

2000-1 Addison Circle  
Phase IIA Infrastructure

IIA

**ADDISON CIRCLE PHASE IIA  
PUBLIC INFRASTRUCTURE BID RECONCILIATION  
SEPTEMBER 4, 1997**

<b>BID PACKAGE "A"</b>	
Jim Bowman Bid	\$ 1,062,359
<b>BID PACKAGE "B"</b>	
Jim Bowman Bid	\$ 1,578,971
<b>BID PACKAGE "C"</b>	
North Texas Contracting Bid	\$ 1,083,540
<b>TOTAL PUBLIC INFRASTRUCTURE</b>	<u><u>\$ 3,724,840</u></u>

<b>BID RECONCILIATION</b>	<b>TOWN OF ADDISON</b>	<b>COLUMBUS</b>	<b>TOTAL</b>
Phase IIA Improvements	\$ 826,990	\$ 2,841,600	\$ 3,668,590
Quorum Rotary Park Waterline	\$ 37,388	0	\$ 37,388
Addison Circle Median Park	\$ 18,862	0	\$ 18,862
<b>TOTALS</b>	<u><u>\$ 883,240</u></u>	<u><u>\$ 2,841,600</u></u>	<u><u>\$ 3,724,840</u></u>

\* Funding from Addison Circle Median Park - Phase I

*Reconciliation*

**ADDISON CIRCLE PHASE IIA  
PUBLIC INFRASTRUCTURE  
COST RECONCILIATION  
SEPTEMBER 4, 1997**

<b>DESCRIPTION</b>	<b>TOWN OF ADDISON</b>	<b>COLUMBUS</b>	<b>TOTAL</b>
Bid Package "A"	\$ 245,000	\$ 817,359	\$ 1,062,359
Bid Package "B"	\$ 365,000	\$ 1,213,971	\$ 1,578,971
Bid Package "C"	\$ 273,240	\$ 810,270	\$ 1,083,510
Addison Circle Median Park (Remaining Allowance)	\$ 588,308	0	\$ 588,308
Design Engineering		\$ 398,000	\$ 398,000
Construction Inspection Allowance	\$ 75,000	0	\$ 75,000
Geotechnical Allowance	\$ 25,000	0	\$ 25,000
Spectrum Street Lighting Allowance	\$ 50,000	0	\$ 50,000
Addison Circle Street Lighting Allowance	\$ 50,000	0	\$ 50,000
<b>TOTAL</b>	<b>\$ 1,671,548</b>	<b>\$ 3,239,600</b>	<b>\$ 4,911,148</b>

NOTE: Total Columbus portion of II is \$2,841,600 assuming a \$300,000 transfer from Phase II A to Phase I is approved.

**ADDISON CIRCLE PHASE II FUNDING  
SUMMARY  
SEPTEMBER 4, 1997**

PROJECT	MASTER FACILITIES AGREEMENT	LENGTH	PHASE IIA	LENGTH	FUTURE PHASES	LENGTH
Quorum Drive	\$ 520,000	2075 linear feet (1/2 of street)	\$ 188,000		\$ 332,000	
Addison Circle (Mildred) East of Quorum	\$ 318,000	419 linear feet	\$ 318,000	419 linear feet	0	0 linear feet
Spectrum	\$ 364,000	1275 linear feet	\$ 200,000	700 linear feet	\$ 164,000	575 linear feet
Addison Circle Open Space (East Mildred)	\$ 610,000	1.13 acres	\$ 610,000	1.13 acres	0	0 acres
Quorum North Park	\$ 295,000	.69 acres		0 0 acres	\$ 295,000	.69 acres
Mews Park	\$ 675,000	1.43 acres		0 0 acres	\$ 675,000	1.43 acres
R-2	\$ 270,000	525 linear feet		0 0 linear feet	\$ 270,000	525 linear feet
R-3	\$ 205,000	400 linear feet		0 0 linear feet	\$ 205,000	400 linear feet
R-4	\$ 322,000	630 linear feet	\$ 268,000	525 linear feet	\$ 54,000	105 linear feet
R-5	\$ 166,000	325 linear feet		0 0 linear feet	\$ 166,000	325 linear feet
M-2	\$ 624,000	1275 linear feet	\$ 303,000	620 linear feet	\$ 321,000	655 linear feet
Addison Circle (Mildred) East of Spectrum	\$ 131,000	590 linear feet	\$ 131,000	590 linear feet	0	0 linear feet
<b>TOTAL</b>	<b>\$ 4,500,000</b>		<b>\$ 2,018,000</b>		<b>\$ 2,482,000</b>	

Phase IIA Utilities Constructed during Phasel

\$ (83,840)

Phase IIA Funds Transferred to Phase A211  
(Subject to Council Approval)

\$ (300,000)

Quorum Rotary Park (Water Line)

\$ 37,388

**TOTAL FUNDS AVAILABLE FOR PHASE IIA**

\$ 1,671,548



BID TABULATION - PACKAGE 'B'

ESTIM. BY: HUITT-ZOLLARS, INC.  
JOB NO. 01-1622-21  
DATE: 8/14/97

PROJECT: ADDISON CIRCLE PHASE II  
CLIENT: COLUMBUS REALTY TRUST

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	TISEO PAVING CO.		JHT BOWMAN CONSTRUCTION		GIBSON & ASSOCIATES		NORTH TEXAS CONTRACTING		COLUMBUS REALTY TRUST		SCAVA LTD. PARTNERSHIP		AVERAGE BID		ENGINEER'S ESTIMATE	
				UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST
201	IRRIGATION SYSTEM INCL. POWER FOR CONTROLLERS	LS	1																
202	3" TREE FENCE	LF	4589																
203	PAVER TREE GRATE	EA	76																
204	4" PVC SCH. 40 PERFORATED DRAIN SYSTEM	LF	7213																
205	BENCH 'A'	EA	13																
206	BENCH 'B'	EA	18																
207	BENCH 'C'	EA	8																
208	BENCH 'D'	EA	20																
209	BENCH 'E'	EA	6																
210	TRASH RECEPTACLE 'A'	EA	23																
211	TRASH RECEPTACLE 'B'	EA	16																
212	BIKE RACK	EA	25																
213	POST 'A'	EA	37																
214	RED OAK, 200 GAL. 5'-8" GAL. 16'-18" HT., 10'-12" SPREAD, FU	EA	64																
215	RED OAK, 200 GAL. 5'-8" GAL. 16'-18" HT., 10'-12" SPREAD, FU	EA	55																
216	DRAKE ELM, 200 GAL., 4 1/2" x 5" GAL., 15'-17" HT., 14'-16" SP	EA	76																
217	CHANTICLEER PEAR, 4" GAL., 14'-16" HT., 6" SPREAD, FULL	EA	92																
218	NEW MEXICO AGAVE, 1 GAL., FULL	EA	32																
219	RED YUCCA, 1 GAL., FULL	EA	24																
220	DWARF YAUPOON HOLLY, 1 GAL., 8"-10" HT., 8"-10" SP., FULL	EA	3741																
221	YUCCA FILAMENTOSA, 1 GAL., FULL	EA	28																
222	CANNA TYPE 'A', NO. 1 RHIZOME	EA	114																
223	CANNA TYPE 'B', NO. 1 RHIZOME	EA	126																
224	BOWLES' MAUIE WALLEFLOWER, 4" CONT., FULL	EA	60																
225	CHRYSANTHEMUM, 4" CONT., FULL	EA	168																
226	DAIYU BY BLACK EYED STELLA, 4" CONT., FULL	EA	152																
227	DAIYU SILKAM LITTLE GIRL, 4" CONT., FULL	EA	178																
228	DAIYU STELLA DE ORO, 4" CONT., FULL	EA	200																
229	GANDY TURT, 4" CONT., FULL	EA	48																
230	IRIS 'MADONNA', NO. 1 RHIZOMES	EA	280																
231	IRIS 'AMBRASABOUR', NO. 1 RHIZOMES	EA	136																
232	IRIS 'CREAM BEAUTY', NO. 1 BULB	EA	126																
233	IRIS 'SAPHIRE BEAUTY', NO. 1 BULB	EA	114																
234	YELLOW BEARDED IRIS, NO. 1 RHIZOMES	EA	128																
235	PURPLE BEARDED IRIS, NO. 1 RHIZOMES	EA	136																
236	ITALIAN IRIS, NO. 1 RHIZOMES	EA	278																
237	IRIS 'GOLDEN CATABACT', NO. 1 RHIZOMES	EA	96																
238	LANTANA, 4" CONT., FULL	EA	384																
239	BIG BLUE LIROPE, 1 GAL., FULL	EA	312																
240	WHITE SPIDER LILY, NO. 1 BULBS	EA	210																
241	SPIDER LILY, NO. 1 BULBS	EA	104																
242	BELLADONNA LILY, NO. 1 BULBS	EA	190																
243	DAFFODIL 'AVANACHE', NO. 1 BULBS	EA	504																
244	DAFFODIL 'FEBRUARY GOLD', NO. 1 BULBS	EA	160																
245	DAFFODIL 'GRAND PRIMO', NO. 1 BULBS	EA	160																
246	DAFFODIL 'PREGING TOPPING', NO. 1 BULBS	EA	368																
247	DAFFODIL 'SWEETNESS', NO. 1 BULBS	EA	176																
248	DAFFODIL 'TELETYPE', NO. 1 BULBS	EA	456																
249	DAFFODIL 'TREVITHIAN', NO. 1 BULBS	EA	400																
250	PENNEISSETUM, 1 GAL., FULL	EA	240																
251	THRIFT, 4" CONT., FULL	EA	48																
252	WHITE CARPET ROSE, 1 GAL., 10'-12" HT., 10'-12" SP., FULL	EA	240																
253	GREGGI SALVIA, 4" CONT., FULL	EA	70																
254	SEDUM, 4" CONT., FULL	EA	274																
255	PURPLE HEART, 4" CONT., FULL	EA	48																
256	REMOVE EXIST. TREE, MAINTAIN HOLD AND REPLANT	EA	10																
257	BERMUDA HYDROSEED	SF	51920																
258	COLUMBAR SOLID SOO	SF	11770																
259	COLUMBAR ENGLISH OAK	EA	8																
260	MOBILIZATION	LS	1																
261	SUBMITTANT	LS	1																
262	4" 3000 PSI COMPRESSIVE REIN. CONC. SIDEWALK	SF	637																
263	4" 3000 PSI COMPRESSIVE REIN. CONC. SUBBASE (SIDEWALK)	SF	85474																
264	18" 3000 PSI COMPRESSIVE REIN. CONC. SUBBASE (SIDEWALK)	SF	1834																
265	FURNISH GREEN GERRY PEBSTRIAN BRICK	SF	93538																
266	FURNISH BEDDING MATERIALS AND PLACE BED. BRICK	SF	63538																
267	UNCLASSIFIED SIDEWALK EXCAVATION	CY	2312																
SCHEDULE II SUBTOTAL					NO BID		\$1,256,846.64		\$1,547,143.36		NO BID		NO BID		NO BID		\$1,401,995.00		\$1,501,960.00

**BID TABULATION - PACKAGE 'B'**

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	TIBCO PAVING CO.		JIM BOWMAN CONSTRUCTION		GIBSON & ASSOCIATES		NORTH TEXAS CONTRACTING		COLUMBUS REALTY TRUST		SCAVA LTD. PARTNERSHIP		AVERAGE BID		ENGINEER'S ESTIMATE	
				UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST
PROJECT: ADDISON CIRCLE PHASE II CLIENT: COLUMBUS REALTY TRUST																			
SCHEDULE VIII - ELECTRICAL IMPROVEMENTS (STREETS)																			
801	METER SOCKET BASE	EA	5																
802	100A FUSED SWITCH	EA	5	\$209.00	\$1,045.00	\$110.00	\$550.00	\$110.00	\$550.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$159.50	\$797.50	\$70.00	\$350.00
803	SERVICE GROUND	EA	5	\$255.00	\$1,275.00	\$160.00	\$800.00	\$160.00	\$800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$107.50	\$537.50	\$140.80	\$704.00
804	PANELBOARD W/ BREAKERS 120/140 MCB	EA	5	\$81.00	\$405.00	\$110.00	\$550.00	\$110.00	\$550.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.50	\$377.50	\$100.00	\$500.00
805	100A MAIN CONTACTOR	EA	5	\$650.00	\$3,250.00	\$1,700.00	\$8,500.00	\$1,700.00	\$8,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$310.00	\$1,550.00	\$1,725.00	\$8,625.00
806	7 DAY TIME CLOCK	EA	5	\$195.00	\$975.00	\$125.00	\$625.00	\$125.00	\$625.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$375.00	\$160.00	\$800.00
807	PHOTO CELL W/ CONNECTIONS	EA	5	\$213.00	\$1,065.00	\$100.00	\$500.00	\$100.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$152.50	\$762.50	\$275.00	\$1,375.00
808	2" GALV ELBOW	EA	220	\$7.00	\$1,540.00	\$4.00	\$880.00	\$4.00	\$880.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21.93	\$4,821.50	\$18.00	\$3,960.00
809	2" EMT W/ FITTING	EA	300	\$7.00	\$2,100.00	\$3.50	\$1,050.00	\$3.50	\$1,050.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6.70	\$2,010.00	\$1.70	\$510.00
810	2" PVC SCH. 40 STREET LIGHT CONDUIT	LF	7000	\$2.85	\$19,950.00	\$1.16	\$8,120.00	\$1.16	\$8,120.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3.23	\$22,610.00	\$3.40	\$23,800.00
811	2" PVC SCH. 40 TREE LIGHT CONDUIT	LF	900	\$2.85	\$2,565.00	\$1.16	\$1,044.00	\$1.16	\$1,044.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3.23	\$2,888.00	\$3.40	\$3,060.00
812	2" PVC SCH. 40 TREE LIGHT CONDUIT	LF	1600	\$2.85	\$4,560.00	\$1.16	\$1,856.00	\$1.16	\$1,856.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3.23	\$5,179.00	\$3.40	\$5,440.00
813	CAST BOX, RECEPTACLE, ETC.	EA	37	\$128.00	\$4,736.00	\$260.79	\$9,649.23	\$14.00	\$518.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$184.40	\$6,763.20	\$16.00	\$576.00
814	HIGH COMPRESSION TAP	EA	130	\$28.45	\$3,700.00	\$33.00	\$4,290.00	\$33.00	\$4,290.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31.33	\$4,133.10	\$25.00	\$3,250.00
815	WATERPROOF FUSE HOLDER	EA	12	\$37.00	\$444.00	\$44.00	\$528.00	\$44.00	\$528.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00	\$420.00	\$25.00	\$300.00
816	CONDUCTOR #12 AWG	EA	1500	\$0.24	\$360.00	\$0.28	\$420.00	\$0.28	\$420.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.26	\$390.00	\$0.32	\$480.00
817	CONDUCTOR #10 AWG	EA	1500	\$0.30	\$450.00	\$0.35	\$525.00	\$0.35	\$525.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.30	\$450.00	\$0.40	\$600.00
818	CONDUCTOR #8 AWG	EA	1000	\$0.35	\$350.00	\$0.44	\$440.00	\$0.44	\$440.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.35	\$350.00	\$0.48	\$480.00
819	CONDUCTOR #6 AWG	EA	500	\$0.44	\$220.00	\$0.52	\$260.00	\$0.52	\$260.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.48	\$240.00	\$0.68	\$340.00
820	CONDUCTOR #4 AWG	EA	1000	\$0.86	\$860.00	\$1.10	\$1,100.00	\$1.10	\$1,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.13	\$1,130.00	\$1.50	\$1,500.00
821	STREET LIGHT PULL BOX	EA	14	\$195.00	\$2,730.00	\$240.00	\$3,360.00	\$240.00	\$3,360.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$217.50	\$3,045.00	\$187.00	\$2,618.00
822	THREE LIGHT PULL BOX	EA	11	\$0.00	\$0.00	\$2,145.00	\$23,595.00	\$2,145.00	\$23,595.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,175.00	\$23,925.00	\$1,870.00	\$20,370.00
823	PEDESTRIAN STREET LIGHT FOUNDATION	EA	86	\$360.00	\$30,960.00	\$385.00	\$33,110.00	\$385.00	\$33,110.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$429.00	\$36,810.00	\$486.00	\$41,796.00
824	VEHICULAR STREET LIGHT FOUNDATION	EA	3	\$433.00	\$1,299.00	\$425.00	\$1,275.00	\$425.00	\$1,275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$429.00	\$1,878.00	\$460.00	\$1,380.00
825	REGA POLE, LUMINAIRE AND FIXTURE	EA	86	\$2,237.00	\$192,382.00	\$2,130.00	\$183,180.00	\$2,130.00	\$183,180.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,183.50	\$187,781.00	\$2,200.00	\$189,200.00
826	VEHICULAR STYLE POLE & FIXTURE W/ IPS LAMP	EA	1	\$1,510.00	\$1,510.00	\$1,325.00	\$1,325.00	\$1,325.00	\$1,325.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,417.50	\$1,417.50	\$1,000.00	\$1,000.00
827	VEHICULAR STYLE POLE & FIXTURE W/ PH LAMP	EA	1	\$1,510.00	\$1,510.00	\$1,325.00	\$1,325.00	\$1,325.00	\$1,325.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,417.50	\$1,417.50	\$1,000.00	\$1,000.00
828	SIGNAL INTERCONNECT RAILBOX	EA	300	\$1.50	\$450.00	\$1.99	\$597.00	\$1.99	\$597.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.70	\$510.00	\$3.75	\$1,125.00
829	SIGNAL INTERCONNECT RAILBOX	EA	260	\$2.50	\$650.00	\$4.00	\$1,040.00	\$4.00	\$1,040.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.50	\$650.00	\$4.65	\$1,209.00
830	SIGNAL INTERCONNECT CONDUIT	EA	260	\$3.00	\$780.00	\$5.00	\$1,300.00	\$5.00	\$1,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4.00	\$1,040.00	\$5.00	\$1,300.00
SCHEDULE VIII SUBTOTAL					\$311,841.50		\$315,454.23		\$315,454.23		NO BID		NO BID		NO BID		\$313,477.87		\$314,576.00

**BID TABULATION - PACKAGE 'B'**

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	TIBCO PAVING CO.		JIM BOWMAN CONSTRUCTION		GIBSON & ASSOCIATES		NORTH TEXAS CONTRACTING		COLUMBUS REALTY TRUST		SCAVA LTD. PARTNERSHIP		AVERAGE BID		ENGINEER'S ESTIMATE	
				UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST
PROJECT: ADDISON CIRCLE PHASE II CLIENT: COLUMBUS REALTY TRUST																			
SCHEDULE IX - ELECTRICAL IMPROVEMENTS (PARKS)																			
901	4" 3000 PSI CONC WALK	SF	60																
902	4" 3000 PSI CONC SUBBASE	SF	1863	\$1.00	\$1,863.00	\$2.40	\$4,471.20	\$2.75	\$5,173.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3.38	\$6,287.50	\$3.00	\$5,478.00
903	GLENNERT PEDESTRIAN BRICK	SF	1803	\$2.40	\$4,327.20	\$1.49	\$2,686.47	\$1.49	\$2,686.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.58	\$4,656.47	\$2.00	\$3,606.00
904	FURNISH AND PLACE BEDDING MATERIALS, PLACE THICK PAVES	SF	1803	\$1.60	\$2,884.80	\$1.52	\$2,740.56	\$1.52	\$2,740.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.56	\$2,812.68	\$1.50	\$2,704.50
SCHEDULE IX SUBTOTAL					\$10,282.47		\$10,215.28		\$10,215.28		NO BID		NO BID		NO BID		\$10,498.88		\$12,452.10





PROJECT: ADDISON CIRCLE PHASE II CLIENT: COLUMBUS REALTY TRUST		BID TABULATION - PACKAGE 'C'												ESTIM. BY: HUITT-ZOLLARS, INC. JOB NO. 01-1822-21 DATE: 8/14/97						
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	TISEO PAVING CO.		JIM BOWMAN CONSTRUCTION		GIBSON & ASSOCIATES		NORTH TEXAS CONTRACTING		COLUMBUS REALTY TRUST		SCAVA LTD. PARTNERSHIP		AVERAGE BID		ENGINEER'S ESTIMATE		
				UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE
SCHEDULE VII - ELECTRICAL IMPROVEMENTS (DUCTS)																				
701	466 CONC ENCASED DUCTBANK, 6" DIA. TYPE DB PVC CONDUIT	LF	1299																	
702	666 CONC ENCASED DUCTBANK, 6" DIA. TYPE DB PVC CONDUIT	LF	1110	\$0.00	\$0.00	\$72.00	\$84,435.00	\$74,370.00	\$83,100.00	\$65.00	\$74,370.00	\$72.33	\$83,100.00	\$75.850.00	\$83,100.00	\$72.33	\$83,961.00	\$75.850.00	\$83,100.00	\$84,950.00
703	866 CONC ENCASED DUCTBANK, 6" DIA. TYPE DB PVC CONDUIT	LF	783	\$0.00	\$0.00	\$67.00	\$52,521.00	\$74,602.00	\$91.00	\$71,253.00	\$68.33	\$52,521.00	\$68.33	\$71,253.00	\$75.850.00	\$68.33	\$75,850.00	\$75.850.00	\$83,100.00	\$88,800.00
704	TIE STANDARD 3-WAY MANHOLE	EA	3.0	\$0.00	\$0.00	\$94.00	\$282.00	\$35,400.00	\$91.00	\$27,300.00	\$91.00	\$273.00	\$91.00	\$273.00	\$91.00	\$273.00	\$91.00	\$273.00	\$91.00	\$273.00
705	TIE STANDARD 4-WAY MANHOLE	EA	2.0	\$0.00	\$0.00	\$11,800.00	\$23,600.00	\$35,400.00	\$27,900.00	\$13,950.00	\$13,950.00	\$13,950.00	\$27,900.00	\$13,950.00	\$27,900.00	\$13,950.00	\$27,900.00	\$13,950.00	\$27,900.00	\$27,900.00
706	TIE STANDARD PRECAST DEEP WELL 25 KV SWITCH PAD	EA	6	\$0.00	\$0.00	\$12,900.00	\$77,400.00	\$28,800.00	\$21,900.00	\$12,900.00	\$12,900.00	\$12,900.00	\$21,900.00	\$12,900.00	\$21,900.00	\$12,900.00	\$21,900.00	\$12,900.00	\$21,900.00	\$21,900.00
707	6" DIA. TYPE DB PVC 90 DEG. SWEEPS, 36"	EA	78	\$0.00	\$0.00	\$3,310.00	\$258,180.00	\$19,860.00	\$2,400.00	\$14,400.00	\$40.00	\$3,120.00	\$3,310.00	\$258,180.00	\$19,860.00	\$2,400.00	\$14,400.00	\$3,310.00	\$258,180.00	\$19,860.00
SCHEDULE VI SUBTOTAL					NO BID		\$323,540.00				\$290,938.00									\$326,003.33

PROJECT: ADDISON CIRCLE PHASE II CLIENT: COLUMBUS REALTY TRUST		BID TABULATION - PACKAGE 'C'												ESTIM. BY: HUITT-ZOLLARS, INC. JOB NO. 01-1822-21 DATE: 8/14/97							
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	TISEO PAVING CO.		JIM BOWMAN CONSTRUCTION		GIBSON & ASSOCIATES		NORTH TEXAS CONTRACTING		COLUMBUS REALTY TRUST		SCAVA LTD. PARTNERSHIP		AVERAGE BID		ENGINEER'S ESTIMATE			
				UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST
SCHEDULE X - PARK UTILITY IMPROVEMENTS																					
1001	2" WATER SERVICE LINE	EA	3																		
1002	2" HERSEY METER	EA	1	\$0.00	\$0.00	\$1,650.00	\$1,650.00	\$4,950.00	\$890.00	\$2,670.00	\$0.00	\$0.00	\$900.00	\$2,700.00	\$1,444.67	\$1,440.00	\$1,440.00	\$1,440.00	\$1,440.00	\$1,620.00	
1003	BROOKS PRODUCTS 17" X 28" PRECAST CONC. BOX	EA	1	\$0.00	\$0.00	\$1,301.00	\$1,301.00	\$3,903.00	\$1,140.00	\$440.00	\$0.00	\$0.00	\$1,600.00	\$4,800.00	\$1,427.00	\$1,281.00	\$1,281.00	\$1,281.00	\$1,281.00	\$1,700.00	
1004	2" DOUBLE CHECK VALVE ASSEMBLY	EA	3.0	\$0.00	\$0.00	\$62.00	\$186.00	\$372.00	\$80.00	\$240.00	\$0.00	\$0.00	\$250.00	\$750.00	\$110.67	\$284.00	\$284.00	\$284.00	\$284.00	\$2,700.00	
SCHEDULE X SUBTOTAL					NO BID		\$11,409.00			\$8,580.00											\$10,170.00

BID TABULATION - PACKAGE 'D'

PROJECT: ADDISON CIRCLE PHASE II  
CLIENT: COLUMBUS REALTY TRUST

ESTIM. BY: HUITT-ZOLLARS, INC  
JOB NO. 01-1822-21  
DATE: 8/14/97

Table with columns: ITEM NO., UNIT, QUANTITY, DESCRIPTION, and multiple columns for contractors (TISEO PAVING CO., JIM BOWMAN CONSTRUCTION, GIBSON & ASSOCIATES, NORTH TEXAS CONTRACTING, COLUMBUS REALTY TRUST, SCAVA LTD., PARTNERSHIP, AVERAGE BID, ENGINEER'S ESTIMATE, COST). Rows include items 101 through 144, covering various paving and construction tasks.

ESTIM. BY: HUETT-ZOLLARS, INC.  
 JOB NO. 01-1822-21  
 DATE: 8/14/97

**BID TABULATION - PACKAGE 'D'**

PROJECT: ADDISON CIRCLE PHASE II  
 CLIENT: COLUMBUS REALTY TRUST

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	TISSO PAVING CO.		JIM BOWMAN CONSTRUCTION		GIBSON & ASSOCIATES		NORTH TEXAS CONTRACTING		COLUMBUS REALTY TRUST		SCAVA LTD. PARTNERSHIP		AVERAGE BID		ENGINEER'S ESTIMATE		
				UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST			
201	IRRIGATION SYSTEM INCL. POWER FOR CONTROLLERS	LS	1																	
202	TREE FENCE	LF	4589	\$85,000.00	\$395,000.00															
203	PAVER TREE GRATE	EA	76	\$2,000.00	\$152,000.00															
204	4" PVC SCH. 40 PERFORATED DRAIN SYSTEM	LF	7213	\$116.00	\$836,792.00															
205	BENCH 'A'	EA	13	\$900.00	\$11,700.00															
206	BENCH 'B'	EA	18	\$200.00	\$3,600.00															
207	BENCH 'C'	EA	8	\$200.00	\$1,600.00															
208	BENCH 'D'	EA	20	\$350.00	\$7,000.00															
209	BENCH 'E'	EA	6	\$4,000.00	\$24,000.00															
210	TRASH RECEPTACLE 'A'	EA	23	\$1,000.00	\$23,000.00															
211	TRASH RECEPTACLE 'B'	EA	16	\$700.00	\$11,200.00															
212	BIKE RACK	EA	25	\$100.00	\$2,500.00															
213	POT 'A'	EA	37	\$250.00	\$9,250.00															
214	RED OAK, 200 GAL. 5"-6" CAL., 16'-18" HT., 10"-12" SPREAD, FU	EA	64	\$1,250.00	\$80,000.00															
215	LIVE OAK, 200 GAL. 5"-6" CAL., 16'-18" HT., 10"-12" SPREAD, FU	EA	55	\$1,250.00	\$68,750.00															
216	DRAKE ELM, 200 GAL., 4 1/2"-5" CAL., 15'-17" HT., 14"-16" SPR	EA	76	\$1,130.00	\$85,880.00															
217	FRANCOIS PEAR, 4" CAL., 14'-16" HT., 6" SPREAD, FULL	EA	92	\$424.00	\$39,008.00															
218	NEW MEXICO AGAVE, 1 GAL., FULL	EA	32	\$15.00	\$480.00															
219	RED YUCCA, 1 GAL., FULL	EA	24	\$8.25	\$198.00															
220	DWARF YAUPON HOLLY, 1 GAL., 8"-10" HT., 8"-10" SPR., FULL	EA	3744	\$4.50	\$16,848.00															
221	YUCCA FILAMENTOSA, 1 GAL., FULL	EA	28	\$10.50	\$294.00															
222	CANNA TYPE 'A', NO. 1 RHIZOME	EA	114	\$1.80	\$205.20															
223	CANNA TYPE 'B', NO. 1 RHIZOME	EA	126	\$1.80	\$226.80															
224	BOWLES MAINE WALLEFLOWER 4" CONT., FULL	EA	60	\$4.00	\$240.00															
225	CHRYSANTHEMUM 4" CONT., FULL	EA	168	\$2.25	\$378.00															
226	DAILY BLACK EYED PEA 4" CONT., FULL	EA	152	\$2.25	\$342.00															
227	DAILY BEAN LITTLE GIRL 4" CONT., FULL	EA	176	\$2.25	\$396.00															
228	DAILY STELLA DE ORO 4" CONT., FULL	EA	200	\$4.00	\$800.00															
229	CANDY TUFT 4" CONT., FULL	EA	48	\$1.65	\$79.20															
230	IRIS 'MADONNA', NO. 1 RHIZOMES	EA	280	\$2.50	\$700.00															
231	IRIS 'AMBASSADEUR', NO. 1 RHIZOMES	EA	126	\$2.50	\$315.00															
232	IRIS 'CREAM BEAUTY', NO. 1 RHIZOMES	EA	126	\$2.50	\$315.00															
233	IRIS 'SAPHIRE BEAUTY', NO. 1 BULB	EA	114	\$2.50	\$285.00															
234	PURPLE BEARDED IRIS, NO. 1 RHIZOMES	EA	128	\$2.50	\$320.00															
235	PURPLE BEARDED IRIS, NO. 1 RHIZOMES	EA	136	\$2.50	\$340.00															
236	ITALIAN IRIS, NO. 1 RHIZOMES	EA	228	\$2.50	\$570.00															
237	IRIS 'GOLDEN CATARACT', NO. 1 RHIZOMES	EA	96	\$2.50	\$240.00															
238	LANTANA, 4" CONT., FULL	EA	184	\$1.40	\$257.60															
239	BIG BLUE LIROPE, 1 GAL., FULL	EA	312	\$4.00	\$1,248.00															
240	SPIDER LILY, NO. 1 BULBS	EA	210	\$4.00	\$840.00															
241	SPIDER LILY, NO. 1 BULBS	EA	104	\$4.00	\$416.00															
242	BELLADONNA LILY, NO. 1 BULBS	EA	192	\$4.00	\$768.00															
243	DAFODIL 'FEBRUARY GOLD', NO. 1 BULBS	EA	504	\$2.50	\$1,260.00															
244	DAFODIL 'GRAND TRING', NO. 1 BULBS	EA	160	\$2.50	\$400.00															
245	DAFODIL 'PEERING TOM', NO. 1 BULBS	EA	368	\$2.50	\$920.00															
246	DAFODIL 'SWEETNESS', NO. 1 BULBS	EA	96	\$2.50	\$240.00															
247	DAFODIL 'TET-A-TETE', NO. 1 BULBS	EA	176	\$2.50	\$440.00															
248	DAFODIL 'TET-A-TETE', NO. 1 BULBS	EA	456	\$2.50	\$1,140.00															
249	DAFODIL 'TREVITHIAN', NO. 1 BULBS	EA	400	\$2.50	\$1,000.00															
250	PENNINGTON, 1 GAL., FULL	EA	240	\$4.00	\$960.00															
251	THRIFT, 4" CONT., FULL	EA	48	\$2.00	\$96.00															
252	WHITE CARPET ROSE, 1 GAL., 10"-12" HT., 10"-12" SPR., FULL	EA	240	\$13.75	\$3,300.00															
253	GREGG SALVIA, 4" CONT., FULL	EA	70	\$1.75	\$122.50															
254	SEDUM, 4" CONT., FULL	EA	274	\$2.00	\$548.00															
255	PURPLE HEART, 4" CONT., FULL	EA	48	\$2.00	\$96.00															
256	REMOVE EXIST. TREE, MAINTAIN HOLD AND REPLANT	EA	10	\$305.00	\$3,050.00															
257	BERMUDA HYDRASEED	EA	51920	\$0.50	\$25,960.00															
258	COLUMBIAN ENGLISH OAK	EA	11710	\$0.35	\$4,100.00															
259	REDWOOD	EA	6	\$160.00	\$960.00															
260	4" 3000 PSI COMPRESSIVE RING CONC. SUBBASE (SIDEWALK)	SF	637	\$2.25	\$1,432.50															
261	4" 3000 PSI COMPRESSIVE RING CONC. SUBBASE (SIDEWALK)	SF	5974	\$2.25	\$13,342.50															
262	4" 3000 PSI COMPRESSIVE RING CONC. SUBBASE (SIDEWALK)	SF	1834	\$1.75	\$3,209.50															
263	FURNISH GLEN GLEN PEDESTRIAN BRICK	SF	93338	\$1.75	\$163,341.50															
264	FURNISH BEDDING MATERIALS AND PLACE PTD. BRICK	SF	93338	\$1.80	\$168,008.40															
265	UNCLASSIFIED SIDEWALK EXCAVATION	CY	2112	\$9.00	\$19,008.00															
SCCHEDULE II SUBTOTAL					\$1,301,447.45				\$1,341,847.58											\$1,443,960.00



**ADDISON CIRCLE CONSTRUCTION  
POST APARTMENT HOMES, L.P.**

**Fax Transmission**

<b>TO</b>	<i>See Listing Below</i>	<b>FAX NUMBER</b>		<i>See Below</i>	
<b>COMPANY</b>	<i>See Listing Below</i>	<b>PHONE NUMBER</b>			
<b>FROM</b>	<i>Mike Robbins</i>	<b>DATE</b>	<i>11/25/97</i>	<b>PAGES</b>	<i>3</i>
<b>SUBJECT</b>	<i>Construction Progress Meeting No. 8 Agenda</i>				

- Mark Brandenburg*                      *Post Construction*                      *(972)866-6560*
- Fernand Hollier*                      *Post Construction*                      *(972)866-6560*
- Pat White*                      *Post Construction*                      *(972)506-6510*
- Rick Owen*                      *Post Construction*                      *(972)770-5147*
- Bruce Ellis*                      *Town of Addison*                      *(972)450-2834*
- John Baumgartner*                      *Town of Addison*                      *(972)450-2834*
- David Meyers*                      *Huitt Zollars*                      *(214)871-0757*
- Jim Bowman*                      *Jim Bowman Const.*                      *(214)349-2887*
- Mark Zellman*                      *North Tex. Contr.*                      *(214)358-6435*
- David Nobles*                      *Charter Builders*                      *(972)484-4373*
- Alan Booth*                      *Charter Builders*                      *(972)484-4373*

**ADDISON CIRCLE CONSTRUCTION  
POST APARTMENT HOMES, L.P.****Addison Circle Phase II  
Public Infrastructure  
November 26, 1997 / 8:30 A.M.  
Construction Progress Meeting No. 8****AGENDA****II. Previous Business**

- A. Status of Gas Meter locations and revised plans from LS Gas;
- B. Status of Street Lighting analysis; Status of Bowman proposal for alternate street light poles;
- C. Status of temp. power to Post and Charter construction yards; Power to job site;
- D. Status of SW Bell; Linda Jacobs w/ u./technologies plans to HZ yet ?
- E. Status of project schedule;
- F. Status of change order for additional 8" fire service to Bldg. "O" garage- (items that were not part of the original contract)
- G. Status of NTC:
  - 1. Electrical Ductbank
  - 2. Water and Wastewater
  - 3. Fire Hydrant install @ Morris; When?
  - 4. Revised water and sewer locations-is staking picking up changes?
  - 5. Problems
- H. Status of Charter Builders:
  - 1. Office Tower
  - 2. Garage "Q" excavation-(Drew)
  - 3. Pier Drilling @ Garage "Q"-est.start date
  - 4. Problems
- I. Status of Dalcan:
  - 1. Garage "O" slab on grade
  - 2. Garage "O" Structural Plans
  - 3. Schedule for "P"
  - 4. Problems
- J. Status of electrical design for power to the Addison Circle/Esplanade; Has Town of Addison provided design yet?
- K. Status of Fire Hydrant repair; (Drew Davis)

# ADDISON CIRCLE CONSTRUCTION POST APARTMENT HOMES, L.P.

- L. Status of electrical feeder runs from "Q"; Has TU received info from Jay Frisco yet?
- M. Status of plans showing revised tree well locations (due to relocated water and w.w. service locations)
- N. Status of metering @ Cooling Tower - Bldg. "P"-metered separately? Any plan changes involved (service # and locations)(Bryant)
- O. Status of Bowman tree mulching east side Quorum, when?

## II. New Business

- A. Status of Bowman mix design submittals;
- B. Status of Wastewater cut sheets
- C. **Watch TU Electric pole and guy stakes--Don't delay power to construction yards!!**
- D. Huitt-Zollars needs townhouse design (North Side Morris) for service locations (Bryant)
- E. Post is building a new concrete wash-out area immediately North of Charters existing wash-out area; We will expect all trades to use this wash-out area and for each to monitor their own trucks. See attached sketch;
- F. North Texas Contracting needs to restore Bldg. pad "P" asap-Post will begin foundation work soon. When can we have it back on grade?
- G. Open Discussion
- H. End Meeting

✓ c Bruce Ellis  
Chris Terry

**ADDISON CIRCLE CONSTRUCTION  
POST APARTMENT HOMES, L.P.**

**Fax Transmission**

<b>TO</b>	<i>See Listing Below</i>	<b>FAX NUMBER</b>		<i>See Below</i>	
<b>COMPANY</b>	<i>See Listing Below</i>	<b>PHONE NUMBER</b>			
<b>FROM</b>	<i>Mike Robbins</i>	<b>DATE</b>	<i>11/20/97</i>	<b>PAGES</b>	<i>5</i>
<b>SUBJECT</b>	<i>Construction Progress Meeting No. 7 Minutes</i>				

- |                           |                          |                      |
|---------------------------|--------------------------|----------------------|
| <i>Mark Brandenburg</i>   | <i>Post Construction</i> | <i>(972)866-6560</i> |
| <i>Fernand Hollier</i>    | <i>Post Construction</i> | <i>(972)866-6560</i> |
| <i>Pat White</i>          | <i>Post Construction</i> | <i>(972)506-6510</i> |
| <i>Rick Owen</i>          | <i>Post Construction</i> | <i>(972)770-5147</i> |
| <i>Glenn Hogue</i>        | <i>T.U. Electric</i>     | <i>(972)888-1304</i> |
| <i>Bruce Ellis</i> ✓      | <i>Town of Addison</i>   | <i>(972)450-2834</i> |
| <i>John Baumgartner</i> ✓ | <i>Town of Addison</i>   | <i>(972)450-2834</i> |
| <i>David Meyers</i>       | <i>Huitt Zollars</i>     | <i>(214)871-0757</i> |
| <i>Jim Bowman</i>         | <i>Jim Bowman Const.</i> | <i>(214)349-2887</i> |
| <i>Mark Zellman</i>       | <i>North Tex. Contr.</i> | <i>(214)358-6435</i> |
| <i>David Nobles</i>       | <i>Charter Builders</i>  | <i>(972)484-4373</i> |
| <i>Alan Booth</i>         | <i>Charter Builders</i>  | <i>(972)484-4373</i> |
| <i>Brian Duplechin</i>    | <i>Charter Builders</i>  | <i>(972)484-4373</i> |
| <i>Saad Hineidi</i>       | <i>Fugro-McClelland</i>  | <i>(972)620-7328</i> |
| <i>Drew Davis</i>         | <i>Davis Excavation</i>  | <i>(903)482-6076</i> |

4949 ADDISON CIRCLE , ADDISON, TX 75248

(972) 726-0347  
(972) 866-6560 FAX



**ADDISON CIRCLE CONSTRUCTION  
POST APARTMENT HOMES, L.P.****CONSTRUCTION PROGRESS MTG. : No. 7**

**ADDISON CIRCLE PHASE II: Public Infrastructure**  
**DATE & TIME: November 19, 1997/ 8:30 A.M.**  
**PRESENT: See Attached List**  
**LOCATION: Post Job Trailer**

**MINUTES****DISCUSSIONS**

1. Jeame Hooker w/ Lone Star Gas has not received revised drawings from Scott Guice W/ Basharka Flower showing new meter locations. LS Gas can not design system and forward plans to Huitt Zollars until Scott gets info. to LS Gas.
2. Street Lighting analysis not complete yet; Paul and Bryan discussing possible use of alternate poles; Bowman has submitted proposal for alternate poles;
3. T.U. Electric has pole line for temp. power to the project installed along the DART ROW.; Wires are installed; Transformers to be hung this week; George E. has met w/ Charter and is designing the job for power to Post and Charter yards; Will have poles set, wire run, and transformers hung by Dec. 3, 1997.
4. Huitt Zollars requested starting date for paving operations to send Bob Sands w/ SW Bell a certified letter stating our proposed date they will need to have their lines installed by. Post supplied this date to HZ today (11/19/97); Linda Jacobs w/ u. technologies to get telephone design to Bryant when completed.
5. Had scheduling meeting w/ North Texas Contracting and Bowman Construction 11/19 and they will revise their schedules to better accommodate Post schedule. Will schedule another meeting for end of this week.
6. North Texas Contracting to furnish Post w/ pricing for additional items required to install additional 8" fire service to Bldg. "O" Garage today (11/19);
7. Received correspondence from HZ revising the locations of four (4) water service locations after review of MEP revised drawings dated 10/30/97; This change will involve relocation of two (2) tree wells; Revised plans will be coming from HZ; MEP plans do not show fire and domestic service to

# ADDISON CIRCLE CONSTRUCTION POST APARTMENT HOMES, L.P.

- Bldg. "Q"; HZ still waiting on Townhouse design on the north side of Morris Ave. for service locations;
8. North Texas Contracting is now working three (3) crews on electrical ductbank; They will start 1 crew laying wastewater on M-3 - Monday, 11/24; Trencher will complete trenching all ductbank by mid next week; Ductbank manholes to be set Friday, 11/21 at four (4) locations. Silt Fence around pipe spoils stockpile area was installed Monday, 11/17;
  9. Charter contracts are now signed; Charter-moving field offices onto site and setting up; Charter mobilizing equipment and materials; Began drilling piers at the office tower today (1 rig); Will begin drilling at the "Q" garage in approx. 1 week;
  10. Dalcan-working Bldg. "O" garage; preparing to pour slab on grade; Plans for Garage "O" structural not ready yet;
  11. Huitt Zollars is waiting on electrical design for power to the Addison Circle/Esplanade from the Town of Addison so they can accommodate needed conduit runs from Garage "Q" to the Esplanade area (in public row's); Huitt Zollars has put together a list of assumed needs for conduit runs to the park based on conversations w/ Slade Strickland; waiting on actual design and approval from Town of Addison.
  12. The Town of Addison says that the fire hydrant repair is not adequate and the hydrant is beyond repair. A new hydrant is needed. Drew to get w/ the Town (Bruce Ellis) and work out this problem.
  13. TU is waiting on information from Jay Frisco concerning electrical feeder runs from "Q";
  14. Post has given NTC the OK to bill for materials on hand as long as the material is stored onsite, verified, and invoices are submitted. Post to pay invoice prices only until the materials are incorporated into the job;
  15. NTC to install new fire hydrant @ Quorum and Morris next week (@ the n.e. corner) and put a saddle and tap on the hydrant lead for water service to Post construction yards. NTC to set meter supplied by the Town and Post will run line from meter to the yard area. NTC to swap out a new meter to replace this one when their meters are delivered. (1" meter and service line is required)
  16. New street names have now been assigned: They are as follows:
    - M-2 North is now Mildred Place

**ADDISON CIRCLE CONSTRUCTION  
POST APARTMENT HOMES, L.P.**

- M-2 South is now Lewis Place

- M-3 is now McEntire Place


- 17) After review of MEP plans, several water and wastewater service locations will need to be relocated; 2 water service relo's will require tree well relocation's; Waiting on revised plans from Huitt Zollars.
- 18) MEP plans do not show separate water services and meters for cooling tower in Bldg. "P"; Will they be metered separately? If not Post must write a standard letter to the Town. Bryant needs to make decision;
- 19) Bowman to mulch trees on east side Quorum ASAP and has permission to store the mulch in the Post yard on the west side of Quorum;

END OF MEETING

- 20) Next Meeting -- Wednesday, November 26, 1997 at 8:30 A.M.  
Post Construction Job Trailer

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

SUBMITTED BY:

  
 Michael F. Robbins/ Superintendent  
 Post Apartment Homes, L. P.

cc:

Jim Duffy  
 Bryant Nail  
 All Attendees  
 File

Date 7-11-97

Bid # 97-34

Open date 8-12

Attached is a list of Contractors / Vendors notified of Addison Circle phase II

Please advise Purchasing ASAP of any additional Contractors / Vendors that you would like to notify. Please provide fax, phone numbers and addresses, when possible.

This form sent to JOHN B. Date 7-11-97

C:\WPWIN\DATA\ADDLIST.WPD

AGC DALLAS	484-1442 ✓
AGC FT WORTH	1-817-870-2705 ✓
AGC IRVING	• <del>214-753-1044</del>
ALL TEX PAVING	484-0076 ✓
AMERICAS COMPANY	• <del>214-256-4163</del>
ARCHITECTURAL UTILITIES	1-817-926-4387 ✓
ASPHALT SURFACING	1-903-675-1515 ✓
BOTANICAL TECH	556-0337 ✓
BRADCO	417-3279 ✓
DALLAS HISPANIC CC	214-520-1687 ✓
DFW MINORITY BDC	214-637-2241 ✓
DFW MINORITY DEV CENTER	214-941-3598 ✓
DIETZ	1-972-722-3230 ✓
DODGE REPORTS	214-688-5003 ✓
DOWAGER	931-1263 ✓
DURABLE SPECIALTIES	780-7411 ✓
ED BELL CONSTRUCTION	214-352-3201 ✓
GIBSON & ASSOC	557-1552 ✓
GIFFORD HILL	264-6236 ✓
HENCIE	669-2896 ✓
INTEGRATED ROADWAY	214-352-1938 ✓
JAMES ARNOLD	817-430-5225 ✓
JIM BOWMAN	214-349-2887 ✓
JOHN BURNS	214-634-8938 ✓
JOHNSON BROTHERS	702-8968 ✓
JRJ PAVING	869-9757 ✓
LLANO CONSTRUCTION	690-6371 ✓
MIKE ALBERT	817-577-0034 ✓
MINORITY ECONOMIC DEV	214-746-6799 ✓
MUSTANG CONSTRUCTION	287-4640 ✓
NORTH HAVEN GARDENS	214-987-1511 ✓
NORTH TX CONTRACTING	214-358-6435 ✓
PALM	931-7344 ✓
PARAMOUNT PAVING	243-4791 ✓
PATTERNED CONCRETE	420-8924 ✓
PAVEMENT CONSTRUCTION	399-1590 ✓
PAVEMENT SPECIALIST	1-817-491-9777 ✓
QUANTUM	1-972-722-1114 ✓
RAMER CONCRETE	416-7343 ✓
REBCON	444-8234 ✓
RELIABLE	817-467-9148 ✓
RENAISSANCE	• <del>214-421-5969</del> 817 240 (22)
RHODE CONSTRUCTION	1-817-582-8667 ✓
<del>ROCKWALL</del>	<del>722-8108</del>
SCAVA	329-0048 ✓
SMILEY CONSTRUCTION	475-2275 ✓
TISEO	216-5637 ✓
TRI DAL LTD	817-481-8195 ✓
TRIPLE S UTILITIES	287-1714 ✓
TRIPLE WAY CONSTRUCTION	245-6509 ✓
TX CONTRACTORS	278-4652 ✓
TX MOCKINGBIRD	423-1264 ✓
WHITLEY & SIDDONS	214-343-4303 ✓
WRIGHT	817-481-2597 ✓

**CONSULTING ENGINEERS AND ARCHITECTS  
BID DOCUMENT CHECK LIST - NO. 97-34**

1. Brief description of work to be performed.  
ADDISON CIRCLE PHASE II INFRASTRUCTURE, Paving, Streetscape and Utility Improvements
2. Estimate of cost.  
\$ 3,900,000 (REVISED)
3. Advertising copy, to be prepared by consultant  or Addison Purchasing
4. Schedule:
 

	<u>Date</u>
a. Advertising copy to Addison Purchasing	<u>7/8/97</u> Done
b. Plans available	<u>7/14/97</u>
c. First advertisement	<u>7/11/97</u>
d. Second advertisement	<u>7/18/97</u>
e. Pre-Bid?	<u>7/28/97</u> (Revised)
f. Open Bids, second advertisement + 10 days minimum	<u>8/12/97</u> (Revised)
g. Council Agenda	<u>8/26/97</u> (Revised)
h. <u>3</u> days from notice of award to completed contracts, bonds, and insurance	
i. <u>5</u> days from Notice to Proceed to begin project	
j. <u>700</u> days from beginning to completed	
(1) <u>   </u> days substantially complete, if applicable	
(2) <u>   </u> days totally complete, if applicable	
5. Bonds:
 

Bid Bond	5%	Optional if under \$25,000
Performance	100%	Mandatory if \$100,000 or more
Payment	100%	Mandatory if \$25,000 or more
Maintenance	100%	Optional
6. Insurance: NCTCOG or similar
7. Bid good for 60 (45 to 120 days) after opening
8. Bid form:
  - Signature and Date Lines
  - Line for total bid and lines for any alternates (preferable deducts).
  - Name, Address, Phone, and Fax for person signing bid.
  - Bidder's TIN (tax identification or employer's number)
9. Include:
  - Workers Comp rule 28, non-discrimination, compliance, and resolution of disputes.
  - Public Works (construction, repairs, or modifications of real property) projects must have a statement and schedule of minimum per diem wages. Federally or State assisted projects must have a mechanism for monitoring wages paid.
10. Per our auditors:
  - Include in all construction contracts exceeding \$100,000, the following requirement: *"Contractor is responsible for compliance with all applicable standards, orders, or requirements issued under Section 306 of the Clean Air Act, Section 505 of the Clean Water Act, Executive Order 11738, and Environmental Protection Agency regulations."*
11. Consultant and Director provide a list of potential contractors or vendors, prior to first advertisement.

Post-It® Fax Note	7671	Date	7/9/97	# of pages	2
To	South Braunstrom	From	D. Meyers		
Co/Dept.	Addison PW	Co.	HZF		
Phone #		Phone #			
Fax #	972-450-2837	Fax #			

**SECTION AB**  
**ADVERTISEMENT FOR BIDS**

1. Sealed bids addressed to the Town of Addison, Texas, for Paving, Streetscape and Utility Improvements for ADDISON CIRCLE, PHASE II PUBLIC INFRASTRUCTURE for the Town of Addison, Texas, hereinafter called "Town" in accordance with plans, specifications and contract documents prepared by Huit-Zollars, Inc., will be received at the office of Clyde Johnson, Purchasing Manager, Finance Building, 5350 Belt Line Road, Addison, Texas until 2:00 p.m. on the 12th day of August, 1997. Bids received by the appointed time will be opened and read aloud. Any bids received after closing time will be returned unopened.
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3. Bids shall be accompanied by a cashier's check or certified check upon a national or state bank in an amount not less than five percent (5%) of the total maximum bid price payable without recourse to the Town of Addison, or a bid bond in the same amount from a reliable surety company licensed by the State of Texas to act as a Surety, or a Binder of Insurance executed by a surety company licensed by the State of Texas to act as a surety or its authorized agent as a guarantee that the bidder will enter into a contract and execute a Performance Bond within three (3) business days after notice of award of contract to him.
4. Plans, specifications and bidding documents may be secured beginning at 9:00 A.M. Monday, July 14, 1997 from Clyde Johnson, Purchasing Manager, Finance Building, 5350 Belt Line Road, Addison, Texas. The first set will be available at no charge and any additional sets may be obtained for a non-refundable sum of \$65.00 per set.
5. The right is reserved by the Mayor and the Town Council as the interest of the Town may require to reject any or all bids and to waive any informality in bids received.
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8. For information on bidding or to secure bid documents, call Clyde Johnson (972) 450-7090. For information on the work to be performed, call John Baumgartner, P.E., City Engineer, (972) 450-2886 or David Meyers, P.E., Huitt-Zollars, Inc., (214) 871-3311.
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11. A Pre-Bid Meeting will be held at 2:00 p.m. on Monday, July 28, 1997 at the Addison Service Center, 16801 Westgrove Drive, Addison, Texas 75001, 972-450-2871. All bidders are encouraged to attend.

**TOWN OF ADDISON, TEXAS**



# HUITT-ZOLLARS

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

## FACSIMILE TRANSMITTAL

Date: 7/2/97

Fax No.: 972-~~450-2837~~ <sup>450-2837</sup>

H-Z Proj. No. 01192221

No. of Pages: 3  
(Including Cover Sheet)

TO: Town of Addison

Attn: JOHN BAUMGARTNER

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

RE: ADDISON CIRCLE PHASE II

HIRE/BIRE COST.

FROM: David Meyers

SENT BY: \_\_\_\_\_ TIME: \_\_\_\_\_ DATE: \_\_\_\_\_

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

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

# HUITT-ZOLLARS

Dallas • Fort Worth • Houston • El Paso • Phoenix • Tulsa • Ontario

## FACSIMILE TRANSMITTAL

Date: 6/24/97

Fax No.: 972-72-5129

H-Z Proj. No. 01182221

No. of Pages: 2  
(Including Cover Sheet)

TO: Columbo, Randy  
Bryant Ward

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

Hike & Bike TRAX Cost

From SPECTRUM TO OFFICE TOWER

\$30,550 - w/ 10% Cont.

Hike & Bike For M-3 From Office TO  
SPECTRUM \$41,240 w/ 10% Cont.

TOTAL \$77,790

From Cost Breakdown

Provided in 6/21/97

FROM: David Meyer

Meeting.

SENT BY: \_\_\_\_\_ TIME: \_\_\_\_\_ DATE: \_\_\_\_\_

If you had any problems receiving this Facsimile Transmittal, please contact the individual named above or (214) 871-3311. Thank you.

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

Project ADRIAN LLC #2  
 Client Colvin's Realty  
 Task \_\_\_\_\_



Job No. 01192221  
 By DSM Date 6/24/97  
 Chkd \_\_\_\_\_ Date \_\_\_\_\_  
 Sheet \_\_\_\_\_ of \_\_\_\_\_

HINE + BIKE TRAIL

COST FROM SECTION DRIVE TO EAST END  
 OF BLOCK "G" PARKING DECK

4" REINF CON. SUBBASE -  $(4,086 \text{ SF}) \times (\$3.20/\text{SF}) = \$13,056$

FURNISH PED. PAVEM.  
 DECK TO SFD -  $(3,570 \text{ SF}) \times (\$3.10/\text{SF}) = \$11,138$

INSTALL BRICK AND  
 BEDDING MATERIAL -  $(3,570 \text{ SF}) \times (\$2.53/\text{SF}) = \$9,032$

SUB-TOTAL - \$33,230

10% CONTINGENCY - 3,320

TOTAL	\$36,550
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**CONSULTING ENGINEERS AND ARCHITECTS  
BID DOCUMENT CHECK LIST - NO. 97-34**

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Name, Address, Phone, and Fax for person signing bid.  
Bidder's TIN (tax identification or employer's number)
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Workers Comp rule 28, non-discrimination, compliance, and resolution of disputes.  
Public Works (construction, repairs, or modifications of real property) projects must have a statement and schedule of minimum per diem wages. Federally or State assisted projects must have a mechanism for monitoring wages paid.
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SENT BY:XEROX 7033

: 1 -97 : 8:46AM : HUITT-ZOLLARS, INC. -

972 450 7096:# 3/ 3

8. For information on bidding or to secure bid documents, call Clyde Johnson (972) 450-7090. For information on the work to be performed, call John Baumgartner, P.E., City Engineer, (972) 450-2886 or David Meyers, P.E., Huit-Zollars, Inc., (214) 871-3311.
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TOWN OF ADDISON, TEXAS

**CLYDE JOHNSON, C.P.M. PURCHASING MANAGER TOWN OF ADDISON**

---

**FACSIMILE TRANSMISSION FAX: (972) 450-7096**

**OFFICE: (972) 450-7090**

**Date:** July 10, 1997

**To:** Contractors and Plan Rooms

**Subject:** Announcement of Construction Project

**Bid Number:** 97-34

**Bid Name:** Addison Circle Phase II Infrastructure

**Engineer's Estimate:** \$3,400,000

**Pre-bid Conference: When:** 2:00 P.M., July 28, 1997

**Where:** Addison Service Center  
16801 Westgrove Drive  
Addison, TX 75248

**Bids to be opened: When:** 2:00 P.M., August 12, 1997

**Where:** Addison Finance Building  
5350 Belt Line Rd.  
Addison, TX 75240

**Bonds and Insurance:** 5% Bid, 100% Performance - Payment - Maintenance Bonds  
Contractor's Liability and Workers Comp as specified

**Plans/Documents:** Available at the Finance Bldg. on **July 14**, at **no charge and no deposit**. If you plan to make a pick up on July 14, please call first to make sure plans are available.

**Description of work:** Paving, Streetscape and Utility Improvements. To be bid as three different packages, bidder may bid one or more packages.

# HUITT-ZOLLARS

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

## FACSIMILE TRANSMITTAL

Date: 6/3/97 Fax No.: \_\_\_\_\_

H-Z Proj. No. 01182230 No. of Pages: 11  
(Including Cover Sheet)

TO: CARMEN MORAN 972-450-7043

JOHN BAUMGARTNER 972-450-2837

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

RE: ADDIXON CIRCLE II

RESPONSE TO DEVELOPMENT  
PLAN COMMENTS

FROM: David Myers

SENT BY: \_\_\_\_\_ TIME: \_\_\_\_\_ DATE: \_\_\_\_\_

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

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



## ADDISON CIRCLE PHASE II DEVELOPMENT PLAN COMMENTS

The response per meetings with the Town of Addison are noted in italics.

### COMMENTS FROM CARMEN MORAN DATED APRIL 3, 1997

- HZI/RTKL/CRT      1)      The legal description on the zoning ordinance which rezoned the Addison Circle property to the UC zoning district does not include the commercial section east of Spectrum Drive. You mentioned that you wanted to build an office building in that area. The property would need to be rezoned to the UC zoning district, and a concept plan filed for the entire sub-district before any development plans can be accepted.
- RTKL/CRT            2)      A self-storage facility is not an allowed use in the UC district. It is not allowed by right, and there is not a Conditional Use permit available for it. The UC zoning text will have to be amended to allow a self-storage facility as a conditional use.
- RTKL/CRT            3)      The ordinance requires 1500 units to be built in Phases I and II. The first phase contained 438 ± units, and this phase contains 597 units. This phase does not fulfill the requirement of 1,500 units.
- CRT/GDG             4)      The townhouse lots must be at least 90 feet deep.
- RTKL                 5)      As the plans indicated, 4.9% of the one-bedroom units are smaller than required by ordinance.
- HZI                    6)      The plans do not show open-space dedication on the west side of Quorum Drive that is supposed to be dedicated with Phase II. As required on Page 22 of Ordinance 095-019, the dedication should be shown on the plans.

*The park/esplanade area will be shown as a property line and noted as dedicated public open space.*

- RTKL                 7)      There has not been a shared parking plan approved. The revised plan is being reviewed by the City's traffic consultants now, and should be ready for discussion soon. In a previous meeting with you and your traffic engineer, you indicated that all on-street parking was above requirement. The other day you indicated that some of the on-street parking spaces are counted toward the parking requirement. Which is it?

- HZI/RTKL            8)      The streets shown against the railroad right-of-way do not seem to meet any of the adopted street cross-sections. Cross sections for these areas need to be approved by staff and added to Ordinance 095-019.

*Section has been submitted to staff for approval.*

COMMENTS FROM SLADE STRICKLAND DATED APRIL 3, 1997Streetscape:

HZI

- 1) We are unfamiliar with the 'Allee' Elms shown along the park circle and Addison Circle Drive. We need to do more research on the growth habit of this tree as it relates to the spacing shown on the plan. Our initial response to the park circle streetscape plan is that the trees are spaced too closely.

*Paul Shaw will provide additional information about the performance and availability of the Allee Elm. The Drake Elm will be used as an alternate if the Allee will not be available in the specified size at the projected planting time.*

HZI

- 2) The parking lot strip trees are not a good idea because of the limited space and the likelihood car or car doors will hit them. Forcing trees in these narrow strips need more thought. A single row of trees planted in larger wells makes more sense.

*We have provided a 6.5 foot back of curb to back of curb space in the head-in parking islands. This leaves 4.75 feet from the center of the tree trunk to the door handle of a car parked one foot of the face of curb and 3.75 feet to the door handle when the tree has grown to 24" in diameter. We believe that the double row of trees will work well and will not cause a hindrance to pedestrians with the use of a suspended tree grate which will allow brick pavers to be installed close to the trunk.*

HZI

- 3) All of the trees need to have subsurface drainage tied to the storm water system.

*We are designing a subsurface PVC pipe system for the trees that will connect to the public stormwater system.*

CRT

- 4) The trees specified will be difficult to find based on our experience with Phase I. We will consider contracting with a nursery now to insure we have the acceptable size available for planting next year if funds are available. We can accomplish this through normal bidding procedures and award the contract to a tree nursery capable of holding the trees until the planting stages.

*Once HZI determines the availability of the Allee Elms we can make a determination on how to proceed with publicly bidding the care of the trees until they are delivered to the site. A more stringent specification will be written between Paul Shaw and Slade Strickland when it becomes apparent that this bid process will take place.*

- HZI 5) The treatment of the railroad edge needs more thought given to how pedestrians and joggers will use the space, particularly at night. This street feels like a back alley with the parking garage and railroad tracks along the north and south sides of the street.

*We have provided a designated hike and bike trail as part of the fire lane and lined the street with trees on both sides and wall mounted lights on the south side of the buildings to "liven" up the space. In addition the architects are looking at ways to improve the elevation of the storage building.*

- HZI 6) The final streetscape irrigation system plans need to specify RainMaster DX-2 with all necessary equipment, including phone lines, to communicate to the central irrigation computer at the Service Center.

*We have a copy of the Town's irrigation specifications and will include this information in the contract documents bid book.*

Miscellaneous:

- CRT 1) We recommend the building management be responsible for emptying and relining the pole mounted trash receptacles along the streets. Additionally, any plant material or vines planted against the buildings will be Columbus's responsibility to water and maintain.

*It is our belief that Columbus intends to provide trash pick-up from the pole mounted trash cans and deposit the garbage into the large dumpsters. They also will be responsible for the watering of vines etc. adjacent to the buildings. The only exception to this in Phase I was the mews where it was more practical to make the watering of the vine leaveouts a part of the public system which is also watering the street trees. We would request that the same design be accepted in Phase II for the mews.*

- CRT 2) Electrical receptacles were placed in the tree wells for holiday lighting in the Phase I project. We need to know if Columbus is planning the same for Phase II.

*Columbus will not be installing the receptacles for tree lighting.*

- HZI/RTKL 3) The switchgear shown in the rotary park needs to be moved to another location outside the park.

*This location was requested by TU Electric for street light and park power along Addison Circle. We will discuss an alternate location with George Esqueda.*

CRT

- 4) Consideration needs to be given to providing an enhanced gateway entry at the intersection of the Tollway and Addison Circle Drive. There is an opportunity to do a Town of Addison monument sign at this location to announce entrance into the Town off of the Tollroad.

*Columbus is working on a schematic design for presentation to the Town.*

**COMMENTS FROM GORDON ROBBINS DATED APRIL 4, 1997**

HZI

- 1) M3 shall be a properly configured and constructed fire lane.

*Street M3 will be widened to 24 feet face-to-face to allow for a legitimate fire lane as requested.*

HZI

- 2) The private drive north of the Block N garage (between the garage and the townhouses) shall be a properly configured and constructed fire lane, 24 feet in width. (Submittal scales at 20 feet).

*The private drive behind the townhomes will not be made a fire lane. It was acknowledged that the group of units meets the requirements for fire coverage from the adjacent public streets (all parts of the building are within 150 feet of the street).*

HZI

- 3) The entrance to the motor court on Building M shall be configured to fire lane specifications (minimum 24 feet wide and 14 feet of clear height) and shall be marked as a fire lane.

*The entrance to the motorcourt on Building "M" does not have to be a fire lane. It was agreed that the building perimeter is entirely within 150 feet of a fire lane and that penetration by fire vehicles into the interior is not required.*

HZI

- 4) The "private garage" drive of Building M shall be constructed and marked as a fire lane.

*We will work with the Town so that their design of the park in Addison Circle (Mildred) provides an additional six feet of unobstructed passage next to the travel lanes so that there is effectively 24 feet clear for fire vehicles. (This was discussed with Slade Strickland prior to meeting with the Fire Dept.) This may include an apron in the park that looks like plaza or sidewalk space but is actually capable of supporting 50,000 pounds. In this way, the driving lane can remain 18 feet wide to avoid the impression of multiple lanes that is such a problem on Westgrove. (The 18 foot width allows comfortable through movement in the presence of the angled head-in parking). Huitt-Zollars needs to review the potential*

*solutions with appropriate City staff sufficiently to allow timely approval of the infrastructure construction plans which will precede the park design.*

- HZI 5) Addison Circle where it splits around the park shall be a minimum of 24-feet in width. (Submittal scales at 20 feet).

*The entrance to the private garages in Building "M" does not have to be a fire lane. It was agreed that the building perimeter is entirely within 150 feet of a fire lane and that penetration by fire vehicles into the interior is not required.*

- HZI 6) A fire hydrant shall be installed on the east side of MZ South approximately 200 feet south of the intersection of MZ and Addison Circle.

*The additional fire hydrant will be installed.*

- HZI 7) A fire hydrant shall be installed on the east side of Spectrum approximately 150 feet south of the intersection of Spectrum and Addison Circle.

*The additional fire hydrant will be installed.*

- RTKL 8) It is my understanding, after meeting with representatives from Columbus Realty Trust, that the "mini storage" portion of Building O will be of noncombustible construction. Fire Department approval of the site plan is contingent upon this. If the circumstances change further review of the submittal will be required.

*Acknowledged.*

**COMMENTS FROM DAVID NIGHSWONGER DATED APRIL 10, 1997**

**Development Plans:**

- HZI/GDG ✓ 1) Is the parking for the 6 town homes adequate?

*They have two car garage parking and we have maximized on-street parking. The architects will investigate the space provided for guest parking outside of the garages.*

- RTKL ✓ 2) The trash dumpster on Quorum and Spectrum must be removed. The collection vehicle may not stop on those streets to load the dumpster.

- RTKL ✓ 3) The trash dumpster location on the southeast corner on Building "M" must also be relocated.

HZI

- 4) The sight distance triangles shall be analyzed using the design speed of the street at all intersections on Quorum, Spectrum, and Dallas Parkway. Show the sight triangles on the plans.

*Sight triangles per "AASHTO" are longer than the block lengths in this project. The AASHTO standard assumes that the driver traveling on the through street has no reaction, such as lifting his foot from the accelerator or applying the brakes, when he detects a vehicle pulling out from a side street. The AASHTO criteria is geared primarily for major thoroughfares such as Preston Road or Belt Line Road and highways. Per City of Dallas criteria, the distance would be 200 feet. Sight triangles are being shown on a drawing that will be submitted to the Town for review.*

HZI

- 5) The throat length of Addison Circle at Dallas Parkway needs to be lengthened. Delete 3 spaces on each side of Addison Circle.

*Spaces will be deleted.*

RTKL

- 6) What are the loading areas identified at the s.e. corner of the parking structures for Buildings "N" & "O"

*These areas are provided as a means for small truck loading and unloading to be off of the mews.*

HZI

- 7) Prepare a traffic control plan for the intersection of Spectrum and Addison Circle.

*A traffic sign plan is being prepared and will be submitted with preliminary plans.*

HZI/RTKL

- 8) Demonstrate that there is adequate sight distance at the entrances of the Motor Court on building M and the Public Courtyard on building P.

*Motor court and garage exits with limited visibility are a common urban issue and will be dealt with in the architectural plans using some combination of signage, gates, lights, mirrors or other typical mechanisms for pedestrian safety. The public courtyard in Building "P" is a pedestrian court only and therefore has no vehicular sight distance issues.*

HZI

✓ 9)

The sidewalk along street M-3 will need to be wider if the street will be open to vehicles.

*We have provided a sidewalk width of 5'- 7 1/2" behind the trees on the north side of M-3 and an 8' hike and bike trail in the street on the south side. M-3 will be open to vehicles traveling one-way from Spectrum to Quorum. The sidewalk width on the north side of M-3 may be reduced with the revision of the street section to meet fire department review comments.*

Streetscape:

HZI

✓ 1)

The trees closest to the street for the parking along Addison Circle may potentially cause sight distance problems. Consider deleting these trees.

*We do not feel that the tree trunks impose any more sight restriction than an adjacent vehicle. In addition, there is more than a typical lane width of traffic on Addison Circle which will allow a vehicle to ease out and view on-coming traffic before interfering with the traffic flow. It is our recommendation that the trees remain as shown.*

Boundary:

HZI

✓ 1)

Separate the street r.o.w. from the park areas within Addison Circle.

*A property line will be added along the back of curb and the areas directed into right-of-way and park.*

HZI

✓ 2)

Identify the r.o.w. dedication along Quorum Drive.

*Dimensions will be added to include 13 foot dedication.*

Franchised Utilities:

HZI

✓ 1)

Switch gear in park needs to be at least 10' off of curb.

*We are attempting to have the switch gear eliminated or moved out of the park. The park location was a TUE request for street light and park power.*

- HZI 2) Move the electrical manholes into the sidewalks or close to the curb within the street.

*We have followed the location of electrical manholes that was used in Phase I. The design is for the line to be approximately centered on one lane of traffic allowing space for vehicles to maneuver in the other lanes. There is not sufficient space in the sidewalk for all utilities. We were able to take advantage of the parallel parking on Quorum Drive in Phase I as a route for the electrical ductbank south of the rotary to allow manholes to be placed in the sidewalk. We do not have this ability on Spectrum Drive which has no parking. On Morris Avenue our goal in both phases was to utilize the parking bay area for wastewater lines, manholes and water lines.*

- HZI 3) Move the SWB manhole at the S.W. area of Spectrum and Addison Circle. It will cause problems with traffic when SWB is working in the manhole.

*We will inform SWBT of your desire to move the manhole so they may incorporate this into their design plans.*

Water/Wastewater Plan:

- HZI 1) The water line in street M-3 must be extended to connect to the water line in Spectrum. If the extension of Spectrum down to Arapaho is constructed at the time of this project then this would not be necessary.

*We do not know the timing of the Spectrum Drive extension south of the railroad, therefore, we will show the additional water line in M-3.*

- HZI 2) Move the 12-inch water line along the north side of Addison Circle into the center park area.

*When Addison Circle was in the concept stage, we were directed to keep public utilities out of the park area. We have honored this request in all of our design and do not feel it would be wise to potentially create the same utility conflict problems we have in the rotary. The Town will review this in further detail before making a decision.*

- HZI 3) Connect the 8-inch sanitary sewer in Spectrum to the 12' sewer in Addison Circle at 90 degrees.

*We are connecting to an existing stub constructed in Phase I. We would need to create a reverse curve in the sanitary line to connect to the existing manhole at 90 degrees or construct a new manhole shifted downstream from the existing manhole location. The Town will review this in further detail and make a recommendation.*



Drainage Plan:

HZI

- 1) The pipe sizes shown are smaller than those shown on the Master Drainage Plan.

*The master plan was based on conservative hydraulic calculations and holding pipe velocities to 8 fps. The detailed design hydraulics and allowing 12 fps velocities per your drainage manual have resulted in the decreased pipe sizes shown.*

HZI

- 2) What is the purpose of the 9' x 7' box culvert being constructed off of the existing double 8' x 8' box.

*This box culvert will no longer be constructed due to the commercial office development. If the office development was not to occur the new box would be necessary because the roadway embankment slope would encroach onto the existing channel.*

HZI

- 3) Why isn't the 78-inch storm sewer in street M-3? DART will have to approve the 78-inch and grading shown within the DART right-of-way.

*The existing drainage ditch along the railroad is in DART R.O.W. We are simply replacing drainage across their property with a pipe. We are working with Jan Siedner for DART approval.*

HZI

- 4) Consider alternate locations for curb inlets or combination inlets instead of the grate inlets shown in Addison Circle.

*Our current grades are set with using a standard cross slope from the outside curb to the a gutter line along the back of the head-in parking. The parking spaces are graded up on variable slopes to match retail grades at the building. We are using spot grades for the head-in parking to obtain the desired slopes. The frequency of the grate inlets is unfortunate but using the one dry lane criteria on an 18' face to face street does not provide much street capacity. We considered placing combination inlets between the trees in the head-in parking medians but this created more awkward street grades within the parking as well as causing inconvenience to the pedestrian by collecting water at the location where they will enter and exit vehicles.*

## MEMORANDUM

PROJECT	Addison Circle Phase II
PROJECT NUMBER	10-96018.00
DATE	May 6, 1997

RECEIVED

MAY 09 1997

HUITT-ZOLLARS

RTKL

To: Bryant Nail, Columbus Realty Trust  
David Meyers, Hultz Zollars, Inc.

From: Mark Tuttle *Mark Tuttle*

Re: Addison Circle Phase II - Final Development Plan

RTKL and Huitz-Zollars, Inc. have been working to resolve and respond to the town of Addison's Development Plan review comments. The following items make up RTKL's response to the architectural issues which should be added to the response from Huitz-Zollars and forwarded to the city:

Comments from Carmen Moran:

5. Section 3-C of the Urban Center District Regulations allows 5% of each unit type per building to be reduced to 75% of the minimum area per dwelling unit allowed.
7. The on street parking was not counted in the shared parking model. As presented by DeShaza, Tang and Associates, the shared parking model is conservative. The additional on street parking provides an additional safety factor.

Comments from Gordon Robbins:

8. Jim Duffy of CLB met with Gordon Robbins to discuss these concerns. A fire stand pipe hookup point will be provided on the top level of the deck as requested. The news street south of the storage building will be a fire lane. The building will be of non-combustible construction.

Comments from David Nighswonger:

2. A parallel parking space adjacent to the dumpster on Quorum will be designated as a "Fifteen Minute Drop-off Zone" to allow for trash to be picked up without effecting traffic on Quorum. The dumpster will be rolled from the compactor on Spectrum to the nearest residential street for pick up.

RTKL Associates Inc.  
3828 Quail Street  
Dallas, TX 75201

214 871 8877  
FAX 214 871 7023

---

**MEMORANDUM****PROJECT** Addison Circle Phase II**DATE** May 6, 1997

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3. *The dumpster will be rolled from the compactor on Spectrum to the nearest residential street for pick up.*

Please call if you have any questions.

MPT:se

Attachment: H-Z Memo Dated April 24, 1997

cc Tom Brink, RTKL  
Project File/2200

l:\projects\9601\2200\memos\nail\_050697.doc

Post-It® Fax Note	7671	Date	6-3-97	# of pages	7
To	BALM	From	C. MORAN		
Co./Dept.		Co.			
Phone #	SE	Phone #			
Fax #	2837	Fax #			

**PUBLIC WORKS DEPARTMENT**

(972) 450-2871

Post Office Box 144 Addison, Texas 75001

16801 Westgrove

April 10, 1997

**MEMORANDUM**

**TO:** Carmen Moran, Director of Development Services  
**FROM:** David Nighswonger, Assistant City Engineer *DN*  
**SUBJECT:** Addison Circle Development Plans, Phase II

I have reviewed the above referenced plans and have the following comments:

**Development Plans:**

1. Is the parking for the 6 town homes adequate?
2. The trash dumpster on Quorum and Spectrum must be moved. The collection vehicle may not stop on those streets to load the dumpster.
3. The trash dumpster location at the southeast corner on building M must also be relocated.
4. The sight distance triangles shall be analyzed using the design speed of the street at all intersections on Quorum, Spectrum, and Dallas Parkway. Show the sight triangles on the plans.
5. The throat length of Addison Circle at Dallas Parkway needs to be lengthened. Delete 3 spaces on each side of Addison Circle.
6. What are the loading areas identified at the s.e. corner of the parking structures for Buildings "N" & "O"
7. Prepare a traffic control plan for the intersection of Spectrum and Addison Circle.
8. Demonstrate that there is adequate sight distance at the entrances of the Motor Court on building M and the Public Courtyard on building P.
9. The sidewalk along street M-3 will need to be wider if the street will be open to vehicles.

**Streetscape:**

1. The trees closest to the street for the parking along Addison Circle may potentially cause sight distance problems. Consider deleting these trees.

*John, David, Myers have responded. I said they have comments. I didn't get memo, but the staff he will fax it. DN*

**Boundary:**

1. Separate the street r.o.w. from the park areas within Addison Circle.
2. Identify the r.o.w. dedication along Quorum Drive.

**Franchised Utilities:**

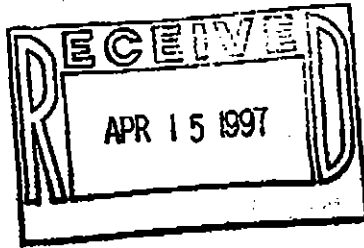
1. Switch gear in park needs to be at least 10' off of curb.
2. Move the electrical manholes into the sidewalks or close to the curb within the street.
3. Move the SWB manhole at the s.w. area of Spectrum and Addison Circle. It will cause problems with traffic when SWB is working in the manhole.

**Water/Wastewater Plan:**

1. The water line in street M-3 must be extended to connect to the water line in Spectrum. If the extension of Spectrum down to Arapaho is constructed at the time of this project then this would not be necessary.
2. Move the 12-inch water line along the north side of Addison Circle into the center park area.
3. Connect the 8-inch sanitary sewer in Spectrum to the 12' sewer in Addison Circle at 90 degrees.

**Drainage Plan:**

1. The pipe sizes shown are smaller than those shown on the Master Drainage Plan.
2. What is the purpose of the 9' x 7' box culvert being constructed off of the existing double 8' x 8' box.
3. Why isn't the 78-inch storm sewer in street M-3? DART will have to approve the 78-inch and grading shown within the DART right-of-way.
4. Consider alternate locations for curb inlets or combination inlets instead of the grate inlets shown in Addison Circle.

**BUILDING INSPECTION DEPARTMENT**

16801 Westgrove Drive

(972) 450-2880 Fax: (972) 450-2837

Post Office Box 144 Addison, Texas 75001

# MEMO

**To:** Carmen Moran, Director of Developmental Services  
**From:** Lynn Chandler, Building Official  
**Subject:** Addison Circle Phase II  
**Date:** April 15, 1997

The architect, builder and developer should be aware of the following code requirements.

1. If two different types of construction are used, they shall be separated by the appropriate area separation wall as required by the 1991 Uniform Building Code. Soffits and other building appendages shall not project over the roof of the different construction types.
2. The building height as defined by the 1991 Uniform Building Code shall be strictly adhered to. The building height will affect the type of construction that may be used. Therefore, attention to detail in establishing the grade adjacent to the building should be considered.

LC/st



Post Office Box 144

Addison, Texas 75001-0144

5300 Belt Line Road

(972) 450-7000

FAX (972) 450-7043

April 3, 1997

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

I have reviewed your plans to check for conformance to the Urban Center zoning district regulations. I have noted the following:

-The legal description on the zoning ordinance which rezoned the Addison Circle property to the UC zoning district does not include the commercial section east of Spectrum Drive. You mentioned that you wanted to build an office building in that area. The property would need to be rezoned to the UC zoning district, and a concept plan filed for the entire subdistrict before any development plans can be accepted.

-A self-storage facility is not an allowed use in the UC district. It is not allowed by right, and there is not a Conditional Use permit available for it. The UC zoning text will have to be amended to allow a self-storage facility as a conditional use.

-The ordinance requires 1500 units to be built in Phases I and II. The first phase contained 438+/- units, and this phase contains 597 units. This phase does not fulfill the requirement of 1,500 units.

-The townhome lots must be at least 90 feet deep.

-As the plans indicate, 4.9% of the one-bedroom units are smaller than required by ordinance.

-The plans do not show the open-space dedication on the west side of Quorum Drive that is supposed to be dedicated with Phase II. As required on Page 22 of Ordinance 095-019, the dedication should be shown on the plans.

-There has not been a shared parking plan approved. The revised plan is being reviewed by the City's traffic consultants now, and should be ready for discussion soon. In a previous meeting with you and your traffic engineer, you

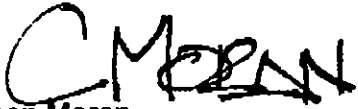
Letter to Bryant Nail  
April 3, 1997

Page 3

indicated that all on-street parking was above requirement. The other day you indicated that some of the on-street parking spaces are counted toward the parking requirement. Which is it?

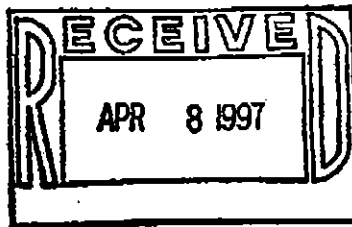
-The streets shown against the railroad right-of-way do not seem to meet any of the adopted street cross-sections. Cross sections for these areas need to be approved by staff and added to Ordinance 095-019.

Sincerely

A handwritten signature in black ink, appearing to read 'C. MORAN'.

Carmen Moran  
Director of Development Services



**PARKS & RECREATION**

(972) 450-2851 • FAX (972) 450-2834

Post Office Box 144 Addison, Texas 75001

16801 Westgrove

**MEMORANDUM**

Date: April 3, 1997  
 To: Carmen Moran, Development Director  
 From: Slade Strickland, Director *SS*  
 Parks and Recreation  
 Subject: Urban Center Development Plan - Phase II

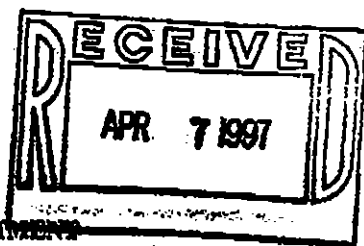
**STREETSCAPE**

The streetscape plan submitted for Phase II is consistent with the standards established for Phase I, except the area around the Addison Circle Park. The following items summarize our preliminary comments or concerns:

1. We are unfamiliar with the 'Allee' Elms shown along the park circle and Addison Circle Drive. We need to do more research on the growth habit of this tree as it relates to the spacing shown on the plan. Our initial response to the park circle streetscape plan is that the trees are spaced too closely.
2. The parking lot strip trees are not a good idea because of the limited space and the likelihood cars or car doors will hit them. Forcing trees in these narrow strips needs more thought. A single row of trees planted in larger wells makes more sense.
3. All of the trees need to have subsurface drainage tied to the storm water system.
4. The trees specified will be difficult to find based on our experience with Phase I. We will consider contracting with a nursery now to insure we have the acceptable size available for planting next year if funds are available. We can accomplish this through normal bidding procedures and award the contract to a tree nursery capable of holding the trees until the planting stages.
5. The treatment of the railroad edge needs more thought given to how pedestrians and joggers will use the space, particularly at night. This street feels like a back alley with the parking garage and railroad tracks along the north and south sides of the street.
6. The final streetscape irrigation system plans need to specify RainMaster DX-2 with all necessary equipment, including phone lines, to communicate to the central irrigation computer at the Service Center.

**MISCELLANEOUS**

1. We recommend the building management be responsible for emptying and relining the pole mounted trash receptacles along the streets. Additionally, any plant material or vines planted against the buildings will be Columbus's responsibility to water and maintain.
2. Electrical receptacles were placed in the tree wells for holiday lighting in the Phase I project. We need to know if Columbus is planning the same for Phase II.
3. The switchgear shown in the rotary park needs to be moved to another location outside the park.
4. Consideration needs to be given to providing an enhanced gateway entry at the intersection of the Tollway and Addison Circle Drive. There is an opportunity to do a Town of Addison monument sign at this location to announce entrance into the Town off of the Tollroad.



**FIRE DEPARTMENT**  
Post Office Box 144 Addison, Texas 75001

(972) 450-7200 FAX (972) 450-7208

4798 Airport Parkway

## MEMORANDUM

Friday, April 04, 1997

**TO:** Carmen Moran, Director of Development Services

**FROM:** Gordon C. Robbins, Deputy Fire Chief

**SUBJECT:** Addison Circle, Phase 2 site plan

---

Thank you for the opportunity to review the above submittal. I have the following comments.

1. M3 shall be a properly configured and constructed fire lane.
2. The private drive north of the Block N garage (between the garage and the townhouses) shall be a properly configured and constructed fire lane, 24 feet in width. (Submittal scales at 20 feet).
3. The entrance to the motor court on Building M shall be configured to fire lane specifications (minimum 24 feet wide and 14 feet of clear height) and shall be marked as a fire lane.
4. The "private garage" drive of Building M shall be constructed and marked as a fire lane.
5. Addison Circle where it splits around the park shall be a minimum of 24-feet in width. (Submittal scales at 20 feet).
6. A fire hydrant shall be installed on the east side of M2 South approximately 200 feet south of the intersection of M2 and Addison Circle.
7. A fire hydrant shall be installed on the east side of Spectrum approximately 150 feet south of the intersection of Spectrum and Addison Circle.
8. It is my understanding, after meeting with representatives from Columbus Realty Trust, that the "mini storage" portion of Building O will be of noncombustible construction. Fire Department approval of the site plan is contingent upon this. If the circumstances change further review of the submittal will be required.

If you have any question, please contact me at extension 7220.

# HUITT-ZOLLARS

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

## FACSIMILE TRANSMITTAL

Date: 7/12/96

Fax No.: 931-6643

H-Z Proj. No. 01182221

No. of Pages: 1  
(Including Cover Sheet)

TO: Town of Addison  
John Baumgartner

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

RE: Addison Circle II Town Participation.

	Town Memo May 30 <sup>th</sup>	HZI June 28 <sup>th</sup>
Subtotal Phase II Items	1,996,000	\$ 2,023,000
Phase II committed to Phase I	(219,800)	(219,800)
Total for Phase II	1,776,200	\$ 1,803,200

FROM: David Meyers

SENT BY: Paula Powers TIME: 3:55pm DATE: July 12, 1996

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

File Addison Circle Phase II

COLUMBUS REALTY TRUST  
 LAND DEVELOPMENT - Addison Circle - Phase II  
 Address: TX  
 6022 ADDISON CIRCLE, SUITE 200

Approvals:  
 Mgmt  
 Dev  
 Contr  
 RTCL

ACTIVITY	DATE	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN 97	FEB	MAR	APR	MAY	
LAND	8/15/94																	
- MASTER CONTRACT																		
DUE DILIGENCE																		
- Market Info/Demographic	08/20/96 - 07/15/96																	
- Preliminary Civil Investigation	Complete																	
- Geotechnical	07/08/96 - 07/30/96																	
- N/A																		
- Complete																		
- Environmental Phase One	10/19/96 - 11/19/96																	
- Planning/Zoning Approval	11/19/96 - 12/19/96																	
- City Council Approval	11/01/96 - 01/01/97																	
- Construction Permitting Process	10/01/96 - 12/01/96																	
- Government Negotiations Infrastructure	09/01/96 - 10/01/96																	
- Tax Information																		
ARCHITECTURAL/ENGINEERING																		
- Formation of Design Team	02/15/96																	
- Probet Programming	02/15/96 - 07/08/96																	
- Contracts	07/08/96																	
- Schematic Design Architectural	07/18/96 - 08/19/96																	
- Schematic Review	08/19/96 - 10/07/96																	
- Set Preliminary Street Grades	07/08/96 - 08/02/96																	
- Preliminary Utilities & Drainage	07/29/96 - 08/30/96																	
- City Review Preliminaries	08/30/96 - 09/13/96																	
- Design Development Architecture	08/19/96 - 10/19/96																	
- Construction Documents Civil/Public	09/02/96 - 11/01/96																	
- Design Development Review CLB	10/19/96 - 11/09/96																	
- City Submittal Civil (Public)	11/01/96																	
- City Review Civil (Public)	11/04/96 - 11/22/96																	
- Civil Review Respond to Comments	11/29/96 - 12/09/96																	
- Architectural Permit Set	11/01/96 - 01/01/97																	
- Civil Foundation Garage Street (100%)	01/01/97																	
- Civil Public 2nd Review	12/09/96 - 12/20/96																	
- Bid Out & Review 90% Permit Set	01/01/97 - 01/21/97																	
- Civil Public Finalize Plans & Bid Documents	12/20/96 - 01/03/97																	
- Civil Public Plan Approval	01/03/97 - 01/10/97																	
- Architectural Plans (100%)	02/15/97																	
- Civil Public - Award Contract	02/07/97																	
- Begin Construction Public Infrastructure	02/17/97																	
- Begin Construction Siterwork & Garage	03/17/97																	
- Prepare to Start Balance of Construction	03/17/97 - 05/17/97																	
- Start Balance of Construction	05/17/97																	
BUDGETS & APPROVALS																		
- JV Agreement	01/10/96																	
- Kick-Off Mtg. w/Mgmt/Const.	02/15/96																	
- Prelim Budgets	04/15/96 - 07/09/96																	
- Schematic Design Budget	08/19/96 - 10/07/96																	
- Bid and Price Call	01/01/97 - 01/21/97																	
- Firm Garage Price	01/01/97 - 01/21/97																	
- Final Budget & Schedule	01/21/97 - 02/02/97																	
- Prepare Board Pkg. & Approval	02/07/97 - 02/15/97																	
- Board Approval	02/07/97 - 02/15/97																	

ADDISON CIRCLE - PHASE II

ON SCHEDULE

July 24, 96

**ADDISON CIRCLE PHASE TWO -- PRELIMINARY TOTAL PRODUCT PROGRAM**

**II. Net Apartment Residential Area:**

Block N	0 SF
Block O	87,219 SF
Block B	120,967 SF
Block C	101,282 SF
<b>Total Net Rentable Standard Apartment Area</b>	<b>281,348 SF</b>
Block N	73,100 SF
<b>Total Net Rentable Luxury Apartment Area</b>	<b>73,100 SF</b>
<b>Total Net Rentable Apartment Area</b>	<b>354,448 SF</b>

**III. Max. Net Non-Residential Area: (Ground Floor Only)**

Block N	13,256 SF
Block O	23,111 SF
Block B	7,940 SF
Block C (office/retail)	53,380 SF
Block C (storage)	25,000 SF
<b>Total Net Rentable Retail&amp;Flex Space</b>	<b>122,687 SF</b>

**GRAND TOTAL NET RENTABLE AREA:** 477,135 SF

**GRAND TOTAL SALEABLE TOWNHOUSE AREA:** 48,309 SF

**Phase 1 (Block 579) - PRELIMINARY REQUIRED PARKING ANALYSIS**

**REQUIRED APARTMENT PARKING**

Units	(1 space/bedroom)=	545.4
Flex Space	(1 space/ 250 sf)=	230.6
Office	(1 space/300 sf)=	133.5
Service	(1 space/1000 sf)=	122.7
		<u>1032 Spaces</u>
Future Block O Phasing		135 Spaces
<b>Total Required Townhouse Parking:</b>		<b>40 Spaces</b>
<b>Total Required Parking:</b>		<b>1207 Spaces</b>

**PROVIDED APARTMENT PARKING**

"N" Deck (6 level)	403 Spaces
"O" Deck (6 level)	511 Spaces
"B" Motor Court	17 Spaces
On-Street	40 Spaces
<b>Total Provided (within each townhouse)</b>	<b>40 Spaces</b>
<b>Total Provided (Decks + street)</b>	<b>1011 Spaces</b>

*A -  
 New project  
 Addison Circle Phase II*

ADDISON CIRCLE PHASE TWO -- PRELIMINARY TOTAL PRODUCT PROGRAM

Development Statistics

Gross Land Area	13.42 Acres (Includes all streets and Mildred Esplanade to Tollway)
Net Land Area (w/Townhouses)	6.46 Acres (2-N = 1.78 AC, 2-O = 1.75 AC, B=.98 AC, C=1.56 AC, North Townhouses=.39 AC)
Net Land Area (w/o Townhouses)	5.82 Acres (2-N = 1.53 AC, 2-O = 1.75 AC, B=.98 AC, C=1.56 AC)
Total On-Site Units	440 DU
Net Apartment Density DU/AC	72.08 DU/AC
Total Net Density DU/AC	68.04 DU/AC
Total Site Net FAR:	2.07
Land Coverage	47%
Maximum Building Height	54 Feet (4-story wood frame construction)

Gross Building Area (without mezzanine)

Block N	106,612 SF
Block O	144,300 SF
Block B	122,171 SF
Block C	217,724 SF

Net Base Building Area (without mezzanine, balconies)

Block N	81.00% efficiency	86,356 SF
Block O	83.00% efficiency	119,769 SF
Block B	82.00% efficiency	100,180 SF
Block C	85.00% efficiency (with 6-story concrete office/loft)	185,065 SF
Total Net Base Building Area:		491,370 SF

Net Building Loft/Mezzanine Area

Block N	864 SF	
Block O	1,198 SF	
Block B	1,102 SF	
Block C	1,851 SF	
Total Loft/Mezzanine Area:		5,014 SF

I. Standard Unit Count:

Unit Type	Average Unit SF	Total Block N	Total Block O	Total Block B	Total Block C	Total Units	
1 Bedrooms & EFF		0	83	79	91	252	
2 Bedrooms		0	35	34	39	108	
Total Standard Unit Count:		820 SF	0 Units	118 Units	112 Units	130 Units	360 Units

Luxury Unit Count:

Unit Type	Average Unit SF	Total Block N	Total Block O	Total Block B	Total Block C	Total Units	
1 Bedrooms		41	0	0	0	41	
2 Bedrooms		18	0	0	0	18	
Total Luxury Unit Count:		1238 SF	59 Units	0 Units	0 Units	0 Units	59 Units

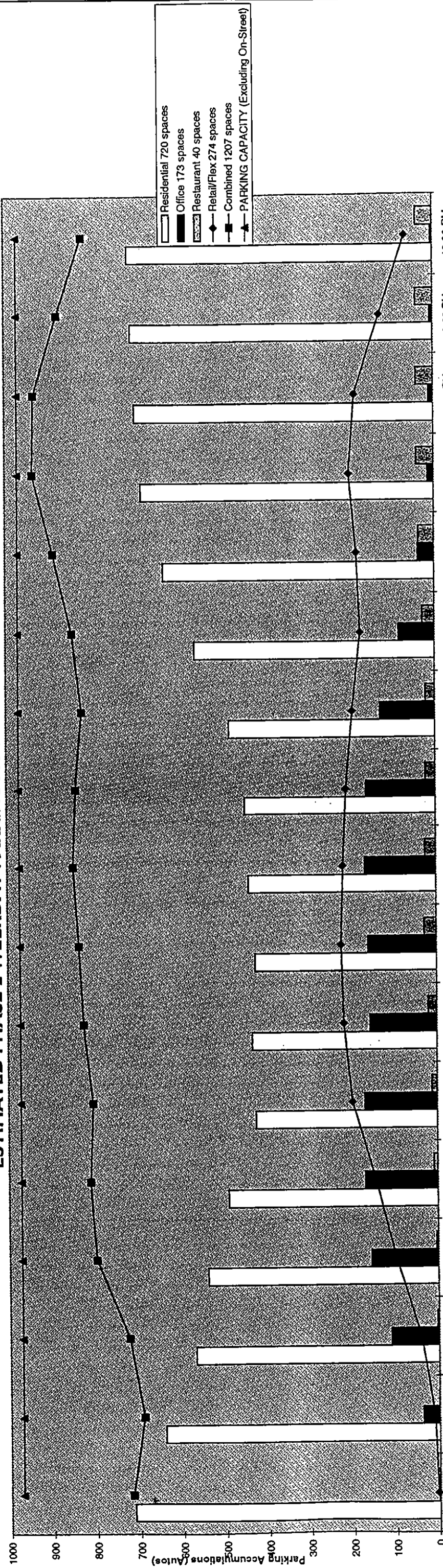
Townhouse Unit Count:

Unit Type	Total Building Size SF	Total Land Area SF	Total Units
Narrow Units			3 Units
Wide Units			17 Units
TOTAL TOWNHOUSE:	48,309 SF	27,820 SF	20 Units

TOTAL APARTMENT UNIT COUNT:	420 Units
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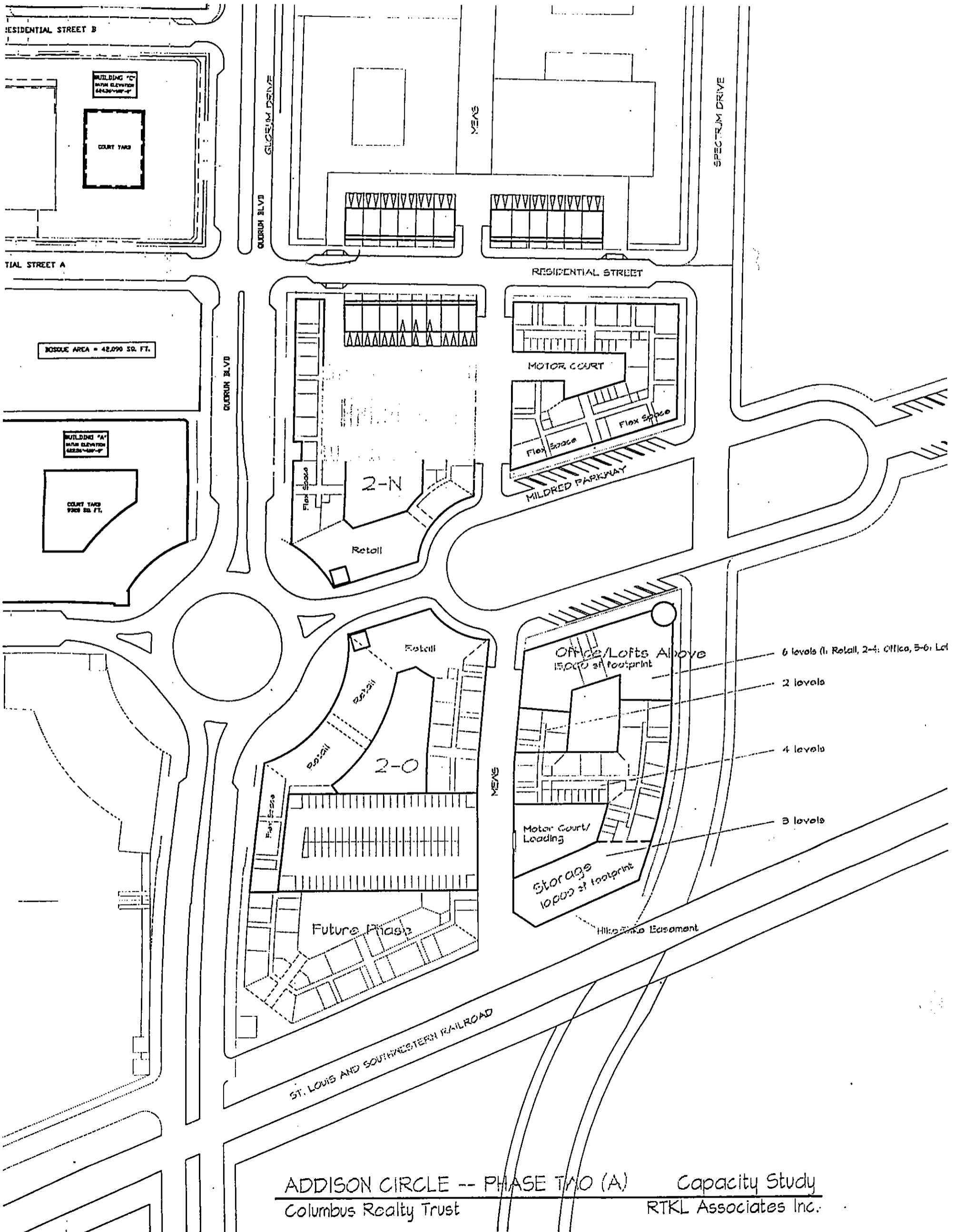
TOTAL SITE UNIT COUNT (apartments + townhouses):	440 Units
--------------------------------------------------	-----------

# ESTIMATED PHASE 2 WEEKDAY PARKING ACCUMULATIONS



Time	Residential 720 spaces	Office 173 spaces	Restaurant 40 spaces	Retail/Flex 274 spaces	Combined 1207 spaces	Parking Capacity (Excluding On-Street)	Underutilized Parking	Estimated Parking Accumulations in Deck O throughout the Work-Day	Deck O	Deck N	Deck O	St./Town	Surplus (+) / Deficit (-)			
6:00 AM	713	2	0	3	718	971	253	1% Office, 1% Restaurant, 1% Retail/Flex					0			
7:00 AM	641	38	1	11	691	971	281	89% Office, 22% Restaurant, 64% Retail/Flex					0			
8:00 AM	569	111	3	41	723	971	248	79% Office, 64% Restaurant, 88% Retail/Flex					0			
9:00 AM	540	156	4	98	797	971	174	75% Office, 90% Restaurant, 98% Retail/Flex					0			
10:00 AM	490	170	8	144	811	971	160	68% Office, 98% Restaurant, 98% Retail/Flex					0			
11:00 AM	425	170	12	198	804	971	167	59% Office, 98% Restaurant, 98% Retail/Flex					0			
12:00 PM	432	156	20	217	825	971	147	60% Office, 90% Restaurant, 80% Retail/Flex					0			
1:00 PM	425	159	28	222	834	971	137	59% Office, 92% Restaurant, 82% Retail/Flex					0			
2:00 PM	439	166	25	217	847	971	124	61% Office, 96% Restaurant, 80% Retail/Flex					0			
3:00 PM	446	163	22	209	840	971	131	62% Office, 94% Restaurant, 77% Retail/Flex					0			
4:00 PM	482	128	21	192	824	971	147	67% Office, 74% Restaurant, 71% Retail/Flex					0			
5:00 PM	562	83	28	173	846	971	125	78% Office, 48% Restaurant, 64% Retail/Flex					0			
6:00 PM	634	38	36	182	889	971	82	88% Office, 22% Restaurant, 67% Retail/Flex					0			
7:00 PM	684	14	40	198	936	971	38	95% Office, 8% Restaurant, 73% Retail/Flex					0			
8:00 PM	698	10	40	184	933	971	94	97% Office, 6% Restaurant, 68% Retail/Flex					0			
9:00 PM	706	7	40	125	877	971	94	98% Office, 4% Restaurant, 46% Retail/Flex					0			
10:00 PM	713	3	38	65	820	971	151	99% Office, 2% Restaurant, 24% Retail/Flex					-196			
<b>Parking Distribution (without shared parking)</b>									<b>DEMAND and Demand Location</b>					<b>SUPPLY and Supply Location</b>		
Prioritization:									Bldg. N & O [Bldg. B & C TownHs]		Deck N		Deck O		St./Town	
1. Residents (1 space per bedroom)									315		315					
2. Office									173		173					
3. Restaurant									40		40					
4. Dens (1/2 space per 1 bdrm dens)									0		0					
5. Other Non-Residential (retail, home office, service, office guests and visitors, etc.)									180		180		40		40	
Columbus Supply / Demand:									585		589		538		80	
Total Ordinance Demand:									585		420		511		80	
Total Supply:																
Deficit w/o shared pkg:											-169		-27		0	

*PRELIMINARY*





# ADDISON CIRCLE CONSTRUCTION POST APARTMENT HOMES, L.P.

## Fax Transmission

<b>TO</b>	<b>John Baumgartner</b>	<b>FAX NUMBER</b>	<b>(972)450-2837</b>		
<b>COMPANY</b>	<b>Town of Addison</b>	<b>PHONE NUMBER</b>	<b>(972)450-2871</b>		
<b>FROM</b>	<b>Mike Robbins</b>	<b>DATE</b>	<b>11/19/97</b>	<b>PAGES</b>	<b>6</b>
<b>SUBJECT</b>	<b>Addison Circle Phase II - Public Infrastructure</b>				

*John-Attached is North Texas Contracting back-up concrete mix design for use on the above referenced project. Also included is the manufacturers certification/data for the RCP that will be used on this project. I have also Faxed a copy to David Meyers At Huitt Zollars. Please review and let me know if there are any problems with these submittals. If you should have any problems reading this information, please call and I will provide you with the originals.*

*Thanks, Mike*

**Pioneer Concrete of Texas, Inc.**  
240 Singleton Boulevard  
Dallas, Texas 75212

Date: 11/17/97

Contractor: **North Texas Contracting**  
Project: **Addison Circle Infrastructure Phase II**

Mix Design # 9338

**MIX SPECIFICATIONS:**

Strength 3000 psi

Slump: 5" Max.

Air 3-6%

W/C Ratio: 0.05 (Gal/Sack)

W/C Ratio: 0.54 (Lb/Lb)

Maximum Temperature: 90

**RECEIVED NOV 19 1997**

Concrete must be sampled per ASTM C-172.  
Test specimens must be made and cured per ASTM C-31.

<u>MATERIALS</u>	<u>ASTM STANDARDS</u>	<u>WEIGHTS</u>
Cement	ASTM C-150 Type <u>I</u>	<u>470</u> lbs. Cement
Fly Ash	ASTM C-618 Type _____	_____ lbs. Fly Ash
Coarse Aggregate	ASTM C-33 <u>#57 1"</u>	<u>1840</u> lbs. C. A.
Coarse Aggregate	ASTM C-33 _____	_____ lbs. C. A.
Lightweight	ASTM C-330 _____	_____ lbs. Lt. Wt.
Fine Aggregate	ASTM C-33 _____	<u>1347</u> lbs. Sand
Fine Aggregate	ASTM C-33 _____	_____ lbs. Sand
Admixture	ASTM C-494 Type <u>A or D</u>	<u>14.1</u> oz. Admix
Admixture	ASTM C-494 Type _____	_____ oz. Admix
Admixture	ASTM C-260 _____	<u>3</u> oz. AEA
Admixture	_____	_____
Water		<u>252</u> lbs. Water

Quality Control Department  
240 Singleton Blvd.  
Dallas, Texas 75212

Quality Control Manager

*Gary C. DePriest*  
Gary C DePriest

Phone: (214) 651-8020  
Fax: (214) 651-1810

Please send the test results from this job to the Quality Control Department.

Pioneer Concrete of Texas, Inc.

Mix No.: 9339  
 Strength: 3600  
 Agg. Size: 1"

Contractor: Various  
 Job: Various  
 Lab: Various

Cement: 470 lb.  
 Fly Ash: \_\_\_\_\_ lb.  
 Coarse Aggregate: 1840 lb.  
 Coarse Aggregate: \_\_\_\_\_ lb.  
 Fine Aggregate: 1347 lb.  
 Fine Aggregate: \_\_\_\_\_ lb.  
 Admixture: 14.1 oz.  
 Admixture: \_\_\_\_\_ oz.  
 AEA: 3 oz.  
 Water: 252 lb.

Standard Deviation: 343  
 Average Strength: 4298

AC: 5.3.2.1 Required average strength  
 (1) 3960  
 (2) 3799

Date	Temp.	Slump	7 Day	7 Day	28 Day	28 Day	28 Day Average	3 Consecutive Average
5/15/97	70	4	3550	3660	4110	4000	4055	3735
5/18/97	71	6	3790	3590	4010	3910	3960	3657
5/22/97	82	4.75	3470	3410	4090	4170	4130	4048
5/22/97	88	5	3650	3580	4580	4440	4500	4197
5/23/97	79	6		4080	4710	4870	4790	4473
5/23/97	85	6.25		3720	3910	3960	3950	4413
5/23/97	88	5.25		3950	4470	4810	4540	4427
5/23/97	81	6		3840	4350	4240	4295	4282
5/23/97	78	5		4050	4450	4710	4580	4472
5/27/97	89	4	4240	4390	4660	4730	4695	4523
6/2/97	85	5.25	2910	3150	3830	3790	3810	4382
6/2/97	88	4.5	3790	3680	4480	4590	4520	4342
6/2/97	90	3.5	3320	3390	4110	4190	4150	4180
6/3/97	88	4.5	4730	4230	5110	5170	5140	4603
6/3/97	88	5.5	2930	3050	3750	3870	3810	4367
6/3/97	88	5	4120	3840	4780	4680	4620	4590
6/3/97	88	5	3730	3560	4800	4380	4490	4373
6/3/97	89	5	3620	3550	4400	4270	4335	4548
6/3/97	78	5	3650	3560	4110	4220	4185	4330
6/3/97	80	5.25	3670	3520	4090	4000	4045	4182
6/3/97	80	6	3070	3280	3910	4110	4010	4073
6/3/97	83	5	3730	3830	4710	4850	4780	4278
6/4/97	86	4.75	3470	3840	4240	4110	4175	4322
6/4/97	87	5	3530	3420	4490	4380	4435	4463
6/4/97	89	4.5	2990	3400	3870	3940	3905	4172
6/9/97	70	5	3630	3760	4770	4380	4575	4305
6/9/97	70	5	3850	3700	4400	4590	4495	4325
6/9/97	88	5	3500	3180	4080	4200	4140	4403
6/9/97	88	4.75	3600	3850	4570	4470	4520	4385
6/9/97	86	5	3640	4000	4520	4580	4540	4400

**Pioneer Concrete of Texas, Inc.**  
240 Singleton Boulevard  
Dallas, Texas 75212

Date: 11/17/97

Contractor: **North Texas Contracting**  
Project: **Addison Circle Infrastructure Phase II**

**MIX SPECIFICATIONS:**

Mix Design # 9375

Strength 4200 psi

Slump: 5" Max.

Air 3.8%

W/C Ratio: 4.65 (Gal/Sack)

W/C Ratio: 0.41 (Lb/Lb)

Maximum Temperature: 90

Concrete must be sampled per ASTM C-172.

Test specimens must be made and cured per ASTM C-31.

**MATERIALS**

**ASTM STANDARDS**

**WEIGHTS**

Cement	ASTM C-150 Type <u>I</u>	<u>611</u> lbs. Cement
Fly Ash	ASTM C-618 Type _____	_____ lbs. Fly Ash
Coarse Aggregate	ASTM C-33 <u>#57 1"</u>	<u>1840</u> lbs. C. A.
Coarse Aggregate	ASTM C-33 _____	_____ lbs. C. A.
Lightweight	ASTM C-330 _____	_____ lbs. Lt. Wt.
Fine Aggregate	ASTM C-33 _____	<u>1229</u> lbs. Sand
Fine Aggregate	ASTM C-33 _____	_____ lbs. Sand
Admixture	ASTM C-494 Type <u>A or D</u>	<u>18.3</u> oz. Admix
Admixture	ASTM C-494 Type _____	_____ oz. Admix
Admixture	ASTM C-260 _____	<u>4</u> oz. AEA
Admixture	_____	_____
Water		<u>252</u> lbs. Water

Quality Control Department  
240 Singleton Blvd.  
Dallas, Texas 75212

Quality Control Manager

*Gary C. DePriest*  
Gary C/DePriest

Phone: (214) 651-8020  
Fax: (214) 651-1810

Please send the test results from this job to the Quality Control Department.

Pioneer Concrete of Texas, Inc.

Mix No.: 9375  
 Strength: 4500  
 Agg. Size: 1"

Contractor: Various  
 Job: Various  
 Lab: Various

Cement: 811 lb.  
 Fly Ash: \_\_\_\_\_ lb.  
 Coarse Aggregate: 1840 lb.  
 Coarse Aggregate: \_\_\_\_\_ lb.  
 Fine Aggregate: 1229 lb.  
 Fine Aggregate: \_\_\_\_\_ lb.  
 Admixture: 18.3 oz.  
 Admixture: \_\_\_\_\_ oz.  
 AEA: 4 oz.  
 Water: 282 lb.

Standard Deviation: \_\_\_\_\_  
 Average Strength: 5474

Date	Temp.	Slump	7 Day	7 Day	28 Day	28 Day	28 Day Average	3 Consecutive Average
10/23/98	79	3.5	4850	4850	5810	5850	5830	
10/24/98	80	3	4620	4520	5540	5330	5435	
11/20/98	80	3	4100	4000	5120	5270	5195	5420
4/15/97	80	5		4690	5720	5830	5775	5488
4/15/97	82	5.25		4840	5810	5650	5830	5533
4/16/97	82	5.25	3830	3970	5280	5200	5240	5548
8/4/97	91	3.5	4480	4320	4980	5130	5055	5308
8/15/97		5	4850	4780	5730	5870	5800	5385
8/15/97		5		4050	4940	4840	4890	5248
8/23/97	87	5	4950	4870	6060	6110	6085	5592

**MANUFACTURER'S CERTIFICATE**

**REFERENCED:**

ADDISON CIRCLE PHASE 2  
CITY OF ADDISON

**RECEIVED NOV 19 1997**

NORTH TEXAS CONTRACTING  
P.O. Box 29752  
Dallas, TX 75229

**THIS IS TO CERTIFY THAT CONCRETE PIPE & PRODUCTS CO., INC. IS FURNISHING TO THE ABOVE REFERENCED PROJECT THE FOLLOWING APPROXIMATE QUANTITIES OF REINFORCED CONCRETE PIPE:**

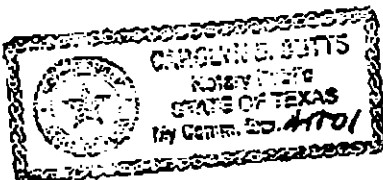
- 1418 Lin. Ft. of 18" Reinf. Conc. Pipe
- 340 Lin. Ft. of 24" Reinf. Conc. Pipe
- 202 Lin. Ft. of 21" Reinf. Conc. Pipe
- 305.5 Lin. Ft. of 54" Reinf. Conc. Pipe
- 46 Lin. Ft. of 42" Reinf. Conc. Pipe
- 56 Lin. Ft. of 27" Reinf. Conc. Pipe
- 90 Lin. Ft. of 36" Reinf. Conc. Pipe

**FURTHER, CONCRETE PIPE & PRODUCTS CO., INC. HEREWITH CERTIFIES THAT THE ABOVE PIPE, AND ALL ADDITIONAL PIPE NEEDED TO COMPLETE JOB IS GUARANTEED TO COMPLY WITH AND IS MANUFACTURED IN ACCORDANCE WITH**  
ASTM C-76, Class III

**CONCRETE PIPE & PRODUCTS CO., INC.**

BY *[Signature]*

**BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC OF TARRANT COUNTY, TEXAS PERSONALLY APPEARED *Nick Glaze* AND SIGNED THE ABOVE CERTIFICATE AS TRUE AND CORRECT.**



*[Signature]*  
**NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS**

# ADDISON CIRCLE CONSTRUCTION POST APARTMENT HOMES, L.P.

## Fax Transmission

<b>TO</b>	<i>See Listing Below</i>	<b>FAX NUMBER</b>		<i>See Below</i>	
<b>COMPANY</b>	<i>See Listing Below</i>	<b>PHONE NUMBER</b>			
<b>FROM</b>	<i>Mike Robbins</i>	<b>DATE</b>	<i>11/18/97</i>	<b>PAGES</b>	<i>3</i>
<b>SUBJECT</b>	<i>Construction Progress Meeting No. 7 Agenda</i>				

<i>Mark Brandenburg</i>	<i>Post Construction</i>	<i>(972)866-6560</i>
<i>Fernand Hollier</i>	<i>Post Construction</i>	<i>(972)866-6560</i>
<i>Pat White</i>	<i>Post Construction</i>	<i>(972)506-6510</i>
<i>Rick Owen</i>	<i>Post Construction</i>	<i>(972)770-5147</i>
<i>Glenn Hogue</i>	<i>T.U. Electric</i>	<i>(972)888-1304</i>
<i>Bruce Ellis</i> ✓	<i>Town of Addison</i>	<i>(972)450-2834</i>
<i>John Baumgartner</i> ✓	<i>Town of Addison</i>	<i>(972)450-2834</i>
<i>David Meyers</i>	<i>Huitt Zollars</i>	<i>(214)871-0757</i>
<i>Jim Bowman</i>	<i>Jim Bowman Const.</i>	<i>(214)349-2887</i>
<i>Mark Zellman</i>	<i>North Tex. Contr.</i>	<i>(214)358-6435</i>
<i>David Nobles</i>	<i>Charter Builders</i>	<i>(972)484-4373</i>
<i>Alan Booth</i>	<i>Charter Builders</i>	<i>(972)484-4373</i>

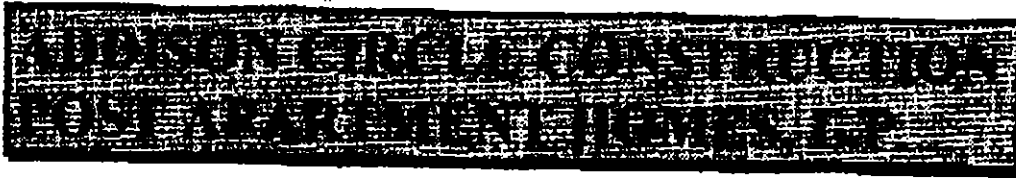
**ADDISON CIRCLE CONSTRUCTION  
POST APARTMENT HOMES, L.P.**

**Addison Circle Phase II  
Public Infrastructure  
November 19, 1997 / 8:30 A.M.  
Construction Progress Meeting No. 7**

**AGENDA**

- L. Previous Business**
  - A. Status of gas meter locations and revised plans from LS Gas;**
  - B. Status of street lighting analysis; Bowman-proposal for alternate street lighting poles-pricing?**
  - C. Status of TU poles for temp power to Post & Charter yards;**
  - D. Status of SW Bell; Linda Jacobs w/ u./technologies plans to HZ yet ?**
  - E. Status of project schedule;**
  - F. Pricing for added items for additional 8" fire service to Bldg. "O" garage ;**
  - G. Status of NTC**
    - 1. Electrical ductbank**
    - 2. Silt Fence installation**
    - 3. Water & Wastewater**
    - 4. Problems**
- H. Status of Charter**
  - 1. Contracts**
  - 2. Garage "Q" excavation**
  - 3. Schedule for pier drilling**
    - a) Office Tower**
    - b) Garage "Q"**
  - 4. Problems**
- I. Status of Daloon**
  - 1. Garage "O"**
  - 2. Plans for Garage "O" structural**
  - 3. Schedule for "P"**
  - 4. Problems**
- J. Status of feeder line design from transformer in "Q" Garage to Addison Circle/Esplanade (TU-George Esqueda)**
- K. Status of fire hydrant repair east side Quorum - (Davis)**





- L. Status of electrical feeder runs from "Q"; (Rick)
- M. Materials on Hand-(NTC)

**II. New Business**

- A. Proposed water tap to existing 6" fire hydrant lead for Post Properties-Pricing for extra work ?
- B. Draw schedules for (November) will be due November 20, 1997.
- C. New street names have been assigned; They are as follows:
  - M-2 North is now Mildred Place
  - M-2 South is now Lewis Pice
  - M-3 is now McEntire Place
- D. Revised water service locations @ (4) locations; 2 require tree location revision; Need revised plan showing correct tree locations;
- E. MEP Plans do not show separate water services and meters for cooling tower in Bldg. "P". Will they be metered separately? If not Post must write a standard letter to the Town.
- F. Open Discussion
- G. End Meeting

# HUITT-ZOLLARS

Huitt Zollars, Inc. / 3131 McKinney Avenue / Suite 600 / LD 105 / Dallas, Texas 75204-2480 / 214/871-3311 / FAX 214/871-0757

## MEMORANDUM

**Date:** November 18, 1997

**Re:** Addison Circle Phase II  
Public Infrastructure

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

**To:** Slade Strickland – Town of Addison

**cc:** Jim Duffy - Post Properties, Inc.  
Bryant Nail – Post Properties, Inc.  
Mike Robbins – Post Properties, Inc.  
George Esqueda – TU Electric  
John Baumgartner – Town of Addison  
Kerry Burden – Champion Partners

**Fax:**  
972-450-2869  
972-770-5147  
972-770-5129  
972-866-6560  
972-888-1304  
972-450-2837  
972-490-5599

Per our phone conversation, Huitt-Zollars has evaluated the need for conduits to serve Addison Circle Park and we have arrived at the following sizes based on certain design assumptions. I must point out that Huitt-Zollars is not the design engineer for the park, therefore, we request that all conduit sizes be approved in writing by the Town of Addison or that a design be supplied by the engineer of record for the park. Our sizes and routings are not based on any preliminary design or visions for the park use since none could be provided. The following assumptions are the basis for the number and size of conduits to the park area. If the following assumptions do not meet the Town's intended use for the space we must know immediately, prior to the construction of Garage "Q".

Assumptions are listed first followed by required conduits in *Italics*.

1. Assume 2 water fountains/features each with 120/240 volt, 40 amp service. (Bosque Park fountain was 120/240 volt, 20 amp service.)

*Run one 3" conduit from the transformer to a pull box in the park and then run one 2" conduit from the pull box to each fountain location.*

2. Assume Bega light fixtures around perimeter of park approximately in line with lights on the opposite side of Addison Circle. Approximately 20 lights will be required. Assume same wattage as other Bega lights in the project.

*Run one 2" conduit from the transformer to a pull box in the park and run one 2" conduit under Spectrum to the west side of the park.*

3. Provide power for future below grade connection boxes for 20 vendor locations in the park for 120 volt, 20 amp circuit. (Standard Receptacles and 1500 watts for lights and power.)

*Run 3-2" conduits from transformer to pull box on the east side of the park and then run two 3" conduits to the west side of the park.*

4. Provide power for future below grade connection boxes for 6 vendors with 240 volt, 20 amp circuit (Special 240 volt receptacles and 3000 watts of load.)

*Run one 2" conduit to a pull box in the park and then run one 2" conduit to the wet side of the park.*

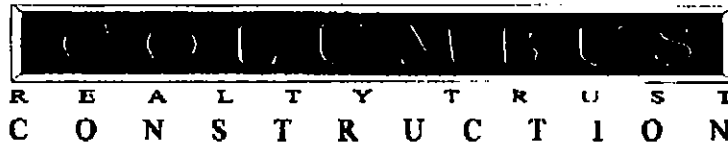
5. Provide for a central above grade panel with multiple outlets for a 200amp, 240 volt service. Extension cords could be plugged into the panel as required and routed through the park.

*Run one 3" conduit from the transformer to a pull box on the east side of the park and then run one 3" conduit to the west side of the park.*

The above assumptions result in the need for 5-2" conduits and 3-3" conduits to be run from the transformer location to various pull boxes in the park. The current design plans already call for a panel and meter in the "Q" garage for street lighting. This meter would also be used for the future lights around the park. In addition another panel and meter needs to be added in the garage to serve the vendor and fountain loads within the park.

Once again, the above information is based on some assumptions and final design must be worked out with the electrical designer for the park. In the absence of a design plan please provide Huitt-Zollars with a letter stating that the number and sizes of conduits discussed above are adequate to serve the park.

Thank you for your assistance in this matter.



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**CONSTRUCTION PROGRESS MTG. : No. 4**

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**ADDISON CIRCLE PHASE II :** Public Infrastructure  
**DATE & TIME:** October 29, 1997 / 8:30 A.M.  
**PRESENT:** See Attached List  
**LOCATION:** Post Job Trailer

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**MINUTES**

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**DISCUSSIONS**

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1. The meeting was called to order @ 8:30 a.m., Wednesday, October 29, 1997.
2. The proposed gas meter relocation's were discussed and Bryant to direct Scott Guice (BFI) as to proposed location. Also possible meter relo at Bldg. "Q". Meeting Friday 10/31.
3. Proposed street light changes are still under study by Huitt Zollars. Meeting w/ Bryant Monday, 11/3. Bowmans proposal for alternate street light poles to go to Bryant Nail and Paul Shaw.
4. Bowmans additional construction plans are at the Town and ready to be signed; Post construction plans to be signed next week. (John to be out of town this week)
5. North Texas Contracting has received approval of the pre-cast TU Electric manholes, and the 3000 psi and 4200 psi concrete mix designs (Lattimore #38 and #42) for use of concrete encasement of TU ductline and structures. NTC to submit an alternate design for backup. NTC requests expediting approval of water and sewer submittals so they can mobilize a 2nd crew.
6. George Esqueda w/ TU has promised a November 14, 1997 completion date for temporary power to Post Construction Trailers and Charter Builder Trailers. They are treating as one job. Permit has been approved.
7. NTC to provide silt fence around the pipe spoil stockpile area at the northwest corner of the project. Town of Addison gave approval to only place silt fence around the Quorum side and the north side of the stockpile to provide access and working



room. We will monitor the area for any evidence of sediment loss. NTC was asked to knock down their piles in a timely manner so as to keep lifts in accordance w/ NTCOG specs for embankment. NTC will not be responsible for compaction of lifts. Post to work something out w/ Drew Davis for compaction.

8. Huitt Zollars has sent plans to George Esqueda w/ TU and George has no problem w/ the proposed location of the switchgear at bldg. "O". He does want to see a plan of the storage bldg. to ensure that proper vertical clearance is available for any access or lifting of the switchgear is available. NTC has been instructed to proceed w/ the TU ductbank in this area according to plan.

9. S.W. Bell and MTS - Bryant has hired an independent engineer to design the layout for Phone service. Layout is supposed to be available October 31st.

10. Charter Builders should have signed contracts by Friday November 7, 1997. They will mobilize on-site approx. 2 to 3 weeks after contracts are executed. Town of Addison is still waiting on permit info.

11. North Texas Contracting has now begun trenching for the TU ductbank. (Began trenching Oct. 27) They have trenched M3 - Quorum to M2-South and are presently working on M2-South. They should move to Morris St. on Thursday 10/30. Charter Builders requested that they try and complete the TU work between the office tower and Garage "Q" by November 17. NTC will try and accommodate this request. NTC will begin actual installation of the ductbank on Oct. 30.

12. Dalcan tying shaft steel @ Garage "O" now. Begin drilling operation today, poured six (6) shafts today (10/30); Begin forming walls Monday, 11/3.

13. The control points were discussed and NTC requested that no more control be set on the C/L due to alignment of proposed utility lines would knock all control out. NTC field party has gotten w/ Huitt Zollars field party and gotten traverse pts. and run a loop. They will perform the remaining constr. staking using these pts. for control. H-Z and The Town had no problem w/ this. NTC is ultimately responsible for the accuracy of their lay-out.

14. After review of the civil and architectural plans it was decided that there was the need for an additional 8" water service w/ load bearing vault to be installed on the west side of M2-South to serve Garage "O"; Location to be determined.



15. The need to install utility services to future Townhomes on the north side of Morris Ave. was discussed and it was decided that they should be installed as part of this contract.

16. The next progress meeting will be held on Wednesday, November 5, 1997 @ 8:30 a.m. at the Post Construction trailer.

**END OF MEETING**

1. Next Meeting - **Wednesday, November 5, 1997 at 8:30 A.M.**  
**Post Construction Job Trailer**

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

**SUBMITTED BY:**

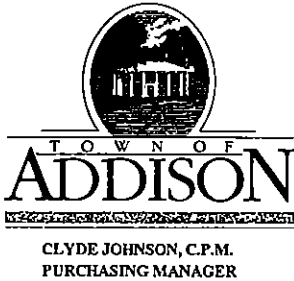
  
**Michael F. Robbins / Superintendent**  
**Columbus Realty Trust**

**cc:**

**Jim Duffy**  
**Bryant Nail**  
**All Attendees**

**MR/mr**





FINANCE DEPARTMENT / PURCHASING DIVISION

5350 Belt Line Road

(214) 450-7091 · Facsimile (214) 386-0938  
New Facsimile (972) 450-7096

Post Office Box 144 Addison, Texas 75001

Phone (972) 450-7090

October 15, 1997

Mr. Jim Bowman  
Jim Bowman Construction Co., Inc.  
10209 Plano Road, Suite 101  
Dallas, TX 75238

**NOTICE OF AWARD:** Addison Circle Phase II Public Infrastructure, Packages "A" (Paving) and Package "B" (Streetscape).

Dear Mr. Bowman:

Receipt of this document authorizes your company to provide all labor and materials as outlined in the specifications, and under the terms and conditions of the contract documents for Bid No: 97-34.

Enclosed please find four completed copies of the contract to be signed by an authorized officer or principal of your firm.

Please return all copies, along with four copies of the necessary bonds and insurance certificates, as soon as possible, but no later than October 22, 1997.

If you have any questions or if I can be of assistance to you, please contact me at 972-450-7090.

Sincerely yours,

Enclosures

Copy: John Baumgartner  
David Meyers



AGREEMENT

STATE OF TEXAS

COUNTY OF DALLAS

THIS AGREEMENT is made and entered into this \_\_\_\_ day of October, 1997, by and between the Town of Addison, of the County of Dallas and State of Texas, acting through its City Manager, duly authorized so to do, Party of the First Part, hereinafter termed the OWNER, and Jim Bowman Construction Co., Inc., of the City of Dallas, County of Dallas, State of Texas, Party of the Second Part, hereinafter termed CONTRACTOR.

WITNESSETH: That for and in consideration of the payment and agreement hereinafter mentioned, to be made and performed by the OWNER, the said CONTRACTOR hereby agrees with the said OWNER to commence and complete construction of certain improvements as follows:

**ADDISON CIRCLE PHASE II - PUBLIC INFRASTRUCTURE, PACKAGE "A" (PAVING)**

and all extra work in connection therewith, under the terms as stated in the General and Specific Conditions of the AGREEMENT; and at his own proper cost and expense to furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance and other accessories and services necessary to complete the said construction, in accordance with the conditions and prices stated in the Proposal attached hereto and in accordance with the Advertisement for Bids, Instructions to Bidders, General Provisions, Special Provisions, Plans, and other drawings and printed or written explanatory matter thereof, and the Technical Specifications and Addenda thereto, as prepared by the OWNER, each of which has been identified by the endorsement of the CONTRACTOR and the OWNER thereon, together with the CONTRACTOR's written Proposal and the General Provisions, all of which are made a part hereof and collectively evidence and constitute the entire AGREEMENT.

The CONTRACTOR hereby agrees to commence work within five (5) calendar days after the date of written notice to do so shall have been given to him, and to substantially complete the work within the number of calendar days specified in the Section Q of the Instructions to Bidders, subject to such extensions of time as are provided by the General Provisions.

The OWNER agrees to pay the CONTRACTOR \$1,062,359.17 in current funds for the performance of the Contract in accordance with the Proposal submitted thereof, subject to additions and deductions, as provided in the General Provisions, and to make payments of account thereof as provided therein.

IN WITNESS WHEREOF, the parties of these presents have executed this AGREEMENT in the year and day first above written.

TOWN OF ADDISON  
(OWNER)

ATTEST:

By: \_\_\_\_\_  
City Manager

By: \_\_\_\_\_  
City Secretary

Jim Bowman Construction Co., Inc.  
(CONTRACTOR)

ATTEST:

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

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

The following to be executed if the CONTRACTOR is a corporation:

I, \_\_\_\_\_, certify that I am the secretary of the corporation named as CONTRACTOR herein; that Jim Bowman, who signed this Contract on behalf of the CONTRACTOR is the President (official title) of said corporation; that said Contract was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

Signed: \_\_\_\_\_

Corporate Seal

AGREEMENT

STATE OF TEXAS

COUNTY OF DALLAS

THIS AGREEMENT is made and entered into this \_\_\_\_\_ day of October, 1997, by and between the Town of Addison, of the County of Dallas and State of Texas, acting through its City Manager, duly authorized so to do, Party of the First Part, hereinafter termed the OWNER, and Jim Bowman Construction Co., Inc., of the City of Dallas, County of Dallas, State of Texas, Party of the Second Part, hereinafter termed CONTRACTOR.

WITNESSETH: That for and in consideration of the payment and agreement hereinafter mentioned, to be made and performed by the OWNER, the said CONTRACTOR hereby agrees with the said OWNER to commence and complete construction of certain improvements as follows:

**ADDISON CIRCLE PHASE II - PUBLIC INFRASTRUCTURE, PACKAGE "B" (STREETSCAPE)**

and all extra work in connection therewith, under the terms as stated in the General and Specific Conditions of the AGREEMENT; and at his own proper cost and expense to furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance and other accessories and services necessary to complete the said construction, in accordance with the conditions and prices stated in the Proposal attached hereto and in accordance with the Advertisement for Bids, Instructions to Bidders, General Provisions, Special Provisions, Plans, and other drawings and printed or written explanatory matter thereof, and the Technical Specifications and Addenda thereto, as prepared by the OWNER, each of which has been identified by the endorsement of the CONTRACTOR and the OWNER thereon, together with the CONTRACTOR's written Proposal and the General Provisions, all of which are made a part hereof and collectively evidence and constitute the entire AGREEMENT.

The CONTRACTOR hereby agrees to commence work within five (5) calendar days after the date of written notice to do so shall have been given to him, and to substantially complete the work within the number of calendar days specified in the Section Q of the Instructions to Bidders, subject to such extensions of time as are provided by the General Provisions.

The OWNER agrees to pay the CONTRACTOR \$1,578,970.61 in current funds for the performance of the Contract in accordance with the Proposal submitted thereof, subject to additions and deductions, as provided in the General Provisions, and to make payments of account thereof as provided therein.

IN WITNESS WHEREOF, the parties of these presents have executed this AGREEMENT in the year and day first above written.

TOWN OF ADDISON  
(OWNER)

ATTEST:

By: \_\_\_\_\_  
City Manager

By: \_\_\_\_\_  
City Secretary

Jim Bowman Construction Co., Inc.  
(CONTRACTOR)

ATTEST:

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

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

The following to be executed if the CONTRACTOR is a corporation:

I, \_\_\_\_\_, certify that I am the secretary of the corporation named as CONTRACTOR herein; that Jim Bowman who signed this Contract on behalf of the CONTRACTOR is the President (official title) of said corporation; that said Contract was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

Signed: \_\_\_\_\_

Corporate Seal

cc: Chris Terry P. 1

Bruce Ellis

SOHN

BRANDENBURG  
&

BRUCE ELLIS



**CONSTRUCTION PROGRESS MTG. : No. 2**

**ADDISON CIRCLE PHASE II :** Public Infrastructure  
**DATE & TIME:** October 15, 1997 2:00 P.M.  
**PRESENT:** See Attached List  
**LOCATION:** CRT Job Trailer

**MINUTES**

**DISCUSSIONS**

1. Public Utilities received plans from Huitt Zollars Friday 10/10/97 ; Meeting with CRT, Lone Star Gas ( Jean Hooker ) , Town of Addison (Bruce Ellis), Huitt Zollars (Karen Doerth), and Basharkah Flowers (Scott Guice) to establish location of Gas Meters , design & location of Main Lines to follow. Meeting with TU Electric, NTC and CRT - Monday 10:00 A.M. on site
2. Need for Contractors schedules was discussed. CRT to schedule Meeting next week to discuss individual schedules & obtain Subs input
3. Waiting on Huitt Zollars for Lighting Study for possible street lighting changes
4. Control for Construction Staking scheduled to be complete by Friday 10/17/97
5. North Texas Contracting picked up plans & specs today - 7 thru 16  
 Addison kept 6 sets - 1 thru 6  
 Remaining sets 17 thru 22 (6) all full + 6 specs  
 Bowman needs 9 full + 1 reduced & 6 Spec Books  
 Need 3 additional full ; 1 reduced
6. No submittals have been turned in yet  
 NTC needs Trench Safety Plan to Town prior to Excavation
7. Proposed Distribution List for Test Reports (Fugro)  
 Columbus - Mark Brandenburg & Mike Robbins  
 Town of Addison - Bruce Ellis  
 Affected Contractor - Jim Bowman ( Bowman Construction)  
 Dennis Bailey (NTC)



8. Charter Builders to set Field Trailers - Thursday 10/23/97 or Friday 10/24/97  
CRT to provide temporary power to CRT yard & Charter will provide from CRT yard. Trailers require permits thru the Town of Addison - Contact Lynn Chandler or Jeff Widmer at 450-2889
9. NTC Contracts received by Town October 8, 1997 have been forwarded to NTC and Bowman
10. NTC to run Survey Loop Monday 10/20/97  
NTC field party to provide Construction Staking 10/21/97  
NTC to begin Excavation for TV Duct 10/22/97  
(Town requests copy of all cut sheets)
11. Location for NTC Pipe Spoils has been determined. The location will be North of Morris Ave. (Approximately 450') and East of Quorum Drive. CRT will flag area prior to haul
12. Meeting with NTC, CRT and TU Electric ( George Esquada)  
Monday 10/20/97 at 10:00 A.M. on site
13. Garage "O" was Final Staked October 14, 1997; 1/2 of Block "O" staked 10/15/97; remaining Block "O" to be staked 10/16/97. Garage "O" will be ready for Dalcan move in Monday 10/20/97. Minimal amount of work remains on Block "Q" - It will be ready and verified prior to Charter move-in. If Huitt Zollars completes staking "O" October 16th. Drew will have "O" ready on 10/21/97
14. Charter Builders is scheduled to begin Piers on Office Tower 10/28/97 and begin Garage "Q" Piers approximately one week later
15. Dalcan is scheduled to move-in at Garage "O" 10/20/97
16. Charter asked if Water Mains were complete, live & tested. They requested copies of all test reports. Copies of reports available from Keith Thompson ( Town of Addison) . Charter is entertaining tying into the existing Wastewater Main for their trailers.


**END OF MEETING**

**C O L U M B U S**  
R E A L T Y T R U S T  
C O N S T R U C T I O N

17. Next Meeting - Wednesday October 22nd., 1997 at 8:30 A.M.  
Columbus Realty Job Trailer

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

SUBMITTED BY:

  
Michael F. Robbins / Superintendent  
Columbus Realty Trust

CC:

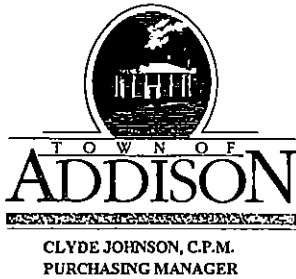
Jim Duffy ✓  
Bryant Nail ✓  
All Attendees

Encl.:  
MR/hw

Sigh-in Sheet







FINANCE DEPARTMENT / PURCHASING DIVISION

5350 Belt Line Road

(214) 450-7091 · Facsimile (214) 386-0938  
New Facsimile (972) 450-7096

Post Office Box 144 Addison, Texas 75001  
Phone (972) 450-7090

October 10, 1997

Mr. Dennis Bailey  
North Texas Contracting, Inc.  
2636 Walnut Hill Lane, Suite 337  
Dallas, TX 75229

**NOTICE TO PROCEED:** Addison Circle Phase II Public Infrastructure, Package "C" (Utilities)

Dear Mr. Bailey:

Receipt of this document authorizes your company to provide all labor and materials as outlined in the specifications, and under the terms and conditions of the contract documents for Bid No: 97-34.

Enclosed please find a completed copy of the contract documents for your file.

Work shall begin by October 17, 1997, and be completed according to the schedule in the request for bids. Please contact me at 972-450-7090, if you have any questions, or if I can be of assistance to you.

Sincerely yours,

Enclosures

cc: John Baumgartner, Director of Public Works

AGREEMENT

STATE OF TEXAS

COUNTY OF DALLAS

THIS AGREEMENT is made and entered into this 8<sup>th</sup> day of October, 1997, by and between the Town of Addison, of the County of Dallas and State of Texas, acting through its City Manager, duly authorized so to do, Party of the First Part, hereinafter termed the OWNER, and North Texas Contracting, Inc., of the City of Dallas, County of Dallas, State of Texas, Party of the Second Part, hereinafter termed CONTRACTOR.

WITNESSETH: That for and in consideration of the payment and agreement hereinafter mentioned, to be made and performed by the OWNER, the said CONTRACTOR hereby agrees with the said OWNER to commence and complete construction of certain improvements as follows:

**ADDISON CIRCLE PHASE II - PUBLIC INFRASTRUCTURE, PACKAGE "C" (UTILITIES)**

and all extra work in connection therewith, under the terms as stated in the General and Specific Conditions of the AGREEMENT; and at his own proper cost and expense to furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance and other accessories and services necessary to complete the said construction, in accordance with the conditions and prices stated in the Proposal attached hereto and in accordance with the Advertisement for Bids, Instructions to Bidders, General Provisions, Special Provisions, Plans, and other drawings and printed or written explanatory matter thereof, and the Technical Specifications and Addenda thereto, as prepared by the OWNER, each of which has been identified by the endorsement of the CONTRACTOR and the OWNER thereon, together with the CONTRACTOR's written Proposal and the General Provisions, all of which are made a part hereof and collectively evidence and constitute the entire AGREEMENT.

The CONTRACTOR hereby agrees to commence work within five (5) calendar days after the date of written notice to do so shall have been given to him, and to substantially complete the work within the number of calendar days specified in the Section Q of the Instructions to Bidders, subject to such extensions of time as are provided by the General Provisions.

The OWNER agrees to pay the CONTRACTOR \$1,083,509.50 in current funds for the performance of the Contract in accordance with the Proposal submitted thereof, subject to additions and deductions, as provided in the General Provisions, and to make payments of account thereof as provided therein.

IN WITNESS WHEREOF, the parties of these presents have executed this AGREEMENT in the year and day first above written.

TOWN OF ADDISON  
(OWNER)

By: Ron Whitbeck  
City Manager

ATTEST:

By: C. MORAN  
City Secretary

North Texas Contracting, Inc.  
(CONTRACTOR)

By: Dennis Bailey  
~~President~~ Vice President

By: Susana P. Garcia

The following to be executed if the CONTRACTOR is a corporation:

I, Susana P. Garcia certify that I am the secretary of the corporation named as CONTRACTOR herein; that Dennis Bailey, who signed this Contract on behalf of the CONTRACTOR is the Vice President (official title) of said corporation; that said Contract was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

Signed: Susana P. Garcia

Corporate Seal

**SECTION P+B**  
**PERFORMANCE BOND**

BOND #PRF8097678

STATE OF TEXAS

COUNTY OF DALLAS

Date Bond Executed: 10-8-97

PRINCIPAL: NORTH TEXAS CONTRACTING, INC.

SURETY: COLONIAL AMERICAN CASUALTY AND SURETY COMPANY

PENAL SUM OF BOND (express in words and figures): ONE MILLION EIGHTY THREE THOUSAND  
FIVE HUNDRED NINE & 50/100

DATE OF CONTRACT: October 8<sup>th</sup>, 1997

KNOW ALL MEN BY THESE PRESENTS, that we, the PRINCIPAL and SURETY above named, are held firmly bound unto the Town of Addison, Texas, Gaylord Properties, Inc. and Columbus Realty Trust, together hereinafter called the OWNER, in the penal sum of the amount stated above, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITIONS OF THIS OBLIGATION ARE SUCH that, whereas the PRINCIPAL entered into a certain Contract with the OWNER, numbered and dated as shown above and attached hereto:

NOW THEREFORE, if the PRINCIPAL shall well and truly perform and fulfill all the undertakings, covenants, terms, conditions and agreements of said Contract during the original term of said Contract and any extension thereof that may be granted by the OWNER, with or without notice to the SURETY, and during the life of any guaranty required under the Contract, and shall also well and truly perform and fulfill all the undertakings, covenants, terms, conditions and agreements of any and all duly authorized modifications of said Contract that may hereafter be made, notice of which modifications of said SURETY being hereby waived, then this obligation to be void, otherwise in full force and effect.

IN WITNESS WHEREOF, the above-bounden parties have executed this instrument under their several seals on the date indicated above, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

SEAL

NORTH TEXAS CONTRACTING, INC.  
CONTRACTOR

By: Dennis Bailey - Vice President

Address: 2636 WALNUT HILL LANE, #337

DALLAS, TEXAS 75229

WITNESS Susana P. Garcia

SEAL

COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
SURETY

By: Irma Molina

Irma Molina, Attorney-in-Fact

Address: 8350 MEADOW RD., #181

DALLAS, TEXAS 75231

ATTEST:

Susana Bryant

\_\_\_\_\_

\_\_\_\_\_

Title: \_\_\_\_\_

(Surety to Attach Power of Attorney)

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, Susana P. Garcia, certify that I am the secretary of the corporation named as PRINCIPAL in the within bond that Dennis Bailey, who signed the said bond on behalf of the PRINCIPAL, is the Vice President said corporation; that I know his signature, and his signature thereto is genuine; and that said bond was duly signed, sealed and attested for and in behalf of said corporation by authority of its governing body.

Susana P. Garcia  
(Corporate Seal)

**SECTION PyB  
PAYMENT BOND**

BOND #PRF8097678

STATE OF TEXAS

COUNTY OF DALLAS

Date Bond Executed: 10-8-97

PRINCIPAL: NORTH TEXAS CONTRACTING, INC.

SURETY: COLONIAL AMERICAN CASUALTY AND SURETY COMPANY

PENAL SUM OF BOND (express in words and figures): ONE MILLION EIGHTY THREE THOUSAND  
FIVE HUNDRED NINE AND 50/100

DATE OF CONTRACT: October 8<sup>th</sup>, 1997

KNOW ALL MEN BY THESE PRESENTS, that we, the PRINCIPAL and SURETY above named, are held firmly bound unto the Town of Addison, Texas, Gaylord Properties, Inc. and Columbus Realty Trust, together hereinafter called the OWNER, in the penal sum of the amount stated above, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITIONS OF THIS OBLIGATION ARE SUCH that, whereas the PRINCIPAL entered into a certain Contract with the OWNER, numbered and dated as shown above and attached hereto;

NOW THEREFORE, if the PRINCIPAL shall promptly make payment to all persons supplying labor and materials in the prosecution of the work provided for in said Contract, and any and all duly authorized modifications of said Contract that may hereafter be made, notice of which modifications to the SURETY being hereby waived, then this obligation to be void, otherwise to remain in full force and effect.

IN WITNESS WHEREOF, the above-bounden parties have executed this instrument under their several seals on the date indicated above, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

SEAL

NORTH TEXAS CONTRACTING, INC.

CONTRACTOR

By: Dennis Bailey - Vice President

Address: 2636 WALNUT HILL LANE, #337  
DALLAS, TEXAS 75229

WITNESS Susana P. Garcia

SEAL

COLONIAL AMERICAN CASUALTY AND SURETY COMPANY

SURETY

By: Irma Molina

Irma Molina, Attorney-in-Fact

Address: 8350 MEADOW RD., #181  
DALLAS, TEXAS 75231

ATTEST:

Quiana Bryant

\_\_\_\_\_

\_\_\_\_\_

Title: \_\_\_\_\_

(Surety to Attach Power of Attorney)

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, Susana P. Garcia, certify that I am the secretary of the corporation named as PRINCIPAL in the within bond that Dennis Bailey, who signed the said bond on behalf of the PRINCIPAL, is the Vice President of said corporation; that I know his signature, and his signature thereto is genuine; and that said bond was duly signed, sealed and attested for and in behalf of said corporation by authority of its governing body.

Susana P. Garcia

(Corporate Seal)

SECTION MB  
MAINTENANCE BOND

BOND #PRF8097678

STATE OF TEXAS

COUNTY OF DALLAS

That NORTH TEXAS CONTRACTING, INC. as principal and COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation organized under the laws of MARYLAND and \_\_\_\_\_

\_\_\_\_\_ as sureties, said sureties being authorized to do business in the State of Texas, do hereby expressly acknowledge themselves to be held and bound to pay unto the Town of Addison, Texas, a duly incorporated home rule municipal corporation under the laws of the State of Texas, the sum of ONE MILLION EIGHTY THREE THOUSAND FIVE HUNDRED NINE AND 50/100--

\_\_\_\_\_ (\$1,083,509.50 ) for the payment of which sum will and truly to be made unto said Town of Addison and its successors, said principal and sureties do hereby bind themselves, their assigns and successors, jointly and severally.

This obligation is conditioned, however, that whereas said

NORTH TEXAS CONTRACTING, INC.

has this day entered into a written contract with the said Town of Addison to build and construct the ADDISON CIRCLE PHASE II - PUBLIC INFRASTRUCTURE, PACKAGE "C" (UTILITIES)



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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; planting materials (trees, shrubs, ground cover, grasses and perennials) and the completed irrigation system will be warranted for one year from the time of final completion and acceptance by the Town of Addison.

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.

NORTH TEXAS CONTRACTING, INC.

IN WITNESS WHEREOF, the said \_\_\_\_\_ has caused these presents to be  
executed by Dennis Bailey and the said COLONIAL AMERICAN CASUALTY  
AND SURETY COMPANY has hereunto set  
his hand this the 8<sup>th</sup> day of October, 1997.

SURETY

PRINCIPAL

COLONIAL AMERICAN CASUALTY AND SURETY COMPANY

NORTH TEXAS CONTRACTING, INC.

By: Irma Molina  
Attorney in Fact  
Irma Molina

By: Dennis Bailey

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

ATTEST

Suzana P. Garcia  
Secretary

DODSON-BATEMAN & COMPANY

8350 MEADOW RD., #181, DALLAS, TX 75231

Agency and Address

NOTE: Date of Maintenance Bond must not be prior to date of Contract.

**Power of Attorney**  
**FIDELITY AND DEPOSIT COMPANY OF MARYLAND**  
**COLONIAL AMERICAN CASUALTY AND SURETY COMPANY**

HOME OFFICES: P.O. BOX 1227, BALTIMORE, MD 21203-1227

Know ALL MEN BY THESE PRESENTS: That the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, and the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, corporations of the State of Maryland, by W. B. WALBRECHER, Vice-President, and T. E. SMITH, Assistant Secretary, in pursuance of authority granted by Article VI, Section 2, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, does hereby nominate, constitute and appoint **Derrell C. Dodson, Sam J. Mullis, Jr., Elnora Cruthis, Douglas Moore, Dee Stone, Irma Molina and Luke J. Nolan, Jr., all of Dallas, Texas, EACH** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings EXCEPT** bonds on behalf of Independent Executors, Community Survivors and Community Guardians; and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the respective Companies at their offices in Baltimore, Md., in their own proper persons. This power of attorney revokes that issued on behalf of Derrell C. Dodson, et al, dated January 18, 1996.

The said Assistant Secretary does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article VI, Section 2, of the respective By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President and Assistant Secretary have hereunto subscribed their names and affixed the Corporate Seals of the said FIDELITY AND DEPOSIT COMPANY OF MARYLAND, and the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, this 25th day of August, A.D. 1997.

ATTEST:

**FIDELITY AND DEPOSIT COMPANY OF MARYLAND**



*T. E. Smith*  
 \_\_\_\_\_  
 T. E. Smith Assistant Secretary

By: *W. B. Walbrecher*  
 \_\_\_\_\_  
 W. B. Walbrecher Vice-President

**COLONIAL AMERICAN CASUALTY AND SURETY COMPANY**



*T. E. Smith*  
 \_\_\_\_\_  
 T. E. Smith Assistant Secretary

By: *W. B. Walbrecher*  
 \_\_\_\_\_  
 W. B. Walbrecher Vice-President

State of Maryland } ss:  
 County of Baltimore }

On this 25th day of August, A.D. 1997, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, came W. B. WALBRECHER, Vice-President and T. E. SMITH, Assistant Secretary of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND and the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and they each acknowledged the execution of the same, and being by me duly sworn, severally and each for himself depose and saith, that they are the said officers of the Companies aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



*Carol J. Fader*  
 \_\_\_\_\_  
 Carol J. Fader Notary Public  
 My Commission Expires: August 1, 2000

**CERTIFICATE**

I, the undersigned, Assistant Secretary of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND and the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy, is in full force and effect on the date of this certificate; and I do further certify that the Vice-President who executed the said Power of Attorney was one of the additional Vice-Presidents specially authorized by the Board of Directors to appoint any Attorney-in-Fact as provided in Article VI, Section 2, of the respective By-Laws of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND and the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990 and of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed."

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this

3<sup>th</sup> day of October, 1997.

*S. D. Matis*  
 \_\_\_\_\_  
 Assistant Secretary

**EXTRACT FROM BY-LAWS OF FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

“Article VI, Section 2. The Chairman of the Board, or the President, or any Executive Vice-President, or any of the Senior Vice-Presidents or Vice-Presidents specially authorized so to do by the Board of Directors or by the Executive Committee, shall have power, by and with the concurrence of the Secretary or any one of the Assistant Secretaries, to appoint Resident Vice-Presidents, Assistant Vice-Presidents and Attorneys-in-Fact as the business of the Company may require, or to authorize any person or persons to execute on behalf of the Company any bonds, undertakings, recognizances, stipulations, policies, contracts, agreements, deeds, and releases and assignments of judgements, decrees, mortgages and instruments in the nature of mortgages,...and to affix the seal of the Company thereto.”

**EXTRACT FROM BY-LAWS OF COLONIAL AMERICAN CASUALTY AND SURETY COMPANY**

“Article VI, Section 2. The Chairman of the Board, or the President, or any Executive Vice-President, or any of the Senior Vice-Presidents or Vice-Presidents specially authorized so to do by the Board of Directors or by the Executive Committee, shall have power, by and with the concurrence of the Secretary or any one of the Assistant Secretaries, to appoint Resident Vice-Presidents, Assistant Vice-Presidents and Attorneys-in-Fact as the business of the Company may require, or to authorize any person or persons to execute on behalf of the Company any bonds, undertakings, recognizances, stipulations, policies, contracts, agreements, deeds, and releases and assignments of judgements, decrees, mortgages and instruments in the nature of mortgages,...and to affix the seal of the Company thereto.”

# CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)  
10/7/97

## Dodson-Bateman & Company

Bonds & Insurance  
8350 Meadow Road • Suite 181 • Dallas, Texas 75231

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

### COMPANIES AFFORDING COVERAGE

COMPANY LETTER **A** St. Paul Insurance Co.

COMPANY LETTER **B** American Alliance Ins. Co.

COMPANY LETTER **C**

COMPANY LETTER **D**

COMPANY LETTER **E**

**INSURED**

North Texas Contracting, Inc.  
P. O. Box 29752  
Dallas, Texas 75229

**COVERAGES**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	<b>GENERAL LIABILITY</b>	KK09100405	2/18/97	2/18/98	GENERAL AGGREGATE	\$ 2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS-COMP/OP AGG.	\$ 2,000,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR.				PERSONAL & ADV. INJURY	\$ 1,000,000
	<input type="checkbox"/> OWNER'S & CONTRACTORS' PROT.				EACH OCCURRENCE	\$ 1,000,000
	<input checked="" type="checkbox"/> Per Project Aggregate applies				FIRE DAMAGE (Any one fire)	\$ 50,000
	Form CG2503				MED. EXPENSE (Any one person)	\$ 5,000
A	<b>AUTOMOBILE LIABILITY</b>	KK09100405-1	2/18/97	2/18/98	COMBINED SINGLE LIMIT	\$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO				BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE	\$
	<input checked="" type="checkbox"/> HIRED AUTOS					
<input checked="" type="checkbox"/> NON-OWNED AUTOS						
<input type="checkbox"/> GARAGE LIABILITY						
A	<b>EXCESS LIABILITY</b>	KK09100405	2/18/97	2/18/98	EACH OCCURRENCE	\$ 5,000,000
	<input checked="" type="checkbox"/> UMBRELLA FORM				AGGREGATE	\$ 5,000,000
	<input type="checkbox"/> OTHER THAN UMBRELLA FORM					
B	<b>WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY</b>	WCP8073042	4/1/97	4/1/98	<input checked="" type="checkbox"/> STATUTORY LIMITS	
					EACH ACCIDENT	\$ 500,000
					DISEASE-POLICY LIMIT	\$ 500,000
					DISEASE-EACH EMPLOYEE	\$ 500,000
OTHER						

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS  
Public Infrastructure Package C

Re: Addison Circle Phase II,

**CERTIFICATE HOLDER**

Town of Addison  
5350 Belt Line Road  
Addison, TX 75001

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

**SIGN-IN SHEET  
PRE-CONSTRUCTION MEETING**

**PROJECT: ADDISON CIRCLE PHASE II PUBLIC INFRASTRUCTURE**

**DATE: 10/9/97 10:00 A.M.**

<u>NAME</u>	<u>COMPANY</u>	<u>TELEPHONE/FAX NOS.</u>
<u>David Meyers</u>	<u>Huitt-Zollars, Inc.</u>	<u>214-871-3311 / 871-0757</u>
<u>Michael J. Peltier</u> <u>MARK BRANDENBURG</u>	<u>Columbus Realty</u> <u>CRT</u>	<u>(912) 726-0347 / (912) 866-6500</u> <u>726-0347</u>
<u>Jim Bowman</u>	<u>Jim Bowman Const. Co., Inc.</u>	<u>(214) 349-2884 / 2887</u>
<u>Dennis Bailey</u>	<u>North Texas Contracting, Inc.</u>	<u>(214) 350-4509 / 358-6435</u>
<u>Richard Bailey</u>	<u>NORTH TEXAS Contracting</u>	<u>214-350-4509 - 214 4600</u>
<u>Mark [unclear]</u>	<u>North Texas Contracting</u>	<u>214 350 4509</u>
<u>Johnny Olson</u>	<u>North Texas Contracting</u>	<u>214-350-4509</u>
<u>Brims Dystecher</u>	<u>CHARTER BUILDERS INC.</u>	<u>972-484-4888</u>
<u>DAVID NOBLE</u>	<u>CHARTER BUILDERS</u>	<u>922/484-4888</u>
<u>ANAN BOOTH</u>	<u>CB INC.</u>	<u>Fax 972/4844373</u>
<u>SKIP MARTIN</u>	<u>FUGRO McCLELLAND</u>	<u>As above.</u>
<u>Lick [unclear]</u>	<u>CRT</u>	<u>972-484-8301</u>
<u>Ron Lee</u>	<u>Town of Addison</u>	<u>972-770-5583</u>
<u>John Baumgartner</u>	<u>Town of Addison</u>	<u>972-450-2851 / 450-2834</u>
<u>Brian Ethic</u>	<u>Town of Addison - Public Works</u>	<u>972-450-2851 / 450-2835</u>
<u>Nase Tracy Flores</u>	<u>TOWN OF ADDISON UTILITIES</u>	<u>972-450-2847 / 450-2337</u>
<u>Drew Davis</u>	<u>DAVIS EXCAVATION</u>	<u>972 450 2871</u>
<u>BOB SANDS</u>	<u>SWOB TEL.</u>	<u>903-482-6076</u>
<u>Jim Stewart</u>	<u>Champion</u>	<u>972-234-7084 / 7062</u>
		<u>972 490 5600</u>

Dennis Bailey

**ADDISON CIRCLE PHASE II PUBLIC INFRASTRUCTURE  
OCTOBER 8, 1997  
PRE-CONSTRUCTION CONFERENCE  
AGENDA**



1. Introduction
2. Coordination Between Public and Private Entities
3. Construction Sequencing and Special Events
4. Street Lighting → Addison Circle & Spectrum
5. Construction Progress Meetings Wednesday 8:30
- ~~6. Control and Staking~~
7. Testing and Inspection
8. Pay estimates and Change Orders
9. Plans and Specifications to be Provided for Construction
10. Progress Schedules
11. Shop Drawings review and Submittal Procedure
12. Control of Project Site
  - a. Safety and Security
  - b. Field Office and Storage Needs
  - c. Job Site Cleanliness (Street Sweeping etc...)



13.  
14.  
15.  
16

Mike Robinson  
Park Construction  
street sweeping

# Town of Addison Project Application

Project Name (Maximum 30 characters)

Addison Circle Phase IIA

Project Description

This project is the second phase of a multiple phase project. It will develop the area ~~between~~ just east of the Circle along Mildred and may include an office phase. The development community is requesting additional participation. This project is a multiyear project.

Project Type:



Operating/Unique



Operating/Recurring



Capital



Special Event

Time to Complete (In months)

24 months

Located in Planning Sector:

1

2

3

4

5

6

N/A

## Project Timeline

Phase (engineering, ROW, acquisition, construction, etc.)

Cost

Phase	Start	End	Cost
#1 Engineering/Legal	9/96	12	\$10,000
#2			\$
#3 Construction		24	\$1,900,000
#4			\$
#5			\$
#6			\$
#7			\$
#8			\$

\* Subject to verification and actual project limits. In addition, there will be a developer contribution of an additional \$500,000 for engineering & excess costs.

Start Date

9/96

3

6

9

Months

12

15

18

21

24

\$1,910,000  
Total Budget

Finance Department Use

Project #

7  
Year

5  
Sector

3  
Type

0  
Free

0  
Seq.



**ADDISON CIRCLE - PHASE IIA**  
**INFRASTRUCTURE PARTICIPATION SCHEDULE**  
**RECONCILED AGAINST HUITT-ZOLLARS INC. ESTIMATE DATED 06/11/97**  
**AUGUST 13, 1997**

PHASE II STREET SEGMENTS	LENGTH (LF) (6)	TOWN OF ADDISON (7)	PARTNERSHIP	GAYLORD (4)	TOTAL	NOTES
QUORUM DRIVE (EAST HALF ONLY)	765	\$141,000	\$158,850	\$0	\$499,850	6
ADDISON CIRCLE WEST OF SPECTRUM	460	\$257,000	\$502,200	\$0	\$759,200	6
ADDISON CIRCLE EAST OF SPECTRUM	590	\$131,000	\$0	\$1,835,450	\$1,766,450	1,6
ADDISON CIRCLE OPEN SPACE (1.13 AC PARK)	NA	\$640,000	\$0	\$0	\$640,000	5,6
MEWS M-2	640	\$229,000	\$395,200	\$0	\$624,200	6
RESIDENTIAL STREET R-4 (MORRIS AVE.)	500	\$198,000	\$677,900	\$0	\$873,900	2,6
SPECTRUM FROM SOUTH ROW ON MILDRED TO R-4	450	\$129,000	\$238,700	\$238,700	\$608,400	2,6
SPECTRUM SOUTH OF MILDRED	380	\$0	\$249,300	\$249,300	\$498,600	2,3,6
MEWS M-3	600	\$0	\$557,700	\$0	\$557,700	2,6
<b>TOTAL PARTICIPATION</b>		<b>\$1,723,600</b>	<b>\$2,979,850</b>	<b>\$2,123,450</b>	<b>\$6,826,300</b>	

PHASE II DOLLARS PREVIOUSLY SPENT WITH PHASE I (8)	(\$132,900)
<b>TOTAL ADJUSTED PARTICIPATION</b>	<b>\$1,590,100</b>

1. INCLUDES MAJOR STORM OUTFALL FOR MUCH OF THE DISTRICT.
2. INCLUDES ELECTRICAL DUCT BANK WHICH WAS NOT PART OF MASTER FACILITIES AGREEMENT COSTS.
3. NOT PART OF MASTER FACILITIES AGREEMENT.
4. GAYLORD SHARES: 1/2 OF SPECTRUM AFTER CITY CAP, ALL OF ADDISON CIRCLE EAST OF SPECTRUM AFTER CITY CAP.
5. PARK COST CAN RANGE FROM \$580,000 TO \$640,000 PER THE MASTER FACILITIES AGREEMENT.
6. LENGTHS REPRESENT THE LATEST MEASUREMENT BY HZI AND MAY NOT PRECISELY MATCH LENGTHS IN MASTER FACILITIES AGREEMENT.
7. PRO-RATED AMOUNT BASED ON CURRENT SEGMENTS VS. TOTAL LENGTH & COST IN MASTER FACILITIES AGREEMENT.
8. REDUCED BY \$86,900 IN 3/18/97 BECAUSE SCHEDULE VIII WAS DELETED FROM PHASE I CONTRACT.
9. ADJUSTED 6/4/97 TO EXCLUDE QUANTITIES INCLUDED WITH THE MASS GRADING PACKAGE.
10. ADJUSTED TOWN PARTICIPATION BASED ON TRANSFERING \$300,000 FROM PHASE IIA TO PHASE I.
11. ADDED MASS GRADING BID COSTS (EXCEPT PRIVATE ONSITE COSTS) 8/13/97.

H:\PROJ\01182221\ESTIMATE\PARTSCH.XLS

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

LETTER OF TRANSMITTAL

(214) 871-3311

TO COLUMBUS REALTY TRUST  
15851 DALLAS PKWY. SUITE 855  
DALLAS TX 75248

DATE	8/11/97	JOB NO.	01192242
ATTENTION	MARIL BRANDENBURG		
RE:	ADDISON CIRCLE # II.		
	MASS GRADING		

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

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

COPIES	DATE	NO.	DESCRIPTION
2			Approval with noted Exceptions

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

DRAWINGS ARE APPROVED WITH NOTED EXCEPTIONS.  
A RE-SUBMITAL IS NOT REQUIRED.

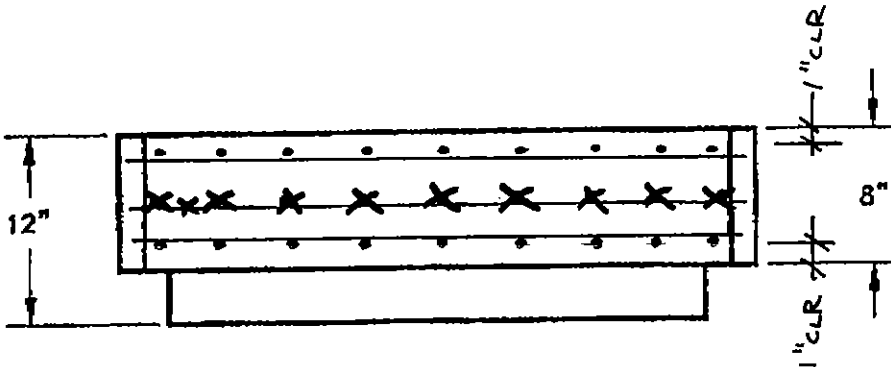
cc. JOHN BAUMGARTNER - TOWN OF ADDISON  
H2I FILE

COPY TO \_\_\_\_\_

SIGNED: David Meyer

8' x 8' Box Culvert Stopper - 2' To 8' Fill

Typical - 2 Each

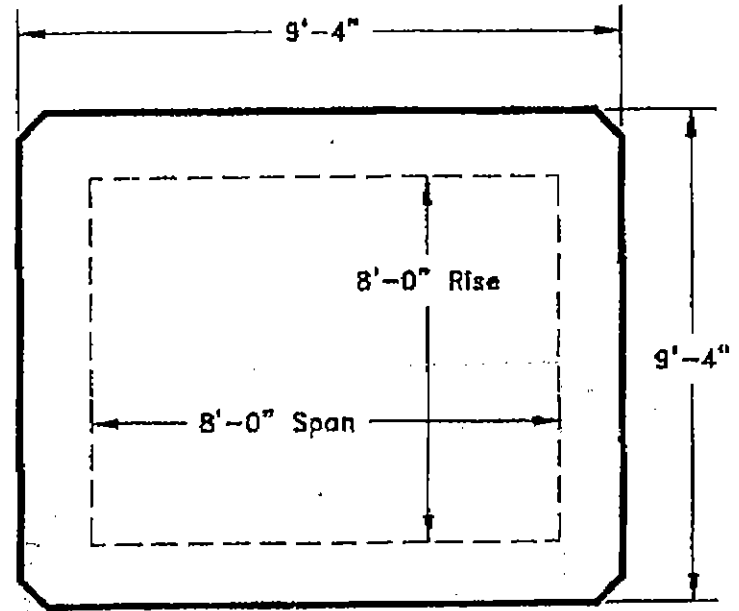


Double ~~Single~~ Layer #6 Bars @ 6" O/C, 1" Cover  
 28 Day Concrete Strength = 4,000 psi

Joint Sealant Material For Connection To Existing Box

(USE SIKADUR 31, HI-MOD GEL Epoxy IN ADDITION TO JOINT SEALANT)

Front View



Top View

- NO SCALE -

ALL DIMENSIONS SUBJECT TO ALLOWABLE SPECIFICATION TOLERANCES

- Contractor responsible for stopper fit with existing double wide box culvert & interferences.



Gifford-Hill Concrete Products

PROJECT	LOCATION	SPECIFICATION	DATE	REVISION	MANUFACTURING PLANT	DRAWING NUMBER
Addison Circle	Addison, Texas	ASTM C-789 2' To 8' Fill	07/07/97 AS	08/05/97 AS	Grand Prairie, Texas	1

BOX-STPR.DWG

[stamp over]

**SHOP DRAWING REVIEW  
HUITT-ZOLLARS, INC.**

ARCHITECT'S/ENGINEER'S REVIEW	RESPONSE REQUIRED OF CONTRACTOR
<input type="checkbox"/> No Exceptions Taken	<input checked="" type="checkbox"/> No Response Required
<input checked="" type="checkbox"/> Exceptions As Noted	<input type="checkbox"/> Confirm in Writing
<input type="checkbox"/> Unacceptable	<input type="checkbox"/> Revise and Resubmit All Items
<input type="checkbox"/> Noncompliant, Returned Unchecked	<input type="checkbox"/> Revise and Resubmit Noted Items

Review is for general conformance with the design concept and contract documents. Markings or comments shall not be construed as relieving the Contractor from compliance with the project plans and specifications, nor departures therefrom. The Contractor remains responsible for details and accuracy for confirming and correlating all quantities and dimensions, for selecting fabrication processes, for techniques of assembly, and for performing the work in a safe manner.

Project Number: 1822-42 Spec. Number: \_\_\_\_\_  
 By: Chris Hilting Date: 8-11-97

**To seal slabs** - Spread neat Sikadur 35, Hi-Mod LV LPL, over slab. Allow penetration. Remove excess to prevent surface film. Seal interior slabs and above-grade exterior slabs only.

**For an epoxy mortar** - Prime prepared surface with neat Sikadur 35, Hi-Mod LV, LPL. Place prepared epoxy mortar before primer becomes tack-free. Place the epoxy mortar using trowels. Compact and level with vibrating screed or trowels. Finish with finishing trowel. Epoxy mortar is for interior use only.

**To pressure inject cracks** - Suitable for low or high pressure injection. Use automated injection equipment or manual method. Set appropriate injection ports based on system used. Seal ports and crack with Sikadur 31, Hi-Mod Gel or Sikadur 33. When the epoxy adhesive seal has cured, inject Sikadur 35, Hi-Mod LV LPL with steady pressure. Consult Technical Service for additional information.

#### LIMITATIONS

Minimum application temperature 40F. Do not thin with solvents. Use oven-dried aggregate only. Maximum epoxy mortar thickness is 1 1/2 in. per lift. Epoxy mortar is for interior use only. Do not seal exterior slabs on grade. Minimum age of concrete must be 21-28 days, depending on curing and drying conditions, for mortar and to seal slabs. Porous substrates must be tested for moisture-vapor transmission prior to mortar or sealing slabs. Not for injection of cracks under hydrostatic pressure. Do not inject cracks greater than 1/4 in. Consult Technical Service.

#### CAUTION

See product label, Material Safety Data Sheet, Technical Data Sheet, or contact Technical Service Department.

"SIKA"

### → Sikadur® 31, Hi-Mod Gel ~~X~~

*High-modulus, high-strength, structural, epoxy paste adhesive*

#### DESCRIPTION

Sikadur 31, Hi-Mod Gel, is a 2-component, 100% solids, moisture-insensitive, high-modulus, high-strength, structural epoxy paste adhesive. It conforms to the current ASTM C-881 and AASHTO M-235 specifications.

#### WHERE TO USE

Structural bonding of concrete, masonry, metals, wood, etc. to a maximum glue line of 1/8 in. Grout bolts, dowels, pins, vertical and overhead, etc. Seals cracks and around injection ports prior to pressure-injection grouting. Interior, vertical, and overhead repair of concrete as an epoxy mortar binder. As a pick-proof sealant around windows, doors, lock-ups etc. inside correctional facilities.

#### ADVANTAGES

Insensitive to moisture before, during, and after cure. High-modulus, high-strength, structural paste adhesive. Excellent adhesion to concrete, masonry, metals, wood, and most structural materials. Paste consistency ideal for vertical and overhead applications. Fast-setting and strength-producing adhesive. Convenient easy mix ratio A:B = 2:1 by volume. Potable-water approved. USDA-approved for use in food plants.

#### COVERAGE

1 gal. yields 231 cu. in. of epoxy paste adhesive and grout.  
1 gal. mixed with 1 gal. by loose volume of oven-dried aggregate yields approximately 346 cu. in. of epoxy mortar.

#### PACKAGING

3-gal. units; 12-fl-oz. units, 12/case.

#### SHELF LIFE

2 years in original, unopened containers.

#### STORAGE CONDITIONS

Store dry at 40-95F. Condition material to 65-85F before using.

#### COLOR

Concrete gray.

#### SURFACE PREPARATION

Surface must be clean and sound. It may be dry or damp, but free of standing water. Remove dust, laitance, grease, curing compounds, impregnations, waxes, foreign particles, disintegrated materials.

#### Preparation work:

**Concrete** - Sandblast or use other approved mechanical methods.

**Steel** - Sandblast to white metal finish.

#### MIXING

**Pre-mix each component.** Proportion 1 part Component 'B' to 2 parts Component 'A' by volume into a clean pail. Mix thoroughly for 3 minutes with Sika paddle on low-speed (400-600 rpm) drill until uniform in color. Mix only that quantity that can be used within its pot life.

**To prepare an epoxy mortar,** slowly add up to 1 part by loose volume of an oven-dried aggregate to 1 part of the mixed Sikadur 31, Hi-Mod Gel, and mix until uniform in consistency.

#### APPLICATION

**As a structural adhesive** - Apply the neat mixed Sikadur 31, Hi-Mod Gel, to the mating or non-mating prepared substrates. Work into the substrate for positive adhesion. Secure the bonded unit firmly into place until the adhesion has cured. Glue line should not exceed 1/8-in.

**To seal cracks for injection grouting** - Place the neat mixed material over the cracks to be pressure injected and around each injection port. Allow sufficient time to set before pressure injecting.

**To anchor bolts, dowels, and pins** - Annular space around bolt should not exceed 1/8-in.; depth of embedment is typically 10-15 times the bolt diameter. Grout with neat Sikadur 31, Hi-Mod Gel.

**For interior vertical and overhead patching** - Place the prepared mortar in void, working the material into the prepared substrate, filling the cavity. Strike off level. Lifts should not exceed 1-in.

**As a pick-proof sealant** - Use automated or manual method. Apply an appropriate size bead of material around the area being sealed. Seal with neat Sikadur 31, Hi-Mod Gel.

**LIMITATIONS**

Minimum substrate and ambient temperature 40F. Do not thin. . . solvents will prevent proper cure. Use oven-dried aggregate only. Maximum epoxy mortar thickness is 1-in. per lift. Epoxy mortar is for interior use only. Material is a vapor barrier after cure. Minimum age of concrete must be 21-28 days, depending upon curing and drying conditions, for mortar applications. Porous substrates must be tested for moisture-vapor transmission prior to mortar applications. Not for sealing cracks under hydrostatic pressure.

**CAUTION**

See product label, Material Safety Data Sheet, Technical Data Sheet, or contact Technical Service Department.

**Sikadur® 22, Lo-Mod**

*Low-modulus, medium-viscosity, epoxy resin binder*

**DESCRIPTION**

Sikadur 22, Lo-Mod, is a 2-component, 100% solids, moisture-insensitive, epoxy resin binder. It conforms to the current ASTM C-881 and AASHTO M-235 specifications.

**WHERE TO USE**

Use neat as the binder resin for a skid-resistant broadcast overlay. Use also as the binder resin for epoxy mortar and concrete for patching and overlays.

**ADVANTAGES**

Insensitive to moisture both before and after cure. Convenient easy mix ratio A:B = 1:1 by volume. Excellent strength development. Leveling viscosity for easy, efficient application of a broadcast overlay. Material is USDA-approved.

**COVERAGE**

1 gal. yields 231 cu. in.  
Mortar Binder - 1 gal. of mixed Sikadur 22, with the addition of 5 gal. by loose volume of an oven-dried sand, yields approximately 808 cu. in. of epoxy mortar.

**PACKAGING**

4-gal. units; 1-qt. units, 12/case.

**SHELF LIFE**

2 years in original, unopened containers.

**STORAGE CONDITIONS**

Store dry at 40-95F. Condition material to 65-85F before using.

**COLOR**

Clear, amber.

**SURFACE PREPARATION**

Surface must be clean and sound. It may be dry or damp, but free of standing water. Remove dust, laitance, grease, curing compounds, impregnations, waxes, foreign particles, disintegrated materials.

**Preparation Work:**

**Concrete** - Sandblast or use other approved mechanical methods.

**Steel** - Sandblast to white-metal finish.

**MIXING**

**Pre-mix each component.** Proportion equal parts by volume of Component 'A' and 'B' into clean pail. Mix thoroughly for 3 min. with Sika paddle on low-speed (400-600 rpm) drill until uniformly blended. Mix only that quantity that can be used within pot life

**To prepare epoxy mortar** - Slowly add 5 parts by loose volume of oven-dried sand to 1 part of mixed Sikadur 22 until uniform in consistency.

**To prepare epoxy concrete** - Consult Technical Service for mix designs and procedures.

**APPLICATION**

**Broadcast Overlay** - Prime the prepared substrate with Sikadur 22. While primer is still tacky, spread mixed Sikadur 22 with a 3/16-in. notched squeegee. When material levels, broadcast the oven-dried aggregate slowly allowing it to settle in the epoxy binder. Ultimately the broadcast aggregate should be applied to excess at a rate of 2 lb/sq ft. Remove excess broadcast aggregate after epoxy has set.

**Epoxy Mortar** - Prime prepared substrate with mixed Sikadur 22. Before the primer becomes tack-free, apply epoxy mortar by trowel or vibrating screed. Finish with finishing trowel.

**Epoxy Concrete** - Consult Tech Service for placement and finishing of epoxy concrete.

**LIMITATIONS**

Minimum substrate and ambient temperature 40F. Porous substrates must be tested for moisture-vapor transmission prior to application. Minimum age of concrete before application is 21-28 days depending upon curing and drying conditions. Do not use on exterior slab on grade. Maximum thickness 1/2 in. exterior exposed to thermal change. Do not dilute. . . solvents will prevent proper cure. Use oven-dried aggregates only. Material is a vapor barrier after cure.

**CAUTION**

See product label, Material Safety Data Sheet, Technical Data Sheet, or contact Technical Service Department.

**Sikadur® Epoxy Broadcast Overlay System****DESCRIPTION**

Sikadur Epoxy Broadcast Overlay System is a 2-component, moisture-insensitive, 100% solids epoxy resin binder for a traffic-bearing, skid-resistant, seamless, protective, overlay system for application by the broadcast method. The Sikadur Epoxy Broadcast Overlay System uses Sikadur® 22, Lo-Mod, as the primer and binder coats. The Sikadur Epoxy Broadcast Overlay System conforms to the current ASTM C-881 and AASHTO M-235 specifications.



**1-800-933-SIKA NATIONWIDE**  
**Regional Information and Sales Centers**

*For the location of your nearest Sika sales office, contact your regional center.*

---

**Northeast**

201 Polito Avenue  
Lyndhurst, NJ 07071  
Phone: 201-933-8800  
Fax: 201-804-1020

**Midwest**

2190 Gladstone Court  
Suite A  
Glendale Heights, IL 60139  
Phone: 708-924-7900  
Fax: 708-924-8508

**Southern**

3778 La Vista Road  
Suite 300  
Tucker, GA 30084  
Phone: 404-315-0337  
Fax: 404-315-0117

**Western**

12767 East Imperial Hwy  
Santa Fe Springs, CA 90670  
Phone: 310-941-0231  
Fax: 310-941-4762

---

**DRAFT**

August 11, 1997

Mr. John Baumgartner  
Director of Public Works  
**TOWN OF ADDISON, SERVICE CENTER**  
16801 Westgrove  
Addison, Texas 75248

*RE: Addison Circle Phase II Infrastructure*

Dear John:

Please accept this letter as Columbus Realty Trust's formal request for funding of the Public Infrastructure under our Master Facilities Agreement for Phase II of Addison Circle.

According to the schedule set forth in the above mentioned agreement, the Town's participation would be \$1,723,000 less the \$132,900 already expended on Phase II during Phase I. This also encompasses our request to revise the agreement for \$4.8 million for Phase I and \$84.2 million for Phase II. Note that this has no economic effect to the town. It is, in effect, just a reallocation of monies between Phase I and Phase IIA.

Also, in keeping with the initial budget of the overall Addison Circle Infrastructure, the off-site storm water system located along the southern boundary from Quorum to Spectrum Drive, as well as the hike and jogging trail adjacent to the southern boundary, will be constructed during Phase II. The cost of these facilities is \$187,000 allocated as follows:

\$123,000 Storm Water System  
64,000 Hike and Jogging Trail

Please find the attached ENGR estimate detailing the cost. When reviewing this request, keep in mind that Phase IIA will bring the total number of units in Addison Circle to over 1,000, over 300,000 sq. ft. of new office, 85,000 sq. ft. on new retail and for sale town homes bringing critical mass very early in the development process. Also note that Columbus and Gaylord will be expending over \$4.1 million for infrastructure on Phase IIA alone.

If you have any questions, please do not hesitate to confer with me.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryant Nail", written over a horizontal line.

Bryant Nail  
Vice President, Development



**C O V E R****FAX****S H E E T**

**To:** Mr. Dennis Bailey  
**Fax #:** 214-358-6435  
**Subject:** Following "Notice to Proceed"  
**Date:** October 10, 1997  
**Pages:** Two, including this cover sheet.

**COMMENTS:**

The "Notice to Proceed" will be in our next mail pickup, Monday morning; however you may consider this fax and the copy to be your official notice and begin your mobilization. The original of the letter and your copy of the agreement should be in your hands early next week.

*To: John Baumgartner  
This was faxed to Mr. Bailey a few minutes  
ago.  
Clyde*

From the desk of...

Clyde Johnson, C.P.M.  
Purchasing Manager  
Town of Addison  
P.O. Box 144  
Addison, TX 75001

972-450-7090  
Fax: 972-450-7096

**FINANCE DEPARTMENT / PURCHASING DIVISION**

5350 Belt Line Road

(214) 450-7091 • Facsimile (214) 366-0938  
New Facsimile (972) 450-7096Post Office Box 144 Addison, Texas 75001  
Phone (972) 450-7090

October 10, 1997

Mr. Dennis Bailey  
North Texas Contracting, Inc.  
2636 Walnut Hill Lane, Suite 337  
Dallas, TX 75229

**NOTICE TO PROCEED: Addison Circle Phase II Public Infrastructure, Package "C" (Utilities)**

Dear Mr. Bailey:

Receipt of this document authorizes your company to provide all labor and materials as outlined in the specifications, and under the terms and conditions of the contract documents for Bid No: 97-34.

Enclosed please find a completed copy of the contract documents for your file.

Work shall begin by October 17, 1997, and be completed according to the schedule in the request for bids. Please contact me at 972-450-7090, if you have any questions, or if I can be of assistance to you.

Sincerely yours,

Enclosures

cc: John Baumgartner, Director of Public Works

PROJECT: ADDISON CIRCLE PHASE II CLIENT: COLUMBUS REALTY TRUST		BID TABULATION SUMMARY							ESTIM. BY: HUITT-ZOLLARS, INC. JOB NO. 01-1822-21 DATE: 8/14/97
ITEM DESCRIPTION	TISEO PAVING CO.	JIM BOWMAN CONSTRUCTION	GIBSON & ASSOCIATES, INC.	NORTH TEXAS CONTRACTING	COLUMBUS REALTY TRUST	SCAVIA LTD. PARTNERSHIP	AVERAGE BID	ENGINEER'S OPINION OF PROBABLE COST	
BID PACKAGE 'A'									
SCHEDULE I - PAVING IMPROVEMENTS	NO BID	\$1,062,359.17	\$1,083,995.35	NO BID	NO BID	NO BID	\$1,073,177.26	\$1,103,145.40	
PACKAGE 'A' TOTAL		\$1,062,359.17	\$1,083,995.35				\$1,073,177.26	\$1,103,145.40	
BID PACKAGE 'B'									
SCHEDULE II - STREETSCAPE IMPROVEMENTS	NO BID	\$1,256,846.64	\$1,547,143.36	NO BID	NO BID	NO BID	\$1,401,995.00	\$1,501,960.00	
SCHEDULE VIII - ELECTRICAL IMPROVEMENTS (STREETSCAPE)	NO BID	\$311,841.50	\$315,454.23	NO BID	NO BID	NO BID	\$313,647.87	\$346,546.00	
SCHEDULE IX - ELECTRICAL IMPROVEMENTS (PARK)	NO BID	\$10,282.47	\$10,715.28	NO BID	NO BID	NO BID	\$10,498.88	\$12,452.10	
PACKAGE 'B' TOTAL		\$1,578,970.61	\$1,873,312.87				\$1,726,141.74	\$1,860,958.10	
BID PACKAGE 'C'									
SCHEDULE III - STORM WATER IMPROVEMENTS	NO BID	NO BID	\$465,709.21	\$369,598.50	NO BID	\$319,484.00	\$384,930.57	\$271,079.10	
SCHEDULE IV - WASTEWATER IMPROVEMENTS	NO BID	NO BID	\$117,048.35	\$62,846.00	NO BID	\$83,666.00	\$87,853.45	\$49,645.10	
SCHEDULE V - WATER IMPROVEMENTS	NO BID	NO BID	\$364,420.70	\$314,159.00	NO BID	\$363,856.00	\$347,476.57	\$290,838.50	
SCHEDULE VI - WATER IMPROVEMENTS (ROUNDABOUT)	NO BID	NO BID	\$71,710.50	\$37,388.00	NO BID	\$41,842.00	\$50,313.50	\$35,074.20	
SCHEDULE VII - ELECTRICAL IMPROVEMENTS (DUCT SYSTEM)	NO BID	NO BID	\$323,540.00	\$290,938.00	NO BID	\$363,532.00	\$326,003.33	\$306,500.00	
SCHEDULE X - UTILITY IMPROVEMENTS (PARK)	NO BID	NO BID	\$11,409.00	\$8,580.00	NO BID	\$10,500.00	\$10,163.00	\$10,170.00	
PACKAGE 'C' TOTAL			\$1,353,837.76	\$1,083,509.50		\$1,192,880.00	\$1,206,742.42	\$963,306.90	
BID PACKAGE 'D'									
SCHEDULE I - PAVING IMPROVEMENTS	\$1,674,329.85	NO BID	\$1,344,622.24	NO BID	\$1,213,752.70	NO BID	\$1,410,901.60	\$1,103,145.40	
SCHEDULE II - STREETSCAPE IMPROVEMENTS	\$1,301,447.45	NO BID	\$1,341,847.58	NO BID	\$1,139,388.53	NO BID	\$1,240,894.52	\$1,443,960.00	
SCHEDULE III - STORM WATER IMPROVEMENTS	\$297,829.90	NO BID	\$264,178.50	NO BID	\$284,928.63	NO BID	\$282,312.34	\$226,079.10	
SCHEDULE IV - WASTEWATER IMPROVEMENTS	\$92,112.60	NO BID	\$117,048.35	NO BID	\$86,852.85	NO BID	\$98,671.27	\$49,645.10	
SCHEDULE V - WATER IMPROVEMENTS	\$401,122.40	NO BID	\$364,420.70	NO BID	\$377,687.92	NO BID	\$381,077.01	\$290,838.50	
SCHEDULE VI - WATER IMPROVEMENTS (ROUNDABOUT)	\$46,066.20	NO BID	\$71,710.50	NO BID	\$43,432.25	NO BID	\$53,074.20	\$35,074.20	
SCHEDULE VII - ELECTRICAL IMPROVEMENTS (DUCT SYSTEM)	\$400,063.00	NO BID	\$323,540.00	NO BID	\$377,346.22	NO BID	\$366,983.07	\$306,500.00	
SCHEDULE VIII - ELECTRICAL IMPROVEMENTS (STREETSCAPE)	\$347,996.00	NO BID	\$315,454.23	NO BID	\$313,866.11	NO BID	\$325,772.11	\$346,546.00	
SCHEDULE IX - ELECTRICAL IMPROVEMENTS (PARK)	\$12,981.00	NO BID	\$11,457.48	NO BID	\$11,313.72	NO BID	\$11,917.40	\$12,452.10	
SCHEDULE X - PARK UTILITY IMPROVEMENTS (PARK)	\$11,700.00	NO BID	\$11,409.00	NO BID	\$10,899.00	NO BID	\$11,336.00	\$10,170.00	
PACKAGE 'D' TOTAL	\$4,585,648.40		\$4,165,688.58		\$3,859,467.93		\$4,203,601.64	\$3,824,410.40	

LOW BID = (LOW BID PACKAGE 'A' + LOW BID PACKAGE 'B' + LOW BID PACKAGE 'C') VS. LOW BID PACKAGE 'D'

LOW BID PACKAGE 'A' = JIM BOWMAN CONSTRUCTION  
 LOW BID PACKAGE 'B' = JIM BOWMAN CONSTRUCTION  
 LOW BID PACKAGE 'C' = NORTH TEXAS CONTRACTING  
 \$3,724,839.28

TOWN OF

# ADDISON

To: David Meyers

Company: H Witt - Zollars

FAX #: (214) 871-0757

Date: 6 / 9

# of pages (including cover): 3

Original in mail

Per your request

Comments:

# PUBLIC WORKS

From: John Baumgartner

Phone: 972/ 450-2871

FAX: 972/450-2837

16801 Westgrove

P.O. Box 144

Addison, TX 75001

FYI

Call me

File  
A - Phase IIIA

BID TABULATION SUMMARY										ESTIM. BY: HUITT-ZOLLARS, INC. JOB NO. 01-1822-21 DATE: 8/14/97
PROJECT: ADDISON CIRCLE PHASE II CLIENT: COLUMBUS REALTY TRUST	ITEM DESCRIPTION	TISEO PAVING CO.	JIM BOHMAN CONSTRUCTION	GIBSON & ASSOCIATES, INC.	NORTH TEXAS CONTRACTING	COLUMBUS REALTY TRUST	SCAVA LTD. PARTNERSHIP	AVERAGE BID	ENGINEER'S OPINION OF PROBABLE COST	
BID PACKAGE 'A'	SCHEDULE I - PAVING IMPROVEMENTS	NO BID	\$1,062,359.17	\$1,083,995.35	NO BID	NO BID	NO BID	\$1,073,177.26	\$1,103,145.40	
PACKAGE 'A' TOTAL			\$1,062,359.17	\$1,083,995.35				\$1,073,177.26	\$1,103,145.40	
BID PACKAGE 'B'	SCHEDULE II - STREETSCAPE IMPROVEMENTS SCHEDULE VIII - ELECTRICAL IMPROVEMENTS (STREETSCAPE) SCHEDULE IX - ELECTRICAL IMPROVEMENTS (PARK)	NO BID NO BID NO BID	\$1,256,846.64 \$311,841.50 \$10,282.47	\$1,547,143.76 \$319,934.23 \$107,152.26	NO BID NO BID NO BID	NO BID NO BID NO BID	NO BID NO BID NO BID	\$1,401,995.00 \$313,647.87 \$10,498.88	\$1,501,960.00 \$346,546.00 \$12,452.10	
PACKAGE 'B' TOTAL			\$1,578,970.61	\$1,877,128.26				\$1,726,141.74	\$1,860,958.10	
BID PACKAGE 'C'	SCHEDULE III - STORM WATER IMPROVEMENTS SCHEDULE IV - WASTEWATER IMPROVEMENTS SCHEDULE V - WATER IMPROVEMENTS SCHEDULE VI - WATER IMPROVEMENTS (ROUNDABOUT) SCHEDULE VII - ELECTRICAL IMPROVEMENTS (DUCT SYSTEM) SCHEDULE X - UTILITY IMPROVEMENTS (PARK)	NO BID NO BID NO BID NO BID NO BID NO BID		\$465,709.21 \$117,048.35 \$264,420.70 \$71,710.50 \$323,540.00 \$11,409.00	\$300,598.50 \$62,846.00 \$314,159.00 \$37,368.00 \$390,838.00 \$8,580.00	NO BID NO BID NO BID NO BID NO BID NO BID	NO BID NO BID NO BID NO BID NO BID NO BID	\$384,970.57 \$87,853.45 \$374,478.57 \$50,313.50 \$328,003.33 \$10,163.00	\$271,079.10 \$49,645.10 \$290,838.50 \$35,074.20 \$306,300.00 \$10,170.00	
PACKAGE 'C' TOTAL				\$1,351,837.76	\$1,083,509.50			\$1,206,742.92	\$963,368.90	
BID PACKAGE 'D'	SCHEDULE I - PAVING IMPROVEMENTS SCHEDULE II - STREETSCAPE IMPROVEMENTS SCHEDULE III - STORM WATER IMPROVEMENTS SCHEDULE IV - WATER IMPROVEMENTS SCHEDULE V - WATER IMPROVEMENTS (ROUNDABOUT) SCHEDULE VI - WATER IMPROVEMENTS (ROUNDABOUT) SCHEDULE VII - ELECTRICAL IMPROVEMENTS (DUCT SYSTEM) SCHEDULE VIII - ELECTRICAL IMPROVEMENTS (STREETSCAPE) SCHEDULE IX - ELECTRICAL IMPROVEMENTS (PARK) SCHEDULE X - PARK UTILITY IMPROVEMENTS (PARK)	\$1,674,329.85 \$1,301,447.45 \$397,829.90 \$97,112.40 \$401,122.40 \$46,046.20 \$400,063.00 \$347,994.00 \$12,981.00 \$11,700.00	NO BID NO BID NO BID NO BID NO BID NO BID NO BID NO BID NO BID NO BID	\$1,344,622.24 \$1,341,847.58 \$264,178.50 \$117,048.35 \$264,420.70 \$71,710.50 \$323,540.00 \$315,454.23 \$11,457.48 \$11,409.00	NO BID NO BID NO BID NO BID NO BID NO BID NO BID NO BID NO BID NO BID	\$1,213,752.70 \$1,139,388.53 \$284,928.63 \$86,852.85 \$377,487.92 \$43,432.25 \$377,346.22 \$313,846.11 \$11,313.72 \$10,899.00	NO BID NO BID NO BID NO BID NO BID NO BID NO BID NO BID NO BID NO BID	\$1,410,901.60 \$1,240,894.52 \$282,312.34 \$98,671.27 \$381,077.01 \$53,736.32 \$366,983.07 \$325,772.11 \$11,917.40 \$11,336.00	\$1,103,145.40 \$1,443,960.00 \$226,079.10 \$49,645.10 \$290,838.50 \$35,074.20 \$306,300.00 \$316,546.00 \$12,452.10 \$10,170.00	
PACKAGE 'D' TOTAL		\$4,585,648.40		\$4,105,688.58				\$4,203,601.64	\$3,824,410.40	

LOW BID = (LOW BID PACKAGE 'A' + LOW BID PACKAGE 'B' + LOW BID PACKAGE 'C') VS. LOW BID PACKAGE 'D'

LOW BID PACKAGE 'A' = JIM BOHMAN CONSTRUCTION  
 LOW BID PACKAGE 'B' = JIM BOHMAN CONSTRUCTION  
 LOW BID PACKAGE 'C' = NORTH TEXAS CONTRACTING  
 \$3,724,839.28

**BID TABULATION - PACKAGE 'A'**

PROJECT: ADDISON CIRCLE PHASE II  
CLIENT: COLUMBUS REALTY TRUST

ESTIM. BY: HUITT-ZOLLARS, INC.  
JOB NO. 01-1822-21  
DATE: 8/14/97

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	TISEO PAVING		JIM BOWMAN CONSTRUCTION		GIBSON & ASSOCIATES		NORTH TEXAS CONTRACTING		COLUMBUS REALTY TRUST		SCAVA LTD. PARTNERSHIP		AVERAGE BID		ENGINEER'S ESTIMATE				
				UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	
SCHEDULE I - PAVING IMPROVEMENTS																						
101	MOBILIZATION	LS	1																			
102	SUPERINTENDENT	LS	1																			
103	FULL DEPTH SAWCUT EXIST. CONCRETE	LF	1454	\$0.00	\$0.00	\$70,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
104	REH. & DISPOSE OF EXIST. CONC PAVEMENT	SY	280	\$0.00	\$0.00	\$3,198.80	\$0.00	\$2.50	\$705.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
105	REH. & DISPOSE OF EXIST. 4" CONC SIDEWALK	SY	651	\$0.00	\$0.00	\$1,680.00	\$0.00	\$9.00	\$5,859.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
106	6" THICK LIME STAB. SUBGRADE	SY	19614	\$0.00	\$0.00	\$1,274.68	\$0.00	\$1.75	\$34,324.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
107	HYDRATED LIME (28 LB/STY)	TON	274.8	\$0.00	\$0.00	\$28,695.70	\$0.00	\$96.80	\$26,581.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
108	650 PSI FLEX REIN. CONC PAVEMENT	SY	10606	\$0.00	\$0.00	\$302,301.20	\$0.00	\$318.18	\$3,388,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
109	650 PSI FLEX REIN. CONC DROP SLAB (STREET)	SY	1749	\$0.00	\$0.00	\$34,655.10	\$0.00	\$39.70	\$69,435.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
110	6" THICK 650 PSI FLEX REIN. CONC PAVEMENT	SY	4977	\$0.00	\$0.00	\$13,949.10	\$0.00	\$28.00	\$139,922.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
111	6" THICK 650 PSI FLEX REIN. CONC DROP SLAB (STREET)	SY	1159	\$0.00	\$0.00	\$30,880.00	\$0.00	\$35.80	\$41,492.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
112	6" THICK 650 PSI FLEX REIN. CONC INTEGRAL CURB	LF	8359	\$0.00	\$0.00	\$12,538.30	\$0.00	\$1.50	\$12,538.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
113	6" THICK 650 PSI FLEX REIN. CONC DRIVE W/O DROP SLAB	SY	503	\$0.00	\$0.00	\$13,581.00	\$0.00	\$30.00	\$15,090.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
114	REIN. CONC STREET HEADER	LF	110	\$0.00	\$0.00	\$6,600.00	\$0.00	\$55.00	\$6,050.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
115	LONGITUDINAL BUTT JOINT	LF	1319	\$0.00	\$0.00	\$7,914.00	\$0.00	\$5.60	\$7,495.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
116	ITEM DELETED																					
117	ITEM DELETED																					
118	ITEM DELETED																					
119	FURNISH A/CHE VEHICULAR BRICK PAVR. DELIVERED TO SITE	SF	23398	\$0.00	\$0.00	\$66,918.28	\$0.00	\$2.86	\$66,918.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
120	FURNISH GLEN GERY VEHICULAR BRICK PAVR. DIV. TO SITE	SF	9116	\$0.00	\$0.00	\$26,709.88	\$0.00	\$2.93	\$26,709.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
121	FURNISH & INST. BEDDING MAT. & INST. VEHICULAR BRICK	SF	32514	\$0.00	\$0.00	\$86,162.10	\$0.00	\$2.65	\$86,162.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
122	STEEL ROLLER	EA	51	\$0.00	\$0.00	\$15,300.00	\$0.00	\$300.00	\$15,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
123	4" THERMOPLASTIC LANE STRIPE	LF	210	\$0.00	\$0.00	\$476.70	\$0.00	\$2.27	\$476.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
124	4" NON-REFLECTIVE TRAFFIC BUTTON TYPE W	EA	102	\$0.00	\$0.00	\$315.18	\$0.00	\$3.09	\$315.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
125	4" REFLECTIVE TRAFFIC BUTTONS TYPE I-C	EA	133	\$0.00	\$0.00	\$5,336.00	\$0.00	\$40.12	\$5,336.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
126	4" REFLECTIVE TRAFFIC BUTTON TYPE I-A	EA	18	\$0.00	\$0.00	\$115.20	\$0.00	\$6.40	\$115.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
127	4" REFLECTIVE TRAFFIC BUTTON TYPE II-A-A	EA	247	\$0.00	\$0.00	\$1,740.87	\$0.00	\$7.05	\$1,740.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
128	2" THERMOPLASTIC STOP LINE	LF	263	\$0.00	\$0.00	\$1,576.30	\$0.00	\$6.00	\$1,576.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
129	2" THERMOPLASTIC YIELD LINE	LF	40	\$0.00	\$0.00	\$272.00	\$0.00	\$6.80	\$272.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
130	THERMOPLASTIC ADVISORY MARKER "YIELD"	EA	4	\$0.00	\$0.00	\$1,440.00	\$0.00	\$360.00	\$1,440.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
131	6" X 6" CLASS "A" TYPE I-C JIGGLE BAR TILE	EA	294	\$0.00	\$0.00	\$4,851.00	\$0.00	\$16.50	\$4,851.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
132	STREET AND TRAFFIC CONTROL SIGNS	EA	147	\$0.00	\$0.00	\$22,344.00	\$0.00	\$152.00	\$22,344.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
134	9" X 7" REFLECTORIZED DIAGRAMMATIC SIGN	EA	94	\$0.00	\$0.00	\$9,118.00	\$0.00	\$97.00	\$9,118.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
135	9" X 7" REFLEC. DIAGRAMMATIC SIGN, POSTS & HARDWARE	EA	3	\$0.00	\$0.00	\$4,550.00	\$0.00	\$1,516.67	\$4,550.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
136	15" X 2" REFLECTORIZED STREET SIGN	EA	1	\$0.00	\$0.00	\$850.00	\$0.00	\$850.00	\$850.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
137	17.5" X 1.5" REFLECTORIZED DIAG. SIGN (MM1-B-MOD)	EA	1	\$0.00	\$0.00	\$570.00	\$0.00	\$570.00	\$570.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
138	STREET BARRICADE	LF	125	\$0.00	\$0.00	\$25.00	\$0.00	\$0.20	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
139	BARRICADING, SIGNING AND TRAFFIC CONTROL	MO	20	\$0.00	\$0.00	\$20,000.00	\$0.00	\$1,000.00	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
140	REMOVE EXIST. STREET LIGHT FOUNDATION	EA	1	\$0.00	\$0.00	\$540.00	\$0.00	\$540.00	\$540.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
141	TRAFFIC SIGNAL PULL BOXES	EA	6	\$0.00	\$0.00	\$1,332.00	\$0.00	\$222.00	\$1,332.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
142	REMOVE & SALVAGE BRICK SIDEWALK SURFACE	SF	397	\$0.00	\$0.00	\$933.70	\$0.00	\$2.35	\$933.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
143	ITEM DELETED																					
144	ITEM DELETED																					
SCHEDULE I SUBTOTAL					NO BID	\$1,062,359.17		\$1,083,993.35		NO BID												
TOTAL																						
TOTAL																						



BID TABULATION - PACKAGE 'B'

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	TISEO PAVING CO.		JIM BOWMAN CONSTRUCTION		GIBSON & ASSOCIATES		NORTH TEXAS CONTRACTING		COLUMBUS REALTY TRUST		SCAVA LTD. PARTNERSHIP		AVERAGE BID		ENGINEER'S ESTIMATE			
				UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST
<b>SCHEDULE VIII - ELECTRICAL IMPROVEMENTS (STREET)</b>																					
801	METER SOCKET BASE	EA	5	\$0.00	\$209.00	\$1,045.00	\$110.00	\$550.00	\$0.00	\$0.00	\$0.00	\$0.00	\$159.50	\$797.50	\$0.00	\$0.00	\$159.50	\$797.50	\$0.00	\$159.50	
802	100A FUSED SWITCH	EA	5	\$0.00	\$255.00	\$1,275.00	\$140.00	\$700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$87.50	\$437.50	\$0.00	\$0.00	\$87.50	\$437.50	\$0.00	\$87.50	
803	SERVICE GROUND	EA	5	\$0.00	\$81.00	\$405.00	\$110.00	\$550.00	\$0.00	\$0.00	\$0.00	\$0.00	\$95.50	\$477.50	\$0.00	\$0.00	\$95.50	\$477.50	\$0.00	\$95.50	
804	PANEL BOARD W/ BREAKERS 120/140 MCB	EA	5	\$0.00	\$620.00	\$3,100.00	\$1,200.00	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$775.00	\$3,875.00	\$0.00	\$0.00	\$775.00	\$3,875.00	\$0.00	\$775.00	
805	100A MAIN CONTACTOR	EA	5	\$0.00	\$960.00	\$4,800.00	\$450.00	\$2,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$140.00	\$700.00	\$0.00	\$0.00	\$140.00	\$700.00	\$0.00	\$140.00	
806	17 DAY TIME CLOCK	EA	5	\$0.00	\$155.00	\$775.00	\$135.00	\$675.00	\$0.00	\$0.00	\$0.00	\$0.00	\$152.50	\$762.50	\$0.00	\$0.00	\$152.50	\$762.50	\$0.00	\$152.50	
807	PHOTO CELL & CONNECTIONS	EA	5	\$0.00	\$119.00	\$595.00	\$90.00	\$450.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21.50	\$107.50	\$0.00	\$0.00	\$21.50	\$107.50	\$0.00	\$21.50	
808	2" CRC BLOW	EA	250	\$0.00	\$12.00	\$3,000.00	\$3.00	\$750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6.70	\$1,675.00	\$0.00	\$0.00	\$6.70	\$1,675.00	\$0.00	\$6.70	
809	2" ENT W/ FITTING	EA	300	\$0.00	\$12.00	\$3,600.00	\$3.50	\$1,050.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3.23	\$969.00	\$0.00	\$0.00	\$3.23	\$969.00	\$0.00	\$3.23	
810	2" PVC SCH. 40 STREET LIGHT CONDUIT	LF	7000	\$0.00	\$2.92	\$20,440.00	\$3.00	\$21,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3.08	\$21,560.00	\$0.00	\$0.00	\$3.08	\$21,560.00	\$0.00	\$3.08	
811	1" SCH. 40 PVC TREE LIGHT CONDUIT	LF	7000	\$0.00	\$1.91	\$13,370.00	\$3.00	\$21,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3.13	\$21,910.00	\$0.00	\$0.00	\$3.13	\$21,910.00	\$0.00	\$3.13	
812	2" PVC SCH. 40 TREE LIGHT CONDUIT	LF	1800	\$0.00	\$1.14	\$2,052.00	\$1.50	\$2,700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.94	\$3,492.00	\$0.00	\$0.00	\$1.94	\$3,492.00	\$0.00	\$1.94	
813	COST BOX, RECEPTION, ETC.	EA	17	\$0.00	\$21.00	\$357.00	\$240.79	\$4,093.23	\$0.00	\$0.00	\$0.00	\$0.00	\$11.50	\$195.50	\$0.00	\$0.00	\$11.50	\$195.50	\$0.00	\$11.50	
814	WATERPROOF TAP	EA	17	\$0.00	\$21.45	\$364.65	\$14.50	\$246.50	\$0.00	\$0.00	\$0.00	\$0.00	\$15.00	\$255.00	\$0.00	\$0.00	\$15.00	\$255.00	\$0.00	\$15.00	
815	WATERPROOF FUSE HOLDER	EA	17	\$0.00	\$17.00	\$289.00	\$33.00	\$561.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00	\$595.00	\$0.00	\$0.00	\$35.00	\$595.00	\$0.00	\$35.00	
816	CONDUCTOR #12 AWG	LF	1500	\$0.00	\$0.24	\$360.00	\$0.28	\$420.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.26	\$390.00	\$0.00	\$0.00	\$0.26	\$390.00	\$0.00	\$0.26	
817	CONDUCTOR #10 AWG	LF	11000	\$0.00	\$0.10	\$1,100.00	\$0.10	\$1,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.10	\$1,100.00	\$0.00	\$0.00	\$0.10	\$1,100.00	\$0.00	\$0.10	
818	CONDUCTOR #8 AWG	LF	5200	\$0.00	\$0.15	\$780.00	\$0.15	\$780.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.15	\$780.00	\$0.00	\$0.00	\$0.15	\$780.00	\$0.00	\$0.15	
819	CONDUCTOR #6 AWG	LF	5200	\$0.00	\$0.44	\$2,288.00	\$0.44	\$2,288.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.48	\$2,496.00	\$0.00	\$0.00	\$0.48	\$2,496.00	\$0.00	\$0.48	
820	CONDUCTOR #4 AWG	LF	1000	\$0.00	\$0.84	\$840.00	\$1.40	\$1,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.18	\$1,180.00	\$0.00	\$0.00	\$1.18	\$1,180.00	\$0.00	\$1.18	
821	STREET LIGHT PULL BOX	EA	14	\$0.00	\$195.00	\$2,730.00	\$240.00	\$3,360.00	\$0.00	\$0.00	\$0.00	\$0.00	\$217.50	\$3,045.00	\$0.00	\$0.00	\$217.50	\$3,045.00	\$0.00	\$217.50	
822	THREE LIGHT PULL BOX	EA	11	\$0.00	\$195.00	\$2,145.00	\$240.00	\$2,640.00	\$0.00	\$0.00	\$0.00	\$0.00	\$217.50	\$2,392.50	\$0.00	\$0.00	\$217.50	\$2,392.50	\$0.00	\$217.50	
823	REINFORCING STEEL FOUNDATION	EA	86	\$0.00	\$360.00	\$30,960.00	\$385.00	\$33,110.00	\$0.00	\$0.00	\$0.00	\$0.00	\$429.00	\$36,810.00	\$0.00	\$0.00	\$429.00	\$36,810.00	\$0.00	\$429.00	
824	REINFORCING STEEL FOUNDATION	EA	86	\$0.00	\$432.00	\$37,032.00	\$455.00	\$39,130.00	\$0.00	\$0.00	\$0.00	\$0.00	\$498.00	\$42,516.00	\$0.00	\$0.00	\$498.00	\$42,516.00	\$0.00	\$498.00	
825	REINFORCING STEEL FOUNDATION	EA	86	\$0.00	\$2,237.00	\$192,382.00	\$2,130.00	\$183,180.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,117.50	\$182,465.00	\$0.00	\$0.00	\$2,117.50	\$182,465.00	\$0.00	\$2,117.50	
826	REINFORCING STEEL FOUNDATION	EA	86	\$0.00	\$1,510.00	\$129,900.00	\$1,325.00	\$113,850.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,417.50	\$121,912.50	\$0.00	\$0.00	\$1,417.50	\$121,912.50	\$0.00	\$1,417.50	
827	MULTI-PURPOSE STYLE POLE & FIXTURE W/ HPS LAMP	EA	1	\$0.00	\$1,510.00	\$1,510.00	\$1,325.00	\$1,325.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,417.50	\$1,417.50	\$0.00	\$0.00	\$1,417.50	\$1,417.50	\$0.00	\$1,417.50	
828	MULTI-PURPOSE STYLE POLE & FIXTURE W/ HPS LAMP	EA	2	\$0.00	\$1,510.00	\$3,020.00	\$1,325.00	\$2,650.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,417.50	\$2,835.00	\$0.00	\$0.00	\$1,417.50	\$2,835.00	\$0.00	\$1,417.50	
829	SIGNAL INTERCONNECT CABLE	LF	1000	\$0.00	\$1.50	\$1,500.00	\$1.90	\$1,900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.70	\$1,700.00	\$0.00	\$0.00	\$1.70	\$1,700.00	\$0.00	\$1.70	
830	SIGNAL INTERCONNECT CABLE	LF	2	\$0.00	\$225.00	\$450.00	\$240.00	\$480.00	\$0.00	\$0.00	\$0.00	\$0.00	\$232.50	\$465.00	\$0.00	\$0.00	\$232.50	\$465.00	\$0.00	\$232.50	
831	SIGNAL INTERCONNECT CABLE	LF	2	\$0.00	\$53.00	\$106.00	\$53.00	\$106.00	\$0.00	\$0.00	\$0.00	\$0.00	\$53.00	\$106.00	\$0.00	\$0.00	\$53.00	\$106.00	\$0.00	\$53.00	
<b>SCHEDULE VIII SUBTOTAL</b>																					
				NO BID	\$311,841.50	\$311,841.50	\$315,454.23		NO BID			NO BID			NO BID		\$313,447.87		NO BID	\$316,546.00	

BID TABULATION - PACKAGE 'B'

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	TISEO PAVING CO.		JIM BOWMAN CONSTRUCTION		GIBSON & ASSOCIATES		NORTH TEXAS CONTRACTING		COLUMBUS REALTY TRUST		SCAVA LTD. PARTNERSHIP		AVERAGE BID		ENGINEER'S ESTIMATE			
				UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST
<b>SCHEDULE IX - ELECTRICAL IMPROVEMENTS (PARK)</b>																					
901	1" 3000 PSI CONC. WALK	SF	40	\$0.00	\$4.00	\$160.00	\$2.75	\$110.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3.18	\$127.20	\$0.00	\$0.00	\$3.18	\$127.20	\$0.00	\$3.18	
902	1" 3000 PSI CONC. SUBBASE	SF	1803	\$0.00	\$2.40	\$4,320.00	\$3.75	\$6,761.25	\$0.00	\$0.00	\$0.00	\$0.00	\$2.48	\$4,471.20	\$0.00	\$0.00	\$2.48	\$4,471.20	\$0.00	\$2.48	
903	CURB-DECK PEDESTRIAN BRICK	SF	1803	\$0.00	\$1.49	\$2,686.47	\$1.49	\$2,686.47	\$0.00	\$0.00	\$0.00	\$0.00	\$1.58	\$2,846.74	\$0.00	\$0.00	\$1.58	\$2,846.74	\$0.00	\$1.58	
904	FURNISH AND PLACE BEDDING MATERIALS, PLACE BRICK PAVE	SF	1803	\$0.00	\$1.60	\$2,884.80	\$1.52	\$2,740.56	\$0.00	\$0.00	\$0.00	\$0.00	\$1.58	\$2,846.74	\$0.00	\$0.00	\$1.58	\$2,846.74	\$0.00	\$1.58	
<b>SCHEDULE IX SUBTOTAL</b>																					
				NO BID	\$10,282.47	\$10,282.47	\$10,715.28		NO BID			NO BID			NO BID		\$10,498.88		NO BID	\$12,452.10	





PROJECT: ADDISON CIRCLE PHASE II  
CLIENT: COLUMBUS REALTY TRUST

BID TABULATION - PACKAGE 'C'

ESTIM. BY: HUITT-ZOLLARS, INC.  
JOB NO. 01-1822-21  
DATE: 8/14/97

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	TISEO PAVING CO.		JIM BOWMAN CONSTRUCTION		GIBSON & ASSOCIATES		NORTH TEXAS CONTRACTING		COLUMBUS REALTY TRUST		SCAVA LTD. PARTNERSHIP		ENGINEER'S ESTIMATE		
				UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE
SCHEDULE V - WATER IMPROVEMENTS																		
501	CONCRETE BLOCKING	EA	143															
502	D.I. CL. 150 IRON FITTINGS	TON	143															
503	1/2" DIA. PVC ANVIA C900, DR. 18, CL. 150 WATER PIPE, INCL. E	LF	143															
504	1/2" DIA. PVC ANVIA C900, DR. 18, CL. 150 WATER PIPE, INCL. E	LF	143															
505	1/2" DIA. PVC ANVIA C900, DR. 18, CL. 150 WATER PIPE, INCL. E	LF	143															
506	1/2" DIA. RESILIENT SEAT GATE VALVE/BOX	EA	143															
507	1/2" DIA. RESILIENT SEAT GATE VALVE/BOX	EA	143															
508	1/2" DIA. RESILIENT SEAT GATE VALVE/BOX	EA	143															
509	1/2" DIA. RESILIENT SEAT GATE VALVE/BOX	EA	143															
510	FIRE HYDRANT	EA	143															
511	IREM. SALVAGE & DELIVER EXIST. FIRE HYDRANT	EA	143															
512	CONN. TO EXIST. WATER MAIN (ALL SIZES)	EA	143															
513	1" WATER SERVICE LINE	EA	143															
514	1.5" WATER SERVICE LINE	EA	143															
515	2" DOMESTIC SERVICE	EA	143															
516	4" FIRE LINE	EA	143															
517	6" FIRE LINE	EA	143															
518	1/4" HUBBY TURBINE METER	EA	143															
519	1" HUBBY TURBINE METER	EA	143															
520	1.5" HUBBY TURBINE METER	EA	143															
521	2" HUBBY TURBINE METER	EA	143															
522	4" HUBBY TURBINE METER	EA	143															
523	1" HUBBY TURBINE METER	EA	143															
524	1.5" HUBBY TURBINE METER	EA	143															
525	2" HUBBY TURBINE METER	EA	143															
526	4" HUBBY TURBINE METER	EA	143															
527	1" HUBBY TURBINE METER	EA	143															
528	1.5" HUBBY TURBINE METER	EA	143															
529	2" HUBBY TURBINE METER	EA	143															
530	4" HUBBY TURBINE METER	EA	143															
531	1" HUBBY TURBINE METER	EA	143															
532	1.5" HUBBY TURBINE METER	EA	143															
533	2" HUBBY TURBINE METER	EA	143															
534	4" HUBBY TURBINE METER	EA	143															
535	CONCRETE ENCASMENT	EA	143															
536	CONCRETE ENCASMENT	EA	143															
537	2" HUBBY TURBINE METER	EA	143															
SCHEDULE V SUBTOTAL																		

PROJECT: ADDISON CIRCLE PHASE II  
CLIENT: COLUMBUS REALTY TRUST

BID TABULATION - PACKAGE 'C'

ESTIM. BY: HUITT-ZOLLARS, INC.  
JOB NO. 01-1822-21  
DATE: 8/14/97

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	TISEO PAVING CO.		JIM BOWMAN CONSTRUCTION		GIBSON & ASSOCIATES		NORTH TEXAS CONTRACTING		COLUMBUS REALTY TRUST		SCAVA LTD. PARTNERSHIP		ENGINEER'S ESTIMATE		
				UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE
SCHEDULE VI - WATER IMPROVEMENTS (ROUNDABOUT)																		
601	TURNER 24" C303 RCP	LF	126															
602	REMOVE EXIST. 24" RCP WATER LINE	LF	70															
603	INSTALL 24" C303 RCP	LF	70															
604	CONCRETE BLOCKING	EA	126															
605	1" CL. 250 IRON FITTINGS	TON	126															
606	CONN. TO EXIST. WATER MAIN (ALL SIZES)	EA	126															
607	TURNER SAFETY FOR CONSTRUCTION	EA	126															
608	WATER TEST	EA	126															
609	24" BUTTERFLY VALVE	EA	126															
610	24" BUTTERFLY VALVE	EA	126															
SCHEDULE VI SUBTOTAL																		

PROJECT: ADDISON CIRCLE PHASE II CLIENT: COLUMBUS REALTY TRUST		BID TABULATION - PACKAGE 'C'												ESTIM. BY: HUITT-ZOLLARS, INC JOB NO. 01-1822-21 DATE: 8/14/97						
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	TISEO PAVING CO.		JIM BOWMAN CONSTRUCTION		GIBSON & ASSOCIATES		NORTH TEXAS CONTRACTING		COLUMBUS REALTY TRUST		SCAVA LTD. PARTNERSHIP		AVERAGE BID		ENGINEER'S ESTIMATE		
				UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE
	SCHEDULE VII - ELECTRICAL IMPROVEMENTS (DUCTS)																			
701	485 CONC. ENCASED DUCTW/ANK, 6" DIA. TYPE DB PVC COND	LF	1299																	
702	485 CONC. ENCASED DUCTW/ANK, 6" DIA. TYPE DB PVC COND	LF	1110	\$0.00	\$0.00	\$72.00	\$91,536.00	\$65.00	\$74,370.00	\$65.00	\$73,905.00	\$0.00	\$0.00	\$80.00	\$101,920.00	\$72.33	\$90,961.00	\$50.00	\$57,450.00	\$88,000.00
703	485 CONC. ENCASED DUCTW/ANK, 8" DIA. TYPE DB PVC COND	LF	783	\$0.00	\$0.00	\$94.00	\$73,602.00	\$91.00	\$71,253.00	\$91.00	\$71,253.00	\$0.00	\$0.00	\$110.00	\$86,130.00	\$98.33	\$76,995.00	\$120.00	\$93,960.00	\$120,000.00
704	485 CONC. ENCASED DUCTW/ANK, 8" DIA. TYPE DB PVC COND	EA	3.0	\$0.00	\$0.00	\$11,800.00	\$35,400.00	\$9,300.00	\$27,900.00	\$9,300.00	\$27,900.00	\$0.00	\$0.00	\$13,750.00	\$41,250.00	\$11,816.67	\$34,850.00	\$10,010.00	\$30,030.00	\$20,020.00
705	TUL STANDARD 3-WAY MANHOLE	EA	2.0	\$0.00	\$0.00	\$12,900.00	\$25,800.00	\$10,750.00	\$21,500.00	\$10,750.00	\$21,500.00	\$0.00	\$0.00	\$13,296.00	\$26,592.00	\$12,382.00	\$24,764.00	\$10,010.00	\$20,020.00	\$7,000.00
706	TUL STANDARD PRECAST DEBRIS TRAP	EA	6	\$0.00	\$0.00	\$3,310.00	\$19,860.00	\$2,400.00	\$14,400.00	\$2,400.00	\$14,400.00	\$0.00	\$0.00	\$3,475.00	\$20,850.00	\$3,061.67	\$18,370.00	\$1,200.00	\$7,200.00	\$1,540.00
707	6" DIA. TYPE DB PVC 70 DEG. WREBS, 36"	EA	28	\$0.00	\$0.00	\$35.00	\$980.00	\$40.00	\$1,120.00	\$40.00	\$1,120.00	\$0.00	\$0.00	\$55.00	\$1,540.00	\$43.33	\$1,213.33	\$55.00	\$1,540.00	\$106,500.00
	SCHEDULE VI SUBTOTAL				NO BID		\$323,540.00		\$270,938.00		\$270,938.00		NO BID		\$363,332.00		\$326,003.33		\$106,500.00	

PROJECT: ADDISON CIRCLE PHASE II CLIENT: COLUMBUS REALTY TRUST		BID TABULATION - PACKAGE 'C'												ESTIM. BY: HUITT-ZOLLARS, INC JOB NO. 01-1822-21 DATE: 8/14/97						
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	TISEO PAVING CO.		JIM BOWMAN CONSTRUCTION		GIBSON & ASSOCIATES		NORTH TEXAS CONTRACTING		COLUMBUS REALTY TRUST		SCAVA LTD. PARTNERSHIP		AVERAGE BID		ENGINEER'S ESTIMATE		
				UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE
	SCHEDULE X - PARK UTILITY IMPROVEMENTS																			
1001	12" WATER SERVICE LINE	EA	3	\$0.00	\$0.00	\$1,650.00	\$4,950.00	\$890.00	\$2,670.00	\$890.00	\$2,670.00	\$0.00	\$0.00	\$960.00	\$2,880.00	\$1,146.67	\$3,440.00	\$540.00	\$1,620.00	\$1,620.00
1002	12" HERSEY METER	EA	2	\$0.00	\$0.00	\$1,301.00	\$3,903.00	\$1,140.00	\$3,420.00	\$1,140.00	\$3,420.00	\$0.00	\$0.00	\$1,427.00	\$4,281.00	\$1,427.00	\$4,281.00	\$1,200.00	\$3,600.00	\$3,600.00
1003	12" HERSEY METER	EA	2	\$0.00	\$0.00	\$42.00	\$84.00	\$40.00	\$80.00	\$40.00	\$80.00	\$0.00	\$0.00	\$40.00	\$80.00	\$40.00	\$80.00	\$40.00	\$80.00	\$80.00
1004	12" DOUBLE CHECK VALVE ASSEMBLY	EA	3.0	\$0.00	\$0.00	\$728.00	\$2,184.00	\$430.00	\$1,290.00	\$430.00	\$1,290.00	\$0.00	\$0.00	\$500.00	\$1,500.00	\$552.67	\$1,658.00	\$750.00	\$2,250.00	\$2,250.00
	SCHEDULE X SUBTOTAL				NO BID		\$11,607.00		\$8,850.00		\$8,850.00		NO BID		\$10,163.00		\$10,163.00		\$10,170.00	







PROJECT: ADDISON CIRCLE PHASE II  
CLIENT: COLUMBUS REALTY TRUST

BID TABULATION - PACKAGE 'D'

ESTIM. BY: HUNTZOLLARS, INC  
JOB NO. 01-1822-21  
DATE: 8/14/97

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	TISCO PAYING CO.		JIM BOWMAN CONSTRUCTION		GIBSON & ASSOCIATES		NORTH TEXAS CONTRACTING		COLUMBUS REALTY TRUST		SCAVA LTD. PARTNERSHIP		AVERAGE BID		ENGINEER'S ESTIMATE		
				UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE
501	CONCRETE ROCCING	CY	14.3	\$14.00	\$198.20															
502	DUAL 2500N FITTINGS	TON	4.2	\$370.00	\$1554.00															
503	DUAL 1500N FITTINGS	TON	3.1	\$180.00	\$558.00															
504	DUAL 1800N FITTINGS	TON	1.9	\$180.00	\$342.00															
505	DUAL 1500N FITTINGS	TON	1.9	\$180.00	\$342.00															
506	DUAL 1800N FITTINGS	TON	1.9	\$180.00	\$342.00															
507	DUAL 2500N FITTINGS	TON	1.9	\$180.00	\$342.00															
508	DUAL 1500N FITTINGS	TON	1.9	\$180.00	\$342.00															
509	DUAL 1800N FITTINGS	TON	1.9	\$180.00	\$342.00															
510	DUAL 2500N FITTINGS	TON	1.9	\$180.00	\$342.00															
511	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
512	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
513	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
514	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
515	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
516	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
517	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
518	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
519	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
520	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
521	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
522	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
523	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
524	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
525	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
526	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
527	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
528	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
529	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
530	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
531	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
532	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
533	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
534	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
535	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
536	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
537	8" DIA. RESIDENT BEAT GATE VALVE/BOX	EA	1	\$1,815.00	\$1,815.00															
SCHEDULE V SUBTOTAL					\$501,122.43															

PROJECT: ADDISON CIRCLE PHASE II  
CLIENT: COLUMBUS REALTY TRUST

BID TABULATION - PACKAGE 'D'

ESTIM. BY: HUNTZOLLARS, INC  
JOB NO. 01-1822-21  
DATE: 8/14/97

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	TISCO PAYING CO.		JIM BOWMAN CONSTRUCTION		GIBSON & ASSOCIATES		NORTH TEXAS CONTRACTING		COLUMBUS REALTY TRUST		SCAVA LTD. PARTNERSHIP		AVERAGE BID		ENGINEER'S ESTIMATE			
				UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST
401	FLUSH 2" COI RCP	LF	126	\$110.00	\$13,860.00																
402	REHVE EXIST. 2" RCP WATER LINE	LF	70	\$27.50	\$1,925.00																
403	INSTALL 2" COI RCP	LF	156	\$27.50	\$4,290.00																
404	CONCRETE BLOCKING	CY	7.71	\$88.00	\$678.00																
405	1" DIA. 2500N FITTINGS	TON	1.5	\$2,750.00	\$4,125.00																
406	CONN. TO EXIST. WATER MAIN (ALL SIZES)	EA	1	\$3,850.00	\$3,850.00																
407	WATER TEST	LF	126	\$1.10	\$138.60																
408	2" BUTTERFLY VALVE	EA	1	\$825.00	\$825.00																
409	2" BUTTERFLY VALVE	EA	1	\$5,500.00	\$5,500.00																
410	2" BUTTERFLY VALVE	EA	1	\$4,000.00	\$4,000.00																
SCHEDULE VI SUBTOTAL					\$44,066.20																



PROJECT: ADDISON CIRCLE PHASE II  
CLIENT: COLUMBUS REALTY TRUST

BID TABULATION - PACKAGE 'D'

ESTIM. BY: HUITZ-ZOLLARS, INC.  
JOB NO. 01-1822-21  
DATE: 8/14/97

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	TISEO PAYING CO.		JIM BOWMAN CONSTRUCTION		GIBSON & ASSOCIATES		NORTH TEXAS CONTRACTING		COLUMBUS REALTY TRUST		SCAVA LTD. PARTNERSHIP		AVERAGE BID		ENGINEER'S ESTIMATE	
				UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST
SCHEDULE VII - ELECTRICAL IMPROVEMENTS (DUGS)																			
701	466 CONC ENCASED DUCT BANK, 6" DIA. TYPE DI PVC COND	LF	1399	\$83.00	\$114,112.00	\$0.00	\$0.00	\$72.00	\$99,324.00	\$0.00	\$0.00	\$81.04	\$109,848.84	\$0.00	\$0.00	\$81.01	\$105,236.32	\$50.00	\$69,950.00
702	166 CONC ENCASED DUCT BANK, 6" DIA. TYPE DI PVC COND	LF	1110	\$83.00	\$92,130.00	\$0.00	\$0.00	\$67.00	\$74,310.00	\$0.00	\$0.00	\$77.63	\$86,058.50	\$0.00	\$0.00	\$77.78	\$86,119.50	\$80.00	\$88,600.00
703	166 CONC ENCASED DUCT BANK, 6" DIA. TYPE DI PVC COND	LF	793	\$121.00	\$95,973.00	\$0.00	\$0.00	\$73,602.00	\$58,202.00	\$0.00	\$0.00	\$114.18	\$90,417.50	\$0.00	\$0.00	\$109.73	\$85,915.98	\$120.00	\$95,260.00
704	TIE STANDARD 1-WAY MANHOLE	EA	30	\$15,125.00	\$453,750.00	\$0.00	\$0.00	\$11,800.00	\$354,000.00	\$0.00	\$0.00	\$19,227.50	\$576,825.00	\$0.00	\$0.00	\$11,213.50	\$336,405.00	\$10.00	\$300,000.00
705	TIE STANDARD 4-WAY MANHOLE	EA	20	\$12,700.00	\$254,000.00	\$0.00	\$0.00	\$12,900.00	\$258,000.00	\$0.00	\$0.00	\$19,000.00	\$380,000.00	\$0.00	\$0.00	\$13,600.42	\$272,008.44	\$10.00	\$300,000.00
706	TIE STANDARD PRECAST DEEP WELL 24" KV SWITCH PAD	EA	2	\$7,925.00	\$15,850.00	\$0.00	\$0.00	\$3,310.00	\$6,620.00	\$0.00	\$0.00	\$3,007.02	\$6,014.04	\$0.00	\$0.00	\$3,580.68	\$7,161.24	\$1,200.00	\$2,400.00
707	6" DIA. TYPE DI PVC 90 DEG. SWERS, 36"	EA	28	\$61.00	\$1,708.00	\$0.00	\$0.00	\$35.00	\$980.00	\$0.00	\$0.00	\$37.00	\$1,036.00	\$0.00	\$0.00	\$51.03	\$1,428.84	\$55.00	\$1,540.00
SCHEDULE VII SUBTOTAL					\$400,063.00	NO BID		\$323,340.00	NO BID		NO BID	\$377,348.22	NO BID		NO BID	\$366,931.07		\$306,500.00	

PROJECT: ADDISON CIRCLE PHASE II  
CLIENT: COLUMBUS REALTY TRUST

BID TABULATION - PACKAGE 'D'

ESTIM. BY: HUITZ-ZOLLARS, INC.  
JOB NO. 01-1822-21  
DATE: 8/14/97

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	TISEO PAYING CO.		JIM BOWMAN CONSTRUCTION		GIBSON & ASSOCIATES		NORTH TEXAS CONTRACTING		COLUMBUS REALTY TRUST		SCAVA LTD. PARTNERSHIP		AVERAGE BID		ENGINEER'S ESTIMATE	
				UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST
SCHEDULE VIII - ELECTRICAL IMPROVEMENTS (STREET)																			
801	METER SOCKET BASE	EA	5	\$121.00	\$605.00	\$0.00	\$0.00	\$110.00	\$550.00	\$0.00	\$0.00	\$210.51	\$1,052.55	\$0.00	\$0.00	\$147.17	\$735.85	\$70.00	\$350.00
802	100A FUSED SWITCH	EA	5	\$396.00	\$1,980.00	\$0.00	\$0.00	\$360.00	\$1,800.00	\$0.00	\$0.00	\$557.42	\$2,787.10	\$0.00	\$0.00	\$337.81	\$1,689.03	\$160.00	\$800.00
803	SERVICE GROUND	EA	5	\$121.00	\$605.00	\$0.00	\$0.00	\$110.00	\$550.00	\$0.00	\$0.00	\$80.94	\$404.80	\$0.00	\$0.00	\$103.99	\$519.93	\$80.00	\$400.00
804	PANEL BOARD W/ BREAKERS 120/140 MCB	EA	5	\$1,320.00	\$6,600.00	\$0.00	\$0.00	\$1,100.00	\$5,500.00	\$0.00	\$0.00	\$580.24	\$2,901.20	\$0.00	\$0.00	\$1,033.41	\$5,167.07	\$1,725.00	\$8,625.00
805	100A MAIN CONTRACTOR	EA	5	\$275.00	\$1,375.00	\$0.00	\$0.00	\$250.00	\$1,250.00	\$0.00	\$0.00	\$905.45	\$4,527.25	\$0.00	\$0.00	\$756.82	\$3,784.08	\$165.00	\$825.00
806	7 DAY THE CLOCK	EA	5	\$138.00	\$690.00	\$0.00	\$0.00	\$125.00	\$625.00	\$0.00	\$0.00	\$155.18	\$775.90	\$0.00	\$0.00	\$139.39	\$696.97	\$55.00	\$275.00
807	PHOTO CELL & CONNECTIONS	EA	5	\$100.00	\$500.00	\$0.00	\$0.00	\$90.00	\$450.00	\$0.00	\$0.00	\$124.02	\$620.10	\$0.00	\$0.00	\$132.01	\$660.05	\$48.00	\$240.00
808	2" PVC W/ FITTING	EA	220	\$32.00	\$7,040.00	\$0.00	\$0.00	\$30.00	\$6,600.00	\$0.00	\$0.00	\$37.69	\$8,283.80	\$0.00	\$0.00	\$32.81	\$7,017.20	\$1.70	\$350.00
809	2" PVC W/ FITTING	EA	360	\$7.25	\$2,610.00	\$0.00	\$0.00	\$6.40	\$2,304.00	\$0.00	\$0.00	\$7.89	\$2,820.00	\$0.00	\$0.00	\$6.91	\$2,487.60	\$3.40	\$170.00
810	2" PVC 40 STREET LIGHT CONDUIT	LF	7000	\$1.85	\$12,950.00	\$0.00	\$0.00	\$1.50	\$10,500.00	\$0.00	\$0.00	\$2,302.00	\$12,614.00	\$0.00	\$0.00	\$1,344	\$21,101.33	\$3.90	\$700.00
811	1" PVC 40 STREET LIGHT CONDUIT	LF	900	\$1.85	\$1,665.00	\$0.00	\$0.00	\$1.50	\$1,350.00	\$0.00	\$0.00	\$2,302.00	\$2,071.00	\$0.00	\$0.00	\$1,344	\$21,101.33	\$3.90	\$700.00
812	2" PVC 40 STREET LIGHT CONDUIT	LF	1600	\$1.85	\$2,960.00	\$0.00	\$0.00	\$1.50	\$2,400.00	\$0.00	\$0.00	\$2,302.00	\$3,684.40	\$0.00	\$0.00	\$1,344	\$21,101.33	\$3.90	\$700.00
813	CAST BOX, RECEPTACLE, ETC.	EA	37	\$290.00	\$10,730.00	\$0.00	\$0.00	\$260.79	\$9,749.19	\$0.00	\$0.00	\$128.87	\$4,728.19	\$0.00	\$0.00	\$197.46	\$5,297.40	\$115.00	\$11,500.00
814	HIGH COMPRESSION NUTS	EA	170	\$16.50	\$2,805.00	\$0.00	\$0.00	\$14.00	\$2,380.00	\$0.00	\$0.00	\$14.00	\$2,380.00	\$0.00	\$0.00	\$14.00	\$2,380.00	\$25.00	\$4,250.00
815	IVANTRONP TEST METER	EA	12	\$36.50	\$438.00	\$0.00	\$0.00	\$33.00	\$396.00	\$0.00	\$0.00	\$36.57	\$438.84	\$0.00	\$0.00	\$33.28	\$399.36	\$25.00	\$250.00
816	CONDUCTOR #16 AWG	LF	1500	\$0.31	\$465.00	\$0.00	\$0.00	\$0.28	\$420.00	\$0.00	\$0.00	\$0.30	\$450.00	\$0.00	\$0.00	\$0.31	\$465.00	\$0.26	\$390.00
817	CONDUCTOR #14 AWG	LF	11000	\$0.33	\$3,630.00	\$0.00	\$0.00	\$0.32	\$3,520.00	\$0.00	\$0.00	\$0.35	\$3,850.00	\$0.00	\$0.00	\$0.32	\$3,520.00	\$0.26	\$390.00
818	CONDUCTOR #12 AWG	LF	24000	\$0.39	\$9,360.00	\$0.00	\$0.00	\$0.37	\$9,120.00	\$0.00	\$0.00	\$0.45	\$8,820.00	\$0.00	\$0.00	\$0.37	\$9,120.00	\$0.26	\$390.00
819	CONDUCTOR #10 AWG	LF	5200	\$1.55	\$8,060.00	\$0.00	\$0.00	\$1.40	\$7,280.00	\$0.00	\$0.00	\$1.86	\$8,832.00	\$0.00	\$0.00	\$1.42	\$7,280.00	\$0.26	\$390.00
820	CONDUCTOR #8 AWG	LF	14	\$264.00	\$3,696.00	\$0.00	\$0.00	\$240.00	\$3,360.00	\$0.00	\$0.00	\$264.00	\$3,696.00	\$0.00	\$0.00	\$240.00	\$3,360.00	\$0.26	\$390.00
821	STREET LIGHT PULL BOX	EA	11	\$264.00	\$2,904.00	\$0.00	\$0.00	\$240.00	\$2,640.00	\$0.00	\$0.00	\$264.00	\$2,904.00	\$0.00	\$0.00	\$240.00	\$2,640.00	\$0.26	\$390.00
822	STREET LIGHT PULL BOX	EA	86	\$324.00	\$27,864.00	\$0.00	\$0.00	\$300.00	\$25,800.00	\$0.00	\$0.00	\$324.00	\$27,864.00	\$0.00	\$0.00	\$300.00	\$25,800.00	\$0.26	\$390.00
823	VEHICULAR STREET LIGHT FOUNDATION	EA	84	\$264.00	\$22,176.00	\$0.00	\$0.00	\$240.00	\$20,160.00	\$0.00	\$0.00	\$264.00	\$22,176.00	\$0.00	\$0.00	\$240.00	\$20,160.00	\$0.26	\$390.00
824	VEHICULAR STREET LIGHT FOUNDATION	EA	3	\$264.00	\$792.00	\$0.00	\$0.00	\$240.00	\$720.00	\$0.00	\$0.00	\$264.00	\$792.00	\$0.00	\$0.00	\$240.00	\$720.00	\$0.26	\$390.00
825	VEHICULAR STREET LIGHT FOUNDATION	EA	84	\$264.00	\$22,176.00	\$0.00	\$0.00	\$240.00	\$20,160.00	\$0.00	\$0.00	\$264.00	\$22,176.00	\$0.00	\$0.00	\$240.00	\$20,160.00	\$0.26	\$390.00
826	VEHICULAR STREET LIGHT FOUNDATION	EA	84	\$264.00	\$22,176.00	\$0.00	\$0.00	\$240.00	\$20,160.00	\$0.00	\$0.00	\$264.00	\$22,176.00	\$0.00	\$0.00	\$240.00	\$20,160.00	\$0.26	\$390.00
827	VEHICULAR STREET LIGHT FOUNDATION	EA	84	\$264.00	\$22,176.00	\$0.00	\$0.00	\$240.00	\$20,160.00	\$0.00	\$0.00	\$264.00	\$22,176.00	\$0.00	\$0.00	\$240.00	\$20,160.00	\$0.26	\$390.00
828	SIGNAL INTERCONNECT CABLE	LF	3000	\$2.75	\$8,250.00	\$0.00	\$0.00	\$1.99	\$5,970.00	\$0.00	\$0.00	\$1.99	\$5,970.00	\$0.00	\$0.00	\$1.99	\$5,970.00	\$3.75	\$11,250.00
829	SIGNAL INTERCONNECT PULLBOX	EA	2	\$2,370.00	\$4,740.00	\$0.00	\$0.00	\$3,400.00	\$6,800.00	\$0.00	\$0.00	\$2,370.00	\$4,740.00	\$0.00	\$0.00	\$2,370.00	\$4,740.00	\$5.00	\$10,000.00
830	SIGNAL INTERCONNECT CONDUIT	LF	260	\$35.00	\$9,100.00	\$0.00	\$0.00	\$35.00	\$9,100.00	\$0.00	\$0.00	\$35.00	\$9,100.00	\$0.00	\$0.00	\$35.00	\$9,100.00	\$5.00	\$1,300.00
SCHEDULE VIII SUBTOTAL					\$317,996.00	NO BID		\$313,454.23	NO BID		NO BID	\$313,454.23	NO BID		NO BID	\$313,454.23		\$310,546.00	



PROJECT: ADDISON CIRCLE PHASE II CLIENT: COLUMBUS REALTY TRUST		BID TABULATION - PACKAGE 'D'												ESTIM. BY: HUITT-ZOLLARS, INC. JOB NO. 01-1822-21 DATE: 8/14/97			
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	TISEO PAVING CO.		JIM BOWMAN CONSTRUCTION		GIBSON & ASSOCIATES		NORTH TEXAS CONTRACTING		COLUMBUS REALTY TRUST		SCAVA LTD. PARTNERSHIP		ENGINEER'S ESTIMATE	
				UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST
SCHEDULE IX - ELECTRICAL IMPROVEMENTS (PARK)																	
901	4" 1000 PSI CONC WALK	SF	40	\$180.00	\$7,200.00	\$0.00	\$0.00	\$2.70	\$108.00	\$0.00	\$0.00	\$4.15	\$166.00	\$1.28	\$51.20	\$197.00	\$7,880.00
902	4" 3000 PSI CONC WALK	SF	1861	\$1.00	\$1,861.00	\$0.00	\$0.00	\$1.15	\$2,130.15	\$0.00	\$0.00	\$2.91	\$5,414.31	\$1.02	\$1,898.22	\$5,626.26	\$5,941.60
903	CLEM-GERT PUBLE WALK BRICK	SF	1803	\$2.00	\$3,606.00	\$0.00	\$0.00	\$1.49	\$2,686.47	\$0.00	\$0.00	\$1.55	\$2,794.65	\$1.68	\$3,029.04	\$2.00	\$3,606.00
904	FINISH AND PLACE BEDDING MATERIALS, PLACE BRICK PAVE	SF	1803	\$	\$0.00	\$0.00	\$0.00	\$1.52	\$2,740.56	\$0.00	\$0.00	\$1.58	\$2,848.74	\$1.70	\$3,065.10	\$1.50	\$2,704.50
SCHEDULE IX SUBTOTAL					\$12,981.00		NO BID		\$11,457.43		NO BID		\$11,313.72		NO BID		\$11,917.40

PROJECT: ADDISON CIRCLE PHASE II CLIENT: COLUMBUS REALTY TRUST		BID TABULATION - PACKAGE 'D'												ESTIM. BY: HUITT-ZOLLARS, INC. JOB NO. 01-1822-21 DATE: 8/14/97			
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	TISEO PAVING CO.		JIM BOWMAN CONSTRUCTION		GIBSON & ASSOCIATES		NORTH TEXAS CONTRACTING		COLUMBUS REALTY TRUST		SCAVA LTD. PARTNERSHIP		ENGINEER'S ESTIMATE	
				UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST
SCHEDULE X - PARK UTILITY IMPROVEMENTS																	
1001	2" WATER SERVICE LINE	EA	1	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$1,450.00	\$1,450.00	\$0.00	\$0.00	\$934.20	\$2,802.60	\$1,194.73	\$3,584.20	\$540.00	\$1,450.00
1002	2" HUBJET METERS	EA	1	\$1,500.00	\$1,500.00	\$0.00	\$0.00	\$1,901.00	\$1,901.00	\$0.00	\$0.00	\$1,640.80	\$4,982.40	\$1,987.77	\$4,761.80	\$1,200.00	\$1,500.00
1003	BROOKS PRODUCTS 17" X 28" PRECAST CONC. BOX	EA	4	\$27.00	\$108.00	\$0.00	\$0.00	\$62.00	\$248.00	\$0.00	\$0.00	\$259.50	\$1,038.00	\$198.83	\$795.32	\$450.00	\$2,700.00
1004	2" DOUBLE CHECK VALVE ASSEMBLY	EA	3.0	\$330.00	\$990.00	\$0.00	\$0.00	\$728.00	\$2,184.00	\$0.00	\$0.00	\$519.00	\$1,557.00	\$399.00	\$1,197.00	\$750.00	\$2,250.00
SCHEDULE X SUBTOTAL					\$11,700.00		NO BID		\$11,409.00		NO BID		\$10,899.00		NO BID		\$11,336.00



**PUBLIC WORKS DEPARTMENT**

Post Office Box 144 Addison, Texas 75001

(214) 450-2871

16801 Westgrove

May 6, 1996

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

Dear Bryant:

We are excited to hear about your plans for Addison Circle - Phase II A. We are interested in your schedule and timing for the project, so we can evaluate the impact on our proposed budget. I have taken your preliminary site plan and compared it with the "Master Facilities Agreement" to evaluate our anticipated participation. The attached schedule reflects an estimate based on the preliminary documents you provided. Because Spectrum south of Mildred and the proposed mews along the railroad are not part of the Master Facilities Agreement, participation for the streets is not included in this estimate.

It was my understanding that you had broadly estimated the value of our participation in excess of \$3 million. Please compare your estimate with the summary I have included so we can reconcile any difference and evaluate the budgetary impact.

Sincerely,

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

Attachment: Addison Circle - Phase IIA Town of Addison Infrastructure Participation Schedule

cc: Carmen Moran  
Randy Moravec  
Andy Oakley  
Chris Terry  
Ron Whitehead

**ADDISON CIRCLE - PHASE IIA**

**TOWN OF ADDISON INFRASTRUCTURE  
PARTICIPATION SCHEDULE**

Funding Committed for Phase II during Phase I	Expenses
Quorum Drive	\$116,100
Mildred	\$103,700
<b>Subtotal</b>	<b>\$219,800</b>

Eligible Phase II Items	Length	Allocated Expenses
✓ Quorum Drive	710 Linear Feet	\$178,000
ok Mildred west of Spectrum	419 Linear Feet	\$318,000
ok Mildred east of Spectrum	590 Linear Feet	\$131,000
ok Mildred open space	1.13 acre	\$610,000
✓ Mews M-2	740 Linear Feet	\$362,000
ok Residential Street "R-4"	525 Linear Feet	\$268,000
✓ low Spectrum	450 Linear Feet	\$129,000
<b>Subtotal Eligible Phase II items</b>		<b>\$1,996,000</b>
<b>Subtotal Phase II Items committed for Phase I</b>		<b>\$219,800</b>
<b>Total Eligible Participation for Phase IIA</b>		<b>\$1,776,200</b>

CONTRACT

PHASE II

ITEM	BASE COST	EXCESS COST	TOTAL COST
Quorum Drive (2075 L.F.) (1/2 of street)	\$260,000	\$260,000	\$520,000
Mildred East of Quorum (419 L.F.) (West of Spectrum)	\$159,000	\$159,000	\$318,000
Spectrum (1275L.F.)	\$182,000	\$182,000	\$364,000
East Mildred Open Space (1.13 Ac)	\$305,000	\$305,000	\$610,000
Quorum North Park (0.69 Ac)	\$0	\$295,000	\$295,000
Mews Park (1.43 Ac)	\$0	\$675,000	\$675,000
R - 2 (525 L.F.)	\$0	\$270,000	\$270,000
R - 3 (400 L.F.)	\$0	\$205,000	\$205,000
R - 4 (630 L.F.)	\$0	\$322,000	\$322,000
R - 5 (325 L.F.)	\$0	\$166,000	\$166,000
M - 2 (1275 L.F.)	\$0	\$624,000	\$624,000
Mildred east of Spectrum (590 L.F.)	\$0	\$131,000	\$131,000
<b>TOTALS</b>	<b>\$906,000</b>	<b>\$3,594,000</b>	<b>\$4,500,000</b>

Note: The above cost projections include costs for private utilities, engineering, special plan review, independent inspection and construction costs associated with Phases I and II of the Urban Center.

06/22/95