

2000-3 Arapaho Road
PUNCH LIST - 2000

157

Oxford[®]
ESSELTE

NO. 753 1/3

10%



Job	Start Time	Usage	Phone Number or ID	Type	Pages	Mode	Status
380	8/ 2 8:01AM	2'16"	2143506678	Send.....	2/ 2	EC120	Completed.....

Total 2'16" Pages Sent: 2 Pages Printed: 0

TOWN OF
ADDISON

PUBLIC WORKS

To: Steven Priddy

From: Jim Pierce, P.E.
Assistant City Engineer
Phone: 972/450-2879
FAX: 972/450-2834
jpierce@ci.addison.tx.us

Company: Ed Bell Const

FAX #: 214-352-3201

Date: 8-2-00

16801 Westgrove
P.O.Box 5010
Addison, TX 75001-9010

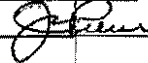
of pages (including cover): 2

Re: Arapahoe Rd Punch list

Original in mail For your request FYI Call me

Comments: Steven: Received your message.
I will be out of the office from 8/4
through 8-11. I have attached the latest
punch list. We would like you to tell
us when all of the items are completed
so we can make a final inspection.
Dave Wilde, our inspector, returns 8/7
and he can answer any questions
(972-450-2847).

Thanks



cc Dave Wilde

Arapaho 5/18/00 Kevin Chambers, EBC

1. ~~joints~~ cracks @ DART w/crossing. routed & sealed. (exc 1)
2. Fill in hole void @ NE corner EL/Dart entrance. (dirt)
3. primer & touchup North street light E side of Quo.
4. ~~Break~~ ^{Broken} power on E side of Quo.
5. Trip hazard @ WA valve NE corner Quo / Arap.
6. Fill in "point" hole NE corner Q/Ar.
7. West Millennium driveway - smug up & fill in potholes, both sides
8. trip hazard + breakage in sidewalk @ 2nd tree well E of W. millennium drive N side of Arap.
9. Millen. E drive 1st light west - patch base.
10. Fill in potholes @ ADA ramp NW corner DP + Arap.
11. Repair curb @ ADA ramp NE corner DP + Arap.
12. clean up concrete slop - all islands
13. grind trip hazard. 3rd TW w of DP southside.
14. repair grass/sod @ 5th TW " " "
15. Power repair Colonnade E drive
16. Grind Trip Hazard Colonnade @ TU vault
17. Power repair ADA Ramp SE corner @ Spectrum
18. Forms back of Sidewalk on Addison Rd.
19. Reflectors out of buttons, buttons missing.
20. Adjust tree grates to frames
21. Replace damaged tree grates
22. Stain ^{& Coat} ADA Ramps - Submittal made to Rob
23. Weeding - Apply approved herbicide.
24. ~~Establish permanent grass in out fall channel.~~

Job	Start Time	Usage	Phone Number or ID	Type	Pages	Mode	Status
728	5/25 4:02PM	0'25"	2143506678	Send.....	1 / 1	EC144	Completed.....

Total 0'25" Pages Sent: 1 Pages Printed: 0

**TOWN OF
ADDISON**

PUBLIC WORKS

To: Robert Weber

From: Jim Pierce, P.E.
 Assistant City Engineer
 Phone: 972/450-2879
 FAX: 972/450-2834
 jpierce@ci.addison.tx.us

Company: Ed Bell Const

FAX #: 214-352-3201

Date: 5-25-00

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

of pages (including cover): 1

Re: Arapaho Rd - Punch List

- Original in mail
 Per your request
 FYI
 Call me

Comment: The following previous punch list items
 need to be added to the list prepared by
 Dave Wilde and Kevin Chambers on 5-18-00:

1. Weeding - apply approved herbicide
2. Color stain, with grit, ADA Ramps
3. Adjust tree grate frames
4. Replace damaged tree grates
- ~~5. Cracked bark on bollies on medians~~
6. Establish permanent grass on outfall channel.

Jeffrey

cc Dave Wilde
Ron Lee

Arapahe Walk-Thru
Rob Weber, Bobby, Roy Dave & Jeff?

2-29-00

- ... ✓ Town Lot Vegetation — will be reseeded & seeded in bare spots
- ... ✓ Drainage Issues — OK
- ... ✓ Change out transformers & bulbs — Robert will get via CO request.
- ... ✓ Need Pallet of Pine Hall Bricks @ SVC center
... Brung Pallet of Glen Garry to SVC also
- ... ✓ Irrigation Leaks / Sidewalk Repair — in progress
- ... Weeding — apply approved herbicide —
- ... ~~Quorum & Arapahe~~ — NE corner — replace bolt on front arm ^{to} ~~place~~
- ... Quorum & Arapahe — ped call buttons
- ... " " — pull box in median eastside level
- ... Lube all Cabinet Locks.
- ... ~~Install & Connect Modems @ all intersections~~
- ... ✓ Color Stein (with grit) for ADA Ramps
- ... ~~Town lot vegetation~~
- ... 10-4-99 Fax
- ... ~~Trashed Contact? (where signet wires could not be pulled out)~~
- ... 9-15-99 letter
- ... As Builds

TOWN OF
ADDISON

PUBLIC WORKS

To: Robert Weber

From: **Jim Pierce, P.E.**
Assistant City Engineer

Company: Ed Bell Const

Phone: 972/450-2879

FAX #: 214-352-3201

FAX: 972/450-2834

jpierce@ci.addison.tx.us

Date: 1-27-00

16801 Westgrove

P.O.Box 9010

of pages (including cover): 1

Addison, TX 75001-9010

Re: Arapaho Rd.

Original in mail

Per your request

FYI

Call me

Comments: With the rain today, it would be a
good time to look @ drainage on Arapaho
Rd. Please coordinate with Dave Wilde
@ 972-450-2847 or mobile 214-215-6528

Jim Pierce

Job	Start Time	Usage	Phone Number or ID	Type	Pages	Mode	Status
447	1/19 9:21AM	1'50"	2143523201	Send.....	3/ 3	EC144	Completed.....

Total 1'50" Pages Sent: 3 Pages Printed: 0

TOWN OF
ADDISON

PUBLIC WORKS

To: Robert Weber

From: Jim Pierce, P.E.
Assistant City Engineer
Phone: 972/450-2879
FAX: 972/450-2834
jpierce@ci.addison.tx.us

Company: Ed Bell Const

FAX #: 214-352-3201

Date: 1-19-00

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

of pages (including cover): _____

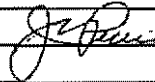
Re: Atopahol Rd - Punch List items

- Original in mail
- Per your request
- FYI
- Call me

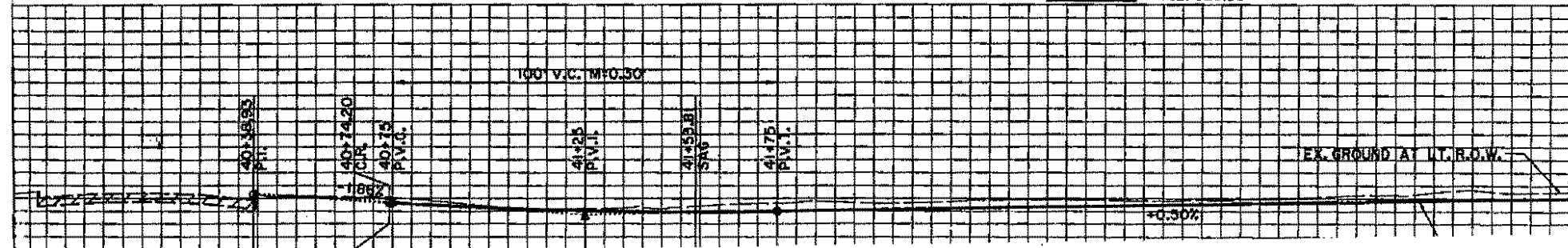
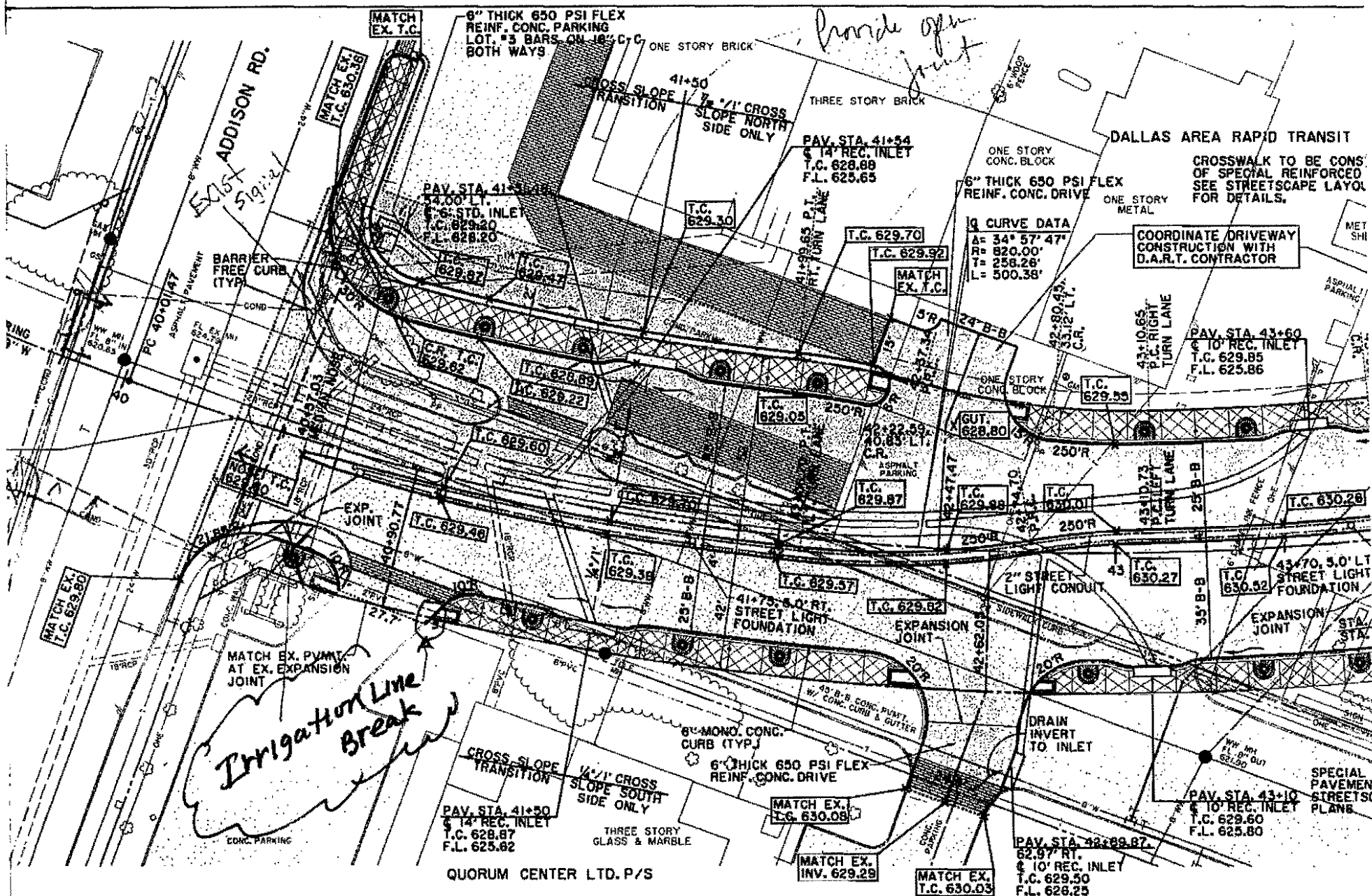
Comments: Attached is a sketch showing the location of an irrigation leak that was caused by the road construction. It is partially under the sidewalk. I believe 2 attempts have been made to fix the leak. Dave Wilde - 972-450-2847 can furnish more details.

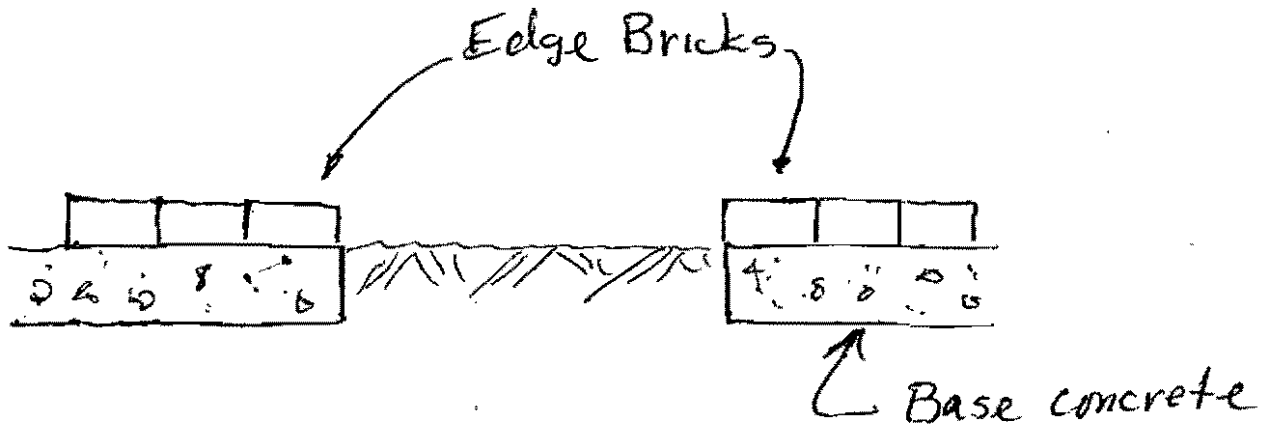
Another sketch is attached regarding the brick around the tree wells on Quorum.

Please add these items to your punch list



cc Dave Wilde





Section Thru Tree Well Quorum Drive

Edge bricks are not fixed solid to base concrete. If you step on an edge brick it will move.

Originally, these brick were all supposed to be laid on a bed of mortar. That was changed to a bed of sand under the condition 3 or 4 courses of brick around the tree wells would be laid in a bed of mortar to "fix" them in place. The contractor advised that in his experience, only one course of brick around the tree well would need to be in a bed of mortar, and he supposedly has done that. At this point, the edge bricks are not satisfactory.

Jim Pierce

From: Ron Lee
Sent: Monday, January 03, 2000 12:12 PM
To: Dave Wilde
Cc: Jim Pierce; Slade Strickland
Subject: RE: Arapaho Meeting

I am not sure about the seeded areas. If they did the seeding, then I feel that they are responsible for the weeds. If someone else did the seeding, which I think is the case, then they can not be held accountable. I have a meeting with Hawkins at 2:00 this afternoon to look at pruning the Arapaho Red Oak trees and to walk the project again. They did some work last week and said that they are complete with their portion of the project and want to be released. They told me that they removed all the tree grates and cleaned out the debris and sand and added mulch per specifications. I will ask Hawkins at the meeting if they did the seeding and will get back to you. The sod was not laid by Hawkins; Ed Bell assigned this part of the project to a subcontractor of their choosing. Therefore, Ed Bell ultimately is responsible for the weeds in the sodded areas.

Ron Lee

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

From: Dave Wilde
Sent: Monday, January 03, 2000 11:56 AM
To: Jim Pierce
Cc: Ron Lee
Subject: RE: Arapaho Meeting

What responsibility does Hawkins have regarding the grass/weeds in the sodded areas, and the seeded areas?

Dave Wilde

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

From: Jim Pierce
Sent: Monday, January 03, 2000 11:10 AM
To: Dave Wilde
Subject: FW: Arapaho Meeting

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

From: Ron Lee
Sent: Monday, January 03, 2000 9:02 AM
To: Jim Pierce; Slade Strickland
Subject: Arapaho Meeting

I am scheduled to meet Hawkins Landscaping at 2:00 today to look at pruning of the Red Oak trees on the Arapaho streetscape to facilitate pedestrian passage along the sidewalks. Do you want to be there as well? Hawkins also said that they came out last week and did all of their punchlist items and that they want me to reinspect the project at the same time. They want the Town to release the landscape portion if everything is to our satisfaction. What are your thoughts about this?

Ron Lee

HP LaserJet 3100
Printer/Fax/Copier/Scanner

SEND CONFIRMATION REPORT for
Town of Addison
9724502834
Jan-10-00 4:13PM

Job	Start Time	Usage	Phone Number or ID	Type	Pages	Mode	Status
362	1/10 4:09PM	0'00"	92143523201.....	Send.....	0	Remote Fax was Busy..... 961
362	1/10 4:13PM	0'24"	2143523201	Send.....	1/ 1	EC144	Completed.....

Total 0'24" Pages Sent: 1 Pages Printed: 0



Fax 214-352-3201
PARKS & RECREATION (972) 450-2831 • FAX (972) 450-2834
Post Office Box 9010 Addison, Texas 75008-9010 15842 Westgrove

January 10, 2000

Ed Bell Construction
10605 Harry Hines Blvd.
P. O. Box 540787
Dallas, TX 75354-0787

Attention: Robert Weber
Re: Landscape Inspection Arapaho Rd. Project

Dear Mr. Weber:

On Monday, January 3, 2000, I inspected the landscaping on the Arapaho Rd. Streetscape Project with BHI Roy from Hawkins Landscaping. All but one of their punch list items has been addressed to the satisfaction of the Town of Addison. This morning I discussed this one item with Mr. Roy.

The weeds within the bed areas, according to Mr. Roy, were hand pulled. Some of these weeds have root systems that do not allow total extraction of the plant and thus the weed will grow again from root. For this reason, during the active growing season and no later than the end of May, the Town requires Hawkins Landscaping to revisit the site and utilize a Town approved herbicide to eradicate any and all weeds and to remove the plants once they are dead. Mr. Roy verbally agreed to this follow-up action.

This information needs to be included in the final close out documents so it is not overlooked.

If you have any questions, do not hesitate to contact me at (972) 450-2851.

Sincerely,

Ron Lee
Town of Addison
Parks Operations Manager

Cc: Jim Pierce- Asst. Engineer Town of Addison and Project Manager
Stacy Strickland- Director Town of Addison Parks Dept.



T O W N O F
ADDISON

PARKS & RECREATION

Post Office Box 9010 Addison, Texas 75001-9010

(972) 450-2851 • FAX (972) 450-2834

16801 Westgrove

Fax 214-352-3201

January 10, 2000

Ed Bell Construction
10605 Harry Hines Blvd.
P. O. Box 540787
Dallas, TX 75354-0787

Attention: Robert Weber
Re: Landscape Inspection Arapaho Rd. Project

Dear Mr. Weber:

On Monday, January 3, 2000, I inspected the landscaping on the Arapaho Rd. Streetscape Project with Bill Roy from Hawkins Landscaping. All but one of their punch list items has been addressed to the satisfaction of the Town of Addison. This morning I discussed this one item with Mr. Roy.

The weeds within the bed areas, according to Mr. Roy, were hand pulled. Some of these weeds have root systems that do not allow total extraction of the plant and thus the weed will grow again from root. For this reason, during the active growing season and no later than the end of May, the Town requires Hawkins Landscaping to revisit the site and utilize a Town approved herbicide to eradicate any and all weeds and to remove the plants once they are dead. Mr. Roy verbally agreed to this follow-up action.

This information needs to be included in the final close out documents so it is not overlooked.

If you have any questions, do not hesitate to contact me at (972) 450-2851.

Sincerely,

Ron Lee
Town of Addison
Parks Operations Manager

Cc: Jim Pierce- Asst. Engineer Town of Addison and Project Manager
Slade Strickland- Director Town of Addison Parks Dept.

Job	Start Time	Usage	Phone Number or ID	Type	Pages	Mode	Status
269	12/30 1:44PM	0'22"	2143523201	Send.....	1 / 1	EC144	Completed.....

Total 0'22" Pages Sent: 1 Pages Printed: 0

TOWN OF
ADDISON

PUBLIC WORKS

To: Robert Weber

From: Jim Pierce, P.E.
Assistant City Engineer
Phone: 972/450-2879
FAX: 972/450-2834
jpierce@ci.addison.tx.us

Company: Ed Bell Const

FAX #: 214-352-3201

Date: 12-30-99

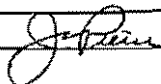
16801 Westgrove
P.O.Box 9010
Addison, TX 75001-9010

of pages (including cover): 1

Re: Arapaho-Rd- Grass

Original in mail Per your request FVI Call me

Comments: This is to advise we have verified the
grass to be Tex Turf-10 (Reference Landscape
Punch List, Plantings, No. 5, dated 9-22-99).
You may now proceed with punch list items
that were dependant on this decision.



HP LaserJet 3100
Printer/Fax/Copier/Scanner

SEND CONFIRMATION REPORT for
Town of Addison
9724502834
Dec-17-99 4:45PM

Job	Start Time	Usage	Phone Number or ID	Type	Pages	Mode	Status
192	12/17 4:44PM	0'26"	2143523201	Send.....	1 / 1	EC144	Completed.....

Total 0'26" Pages Sent: 1 Pages Printed: 0

TOWN OF

ADDISON

PUBLIC WORKS

To: Robert Weber

From: Jim Pierce, P.E.
Assistant City Engineer
Phone: 972/450-2879
FAX: 972/450-2834
jpierce@claddison.tx.us

Company: Ed Bell Crust

FAX #: 214-352-3201

Date: 12-17-99

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

of pages (including cover): 1

Re: Arapaho Rd - Punch List Complaints

Original in mail Per your request FYI Call me

Comments: We have received 2 specific complaints from the Coronado Property: (Received these complaints twice).

1. At the SW corner of Arapaho and Dallas Parkway, near where the new sidewalk meets the old, there is a pull box that needs to be adjusted. It is a safety (trip) hazard.

2. At the same location, the end of a low retaining wall needs to be cut off or trimmed up in a workmanlike manner.

Our clients are getting tired of this job not being done, as are we. We are not impressed with N. Tx Bowmatics performance either.

Please put these items on top of the list. They must be done without any further delay, as well as the rest of the punch list items.

Jim Pierce

TOWN OF
ADDISON

Faxed

PUBLIC WORKS

To: Robert Weber

From: **Jim Pierce, P.E.**
Assistant City Engineer
Phone: 972/450-2879
FAX: 972/450-2834
jpierce@ci.addison.tx.us

Company: Ed Bell Const

FAX #: 214-352-3201

Date: 12-7-99

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

of pages (including cover): 1

Re: Arapaho Rd Punch List

- Original in mail
- Per your request
- FYI
- Call me

Comments: Please have the following items corrected
while your subs are on site:

Additionally I have found the following:

1. **Quorum Dr. & Arapaho Rd.:** Phase 6 and phase 8 pedestrian call buttons inoperative.
2. **Quorum Dr. & Arapaho Rd.:** Pull box in median nose on east side of intersection no longer level, it needs to be reset and level.
3. All locks in cabinets need to be lubricated with graphite, key insertion is difficult.

Jim Pierce

cc Dave Wilde

Jim Pierce

From: Mitchell
Sent: Tuesday, December 07, 1999 3:30 PM
To: Jim Pierce
Cc: Robin Jones; Jeffrey Markiewicz
Subject: Punch list for Arapaho Signals

Jim,

I have gone back over my punch list for **Arapaho Rd.** and found the following still incomplete:

1. Install and connect modems at all intersections.
- ~~2. Concrete bollards not installed at Addison Rd. & Arapaho Rd.~~
3. **Quorum Dr. & Arapaho**, northeast corner; Replace bolt on mast arm-pole flange. (Too short)

} on previous list

Additionally I have found the following:

1. **Quorum Dr. & Arapaho Rd.**; Phase 6 and phase 8 pedestrian call buttons inoperative.
2. **Quorum Dr. & Arapaho Rd.**; Pull box in median nose on east side of intersection no longer level, it needs to be reset and level.
3. All locks in cabinets need to be lubricated with graphite, key insertion is difficult.

Inspection of the job at **Addison Rd. & Keller Splings**: No phone drop has yet been installed. Temporary OPTICOM detector and cable mounted to pole on northeast corner of intersection needs to be removed.

on previous punch list

"Mitch"

Dave - See if you can get the additional items taken care of while they are out there --

Jim

Arapaho Rd

11-30-99

Landscape - majority not done. Trees replanted.

Need weeding Fusilade

Irritech is complete - except double check -

petcock leaking

TurfTex 10 ??

Must be weed free

Weeding must be done

Bare spots

Tire tracks - pushing down boxes

Ed Bell will attempt to finish by end of next week

* Pick color stain for ADA Ramps with grit

Brick - Go with Pine Hall / Request Retainage in June
Avail - 30 days or less -

TOWN OF
ADDISON

Faxed

PUBLIC WORKS

To: Robert Weber

From: **Jim Pierce, P.E.**
Assistant City Engineer
Phone: 972/450-2879
FAX: 972/450-2834
jpierce@ci.addison.tx.us

Company: Ed Bell Const.

FAX #: 214-352-3201

Date: 9-30-99

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

of pages (including cover): 1

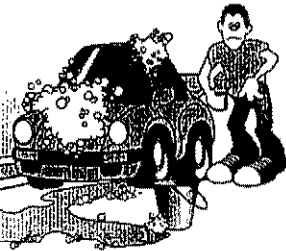
Re: BRICK PAVERS

- Original in mail Per your request FYI Call me

Comments: Brick pavers needed for the
Art Piece in Addison Circle;
132 ft² of 4x4" pavers
2011 ft² of 4x8 pavers

JPierce

WATER POLLUTION FLOWS FROM
Curbs To Creeks



972-299-2246
Paver Const.

Jason Ramsey 10/27/99

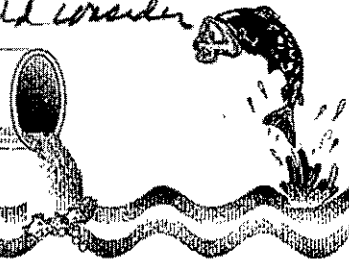
May/ June — more Glen being
 \$1.00 - 1.25 / ft² more

for Pine Hall Brick —
 material cost only

Jason will contact "Brick
 Yard #9" to see if they
 have any brick suitable.

Jason thought an attempt had
 been made to submit an alt.
 brick but were told we would only
 consider Pine Hall for an alt.

I told Jason we would consider
 others.



from Jason Ramsey *

180' x 15' 2700

110' x 15' 1650

50' x 15' 750

5,100 FT

minus tree wells

4' x 8' x 11 wells - 352

\$4,748

\$4,748 x 1.25 \$6,000 ±

add cost to use Pine Hall
 brick on quorum

* Pine hall Brick 1.00 ft

\$1.25 / ft² more in
 material cost

from
Power
conct.



10/28/99

Brick Yard # 9 ?? (Metro
Brick)

\$ 330 / 1000

Blair Quarry

\$ 550 / 1000

??? Name

\$ 712 / 1000

Pine Hall



Arapaho - Quorum Side
SYNTHETIC INDUSTRIES
walks

GEOFIBERS® Fiber Reinforcement For Soils

N. W. Corner

W. B. sidewalk infill

Cross walk infill

2 spots - North corner
East crossing

N. Bound Sidewalk

② DART Driveway

Brick Sides

and @ Railroad

Proposed:

10-27-99

① fill in with asphalt until
June or July

② Use Pine Hall Brick. We pay
the extra for the brick. We
hold retainage long enough to
get "reimbursed" for the extra
brick cost from interest on
retainage.

③ We assess liquidated damages

11-8-99

Meeting with Rob Weber, Dave Wilde

Items for discussion

Brick / ~~No charges - asphalt cost~~
paver - suck up & buy bricks -
Town purch & work may work.

Staining Wall ✓

Flowable Fill on Rip Rap - Quality - check with
Ben -
one gallon

Fax Dated 10-4-99 ✓

Fax Dated 10-3-99 ✓

Irrigation Punch List Complete ✓

Landscape Punch list not complete ✓

Signs Punch List ?? ✓
NW lot median on west side of Quorum

9-15-99 letter

Viewed Video - S. Side not
videoed. Rob will send out
Bobby Kirby @ next rain to
observe.

Joe

TOWN OF
ADDISON

Faxed

PUBLIC WORKS

To: Robert Weber

From: **Jim Pierce, P.E.**
Assistant City Engineer
Phone: 972/450-2879
FAX: 972/450-2834
jpierce@ci.addison.tx.us

Company: Ed Bell Const.

FAX #: 214-352-3201

Date: 10-4-99

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

of pages (including cover): 1

Re: Arapaho Rd - Additional Items for Completion

- Original in mail Per your request FYI Call me

Comments: This is a reminder of the requirement to submit As-Built Drawings. You are required to record all cable measurements and include the distances in the record drawings.

Mill certifications are needed for the poles & mast arms (signals).

Test signal cables for insulation resistance.

Sheet P14, note 8 requires ramps to have a reflective value and texture that contrasts with adjoining materials.

Jim Pierce

cc Pat Rivera

Dave Wilde

TOWN OF
ADDISON

Faxed

PUBLIC WORKS

To: Robert Weber

From: **Jim Pierce, P.E.**
Assistant City Engineer
Phone: 972/450-2879
FAX: 972/450-2834
jpierce@ci.addison.tx.us

Company: Ed Bell Const

FAX #: 214-352-3201

Date: 10-3-99

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

of pages (including cover): 1

Re: Arapaho Rd Punch List

Original in mail Per your request FYI Call me

Comments: The ^{additional} only items remaining that I know of at this time for the punch list are:

1. Analyze/correct various bird baths (we have some photographs but I would like to observe during a rain)

2. Vegetate Towns lot (N.E. corner Arapaho & Quorum - discussed previously).

OK 3. Strength testing (discussed previously)

Done → 4. Depth testing (discussed previously).

cc: Pat Rivera

Dave Wilde

Jim Pierce

From: Ron Lee
Sent: Thursday, September 30, 1999 3:55 PM
To: Jim Pierce
Cc: Slade Strickland
Subject: FW: Arapaho Road Punch List

Jim, I need to meet with Hawkins and Irritech one more time and go over all the things that they were supposed to do according to the punch lists and I also need to meet with Pat again and go over all his items. I won't release the project until everything, save the bricks, has been done to my satisfaction. This will include irrigation as well.

Ron Lee

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

From: Slade Strickland
Sent: Thursday, September 30, 1999 7:52 AM
To: Ron Lee
Subject: RE: Arapaho Road Punch List

Fine with me. I we accept the trees, then Hawkins needs to give us something in writing on their warranty and water schedule for Summer and Fall/Winter. thanks

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

From: Ron Lee
Sent: Thursday, September 30, 1999 7:34 AM
To: Slade Strickland
Subject: FW: Arapaho Road Punch List

Let me know your thoughts on this and I will talk to Jim about it.

Ron Lee

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

From: Jim Pierce
Sent: Wednesday, September 29, 1999 4:59 PM
To: Robin Jones; Mitchell; Dave Wilde; Slade Strickland; Ron Lee
Cc: John Baumgartner
Subject: Arapaho Road Punch List

Ed Bell Const. has asked for a "final" punch list so he can complete any items while he has his crews on the job. The uncompleted brick work is not included. He wants us to accept the finished portions of the work and start the warranty period. Please give this some thought and give any additional items to me. Thanks, Jim.

Jim Pierce

From: Robin Jones
Sent: Friday, October 01, 1999 1:23 PM
To: Jim Pierce
Subject: RE: Arapaho Road Punch List

When they have completed the preliminary punch list items we will be happy to work on a final list. Not interested in starting maint. period prior to completion of brick work as brick delays are not a Town problem but one of Contractor not ordering enough in the first place. Robin

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

From: Jim Pierce
Sent: Wednesday, September 29, 1999 4:59 PM
To: Robin Jones; Mitchell; Dave Wilde; Slade Strickland; Ron Lee
Cc: John Baumgartner
Subject: Arapaho Road Punch List

Ed Bell Const. has asked for a "final" punch list so he can complete any items while he has his crews on the job. The uncompleted brick work is not included. He wants us to accept the finished portions of the work and start the warranty period. Please give this some thought and give any additional items to me. Thanks, Jim.

Jim Pierce

From: Mitchell
Sent: Wednesday, November 10, 1999 1:42 PM
To: Jim Pierce
Cc: Robin Jones
Subject: Punch Lists

11-30-99

Jim,

Here is the punch lists for both Arapaho Rd and Addison Rd-Keller Springs.

ARAPAHO: (I.R.S.)

- Addison Rd: ~~Northeast corner. 4" steel bollards not installed.~~
Modems for communications not installed.
Apply graphite lubricant to door lock (key insertion very difficult).
- Edwin Lewis: Modems for communications not installed.
Apply graphite lubricant to door lock (key insertion very difficult).
- Quorum: Modems for communications not installed.
Apply graphite lubricant to door lock (key insertion very difficult).
Bolt on mast arm to pole joint on northeast corner has not been replaced (too short).
Phase 6 and phase 8 pedestrian call stations inoperative.
Pull box on median, east side of intersection displaced, reset and level pull box.

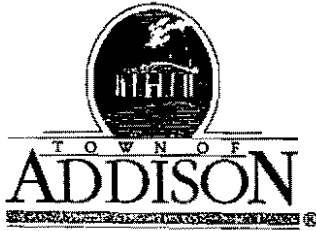
Overall: The 40 hours of training as specified in the contract has not been provided.

~~KELLER SPRINGS & ADDISON: (Durable Specialties)~~

- ~~No phone line to cabinet. No phone-drop from phone company.~~
- ~~Remove old, temporary OPTICOM detector and cable from pole on northeast corner.~~
- ~~Replace defective cabinet fan.~~

"Mitch"

✓ Verify conduit(s) not crushed where signal wires could not be pulled out.



PUBLIC WORKS DEPARTMENT

Post Office Box 9010 Addison, Texas 75001-9010

(972) 450-2871

16801 Westgrove

September 15, 1999

Pat Rivera
Ed Bell Construction, Inc.

RE: Arapaho Road, Preliminary Punch List

Pat:

Here is a preliminary punch list of items to be addressed for completion of the referenced project:

A. General Comments:

- ✓1. Verify all poles and signs are set plumb.
- ✓2. Clean concrete splatter, etc. from signal bases, cabinets, light bases and poles, etc.
Primer and paint all scratches.
- ✓3. Clean out all storm drain inlets.
- ✓4. Seal all redwood joints in sidewalks.
- ✓5. Rout and seal all joints where sidewalks abut curbs and where there is no expansion material.
- ✓6. Sandblast all sidewalk repairs; clean all splatter, score to match existing.
- ✓7. Clean all concrete "splatter" from bollards, sidewalk panels, street, and curbs.
8. Remove all miscellaneous epoxy and thermoplastic from street and sidewalks.
9. Patch all defects in curb (front and back) throughout the project.
10. Replace broken pavers in sidewalks.
11. Replace/repair all buttons where reflectors are missing, broken or missing buttons.
- ✓12. Clean out all sand, trash, and misc. dirt from all tree wells.
- ✓13. Finish sanding-in pavers throughout.
14. Epoxy pressure seal all cracks in Bomanite street/driveway crossings.

B. Specific areas:

Route & Seal

1. Cracked sidewalk and missing (?) expansion material around signal base at NE corner of Arapaho/Addison Rd.
- ✓2. Rout and seal connection to parking lot at 15350 Addison Rd.
- ✓3. Place caps on ends of mast arm and signal pole at NE corner Arapaho/Addison Rd.
- ✓4. Grind entrance to storm drain flume at south side of Perry's C Store (15350 Addison Rd.).
- ✓5. Erect new signal pole on SE corner ~~Arapaho/Addison Rd.~~, and remove existing pole, mast arm, and base. *clean-up - cones for bolts* *Need*
- ✓6. Submit plan to repair "birdbath" at STA 42+ in WB right turn lane.
- ✓7. There is no expansion material between sidewalk and curb at 15350 Addison Rd. on the parking lot side.
8. Repair brick trip hazard at east drive entrance to 4801 Arapaho, approx. STA 42+.
- ✓9. Repair "mud holes" at STA 48 in WB right lane.
- ✓10. Repair chip in median nose at STA 48.
- ✓11. Void under sidewalk at NW corner Quorum/Arapaho. Submit solution.
- ✓12. Rout and seal Quorum Drive pavement (Run joints through curbs).
13. Rout and seal concrete repair @ EB Arapaho at Quorum.
- ✓14. Provide batch design from "flowable grout" used at outfall channel drainage. The material placed does not appear to be weather resistant.
- ✓15. Verify lane width of markings throughout, esp. WB Arapaho, west of Spectrum Drive.
- ✓16. Concrete median bands that lack expansion material to be sawed double wide and sealed.
- ✓17. Sweep entire bridge over Dallas North Tollway and pick up epoxy/thermoplastic chip piles. Clean concrete splatter, and all joints at raised islands.
- ✓18. Install redwood and repair sidewalk, SB Dallas Parkway south of Arapaho.
- ✓19. Align and extend jiggle bars at EB and WB right lane entrances to bridge over D.N.T.
20. Replace stop bar at NB Spectrum.
21. Place hydro-mulch at Bank of America frontage on Spectrum.
22. Rout and seal sidewalk/curb joint NB and SB Spectrum.
23. Place stop bar at SB Spectrum.
24. Saw and seal sidewalk/curb joint at Carramerica drive.
25. There are no grooves in ADA ramp at Carramerica.
26. Sandblast Bomanite crossing at north end of Spectrum.
27. Rout and seal crack in Carramerica drive approach.
- ✓28. Place solid sod between inlet and flumes at north side of Carramerica.
- ✓29. Re-grout top of wall, full width, at Carramerica parking garage, and check spacing between wall and bricks WB from east end to Quorum corner.
- ✓30. Add sidewalk width at SE corner Quorum/Arapaho SB to corner.
- ✓31. Rout and seal sidewalk/curb joints NB and SB Quorum.
- ✓32. Place blue button at hydrant EB at Quorum.
33. Bolt tree well grates together. *Gap between pavers @ West of Wingate Inn driveway*
- ✓34. Complete sidewalk scoring at SWBT Bldg. *Look*
- ✓35. Clean concrete spoil off Unigreen pavers at SWBT.
- ✓36. ??? ADA ramps at Summerfield Suites on Edwin Lewis.
- ✓37. Rout and seal sidewalk/curb joints on Edwin Lewis.
- ✓38. Inlet/MH at Quorum Centre - Bring cover/ring to sidewalk grade. *Correct sidewalk*
- ✓39. Repair concrete to asphalt joint at Addison Rd.
- ✓40. Observed drainage flow bypassing various inlets, i.e. at STA 55+89.81.
- ✓41. Fill core hole SB Quorum south of Arapaho, right lane.
- ✓42. Install pavers on Quorum and on the corners at Arapaho.
- ✓43. ??? East drive approach at Millennium.

Invert in storm manhole @ Spectrum

Sidewalk @ new Spectrum ROW

NE corner Quorum - N. Ballard moved.

It should be noted that this is a preliminary list. The Parks Department will be inspecting all vegetation and tree wells. There are some issues being worked out with the signals directly with the electric contractor. Our signal technician kept a separate list (See attached).

If you have any questions, or need additional information, please don't hesitate to contact us.

Respectfully submitted, /



David E. Wilde, Public Works Inspector

Attachment: Arapaho Road Project, Signal Punch List

cc: John Baumgartner, P.E., Director of Public Works
Robin Jones, Street Department Superintendent
James Pierce, P.E., Assistant City Engineer
Ken Roberts, P.E., Huitt-Zollars
Slade Strickland, Director of Parks and Recreation

**ARAPAHO ROAD PROJECT
SIGNAL PUNCH LIST**

Addison Rd & Arapaho:

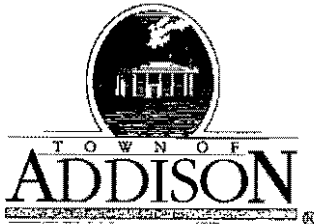
1. Replace cap on end of mast arm (north bound mast arm)
2. Northeast corner: place two 4" steel, concrete filled bollards in front of curb to protect t-base
3. Install missing nut covers on pole base.
4. Install cap on top of pole on northeast corner.
5. Finish phone hook ups, install and connect modems.
6. All field wiring for signals and pedestrian detectors in t-bases are to be connected to terminal barrier strips. **TWISTING WIRES TOGETHER AND SECURING WITH WIRE NUTS IS NOT ACCEPTABLE.**
7. Clean interior of all t-bases of rocks, mud and other debris as needed.

Arapaho Rd & Edwin Lewis:

1. Northwest corner: Lower bolt on access panel on t-base is stripped. Run tap into bolt hole to clean threads and replace bolt.
2. Southeast corner: Lower bolt on access panel on t-base is stripped. Run tap into bolt hole to clean threads and replace bolt.
3. Northeast corner: Lower bolt on t-base access panel is missing, replace bolt.
4. Install twisted pair phone cable from telephone terminal box beside foundation to cabinet. Finish phone hookup, install and connect modems.
5. All field wiring for signals and pedestrian detectors in t-bases are to be connected to terminal barrier strips. **TWISTING WIRES TOGETHER AND SECURING WITH WIRE NUTS IS NOT ACCEPTABLE.**
6. Clean interior of all t-bases of rocks, mud and other debris as needed.

Arapaho Rd & Quorum Dr:

1. Southeast corner: Lower bolt on t-base access panel missing, replace bolt.
2. Northeast corner: Lower bolt on t-base access panel missing, replace bolt.
3. Northeast corner: Replace bolt on mast arm to pole joint. (Too short).
4. Finish phone hookup, install and connect modems.
5. All field wiring for signals and pedestrian detectors in t-bases are to be connected to terminal barrier strips. **TWISTING WIRES TOGETHER AND SECURING WITH WIRE NUTS IS NOT ACCEPTABLE.**
6. Clean interior of all t-bases of rocks, mud and other debris as needed.



PARKS & RECREATION

Post Office Box 9010 Addison, Texas 75001-9010

(972) 450-2851 • FAX (972) 450-2834

16801 Westgrove

Faxed

Post-it® Fax Note	7671	Date	9-30-99	# of pages	2
To	Robert Weber	From	Jim Pierce		
Co./Dept.	Ed Bell Const	Co.	Addison		
Phone #		Phone #	972-450-2839		
Fax #	214-352-3201	Fax #			

**Irrigation Inspection
Arapaho Streetscape Project
9-28-99**

In general: Heads need to be raised to curb level. Clogs and partial clogs need to be cleared. Valve box lids need to be inverted. All valve, meter, DCA and flow sensor boxes need to have pea gravel installed per specifications.

Phone service has not been established. Once complete, operation with the Town's central computer control system must be verified along with proper operation of flow meters.

Master valve operation needs to be verified.

The two master valves need to be properly wired at the controller and the panel needs to be properly programmed for such and operation verified.

Zone:

- 1) OK
- 2) OK
- 3) Leak on FC to the east
- 4) OK
- 5) OK
- 6) Clear clogs
Nozzle leak
Realign few heads
- 7) Raise couple rotors
- 8) Raise most heads
- 9) Raise wire splice box on west nose of first median west of Quorum
Clear several partial clogs
Raise many heads
- 10) Raise bubblers so able to see working
Not able to check; unable to see as bubblers are below mulch
- 11) Same as #10 above
- 12) Clear partial clogs
- 13) Reset to grade meter, DCA, etc., boxes southwest corner of Quorum and Arapaho
Raise heads
- 14) Raise heads

- Change 10' nozzles to 4x30 SS
- 15) Cut pipe off below grade on Quorum median north of Arapaho
 - 16) Change nozzles on few heads north end of median to 15'
Change ES on south end of Quorum median north of Arapaho to (2) 10' Q and locate at the concrete nose
 - 17) Nozzle leak on second, fourth and last tree wells north of Arapaho on east side of Quorum
 - 18) Plumb one head north of Arapaho
 - 19) Stations 19 and 20 coming on together (turf and beds)
Clear several clogs
Raise many heads
 - 20) Same as #19 above
 - 21) OK
 - 22) OK
 - 23) Leak east bed area on second median west of Dallas Parkway
Raise heads to curb level
 - 24) Pressure low; check flow control on valve
Move ES to end of nose on median east of Spectrum
 - 25) Change 10' nozzles to 12' on few heads east end of median at Dallas Parkway
Change 12' nozzle to 4x30 SS on third turf area west of Dallas Parkway
Realign couple of heads
Clear several clogs
 - 26) Unable to check tree bubblers; unable to see as bubblers are below mulch
Raise bubblers above mulch so able to see and check
 - 27) Same as #26 above

Present during the inspection:

Jim Clark- Town of Addison Irrigation Technician

Ron Lee- Town of Addison Parks Operations Mgr.

Dwayne Shipman- Irritech Foreman

Once all work is complete, contact me at (972) 450-2851 to make an appointment to reinspect the project.

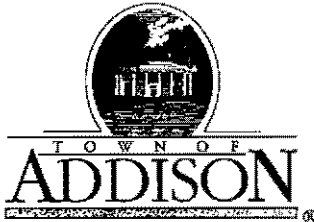
Ron Lee



Town of Addison Parks Operations Manager

9-30-99

cc Pat Rivera
Dave Wilde



PARKS & RECREATION

Post Office Box 9010 Addison, Texas 75001-9010

(972) 450-2851 • FAX (972) 450-2834

16801 Westgrove

Post-It® Fax Note	7671	Date	9-22-99	# of pages	3
To	Robert Weber	From	Jim Pierce		
Co./Dept.	Ed Bell Const	Co.	Addison		
Phone #		Phone #			
Fax #	214-352-3201	Fax #	214-352-3201		

Landscape Inspection Arapaho Streetscape

September 22, 1999

Plantings:

- 1) Bark cracking and exfoliating on many of the Foster Holly
- 2) Kill all weeds in bed and turf areas and remove once dead
- 3) Remove tags from all trees
- 4) Backfill hole east of west entry drive off Arapaho into Quorum Center
- 5) All grassing is rejected. All grass must be verified to be Tex Turf-10 and will only be accepted when it is full, healthy and weed free.
- 6) Bark on some Red Oaks is cracking and oozing sap
- 7) Replace dead Red Oak east of the east entry drive into the Quorum Center
- 8) Remove sucker growth from all Foster Holly and Red Oak trees
- 9) Hydromulch not germinating. Soil dry and appears not to be watering adequately.
- 10) Foster Holly on first median east of Edwin Lewis Drive is mostly defoliated but still green. Will monitor during warranty period.
- 11) Replace wimpy Red Oak at the southwest corner of Arapaho and Quorum
- 12) Regrade first median on Quorum north of Arapaho; it is too uneven and grassing should be at curb level
- 13) Restore existing grass area north of the Foster Holly plantings on the same median as in #12 above.
- 14) Remove tree grates and clean soil and debris out of all trees wells. Add mulch as needed to comply with specifications.
- 15) Replace dead Red Oak-fifth tree east of Quorum on south side of Arapaho
- 16) Backfill and clean up along the Colonnade frontage
- 17) Remove broken and split tree limbs
- 18) Grass uneven on first median west of the Tollway. Regrade and relay Tex Turf-10 grass. Grassing should be at curb level.
- 19) Once completed, all sod needs to be rolled.
- 20) Replace dead Foster Holly on first median west of Dallas Parkway

Discussed 11/30/99

- Same as #12*
- Same as #13*
- 21) Foster Hollies on second median west of Dallas Parkway and on the first median east of Quorum are very sparsely foliated. Will continue to monitor during the warranty period.
 - 22) Replace dead Red Oak on the north side of Arapaho and east of Spectrum
 - 23) First Red Oak at the northeast corner of Arapaho and Quorum is largely defoliated. Will continue to monitor during the warranty period.
 - 24) Rework grade on the center median on Quorum just south of the railroad tracks and relay Tex Turf-10 sod.
 - 25) Restore existing grass immediately south of the area in #24 above.
 - 26) Replace two dead Foster Holly on the first median west of Quorum.
 - 27) One Foster Holly at the same location as #26 above is sparsely foliated but still green. Will continue to monitor during the warranty period.
 - 28) One Red Oak between Quorum and the east DART entry and the fourth tree east of the west DART entry off of Quorum have all leaves badly scorched. Will continue to monitor during the warranty period.
 - 29) A few of the Foster Holly on the median east of Edwin Lewis are sparsely foliated, especially the sixth one. Will continue to monitor during the warranty period.
 - 30) Rework grading at the southeast corner of Arapaho and Addison Road
 - 31) Kill all weeds in hydromulch areas and remove once dead.
 - 32) Remove rock, asphalt, concrete, debris, etc., from the Town of Addison lot at the northeast corner of Arapaho and Quorum. Must revegetate to prevent erosion.

Note: No irrigation inspection was done at this time. It is scheduled for Tuesday, September 28 at 9:00 a.m.

Hardscape:

- 1) Finish brick paver installation at several locations. Replace broken ones and repair as needed.
- 2) Sweep all sidewalks and pressure wash all saw joints clean. Note: Be careful not to disturb brick paver sand.
- 3) Bolt together all tree grates.
- 4) Several tree grates are have high or uneven sections that need to be addressed: second, fourth and sixth trees east of the Southwestern Bell building entry off of Arapaho, first tree east of Quorum on the south side of Arapaho, first tree west of east Arapaho entry into the Colonnade, first tree west of the east entry off of Arapaho into the DART terminal and the fifth tree east of the west entry off of Arapaho into the DART terminal
- 5) Replace broken tree grates on north side of Arapaho on second tree east of Spectrum, on first and third trees west of Quorum on the north side of Arapaho, on the ^{first} fourth tree east of the west entry into the DART terminal, on the fourth tree east of the east DART terminal entry and on the fourth tree east of Quorum on the south side of Arapaho.
- 6) Still need to install all missing tree grates. Locations noted: First, second and third tree wells east of Spectrum and on the first through fourth tree wells east

of the Colonnade parking garage ramp entry off the south side of Arapaho and several on the north side between Quorum and Dallas Parkway

- 7) Rescore all shallow sidewalk cuts
- 8) Remove forms from handicap ramp west of east entry off Arapaho into the Colonnade and repair grass here
- 9) Set traffic control box on median nose at Dallas Parkway
- 10) Remove and redo section of concrete sidewalk at the northwest corner of Arapaho and Dallas Parkway

Once all punch list items are complete, contact me at (972) 450-2851 to set up a time for a reinspection.

Ron Lee



Town of Addison-Parks Operations Manager

Cc: Pat Rivera- Ed Bell Construction, Project Foreman
Bill Roy- Hawkins Landscaping, Representative for Landscape Contractor
Slade Strickland- Town of Addison, Director Parks Department
Jim Pearce- Town of Addison, Project Coordinator

- Signals -

**ARAPAHO ROAD PROJECT
PUNCH LIST**

Addison Rd & Arapaho:

1. Replace cap on end of mast arm (north bound mast arm)
- ~~2. Northeast corner: place two 4" steel, concrete filled bollards in front of curb to protect t-base~~
3. Install cap on top of pole on northeast corner.
4. Finish phone hook ups, install and connect modems.
5. All field wiring for signals and pedestrian detectors in t-bases are to be connected to terminal barrier strips. **TWISTING WIRES TOGETHER AND SECURING WITH WIRE NUTS IS NOT ACCEPTABLE.**
6. Clean interior of all t-bases of rocks, mud and other debris as needed.

Arapaho Rd & Edwin Lewis:

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Arapaho Rd & Quorum Dr:

1. Southeast corner: Lower bolt on t-base access panel missing, replace bolt.
2. Northeast corner: Lower bolt on t-base access panel missing, replace bolt.
3. Northeast corner: Replace bolt on mast arm to pole joint. (Too short).
4. Finish phone hookup, install and connect modems.
5. All field wiring for signals and pedestrian detectors in t-bases are to be connected to terminal barrier strips. **TWISTING WIRES TOGETHER AND SECURING WITH WIRE NUTS IS NOT ACCEPTABLE.**
6. Clean interior of all t-bases of rocks, mud and other debris as needed.