

Addison Airport - Frito-Lay Project Correspondence 5-3-4-04
2004

Jim Pierce

From: Bill Dyer [Bill.Dyer@Staubach.com]
Sent: Thursday, October 07, 2004 7:54 AM
To: Jim Pierce
Subject: Frito Lay final payment

Jim;

FYI,

I received David Stacks letter regarding the FL final payment. I have arranged to have this paid from the Airport operating account. I initially wanted to run this through the economic development grant but with the fiscal year now over and we are about to close the books for the year, it is best we get this the easiest and quickest way. We have the available \$\$\$ in our budget to do this.

Bill Dyer

10/7/2004

ACORD CERTIFICATE OF LIABILITY INSURANCE OP ID AW DATE (MM/DD/YY)
 FACIL-1 09/28/04

PRODUCER
 Independent Insurance Group
 3010 LBJ Freeway Ste. 920
 Dallas TX 75234-7004
 Phone: 972-231-8277

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.

INSURERS AFFORDING COVERAGE

INSURED
 Facility Solutions Group Inc.,
 FSG Management, LLC; American
 Light, LP.; Outdoor Lighting,
 LP dba Design Electric
 4401 Westgate #310
 Austin TX 78745

INSURER A: **Amerisure Mutual Ins. Co.**
 INSURER B: **United States Fire Ins. Co.**
 INSURER C:
 INSURER D:
 INSURER E:

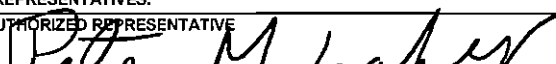
COVERAGES

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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	GENERAL LIABILITY	CPP2000228 (OFF SITE ONLY)	10/01/04	10/01/05	EACH OCCURRENCE	\$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				FIRE DAMAGE (Any one fire)	\$ 100,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person)	\$ 10,000
					PERSONAL & ADV INJURY	\$ 1,000,000
					GENERAL AGGREGATE	\$ 2,000,000
					PRODUCTS - COMP/OP AGG	\$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					
A	AUTOMOBILE LIABILITY	CA1380838 \$1,000 COMPREHENSIVE \$1,000 COLLISION	10/01/04	10/01/05	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO				BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident)	\$
	<input checked="" type="checkbox"/> HIRED AUTOS				PROPERTY DAMAGE (Per accident)	\$
<input checked="" type="checkbox"/> NON-OWNED AUTOS						
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$	
B	EXCESS LIABILITY	QK09100210	10/01/04	10/01/05	EACH OCCURRENCE	\$ 5,000,000
	<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE	\$ 5,000,000
	<input type="checkbox"/> DEDUCTIBLE					\$
	<input type="checkbox"/> RETENTION \$				Umbrella Form	\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	WC13808390302 (OFF SITE ONLY)	10/01/04	10/01/05	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER	
					E.L. EACH ACCIDENT	\$ 1,000,000
					E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
					E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
A	OTHER	CPP2000228 IM380835	10/01/04 10/01/04	10/01/05 10/01/05	Bldg/Cnts	\$ 8,891,796
	Equip Floater				Leased Equ	\$ 250,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS
 Frito Lay Corporate Hanger//Constructors & Associates, Inc., Town of Addison, Texas and Airport Manager are named as additional insured with respect to the GL & AL, GL on a primary non-contributory basis. Waiver of subrogation applies in favor of additional insured regards the GL, AL & WC.
 Fax: 214-452-0413 / 972-450-2837 / 972-778-9334 / 214-357-5794

CERTIFICATE HOLDER TOWNAD1
 Town of Addison, Texas
 c/o Mr. Jim Pierce
 Addison Services Center
 P O Box 9010
 Addison TX 75001-9010

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




STAUBACH

A World of Real Estate Knowledge

September 27, 2004

Mr. Jim Pierce
Town of Addison
P.O. Box 9010
16801 Westgrove Drive
Addison, TX 75001

Dear Jim,

This letter is regarding a final settlement of Economic Development Grant costs incurred during this project.

1. Frito Lay payment to the Town of Addison in the amount of \$3,000 for its share of patching the existing asphalt apron along the North side of the lease parcel due to damage caused by construction activities.
2. Payment by the Town to Frito Lay in the amount of \$3,576 for one-half of the costs of grinding the new concrete apron within the lease lines to create an acceptable smooth finish required for aircraft operations.

Payment of this difference of \$ 576 should be issued to:

Frito Lay
Attention: Mr. Lee Steele
7701 Legacy Drive
Plano, Texas 75024

Please call me at 972.361.5309 if you should have any questions on this matter.

Sincerely,

THE STAUBACH COMPANY

David Stack, P.E.
Project Manager
Design & Construction Consulting



LETTER OF TRANSMITTAL

Public Works / Engineering
16801 Westgrove • P.O. Box 9010
Addison, Texas 75001
Telephone: (972) 450-2871 • Fax: (972) 450-2837

DATE	3-4-04	JOB NO.	
ATTENTION			
RE:	Airport Parkway Realignment		

TO Carson Coleman
Constructors

- GENTLEMAN:**
- WE ARE SENDING YOU**
- Attached
 - Under separate cover via _____ the following items:
 - Shop Drawings
 - Prints
 - Plans
 - Samples
 - Specifications
 - Copy of letter
 - Change order
 - _____

COPIES	DATE	NO.	DESCRIPTION
1			Cover Sheet, Sheets N1, N2, N3, Q1, PP2, JLT and PD1 of plans for the Realignment of Airport Parkway

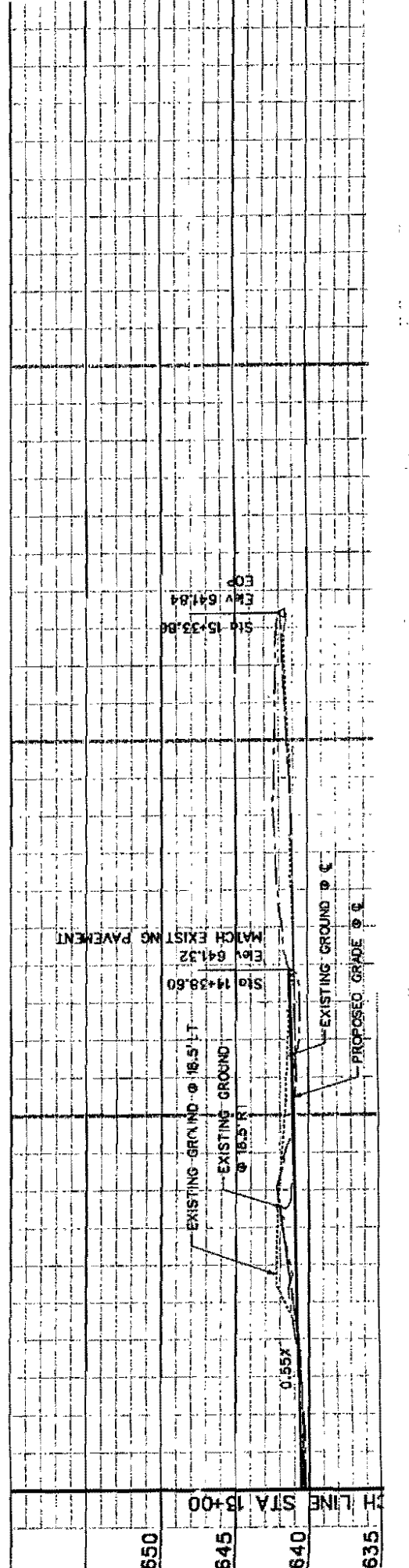
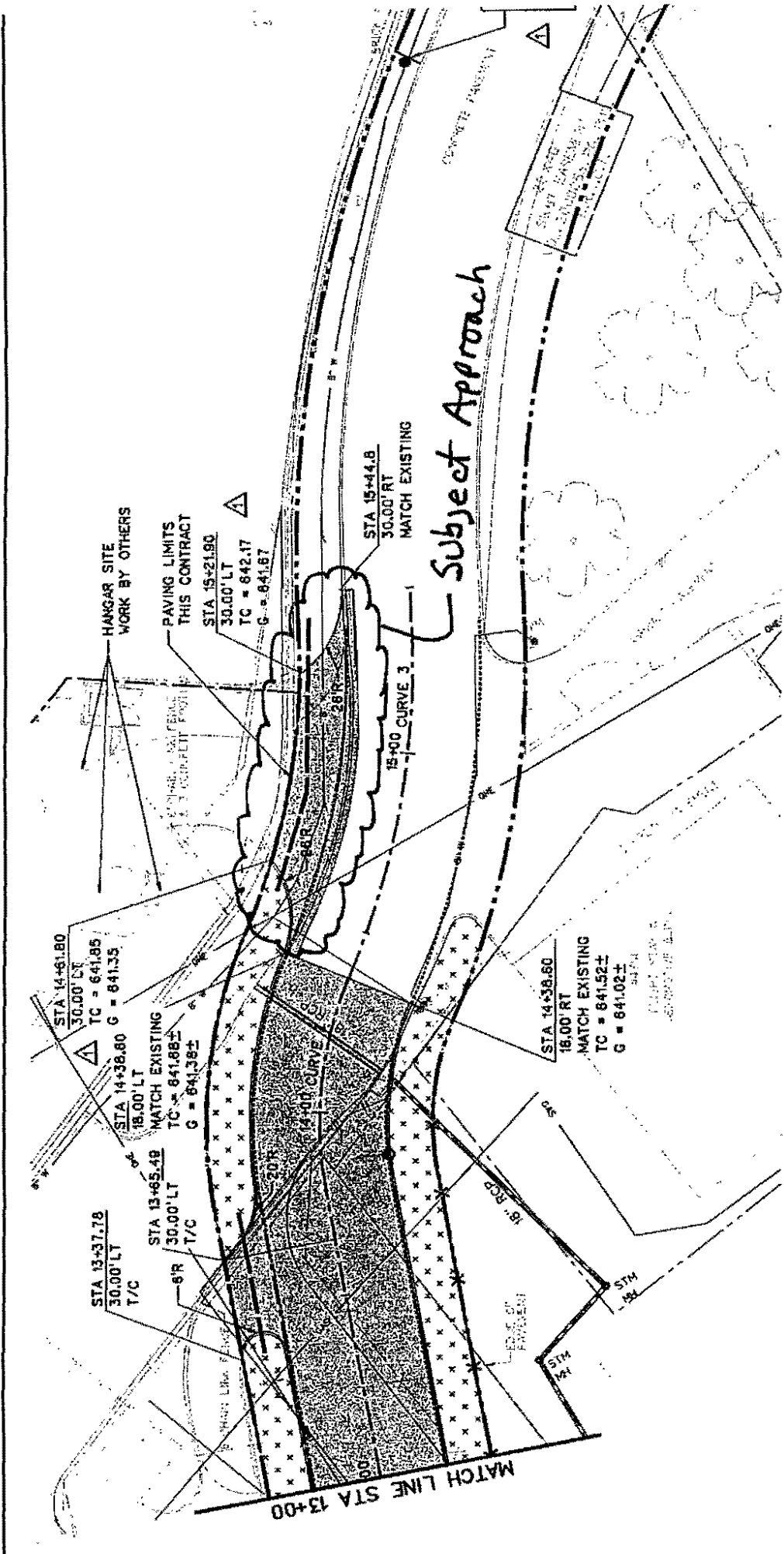
- THESE ARE TRANSMITTED as checked below:**
- For approval
 - For your use
 - As requested
 - For review and comment
 - FOR BIDS DUE _____ 19_____
 - Approved as submitted
 - Approved as noted
 - Returned for corrections
 - _____
 - Resubmit _____ copies for approval
 - Submit _____ copies for distribution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

REMARKS As per your request, we have taken the easternmost approach out of Jim Bowmans contract and have added it to your scope of work. Please note the 4" Schedule 40 PVC conduit required. Construction shall be as shown on the attached plans.

COPY TO _____

SIGNED: [Signature]

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



February 27, 2004

MEMORANDUM

To: Chris Terry, Assistant City Manager
From: Jim Pierce, P.E., Assistant Public Works Director
CC: Mark Acevedo, Facilities and Fleet Services Administrator
Subject: Frito Lay Project Status

Electric Relocation: The new poles have now been set and the power lines have been transferred from the old poles to the new poles. The pole that is in the middle of the relocated Airport Parkway cannot be removed until "contacts" are transferred (SBC). SBC advises that their contact will be removed early next week. We are following up.

Airport Parkway Realignment: Jim Bowman Construction (JBC) has started work on the project. He bid 85 days to complete so he is scheduled to finish on April 16, 2004. Recent rain has impeded progress and JBC has expressed some concern about meeting his finish date. We need some dry weather. The fence has been relocated and storm drain installation is underway. We found a conflict with the gas main and the storm sewer. The gas main was lowered this week so that has been taken care of. We are continuing to have complaints about the condition of the temporary access road and Bowman parking equipment near Omniflight. Working conditions are tight. These items are being addressed with the contractor.

Airport Apron Project: The contract time is 84 calendar days to complete the apron. 84 days from 1/23/04 is April 16 and that meets Frito Lay's schedule. Site has moved a trailer to the job and has applied for and received their permit for the concrete batch plant. The batch plant has been set up and is ready to go. Site has begun removing the old asphalt pavement in the apron area. Wet weather has also impeded Site's work. Site is requesting a modification to their lime stabilization process to compensate. The modification will have to be approved by TxDOT.

Hangar Construction Activity: Structural steel erection is under way. The office portion of the hangar slab has been poured. The 6" fire line that was installed has proven to be inadequate for the level of fire protection needed. Therefore Frito Lay has requested permission to install an 8" line to their hangar in a different location. Staff has approved that, but has also requested that Frito Lay install a fire hydrant adjacent to the road to provide a use for the existing 6" tap, which would otherwise be abandoned. This would also be a help to the Fire Dept. Constructors says they will have substantial completion on 4/16 and final completion on 5/3.

Storm water: Each project within the Frito Lay "area" is less than 5 acres. However, all the projects together sum up to more than 5 acres. That means we have to have a Storm Water Pollution Prevention Plan (SWPPP) for the 5-acre area. Site Concrete has a SWPPP for their project. We are going to hire their consultant to amend Site's plan to include the whole area for a fee of \$1,750. This should be completed next week.



February 17, 2004

Mr. Bill Dyer
Addison Airport
16051 Addison Rd., Suite 220
Addison, Texas 75001

RE: Water Line Service

Bill,

Per our meeting yesterday, we are proceeding with installation of the new 8" water line to serve for fire protection to the hangar. This will be along the North side of the hangar as shown on the attached sketch. This change will be marked on our as-built drawings and the existing 6" line will be abandoned. We will contact the Town's engineering department to coordinate this work.

We are investigating the Town's request to install a hydrant at the current 6" tap on Airport Parkway and will respond to you as quickly as possible.

Please call me at 972.361.5309 should you have any questions. Thank you.

Sincerely,

The Staubach Company

David Stack, P.E.
Project Manager
Design & Construction Consulting Services

Cc: Jim Pierce, Town of Addison
Lee Steele, Frito Lay
Carson Coleman, Constructors
Scott Marek, Corgan
Brad Moss, Pacheko Koch Engineers
Brad Blankenship

cc Jerry Davis
Dave Wilde

CONTRACTOR IS
EX. WATER AND
PRIOR TO CONST

NEW
8" LINE

INSTALL:
2-2" 45° HORIZON

END 2" DOMESTIC SERVICE @
A POINT 5' OFF BLDG FACE

PROPOSED
FRITO LAY
HANGAR
FF-842.30

INSTALL:
1-LONG SWEEP
45° BEND

END 8" FIRE SERVICE @ A
POINT 5' OFF BLDG FACE

END 8" SANITARY SEWER @
A POINT 5' FROM BLDG FACE
INSTALL:
1-DOUBLE CLEANOUT
FL 8" = 832.80

CUT &
INSTA
1-90°
1-6"
80 LF
1-FIRE
(SEE 1)

INSTALL:
1-8" 45° HORIZONTAL BEND

ABANDON
INSTALLING FIRE

INS
2-

INSTALL:
1-8" 45° HORIZONTAL BEND

INSTALL:
1-8" 45° HORIZONTAL BEND
1-DOUBLE DETECTOR CHECK
TO MEET TOWN SPECS
BEGIN 8" FIRE SERVICE

INSTALL
2-8" W
1-2" W
1-2" W
2-BACK
BEGIN 2
SERVICE

EX. 12" RCP

Jim Pierce

From: Chris Terry
Sent: Monday, February 16, 2004 11:11 AM
To: Jim Pierce
Cc: Mark Acevedo
Subject: RE: Frito Lay Status Report

This looks good but it appears awful tight. Ron reminded us this morning that there can be no slippage in the schedule - "no excuses." I tell you this just to stress that I am relying on you and Mark to keep things on schedule and raise red flags quickly if you need help.

Thanks,
Chris

-----Original Message-----

From: Jim Pierce
Sent: Friday, February 13, 2004 4:40 PM
To: Chris Terry
Cc: Mark Acevedo; Mike Murphy
Subject: Frito Lay Status Report

<< File: 2_13_04.DOC >>

Jim Pierce, P.E.
Assistant Public Works Director
P.O. Box 9010
Addison, TX 75001-9010
972-450-2879

Mike:
I would like to
discuss this with
you
Jim

Chris: Regarding your e-mail ~~the~~ ^{YES} schedule is tight. However, we have Jim Bowman and Site Concrete under contract to finish their work by mid April, ~~as you know~~. The only problem facing us is the weather. Jim Bowman would already have concrete on the ground by now, except for the weather. If we do not get sufficient dry weather for the contractors to prepare their sub grade and pour concrete, there could be delays. More rain is predicted for this weekend. I am therefore raising the weather red flag. Please let me know if you have any questions. ~~Thanks,~~

major

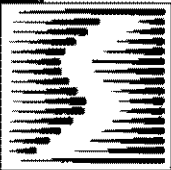
As it was from the very beginning

However

both very capable firms with a history of finishing projects ahead of schedule.

Other than the weather I am very pleased with construction progress and will continue to push both Site and Bowman to complete on schedule.

2-25-04



Hydrant has been installed
 Carson needs an approach - (North) willing to pour it!
 check w Bowman

PROJECT MANAGEMENT REPORT # 20

Period #: February 2 - 16
 Update Issued: February 25
 Prepared By: David Stack

Distribution:

Ken O'Gara	Lee Steele
Dennis Olson	Jack Tunnell
Brad Blankenship	Larry Toon
Bill Dyer	Matt Mooney
Mike Connell	Mary Hart
Steve Markussen	Brad Moss
Jenny Nicewander	David Weatherford
Carson Coleman	Jerry Holder
Bob Bundy	Tito Caro
Luis Elguezabal	Jim Pierce
Guy Castellano	Paul Formichelli

Parking lot Restriction
 Sites contract - Straighten on edge
 Open - ^{Need} Temp Power
 George Long / Jody sent email

Milestone schedule:

1.	Oncor Electric Relocation	Pending Phone Line Relocation
2.	Delivery of Metal Building/Doors	Complete
3.	Building Dry-In for Office	TBD
4.	Building Dry-in for Warehouse	TBD
5.	Complete Apron Project	4/15
6.	Complete Road Project	4/15
7.	Substantial Completion of Project	4/16
8.	Final Completion of Construction	5/3
9.	FLNA Aircraft Inspection	4/30-5/17
10.	Relocation of Office and Hangar Operations	TBD

Next update with Dave Rader -- TBD

Next Jobsite meeting -- March 1 at 3:00 PM

Apron/Road/Hangar Coordination Meetings -- 3/8, 3/22, etc. at 2:00 pm

No.	Action Items	Action By	Action Date	Status
	Real Estate – give notice to existing Landlord/FLNA	Info		Complete
1. Offsite Road and Utilities				
	<u>Road Relocation:</u> Contractor has mobilized and will work around existing poles	Info		info
	<u>Electric Relocation:</u> Phone lines to be relocated, Town has contacted them several times.	SBC	CRITICAL	Pending
	<u>Apron Project:</u> Contractor has mobilized and will be setting up batch plant and trailer	Info		Info
2. Sitework				
	<u>Stormwater Protection:</u> Price remote controls for valve	Info		Info
	<u>Fence:</u> Town is to work with the Fire Dept on the operation of the gates: The Town and Fire Dept. will only require Knox Padlocks	Info		complete
3. Architectural/ Structural				
	<u>Safety Lines in Hangar:</u> <ul style="list-style-type: none"> GC to coordinate routing of lines with other overhead components 	Constructors		pending
	<u>Epoxy Floor Selection:</u> <ul style="list-style-type: none"> Quote received from Tenant Redford selected on 2/23, sample will be installed below the mezzanine. 	Info		complete
	<u>Metal Building:</u> FM Global approved the final set of drawings on 2/23 with minor comments. Raymond to address these comments.	Constructors	CRITICAL	pending

	<u>Fire Protection:</u> A new 8" fire line will be installed along the north side of the building. Redesign by Reed is pending	Constructors Reed Fire Prot.		Pending
	EIFS on Tower: PCR 9 issued for EIFS siding in lieu of metal panels on the tower for pricing	Constructors	3/1	pending
	Hangar Wall Finish: Constructors is pricing a drywall finish to 8' or 12' high in lieu of the plywood currently shown	Constructors	3/1	pending
4. MEP				
	<u>Electrical:</u> <ul style="list-style-type: none"> Final stamped drawings to be copied to . Revise furniture feeds per TUSA's request. Meeting should be held with Dennis/Jack to confirm final placement of switches/etc. 	Info Design Elec.		Complete pending
	<u>Mechanical:</u> <ul style="list-style-type: none"> Rezoning of Office area is requested on final drawing 	Constructors	ongoing	Pending
	<u>Plumbing:</u> No issues noted	Info		info
	Fire Alarm: Drawings reviewed for general conformance, Corgan to give final approval	Corgan		pending
5. Security				
	<u>Entech:</u> <ul style="list-style-type: none"> Add pedestal at ramp exit. 	Info		info
6. General Contractor / Construction				
	<u>Pricing:</u> Current PCR's reviewed and most approved at meeting on 2/23			Complete

	<u>Pay Applications:</u> Town – Pay #3 sent to Town. FLNA – Pay #3 sent to FLNA.	Info		info
7. IT Issues				
	<u>Telecom:</u> FLNA will contact SW Bell for application of required services.	FLNA IT		pending
9. Furniture/AV/Misc.				
	<u>Furniture:</u> Recommendations on furniture feeds received	Info		info
	<u>Interior Signage</u> Per meeting on 2/24: Door Signs: need list of signs from FLNA to vendor Monument Sign: pending installation of fence, Stack to call Town on requirements Existing Mural: Brad meeting with vendor to relocate the mural.	Dennis David Stack Brad		Pending
10. Moving:				
	Get budget price for office relocation.	FLNA		Pending

February 13, 2004

MEMORANDUM

To: Chris Terry, Assistant City Manager
From: Jim Pierce, P.E., Assistant Public Works Director
CC: Mark Acevedo, Facilities and Fleet Services Administrator
Subject: Frito Lay Project Status

Electric Relocation: The new poles have now been set and the power lines have been transferred from the old poles to the new poles. The pole that is in the middle of the relocated Airport Parkway cannot be removed until "contacts" are transferred (SBC). We have a new contact with SBC (Mark Smith) and he is not only aware of the project, he is actively working on it. Smith advises it will be about 1-1/2 weeks before this is resolved. We are following up.

Airport Parkway Realignment: Jim Bowman Construction has started work on the project. He bid 85 days to complete so he will finish on April 16, 2004, but most likely sooner, since it is an A+B bid. The fence has been relocated and storm drain installation is underway. We found a conflict with the gas main and the storm sewer so the gas main needs to be lowered at that point. Recent rain has impeded progress. We are continuing to have complaints about the condition of the temporary access road and Bowman parking equipment on the access road. Working conditions are tight. These items are being addressed with the contractor.

Airport Apron Project: The contract time is 84 calendar days to complete the apron. 84 days from 1/23/04 is April 16 and that meets Frito Lay's schedule. Site has moved a trailer to the job and has applied for and received their permit for the concrete batch plant. Site has begun removing the old asphalt pavement in the apron area.

Hangar Construction Activity: Structural steel erection is under way. The office portion of the hangar slab has been poured. The 6" fire line that was installed has proven to be inadequate for the level of fire protection needed. Therefore Frito Lay has requested permission to install an 8" line to their hangar in a different location. Staff has approved that, but has also requested that Frito Lay install a fire hydrant adjacent to the road to provide a use for the existing 6" tap, which would otherwise be abandoned. This would also be a help to the Fire Dept. Constructors say they will now finish April 30.

Storm water: Each project within the Frito Lay "area" is less than 5 acres. However, all the projects together sum up to more than 5 acres. That means we have to have a Storm Water Pollution

Prevention Plan (SWPPP) for the 5-acre area. Site Concrete has a SWPPP for their project. We are going to hire their consultant to amend Site's plan to include the whole area for a fee of \$1,750.

I will be on vacation next week. Steve Chutchian will be filling in for me.

February 6, 2004

MEMORANDUM

To: Chris Terry, Assistant City Manager
From: Jim Pierce, P.E., Assistant Public Works Director
CC: Mark Acevedo, Facilities and Fleet Services Administrator
Subject: Frito Lay Project Status

Electric Relocation: The new poles have now been set and the power lines have been transferred from the old poles to the new poles. The pole that is in the middle of the relocated Airport Parkway cannot be removed until "contacts" are transferred (SBC and Comcast). We have a new contact with SBC (Mark Smith) and he is not only aware of the project, he is actively working on it. Comcast will not be a problem, as they are not serving anyone in that area. We are following up.

Airport Parkway Realignment: Jim Bowman Construction has started work on the project. He bid 85 days to complete so he will finish on April 16, 2004, but most likely sooner, since it is an A+B bid. The fence has been relocated and storm drain installation is underway. Recent rain has impeded progress. We have had some complaints about the condition of the temporary access road, Bowman parking in Omniflight's parking lot, and Bowman parking equipment on the access road. Working conditions are tight. These items have been addressed with the contractor.

Airport Apron Project: The contract time is 84 calendar days to complete the apron. 84 days from 1/23/04 is April 16 and that meets Frito Lay's schedule. Site has moved a trailer to the job and has applied for and received their permit for the concrete batch plant. Site has done some fence relocation and installed a gate and should begin removing the old asphalt pavement next week.

Due to some unforeseen aircraft access issues with Flight Star, we may not be able to rehab the patio hanger pavement as planned (noted as Hangar "C" on the plans). Hangar C was one of the additive alternates bid with the project. HNTB has worked out a plan that will save the alternate but the cost was estimated to be \$64,000. Staff decided this was too much to try to save the alternate and has requested TxDOT to remove the alternate from the job.

Hangar Construction Activity: Structural steel erection is under way. The office portion of the hangar slab has been poured. Constructors say they will now finish April 30.

January 23, 2004

MEMORANDUM

To: Chris Terry, Assistant City Manager
From: Jim Pierce, P.E., Assistant Public Works Director
CC: Mark Acevedo, Facilities and Fleet Services Administrator
Subject: Frito Lay Project Status

Electric Relocation: The new poles have now been set and the power lines have been transferred from the old poles to the new poles. The pole that is in the middle of the relocated Airport Parkway cannot be removed until "contacts" are transferred (SBC and Comcast). We have a new contact with SBC (Mark Smith) and he is not only aware of the project, he is actively working on it. Comcast will not be a problem, as they are not serving anyone in that area. We are following up.

Airport Parkway Realignment: Jim Bowman Construction has just started work on the project. He bid 85 days to complete so he will finish on April 16, 2004, but most likely sooner, since it is an A+B bid.

Airport Apron Project: A follow-up preconstruction meeting was held on 1/19. The contractor, Site Concrete (Site), received their notice to proceed on 1/19 and the clock will start running 1/23/04. The contract time is 154 days to complete the entire project and 84 calendar days to complete the apron. 84 days from 1/23/04 is April 16 and that meets Frito Lay's schedule. Site has moved a trailer to the job and has applied for their permit for the concrete batch plant. They will be required to submit a detailed schedule and we will make sure that the schedule shows the apron completion before April 16.

Due to some unforeseen aircraft access issues with Flight Star, we may not be able to rehab the patio hanger pavement as planned (noted as Hangar "C" on the plans). Hangar C was one of the additive alternates bid with the project. HNTB is trying to work on a plan that will save the alternate but there will most likely be additional cost. If the additional cost is reasonable, and TxDOT will pay for it out of contingency, we may be able to go ahead.

Hangar Construction Activity: Structural steel is being delivered and erection to begin soon. The office portion of the hangar slab has been poured. Constructors say they will now finish April 30.

1-22-2004 HANGAR LAY HANGAR HYDRANT TEST

MARK METDKER - AFD }
GORDON ROBBINS - AFD } 972-450-7201
MICHEL MITCHELL - AFD }

JIM PIERCE - ASST. CITY ENGR 972-450-2879

DOUG MORGAN - LONG CREEK FIRE PROTECTION 972-226-6167

CARSON COLEMAN - GENERAL CONTRACTOR 214-878-2225

HYDRANT ONE (FLOWED)
ON HANGAR SITE
8" MAIN
4" OPENING
SMOOTH EDGE INLET
(.9 COEFFICIENT)
STATIC 55 PSI
RESIDUAL 20 PSI
PITOT 28 PSI*

HYDRANT TWO
AT FIRE STATION ONE
~ 100 YARDS EAST
STATIC 55
RESIDUAL 49

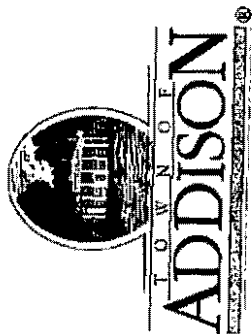
$$Q = 29.83 (C) (d)^2 \sqrt{P}$$

WHERE: Q = FLOW IN GPM
C = COEFFICIENT OF DISCHARGE
d = DIAMETER OF FLOWED ORIFICE
P = PITOT PRESSURE

$$Q = 29.83 (.9) (4)^2 \sqrt{28} = 2272.97$$

Q = 2273 GALLONS/MINUTE

* PITOT READINGS WERE TAKEN USING TWO DIFFERENT DEVICES BY DOUG MORGAN + MARK METDKER RESPECTIVELY. MR. MORGAN REPORTED 30 PSI, MARK METDKER'S READING OF 28 PSI WAS USED TO PROVIDE A MORE CONSERVATIVE CALCULATION.



GORDON C. ROBBINS
Deputy Fire Chief

P.O. Box 9010
4798 Airport Parkway
Addison, Texas 75001-9010
(972) 450-7220
Fax: (972) 450-7208
grobbs@ci.addison.tx.us

G. Robbins
1-22-2004

1-20-04

Frito Lay

~~Requirements~~ Normal expectation
1500-2200 gpm from 8" main

409

Must have foam

foam has a requirement of 1500 gpm

10 min duration

Tested existing 900 gpm April
55 psi static

1-2 1/2" 48 psi
(97 feet)

1000 gpm

"C" = 0.846?

Check water tower levels

$$v = \sqrt{2gh} = \sqrt{64.4 \times 97} = \sqrt{6275} \quad 79 \text{ ft/sec}$$

$$Q = vA = 79 \text{ ft/sec} \times 0.03 \text{ ft}^2 = 2.37 \text{ ft}^3/\text{sec}$$

$$2.37 \text{ ft}^3/\text{sec} \times 448 = 1064 \text{ gal/min}$$

$$20 \text{ ft water} \times 0.433 = 8.66 \text{ psi}$$

Assume 20 psi residual pressure @ 4" connection

$$v = \sqrt{64.4 \times 46'} = \sqrt{2962} = 54.4 \text{ ft/sec}$$

$$Q = vA = 54.4 \text{ ft/sec} \times 0.087 \text{ ft}^2 = 4.73 \text{ ft}^3/\text{sec}$$

$$4.73 \text{ ft}^3/\text{sec} \times 2119 \text{ gpm}$$

Assume 48 psi residual

$$v = 79 \text{ ft/s}$$

$$Q = vA = 79 \text{ ft/sec} \times 0.087 \text{ ft}^2 = 6.83 \text{ ft}^3/\text{sec}$$

$$\approx 3,079 \text{ gpm}$$

January 16, 2004

MEMORANDUM

To: Chris Terry, Assistant City Manager
From: Jim Pierce, P.E., Assistant Public Works Director
CC: Mark Acevedo, Facilities and Fleet Services Administrator
Subject: Frito Lay Project Status

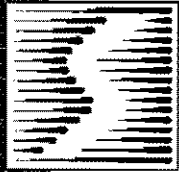
Electric Relocation: The new poles have now been set but the power lines have not been transferred from the old poles to the new poles. This work is underway and should be complete next Tuesday. The pole that is in the middle of the relocated Airport Parkway cannot be removed until the power lines are transferred and in turn the "contacts" are transferred (SBC and Comcast). Bill Dyer has done a good job coordinating the electric switchover with Omniflight. We have a new SBC person to work with starting next week, but I have talked to him and at least he is aware of the project. Comcast will not be a problem, as they are not serving anyone in that area. We are following up.

Airport Parkway Realignment: It was my intention to deliver this construction site to the Contractor, Jim Bowman Construction (JBC), free and clear of all utilities, which now seems will still take a while. A preconstruction meeting was held with JBC on 1/9/04, and they were asked to go ahead and start even though a power pole is in the way. JBC agreed and will officially start work on 1/22/04. He bid 85 days to complete so he will finish on April 16, 2004, but most likely sooner, since it is an A+B bid.

Airport Apron (Ramp) Project: A preconstruction meeting was held 1/14/04. However 2 key people could not attend – the TxDOT Project Manager was scheduled to fly here from Austin but was grounded due to fog; the full time inspector got sick and could not attend. A follow-up meeting is scheduled for 1/19. We will also have a new TxDOT Aviation Project Manager as Tony Krauss is leaving. The contractor, Site Concrete (Site), will receive their notice to proceed on 1/19 and the clock will start running 1/23/04. The contract time is 154 days to complete the work (I mistakenly said 85 days in my last report). At our 1/14 meeting with the contractor, we discussed the importance of completing the apron adjacent to the Frito Lay hangar by mid April, and Site said they could do it. However, at the same meeting, Site said it could take up to 6 weeks to get their concrete batch plant permitted. 6 weeks from 1/23 is March 5th. We will hold

Site to their statement that they can do it. They will be required to submit a detailed schedule and we will make sure that the schedule is so stated.

Construction Activity: Grade beam construction is complete. Lime stabilization of the apron and parking areas is complete. Structural steel erection to begin soon. Constructors say they will now finish April 30.



follow up with SBC

PROJECT MANAGEMENT REPORT #17

Clarify Neoprene gasket with Site

Period #: December 15 – January 2
Update Issued: January 8
Prepared By: David Stack

Distribution:

Ken O’Gara	Lee Steele
Dennis Olson	Jack Tunnell
Brad Blankenship	Larry Toon
Bill Dyer	Matt Mooney
Mike Connell	Mary Hart
Steve Markussen	Brad Moss
Jenny Nicewander	David Weatherford
Carson Coleman	Jerry Holder
Bob Bundy	Tito Caro
Luis Elguezabal	Jim Pierce
Guy Castellano	

Milestone schedule:

1.	MEP Drawings: Final Approval	1/16
2.	Oncor Electric Relocation	1/16
3.	Finalize Cost for Fuel Containment	1/8
4.	Start Apron Project	1/ 15
5.	Start Road Project	Precon held on 19
6.	Delivery of Metal Building/Doors	1/ 20
7.	Substantial Completion of Project	4/27/04
8.	Final Completion of Project	5/3/04

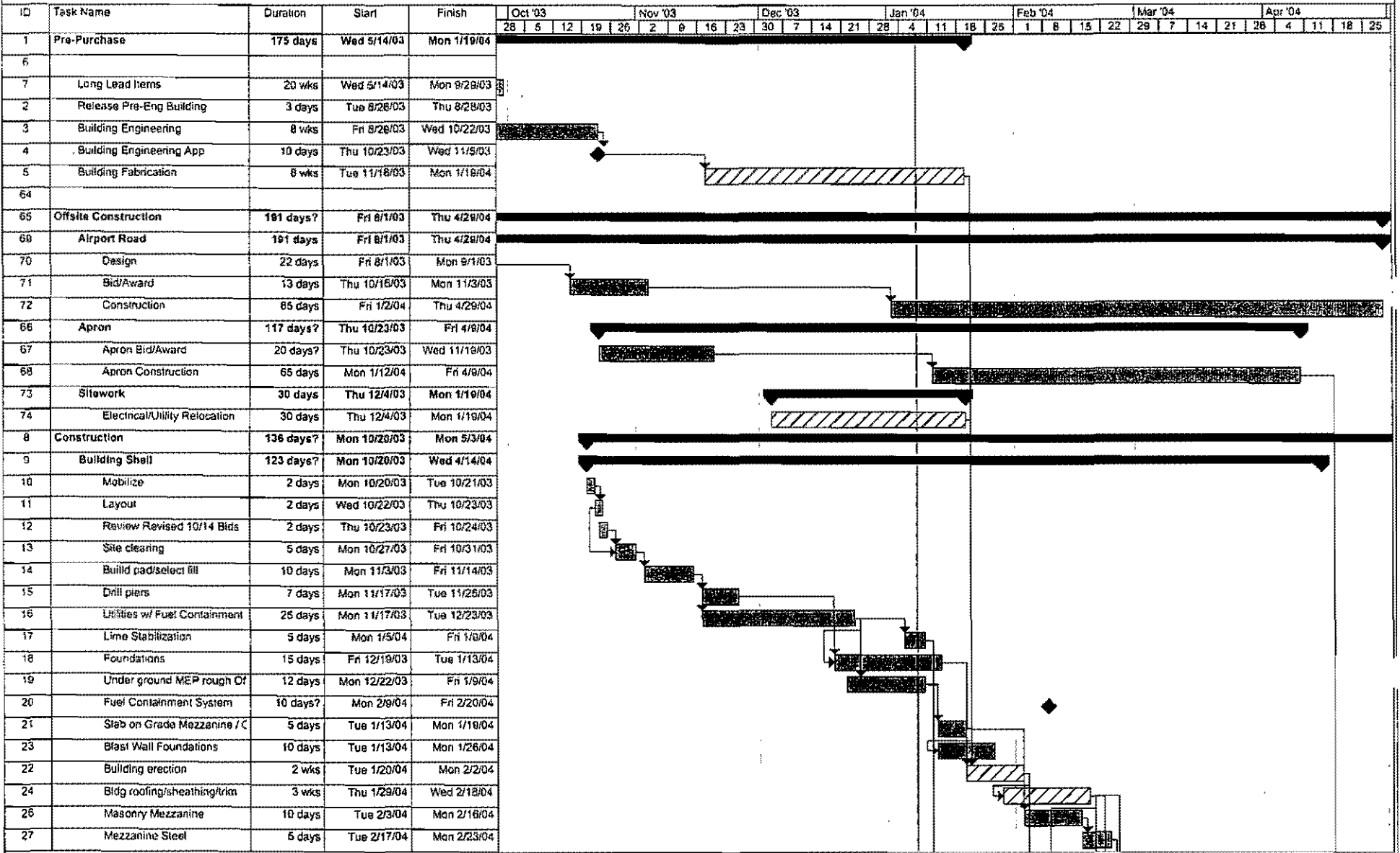
Next update with Dave Rader – TBD

Next Jobsite meeting – January 17th at 3:00 PM

No.	Action Items	Action By	Action Date	Status
	Real Estate – give notice to existing Landlord/FLNA			Pending
1. Offsite Road and Utilities				
	<u>Road Relocation:</u> Town to get contractor to start even if poles are not relocated.	Town		
	<u>Electric Relocation:</u> Poles are set, relocate power next week.	Oncor/Town	Complete by 1/16	Pending
	<u>Apron Project:</u> Precon scheduled for Jan 14.	Info		Info
2. Sitework				
	<u>Stormwater Protection:</u> Reprice system to eliminate the storage tank, controls are to remain	FLNA	12/1	Pending
	<u>Landscaping:</u> Plans are approved by town and pricing being obtained. Town will only install grass in ROW.	Info		Complete
	<u>Fence:</u> Price wrought-iron fence. Add electrical latch to swing gate.	FLNA		Pending
	Blast wall: add section at SE corner.	Corgan		Pending
3. Architectural/ Structural				
	<u>Safety Lines in Hangar:</u> • Pricing with Vendors to be forwarded	Constructors		info
	<u>Epoxy Floor Selection:</u> • Check non-skid with FL risk assessment. • Need tour with TNEMEC Vendor.	FLNA Constructors		info
	<u>FM Global:</u> Metal Building: Butler to price adding purlins or switching panels, all other comments are already	ALL		pending

	addressed.			
	<u>Fire Protection:</u> FM advised on 1/12 that a foam system would be required, the team is currently reviewing the impact of this request	ALL		pending
	<u>Door Hardware:</u> Door hardware coordination meeting was held and modifications noted.	Info		Complete
4. MEP				
	<u>Electrical:</u> <ul style="list-style-type: none"> • Main service size: proceed with submittals for 1000A service. • Light fixture and gear submittals forwarded on 1/13 for final approval. • Revised drawings are requested by Robinette 	Robinette		Pending
	<u>Mechanical:</u> <ul style="list-style-type: none"> • Hangar HVAC: confirm design load, cost is accepted. • Ceiling Fans; confirm spec and price • Rezoning of Office area is requested on final drawing 	Constructors	ongoing	Pending
	<u>Plumbing:</u> No issues noted	Info		info
5. Security				
	<u>Entech:</u> <ul style="list-style-type: none"> □ Confirm camera conduit routing: need revised drawing from Entech □ Add conduit from blast wall to server room. □ Add pedestal at ramp exit. 	ENTECH Constructors Entech		pending
6. General Contractor / Construction				
	<u>Pricing:</u> GMP issues noted by TSC, Constructors has responded.	Stack		Complete
	<u>Pay Applications:</u>			

	Town – paid. FLNA – need revised invoice.	Info		info
7. IT Issues				
	<u>Telecom:</u> FLNA will contact SW Bell for application of required services. Phone Switch: verifying FLNA 'extension' vs. stand alone switch.	FLNA IT		pending
	<u>Data Cabling:</u> Award to low bidder.	Info		Complete
	Budget – Revised to \$50,000 for phone and LAN equipment.	Info		Pending
9. Furniture/AV/Misc.				
	Furniture: Proposal from TUSA is approved.	Info		info
	Interior Signage – Leave budget in GMP, give vendors to FLNA	Staubach		Pending
10. Moving:				
	Get budget price for office relocation.	FLNA		Pending



Project: FLNA Corporate Hangar
 Date: 10/27/03
 Carson Coleman / David Weatherford

Task	[Solid Black Bar]	Summary	[Solid Black Bar]	Rolled Up Progress	[Solid Black Bar]	Group By Summary	[Solid Black Bar]
Critical Task	[Hatched Bar]	Rolled Up Task	[Hatched Bar]	Split	[Hatched Bar]		
Progress	[Solid Black Bar]	Rolled Up Critical Task	[Hatched Bar]	External Tasks	[Dotted Bar]		
Milestone	[Diamond]	Rolled Up Milestone	[Diamond]	Project Summary	[Solid Black Bar]		

January 9, 2004

MEMORANDUM

To: Chris Terry, Assistant City Manager

From: Jim Pierce, P.E., Assistant Public Works Director

CC: Mark Acevedo, Facilities and Fleet Services Administrator

Subject: Frito Lay Project Status

Electric Relocation: The new poles have now been set but the power lines have not been transferred from the old poles to the new poles. This work was originally scheduled for completion between 12/29/03 and 1/16/04, so hopefully it will be completed next week. The pole that is in the middle of the relocated Airport Parkway cannot be removed until the power lines are transferred and in turn the "contacts" are transferred (SBC and Comcast). SBC says it will take them another 3 weeks to complete their work. Comcast will not be a problem, as they are not serving anyone in that area. We are following up.

Airport Parkway Realignment: It was my intention to deliver this construction site to the Contractor, Jim Bowman Construction (JBC), free and clear of all utilities, which now seems will still take a while. A preconstruction meeting was held with JBC on 1/9/04, and they were asked to go ahead and start even though a power pole is in the way. JBC agreed and will officially start work on 1/22/04. He bid 85 days to complete so he will finish on April 16, 2004, but most likely sooner, since it is an A+B bid.

Airport Apron (Ramp) Project: A preconstruction meeting is scheduled for 1/14/04. The contractor (Site Concrete) will receive their notice to proceed on 1/15 and the clock will start running 1/22/04. The contractor bid 85 days to complete the work. This will put this project complete on April 16, 2004, which is exactly when the Frito Lay Hangar is scheduled for completion. Another "Photo Finish".

Construction Activity: Grade beam construction is underway. Lime stabilization of the apron and parking areas is underway. Structural steel erection to begin soon. Constructors say they are on schedule.

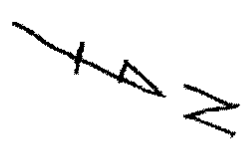
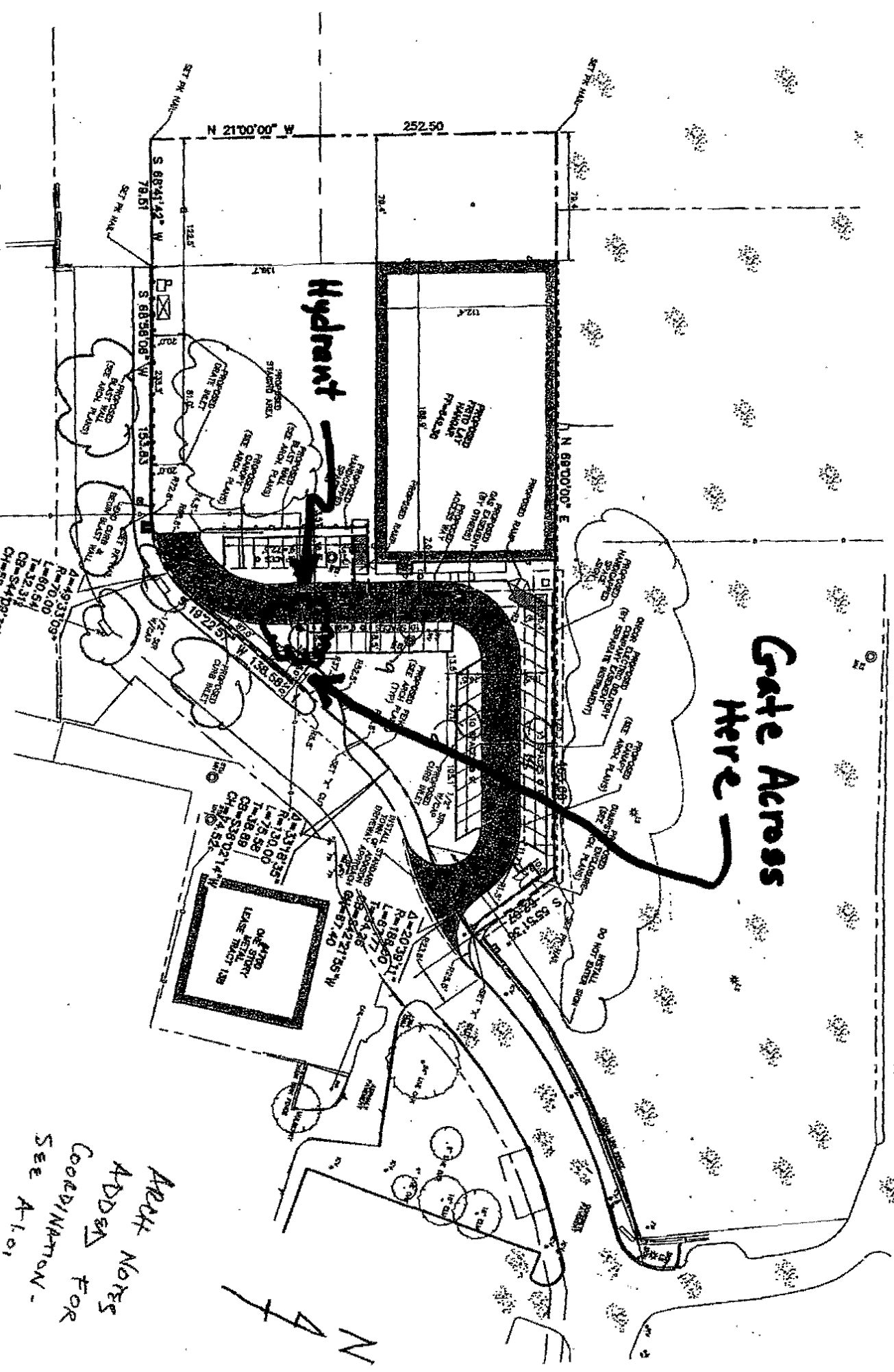
To: Gordon Robbins



02

Scale: 1" = 80'
 (Sent 1-9-04 via interoffice)

ARCH NOTES
 ADDEN FOR
 COORDINATION -
 SEE A-1.01



Gate Across Here

Hydrant

ONE STORY
 LEASE TRACT
 120

1
 2
 3
 4
 5
 6
 7
 8
 9
 10



PROJECT MANAGEMENT REPORT #16

Period #: December 5-15
 Update Issued: December 16
 Prepared By: David Stack

Distribution:

Ken O'Gara	Lee Steele
Dennis Olson	Jack Tunnell
Brad Blankenship	Larry Toon
Bill Dyer	Matt Mooney
Mike Connell	Mary Hart
Steve Markussen	Brad Moss
Jenny Nicewander	David Weatherford
Carson Coleman	Jerry Holder
Bob Bundy	Tito Caro
Luis Elguezabal	Jim Pierce
Guy Castellano	

Milestone schedule:

1.	MEP Drawings: Final Approval	12/8
2.	Oncor Electric Relocation Start – Pending meeting w/ SWB	12/17
3.	Finalize Cost for Fuel Containment	12/19
4.	Start Apron Project	1/ 5
5.	Start Road Project	1/ 5
6.	Delivery of Metal Building/Doors	1/ 20
7.	Substantial Completion of Project	4/16/04
8.	Final Completion of Project	4/23/04

Next update with Dave Rader – December 17th @ 11:00 AM

Next Jobsite meeting – January 5th at 3:00 PM

Invite D. Stack to pre-con meeting for the Roadway Apron

No.	Action Items	Action By	Action Date	Status
1. Offsite Road and Utilities				
	<u>Road Relocation:</u> Wires switched by ^{8th} 8th Pending completion of Oncor Electric Problems w/ SUB of Town ^{conceat}			
	<u>Electric Relocation:</u> Relocation to start on 12/17	Oncor/Town	Critical	Pending
	<u>Apron Project:</u> Revise 12" RCP to match new material for containment. Start mid January	Info		Info
2. Sitework				
	<u>Stormwater Protection:</u> Reprice system to eliminate the storage tank, controls are to remain	FLNA	12/1	Pending
	<u>Landscaping:</u> Plans are approved by town and pricing being obtained.	info		Pending
	<u>Fence:</u> Confirm use of wrought-iron with security	FLNA		pending
3. Architectural/ Structural				
	<u>Safety Lines in Hangar:</u> <ul style="list-style-type: none"> Pricing with Vendors to be forwarded 	Constructors		info
	<u>Epoxy Floor Selection:</u> <ul style="list-style-type: none"> Check non-skid with FL risk assessment. Need tour with TNEMEC Vendor. 	FLNA Constructors		info
	<u>ADA Issues:</u> <ul style="list-style-type: none"> ADA shower for the Pilots area will be installed 	Info		complete
	<u>FM Global:</u> construction drawings and steel drawings have been submitted. Sprinkler drawings to be forwarded upon receipt from the subcontractor.	Sprinkler Sub		pending

4. MEP				
	<u>Electrical:</u> <ul style="list-style-type: none"> Main service size: ongoing between Design and Engineer Submittals have been returned by MEP, need response from Design Electrical Panel Location: confirm if outside main switch panels can be installed with subpanels in the hangar to save space 	Constructors		pending
	<u>Mechanical:</u> <ul style="list-style-type: none"> Hangar HVAC: confirm design load, cost is accepted. Ceiling Fans; confirm spec and price Rezoning of Office area is requested on final drawing 	Constructors	ongoing	Pending
	<u>Plumbing:</u> No issues noted	Info		info
5. Security				
	Confirm operation of gates/intercom, etc.: Completed as per the meeting on 12/15	Info		complete
	<u>Entech:</u> <ul style="list-style-type: none"> <input type="checkbox"/> Revise drawing per latest floor plan. <input type="checkbox"/> Revise quote accordingly 	ENTECH	asap	pending
6. General Contractor / Construction				
	<u>Pricing:</u> GMP issues noted by TSC, Constructors has responded.	Stack		Complete
	<u>HUB/MBE pricing:</u> FLNA has requested revised bidding to meet a goal of 40%. This has been accomplished with a slight add in cost. Immediate release of critical subcontractors is required.	FLNA		pending
	<u>Pay Applications:</u> Submitted to Frito Lay and Town for payment	Info		info
7. IT Issues				

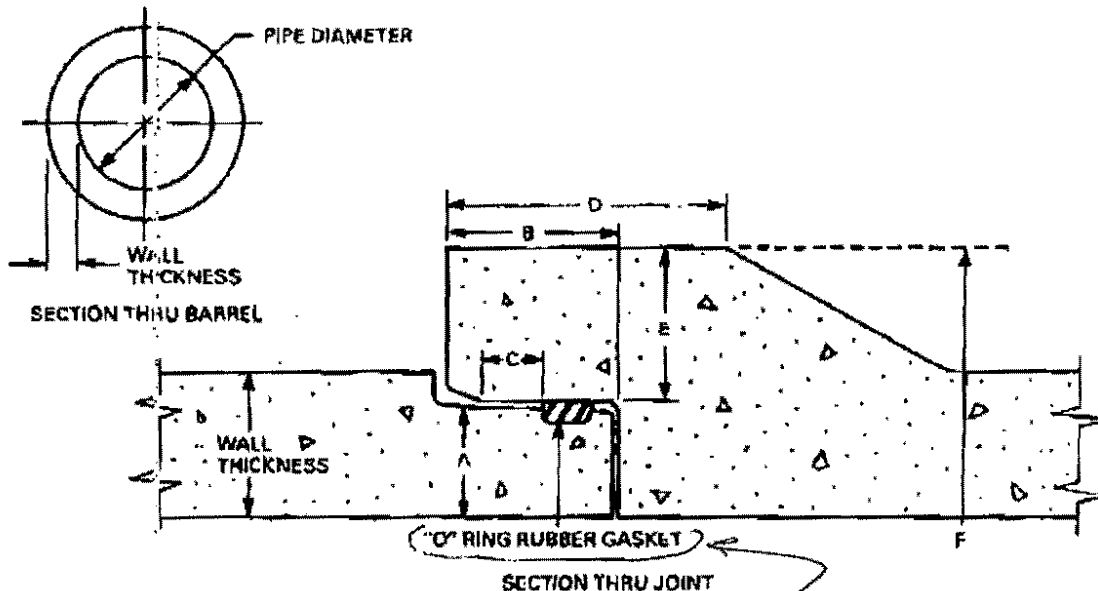
Have pad configuration for transformer

	<u>Telecom:</u> FLNA will contact SW Bell for application of required services. Phone Switch: verifying FLNA 'extension' vs. stand alone switch.	FLNA IT		pending
	<u>Data Cabling:</u> GC getting quotes from HUB suppliers.	Constructors		pending
	Budget – to be revised	Lee		pending
9. Furniture/AV/Misc.				
	<u>Furniture:</u> Corgan has modified basic furniture layout based on TUSA's recommendation, proposal from TUSA is approved.	Info		info
	Interior Signage – Leave budget in GMP, give vendors to FLNA	Staubach		Pending



HYDRO CONDUIT CORPORATION

**"O" Ring Joint
 12" - 72" Diameter Pipe**



*Neoprene or
 Oil Resistant*

Table of Approximate Dimensions and Weights										
Pipe Diameter	Wall Thickness	A	B	C	D	E	F	Weight (Lbs/ft)	Length (ft)	Prod. Code
12	2	1 3/4	3 3/4	1 1/2	5	2 1/4	20	105	8	350
15	2 1/2	1 7/8	3 1/2	1 3/4	5	2 3/8	23 1/4	150	8	350
18	2 3/4	2	3 3/4	1	6	3 1/8	27	190	7 1/2	350
21	2 3/4	1 3/4	3 3/4	3/4	5 1/2	2 3/4	29 1/2	247	7 1/2	350
24	3	1 3/4	3 1/4	1	5 1/2	2 7/8	32 1/2	307	7 1/2	350
27	3 1/2	2 1/4	4	1 1/4	6 1/2	3 3/8	34 1/2	365	7 1/2	350
30	3 1/2	2 1/4	4 1/4	1 1/4	7 1/4	3 1/4	47 1/4	416	8	570
33	3 1/2	3 1/4	4 1/4	1 1/4	7 1/4	3 1/4	49 1/4	497	8	570
36	4	3 1/4	4 1/4	1 1/4	7 1/4	4	50 1/4	557	8	570
42	4 1/4	3 3/4	5 1/4	1 1/4	7 1/4	4 1/4	58	730	8	570
48	5	3 3/4	5 1/4	2	8	4 1/4	64	811	8	570
54	5 1/4	3 3/4	5 1/4	2	8	4 1/4	70	1272	8	570
60	5 1/4	3 3/4	5 1/4	2	8	4 1/4	76	1505	8	570
66	5 1/4	3 3/4	5 1/4	2	8	4 1/4	82	1738	8	570
72	5 1/4	3 3/4	5 1/4	2	8	4 1/4	88	2020	8	570

All dimensions are in inches unless otherwise noted.

NOTES:

1. Produced to A.S.T.M. Specification C-76
2. This drawing is not intended to show reinforcement design - either as to placement or steel area. Actual project specification or A.S.T.M. C-76 will govern.
3. Consult Hydro Conduit Corp. for further details not listed on this drawing.

OKLAHOMA CITY
 6200 S.W. 44th Street
 Oklahoma City, Oklahoma 73179
 P.O. Box 19380 S.W. Station
 Oklahoma City, Oklahoma 73144-0380
 (405) 745-3404

CR 128
 33
 Issued 2/92
 97%

P. 02
 TOTAL P. 02

817-491-4321



CONSTRUCTORS

FAX TRANSMITTAL

TO: David Stack / Jenny Nicewander / Jim Pierce

COMPANY: Staubach / HNTB / City of Addison

FAX: 972 361-5916 / 972 661-5614 / 972 450-2837

If you did not receive all pages completely, please contact me as soon as possible

DATE: 12/4/03

PAGES: 2 (including this page)

FROM: Carson Coleman Phone 972 934 1665
Project Manager/Supt. Fax 972 934 2614

E-Mail: ccoleman@constructorsworld.com
Mobile 214-878-2225

PROJECT: Prito Lay Hangar

C&A Job: 11230

RE: Revised RCP specification for apron storm water protection

Attached spec. sheet for 12" hydro conduit for use at apron storm water system.

Constructors & Associates, Inc.
General Contractors/Construction Managers
A STRUCTURE TONE COMPANY
3333 Welborn Suite 200, Dallas, Texas 75219
(214) 520-3353 Phone (214) 878-2225 mbl.(Carson) (214) 520-0413 FAX

December 19, 2003

*Will set up
a meeting
with Shawna
Dyer*

MEMORANDUM

To: Chris Terry, Assistant City Manager
From: Jim Pierce, P.E., Assistant Public Works Director
CC: Mark Acevedo, Facilities and Fleet Services Administrator
Subject: Frito Lay Project Status

Airport Parkway Realignment: Contractor will receive his notice to proceed as soon as the existing power pole is removed from his work area. Contractor bid 85 days to complete the work.

Electric Relocation: Design for the new service to Frito Lay and the pole line down Airport Parkway has been approved. Dal-Tech has completed preparation of the easement for the underground service to Frito Lay. On 12/8, the back of curb for the new road was marked so that ONCOR could mark their new pole locations, which has been completed. The next step will be placing the new poles and removal of the existing poles on the hangar site. This work has now been scheduled for completion between 12/29/03 and 1/16/04. The pole that is in the middle of the relocated Airport Parkway cannot be removed until the new poles are set. ONCOR is also actively working on getting the other contacts off of the poles (SBC, and we believe Comcast). We are following up.

*New
Poles
set*

Airport Ramp Project: Site Concrete should receive a notice to proceed on or before January 5. They have 84 calendar days to complete Phase I (the ramp portion) of the project, which is March 29. This fits in with Frito Lay's project completion of mid April.

Construction Activity: Work on the hangar slab sub grade is complete. Work on underground utilities is underway. Pier drilling is complete. Grade beam construction is underway.

Miscellaneous: The landscaping plan has been approved. The emergency fuel spill retention system design is complete. Luke Jalbert will fill in for me on this project while I am gone. I will return on January 2nd.



The HNTB Companies

5910 West Plano Parkway, Suite 200 · Plano, Texas 75093 (972) 681-5826

LETTER OF TRANSMITTAL

Job No.	39020-DS
Date	December 16, 2003

To: Mr. Jim Pierce, P.E.
 Town of Addison
 16801 Westgrove Drive
 Addison, TX 75001-9010

Re: Addison Airport
 Airport Parkway Realignment

WE ARE FORWARDING TO YOU:

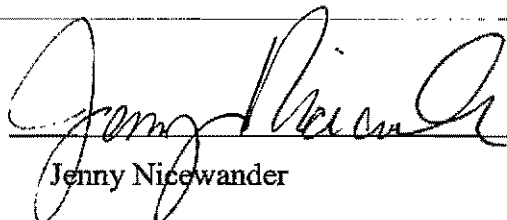
NO. OF COPIES	SHEET NO.	LAST DATED	DESCRIPTION
2 set			Ingress/Egress Easements Exhibit and legal description
2 set			Oncor Electric Easements Exhibit and legal description

THESE ARE TRANSMITTED:

- For approval
 For your use
 As requested
 For review & comment

PLEASE NOTE:

COPY TO:
file

By: 
 Jenny Nicewander



CONSTRUCTORS

FAX TRANSMITTAL

TO: Jim Pierce

COMPANY: City of Addison

FAX: 972 450- 2837

If you did not receive all pages completely, please contact me as soon as possible

DATE: 12/16/03

PAGES: 8 (including this page)

FROM: Carson Coleman Phone 972-934-1665
Project Manager/Supt. Fax 972-934-2614

E-Mail: ccoleman@constructorsworld.com
Mobile 214-878-2225

PROJECT: Frito Lay Hangar

C&A Job: 11230

RE: Additional Submittal Info for Revised RCP and possible valve at Apron

Constructors & Associates, Inc.
General Contractors/Construction Mangers
A STRUCTURE TONE COMPANY
3333 Welborn Suite 200, Dallas, Texas 75219
(214) 520-3353 Phono (214)878-2225 mbl.(Carson) (214) 520-0413 FAX

Bear Creek Construction
500 N. Kimball Ave. #103B
Southlake, TX 76092
817-410-1714
817-410-1719 Fax

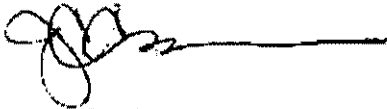
FaxCoverSheet

To: Carson	From: Jennifer C. Crum
Constructors & Associates	Email: jennifer@bearcreekconstruction.com
Fax: 972-934-2614	Date: 12/10/03
Re: Frito Lay	Pages: 7

Carson,

Please find the attached details for the neoprene gaskets from Hydro Conduit and the automatic control valve from Cla-Val Company. If you have any questions, please contact Brian Holdgate at 817-410-1714.

Sincerely,



Jennifer C. Crum



Hydro Conduit Division
4624 Martin Luther King Fwy, Suite 100
Fort Worth, TX 76716
817.536.1214
Fax 817.536.7003

Delta Pipe Products

TO: BEAR CREEK DECEMBER 2003

COMPOUND SPECIFICATION DATA FOR PIPE GASKETS

SPECIMEN REPORT

"Meets and/or exceeds minimum physical requirements for Standard Gaskets as stated in ASTM C361-94a, paragraph 6.9."

COMPOUND NO:	280C4545
COMPOUND LOT NO:	30544
PIPE DIAMETER:	12"
CORD C/S:	3/4

TEST DESCRIPTION:	ASTM	AWWA	USBR	ASTM	TEST RESULTS
	C-443	C-300		C-361	
	C-505	C-301			
		C-302			
TENSILE STRENGTH, PSI Min. - D-412	1200	2300	2300	2300	2677
ELONGATION % Min. D-412	350	350	425	425	664%
DUROMETER HARDNESS Type A-2, D-2240	40 - 60 <i>Plus/Minus 5</i>		35 - 65	40 - 60 <i>Plus/Minus 5</i>	45
COMPRESSION SET, Compressed to 75% 22 hrs. @ 158 degrees F. (Calculation on Original Deflection, % Max)	25	20	20	20	13.7%
AGED IN AIR 96 HRS @ 158 DEGREES F. Change in Tensile, % Max.	-15	-20	-20	-15	1.19%
Change in Elongation, % Max.	-20		-20	-20	-9.45%
DUROMETER INCREASE, % MAX.			8		
SPECIFIC GRAVITY		.95 - 1.45			1.23
SPLICE - NO VISIBLE SEPARATION STRETCHED 100%					PASSED
OZONE RESISTANCE, METHOD D-1149				No Cracks	PASSED

This certifies that the above tests were run in accordance with the requirements of each applicable specification.



Why Buy Delta + Seal O - Ring Gaskets?

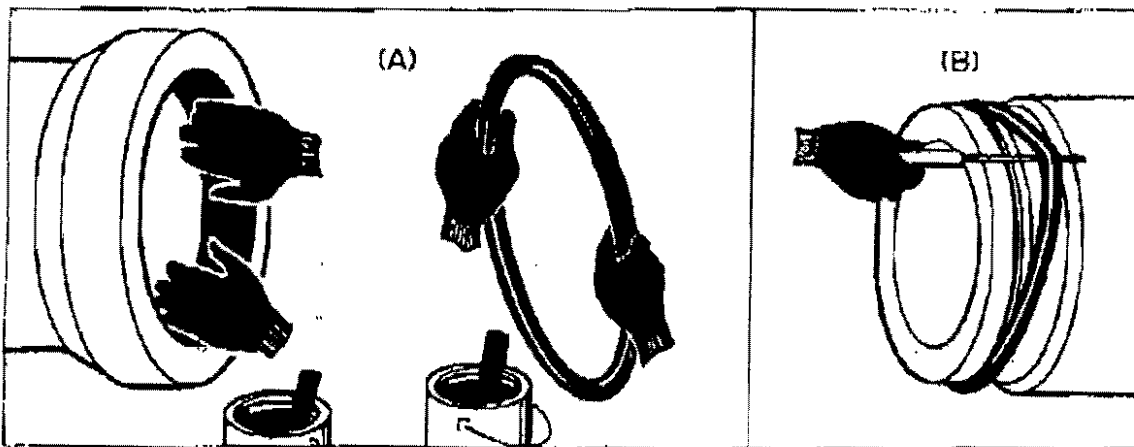
IF YOUR PRIMARY CONCERN IS JOB PERFORMANCE,
Delta's precision o-rings-designed and compounded to
provide long-term sealing integrity and ease of installation
using normal, established procedures.

This combination, developed by many years of experience
under all field conditions insure satisfaction for both the
purchasing authority and the contractor.

WHEN YOU'RE SATISFIED, WE'RE SATISFIED.

COUPLING SUGGESTIONS

1. REMOVE ALL DIRT and foreign substances from the o-ring groove.
2. THOROUGHLY LUBRICATE (a) the o-ring and the sliding surface of the bell, including its leading (beveled) edge, also the spigot groove.
3. Stretch o-ring into spigot groove and EQUALIZE STRETCH (B) by running a blunt tool around the entire spigot circumference, keeping it between the o-ring and spigot.
4. CENTER the joint sections being coupled with each other.
5. Couple the joint. **DO NOT USE EXCESSIVE FORCE.** If it won't go together, disassemble, re-lubricate and try again.
6. AVOID IMPACT on joints during backfilling. (Rocks etc.)

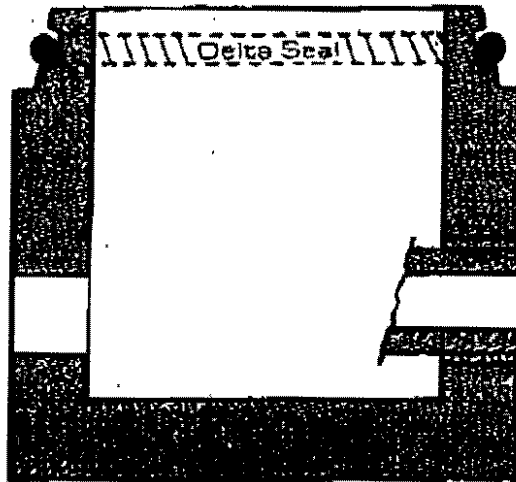


Delta - Seal

O-RINGS & LUBRICANTS FOR PIPE & MANHOLE JOINTS


★ ★ ★ FEATURES ★ ★ ★

- * MEET NATIONAL SPECS. (ASTM, AWWA, AASHTO)
- * EXPERIENCED DESIGN & FIELD ASSISTANCE
- * SPLICES TESTED 100%, NOT SPOT-CHECKED
- * PROVEN ON-SITE PERFORMANCE
- * GASKET VOLUMES CLOSELY CONTROLLED
- * SPECIAL COMPOUNDS AND SHAPES
- * PERSONALIZED GASKET MARKING



THE DELTA GROUP:
LARGE ENOUGH TO HANDLE ALL YOUR
RUBBER NEEDS, SMALL ENOUGH TO
MAINTAIN CLOSE CONTROL OF ALL
PRODUCTS.

CVCL 1 ② 3 4 DIST. CODE 002A SHEET 3 OF 3

CAD REVISION RECORD - DO NOT REVERSE MANUALLY BY DATE SEE SHEET 1	 NEWPORT BEACH, CALIFORNIA	CATALOG NO. 134AF-24	DRAWING NO. 15135	REV.
	TYPE OF VALVE AND MAIN FEATURES SOLENOID CONTROL VALVE WITH QUICK CLOSING FEATURE			AVIATION FUELING DRAWN CH 12-16-88 CHECKED CH 12-27-88 APPROVED CH 12-22-88
<p><u>OPERATING DATA-CONTINUED</u></p> <p>III. <u>CHECK LIST FOR PROPER OPERATION.</u></p> <ul style="list-style-type: none"> () SYSTEM VALVES OPEN UPSTREAM AND DOWNSTREAM. () AIR REMOVED FROM THE MAIN VALVE COVER AND PILOT SYSTEM AT ALL HIGH POINTS. () CORRECT VOLTAGE TO SOLENOID CONTROL (4). () MANUAL OPERATOR OF SOLENOID CONTROL (4) DISENGAGED. 				
THIS DRAWING IS THE PROPERTY OF CLA-VAL CO. AND SAME AND COPIES HEREON, IF ANY, SHALL BE RETURNED TO IT UPON REQUEST. DELIVERY AND DELIVERABLES, PRICE AND QUALITY SPECIFICATIONS SHALL BE THE SAME AS SET FORTH IN THE CONTRACT. NO PARTS OR SUBASSEMBLIES SHALL BE USED IN THE MANUFACTURE OF ANY PRODUCT OTHER THAN SUCH MATERIALS AND PRODUCTS FURNISHED TO CLA-VAL CO. WHETHER OR NOT THE COMPANY OR INFORMATION HEREON IS PROVIDED OR OTHERWISE PROTECTED, ALL THE RIGHTS AND INFORMATION BELONGING TO CLA-VAL CO. ARE FULLY RESERVED. CLA-VAL CO.				

CVCL 1 2 3 4 DIST. CODE 002A SHEET 2 OF 3

GLA-VAL CO. <small>NEWPORT BEACH, CALIFORNIA</small>		CATALOG NO. 134AF-24	DRAWING NO. 15135	REV. 0															
		AVIATION FUEL																	
SOLENOID CONTROL VALVE WITH QUICK CLOSING FEATURE																			
OPERATING DATA																			
I. <u>SOLENOID CONTROL FEATURE:</u> SOLENOID CONTROL (4) IS A DIRECT ACTING, 3-WAY SOLENOID CONTROL THAT CHANGES POSITION WHEN THE COIL IS DE-ENERGIZED OR ENERGIZED. THIS APPLIES OR RELIEVES PRESSURE IN THE COVER CHAMBER OF AUXILIARY HYTROL (5) AND POWERUNIT CHAMBER OF POWERROL (8), PROVIDING THE OPERATION SHOWN IN THE FOLLOWING TABLE:																			
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:20%;">SOLENOID CONTROL (4)</th> <th style="width:15%;">PORTS CONNECTED</th> <th style="width:15%;">POWERROL (8) POSITION</th> <th style="width:15%;">AUXILIARY HYTROL (5) POSITION</th> <th style="width:35%;">MAIN VALVE (1) POSITION</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">ENERGIZED</td> <td style="text-align: center;">1 & 2</td> <td style="text-align: center;">OPEN</td> <td style="text-align: center;">CLOSED</td> <td style="text-align: center;">OPEN UNDER COMMAND OF CONTROL (7)</td> </tr> <tr> <td style="text-align: center;">DE-ENERGIZED</td> <td style="text-align: center;">1 & 3</td> <td style="text-align: center;">CLOSED</td> <td style="text-align: center;">OPEN</td> <td style="text-align: center;">CLOSED</td> </tr> </tbody> </table>					SOLENOID CONTROL (4)	PORTS CONNECTED	POWERROL (8) POSITION	AUXILIARY HYTROL (5) POSITION	MAIN VALVE (1) POSITION	ENERGIZED	1 & 2	OPEN	CLOSED	OPEN UNDER COMMAND OF CONTROL (7)	DE-ENERGIZED	1 & 3	CLOSED	OPEN	CLOSED
SOLENOID CONTROL (4)	PORTS CONNECTED	POWERROL (8) POSITION	AUXILIARY HYTROL (5) POSITION	MAIN VALVE (1) POSITION															
ENERGIZED	1 & 2	OPEN	CLOSED	OPEN UNDER COMMAND OF CONTROL (7)															
DE-ENERGIZED	1 & 3	CLOSED	OPEN	CLOSED															
NOTE: SOLENOID CONTROL (4) IS EQUIPPED WITH A MANUAL ACTUATOR WHICH CAN BE USED TO OPERATE THE SOLENOID WITHOUT ELECTRICAL POWER. AFTER MANUAL ACTUATION, ALWAYS RETURN THE ACTUATOR TO ITS ORIGINAL POSITION OR THE SOLENOID WILL NOT RETURN TO THE DE-ENERGIZED POSITION.																			
II. <u>DIFFERENTIAL RELIEF FEATURE:</u> DIFFERENTIAL RELIEF CONTROL (7) IS NORMALLY CLOSED AND RESPONDS TO DIFFERENTIAL PRESSURE CHANGES BETWEEN THE INLET AND OUTLET. AN INCREASE IN DIFFERENTIAL PRESSURE TENDS TO OPEN CONTROL (7) AND A DECREASE IN DIFFERENTIAL PRESSURE TENDS TO CLOSE CONTROL (7). THIS CAUSES MAIN VALVE COVER PRESSURE TO VARY AND THE MAIN VALVE MODULATES (OPENS AND CLOSES) MAINTAINING A RELATIVELY CONSTANT DIFFERENTIAL PRESSURE IS LOWER THAN THE SET POINT OF CONTROL (7). CONTROL (7) CLOSURES. <u>DIFFERENTIAL CONTROL ADJUSTMENT:</u> TURN THE ADJUSTING SCREW CLOCKWISE TO INCREASE THE SETTING.																			
CAD REVISION RECORD - DO NOT REUSE MANUALLY DESCRIPTION SEE SHEET 1	BY DATE																		

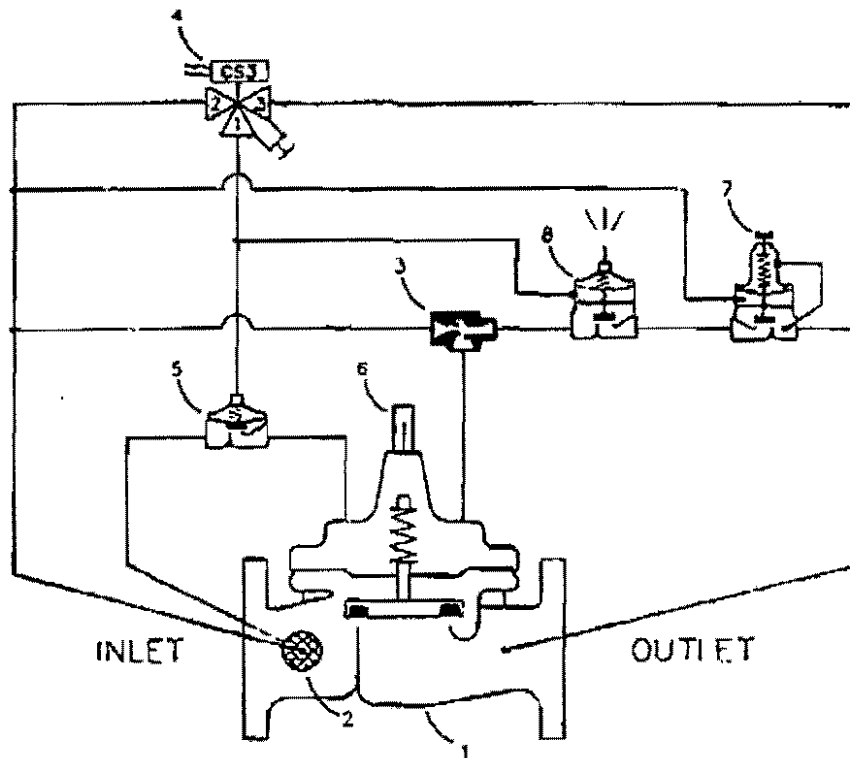
CYCL 1 (2) 3 4 DIST. CODE 002A SHEET 1 OF 3

CLA-VAL CO. NEWPORT BEACH, CALIFORNIA CATALOG NO. 134AF-24 DRAWING NO. 15135 REV. 0

TYPE OF VALVE AND MAIN FEATURES
SOLENOID CONTROL VALVE WITH QUICK CLOSING FEATURE

AVIATION FUELING		
DRAWN	CH	12-10-86
CHECKED	CH	12-27-86
APPROVED	CH	12-27-86

----- NOT FURNISHED BY CLA-VAL CO. ----- OPTIONAL FEATURES



- * MAIN VALVE OPTIONS - 545599
- ** AUXILIARY HYDROL OPTIONS = 999999

ITEM NO.	BASIC COMPONENTS	QTY
1	*100-34 HYDROL (REVERSE FLOW)	1
2	X46A FLOW CLEAN STRAINER	1
3	X47A EJECTOR	1
4	CSJXM SOLENOID CONTROL	1
5	**100-01 AUXILIARY HYDROL (REVERSE FLOW)	1
6	X101 VALVE POSITION INDICATOR	1
7	COB-7 DIFFERENTIAL CONTROL	1
8	100PKH POWERROL (REVERSE FLOW)	1

OPTIONAL FEATURE SUFFIX ADDED TO CATALOG NUMBER

OPTIONAL FEATURE SUFFIX	ADDED TO CATALOG NUMBER

CAD REVISION RECORD - DO NOT REVERSE MANUALLY
 BY DATE
 12-18-95
 A-CASE REVISION FILE
 REWORK ON QAD: 100-34 HAS 100-01/000-15 (ECO 15867) VL

THIS DRAWING IS THE PROPERTY OF CLA-VAL CO. AND SHALL BE RETURNED TO IT UPON REQUEST. REPAIR AND REWORKING HEREOF ARE SOLIDLY WITHIN COMPANY BUT THE SAME SHALL NOT BE USED, COPIED OR REPRODUCED, NOR SHALL THE DESIGN HEREOF BE INCLUDED IN ANY MANNER TO ANYONE FOR ANY PURPOSE, EXCEPT AS HEREIN AUTHORIZED. WITHOUT FURTHER WRITTEN APPROVAL OF CLA-VAL CO. THIS DRAWING IS TRANSMITTED CONFIDENTIALLY AND MAY NOT BE USED IN THE MANUFACTURE OF ANY MACHINE OR PRODUCT OTHER THAN SUCH MACHINES AND PRODUCTS PROVIDED TO CLA-VAL CO. HEREON OR ANY THE ELEMENTS OF INFORMATION HEREON BEING REPRODUCED OR OTHERWISE TRANSMITTED, FOR ANY AND TO THIS DRAWING AND/OR INFORMATION HEREON OR TRANSMITTED ARE FULLY RECEIVED CLA-VAL CO.

Jim Pierce

From: Bill Dyer [Bill.Dyer@Staubach.com]
Sent: Monday, December 01, 2003 4:23 PM
To: Jim Pierce; Lou Elguezabal
Subject: Frito Lay Project Meeting

I attended the project meeting today.

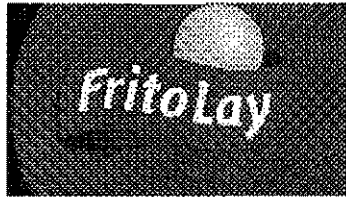
1. I reported what little I could regarding the status of Oncor utility pole relocation. I reported that the City had received the pricing but it did not break out what portion was within the lease line. Constructors wanted to make certain that there was no overlap in scope and in pricing for what they have figured into their program.
2. Constructors is proceeding with their underground utility install. They are going just beyond the lease line and leaving the hole open with barricades the road contractor to tie into.
3. The gas line that needs to be buried deeper by Oncor has not been started yet.
4. I indicated that there was no further developments or schedule changes relating to the TXdot ramp project.

The end.

(I told you I would take copious notes!) Any questions, please give me a call.

Please Note Our New Address

William "Bill" Dyer
Real Estate Manager
Addison Airport
16051 Addison Road, Suite 220
Addison, TX 75001
Main: (972) 392-4650 Fax: (972) 788-9334
Direct: (972)392-4856 Mob: (214) 207-3638
bill.dyer@staubach.com www.staubach.com



PROJECT MANAGEMENT REPORT #14

Period #: November 11-24
Update Issued: November 26
Prepared By: David Stack

Distribution:

Ken O'Gara	Lee Steele
Dennis Olson	Jack Tunnell
Brad Blankenship	Larry Toon
Bill Dyer	Matt Mooney
Mike Connell	Mary Hart
Steve Markussen	Brad Moss
Jenny Nicewander	David Weatherford
Carson Coleman	Jerry Holder
Bob Bundy	Tito Caro
Luis Elguezabal	Jim Pierce

Milestone schedule:

1.	MEP Drawings: Final Approval	12/8
2.	Execute General Contractor Agreement with GMP	11/15
3.	Oncor Electric Relocation Start	12/2
4.	Finalize Design and Cost for Fuel Containment	12/1
5.	Start Apron Project	January 5
6.	Start Road Project	12/1 - Oncor
7.	Delivery of Metal Building	Late December
8.	Substantial Completion of Project	4/16/04
9.	Final Completion of Project	4/23/04

No.	Action Items	Action By	Action Date	Status
1. Offsite Road and Utilities				
	<u>Road Relocation:</u> No issues noted.			
	<u>Electric Relocation:</u> Relocation to start on 12/2	Oncor/Town	Critical	Pending
	<u>Apron Project:</u> FLNA requests Dal Tech and Constructors confirm grades/benchmark together: grades have been confirmed.	Info		Complete
2. Civil				
	<u>Fuel Interceptor:</u> <input type="checkbox"/> Review final design scope with Jose <input type="checkbox"/> 3,000 gallon fuel truck is the maximum size	FLNA	12/1	Pending
	<u>Landscaping:</u> <ul style="list-style-type: none"> • ROW work by Town – incl. Maintenance • 30" berm on site • 4" Live Oaks on site • Add alt for ground cover around live oaks • Add Alternate mow strip • Sod is an alternate • Irrigation controller near transformer Revised drawing has been submitted for permit approval	TOWN		Pending
3. Architectural/ Structural				
	<u>Materials Testing:</u> Proposal submitted for approval	FLNA	11/7	pending
	<u>Safety Lines in Hangar:</u> <ul style="list-style-type: none"> • Pricing with Vendors 	Constructors/ FLNA		Pending
	Hangar door drainage – verify surface drainage currently shown is sufficient	Corgan		pending
	Angled wall at stairs – redesign for studs/plywood submitted on PC1	Info		info
	Epoxy Floor Selection:	Info		info

	Tours scheduled for 12/1			
	ADA Issues: <ul style="list-style-type: none"> • Drinking fountains will not be recessed • Need variance on a non-ADA shower for the Pilots area 	Info Dennis	12/8	pending
4. MEP				
	<u>Electrical:</u> <ul style="list-style-type: none"> □ Office Lighting: Constructors to confirm credits. □ Hangar Lighting: GC to confirm price and payback analysis □ Main service size: ongoing between design and Engineer □ Cart outlets: desired to remain as 208V unless required to minimize service size □ Submittals have been returned by MEP, need response from Design □ Light Supplier: seeking revised bid from HUB supplier 	Constructors		pending
	<u>Mechanical:</u> <ul style="list-style-type: none"> • Hangar HVAC: confirm design load, cost is accepted. • Ceiling Fans; confirm spec and price • Tstat locations to be suggested on final drawing 	Constructors	ongoing	Pending
	<u>Plumbing:</u> Resolve questions from Frito Lay	Constructors		pending
5. Security				
	Confirm operation of gates/intercom, etc.	FLNA		Pending
	<u>Entech:</u> <ul style="list-style-type: none"> □ Change electrical strikes on exterior doors to panics. □ Add access control on gate by building. □ Revise drawing per latest floor plan. 	ENTECH	12/10	pending
6. General Contractor / Construction				
	<u>Contract:</u> GMP Cost of Work language for Agreement	Constructors	12/1	Pending
	<u>Pricing:</u>	Stack		Complete

	GMP issues noted by TSC, Constructors has responded.			
	<u>MBE Participation:</u> Constructors has verified amount of subcontractor and supplier values. Document on concrete bidding is required.	Constructors		info
7. IT Issues				
	<u>Telecom:</u> FLNA will contact SW Bell for application of required services. Phone Switch: verifying FLNA 'extension' vs. stand alone switch.	FLNA IT		pending
	<u>Data Cabling:</u> GC getting quotes from HUB suppliers.	Constructors		pending
	Budget – to be revised	Lee		pending
9. Furniture/AV/Misc.				
	Furniture: Corgan has modified basic furniture layout based on TUSA's recommendation	FLNA		Pending
	Interior Signage – Leave budget in GMP, give vendors to FLNA	Staubach		Pending

November 26, 2003

MEMORANDUM

To: Chris Terry, Assistant City Manager

From: Jim Pierce, P.E., Assistant Public Works Director

CC: Mark Acevedo, Facilities and Fleet Services Administrator

Subject: Frito Lay Project Status

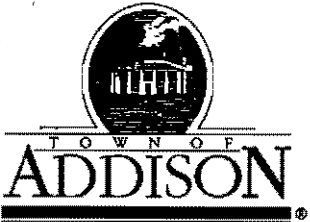
Airport Parkway Realignment: Contractor will receive his notice to proceed as soon as the existing power pole is removed from his work area. Contractor bid 85 days to complete the work. We have also discovered that a gas line that crosses the road will need to be lowered. Work on lowering the gas line did not begin Monday as promised. Will follow up.

Electric Relocation: Design for the new service to Frito Lay and the pole line down Airport Parkway has been approved. Dal-Tech has been ordered to prepare the easement for the underground service to Frito Lay. The next step will be removal of the existing poles on the hangar site. TXU will have the cost for the new poles, streetlights, etc. along Airport Parkway to me Monday. Actually received the cost Wednesday - \$18,270. The cost was not broken down, so need that. We will then need to agree to the costs so they can move ahead. Once we sign the agreement, the new work schedule can be determined. The pole that is in the middle of the relocated Airport Parkway cannot be removed until the new work begins. TXU de-energized a line that was interfering with pier drilling. TXU is also actively working on getting the other contacts off of the poles (SBC, and we believe Comcast). We will meet with Omniflight next week to discuss a power shutdown when the electric gets re-worked. This is a big issue for them because of their Care-Flight work. We are following up.

Airport Ramp Project: Site Concrete should receive a notice to proceed on or before January 5. They have 84 calendar days to complete Phase I (the ramp portion) of the project, which is March 29. This fits in with Frito Lay's project completion of mid April. Tony Krause of TxDOT Aviation Division advises we have to come up with between \$7,970 and \$16,540 (depending upon what % of contingency is applied) to do the entire project including all of the additive alternates (which we want to do). Mark found the money so we will go ahead.

Construction Activity: Work on the hangar slab sub grade and underground utilities has begun. Pier drilling is underway.

Miscellaneous: The landscaping plan was re-submitted to me today. It has been given to Slade for review and approval/permit. The emergency fuel spill tank design is still in progress.



LETTER OF TRANSMITTAL

Public Works / Engineering
 16801 Westgrove • P.O. Box 9010
 Addison, Texas 75001-9010
 Telephone: (972) 450-2871 • Fax: (972) 450-2837

DATE	11-26-03	JOB NO.
ATTENTION		
RE:	Airport Frito Lay Project	
	Increased Costs to Accomodate Fueling Operations	

TO Bill Dyer
Washington

- GENTLEMAN:**
WE ARE SENDING YOU
- Attached
 - Under separate cover via _____ the following items:
 - Shop Drawings
 - Prints
 - Plans
 - Samples
 - Specifications
 - Copy of letter
 - Change order
 - _____

COPIES	DATE	NO.	DESCRIPTION
1			Project Management Report #6 from D. Stack
1			Oct 3, '03 Memo from JCP to Chris Ferry
1			Bid Tab for Ineligible Items (Tx DOT Ramp Project) Low Bidder - Site Concrete

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

REMARKS Bill: The attached detail the costs for the changes made to the Tx DOT Ramp project to accomodate Frito Lay's Fueling operations. The engineering was split \$13,963 Frito Lay, \$3,465 Town. The \$13,963 would be subtracted from the Grant (on-site utilities) and the \$3,465 would come out of the Airport-Fund. The construction cost of the ineligible items - \$18,000 - should be Frito Lay's and come out of the Grant.

COPY TO Mark Acevedo

SIGNED: [Signature]

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

October 3, 2003

MEMORANDUM

To: Chris Terry, Assistant City Manager

From: Jim Pierce, P.E., Assistant Public Works Director

CC: Mark Acevedo, Facilities and Fleet Services Administrator

Subject: Frito Lay Project Status

S. Terminal Asbestos Abatement: Complete

S. Terminal Demolition: Complete. We are trying to salvage an 8" Oak tree.

Gas Line Relocation: Main line complete. Existing customers tied in to the new line.

Hangar Civil Design: Due 9/22/03. Pacheco Koch made a token submittal to meet the deadline. Comments were made on the plans and we met with PK today to answer their questions. PK hopes to submit a satisfactory grading plan today and receive a grading permit. That would allow only grading the site, nothing else.

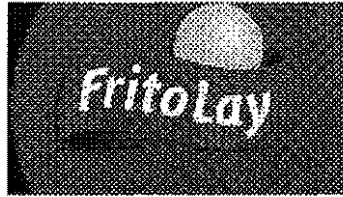
Airport Parkway Realignment: Design, pre bid meeting complete. Bids due Oct 16th. Will take to Council Oct 28.

Electric Relocation: Design underway by TXU. Review meeting scheduled Oct. 8.

Airport Ramp Project: Frito Lay has agreed to "pay" \$13,963 as their share of the increased design costs for modifying the ramp design to accommodate fueling operations. This amount should be subtracted from our grant money. The Town will pay HNTB. The Town's share of the redesign costs is \$3,405. Bids are due October 16.

Temporary Access Road: This is needed to provide access to Omniflight during construction and demolition of Airport Parkway. Three quotes were received and the work was awarded to Constructors & Associates for \$13,531.34. These costs are considered part of the Airport Parkway Realignment project and are at the sole cost of the Town.

Miscellaneous: We have some issues with the location of their fire main and location of their emergency fuel spill tank but should be able to work them out.



PROJECT MANAGEMENT REPORT #6

Period #: September 15-19
Update Issued: September 20
Prepared By: David Stack

Distribution:

Ken O'Gara	Lee Steele
Dennis Olson	Jack Tunnell
Brad Blankenship	Larry Toon
Bill Dyer	Matt Mooney
Mike Connell	Mary Hart
Steve Markussen	Brad Moss
Jenny Nicewander	David Weatherford
Carson Coleman	Jerry Holder
Jim Pierce	

Milestone schedule:

1.	Ground Lease:	Pending Execution
2.	Airport Management Relocation:	Complete
3.	Abatement of Building	9/15-22
4.	Establish Boundary of Site	Complete
5.	Complete Civil Design and submit to Town	9/22
6.	Complete Architectural/Structural Design and submit to Town	9/22
7.	Demolish Existing Building/ by Town	9/22
8.	Mobilize General Contractor	10/1
9.	Receive FAA Approval	10/15
10.	Start Apron Project	11/1
11.	Relocate gas line	10/1
12.	Completion of Project	4/9/04

No.	Action Items	Action By	Action Date	Status
1. Real Estate				
	Ground Lease: Pending final negotiations and execution	Town/FLNA	9/25	Pending
	Apron Project: Proceed with Apron redesign. Prebid meeting on Wed 10/1. \$3,405 by Airport for TXDOT Amendment, remaining \$14K by FLNA.	Town/HNTB /PKCE		pending
	Temporary Road/Fence: to Omniflight	Town	9/22	Pending
	Temporary Fencing: Town will install	Town	9/22	Pending
	Asbestos Abatement: Ready to start.	Town	9/22	pending
	Grant Funding: Verify what items fall under grant category, determine method of releasing grant during construction	FLNA/Town		pending
2. Civil				
	Establish Meets and Bounds for FL Site Drawing forwarded to TSC and Town	Info		complete
	<u>Gas Line:</u> Need easement to jog line around building & apron.	HNTB		Pending
	<u>Fuel Interceptor:</u> Design system per email description.	PKCE	9/22	pending
	<u>Landscaping:</u> Check rework of existing irrigation along Airport Parkway. Bill to call Town.	Airport		Pending
3. Offsite Road and Utilities				
	Road Relocation: copy Corgan & TSC. Bid on Friday	HNTB		Pending
	<u>Offsite Drainage:</u>	HNTB		Pending

	<u>Electric Relocation:</u> Meeting held on 9/19 with Oncor for new location, Corgan to send site sketch for new service. Another meeting must be held with Oncor for relocation of existing poles	Town/ HNTB		Pending
4. Architectural/ Structural				
	<u>Interior Design:</u> Need tour of Quaker.	Corgan		pending
	<u>Metal Building:</u> No issued noted.	Info		
	<u>Materials Testing:</u> <ul style="list-style-type: none">• Need quote for materials testing• Constructors has quotes too.	Stack		Pending
	<u>Finishes</u> – Approved except paint and carpet.	Corgan		info
	<u>Blast Fence:</u> Use CMU wall.	Corgan		Pending
	<u>Exterior Colors:</u>	Corgan	9/22	Pending
	<u>Rendering: Just color existing</u>	Corgan		
5. MEP				
	<u>Electrical:</u> <ul style="list-style-type: none">• Confirm spec on hangar lights, meeting scheduled for 9/23 at Constructors• Site lighting – add light on ramp• Copy shop drawings to Lee for Energy Team	Constructors	9/8	Pending
	<u>Mechanical:</u> <ul style="list-style-type: none">• confirm spec on new units for hangar• Compressor – price rotary screw unit from Ingersoll Rand	Constructors	9/8	pending
	<u>ONCOR: need MEP loads for filling out request for service forms</u>	Info		complete
6. Security				
	Check if emergency generator is desired by FLNA. Estimate cost for change in switchgear to plug/play, or new generator.	Stack	9/22	Pending
	Confirm operation of gates/intercom, etc	FLNA		Pending
7. General Contractor / Construction				
	<u>Contract:</u> Submit contract for GMP or another letter for MEP	Constructors		Pending

	trades			
	<u>Schedule</u> : No issues noted.	Info		info
	<u>Pricing</u> : Review and resubmit as noted on 9/20	Constructors		Pending
8. IT Issues				
	Confirm telecom feed locations for the project Contingent on relocation of OH poles.	Oncor	10/1	pending
	Two conduits to facility (2-4" one with innerduct), are desired.	Constructors		pending
9. Furniture/AV				
	Reused furniture from Quaker office	info		info

ADDISON AIRPORT PAVEMENT RECONSTRUCTION
TxDOT CSJ # 0318ADDON

Item	Spec	Qty	Unit	Description	UNIT PRICE	STEEL	UNIT PRICE	SITE CONCRETE	UNIT PRICE	KANZA CONSTRUCTION	UNIT PRICE	JAY REESE
Written Unit Price												
1	M-101-1	1	LS	Mobilization	\$22,750.00	\$22,750.00	\$25,000.00	\$25,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
2	M-102-1	1	LS	Maintenance of Traffic	\$40,000.00	\$40,000.00	\$4,802.00	\$4,802.00	\$9,000.00	\$9,000.00	\$5,000.00	\$5,000.00
3	P-150-1	3,120	SY	Remove Bituminous Pavements	\$5.00	\$15,600.00	\$5.00	\$15,600.00	\$4.50	\$14,040.00	\$3.50	\$10,920.00
4	P-150-3	1	EA	Remove Drainage Structure	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00
5	P-150-4	141	LF	Remove Pipe	\$15.00	\$2,115.00	\$15.00	\$2,115.00	\$8.00	\$1,128.00	\$15.00	\$2,115.00
6	P-152-1	1,250	CY	Unclassified Excavation	\$15.00	\$18,750.00	\$7.00	\$8,750.00	\$13.00	\$16,250.00	\$6.00	\$7,500.00
7	P-157-1	420	LF	Silt Fence	\$3.00	\$1,260.00	\$2.00	\$840.00	\$2.00	\$840.00	\$2.00	\$840.00
8	P-501-5	1,750	SY	8 inch PCC Pavement, Non Reinforced	\$38.40	\$67,200.00	\$30.00	\$52,500.00	\$43.00	\$75,250.00	\$56.00	\$98,000.00
9	P-501-6	93	SY	8 inch PCC Pavement, Reinforced	\$59.60	\$5,542.80	\$31.00	\$2,883.00	\$44.00	\$4,092.00	\$59.00	\$5,487.00
10	P-501-7	790	SY	8 - 10 inch PCC Pavement, Non-Reinforced	\$39.85	\$31,481.50	\$37.00	\$29,230.00	\$44.00	\$34,760.00	\$60.00	\$47,400.00
11	P-501-8	325	SY	8-10 inch PCC Pavement, Reinforced	\$40.90	\$13,292.50	\$39.00	\$12,675.00	\$45.00	\$14,625.00	\$63.00	\$20,475.00
12	D-701-1	141	LF	18" Class IV RCP	\$65.00	\$9,165.00	\$55.00	\$7,755.00	\$50.00	\$7,050.00	\$53.00	\$7,473.00
13	D-751-1	1	EA	Inlet, Type A	\$1,500.00	\$1,500.00	\$3,500.00	\$3,500.00	\$4,300.00	\$4,300.00	\$3,000.00	\$3,000.00
14	F-162-1	1	EA	Temporary Gate	\$1,100.00	\$1,100.00	\$3,500.00	\$3,500.00	\$2,200.00	\$2,200.00	\$1,800.00	\$1,800.00
15	T-904-1	570	SY	Sodding	\$5.00	\$2,850.00	\$5.00	\$2,850.00	\$4.50	\$2,565.00	\$5.00	\$2,850.00
Sub Total Additive Alternate No. 3						\$233,106.80		\$173,000.00		\$197,100.00		\$224,860.00

Low	Average	High
\$5,200.00	\$13,168.75	\$25,000.00
\$4,802.00	\$11,450.25	\$40,000.00
\$3.00	\$5.25	\$11.00
\$500.00	\$1,071.88	\$2,000.00
\$8.00	\$12.50	\$19.00
\$6.00	\$11.73	\$15.80
\$1.80	\$2.23	\$3.00
\$30.00	\$42.24	\$56.00
\$31.00	\$47.58	\$59.60
\$37.00	\$48.93	\$60.00
\$39.00	\$52.15	\$63.00
\$46.00	\$55.25	\$85.00
\$1,200.00	\$2,625.00	\$4,300.00
\$1,100.00	\$2,225.00	\$4,000.00
\$3.00	\$4.44	\$5.00

Ineligible Items					UNIT PRICE	STEEL	UNIT PRICE	SITE CONCRETE	UNIT PRICE	KANZA CONSTRUCTION	UNIT PRICE	JAY REESE
Item	Spec	Qty	Unit	Description								
Written Unit Price												
1	D-701-2	204	LF	12" Class IV RCP	\$34.00	\$6,936.00	\$50.00	\$10,200.00	\$27.00	\$5,508.00	\$34.00	\$6,936.00
2	D-751-2	2	EA	Inlet Type B	\$885.00	\$1,770.00	\$3,500.00	\$7,000.00	\$4,000.00	\$8,000.00	\$2,800.00	\$5,600.00
3	SP-23	2	EA	Neeah R-3475	\$800.00	\$1,600.00	\$400.00	\$800.00	\$800.00	\$1,600.00	\$850.00	\$1,700.00
Sub Total Ineligible Items						\$10,306.00		\$18,000.00		\$15,108.00		\$14,236.00

Low	Average	High
\$27.00	\$38.25	\$50.00
\$885.00	\$2,160.63	\$4,000.00
\$300.00	\$638.13	\$850.00

Sub Total Base Bid	\$ 1,181,179.75	\$ 1,033,000.00	\$ 1,324,938.00	\$ 1,369,124.00
Sub Total Additive Alternate No. 1	\$ 247,497.55	\$ 203,000.00	\$ 217,455.00	\$ 278,047.00
Sub Total Additive Alternate No. 2	\$ 292,901.30	\$ 304,000.00	\$ 306,608.00	\$ 379,996.00
Sub Total Additive Alternate No. 3	\$ 233,106.80	\$ 173,000.00	\$ 197,100.00	\$ 224,860.00
Sub Total Ineligible Items	\$ 10,308.00	\$ 18,000.00	\$ 15,108.00	\$ 14,236.00
Total Bid Addison Airport Project	\$ 1,964,993.40	\$ 1,737,000.00	\$ 2,061,209.00	\$ 2,286,263.00

↑
Low Bidder



Public Works / Engineering
 16801 Westgrove • P.O. Box 9010
 Addison, Texas 75001-9010
 Telephone: (972) 450-2871 • Fax: (972) 450-2837

LETTER OF TRANSMITTAL

DATE	11/21/03	JOB NO.
ATTENTION		
RE:	Frito Joy Hangar	
	Project	
	Landscaping	

TO Slade

GENTLEMAN:

WE ARE SENDING YOU

- Shop Drawings
- Copy of letter
- Attached
- Prints
- Change order
- Under separate cover via _____ the following items:
- Plans Samples Specifications
- _____

COPIES	DATE	NO.	DESCRIPTION
4			Sets Plans for landscaping prepared by Parkway Landscaping Inc. Dated 11/18/03

THESE ARE TRANSMITTED as checked below:

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

REMARKS

Slade: These are for your approval & permit.
 Let me know if you have any questions

COPY TO _____

SIGNED: Jim

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

HP LaserJet 3200se



HP LASERJET 3200

NOV-20-2003 4:19PM

Fax Call Report

Job	Date	Time	Type	Identification	Duration	Pages	Result
277	11/20/2003	4:17:27PM	Send	99726615614	1:41	5	OK

TOWN OF
ADDISON

PUBLIC WORKS

To: Jenny Nicwandor

From: Jim Pierce, P.E.
Asst. Public Wks. Dir.
Phone: 972/450-2879
FAX: 972/450-2837
jpierce@cLaddison.tx.us

Company: HNTB

FAX #: 972-661-5614

Date: 11-20-03

16801 Westgrove
P.O.Box 9010
Addison, TX 75001-9010

of pages (including cover): 5

Re: Frito Lay Hangar - Surveying Supplemental Agreement #3

Original in mail Per your request FYI Call me

Comments: Please release this to Dal-Tech
as soon as possible.

Thanks
Jim

Jim Pierce

From: HILL, JOHN [jhill@cowlesthompson.com]
Sent: Thursday, October 30, 2003 5:56 PM
To: Jim Pierce; Steve Chutchian; 'Bill Dyer'
Cc: Mark Acevedo; DIPPEL, KEN; Washington, Angela
Subject: RE: Frito-Lay Survey

IMPORTANT/CONFIDENTIAL: This message contains information from the law firm of Cowles & Thompson, P.C. which may be privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee, or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately at our telephone number (214) 672-2000

Regarding Airport Parkway, I don't think the Town should show it as either an easement or a platted road. Language in ground leases typically states that there are common facilities at the Airport, including "means of ingress and egress to the Leased Premises", and that:

"All such Common Facilities shall at all times be under the exclusive control, operation and management of Landlord and may be rearranged, modified, changed, altered, removed, or terminated from time to time at Landlord's sole discretion..."

Airport Parkway should be considered a common facility, and therefore subject to rearrangement, modification, etc. This is not to say that a tenant is not entitled to access, just that the access a tenant are provided may be modified. The concern is that placing such a common facility on a plat or within an easement may give rise to a claim of right by a tenant that the facility remain as shown on the plat or in the easement and not be modified.

Please let me know if you have any questions/comments or would like to discuss.

-----Original Message-----

From: Bill Dyer [mailto:Bill.Dyer@Staubach.com]
Sent: Thursday, October 30, 2003 2:13 PM
To: HILL, JOHN
Cc: Jim Pierce; schutchian@ci.addison.tx.us
Subject: RE: Frito-Lay Survey

In response to Steve's comments below:

A. Currently all of Airport Parkway, east of Addison Road is inside the Airport boundary as are the Fire Station and Police Department. There were considerable discussion a while back of the need and implications of platting Airport Parkway. As I recall, the advantage to platting the street and ROW is that it was publicly recorded, giving legal access to the contiguous properties and become maintained by the city. Consequently, adjacent properties would be subject to the standard set backs and ROW requirements. It was determined, there are existing structures that would need to be grandfathered from these requirements since they violate the set back requirement. The ROW requirement also posed limitations on the

Frito-Lay site (which later became less relevant once the building was moved westward). After considerable discussion with Carmen M. and other City Staff members, it was decided that platting was not necessary.

I am of the opinion, in lieu of the platting, a public easement should be recorded to at least give adjacent leaseholders, legally described access to their respective site.

B. The 82 square foot overlap will be reverted back to the airport from the Great Escape ground lease. If the ROW is platted, that portion of the overlap within the ROW, if not all of it, should be included. If an easement is granted, the overlap area should be reflected accordingly. We are planning to approach the City in the near future with a recommendation to modify Great Escape's lease premises to reflect the 82 feet going back to the airport and to add a portion of the orphaned land created as a result of the ROW more to the south. We are still in the process of determining just exactly what will be included here.

C. I concur that the city should document all the changes made to the area as a result of Airport Parkway and new and abandoned utility easements. I don't think the Frito-Lay survey is the document to do this with since it documents the 2.22 acres lease premises at a given point of time. I would think the 8.4146 acres land survey of the entire Airport Parkway development site would be the better survey to update for this purpose. As you might recall, 8.4146 acre survey served as the basis for the Frito-Lay 2.22 acre survey but with the remaining development area reflected to the north and east.

-----Original Message-----

From: HILL, JOHN [mailto:jhill@cowlesthompson.com]
Sent: Wednesday, October 29, 2003 2:59 PM
To: Bill Dyer
Subject: FW: Frito-Lay Survey

FYI

-----Original Message-----

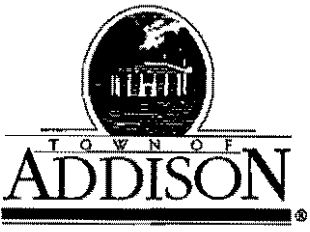
From: Steve Chutchian [mailto:schutchian@ci.addison.tx.us]
Sent: Wednesday, October 29, 2003 2:57 PM
To: jhill@cowlesthompson.com
Subject: Frito-Lay Survey

John: Jim Pierce asked me to contact you regarding the Frito-Lay survey. Upon review, we have the following comments:

- a. We should plat Airport Pkwy. and show the Frito-Lay ground lease on our property, in its entirety. The road should be platted from Addison Rd. and extended to the west end.
- b. An 82 s.f. overlap of property, as shown on the survey, should be reverted to Addison Airport property via the platting process.
- c. Several existing utility lines, including overhead lines, should be placed in easements and depicted on the plat. The proposed easements should reflect final location of all ground and overhead utilities.

Should you have any questions, please let Jim or me know. Thanks.

Steve Chutchian



LETTER OF TRANSMITTAL

Public Works / Engineering
16801 Westgrove • P.O. Box 9010
Addison, Texas 75001-9010
Telephone: (972) 450-2871 • Fax: (972) 450-2837

DATE 11-20-03 JOB NO.
ATTENTION
RE: Airport Parkway Relocation
Supplemental Agreement #3

TO Jenny Nicewander
HNPTB

- GENTLEMAN: WE ARE SENDING YOU
Attached
Under separate cover via
Shop Drawings
Prints
Plans
Samples
Specifications
Copy of letter
Change order

Table with columns: COPIES, DATE, NO., DESCRIPTION. Row 1: 2, , , Originals of above signed by me

- 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 Please return one signed original to me
4/4
Thanks

COPY TO Mark Acevedo
Bill Dyer

SIGNED: [Signature]

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

SUPPLEMENTAL AGREEMENT

This Supplemental Agreement, Number 3, to the AGREEMENT FOR ENGINEERING SERVICES, dated July 31, 2003 (the Agreement), between Town of Addison (Owner) and HNTB Corporation (Engineer) is made effective as of the 22nd day of October, 2003.

1. Engineer shall perform the following Services:

Topographic Survey - We have prepared a topographic survey on the Texas State Plane Coordinate System, North Central Zone, 4202, per discussion and marked-up survey you provided to us during our meeting of July 21, 2003. This survey has been delivered in a 3-D Microstation J format and included the tying of all visible, above-ground features and topographic features, 25-foot cross-sections for a portion of the existing road as shown on said marked-up plans, and any utility lines according to plans and/or located by the various relevant utility companies. We obtained "measure-downs" (depth measurements) on any sanitary sewer manholes and storm drain inlets that were not locked or welded down and performed pipe measurements related to these features where applicable. The electronic Microstation drawing also contained contours at 1-foot intervals. A .dat, .tin, and ASCII points file was also provided along with the survey. DAL-TECH recommends a lump sum budget of \$3,174.00 for the topographic survey based on the following man-hour costs:

DESCRIPTION	HOURS	RATE	COST
2-Man Field Party	16	\$122.00	\$1,952.00
Project Coordinator	2	\$100.00	\$ 200.00
RPLS	4	\$ 84.00	\$ 336.00
Survey Technician	8	\$ 68.50	\$ 548.00
Secretary/Typist	2	\$ 44.00	\$ 88.00
Reproduction (Lump Sum)			\$ 50.00
TOTAL BUDGET			\$ 3,174.00

ALTA/ACSM Land Title Survey of Proposed Frito Lay Lease Parcel - We have prepared an ALTA/ACSM Land Title Survey of a 2.222-acre tract near the end of Airport Parkway. This survey shows the location of existing and proposed title lines, the location of existing and proposed easement lines, the size and location of existing features on site, the location of underground utilities, zoning regulations affecting the property, flood zone designations, and any other items required by standards related to an ALTA/ACSM Land Title Survey. DAL-TECH recommends a lump sum budget of \$4,455.00 for the ALTA/ACSM Land Title Survey based on the following man-hour costs:

DESCRIPTION	HOURS	RATE	COST
2-Man Field Party	8	\$122.00	\$ 976.00
Project Coordinator	4	\$100.00	\$ 400.00
RPLS	12	\$ 84.00	\$1,008.00
Survey Technician	24	\$ 68.50	\$1,644.00
Secretary/Typist	8	\$ 44.00	\$ 352.00
Reproduction (Lump Sum)			\$ 75.00
TOTAL BUDGET			\$ 4,455.00

Gas Line Easement - We have prepared an exhibit and legal description bearing an R.P.L.S. seal and signature for a new TXU Gas Easement across the site. As requested, we also marked and staked the centerline alignment for the construction of this new line. DAL-TECH recommends a lump sum budget of \$3,370.00 for the Gas Easement based on the following man-hour costs:

DESCRIPTION	HOURS	RATE	COST
2-Man Field Party	8	\$122.00	\$ 976.00
Project Coordinator	4	\$100.00	\$ 400.00
RPLS	8	\$ 84.00	\$ 672.00
Survey Technician	16	\$ 68.50	\$1,096.00
Secretary/Typist	4	\$ 44.00	\$ 176.00
Reproduction (Lump Sum)			\$ 50.00
TOTAL BUDGET			\$ 3,370.00

Electric Easement - We will prepare an exhibit and legal description bearing an R.P.L.S. seal and signature for a new Electric Easement across the site. As requested, we will mark and stake the centerline alignment and limits of the easement for the construction of this new line. DAL-TECH recommends a lump sum budget of \$3,370.00 for the Electric Easement based on the following man-hour costs:

DESCRIPTION	HOURS	RATE	COST
2-Man Field Party	8	\$122.00	\$ 976.00
Project Coordinator	4	\$100.00	\$ 400.00
RPLS	8	\$ 84.00	\$ 672.00
Survey Technician	16	\$ 68.50	\$1,096.00
Secretary/Typist	4	\$ 44.00	\$ 176.00
Reproduction (Lump Sum)			\$ 50.00
TOTAL BUDGET			\$ 3,370.00

Ingress/Egress Easement - We will prepare an exhibit and legal description bearing an R.P.L.S. seal and signature for a proposed Ingress/Egress Easement running from Addison Road to the southern portion of said proposed 2.222-acre Lease Tract. We have already spent time on this task calculating the location of the eastern end near its intersection with Addison Road based on necessary additional topographic survey data. DAL-TECH recommends a lump sum budget of \$2,258.00 for the Ingress/Egress Easement based on the following man-hour costs:

DESCRIPTION	HOURS	RATE	COST
2-Man Field Party	4	\$122.00	\$ 488.00
Project Coordinator	2	\$100.00	\$ 200.00
RPLS	4	\$ 84.00	\$ 336.00
Survey Technician	16	\$ 68.50	\$1,096.00
Secretary/Typist	2	\$ 44.00	\$ 88.00
Reproduction (Lump Sum)			\$ 50.00
TOTAL BUDGET			\$ 2,258.00

- In conjunction with the performance of the foregoing Services, Engineer shall provide the submittals/deliverables (Documents) to Owner:

Changes to be incorporated into the TxDOT plans/documents and will be reflected in the interim review submittals.

3. Engineer shall perform the Services and deliver the related Documents (if any) according to the following schedule:

All task listed in item one (1) will be completed within two (2) weeks of being given Notice-To-Proceed.

In return for the performance of the foregoing obligations, Owner shall pay to Engineer the amount of \$16,627, for a total contract amount of \$78,677, payable according to the following terms:

Payments will be made based upon the provisions of the original contract, with a corresponding increase in the total contract amount.

Except to the extent modified herein, all terms and conditions of the Agreement shall continue in full force and effect.

Town of Addison
(Owner)

Signature: 

Name: Jim Pierce

Title: Asst Public Wks. Director

Date: 11-20-03

HNTB Corporation
(Engineer)

Signature: _____

Name: Benjamin J. Biller

Title: Vice President

Date: _____



ARCHITECTS ENGINEERS PLANNERS

5910 W Plano Parkway
Suite 200
Plano, Texas
75093
(972) 661-5626
FAX (972) 661-5614
www.hntb.com

October 23, 2003

Town of Addison
16801 Westgrove Drive
Addison, TX 75001-9010

Attn: Mr. Jim Pierce

RE: AIRPORT PARKWAY - TxDOT
SUPPLEMENTAL AGREEMENT NO. 3

Dear Mr. Pierce:

Enclosed for your review and signatures are two copies of a Supplemental Agreement No. 3 for engineering services, for Airport Parkway - TxDOT. Upon review of the Agreement, please sign and return the copies to, HNTB Corporation; 5910 West Plano Parkway, Suite 200; Plano, TX 75093.

If you have any questions or require any additional information, please feel free to call (972) 628-3116.

Thank you,

HNTB CORPORATION

Erica T Bourné
Project Administrator

Enclosures

39020

The HNTB Companies

OFFICES: ALEXANDRIA VA ANNAPOLIS MD ATLANTA GA AUSTIN TX BALTIMORE MD BOSTON MA CHARLOTTE NC CHICAGO IL CINCINNATI OH
COLUMBUS OH DALLAS TX DENVER CO DETROIT MI EL PASO TX FORT WORTH TX HARTFORD CT HICKSVILLE NY HOUSTON TX INDIANAPOLIS IN KANSAS CITY MO
KNOXVILLE TN LAS VEGAS NV LOS ANGELES CA LOUISVILLE KY MADISON WI MIAMI FL MILWAUKEE WI MINNEAPOLIS MN NASHVILLE TN NEW YORK NY OAKLAND CA
ORLANDO FL OVERLAND PARK KS PHILADELPHIA PA RICHMOND VA PORTLAND OR RALEIGH NC ST LOUIS MO SALT LAKE CITY UT SAN ANTONIO TX
SAN BERNARDINO CA SAN FRANCISCO CA SAN JOSE CA SEATTLE WA TAMPA FL TOTTENHAM WA WASHINGTON DC

November 14, 2003

MEMORANDUM

To: Chris Terry, Assistant City Manager
From: Jim Pierce, P.E., Assistant Public Works Director
CC: Mark Acevedo, Facilities and Fleet Services Administrator

Subject: Frito Lay Project Status

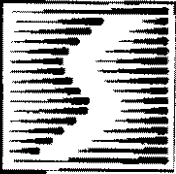
Airport Parkway Realignment: Preconstruction meeting complete. Contract signing is in progress. Contractor will receive his notice to proceed as soon as the existing power pole is removed from his work area. We have also discovered that a gas line that crosses the road will need to be lowered. Contractor bid 85 days to complete the work.

Electric Relocation: Design for the new service to Frito Lay and the pole line down Airport Parkway was received 10/13. Comments on the design will be returned 10/14. This is not yet an issue for the contractor. We are following up.

Airport Ramp Project: Site Concrete should receive a notice to proceed on or before January 5. He has 84 calendar days to complete Phase I (the ramp portion) of the project, which is March 29. This fits in with Frito Lay's project completion of mid April.

Construction Activity: Demolition of existing pavement is in progress. Work on the hangar slab sub grade and underground utilities has begun.

Miscellaneous: Clarification is needed on the landscaping requirements/irrigation for Frito Lay. Will work with Slade on this. The emergency fuel spill tank design is still in progress.



PROJECT MANAGEMENT REPORT #13

Period #: November 3 - 10
 Update Issued: November 14
 Prepared By: David Stack

*Drill piers on 24th
 Jap follow on Dues
 Constructors will lay
 up to inlets
 Coord with Bowman*

Distribution:

Ken O'Gara	Lee Steele
Dennis Olson	Jack Tunnell
Brad Blankenship	Larry Toon
Bill Dyer	Matt Mooney
Mike Connell	Mary Hart
Steve Markussen	Brad Moss
Jenny Nicewander	David Weatherford
Carson Coleman	Jerry Holder
Bob Bundy	Tito Caro
Luis Eiguezabal	Jim Pierce

Milestone schedule:

1.	MEP Drawings Completion	11/4
2.	Final GMP pricing	Complete
3.	Review GMP with Frito Lay, approve Alternates	Complete
4.	Receive building permit	Complete
5.	Execute General Contractor Agreement with GMP	11/15
6.	Oncor Electric Relocation	11/20-30
7.	Finalize Design and Cost for Fuel Containment	11/17
8.	Start Apron Project	January 5
9.	Start Road Project	12/1
10.	Delivery of Metal Building	Late December
11.	Substantial Completion of Project	4/16/04
12.	Final Completion of Project	4/23/04

No.	Action Items	Action By	Action Date	Status
1. Real Estate				
	<u>Apron Project:</u> FLNA requests Dal Tech and Constructors confirm grades/benchmark together	DAL Tech	11/17	Pending
2. Offsite Road and Utilities				
	<u>Road Relocation:</u> Verify fire hydrant coverage – coverage from south side of Omniflight is sufficient.	Info		Complete
	<u>Electric Relocation:</u> Design and pricing due to HNTB on 11/12. Meeting scheduled for 11/17	Oncor	Critical	Pending
3. Civil				
	<u>Fuel Interceptor:</u> <input type="checkbox"/> Review final design scope with Jose <input type="checkbox"/> Confirm cost per final design scope. Getting two other bids; collecting schematic and sequence of operations to for final review.	Stack/ Constructors	11/17	Pending
	<u>Landscaping:</u> Comments received from town include • Pkg screening • Tree requirements • Request for sod	Staubach		Pending
	Add pipes for roof drain collection.	Info		complete
4. Architectural/ Structural				
	<u>Materials Testing:</u> <input type="checkbox"/> Staubach has released Alpha; budget being confirmed due to added CMU walls	TSC	11/7	pending
	<u>Safety Lines in Hangar:</u> • Pricing with Vendors	Constructors/ FLNA		Pending
	Hangar door drainage – verify surface drainage currently shown is sufficient	Corgan		pending
	Storefront – use clear anodized finish, add alt for colored Kynar finish is rejected.	Info		info

5. MEP				
	<u>Electrical:</u> <ul style="list-style-type: none"> <input type="checkbox"/> Site lighting – Photometrics submitted. <input type="checkbox"/> Apron lighting: revise to 1.4 fl. Min. <input type="checkbox"/> Carport lighting: 1 fl. min. <input type="checkbox"/> Office Lighting: Constructors to confirm credits. <input type="checkbox"/> Hangar Lighting: GC to confirm price of change to T5 lights without louvers, FLNA to review with engineering 	FLNA/ Constructors		
	<u>Mechanical:</u> <ul style="list-style-type: none"> • Hangar HVAC: confirm design load, cost is accepted. • Ceiling Fans; confirm spec and price 	Constructors	11/7	Pending
	<u>MEP Design/Build Drawings:</u> Still need comments back from Robinette, due by 11/19.	Robinetter	11/19	Pending
6. Security				
	Emergency Power: FLNA has requested cost information on more complete coverage of the entire facility with the exception of Hangar HVAC	FLNA	11/7	Pending
	Confirm operation of gates/intercom, etc.	FLNA		Pending
	<u>Entech:</u> <ul style="list-style-type: none"> <input type="checkbox"/> Change electrical strikes on exterior doors to panics. <input type="checkbox"/> Add access control on gate by building. <input type="checkbox"/> Revise drawing per latest floor plan. 	ENTECH		
7. General Contractor / Construction				
	<u>Contract:</u> GMP Cost of Work language for Agreement	FLNA	11/17	Pending
	<u>Schedule:</u> Add milestone dates as per meeting and reissue via email to TSC.	Info		Complete
	<u>Pricing:</u> Constructors will continue seeking additional bids on select items; provide revised tab sheets with showing 3 bids.	Info		Complete
	<u>MBE Participation:</u>	Info		info

	Constructors has verified amount of subcontractor and supplier values.			
8. IT Issues				
	<u>Telecom:</u> FLNA will contact SW Bell for application of required services. Phone Switch: verifying FLNA 'extension' vs. stand alone switch.	FLNA IT		pending
	<u>Data Cabling:</u> GC getting quotes from HUB suppliers.	Constructors		pending
9. Furniture/AV				
	Corgan has modified basic furniture layout based on TUSA's recommendation	FLNA		Pending

Frito Lay 11/10/03

~~RR~~

Dal-Tech Check Construction Bench mark —

Give that Bench mark to Ramp Contractors
Use hydrant @ Fire Station for

called Jerry Holder 10/11/03



PROJECT MANAGEMENT REPORT #12

Period #: October 28- November 3
Update Issued: November 4
Prepared By: David Stack

Distribution:

Ken O'Gara	Lee Steele
Dennis Olson	Jack Tunnell
Brad Blankenship	Larry Toon
Bill Dyer	Matt Mooney
Mike Connell	Mary Hart
Steve Markussen	Brad Moss
Jenny Nicewander	David Weatherford
Carson Coleman	Jerry Holder
Bob Bundy	Tito Caro
Jim Pierce	

Milestone schedule:

Guaranteed maximum pricing

2.	MEP Drawings Completion	11/4
3.	Final <u>GMP</u> pricing	Complete
4.	Review GMP with Frito Lay, approve Alternates	Complete
5.	Receive building permit	11/4
6.	Execute General Contractor Agreement with GMP	11/7
7.	Oncor Electric Relocation	11/10-20
8.	Finalize Design and Cost for Fuel Containment	11/17
9.	Start Apron Project	12/1 1/5
10.	Start Road Project	11/24
11.	Delivery of Metal Building	Late December
12.	Substantial Completion of Project	4/16/04
13.	Final Completion of Project	4/23/04

Remove pole
Get SWB comment of poles

No.	Action Items	Action By	Action Date	Status
1. Real Estate				
	<u>Apron Project:</u> TXDOT awarding to SITE Concrete, confirm start date	HNTB		Pending
2. Offsite Road and Utilities				
	<u>Road Relocation:</u> Complete construction three months (85 days) after NTP on 11/10. Verify fire hydrant coverage, none noted for road and adjacent tenants	Town PKCE/ HNTB		Info Pending
	<u>Electric Relocation:</u> Oncor proceeding on with relocation of poles along the south side of Airport Parkway, with underground service to the hangar. TSC to check on status.	Oncor	Complete by mid Nov. to allow road relocation to proceed	Pending
3. Civil				
	<u>Fuel Interceptor:</u> <input type="checkbox"/> Review final design scope with Jose <input type="checkbox"/> Confirm cost per final design scope. Getting two other bids; collecting schematic and sequence of operations to for final review.	Stack/ Constructors	10/27 11/3	Pending
	<u>Landscaping:</u> Check town comments on permit...current design is within the allowance.	Constructors		Pending
	Add pipes for roof drain collection.	PKCE	11/5	pending
4. Architectural/ Structural				
	<u>Metal Building:</u> Corgan reviewing shop drawings.	Corgan		pending
	<u>Materials Testing:</u> <input type="checkbox"/> Staubach has released Alpha; budget being confirmed due to added CMU walls	TSC	11/7	pending

	<u>Blast Fence:</u> Add alternate for CMU wall along south side of ramp is approved. Add Alternate for brick veneer on EAST blast wall as per favored rendering is approved.	Info		complete
	<u>Permit:</u> Permit is ready.	Info		Complete
	<u>Airport Approval:</u> Airport has verified approval per the Town's permit process.	Info		Complete
	<u>Safety Lines in Hangar:</u> Constructors reviewing scope with Jack. Carson and Jack to meet with vendors for complete pkg.	Constructors/ FLNA		Pending
5. MEP				
	<u>Electrical:</u> <ul style="list-style-type: none"> <input type="checkbox"/> Site lighting – Photometrics submitted, additional cost is noted to achieve 1.5 FC at planes. <input type="checkbox"/> Copy shop drawings to Lee for Energy Team <input type="checkbox"/> Office Lighting: Constructors to confirm credits. <input type="checkbox"/> Hangar Lighting: GC to confirm price of change to T5 lights without louvers, FLNA to review with engineering 	Constructors FLNA/ Constructors	11/7	Pending
	<u>Mechanical:</u> <ul style="list-style-type: none"> • Hangar HVAC: confirm design load, cost is accepted. • Ceiling Fans; confirm spec and price 	Constructors	11/7	Pending
	<u>MEP Design/Build Drawings:</u> MEP design build drawings will be issued to Staubach, Corgan, FLNA and Robinette on 11/4	Constructors	11/4	Pending
6. Security				
	<u>Emergency Power:</u> FLNA to review latest cost proposal for plug-play system.	FLNA	11/7	Pending
	Confirm operation of gates/intercom, etc. Brad to send Lee option for PBX based intercom.	TSC		Pending
	<u>Entech:</u>	ENTECH		

	<input type="checkbox"/> Change electrical strikes on exterior doors. <input type="checkbox"/> Add access control on gate by building. <input type="checkbox"/> Revise drawing per latest floor plan.			
7. General Contractor / Construction				
	<u>Contract:</u> GMP Cost of Work language for Agreement	Constructors	11/5	Pending
	<u>Schedule:</u> Add milestone dates as per meeting and reissue via email to TSC.	Constructors		Info
	<u>Pricing:</u> Constructors will continue seeking additional bids on select items; provide revised tab sheets with showing 3 bids.	Constructors	11/5	Pending
	<u>MBE Participation:</u> Constructors is verifying amount of subcontractor and supplier values.	Constructors	11/12	Pending
	<u>Construction:</u> Uncovered sewage vault, well, and buried concrete pads. These will need to be removed, filled and compacted. Cost will be covered by allowances in GMP.	Info		Info
8. IT Issues				
	<u>Telecom:</u> FLNA will contact SW Bell for application of required services. Phone Switch: verifying FLNA 'extension' vs. stand alone switch.	Oncor / FLNA	11/3	Pending
	<u>Data Cabling:</u> Add bid for low voltage cabling to the GC scope. IT getting quote on complete cable installation.	FLNA		pending
9. Furniture/AV				
	TUSA is working on price to modify Quaker Knoll Morrison product to work with plan. FLNA to finalize agreement.	TUSA		Pending

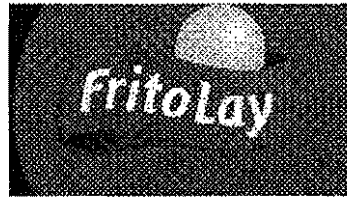
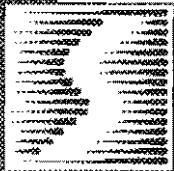
Jim Pierce

From: David Stack [David.Stack@Staubach.com]
Sent: Saturday, November 08, 2003 12:12 PM
To: Jim Pierce
Cc: Bill Dyer
Subject: Grant Costs

I have the copy of the apron cost from HNTB for \$18,000
Please confirm the other grant cost for which we'll pay for boundary survey(\$2,500?) and apron design.

I'll be sending the first invoice next week, who should it go to?

David Stack, P. E.
Project Manager - Design and Construction Consulting
The Staubach Company
15601 Dallas Parkway, Suite 400
Addison, TX 75001
Main: 972-361-5000 Direct: 972-361-5309
Fax: 972-361-5916 Cell: 972-467-4896
david.stack@staubach.com www.staubach.com



PROJECT MANAGEMENT REPORT #10

Period #: October 14-21
Update Issued: October 27
Prepared By: David Stack

Distribution:

Ken O'Gara	Lee Steele
Dennis Olson	Jack Tunnell
Brad Blankenship	Larry Toon
Bill Dyer	Matt Mooney
Mike Connell	Mary Hart
Steve Markussen	Brad Moss
Jenny Nicewander	David Weatherford
Carson Coleman	Jerry Holder
Jim Pierce	

Milestone schedule:

1.	Complete Civil Design and submit to Town	Complete
2.	Ground Lease: Title work pending	Complete
3.	MEP Drawings	10/30
4.	Final GMP pricing	10/24
5.	Review GMP with Frito Lay, approve Alternates	10/29
6.	Close bids on road relocation	Complete
7.	Close bids on apron	10/23
8.	Start Apron Project	11/15
9.	Start Excavation	10/27
10.	Receive building permit	10/31
11.	Delivery of Metal Building	Late December
12.	Completion of Project	4/16/04

No.	Action Items	Action By	Action Date	Status
1. Real Estate				
	Apron Project: Cost of drainage to be paid for by FLNA: approx. \$ 18K	Info		Info
	Temporary Road/Fence: to Omniflight	Info		Complete
	FAA/TXDOT : approval is received,	Info		complete
2. Offsite Road and Utilities				
	Road Relocation: Council Review and Award: 10/28 Start: mid Nov Complete three months after start	Town		Info
	<u>Electric Relocation:</u> Oncor proceeding on with relocation of poles along the south side of Airport Parkway, with underground service to the hangar	Oncor	Complete by mid Nov. to allow road relocation to proceed	Pending
	Electric Load: reconfirm with Oncor based on all alternates selected	Constructors		pending
3. Civil				
	<u>Gas Line:</u> Info	Info		complete
	<u>Fuel Interceptor:</u> Review final design scope with Jose Confirm cost per final design scope	Stack Constructors	10/27	pending
	<u>Landscaping:</u> Design/Build drawings, review with Frito Lay and submit for permit to Town	Constructors		pending

4. Architectural/ Structural				
	<u>Interior Design:</u> Verify work stations will fit or order new furniture	Corgan		pending
	<u>Metal Building:</u> Delivery due in mid Dec.	Info		info
	<u>Materials Testing:</u> • GC to review quote to confirm scope.	Constructors	10/24	Pending
	<u>Finishes --</u> Samples forwarded for paint and carpet are approved	Info		info
	<u>Blast Fence:</u> Add alternate for CMU wall along south side of ramp. Town Comments on plans request this to be done. Add Alternate for brick veneer on blast wall as per favored rendering.			info
	<u>Exterior Colors:</u> Confirmed, memo issued to contractor with selected colors.	FLNA	9/29	Pending
	<u>Permit:</u> GC to resubmit Construction Set to Town.	Info		info
	<u>Airport Approval:</u> Corgan to submit construction set for approval as per Lease	Corgan		pending
	<u>Safety Lines in Hangar:</u> Constructors reviewing scope with Jack	Constructors		pending
5. MEP				
	<u>Electrical:</u> • Site lighting – add floodlights on ramp and submit photometrics • Copy shop drawings to Lee for Energy Team • Confirm conduit is included in hangar up to structure • Confirm design load	Constructors	9/8	Pending

	Mechanical: <ul style="list-style-type: none"> confirm spec and price for on new units for hangar and ceiling fans Compressor – verify location, hangar floor west side may be acceptable due to structural issues 	Constructors	9/8	Pending
	ONCOR: No issues noted.			
6. Security				
	Add Alternate for cost for change in switchgear to plug/play,	Constructors	9/22	Pending
	Confirm operation of gates/intercom, etc	FLNA		Pending
	Entech – Change electrical strikes on exterior doors. Add access control on gate by building. Revise drawing per latest floor plan.	Stack		
7. General Contractor / Construction				
	<u>Contract:</u>			
	Staubach will add GMP Cost of Work language for Agreement	Stack	10/27/03	Pending
	<u>Schedule:</u>			info
	Completion date was moved to 4/16 on NTP letter, schedule revision is requested	Constructors		
	<u>Pricing:</u> Bid review held on 10/6, addendum scheduled for 10/14 Review for final GMP on 10/24	Constructors	10/23	pending
	<u>MBE Participation:</u> Pending direction from FLNA's MBE staff Constructors has submitted list of bid participation and is verifying amount of subcontractor and supplier values			
8. IT Issues				
	Confirm telecom feed locations for the project Contingent on relocation of OH poles.	Oncor	10/1	pending
	Two conduits to facility (2-4" one with innerduct), are included in pricing`	Info		Info

	Data Cabling: Add bid for low voltage cabling to the GC scope			
9. Furniture/AV				
	Verify layout of used furniture from Quaker office	Corgan		pending

HP LaserJet 3200se



HP LASERJET 3200

NOV-5-2003 11:22AM

Fax Call Report

Job	Date	Time	Type	Identification	Duration	Pages	Result
56	11/ 5/2003	11:20:45AM	Send	7208	1:11	2	OK

TOWN OF
ADDISON

PUBLIC WORKS

To: Gordon Robbins

From: Jim Pierce, P.E.
Asst. Public Wks. Dir.
Phone: 972/450-2879
FAX: 972/450-2837
jpierce@ci.addison.tx.us

Company: Fire

FAX #: 7208

Date: 10-5-03

16801 Westgrove
P.O. Box 9010
Addison, TX 75001-9010

of pages (including cover): 2

Re: Frito Lay Fire Hydrant

Original in mail For your request FYI Call me

Comments: New hydrant location attached.

Note gate nearby.

Are you OK with hydrant coverage
for the area?

Jim

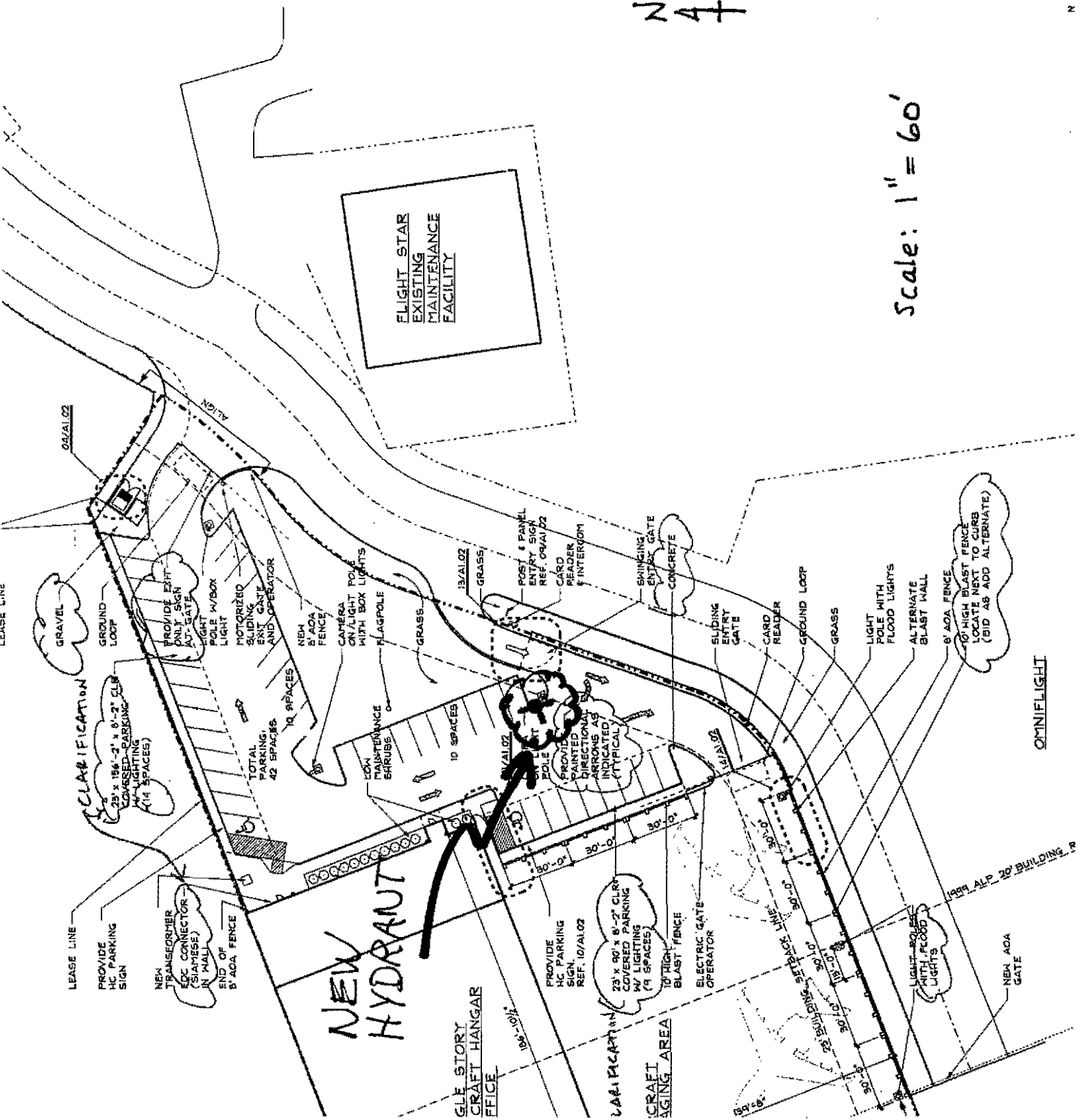
11-5-03 Gordon Robbins called back - he is OK with the hydrant location. They will have access through the nearby gates for a fire inside, or outside the fence.

Jim



N
↑

Scale: 1" = 60'



CLARIFICATION

NEW HYDRANT

GLF STORY CRAFT HANGAR OFFICE

CRAFT AGING AREA

OMNIFLIGHT

PROVIDE HC PARKING SIGN

NEW TRANSFORMER EDGE CONNECTOR (SIAPSE) IN MALL END OF 8' AOA FENCE

TOTAL PARKING 42 SPACES

10 SPACES

10 SPACES

10 SPACES

10 SPACES

10 SPACES

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13/21/02

PROVIDE AC PARKING SIGN REF. 10/1/02

23' x 90' x 8'-2" CLR COVERED PARKING W/ LIGHTING (14 SPACES)

10' HIGH BLAST FENCE

ELECTRIC GATE OPERATOR

SLIDING ENTRY GATE

CARD READER

GROUND LOOP

GRASS

LIGHT POLE WITH FLOOD LIGHTS

ALTERNATE BLAST WALL

GRAVEL

GROUND LOOP

PROVIDE EXIT ONLY SIGN AT GATE

POLE W/BOX LIGHT

MOTORIZED SLIDING EXIT GATE AND OPERATOR

NEW 8' AOA FENCE

CAMERA ON LIGHT POLE WITH BOX LIGHTS

GRASS

POST & PANEL ENTRY SIGN REF. 09/21/02

CARD READER

SLIDING ENTRY GATE

CONCRETE

SLIDING ENTRY GATE

CARD READER

GROUND LOOP

GRASS

LIGHT POLE WITH FLOOD LIGHTS

ALTERNATE BLAST WALL

8' AOA FENCE

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CONCRETE

SLIDING ENTRY GATE

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10' HIGH BLAST FENCE LOCATED NEXT TO CURB (BID AS ADD ALTERNATE)

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CARD READER

SLIDING ENTRY GATE

HP LaserJet 3200se



HP LASERJET 3200

NOV-5-2003 2:44PM

Fax Call Report

Job	Date	Time	Type	Identification	Duration	Pages	Result
59	11/ 5/2003	2:44:06PM	Send	99723615916	0:31	1	OK

HNTB ARCHITECTS ENGINEERS PLANNERS

2110 W. Platte Avenue
 Suite 200
 Plano, Texas
 75075
 (972) 242-1400
 FAX (972) 242-2804
 www.hntb.com

October 31, 2003

*To David Stack
 972-361-5916*

Mr. Tony Krauss
 TxDOT Aviation Division
 125 E. 11th Street
 Austin, TX 78701-2483

TXDOT CSJ # 0318 ADDON ADDISON AIRPORT

Dear Tony:

We have reviewed the bids for the referenced project. The low bidder for the project is Site Concrete, Inc. The following is a summary of the Bid Tab:

	Bid Totals
Base Bid	\$1,033,000.00
Additive Alternative 1	\$ 203,000.00
Additive Alternative 2	\$ 304,000.00
Additive Alternative 3	\$ 173,000.00
TxDOT Total	\$ 1,713,000.00
Ineligible Items	\$ 18,000.00
Total	\$ 1,731,000.00

We have received positive references for the Contractor and based on each of these being positive, we recommend TxDOT award the contract to Site Concrete, Inc.

As a reminder, item 30-09 of the Special Provisions in the specifications requires a preconstruction conference to be held. Prior to the meeting the contractor has to deliver a schedule to you that we can discuss at the meeting. HNTB can set up this meeting as soon as possible after the notice to proceed has been issued. Thank you for letting us work on this project with you and your staff.

Very truly yours,

HNTB CORPORATION

Tony D. Holder, Jr., P.E.
 Director of Capital Projects

JDB/spw

City of Addison - Town of Addison

David: This is for the construction of 2 inlets and 200 ft of storm water pipe to keep water runoff from drainin from the ramp project onto the Friso Lay site. Wks included in the Ramp project at request of FL. We believe this should be charged against the Grant.

THE HNTB COMPANY

MEMBERSHIP: ALABAMA, ARIZONA, ARKANSAS, CALIFORNIA, COLORADO, CONNECTICUT, DELAWARE, FLORIDA, GEORGIA, ILLINOIS, INDIANA, IOWA, KANSAS, KENTUCKY, LOUISIANA, MAINE, MARYLAND, MASSACHUSETTS, MICHIGAN, MINNESOTA, MISSISSIPPI, MISSOURI, MONTANA, NEBRASKA, NEVADA, NEW HAMPSHIRE, NEW JERSEY, NEW MEXICO, NEW YORK, NORTH CAROLINA, NORTH DAKOTA, OHIO, OKLAHOMA, OREGON, PENNSYLVANIA, RHODE ISLAND, SOUTH CAROLINA, SOUTH DAKOTA, TEXAS, UTAH, VERMONT, VIRGINIA, WASHINGTON, WEST VIRGINIA, WISCONSIN, WYOMING.

11-5-03



ARCHITECTS ENGINEERS PLANNERS

5910 W. Plano Parkway
Suite 200
Plano, Texas
75093
(972) 661-5626
FAX (972) 661-5614
www.hntb.com

To David Stack
972-361-5916

October 31, 2003

Mr. Tony Krauss
TxDOT Aviation Division
125 E. 11th Street
Austin, TX 78701-2483

TXDOT CSJ # 0318 ADDON ADDISON AIRPORT

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Very truly yours,

HNTB CORPORATION

Jerry D. Holder, Jr., P.E.
Director of Capital Projects

JDH/apw

c: Jim Pierce - Town of Addison

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Jim Pierce

11-5-03

The HNTB Companies

OFFICES: ALEXANDRIA, VA; ANNAPOLIS, MD; ATLANTA, GA; AUSTIN, TX; BATON ROUGE, LA; BOSTON, MA; CHARLESTON, SC; CHARLESTON, WV; CHICAGO, IL; CLEVELAND, OH; COLUMBUS, OH; DALLAS, TX; DENVER, CO; DETROIT, MI; ELKINS, WV; FAIRFIELD, NH; FT. WORTH, TX; HARTFORD, CT; HOUSTON, TX; INDIANAPOLIS, IN; IRVINE, CA; KANSAS CITY, MO; KNOXVILLE, TN; LANSING, MI; LOS ANGELES, CA; LOUISVILLE, KY; MADISON, WI; MIAMI, FL; MILWAUKEE, WI; MINNEAPOLIS, MN; NASHVILLE, TN; NEW YORK, NY; OAKLAND, CA; OKLAHOMA CITY, OK; OMAHA, NE; ORLANDO, FL; PORTLAND, ME; PORTLAND, OR; RALEIGH, NC; ST. LOUIS, MO; SALT LAKE CITY, UT; SAN ANTONIO, TX; SAN BERNARDINO, CA



October 31, 2003

Mr. Tony Krauss
TxDOT Aviation Division
125 E. 11th Street
Austin, TX 78701-2483

TXDOT CSJ # 0318 ADDON ADDISON AIRPORT

Dear Tony:

We have reviewed the bids for the referenced project. The low bidder for the project is Site Concrete, Inc. The following is a summary of the Bid Tab:

	Bid Totals
Base Bid	\$1,033,000.00
Additive Alternative 1	\$ 203,000.00
Additive Alternative 2	\$ 304,000.00
Additive Alternative 3	\$ 173,000.00
TxDOT Total	\$ 1,713,000.00
Ineligible Items	\$ 18,000.00
Total	\$ 1,731,000.00

We have received positive references for the Contractor and based on each of these being positive, we recommend TxDOT award the contract to Site Concrete, Inc.

As a reminder, item 30-09 of the Special Provisions in the specifications requires a preconstruction conference to be held. Prior to the meeting the contractor has to deliver a schedule to you that we can discuss at the meeting. HNTB can set up this meeting as soon as possible after the notice to proceed has been issued. Thank you for letting us work on this project with you and your staff.

Very truly yours,

HNTB CORPORATION

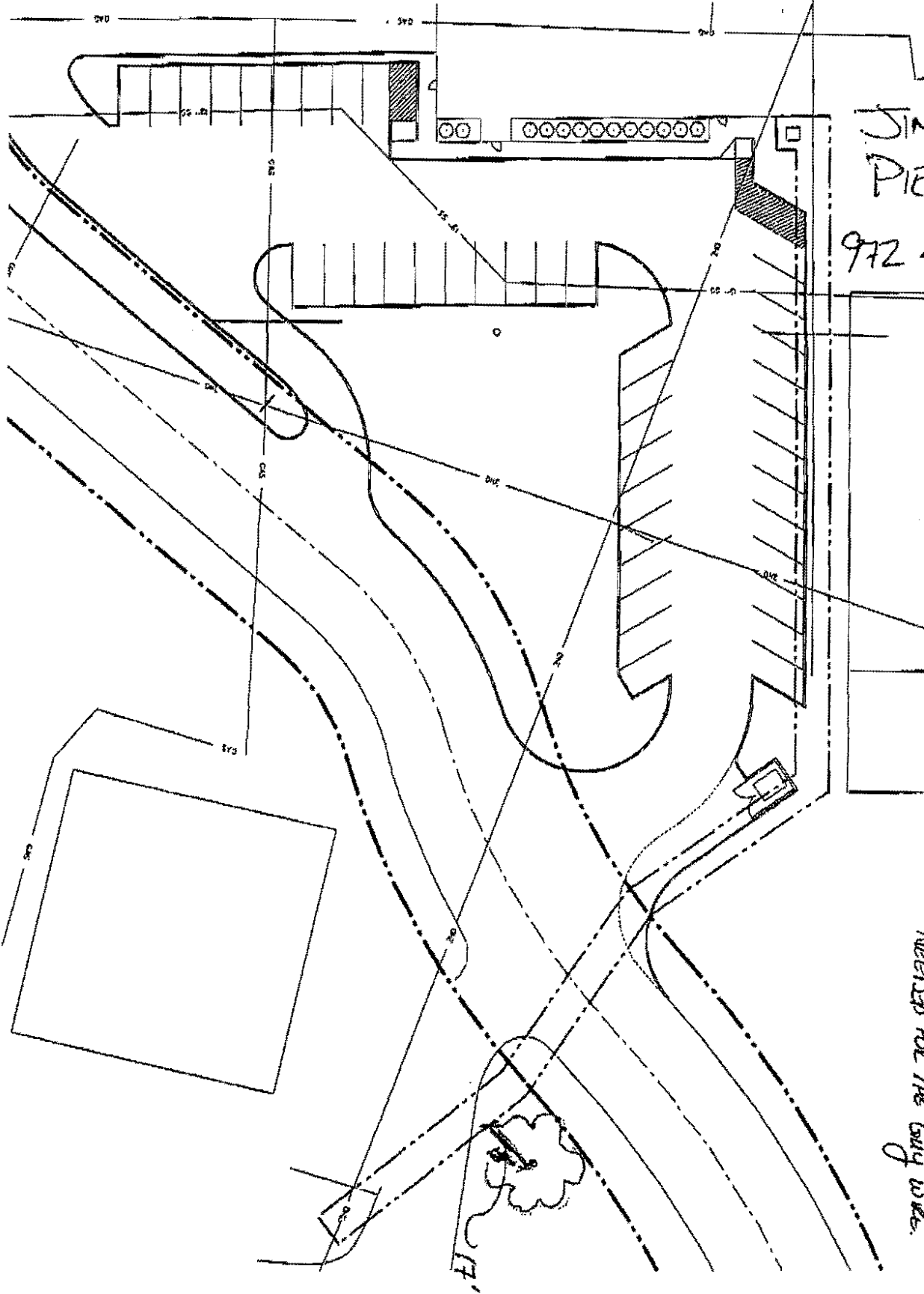
Jerry D. Holder, Jr., P.E.
Director of Capital Projects

JDH/apw

c: ~~Jim Pierce~~ - Town of Addison

The HNTB Companies

OFFICES: ALEXANDRIA, VA; ANNAPOLIS, MD; ATLANTA, GA; AUSTIN, TX; BATON ROUGE, LA; BOSTON, MA; CHARLESTON, SC; CHARLESTON, WV; CHICAGO, IL; CLEVELAND, OH; COLUMBUS, OH; DALLAS, TX; DENVER, CO; DETROIT, MI; ELKINS, WV; FAIRFIELD, NJ; FT. WORTH, TX; HARTFORD, CT; HOUSTON, TX; INDIANAPOLIS, IN; IRVINE, CA; KANSAS CITY, MO; KNOXVILLE, TN; LANSING, MI; LOS ANGELES, CA; LOUISVILLE, KY; MADISON, WI; MIAMI, FL; MILWAUKEE, WI; MINNEAPOLIS, MN; NASHVILLE, TN; NEW YORK, NY; OAKLAND, CA; OKLAHOMA CITY, OK; OMAHA, NE; PALM BEACH, FL; PHOENIX, AZ; PORTLAND, ME; PORTLAND, OR; RALPH, NC; ST. LOUIS, MO; SALT LAKE CITY, UT; SAN ANTONIO, TX; SAN BERNARDINO, CA



SIM
PIERCE

972 460 2837

SIM. I TALKED W/ OWNER AND THEY
SAID NO ADDITIONAL EASEMENT
NEEDED FOR THE GUY WALK.

October 24, 2003

MEMORANDUM

To: Chris Terry, Assistant City Manager
From: Jim Pierce, P.E., Assistant Public Works Director
CC: Mark Acevedo, Facilities and Fleet Services Administrator

Subject: Frito Lay Project Status

Hanger Architectural Design: Lynn is ready to issue the permit pending receiving comments from Lisa. This issue will not hold up the contractor as he already has a grading permit, and, we are willing to issue a foundation permit if requested.

Airport Parkway Realignment: Bids received Oct 16th. Bowman Construction was low bidder at \$223,820. Will take to Council Oct 28.

Electric Relocation: Design underway by TXU. Review meeting was held Oct. 8. Should have had a design to review 10/15. Design has been delayed but is in progress. This is not yet an issue for the contractor. We are following up.

Airport Ramp Project: Eight bids were received October 23. The low bidder was Site Concrete, Inc at \$1,731,000. The bid includes all three of the additive alternates (Patio Hangar Improvements) we wanted to do, and the bid is below the budgeted amount. Site Concrete should receive a notice to proceed on or before December 8. He has 154 calendar days to complete the project, which is about May 10. We will ask TxDOT to direct the contractor to focus on the ramp construction such that the ramp is useable when needed by Frito Lay.

Construction Activity: The temporary access road to Omniflight has been constructed.

Miscellaneous: The emergency fuel spill tank design is still in progress.

Jeff Copey

SUPPLEMENTAL AGREEMENT

This Supplemental Agreement, Number 3, to the AGREEMENT FOR ENGINEERING SERVICES, dated July 31, 2003 (the Agreement), between Town of Addison (Owner) and HNTB Corporation (Engineer) is made effective as of the 22nd day of October, 2003.

1. Engineer shall perform the following Services:

Topographic Survey - We have prepared a topographic survey on the Texas State Plane Coordinate System, North Central Zone, 4202, per discussion and marked-up survey you provided to us during our meeting of July 21, 2003. This survey has been delivered in a 3-D Microstation J format and included the tying of all visible, above-ground features and topographic features, 25-foot cross-sections for a portion of the existing road as shown on said marked-up plans, and any utility lines according to plans and/or located by the various relevant utility companies. We obtained "measure-downs" (depth measurements) on any sanitary sewer manholes and storm drain inlets that were not locked or welded down and performed pipe measurements related to these features where applicable. The electronic Microstation drawing also contained contours at 1-foot intervals. A .dat, .tin, and ASCII points file was also provided along with the survey. DAL-TECH recommends a lump sum budget of \$3,174.00 for the topographic survey based on the following man-hour costs:

DESCRIPTION	HOURS	RATE	COST
2-Man Field Party	16	\$122.00	\$1,952.00
Project Coordinator	2	\$100.00	\$ 200.00
RPLS	4	\$ 84.00	\$ 336.00
Survey Technician	8	\$ 68.50	\$ 548.00
Secretary/Typist	2	\$ 44.00	\$ 88.00
Reproduction (Lump Sum)			\$ 50.00
TOTAL BUDGET			\$ 3,174.00

ALTA/ACSM Land Title Survey of Proposed Frito Lay Lease Parcel - We have prepared an ALTA/ACSM Land Title Survey of a 2.222-acre tract near the end of Airport Parkway. This survey shows the location of existing and proposed title lines, the location of existing and proposed easement lines, the size and location of existing features on site, the location of underground utilities, zoning regulations affecting the property, flood zone designations, and any other items required by standards related to an ALTA/ACSM Land Title Survey. DAL-TECH recommends a lump sum budget of \$4,455.00 for the ALTA/ACSM Land Title Survey based on the following man-hour costs:

DESCRIPTION	HOURS	RATE	COST
2-Man Field Party	8	\$122.00	\$ 976.00
Project Coordinator	4	\$100.00	\$ 400.00
RPLS	12	\$ 84.00	\$1,008.00
Survey Technician	24	\$ 68.50	\$1,644.00
Secretary/Typist	8	\$ 44.00	\$ 352.00
Reproduction (Lump Sum)			\$ 75.00
TOTAL BUDGET			\$ 4,455.00

Gas Line Easement - We have prepared an exhibit and legal description bearing an R.P.L.S. seal and signature for a new TXU Gas Easement across the site. As requested, we also marked and staked the centerline alignment for the construction of this new line. DAL-TECH recommends a lump sum budget of \$3,370.00 for the Gas Easement based on the following man-hour costs:

DESCRIPTION	HOURS	RATE	COST
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Secretary/Typist	4	\$ 44.00	\$ 176.00
Reproduction (Lump Sum)			\$ 50.00
TOTAL BUDGET			\$ 3,370.00

Electric Easement - We will prepare an exhibit and legal description bearing an R.P.L.S. seal and signature for a new Electric Easement across the site. As requested, we will mark and stake the centerline alignment and limits of the easement for the construction of this new line. DAL-TECH recommends a lump sum budget of \$3,370.00 for the Electric Easement based on the following man-hour costs:

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TOTAL BUDGET			\$ 3,370.00

Ingress/Egress Easement - We will prepare an exhibit and legal description bearing an R.P.L.S. seal and signature for a proposed Ingress/Egress Easement running from Addison Road to the southern portion of said proposed 2,222-acre Lease Tract. We have already spent time on this task calculating the location of the eastern end near its intersection with Addison Road based on necessary additional topographic survey data. DAL-TECH recommends a lump sum budget of \$2,258.00 for the Ingress/Egress Easement based on the following man-hour costs:

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2-Man Field Party	4	\$122.00	\$ 488.00
Project Coordinator	2	\$100.00	\$ 200.00
RPLS	4	\$ 84.00	\$ 336.00
Survey Technician	16	\$ 68.50	\$1,096.00
Secretary/Typist	2	\$ 44.00	\$ 88.00
Reproduction (Lump Sum)			\$ 50.00
TOTAL BUDGET			\$ 2,258.00

- In conjunction with the performance of the foregoing Services, Engineer shall provide the submittals/deliverables (Documents) to Owner:

Changes to be incorporated into the TxDOT plans/documents and will be reflected in the interim review submittals.

3. Engineer shall perform the Services and deliver the related Documents (if any) according to the following schedule:

All task listed in item one (1) will be completed within two (2) weeks of being given Notice-To-Proceed.

In return for the performance of the foregoing obligations, Owner shall pay to Engineer the amount of \$16,627, for a total contract amount of \$78,677, payable according to the following terms:

Payments will be made based upon the provisions of the original contract, with a corresponding increase in the total contract amount.

Except to the extent modified herein, all terms and conditions of the Agreement shall continue in full force and effect.

Town of Addison
(Owner)

HNTB Corporation
(Engineer)

Signature: _____

Signature: _____

Name: _____

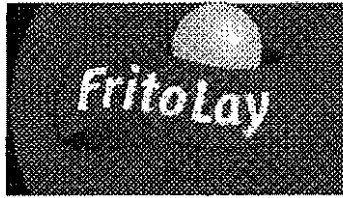
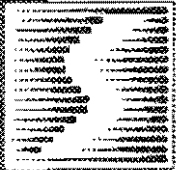
Name: Benjamin J. Biller

Title: _____

Title: Vice President

Date: _____

Date: _____



PROJECT MANAGEMENT REPORT #11

Period #: October 21-27
Update Issued: October 28
Prepared By: Brad Blankenship

Distribution:

Ken O'Gara	Lee Steele
Dennis Olson	Jack Tunnell
Brad Blankenship	Larry Toon
Bill Dyer	Matt Mooney
Mike Connell	Mary Hart
Steve Markussen	Brad Moss
Jenny Nicewander	David Weatherford
Carson Coleman	Jerry Holder
Jim Pierce	

Milestone schedule:

1.	Complete Civil Design and submit to Town	Complete
2.	Ground Lease: Title work pending	Complete
3.	MEP Drawings	11/3
4.	Final GMP pricing	10/24
5.	Review GMP with Frito Lay, approve Alternates	10/29
6.	Close bids on road relocation	Complete
7.	Close bids on apron	10/23
8.	Start Apron Project	11/15
9.	Start Excavation	Complete
10.	Receive building permit	10/31
11.	Delivery of Metal Building	Late December
12.	Substantial Completion of Project	4/16/04
13.	Final Completion of Project	4/23/04

No.	Action Items	Action By	Action Date	Status
1. Real Estate				
	<u>Apron Project:</u> Cost of drainage to be paid for by FLNA: approx. \$ 18K	Info		Info
2. Offsite Road and Utilities				
	<u>Road Relocation:</u> Council Review and Award: 10/28 NTP: Nov. 10 Complete three months (85 days) after start	Town		Info
	<u>Electric Relocation:</u> Oncor proceeding on with relocation of poles along the south side of Airport Parkway, with underground service to the hangar. PKE to check on status.	Oncor	Complete by mid Nov. to allow road relocation to proceed	Pending
	<u>Electric Load:</u> reconfirm with Oncor based on all alternates selected. Design Systems submitted revised application for 1000 amp service.	Constructors		Complete
3. Civil				
	<u>Fuel Interceptor:</u> <input type="checkbox"/> Review final design scope with Jose <input type="checkbox"/> Confirm cost per final design scope. Getting two other bids; collecting schematic and sequence of operations to for final review.	Stack Constructors	10/27 11/3	Pending
	<u>Landscaping:</u> Design/Build drawings, review with Frito Lay and submit for permit to Town. Town has approved; Corgan has made minor modifications per FLNA discussion.	Constructors		Pending
4. Architectural/ Structural				
	<u>Metal Building:</u> Delivery due in mid Dec. Constructors and Corgan have coordinated arch. and structural.	Info		info
	<u>Materials Testing:</u> <input type="checkbox"/> GC to review quote to confirm scope. <input type="checkbox"/> Staubach to release Alpha; send info to FLNA for PO cut.	Constructors	10/24	Complete

	Blast Fence: Add alternate for CMU wall along south side of ramp. Town Comments on plans request this to be done. Add Alternate for brick veneer on blast wall as per favored rendering.			Info
	Permit: GC to resubmit Construction Set to Town. City has reviewed; airport to finalize – should have by end of week.	Info		Info
	Airport Approval: Corgan to submit construction set for approval as per Lease	Corgan		Complete
	Safety Lines in Hangar: Constructors reviewing scope with Jack. Carson and Jack to meet with vendors for complete pkg.	Constructors/ FLNA		Pending
5. MEP				
	Electrical: <ul style="list-style-type: none"> □ Site lighting – add floodlights on ramp and submit photometrics. Photometrics submitted and approved as noted. □ Copy shop drawings to Lee for Energy Team □ FLNA will make available 70ea 2x2 parabolic light fixtures for office. Constructors to seek deduct. 	Constructors		Pending
	Mechanical: <ul style="list-style-type: none"> • confirm spec and price for on new units for hangar and ceiling fans. If budget affords, go with new. • Compressor – verify location, hangar floor west side may be acceptable due to structural issues. Relocated to lower level. 	Constructors	9/8	Pending
	MEP Design/Build Drawings: MEP design build drawings will be coordinated with Constructors on 10/29 and issued to Staubach, Corgan, FLNA and Robinette on 11/3.	Constructors	11/3	Pending
6. Security				
	Add Alternate for cost for change in switchgear to plug/play for portable emergency generator. Scope to include office area only; no HVAC; hangar lights.	Constructors	9/22	Pending

	Confirm operation of gates/intercom, etc. Brad to send Lee option for PBX based intercom.	FLNA		Pending
	<u>Entech:</u> <input type="checkbox"/> Change electrical strikes on exterior doors. <input type="checkbox"/> Add access control on gate by building. <input type="checkbox"/> Revise drawing per latest floor plan.	Stack		
7. General Contractor / Construction				
	<u>Contract:</u> Staubach will add GMP Cost of Work language for Agreement	Stack	10/28/03	Pending
	<u>Schedule:</u> Completion date was moved to 4/16 on NTP letter, schedule revision is requested. Reviewed schedule – adjust SC date to 4/16; adjust Final Completion date to 4/23; add overview activities on off-site and utility work with milestones affecting Constructors.	Constructors		Info
	<u>Pricing:</u> Bid review held on 10/6, addendum scheduled for 10/14. Review for final GMP on 10/24. Finalize with FLNA by 10/28. Constructors will continue seeking additional bids on select items; provide revised tab sheets with showing 3 bids.	Constructors	10/23	Pending
	<u>MBE Participation:</u> Pending direction from FLNA's MBE staff Constructors has submitted list of bid participation and is verifying amount of subcontractor and supplier values.	Constructors	12/1	Pending
	<u>Construction:</u> Uncovered sewage vault, well, and buried concrete pads. These will need to be removed, filled and compacted.	Info <i>Old grease trap removed</i>		Info
8. IT Issues				
	<u>Telecom:</u> Confirm telecom feed locations for the project Contingent on relocation of OH poles. FLNA is pricing ISDN lines as well. FLNA will contact SW Bell for application of required services.	Oncor / FLNA	11/3	Pending
	<u>Data Cabling:</u> Add bid for low voltage cabling to the GC scope.			
9. Furniture/AV				
	Verify layout of used furniture from Quaker office. TUSA is working on price to modify Quaker Knoll Morrison product to work with plan.	FLNA		Pending

	FLNA to finalize agreement.			



The HNTB Companies

Steve - Please review these costs and let me know if you think they are O.K.
FAX
Transmittal
Jim

To: Jim Pierce
Town of Addison

Date: 10/20/2003

Fax No.: (972) 450-2837

Total Pages: 5
(Including this cover)

From: Jerry Holder

Phone No.: (972) 628-3159

*looks a.k.
Steve
10/21/03*

Approval

Urgent

Please notify sender at (972) 661-5626 if pages are missing or if there is any transmission difficulty.

Message

Jim,

This is the updated proposal from Dal-Tech based on our meeting with Alan Moore last week. If you concur with the new numbers, please let me know and we will get a supplemental agreement over to you.

Jerry Holder

DAL-TECH
ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS / SURVEYORS
CONSTRUCTION MANAGERS

October 15, 2003

VIA FAX (972) 661-5614

Jerry D. Holder, Jr, P.E.
HNTB
5910 West Plano Parkway, Suite 200
Plano, Texas 75093

RE: Topographic Survey, ALTA/ACSM Land Title Survey, Gas Easement Legal Description and Exhibit, Electric Easement Legal Description and Exhibit, and Ingress/Egress Easement related to an 8.415 Acre Site at Addison Airport, Addison, Texas. DTE Job 0330

Dear Mr. Holder:

DAL-TECH Engineering, Inc. is pleased to submit our fee proposal to perform the necessary services to prepare a topographic survey, ALTA/ACSM Land Title Survey, Gas Easement exhibit and legal description, Electric Easement Legal Description and Exhibit, and an Ingress/Egress Easement exhibit and legal description for a site located on Addison Airport property near the former administration building at the end of Airport Parkway. Our budget estimate for these survey items is as follows:

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TOTAL BUDGET			\$ 2,258.00

The total proposed fee for the above listed surveying services is \$16,627.00 plus delivery costs.

We are prepared to complete these surveying services upon your authorization. We propose to complete the exhibit and legal descriptions for the Ingress/Egress Easement and Electric Easement within 10 working days of your notice to proceed.

If you are in agreement with the above fee proposal, please sign in the space provided below and return this acknowledgement to our office. This will serve as our authorization to proceed.

Sincerely,
DAL-TECH Engineering, Inc.


Alan Moore, R.P.L.S.
RAM

HNTB

Signature

Date

HP LaserJet 3200se



HP LASERJET 3200

OCT-15-2003 4:30PM

Fax Call Report

Job	Date	Time	Type	Identification	Duration	Pages	Result
811	10/15/2003	4:29:52PM	Send	99723615916	0:54	2	OK

TOWN OF
ADDISON

PUBLIC WORKS

To: David Stack

From: Jim Pierce, P.E.
Asst. Public Wks. Dir.
Phone: 972/450-2879
FAX: 972/450-2837
jpierce@ci.addison.tx.us

Company: Stanbach

FAX #: 972-361-5916

Date: 10-15-03

16801 Westgrove
P.O.Box 9010
Addison, TX 75001-9010

of pages (including cover): 2

Re: Sewer Tap Location

Original in mail Per your request FYI Call me

Comments: See attached sketch

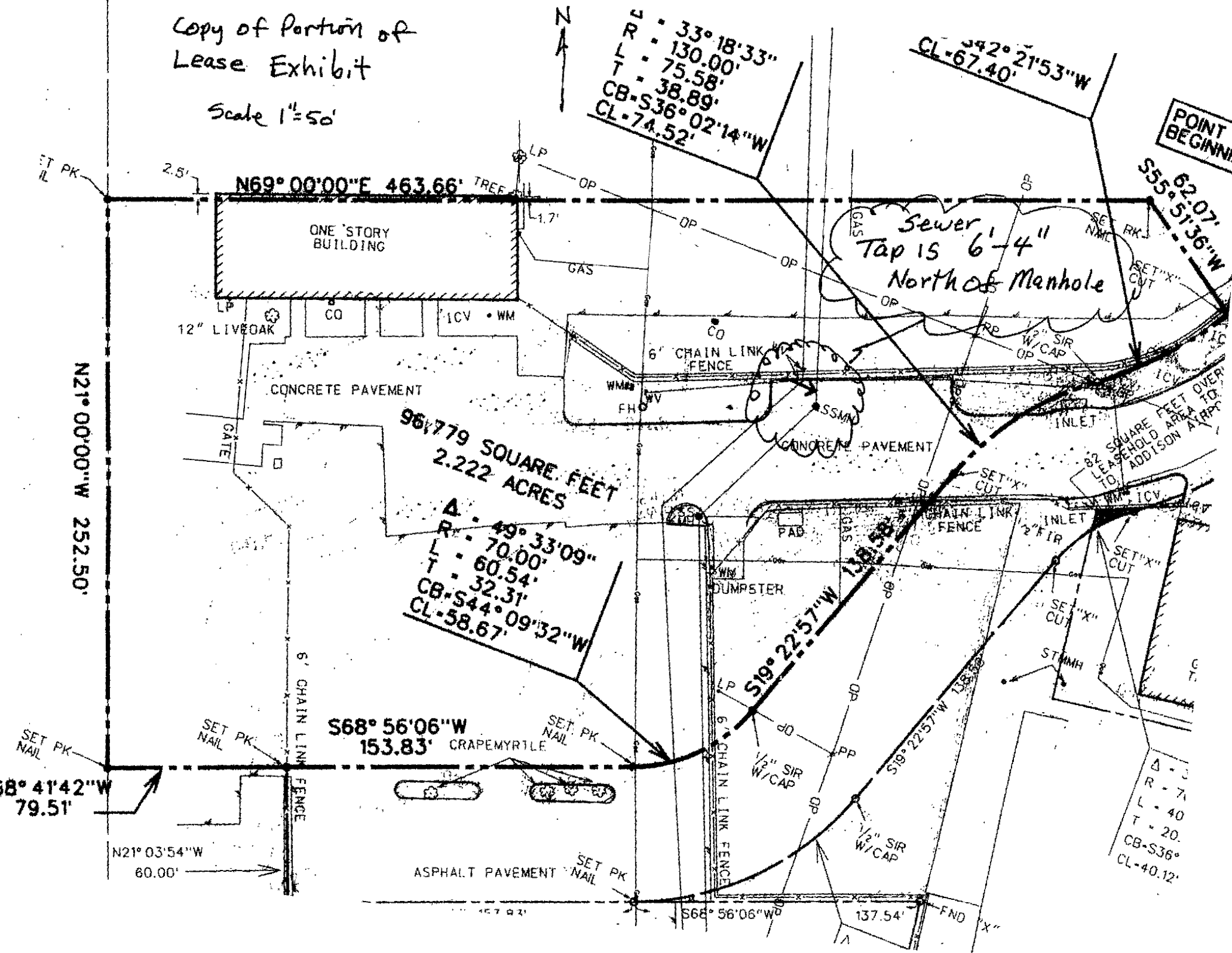
I trust you will forward this
info on to those that need it

Thanks

Jim

Copy of Portion of Lease Exhibit

Scale 1"=50'



Frito Lay Meeting

10-14-03

Fuel retention design not complete. On critical path

More fuel spills inside than outside

Inside - sand trap - before sanitary sewer

Outside - retention tank to protect storm sewer

Landscape plan not yet approved by Frito Lay or Town



CORGAN ASSOCIATES, INC.
 501 ELM STREET
 SUITE 300
 DALLAS, TX 75202
 TEL 214 748 2000
 FAX 214 653 8281
 EMAIL.CORGAN@CORGAN.COM

Meeting Memorandum

17 October 2003

To FILE
 Prepared By Mary Hart

Project FLNA Corporate Hangar
 CAI Project 03097.0000
 Number

Meeting Date 13 October 2003

Re OAC meeting

CC-Attendees

Lee Steele-FLNA	Brad Blankenship-TSC	Mike Connell-CAI
Dennis Olsen-FLNA	David Stack-TSC	Mary Hart-CAI
Jack Tunnel-FLNA	Jim Pierce-TOA	Jenny Nicewander-HNTB
Bill Dyer-Addison Airport	Paul King-Constructors	Jerry Holder-HNTB
	Carson Coleman	

Old Business

- 09.22.1. **Finishes:** *Carpet has been selected: Interface, Pattern: Approximations, Color: Heron*
- 09.22.2. **Sprinkler system design:** Jack Tunnel requested that the sprinkler system be designed with the ability to purge the system to prevent build up in the pipes from potentially damaging any items stored in the hangar. Constructors to confirm with fire protection sub. *Additional coordination information related to the sprinkler sub: The location of the fire service line is proposed for the SW corner of the hangar. Sprinkler plans should reflect this revision and confirm the cost differential of the change.*
- 09.29.1. **Electrical relocation** is in the design process by ONCOR at this time. A meeting is scheduled for October 8.
- 10.06.1. Mr. Pierce indicated the **exterior door to the north** would not be allowed and requested clarification of what code requirement applied here. This door will be deleted in the addenda.

New Business

- 10.13.1. Design of **fuel containment** on the ramp is to be resolved in a meeting between FLNA (Jack Tunnel), Constructors, PKCE, and the design build fuel containment system subcontractor (Les Gray). The system should be designed to meet code and any special needs of Frito Lay. Jack expressed concern that the system operate as a flow thru tank system.
- 10.13.2. Constructors is to advise Bill Dyer 48 hours prior to temporary road reconstruction in

Format is date.item number. Bold text is topic locator. Action items are italicized and underlined. Follow up notes to old business are italicized only. Please advise writer of any exclusions or misunderstandings.

G:\DOCS\03097\0000\B21\101303_mem.wpd

order to advise tenants.

- 10.13.3. Constructors provided **landscape and irrigation drawings** for review. Minimum landscape per the Town of Addison and the Addison Airport are to be provided. In addition several shrubs should mask the base of site lights located in the center grassy area. Jack Tunnel expressed concern that the entry gate not be obscured by shrubbery.
- 10.13.4. The location of the **gas meter** is to be near the blast wall on the hangar side. *Bollards should be provided for protection.*
- 10.13.5. **Permit set comments** are available now from the town, *Corgan is to contact Lynn Chandler.*
- 10.13.6. A **full design review** with Frito Lay is to be completed to include MEP/FP systems. This is a final review and should not be used to answer any questions by the subcontractors. *Constructors is to coordinate when drawings are ready. Corgan and Constructors are to review drawings first to ensure coordination.*
- 10.13.7. Bill Dyer and Jim Pierce requested a copy of the **rendering** when it is complete.
- 10.13.8. David Stack confirmed that **telephone and data wiring** to the drops is to be provided by Frito Lay.
- 10.13.9. Jack Tunnel expressed concern that some **wire** would be **exposed** over the parts area. *All wire in the hangar is to be provided in conduit up to 10'.*
- 10.13.10. Due to the size and design requirements of the **air compressor**, *it is to be located on the ground near the west wall-vicinity column grid lines B1.*
- 10.13.11. **GMP review meeting** is scheduled for October 24th. *Constructors is to provide the budget information to Staubach on the 23rd.*
- 10.13.12. Carson Coleman indicated that currently MEP **subs are only released for design**. Fire protection and excavation subs need to be released immediately. Utilities is also a high priority at this time. Les Gray needs to be released to do design of the fuel containment system.
- 10.13.13. Dennis Olsen stated that **doors and site security** should be based on TSAAC. *Corgan, Constructors, and subcontractors involved with doors, hardware, and gates should plan on meeting to conduct a final review of the hangar and ramp security to ensure compliance.*
- 10.13.14. **Louvers** are to be deleted on the west wall and changed to translucent panels on the east wall. *This will be issued in the addenda.*

End of Memorandum

October 10, 2003

MEMORANDUM

To: Chris Terry, Assistant City Manager

From: Jim Pierce, P.E., Assistant Public Works Director

CC: Mark Acevedo, Facilities and Fleet Services Administrator

Subject: Frito Lay Project Status S.

Terminal Demolition: Complete. Could not salvage the 8" Oak tree.

Hangar Civil Design: Due 9/22/03. Pacheco Koch made another interim submittal for review 10/9/03.

Hanger Architectural Design: Permit set of plans received 9/22. Plans were incomplete and another submittal will be made 10/13.

Airport Parkway Realignment: Design, pre bid meeting complete. Bids due Oct 16th. Will take to Council Oct 28.

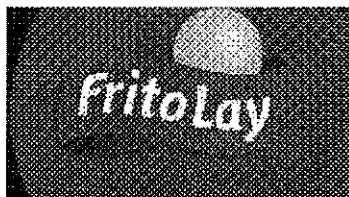
Electric Relocation: Design underway by TXU. Review meeting was held Oct. 8. Should have a design to review 10/15

Streetlights: New Streetlights along Airport Parkway will be Cobra Heads on ONCOR wooden poles. Will save about \$6,000.

Airport Ramp Project: Bids now due October 23. (Pushed back one week by TxDOT due to an addendum required).

Construction Activity: Contractor has moved an office trailer on site. No actual construction activity as yet.

Miscellaneous: We have some issues with the location of their fire main and location of their emergency fuel spill tank but should be able to work them out.



PROJECT MANAGEMENT REPORT #8

Period #: September 29 – October 2
 Update Issued: October 6
 Prepared By: David Stack

No saw tree

Distribution:

Ken O'Gara	Lee Steele
Dennis Olson	Jack Tunnell
Brad Blankenship	Larry Toon
Bill Dyer	Matt Mooney
Mike Connell	Mary Hart
Steve Markussen	Brad Moss
Jenny Nicewander	David Weatherford
Carson Coleman	Jerry Holder
Jim Pierce	

*Fire Line -
Door -*

*Jerry will coord
w PK 10/7*

*Lateral
Not
installed*

Milestone schedule:

1.	Complete Civil Design and submit to Town	10/10 - resubmit
2.	Complete Architectural/Structural Design and submit to Town	Complete
3.	Demolish Existing Building/ by Town	Complete
4.	Relocate gas line	Complete
5.	Ground Lease: Title work pending ✓	9/26
6.	MEP Drawings	9/26 -rough draft
7.	Mobilize General Contractor	Complete
8.	Addendum for Permit/Construction <i>Tom gets 4 sets</i>	10/10
9.	Receive FAA Approval	10/15
10.	Final GMP pricing	10/17
11.	Close bids on road relocation	10/9 <i>10/16</i>
12.	Close bids on apron	10/16
13.	Final GMP contract	10/20
14.	Start Apron Project	11/15 <i>11/1</i>
15.	Receive grading permit	Complete
16.	Receive building permit <i>Let Lynn know</i>	10/24
17.	Completion of Project	4/9/04

*{ 3 Sets Lynn
} 1 set Airport*

Blast Freezing Wall -
FL will consider

No.	Action Items	Action By	Action Date	Status
1. Real Estate				
	Ground Lease: Pending final negotiations and execution	Town/FLNA	Critical	Pending Done
	Apron Project: Under redesign for amendment Prebid held, bid due on 10/16	HNTB	10/2	pending
	Temporary Road/Fence: to Omniflight Need completed by end of next week, Constructors to perform work	Constructors	10/10	Pending <i>Start Thurs</i>
	Temporary Fencing: Relocate AOA gates	Town		Pending
	Grant Funding: Verify what items fall under grant category, determine method of releasing grant during construction - just survey cost to be applied by Town.	FLNA/Town		Pending
2. Civil				
	Gas Line: Copy of as-built sketches is requested	Town		pending
	Fuel Interceptor: Design system per email description.	PKCE	9/22	pending
	Landscaping: Check rework of existing irrigation along Airport Parkway.	Town		Pending
	Fire Riser: confirm location of fire line and riser in hangar <i>Fire Line N. Side Door</i>	Corgan		pending <i>S.W corner</i>
3. Offsite Road and Utilities				
	Road Relocation: Plans posted for review and coordination with hangar project. Bid close on <i>10/9</i> 10/16	Info		Info
	Electric Relocation: Oncor is designing relocation <i>Meeting 10/8</i>	Oncor	ASAP	Pending

Get rid of Pole for Contractor

4. Architectural/ Structural				
	Interior Design: Need tour of Quaker to verify furniture.	FLNA		pending
	Metal Building: Drawings due this week. Confirm lead time.	Constructors		Pending
	Materials Testing: <ul style="list-style-type: none"> GC to review quote to confirm scope. 	Constructors		Pending
	Finishes – Approved except paint and carpet. Samples forwarded.	FLNA		Pending
	Blast Fence: Add alternate for CMU wall along south side of ramp. Town Comments on plans request this to be done.	Info		info
	Exterior Colors: Draw up selected colors on rendering Reviewed with Ken on 10/4.	FLNA	9/29	Pending
	Permit: GC to submit set to Town – 10/1	Info		info
	Airport Approval: Corgan to submit construction set for approval as per Lease	Corgan		pending
	Fluid Storage Door: Town does not want a door to the north.	Corgan		pending
5. MEP				
	Electrical: <ul style="list-style-type: none"> Site lighting – add floodlights on ramp and submit photometrics Copy shop drawings to Lee for Energy Team 	Constructors	9/8	Pending
	Mechanical: <ul style="list-style-type: none"> confirm spec and price for on new units for hangar and ceiling fans Compressor – price rotary screw unit from Ingersoll Rand 	Constructors	9/8	pending
	ONCOR: No issues noted.			
6. Security				
	Check if emergency generator is desired by FLNA.	Constructors	9/22	Pending

	Estimate cost for change in switchgear to plug/play, or new generator. Design electric			
	Confirm operation of gates/intercom, etc	FLNA		Pending
	Entech – Change electrical strikes on exterior doors. Add access control on gate by building. Revise drawing per latest floor plan.	Stack		
7. General Contractor / Construction				
	<u>Contract:</u> Submit contract for GMP or another letter for MEP trades Staubach has issued suggested corrections	Constructors/ FLNA		Pending
	<u>Schedule:</u> No issues noted.	Info		info
	<u>Pricing:</u> Bid review scheduled for 10/6, addendum scheduled for 10/10	Corgan		pending
8. IT Issues				
	Confirm telecom feed locations for the project Contingent on relocation of OH poles.	Oncor	10/1	pending
	Two conduits to facility (2-4" one with innerduct), are desired.	Constructors		pending
9. Furniture/AV				
	Tour used furniture from Quaker office	FLNA		pending

*Forwarded to Steve
for his comments
CW to Jerry*

October 9, 2003

VIA FAX (972) 661-5614

Jerry D. Holder, Jr, P.E.
HNTB
5910 West Plano Parkway, Suite 200
Plano, Texas 75093

RE: Topographic Survey, ALTA/ACSM Land Title Survey, Gas Easement Legal Description and Exhibit, and Ingress/Egress Easement related to an 8.415 Acre Site at Addison Airport, Addison, Texas. DTE Job 0330

Dear Mr. Holder:

DAL-TECH Engineering, Inc. is pleased to submit our fee proposal to perform the necessary services to prepare a topographic survey, ALTA/ACSM Land Title Survey, Gas Easement exhibit and legal description, and an Ingress/Egress Easement exhibit and legal description for a site located on Addison Airport property near the former administration building at the end of Airport Parkway. Our budget estimate for these survey items is as follows:

✓ **Topographic Survey** - We have prepared a topographic survey on the Texas State Plane Coordinate System, North Central Zone, 4202, per discussion and marked-up survey you provided to us during our meeting of July 21, 2003. This survey has been delivered in a 3-D Microstation J format and included the tying of all visible, above-ground features and topographic features, 25-foot cross-sections for a portion of the existing road as shown on said marked-up plans, and any utility lines according to plans and/or located by the various relevant utility companies. We obtained "measure-downs" (depth measurements) on any sanitary sewer manholes and storm drain inlets that were not locked or welded down and performed pipe measurements related to these features where applicable. The electronic Microstation drawing also contained contours at 1-foot intervals. A .dat, .tin, and ASCII points file was also provided along with the survey. DAL-TECH recommends a lump sum budget of \$3,174.00 for the topographic survey based on the following man-hour costs:

*Same
as
Original
Scope*

DESCRIPTION	HOURS	RATE	COST
2-Man Field Party	16	\$122.00	\$1,952.00
Project Coordinator	2	\$100.00	\$ 200.00
RPLS	4	\$ 84.00	\$ 336.00
Survey Technician	8	\$ 68.50	\$ 548.00
Secretary/Typist	2	\$ 44.00	\$ 88.00
Reproduction (Lump Sum)			\$ 50.00
TOTAL BUDGET			\$ 3,174.00

ALTA/ACSM Land Title Survey of Proposed Frito Lay Lease Parcel - We have prepared an ALTA/ACSM Land Title Survey of a 2.222-acre tract near the end of Airport Parkway. This survey shows the location of existing and proposed title lines, the location of existing and proposed easement lines, the size and location of existing features on site, the location of underground utilities, zoning regulations affecting the property, flood zone designations, and any other items required by standards related to an ALTA/ACSM Land Title Survey. DAL-TECH recommends a lump sum budget of \$4,455.00 for the ALTA/ACSM Land Title Survey based on the following man-hour costs:

*this was requested by
F Attorney*

DESCRIPTION	HOURS	RATE	COST
2-Man Field Party	8	\$122.00	\$ 976.00
Project Coordinator	4	\$100.00	\$ 400.00
RPLS	12	\$ 84.00	\$1,008.00
Survey Technician	24	\$ 68.50	\$1,644.00
Secretary/Typist	8	\$ 44.00	\$ 352.00
Reproduction (Lump Sum)			\$ 75.00
TOTAL BUDGET			\$ 4,455.00

Gas Line Easement - We have prepared an exhibit and legal description bearing an R.P.L.S. seal and signature for a new TXU Gas Easement across the site. As requested, we also marked and staked the centerline alignment for the construction of this new line. DAL-TECH recommends a lump sum budget of \$3,370.00 for the Gas Easement based on the following man-hour costs:

DESCRIPTION	HOURS	RATE	COST
2-Man Field Party	8	\$122.00	\$ 976.00
Project Coordinator	4	\$100.00	\$ 400.00
RPLS	8	\$ 84.00	\$ 672.00
Survey Technician	16	\$ 68.50	\$1,096.00
Secretary/Typist	4	\$ 44.00	\$ 176.00
Reproduction (Lump Sum)			\$ 50.00
TOTAL BUDGET			\$ 3,370.00

*Not in
orig
scope*

Ingress/Egress Easement - We will prepare an exhibit and legal description bearing an R.P.L.S. seal and signature for a proposed Ingress/Egress Easement running from Addison Road to the southern portion of said proposed 2.222-acre Lease Tract. We have already spent time on this task calculating the location of the eastern end near its intersection with Addison Road based on necessary additional topographic survey data. DAL-TECH recommends a lump sum budget of \$3,370.00 for the Ingress/Egress Easement based on the following man-hour costs:

DESCRIPTION	HOURS	RATE	COST
2-Man Field Party	8	\$122.00	\$ 976.00
Project Coordinator	4	\$100.00	\$ 400.00
RPLS	8	\$ 84.00	\$ 672.00
Survey Technician	16	\$ 68.50	\$1,096.00
Secretary/Typist	4	\$ 44.00	\$ 176.00
Reproduction (Lump Sum)			\$ 50.00
TOTAL BUDGET			\$ 3,370.00

*This would
have been on
the original
plat.*

The total proposed fee for the above listed surveying services is **\$14,369.00** plus delivery costs.

We are prepared to complete these surveying services upon your authorization. We propose to complete the Ingress/Egress Easement exhibit and legal description survey within 3 working days of your notice to proceed.

If you are in agreement with the above fee proposal, please sign in the space provided below and return this acknowledgement to our office. This will serve as our authorization to proceed.

Sincerely,
DAL-TECH Engineering, Inc.

Alan Moore, R.P.L.S.
RAM

HNTB

Signature

Date



CORGAN ASSOCIATES, INC.
 501 ELM STREET
 SUITE 500
 DALLAS, TX 75202
 TEL 214 748 2000
 FAX 214 653 8281
 EMAIL CORGAN@CORGAN.COM

Meeting Memorandum

10 October 2003

To FILE
Prepared By Mary Hart

Project FLNA Corporate Hangar
CAI Project 03097.0000
Number

Meeting Date 06 October 2003

Re OAC meeting

CC-Attendees

Lee Steele-FLNA	Brad Blankenship-TSC	Mike Connell-CAI
Dennis Olsen-FLNA	David Stack-TSC	Mary Hart-CAI
Bill Dyer-Addison Airport	Jim Pierce-TOA	Jenny Nicewander-HNTB

Items Discussed:

Old Business

09.15.1.

Finishes: *Carpet is still under review. Final finish board will be provided to Frito Lay for evaluation next week. Review of Quaker furniture is still pending.*

09.22.1.

Sprinkler system design: Jack Tunnel requested that the sprinkler system be designed with the ability to purge the system to prevent build up in the pipes from potentially damaging any items stored in the hangar. Constructors to confirm with fire protection sub. *Additional coordination information related to the sprinkler sub: The location of the fire service line is proposed for the SW corner of the hangar. Sprinkler plans should reflect this revision and confirm the cost differential of the change.*

09.22.2.

Masonry design: Corgan provided 8 options of various color/masonry combinations for review. Option D is the preferred option. Brick masonry on the blast wall is to be priced as an alternate.

09.29.1.

Electrical relocation is in the design process by ONCOR at this time. A meeting is scheduled for October 8.

09.29.2.

Metal building drawings are still in progress. They should be submitted by the end of the week.

New Business

- 10.06.1. PKCE and HNTB will meet this week to **finalize grades**.
- 10.06.2. Jim Pierce stated the lateral for the gas line was not provided. Mr. Pierce provided location of the **gas line** during the meeting.
- 10.06.3. Constructors has **mobilized** on the site.
- 10.06.4. The city has requested 4 sets of drawing for **final permit**. They had not begun reviewing the architectural drawings and have considered waiting until the final construction set is issued. Mr. Pierce was advised that changes to the architectural drawings were minor and related to coordination. It was requested at that time that the city go ahead and review the permit set for code compliance.
- 10.06.5. The area for the **fuel interceptor** should be able to handle surface vehicle (not aircraft) traffic. A lane will be striped for car traffic only on the site plan.
- 10.06.6. HNTB provided the **new AOA gate** with the Airport Parkway realignment project.
- 10.06.7. HNTB requested **electrical drawings** be copied to them. Jerry Holder took a copy of the current progress print with him.
- 10.06.8. Jim Pierce indicated the town did not want any **new power poles** on the site. A one for one exchange would be okay, but additional poles would not be allowed.
- 10.06.9. Mr. Pierce indicated the **exterior door to the north** would not be allowed and requested clarification of what code requirement applied here. There is danger upon exiting that a person could walk into a jet blast area. It was believed to be provided only for the fire department to enter the room. The door could be provided with ingress hardware only, but the town prefers no door is located on the north side. David Stack will contact Frito Lay environmental to determine what code requirements apply.
- 10.06.10. One **existing site light** is getting relocated by the town that has 3 heads on it. It will likely be south of airport parkway and provide little light as required on the ramp area.
- 10.06.11. Dennis requested the **hangar doors** be revised so that in the closed direction, the door closest to the ramp is at the west side, and the door closest to the interior of the hangar be to the east side. Shop drawings have already been submitted. Constructors is to coordinate. Architectural drawings will show the revision.
- 10.06.12. Architectural drawings will indicate rooms and doors to receive signage and text required.
- 10.06.13. Regarding **automatic doors at the entry**, double doors are not feasible due to the vestibule size. Automatic door actuators (on different timing for interior and exterior

doors) are desired. Lee Steele provided a point of contact that they currently use: Jerry Whatley, 877-607-5676.

- 10.06.14. **Material testing** should only include mortar spot testing.
- 10.06.15. Lee Steele indicated that maximum **MBE participation** was desired if possible. He did not anticipate paying a premium for this participation. His concerns were: who did we ask, who did we miss, and how do we get them to bid.
- 10.06.16. A separate pay application should be provided for sitework conducted under the Town of Addison scope of work.

End of Memorandum

October 3, 2003

MEMORANDUM

To: Chris Terry, Assistant City Manager

From: Jim Pierce, P.E., Assistant Public Works Director

CC: Mark Acevedo, Facilities and Fleet Services Administrator

Subject: Frito Lay Project Status

S. Terminal Asbestos Abatement: Complete

S. Terminal Demolition: Complete. We are trying to salvage an 8" Oak tree.

Gas Line Relocation: Main line complete. Existing customers tied in to the new line.

Hangar Civil Design: Due 9/22/03. Pacheco Koch made a token submittal to meet the deadline. Comments were made on the plans and we met with PK today to answer their questions. PK hopes to submit a satisfactory grading plan today and receive a grading permit. That would allow only grading the site, nothing else.

Airport Parkway Realignment: Design, pre bid meeting complete. Bids due Oct 16th. Will take to Council Oct 28.

Electric Relocation: Design underway by TXU. Review meeting scheduled Oct. 8.

Airport Ramp Project: Frito Lay has agreed to "pay" \$13,963 as their share of the increased design costs for modifying the ramp design to accommodate fueling operations. This amount should be subtracted from our grant money. The Town will pay HNTB. The Town's share of the redesign costs is \$3,405. Bids are due October 16.

Temporary Access Road: This is needed to provide access to Omniflight during construction and demolition of Airport Parkway. Three quotes were received and the work was awarded to Constructors & Associates for \$13,531.34. These costs are considered part of the Airport Parkway Realignment project and are at the sole cost of the Town.

Miscellaneous: We have some issues with the location of their fire main and location of their emergency fuel spill tank but should be able to work them out.

Memorandum

Date: October 1, 2003

To: Jim Pierce, P.E.
Assistant Director – Town of Addison, Public Works

From: Luis E. Elguezabal, C.M.
Assistant Airport Director

RE: Comments on Frito Lay Corporate Hangar Preliminary Construction Plans

Page	Comment
C1.1	<ul style="list-style-type: none">There seems to be some discrepancies between the alignment of the temporary road and the demolition that will be done by Frito Lay. I observed the discrepancies between the Pacheco Koch drawings and the drawings for Airport Parkway reconstruction.
C1.1	<ul style="list-style-type: none">Why is Frito Lay removing an area outside of their lease boundary? The area in question is on the east end of Frito's lease site.
C4.1	<ul style="list-style-type: none">Where is the fuel separator located? If it is going to be located at the south end of Frito's ramp, should the 8" pipe be connected to the storm sewer?
C7.1	<ul style="list-style-type: none">Since Frito Lay will have a construction entrance on the east side of their lease, airport parkway should be barricaded right after the turn to the temporary road. This could be addressed under the Airport Parkway re-alignment project.
C2.1	<ul style="list-style-type: none">Install a barrier on the south side of the ramp to prevent damage to the vehicles on Omniflight's parking area.Door on north face of building would require users to ingress/egress through the adjacent property. Unless this is a door required by fire code and is for emergency access only, the door should be relocated.
C5.1	<ul style="list-style-type: none">It appears the storm drain lines at ramp feed to a 12" RCP line south of Airport Parkway which ties into the existing gas line. Needs to be clarified.
	<ul style="list-style-type: none">

Engineer's Opinion of Probable Cost INSIDE LEASE LINE					
ITEM NO.	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	AMOUNT BID
101	Mobilization 10%	LS.	1	\$ 47,000.00	\$ 47,000.00
102	Site / Roadway Demolition	SY	5,680.0	\$ 5.50	\$ 31,240.00
103	Building Demolition	EA	1.0	\$ 65,000.00	\$ 65,000.00
104	Apron Pavement	SY	3,400.0	\$ 60.00	\$ 204,000.00
105	Parking Lot Pavement	SY	1,720.0	\$ 35.00	\$ 60,200.00
106	AOA Fence	LF	540.0	\$ 15.00	\$ 8,100.00
107	Security Gate	EA	1.0	\$ 12,500.00	\$ 12,500.00
108	Cladding	LS	1.0	\$ 40,000.00	\$ 40,000.00
109	Irrigation/Landscaping	SF	6,700.0	\$ 2.50	\$ 16,750.00
110	Storm Sewer	LS	1.0	\$ 15,000.00	\$ 15,000.00
111	Utility Relocation	LS	1.0	\$ 10,000.00	\$ 10,000.00
				SubTotal	\$ 509,790.00
	Contingency 15%		1.0	\$ 77,000.00	\$ 77,000.00
	Total Bid Amount				\$ 586,790.00

Out of Grant Amount

Engineer's Opinion of Probable Cost OUTSIDE LEASE LINE					
ITEM NO.	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	AMOUNT BID
101	Mobilization, 10%	LS	1	\$ 13,000.00	\$ 13,000.00
102	Demolition	SY	1,582.0	\$ 5.50	\$ 8,701.00
103	Roadway Extention	LF	450.0	\$ 175.00	\$ 78,750.00
104	Storm Sewer	LS	1.0	\$ 10,000.00	\$ 10,000.00
105	Security Gate	EA	1.0	\$ 12,500.00	\$ 12,500.00
106	Detention Facility	LS	1.0	\$ 8,000.00	\$ 8,000.00
107	Utility Relocation	LS	1.0	\$ 10,000.00	\$ 10,000.00
				SubTotal	\$ 140,951.00
	Contingency 15%		1.0	\$ 22,000.00	\$ 22,000.00
	Total Bid Amount				\$ 162,951.00

Engineering Fees and Expenses	\$ 75,000.00
--------------------------------------	---------------------

Total Project Cost	\$ 824,741.00
---------------------------	----------------------

P:\My Documents\Excel\Airport Frito Lay Hanger\Frito Lay Hanger Project cost est.xls\Inside Lease Line

586,790

162,951

Tot. Const. = 749,741

Engr 10%

TOWN OF ADDISON

FOR OFFICE USE ONLY

ZONING **I-3**

OCCUPANCY **S-1**

CONSTRUCTION **IB**

PERMIT APPLICATION

Building Inspection
P.O. Box 9010

Addison, TX 75001
72/450-2880

Date: October 1, 2003

Construction Address 601 Airport Freeway - Addison, Texas 75001		Suite Number	
Subdivision		Lot	Block
Building Owner Frito-Lay, Inc.		Phone 972-334-2300	
Mailing Address 701 Legacy Drive	City Plano	State Texas	Zip 75024
General Contractor Constructors & Associates	Addison Lic. No. 537	Phone 214-520-3353	
Mailing Address 333 Welborn Street, Suite #200	City Dallas	State Texas	Zip 75219
Plumbing Contractor DFW Plumbing	Addison Lic. No. M7143	Phone 214-607-9334	
Mailing Address 130 Boyd Blvd., Suite D	City Rowlett	State Texas	Zip 75088
Mechanical Contractor Metro Heating & Cooling	Addison Lic. No. TACLA001224C	Phone 972-681-2020	
Mailing Address 350 E. Highway 80	City Mesquite	State Texas	Zip 75149
Electrical Contractor Design Electric	Addison Lic. No. 2120	Phone 214-357-5697	
Mailing Address 650 Andjon	City Dallas	State Texas	Zip 75220
Irrigation Contractor BD	Addison Lic. No.	Phone	
Mailing Address	City	State	Zip

NOTES:

An asbestos survey has been conducted in accordance with the Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) for the areas being renovated and/or demolished. YES _____ NO X
 If the answer is No, then as the owner/operator of the renovation/demolition site, I understand that it is my responsibility to have this asbestos survey conducted in accordance with the Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) prior to a renovation/demolition permit being issued by the Town.

NEW BUILDING

A.S.# EABPRJA 4802272 By:

Allyn Chandler
10-24-03

Permit # 7270
Fee's \$11,321.00

DATE ISSUED: 11-4-03

Work Being Done <input checked="" type="checkbox"/> New Bld. <input type="checkbox"/> Ext. Remodel <input type="checkbox"/> Int. Completion <input type="checkbox"/> Pool <input type="checkbox"/> Addition <input type="checkbox"/> Irrigation <input type="checkbox"/> Repair <input type="checkbox"/> Other (Explain) <input type="checkbox"/> Int. Remodel	Area in Square Feet 20,000	Use of Building
	Estimated Evaluation 2,565,000.00	Aircraft Hanger
	Utility Information Size Number Gas In Water Meter: 2 Inch Building Sewer Tap: 6 Inch <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Name of Tenant Frito-Lay, Inc.
Date of Application: <u>October 1, 2003</u>	Signature: <i>[Signature]</i>	

NOTICE TO APPLICANT This permit is issued on the basis of information furnished in this application and on any submitted plans, and is to the provisions and requirements of the Town of Addison Code of Ordinances and any other applicable ordinance. This permit is issued only for the purpose of allowing construction conforming to the codes and ordinances of the Town, regardless of information and/or plans submitted.

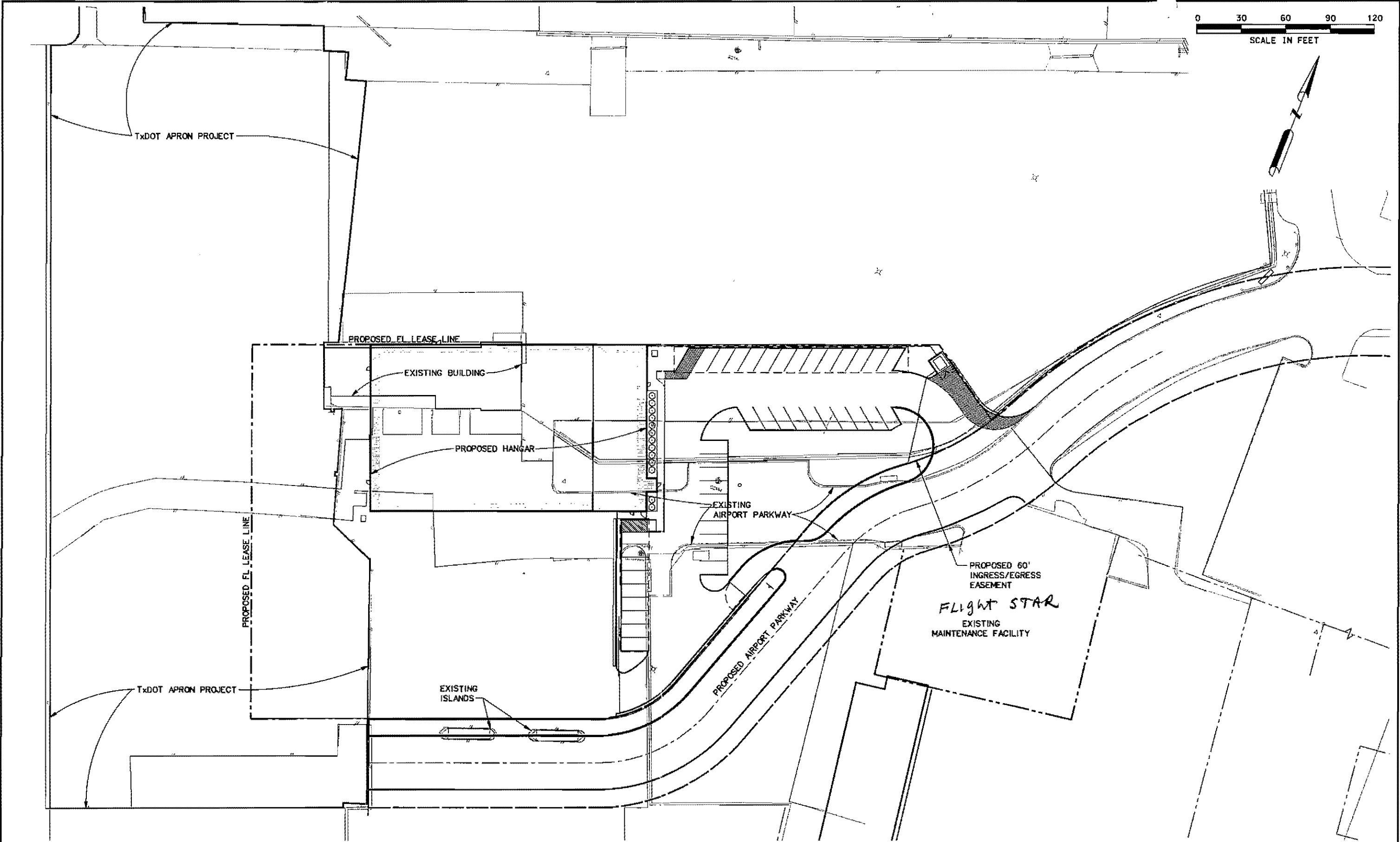
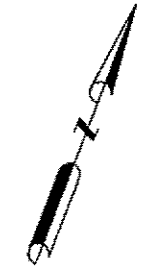
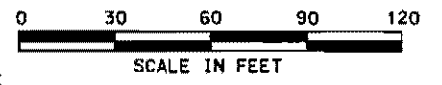
10.29.03 Notified

No.	Action Items	Action By	Action Date	Status
1. Real Estate				
	Apron Project: No tie downs on West side of lease area, HNTB to issue change order during project.	Info		Complete
	Need budget cost of drainage to be paid for by FLNA	HNTB		Pending
	Temporary Road/Fence: to Omniflight <i>complete</i>	Constructors	10/24	Pending
	FAA/TXDOT : approval is received,	Info		complete
2. Offsite Road and Utilities				
	Road Relocation: Bid close on 10/9	Info		Info
	<u>Electric Relocation:</u> Oncor proceeding on with relocation of poles along the south side of Airport Parkway, with underground service to the hangar	Oncor	Complete by mid Nov. to allow road relocation to proceed	Pending
3. Civil				
	<u>Gas Line:</u> Place meter just inside blast wall.	Info		complete
	<u>Fuel Interceptor:</u> Add small pump to remove rain water per meeting held with Design/Build contractor Tank and junction box to be installed under ramp and be non-aircraft load rated.	Constructors	10/27	pending
	<u>Landscaping:</u> Design/Build drawings, review with Frito Lay and submit for permit to Town	Constructors <i>Separate 3 sets submitted</i>		pending
	Fire Riser: confirm location of fire line and riser in hangar	Info		complete

4. Architectural/ Structural				
	<u>Interior Design:</u> Need tour of Quaker to verify furniture.	FLNA		pending
	<u>Metal Building:</u> Confirm lead time.	Constructors		Pending
	<u>Materials Testing:</u> • GC to review quote to confirm scope.	Constructors		Pending
	<u>Finishes --</u> Samples forwarded for paint and carpet	FLNA		Pending
	<u>Blast Fence:</u> Add alternate for CMU wall along south side of ramp. Town Comments on plans request this to be done. Add Alternate for brick veneer on blast wall as per favored rendering.			info
	<u>Exterior Colors:</u> Confirmed, memo issued to contractor with selected colors.	FLNA	9/29	Pending
	Permit: GC to resubmit Construction Set to Town.	Info		info
	Airport Approval: Corgan to submit construction set for approval as per Lease	Corgan		pending
	Fluid Storage Door: Door may be deleted per FLNA Environmental team	Info		Complete
5. MEP				
	Electrical: • Site lighting – add floodlights on ramp and submit photometrics • Copy shop drawings to Lee for Energy Team • Confirm conduit is included in hangar up to structure	Constructors	9/8	Pending

	Mechanical: <ul style="list-style-type: none"> confirm spec and price for on new units for hangar and ceiling fans Compressor – verify location, hangar floor west side may be acceptable due to structural issues 	Constructors	9/8	Pending
	ONCOR: No issues noted.			
6. Security				
	Add Alternate for cost for change in switchgear to plug/play,	Constructors	9/22	Pending
	Confirm operation of gates/intercom, etc	FLNA		Pending
	Entech – Change electrical strikes on exterior doors. Add access control on gate by building. Revise drawing per latest floor plan.	Stack		
7. General Contractor / Construction				
	<u>Contract:</u> 2 nd NTP letter was issued for earthwork. Staubach will add GMP Cost of Work language for	Stack	10/20/03	Pending
	<u>Schedule:</u> Completion date was moved to 4/16 on NTP letter, schedule revision is requested	Constructors		info
	<u>Pricing:</u> Bid review held on 10/6, addendum scheduled for 10/14 Review for final GMP on 10/24	Constructors	10/23	pending
	<u>MBE Participation:</u> Pending direction from FLNA's MBE staff Constructors has submitted list of bid participation and is verifying amount of subcontractor and supplier values			
8. IT Issues				
	Confirm telecom feed locations for the project Contingent on relocation of OH poles.	Oncor	10/1	pending
	Two conduits to facility (2-4" one with innerduct),	Info		Info

	are included in pricing`			
	Data Cabling: Add bid for low voltage cabling to the GC scope			
9. Furniture/AV				
	Verify layout of used furniture from Quaker office	Corgan		pending

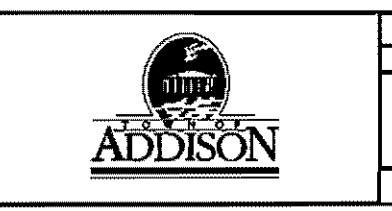


05-SEP-2003 09:50
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NO.	DATE	REVISION	APPROV.	NO.	DATE	REVISION	APPROV.

FOR INTERIM REVIEW ONLY
 By Jerry D. Holder, P.E. # 87171
HNTB CORPORATION
 Date 05-SEP-2003
 NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

HNTB ARCHITECTS ENGINEERS PLANNERS The HNTB Companies	
DESIGN CHECK	XXX
DRAWN CHECK	XXX
DATE	XXX
SCALE	XXX
PROJECT NO.	36877



TOWN OF ADDISON AIRPORT PARKWAY REALIGNMENT	SHEET
OVERALL SITE PLAN	
TOWN OF ADDISON, TEXAS	

July '03 ?

8

Engineer's Opinion of Probable Cost INSIDE LEASE LINE					
ITEM NO.	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	AMOUNT BID
101	Mobilization 10%	L.S.	1	\$ 47,000.00	\$ 47,000.00
102	Site / Roadway Demolition	SY	5,680.0	\$ 5.50	\$ 31,240.00
103	Building Demolition	EA	1.0	\$ 65,000.00	\$ 65,000.00
104	Apron Pavement	SY	3,400.0	\$ 60.00	\$ 204,000.00
105	Parking Lot Pavement	SY	1,720.0	\$ 35.00	\$ 60,200.00
106	AOA Fence	LF	540.0	\$ 15.00	\$ 8,100.00
107	Security Gate	EA	1.0	\$ 12,500.00	\$ 12,500.00
108	Cladding	LS	1.0	\$ 40,000.00	\$ 40,000.00
109	Irrigation/Landscaping	SF	6,700.0	\$ 2.50	\$ 16,750.00
110	Storm Sewer	LS	1.0	\$ 15,000.00	\$ 15,000.00
111	Utility Relocation	LS	1.0	\$ 10,000.00	\$ 10,000.00
				Sub Total	\$ 509,790.00
	Contingency 15%		1.0	\$ 77,000.00	\$ 77,000.00
	Total Bid Amount				\$ 586,790.00

Engineer's Opinion of Probable Cost OUTSIDE LEASE LINE					
ITEM NO.	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	AMOUNT BID
101	Mobilization, 10%	LS	1	\$ 13,000.00	\$ 13,000.00
102	Demolition	SY	1,582.0	\$ 5.50	\$ 8,701.00
103	Roadway Extension	LF	450.0	\$ 175.00	\$ 78,750.00
104	Storm Sewer	LS	1.0	\$ 10,000.00	\$ 10,000.00
105	Security Gate	EA	1.0	\$ 12,500.00	\$ 12,500.00
106	Detention Facility	LS	1.0	\$ 8,000.00	\$ 8,000.00
107	Utility Relocation	LS	1.0	\$ 10,000.00	\$ 10,000.00
				Sub Total	\$ 140,951.00
	Contingency 15%		1.0	\$ 22,000.00	\$ 22,000.00
	Total Bid Amount				\$ 162,951.00

Engineering Fees and Expenses \$ **75,000.00**

Total Project Cost \$ **824,741.00**

*Forwarded to Steve
for his comments
CW to Jerry*

October 9, 2003

VIA FAX (972) 661-5614

Jerry D. Holder, Jr, P.E.
HNTB
5910 West Plano Parkway, Suite 200
Plano, Texas 75093

RE: Topographic Survey, ALTA/ACSM Land Title Survey, Gas Easement Legal Description and Exhibit, and Ingress/Egress Easement related to an 8.415 Acre Site at Addison Airport, Addison, Texas. DTE Job 0330

Dear Mr. Holder:

DAL-TECH Engineering, Inc. is pleased to submit our fee proposal to perform the necessary services to prepare a topographic survey, ALTA/ACSM Land Title Survey, Gas Easement exhibit and legal description, and an Ingress/Egress Easement exhibit and legal description for a site located on Addison Airport property near the former administration building at the end of Airport Parkway. Our budget estimate for these survey items is as follows:

✓ **Topographic Survey** - We have prepared a topographic survey on the Texas State Plane Coordinate System, North Central Zone, 4202, per discussion and marked-up survey you provided to us during our meeting of July 21, 2003. This survey has been delivered in a 3-D Microstation J format and included the tying of all visible, above-ground features and topographic features, 25-foot cross-sections for a portion of the existing road as shown on said marked-up plans, and any utility lines according to plans and/or located by the various relevant utility companies. We obtained "measure-downs" (depth measurements) on any sanitary sewer manholes and storm drain inlets that were not locked or welded down and performed pipe measurements related to these features where applicable. The electronic Microstation drawing also contained contours at 1-foot intervals. A .dat, .tin, and ASCII points file was also provided along with the survey. DAL-TECH recommends a lump sum budget of \$3,174.00 for the topographic survey based on the following man-hour costs:

*Same
as
Original
Scope*

DESCRIPTION	HOURS	RATE	COST
2-Man Field Party	16	\$122.00	\$1,952.00
Project Coordinator	2	\$100.00	\$ 200.00
RPLS	4	\$ 84.00	\$ 336.00
Survey Technician	8	\$ 68.50	\$ 548.00
Secretary/Typist	2	\$ 44.00	\$ 88.00
Reproduction (Lump Sum)			\$ 50.00
TOTAL BUDGET			\$ 3,174.00

ALTA/ACSM Land Title Survey of Proposed Frito Lay Lease Parcel - We have prepared an ALTA/ACSM Land Title Survey of a 2.222-acre tract near the end of Airport Parkway. This survey shows the location of existing and proposed title lines, the location of existing and proposed easement lines, the size and location of existing features on site, the location of underground utilities, zoning regulations affecting the property, flood zone designations, and any other items required by standards related to an ALTA/ACSM Land Title Survey. DAL-TECH recommends a lump sum budget of \$4,455.00 for the ALTA/ACSM Land Title Survey based on the following man-hour costs:

*this was requested by
F Attorney*

DESCRIPTION	HOURS	RATE	COST
2-Man Field Party	8	\$122.00	\$ 976.00
Project Coordinator	4	\$100.00	\$ 400.00
RPLS	12	\$ 84.00	\$1,008.00
Survey Technician	24	\$ 68.50	\$1,644.00
Secretary/Typist	8	\$ 44.00	\$ 352.00
Reproduction (Lump Sum)			\$ 75.00
TOTAL BUDGET			\$ 4,455.00

Gas Line Easement - We have prepared an exhibit and legal description bearing an R.P.L.S. seal and signature for a new TXU Gas Easement across the site. As requested, we also marked and staked the centerline alignment for the construction of this new line. DAL-TECH recommends a lump sum budget of \$3,370.00 for the Gas Easement based on the following man-hour costs:

DESCRIPTION	HOURS	RATE	COST
2-Man Field Party	8	\$122.00	\$ 976.00
Project Coordinator	4	\$100.00	\$ 400.00
RPLS	8	\$ 84.00	\$ 672.00
Survey Technician	16	\$ 68.50	\$1,096.00
Secretary/Typist	4	\$ 44.00	\$ 176.00
Reproduction (Lump Sum)			\$ 50.00
TOTAL BUDGET			\$ 3,370.00

Not in orig scope

Ingress/Egress Easement - We will prepare an exhibit and legal description bearing an R.P.L.S. seal and signature for a proposed Ingress/Egress Easement running from Addison Road to the southern portion of said proposed 2.222-acre Lease Tract. We have already spent time on this task calculating the location of the eastern end near its intersection with Addison Road based on necessary additional topographic survey data. DAL-TECH recommends a lump sum budget of \$3,370.00 for the Ingress/Egress Easement based on the following man-hour costs:

DESCRIPTION	HOURS	RATE	COST
2-Man Field Party	8	\$122.00	\$ 976.00
Project Coordinator	4	\$100.00	\$ 400.00
RPLS	8	\$ 84.00	\$ 672.00
Survey Technician	16	\$ 68.50	\$1,096.00
Secretary/Typist	4	\$ 44.00	\$ 176.00
Reproduction (Lump Sum)			\$ 50.00
TOTAL BUDGET			\$ 3,370.00

This would have been on the original plat.

The total proposed fee for the above listed surveying services is **\$14,369.00** plus delivery costs.

We are prepared to complete these surveying services upon your authorization. We propose to complete the Ingress/Egress Easement exhibit and legal description survey within 3 working days of your notice to proceed.

If you are in agreement with the above fee proposal, please sign in the space provided below and return this acknowledgement to our office. This will serve as our authorization to proceed.

Sincerely,
DAL-TECH Engineering, Inc.

Alan Moore, R.P.L.S.
RAM

HNTB

Signature

Date



CORGAN ASSOCIATES, INC.
 501 ELM STREET
 SUITE 500
 DALLAS, TX 75202
 TEL 214 748 2000
 FAX 214 653 8281
 EMAIL CORGAN@CORGAN.COM

Meeting Memorandum

10 October 2003

To FILE
Prepared By Mary Hart

Project FLNA Corporate Hangar
CAI Project 03097.0000
Number

Meeting Date 06 October 2003

Re OAC meeting

CC-Attendees

Lee Steele-FLNA

Brad Blankenship-TSC

Mike Connell-CAI

Dennis Olsen-FLNA

David Stack-TSC

Mary Hart-CAI

Bill Dyer-Addison Airport

Jim Pierce-TOA

Jenny Nicewander-HNTB

Items Discussed:

Old Business

09.15.1.

Finishes: *Carpet is still under review. Final finish board will be provided to Frito Lay for evaluation next week. Review of Quaker furniture is still pending.*

09.22.1.

Sprinkler system design: Jack Tunnel requested that the sprinkler system be designed with the ability to purge the system to prevent build up in the pipes from potentially damaging any items stored in the hangar. Constructors to confirm with fire protection sub. *Additional coordination information related to the sprinkler sub: The location of the fire service line is proposed for the SW corner of the hangar. Sprinkler plans should reflect this revision and confirm the cost differential of the change.*

09.22.2.

Masonry design: Corgan provided 8 options of various color/masonry combinations for review. Option D is the preferred option. Brick masonry on the blast wall is to be priced as an alternate.

09.29.1.

Electrical relocation is in the design process by ONCOR at this time. A meeting is scheduled for October 8.

09.29.2.

Metal building drawings are still in progress. They should be submitted by the end of the week.

New Business

- 10.06.1. PKCE and HNTB will meet this week to **finalize grades**.
- 10.06.2. Jim Pierce stated the lateral for the gas line was not provided. Mr. Pierce provided location of the **gas line** during the meeting.
- 10.06.3. Constructors has **mobilized** on the site.
- 10.06.4. The city has requested 4 sets of drawing for **final permit**. They had not begun reviewing the architectural drawings and have considered waiting until the final construction set is issued. Mr. Pierce was advised that changes to the architectural drawings were minor and related to coordination. It was requested at that time that the city go ahead and review the permit set for code compliance.
- 10.06.5. The area for the **fuel interceptor** should be able to handle surface vehicle (not aircraft) traffic. A lane will be striped for car traffic only on the site plan.
- 10.06.6. HNTB provided the **new AOA gate** with the Airport Parkway realignment project.
- 10.06.7. HNTB requested **electrical drawings** be copied to them. Jerry Holder took a copy of the current progress print with him.
- 10.06.8. Jim Pierce indicated the town did not want any **new power poles** on the site. A one for one exchange would be okay, but additional poles would not be allowed.
- 10.06.9. Mr. Pierce indicated the **exterior door to the north** would not be allowed and requested clarification of what code requirement applied here. There is danger upon exiting that a person could walk into a jet blast area. It was believed to be provided only for the fire department to enter the room. The door could be provided with ingress hardware only, but the town prefers no door is located on the north side. David Stack will contact Frito Lay environmental to determine what code requirements apply.
- 10.06.10. One **existing site light** is getting relocated by the town that has 3 heads on it. It will likely be south of airport parkway and provide little light as required on the ramp area.
- 10.06.11. Dennis requested the **hangar doors** be revised so that in the closed direction, the door closest to the ramp is at the west side, and the door closest to the interior of the hangar be to the east side. Shop drawings have already been submitted. Constructors is to coordinate. Architectural drawings will show the revision.
- 10.06.12. Architectural drawings will indicate rooms and doors to receive **signage and text** required.
- 10.06.13. Regarding **automatic doors at the entry**, double doors are not feasible due to the vestibule size. Automatic door actuators (on different timing for interior and exterior

doors) are desired. Lee Steele provided a point of contact that they currently use: Jerry Whatley, 877-607-5676.

- 10.06.14. **Material testing** should only include mortar spot testing.
- 10.06.15. Lee Steele indicated that maximum **MBE participation** was desired if possible. He did not anticipate paying a premium for this participation. His concerns were: who did we ask, who did we miss, and how do we get them to bid.
- 10.06.16. A separate pay application should be provided for sitework conducted under the Town of Addison scope of work.

End of Memorandum

October 3, 2003

MEMORANDUM

To: Chris Terry, Assistant City Manager

From: Jim Pierce, P.E., Assistant Public Works Director

CC: Mark Acevedo, Facilities and Fleet Services Administrator

Subject: Frito Lay Project Status

S. Terminal Asbestos Abatement: Complete

S. Terminal Demolition: Complete. We are trying to salvage an 8" Oak tree.

Gas Line Relocation: Main line complete. Existing customers tied in to the new line.

Hangar Civil Design: Due 9/22/03. Pacheco Koch made a token submittal to meet the deadline. Comments were made on the plans and we met with PK today to answer their questions. PK hopes to submit a satisfactory grading plan today and receive a grading permit. That would allow only grading the site, nothing else.

Airport Parkway Realignment: Design, pre bid meeting complete. Bids due Oct 16th. Will take to Council Oct 28.

Electric Relocation: Design underway by TXU. Review meeting scheduled Oct. 8.

Airport Ramp Project: Frito Lay has agreed to "pay" \$13,963 as their share of the increased design costs for modifying the ramp design to accommodate fueling operations. This amount should be subtracted from our grant money. The Town will pay HNTB. The Town's share of the redesign costs is \$3,405. Bids are due October 16.

Temporary Access Road: This is needed to provide access to Omniflight during construction and demolition of Airport Parkway. Three quotes were received and the work was awarded to Constructors & Associates for \$13,531.34. These costs are considered part of the Airport Parkway Realignment project and are at the sole cost of the Town.

Miscellaneous: We have some issues with the location of their fire main and location of their emergency fuel spill tank but should be able to work them out.

Memorandum

Date: October 1, 2003

To: Jim Pierce, P.E.
Assistant Director – Town of Addison, Public Works

From: Luis E. Elguezabal, C.M.
Assistant Airport Director

RE: Comments on Frito Lay Corporate Hangar Preliminary Construction Plans

Page	Comment
C1.1	<ul style="list-style-type: none">There seems to be some discrepancies between the alignment of the temporary road and the demolition that will be done by Frito Lay. I observed the discrepancies between the Pacheco Koch drawings and the drawings for Airport Parkway reconstruction.
C1.1	<ul style="list-style-type: none">Why is Frito Lay removing an area outside of their lease boundary? The area in question is on the east end of Frito's lease site.
C4.1	<ul style="list-style-type: none">Where is the fuel separator located? If it is going to be located at the south end of Frito's ramp, should the 8" pipe be connected to the storm sewer?
C7.1	<ul style="list-style-type: none">Since Frito Lay will have a construction entrance on the east side of their lease, airport parkway should be barricaded right after the turn to the temporary road. This could be addressed under the Airport Parkway re-alignment project.
C2.1	<ul style="list-style-type: none">Install a barrier on the south side of the ramp to prevent damage to the vehicles on Omniflight's parking area.Door on north face of building would require users to ingress/egress through the adjacent property. Unless this is a door required by fire code and is for emergency access only, the door should be relocated.
C5.1	<ul style="list-style-type: none">It appears the storm drain lines at ramp feed to a 12" RCP line south of Airport Parkway which ties into the existing gas line. Needs to be clarified.
	<ul style="list-style-type: none">

Engineer's Opinion of Probable Cost INSIDE LEASE LINE					
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101	Mobilization 10%	LS.	1	\$ 47,000.00	\$ 47,000.00
102	Site / Roadway Demolition	SY	5,680.0	\$ 5.50	\$ 31,240.00
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106	AOA Fence	LF	540.0	\$ 15.00	\$ 8,100.00
107	Security Gate	EA	1.0	\$ 12,500.00	\$ 12,500.00
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				SubTotal	\$ 509,790.00
	Contingency 15%		1.0	\$ 77,000.00	\$ 77,000.00
	Total Bid Amount				\$ 586,790.00

Out of Grant Amount

Engineer's Opinion of Probable Cost OUTSIDE LEASE LINE					
ITEM NO.	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	AMOUNT BID
101	Mobilization, 10%	LS	1	\$ 13,000.00	\$ 13,000.00
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107	Utility Relocation	LS	1.0	\$ 10,000.00	\$ 10,000.00
				SubTotal	\$ 140,951.00
	Contingency 15%		1.0	\$ 22,000.00	\$ 22,000.00
	Total Bid Amount				\$ 162,951.00

Engineering Fees and Expenses	\$ 75,000.00
--------------------------------------	---------------------

Total Project Cost	\$ 824,741.00
---------------------------	----------------------

P:\My Documents\Excel\Airport Frito Lay Hanger\Frito Lay Hanger Project cost est.xls\Inside Lease Line

586,790

162,951

Tot. Const. = 749,741

Engr 10%

TOWN OF ADDISON

FOR OFFICE USE ONLY

ZONING **I-3**

OCCUPANCY **S-1**

CONSTRUCTION **IB**

PERMIT APPLICATION

Building Inspection
P.O. Box 9010

Addison, TX 75001
72/450-2880

Date: October 1, 2003

Construction Address 601 Airport Freeway - Addison, Texas 75001		Suite Number	
Subdivision		Lot	Block
Building Owner Frito-Lay, Inc.		Phone 972-334-2300	
Mailing Address 701 Legacy Drive	City Plano	State Texas	Zip 75024
General Contractor Constructors & Associates		Addison Lic. No. 537	Phone 214-520-3353
Mailing Address 333 Welborn Street, Suite #200	City Dallas	State Texas	Zip 75219
Plumbing Contractor DFW Plumbing		Addison Lic. No. M7143	Phone 214-607-9334
Mailing Address 130 Boyd Blvd., Suite D	City Rowlett	State Texas	Zip 75088
Mechanical Contractor Metro Heating & Cooling		Addison Lic. No. TACLA001224C	Phone 972-681-2020
Mailing Address 350 E. Highway 80	City Mesquite	State Texas	Zip 75149
Electrical Contractor Design Electric		Addison Lic. No. 2120	Phone 214-357-5697
Mailing Address 650 Andjon	City Dallas	State Texas	Zip 75220
Irrigation Contractor BD		Addison Lic. No.	Phone
Mailing Address	City	State	Zip

NOTES:

An asbestos survey has been conducted in accordance with the Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) for the areas being renovated and/or demolished. YES _____ NO X
 If the answer is No, then as the owner/operator of the renovation/demolition site, I understand that it is my responsibility to have this asbestos survey conducted in accordance with the Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) prior to a renovation/demolition permit being issued by the Town.

NEW BUILDING

A.S.# **EABPRJA 4802272** By:

Allyn Chandler
10-24-03

Permit # 7270
Fee's \$11,321.00

DATE ISSUED: 11-4-03

Work Being Done <input checked="" type="checkbox"/> New Bld. <input type="checkbox"/> Ext. Remodel <input type="checkbox"/> Int. Completion <input type="checkbox"/> Pool <input type="checkbox"/> Addition <input type="checkbox"/> Irrigation <input type="checkbox"/> Repair <input type="checkbox"/> Other (Explain) <input type="checkbox"/> Int. Remodel	Area in Square Feet 20,000	Use of Building
	Estimated Evaluation 2,565,000.00	Aircraft Hanger
	Utility Information Size Number Gas In Water Meter: 2 Inch Building Sewer Tap: 6 Inch <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Name of Tenant Frito-Lay, Inc.
Date of Application: October 1, 2003	Signature: <i>[Signature]</i>	

NOTICE TO APPLICANT This permit is issued on the basis of information furnished in this application and on any submitted plans, and is to the provisions and requirements of the Town of Addison Code of Ordinances and any other applicable ordinance. This permit is issued only for the purpose of allowing construction conforming to the codes and ordinances of the Town, regardless of information and/or plans submitted.

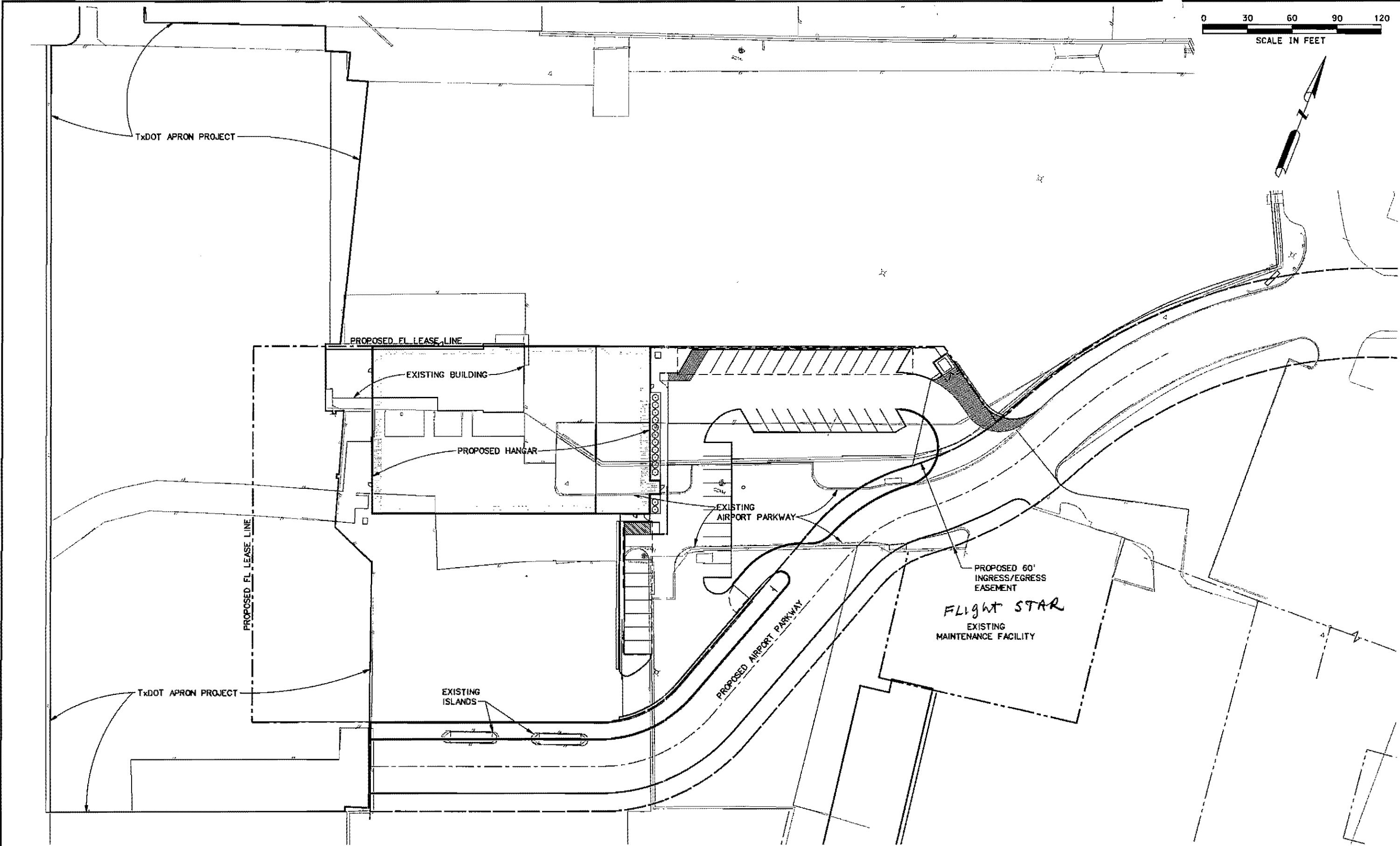
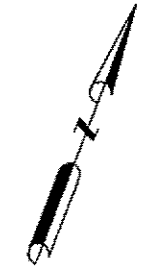
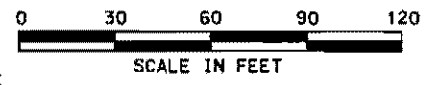
10.29.03 Notified

No.	Action Items	Action By	Action Date	Status
1. Real Estate				
	Apron Project: No tie downs on West side of lease area, HNTB to issue change order during project.	Info		Complete
	Need budget cost of drainage to be paid for by FLNA	HNTB		Pending
	Temporary Road/Fence: to Omniflight <i>complete</i>	Constructors	10/24	Pending
	FAA/TXDOT : approval is received,	Info		complete
2. Offsite Road and Utilities				
	Road Relocation: Bid close on 10/9	Info		Info
	<u>Electric Relocation:</u> Oncor proceeding on with relocation of poles along the south side of Airport Parkway, with underground service to the hangar	Oncor	Complete by mid Nov. to allow road relocation to proceed	Pending
3. Civil				
	<u>Gas Line:</u> Place meter just inside blast wall.	Info		complete
	<u>Fuel Interceptor:</u> Add small pump to remove rain water per meeting held with Design/Build contractor Tank and junction box to be installed under ramp and be non-aircraft load rated.	Constructors	10/27	pending
	<u>Landscaping:</u> Design/Build drawings, review with Frito Lay and submit for permit to Town	Constructors <i>Separate 3 sets</i>		pending <i>submitted</i>
	Fire Riser: confirm location of fire line and riser in hangar	Info		complete

4. Architectural/ Structural				
	<u>Interior Design:</u> Need tour of Quaker to verify furniture.	FLNA		pending
	<u>Metal Building:</u> Confirm lead time.	Constructors		Pending
	<u>Materials Testing:</u> <ul style="list-style-type: none"> GC to review quote to confirm scope. 	Constructors		Pending
	<u>Finishes --</u> Samples forwarded for paint and carpet	FLNA		Pending
	<u>Blast Fence:</u> Add alternate for CMU wall along south side of ramp. Town Comments on plans request this to be done. Add Alternate for brick veneer on blast wall as per favored rendering.			info
	<u>Exterior Colors:</u> Confirmed, memo issued to contractor with selected colors.	FLNA	9/29	Pending
	Permit: GC to resubmit Construction Set to Town.	Info		info
	Airport Approval: Corgan to submit construction set for approval as per Lease	Corgan		pending
	Fluid Storage Door: Door may be deleted per FLNA Environmental team	Info		Complete
5. MEP				
	Electrical: <ul style="list-style-type: none"> Site lighting – add floodlights on ramp and submit photometrics Copy shop drawings to Lee for Energy Team Confirm conduit is included in hangar up to structure 	Constructors	9/8	Pending

	Mechanical: <ul style="list-style-type: none"> confirm spec and price for on new units for hangar and ceiling fans Compressor – verify location, hangar floor west side may be acceptable due to structural issues 	Constructors	9/8	Pending
	ONCOR: No issues noted.			
6. Security				
	Add Alternate for cost for change in switchgear to plug/play,	Constructors	9/22	Pending
	Confirm operation of gates/intercom, etc	FLNA		Pending
	Entech – Change electrical strikes on exterior doors. Add access control on gate by building. Revise drawing per latest floor plan.	Stack		
7. General Contractor / Construction				
	<u>Contract:</u> 2 nd NTP letter was issued for earthwork. Staubach will add GMP Cost of Work language for	Stack	10/20/03	Pending
	<u>Schedule:</u> Completion date was moved to 4/16 on NTP letter, schedule revision is requested	Constructors		info
	<u>Pricing:</u> Bid review held on 10/6, addendum scheduled for 10/14 Review for final GMP on 10/24	Constructors	10/23	pending
	<u>MBE Participation:</u> Pending direction from FLNA's MBE staff Constructors has submitted list of bid participation and is verifying amount of subcontractor and supplier values			
8. IT Issues				
	Confirm telecom feed locations for the project Contingent on relocation of OH poles.	Oncor	10/1	pending
	Two conduits to facility (2-4" one with innerduct),	Info		Info

	are included in pricing`			
	Data Cabling: Add bid for low voltage cabling to the GC scope			
9. Furniture/AV				
	Verify layout of used furniture from Quaker office	Corgan		pending



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NO.	DATE	REVISION	APPROV.	NO.	DATE	REVISION	APPROV.

FOR INTERIM REVIEW ONLY
 By Jerry D. Holder, P.E. # 87171
HNTB CORPORATION
 Date 05-SEP-2003
 NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

HNTB ARCHITECTS ENGINEERS PLANNERS The HNTB Companies	
DESIGN CHECK	XXX
CHECK	XXX
DRAWN CHECK	XXX
DATE	XXX
SCALE	XXX
PROJECT NO.	36877



TOWN OF ADDISON AIRPORT PARKWAY REALIGNMENT	SHEET
OVERALL SITE PLAN	
TOWN OF ADDISON, TEXAS	

July '03 ?

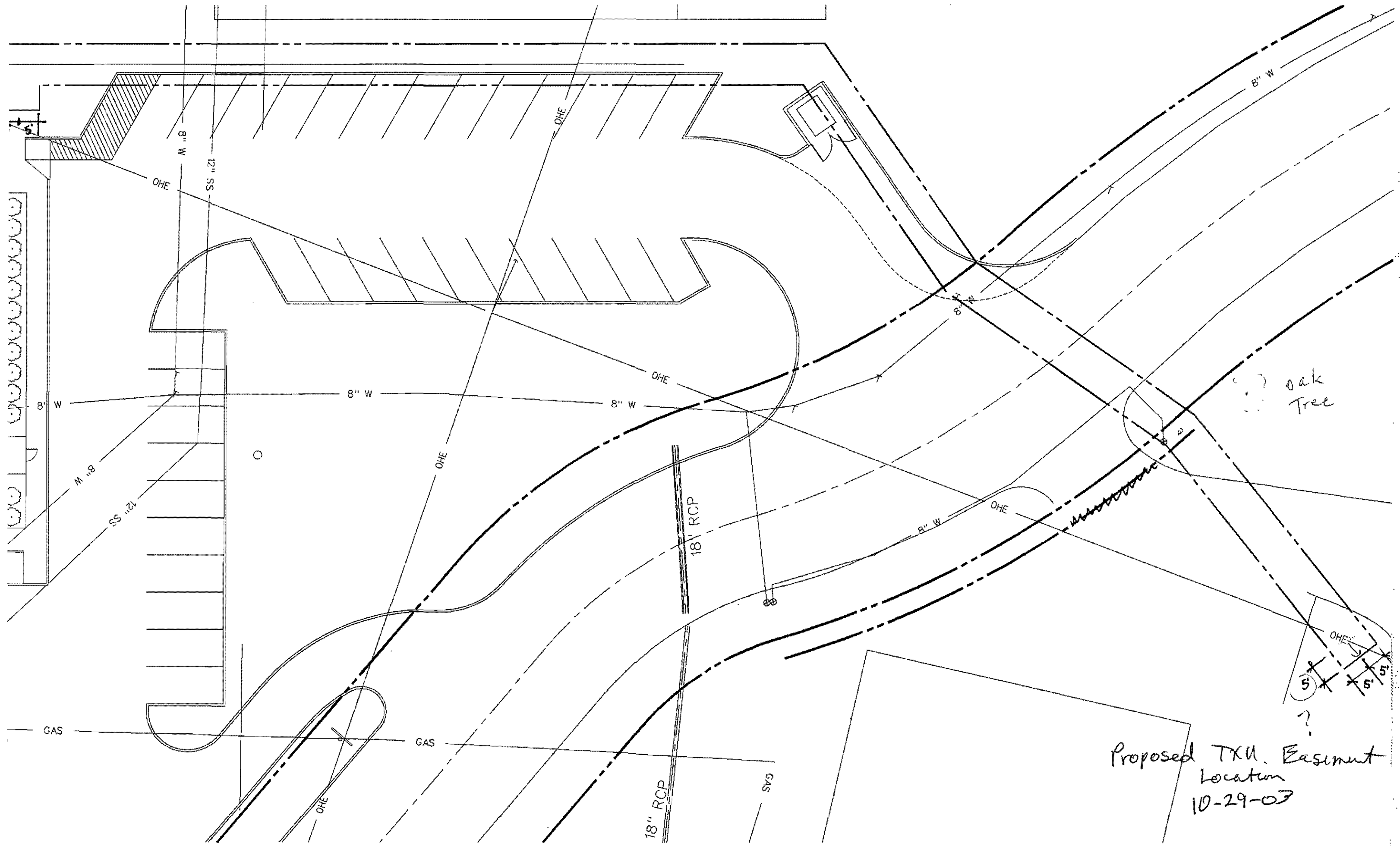
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Engineer's Opinion of Probable Cost INSIDE LEASE LINE					
ITEM NO.	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	AMOUNT BID
101	Mobilization 10%	L.S.	1	\$ 47,000.00	\$ 47,000.00
102	Site / Roadway Demolition	SY	5,680.0	\$ 5.50	\$ 31,240.00
103	Building Demolition	EA	1.0	\$ 65,000.00	\$ 65,000.00
104	Apron Pavement	SY	3,400.0	\$ 60.00	\$ 204,000.00
105	Parking Lot Pavement	SY	1,720.0	\$ 35.00	\$ 60,200.00
106	AOA Fence	LF	540.0	\$ 15.00	\$ 8,100.00
107	Security Gate	EA	1.0	\$ 12,500.00	\$ 12,500.00
108	Cladding	LS	1.0	\$ 40,000.00	\$ 40,000.00
109	Irrigation/Landscaping	SF	6,700.0	\$ 2.50	\$ 16,750.00
110	Storm Sewer	LS	1.0	\$ 15,000.00	\$ 15,000.00
111	Utility Relocation	LS	1.0	\$ 10,000.00	\$ 10,000.00
				Sub Total	\$ 509,790.00
	Contingency 15%		1.0	\$ 77,000.00	\$ 77,000.00
	Total Bid Amount				\$ 586,790.00

Engineer's Opinion of Probable Cost OUTSIDE LEASE LINE					
ITEM NO.	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	AMOUNT BID
101	Mobilization, 10%	LS	1	\$ 13,000.00	\$ 13,000.00
102	Demolition	SY	1,582.0	\$ 5.50	\$ 8,701.00
103	Roadway Extension	LF	450.0	\$ 175.00	\$ 78,750.00
104	Storm Sewer	LS	1.0	\$ 10,000.00	\$ 10,000.00
105	Security Gate	EA	1.0	\$ 12,500.00	\$ 12,500.00
106	Detention Facility	LS	1.0	\$ 8,000.00	\$ 8,000.00
107	Utility Relocation	LS	1.0	\$ 10,000.00	\$ 10,000.00
				Sub Total	\$ 140,951.00
	Contingency 15%		1.0	\$ 22,000.00	\$ 22,000.00
	Total Bid Amount				\$ 162,951.00

Engineering Fees and Expenses \$ **75,000.00**

Total Project Cost \$ **824,741.00**



oak tree

Proposed TXU easement location
10-29-03

