

ARAWAKO II / ~~III~~ March 99 - Oct 00



KEYSTONE STRATEGIES, LP

Marilyn Y. Acheson  
Managing Director - Asset Management

2515 McKinney Avenue Suite 1650 LB12 Dallas Texas 75201  
Phone 214.740.0820 Fax 214.303.1824 E-mail macheson@kystn.com

Orion Realty Advisors, Inc.

/  
Joseph W. Dingman, President

Phone 972-241-1202  
13223 Glad Acres Dr.  
Dallas, Texas 75234

Email: usa15@airmail.net  
Fax 972-241-1214

ADR Realty Partners  
Gary B. Crouch  
1000 Two Galleria Tower  
13455 Noel Rd.  
Dallas TX 75240

972-~~778-5811~~ **CASCADE**  
~~380-6752~~ **CASCADE**  
**CASCADE**



Bill Crepeau  
(972) 385-3411

CHARTER FURNITURE  
ADMINISTRATIVE OFFICES  
AND RETAIL STORE  
15101 MIDWAY ROAD  
DALLAS, TEXAS 75244  
(972) 385-3411  
FAX (972) 385-0621

Feb 23<sup>rd</sup> meeting minutes

Voting Aye: Halpern, Klein, Mallory, Watson, Wheeler  
Voting Nay: None  
Absent: Beckert, Dolan

Item #R4 - Consideration of a Resolution supporting Dallas Area Rapid Transit's (DART) 1999 DART State Legislative Agenda.

Councilmember Mallory moved to approve Resolution R99-014 supporting Dallas Area Rapid Transit's (DART) 1999 DART State Legislative Agenda. Councilmember Watson seconded. The motion carried.

Voting Aye: Halpern, Klein, Mallory, Watson, Wheeler  
Voting Nay: None  
Absent: Beckert, Dolan

Item #R5 - Approval of funding and award of bid in the amount of \$76,512 to HGAC (Houston-Galveston Area Council) for the purchase of two emergency generator systems. Additionally, approval of funding in an amount not to exceed \$100,000 for the relocation and installation of emergency generator systems.

Councilmember Halpern moved to approve funding and award bid in the amount of \$76,512 to HGAC (Houston-Galveston Area Council) for the purchase of two emergency generator systems. Additionally, approval of funding in an amount not to exceed \$100,000 for the relocation and installation of emergency generator systems. Councilmember Watson seconded. The motion carried.

Voting Aye: Halpern, Mallory, Watson, Wheeler  
Voting Nay: Klein  
Absent: Beckert, Dolan

Item #R6 - **PUBLIC HEARING** and first reading of an Ordinance renewing the TCI cable television.

Mayor Beckert arrived during the TCI presentation.

Mayor Beckert opened the meeting as a public hearing. The following residents spoke, posing questions about the service and infrastructure: Mervyn Benjet; James Burkhalter; John Clements; and Cherry Clements. Mayor Beckert closed the meeting as a public hearing.

No action was required on this item at this time.

Item #R7 - Discussion and consideration of a Resolution approving the "technically preferred alignment" for Arapaho Road Phase II/III alignment.

Mayor Beckert opened the meeting as a public hearing. The following individual spoke in opposition to the proposed alignment: Lawrence Fischman. The following individuals spoke expressing some concern about the alignment and bridge in the vicinity of the Midway Road crossing: Joe Dingman and Bill Crepeau. Mayor Beckert closed the meeting as a public hearing.

This item was tabled for future consideration.

Item #R8 - Discussion and consideration of a Resolution authorizing the City Manager to enter into a joint election agreement in the amount \$5,000 with Dallas County to conduct the May 1, 1999, Addison municipal election.

Councilmember Klein moved to approve Resolution R99-015 authorizing the City Manager to enter into a joint election agreement in the amount \$5,000 with Dallas County to conduct the May 1, 1999, Addison municipal election. Councilmember Halpern seconded. The motion carried.

Voting Aye: Beckert, Halpern, Klein, Mallory, Watson, Wheeler  
Voting Nay: None  
Absent: Dolan

Item #R9 - Consideration of an Ordinance calling a general election to be held on May 1, 1999, for the purpose of electing three (3) councilmembers for two (2) year terms each and one (1) mayor for a two (2) year term; designating two polling places within the town; establishing other procedures for the conduct of the election; and establishing a date for canvassing returns.

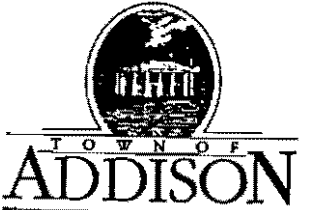
Councilmember Watson moved to approve Ordinance O99-004 calling a general election to be held on May 1, 1999, for the purpose of electing three (3) councilmembers for two (2) year terms each and one (1) mayor for a two (2) year term; designating two polling places within the town; establishing other procedures for the conduct of the election; and establishing a date for canvassing returns. Councilmember Halpern seconded. The motion carried.

Voting Aye: Beckert, Halpern, Klein, Mallory, Watson, Wheeler  
Voting Nay: None  
Absent: Dolan

Item #R10 – Presentation and discussion of Town right-of-way policy options.

No action was required on this item.

**EXECUTIVE SESSION** At 9:40 p.m. the Mayor announced that the Council would go into Executive Session to discuss the following items:



April 20, 1999

**PUBLIC WORKS DEPARTMENT**

Post Office Box 9010 Addison, Texas 75001-9010

(972) 450-2871

16801 Westgrove

**MEMORANDUM**

To: Ron Whitehead, City Manager

From: Jim Pierce, Assistant City Engineer *JJP*

Subject: Arapaho Road, Phase II/III Alignment

On February 23, 1999, Council received a briefing on the Arapaho Road Phase II/III Study Report from staff and our consultants, HNTB Engineers. Council also heard comments from Lawrence Fishman (representing Mr. and Mrs. J.R. Crouch), Joe Dingman, and Bill Crepeau. Concerns were expressed about the close alignment of the road to the Charter Furniture and MBNA buildings, with a suggestion of moving the road more to the north; preferring an "at grade" intersection, and the esthetics of a bridge overpass.

Staff has confirmed with Dallas Water Utilities that to encroach any more on their easement, by moving the road to the north, would be unacceptable. (The present alignment encroaches 10' into their 30' easement). In mid-March, staff met with the Charter Furniture and MBNA interests to confirm the need for an overpass, and that esthetics of the bridge would be considered, and, that serious constraints prevented the alignment from being moved to the north. Staff believes that the parties concerned understand the project constraints and are willing to coexist with the project.

Staff and the project consultants will be on hand to answer any questions Council may have.

Staff recommends that the City Council adopt a resolution approving the Technically Preferred Alignment for Arapaho Road Phase II/III.

Cc: John Baumgartner, Director of Public Works



ARCHITECTS ENGINEERS PLANNERS

RECEIVED  
JUN 29 2000  
HNTB CORPORATION  
DALLAS, TEXAS

14114 Dallas  
Parkway, Suite 630  
Dallas, Texas  
75240-4381  
(972) 661-5626  
FAX (972) 661-5614

June 29, 2000

Town of Addison  
P.O. Box 144  
Addison, Texas 75001

Attn: Mr. James C. Pierce, Jr., P.E., DEE  
Assistant City Engineer

TOWN OF ADDISON  
Arapaho Road Extension - Phase II/III


Dear Mr. Pierce:

Attached are copies of our Insurance Certificates showing coverage for your file, as requested. These are for the renewal and continuation of insurance requirements through January 1, 2001.

Should you have any questions following review of these certificates, please let us know.

Very truly yours,

HNTB CORPORATION

  
Daniel F. Becker, P.E.

DFB/lnb

Enclosures

25768

*The HNTB Companies*

OFFICES: ALEXANDRIA, VA; ATLANTA, GA; AUSTIN, TX; BAYON BOUGE, LA; BOSTON, MA; CHARLESTON, WV; CHICAGO, IL; CLEVELAND, OH; DALLAS, TX; DENVER, CO; DETROIT, MI; LARCHFIELD, NE; FT. WORTH, TX; HARTFORD, CT; HOUSTON, TX; INDIANAPOLIS, IN; IRVINE, CA; KANSAS CITY, MO; LANSING, MI; LOS ANGELES, CA; LOUISVILLE, KY; MIAMI, FL; MILWAUKEE, WI; MINNEAPOLIS, MN; NASHVILLE, TN; NEW YORK, NY; OAKLAND, CA; ORLANDO, FL; OVERLAND PARK, KS; PHOENIX, AZ; PLYMOUTH, MI; PING, PA; PORTLAND, ME; RALEIGH, NC; SALT LAKE CITY, UT; SAN ANTONIO, TX; SEATTLE, WA; TAMPA, FL; TULSA, OK

# ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)  
01/01/00

**PRODUCER**  
Liberty Mutual Insurance Group  
13160 Foster, Suite 100  
Southcreek Corporate Center 2  
Overland Park, KS 66213

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

**INSURERS AFFORDING COVERAGE**

**INSURED**  
HNTB Corporation  
14114 Dallas Parkway, Suite 630  
Dallas, TX 75240-4381

INSURER A: Liberty Mutual Insurance Group  
INSURER B:  
INSURER C:  
INSURER D:  
INSURER E:

**COVERAGES**

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

| INSR LTR   | TYPE OF INSURANCE  | POLICY NUMBER      | POLICY EFFECTIVE DATE (MM/DD/YY) | POLICY EXPIRATION DATE (MM/DD/YY) | LIMITS   |
|--|--|--------------------|----------------------------------|-----------------------------------|--|
| A  | GENERAL LIABILITY<br><input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br>CLAIMS MADE <input checked="" type="checkbox"/> OCCUR | TB2-141-037577-130 | 1/1/00                           | 1/1/01                            | EACH OCCURRENCE \$ 1,000,000   |
|  |  |                    |                                  |                                   | FIRE DAMAGE (Any one fire) \$ 1,000,000  |
|  |  |                    |                                  |                                   | MED EXP (Any one person) \$ 5,000  |
|  |  |                    |                                  |                                   | PERSONAL & ADV INJURY \$ 1,000,000   |
|  |  |                    |                                  |                                   | GENERAL AGGREGATE \$ 2,000,000   |
|  |  |                    |                                  |                                   | PRODUCTS - COMP/OP AGG \$ 1,000,000  |
| GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC |  |                    |                                  |                                   |  |
| A  | AUTOMOBILE LIABILITY<br><input checked="" type="checkbox"/> ANY AUTO<br>ALL OWNED AUTOS<br>SCHEDULED AUTOS<br>HIRED AUTOS<br>NON-OWNED AUTOS   | AS2-141-037577-710 | 1/1/00                           | 1/1/01                            | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000                                       |
|  |  |                    |                                  |                                   | BODILY INJURY (Per person) \$  |
|  |  |                    |                                  |                                   | BODILY INJURY (Per accident) \$  |
|  |  |                    |                                  |                                   | PROPERTY DAMAGE (Per accident) \$  |
|  | GARAGE LIABILITY<br><input type="checkbox"/> ANY AUTO  |                    |                                  |                                   | AUTO ONLY - EA ACCIDENT \$   |
|  |  |                    |                                  |                                   | OTHER THAN EA ACC \$   |
|  |  |                    |                                  |                                   | AUTO ONLY: AGG \$  |
|  | EXCESS LIABILITY<br><input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE<br><br>DEDUCTIBLE<br>RETENTION \$                      |                    |                                  |                                   | EACH OCCURRENCE \$   |
|  |  |                    |                                  |                                   | AGGREGATE \$   |
|  |  |                    |                                  |                                   | \$   |
|  |  |                    |                                  |                                   | \$   |
| A  | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY  | WC7-141-037577-010 | 1/1/00                           | 1/1/01                            | <input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER |
|  |  |                    |                                  |                                   | E.L. EACH ACCIDENT \$ 500,000  |
|  |  |                    |                                  |                                   | E.L. DISEASE - EA EMPLOYEE \$ 500,000  |
|  |  |                    |                                  |                                   | E.L. DISEASE - POLICY LIMIT \$ 500,000   |
|  | OTHER  |                    |                                  |                                   |  |

**DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS**  
HNTB Job 25768; Arapaho Road Extension - Phase II/III Additional Insured; Town of Addison as respects general liability and automobile liability.

**CERTIFICATE HOLDER**  
Town of Addison  
Public Works Department  
P.O. Box 144  
Addison, TX 75001

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

# AGORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)  
01/01/00

**PRODUCER**  
71  
Lockton Companies  
P.O. Box 419351  
Kansas City Mo 64141-6351  
(913) 676-9000

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

**INSURERS AFFORDING COVERAGE**

**INSURED**  
HNTB Corporation  
14114 Dallas Parkway, Suite 630  
Dallas, TX 75240-4381

INSURER A: CONTINENTAL CASUALTY CO.  
INSURER B: (VICTOR O. SCHINNERER)  
INSURER C:  
INSURER D:  
INSURER E:

**COVERAGES**

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

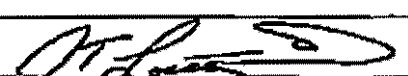
| INSURER                     | TYPE OF INSURANCE  | POLICY NUMBER  | POLICY EFFECTIVE DATE (MM/DD/YY) | POLICY EXPIRATION DATE (MM/DD/YY) | LIMITS  |                       |         |                    |                 |                            |                 |                             |                 |
|-----------------------------|--|----------------|----------------------------------|-----------------------------------|---|-----------------------|---------|--------------------|-----------------|----------------------------|-----------------|-----------------------------|-----------------|
|                             | <b>GENERAL LIABILITY</b><br><input type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC | NOT APPLICABLE |                                  |                                   | EACH OCCURRENCE \$ XXXXXXXXXXXX<br>FIRE DAMAGE (Any one fire) \$ XXXXXXXXXXXX<br>MED EXP (Any one person) \$ XXXXXXXXXXXX<br>PERSONAL & ADV INJURY \$ XXXXXXXXXXXX<br>GENERAL AGGREGATE \$ XXXXXXXXXXXX<br>PRODUCTS - COMP/OP AGG \$ XXXXXXXXXXXX   |                       |         |                    |                 |                            |                 |                             |                 |
|                             | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS   | NOT APPLICABLE |                                  |                                   | COMBINED SINGLE LIMIT (Ea accident) \$ XXXXXXXXXXXX<br>BODILY INJURY (Per person) \$ XXXXXXXXXXXX<br>BODILY INJURY (Per accident) \$ XXXXXXXXXXXX<br>PROPERTY DAMAGE (Per accident) \$ XXXXXXXXXXXX   |                       |         |                    |                 |                            |                 |                             |                 |
|                             | <b>GARAGE LIABILITY</b><br><input type="checkbox"/> ANY AUTO   | NOT APPLICABLE |                                  |                                   | AUTO ONLY - EA ACCIDENT \$<br>OTHER THAN EA ACC \$<br>AUTO ONLY: AGG \$   |                       |         |                    |                 |                            |                 |                             |                 |
|                             | <b>EXCESS LIABILITY</b><br><input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE<br><br><input type="checkbox"/> DEDUCTIBLE<br><input type="checkbox"/> RETENTION \$   | NOT APPLICABLE |                                  |                                   | EACH OCCURRENCE \$ XXXXXXXXXXXX<br>AGGREGATE \$ XXXXXXXXXXXX<br>\$<br>\$  |                       |         |                    |                 |                            |                 |                             |                 |
|                             | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>   | NOT APPLICABLE |                                  |                                   | <table border="1"> <tr> <td>WC STATU- TORY LIMITS</td> <td>OTH- ER</td> </tr> <tr> <td>E.L. EACH ACCIDENT</td> <td>\$ XXXXXXXXXXXX</td> </tr> <tr> <td>E.L. DISEASE - EA EMPLOYEE</td> <td>\$ XXXXXXXXXXXX</td> </tr> <tr> <td>E.L. DISEASE - POLICY LIMIT</td> <td>\$ XXXXXXXXXXXX</td> </tr> </table> | WC STATU- TORY LIMITS | OTH- ER | E.L. EACH ACCIDENT | \$ XXXXXXXXXXXX | E.L. DISEASE - EA EMPLOYEE | \$ XXXXXXXXXXXX | E.L. DISEASE - POLICY LIMIT | \$ XXXXXXXXXXXX |
| WC STATU- TORY LIMITS       | OTH- ER  |                |                                  |                                   |   |                       |         |                    |                 |                            |                 |                             |                 |
| E.L. EACH ACCIDENT          | \$ XXXXXXXXXXXX  |                |                                  |                                   |   |                       |         |                    |                 |                            |                 |                             |                 |
| E.L. DISEASE - EA EMPLOYEE  | \$ XXXXXXXXXXXX  |                |                                  |                                   |   |                       |         |                    |                 |                            |                 |                             |                 |
| E.L. DISEASE - POLICY LIMIT | \$ XXXXXXXXXXXX  |                |                                  |                                   |   |                       |         |                    |                 |                            |                 |                             |                 |
| A                           | <b>OTHER PROFESSIONAL LIABILITY</b>  | FLN 008213985  | 1/1/00                           | 1/1/01                            | \$1,000,000 per claim & the annual aggregate for all projects   |                       |         |                    |                 |                            |                 |                             |                 |

**DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS**  
 HNTB Job 25768; Arapaho Road Extension - Phase II/III

**CERTIFICATE HOLDER**  
 Town of Addison  
 Public Works Department  
 P.O. Box 144  
 Addison, TX 75001

**ADDITIONAL INSURED; INSURER LETTER:** \_\_\_\_\_

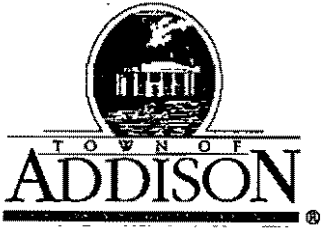
**CANCELLATION**  
 SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ~~SEND BY~~ MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT. ~~FOR A FURTHER EXPLANATION OF THIS NOTICE OR FOR A COPY OF THE POLICY, CONTACT THE INSURER OR AGENT.~~  
 \_\_\_\_\_  
 AUTHORIZED REPRESENTATIVE











**PUBLIC WORKS DEPARTMENT**

Post Office Box 9010 Addison, Texas 75001-9010

(972) 450-2871

16801 Westgrove

April 25, 2000

**MEMORANDUM**

To: Mike Murphy, P.E., Director of Public Works

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

Subject: Traffic Consultants

The following is a list of consultants that could be used for a "second opinion" on the configuration of the intersection of Arapaho and Midway Roads.

Jody Short, P.E. (Also a Councilman at the City of Colleyville)  
Lee Engineering 972-248-3006  
17440 Dallas Parkway  
Dallas, TX 75287

Danny Cummings, P.E.  
Cummings and Pewitt, Inc. 940-270-0602  
3501 FM 2181, Suite 230  
Corinth, TX 76205

Sterling Forsythe, P.E.  
Bridgefarmer & Associates, Inc. 972-231-8800  
8001 LBJ Freeway  
Dallas, TX 75251

Cc: Chris Terry, Assistant City Manager

972-770-1300

OK

~~Brian Shewski  
Kimley-Horn & Assoc., Inc. 972-770-1341  
12700 Park Central Drive, Suite 1800  
Dallas, TX 75251~~  
Working for  
Daddis

OK

Jody Short  
Lee Engineering 972-248-3006  
17440 Dallas Parkway  
Dallas, TX 75287

Danny Cummings  
Cummings And Pewitt, Inc 940-270-0602  
cell 972-896-8138  
3501 FM 2181 # 230  
Corinth TX 76205

OK

Sterling Forsythe  
Bridgefarmer & Associates, Inc. 972-231-8800  
8001 LBJ Freeway  
Dallas, TX 75251  
www.bridgefarmer.com

clients - NTTA - W.C. P.A.C.

password pg 6 + 4

Sverdrup Civil Inc 214-696-3433

Turning movement counts - work @ Level C  
@ Surface or do a flyover  
Ron wants an Traffic Engr

3 or 4 Traffic Engrs

Deshazo & Tang ?

972-219-3400

John Black

972-219-3699  
cell 214-876-0495

Call  
Working

traffic\_engineer @ yahoo.com  
Capacity analysis, signals, good presentation

Dave Cartare  
Parsons  
Simulation

~~972-721-8000~~

\* ( Brian Shewski Kimley Horn -  
Wayne 972-335-3580

? Tom Walton (Ret) Plans  
972-618-8069

\* Lee Eng. Jody Short  
Natl Firm 972-248-3006

Jim Sparks - Cedar Hill  
972-291-5126 call  
Reference working

Kimley Horn ?

Danny Cummins & Lewitt - 940-270-0602  
Jerry De Camp / Bridgefarmer



Transportation  
Water/Wastewater  
Environmental &  
Resource Management

**HDR Engineering, Inc.**, a top ranked national engineering consulting firm, currently has openings in its Dallas office for BRIDGE and ROADWAY ENGINEERS (0-15 yrs) and BRIDGE and ROADWAY CADD TECHNICIANS (0-15 yrs).

Salary commensurate to experience. Full benefits, including 401k and ESOP. EOE M/F/D/V.

Send resume to:  
Melissa Weinberg  
HDR Engineering, Inc.  
12700 Hillcrest Road, Suite 125 • Dallas, TX 75230  
Fax: 972-960-4471 • mweinberg@hdrinc.com

**john burns**  
construction company  
of Texas, Inc.

655 E. MAIN ST.  
P.O. BOX 1117  
LEWISVILLE, TX 75067  
(972) 434-6788

John Burns Construction Company of Texas, Inc., located in Lewisville, Texas, an Underground Utility/Site Development/Tele-Communications Contractor is seeking a highly motivated individual with a Civil Engineer Degree, Computer Skills and a minimum of two years experience in Engineering Design and/or construction.

John Burns Construction Company has been in the Construction Industry since 1906, and is willing to train the right individual in all aspects of Estimating and Project Management.

Excellent Pay and Benefits. We are an Equal Opportunity Employer.

Please Fax Resume to 972-221-8301.

## Your ASCE Engineering Management Committee Presents

### CONSULTING ENGINEERING 101

The Business Side of Engineering

Presented by: Mr. Bob Reach, P.E.  
Turner Collie & Braden, Inc.

Date: October 4, 1999 (after ASCE Meeting)

Time: 1:15 pm - 2:30 pm

Cost: \$5.00

**Additional Meetings Planned:**

- Public Agency Engineering 101
- The Use of the Internet in Engineering

- Communication Between the Generations (Panel Discussion)
- Stress Management

Please RSVP to Greg Creamer at creamermg@c-b.com or call (214) 638-0145 ext. 8035 by September 29, 1999.

**CHM HILL**  
ENGINEERS PLANNERS ECONOMISTS SCIENTISTS  
5339 Alpha Road, Suite 300  
Dallas, Texas 75240 • 972/980-2170  
With over 50 offices throughout the U.S and abroad.

**BRIAN W. ERIKSON**  
ATTORNEY AT LAW  
QUILLING, SELANDER, CUMMISKEY  
CLUTTS & LOWND, P.C.  
ONE DALLAS CENTRE  
350 N. ST. PAUL, SUITE 2800 TEL: 214/871-2100  
DALLAS, TX 75201-4240 FAX: 214/871-2111

**Gutierrez, Smouse, Wilmut & Assoc. Inc.**  
CIVIL AND ENVIRONMENTAL ENGINEERS  
Water/Wastewater System Studies & Design  
Inflow Infiltration Studies  
Sanitary Sewer Overflow Elimination Programs  
Utility Relocation Design  
Paving, Drainage and Transportation Design  
Environmental Engineering  
Infrastructure Management Consulting  
Dallas (972) 620-1255 Fort Worth (817) 545-1111  
McLand (915) 689-8001 Houston (713) 894-0676

**Garcia & Associates Engineering, Inc.**  
Proudly Serving the Metroplex since 1988  
Services Provided Include:  
Transportation  
Aviation  
Water/Wastewater  
Traffic  
Surveying  
Environmental  
701 Commerce Street  
Suite 510  
Dallas, Texas 75202  
214.939.3800 Tel.  
214.939.3802 Fax  
Please visit us at our website: www.rmgarcia.com

**Huitt-Zollars, Inc.**  
3131 McKinney Ave., Suite 600  
Dallas, Texas 75204  
(214) 871-3311 Fax (214) 871-0757  
Dallas • Fort Worth • Houston • El Paso • Phoenix  
Seattle • Tacoma • Ontario • Austin • Albuquerque • Denver

**Jones & Boyd, Inc.**  
16800 Dallas Parkway, Suite 240, Dallas, Texas 75248  
Office: 972-248-7676  
Fax: 972-248-1414  
Engineering  
Planning  
Landscape Architecture  
Surveying

**CONSULTING ENGINEERS & ARCHITECTS COMMITTED TO EXCELLENCE & INNOVATION**  
Lockwood, Andrews & Newham, Inc.  
Houston (713) 964-9900 Dallas (214) 522-5778 San Antonio (214) 489-5082 Omaha (402) 282-1166  
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See Events:  
<http://www.asce.org/confconted/conf/cal2.html>

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 November 1st  
 December 6th

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**LETTER OF TRANSMITTAL**

|           |                           |         |
|-----------|---------------------------|---------|
| DATE      | 3-23-00                   | JOB NO. |
| ATTENTION |                           |         |
| RE:       | Arapaho Road Phase II/III |         |
|           |                           |         |
|           |                           |         |
|           |                           |         |
|           |                           |         |

TO Bruce Grantham  
GBW Engineers

**GENTLEMAN:**

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

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|        |      |     |  |
|        |      |     |  |
|        |      |     |  |
|        |      |     |  |
|        |      |     |  |
|        |      |     |  |

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

**SIGNED:** Jim Lee

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



| Job | Start Time  | Usage | Phone Number or ID | Type      | Pages | Mode  | Status         |
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To: Cissy Sylo, P.E. From: Jim Pierce, P.E.  
 Assistant City Engineer  
 Company: HNTB Phone: 972/450-2879  
 FAX: 972/450-2834  
 Date: 3-10-00 jpierce@ci.addison.tx.us  
 # of pages (including cover): 1 16801 Westgrove  
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 Addison, TX 75001-9010

Re: Arapaho Rd Phase II/III

Original in mail  For your request  FYI  Call me

Comments: Cissy: A couple of comments I failed to give you at our meeting Wed:

1. Show property owners and property lines along the route on the parking plans.
2. Label Midway Road on sheet #11/16 as ROW Plus
3. Call out Town of Addison where we own the property
4. The 16 sheets called "conceptual alignment study" should be called something like "Preliminary Engineering Alignment"

Please follow up with ARS for the revised parcel 15.

Jim

Arapaho II/III Meeting.

3-8-00

Discussed comments with Cissy, Dan B. & Bruce G.

5 M April 3<sup>rd</sup> Bonds Sold

Markin Blake

Mark Hipes

Carrollton Council was briefed a couple  
of years ago.

Call Steve - New Pub Works  
Director

Cesar - Trans. Director

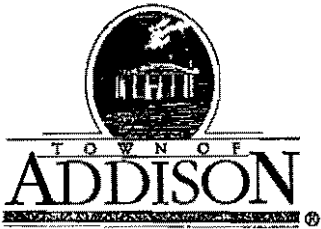
Put in a striped left turn WBC  
Business

Oct 2001 - Complete final design on  
Phase II

Next Meeting Mar 21<sup>st</sup> 1130 (Tue)  
Revised Drawings  
Proposal for final Cogn.

Drainage comments given to Bruce Grantham

Requested Proposal for Final Design of  
Phase II



**PUBLIC WORKS DEPARTMENT**

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Post Office Box 9010 Addison, Texas 75001-9010

16801 Westgrove

February 2, 2000

Delivered Via Fax (972/735-0041) 2/2/00

Mr. Jerry Wise  
Brenneise & Wise  
16475 Dallas Parkway, Suite 710  
Addison, Texas 75001

Re: Arapaho Road and Addison Road

Dear Mr. Wise:

The construction of the Arapaho Road extension and the Addison Road widening projects are contingent upon the approval of the issuance of bonds to fund these projects by the voters of the Town of Addison at a bond election to be held on February 12, 2000 and the subsequent sale of bonds for the project.

To more specifically address your questions:

- a. What is the proposed right-of-way width of Arapaho Road?

At this time plans for Arapaho widening are 35% complete. The proposed right-of-way is approximately 84 feet and will widen out or flare out at the intersections.

- b. How much easement are you asking for on the Addison Road widening project?

We will be asking for a 10-foot easement along Addison Road frontage.

Very Truly Yours,

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

cc: Jim Pierce, P.E., Assistant City Engineer  
Chris Terry, Assistant City Manager



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# LETTER OF TRANSMITTAL

Job No.

25768

Date

March 1, 2000

To: James C. Pierce, Jr., P.E., DEE  
 Asst City Engineer  
 Town of Addison  
 16801 Westgrove  
 Addison, Texas 75001 - 2837

Re: Arapaho Road Ext.

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| 1             |           |            | 16 Right-of-Way Maps (marked with our checking & review comments) |
|               |           |            |   |
|               |           |            |   |
|               |           |            |   |
|               |           |            |   |
|               |           |            |   |
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COPY TO:

By: *Dan Becker*  
 Dan Becker P.E.

~~972~~ -267-0465      71229

1-18-00

Dan Becker -

972-661-5626  
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Arpaok  
Phase III

Engn cats :

Design -

Const mgt -

6% design

4% const mgt

0.5% matls test

69K

Latest:

Feb 16 1999 estimate

~~John Wise~~

~~(41 fax)~~

~~972-735-0040~~

~~Attorney for Brick yard~~

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DATE OF NOTICE  
JAN 20 00

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CAR DESCRIPTION (MAKE-YEAR-BODY STYLE)  
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VIN 1GNEC16R8VJ300645

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TOWN OF ADDISON  
ATTN: JAMES PIERCE JR  
ASSISTANT CITY ENGINEER  
PO BOX 144  
ADDISON TX 75001-0144

AGENT 7161 WG44JD  
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Remarks:

\_\_\_\_\_  
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Signed: Basilio Yelland

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January 5, 2000

Town of Addison  
16801 Westgrove Drive  
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Addison, Texas 75001-0144

Attn: Mr. James C. Pierce, Jr., P.E.  
Assistant City Engineer

ARAPAHO ROAD EXTENSION  
Phase II/III

Dear Mr. Pierce:

We are transmitting, herewith, two sets of drawings of the preliminary plans for the above-referenced project. These are for your initial review and comment concerning the level of detail for completion of the preliminary plans phase of the project. Two sets of the preliminary cross-sections are also enclosed to aid in your review.

It is our understanding that two property owners just west of Midway Road have requested that parking be permitted under the bridge structures north of their business establishments. We have prepared two options, Options A and B, for a possible parking lot configuration under the bridge, and two copies of this study are also enclosed for review.

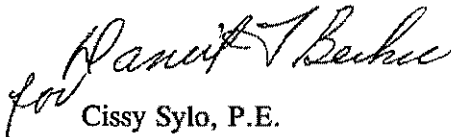
The aesthetic appearance of the Midway Road Bridge is of significant interest to the Town, and we have prepared a preliminary sketch of a possible architectural treatment of the overpass at Midway Road. We would like to review this issue with you and discuss alternatives that may be considered.

The plats and legal descriptions of all nineteen parcels have been developed and are now being checked for completeness. These should be completed next week and be ready for your review.

After you have had sufficient time to review this submittal, we look forward to meeting with you to discuss and resolve outstanding issues. In the meantime, should you have any questions, please let us know.

Very truly yours,

HNTB CORPORATION

  
for Cissy Sylo, P.E.

CES/DFB/lmb

cc: Mr. Bruce Grantham, P.E., GBW Engineers

*The HNTB Companies*

OFFICES: ALEXANDRIA, VA ATLANTA, GA AUSTIN, TX BAYTOWN, TX BOULDER, CO BOSTON, MA CHAMBERSBURG, PA CHICAGO, IL CHANDLER, AZ CHATTANOOGA, TN CHICAGO, IL CLEVELAND, OH DALLAS, TX DENVER, CO DEERFIELD, IL  
DURHAM, NC FT. WORTH, TX HARTFORD, CT HONOLULU, HI INDIANAPOLIS, IN IRVINE, CA KANSAS CITY, MO LANSING, MI LOS ANGELES, CA LOUISVILLE, KY MIAMI, FL  
MINNEAPOLIS, MN MINNEAPOLIS, MN NASHVILLE, TN NEW YORK, NY OAKLAND, CA ORLANDO, FL OVERLAND PARK, KS PHOENIX, AZ PLYMOUTH, MI RICHMOND, VA  
PORTLAND, ME RALEIGH, NC SALT LAKE CITY, UT SAN ANTONIO, TX SEATTLE, WA TAMPA, FL TULSA, OK



~~John Wise / Metro-Brick  
Attorney~~

~~Status Widening~~

~~Plans~~

~~972-735-0040~~

---

~~Tricia McQuinn~~

~~Retaining Wall~~

~~972-851-7000~~

---



ARCHITECTS ENGINEERS PLANNERS

1111 Dallas Parkway, Suite 630  
Dallas, Texas  
75210-1381  
(972) 661-5626  
FAX (972) 661-5614

January 10, 2000

Mr. James C. Pierce, Jr., P.E., DEE  
Assistant City Engineer  
Town of Addison  
P.O. Box 144  
Addison, Texas 75001

TOWN OF ADDISON  
Arapaho Road Extension - Phase II/III

Dear Mr. Pierce:

Attached are original Insurance Certificates showing coverage for your file. These are for the renewal and continuation of insurance requirements for 2000.

Should you have any questions following review of these certificates, please let us know.

Very truly yours,

HNTB CORPORATION

Cissy Sylo, P.E.  
Project Manager

CES/lmb

Enclosures

25768

The HNTB Companies

OFFICES: ALEXANDRIA VA, ATLANTA GA, AUSTIN TX, BAYON ROUGE LA, BOSTON MA, CHAMBERS WA, CHICAGO IL, CLEVELAND OH, DALLAS TX, DENVER CO, DETROIT MI, FAIRFIELD NH, FT. WORTH TX, HARTFORD CT, HOUSTON TX, INDIANAPOLIS IN, IRVINE CA, KANSAS CITY MO, LANSING MI, LOS ANGELES CA, LOUISVILLE KY, MIAMI FL, MILWAUKEE WI, MINNEAPOLIS MN, NASHVILLE TN, NEW YORK NY, OAKLAND CA, ORLANDO FL, OVERLAND PARK, KS, PHOENIX AZ, RICHMOND VA, RICHMOND NC, SALT LAKE CITY UT, SAN ANTONIO TX, SEATTLE WA, TAMPA FL, TULSA OK

# ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)  
01/01/00

**PRODUCER**  
Liberty Mutual Insurance Group  
13160 Foster, Suite 100  
Southcreek Corporate Center 2  
Overland Park, KS 66213

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

**INSURERS AFFORDING COVERAGE**

**INSURED**  
HNTB Corporation  
14114 Dallas Parkway, Suite 630  
Dallas, TX 75240-4381

INSURER A: Liberty Mutual Insurance Group  
INSURER B:  
INSURER C:  
INSURER D:  
INSURER E:

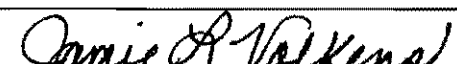
**COVERAGES**

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

| INSR LTR | TYPE OF INSURANCE   | POLICY NUMBER      | POLICY EFFECTIVE DATE (MM/DD/YY) | POLICY EXPIRATION DATE (MM/DD/YY) | LIMITS  |
|----------|---|--------------------|----------------------------------|-----------------------------------|---|
| A        | <input checked="" type="checkbox"/> GENERAL LIABILITY<br><input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC | TB2-141-037577-130 | 1/1/00                           | 1/1/01                            | EACH OCCURRENCE \$ 1,000,000<br>FIRE DAMAGE (Any one fire) \$ 1,000,000<br>MED EXP (Any one person) \$ 5,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COMP/OP AGG \$ 1,000,000 |
| A        | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY<br>ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS  | AS2-141-037577-710 | 1/1/00                           | 1/1/01                            | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000<br><br>BODILY INJURY (Per person) \$<br><br>BODILY INJURY (Per accident) \$<br><br>PROPERTY DAMAGE (Per accident) \$   |
|          | <input type="checkbox"/> GARAGE LIABILITY<br>ANY AUTO   |                    |                                  |                                   | AUTO ONLY - EA ACCIDENT \$<br><br>OTHER THAN EA ACC \$<br>AUTO ONLY: AGG \$   |
|          | <input type="checkbox"/> EXCESS LIABILITY<br><input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE<br><br><input type="checkbox"/> DEDUCTIBLE<br><input type="checkbox"/> RETENTION \$  |                    |                                  |                                   | EACH OCCURRENCE \$<br>AGGREGATE \$<br>\$<br>\$<br>\$  |
| A        | <input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY  | WC7-141-037577-010 | 1/1/00                           | 1/1/01                            | <input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER<br>E.L. EACH ACCIDENT \$ 500,000<br>E.L. DISEASE - EA EMPLOYEE \$ 500,000<br>E.L. DISEASE - POLICY LIMIT \$ 500,000                  |
|          | OTHER   |                    |                                  |                                   |   |

**DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS**  
 HNTB Job 25768; Arapaho Road Extension - Phase II/III Additional Insured: Town of Addison as respects general liability and automobile liability.

**CERTIFICATE HOLDER**  
Town of Addison  
Public Works Department  
P.O. Box 144  
Addison, TX 75001

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


# ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)  
01/01/00

**PRODUCER**  
71  
Lockton Companies  
P.O. Box 419351  
Kansas City Mo 64141-6351  
(913) 676-9000

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

**INSURERS AFFORDING COVERAGE**

**INSURED**  
HNTB Corporation  
14114 Dallas Parkway, Suite 630  
Dallas, TX 75240-4381

INSURER A: CONTINENTAL CASUALTY CO.  
INSURER B: (VICTOR O. SCHINNERER)  
INSURER C:  
INSURER D:  
INSURER E:


**COVERAGES**

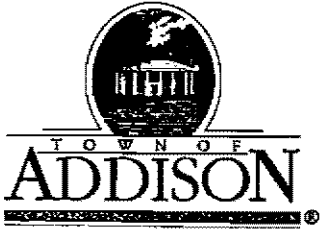
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES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

| INSR LTR                    | TYPE OF INSURANCE  | POLICY NUMBER  | POLICY EFFECTIVE DATE (MM/DD/YY) | POLICY EXPIRATION DATE (MM/DD/YY) | LIMITS  |                      |        |                    |                 |                            |                 |                             |                 |
|-----------------------------|--|----------------|----------------------------------|-----------------------------------|---|----------------------|--------|--------------------|-----------------|----------------------------|-----------------|-----------------------------|-----------------|
|                             | <b>GENERAL LIABILITY</b><br><input type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC | NOT APPLICABLE |                                  |                                   | EACH OCCURRENCE \$ XXXXXXXXXXXX<br>FIRE DAMAGE (Any one fire) \$ XXXXXXXXXXXX<br>MED EXP (Any one person) \$ XXXXXXXXXXXX<br>PERSONAL & ADV INJURY \$ XXXXXXXXXXXX<br>GENERAL AGGREGATE \$ XXXXXXXXXXXX<br>PRODUCTS - COMP/OP AGG \$ XXXXXXXXXXXX   |                      |        |                    |                 |                            |                 |                             |                 |
|                             | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS   | NOT APPLICABLE |                                  |                                   | COMBINED SINGLE LIMIT (Ea accident) \$ XXXXXXXXXXXX<br>BODILY INJURY (Per person) \$ XXXXXXXXXXXX<br>BODILY INJURY (Per accident) \$ XXXXXXXXXXXX<br>PROPERTY DAMAGE (Per accident) \$ XXXXXXXXXXXX   |                      |        |                    |                 |                            |                 |                             |                 |
|                             | <b>GARAGE LIABILITY</b><br><input type="checkbox"/> ANY AUTO   | NOT APPLICABLE |                                  |                                   | AUTO ONLY - EA ACCIDENT \$<br>OTHER THAN EA ACC \$<br>AUTO ONLY: AGG \$   |                      |        |                    |                 |                            |                 |                             |                 |
|                             | <b>EXCESS LIABILITY</b><br><input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE<br>DEDUCTIBLE<br>RETENTION \$   | NOT APPLICABLE |                                  |                                   | EACH OCCURRENCE \$ XXXXXXXXXXXX<br>AGGREGATE \$ XXXXXXXXXXXX  |                      |        |                    |                 |                            |                 |                             |                 |
|                             | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>   | NOT APPLICABLE |                                  |                                   | <table border="1"> <tr> <td>WC STATU-TORY LIMITS</td> <td>OTH-ER</td> </tr> <tr> <td>E.L. EACH ACCIDENT</td> <td>\$ XXXXXXXXXXXX</td> </tr> <tr> <td>E.L. DISEASE - EA EMPLOYEE</td> <td>\$ XXXXXXXXXXXX</td> </tr> <tr> <td>E.L. DISEASE - POLICY LIMIT</td> <td>\$ XXXXXXXXXXXX</td> </tr> </table> | WC STATU-TORY LIMITS | OTH-ER | E.L. EACH ACCIDENT | \$ XXXXXXXXXXXX | E.L. DISEASE - EA EMPLOYEE | \$ XXXXXXXXXXXX | E.L. DISEASE - POLICY LIMIT | \$ XXXXXXXXXXXX |
| WC STATU-TORY LIMITS        | OTH-ER   |                |                                  |                                   |   |                      |        |                    |                 |                            |                 |                             |                 |
| E.L. EACH ACCIDENT          | \$ XXXXXXXXXXXX  |                |                                  |                                   |   |                      |        |                    |                 |                            |                 |                             |                 |
| E.L. DISEASE - EA EMPLOYEE  | \$ XXXXXXXXXXXX  |                |                                  |                                   |   |                      |        |                    |                 |                            |                 |                             |                 |
| E.L. DISEASE - POLICY LIMIT | \$ XXXXXXXXXXXX  |                |                                  |                                   |   |                      |        |                    |                 |                            |                 |                             |                 |
| A                           | <b>OTHER PROFESSIONAL LIABILITY</b>  | PLN 008213985  | 1/1/00                           | 1/1/01                            | \$1,000,000 per claim & the annual aggregate for all projects   |                      |        |                    |                 |                            |                 |                             |                 |

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS  
HNTB Job 25768; Arapaho Road Extension - Phase II/III

**CERTIFICATE HOLDER**  
Town of Addison  
Public Works Department  
P.O. Box 144  
Addison, TX 75001

**ADDITIONAL INSURED; INSURER LETTER:**  
**CANCELLATION**  
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ~~EXCEEDER TO~~ MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT. ~~BY FAX OR BY MAIL~~  
~~THIS DOES NOT CONSTITUTE AN ACCEPTANCE OF ANY LIABILITY OR A WAIVER FROM THE WORKS OF ANY AGENT OR~~  
~~AGENCY OR ANY OTHER PARTY.~~  
AUTHORIZED REPRESENTATIVE  




**PUBLIC WORKS DEPARTMENT**

Post Office Box 9010 Addison, Texas 75001-9010

(972) 450-2871

16801 Westgrove

August 12, 1999

Ms. Ola Assem  
P.O. Box 191103  
Dallas, TX 75219

Re: Arapaho Road – Marsh Lane to Addison Road

Dear Ms. Assem:

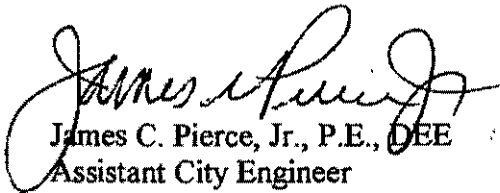
Please find enclosed a copy of the proposed alignment of Arapaho Road from Marsh Lane to Addison Road. This alignment was approved by City Council at their meeting on April 27, 1999.

This is to also assure you that we will notify you of any future meetings of City Council in which this project is proposed to be discussed (Telephone 214-521-3216).

Please call me at 972-450-2879 if you have any questions about this information.

Very truly yours,

Town of Addison

  
James C. Pierce, Jr., P.E., DEE  
Assistant City Engineer

cc: Chris Terry, Assistant City Manager  
John Baumgartner, Director of Public Works

Enclosure

**Jim Pierce**

**From:** Cissy Sylo [CSylo@HNTB.com]  
**Sent:** Thursday, July 15, 1999 10:37 AM  
**To:** 'jpierce@ci.addison.tx.us'  
**Subject:** FW: Arapaho Rd.25768

Jim, Hope this is what you were looking for. Call me if you have any questions. Cissy

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

**From:** Daniel Becker  
**Sent:** Thursday, July 15, 1999 10:26 AM  
**To:** Cissy Sylo  
**Subject:** Arapaho Rd.25768

Summary of Segment costs:

Marsh to Surveyor:

|              |             |
|--------------|-------------|
| Construction | \$1,871,120 |
| Engineering  | 305,000     |
| Right of Way | 2,330,000   |
| Contingency  | 840,224     |
| Total        | \$5,346,344 |

Commercial to Surveyor:

|              |             |
|--------------|-------------|
| Construction | \$ 764,075  |
| Engineering  | 123,700     |
| Right of Way | 2,330,000   |
| Contingency  | 618,815     |
| Total        | \$3,836,590 |

Surveyor to Addison Road:

|              |              |
|--------------|--------------|
| Construction | \$8,265,100  |
| Engineering  | 1,229,000    |
| Right of Way | 2,650,000    |
| Contingency  | 2,183,020    |
| Total        | \$14,327,120 |

Engineering includes CM, Geotech and Mat'l testing



# TOWN OF ADDISON

## Public Works / Engineering

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

# LETTER OF TRANSMITTAL

|           |                              |         |
|-----------|------------------------------|---------|
| DATE      | 6-21-99                      | JOB NO. |
| ATTENTION |                              |         |
| RE:       | Arapaho Rd<br>Phase II / III |         |
|           |                              |         |
|           |                              |         |
|           |                              |         |
|           |                              |         |
|           |                              |         |

TO Cissy Silo  
HNTB

### 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      |      |     | 5-21-99 letter from ADR Realty Partners to Council |
| 1      |      |     | 6-15-99 Response from Ken Whitehead                |
|        |      |     |  |
|        |      |     |  |
|        |      |     |  |
|        |      |     |  |
|        |      |     |  |

### 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

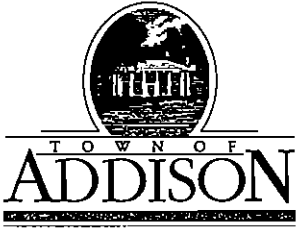
REMARKS For your information- questions  
we will need to address.

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

SIGNED: Jim

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

Jim -  
Please file  
JB



**OFFICE OF THE CITY MANAGER**

(972) 450-7000 • FAX (972) 450-7043

Post Office Box 9010 Addison, Texas 75001-9010

5300 Belt Line Road

June 15, 1999

Mr. Gary B. Crouch  
ADR Realty Partners  
4444 Westgrove Rd., Suite 210  
Addison, Texas 75001

Re: 4139 Centurion Way

Dear Mr. Crouch:

Thank you for your letter dated May 21, 1999 regarding the property located at 4139 Centurion Way in Addison.

As you know, for several years we have been looking at improving east-west access across Addison, and with the March, 1999 opening of the Keller Springs toll tunnel, the Town, together with the North Texas Tollway Authority, was able to take its first real step toward relieving traffic congestion. Along with the tunnel and to further the goal of improved east-west mobility, the Town began several years ago to consider making improvements to Arapaho Road. This process resulted in a three-phased approach to improving Arapaho, with Phase I construction from the Dallas North Tollway to Addison Road being almost completed. Planning for Phases II and III was initiated several months ago and required the Town to decide upon a "technically preferred route" for Arapaho. Following extensive review and consideration of numerous alternatives by HNTB Engineers (the Town's consultant) and Town Staff, and after receiving public input from you and other property owners, the City Council approved the "technically preferred alignment" for Arapaho Road on April 27, 1999.

Following the approval of the alignment, the Town selected HNTB Engineers to prepare the final design for Phases II and III. However, until the final design is completed we will be unable to accurately answer the questions you have raised in your letter. We intend to forward your comments and concerns to the Engineers, and as the project progresses, we will continue to provide to you information regarding the process.

If you have any questions, please contact Mr. Chris Terry, Assistant City Manager, at P.O. Box 9010, Addison, Texas 75001-9010, 972-450-7000.

Very truly yours,

Ron Whitehead

CC: Mr. Chris Terry  
Mr. John Baumgartner



FOR: Ron

DATE: 6/11/99 TIME: 1:38 AM ~~P.M.~~

FROM: Mary Crouch

FIRM: \_\_\_\_\_

PHONE: 972-380-6752


FAX AREA CODE NUMBER EXTENSION

MOBILE AREA CODE NUMBER TIME TO CALL

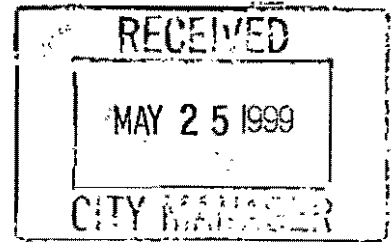
|                    |                                     |                   |                                     |
|--------------------|-------------------------------------|-------------------|-------------------------------------|
| TELEPHONED         | <input checked="" type="checkbox"/> | PLEASE CALL       | <input checked="" type="checkbox"/> |
| RETURNED YOUR CALL | <input type="checkbox"/>            | WILL CALL AGAIN   | <input type="checkbox"/>            |
| CAME TO SEE YOU    | <input type="checkbox"/>            | RUSH              | <input type="checkbox"/>            |
| WANTS TO SEE YOU   | <input type="checkbox"/>            | SPECIAL ATTENTION | <input type="checkbox"/>            |
| WAITING TO SEE YOU | <input type="checkbox"/>            | HOLDING LINE      | <input type="checkbox"/>            |

MESSAGE: Still wanting an answer to his letter. He's not trying to be difficult but your decision will effect his business.

SIGNED: (MC)

 FORM 4007 MADE IN U.S.A.

**MESSAGE**



May 21, 1999

Mr. R. Scott Wheeler  
Mayor  
Town of Addison  
14768 Maiden Ct.  
Dallas, TX 75240-7525

Ms. Cathy Ways  
Councilmember  
Town of Addison  
4104 Rush Cir.  
Addison, TX 75001-3154

Mr. Frank R. Klein  
Mayor Pro Tempore  
Town of Addison  
4001 Dome Dr.  
Addison, TX 75001-3112

Mr. Ron Whitehead  
City Manger  
Town of Addison  
P.O. Box 9010  
Addison, TX 75001-9010

Ms. Diane Mallory  
Deputy Mayor Pro Tempore  
Town of Addison  
4100 Pokolodi Cir.  
Addison, TX 75001-3152

Mr. Ken Dippel  
City Attorney  
Town of Addison  
901 Main Street, Suite 4000  
Dallas, TX 75202

Mr. Bob Barrett  
Councilmember  
Town of Addison  
14637 Lexus Ave.  
Addison, TX 75001-3132

Mr. John Hill  
City Attorney  
Town of Addison  
901 Main Street, Suite 4000  
Dallas, TX 75202

Ms. Glynda Turner  
Councilmember  
Town of Addison  
14791 Buckingham Ct.  
Dallas, TX 75240-7562

Mr. Bobby Watson  
Councilmember  
Town of Addison  
14966 Tragalgar Ct.  
Dallas, TX 75240-7633

RE: 4139 Centurion Way; Addison, Texas

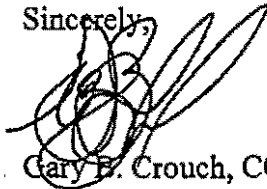
Dear Mayor, City Council Members and City Officials:

On April 27, 1999 the City Council approved what is referred to as the Technically Preferred Alignment for Arapaho Road Phase II/III. This alignment is within ten feet of my family's building at 4139 Centurion Way. Our current tenants lease is up for renewal shortly, and due to the new alignment we need to address several issues with the tenant or other potential tenants for the building.

1. When will construction begin and end on the section of the extension that effects 4139 Centurion Way?
2. What potential business disruptions will occur at 4139 Centurion Way?
3. How will the Arapaho Road designers abate the noise level of an estimated 24,000 cars and trucks per day traveling at 40 miles per hour within ten feet of 4139 Centurion Way? What will the noise level be?
4. How will the Arapaho Road designers prevent objects thrown from or falling off of the estimated 24,000 cars and trucks per day traveling at 40 miles per hour from being a life safety issue for the tenants in and outside of the building? How will this impact insurance rates on the property for the owner and tenant?
5. Will the current thirty-six rear parking spaces at 4139 Centurion Way be eliminated by the Arapaho extension? How many parking spaces will the building have to use?
6. Since the current set back for the structures is 25 feet from the roadway, what will be the Town of Addison's policy on reconstruction if, the property is partially or fully destroyed?

These are immediate concerns for the current tenant and will be concerns for any other potential tenant for the property. While the preferred alignment for Arapaho Road may be technically preferred for the Town of Addison, it has created a significant impact for my family as we prepare to release the property. We have been left with very few options and our financial fate on this property has been put in jeopardy by the Town of Addison's actions. It would be unfair under the circumstances for the city not to move immediately forward and fully address the impact to our family since these actions will dictate the ability to lease the property and the future income of the property.

Sincerely,



Gary B. Crouch, CCIM, CPM





To Cissy  
Sylvia

Faxed  
5-27-99

Arapaho II/III

ROW Estimate for Segment from Commercial  
to Surveyor

Parcel # 14

ROW (Lump sum)  $29,900 \text{ ft}^2 \times \$75^{00} = \$2,245,500$

Parcel # 15 (TU)

- 0 -

Parcel # 16

5,618 ROW

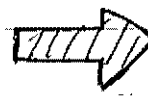
4,935 Remainder

10,553  $\text{ft}^2 \times \$8$

= 84,424

\$2,329,924

Cissy: Use  
this # for  
ROW cost in  
your estimate  
Jim

 Say \$2,330,000

$\frac{1}{2} \times 42' \times 235' = 4,935 \text{ ft}^2$  Remainder  
on parcel 16

#14 Bldg  $230' \times 130' = 29,900 \text{ ft}^2$

Lot  $248' \times 320' = 79,360$  (Total area of Lot)

| NO. | OWNER                                     | ROW    | REMAINDER | VALUE    | VALUE     | VALUE   | AREA     | VALUE    | VALUE     | TOTAL     | NOTES                          |
|-----|---|--------|-----------|----------|-----------|---------|----------|----------|-----------|-----------|--------------------------------|
|     |   |        |           | AREA     | REMAINDER | LAND    | BUILDING | BUILDING | BUILDING  |           |                                |
|     |   |        |           | TAKEN    | TAKEN     | TAKEN   | TAKEN    | TAKEN    | TAKEN     |           |                                |
|     |   | SQ FT  | SQ FT     | \$/SQ FT | \$/SQ FT  | DOLLARS | SQ FT    | \$/SQ FT | DOLLARS   | DOLLARS   |                                |
| 1   | METRO BRICK COMPANY INC.                  | 3,200  |           |          |           | 0       |          |          |           | 150,000   | LUMP SUM ACQUIRE ENTIRE PARCEL |
| 1A  | 15211 ADDISON ROAD JOINT VENTURE          | 1,255  |           | 12       |           | 15,065  |          |          |           |           | ADD'L DAMAGES BLDG TAKE?       |
| 2   | UNION PACIFIC RAILROAD                    | 83,520 |           | 6        |           | 501,122 |          |          |           | 500,000   | PLUS RELOCATE METRO BRICK      |
| 3   | BELTWOOD RESERVOIR (CITY OF DALLAS)       | 470    |           | 6        |           | 2,818   |          |          |           | 2,818     |                                |
| 4   | HERITAGE INN NUMBER XXII, L.P.            | 20,858 |           | 6        |           | 125,145 |          |          |           | 125,145   | REALIGN ROW TO FIT?            |
| 5   | MOTEL 6 OPERATIONS L.P.                   | 21,912 | 6,178     | 6        | 3         | 150,006 |          |          |           | 150,006   |                                |
| 6   | ADDISON R.E. (ICEOPLEX)                   | 13,828 | 3,175     | 12       | 3         | 175,460 |          |          |           | 0         | HAVE 84' DEDICATION            |
| 7   | EPINA PROPERTIES LTD. ET. AL.(CHARTER)    | 32,680 | 9,618     | 5        | 3         | 192,255 | 53,400   | 60       |           | 3,204,000 | LUMP SUM ESTIMATE              |
| 8   | J.H. CROUCH JR. ET. AL. (MBNA)            | 23,350 | 6,871     | 3        | 3         | 90,663  | 32,000   | 50       | 1,600,000 | 1,690,663 |                                |
| 9   | INTERVEST COMPANIES                       | 16,487 | 4,851     | 3        | 3         | 64,015  | 1,120    | 10       | 11,200    | 75,215    | BLDG IS A SHED                 |
| 10  | 5425 CENTURION WAY, L.P.                  | 12,755 | 3,753     | 3        | 3         | 49,524  |          |          |           | 49,524    |                                |
| 11  | BULLOUGH / LYKOW OFFICE BLDG. NO.1, L.P.  | 10,277 | 3,024     | 3        | 3         | 39,902  |          |          |           | 39,902    |                                |
| 12  | PUBLIC STORAGE OF DALLAS, LTD.            | 32,504 | 16,047    | 5        | 3         | 210,660 | 24,762   | 35       | 866,670   | 1,077,330 |                                |
| 13  | PUBLIC STORAGE OF DALLAS, LTD.            | 17,351 | 30,513    | 5        | 3         | 178,295 |          |          |           | 178,295   |                                |
| 14  | NILE PROPERTIES, LTD. (15109-15 SURVEYOR) | 28,344 | 42,079    |          |           | 0       | 29,900   | 50       | 1,495,000 | 1,495,000 | LUMP SUM ESTIMATE              |
| 15  | TEXAS POWER & LIGHT                       | 8,604  |           |          |           | 0       |          |          |           | 0         |                                |
| 16  | LINCOLN TRUST COMPANY CUSTODIAN           | 5,618  |           | 8        |           | 44,944  |          |          |           | 44,944    |                                |
|     |   |        |           |          |           |         |          |          |           | 8,782,842 |                                |

should be 3  
4935 ft<sup>2</sup> here

Row Areas. xls

info@gbwengineers.com

**Jim Pierce**

**From:** Jim Pierce  
**Sent:** Wednesday, May 19, 1999 4:40 PM  
**To:** John Baumgartner  
**Subject:** FW: Railroad Description

FYI. I passed on the ownership info from Ron Zimmerman to Sissy. Jim.

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

**From:** Cissy Sylo [SMTP:CSylo@HNTB.com]  
**Sent:** Wednesday, May 19, 1999 1:46 PM  
**To:** 'jpierce@ci.addison.tx.us'  
**Cc:** Daniel Becker; Kelsey Johnston; Molly Marshall  
**Subject:** Railroad Description

Jim:

I tried to telephone you today, but you were out. Since ARS committed to have the descriptions to us by Tuesday and I didn't receive them, I wanted to update you on the status of this issue. I just finished talking to ARS regarding the right-of-way description for the wye spur near Addison Road. They have had problems with the 1902 hand-written deeds for the railroad and are converting them presently. They have assured me that no later than this Friday they will be completed. I have talked to them several times each day during this week and I know that they have been working on them, but so far they have not produced them. I will call again tomorrow and Friday morning to guarantee you get them Friday. I apologize for any inconvenience this has caused you. Please call me if you have any questions.

Cissy Sylo, HNTB



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Item #R3 -

Consideration of a Resolution approving the Technically Preferred Alignment for Arapaho Road Phase II/III.

Attachment:

1. Memo from Jim Pierce
2. Letter from HNTB Corporation

*approved*

Administrative Recommendation:

Administration recommends approval.

---

Item #R4 -

**PUBLIC HEARING** and consideration of an Ordinance amending Ordinance No. O99-006 approving the development plans for 315 multi-family units, located on 3.92 acres in the Addison Circle development, on the north side of Morris Avenue, between Quorum Drive and Addison Road, on application from Post Properties.

Administrative Comment:

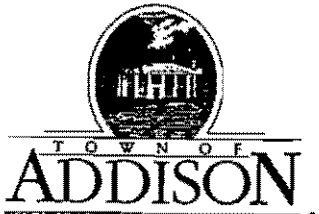
Public Hearing extended from April 13, 1999, meeting.

Council approved the development plans under Ordinance No. O99-006 with the conditions that Post Properties look at alternative exterior treatments on the southwest corners of Buildings A and B. This amending Ordinance addresses those two exterior features.

Since the Planning and Zoning Commission recommended denial of Post's plans in their entirety, this amendment requires a  $\frac{3}{4}$  vote just as the original ordinance did.

ARTICLE XX, Section 4, Paragraph (b), of the zoning ordinance states:

Where there is not a written protest against such a proposed amendment, supplement or change; and the decision of the Planning and Zoning Commission is for denial, a three fourths ( $\frac{3}{4}$ ) vote of all of the governing body shall be required to overrule the decision of the Planning and Zoning Commission.



April 20, 1999

**PUBLIC WORKS DEPARTMENT**

Post Office Box 9010 Addison, Texas 75001-9010

(972) 450-2871

16801 Westgrove

**MEMORANDUM**

To: Ron Whitehead, City Manager  
From: Jim Pierce, Assistant City Engineer *JJP*  
Subject: Arapaho Road, Phase II/III Alignment

On February 23, 1999, Council received a briefing on the Arapaho Road Phase II/III Study Report from staff and our consultants, HNTB Engineers. Council also heard comments from Lawrence Fishman (representing Mr. and Mrs. J.R. Crouch), Joe Dingman, and Bill Crepeau. Concerns were expressed about the close alignment of the road to the Charter Furniture and MBNA buildings, with a suggestion of moving the road more to the north; preferring an "at grade" intersection, and the esthetics of a bridge overpass.

Staff has confirmed with Dallas Water Utilities that to encroach any more on their easement, by moving the road to the north, would be unacceptable. (The present alignment encroaches 10' into their 30' easement). In mid-March, staff met with the Charter Furniture and MBNA interests to confirm the need for an overpass, and that esthetics of the bridge would be considered, and, that serious constraints prevented the alignment from being moved to the north. Staff believes that the parties concerned understand the project constraints and are willing to coexist with the project.

Staff and the project consultants will be on hand to answer any questions Council may have.

Staff recommends that the City Council adopt a resolution approving the Technically Preferred Alignment for Arapaho Road Phase II/III.

Cc: John Baumgartner, Director of Public Works



April 22, 1999

*Faxed*

|                        |                      |              |                |
|------------------------|----------------------|--------------|----------------|
| Post-it® Fax Note 7671 |                      | Date 4/23/99 | # of pages ▶ 4 |
| To Joe Dingman         | From Jim Pierce      |              |                |
| Co./Dept.              | Co. Addison          |              |                |
| Phone #                | Phone # 972-450-2879 |              |                |
| Fax # 972-241-1214     | Fax #                |              |                |

Town of Addison  
 16801 Westgrove Drive  
 P.O. Box 9010  
 Addison, Texas 75001-9010

Attn: Mr. Jim Pierce, Jr., P.E., DEE  
 Assistant City Engineer

*Faxed*

|                        |                      |              |                |
|------------------------|----------------------|--------------|----------------|
| Post-it® Fax Note 7671 |                      | Date 4/23/99 | # of pages ▶ 4 |
| To Marilyn Acheson     | From Jim Pierce      |              |                |
| Co./Dept. Keystone     | Co. Addison          |              |                |
| Phone #                | Phone # 972-450-2879 |              |                |
| Fax # 214-303-1824     | Fax #                |              |                |

**ARAPAHO ROAD ALIGNMENT REPORT**

Dear Mr. Pierce:

The following issues were discussed, regarding this project, with city staff, HNTB Corporation, GBW, and several property owners on March 15, 1999, at Addison Town Center. Mr. Ron Whitehead, City Manager, requested that the team of consultants provide a brief report upon completion of an analysis of suggested alternatives discussed during the meeting. Listed below is a brief summary of the suggestions and concerns discussed during the meeting.

**Lindberg Drive Alignment Alternative**

One suggestion made by the property owners present at the meeting was to further study the Lindberg Drive alignment on the north side of the Dallas Area Rapid Transit (DART) owned railroad as the preferred location due to the dense industrial development present along this corridor. Lindberg Drive is primarily a two-lane roadway between Addison Road and Midway Road that terminates just west of Midway Road.

The project team identified several issues with the Lindberg Drive alignment. One concern is the number of at-grade skewed crossings required with the DART railroad. Typically, railroad crossings are required to intersect the tracks at a 90-degree angle whenever possible for safety purposes. Even slightly skewed crossings of a main track are not desirable or typically approved by the Railroad. The DART railroad is currently a highly utilized freight train track, between Kelly Boulevard and the Galleria retail shopping area, serving many commercial businesses in Carrollton, Farmers Branch, Addison, and Dallas. Should the existing Lindberg Drive right-of-way be utilized as the extension of Arapaho Road, two significantly skewed at-grade crossings of the main tracks are required.

The flight pattern of the runway at Addison Airport would also be impacted. Currently, Lindberg Drive is restricted from through trucks due to the height of the planes landing and departing from Addison Airport. The expansion of Lindberg Drive to four lanes could further decrease the available runway length. FAA approval could be required due to the impact to

*The HNTB Companies*

OFFICES: ALEXANDRIA, VA; ATLANTA, GA; AUSTIN, TX; BAYTON, ROUGE, LA; BOSTON, MA; CHARLESTON, WA; CHICAGO, IL; CLEVELAND, OH; DALLAS, TX; DENVER, CO; DETROIT, MI; EMERYVILLE, OH; FORT WORTH, TX; HARTFORD, CT; HOUSTON, TX; INDIANAPOLIS, IN; IRVINE, CA; KANSAS CITY, MO; LANSING, MI; LOS ANGELES, CA; LOUISVILLE, KY; MIAMI, FL; MILWAUKEE, WI; MINNEAPOLIS, MN; NASHVILLE, TN; NEW YORK, NY; OAKLAND, CA; ORLANDO, FL; OVERLAND PARK, KS; PHOENIX, AZ; PLYMOUTH, MI; PITTSBURGH, PA; PORTLAND, ME; RALEIGH, NC; SALT LAKE CITY, UT; SAN ANTONIO, TX; SEATTLE, WA; TAMPA, FL; TULSA, OK

Addison Airport. Also, a steep grade would be required on the Arapaho Road extension in order to match the at-grade intersection at Addison Road.

Prior to preparing plans for the Arapaho Road extension from the Dallas North Tollway (DNT) to Addison Road, the Town of Addison evaluated the Lindberg Drive alignment and selected a general corridor south of the railroad tracks. Consequently, right-of-way has already been acquired from several property owners south of the railroad. Changing the alignment to the north of the railroad would increase the project costs.

### Overpass at Midway Road

The height and location of the bridge structure in relation to the existing businesses was also discussed during the meeting. Several concerns expressed by the property owners included the horizontal location of the bridge structure in relation to Charter Furniture and MBNA. The current alignment places the edge of the bridge deck a minimum of 10 feet from the buildings.

Upon reviewing various other horizontal alignments with city staff after the meeting, the original alignment was still determined to be the desired horizontal alignment in relation to the buildings, due to the location of the Dallas Water Utilities (DWU) 60-inch water main. Moving the structure closer to the water main raises access concerns should DWU need to access their water main for maintenance or repair. City staff will meet with DWU to determine if the recommended location of the structure is acceptable, or other alignments could be considered that would further infringe on the DWU easement. Although final approval has yet to be received from DWU for the technically preferred alignment, the response to date has been positive.

Upon review of the vertical alignment of the proposed bridge near the MBNA and Charter Furniture buildings, it is anticipated that the height of the overpass structure will be lower than the existing buildings. The existing buildings are estimated to be a minimum of 5 to 15 feet higher than the bridge roadway surface elevation. Exhibits are attached for your clarification.

Another concern expressed by the property owners was the loss of property rights, should the buildings be destroyed due to hail or other catastrophic means. City staff and consultants concurred upon conclusion of the meeting that the City is able to allow the property owners to rebuild to the existing building set backs and not be considered "non-conforming".

Additional alignments recommended for further study by the property owners included constructing the bridge structure over the DWU water line. This alignment increases concern related to DWU access to the 60-inch water main along with the increased cost. It was determined not to be acceptable by DWU due to inability of maintenance and expansion of a major viaduct type structure.

### Midway At-Grade Intersection

The property owners present at the meeting also requested the city staff examine the potential of removing the traffic signal at Lindberg Drive and Midway Road and relocating it south to a new at-grade intersection at Arapaho Road in lieu of constructing an overpass. HNTB has reviewed this recommendation and determined that should Arapaho Road be constructed at-grade, the traffic signal at Lindberg Drive would still be required due to the volume of traffic and safety concerns.

### Spanning the DART Alignment

One option also discussed at the meeting was the potential to relocate Arapaho Road onto the existing DART right-of-way, either with a bridge structure or an at-grade roadway within the existing 100-foot railroad right-of-way. Mr. Ron Whitehead agreed to discuss this issue with DART officials. Upon further consideration, it was determined this option was not feasible. This was primarily due to federal guidelines regarding vertical clearance for electrification facilities, and the required horizontal clearance width to allow DART to maintain the existing freight traffic in the corridor and to allow for expansion of the service to include passenger rail in the future.

### Overpass vs. Underpass

The pros and cons of the underpass versus overpass were further reviewed to determine if the technically preferred alternative should remain the same. The overpass alternative provides improved mobility, minimum disruption of traffic during construction, less restrictive impact on DWU water line, and provides more convenient location for enclosure of the major drainage ditch to remain on the south side of the railroad. The negative aspects of an overpass include: less aesthetically pleasing to adjacent property owners; potential noise concerns; wall construction will be partially on DWU easement, above and 7.5 feet from water line; and restriction of the DWU easement width.

The underpass alternative provides improved mobility, minimizes noise impact, and eliminates most of the visual impacts. The negative aspects of the underpass include: the reduction of Midway Road traffic to two lanes; construction costs will be increased approximately \$1,500,000; a major drainage structure will be required to be constructed on the north side of the railroad to prevent flooding of depressed roadway; deep excavation for wall construction adjacent to DWU 60" water line is required; major utility relocations in Midway Road which would require temporary closure of the railroad; and restriction of the DWU easement width.

The Cottonbelt Railroad, owned by DART, is currently being considered as a future passenger rail line. Should this occur in the future, the intersection of Midway Road and the railroad is anticipated to be grade separated with an overpass due to the volume of traffic on Midway Road and safety of the motoring public. This further confirms the recommendation for an

Town of Addison  
Addison, Texas 75001-9010

- 4 -

Arapaho Road Extension  
April 22, 1999

overpass versus underpass. Upon completion of additional review of the underpass and overpass alternatives, the technically preferred alternative remained the same as previously recommended in the technical report.

Summary

Upon completion of the analysis of the various issues from the city staff, property owners and other interested parties; the consulting team continues to recommend the "technically preferred alignment" (TPA) discussed in the technical report. This alignment is shown in the map pocket of the technical report as Option 5. We hope this technical memo resolves the majority of the questions raised at the meeting with the property owners. If you desire any future action regarding this specific issue or have any questions, please feel free to contact us.

Very truly yours,

HNTB CORPORATION

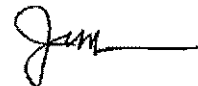


Cissy Sylo, P.E.

CES/lnb

Enclosures

Corrected exhibits (Cross Sections)  
Showing your building height relative to  
the road will be available Monday AM.



4-20-99

~~John~~ FYI

~~Christy Cotta~~

Building Near Arapaho II/III

4139 Centurian Way

Rec'd  
call

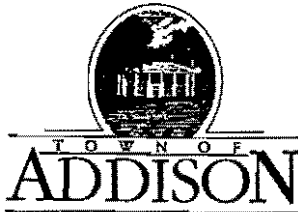
→ Gay Crouch - called

Wants to speak @  
next council meeting

He will call Rex Whitehead  
to ask permission.

I stated I had put  
the item on the agenda  
and informed him when the  
next meeting would be.

Jim



**PUBLIC WORKS DEPARTMENT**

(972) 450-2871

Post Office Box 9010 Addison, Texas 75001-9010

16801 Westgrove

April 22, 1999

**MEMORANDUM**

To: Ann Sudduth

From: Jim Pierce, Assistant City Engineer *JP*

Subject: Arapaho Road Extension (Phase II/III Alignment)

Council received a copy of the attached alignment study report prior to their discussion of the alignment at the February 23, 1999 council meeting. This will provide additional background information for you before discussion at the next Council meeting.



Arapaho II/III

3-15-99

Meeting with Ron, Charter & NTN/B reps.

Sissy, Bruce, John & Joe

Purpose: Discuss & get input —

Garys - main concern - can they  
go to 2 stories - add 18,000 ft<sup>2</sup>

want to go to Garden Office

Fiber Optics in Bldg. Hard area

to get more parking - want to

save extra parking. Strip has

turned into office, current

market 58-10/ft<sup>2</sup>. Road 10' from

Bldg. Will reduce the ability

to rent the Bldg. If road goes

in, they don't want to own Bldg

Road noise. If Bldg burns dn,

could not build back - if had to

respect the 25' bldg line.

Stuff will be dropped from passing

cars. Higher liability because

of all this - Move roadway to

north - move railroad to north

build over the rail road.

Joe Dingman - can we build over  
the DWU easement

Joe Crepeau - would like @ grade  
eliminates light @ Lobby.

would serve more people

move road as far North as possible.

Would help store to have an intersection.

Joe D: return to bldg <sup>over</sup> D&W question, height & closeness a problem, 16' clear over midway

D Industrial - leasing @ \$3-4/A

Gary - allowing the railroad to drive the road location. Business provides a lot of jobs for the city.

Underpass - still has the "10 foot concern",

Interested in what the bridge will look like

Ron - Has talked to Roger Snoble -

Gary - 10' is too close to any building. Difficult to turn into an industrial site because of truck turning radius, etc. Talk to RR - learn their ~~etc~~ plans - Scoot the RR over to allow bridge to move? Move to @ least 25' setback.

Ron - Will consider comments - Work w DART, RR & D&W. Will come down to financial decisions. May take another 30 + 60 days to explore possibilities



April 8, 1999

Town of Addison  
16801 Westgrove Drive  
P.O. Box 9010  
Addison, Texas 75001-9010

Attn: Mr. Jim Pierce, Jr., P.E., DEE  
Assistant City Engineer

### ARAPAHO ROAD ALIGNMENT REPORT

Dear Mr. Pierce:

The following issues were discussed regarding this project with city staff, HNTB Corporation, GBW, and several property owners on March 15, 1999, at Addison Town Center. Mr. Ron Whitehead, City Manager, requested the team of consultants provide a brief report upon completion of analysis of suggested alternatives discussed during the meeting. Listed below is a brief summary of the suggestions and concerns discussed during the meeting.

#### Lindberg Drive Alignment Alternative

One suggestion recommended by the property owners present at the meeting was to further study the Lindberg Drive alignment as the preferred location for Arapaho due to the industrial development present along this corridor. This alternative was studied by the consulting engineering team aligning Arapaho Road with the existing Lindberg Drive. Lindberg Drive is primarily a two-lane roadway between Addison Road and Midway Road. Lindberg Drive terminates just west of Midway Road, within a dense industrial development.

Several issues with this alignment were determined. One concern is the number of at-grade skewed crossings required with the Cottonbelt Railroad. Typically railroad crossings are required to intersect the tracks at a 90-degree angle whenever possible for safety purposes. Even slightly skewed crossings of a main track are not desirable or typically approved by the Railroad. The Cottonbelt Railroad is a highly utilized freight train track serving many commercial businesses in Carrollton, Farmers Branch, Addison and Dallas, between Kelly and the Galleria area. Should the existing Lindberg Drive right-of-way be utilized as the extension of Arapaho Road, two significantly skewed crossings of the main tracks are required.

The flight pattern of the runway at Addison Airport would also be impacted. Currently, Lindberg Drive is restricted from through trucks due to the height of the planes landing and departing from Addison Airport. The expansion of Lindberg Drive to four lanes could further decrease the available runway length. FAA approval could be required due to the impact to Addison Airport. Also a steep grade would be required on the Arapaho Road extension, in order to match the at-grade intersection at Addison Road. Cost is also another significant factor, should Lindberg Drive be selected for the alignment of Arapaho Road, due to the addition of two major structures to overpass the railroad.

*The HNTB Companies*

OFFICES: ALEXANDRIA, VA; ATLANTA, GA; BATON ROUGE, LA; BOSTON, MA; CHARLESTON, WV; CHICAGO, IL; CLEVELAND, OH; CONCORD, CA; DALLAS, TX; DENVER, CO; FAIRFIELD, NJ; HARTFORD, CT; HOUSTON, TX; INDIANAPOLIS, IN; IRVINE, CA; KANSAS CITY, MO; LANSING, MI; LOS ANGELES, CA; LOUISVILLE, KY; MIAMI, FL; MILWAUKEE, WI; MINNEAPOLIS, MN; NASHVILLE, TN; NEW YORK, NY; OKLAHOMA CITY, OK; ORLANDO, FL; OVERLAND PARK, KS; PHOENIX, AZ; RALEIGH, NC; ROCKLAND COUNTY, NY; SEATTLE, WA; TAMPA, FL; TULSA, OK; WICHITA, KS.

### Overpass at Midway Road

The height and location of the bridge structure in relation to the existing businesses was also discussed during the meeting. Several concerns expressed by the property owners included the horizontal location of the bridge structure in relation to Charter Furniture and MBNA. The current alignment is 10 feet minimum from the buildings.

Upon reviewing various other horizontal alignments with city staff after the meeting, the original alignment was still determined to be the desired horizontal alignment in relation to the buildings due to the location of the Dallas Water Utilities (DWU) water main. City staff will meet with DWU to determine if the recommended location of the structure is acceptable, or other alignments could be considered that would further infringe on the DWU easement.

Another concern expressed by the property owners was the loss of property rights, should the buildings be destroyed due to hail or other catastrophic means. City staff and consultants concurred upon conclusion of the meeting that the City is able to allow the property owners to rebuild to existing building set backs and not be considered "non-conforming" due to the construction of this project.

Additional alignments recommended for further study by the property owners included constructing the bridge structure over the DWU water line. Upon further review by HNTB, this was determined not to be acceptable by DWU due to inability of maintenance and expansion of the DWU water line and high cost of a major viaduct type structure.

### Midway At-Grade Intersection

The property owners present at the meeting also requested the staff examine the potential of removing the traffic signal at Lindberg Drive and Midway Road and relocating it to the south at a new at-grade intersection at Arapaho Road in lieu of constructing an overpass. HNTB has reviewed this recommendation and determined that should Arapaho Road be constructed at-grade, the traffic signal at Lindberg Drive would still be required, due to the volume of traffic and safety concerns.

### Spanning the DART Alignment

One option also discussed at the meeting was the potential to relocate Arapaho Road onto the existing Dallas Area Rapid Transit (DART) right-of-way, either with a bridge structure or at-grade roadway within the existing 100-foot railroad right-of-way. Mr. Ron Whitehead agreed to discuss this issue with DART officials. Upon further consideration, it was determined this option was not feasible. This was primarily due to federal guidelines regarding vertical clearance for electrification facilities, the required horizontal clearance width to allow DART to maintain the existing freight traffic in the corridor and allow for expansion of the service to include passenger rail in the future.

Town of Addison  
Addison, Texas 75001-9010

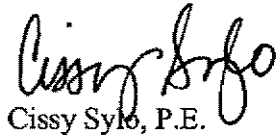
-3-

Arapaho Road Extension  
April 8, 1999

We hope this technical memo resolves the majority of the questions raised at the meeting with the property owners. If you desire any future action regarding this specific issue or have any questions, please feel free to contact us.

Very truly yours,

HNTB CORPORATION

A handwritten signature in cursive script, appearing to read "Cissy Sylo".

Cissy Sylo, P.E.

CES/lmb

# Proposed Arapaho & Midway Intersection

## **Overpass vs. Underpass**

(Without Ramps)

### Overpass Alternative

#### Pros:

- ❑ Improved mobility
- ❑ Minimum disruption of traffic during construction
- ❑ Less restrictive impact on DWU water line
- ❑ Provides more convenient location for enclosure of the major drainage ditch

#### Cons:

- ❑ Less aesthetically pleasing to adjacent property owners
- ❑ Potential noise concerns
- ❑ Wall construction will be on DWU right-of-way, above and 7.5 feet from water line
- ❑ Restricts DWU Easement Width

### Underpass Alternative

#### Pros:

- ❑ Improved mobility
- ❑ Minimizes noise impact
- ❑ Eliminates most of the visual impacts

#### Cons:

- ❑ Construction requires reduction of Midway traffic to one lane in each direction for at least one year
- ❑ Construction costs will be increased approximately \$1.5M
- ❑ Major drainage structure required to prevent flooding of depressed roadway
- ❑ Deep excavation for wall construction adjacent to DWU 60" water line
- ❑ Restricts DWU easement width

EL TOS 609.50

23'-8 1/2"  
from TOP of slab

MBWA

4139

Centurion

15101

Midway

Arapaho Road

3-15-99

Ron Whitehead

Bill Ship

Cissy Sylo

Bruce Graythorn

Marilyn Atchinson

Joe Dingman

Jim

Bill Crapo

Gary Crouch

John Baumgartner

~~H. S. Martin~~

Attendees @  
Meeting @ Town Hall  
10:00 AM



February 17, 1999

## **MEMORANDUM**

To: Ron Whitehead, City Manager  
From: Jim Pierce, Assistant City Engineer  
Subject: Arapaho Road, Phase II/III, Alignment Study Report

Copies of the Arapaho Road Phase II/III Alignment Study Report are enclosed for Town Council. Staff, and the Arapaho Road Phase II/III consulting engineers, would like to make a presentation to Council regarding the report and answer any questions Council may have.

A brief outline of the presentation follows:

- Introductory Remarks
- Brief History of Alignments Studied
- Technically Preferred Alignment
- Right-of Way Issues
- Opinion of Probable Cost
- Project Funding
- Council Discussion and Questions
- Next Steps

Staff recommends that the City Council adopt a resolution approving the Technically Preferred Alignment for Arapaho Road Phase II/III.

Cc: John Baumgartner, Director of Public Works