


Sin Saki Correspondence - 1995

Sasaki Associates, Inc.

M e m o r a n d u m

Date 12/14/95
Project Addison Urban District Consulting (SA# 51443.)
Subject Parking Garages
From Jim Maloney 
To John Baumgartner
cc: Carmen Moran, Paris Rutherford (via Fax), Dan Kenney

VIA FACSIMILE TRANSMISSION

Sasaki has designed garages in urban situation with and without sight line clips. The following are our general guidelines related to driveway sight lines that our Watertown office uses in the design of garages in urban situations.

- The structure of the garage/building is "clipped" to provide a "sight triangle" from the driver's side of the vehicle.

OR

- If no sight line clip is provided a "gate" or arm is generally provided which forces the vehicle to stop combined with flashing lights and buzzers. In addition, a planter or other "obstacle" should be provided along the face of the building to direct the pedestrian far enough away from the face of the building so that they would be visible from the driver's seat of the vehicle.

We have also reviewed a number of technical manuals on the design of parking and parking structures and have found only one standard in Parking Principle, (Highway Research Board et al., 1971).

"Exit sight distance can best be established by a building line setback of 8 to 10 ft from the public walk or by funneling the walls. An alternative method is to provide sight triangles by use of openings or corner windows (sills should not be more than 3 ft above sidewalks.)"

It further goes on to note that a pedestrian warning system can be utilized at "blind drives".

We have contacted the cities of San Francisco, Pasadena and Bellevue, and to date have not received any positive feedback on standards regarding this issue. There are still a couple of people you have not returned their calls, but in the interest of providing you with a preliminary response we are forwarding our findings to date. We will provide you with an update if we receive any new information.

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Dallas, Texas
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We've also talked with Rod Kelly of Barton Aschman who indicated that he was not aware of any specific standards related to this issue. He did suggest that it would be possible to do an analysis based on a vehicle acceleration speeds, pedestrian speeds and detailed layout of the garage exit and sidewalk, including stopping location of cars, to determine if a "reasonable" sight triangle was being provided.

Please call if you have any questions or would like more input on this matter from Sasaki.


Thanks.

Sasaki Associates, Inc.

M e m o r a n d u m

Date February 23, 1995
Project Addison Urban Center
Subject Cost Sharing Model Evaluation
From Dan Kenney and Nancy Armstrong

To

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Sasaki handed
this out after you
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2. The contingencies have been revised so that 5% is added to the subtotals (with the exception of the Mildred Street utilities) and 20% is added to the total cost. This increases the costs from the previous estimate when all the contingency was added to the total cost. In addition, the contingency has been reduced by 5%.
3. Utilities costs have been included in the individual Street Category costs.
4. Columbus has identified the parking areas and associated sidewalk bump-outs, the additional resulting sidewalk paving, and the crosswalks as costs over and above a typical street cost.
5. The unit cost included for Chicago brick is much lower than typical clay brick paver brick.

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Streetscape Cost Sharing Model - Revised

Date: February 24, 1995

Item	Quantity/ LF Street	Unit	Columbus		Columbus		Standard	
			Unit Cost	Subtotal	Developer	Unit Cost	Developer	Subtotal
Street Category 'A' - Major Residential Boulevard (Quorum Drive - 1,840 LF)								
1. Sidewalk - brick pavers	26.00	SF	\$7.00	\$182.00	\$2.00	\$52.00	\$2.00	\$52.00
2. Sidewalk - concrete subslab	26.00	SF	\$2.00	\$52.00	\$0.00	\$0.00	\$0.00	\$0.00
3. Street light conduit/irrigation sleeves	5.00	LF	\$3.00	\$15.00	\$0.05	\$0.25	\$0.05	\$0.25
4. Irrigation system	3.00	LF	\$9.33	\$27.99	\$9.33	\$27.99	\$9.33	\$27.99
5. Trees (25' o.c.)	0.08	EA	\$1,500.00	\$120.00	\$200.00	\$16.00	\$200.00	\$16.00
6. Tree planter (5' X 10')	2.00	EA	\$3.00	\$6.00	\$3.00	\$6.00	\$3.00	\$6.00
7. Antique street lights w/base (75' o.c.)	0.03	EA	\$1,900.00	\$57.00	\$0.00	\$0.00	\$0.00	\$0.00
8. Subdrain system	2.00	LF	\$10.60	\$21.20	\$10.60	\$21.20	\$10.60	\$21.20
9. Bench, bike rack, trash receptacle	2.00	EA	\$33.64	\$67.28	\$0.00	\$0.00	\$0.00	\$0.00
10. Utilities duct	2.00	LF	\$25.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL/LF STREET				\$598.47		\$123.44		\$123.44
				X 5% conting.		X 5% conting.		
				\$628.39		\$129.61		\$129.61
TOTAL STREET COST				X 1,840		X 1,840		
				\$1,156,244.04		\$238,486.08		\$238,486.08
CITY SHARE OF IMPROVEMENTS								\$917,758

Item	Quantity/ LF Street	Unit	Columbus		Columbus		Standard		Standard	
			Unit Cost	Subtotal	Developer	Unit Cost	Developer	Subtotal		
Street Category 'B' - Principal Collector (Spectrum Drive - 1,560 LF)										
1. Sidewalk - brick pavers	22.00	SF	\$7.00	\$154.00	\$2.00	\$44.00	\$2.00	\$44.00	\$2.00	\$44.00
2. Sidewalk - concrete subslab	22.00	SF	\$2.00	\$44.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3. Street light conduit/irrigation sleeves	4.00	LF	\$3.00	\$12.00	\$0.05	\$0.20	\$0.05	\$0.20	\$0.05	\$0.20
4. Irrigation system	3.00	LF	\$12.00	\$36.00	\$12.00	\$36.00	\$12.00	\$36.00	\$12.00	\$36.00
5. Trees (25' o.c.)	0.08	EA	\$1,500.00	\$120.00	\$200.00	\$16.00	\$200.00	\$16.00	\$16.00	\$16.00
6. Tree planters (5' X 10')	2.00	EA	\$3.00	\$6.00	\$3.00	\$6.00	\$3.00	\$6.00	\$3.00	\$6.00
7. Antique street lights w/base (75' o.c.)	0.03	EA	\$1,900.00	\$51.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8. Subdrain system	3.00	LF	\$10.60	\$31.80	\$10.60	\$31.80	\$10.60	\$31.80	\$10.60	\$31.80
9. Bench, bike rack, trash receptacle	2.00	EA	\$33.64	\$67.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10. Utilities duct	2.00	LF	\$25.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL/LF STREET				\$572.38		\$134.00		\$134.00		\$134.00
				X 5% conting.		X 5% conting.		X 5% conting.		X 5% conting.
				\$601.00		\$140.70		\$140.70		\$140.70
TOTAL STREET COST				X 1,560		X 1,560		X 1,560		X 1,560
				\$937,558.44		\$219,492.00		\$219,492.00		\$219,492.00
CITY SHARE OF IMPROVEMENTS										\$718,066

Item	Quantity/ LF Street	Unit	Columbus		Columbus		Standard Developer		Standard Developer	
			Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal
Street Category 'C' - Residential Street (5,070 LF)										
1. Sidewalk - brick pavers	22.00	SF	\$7.00	\$154.00	\$2.00	\$44.00				
2. Sidewalk - concrete subslab	22.00	SF	\$2.00	\$44.00	\$0.00	\$0.00				
3. Street light conduit/irrigation sleeves	4.00	LF	\$3.00	\$12.00	\$0.05	\$0.20				
4. Irrigation system	2.00	LF	\$8.00	\$16.00	\$8.00	\$16.00				
5. Trees (25' o.c.)	0.08	EA	\$1,500.00	\$120.00	\$200.00	\$16.00				
6. Tree planters (5' X 10')	2.00	EA	\$3.00	\$6.00	\$3.00	\$6.00				
7. Antique street lights w/base (75' o.c.)	0.03	EA	\$1,900.00	\$51.30	\$0.00	\$0.00				
8. Subdrain system	2.00	LF	\$10.60	\$21.20	\$10.60	\$21.20				
9. Bench, bike rack, trash receptacle	2.00	EA	\$33.64	\$67.28	\$0.00	\$0.00				
10. Utilities duct	2.00	LF	\$25.00	\$50.00	\$0.00	\$0.00				
TOTAL/LF STREET				\$541.78		\$103.40				\$103.40
				X 5% conting.		X 5% conting.				
				\$568.87		\$108.57				
TOTAL STREET COST				X 5,070		X 5,070				
				\$2,884,165.83		\$550,449.90				
CITY SHARE OF IMPROVEMENTS										\$2,333,716

Item	Quantity/ LF Street	Unit	Columbus		Columbus		Standard		Standard	
			Unit Cost	Subtotal	Developer	Unit Cost	Developer	Subtotal		
Street Category 'E' - Mildred Street Special Events Parkway (1,090 LF)										
1. Sidewalk - brick pavers	27.00	SF	\$7.00	\$189.00	\$2.00	\$54.00	\$2.00	\$54.00	\$2.00	\$54.00
2. Sidewalk - concrete subslab	27.00	SF	\$2.00	\$54.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3. Street light conduit/irrigation sleeves	4.00	LF	\$3.00	\$12.00	\$0.05	\$0.20	\$0.05	\$0.20	\$0.05	\$0.20
4. Irrigation system w/hose bibs	2.00	LF	\$8.50	\$17.00	\$8.00	\$16.00	\$8.00	\$16.00	\$8.00	\$16.00
5. Trees w/electrical, etc. (25' o.c.)	0.16	EA	\$1,600.00	\$256.00	\$200.00	\$32.00	\$200.00	\$32.00	\$200.00	\$32.00
6. Tree Grates	0.08	EA	\$500.00	\$40.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7. Antique street lights w/base	0.05	EA	\$1,900.00	\$102.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8. Street light standards (100' o.c.)	0.02	EA	\$1,500.00	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9. Subdrain system	4.00	LF	\$10.60	\$42.40	\$10.60	\$42.40	\$10.60	\$42.40	\$10.60	\$42.40
10. Bench, bike rack, trash receptacle	2.00	EA	\$33.64	\$67.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11. Utilities duct	2.00	LF	\$25.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL/LF STREET				\$860.28		\$144.60		\$144.60		\$144.60
				X 5% conting.		X 5% conting.		X 5% conting.		X 5% conting.
				\$903.29		\$151.83		\$151.83		\$151.83
TOTAL STREET COST				X 1,090		X 1,090		X 1,090		X 1,090
				\$984,590.46		\$165,494.70		\$165,494.70		\$165,494.70
CITY SHARE OF IMPROVEMENTS										\$619,096

Item	Quantity/ LF Street	Unit	Columbus		Columbus		Standard Developer		Standard Developer	
			Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal
Street Category 'F' - Mildred Street Retail (475 LF)										
1. Sidewalk - brick pavers	30.00	SF	\$7.00	\$210.00	\$2.00	\$60.00	\$60.00	\$2.00	\$60.00	\$60.00
2. Sidewalk - concrete subslab	30.00	SF	\$2.00	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3. Street light conduit/irrigation sleeves	4.00	LF	\$3.00	\$12.00	\$0.05	\$0.20	\$0.20	\$0.05	\$0.20	\$0.20
4. Irrigation system w/hose bibs	2.00	LF	\$8.50	\$17.00	\$8.00	\$16.00	\$16.00	\$8.00	\$16.00	\$16.00
5. Trees w/electrical, etc. (25' o.c.)	0.08	EA	\$1,600.00	\$128.00	\$200.00	\$16.00	\$16.00	\$200.00	\$16.00	\$16.00
6. Parking median planting (10' X 16')	0.08	EA	\$300.00	\$24.00	\$300.00	\$24.00	\$24.00	\$300.00	\$24.00	\$24.00
7. Antique street lights w/base (75' o.c.)	0.03	EA	\$1,900.00	\$51.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8. Subdrain system	2.00	LF	\$10.60	\$21.20	\$10.60	\$21.20	\$21.20	\$10.60	\$21.20	\$21.20
9. Bench, bike rack, trash receptacle	2.00	EA	\$33.64	\$67.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10. Utilities duct	2.00	LF	\$25.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL/LF STREET				\$640.78		\$137.40		\$137.40		\$137.40
				X 5% conting.		X 5% conting.		X 5% conting.		X 5% conting.
				\$672.82		\$144.27		\$144.27		\$144.27
TOTAL STREET COST				\$319,589.03		\$68,628.25		\$68,628.25		\$68,628.25
				X 475		X 475		X 475		X 475
CITY SHARE OF IMPROVEMENTS				\$251,061		\$251,061		\$251,061		\$251,061

Item	Quantity/		Unit	Columbus		Columbus		Standard	
	LF Street	Street		Unit Cost	Subtotal	Developer	Unit Cost	Developer	Subtotal

Street Category 'G' - Mildred Street with Parallel Parking (220 LF)

1. Sidewalk - brick pavers	24.00	SF	\$7.00	\$168.00	\$2.00	\$48.00		\$48.00
2. Sidewalk - concrete subslab	24.00	SF	\$2.00	\$48.00	\$0.00	\$0.00		\$0.00
3. Street light conduit/irrigation sleeves	4.00	LF	\$3.00	\$12.00	\$0.05	\$0.20		\$0.20
4. Irrigation system w/hose bibs	2.00	LF	\$8.50	\$17.00	\$8.00	\$16.00		\$16.00
5. Trees w/electrical, etc. (25' o.c.)	0.08	EA	\$1,600.00	\$128.00	\$200.00	\$16.00		\$16.00
6. Parking median planting (7.5' X 10')	0.08	EA	\$250.00	\$20.00	\$250.00	\$20.00		\$20.00
7. Antique street lights w/base (75' o.c.)	0.03	EA	\$1,900.00	\$51.30	\$0.00	\$0.00		\$0.00
8. Subdrain system	2.00	LF	\$10.60	\$21.20	\$10.60	\$21.20		\$21.20
9. Bench, bike rack, trash receptacle	2.00	EA	\$33.64	\$67.28	\$0.00	\$0.00		\$0.00
10. Utilities duct	2.00	LF	\$25.00	\$50.00	\$0.00	\$0.00		\$0.00

TOTAL/LF STREET

\$582.78
 X 5% conting.
\$611.92

\$121.40
 X 5% conting.
\$127.47

X 220
\$134,622.18

X 220
\$28,043.40

TOTAL STREET COST

CITY SHARE OF IMPROVEMENTS

\$106,579

TOTAL CITY SHARE (Street Categories A, B, C, E, F, and G)

\$5,146,276

20% contingency

\$1,029,255

GRAND TOTAL

\$6,175,531

Item	Quantity/		Unit	Columbus		Columbus		Developer	
	LF Street	Unit		Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal
Street Category 'D' - Mews (2,590 LF)									
1. Sidewalk - brick pavers	21.00	SF	\$7.00	\$147.00	\$2.00	\$42.00			
2. Sidewalk - concrete subslab	21.00	SF	\$2.00	\$42.00	\$0.00	\$0.00			
3. Street light conduit/irrigation sleeves	4.00	LF	\$3.00	\$12.00	\$0.05	\$0.20			
4. Irrigation system	2.00	LF	\$8.00	\$16.00	\$8.00	\$16.00			
5. Trees (25' o.c.)	0.08	EA	\$1,500.00	\$120.00	\$200.00	\$16.00			
6. Tree grates	0.08	EA	\$500.00	\$40.00	\$0.00	\$0.00			
7. Antique street lights w/base (75' o.c.)	0.03	EA	\$1,900.00	\$51.30	\$0.00	\$0.00			
8. Subdrain system	2.00	LF	\$10.60	\$21.20	\$10.60	\$21.20			
9. Bench, bike rack, trash receptacle	2.00	EA	\$33.64	\$67.28	\$0.00	\$0.00			
10. Utilities duct	2.00	LF	\$25.00	\$50.00	\$0.00	\$0.00			
TOTAL/LF STREET				\$566.78		\$95.40			
				X 5% conting.		X 5% conting.			
				\$595.12		\$100.17			
				X 5.070		X 5.070			
TOTAL STREET COST				\$3,017,253.33		\$507,861.90			
CITY SHARE OF IMPROVEMENTS									\$2,509,391
							20% contingency		\$501,878
GRAND TOTAL									\$3,011,270

ASSUMPTIONS:

- 1 Street Category 'D' - Mews is considered the responsibility of the private developer and the costs have been included as a separate item.
- 2 Offsite streets for Street Categories 'A', 'B', and 'C' have not been included. All offsite streets for Mildred Street have been included. This is consistent with the previous estimate prepared by Columbus Realty Trust.
- 3 All quantities are based upon the previous cost estimate prepared by Columbus Realty Trust and have been adjusted to reflect the proposed Sasaki sections, attached.
- 4 Standard City of Addison requirements as provided by John Baumgartner are as follows:
 - a. 5' wide concrete sidewalks both sides of street (\$2/SF).
 - b. grading, turf and irrigation for the 5' behind the sidewalks (\$2/SF).
 - c. 3" caliper street trees at 50' o.c. both sides of street.
 - d. street lights and conduit are by TU Electric.
 - e. no subdrainage system is required.
 - f. no site furnishings are required.
- 5 No costs have been included for plantings in the setback zones or the median along Quorum (trees exist).
- 6 No costs have been included for street light standards at intersections or in medians.

Public Parks and Open Space Cost Breakdown - Evaluation

Quorum Rotary Park

- 1 Clearing /pruning/grading looks adequate.
- 2 Perimeter treatment will allow a metal bollard at +/-10' o.c. in special paving.
- 3 Sidewalks will allow a high quality level of paving material.
- 4 Furniture allowance will allow +/- 12 benches and trash receptacles.
- 5 The feature allowance will allow a sculptural or built feature.
- 6 The planting allowance will allow irrigated trees, shrubs, ground covers and grass.

West Mildred Park

- 1 Clearing/pruning/grading looks adequate.
- 2 Perimeter row of trees w/lighting will allow 2 large trees at 20' +/- o.c.
- 3 Sidewalks will allow concrete with a scoring pattern or surface texture. Considerably more paving must be included to accommodate the special events program.
- 4 Furniture allowance will allow +/- 24 benches and trash receptacles.
- 5 Planting allowance will allow irrigated grass with some trees.

East Mildred Park

- 1 Clearing/pruning/grading looks adequate.
- 2 Perimeter row of trees w/lighting will allow 2 large trees at 20' +/- o.c.
- 3 Sidewalks will allow concrete with a scoring pattern or special texture.
- 4 Furniture allowance will allow +/- 20 benches and trash receptacles.
- 5 Twin secondary monuments will allow 2-10'+/- pylons of a high quality material.
- 6 Planting allowance will allow irrigated grass with some trees.

Bosque Park

- 1 Clearing/pruning/grading looks adequate.
- 2 Perimeter treatment will allow a special curbing and railing.
- 3 Sidewalks will allow concrete with a scoring pattern or surface texture.
- 4 Furniture allowance will allow +/-24 benches and trash receptacles.
- 5 Central feature allowance will allow a moderate trellis or structure.
- 6 Planting allowance will allow irrigated grass with some trees and shrubs.

Mews Park

- 1 Clearing/pruning/grading looks adequate.
- 2 Perimeter treatment will allow a special curbing.
- 3 Sidewalks will allow concrete with a scoring pattern or surface texture.
- 4 Furniture allowance will allow +/-12 benches and trash receptacles.
- 5 Central feature allowance will allow a small trellis or structure.
- 6 Planting allowance will allow irrigated grass with some trees.

Quorum North Park

- 1 Clearing/pruning/grading looks adequate.
- 2 Perimeter treatment will allow a special curbing.
- 3 Sidewalks will allow concrete with a scoring pattern or surface texture.
- 4 Furniture allowance will allow +/- 18 benches and trash receptacles.
- 5 Central feature allowance will allow a small trellis or structure.
- 6 Planting allowance will allow irrigated grass with some trees.

Pocket Parks

- 1 Clearing/pruning/grading looks adequate.
- 2 Perimeter treatment will allow a special curbing.
- 3 Sidewalks will allow concrete with a scoring pattern or surface texture.
- 4 Furniture allowance will allow +/- 18 benches and trash receptacles.
- 5 Planting allowance will allow irrigated grass with some trees.

Utilities Breakout - Columbus Costs

		Units	Qty/LF Street	Unit Price	Cost/LF Street	Total
Street Category A - Major Residential Boulevard (Quorum Drive)						
1	Water	LF	1.00	\$15.00	\$15.00	
2	Sanitary Sewer	LF	1.00	\$15.00	\$15.00	
					\$30.00	
					X 1840	
					\$55,200.00	
					X 5% conting.	
					\$57,960.00	
Street Category B - Principal Collector (Spectrum Drive)						
1	Water	LF	1.00	\$30.00	\$30.00	
2	Sanitary Sewer	LF	1.00	\$30.00	\$30.00	
					\$60.00	
					X 1560	
					\$93,600.00	
					X 5% conting.	
					\$98,280.00	

Street Category C - Residential Street

1 Water	LF	1.00	\$30.00	\$30.00
2 Sanitary Sewer	LF	1.00	\$30.00	\$30.00
				<u>\$60.00</u>
				X 5070
				<u>\$304,200.00</u>
				X 5% conting.
				\$319,410.00

Street Category D - Mews

1 Water	LF	1.00	\$30.00	\$30.00
2 Sanitary Sewer	LF	1.00	\$30.00	\$30.00
				<u>\$60.00</u>
				X 2590
				<u>\$155,400.00</u>
				X 5% conting.
				\$163,170.00

Street Category E - Mildred St. Special Events Parkway

1 Water				\$30.00
	LF	1.00		
2 Sanitary Sewer				\$30.00
	LF	1.00		
				\$60.00
				X 1090
				\$65,400.00
				<u>X 5% conting.</u>
				\$68,670.00

Street Category F - Mildred Street Retail

1 Water				\$30.00
	LF	1.00		
2 Sanitary Sewer				\$30.00
	LF	1.00		
				\$60.00
				X 475
				\$28,500.00
				<u>X 5% conting.</u>
				\$29,925.00

Street Category G - Mildred Street with Parallel Parking

1 Water					
LF		1.00		\$30.00	\$30.00
2 Sanitary Sewer		1.00		\$30.00	\$30.00
					<u>\$60.00</u>
					X 220
					<u>\$13,200.00</u>
					X 5% conting.
					<u>\$13,860.00</u>

TOTAL **\$751,275**

20% contingency **\$150,255**

GRAND TOTAL **\$901,530**

Date December 28, 1994

Project name/number Addison Urban Center SA #41532.00

Subject Streetscape Cost Sharing Model

From Dan Kenney and Nancy Armstrong

To Ron Whithead and Carmen Moran

Attached please find our Streetscape Cost Sharing Model, dated December 28, 1994. This document compares the streetscape components of the Preliminary Framework Costs prepared by Columbus Realty Trust against the typical City of Addison costs incurred by a standard developer, as we currently understand them.

During the course of this work, the following issues have arisen:

1. Columbus has divided the total length of roads for each category into two quantities; total length offsite and total length onsite. We do not have an understanding of why this was done or how the offsite lengths are intended to be improved. We suggest that further conversation occurs with Columbus to gain a better understanding of this issue and what other obligations the City might incur in offsite costs.
2. Columbus has included streetscape improvements for both sides of Spectrum Drive and we have been consistent in our costing. We suggest, however, that a more realistic scenario would be for the east side to be implemented by the future developers.
3. John Bumgartener indicated to us that the City does not require a developer to install a subdrainage system with the street tree plantings. Columbus has included such a system in their costs and, due to the shallow bedrock conditions in Addison, we support their approach. Therefore, we have also included a subdrainage system in the standard developer cost.
4. A few of Columbus' unit costs vary. We suggest that further conversation occurs with Columbus to gain an understanding of their approach.
5. Columbus did not include any lawn areas beyond the sidewalks, although John Bumgartener indicated that it is typically required. Further evaluation should be made to determine if it should be added to the costs.
6. Columbus had costed all of the street sections assuming a sidewalk with street trees in tree grates against the curb. This is contrary to the section that Addison has indicated it would like to see which includes planting between the sidewalk and the curb and the sidewalk and the building. We suggest that further conversations take place with Columbus to discuss the use of the desired Addison section on specific street types, such as Category 'C' - Residential Streets. We believe that the proposed Addison

section would be appropriate in those locations and would also cost less money.

7. We have identified a couple of "typos" in Columbus' numbers that make a slight difference in costs. Their Total Street Category Cost for Category 'B' is based upon 1,840 LF when the actual onsite length as identified at the top of the page is 1,560 LF. Also, the total Streetscape cost for Category 'E' should be \$405.08 in lieu of \$403.08. Thirdly, the Qty/LF of Street under Category 'A' should be 0.08 and not 0.80, although the resulting cost is correct. We have made that change in our estimate.

The attached analysis will need further refinement but is a good start for our discussion on cost sharing next week.

ADDISON URBAN CENTER
SA 41532.00

Sasaki Associates, Inc.

Streetscape Cost Sharing Model
Date: December 28, 1994

Item	Quantity/ LF Street	Unit	Columbus		Columbus		Standard Developer		Standard Developer	
			Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal
Street Category 'A' - Major Residential Boulevard (Quorum Drive - 1,840 LF)										
1. Sidewalk - Chicago brick unit pavers	11.20	SF	\$3.50	\$39.20	\$2.00	\$22.40	\$0.00	\$0.00	\$0.25	\$2.80
2. Sidewalk - Acme brick accents	0.80	SF	\$7.00	\$5.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3. Street light conduit/irrigation sleeves	5.00	LF	\$3.00	\$15.00	\$0.05	\$0.25	\$0.00	\$0.00	\$0.00	\$0.00
4. Irrigation system	3.00	LF	\$9.33	\$27.99	\$9.33	\$27.99	\$0.00	\$0.00	\$0.00	\$0.00
5. Trees	0.12	EA	\$1,500.00	\$180.00	\$400.00	\$48.00	\$0.00	\$0.00	\$0.00	\$0.00
6. Tree Grates	0.08	EA	\$500.00	\$40.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7. Antique street lights w/base	0.02	EA	\$1,900.00	\$38.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8. Subdrain system	2.00	LF	\$10.60	\$21.20	\$10.60	\$21.20	\$0.00	\$0.00	\$0.00	\$0.00
9. Bench, bike rack, trash receptacle	2.00	EA	\$33.64	\$67.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL				\$434.27		\$119.84		\$119.84		\$119.84
				X 1,840		X 1,840		X 1,840		X 1,840
				\$799,056.80		\$220,505.60		\$220,505.60		\$220,505.60

CITY SHARE OF IMPROVEMENTS

\$578,551

Mr. Shouler
Consider it
DD-RUP
WDA

Item	Quantity/ LF Street	Unit	Columbus Unit Cost	Columbus Subtotal	Standard Developer Unit Cost	Standard Developer Subtotal
Street Category 'B' - Principal Collector (Spectrum Drive - 1,560 LF)						
1. Sidewalk - Chicago brick unit pavers	16.00	SF	\$3.50	\$56.00	\$2.00	\$32.00
2. Sidewalk - Acme brick accents	2.00	SF	\$7.00	\$14.00	\$0.00	\$0.00
3. Street light conduit/irrigation sleeves	4.00	LF	\$3.00	\$12.00	\$0.05	\$0.20
4. Irrigation system	2.00	LF	\$12.00	\$24.00	\$12.00	\$24.00
5. Trees	0.08	EA	\$1,500.00	\$120.00	\$400.00	\$32.00
6. Tree Grates	0.08	EA	\$500.00	\$40.00	\$0.00	\$0.00
7. Antique street lights w/base	0.02	EA	\$1,900.00	\$38.00	\$0.00	\$0.00
8. Subdrain system	2.00	LF	\$10.60	\$21.20	\$10.60	\$21.20
9. Bench, bike rack, trash receptacle	2.00	EA	\$33.64	\$67.28	\$0.00	\$0.00
TOTAL				\$392.48		\$109.40
				X 1,560		X 1,560
				<u>\$612,268.80</u>		<u>\$170,664.00</u>
CITY SHARE OF IMPROVEMENTS						
						\$441,605

*Also, off site costs -
Participating ER
Processing*

Item	Quantity/ LF Street	Unit	Columbus		Columbus		Standard Developer		Standard Developer	
			Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal
Street Category 'C' - Residential Street (5,070 LF)										
1. Sidewalk - Chicago brick unit pavers	18.40	SF	\$3.50	\$64.40	\$2.00	\$36.80	\$0.00	\$0.00	\$0.00	\$0.00
2. Sidewalk - Acme brick accents	2.60	SF	\$7.00	\$18.20	\$0.05	\$0.20	\$8.00	\$16.00	\$32.00	\$0.00
3. Street light conduit/irrigation sleeves	4.00	LF	\$3.00	\$12.00	\$400.00	\$1,600.00	\$0.00	\$0.00	\$0.00	\$0.00
4. Irrigation system	2.00	LF	\$8.00	\$16.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5. Trees	0.08	EA	\$1,500.00	\$120.00	\$10.60	\$21.20	\$0.00	\$0.00	\$0.00	\$0.00
6. Tree Grates	0.08	EA	\$200.00	\$16.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7. Antique street lights w/base	0.02	EA	\$1,900.00	\$38.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8. Subdrain system	2.00	LF	\$10.60	\$21.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9. Bench, bike rack, trash receptacle	2.00	EA	\$33.64	\$67.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL				\$373.08		\$106.20				
				X 5,070		X 5,070				
				\$1,891,515.60		\$538,434.00				

CITY SHARE OF IMPROVEMENTS **\$1,353,082**

Item	Quantity/ LF Street	Unit	Columbus		Columbus		Standard Developer		Standard Developer	
			Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal
Street Category 'E' - Mildred Street Special Events Parkway (1,090 LF)										
1. Sidewalk - Chicago brick unit pavers	18.40	SF	\$3.50	\$64.40	\$2.00	\$36.80				
2. Sidewalk - Acme brick accents	2.60	SF	\$7.00	\$18.20	\$0.00	\$0.00				
3. Street light conduit/irrigation sleeves	4.00	LF	\$3.00	\$12.00	\$0.05	\$0.20				
4. Irrigation system	2.00	LF	\$8.00	\$16.00	\$8.00	\$16.00				
5. Trees w/electrical, etc.	0.08	EA	\$1,600.00	\$128.00	\$400.00	\$32.00				
6. Tree Grates	0.08	EA	\$500.00	\$40.00	\$0.00	\$0.00				
7. Antique street lights w/base	0.02	EA	\$1,900.00	\$38.00	\$0.00	\$0.00				
8. Subdrain system	2.00	LF	\$10.60	\$21.20	\$10.60	\$21.20				
9. Bench, bike rack, trash receptacle	2.00	EA	\$33.64	\$67.28	\$0.00	\$0.00				
TOTAL				\$405.08		\$106.20				
				X 1,090		X 1,090				
				\$441,537.20		\$115,758.00				
CITY SHARE OF IMPROVEMENTS										
										\$325,779

*Also - an off - mtg
cost*

Item	Quantity/ LF Street	Unit	Columbus Unit Cost	Columbus Subtotal	Standard Developer Unit Cost	Standard Developer Subtotal
Street Category 'E-2' - Mildred Street Retail (475 LF)						
1. Sidewalk - Chicago brick unit pavers	15.20	SF	\$3.50	\$53.20	\$2.00	\$30.40
2. Sidewalk - Acme brick accents	1.80	SF	\$8.00	\$14.40	\$0.00	\$0.00
3. Street light conduit/irrigation sleeves	4.00	LF	\$3.00	\$12.00	\$0.05	\$0.20
4. Irrigation system	2.00	LF	\$8.00	\$16.00	\$8.00	\$16.00
5. Trees w/electrical, etc.	0.08	EA	\$1,600.00	\$128.00	\$400.00	\$32.00
6. Tree Grates	0.08	EA	\$500.00	\$40.00	\$0.00	\$0.00
7. Antique street lights w/base	0.02	EA	\$1,900.00	\$38.00	\$0.00	\$0.00
8. Subdrain system	2.00	LF	\$10.60	\$21.20	\$10.60	\$21.20
9. Bench, bike rack, trash receptacle	2.00	EA	\$33.64	\$67.28	\$0.00	\$0.00
TOTAL				\$390.08		\$99.80
				X 475		X 475
				\$185,288.00		\$47,405.00
CITY SHARE OF IMPROVEMENTS						
						\$137,883

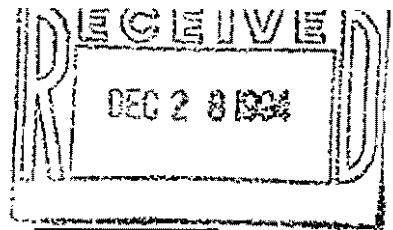
Item	Quantity/ LF Street	Unit	Columbus		Columbus		Standard Developer		Standard Developer	
			Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal
Street Category 'E-3' - Mildred Street Rotary Neckdown (220 LF)										
1. Sidewalk - Chicago brick unit pavers	15.20	SF	\$3.50	\$53.20	\$2.00	\$30.40	\$3.50	\$53.20	\$2.00	\$30.40
2. Sidewalk - Acme brick accents	1.80	SF	\$7.00	\$12.60	\$0.00	\$0.00	\$7.00	\$12.60	\$0.00	\$0.00
3. Street light conduit/irrigation sleeves	4.00	LF	\$3.00	\$12.00	\$0.05	\$0.20	\$3.00	\$12.00	\$0.05	\$0.20
4. Irrigation system	2.00	LF	\$8.00	\$16.00	\$8.00	\$16.00	\$8.00	\$16.00	\$8.00	\$16.00
5. Trees w/electrical, etc.	0.08	EA	\$1,500.00	\$120.00	\$400.00	\$32.00	\$1,500.00	\$120.00	\$400.00	\$32.00
6. Tree Grates	0.08	EA	\$500.00	\$40.00	\$0.00	\$0.00	\$500.00	\$40.00	\$0.00	\$0.00
7. Antique street lights w/base	0.02	EA	\$1,900.00	\$38.00	\$0.00	\$0.00	\$1,900.00	\$38.00	\$0.00	\$0.00
8. Subdrain system	2.00	LF	\$10.60	\$21.20	\$10.60	\$21.20	\$10.60	\$21.20	\$10.60	\$21.20
9. Bench, bike rack, trash receptacle	2.00	EA	\$33.64	\$67.28	\$0.00	\$0.00	\$33.64	\$67.28	\$0.00	\$0.00
TOTAL				\$380.28		\$99.80		\$380.28		\$99.80
				X 220		X 220		X 220		X 220
				\$83,661.60		\$21,956.00		\$83,661.60		\$21,956.00
CITY SHARE OF IMPROVEMENTS										
										\$61,706
TOTAL CITY SHARE (Street Categories A, B, C, E, E-2, and E-3)										
										\$2,898,605
									30% contingency	\$869,582
GRAND TOTAL										
										\$3,768,187

ASSUMPTIONS:

- 1 Street Category 'D' - Mews is considered the responsibility of the private developer and the costs have not been included in this estimate.
- 2 Developers contribution for Public Parks and Open Space according to zoning will be provided by others.
- 3 Offsite streets for Street Categories 'A', 'B', and 'C' have not been included. All offsite streets for Mildred Street have been included. This is consistent with the previous estimate prepared by Columbus Realty Trust.
- 4 All quantities are per previous cost estimate prepared by Columbus Realty Trust and have not been confirmed.
- 5 Standard City of Addison requirements as provided by John Bumgartner are as follows:
 - a. 5' wide concrete sidewalks both sides of street (\$2/SF).
 - b. grading, turf and irrigation for the 5' behind the sidewalks (\$2/SF).
 - c. 3" caliper street trees at 50' o.c. both sides of street.
 - d. street lights and conduit are by TU Electric.
 - e. no subdrainage system is required.
 - f. no site furnishings are required.

Sasaki Associates, Inc.

Facsimile Transmittal **COPY**



28 December 94

- Planning
- Architecture
- Landscape Architecture
- Urban Design
- Transportation Planning
- Civil Engineering
- Environmental Services
- Interior Design
- Graphic Design

Date: 28 December 94 File: Addison Urban Center #41532

Project Name/Number: Carmen Moran

To: 960-7684 Company:

Facsimile Number: Dan Kennedy

From: 10 cc:

Number of pages transmitted (including cover sheet): _____ Hard Copy in Mail Yes / No:

Transmitted by: _____

Comments: *Emergency Management*
Nancy -

1925 San Jacinto
Dallas, Texas
75201

Telephone 214 922 9380
Facsimile 214 954 0687

Los Angeles, California
San Francisco, California
Washington, D.C.
Watertown, Massachusetts
Zurich, Switzerland

Affiliated Office:
Suter + Suter
Basel, Switzerland

Date December 28, 1994

Project name/number Addison Urban Center SA #41532.00

Subject Streetscape Cost Sharing Model

From Dan Kenney and Nancy Armstrong

To Ron Whithead and Carmen Moran

Attached please find our Streetscape Cost Sharing Model, dated December 28, 1994. This document compares the streetscape components of the Preliminary Framework Costs prepared by Columbus Realty Trust against the typical City of Addison costs incurred by a standard developer, as we currently understand them.

During the course of this work, the following issues have arisen:

1. Columbus has divided the total length of roads for each category into two quantities; total length offsite and total length onsite. We do not have an understanding of why this was done or how the offsite lengths are intended to be improved. We suggest that further conversation occurs with Columbus to gain a better understanding of this issue and what other obligations the City might incur in offsite costs.
2. Columbus has included streetscape improvements for both sides of Spectrum Drive and we have been consistent in our costing. We suggest, however, that a more realistic scenario would be for the east side to be implemented by the future developers.
3. John Bumgartener indicated to us that the City does not require a developer to install a subdrainage system with the street tree plantings. Columbus has included such a system in their costs and, due to the shallow bedrock conditions in Addison, we support their approach. Therefore, we have also included a subdrainage system in the standard developer cost.
4. A few of Columbus' unit costs vary. We suggest that further conversation occurs with Columbus to gain an understanding of their approach.
5. Columbus did not include any lawn areas beyond the sidewalks, although John Bumgartener indicated that it is typically required. Further evaluation should be made to determine if it should be added to the costs.
6. Columbus had costed all of the street sections assuming a sidewalk with street trees in tree grates against the curb. This is contrary to the section that Addison has indicated it would like to see which includes planting between the sidewalk and the curb and the sidewalk and the building. We suggest that further conversations take place with Columbus to discuss the use of the desired Addison section on specific street types, such as Category 'C' - Residential Streets. We believe that the proposed Addison

section would be appropriate in those locations and would also cost less money.

7. We have identified a couple of "typos" in Columbus' numbers that make a slight difference in costs. Their Total Street Category Cost for Category 'B' is based upon 1,840 LF when the actual onsite length as identified at the top of the page is 1,560 LF. Also, the total Streetscape cost for Category 'E' should be \$405.08 in lieu of \$403.08. Thirdly, the Qty/LF of Street under Category 'A' should be 0.08 and not 0.80, although the resulting cost is correct. We have made that change in our estimate.

The attached analysis will need further refinement but is a good start for our discussion on cost sharing next week.

ADDISON URBAN CENTER
SA 41532.00

Sasaki Associates, Inc.

Streetscape Cost Sharing Model
Date: December 28, 1994

Item	Quantity/ LF Street	Unit	Columbus		Columbus		Standard		Standard	
			Unit Cost	Subtotal	Unit Cost	Subtotal	Developer Unit Cost	Developer Subtotal	Developer Unit Cost	Developer Subtotal
Street Category 'A' - Major Residential Boulevard (Columbus Drive - 1,840 LF)										
1. Sidewalk - Chicago brick unit pavers	11.20	SF	\$3.50	\$39.20	\$2.00	\$22.40	\$0.00	\$0.00	\$0.00	\$0.00
2. Sidewalk - Acme brick accents	0.80	SF	\$7.00	\$5.60	\$0.05	\$0.25	\$9.33	\$27.99	\$48.00	\$0.00
3. Street light conduit/irrigation sleeves	5.00	LF	\$3.00	\$15.00	\$400.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00
4. Irrigation system	3.00	LF	\$9.33	\$27.99	\$10.60	\$31.80	\$0.00	\$0.00	\$21.20	\$0.00
5. Trees	0.12	EA	\$1,500.00	\$180.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6. Tree Grates	0.08	EA	\$500.00	\$40.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7. Antique street lights w/base	0.02	EA	\$1,900.00	\$38.00	\$10.60	\$21.20	\$0.00	\$0.00	\$0.00	\$0.00
8. Subdrain system	2.00	LF	\$10.60	\$21.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9. Bench, bike rack, trash receptacle	2.00	EA	\$33.64	\$67.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL				\$434.27		\$119.84				

X 1,840
\$799,056.80

X 1,840
\$220,505.60

CITY SHARE OF IMPROVEMENTS \$578,551

Handwritten signatures and initials:
M. Shouk
C. ...
BB-SUP
V.D.A.

Item	Quantity/ LF Street	Unit	Columbus Unit Cost	Columbus Subtotal	Standard Developer Unit Cost	Standard Developer Subtotal
Street Category 'B' - Principal Collector (Spectrum Drive - 1,560 LF)						
1. Sidewalk - Chicago brick unit pavers	16.00	SF	\$3.50	\$56.00	\$2.00	\$32.00
2. Sidewalk - Acme brick accents	2.00	SF	\$7.00	\$14.00	\$0.00	\$0.00
3. Street light conduit/irrigation sleeves	4.00	LF	\$3.00	\$12.00	\$0.05	\$0.20
4. Irrigation system	2.00	LF	\$12.00	\$24.00	\$12.00	\$24.00
5. Trees	0.08	EA	\$1,500.00	\$120.00	\$400.00	\$32.00
6. Tree Grates	0.08	EA	\$500.00	\$40.00	\$0.00	\$0.00
7. Antique street lights w/base	0.02	EA	\$1,900.00	\$38.00	\$0.00	\$0.00
8. Subdrain system	2.00	LF	\$10.60	\$21.20	\$10.60	\$21.20
9. Bench, bike rack, trash receptacle	2.00	EA	\$33.64	\$67.28	\$0.00	\$0.00
TOTAL				\$392.48		\$109.40

X 1,560
\$612,268.80

CITY SHARE OF IMPROVEMENTS \$441,605

*Also, of
Site costs -
Participating ER
Proceeding*

Item	Quantity/ LF Street	Unit	Columbus		Columbus		Standard		Standard	
			Unit Cost	Subtotal	Unit Cost	Subtotal	Developer Unit Cost	Developer Subtotal		
Street Category 'C' - Residential Street (5,070 LF)										
1. Sidewalk - Chicago brick unit pavers	18.40	SF	\$3.50	\$64.40	\$2.00	\$36.80	\$0.00	\$0.00	\$0.00	\$0.00
2. Sidewalk - Acme brick accents	2.60	SF	\$7.00	\$18.20	\$0.05	\$0.13	\$8.00	\$21.00	\$0.00	\$0.00
3. Street light conduit/irrigation sleeves	4.00	LF	\$3.00	\$12.00	\$8.00	\$32.00	\$400.00	\$1600.00	\$0.00	\$0.00
4. Irrigation system	2.00	LF	\$8.00	\$16.00	\$1,500.00	\$3000.00	\$0.00	\$0.00	\$0.00	\$0.00
5. Trees	0.08	EA	\$200.00	\$16.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6. Tree Grates	0.08	EA	\$1,900.00	\$152.00	\$0.00	\$0.00	\$10.60	\$8.48	\$0.00	\$0.00
7. Antique street lights w/base	0.02	EA	\$10.60	\$21.20	\$33.64	\$67.28	\$0.00	\$0.00	\$0.00	\$0.00
8. Subdrain system	2.00	LF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9. Bench, bike rack, trash receptacle	2.00	EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL				\$373.08		\$106.20				
				X 5,070		X 5,070				
				\$1,891,515.60		\$538,434.00				

CITY SHARE OF IMPROVEMENTS \$1,353,082

Item	Quantity/ LF Street	Unit	Columbus Unit Cost	Columbus Subtotal	Standard Developer Unit Cost	Standard Developer Subtotal
Street Category 'E' - Mildred Street Special Events Parkway (1,090 LF)						
1. Sidewalk - Chicago brick unit pavers	18.40	SF	\$3.50	\$64.40	\$2.00	\$36.80
2. Sidewalk - Acme brick accents	2.60	SF	\$7.00	\$18.20	\$0.00	\$0.00
3. Street light conduit/irrigation sleeves	4.00	LF	\$3.00	\$12.00	\$0.05	\$0.20
4. Irrigation system	2.00	LF	\$8.00	\$16.00	\$8.00	\$16.00
5. Trees w/electrical, etc.	0.08	EA	\$1,600.00	\$128.00	\$400.00	\$32.00
6. Tree Grates	0.08	EA	\$500.00	\$40.00	\$0.00	\$0.00
7. Antique street lights w/base	0.02	EA	\$1,900.00	\$38.00	\$0.00	\$0.00
8. Subdrain system	2.00	LF	\$10.60	\$21.20	\$10.60	\$21.20
9. Bench, bike rack, trash receptacle	2.00	EA	\$33.64	\$67.28	\$0.00	\$0.00
TOTAL				\$405.08		\$106.20
				X 1,090		X 1,090
				\$441,537.20		\$115,758.00

CITY SHARE OF IMPROVEMENTS \$325,779

Also - see off - MTC
ART

Item	Quantity/ LF Street		Unit	Columbus		Columbus		Standard	
				Unit Cost	Subtotal	Developer	Unit Cost	Developer	Subtotal
Street Category 'E-2' - Mildred Street Retail (475 LF)									
1. Sidewalk - Chicago brick unit pavers	15.20	SF	\$3.50	\$53.20	\$2.00	\$30.40			
2. Sidewalk - Acme brick accents	1.80	SF	\$8.00	\$14.40	\$0.00	\$0.00			
3. Street light conduit/irrigation sleeves	4.00	LF	\$3.00	\$12.00	\$0.05	\$0.20			
4. Irrigation system	2.00	LF	\$8.00	\$16.00	\$8.00	\$16.00			
5. Trees w/electrical, etc.	0.08	EA	\$1,600.00	\$128.00	\$400.00	\$32.00			
6. Tree Grates	0.08	EA	\$500.00	\$40.00	\$0.00	\$0.00			
7. Antique street lights w/base	0.02	EA	\$1,900.00	\$38.00	\$0.00	\$0.00			
8. Subdrain system	2.00	LF	\$10.60	\$21.20	\$10.60	\$21.20			
9. Bench, bike rack, trash receptacle	2.00	EA	\$33.64	\$67.28	\$0.00	\$0.00			
TOTAL				\$390.08		\$99.80			
				X 475		X 475			
				\$185,288.00		\$47,405.00			

CITY SHARE OF IMPROVEMENTS **\$137,883**

Item	Quantity/		Unit	Columbus		Columbus		Standard	
	LF	Street		Unit Cost	Subtotal	Developer	Unit Cost	Developer	Subtotal
Street Category 'E-3' - Mildred Street Rotary Neckdown (220 LF)									
1. Sidewalk - Chicago brick unit pavers	15.20	SF	\$3.50	\$53.20	\$2.00	\$30.40			
2. Sidewalk - Acme brick accents	1.80	SF	\$7.00	\$12.60	\$0.00	\$0.00			
3. Street light conduit/irrigation sleeves	4.00	LF	\$3.00	\$12.00	\$0.05	\$0.20			
4. Irrigation system	2.00	LF	\$8.00	\$16.00	\$8.00	\$16.00			
5. Trees w/electrical, etc.	0.08	EA	\$1,500.00	\$120.00	\$400.00	\$32.00			
6. Tree Grates	0.08	EA	\$500.00	\$40.00	\$0.00	\$0.00			
7. Antique street lights w/base	0.02	EA	\$1,900.00	\$38.00	\$0.00	\$0.00			
8. Subdrain system	2.00	LF	\$10.60	\$21.20	\$10.60	\$21.20			
9. Bench, bike rack, trash receptacle	2.00	EA	\$33.64	\$67.28	\$0.00	\$0.00			
TOTAL				\$380.28		\$99.80			
				X 220		X 220			
				\$83,661.60		\$21,956.00			
CITY SHARE OF IMPROVEMENTS									
									\$61,706
TOTAL CITY SHARE (Street Categories A, B, C, E, E-2, and E-3)									
									\$2,898,605
						30% contingency			\$869,582
GRAND TOTAL									
									\$3,768,187

ASSUMPTIONS:

- 1 Street Category 'D' - Mews is considered the responsibility of the private developer and the costs have not been included in this estimate.
- 2 Developers contribution for Public Parks and Open Space according to zoning will be provided by others.
- 3 Offsite streets for Street Categories 'A', 'B', and 'C' have not been included. All offsite streets for Mildred Street have been included. This is consistent with the previous estimate prepared by Columbus Realty Trust.
- 4 All quantities are per previous cost estimate prepared by Columbus Realty Trust and have not been confirmed.
- 5 Standard City of Addison requirements as provided by John Bumgartener are as follows:
 - a. 5' wide concrete sidewalks both sides of street (\$2/SF).
 - b. grading, turf and irrigation for the 5' behind the sidewalks (\$2/SF).
 - c. 3" caliper street trees at 50' o.c. both sides of street.
 - d. street lights and conduit are by TU Electric.
 - e. no subdrainage system is required.
 - f. no site furnishings are required.

Sasaki Associates, Inc.

M e m o r a n d u m

Date February 23, 1995
Project Addison Urban Center
Subject Cost Sharing Model Evaluation
From Dan Kenney and Nancy Armstrong
To John Baumgartner
cc: Ron Whitehead and Carmen Moran

The following are the general issues that we have identified in preparing our *Streetscape Cost Sharing Model - Revised* dated February 24, 1995:

1. The total linear footage of streets identified in Columbus' *Preliminary Framework Costs - February 1995* does not correspond to the dimensions on the plat (no date).
1. Some of the items, quantities and/or spacings in Columbus costs do not correspond with the most current street sections.
2. The contingencies have been revised so that 5% is added to the subtotals (with the exception of the Mildred Street utilities) and 20% is added to the total cost. This increases the costs from the previous estimate when all the contingency was added to the total cost. In addition, the contingency has been reduced by 5%.
3. Utilities costs have been included in the individual Street Category costs.
4. Columbus has identified the parking areas and associated sidewalk bump-outs, the additional resulting sidewalk paving, and the crosswalks as costs over and above a typical street cost.
5. The unit cost included for Chicago brick is much lower than typical clay brick paver brick.

Gonn,
Sasaki handed
this out after you
left. a

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