was thrown into the bushes. The victim was found shot in the leg, the suspect escaped, and another person who was at the scene of the shooting was arrested with a pistol.

Crime Prevention

On May 7, Officer Tony Shanley gave a crime prevention program to approximately 22 first grade students at Trinity Christian School. A similar presentation was conducted for 50 children at Children's World Learning Center on May 20.

On May 15, Officer Brad Freis made a presentation on restaurant safety to employees at the training center for Pizza Inn Restaurants.

On May 20, Officer Phillip Buys participated in Pizza Hut Corporation's Health and Safety Fair. A group of 120 adults joined in a group discussion regarding home and business security measures.

On May 24, the Covenant Church at 2644 E. Trinity Mills in Carrollton held a service honoring all police, firefighters, and military officers. This service was dedicated to recognizing those individuals who gave their lives "in the line of duty." Lieutenant Tom Dunphy represented the Addison Police Department at this ceremony and accepted a plaque presented to our department in honor of Officer Ronnie Cox, who died in December, 1986. Suzanne Cox and her children were also in attendance and given special recognition during the ceremony.

CRIMINAL INVESTIGATIONS

Peta Reynolds investigated nine Credit Card Abuse cases from Champps involving three complainants. Charges were filed with the Specialized Crime Unit of the Dallas County District Attorney's office on the suspect, who is an ex-employee of Champps.

Peta Reynolds investigated Aggravated Assault in which the suspect struck the complainant with his vehicle. The complainant was slightly injured; however, she has refused to cooperate with officers since the complainant and suspect are in a relationship. The case was filed with the Dallas County District Attorney's Office without her assistance due to the family violence status. A related criminal mischief case was filed against the suspect because he intentionally rammed a witness vehicle in an attempt to stop the witness from getting involved.

Investigator Steve Rooney filed Theft of \$13,000 against a subject who had begun working for a temporary agency in November, 1997, and was assigned to a business in Richardson. The suspect stopped working one month later but continued faxing false timesheets to the temporary agency.

Investigator Steve Rooney investigated the death of a person found by a maid at the Holiday Inn. Cause of death is pending a toxicology report. The deceased had a history of drug use.

An Assault on a Police Officer case report was filed against a subject whom Officer Kyle Wheatley attempted to talk with in a restaurant parking lot. The subject appeared to be intoxicated and when approached by Officer Wheatley, he became upset and knocked the officer to the ground. Officer Wheatley eventually apprehended the suspect and placed him under arrest.

Steve Rooney investigated three window burglaries at two men's clothing stores. Approximately \$50,000 in suits was taken at Malla Sadi Men's store and \$100,000 worth of suits taken during two separate burglaries at the Kent Shop.

Karen Spencer investigated an Aggravated Robbery on May 12 at 3721 Spring Valley in which the complainant was shot in the leg. The four suspects were armed and wore masks. Two of the suspects have been arrested and charges filed. This offense appears to be drug related.

TRAINING

Sergeant Steve Smith attended a Crime Victim's training seminar in Fredricksburg sponsored by the Texas Attorney General's Office.

Officers Pete Holland and Paul Spencer attended an Advanced Accident Investigation school hosted by Texas A&M University.

Officer Todd Hunter attended an Intermediate Use of Force school sponsored by Collin County Community College.

Telecommunicator Truman Akin attended the Basic Telecommunication course at C.O.G.

PERSONNEL

Dispatcher interviews were held on May 7 and interviews for part-time jailers were conducted on May 28.

Public Safety Computer System

Staff met with Tiburon to review the list of customized items they prepared following the specification reviews performed in April. The objective was to determine which items identified as customization charges are worth paying to have incorporated into the new system. In early June, work will begin on the modification to the Fire Department's equipment room. The goal is to have the room ready to receive the new computer and radio equipment scheduled to arrive in July/August.

Shared Mobile Data Communications Frequency Search

The agreement is now in the Farmers Branch City Manager's office awaiting his review. Once his changes have been incorporated into the document, we hope to have the agreement approved by all parties before the end of June.



Post Office Box 9010 Addison, Texas 75001-9010

5300 Belt Line Road

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

Memo

To: Ron Whitehead, City Manager
From: Mary Rosenbleeth, Public Communications Manager
Date: June 9, 1998
Re: May Monthly Report

ADDISON, TX 75001

The votes are in and have been tabulated. As we announced at the Town Meeting, all the zip codes except 75240 will be changing to an Addison, Texas mailing address. Unfortunately, the post office has since informed us that in all likelihood we won't be able to use 75005 as the zip. They are considering 75001, but we won't know until June.

TASTE ADDISON

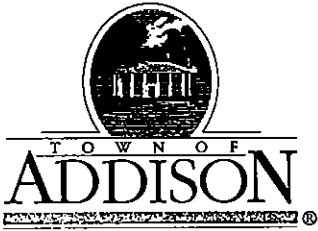
Taste Addison was a huge success this year. We were able to double the amount of advertising in the Dallas Morning News this year because of their sponsorship. We also received great coverage in the Weekend Guide, as well as Dallas Family, Dallas Child and the Metrocrest News.

KABOOM TOWN

With July 3rd just around the corner, we have begun implementing the marketing plan for Kaboom Town. Krause and Associates has come up with a fun ad that convey fireworks, food and fun.

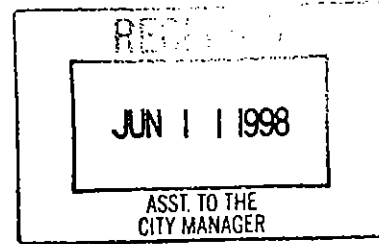
RESTAURANT MARKETING

This month we have been developing the advertising plan for the restaurant community. The plan thus far is a 26-week advertising schedule in publications across the metroplex. We will support this with a restaurant fun map delivered to all the hotels in the area, a public relations campaign, the visitor's guide and the menu books.



PUBLIC WORKS DEPARTMENT

Post Office Box 144 Addison, Texas 75001



(972) 450-2871

16801 Westgrove

June 5, 1998

MEMORANDUM

To: Ron Whitehead
City Manager

From: John R. Baumgartner, P.E.
Director of Public Works

Re: Public Works Monthly Report
May 1998

Streets: During the month of May 1998, the Town of Addison Street Division completed over 337 service calls, including brush/bulk collection, road repairs, and animal control.

The number of households receiving brush and bulk item collection decreased slightly (224 to 206) over last month but the volume of material collected increased from 180 to 240 cubic yards. This is typically our busiest time of year for bulk collection and the volume of material collected is second only to the storm damage cleanup of June 1996.

Animal control calls increased (51 to 61) during May and continue to be interesting as we trap cats, skunks, raccoons, opossums and deal with residents about lost and found pets, barking dogs, pet odors, and ducks. We also had three cats killed by a coyote in the Midway Meadows area during the month of May.

In addition to service calls, Street Division employees continue working on sign installation and replacement, signal maintenance, pothole repair, and construction inspection for capital and development projects. Specifications were completed for our Belt Line Road pavement marking replacement project and specifications are nearly finished for two pavement repair projects that will begin in late August.

Utilities: During the month of May 1998, the Town of Addison Water Utilities Division completed 258 service orders/calls; 11 after hour emergency calls, one water main repair, and a sewer lateral repair. 273 water services were leak tested, 6 water meters were tested, and 7,800 feet of sewer line was cleaned.

Crews completed surveying 70 homes in the Waterford Park I & II development. The survey consisted of televising the sewer lateral of each house to determine the condition of the Town's sewer laterals and connections. There was only one problem located and repairs have been completed.

Underwater Services inspected the inside of the elevated storage tank to evaluate the corrosion and pitting inside the water bowl. Results are currently under review and should be forthcoming shortly.

Crews completed a pre-walk through of the utilities in Addison Circle Phase II. A punch list has been given to the contractor and should be completed within the next month.

Public Works Capital Project Report May 1998

<i>Capital Projects Status</i>	Engineering	Est Total Proj Cost	Right-of-way Acquisition	Start Construction	Construction % Complete	Comments
Addison Airport Land Acquisition - Keller Springs	N/A	2M	0%	NONE	NONE	Chris Terry Project Manager
Addison Airport Security Fence & Demo N. Dooley Road	100%	85K	100%	May '98	0%	Construction to begin 6/8/98
Addison Airport Phase I Environmental Assessment	100%	36K	NONE	NONE	NONE	AATI Action Plan under review
Addison Airport Traffic Control Tower	90%	4M	0%	Jan. '99	0%	FAA re-evaluating site selection.
Addison Airport Westside Taxiway Reconstruction 1995 AIP	100%	2.8M	NONE	May '98	7%	
Addison Circle Public Infrastructure - Phase I	100%	3.5M	NONE	June '96	100%	Minor clean up remaining - Substantially complete
Addison Circle Public Infrastructure - Phase II	100%	3.5M	NONE	Nov. '97	45%	
Addison Road/Excel Parkway	100%	250K	85%	Aug. '98	0%	Construction subject to ROW acquisition. New ownership of land has delayed acquisition
Addison Road/Keller Springs Intersection	70%	250K	0%	Aug. '98	0%	
Addison Road Widening	0%	5M	0%	Sept. '99	0%	Engineering Contract signed.
Airport Water and Wastewater Line Replacement	100%	1M	100%	Dec. '97	95%	Substantially complete.
Arapaho Road Phase I	100%	6.2M	80%	Apr. '98	4%	Installation of underground utilities in progress
Arapaho Road Phase II & III	5%	12M	0%	June '98	0%	Preliminary engineering work is in progress
Belt Line/Dallas Parkway Intersection	20%	2.2M	0%	Jan. '99	0%	Coordinating with Dallas, DART, NTTA.
Belt Line/Quorum/Midway Intersections	100%	1.2M	80%	July '98	0%	Waiting to acquire ROW. Belt Line/Quorum/Midway 2 tracts of land are being acquired through eminent domain.
Celestial Pump Station Improvements	100%	845K	NONE	Apr. '98	15%	Phase I, Generator & pumps complete in July. Phase II SCADA system complete in October.
DART - Addison Transit Center	100%	2.5M	100%	June '98	0%	Bids have been received, notice to proceed 6/6/98
Keller Springs Tunnel	100%	NTTA	100%	May '97	70%	Schedule opening 12/98
Keller Springs/Quorum Intersection	50%	250K	50%	Aug. '98	0%	
Midway Road Intersection Improvements	70%	3M	0%	June '99	0%	County Bond Program.
South Quorum/Inwood Connection	10%	3.6M	15%	Sept. '98	0%	Letter of Understanding requested from parties involved.

Public Works Capital Project Report May 1998

<i>Miscellaneous Developer Projects</i>	Plan Review	Under Const	Complete			
14911 Quorum Drive Office Building		X				
14852 Addison Office Building		X				
16200 Addison Road Office Building		X				
16300 Addison Road Office Building		X				
Addison Circle, Phase II		X				
Addison Retail (Midway Rd @ Kellway Circle)		X				
Champion Office Tower @ Addison Circle		X				
Colonnade Office Tower		X				
Dallas Gymnastics		X				
Dallas Semiconductor		X				
Greenhill School Addition		X				
Hanover Park, Phase I		X				
Hilton Garden Inn		X				
Humperdinks		X				
McDonalds		X				
Merkel Office Center		X				
National Teachers Association Office Building		X				
Quality Suites			X			

**STREET DIVISION
MONTHLY UPDATE - YEAR TO DATE TOTALS
FISCAL 1997 - 1998**

	MAY	LAST MONTH	YEAR TO DATE	YEAR AGO TO DATE
SERVICE REQUESTS				
Residential requests for service	103	94	535	479
BRUSH/BULK COLLECTION				
Households receiving routine pickup of brush/bulk (not requested)	206	224	1438	1040
Cubic yards collected	240	180	1110	810
ROAD REPAIRS				
Pot holes repaired	28	42	347	348
ANIMAL CONTROL				
Animals impounded	9	17	105	69
Service Calls	61	51	399	289
After hours patrols	1	0	11	33
Citations issued (leash law)	0	1	5	23
RESIDENTIAL RECYCLING				
Percentage of participation	Not available	55%	64%	70%
Tons of material collected	Not available	27.65	220.10	215.00
RIGHT-OF-WAY INSPECTION ACTIVITY				
Right-of-way permits issued	10	17	102	58
ACTIVITY FUND ACCOUNTING - HOURS WORKED				
Special Events	105.00	29.00	238.00	298.50

Note: Service calls include bite reports, dead animal removal and miscellaneous calls.

Utilities Division
 Report for the month of May, 1998
 April 11, 1998 through May 13, 1998

	This Month	Last Month	Year to Date	Year Ago to Date
Total Gallons from ROF's	166,770,000	115,675,000	1,092,171,000	977,923,000
Total Gallons Billed	151,745,410	115,503,280	1,010,804,510	910,601,300
Accounted for Water - Leaks & City - disconnections, Final Reads, Loan Meters	853,700	639,630	2,984,425	2,811,780
Total Billed and Accounted for Water	152,599,110	116,142,910	1,013,788,935	913,413,080
Total Unaccounted for Water	14,170,890	-467,910	78,382,065	64,509,920
Total Percent of Unaccounted for Water	8.50%	-0.40%	7.18%	6.60%
Minimum Daily Pumpage	2,911,000	2,441,000	1,960,000	1,576,000
Maximum Daily Pumpage	6,751,000	5,803,000	7,784,000	7,003,000
Average Daily Use	5,053,636	3,988,793	4,189,210	4,057,772
Monthly Sewer to Dallas	25,066,800	21,802,200	201,570,400	230,410,800
Monthly Sewer to TRA	69,003,000	67,425,000	498,378,000	437,211,000
Monthly Sewer to Carrollton				31,070,000
Inwood Sewer Contract (Farmers Branch)	899,184	740,032	7,319,768	7,232,048
Dallas Franchise, Winter Average	6,500,000	6,500,000	52,000,000	52,000,000
Total Sewer Usage	101,468,984	96,467,232	759,268,168	757,923,848
Sewer Return Compared to Water Usage	60.84%	83.40%	69.52%	77.50%
Total Number of Accounts	3,110	3,111	3,111	2,984
Total Number of Water Samples	10	10	80	80
Positive Samples	0	0	0	0
Negative Samples	10	10	80	80
Number of Service Orders	258	215	1732	1844
Feet of Sewer Line Cleaned	5,400	500	27,508	32,000
Sewer Stoppages	0	0	4	6
8" or Larger Water Main Breaks	0	0	0	3
Amount of Rainfall	2.61	4.05	34.97	33.94
Number of Billing Days - Addison	33	29	242	241

MEMO

TO: Ron Whitehead, City Manager
FROM: Bob Phillips, Director of Visitor Services
DATE: June 16, 1998
SUBJECT: May Monthly Report

THEATRE

Rob, Scott, and I met with the people who run the Garland Theater for the Performing Arts and the Irving Theater and Arts Center to learn better ways to operate our own theatre and work with theatre groups. It was a good learning experience and we now have new friends who will continue to share their thoughts and ideas with us.

INTER-CONTINENTAL AND MARRIOTT QUORUM HOTELS

Met with hotel sales staff of these two hotels to become better acquainted and share ideas on how the Town of Addison can better service the hotels.

TASTE ADDISON

Attended my first Taste Addison event. Was very impressed with the overall event and the teamwork performed by Town employees. We invited two outside event professionals to be our guests and share with us their ideas to improve upon our event. They were very complimentary and gave us some good ideas for next year's event.

CAVANAUGH FLIGHT MUSEUM

Mary Rosenbleeth and I met with the new Marketing Director, Jeff Salmon, to discuss ways that the Town can cooperatively market the Cavanaugh Flight Museum.

CREATIVE PARTNERS MARKETING

Met with Gene Rondeau, President of Creative Partners Marketing to discuss ways that they could conduct a telemarketing campaign to solicit weekend group business for Addison hotels.

LIMITED SERVICE HOTELS BRAINSTORMING MEETING

We brought in a professional facilitator to oversee a brainstorming meeting with Addison limited service hotels. The purpose was to generate new ways in which the Town can assist hotels to attract more weekend business. We received some great ideas that we will incorporate into our marketing plan. We will conduct the same type of meeting with the full service hotels in June.

*Perseptive Rights
* Cost of line move is great
* have added to compensation owner*

CELESTIAL
30' WIDTH

ROAD

Vol. 83103
D.R.D.C.T.
P.V. 3709
N 71° 19' 48" W
64.59'
486.30'

TOWN OF ADDISON
187,290 SF

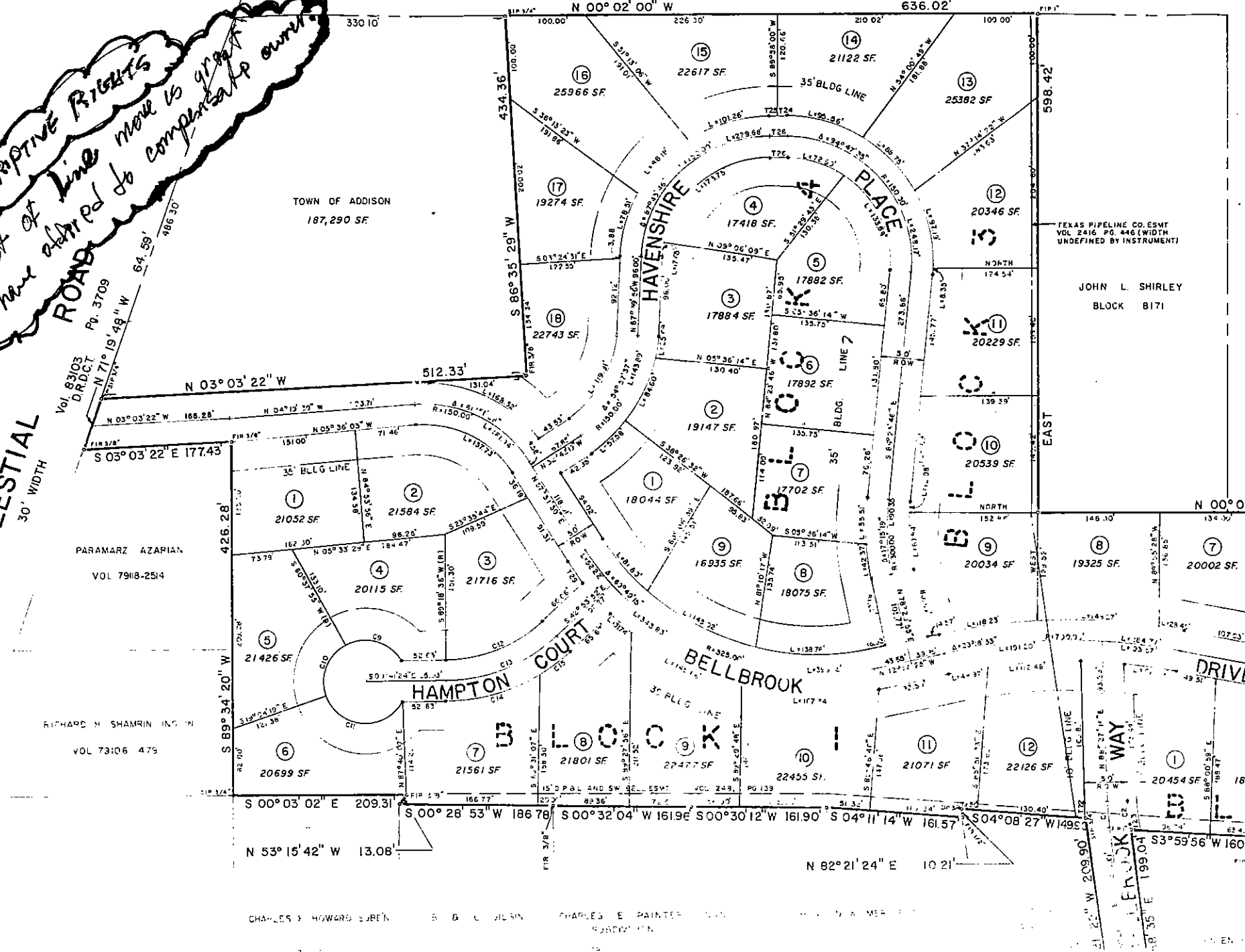
PARAMARZ AZAPIAN
VOL 7918-2514

RICHARD N SHAMRIN INC W
VOL 73106 479

CHARLES F HOWARD SURV, B B L SURV, CHARLES E PAINTER SURV

TEXAS PIPELINE CO. ESMT
VOL. 2416 PG. 446 (WIDTH
UNDEFINED BY INSTRUMENT)

JOHN L. SHIRLEY
BLOCK B171



PALM, Inc.

Plant and Landscape Services
Design / Construction / Installation

****** Fax Transmittal Form ******

Date: 6/17/88

To: Steve Speckhord

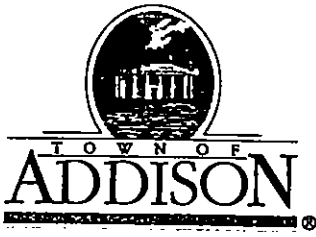
for 455 2014

From: Brandon Howell

MESSAGE

Total No. of Pages: 3

Please call (972) 931-1554 if you do not receive all pages



PARKS & RECREATION

(972) 450-2851 • FAX (972) 450-2834

Post Office Box 9010 Addison, Texas 75001-9010

16801 Westgrove

October 7, 1998

Mr. Mark Person
Gibson & Associates, Inc.
11210 Ryliecrest
P.O. Box 800579
Balch Springs, TX 76108

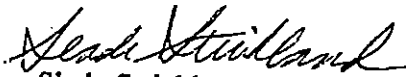
Re: Tree Replacements – Addison Circle Phase I

Please be advised that the dead trees planted on the Addison Circle phase I streetscape project are due for replacement. The schedule we previously agreed to was October 1, 1998 – November 30, 1998.

We have not been contacted by anyone regarding inspection of the new trees and the schedule for replacement.

Please contact me at (972) 450-2869 to let me know Gibson's intentions of replacing the trees.

Sincerely,


Slade Strickland, Director
Parks and Recreation

Cc: Mike Murphy, Town of Addison
David Meyers, Huitt Zollars, Inc.
Paul Shaw, Huitt Zollars, Inc.
Mike Robbins, Post Properties