

✓ 2000-3 Arapaho Road  
Streetscape - 1999

On October 8, 1999 at 8:30 am, I met a representative from Irritech at the Rain Master controller. We found out that the phone number (972-774-1963) that was supposed to be the for the controller, was already taken. We hooked up another line (972-774-1701) and we got dial tone. Since Irritech did not put in a regular phone jack, we did not leave the line connected to the com jack. The representative from Irritech said that he would install a regular phone jack the following Monday. The Irritech rep said that he already separated the master valve wires in the controller. He called Dwayne on the radio and found out which master valve ran which zones. He said that master valve one ran the stations on Arapaho Road west of Quorum Drive and that master valve two ran everything on Arapaho Road east of Quorum Drive and that all the stations on Quorum Drive and the rotor zones did not have a master valve on them. Then I told him that i would program the controller for three programs with the same station run time and same start times as they had originally. The Irritech rep then said that would be ok and he left the job site. I set up the three programs accordingly and I hooked up the remote to verify my information. Nothing came on and I realized that the master valve wires were crossed. I switched master valve wires then checked the stations in relation to the master valves. Then I put in a three minute test program that had all three programs come on at the same time. All stations came on and went off when they were supposed to. Program one runs the stations on Arapaho Road west of Quorum Road. Program two runs all stations on Arapaho Road east of Quorum Drive. Program three runs all stations on Quorum Drive and the rotors (nc master valve on these). The start times are the same as before 6 am and 6pm and the run times are the same as before.

Jim Clark Town of Addison Irrigation Technician  
October 11, 1999

A handwritten signature in black ink, appearing to read "Jim Clark", with a long horizontal line extending to the right.

## Jim Pierce

---

**From:** Jim Pierce  
**Sent:** Friday, October 08, 1999 3:48 PM  
**To:** Ron Lee; Mitchell; John Godley Jr  
**Subject:** RE: Arapaho Project

I would say keep the 1701 number assigned to the controller. This means that 972-774-1836 and 972-774-1963 would be assigned to the traffic signals. Jim.

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

**From:** Ron Lee  
**Sent:** Friday, October 08, 1999 9:38 AM  
**To:** Jim Pierce  
**Cc:** Robin Jones; Jim Clark  
**Subject:** Arapaho Project

Jim Clark met with Irritech this morning to get the phone to the controller operational. He found out that the number assigned to the controller is (972) 774-1701, not the (972) 774-1963 number that you gave me. See me about whether the number can remain or do we have to play musical wire pairs until we get it right? If so, we will need to switch at least one of the traffic signal wires as well since one of them probably has the 1963 line going to it.

*Ron Lee*

**Jim Pierce**

**From:** John Godley Jr  
**Sent:** Wednesday, June 23, 1999 11:13 AM  
**To:** Jim Pierce  
**Cc:** Alyssa Hernandez; Mark Acevedo; Ron Lee  
**Subject:** RE: Telephone Svc for Signals at Quorum & Arapaho

Jim,

SW Bell has just confirmed the three telephone lines that you requested will be installed on 7/7/99 and they will be calling Alyssa to have Mitch open the controller box for terminations. The telephone lines are as follows;

972-774-1701 & 972-774-1836 for traffic signal use  
972-774-1963 for irrigation controller

Billing has been set up on the town's main account and noted by department. Let me know if I can be of further help.

*John Godley*  
*Building Services*

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

**From:** Jim Pierce  
**Sent:** Friday, June 18, 1999 3:14 PM  
**To:** John Godley Jr  
**Subject:** FW: Telephone Svc for Signals at Quorum & Arapaho

John -- Can you help? Jim.

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

**From:** Jim Pierce  
**Sent:** Friday, June 18, 1999 3:11 PM  
**To:** Mark Acevedo  
**Subject:** FW: Telephone Svc for Signals at Quorum & Arapaho

Mark: I have also ordered a dial tone line for a new irrigation controller. Please advise how billing should be set up. Jim.

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

**From:** Jim Pierce  
**Sent:** Friday, June 18, 1999 3:06 PM  
**To:** Mitchell  
**Subject:** Telephone Svc for Signals at Quorum & Arapaho

SWBell wants to know if we want "Dry Lines" (no dial tone) or dial tone lines for our signals. Jim.

cc Mitch  
Slade  
Ron Lee

6-8-99

147 ft<sup>2</sup> over

Arapahoe: (Item 525) (2275 ft<sup>2</sup>) ←

28 Holly Beds @ 26' long

$$728 \text{ LF} \times 4 = 2912 \text{ ft}^2$$

$$\text{Area } 3' \text{ tree ball} = 0.785d^2 = 7 \text{ ft}^2$$

$$28 \text{ beds} \times \frac{4 \text{ trees}}{\text{bed}} \times \frac{7 \text{ ft}^2}{\text{tree}} = 784 \text{ ft}^2$$

$$\begin{array}{r} 2912 \\ - 784 \\ \hline \end{array}$$

2128 ft<sup>2</sup> ← est quantity

140 ft<sup>2</sup> under

Quorum: (Item 523) (504 ft<sup>2</sup>) ←

5 holly beds @ 26' long

$$130 \text{ LF} \times \frac{6'}{2} \text{ wide} = \frac{780}{500} \text{ ft}^2$$

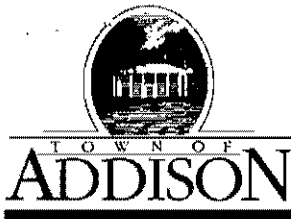
$$5 \text{ beds} \times \frac{4 \text{ trees}}{\text{bed}} \times \frac{7 \text{ ft}^2}{\text{tree}} = 140 \text{ ft}^2$$

$$\begin{array}{r} 780 \\ - 140 \\ \hline \end{array}$$

$$640 \text{ ft}^2$$

~~280~~ ft<sup>2</sup> ← est quantity

640 ft<sup>2</sup>



**Public Works / Engineering**

16801 Westgrove • P.O. Box 144  
 Addison, Texas 75001  
 Telephone: [214] 450-2871 • Fax: [214] 931-6643

LETTER OF TRANSMITTAL

DATE	5-24-99	JOB NO.
ATTENTION		
RE:	Arapaho Rd	
	Quorum Rd Tree Wells	

TO Pat Rivera  
Ed Bell Const

**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
3			Replacement Detail (A), Sheet LC-3 and Typ. Section through Tree Well

**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**

Note the soldier course of brick has been eliminated, the tree well edge brick are mortared in place and the tree well width has been increased to 5'-4"

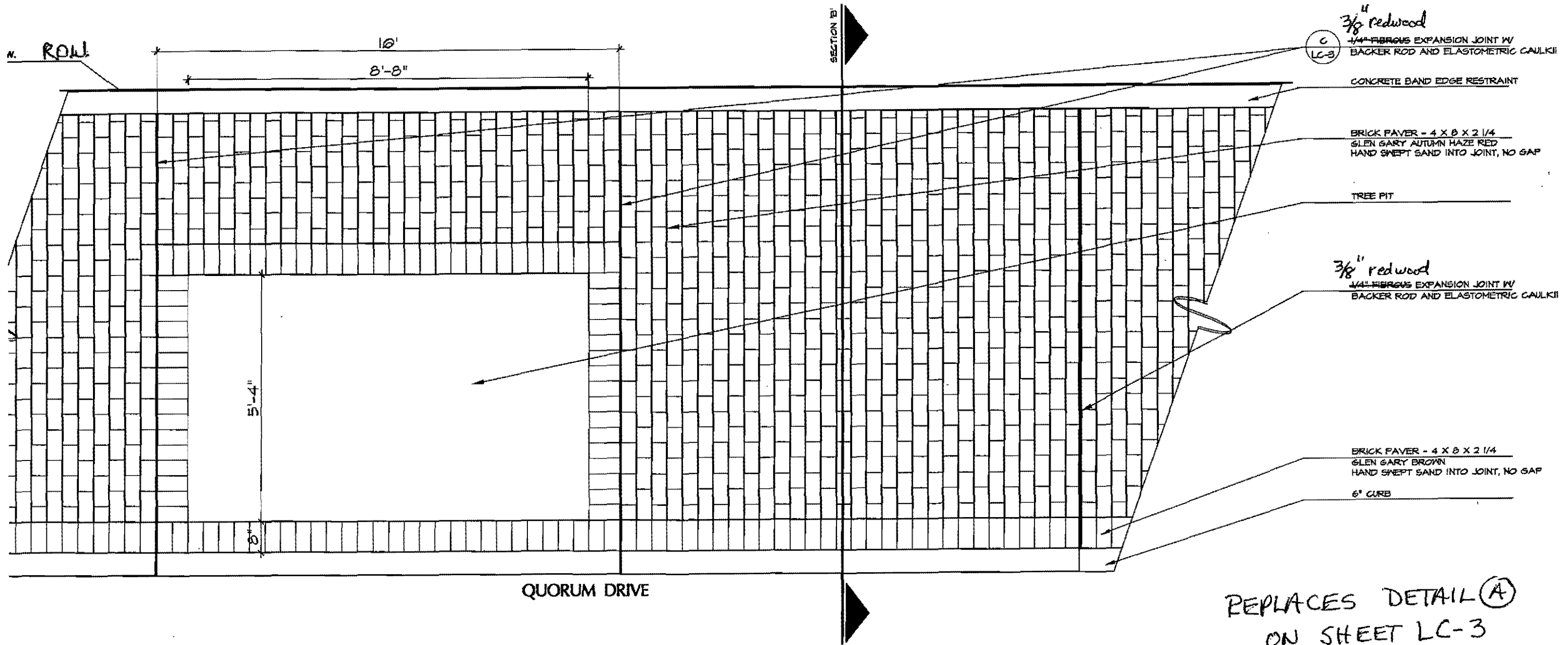
**COPY TO**

Robert Weber  
Dave Whilde  
Glade Strickland

**SIGNED:**

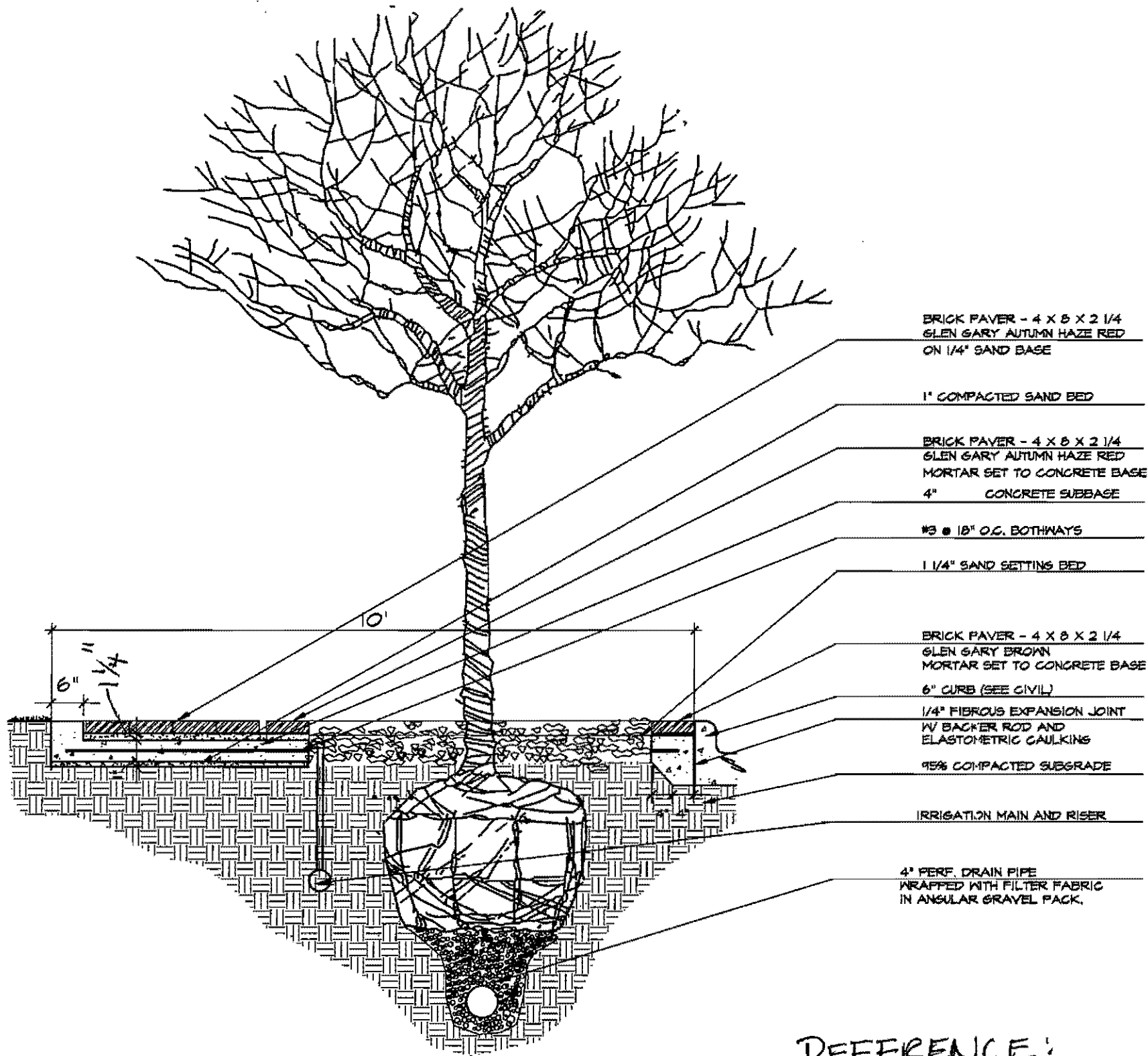
[Signature]

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



TYPICAL QUORUM SIDEWALK PLAN DETAIL (A)  
 1/2" = 1'-0"

REPLACES DETAIL (A)  
 ON SHEET LC-3  
 5-24-99  
 Johnson



BRICK PAVER - 4 X 8 X 2 1/4  
 GLEN GARY AUTUMN HAZE RED  
 ON 1/4" SAND BASE

1" COMPACTED SAND BED

BRICK PAVER - 4 X 8 X 2 1/4  
 GLEN GARY AUTUMN HAZE RED  
 MORTAR SET TO CONCRETE BASE  
 4" CONCRETE SUBBASE

#3 @ 18" O.C. BOTHWAYS

1 1/4" SAND SETTING BED

BRICK PAVER - 4 X 8 X 2 1/4  
 GLEN GARY BROWN  
 MORTAR SET TO CONCRETE BASE

6" CURB (SEE CIVIL)

1/4" FIBROUS EXPANSION JOINT  
 W/ BACKER ROD AND  
 ELASTOMETRIC CAULKING

95% COMPACTED SUBGRADE

IRRIGATION MAIN AND RISER

4" PERF. DRAIN PIPE  
 WRAPPED WITH FILTER FABRIC  
 IN ANGULAR GRAVEL PACK.

**B** TYPICAL QUORUM SIDEWALK SECTION  
 1/2" = 1'-0"

REFERENCE:  
 REPLACEMENT DETAIL (A)  
 ON SHEET LC-3  
 5-24-99  
*J. P. [Signature]*





**TRANSMITTAL LETTER**

**TO:** Jim Pierce  
Town of Addison  
16801 West Grove Drive  
Addison Texas 75001  
972-450-2879

**PROJECT:** Addison Streetscape

**PROJECT #:** 97018

**DATE:** May 21, 1999

**We transmit:**

- Herewith
- Under separate cover via

**For your:**

- Approval
- Review & Comment
- Use
- Distribution to parties
- Record

**The following:**

- Drawings
- Specifications
- Change Order
- Disk
- Shop Drawing Prints
- Shop Drawing Reproducibles

Copies	Date	Rev. No.	Description
2	05-21-99		Tree well details along Quorum Drive

**REMARKS:** Enclosed are the detail drawings requested at a scale 1/2" = 1'. If you have any questions or need further information please give me a call. Thanks

COPIES TO (WITH ENCLOSURES)

**By: DOUGLAS HARVEY**



FACSIMILE TRANSMITTAL COVER

DATE: MAY 20, 99

TIME:

FROM: DOUG HARVEY

PLEASE DELIVER THE FOLLOWING TRANSMITTAL TO:

NAME: JIM KIERLE

FIRM: CITY OF ADDISON

PROJECT #

FAX # (972) 450 2834

PROJECT NAME: ADDISON STREETSCAPE PHONE #

PROJECT LOCATION:

MATERIALS FAXED: SIDEWALK DETAIL ; SECTION.

COMMENTS:

There are 2 pages including cover letter. Please respond if all pages are not received.

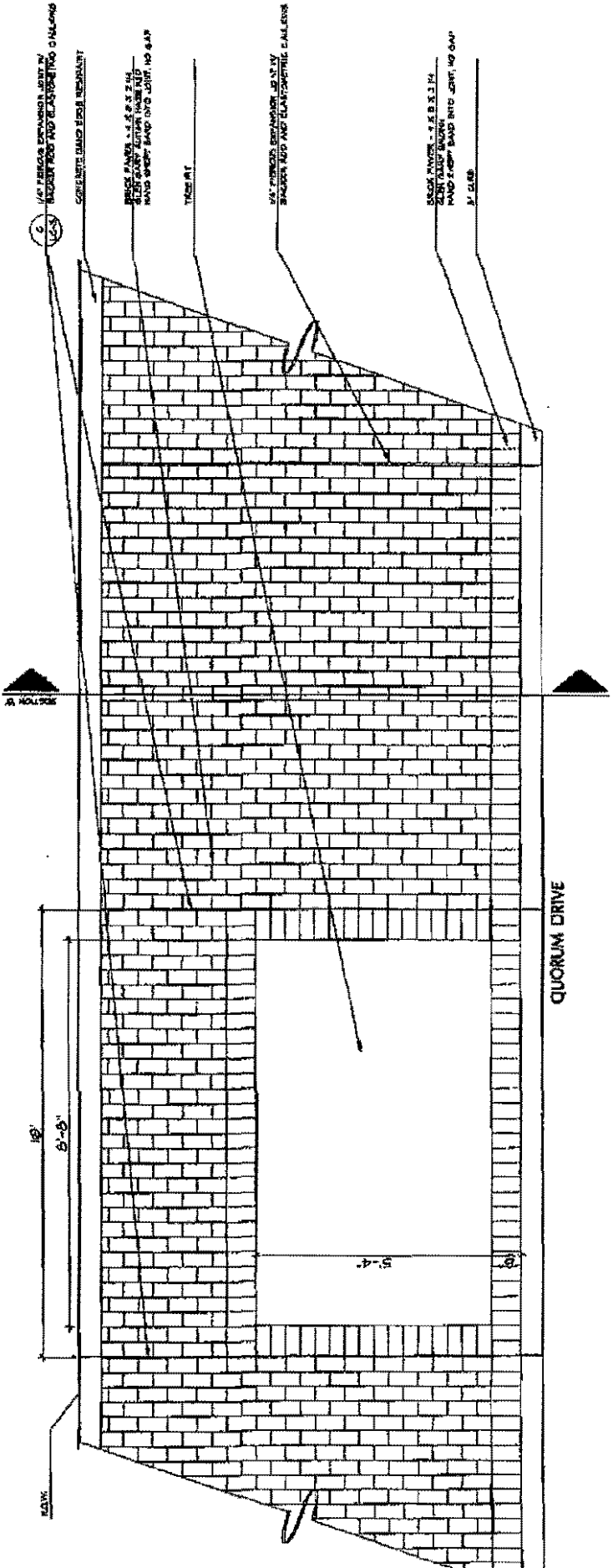
Original to follow via mail

No original to follow

214-871-0568

Landscape Architecture

3100 McGonon Street / Suite 905 LB 152 / Dallas, Texas 75201  
214871-0568 Fax 214871-1507



1/4" PERIOD EXPANSION JOINT IN  
BASEMENT FOOT AND REINFORCING 0 HOLLOW  
CONCRETE SLAB ON GRADE NEARLY

BRICK PAVED - 2.5" x 3.5" x 4"  
MASONRY SAND 1/2" JOINT NO. 6 MP

TRISERT

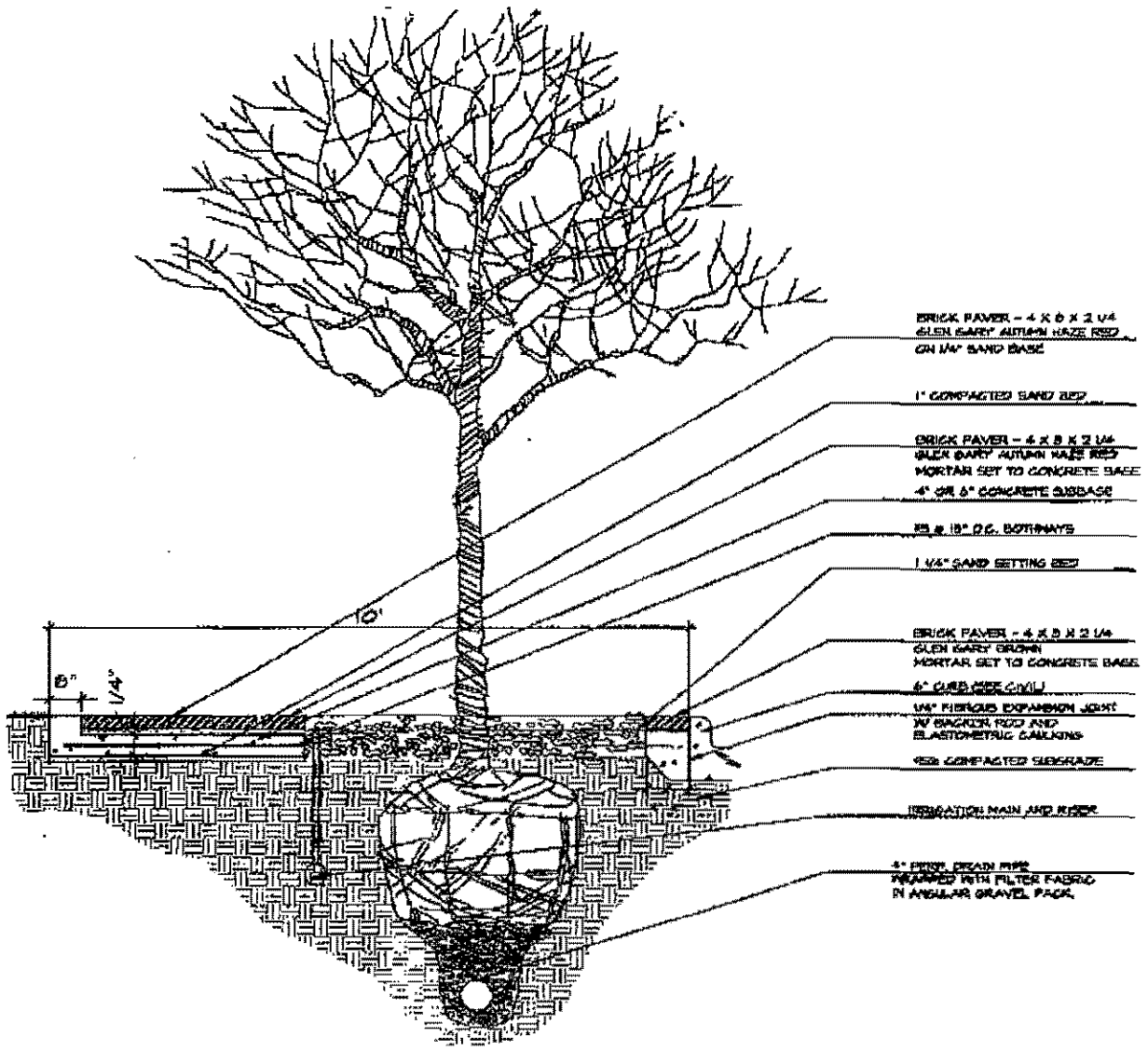
1/4" PERIOD EXPANSION JOINT IN  
BASEMENT FOOT AND REINFORCING 0 HOLLOW

BRICK PAVED - 2.5" x 3.5" x 4"  
MASONRY SAND 1/2" JOINT NO. 6 MP  
M. CURB

QUORUM DRIVE

**A** TYPICAL QUORUM SIDEWALK PLAN DETAIL

3/18/08



BRICK PAVER - 4 X 8 X 2 1/4  
 GLEN BARY AUTUMN HAZE RED  
 ON 1" SAND BED

1" COMPACTED SAND BED

BRICK PAVER - 4 X 8 X 2 1/4  
 GLEN BARY AUTUMN HAZE RED  
 MORTAR SET TO CONCRETE BASE  
 4" OR 6" CONCRETE SUBBASE

1/2" Ø REBAR BOLTS

1 1/4" SAND SETTING BED

BRICK PAVER - 4 X 8 X 2 1/4  
 GLEN BARY BROWN  
 MORTAR SET TO CONCRETE BASE  
 6" CURB BASE CONCL

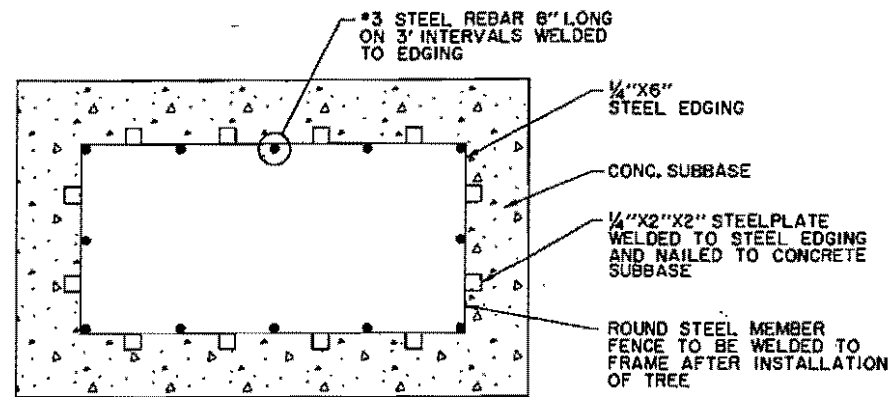
1/4" FIBROUS EXPANSION JOINT  
 W/ NEOPREN ROD AND  
 ELASTOMERIC CAULKING

4" COMPACTED SUBGRADE

IRRIGATION MAIN AND RISER

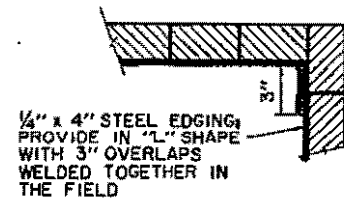
4" PIPE DRAIN PIPE  
 WRAPPED WITH FILTER FABRIC  
 IN ANGULAR GRAVEL PACK

**B** TYPICAL QUORUM SIDEWALK SECTION  
 3/8"=1'-0"



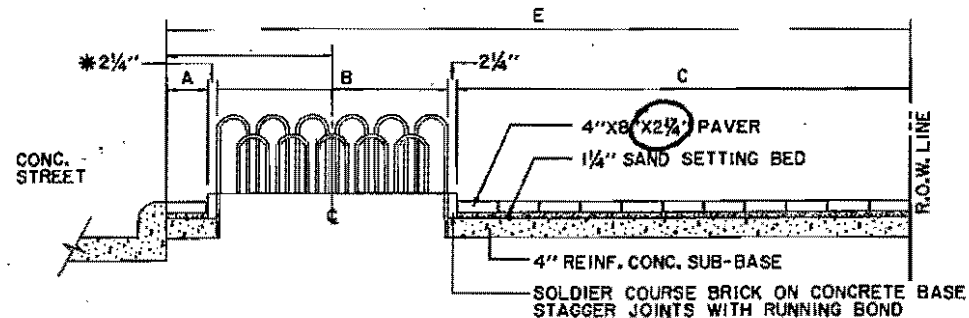
TREE FENCE FRAME INSTALLATION DETAIL

N.T.S.



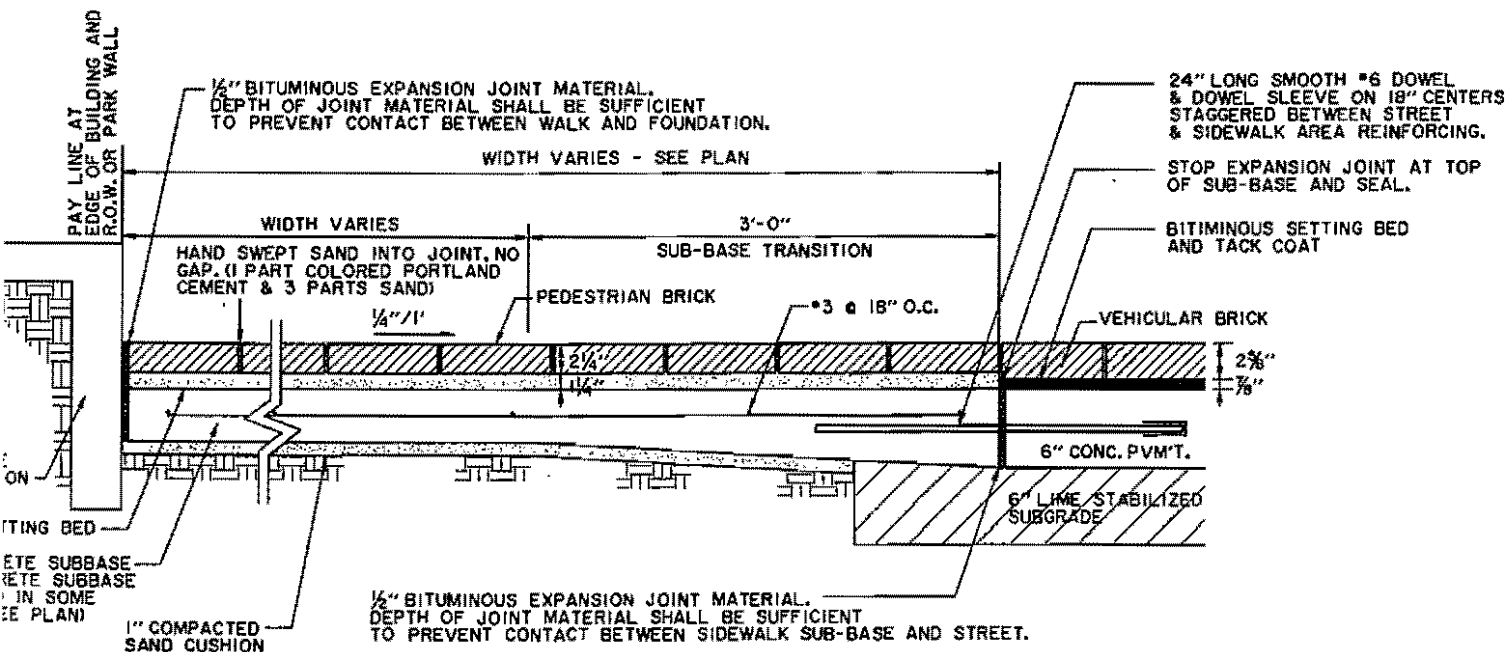
STEEL EDGING OVERLAP DETAIL

N.T.S.



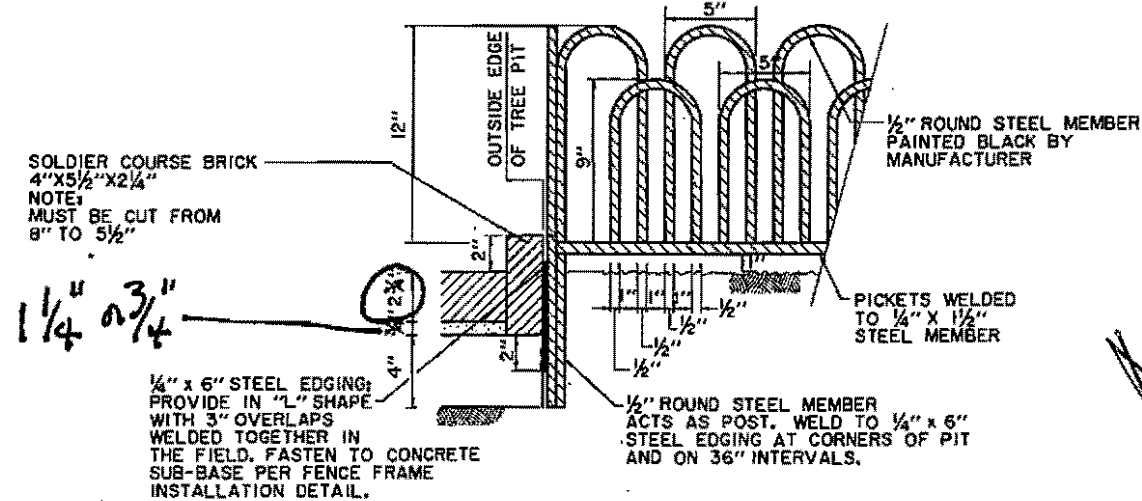
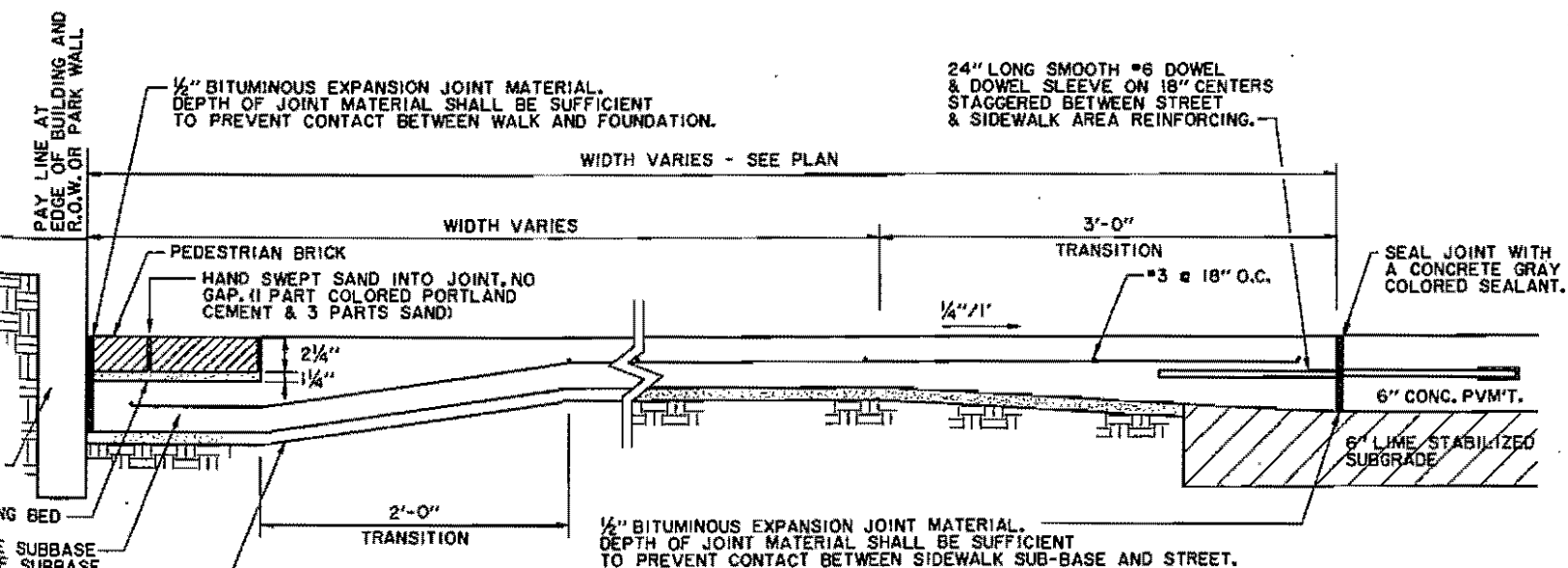
LOCATION	A	B	C	D	E
QUORUM DRIVE	8 1/4"	5'-0"	7'-11 1/4"	3'-4 1/2"	14'-0"
M-3 *	0	5'-0"	5'-6"	2'-6"	10'-6"
MORRIS AVE.	8 1/4"	5'-0"	5'-11 1/4"	3'-4 1/2"	12'-0"
M-2 NORTH	0	5'-0"	5'-1 1/2"	2'-8 1/4"	10'-6"
M-2 SOUTH	0	5'-0"	5'-1 1/2"	2'-8 1/4"	10'-6"
MODERN ROUNDABOUT	VARIES	5'-0"	VARIES	VARIES	VARIES
SPECTRUM DRIVE	4'-9 1/4"	5'-0"	1'-9 1/4"	7'-6"	12'-0"

\*NO SOLDIER COURSE ADJACENT TO CURB ON M-3



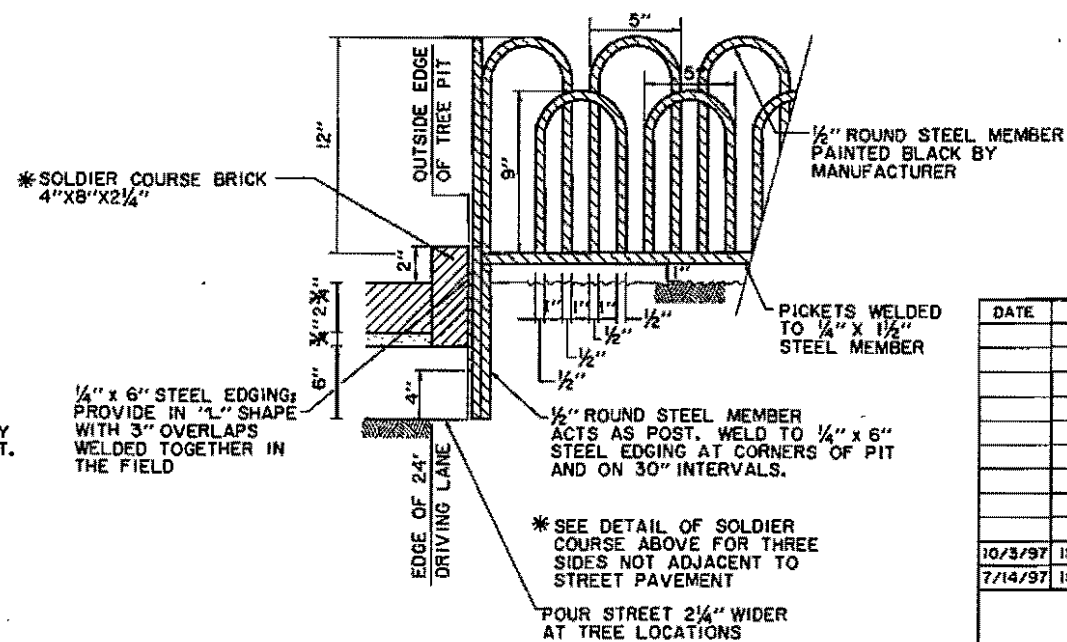
BRICK SIDEWALK IN PEDESTRIAN AREA AT JUNCTION WITH M-2 NORTH, M-2 SOUTH

N.T.S.



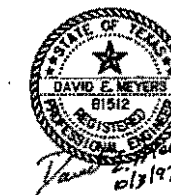
TREE FENCE QUORUM DRIVE, SPECTRUM DRIVE, MORRIS AVE. MODERN ROUNDABOUT & M-3

N.T.S.

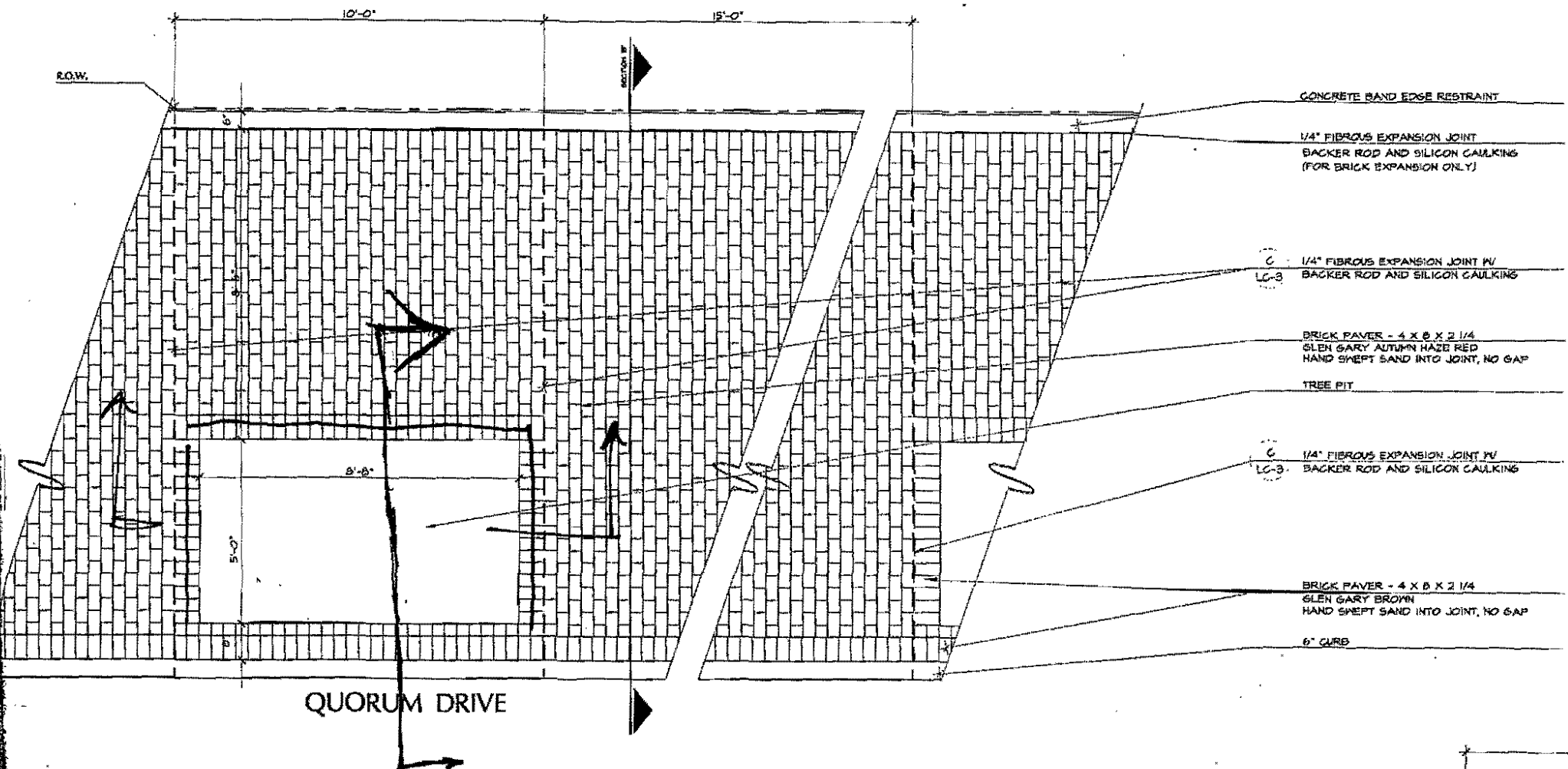


TREE FENCE M-2 NORTH & M-2 SOUTH

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID E. MEYERS, P.E. 81512 ON OCTOBER 3, 1997.



DATE	DESCRIPTION	REF. NO.
10/3/97	ISSUED FOR CONSTRUCTION	N/A
7/14/97	ISSUED FOR BID	N/A
<b>STREETSCAPE DETAILS</b>		
<b>ADDISON CIRCLE</b>		
<b>PHASE II PUBLIC INFRASTRUCTURE</b>		
<b>TOWN OF ADDISON, TEXAS</b>		



TYPICAL QUORUM SIDEWALK PLAN DETAIL \*  
 1'-0" (NORTH OF ARAPAHO DRIVE)

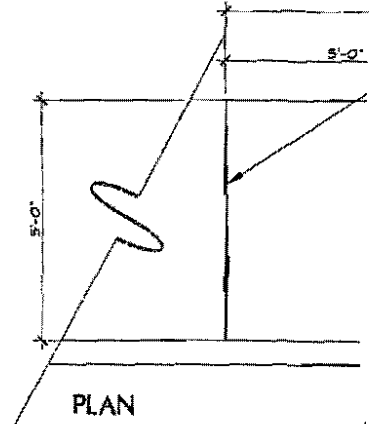
*5-18-99  
 called Tony Arterburn  
 for Section/Details*

*SHEET  
 LC-3*

1/4" FIBROUS EXPANSION JOINT  
 BACKER ROD AND SILICON  
 CAULKING (FOR BRICK EXPANSION  
 ONLY).

BRICK PAVES - 4 X 8 X 2 1/4  
 GLEN GARY AUTUMN HAZE RED  
 4" OR 6" CONCRETE SUBBASE

- CONCRETE BAND EDGE RESTRAINT
- 1/4" FIBROUS EXPANSION JOINT  
 BACKER ROD AND SILICON CAULKING  
 (FOR BRICK EXPANSION ONLY)
- LC-3 1/4" FIBROUS EXPANSION JOINT IV/  
 BACKER ROD AND SILICON CAULKING
- BRICK PAVES - 4 X 8 X 2 1/4  
 GLEN GARY AUTUMN HAZE RED  
 HAND SWEPT SAND INTO JOINT, NO GAP
- TREE PIT
- LC-3 1/4" FIBROUS EXPANSION JOINT IV/  
 BACKER ROD AND SILICON CAULKING
- BRICK PAVES - 4 X 8 X 2 1/4  
 GLEN GARY BROWN  
 HAND SWEPT SAND INTO JOINT, NO GAP
- 6" CURB



2% SLOPE

**ED BELL CONSTRUCTION COMPANY**POST OFFICE BOX 540787  
DALLAS, TEXAS 75354-078710605 HARRY HINES  
DALLAS, TEXAS 75220

May 11, 1999

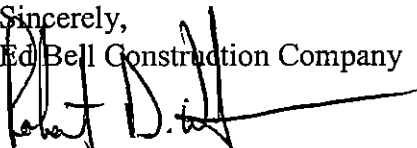
Mr. James C. Pierce, Jr., P.E.  
Assistant City Engineer  
Town of Addison  
P.O. Box 144  
Addison, Texas 75001Re: Arapaho Road Reconstruction  
Addison Road to Dallas North Tollway  
Town of Addison

Dear Jim:

Our irrigation subcontractor, Irri\*Tech Corporation, has expressed concern regarding the water pressure available to supply the proposed irrigation system. The irrigation system was designed for a 65 psi water supply and, based upon field pressure readings, the existing supply only provides 55 psi of water pressure. According to Irri\*Tech, the lower pressure will affect performance of the irrigation system and could damage some elements of the system.

It is our intent to continue installation of the system; however, this problem will need to be investigated and resolved prior to activation of the system. Please advise our office regarding the Town of Addison's interpretation of this potential problem and any recommended solutions.

If you have any questions regarding this issue, don't hesitate to contact our office.

Sincerely,  
Ed Bell Construction Company
  
Robert D. Weber  
Project Engineer

*Robert: I discussed this matter with Terry Little, the designer of the system. He advised me the system will operate properly at the lower pressure.*

*JaBee*  
5-17-99

(Faxed)

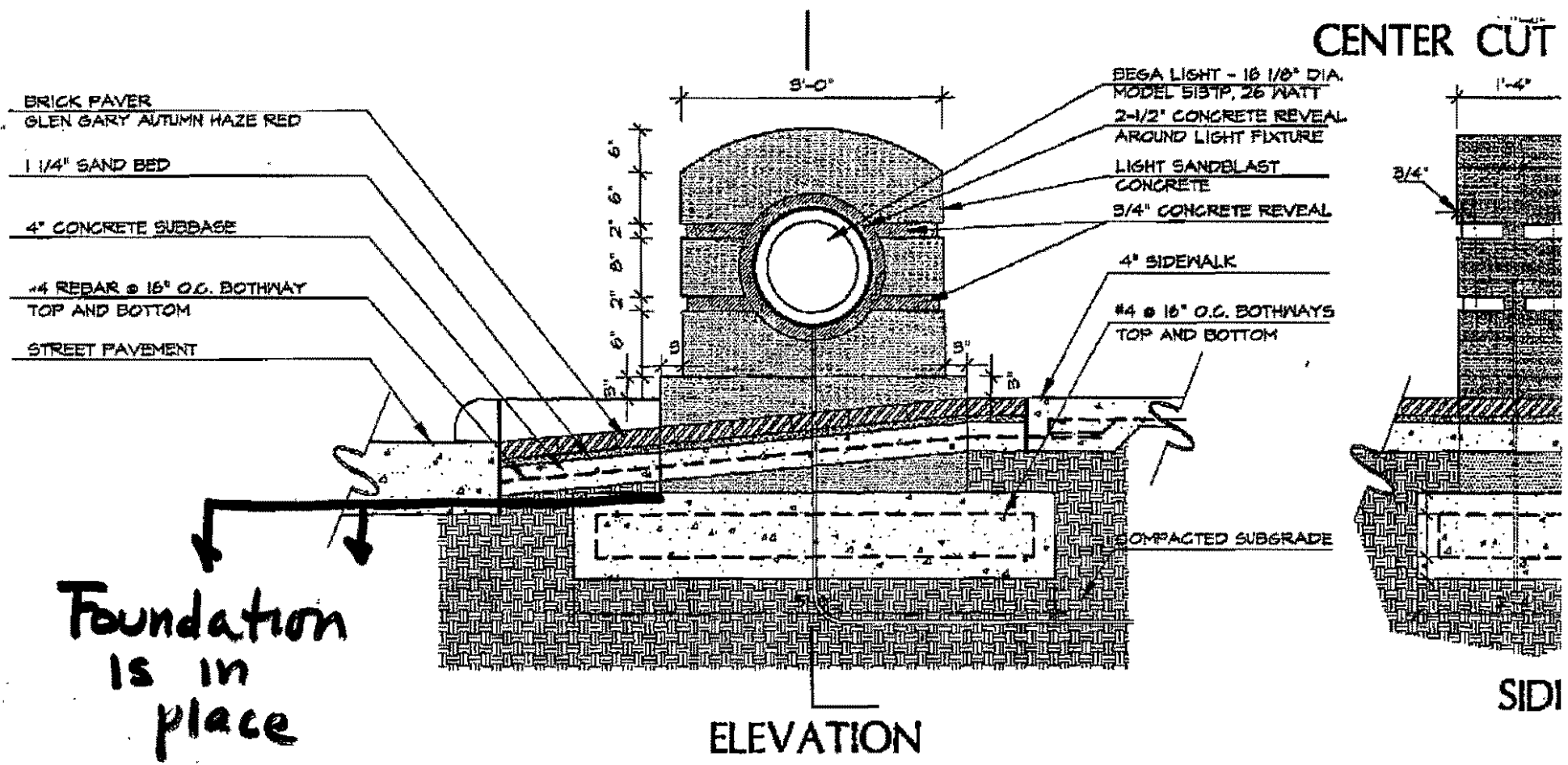
## AREA C Requirements

1. Upgrade Controller to 24 stations
- \* 2. Put in sleeve across driveway  
3' diameter if possible  
for water ONLY
3. Install a 2" conduit from Tree well to Area "C"

## AREA A

1. Install a 2" conduit from Tree well to area "C"





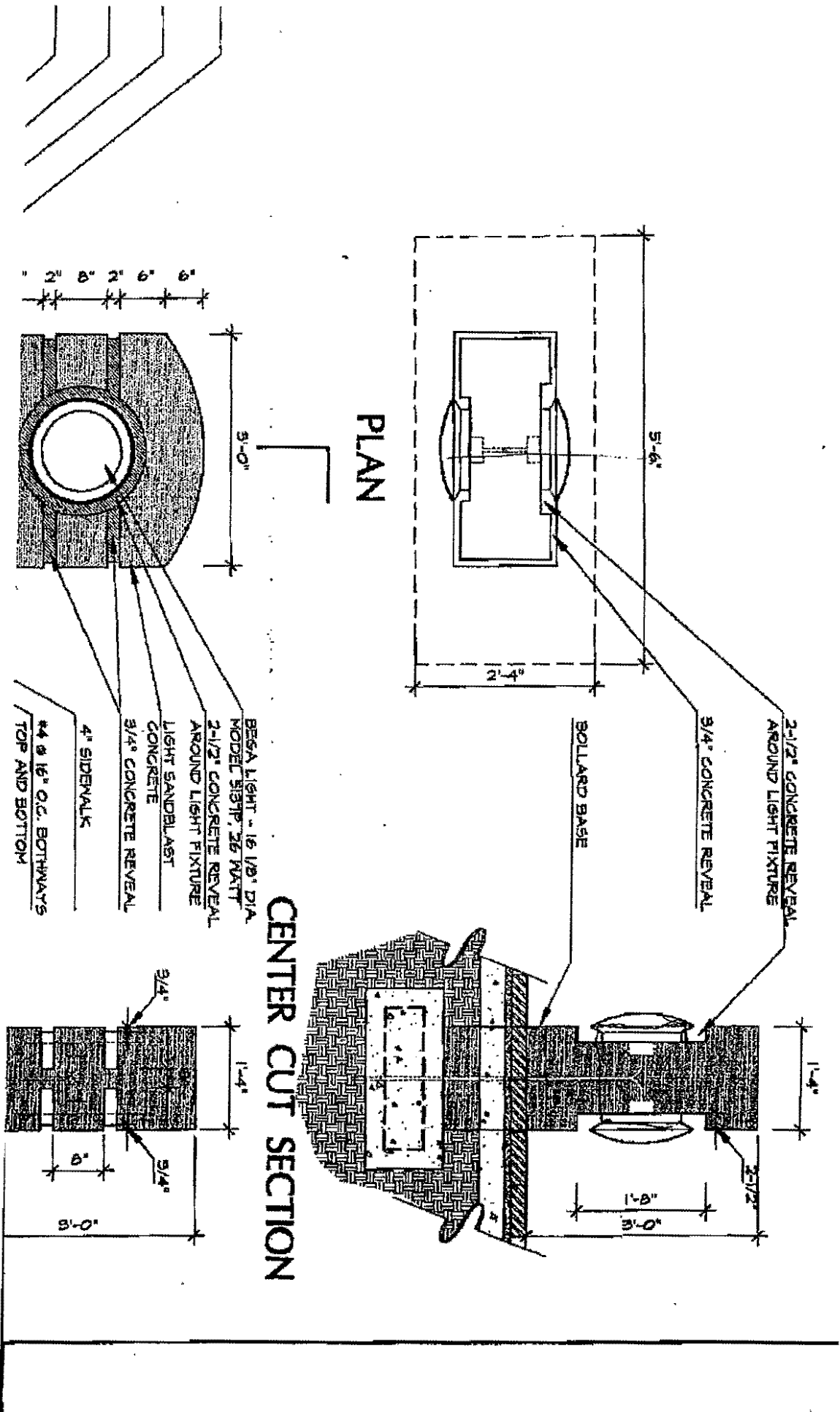
NOTE: ALL CORNERS TO HAVE 1/2" RADIUS  
 BOLLARDS TO BE PRECAST CONCRETE, SANDBLAST FINISH,  
 WITH COLOR TO MATCH SIDEWALK  
 JUNCTION BOX FOR LIGHT FIXTURE TO BE CAST INTO BOLLARD

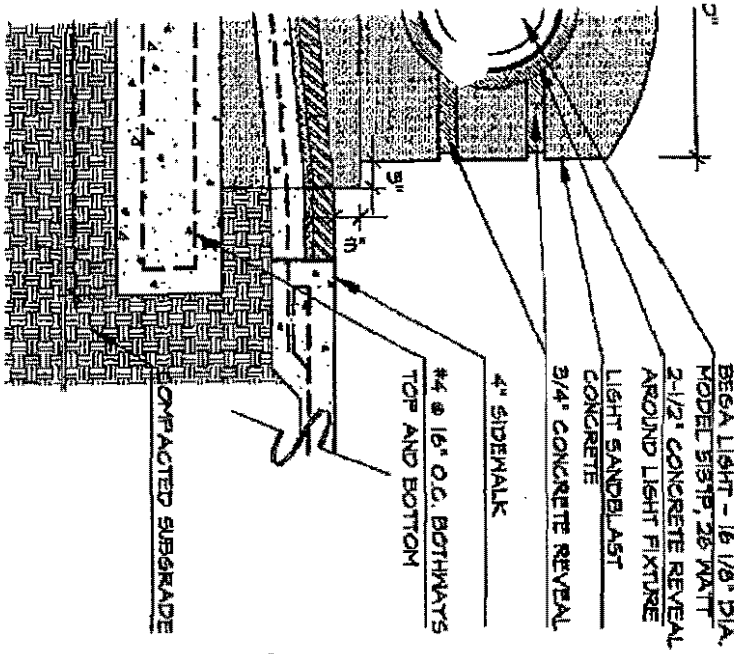
**(B) CUSTOM CONCRETE BOLLARD**

2 1/4" = 1'-0"

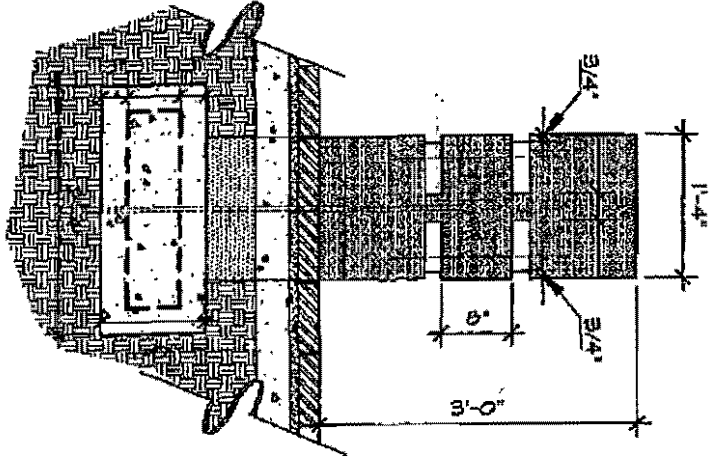
3/4" = 1'-0"

# Light Fixture by Others





**CENTER CUT SECTION**



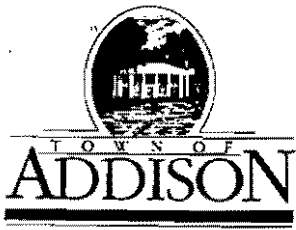
**SIDE ELEVATION**

**T, J, N**

ALL CORNERS TO HAVE 1/2" RADIIUS  
 BOLLARDS TO BE PRECAST CONCRETE, SANDBLAST FINISH,  
 WITH COLOR TO MATCH SIDEWALK  
 JUNCTION BOX FOR LIGHT FIXTURE TO BE CAST INTO BOLLARD

**CUSTOM CONCRETE BOLLARD**

3/4"=1'-0"



**Public Works / Engineering**

16801 Westgrove • P.O. Box 144  
Addison, Texas 75001  
Telephone: (214) 450-2871 • Fax: (214) 931-6643

1-26-on - Pat  
called - Irrig line  
is already located  
2' behind back of  
curb. conflicts  
with light bases

**LETTER OF TRANSMITTAL**

DATE	1-13-99	JOB NO.
ATTENTION		
RE:	Arapaho Rd	

TO Pat Rivera  
Ed Bell Const

**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
3			Plan (1"=20') showing proposed tree drains on Quorum Dr., North of Arapaho
3			Tree Well Plan (1/2"=1'-0") showing Tree Well Drain location on Quorum Drive
3			Plan (3/4"=1'-0") showing revised location for pedestrian light bases on Arapaho Rd.

**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** This is to direct you to install tree well drains on Quorum Drive (both sides) north of Arapaho Rd. Tree well drains shall be connected to the flow line of the inlets and carried at curb grade for drainage into the inlets. Drains shall be 5'-6" back of back of curb as shown. Existing unit prices shall be used to pay for the work and quantities shall be increased accordingly. Pedestrian light-base locations shall be revised as shown (Arapaho Rd).

**COPY TO** Slade Strickland  
Dave Wilde  
Robert Weber

**SIGNED:** J. J. J.

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

REF. TO LANDSCAPE  
SHEET (PL-3)

R.O.W.

QUORUM WALKWAY

A  
LC-3

15'-0"  
TYPICAL TYP.

71'-3"

58'-3"

STATION POINT 53

Tree Drains

QUORUM

DRIVE

12 - TREE WELLS

A  
LC3

1" = 20'

Quorum Drive Tree Drain  
Location

Note: See irrigation plans  
and electrical plans  
for their locations.

Jeffrey 1-13-99

DALLAS AREA

RAPID TRANSIT

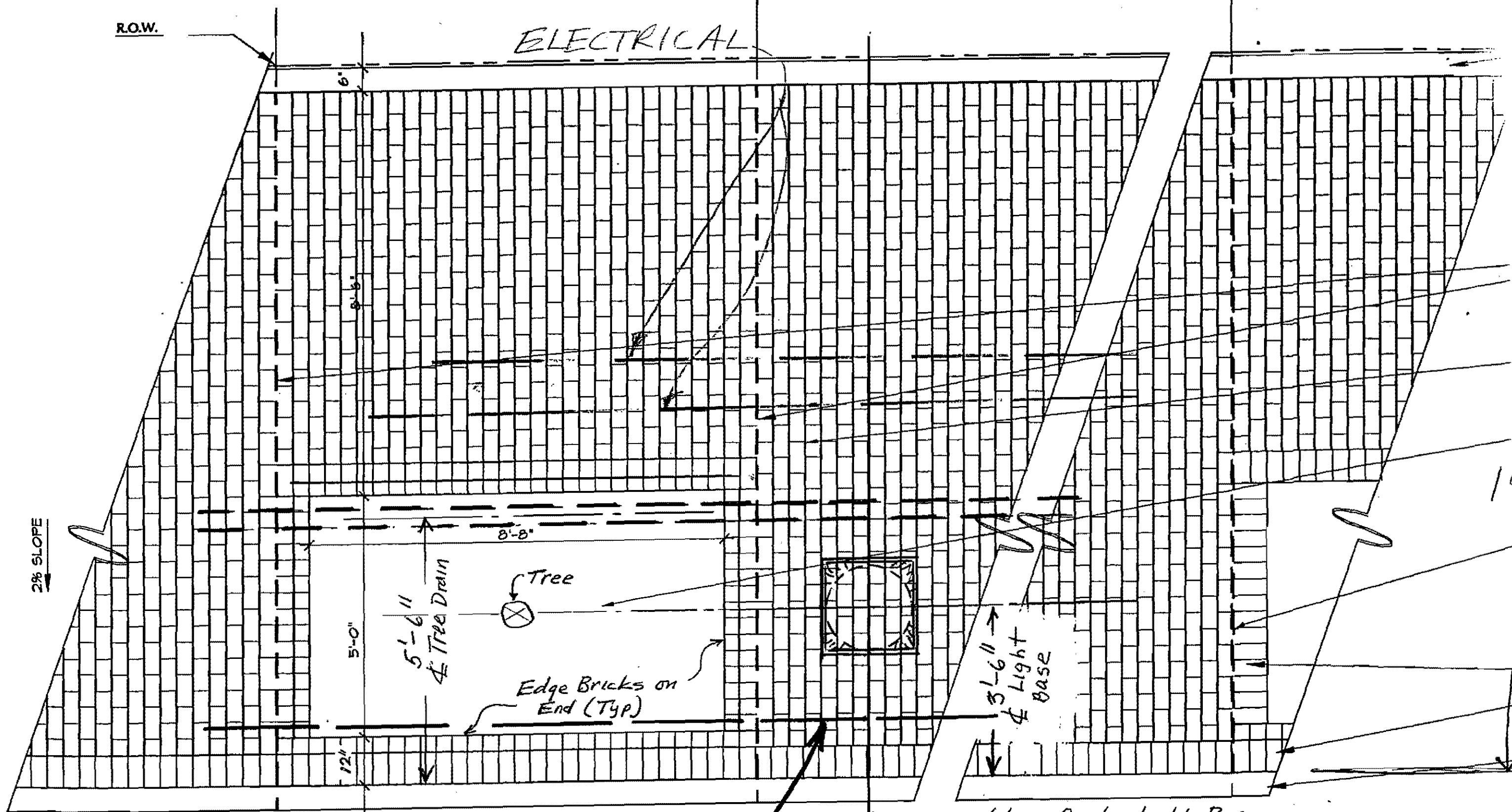
LANDSCAPE PAVEMENT

1-13-99

LIMIT

A

45'-3"



Note: Tree Wells are edged with bricks on end. See Addison Circle Wells on Quorum Drive.

**QUORUM DRIVE**

**Irrigation**

Note! Center Light Base Between Tree Wells

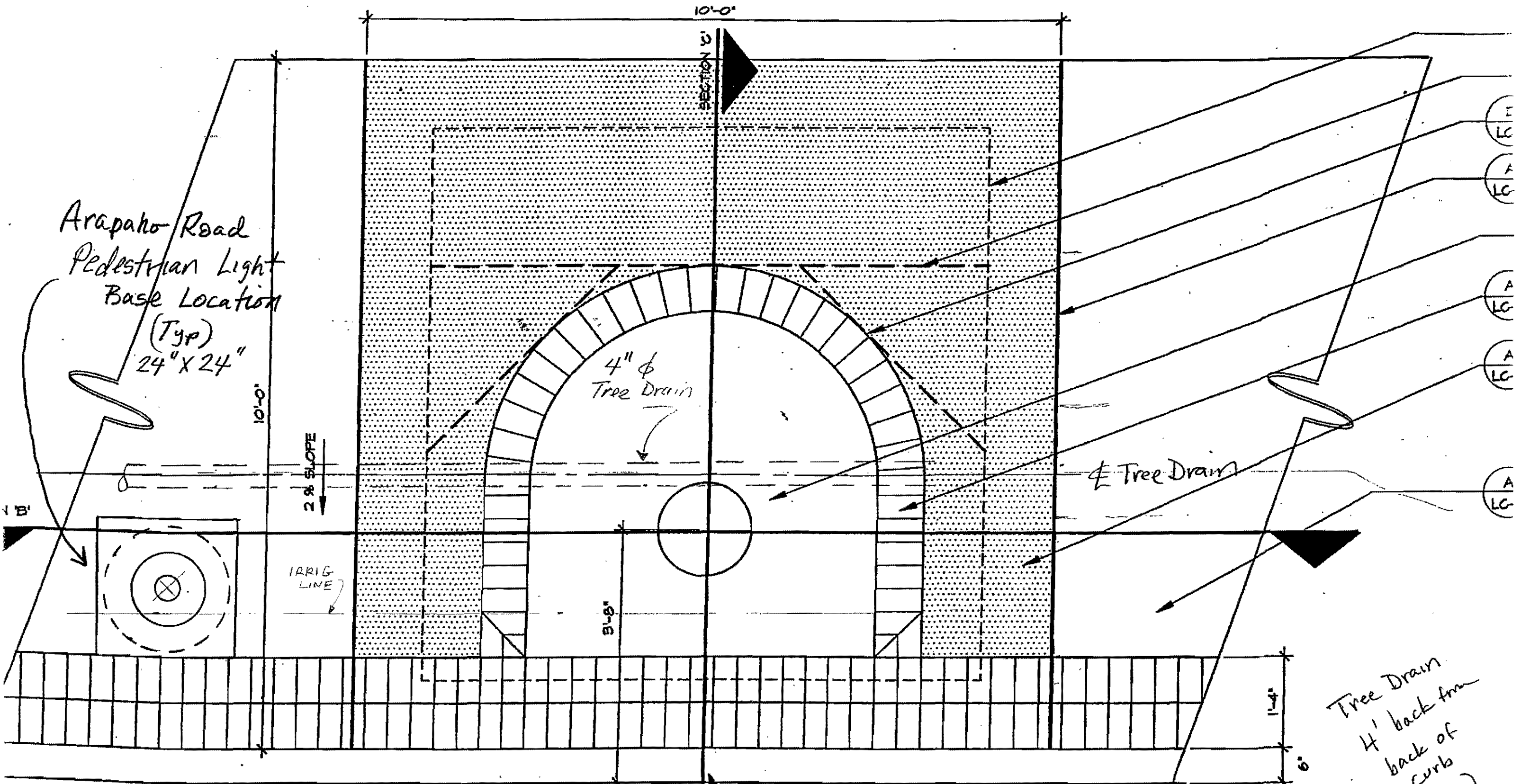
Quorum Drive Tree Drain Location

Jeffrey 1-13-99  
 J. Studdard 1-13-99  
 per Tony Detlefsen - Mesa

**TYPICAL QUORUM SIDEWALK PLAN DETAIL**

1/2" = 1'-0" (NORTH OF ARAPAHO DRIVE)





Arapaho Road  
Pedestrian Light  
Base Location  
(Typ)  
24" x 24"

2% SLOPE

IRRIG LINE

4"  $\phi$   
Tree Drain

$\phi$  Tree Drain

Tree Drain  
4' back from  
back of  
curb  
(Typ)

Note: Center Light Bases between  
Tree Walls as shown on plans

Arapaho Rd Revised Light  
Base Location

Julien 1-12-99  
J. Sturkland 1-13-99 - Per Tony Artubum (Mesa approval)

**A** TREE GRATE PLAN  
3/4" = 1'-0"



Package to be given to Irritech by Ron Lee  
1-22-99 for price.

## **Specifications for Additional Irrigation On Arapaho Road Project**

Follow enclosed Town of Addison irrigation specifications in the design and installation of areas A, B, C and on the reinstallation of the irrigation on the north side of the Summerfield Suites Hotel outlined below.

Design all areas using a popup system.

Area A has an existing 1" service and DCA with concrete boxes.

Areas B and C will utilize the same existing 2" tap with a 1 1/2" meter. An existing sleeve is provided to get water between the two areas. The contractor is responsible for installing the DCA assembly along with the proper concrete box.

For design purposes, the static pressure at both tap locations is (55) psi.

In front of the Summerfield Suites Hotel, the contractor needs to locate and cap two lateral lines in the approximate locations noted on the supplied plans and locate and remove all existing heads along the north irrigation lateral shown on the plan. The general contractor will then elevate and establish grade between the existing bed edging and the new Arapaho and two entry drive curb lines. Once this is completed, the contractor must install new irrigation per the original plan to replace the north line and tie back into the two lines that had been capped off earlier. On the new line, utilize the heads that were previously removed. The contractor will also be responsible for setting to grade the existing valve box and/or heads along the south lateral line.

All three areas will require 14 gauge UF station valve and common wiring to be run from each respective area to the controller. The route of the wiring will be as follows: over to and through the conduit runs between the tree wells, south to the sleeves that extend from both the north and south right-of-ways to the second median east of Addison Rd. and down the medians and then over to the controller located at the northeast corner of Quorum Rd. and Arapaho Rd. The estimated number of zones is six.

All installations must be tested and inspected by an appointed Town of Addison representative. Any outstanding items, such as but not limited to, head heights, clogs or arc adjustments, must be addressed to the Town's satisfaction.

The contractor must provide the Town of Addison with a one-year warranty on all parts and labor.



TOWN OF ADDISON  
IRRIGATION SPECIFICATIONS

Revised 11/5/98

These revised Town of Addison Irrigation Specifications dated 11/5/98 supersede any and all others. However, any discrepancies between those of the approved construction plans and those of the Town must be brought to the attention of the Town's designated representative for a final determination.

1. Design head to head with no single head coverage. Use appropriate size nozzles for a given landscape area so as not to spray onto or over paved surfaces or structures. Do not exceed manufacturer's recommendations.
2. All main line pipe 2 " and smaller is to be Schedule 40 belled PVC; larger sizes are to be Class 200. Put not more than two (2) pipes in any one trench. Class 200 belled PVC lateral piping is to be used.
3. Fittings: No crosses are permitted. Separate tees and/or elbows by at least 12". Reduction tees are preferred over use of single reducer bushings. Multiple reducer bushings will not be accepted. Only Spears and/or Lasco are permitted. Allow 18" outside of sleeve before first fitting. No 45 degree elbows on 1" and larger pipe are allowed without prior approval.
4. Wiring: 14 ga. UF. Red - Control wires. White - Ground. Anytime wiring changes direction, such as at an elbow or tee, allow a loop at least one hand width (10 inches) alongside the fitting at that location. Only continuous wire runs are permissible unless otherwise approved. Wire should follow mainline where possible and lay along a single side not crossing over lateral lines.
5. Use King connectors for all station wire splices. Allow at least 36" of pigtailed wire at each splice. All valve splices are to be housed in standard (large) Ametek rectangular plastic valve boxes. All field splices are to be in 10" round Ametek plastic valve boxes.
6. Only Weathermatic 11000 Series plastic valves are permitted. They are to be located within standard (large) Ametek rectangular plastic valve boxes with 4"-6" of pea gravel placed underneath the valve in such a manner as to prevent soil infiltration into the box. The pea gravel should only contact the bottom of the valve body.
7. Only Buckner Model 30A single lug ¾" QCV's are permitted. They are to be connected to a threaded fitting. Teflon paste and appropriate length gray Schedule 80 nipples and Schedule 40 fittings are to be used. Secure to 18"x½" steel rebar with stainless steel screw clamp. House QCV in a 10" round plastic Ametek valve box.
8. All heads are to be attached to threaded fittings via 6" Lasco polyethylene nipples cut to the appropriate length. All nozzle sizes will be designated on the plans.

Pop-ups: Only Toro 570C Series are permitted, unless otherwise approved. Install ¾" above finished grade. Turf - 4" (includes tree bubblers within turf areas, use Toro SB-PC nozzles). Very low ground cover (<6" mature height) - 6" HP. Ground cover and low growing shrubs - 12" HP; use Hardie Blue Line funny pipe and Toro barb fittings utilizing side inlet.

Bubblers: Bed areas only. Use Hardie adjustable flood bubblers.

Rotaries: Only Hunter PGP Series are permitted, unless otherwise noted. Install  $\frac{3}{4}$ " above finished grade.

Risers: Use Type-M copper with soldered male ends for Toro 570-S shrub adapters and female ends to attach to short polyethylene nipples screwed into threaded fittings. Owner reserves the right to determine placement of risers versus pop-ups.

9. Only Hersey MVR meters and three (3) brass flanges are acceptable. Meter lay lengths must be in accordance with Town of Addison's Public Works Department specifications. Stainless steel bolts and nuts must be used in the installation along with neoprene gaskets. House in appropriate size, (to be determined by Owner), concrete box with lid. To bring box to ground level use bricks or pavers, and backfill inside below meter base with at least 6" of pea gravel. Connection to main must be approved and inspected by the Town's Utilities Department and all tap materials are to be purchased at the expense of the contractor and must comply with the Town's specifications. A permit is also required.
10. Only Watts 007 M Series inline check valve assemblies are to be used. Connect to meter flange using Teflon paste and gray Schedule 80 nipple of sufficient length to center the DCA within its housing. House in appropriate size, (to be determined by Owner), rectangular Ametek plastic valve box. See above meter installation instructions and follow same with the exception of using plastic valve box extensions for increased height. Connect irrigation mainline to DCA using Teflon paste and PVC male adapter.
11. Female threaded plastic Spears ball valves with positive T-handle cut off must be installed every 200' of mainline for isolation purposes. House in standard (large) rectangular Ametek plastic valve box and follow meter box installation instructions for DCA assembly.
12. Only an approved size RainMaster Evolution DX-2 stainless steel controller with heavy duty transient protection along with a stainless steel free-standing pedestal is permitted. Controller must include all necessary hardware to ensure reliable communication and operation with the Town's central control located at 16801 Westgrove. Installation must include the following RainMaster hardware, purchased only from a RainMaster supplier: DX-03 sensor board, DX-PH phone communication option, flow meter (size to be approved by owner), and shielded EV-cab-Sen flowmeter cable. An approved size Weathermatic 11000 series master valve must also be installed with wiring being of a solid color distinctively different than that of the station wiring. Both flow meter and master valve must be housed in Ametek large rectangular plastic valve boxes. Flow meter cable must be sized appropriately and be of a continuous run; no splices will be allowed except at the point of connection to the flow meter. Connections will be soldered and water proofed using a 3-M DBY connector. Cab-Sen cable will be installed within continuous  $\frac{3}{4}$ " or larger gray PVC conduit with 6" or larger J-boxes placed every 200' or where 360° of fittings are installed; only sweeps are permitted. It is the contractor's responsibility to entail the cost of and work in conjunction with Southwestern Bell Telephone to establish a dedicated phone service and install an interface within the pedestal at each controller location via direct burial cable. Controllers are to be affixed to a Town-approved permanent concrete pad via four (4)  $\frac{7}{16}$ " or larger stainless steel bolts, nuts and washers. All wiring is to enter the pedestal via approved size gray PVC sweep elbows extending at least 1" through the

pad. Control wiring, 120-volt service, flow meter cable, and phone cables are to be separated with each having its own access elbow. All local and national codes must conform to any and all aspects of the installation. All controllers are to be wired for remote operation with Irritrol RVC units; to achieve this utilize appropriate size universal pigtail adapters. The entire installation must conform to RainMaster specifications and be approved by the Town prior to and be inspected during installation. Such specifications will include grounding and pad configurations and distances of separation from water meter to master valve to flow meter and first fitting. Additional hardware, if applicable, will be needed to control remote devices such as lighting, fountains, or booster pumps; these will also be the responsibility of the contractor to supply, install and ensure proper operation. The Town of Addison may also specify the installation of a RainMaster ET Tracker and any related equipment to make it a functional component of the computer-controlled system. A functional mini-click freeze sensor must be installed at every controller in an approved location and by an approved method. Consult RainMaster for specifics of freeze sensor installation.

13. Use clean and approved topsoil to backfill all pipe to a depth. All heads and boxes are to be backfilled to grade with clean top soil. No rocks greater than 1" are allowed. Compact trenches to alleviate settling. Minimal depth of coverage is 12".
14. All sleeves 2" and smaller will be Schedule 40 PVC with size and location noted on the plan. Larger sizes will be Class 200. All piping underneath paving, including sidewalks, must be sleeved. All sleeves are to be belled PVC pipe.
15. Use appropriate and approved PVC solvent. Avoid excessive use and wipe all joints and fittings clean.
16. The installer is responsible for resetting head and/or box height due to settling. Contractor must supply a workmanship warranty for (1) year from date of completion.
17. All work is to be accomplished by or directly supervised at all times by an on-site irrigator licensed by the State of Texas.
18. Prior to any backfilling of trenches, an inspection by the Town's representative must take place and any necessary changes implemented; otherwise, manual excavation to enable proper inspection will be necessary.
19. Valve sequencing must be performed by the contractor and in an order approved by the Town's representative. At least 6" of extra station wiring within the bottom of the pedestal is necessary for each zone and must be of neat and orderly appearance.
20. Plans are diagrammatic and field adjustments are often necessary. For this reason, prior to trenching, head layout with flags needs to be done and locations approved by Town's representative. Not doing so may result in the relocation of heads at the contractor's expense.
21. Any deficiencies in coverage noted by the Town's inspector will be rectified at the cost of the contractor.
22. Water taps will be 2" in size. All parts must conform to Town of Addison Water Department specifications and are the responsibility of the contractor to provide. Inspection of taps by Water

Department representative must occur. Excavation and tap permits are required. Meters are to be 1½ " in size and again conform to Water Department specifications for type and installation along with meter boxes and backfilling procedures. Contact: Addison Utilities Department at (972) 450-2871.

23. All paving must have Town-approved sleeve sizes and quantities present. It is the responsibility of the contractor to notify the Town of any area where sleeving should be present but is not and provide such materials at his cost. Any paving installed without sleeving will necessitate a bore and subsequent sleeving at the contractor's expense.
24. RainMaster controllers and associated hardware will be utilized on the job. Reference Town's Irrigation Specifications for this aspect of the job. Note: separate stations may be necessary for operation of lights, fountains, etc.; additional hardware is also needed and is to be purchased and installed by the contractor. For part numbers and pricing of any RainMaster equipment, contact Matt Swor of Longhorn, Inc. at (972) 406-0222. For technical questions, contact John Terosian of RainMaster at (800) 777-1477.
25. Communication is the key. If you are unsure - CALL Ron Lee, Addison Parks Department, (972) 450-2851.

LIMIT OF WORK - Addison Rd.

LIMIT OF WORK

2" Conduit for Control Wiring

BARRIER FREE RAMP TYP. B  
EXISTING PAVERS (SEE CIVIL SHEET P-14)

ARAPAHO

Existing 1" meter and DCA

Area "A"

31'-8"

30'-4"

41'-10"

29'-7"

6'-1"

BARRIER FREE RAMP TYP. B  
(SEE CIVIL SHEET P-14)

REFER TO LANDSCAPE SHEET (PL-1)

POINT OF BEGINNING STATION 43+00.00

POINT OF BEGINNING STATION 42+00.00

29'-5"

46'-1"

74'-5"

TELE MH

BARRIER FREE RAMP 1  
(SEE CIVIL SHEET P-14)

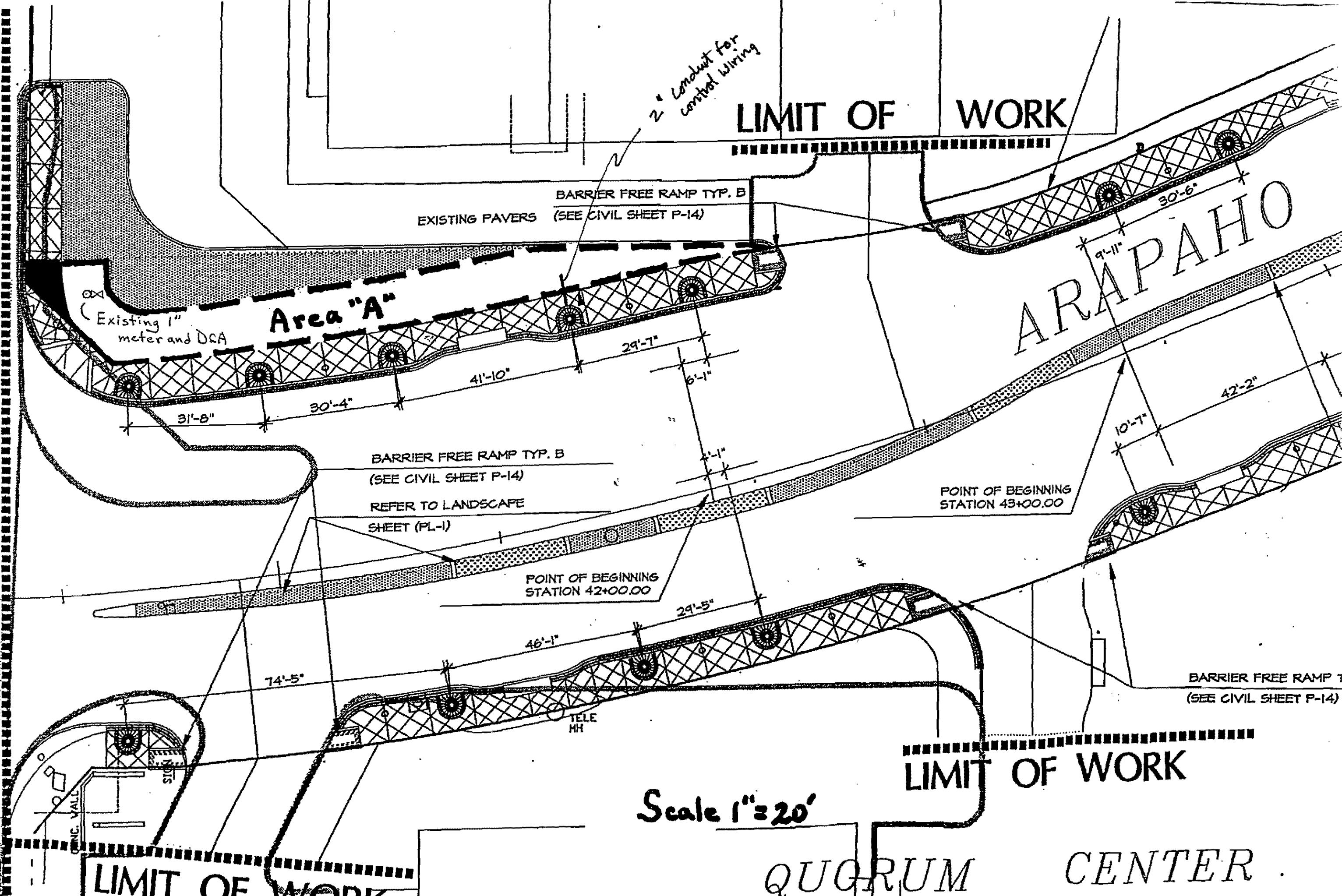
LIMIT OF WORK

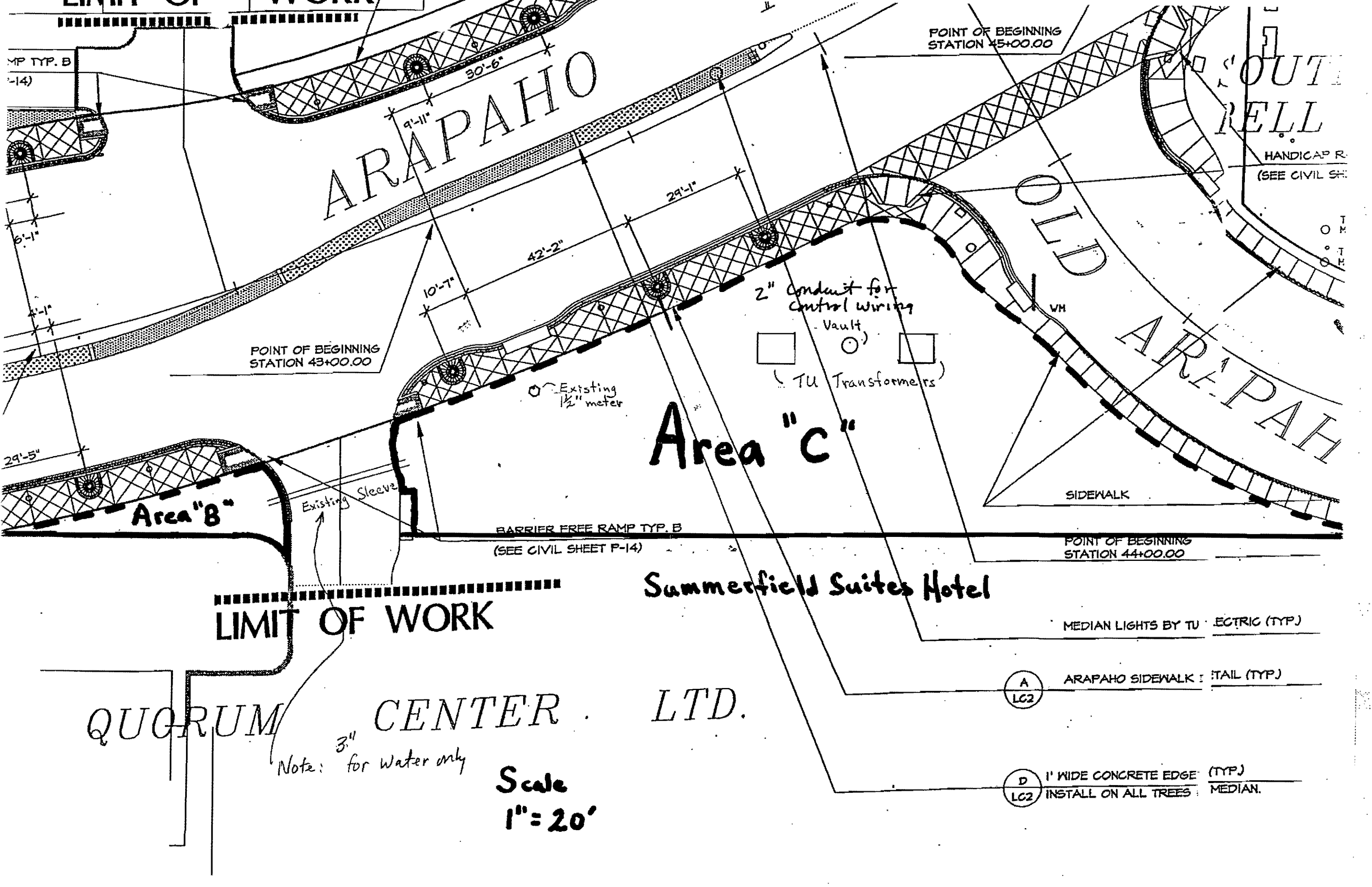
Scale 1"=20'

LIMIT OF WORK

QUORUM

CENTER





ARAPAHO

SOUTH  
RELL

OLD  
ARAPAHO

Area "C"

Area "B"

Summerfield Suites Hotel

LIMIT OF WORK

QUORUM CENTER LTD.

Note: 3" for water only

Scale  
1" = 20'

POINT OF BEGINNING  
STATION 45+00.00

POINT OF BEGINNING  
STATION 43+00.00

POINT OF BEGINNING  
STATION 44+00.00

2" Conduit for  
Control Wiring  
Vault  
TU Transformers

Existing  
1/2" meter

Existing Sleeve

BARRIER FREE RAMP TYP. B  
(SEE CIVIL SHEET P-14)

SIDEWALK

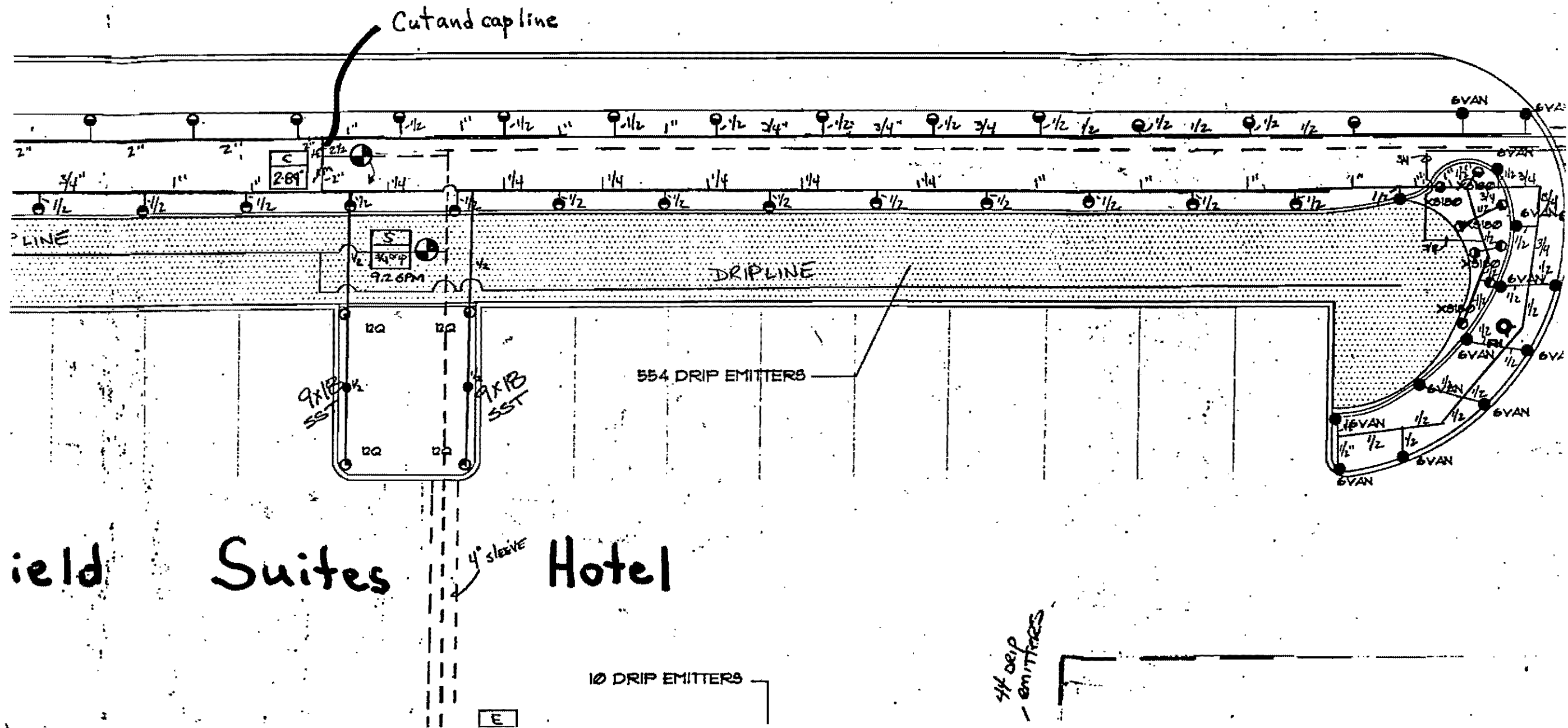
MEDIAN LIGHTS BY TU ELECTRIC (TYP)

(A) ARAPAHO SIDEWALK DETAIL (TYP)  
LG2

(D) 1' WIDE CONCRETE EDGE (TYP)  
INSTALL ON ALL TREES IN MEDIAN.  
LG2

HANDICAP RAMP  
(SEE CIVIL SHEET)

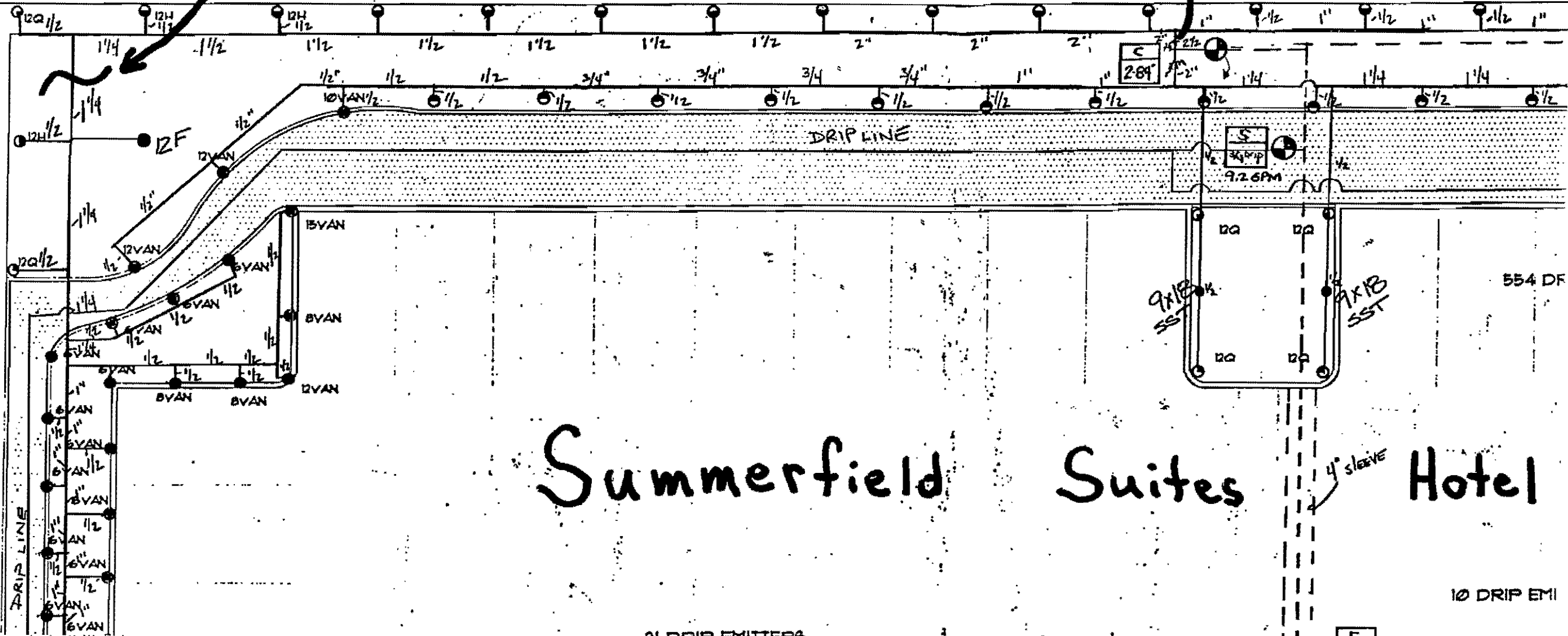
# Area "C"



Area "C"

Cut and cap line

Cut and cap line



Summerfield Suites Hotel

10 DRIP EMI

21 DRIP EMITTERS

E



**Jim Pierce**

**From:** Ron Lee  
**Sent:** Friday, January 08, 1999 7:21 AM  
**To:** Jim Pierce  
**Subject:** RE: Arapaho irrigation additions

Jim, I sent an E-mail to Slade to see if we could hook up with you this afternoon following a meeting with the city manager. I just sent it this morning so hopefully it will work for both or you.

*Ron Lee*

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

**From:** Jim Pierce  
**Sent:** Wednesday, January 06, 1999 2:31 PM  
**To:** Slade Strickland  
**Cc:** Ron Lee  
**Subject:** RE: Arapaho irrigation additions

I will be glad to, however, will you and Ron help me with all the specifics/description of the work needed to be done? I think we may need a curb at Perry's Pizza along the landscaped area. Jim.

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

**From:** Slade Strickland  
**Sent:** Wednesday, January 06, 1999 8:15 AM  
**To:** Jim Pierce  
**Subject:** FW: Arapaho irrigation additions

Jim, were you going to get a price from Ed Bell to irrigate the the n.e. corner of Arapaho and Addison Rd. and the section in front of the Summerfield Suites?

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

**From:** Ron Lee  
**Sent:** Tuesday, December 29, 1998 12:42 PM  
**To:** Jim Pierce  
**Cc:** Slade Strickland  
**Subject:** Arapaho irrigation additions

Approx. sq. ftg. is 15,730. I have a call into the Rainmaster supplier to get the price differential between the 12 station specified and the 24 station needed. Get it to you as soon as I get it.

*Ron Lee*

**Jim Pierce**

**From:** Ron Lee  
**Sent:** Tuesday, January 05, 1999 4:52 PM  
**To:** Dave Wilde  
**Cc:** Jim Pierce  
**Subject:** Summerfield Suites trees

I talked with Slade and he and I both agree the trees along the roadway will have to be removed to accomodate the grade work. The contractor/ Town will have to coordinate with Summerfield Suites to notify them of the work and to revamp the irrigation system that will be impacted. I believe that they have a row of heads along the existing sidewalk. New trees will have to be planted to compensate for those that will be lost. Slade and I both feel that Red Oaks as a replacement would be better as they would correspond to our streetscape plantings.

*Ron Lee*

**Jim Pierce**

**From:** Jim Pierce  
**Sent:** Wednesday, January 06, 1999 2:31 PM  
**To:** Slade Strickland  
**Cc:** Ron Lee  
**Subject:** RE: Arapaho irrigation additions

I will be glad to, however, will you and Ron help me with all the specifics/description of the work needed to be done? I think we may need a curb at Perry's Pizza along the landscaped area.  
Jim.

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**Cc:** Slade Strickland  
**Subject:** Arapaho irrigation additions

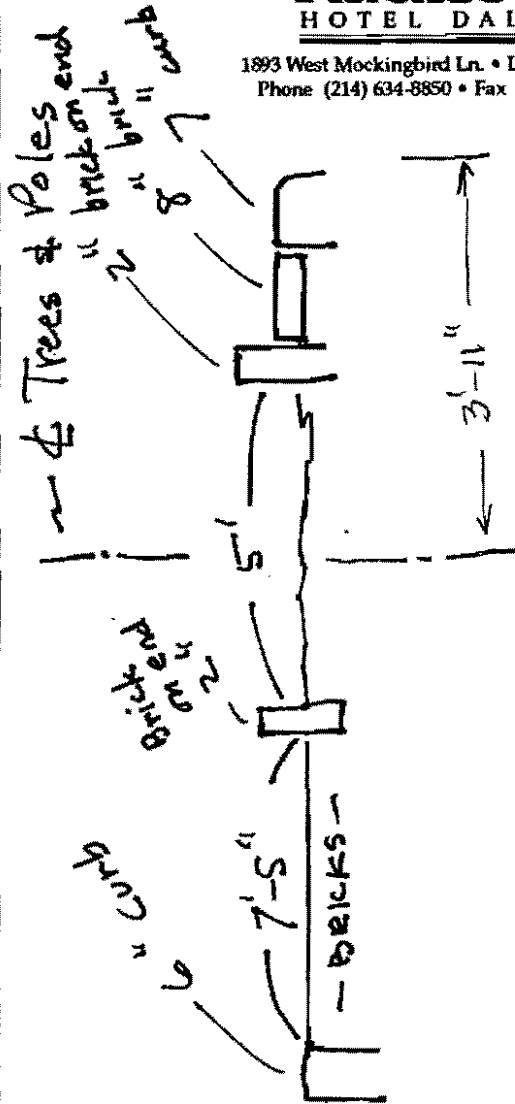
Approx. sq. ftg. is 15,730. I have a call into the Rainmaster supplier to get the price differential between the 12 station specified and the 24 station needed. Get it to you as soon as I get it.

*Ron Lee*



# Radisson. HOTEL DALLAS

1893 West Mockingbird Ln. • Dallas, TX 75235  
Phone (214) 634-8850 • Fax (214) 630-8134



$$\begin{array}{r}
 2'-6'' \\
 17'' \\
 \hline
 2'-23'' \\
 3'-11''
 \end{array}$$

Addison Circle  
 Quorum Drive  
 South of circle  
 on West side  
 1-11-99

## **Ron Lee**

---

**From:** Ron Lee  
**Sent:** Thursday, December 31, 1998 7:45 AM  
**To:** Jim Pierce  
**Cc:** Slade Strickland  
**Subject:** Arapaho irrigation

The difference in cost between the Rainmaster 12-station and 24-station controller is \$805.00. This is retail cost and the city gets 40% off of this; a contractor should get at least 30%. Since the controller installation was part of the original scope of service, I believe that the only increase in cost should be the price of the controller. Jim, this will give you a base to see if the contractor is trying to gouge us.

*Ron Lee*

## MEMORANDUM

Date: September 1, 1998  
To: Lea Dunn  
From: Slade Strickland  
Subject: **Arapaho Road Streetscape – Additional Design Fees**

Attached is a request totaling \$4,800 for electrical engineering services related to the pedestrian sidewalk lighting on the Arapaho Road streetscape project.

Last year the Town approved a landscape architecture design package with Huitt-Zollars to provide a streetscape design for the Arapaho Road project. Huitt-Zollars agreed to use Mesa Design Group as a subcontractor for this service, which helped expedite the streetscape design under a tight bidding schedule.

When we brought the design proposal to Council for approval, I failed to notice that Mesa's design services did not include electrical engineering. Typically our landscape architecture proposals include electrical engineering, but this was not the case in Mesa's proposal (see attached proposal – Conditions, section B). Huitt-Zollars brought this to my attention in December, which is referenced in the attached additional service request. I did not act on it, because I thought it was included in Huitt-Zollars fee.

Unfortunately, in the haste of getting the streetscape package finished in time for bidding the project, the electrical engineering work was completed without formal approval by the Town. I am disappointed that either of the consultants did not bring this to our attention; however, I take full responsibility for not following up on it.

I reviewed this issue with John Baumgartner to make sure these fees are covered within the project budget. The engineering work was completed in a satisfactory manner, so I recommend we approve the fee request. I have attached background information for your review if you need it. In addition, the attached Huitt-Zollars proposal will need to be signed.

For your information, our landscape architecture fees to date total 4 percent of the project cost of \$1.4 million, which is below past fees ranging from 6-10 percent. There will be additional hourly construction observation fees beyond this, but nothing that should exceed \$2500 to \$3000.

Enclosures (3)

Cc: John Baumgartner  
Jim Pierce

August 13, 1998

Mr. Tary Arterburn  
Mesa Design Group  
3100 McKinnon Street  
Suite 905 LB 152  
Dallas, Texas 75201

**Re: Additional Services Requests 1 and 2  
Arapaho Road Streetscape**

Dear Tary:

We received your requests for additional services for the Arapaho Road Streetscape project. Request number two for re-bidding the project should have been included in the fee shown on the attached Huitt-Zollars Work Authorization Confirmation form approved by the Town on December 19, 1997. According to John Baumgartner, this request should have included all additional fees related to re-bidding this project. Reprinting was the responsibility of Huitt-Zollars.

In regards to the first request for the streetscape lighting, the MEP fees relating to the pedestrian lights should have been included in the Huitt-Zollars streetscape design proposal dated July 24, 1997. The proposal provides for preparation of final plans, details and specifications that clearly communicate construction intent for street and pedestrian light fixtures. Engineering for pedestrian lighting design has never been part of the TU's standard street lighting package in Addison.

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

Sincerely,

Slade Strickland, Director  
Parks and Recreation

Cc: John Baumgartner, Town of Addison  
Jim Pierce, Town of Addison  
Ken Roberts, Huitt-Zollars

TOWN OF  
ADDISON

*FAXED*

**PUBLIC WORKS**

To: Tary Art-erburns

From: James C. Pierce, Jr., P.E., DEE  
Assistant City Engineer  
Phone: 972/450-2879  
FAX: 972/450-2837

Company: MESA

FAX #: 214-871-1507

Date: 6-26-98

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

# of pages (including cover): 1

Re: Arapaho Rd - Streetscape

- Original in mail       Per your request       FYI       Call me

Comments: This is a reminder that we need the tree drain line profiles now. Inlets will be built soon and we need the elevations of the pipes coming in.

I'm pretty sure the work is done but for the best of my knowledge we never got it.

*Jim*



MODE = TRANSMISSION

START=06-26 02:14PM

END=06-26 02:14PM

NO.	COM	SPEED NO	STATION NAME/ TELEPHONE NO.	PAGES
001	OK	2	92148711507	001

-Addison Svc Ctr -Upstairs-



# LETTER OF TRANSMITTAL

**Public Works / Engineering**  
16801 Westgrove • P.O. Box 144  
Addison, Texas 75001  
Telephone: (214) 450-2871 • Fax: (214) 931-6643

DATE	6-22-98	JOB NO.
ATTENTION		
RE:	Arapaho Rd	

TO Eric Yakhouty  
Huett Zollars

**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			Sketch of proposed Landscape & Utilities Easement - From DART

**THESE ARE TRANSMITTED as checked below:**

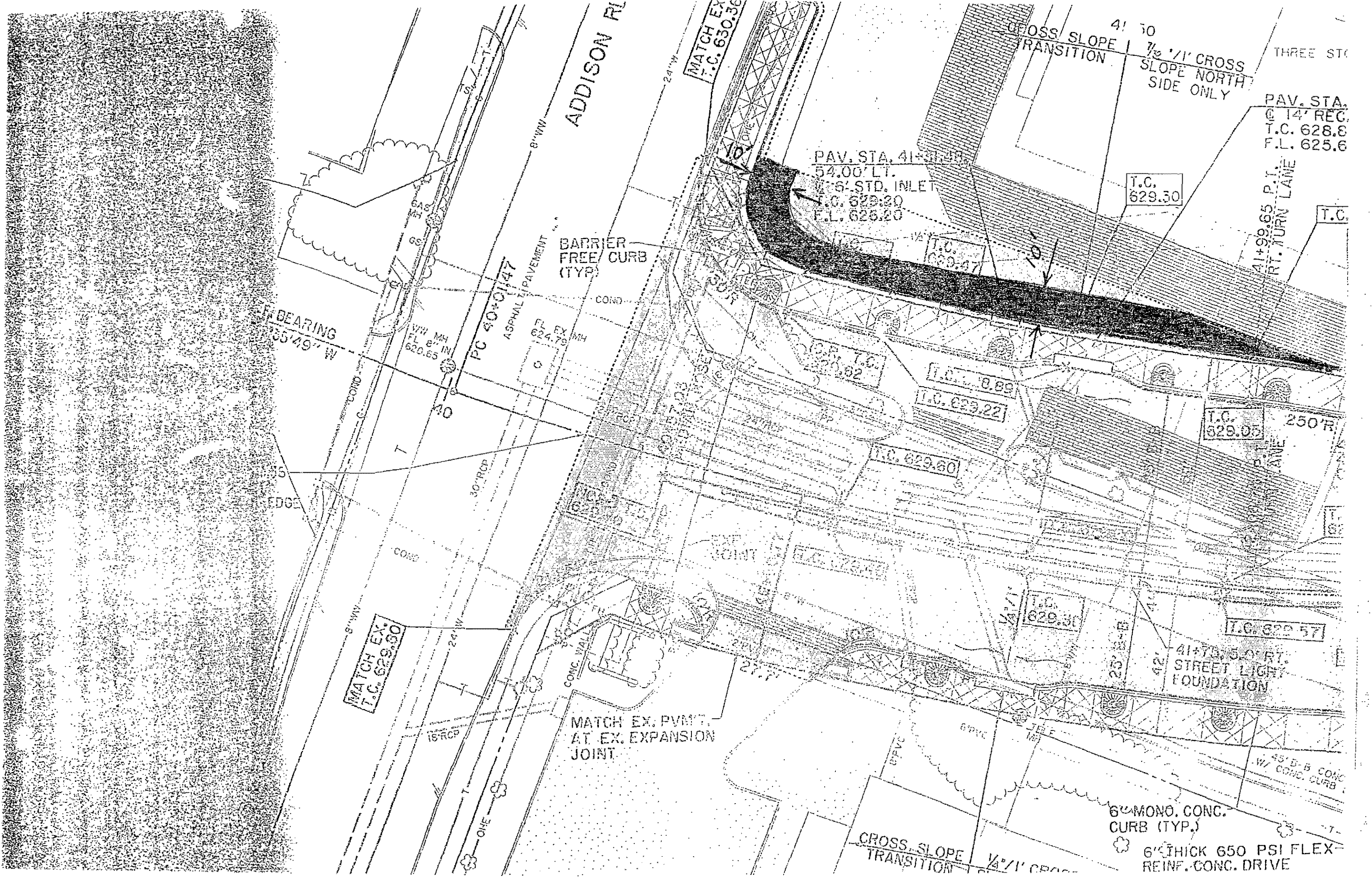
- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE \_\_\_\_\_ 19\_\_\_\_
- Approved as submitted
- Approved as noted
- Returned for corrections
- \_\_\_\_\_
- Resubmit \_\_\_\_\_ copies for approval
- Submit \_\_\_\_\_ copies for distribution
- Return \_\_\_\_\_ corrected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

**REMARKS** Please prepare a parcel map and description for a landscape & utilities easement as per the attached - at N.E. corner of Arapaho & Addison Rd

**COPY TO** Ken Roberts  
Glade Strickland

**SIGNED:** [Signature]

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



ADDISON RD

CROSS SLOPE TRANSITION  
4' 50  
7/8" / 1' CROSS SLOPE NORTH SIDE ONLY

PAV. STA. 41+31.48  
@ 14' REG.  
T.C. 628.8  
F.L. 625.6

PAV. STA. 41+31.48  
54.00' LT.  
6" STD. INLET  
T.C. 629.20  
F.L. 626.20

T.C. 629.50

41+99.65 P.I.  
RT. TURN LANE

BEARING  
35° 49' W

WW MH  
FL 8" IN  
620.65

PC 40+01.47  
ASPHALT PAVEMENT

BARRIER FREE CURB (TYP.)

FL EX MH  
624.79

T.C. 629.89

T.C. 629.22

T.C. 629.05

T.C. 629.60

T.C. 629.40

T.C. 629.31

T.C. 629.57

MATCH EX. T.C. 629.50

MATCH EX. P.V.M.T. AT EX. EXPANSION JOINT

41+73.50 RT. STREET LIGHT FOUNDATION

6" MONO. CONC. CURB (TYP.)

6" THICK 650 PSI FLEX-REINF. CONC. DRIVE

CROSS SLOPE TRANSITION

48" B-B CONC. W/ CONC. CURB



**PARKS & RECREATION**

(972) 450-2851 • FAX (972) 450-2834

Post Office Box 144 Addison, Texas 75001

16801 Westgrove

June 9, 1998

Mr. A. Rene Rodriguez, AIA  
Project Manager  
Dallas Area Rapid Transit  
P.O. Box 660163  
Dallas, Texas 75266-0163

**Re: Landscape Easement – Addison Transit Center**

Dear Mr. Rodriguez, AIA:

I spoke with Jim Pierce regarding the proposed 10' wide landscape easement at the intersection of Addison Road and new Arapaho Road, and he indicated that DART is willing to allow the easement. The Town of Addison will survey this piece and request a landscape and utility easement from DART.

Addison will plan to irrigate and grass the area as part of the Arapaho streetscape improvements. Trees to match the Arapaho trees will also be included. Attached is a drawing showing the proposed easement.

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

Sincerely,

Slade Strickland, Director  
Parks and Recreation

Cc: Jim Pierce, Town of Addison

Attachments (1)

**Jim Pierce**

**From:** Slade Strickland  
**Sent:** Thursday, May 21, 1998 3:16 PM  
**To:** Jim Pierce  
**Cc:** Carmen Moran  
**Subject:** FW: Landscaping plan for Arapaho Road

Jim, Can I get an extra set of plans for the Arapaho Streetscape?

***Slade Strickland***  
***Parks and Recreation***

—Original Message—

**From:** Carmen Moran  
**Sent:** Thursday, May 21, 1998 12:01 PM  
**To:** Slade Strickland  
**Subject:** Landscaping plan for Arapaho Road

Slade,

I talked to Clyde Jackson this morning about his project at Arapaho and the Tollway. It looks like that deal is going to make, but then he has told me that before. SWA is his landscape architect, and he asked if we could get a copy of our landscaping plan for Arapaho so that SWA could coordinate his site landscaping with the street landscaping. He asked if we could give a copy to Chris Miller. Could we manage a copy by the SWA meeting next week?

Carmen

*Done - to Slade*

Bid Arapaho Rd  
Amount —

Item			
509	Bega Fixture, Pole, Fndn	77 @ \$3000	\$231,000

Ed Bell Proposal

	15'-8" Bega Twin Fixture, Pole, Fndn	77 @ \$4810	\$370,370
--	---	-------------	-----------

- or -

	19'-8" Bega Twin Fixture, Pole, Fndn	77 @ \$4950	\$381,150
--	---	-------------	-----------

- NO BANNER ARMS -

	6"x6"x4" PVC JB w fittings (One @ each tree)	113 @ \$85	\$9,605
--	---	------------	---------

add cost 15'-8" Twin Fixture \$139,370

add cost 19'-8" Twin Fixture \$150,150

cc Slade ✓

5-5-98 - Slade will talk to Ron about this within next 2 days.

**Jim Pierce**

**From:** Carmen Moran  
**Sent:** Monday, May 04, 1998 3:46 PM  
**To:** Jim Pierce  
**Subject:** Pavers at DART transit center

I talked to Slade and he said that he would want to look at that bid. DART might not be planning to use the kind of pavers we want. Our choice of pavers might make the bid come in even higher. If you have that bid information, could you give it to Slade? I also talked to Ron and he said we could not make a decision today. He would like to put it on the Council agenda for May 12th. Could you write a memo explaining the situation and send it to Bill? I called Renee, but got his voice mail. I asked him to call me.

Carmen

THE STATE OF TEXAS    )  
                                  )  
COUNTY OF DALLAS    )

KNOW ALL MEN BY THESE PRESENTS:

**CONSTRUCTION COORDINATION INTERLOCAL AGREEMENT**

THAT this agreement (the "Agreement") made and entered into on this the \_\_\_ day of August, 1997 by and between DALLAS AREA RAPID TRANSIT ("DART"), a regional transportation authority organized and existing pursuant to Chapter 452, Texas Transportation Code, and THE TOWN OF ADDISON ("Addison"), a Texas home rule city.

**WITNESSETH:**

WHEREAS, DART is presently designing, and intends to construct, a transit center (the "Transit Center"), in the Town of Addison at a location which will adjoin and abut the newly relocated Arapaho Road (hereafter "Arapaho Road"); and,

WHEREAS, Addison is presently designing and intends to construct Arapaho Road adjacent to the Transit Center; and,

WHEREAS, construction of the Transit Center and Arapaho Road will be going on nearly simultaneously with different contractors constructing each project; and,

WHEREAS, it is in the best interests of both parties and their respective contractors to coordinate the construction efforts so that each project can move forward with the least interference with and from the other; NOW, THEREFORE,

**BE IT REMEMBERED:**

IN CONSIDERATION of the premises and other good and valuable consideration in hand received by each of the parties, the sufficiency of which is hereby acknowledged, DART and Addison do hereby agree as follows:

1. Joint Obligations. DART and Addison have agreed on a line separating the boundaries of construction (the "Construction Limit Line") of the Transit Center and Arapaho Road to be located at the back of the sidewalk as shown on the map attached hereto, marked Exhibit "A" and incorporated herein for all pertinent purposes. Likewise, reimbursement of any and all expenses to Addison or to DART will be done at actual cost.

2. Addison Obligations.

2.01. Addison will give Notice-to-Proceed to its contractor as soon as reasonably possible after acquisition of all of the land required for Arapaho Road, it being the intention of the parties to complete Arapaho Road west of Quorum Drive before the opening of the Transit Center.

2.02. Addison's designer shall design, and Addison's contractor shall construct, Arapaho Road up to the Construction Limit Line, including the sidewalk, grading, landscaping, irrigation, deceleration lanes, traffic signal(s) and all utilities required to serve the Transit Center that are located within and under Arapaho Road, all in compliance with the utility design drawings for Arapaho Road and the Transit Center, all of which have heretofore been approved by the parties where such joint approval is required.

2.03 Addison shall purchase and install twenty five (25) live oak trees of four inch (4") caliper to be placed on the Arapaho Road and/or Quorum Drive sidewalks adjacent to the Transit Center, the cost of which, presently estimated to be \$18,750.00, shall be reimbursed by DART.

3. DART Obligations.

3.01. As soon as possible after acquisition of the land needed for the Transit Center and Arapaho Road, DART shall demolish and remove, or cause to be demolished and removed, the existing metal/cement



block buildings presently situated on such property that must be removed to permit construction of Arapaho Road.

3.02. Upon completion of the Transit Center construction, the vacant area of the Transit Center site shall be seeded and graded to drain towards Arapaho Road by DART with thirty five percent (35%) of the cost thereof to be paid by Addison.

3.03. In the event additional parking is required to meet building occupancy requirements of the existing-to-remain brick buildings (as determined by Addison) such additional parking shall be constructed by DART at DART's sole cost and expense.

3.04. DART, at no cost to Addison, shall convey to Addison a sidewalk easement adjacent to Arapaho Road as shown on Exhibit "B" attached hereto and incorporated herein for all pertinent purposes.

3.05. DART's contractor shall build the Transit Center up to the Construction Limit Line, including the building, the parking, site lighting and landscaping within the Transit Center site, all in compliance with the heretofore approved Transit Center design, plans and specifications.

3.06. DART shall reimburse Addison for the cost of twenty five (25) live oak trees of four inch (4") caliper to be placed on the Arapaho Road and Quorum Drive sidewalks adjacent to the Transit Center.

3.07. DART shall reimburse Addison for the cost of constructing the deceleration lanes, traffic signal at the intersection of old and new Arapaho Roads, and the water and sanitary sewer lines installed under Arapaho Road to serve the Transit Center at a cost presently estimated to be \$22,468.00.

4. Contact Persons. The primary contact person for DART shall be A. Rene Rodriguez, who may be reached at (214) 749-2910. The primary contact person for Addison shall be James C. Pierce, who may be reached at (972) 450-2837 <sup>2879</sup>

5. Indemnification. To the extent permitted by applicable law, Addison agrees to defend, indemnify and hold DART, its directors, officers, employees and contractors free and harmless against any claims, demands, causes of action, costs and liabilities, including attorney fees, resulting from the performance or failure of Addison, its employees, agents and contractors to perform any obligation or duty in connection with this Agreement. Likewise, to the extent permitted by applicable law, DART hereby agrees to defend, indemnify and hold Addison, its officers, employees and contractors free and harmless against any claims, demands, causes of action, costs and liabilities, including attorney fees, resulting from the performance or failure of DART to perform any obligation or duty in connection with this Agreement. In the event of joint and concurrent negligence of both DART and Addison, responsibility and indemnity, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without, however, waiving any governmental immunity available to either party under Texas law and without waiving any defense of the parties under Texas law. The provisions of this paragraph are solely for the benefit of the parties hereto and are not intended to create or grant any rights, contractual or otherwise, to any third person or entity.

6. Notices. Any notice required or permitted to be given by either party to the other shall be in writing and shall be deemed to have been duly given when delivered personally or sent by certified mail, return receipt requested, in a postage paid envelope addressed to the party at the address set out below:

DART	DALLAS AREA RAPID TRANSIT P.O. Box 660163 Dallas, Texas 75266-7208 Attention: A. Rene Rodriguez
------	--

ADDISON	TOWN OF ADDISON P.O. Box 144 Addison, Texas 75001 Attention: John Baumgartner
---------	--

Either party may change its address for notice by giving notice to the other party of the new address.

7. Miscellaneous:

7.01. Environmental Protection. Each party shall exercise extreme care to insure that all construction work on the Transit Center and Arapaho Road complies with all laws pertaining to health or the environment, including without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), the Resource Conservation and Recovery Act of 1976 ("RCRA"), the Texas Water Code and the Texas Solid Waste Disposal Act.

7.02. Governing Law. This Agreement is drawn and is to be construed, in accordance with the laws of the State of Texas.

7.03. Binding Effect. The provisions of this Agreement shall be binding upon and inure to the benefit of DART and Addison and their respective successors and assigns.

7.04. Entirety and Amendment. This Agreement embodies the entire agreement between the parties and supersedes all prior agreements and understandings, if any, relating to the matters addressed herein, and may be amended or supplemented only by a written instrument executed by both parties.


7.05. Partial Invalidity. Any portion of this Agreement being declared by law to be invalid shall not invalidate the remaining provisions which shall remain in full force and effect.

7.06. Number and Gender. Words of any gender used in this Agreement shall be held and construed to include any other gender and words in the singular shall include the plural and vice versa, unless the text clearly requires otherwise.

7.07. Headings. The paragraph headings in this Agreement are intended for convenience only and shall not be taken into consideration in the construction or interpretation of this Agreement.

October, 1997. IN WITNESS WHEREOF, the parties hereto have executed this Agreement in multiple originals as of the 14<sup>th</sup> day of

DALLAS AREA RAPID TRANSIT

By:   
ROGER SNOBLE  
President/Executive Director

TOWN OF ADDISON

By:   
RON WHITEHEAD  
City Manager





James Pierce

From: Slade Strickland  
Sent: Wednesday, April 15, 1998 9:43 AM  
To: James Pierce  
Subject: Arapaho Streetscape

Jim, Tary has tagged all of the red oaks for Arapaho and they are being held by AM&D Nursery in East Texas. Under our agreement with Dart, they will reimburse us for approximately 25 red oaks that we will plant as the second row of trees along the Dart property. Tary did not reserve these trees, nor were they included in the original bid. We will need to add these through a change order. Let's discuss this before we authorize Hawkins to reserve these trees. We will need to get the City Manager to approve the Change order and go to Council for approval since it will cost more than \$15,000. Slade

"Design" / layout the trees?

Tree Irrigation?

Underdrain?

Separate Contract?

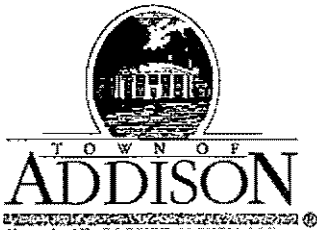
Item 519 PVC Drains @ \$17/ft  
Perforated

Item 520 PVC Non-perforated @ \$15/ft  
4" PVC pipe

# 521 4" Cal. red oaks @ \$1000

# 530 Tree well bubblers @ \$5 ea tree

# 546 1" PVC pipe (to bubblers) @ \$1.70/ft



**PUBLIC WORKS DEPARTMENT**

(972) 450-2871

Post Office Box 144 Addison, Texas 75001

16801 Westgrove

**CHANGE ORDER**

PROJECT: AIRPORT SANITARY SEWER REPLACEMENT  
 BID NUMBER: 97-38  
 OWNER: TOWN OF ADDISON  
 CONTRACTOR: BAR Constructors, Inc.  
 CHANGE ORDER NO: 1  
 DATE: January 20, 1998

**Description of Changes**

This change order is for the work required in order to replace the sanitary sewer along the creek behind Town Hall. The project will be done in association with the Town Hall Stream Bank Erosion Protection. The unit prices are based on the current contract with our contractor, BAR Constructors, Inc. for the sewer replacement project along Addison Airport.

ITEM NO.	DESCRIPTION	PREVIOUS QUANTITY	REVISED QUANTITY	UNIT	UNIT PRICE	AMOUNT OF CHANGE
1.	12-inch Sanitary Sewer	3700	3961	L.F.	\$87.00	\$22,707.00
7.	4-foot Manhole	17	19	Ea.	\$2850.00	\$5700.00
9.	Sanitary Sewer Service	10	11	Ea.	\$320.00	\$320.00
13.	Connect to existing San. Sewer	3	6	Ea.	\$200.00	\$600.00
21.	Cut & plug San. Sewer	15	17	Ea.	\$75.00	\$150.00
330.	4-foot Manhole pressurized	0	1	Ea.	\$2200.00	\$2200.00
331.	Lower 12-inch Force Main	0	50	L.F.	\$50.00	\$2500.00
332.	Bond	0	1	L.S.	\$854.00	\$854.00
<b>Total Requested Contract Increase</b>						<b>\$35,031.00</b>

Net Change by Change Order No. 1	\$35,031.00
Original Contract Amount	\$585,371.65
Previous Change Orders	<u>\$ 0.00</u>
Revised Contract Amount	\$620,402.65

The compensation agreed upon in this change order are for all costs the Contractor may incur as a result of, or relating to these changes. These compensations are for fully complete in-place construction. Actual in place quantities will be used for final payment.

Approved By:

Town of Addison

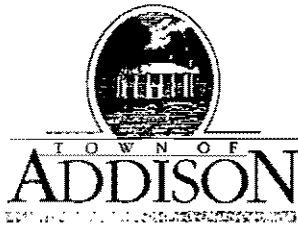
By: Ron Whitehead  
Ron Whitehead, City Manager

1-28-98  
Date

BAR Constructors Inc.

By: Sam Arrambide  
Sam Arrambide, Vice President

1-29-98  
Date



**PARKS & RECREATION**

(972) 450-2851 • FAX (972) 450-2834

Post Office Box 144 Addison, Texas 75001

16801 Westgrove

January 16, 1998

Mr. A. Rene Rodriguez, AIA  
Project Manager  
Dallas Area Rapid Transit  
P.O. Box 660163  
Dallas, Texas 75266-0163

**Re: Landscape Easements - Addison Transit Center**

Dear Mr. Rodriguez:

I received your response regarding the two landscape easement requests for the Addison Transit Center. The existing 15-foot wide easement at Arapaho and Quorum will satisfy our needs for the streetscape improvements.

I agree that the landscape easement at Arapaho/Addison Road would reduce Dart's parking area for the existing buildings. However, would Dart entertain the possibility of entering into an interlocal agreement stipulating that if the future building tenants needed spaces, then Addison would fund adding them on the north side of the building?

We do not necessarily need the entire area originally specified for the landscape easement. A 10-foot wide greenbelt behind the sidewalk would be suitable. We feel that some landscape relief between the sidewalk and parking is important for both parties. Otherwise, this corner will have very stark appearance.

Please call me at (214)450-2869 if you feel this is a feasible solution Dart.

Sincerely,

Slade Strickland, Director  
Parks and Recreation

c: Jim Pierce, Town of Addison



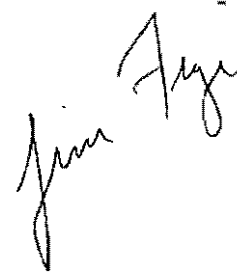
**DART**

Dallas Area Rapid Transit  
P.O. Box 660163  
Dallas, Texas 75266-0163  
214/749-3278

**E.P.ATC.5.1.6 (PMFR)**

December 31, 1997

Mr. Slade Strickland  
Director of Parks & Recreation  
Town of Addison  
P.O. Box 144  
Addison, Texas 75001



Re: Landscape Easements - Addison Transit Center

Dear Mr. Strickland:

Upon careful review of your December 4, 1997 letter, it has been determined that the easements requested will result on impacts to the parking area for the existing buildings at the intersection of Addison and Arapaho Roads and to the Transit Center site sign and landscaping located at Quorum Drive and the new Arapaho Road.

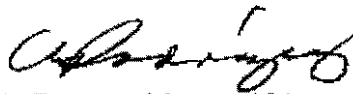
The hardscape design proposed for the northwest corner of the Quorum/Arapaho intersection is basically contained within the existing fifteen (15) feet easement for the sidewalk. Your hardscape design can be implemented with minimum or no changes. At this time I would prefer to leave the landscaping design as shown in DART's contract documents.

The requested landscape easement at the Addison/Arapaho intersection substantially reduces the parking area for the existing buildings and may jeopardize negotiations to lease the former convenience store.

Based on the above assessment, we are unable to concur with the easements requested on your letter of December 4, 1997.

Please call me at 214/749-2910 if you have any questions or comments.

Sincerely,



A. Rene Rodriguez, AIA  
Project Manager

c: Tom Larkin  
Rick Brown  
Eduardo Ugarte  
Albert Hall

# FAX COVER SHEET



Date Sent: 12/31/97

Number of Pages: 2  
(Including Cover Sheet)

<b>T O</b>	Name: <u>Mr. Slade Strickland</u>
	Company: <u>Journ of Addison</u>
	Dept./Loc.: _____
	Voice Phone: _____
	Fax Phone: <u>(972) 450-2834</u>

<b>F R O M</b>	Name: <u>Mr. Rene Rodriguez</u>
	Company: <u>Dallas Area Rapid Transit</u>
	Dept./Loc.: <u>Project Engineering</u>
	Voice Phone: <u>(214) 749-2910</u>
	_____



Comments:

Hard copy will follow.





**FACSIMILE TRANSMITTAL COVER**

**DATE:** Tuesday, December 16, 1997

**TIME:** 1:16 PM

**FROM:** Tary Arterburn

**PLEASE DELIVER THE FOLLOWING TRANSMITTAL TO:**

**NAME:** Slade Strickland  
Jim Pierce **FIRM:** Town of Addison

**PROJECT #** 97018 **FAX #** 972-450-2837

**PROJECT NAME:** Arapaho Road Streetscape **PHONE #** 972-450-2860

**PROJECT LOCATION:** Addison, Texas

**MATERIALS FAXED:**  
Additional Services Requests

**COMMENTS:**

There are <sup>2</sup> pages including cover letter. Please respond if all pages are not received.

Original to follow via mail  No original to follow

*Copy given to Slade*

Landscape Architecture  
3100 McKinnon Street / Suite 905 LB 152 / Dallas, Texas 75201  
214/871-0588 Fax 214/871-1507



December 16, 1997

Mr. Ken Roberts  
Huitt Zollars Engineers  
3131 McKinney  
Suite 600, LB 105  
Dallas, TX 75204

**Re: Arapaho Road Streetscape  
Additional Services Request #1**

Ken:

I discussed with Slade Strickland the fact that we had not included MEP engineering in our original proposal to the Town of Addison for hooking up street light fixtures. Our consultant cost for this exercise is \$4,800.00; we would like to request this amount as additional services to our original proposal/contract.

Please call me if you have any questions; I am forwarding a copy of this request as below.

Respectfully submitted,  
MESA DESIGNGROUP

A handwritten signature in cursive script, appearing to read "Taty Arterburn".

Taty Arterburn  
Principal

/krc

c: Slade Strickland, Town of Addison  
Jim Pierce, Town of Addison

E:\Active Projects\77018 - Addison Streetscape\Correspondence\77018AddSvcdr#1.doc

Landscape Architecture

3100 McKinnon Street / Suite 905 LB 152 / Dallas, Texas 75201  
214/871-0568 Fax 214/871-1507

TOWN OF  
**ADDISON**

**PUBLIC WORKS**

To: Robert Montgomery

From: James C. Pierce, Jr., P.E., DEE  
Assistant City Engineer  
Phone: 972/450-2879  
FAX: 972/450-2837

Company: MESA

FAX #: 214-871-1507

Date: 1-12-97

16801 Westgrove  
P.O. Box 144

Re: Arapaho/Arch Barriers

# of pages (including cover): 3

Addison, TX 75001

Original in mail

Per your request

FYI

Call me

Comments:

Est start Date March, 1998

" Completion " " 1999

Please respond to the Tx Dept.  
of Licensing & Regulation as  
appropriate.

Jim

# TEXAS DEPARTMENT OF LICENSING AND REGULATION



*Code Review and Inspections*  
**ARCHITECTURAL BARRIERS**

P.O. Box 12157 Austin, Texas 78711 (512)463-3211 FAX (512)475-2886

Mr. Jim Pierce  
Town of Addison  
16801 West Grove, P.O. Box 144  
Addison, Texas 75001

January 7, 1998

Re: Arapaho Streetscape  
Date received: December 30, 1997  
EABPRJ-9800-3106

Material was received pertaining to the referenced project; however we are unable to proceed for the following reason(s).

Project Registration Form was not submitted (form enclosed).

Project Registration Form was not completed in full (copy enclosed).

Prior to begining construction, file amended Project Registration Form with correct dates **and** applicable fees.

Application for Variance form was not submitted (form enclosed).

Application for Variance was not completed in full (copy enclosed).

Original forms (Registration, Variance, Preliminary Review) have not been received.

Owner or design professional signature is required.

Applicable Fees (Review, Variance, Preliminary Review) have not been received.\*

Construction documents were not received.

Plans must be sealed and signed. See Rule 68.70 (a)(1), 16 Texas Administrative Code, Chapter 68.

Services can not be performed until the requested material is provided to Architectural Barriers. If applicable fees are not received with 30 days of receipt of construction documents, they will be destroyed in accordance with Rule 68.80.

\* One Project Registration Form and/or fee required for each site.\*

Questions regarding this matter should be directed to Susy Bonnell at (512) 463-8396.

~~\*\*\*Please include a copy of this notification with your response.\*\*\*~~

# TEXAS DEPARTMENT OF LICENSING AND REGULATION ARCHITECTURAL BARRIERS PROJECT REGISTRATION

Please Type or Print

See Reverse Side For Instructions

1. Project Name <b>APAPATHO STREETSCAPE</b>			
2. Building/Facility Name <b>TOWN-OF-ADDISON- APAPATHO STREETSCAPE</b>			
3. Location/Address <b>APAPATHO ROAD TOWN OF ADDISON</b>	City <b>ADDISON</b>	Zip Code <b>75001</b>	County <b>DALLAS</b>
4. Tenant (if other than owner) <b>TOWN-OF-ADDISON (CONTACT JIM PIERCE) CITY</b>		Telephone Number <b>(972) 450-2879</b>	
5. Mailing Address <b>16801 WESTERVALE 144</b>	P.O. Box <b>144</b>	City <b>ADDISON</b>	State <b>TX</b> Zip Code <b>75001</b>
6. Contact <b>JIM PIERCE (CITY ENGINEER)</b>		Telephone Number <b>(972) 450-2879</b>	
7. Mailing Address <b>16801 WESTERVALE 144</b>	P.O. Box <b>144</b>	City <b>ADDISON</b>	State <b>TX</b> Zip Code <b>75001</b>
8. Building/Facility Owner (not tenant) <b>TOWN OF ADDISON</b>		Telephone Number <b>(972) 450-2879</b>	
9. Mailing Address <b>16801 WESTERVALE 144</b>	P.O. Box <b>144</b>	City <b>ADDISON</b>	State <b>TX</b> Zip Code <b>75001</b>
10. Contact <b>JIM PIERCE</b>		Telephone Number <b>(972) 450-2879</b>	
11. Mailing Address <b>16801 WESTERVALE 144</b>	P.O. Box <b>144</b>	City <b>ADDISON</b>	State <b>TX</b> Zip Code <b>75001</b>
12. Architectural/Engineering/Interior Design/Building Design Firm <b>MESA DESIGN GROUP</b>		Telephone <b>(214) 871-0568</b>	
13. Mailing Address <b>3100 MCKINNON, SUITE 905</b>	City <b>DALLAS</b>	State <b>TX</b>	Zip Code <b>75201</b>
14. Project Architect/Engineer/Designer <input type="checkbox"/> Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Interior Designer <input type="checkbox"/> Other <b>LANDSCAPE ARCHITECT - TARY ARTERBORN</b>		License Number (if applicable) <b>TX 868</b>	
15. Scheduled Start Date (mm/yy) <b>12/24/97</b>	16. Scheduled Completion Date (mm/yy) <b>12/24/97</b>	17. Project Cost <b>EST. 1.5 million</b>	
18. Project Description: Indicate scope of project and describe below: <input type="checkbox"/> New Construction <input type="checkbox"/> Renovation/Alteration <input type="checkbox"/> Addition/Renovation <input type="checkbox"/> Addition to Existing Building <input checked="" type="checkbox"/> New Construction/Renovation <input type="checkbox"/> Historic Preservation <b>side walk construction</b>			
19. <input checked="" type="checkbox"/> This Project involves Public Funds, Public Land, State Lease or Tax Abatement. <input type="checkbox"/> This Project is Privately Funded, on Private Land for Private Use.		20. State Lease Number (if applicable)	

Having examined Article 9102, Texas Civil Statutes, and being familiar with the provisions thereof, I hereby notify the Texas Department of Licensing and Regulation of the described project and of my intent to perform, or cause to be performed, all services necessary to design said project in accordance with the provisions of the statute.

Jim J. Utter Signature 12.24.97 Date  
Project Architect/Engineer/Interior Designer

Having examined Article 9102, Texas Civil Statutes, and being familiar with the provisions thereof, I do hereby notify the Texas Department of Licensing and Regulation of my intent to comply with the provisions of the statute.

Owner/Agent Signature		Date	
ICP/MCP #: PLAN REVIEW	Date Plans Received By ICP/MCP	ICP/MCP #: INSPECTION	Date Received
DEPARTMENT USE ONLY			FILE #
AB# <b>98-3106</b>	ZONE	RECEIVED BY TDLR EMP #	SEQ <b>3</b>
			DESC <b>DEC 30 1997</b>

COMMENT  
**01545356** → **3**  
**01545357** → **2**

MODE = TRANSMISSION

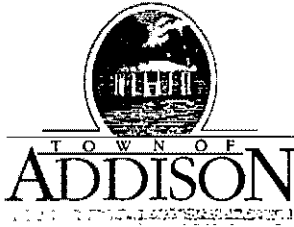
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END=01-12 01:12PM

NO.	COM	SPEED NO	STATION NAME/ TELEPHONE NO.	PAGES
001	OK	2	92148711507	003

-Addison Svc Ctr -Upstairs-





**PARKS & RECREATION**

(972) 450-2851 • FAX (972) 450-2834

Post Office Box 144 Addison, Texas 75001

16801 Westgrove

December 4, 1997

Mr. A. Rene Rodriguez, AIA  
Project Manager  
Dallas Area Rapid Transit  
P.O. Box 660163  
Dallas, Texas 75266-0163

**Re: Landscape Easements - Addison Transit Center**

Dear Mr. Rodriguez:

Enclosed for your review are drawings that show two areas where the Town of Addison wishes to acquire landscape easements for the Arapaho Streetscape project.

The first area is at the northeast corner of Addison Road and Arapaho Road. The shaded area is presently a concrete drive for the office building on the corner. We are proposing to remove this concrete and install grass and irrigation. This will provide a landscape buffer between the parking lot and the 10 foot sidewalk along Arapaho Road. No parking spaces would be removed and a 15 foot drive would remain for access along the south side of the building.

The second area is on the northwest corner of Arapaho Road and Quorum Drive. The streetscape design calls for special paving with landscaping behind it. The design goal is to create a distinctive appearance at this major intersection by using decorative paving and landscaping on the four corners. The DART monument sign located within this area would be integrated into the final design.

If DART is agreeable, Addison will take responsibility for the irrigation and landscape maintenance.

Please call me at (972)-450-2869 should you have any questions or comments.

Sincerely,

  
Slade Strickland, Director  
Parks and Recreation

Attachments (2)

cc: / Jim Pierce, Town of Addison

77

DART

LIMIT OF WORK

15' DRIVE

LANDSCAPE EASEMENT

ATP/ANHC

(15) PISTACHIA CHINENSIS (4" CAL.)

(2) BID ALTERNATES

FOSTER HOLLY (12 HT)

EUROPEAN HORNBREAM (4" CAL.)

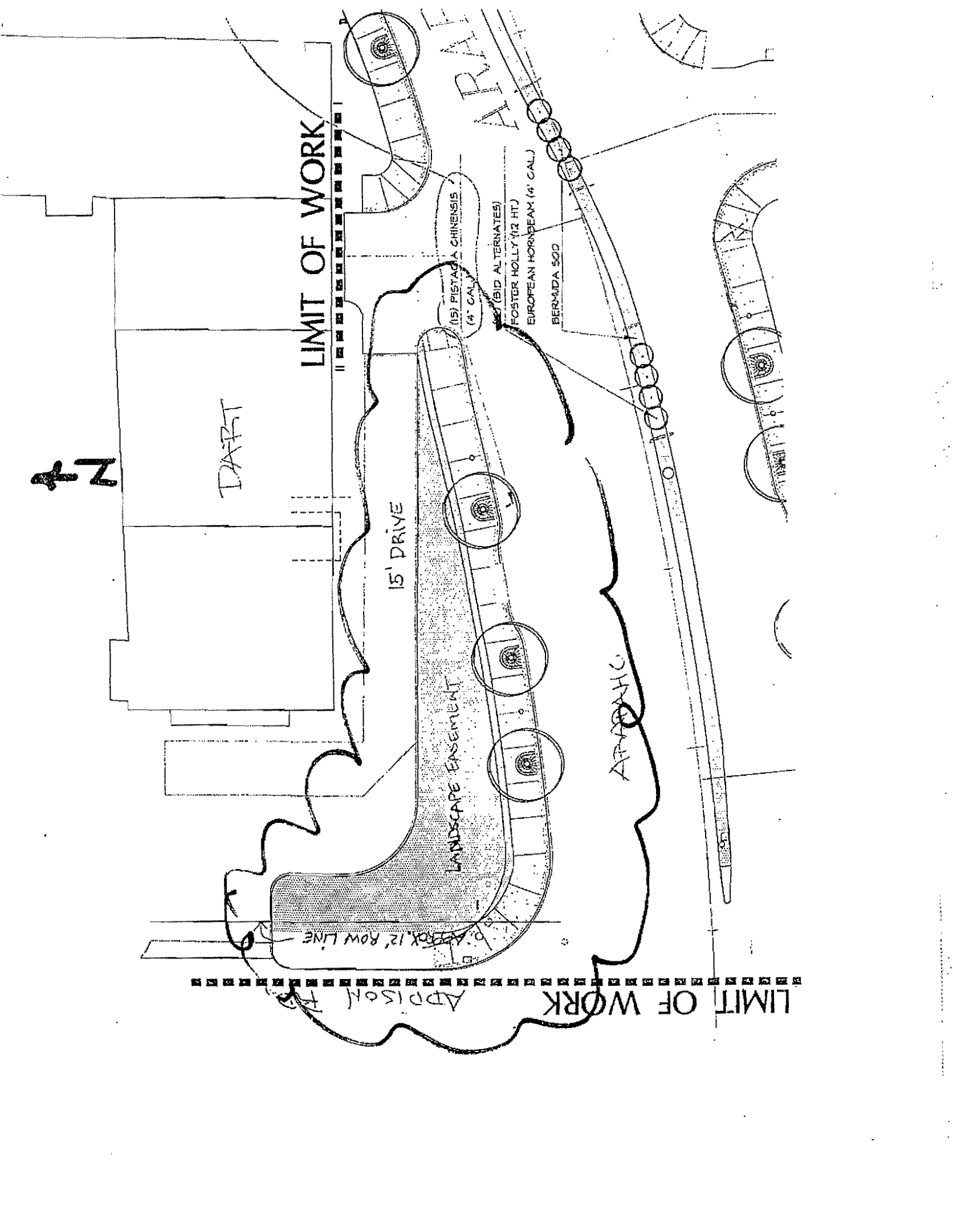
BERMUDA SOD

ARAF

LIMIT OF WORK

ADDISON RD

APPROX. 12' ROW LINE



TOWN OF  
ADDISON

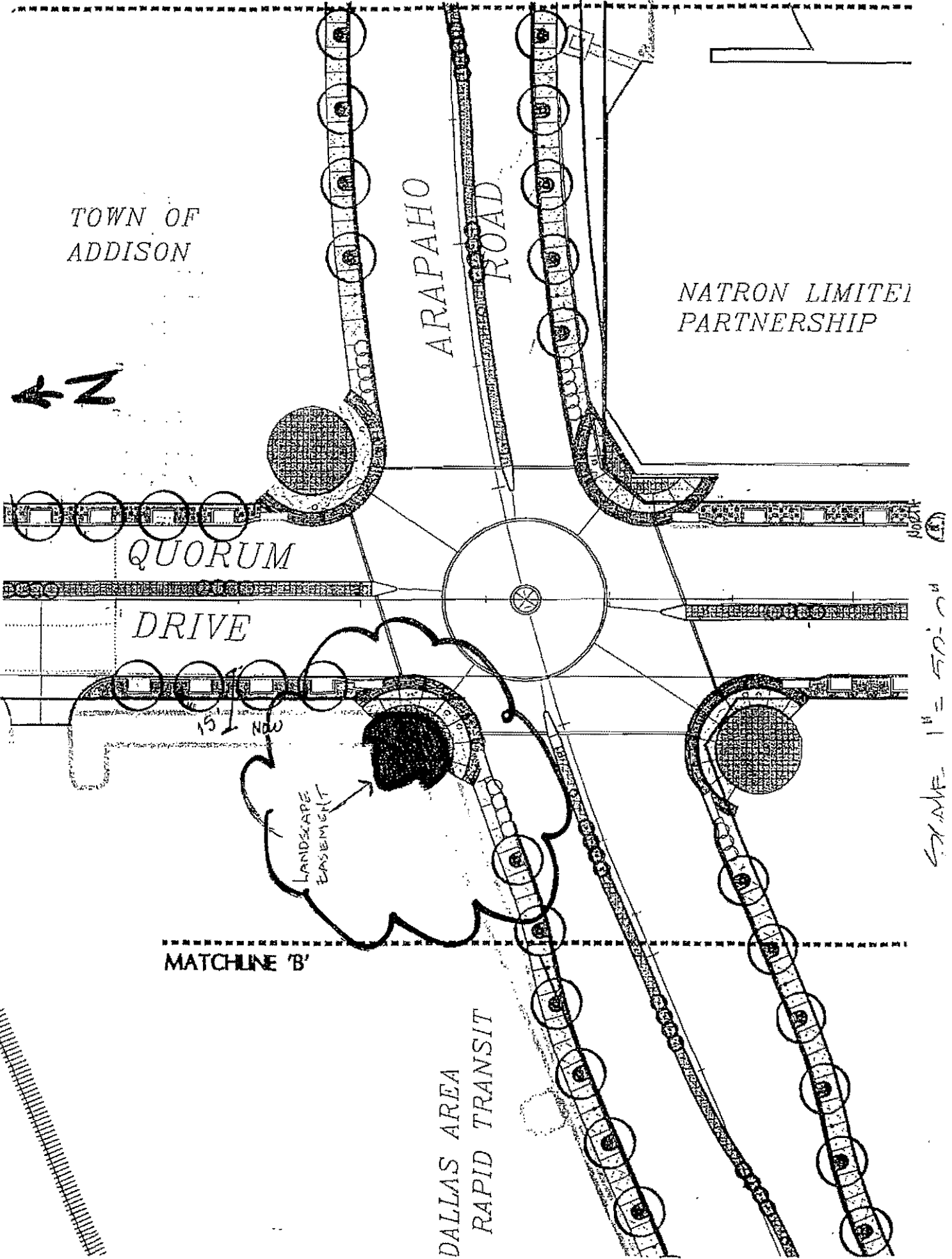
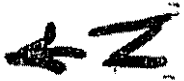
NATRON LIMITED  
PARTNERSHIP

ARAPAHO  
ROAD

QUORUM  
DRIVE

MATCHLINE 'B'

DALLAS AREA  
RAPID TRANSIT



SCALE 1" = 50'-0"



Dallas Area Rapid Transit  
 P.O. Box 660163  
 Dallas, Texas 75266-0163  
 214/749-3278

E.P.A.T.C.5.1.6 (PMFR)

December 3, 1997

Mr. Slade Strickland  
 Director of Parks & Recreation  
 Town of Addison  
 P.O. Box 144  
 Addison, Texas 75001

Dear Mr. Strickland:

As per our telephone conversation of November 25, 1997, the Town of Addison has decided to build a ten (10) feet sidewalk along the length of the new Arapaho Road leaving a five (5) feet strip of land (2 ft. adjacent to the deceleration lanes) next to the previously agreed upon line of construction limit.

As requested, DART will redesign the irrigation system to include the references 5-ft./2-ft. strip of land and will include this work into the Addison Transit Center Construction Contract. The Town of Addison will reimburse DART for the actual costs of the redesign and the estimated construction cost of the additional irrigation. The Town of Addison, at its sole cost, will grade and sod the referenced strip of land. DART will maintain up to the relocated edge of sidewalk.

Should you concur with the above understanding of the revisions requested, please sign and date this letter in the space provided below. Since the redesign needs to occur within this current calendar year, please return your concurrence by no later than December 8, 1997.

Should you have any questions or comments, please contact me at your earliest convenience.

Sincerely,

  
 A. Rene Rodriguez, AIA  
 Project Manager

CONCURRENCE:



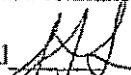
Slade Strickland  
 TOWN OF ADDISON

DATE:

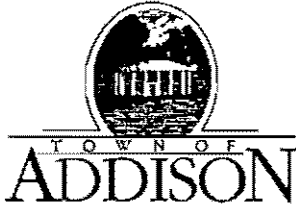
12-5-97

- c: Tom Larkin
- Rick Brown
- Eduardo Ugarte
- Paul Jones
- Albert Hall

\*Contingent upon the Town of Addison's review and approval of the redesign cost and estimated construction cost.

Initial   
 Town of Addison

Initial \_\_\_\_\_  
 DART



November 20, 1997

**PARKS & RECREATION**

Post Office Box 144 Addison, Texas 75001

(972) 450-2851 • FAX (972) 450-2834

16801 Westgrove

A. Rene Rodriguez, AIA, Project Manager  
DART Facilities Engineering  
P.O. Box 660163  
Dallas, TX 75266-0163

**Re: Addison Transit Center Landscaping**

Dear Mr. Rodriguez:

I wanted to follow up our phone conversation Wednesday, November 19, 1997 regarding the landscape issues relating to the Addison Transit Center. According to the DART Transit Center Construction Coordination Interlocal Agreement, Dart will reimburse the Town for planting 25 - 4" trees in the Town-constructed sidewalk tree wells along Arapaho Road and Quorum Drive.

Dart will be credited with this quantity of trees toward the overall site landscape requirements described in the Addison landscape ordinance. However, the total site tree requirement is 96 trees, while only 75 are shown on the proposed landscape plan, including the 25 mentioned above.

Addison is proposing that the Dart-funded trees be planted according to the attached planting plan to bring the site into compliance with the landscape ordinance. Fourteen trees will be planted to create a second row, and the remaining eleven will go into the sidewalk. The Town will fund the remaining 17 sidewalk trees shown on the plan. All of the trees will be planted by the Town as specified in the Interlocal Agreement.

**STREETSCAPE SIDEWALK**

The Interlocal Agreement shows a 15' construction zone to accommodate the Town's streetscape plan. The streetscape plan includes a 10' wide sidewalk leaving a 5' wide green strip behind the sidewalk. This strip will abut Dart's varying-width green belt shown along Arapaho Road and Quorum Drive. Thus, Addison is proposing that Dart extend their sprinkler system and grass to the back of the sidewalk. This will prevent the installation of two separate sprinkler systems and the confusion brought about with maintenance of the strip by two separate maintenance contractors.

The landscape percentages and the shrub planting plan have been reviewed and approved by the Town. The landscape plan submitted did not specify shrub quantities. Nonetheless, based on our estimate, the perimeter and street frontage shrub requirements are satisfied within the interior planting strip south of the terminal.

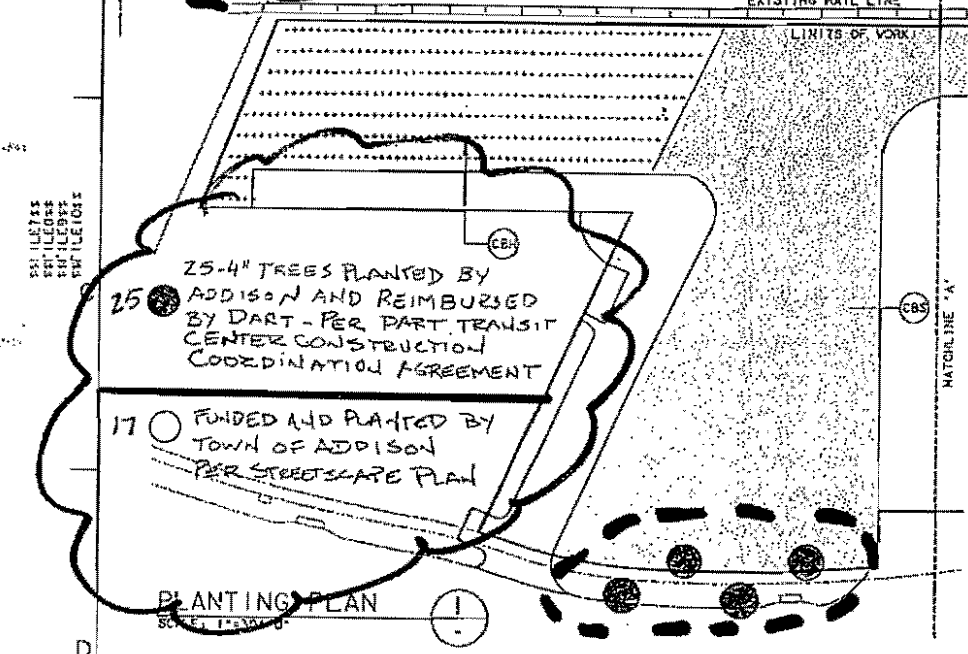
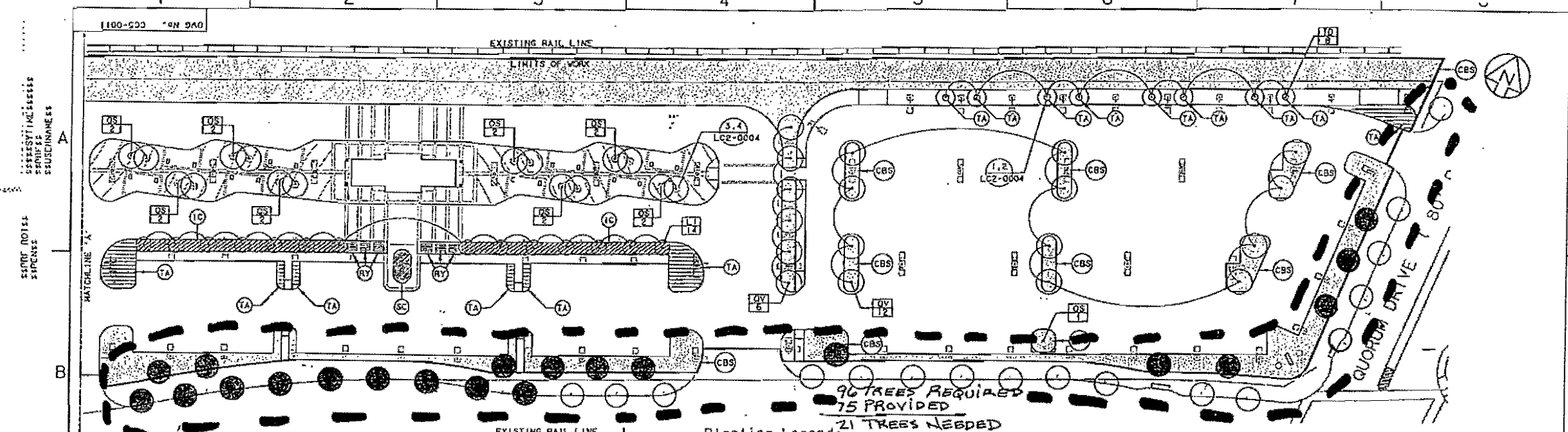
Please call me at (972)-450-2851 to let me know Dart's decision.

Sincerely,

Slade Strickland

cc: Jim Pierce, Town of Addison  
Carmen Moran, Town of Addison

Attachment



Planting Legend:

- Proposed Tree
- Proposed Tree Quantity
- Proposed Seasonal Color
- Proposed Shrub
- Proposed Groundcover
- Proposed Sod
- Proposed Hydroseed

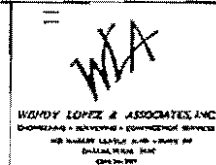
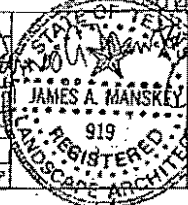
Planting Schedule:

Sym.	Qty.	Botanical/Common Name	Cal.	Height	Spread	Rootball	Remarks
<b>Trees:</b>							
LI	14	Cupressocypripis Indica / Crane-Hydril 'Luskegee'	2"	10'	5'-5'	65 Gal.	Multi-Trunk, 3 - trunk min. <i>Rev. Roderwiz</i>
OS	17	Quercus shumardii / Shumard Red Oak	4"	16'-18'	8'-10'	100 Gal.	Full tree, matched
OY	18	Quercus virginiana / Live Oak	4"	18'-18'	8'-10'	100 Gal.	Full tree, matched
TO	8	Taxodium distichum / Bald Cypress	4"	16'-18'	6'-6'	8&B	Full tree, matched
<b>Shrubs / Groundcovers:</b>							
IC		Ilex cornuta 'Burfordi' nano / Dwarf Burford Holly	5 Gal.	2'-3'	1.5'-2'	5 Gal.	Full plant, triang. spacing, 24" O.C.
RY		Hesperaloe parviflora / Red Yucca	5 Gal.	20"-30"	1.5'	5 Gal.	Full plant, triang. spacing, 18" O.C.
TA		Trachelospermum asiaticum / Asian Jasmine				4" Pots	Full plant, 4-12" runners per plant, 8" O.C.
SC		Seasonal Color				4" Pots	Full plant, matched, owner to select species, triang. spacing, 6" O.C.
CBS		Common Bermuda Sod					Solid Sod Bermuda
CBH		Common Bermuda Hydroseed					Hydroseed Bermuda

Planting Notes:

1. All disturbed areas within the contract limit line shall be planted in either lawn, shrub or groundcover beds as indicated. Where no planting is indicated, Common Bermuda hydroseed shall be used.
2. All areas within the contract limit line shall be irrigated by means of an underground subsurface irrigation system.
3. All trees shall be guyed.
4. All planting beds adjacent to lawn areas shall be bordered by 4" high steel edging.

REV	DATE	DESCRIPTION	BY	ENG	CHK	APP	REV	DATE	DESCRIPTION	BY	ENG	CHK	APP



CONTRACT SHEET No. 44 OF 95

ADDISON TRANSIT CENTER PLANTING PLAN

CONTRACT C-87000136 OVG No. CCS-0011 REV 0

South  
Quorum, Arap : - Show  
wide sidewalks

**ARAPAHO STREETSCAPE**  
**Design Meeting**  
**11-11-97**

Continued wall around  
Carr America

Items

1. Light fixtures *ok as is -*
2. Tree variety Red Oak
3. Corner condition
4. Quorum intersection design *- as is -*
5. Pavers in street *—*
6. Quorum sidewalk width
7. Corner conditions
8. Carr America retaining wall ~~—~~ *Persue Easement and  
move wall, extend  
wall eventually  
5' sidewalks on  
quorum*
9. Park at corner ?

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

LETTER OF TRANSMITTAL

(214) 871-3311

TO Town of Addison - Public Works  
16801 Westgrove  
Addison, TX 75001

DATE	10-29-97	JOB NO.	07-1772-01
ATTENTION	Jim Pierce		
RE:	Apache Road		

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

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

COPIES	DATE	NO.	DESCRIPTION
1			Landscape Plans

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 \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

SIGNED: Ken Roberts

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



Arupah Streetcape  
Meeting with MESA

10-14-97

Bidding —

Contractor

1 - Takes off Quantities

2. MESA Provides Quantities

MESA will provide plans & typ details —

<b>ARAPAHO ROAD PHASE I</b>	<b>10/09/97</b>		
<b>PROJECT BUDGET</b>			
<b>Description</b>	<b>Amount</b>		
Programmed DART LAP/CMS Funds	\$5,262,089.00		
Huitt Zollars Design	(\$300,000.00)		
HNTB Design-Phase II	(\$300,000.00)		
Additional Surveys for ROW-HZ	(\$5,000.00)		
ROW Pinnell Property	(\$1,015,000.00)		
Legal Fees	(\$50,000.00)		
ROW-SWBell	(\$38,100.00)		
DART Transit Center Landscape	(\$4,000.00)		
ROW-Colanade/LANCO	(\$75,000.00)		
TU Street Lights	(\$28,000.00)		
Phase I Construction	(\$2,480,000.00)		
DART Cost Rebates	\$22,470.00		
JB Cline ROW	(\$600,000.00)		
Land Between Quorum & Spectrum	(\$255,000.00)		
Arapaho Bridge & Misc Expenses	(\$100,000.00)		
Streetscape	(\$1,200,000.00)		
TU Underground Placements	(\$70,000.00)		
<b>TOTAL</b>	<b>(\$1,235,541.00)</b>	<b>&lt;&lt;Overbudget</b>	

*Color of Lights*

**Preliminary Cost Estimate**

**MESA Design Group, Inc.**

*Dont want "Yellow"*

10/02/97

Project Name **ADDISON STREETSCAPE**

Project Number: **97018**

			<i>Old</i>	<i>New</i>
<b>Hardscape</b>				
INTERSECTION PAVING/ CONCRETE PAVERS	59,830 SF	\$7.00	\$418,810.00	
ARAPAHO/QUORUM INTERSECTION	15,000 SF	\$3.00		\$45,000.00
SIDEWALK (10' WIDE) ARAPAHO R.O.W.	45,800 SF	\$7.00	\$320,600.00	
SIDEWALK (10' WIDE) ARAPAHO R.O.W.	45,800 SF	\$6.00		\$274,800.00
SIDEWALK BRICK BAND	9,160 LF	\$4.00	\$36,640.00	\$36,640.00
SIDEWALK (10' WIDE) QUORUM R.O.W.	4,000 SF	\$8.00	\$32,000.00	\$32,000.00
CROSSWALK	10,000 SF	\$7.00	\$70,000.00	
CROSSWALK	0	\$0.00	\$0.00	\$0.00
LIGHTING (R.O.W.) INCLUDES ELEC. 50' SPACING	92 E	\$4,000.00	\$368,000.00	
LIGHTING (R.O.W.) INC ELEC. 60' SPACING	83 E	\$4,000.00		\$332,000.00
LIGHTING (MEDIAN) ELEC. N. INC 200' SPACING (HUTTT ZOLLARS)	14 E	\$2,000.00	\$0.00	\$0.00
TREE GRATE W/ FRAME (INSTALLED) 25' SPACING	143 E	\$950.00	\$135,850.00	
TREE GRATE W/FRAME (INSTALLED) 30' SPACING	129 E	\$950.00		\$122,550.00
BENCHES (ALLOWANCE)	20 LS	\$750.00	\$15,000.00	
BENCHES (ALLOWANCE)	0	\$0.00		\$0.00
INTERSECTION WALLS	200 LF	\$200.00	\$40,000.00	\$40,000.00
BOLLARDS W/LIGHTING (MAIN INTERSECTION)	29 E	\$800.00	\$23,200.00	\$23,200.00
BOLLARDS W/O LIGHTING (SECONDARY INTER.)	85 E	\$450.00	\$38,250.00	
BOLLARDS SECONDARY INTERSECTION	0	\$0.00		\$0.00
SUSPENDEd SIDEWALK @ TREES	143 E	\$300.00	\$42,900.00	
SUSPENDEd SIDEWALK @ TREES	129 E	\$300.00		\$38,700.00
DRAINAGE SYSTEM	5,520 LF	\$7.00	\$38,640.00	\$38,640.00
<b>SUBTOTAL</b>			<b>\$1,579,890.00</b>	<b>\$983,530.00</b>
<b>Landscape</b>				
CANOPY TREES (R.O.W.) 4" CAL. <i>25' spacing</i>	164 E	\$600.00	\$98,400.00	
CANOPY TREES (R.O.W.) 4" CAL. <i>30' spacing</i>	149 E	\$600.00		\$89,400.00
ARAPAHOE/QUORUM INTERSECT (SHRUBS/GC)	9,120 SF	\$4.00	\$36,480.00	\$36,480.00
MEDIAN TREES (R.O.W.) 4" CAL.	65 E	\$400.00	\$26,000.00	\$26,000.00
MEDIAN (SHRUBS/GC)	13,305 SF	\$4.00	\$53,220.00	\$53,220.00
IRRIGATION	22,425 SF	\$0.50	\$11,212.50	\$11,212.50
IRRIGATION (TREE BUBBLERS)	164 E	\$45.00	\$7,380.00	
IRRIGATION (TREE BUBBLERS)	149 E	\$45.00		\$6,705.00
<b>SUBTOTAL</b>			<b>\$232,692.50</b>	<b>\$229,017.50</b>
<b>SUBTOTAL</b>			<b>\$1,812,582.50</b>	<b>\$1,206,547.50</b>
<b>15% GENERAL CONTRACTOR FEE</b>			<b>\$271,887.38</b>	<b>\$180,982.13</b>
<b>TOTAL</b>			<b>\$2,084,469.88</b>	<b>\$1,387,529.63</b>

All unit prices, allowances, and total costs are valid for thirty (30) days. MESA Design Group reserves the right to revise this estimate after such time.

## Preliminary Cost Estimate

MESA Design Group, Inc.

10/02/97

Project Name ADDISON STREETSCAPE

Project Number: 97018

## Hardscape

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## Landscape

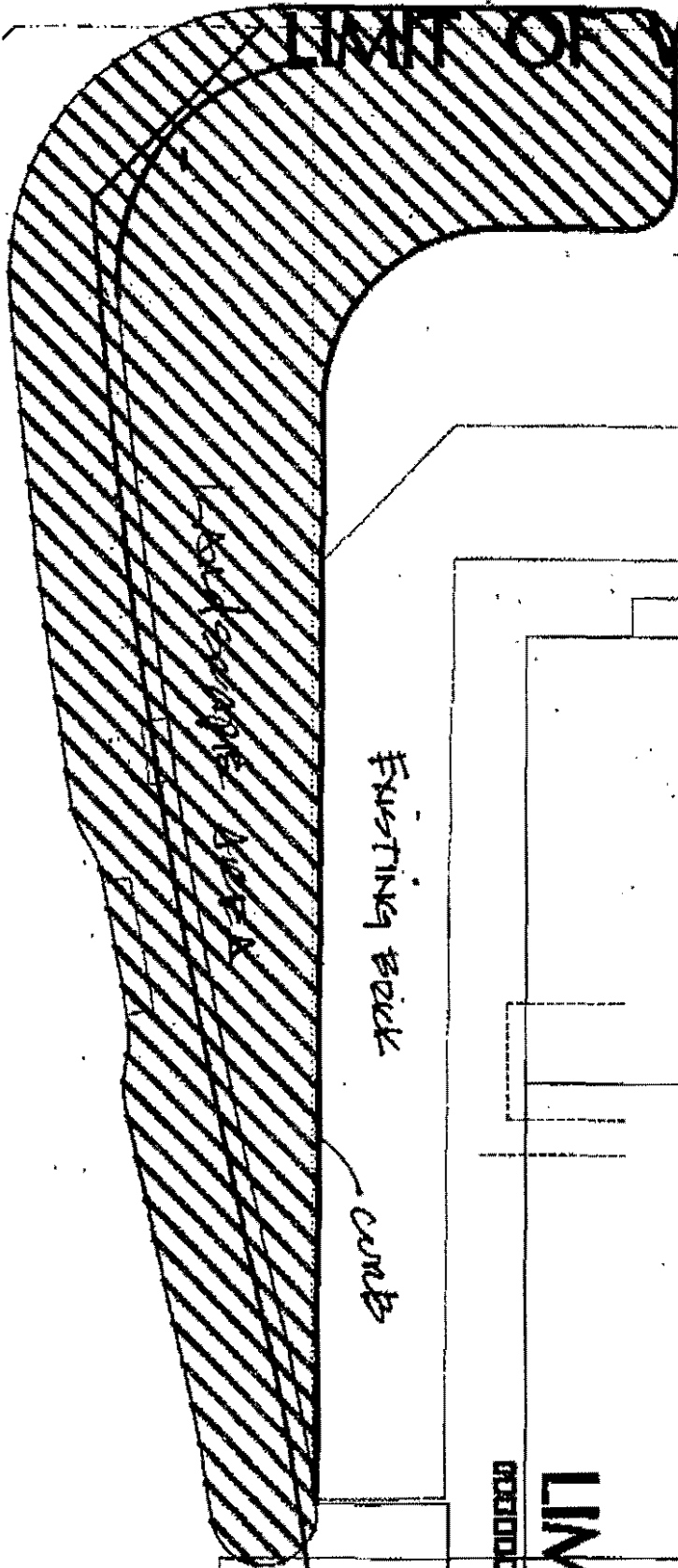
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SUBTOTAL			\$1,812,582.50	\$1,206,547.50
15% GENERAL CONTRACTOR FEE			\$271,887.38	\$180,982.13
TOTAL			\$2,084,469.88	\$1,387,529.63

All unit prices, allowances, and total costs are valid for thirty (30) days. MESA Design Group reserves the right to revise this estimate after such time.

ROAD



LIMIT OF WORK



Alvarado Rd.

EXISTING BACK CURB

CURB

PROPOSED  
LIMIT

15:54

05/01/98

9/23/97 Arapaho/Streetscape/MESA meeting

Quorum, S. of Arapaho

use 10' for parallel parking

get 10' sidewalk easement for streetscape

Visit with John on streetscape issues -

1. Tree location

2. Well size

3. Red Line issue

Parallel along Quorum

~~Get~~ Brick Pavers along Quorum

Landscape Easements

MCM & DART

Intersection Treatments -

MESA will work up costs

\* Discuss w Carmen & John

9/24

Parallel Parking along Quorum?

\* Get Cat from Hitt Zellers

Arapaho Streetscape

8-25-97

call working  
+ 8-21-97

work with DART re streetscape  
and lighting

Need Arap Road lot Est from Kent Roberts

Check DART ILA for 15' sidewalk area  
? want easement on irrigation line

Oct 1 Final Plans

Oct 15 out for Bids @ ~~latest~~ latest

Will get back to us on schedule

8-25-97

**Arapaho Road Streetscape Improvements  
Pre-Design Cost Estimate**

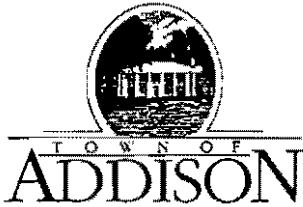
Arapaho Road	2,650 LF
Quorum Drive	<u>700 LF</u>
	3,350 LF
Intersection	1,000 LF

**Typical Streetscape Improvements Per LF**

20 SF	Enhanced Concrete Sidewalk	\$ 5.00	\$ 100.00
2 EA	Street Trees 40' O.C.	\$ 650.00	\$ 32.50
2 EA	Treegrates 40' O.C.	\$ 600.00	\$ 30.00
10 SF	Sod	\$ .40	\$ 4.00
10 EA	Irrigation	\$ .50	\$ 5.00
2 EA	Streetlights 100' O.C.	\$ 3,000.00	\$ 60.00
1 Lump	Street Furniture 200' O.C.	\$ 2,000.00	<u>\$ 10.00</u>
		Subtotal	\$ 241.50

3,350 LF	x	\$241.50	=	\$ 809,025.00
1,000 SF	x	\$ 6.00	=	\$ 60,000.00
<u>Subtotal</u>				<u>\$ 869,025.00</u>
General Contractor (15%)				\$ 130,353.00
Pre-Design Cost Estimates				\$ 999,378.00





**PARKS & RECREATION**


Post Office Box 144 Addison, Texas 75001

(972) 450-2851 • FAX (972) 450-2834

16801 Westgrove

*Tim  
FYI  
Arapaho Rd*

**MEMORANDUM**

Date: July 30, 1997  
To: Ron Whitehead, City Manager  
From: Slade Strickland, Director   
Parks and Recreation  
Subject: **Design Proposal for Streetscape Improvements  
Arapaho Road - Dallas North Tollway to Addison Road**

**SUMMARY**

Attached for the City Council's consideration is a proposal for **\$52,750** from Huitt-Zollars, Inc. to provide landscape architectural design services for the Arapaho Road Streetscape - Dallas North Tollway to Addison Road. It also includes design of the right-of-ways and center medians on Quorum Drive, north to the railroad tracks and south to the old Arapaho/Quorum intersection.

The design proposal will incorporate approximately 10' wide sidewalks and special paving on both sides of the street, crosswalks, tree wells, subsurface drainage, irrigation, and one row of trees. Street amenities such as benches and light standards will be considered as well. Special paving, landscaping, and street lighting will be considered for the center medians. Private development that occurs along Arapaho Road will be required to plant a second row of trees and maintain the area behind the sidewalks.

**BACKGROUND**

On May 13 Carman Moran presented a streetscape concept to Council for Arapaho Road and Quorum Drive. The purpose of the plan is to create an urban district "gateway" with a uniform planting scheme leading up to Addison Circle along Arapaho from the Tollway and along Quorum Drive from Belt Line Road. The continuation of the urban district concept north of the railroad tracks will provide pedestrians a safer and more appealing environment to access Belt Line Road and the Tollway from the Addison Circle.

Huitt-Zollars is presently under contract with the Town for the design of the Arapaho Extension project. This proposal calls for adding Mesa Design Group's landscape architecture fees to Huitt-Zollar's present contract for the streetscape design. The purpose of adding Mesa's services to Huitt-Zollar's contract is to expedite the streetscape design so it can be coordinated with the street design already in progress.

Mesa was hired by the Colonnade for the site planning of the their third phase project. Staff saw an opportunity to get Mesa involved in outlining ideas for an urban district master plan, as discussions proceeded regarding the alignment of Arapaho with the new Colonnade building.

### **FINANCIAL IMPACT**

The pre-design construction cost estimate for the streetscape improvements is approximately \$850,000, which is proposed to be funded from DART LAP funds. Huitt-Zollar's fee of \$52,570 is 6.2 percent of the estimated construction cost.

Typically, landscape architecture fees range from 5-9 percent of the proposed construction costs for projects of this nature. Mesa increased the amount of inspection time in their proposal beyond the standard, due to the coordination necessary when the road is constructed.

### **STAFF RECOMMENDATION**

Staff believes the fee of \$52,570 is fair and reasonable for the scope of services outlined on the proposal; therefore, we recommend approval.

# HUITT-ZOLLARS

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

July 24, 1997

Mr. Slade Strickland  
Director of Parks & Recreation  
Town of Addison  
16801 Westgrove, 2<sup>nd</sup> Floor  
Addison, TX 75248

RE: Proposal for Streetscape Improvements  
Arapaho Road - Dallas North Tollway to Addison Road

Dear Mr. Strickland:

As you requested, we have reviewed your letter dated June 22, 1997, concerning the Arapaho Road Streetscape Improvements and contacted MESA Design Group about adding them to our design contract for the Arapaho Road project.

We propose the following scope of work to be performed by MESA Design Group:

A. Concept Design

1. Prepare conceptual design to include the overall street character and typical street section between intersections for Arapaho Road and Quorum Drive.
2. Consider the following elements in the concept design:
  - a. Sidewalk and special paving
  - b. Crosswalks
  - c. Landscapes, trees and irrigation
  - d. Street amenities such as benches, light standards and tree grates
  - e. ADA accessibility
3. Prepare preliminary cost estimates and drawings for presentation purposes.

B. Design Development

1. Refine design concepts based on input from the Council and staff
2. Refine and receive approval on final budget
3. Prepare hardscape materials, street furniture and landscape materials palette for review
4. Refine detail design typicals and layout final improvements plan
5. Prepare a statement of probable cost based on the design development plans

C. Construction Documents

1. Prepare final plans, details and specifications that clearly communicate construction intent for the following:

Mr. Slade Strickland  
Proposal: Streetscape Improvements  
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- a. Special paving applications for sidewalks, crosswalks and medians
- b. Landscape – trees, shrubs and groundcover
- c. Irrigation of landscape areas
- d. Street and pedestrian light fixtures
- e. Streetscape furniture

D. Bidding

Assist Huitt-Zollars with bidding, addenda, a pre-bid conference, bid opening and review of bids.

E. Contract Administration / Construction Observation

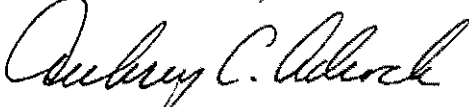
- 1. Provide five (5) days of tree tagging
- 2. Provide construction reviews and site visits biweekly during construction of streetscape improvements
- 3. Provide weekly construction inspections during intense hardscape/landscape installation
- 4. Provide punch-outs as required

We propose to perform this work for a lump sum total of \$52,750 as an addition to our existing contract.

Your signature in the space provided below will serve as your authorization and approval and our notice to proceed. We appreciate the opportunity to perform this important design work for you.

Sincerely,

HUITT-ZOLLARS, INC.



Aubrey C. Adcock, Jr., P.E.  
Senior Vice President

Approved for:

TOWN OF ADDISON

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Date

Attachments

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

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

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

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

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

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

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

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

attained within 60 days, either party may terminate this AGREEMENT.

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

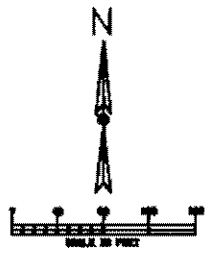
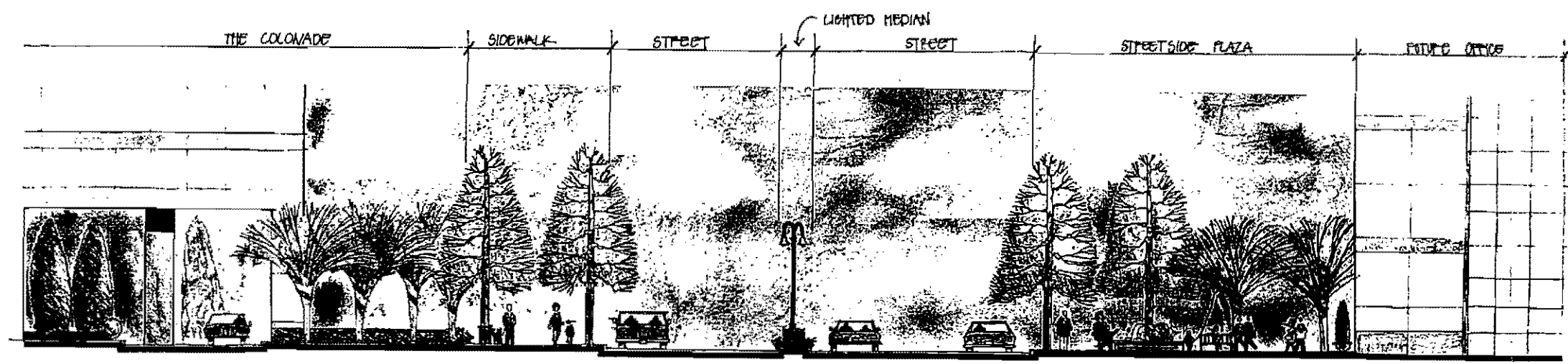
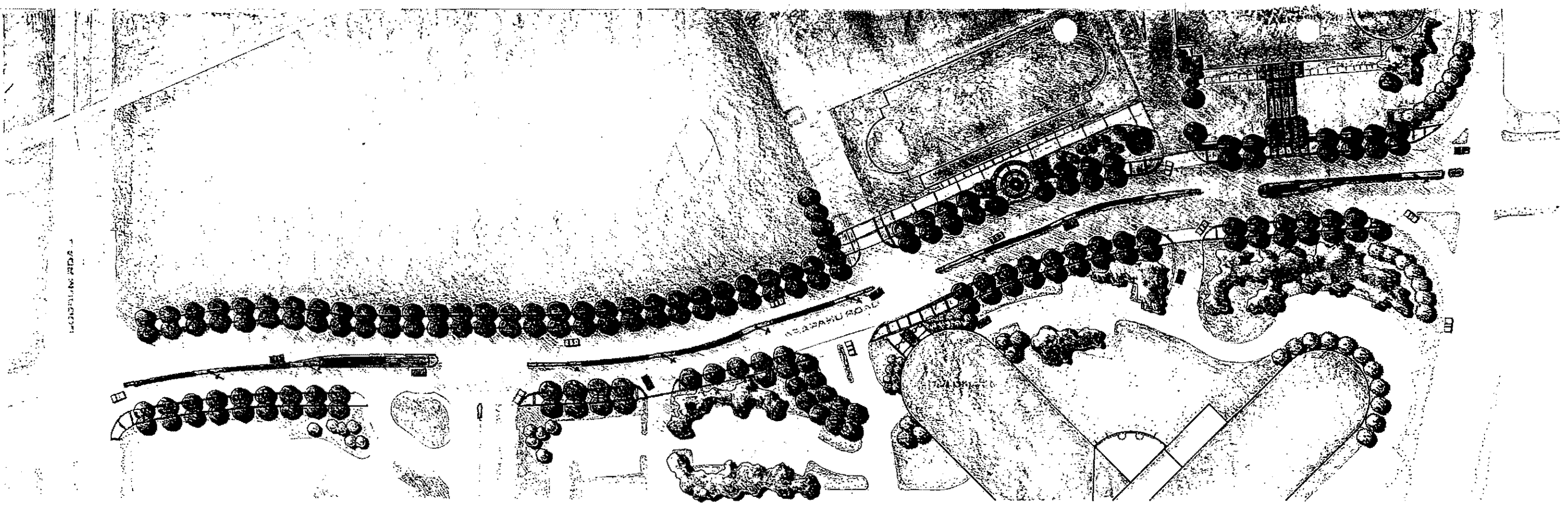
7. **CONSEQUENTIAL DAMAGES**  
The CLIENT shall not be liable to HZI and HZI shall not be liable to the CLIENT for any consequential damages incurred by either due to the fault of the other, regardless of the nature of this fault, or whether it was committed by the CLIENT or HZI, their employees, agents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

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

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

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

Client Int. \_\_\_\_\_



NOTES:

- \* See plan for details of planting and lighting. All trees shown are to be planted in the ground and not in planters. All trees shown are to be planted in the ground and not in planters.
- \* For details of planting and lighting, refer to the plan and section drawings.
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FIGURE 21, 22

ARAPAHO STREETScape STUDY

DOWNTOWN ADDISON

CITY OF ADDISON  
MARCH 1997

