

ARAPAHO RD. III.

BUDGET DATA - ARAPAHO: II:III

16

CONSENT AGENDA

#2a - Approval of the Minutes for the October 9, 2001 Council Meeting.

#2b - Approval of an expenditure in an amount not to exceed \$15,000.00 by the Visitor Services Department for familiarization tours.

#2c - Consideration of a Resolution authorizing the City Manager to enter into a contract in the amount of \$5,751.00 with Dallas County Health Department for annual health services.

#2d - Consideration of a Resolution authorizing the City Manager to enter into a contract in an amount not to exceed \$3,000.00 with Trinity River Authority (TRA) for wastewater testing services.

Passed #2e - Acceptance of construction and authorization of final payment in the amount of \$8,781.80 to Northstar Construction, Inc. for Easement Park Drainage Improvements.

#2f - Approval and award of a contract in the amount of \$22,043.16 to Metrocrest Medical Services for Medical Control and continuing education of Emergency Medical Services (EMS) personnel.

Passed #2g - Consideration of a Resolution authorizing the City Manager to enter into an agreement in the amount of \$39,000.00 with Evaluation Associates for preparation of appraisals related to the construction of Arapaho Road, Phase III, from Surveyor Blvd. to Addison Road.

#2h - Approval of media advertising expenses in the amount of \$113,000.00 for FY2002 Special Events.

#2i - Approval of entertainment advertising expenses in the amount of \$230,000.00 for FY2002 Special Events.

Arapaho Road - Phase II/III

Capital Project Summary

May 1999

**Project
Summary:**

This project will extend Arapaho Road from its present terminus at Addison Road, west to Marsh Lane.

Funding:

DART has approved the use of LAP/CMS funds for this project, of which approximately \$1.3 million will be available for right-of-way over the next 5 years. Total project costs are estimated at \$20 million.

Hurdles:

1. Funding.
2. Right-of-way.
3. Securing railroad crossing.
4. Phasing schedule.

Schedule:

1. Funding may start to impact the schedule, particularly as it relates to land acquisition.
2. Alignment study completed May 1999.
3. Acquire railroad crossing rights February 2000.
4. Complete final design & preliminary engineering - October 2000.
5. Complete right-of-way acquisition - April 2001.
6. Utility relocations - July 2001.
7. Start construction - July 2001.
8. Complete construction - January 2003.

**Design
Engineers:**

HNTB

Contractor:

None at this time.

**Project
Manager:**

Jim Pierce

**Project
Number:**

Phase II/III - 83300

Parcel 3
Proposed Arapaho Road
Railroad Crossing Estimate

Date of estimate: 3/5/01

Scope: two (2) surface concrete crossings, signalization system including gates/arms and signage.

64 l.f. x 650.00 x 2 = \$83,200.00

plus:

signalization system

gates/arms/signage

190,000 x 2 = \$380,000.00

\$463,200.00
=====

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

PHASE II



PHASE III



NO.	OWNER	ROW	REMAINDER	VALUE	VALUE	VALUE	AREA	VALUE	VALUE		
		AREA	AREA	AREA	REMAINDER	LAND	BUILDING	BUILDING	BUILDING	TOTAL	
		SQ FT	SQ FT	TAKEN	TAKEN	TAKEN	TAKEN	TAKEN	TAKEN	AMOUNT	
				\$/SQ FT	\$/SQ FT	DOLLARS	SQ FT	\$/SQ FT	DOLLARS	DOLLARS	NOTES
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				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	
										8,797,907	

\$ 8,797,907
 - 3,204,000 - Charter Furn
 - 1,690,663 - J.H. Crouch

 \$ 3,903,244

200,000

L Steve Marchucki
817-878-4596

~~///~~



1000.00 TRACK FOOT
~~600.00~~

1200
10 1/2 foot
1000 lbs
56' clearing
64' clearing

CROSSING SURFACE WORK

BALL PARK
* 2 complete crossings

Mets & Bounds for Property - Mr. Hyppis -

- RAILROAD CROSSINGS:
- 1. Concrete crossing
 - 2. Signalization system
 - 3. GATES/ARMS
 - 4. SIGNAGE
- Lump sum.

* HNTB:
PR. TECH
RAILROAD CONTROLS

* PHASE II - SOUTH QUARTERS: (Arapaho) Temporary easement will last for one year plus the option of 30 more days

ASK FOR 10' Temp. easement (blanket)

- Addison Rd - affects value - (ONE APPRAISER)

PAT WAGGERT:
MAN HOURS

PROJECT SCHEDULES
BUDGETS
BUDGETS

Jan 1996

ARAPAHO & MARSA - Keep Carrollton informed at 70-70%

KURT ANDERSON
1-817-820-6300

EXHIBIT "B"

EDWARD COOK SURVEY
A-326

LOT 3
BLOCK 1
ADDISON CARE CARE
APRIL 3, 1987
VOL. 87102, PG. 2604
D.R.D.C.T. *

METRO BRICK COMPANY, INC.
SEPTEMBER 11, 1996
VOL. 96180, PG. 02908
D.R.D.C.T.

DALLAS AREA RAPID
TRANSIT PROPERTY
ACQUISITION CORPORATION
VOL. 91008, PG. 1341
D.R.D.C.T.
(100' R.O.W.)

HERITAGE INN NUMBER XXIII,
LIMITED PARTNERSHIP
CALLED 4.1525 ACRES
JANUARY 24, 1997
VOL. 97018, PG. 00073
D.R.D.C.T.

ADDISON RESTAURANT PARK
MARCH 9, 1988
VOL. 88066, PG. 4219
D.R.D.C.T.

P.O.B. C1
N66°22'04"E 107.87'
S80°11'36"W (CALLED S71°20') 30.01'
DEDICATED TO THE CITY OF
ADDISON BY PLAT OF
BELTWOOD RESERVOIR
318.31'

CALLLED 68/100 OF AN ACRE
ST. LOUIS SOUTHWESTERN
RAILWAY CO. OF TEXAS
JAN. 24, 1910
VOL. 470, PG. 329
D.R.D.C.T.

LOT 1
BLOCK A
BELTWOOD RESERVOIR
AUG. 2, 1989
VOL. 90012, PG. 3393
D.R.D.C.T.

CALLLED 19.01 AC.
CITY OF DALLAS
AUGUST 5, 1958
VOL. 4942, PG. 629
D.R.D.C.T.

*Crossing
Gates (Arms)
Signal System*

PARCEL 3
PROPOSED ARAPAHO ROAD

CALLLED 4 1/2 ACRES
ST. LOUIS SOUTHWESTERN
RAILWAY CO. OF TEXAS
FEB. 10, 1902
VOL. 279, PG. 449
D.R.D.C.T.

LOT 2
BLOCK 1
ADDISON CAR CARE
APRIL 3, 1987
VOL. 87102, PG. 2604
D.R.D.C.T.

CALLLED 1.6188 ACRES
15211 ADDISON ROAD
JOINT VENTURE
AUGUST 7, 1996
VOL. 96156, PG. 4963
D.R.D.C.T.

CALLLED 3 & 48/100 ACRES
ST. LOUIS SOUTHWESTERN
RAILWAY CO. OF TEXAS
JAN. 15, 1902
VOL. 278, PG. 115
D.R.D.C.T.

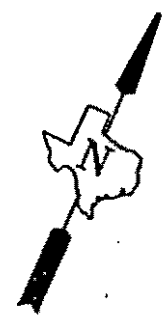
*DAVID
DOLIBS SANDHU
DAVID
972-487-8180
EXT 20*

NOTES:
ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE
OF CENTURION WAY, CALLED S 89°51'55" E, ACCORDING TO THE
FINAL PLAT OF LOT 3, SURVEYOR ADDITION, RECORDED IN VOL.
77173, PAGE 135, D.R.D.C.T.

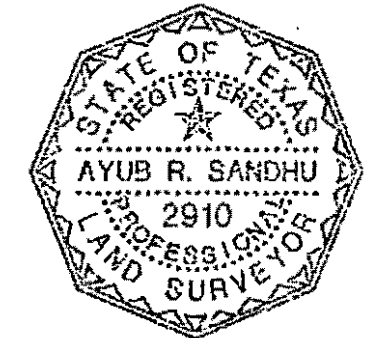
A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH
ACCOMPANIES THIS PLAT.

A PLAT OF A
1.832 ACRE (79,803 SQ. FT.)
TRACT OF LAND
IN THE EDWARD COOK SURVEY
ABSTRACT NO. 326
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	6°52'19"	968.00	116.10	N69°48'13"E - 116.03
C2	16°34'32"	890.00	257.48	N74°39'20"E - 256.58
C3	9°17'38"	714.00	115.82	S36°26'21"W - 115.69
C4	10°56'02"	810.00	154.58	S71°50'05"W - 154.34



GRAPHIC SCALE
1 inch = 100 ft.



Railroad Controls Consultant

But Andrew
H. Worth

1-817-820-6300

Addison!

MICHAEL E. MURPHY, P.E.
Director of Public Works
(972) 450-2878
(972) 450-2837 FAX
mmurphy@ci.addison.tx.us E-mail

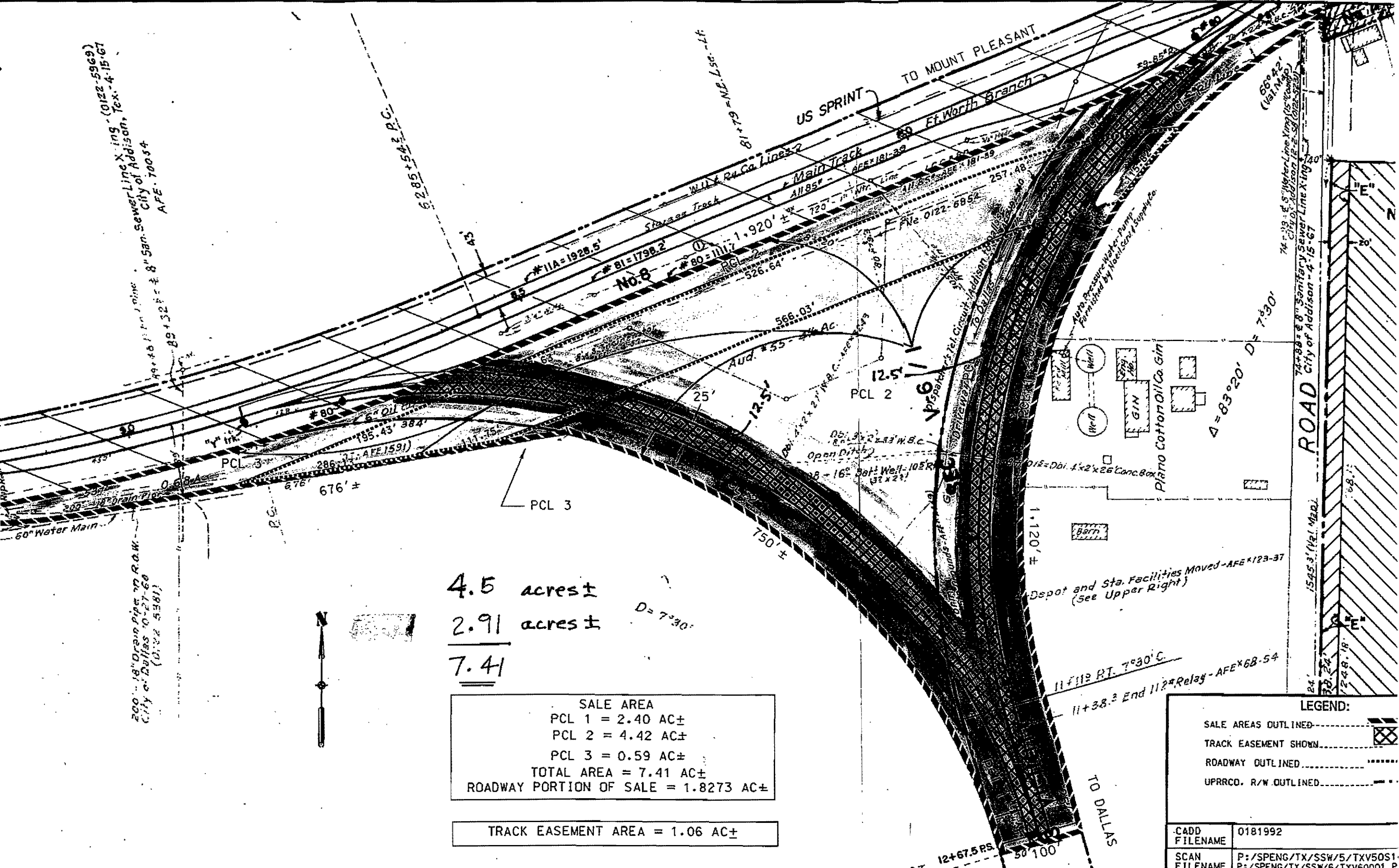
Town of Addison 16801 Westgrove Dr. P.O. Box 9010, Addison, Texas 75001-9010

4.5
2.91

7.41

0122-5969)
 ing - (0122-5969)
 City of Addison, Tex. - 4-15-67
 City of Addison
 AFE 70054

200' 18" Drain Pipe to R.O.W.
 City of Dallas 10-27-60
 (D.I. 5381)



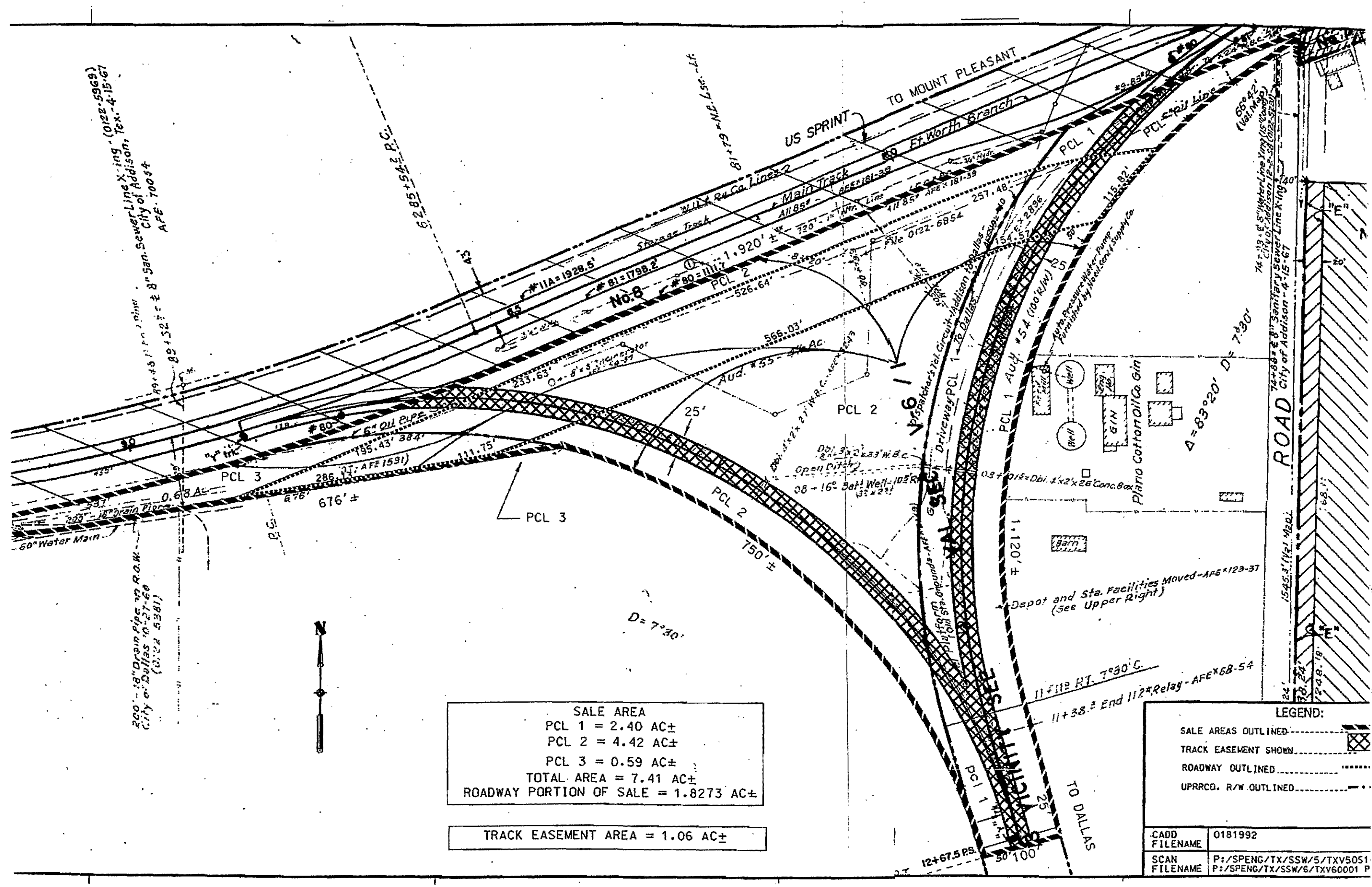
4.5 acres ±
 2.91 acres ±
 7.41

SALE AREA
 PCL 1 = 2.40 AC±
 PCL 2 = 4.42 AC±
 PCL 3 = 0.59 AC±
 TOTAL AREA = 7.41 AC±
 ROADWAY PORTION OF SALE = 1.8273 AC±

TRACK EASEMENT AREA = 1.06 AC±

LEGEND:
 SALE AREAS OUTLINED
 TRACK EASEMENT SHOWN
 ROADWAY OUTLINED
 UPRRCD. R/W OUTLINED

CADD FILENAME	0181992
SCAN FILENAME	P:/SPENG/TX/SSW/5/TXV50S1 P:/SPENG/TX/SSW/6/TXV60001 P



200'-18" Drain Pipe in R.O.W. City of Dallas 10-27-60 (0122 5381)

89+45 18" 8" Sewer Line X-Ing. (0122-5969) City of Addison, Tex. 4-15-67 AFE 70054

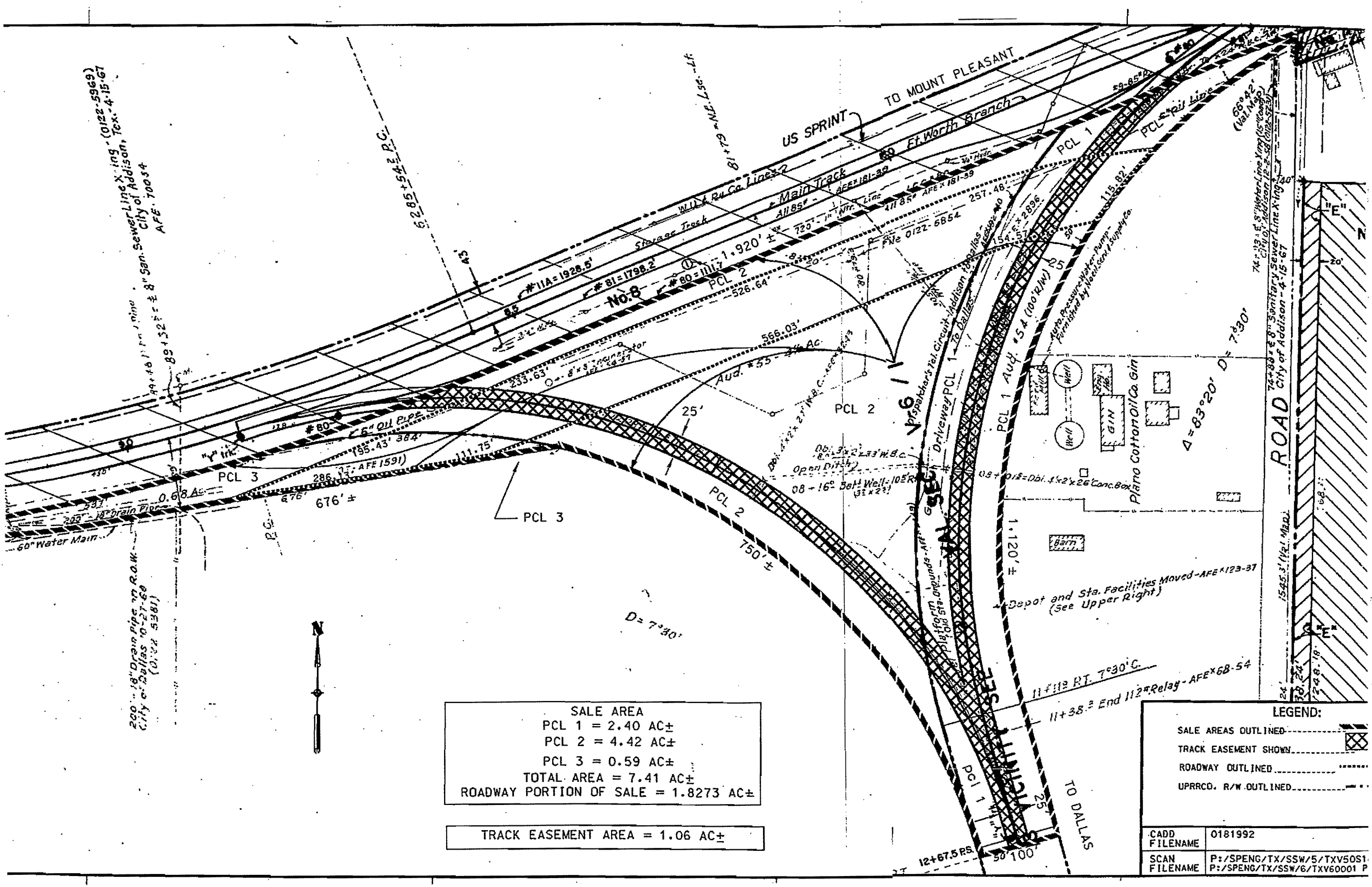


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LEGEND:	
SALE AREAS OUTLINED	
TRACK EASEMENT SHOWN	
ROADWAY OUTLINED	
UPRRCD. R/W OUTLINED	

CADD FILENAME	0181992
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200' 18" Drain Pipe in R.O.W. City of Dallas 10-27-60 (0122 5381)
 89+52.5 ± ± 8" San. Sewer Line X'ing City of Addison, Tex. - 4-15-67 AFE 70034



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SALE AREAS OUTLINED	
TRACK EASEMENT SHOWN	
ROADWAY OUTLINED	
UPRRCD. R/W OUTLINED	
CADD FILENAME	0181992
SCAN FILENAME	P:/SPENG/TX/SSW/5/TXV50S1 P:/SPENG/TX/SSW/6/TXV60001 P

June 5, 2001

Bernie Chambers
202 Jellison rd.
Duncanville Tx, 75116

Re: Proposed Arapaho Road (Surveyor Blvd. To Addison Rd.)

Dear Mr. Chambers

As you are probably aware, the Town of Addison intends to construct and extend Arapaho Road from the current terminus at Addison Road west to Marsh Lane, generally following the south side of a DART Light Rail Right of Way, and along other current public easements. These improvements will directly affect your property.

To accomplish this, a portion of your property adjacent to, or in the path of, the proposed route has been designated for right-of-way acquisition. Evaluation Associates, an independent real estate valuation and consultation company, will be assisting in the process of property valuation. Representatives of the firm will be contacting you to discuss inspection of portions of your property related to the valuation of the proposed acquisition area. Please accept this letter as a part of their formal introduction. They will prepare a report to us and we will later relate their findings to you.

We believe that this project is vital and in the best interests of all parties in the Town of Addison, and we look forward to working with you to make this project successful and beneficial to everyone. If you have any questions or concerns, you may contact Steve Chutchian, P.E., Assistant city engineer, at 972-950-2886.

Sincerely

Mike Murphy, P.E. Director of Public Works

cc: Luke Jalbert
Steve Chutchian
Chris Terry
Jim Pierce

June 5, 2001

Vi Blauin
3939 Belt Line Rd suite 770
Addison, Tx 75001

Re: Proposed Arapaho Road (Surveyor Blvd. To Addison Rd.)

Dear Ms. Blauin

As you are probably aware, the Town of Addison intends to construct and extend Arapaho Road from the current terminus at Addison Road west to Marsh Lane, generally following the south side of a DART Light Rail Right of Way, and along other current public easements. These improvements will directly affect your property.

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Sincerely

Mike Murphy, P.E. Director of Public Works

cc: Luke Jalbert
Steve Chutchian
Chris Terry
Jim Pierce

June 5, 2001

Mike Shiff
4131 Centurion Way
Dallas, Tx 75244

Re: Proposed Arapaho Road (Surveyor Blvd. To Addison Rd.)

Dear Mr. Shiff

As you are probably aware, the Town of Addison intends to construct and extend Arapaho Road from the current terminus at Addison Road west to Marsh Lane, generally following the south side of a DART Light Rail Right of Way, and along other current public easements. These improvements will directly affect your property.

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Sincerely

Mike Murphy, P.E. Director of Public Works

cc: Luke Jalbert
Steve Chutchian
Chris Terry
Jim Pierce

June 5, 2001

Dale Bullough
4101 Centurion Way
Dallas, Tx 75244

Re: Proposed Arapaho Road (Surveyor Blvd. To Addison Rd.)

Dear Mr. Bullough

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Sincerely

Mike Murphy, P.E. Director of Public Works

cc: Luke Jalbert
Steve Chutchian
Chris Terry
Jim Pierce

June 5, 2001

Justin Knight
9 N. 3rd Street
Richmond Va, 23219

Re: Proposed Arapaho Road (Surveyor Blvd. To Addison Rd.)

Dear Mr. Knight

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Sincerely

Mike Murphy, P.E. Director of Public Works

cc: Luke Jalbert
Steve Chutchian
Chris Terry
Jim Pierce

June 5, 2001

Dennis Coe
4125 Centurion Way
Dallas, Tx 75244

Re: Proposed Arapaho Road (Surveyor Blvd. To Addison Rd.)

Dear Mr. Coe

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Sincerely

Mike Murphy, P.E. Director of Public Works

cc: Luke Jalbert
Steve Chutchian
Chris Terry
Jim Pierce

June 5, 2001

Joe Dingman
13223 Glad Acres
Dallas, Tx 75234

Re: Proposed Arapaho Road (Surveyor Blvd. To Addison Rd.)

Dear Mr. Dingman

As you are probably aware, the Town of Addison intends to construct and extend Arapaho Road from the current terminus at Addison Road west to Marsh Lane, generally following the south side of a DART Light Rail Right of Way, and along other current public easements. These improvements will directly affect your property.

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Sincerely

Mike Murphy, P.E. Director of Public Works

cc: Luke Jalbert
Steve Chutchian
Chris Terry
Jim Pierce