Arts & Events District
Design

Pendaflex
Esselte

David Wilde
From: Jim Duffy [jfdgroup@flash.net]
Sent: Saturday, July 26, 2003 4:54 AM
To: Craig Gaussiran
Cc: David Wilde
Subject: Re: FW: Attached image data.

Craig,

I have reviewed the submitted pay ap draft. I have the following comments, based on the assumption you are projecting this work to the end of the month.

Exposed aggregate paving seems high at 90% considering the work left to be done, particularly around the Pavilion and in that area.

Fountain installation seems high at 99% considering it hasn't been started up, adjusted or training conducted.

How can ornamental metal be 98% when none of it has been installed? I'm assuming this includes handrails, bridges, etc. in addition to the pergola tops.

Jim

On Friday, July 25, 2003, at 02:10 PM, Craig Gaussiran wrote:

> Please review the attached Pay Application and advise.
>
> Thank You,
> Craig
>
> <390.pdf>

APPLICATION AND CERTIFICATE FOR PAYMENT

SUBMITTED TO: Town of Addison c/o JFD Group
3887 Ridgelake Court
Addison, Tx 75001

PROJECT: Addison Arts & Events District

APPLICATION NO: 8
PERIOD TO:
PROJECT NO: G02068E
ARCH PROJ NO:
CONTRACT DATE: 11/27/02
APPLICATION DATE:
INVOICE NO:

Distribution To:
- [X] OWNER
- [ ] ARCHITECT
- [X] CONTRACTOR
- [X] Construction
- [ ]

SUBMITTED FROM: Abstract Construction Company
11157 Ables Lane
Dallas, TX 75229

ARCHITECT: SASAKI Associates
64 Pleasant Street
Watertown, MA 02472

CONTRACT FOR: Site Development

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheets are attached to substantiate this application.

ORIGINAL CONTRACT SUM	$	5,088,755.00
NET CHANGE BY CHANGE ORDERS	$	547,846.00
CONTRACT SUM TO DATE	$	5,636,601.00
TOTAL COMPLETED AND STORED TO DATE	$	3,951,470.10
RETAINAGE:		
10 % OF COMPLETED WORK	$	393,947.01
10 % OF STORED MATERIAL	$	1,200.00
TOTAL RETAINAGE	$	395,147.01
TOTAL EARNED LESS RETAINAGE	$	3,556,323.09
LESS OWNER DIRECT PAYMENT BY PURCHASE ORDER	$	0.00
LESS PREVIOUS CERTIFICATES FOR PAYMENT	$	2,740,016.79
CURRENT PAYMENT DUE	$	816,306.30
BALANCE TO FINISH INCLUDING RETAINAGE	$	2,080,277.91

(See Attached Pages for Original Contract and Change Order Breakdown.)

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application For Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were payments have been received from Owner, and the current payment shown herein is now due.

CONTRACTOR: Abstract Construction Company

By: _____ Date: _____
Craig A. Gaussiran

State of: Texas

County of: Dallas

Subscribed and sworn to before

me this

NOTARY PUBLIC: Lisa R. Merkley
My Commission Expires: 9/25/2006

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Construction Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... $ _____

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheets that changed to conform to the amount certified.)

ARCHITECT: SASAKI Associates

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

ORIGINAL CONTRACT PAGE 2.1

SUBMITTED FROM: Abstract Construction Company
11157 Ables Lane
Dallas, TX 75229

CONTRACT FOR: Site Development

PROJECT: Addison Arts & Events District

CONTRACTOR'S PROJECT NO: G02068E

ARCHITECT'S PROJECT NO:

PAGE NO: 2.1 OF: 2.2

APPLICATION NUMBER: 8

APPLICATION DATE: _____

PERIOD FROM: _____ TO: _____

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED THIS APPLICATION			TOTAL COMPLETE AND STORED TO DATE (D+E+F)	% G/C	BALANCE TO FINISH (C-G)	RETAINAGE
			PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MATERIALS				
1	General Conditions	241,697.00	156,245.80	0.00		156,245.80	65%	85,451.20	15,624.58
2	Demolition	25,000.00	25,000.00	0.00		25,000.00	100%	0.00	2,500.00
3	Earthwork	262,480.00	262,480.00	0.00		262,480.00	100%	0.00	26,248.00
4	Water System	224,393.00	219,905.14	4,488.00		224,393.14	100%	-0.14	22,439.31
5	Sanitary Sewer	63,743.00	63,743.00	0.00		63,743.00	100%	0.00	6,374.30
6	Planting Underground System	22,961.00	22,961.00	0.00		22,961.00	100%	0.00	2,296.10
7	Storm Drainage System	372,903.00	365,444.94	7,458.00		372,902.94	100%	0.06	37,290.29
8	Stone Dusting	5,700.00	0.00	0.00		0.00	0%	5,700.00	0.00
9	Exposed Aggregate Paving	359,150.00	179,575.00	143,660.00		323,235.00	90%	35,915.00	32,323.50
10	Pavement Markings	2,353.00	0.00	0.00		0.00	0%	2,353.00	0.00
11	Brick Pavers	141,020.00	4,320.40	52,177.00		56,497.40	40%	84,522.60	5,649.74
12	Granite	20,000.00	0.00	0.00	12,000.00	12,000.00	60%	8,000.00	1,200.00
13	Irrigation	71,500.00	10,725.00	39,325.00		50,050.00	70%	21,450.00	5,005.00
14	Fountain Equipment	170,610.00	170,610.00	0.00		170,610.00	100%	0.00	17,061.00
15	Fountain Installation	348,500.00	313,650.00	31,365.00		345,015.00	99%	3,485.00	34,501.50
16	Ornamental Metal Fence	83,244.00	33,733.00	12,487.00		46,220.00	56%	37,024.00	4,622.00
17	Stone	736,701.00	44,202.00	353,616.00		397,818.00	54%	338,883.00	39,781.80
18	Benches	70,009.00	17,502.00	0.00		17,502.00	25%	52,507.00	1,750.20
19	Trash Receptacles	7,118.00	1,780.00	0.00		1,780.00	25%	5,338.00	178.00
20	Lawns & Grasses	7,800.00	0.00	0.00		0.00	0%	7,800.00	0.00
21	Trees	198,250.00	29,737.50	0.00		29,737.50	15%	168,512.50	2,973.75
22	Plants & Ground Cover	62,348.00	0.00	0.00		0.00	0%	62,348.00	0.00
23	Bed Prep	3,450.00	0.00	0.00		0.00	0%	3,450.00	0.00
24	Mulch	3,500.00	0.00	0.00		0.00	0%	3,500.00	0.00
25	Cast-In-Place Concrete	659,847.00	560,869.95	0.00		560,869.95	85%	98,977.05	56,087.00
26	Sandblasting	13,500.00	8,100.00	2,700.00		10,800.00	80%	2,700.00	1,080.00
27	Gratings and Floor Plates	16,538.00	0.00	0.00		0.00	0%	16,538.00	0.00
28	Ornamental Metal	205,386.00	174,954.72	26,700.00		201,654.72	98%	3,731.28	20,165.47
29	Tree Grates	18,000.00	18,000.00	0.00		18,000.00	100%	0.00	1,800.00
30	Dampproofing / Sealants	13,450.00	4,035.00	0.00		4,035.00	30%	9,415.00	403.50
31	Sheet Membrane Waterproofing	6,500.00	6,500.00	0.00		6,500.00	100%	0.00	650.00
32	Doors, Frames and Hardware	1,100.00	0.00	0.00		0.00	0%	1,100.00	0.00
33	Access Doors	350.00	0.00	350.00		350.00	100%	0.00	35.00
	Contract Page 2.1 Totals	$4,439,101.00	$2,694,074.45	$674,326.00	$12,000.00	$3,380,400.45	76%	$1,058,700.55	$338,040.04

ORIGINAL CONTRACT PAGE 2.2

SUBMITTED FROM: Abstract Construction Company
11157 Ables Lane
Dallas, TX 75229

CONTRACT FOR: Site Development

PROJECT: Addison Arts & Events District

CONTRACTOR'S PROJECT NO: G02068E

ARCHITECT'S PROJECT NO:

PAGE NO: 2.2 OF: 2.2

APPLICATION NUMBER: 8

APPLICATION DATE: _____

PERIOD FROM: _____ TO: _____

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED			TOTAL COMPLETE AND STORED TO DATE (D+E+F)	% G/C	BALANCE TO FINISH (C-G)	RETAINAGE
			PREVIOUS APPLICATIONS	THIS APPLICATION					
				WORK IN PLACE	STORED MATERIALS				
34	Painting	5,000.00	0.00	0.00		0.00	0%	5,000.00	0.00
35	Louvers and Vents	575.00	0.00	0.00		0.00	0%	575.00	0.00
36	Mechanical	14,825.00	5,930.00	6,671.00		12,601.00	85%	2,224.00	1,260.10
37	Plumbing	60,000.00	18,000.00	10,800.00		28,800.00	48%	31,200.00	2,880.00
38	General Electrical	31,100.00	18,660.00	9,330.00		27,990.00	90%	3,110.00	2,799.00
39	Service Entrance	129,358.00	82,112.00	47,246.00		129,358.00	100%	0.00	12,935.80
40	Switchboards / Panelboards	97,000.00	46,980.00	50,020.00		97,000.00	100%	0.00	9,700.00
41	Transformers	42,857.00	42,857.00	0.00		42,857.00	100%	0.00	4,285.70
42	Site Lighting	268,939.00	94,128.65	34,962.00		129,090.65	48%	139,848.35	12,909.07
	Contract Page 2.2 Totals	$649,654.00	$308,667.65	$159,029.00		$467,696.65	72%	$181,957.35	$46,769.67
	Original Contract Totals	$5,088,755.00	$3,002,742.10	$833,355.00	$12,000.00	$3,848,097.10	76%	$1,240,657.90	$384,809.71

CHANGE ORDERS PAGE 3.1

SUBMITTED FROM: Abstract Construction Company
11157 Ables Lane
Dallas, TX 75229

CONTRACT FOR: Site Development

PROJECT: Addison Arts & Events District

CONTRACTOR'S PROJECT NO: G02068E

ARCHITECT'S PROJECT NO:

PAGE NO: 3.1 OF: 2.2

APPLICATION NUMBER: 8

APPLICATION DATE:

PERIOD FROM: TO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED			TOTAL COMPLETE AND STORED TO DATE (D+E+F)	% G/C	BALANCE TO FINISH (C-G)	RETAINAGE
			PREVIOUS APPLICATIONS	THIS APPLICATION					
				WORK IN PLACE	STORED MATERIALS				
1	Change Order No. 1	-10,860.00	-10,860.00	0.00		-10,860.00	100%	0.00	-1,086.00
2	Change Order No. 2	606.00	606.00	0.00		606.00	100%	0.00	60.60
3	Change Order No. 3 - VOID	0.00	0.00	0.00		0.00	?	0.00	0.00
4	Change Order No. 4	250,402.00	25,040.00	45,072.00		70,112.00	28%	180,290.00	7,011.20
5	Change Order No. 5	16,936.00	16,936.00	0.00		16,936.00	100%	0.00	1,693.60
6	Change Order No. 6	7,371.00	0.00	6,634.00		6,634.00	90%	737.00	663.40
7	Change Order No. 7	84,626.00	0.00	0.00		0.00	0%	84,626.00	0.00
8	Change Order No. 8	9,999.00	9,999.00	0.00		9,999.00	100%	0.00	999.90
9	Change Order No. 9	8,497.00	0.00	0.00		0.00	0%	8,497.00	0.00
10	Change Order No. 10	134,340.00	0.00	6,000.00		6,000.00	4%	128,340.00	600.00
11	Change Order No. 11	1,496.00	0.00	0.00		0.00	0%	1,496.00	0.00
12	Change Order No. 12	15,782.00	0.00	3,946.00		3,946.00	25%	11,836.00	394.60
13	Change Order No. 13	11,641.00	0.00	0.00		0.00	0%	11,641.00	0.00
14	Change Order No. 14	17,010.00	0.00	0.00		0.00	0%	17,010.00	0.00
	Page 3.1 Change Order Totals	$547,846.00	$41,721.00	$61,652.00		$103,373.00	19%	$444,473.00	$10,337.30
	Change Order Grand Totals	$547,846.00	$41,721.00	$61,652.00	$0.00	$103,373.00	19%	$444,473.00	$10,337.30
	Original Contract Totals	5,088,755.00	3,002,742.10	833,355.00	12,000.00	3,848,097.10	76%	1,240,657.90	384,809.71
	Project Grand Totals	$5,636,601.00	$3,044,463.10	$895,007.00	$12,000.00	$3,951,470.10	70%	$1,685,130.90	$395,147.01

DOCUMENT 00956

BULLETIN NO. 6

DATE: April 30, 2003

TO: ABSTRACT CONSTRUCTION
11157 Ables Lane
Dallas, Texas 75229
Tel.: 469-385-9700
Fax: 469-385-9753

Att: Craig Gaussiran, Project Manager

FROM: SASAKI ASSOCIATES, INC.
64 Pleasant Street
Watertown, Massachusetts 02172

PROJECT: ADDISON ARTS & EVENTS DISTRICT
Addison, Texas

This Bulletin consists of one (1) page plus attached Drawings.

Description: This Bulletin includes the following:

1. Revise score joint and expansion joint layout at Pavilion area.

DRAWINGS

CIVIL

Drawing C2-4 – Layout Plan
1. Revise score joint and expansion joint layout for exposed aggregate concrete paving in area of Pavilion building.

Drawing C5-3 – Paving & Layout Plan Detail
1. Revise score joint and expansion joint layout for exposed aggregate concrete paving in area of Pavilion building. Add layout information for revised joint pattern.

END OF BULLETIN

JAMES F. DUFFY

3887 RIDGELAKE CT.
ADDISON, TX 75001

PHONE: 972.241.2816
FAX: 972.406.1146
EMAIL: JFDGROUP@FLASH.NET

TRANSMITTAL

TO:	~~STEVE GHUTCHIAN~~ CARMEN MORAN SLADE STRICKLAND	*FROM:*	JIM DUFFY
PROJECT:	AAED	*DATE:*	5/5/03

☐ FYI ☐ REQUESTED ☐ REVIEW / COMMENT ☐ FOR APPROVAL ☒ OTHER

COMMENTS:

1 EA. BULLETIN NO. 6, INCLUDING DRAWINGS C2-4 & C5-3

RSC PRIME Energy PRIME Industrial

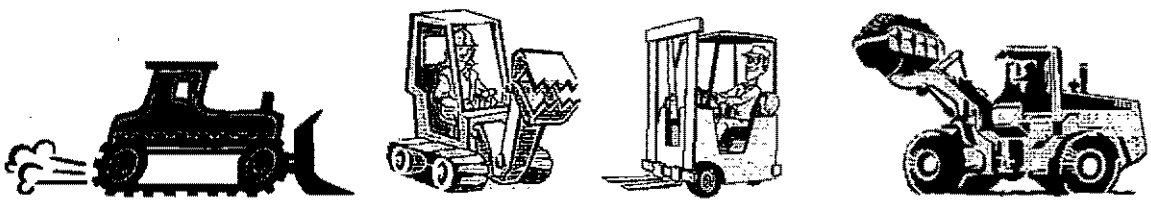
Dear Contractor/Owner

Enclosed is a preliminary notice sent to our customer, their general contractor, and the owner of the property on which we have recently supplied rental equipment. **Please note: This is NOT a lien!** It is simply a notice required by state law in order to preserve our mechanic's lien rights, should we not receive payment in full in the future for our services.

This is not a reflection on the credit or financial standing of our customer or an indication of their ability or desire to pay us. This notice has not been filed with the state or the county. At this time, we have no intentions of actually filing a lien.

We have asked our agent, Accurate Construction Notice Service, to send this notice to you on our behalf. Please note the information provided to them will be held in strict confidence. This notice is intended to help protect everyone's rights under state law.

Should you have any questions or concerns, please contact your local branch for further clarification.



Rental Service Corporation

Customer Invoice Summary

Date: **4/15/2003**

Customer ID#: **8142622**

Name: **CALHAR CONSTRUCTION, INC.**

Address: **2138 CALHAR DR**

MELISSA,TX 75454

Phone: **9728382888**

Job Site Name: **ADDISON CIRCLE**

Job Site Address: **BETWEEN ADDISON RD & QUORUM,ADDISON**

Supplied: **Rental Equipment**

Current Amount Due: **$ 606.33**

Accurate Lien
Contractor Assistance, Inc.
6210 E. Thomas Rd., Suite 203
Scottsdale, AZ 85251-7056

(800) 947-9546

TEXAS PRELIMINARY NOTICE
1ST NOTICE OF THE RIGHT TO CLAIM A LIEN - BALANCE DUE
THIS IS NOT A LIEN
THIS IS NOT A REFLECTION ON THE INTEGRITY OF ANY CONTRACTOR OR SUBCONTRACTOR.

The Name and Address of the Owner or Reputed Owner is:

CERTIFIED# 71966575029000052747
TOWN OF ADDISON
16801 WESTGROVE DRIVE
ADDISON, TX 75001

The Name and Address of the Original Contractor is:

CERTIFIED# 71966575029000052754
ABSTRACT CONSTRUCTION
11157 ABLES LANE
DALLAS, TX 75229

The Name and Address of the Reputed Lender and/or Bonding Company is:

The Name and Address of the Person with whom the Claimant has Contracted is:

CERTIFIED# 71966575029000052761
CALHAR CONSTRUCTION, INC.
2138 CALHAR DR
MELISSA, TX 75454

This Preliminary Notice has been completed by:

RENTAL SERVICE CORPORATION 1638
USA
USA,

1. The following is a general description of the labor, service, equipment or materials furnished or to be furnished by the undersigned:
RENTAL EQUIPMENT
22565-04501
2. Estimated Price:$606.33
3. In the construction, alteration or repair of the building, structure or improvement located at:
ADDISON CIRCLE
BETWEEN ADDISON RD & QUORUM
ADDISON

NOTICE TO OWNER

In accordance with Texas Government Codes the attached invoices or statements are a true and accurate account of materials, equipment or labor supplied. This notice is sent in compliance with the Texas Property Code mechanic's lien provisions, including Section 53.056. The undersigned contractor, subcontractor, materialman or laborer has an unpaid balance due of $606.33. A copy of the statement or billing is attached.

If a person who furnishes materials or performs labor for construction of improvement on your property is not paid, you may be held personally liable and your property may be subject to a lien for the unpaid amount unless: (1) you have withheld payment to the contractor that is sufficient to cover the unpaid claim until the dispute is resolved; or (2) the claim is already paid in full and you have proof of said payment to the claimant.

RESIDENTIAL OWNERS ONLY: If you have complied with the law regarding the 10 percent retainings and you have withheld payment to the contractor sufficient to cover any written notice of claim and have paid that amount, if any, to the claimant, any lien claim filed on you property by a subcontractor or supplier, other than a person who contracted directly with you, will not be a valid lien on your property. In addition, except for the required 10 percent retainage, you are not liable to a subcontractor before you receive written notice of the claim.

IF OUR BILL IS NOT PAID, YOU MAY BE PERSONALLY LIABLE AND YOUR PROPERTY SUBJECTED TO A LIEN UNLESS YOU WITHHOLD PAYMENTS TO THE CONTRACTOR FOR THE PAYMENT OF OUR STATEMENT OR UNLESS THE BILL IS OTHERWISE PAID OR SETTLED.

Dated 04/15/2003 for Rental Service Corporation 1638,USA,USA ,

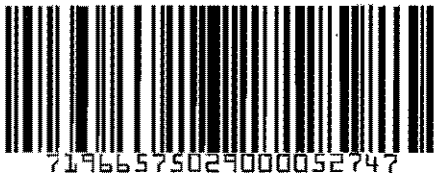
By: Judy A. Applegate **Judy Applegate, Notice Preparer**

I declare that I served a copy of the above document, and any related documents, by (as required by law) first-class, certified or registered mail, postage prepaid, addressed to the above named parties, at the addresses listed above, on 04/15/2003. I declare under penalty of perjury that the foregoing is true and correct. Executed at Scottsdale, Arizona on 04/15/2003.

By: Judy A. Applegate **Judy Applegate, Notice Preparer**

Prelien #: 283853

Accurate Lien
Contractor Assistance, Inc.
6210 E. Thomas Rd., Suite 203
Scottsdale, AZ 85251-7056



CERTIFIED# 71966575029000052747
TOWN OF ADDISON
16801 WESTGROVE DRIVE
ADDISON, TX 75001

Sender:

Accurate Lien
& Contractor Assistance, Inc.

st Thomas Rd., Suite 203
sdale, Arizona 85251

2346 4575 0240 0052

PHOENIX
APR 15 '03
AM

U.S. POSTAGE
04.42
H METER

USA CERTIFIED
* Patents 5,579,277 *
* 5,697,648 * 5,848,809 *
3-UP Laser Form / USA CMP-079 05/02

Steve Chutchian

From: Jim Pierce
Sent: Tuesday, April 22, 2003 4:31 PM
To: Steve Chutchlan
Subject: FW: Channel drainage

Steve: Please include this in your project file. Thanks, Jim.

Jim Pierce, P.E.
Assistant Public Works Director
P.O. Box 9010
Addison, TX 75001-9010
972-450-2879

-----Original Message-----
From: Dave Wilde
Sent: Tuesday, March 11, 2003 3:50 PM
To: Les Folse
Cc: 'James F. Duffy (E-mail)'
Subject: Channel drainage

Les,

I just came from the site, and I asked one of the employees of the Georgia Fountain about the high pipe penetrating the wall of the channel (see attached pictures), and he told me that they were overflow drains that would be open (not capped). I asked him about pea traps, and he said I would have to ask one of the plumbers. So apparently they are not capped cleanouts as we discussed this morning. My question then is still, "How do we keep sewer gasses from venting through these overflow drains at the surface of the channel water?" These pipes (especially the south end of the channel) are at the high end of the sanitary sewer, so the methane type "lighter than air" gasses will be seeking an outlet.


Channel drain to san N end 030...


Cahnnel san :onnection N end 0..


Channel drain to san S end 030...

Dave Wilde
Public Works Inspector
Town of Addison
PH: 972-450-2847

Steve Chutchian

From: Jim Duffy [jfdgroup@flash.net]
Sent: Wednesday, January 22, 2003 11:04 AM
To: Minok Suh
Cc: Tom Dohearty; Carmen Moran; Steve Chutchian; Barbara Kovacevich; Rob Bourestom
Subject: Arts District Pavilion plans

Minok,

Per our earlier conversation, you will be receiving 31 sets of plans and specifications tomorrow for the bids on the Arts District Pavilion. Twenty-five are for your use in distributing documents to interested bidders. The other six sets should be distributed as follows:

Carmen Moran--one set
Steve Chutchian--one set
Barbara Kovacevich--one set
Rob Bourestom--one set
Jim Duffy--two sets (call me when they arrive and I'll pick up my sets)

Thanks,
Jim Duffy

3887 Ridgelake Ct.
Addison, TX 75001

972.241.2816
972.406.1146 fax
972.998.5078 cell

Addison Arts & Events District
Pavilion Building
Drawings Review
95% Design Submittal

Cover Sheet: The drawing index needs corrections. S1, S2, & S3 should be S1.0, S2.0, & S3.0. S2.1 &S3.1 are missing from the index. A5.1 is not in the drawings. Expand A7.0 to add Men's Room to description, A7.1 to add Women's Room and A7.2 to add Prep Area. M201 and E3.02 are missing from index.

S1.0: Where are details 4, 5, & 6 referenced in the drawings?

S2.0: Remove note in service court about paving being NIC.
Complete section cut reference at north wall of storage room.
Complete enlarged view reference to MEP penetration at southwest corner of building.

S2.1: Complete section cut on beam at column line B, between 2 & 3 (xx/S1.0)
Complete section cut on beam between B & C and 3 & 4 (xx/S3.1)
Complete section cut on roof opening between A & B, 7 & 8 (**/**(TYP.)
Plan notes, note 6, references base plate details on S1.0, which are not there. Also, contractor will engage testing lab, not owner.

S3.0: Where are details 02, 03, 04 and 08 referenced in the drawings.
Detail 07, complete reinforcing note at lower right corner
Section 09, complete elevation for top of plinth and reference for Base Plate BPX.

The following note was from the 50% review of sheet S4. It still exists, now on S3.0
"On "slab-on-grade – contraction joint" why reference to "see geotech report" regarding thickness of sand bed? We don't find anything there and neither will the contractor. Let's tell them what we want."

A1.0: Numerous references to sheet A5.1. No A5.1 in the 95% set.
Is section cut 04/A5.0 along column line 4 between A&B correct?
Enlarged view reference 07/A8.1 on column line 7 does not exist. Should it be 06/A8.1?

A2.0: Location of AHU in reflected ceiling plan does not match location on HVAC Plan M101.
Light fixture schedule is missing from drawings. N fixture shown in storage room is not on faxed fixture schedule—should it be F?

A2.1: Three hand drawn references to sheet A5.1. No A5.1 in set.
Unidentified section cut along common wall in small restroom area.

A3.0: West Elevation, 4, do we need to show locations of drinking fountains?

A6.0: Door Schedule, door number 08 should be listed at a pair of doors, not a single Hardware sets still need to be identified.

Toilet tissue dispensers should be "coreless "type.

Waste receptacles should be open top.

We would like to modify the louvered gate (C/A6.0) so it isn't so large. We would like to try creating a fixed transom above a 7' to 8' gate. The transom would be the same design as the gate in appearance and would also help deter larger trucks from backing into the service court. Please also make sure the hardware on the gate includes provisions to hold it open and to fix it when it is closed.

A6.1: Add "Window" to sheet description

A7.0: East Elevation, 1, complete reference to enlarged view on column line C. Should it be 13/A8.0?

A8.0: Complete details information.
Where are details 10 & 13 referenced in the drawings?

A8.1: Complete details information.
Where are details 5 & 6 referenced in the drawings?

FS1: Elevation arrows in plan are too small and hard to read.
Equipment schedule confusing as regards the number of mobile ice bins and roll warmers. Quantity column indicates three of each when it should show one of each with alternate locations.

FS2: Elevation 03 should show ice maker (#4) dashed to indicate future equipment.

FSMEP1: Foodservice Mechanical / Plan, don't we need plumbing and floor sink in both locations for mobile ice bins (#15) and / or soft drink dispensers?

M101: Note regarding CU mounting brackets (between columns 3 & 4) references architectural detail. Where is detail?

M201: Third plumbing riser should be labeled P/3, not P/2.

E1.01: Are you comfortable the "A" light fixture shown to light the service court will provide enough light for persons loading the building at night?

E2.01 and E3.01 Refer to 50% comments relating to the same sheets. None of those items have been addressed.

E2.01: Additionally, please add duplex outlets at the base of all columns in the covered area where you are currently showing only four.

Add empty conduit with pull strings and J boxes to provide for future security system installation. Provide for contacts at each door and motion detectors in the kitchen and storage areas.

P101: Trench drain note refers to trench drain size and specifications in architectural drawings. Where are they?

Can we connect 4" storm line from trench drain to the storm line that drains the tree wells along Addison Circle Drive? It is a 4" line five feet deep. It would be a much shorter and less troublesome connection than the current design.

Miscellaneous: Lynn Chandler needs the energy calculations.

When will plans be submitted for ADA review?

When will Town be presented with color choices, particularly the exterior glazed block? Staff also wants to see interior tile, block and grout recommendations for maintenance considerations.

#R8-1

Council Agenda Item: #R8

SUMMARY:

Passed 11/26/02

FINANCIAL IMPACT:

Budgeted Amount: $6,000,000.00

Cost: $5,088,755.00

BACKGROUND:

Staff opened bids on November 5, 2002 for the Arts and Events district project. We were pleased to have 11 general contractors bid the job. In order to tighten up the construction schedule, we used the A+B bidding structure that Public Works has used successfully. The contractors were asked to bid both the construction amount and the number of days they expected to take on the job. The number of days proposed by the contractor was a consideration, however, the bid was awarded strictly on the lump sum price for the job. Abstract Construction did not figure the days portion (B portion) of the job correctly. It calculated the number of days it anticipated it would finish ahead of our proposed schedule (10), not the total number of days it would take to do the job. In re-reading our wording for the calculation, we found that it was indeed unclear, and could be figured the way Abhstract had figured it. We have checked with John Hill, and determined that while it was an irregularity in the bid, it was not of sufficient magnitude to cause the bid to be invalid because it did not affect the contract price and did not change the order of the low bids.

Staff interviewed both Abstract Construction Company and the second low bidder, Ratcliff Constructors, L.P. Staff was very impressed with Abstract Construction. Jim Duffy, our construction manager, has checked the company's references and has gotten good reports. As the Council is aware, we are working very hard to get this project completed by Oktoberfest 2003, and we are now anticipating a completion date of September 6, 2003. We have prepared a contract between the Town and Abstract Construction that we will present tomorrow, along with the Notice to Proceed, to Abstract Construction, provided the item is approved by Council.

RECOMMENDATION:

Staff recommends the Council approve the award of bid in the amount of $5,088,755.00 to Abstract Construction Company for construction of improvements in the Addison Arts and Events District.

Addison Arts and Events District
BID NO 02-47

DUE: November 5, 2002

2:00 PM

BIDDER	SIGNED	Bid Bond	a1	a2	a3	(A)Standard Bid	calendar days	(B)calendar Days x 3000	Total (A+B)
Rebcon, Inc.	y	y	y	y	y	6,884,000.00	270	810,000.00	7,694,000.00
American Civl Contructors	y	y	y	y	y	6,847,580.00	270	810,000.00	7,657,580.00
Abstract Construction Co	y	y	y	y	y	5,088,755.00	273	10,000.00	5,098,755.00
Ratcliff Constructors LP	y	y	y	y	y	5,266,000.00	270	810,000.00	6,076,000.00
Tri Dal Ltd	y	y	y	y	y	5,948,000.00	300	900,000.00	6,848,000.00
Joe Funk	y	y	y	y	y	5,493,000.00	270	810,000.00	6,303,000.00
AUI	y	y	y	y	y	5,713,000.00	257	771,000.00	6,484,000.00
Adolfson & Peterson	y	y	y	y	y	6,347,000.00	280	0.00	6,347,000.00
Hisaw & Assts	y	y	y	y	y	5,389,000.00	285	855,000.00	6,244,000.00
Cadence McShane	y	y	y	y	y	5,450,000.00	230	690,000.00	6,140,000.00
WBKibler Construction Co	y	y	y	y	y	5,718,805.00	210	630,000.00	6,348,805.00

Minok Suh

Minok Suh, Purchasing Coordinator

Corey Gayden

Corey Gayden, Witness

#RB-2

#R8-3

JAMES F. DUFFY

November 20, 2002

Ms. Carmen Moran
Director of Development Services/
City Secretary
Town of Addison
P.O. Box 9010
Addison, TX 75001-9010

Re: Addison Arts & Events District
Contractor Selection

Dear Carmen:

I will use this letter to summarize the process we used to bring forward to the Council a recommendation for contract award to Abstract Construction Co. for construction of the Arts & Events District.

On November 5, 2002, the Purchasing Department received and opened bids on this project. We received eleven separate bids for the general construction contract. Abstract was the low bidder, followed by Ratcliff Constructors, L.P. with a bid approximately 3.5% higher. Both firms had similar schedules which will allow us to be complete prior to Oktoberfest 2003.

On November 8, 2002, you, I, Chris Terry, Slade Strickland and Steve Chutchian interviewed the two low bidders to determine their qualifications to construct our project. We asked them to come prepared to present their company's history, their background in similar projects, their planned project management team and a list of proposed key subcontractors. Both firms complied and provided us with significant information.

After the interviews, we all agreed we are most satisfied with our low bidder, Abstract Construction Co.. While either company could probably do an effective job, we preferred Abstract and, fortunately, they are the low bidder.

I subsequently checked background references on Abstract, a 28 years old

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JFDGROUP@FLASH.NET

company, using references they offered in their materials and some I developed on my own. I talked with a repeat owner, an architect who had done multiple projects with the firm, an engineer who was involved with them on the construction of a project which had many similar features to the Addison project and a subcontractor who has done numerous jobs with Abstract.

Across the board, the comments were positive and supportive of using Abstract. Architects, engineers and owners all said they have and will us the firm again. The architect used phrases like, "attentive, staffed the job properly, reacted well to the unexpected." All references provided an unqualified recommendation of our low bidder.

I am looking forward to the opportunity to work with Abstract Construction in the completion of the Arts & Events District project and recommend them forward to the Council for approval.

Regards,

Jim Duffy

#R8-4

AIA Document A101/CMa

Standard Form of Agreement

Between Owner and Contractor

Where the basis of payment is a STIPULATED SUM
1992 Construction Manager-Advisor Edition **(AS AMENDED)** – Electronic Format

AGREEMENT
Made as of the twenty seventh day of November in the year of two thousand and two

BETWEEN the Owner:	The Town of Addison, Texas P.O. Box 9010 Addison, TX 75001-9010
And the Contractor:	Abstract Construction Co. 11157 Ables Lane Dallas, TX 75229
For the following Project:	Addison Arts & Events District
The Construction Manager is:	James F. Duffy 3887 Ridgelake Ct. Addison, TX 75001
The Architect is:	Sasaki Associates, Inc. 64 Pleasant Street Watertown, MA 02472

The Owner and Contractor agree as set forth below.

ARTICLE 1
THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, the Advertisement for Bids, Proposal Form (submitted by the Contractor), Instructions to Bidders, other documents listed in this Agreement and Modifications issued after execution of this Agreement; these form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than Modifications, appears in Article 9. The Contractor represents and agrees that it has carefully examined and understands this Agreement and the other Contract Documents, has investigated the nature, locality, and site of the Work and the conditions and difficulties under which it is to be performed, and that it enters into this Agreement on the basis of its own examination, investigation, and evaluation of all such matters and not in reliance upon any

opinions of the Owner, Construction Manager, Architect, or any of their respective officials, officers, agents, servants, or employees.

ARTICLE 2
THE WORK OF THIS CONTRACT

For the Contract Sum, the Contractor shall execute the entire Work described in the Contract Documents and all work incidental or reasonably inferable that is necessary to produce the results intended by the Contract Documents, except to the extent specifically indicated in the Contract Documents to be the responsibility of others, or as follows:

ARTICLE 3
DATE OF COMMENCEMENT AND FINAL COMPLETION

3.1 The date of commencement of the Work is the date established in a written notice to proceed. The written notice to proceed shall be issued by the Owner no less than ten (10) days prior to the date of commencement. If there is no notice to proceed, the date of commencement shall be the date of the Agreement or such other date as may be established by the Owner in writing.

3.2 The Contractor shall promptly commence and diligently prosecute the Work and shall achieve Final Completion of the entire Work within and not later than two hundred seventy three (273) consecutive calendar days following the date of commencement of the Work ("Contract Time"), subject to adjustments of this Contract Time as provided in the Contract Documents. The Contractor shall achieve Substantial Completion of the entire Work as set forth in the Contract Documents.

3.3 All times stated in the Contract Documents, including, without limitation, those for the commencement, prosecution, and completion of the Work, and for the delivery and installation of materials and equipment, are of the essence of this Agreement.

3.4 The Contractor shall begin the Work on the Date of Commencement and shall perform the Work diligently, expeditiously, and with adequate resources so as to complete all the Work within the Contract Time.

ARTICLE 4
CONTRACT SUM

4.1 The Owner shall pay the Contractor in current funds for the Contractor's performance of the Contract the Contract Sum of Five Million, Eighty Eight Thousand, Seven Hundred Fifty Five Dollars and no cents ($5,088,755.00), subject to additions and deductions as provided in the Contract Documents.

4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner: None

4.3 Unit prices, if any, are as follows: None

ARTICLE 5
PROGRESS PAYMENTS

5.1 Based upon Applications for Payment submitted by the Contractor to the Construction Manager, and upon Project Applications and Certificates for Payment issued by the Construction Manager or Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

5.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

5.3 Provided an Application for Payment is submitted to the Construction Manager not later than the first (1st) day of a month, the Owner shall make payment to the Contractor not later than ~~the twentieth (20th) day of the month. If an Application for Payment is received by the~~ Construction Manager after the application date fixed above, payment shall be made by the Owner not later than twenty (20) days after the Construction Manager receives the Application for Payment.

5.4 Each Application for Payment shall be based upon the Schedule of Values submitted by the Contractor in accordance with the Contract Documents. The Schedule of Values shall allocate the entire Contract Sum among the various portions of the Work and be prepared in such form and supported by such data to substantiate its accuracy as the Construction Manager or Architect may require. This schedule, unless objected to by the Construction Manager or Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

5.5 Applications for Payment shall indicate the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment. If at any time there shall be evidence of a lien or claim for which, if established, the Owner might become liable, and that is chargeable to the Contractor, of if the Contractor shall incur any liability to the Owner, or the Owner shall have any claim or demand against the Contractor of any kind or for any reason, whether reduced to judgment or award, the Owner shall have the right to retain out of any payment due, or to become due under this Agreement or any other agreement between the Owner and the Contractor, an amount sufficient to indemnify the Owner against such lien or claim, or to fully satisfy such liability, claim or demand. The Owner shall also be entitled to charge against or deduct from any such payment all costs of defense or collection with respect thereto, including without limitation attorneys' fees. Should any claim or lien develop after all payments are made hereunder, the Contractor shall immediately refund to the Owner (in any event not later than 10 days after notice to the Contractor) all monies that the Owner may be compelled to pay in discharging such claims or liens and all costs, including without limitation attorneys' fees incurred in connection therewith. No progress payment made under this Agreement or any of the Contract Documents shall be evidence of the performance of this Agreement in whole or in part, and no such payment by Contractor and acceptance thereof by Owner shall be construed to be acceptance of any defective Work or improper or defective materials.

5.6 Subject to the provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

5.6.1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the total Contract Sum allocated to that portion of the Work in the Schedule of Values, less retainage of ten percent (10%). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute may be included as provided in Subparagraph 7.3.7 of the General Conditions;

5.6.2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of ten percent (10%);

5.6.3 Subtract the aggregate of previous payments made by the Owner; and

5.6.4 Subtract amounts, if any, for which the Construction Manager or Architect has withheld or nullified a Certificate for Payment as provided in Paragraph 9.5 of the General Conditions.

ARTICLE 6
FINAL PAYMENT

Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when (1) the Contract has been fully performed by the Contractor and the Work (as defined in the Contract Documents) has been finally accepted by the Owner except for the Contractor's responsibility to correct nonconforming Work as provided in Subparagraph 12.2.2 of the General Conditions and to satisfy other requirements, if any, which necessarily survive final payment; and (2) a final Project Certificate for Payment has been issued by the Construction Manager and/or Architect; such final payment shall be made by the Owner not more than thirty (30) days after such conditions have been fulfilled, or as follows:

Final payment is further conditioned on and subject to the Owner's prior receipt from the Contractor of all as-built drawings, certifications, maintenance manuals, operating instructions, written guarantees, warranties, and bonds relating to the Work, and assignments of all guarantees and warranties from the Contractor, subcontractors, vendors, suppliers, or manufacturers, in connection with or relating to all or any portion of the Work. Acceptance of a final payment by the Contractor shall constitute a full waiver and release by the Contractor of all claims against the Owner arising out of or relating to this Agreement.

ARTICLE 7
MISCELLANEOUS PROVISIONS

7.1 Where reference is made in this Agreement to a provision of the General Conditions or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

7.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

7.3 Temporary facilities and services: None

7.4 Other Provisions: None

7.4.1 In the event the Contractor fully and finally completes the contract prior to the expiration of the Original Contract Time, the Town will pay the Contractor an incentive payment of the Daily Value amount specified in Provision "S" of the Instructions to Bidders (such amount being $3,000.00) for each calendar day the actual final completion date precedes the Original Contract Time and subject to the conditions set forth below. The term "Original Contract Time" as used in this Subparagraph 7.4.1 means the number of calendar days established by the Contractor for final completion of the work of the Contract on the date the Contract was executed (as set forth in the Contractor's bid Proposal Form). The term "calendar day" as used herein means every day shown on the calendar. Calendar days will be consecutively counted from commencement of Original Contract Time regardless of weather, weekends, holidays, suspensions of Contractor's operations, delays or other events as described herein. For purposes of the calculation and the determination of entitlement to the incentive payment stated above, the Original Contract Time will not be adjusted for any reason, cause or circumstance whatsoever, regardless of fault, save and except in the instance of a catastrophic event (e.g., war, invasion, riot, declared state of emergency by a government authority, national strike, or other situations as declared or determined by the Town of Addison). The parties anticipate that delays may be caused by or arise from any number of events during the course of the Contract, including, but not limited to, work performed, work deleted, change orders, supplemental agreements, disruptions, differing site conditions, utility conflicts, design changes or defects, time extensions, extra work, right of way issues, permitting issues, actions of suppliers, subcontractors or other contractors, actions by third parties, shop drawing approval process delays, expansion of the physical limits of the project to make it functional, weather, weekends, holidays, suspensions of Contractor's operations, or other such events, forces or factors sometimes experienced in construction work. Such delays or events and their potential impacts on performance by the Contractor are specifically contemplated and acknowledged by the parties in entering into this Contract, and shall not extend the Original Contract Time for purposes of calculation of the incentive payment set forth above. Further, any and all costs or impacts whatsoever incurred by the Contractor in accelerating the Contractor's work to overcome or absorb such delays or events in an effort to complete the Contract prior to expiration of the Original Contract Time, regardless of whether the Contractor successfully does so or not, shall be the sole responsibility of the Contractor in every instance.

In the event of a catastrophic event (i.e., war, invasion, riot, declared state of emergency, national strike, or other situations as declared or determined by the Town of Addison) directly and substantially affecting the Contractor's operations on the Contract, the Contractor and the Town shall attempt to agree as to the number of calendar days to extend the Original Contract Time so that such extended Original Contract Time will be used in calculation of the incentive payment. In the event the Contractor and Town are unable to agree to the number of calendar days to extend the Original Contract Time, the Town shall unilaterally determine the number of calendar days to extend the Original Contract Time reasonably necessary and due solely to such catastrophic event and the Contractor shall have no right whatsoever to contest such determination, save and except that the Contractor establishes that the number of calendar days determined by the Town were arbitrary or without any reasonable basis.

The Contractor shall have no rights under the Contract to make any claim arising out of this incentive payment provision except as is expressly set forth in this Subparagraph 7.4.1. As conditions precedent to the Contractor's entitlement to any incentive the Contractor must:

1) Actually and finally complete the Contract and obtain final acceptance by the Town prior to expiration of the Original Contract Time.
2) Notify the Town in writing, within 30 days after final acceptance by the Town, that the Contractor elects to be paid the incentive payment which the Contractor is eligible to be paid based on the actual final acceptance date, and such written notice shall constitute a full and complete waiver, release and acknowledgment of satisfaction by the Contractor of any and all claims, causes of action, issues, demands, disputes, matters or controversies, of any nature or kind whatsoever, known or unknown, which the Contractor has or may have against the Town, its employees, officers, agents, representatives, consultants, and their respective employees, officers and representatives under or in connection with this Contract and the work hereunder, including, but not limited to, work performed, work deleted, change orders, supplemental agreements, delays, disruptions, differing site conditions, utility conflicts, design changes or defects, time extensions, extra work, right of way issues, permitting issues, actions of suppliers or subcontractors or other contractors, actions by third parties, shop drawing approval process delays, expansion of the physical limits of the project to make it functional, weather, weekends, holidays, suspensions of Contractor's operations, extended or unabsorbed home office or job site overhead, lost profits, prime mark-up on subcontractor work, acceleration costs, any and all direct and indirect costs, any other adverse impacts, events, conditions, circumstances or potential damages, on or pertaining to, or as to or arising out of the Contract. This waiver, release and acknowledgment of satisfaction shall be all-inclusive and absolute. In connection with and prior to receiving such incentive payment, Contractor agrees to execute a waiver and release setting forth the terms above.

Should the Contractor fail to actually finally complete the Contract and obtain final acceptance by the Town prior to expiration of the Original Contract Time, or should the Contractor, having timely completed the Contract and obtained final acceptance by the Town prior to expiration of the Original Contract Time but having failed to timely request the incentive payment for any reason, and including but not limited to the Contractor choosing not to fully waive, release and acknowledge satisfaction as set forth in (2) above, the Contractor shall have no right to any payment whatsoever under this Subparagraph 7.4.1. Notwithstanding the Contractor's election or non-election of the incentive under this Subparagraph 7.4.1, the disincentive provision set forth below applies to all circumstances where the work under the Contract is not finally accepted by the Allowable Contract Time.

Should the Contractor fail to finally complete the Contract on or before expiration of the Allowable Contract Time, as adjusted, the Town shall deduct from the moneys due the Contractor the Daily Value as shown in Provision "S" of the Instructions to Bidders (such amount being $1,000.00) for each calendar day final completion exceeds the Allowable Contract Time. The term "Allowable Contract Time" as used in this Subparagraph 7.4.1 shall mean the Original Contract Time plus adjustments as are permitted under the Contract. This deduction shall be the disincentive for the Contractor's failing to timely complete the Contract. **This shall be strictly enforced**. Such disincentive and deduction for failure by the Contractor to complete the Contract on or before the expiration of the Allowable Contract Time is not to be considered

as a penalty, but shall be deemed, taken and treated as reasonable liquidated damages for each calendar day that the Contractor shall be in default after the time stipulated for completing the work; actual damages that would be sustained by the Owner for failure of the Contractor to complete the Contract on or before expiration of the Allowable Contact Time are uncertain and would be difficult to ascertain, and the said sum represents a reasonable approximation of the damages likely to result to Owner from such failure and breach.

In the event the Contractor elects to exercise this incentive payment provision, should this provision conflict with any other provision of the Contract, the Contract shall be interpreted in accordance with this Subparagraph.

ARTICLE 8
TERMINATION OR SUSPENSION

8.1 The Contract may be terminated by the Owner or the Contractor as provided in the Contract Documents (as defined in the General Conditions).

8.2 The Work may be suspended by the Owner as provided in the Contract Documents (as defined in the General Conditions).

ARTICLE 9
ENUMERATION OF CONTRACT DOCUMENTS

9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated as follows:

9.1.1 The Agreement is this executed Standard Form of Agreement Between Owner and Contractor, AIA Document A101/CMa, 1992 Construction Manager-Advisor Edition, as amended.

9.1.2 The General Conditions are the General Condition of the Contract for Construction, AIA Document A201/Cma 1992 Construction Manager-Advisor Edition, as amended.

9.1.3 The Supplementary and other Conditions of the Contract are those contained in the Project Manual dated September 30, 2002, and are as follows:

Document	Title	Pages
Supplementary Conditions	Supplementary General Conditions	43
Prevailing Wage Rates	Prevailing Wage Rates	4
Project Signs	Project Signs	2
AIA A310	Bid Bond	1
AIA A311/CM	Performance Bond	2
AIA A311/CM	Labor and Material Payment Bond	2

9.1.4 The specifications are those contained in the Project Manual dated as in Subparagraph 9.1.3, and are as follows:

Section	Title	Pages
DIVISION 1 - GENERAL REQUIREMENTS		

Section 16010	General Requirements For Electrical Work	16010-1 through	15
Section 16111	Raceways and Fittings	16111-1 through	4
Section 16120	Wire and Cable (600 Volts)	16120-1 through	4
Section 16130	Boxes	16130-1 through	3
Section 16141	Wiring Devices	16141-1 through	4
Section 16160	Cabinets and Enclosures	16160-1 through	2
Section 16190	Supporting Devices	16190-1 through	4
Section 16195	Electrical Identification	16195-1 through	2
Section 16420	Service Entrance	16420-1 through	3
Section 16425	Switchboards	16425-1 through	5
Section 16450	Grounding	16450-1 through	4
Section 16461	Transformers	16461-1 through	5
Section 16471	Panelboards	16471-1 through	4
Section 16485	Contactors	16485-1 through	2
Section 16491	Disconnect Switches	16491-1 through	3
Section 16502	Ballasts and Accessories	16502-1 through	2
Section 16525	Site Lighting	16525-1 through	3
Section 16550	Lighting and Equipment Control	16550-1 through	5
Section 16900	Coordination Study	16900-1 through	5
Section 16915	Electrical Acceptance and Field Testing, Adjusting and Balancing	16915-1 through	5

APPENDICES

Appendix A	Geotechnical Report
Appendix B	Town of Addison, Public Works Department – General Construction Notes
Appendix C	Town of Addison, Public Works Department – Referenced Specifications

9.1.5 The Drawing are as follows, and are dated unless a different date is shown below:

Drawing No.	Date of Issue	Rev. No.	Rev. Date	Drawing Title
GENERAL				
-		-	-	Cover Sheet
CO-0	09/30/02	1	10/21/02	Sheet Index
CO-1	09/30/02	-	-	Existing Condition Plan
C0-2	09/30/02	-	-	Existing Contours
CIVIL				
C1-1	09/30/02	1	10/21/02	Site Preparation/Demolition/ Erosion Control Plan
C1-2	09/30/02	1	10/21/02	Site Preparation/Demolition/ Erosion Control Plan
C1-3	09/30/02	1	10/21/02	Site Preparation/Demolition/ Erosion Control Plan
C2-1	09/30/02	1	10/21/02	Materials Plan
C2-2	09/30/02	1	10/21/02	Materials Plan
C2-3	09/30/02	1	10/21/02	Layout Plan
C2-4	09/30/02	1	10/21/02	Layout Plan
C3-1	09/30/02	1	10/21/02	Grading & Drainage Plan
C3-2	09/30/02	1	10/21/02	Grading & Drainage Plan
C4-1	09/30/02	1	10/21/02	Utilities Plan
C4-2	09/30/02	1	10/21/02	Utilities Plan
C4-3	09/30/02	1	10/21/02	Utilities Plan
C5-1	09/30/02	1	10/21/02	Materials Plan Detail
C5-2	09/30/02	-	-	Materials Plan Detail

C5-3	09/30/02	-	-	Paving and Layout Plan Detail
C5-4	09/30/02	1	10/21/02	Paving and Layout Plan Detail
C5-5	09/30/02	-	-	Grading Plan Detail
C5-6	09/30/02	-	-	Grading Plan Detail
C6-1	09/30/02	1	10/21/02	Pergola Plan & Details
C6-2	09/30/02	1	10/21/02	Pergola Elevations
C7-1	09/30/02	1	10/21/02	Site Details
C7-2	09/30/02	1	10/21/02	Site Details
C7-3	09/30/02	-	-	Site Details - Lighting
C7-4	09/30/02	-	-	Site Details – Cotton Belt Route
C7-5	09/30/02	-	-	Site Details - Fences
C7-6	09/30/02	-	-	Site Details –Upper Channel & Railing
C7-7	09/30/02	-	-	Site Details – Fountain Wall
C7-8	09/30/02	-	-	Site Details – Plaza Fountain Steps
C7-9	09/30/02	-	-	Site Details – Fountain Pylon
C7-10	09/30/02	1	10/21/02	Site Details - Fountain
C7-11	09/30/02	1	10/21/02	Site Details - Stairs
C7-12	09/30/02	-	-	Site Details - Stairs
C7-13	09/30/02	1	10/21/02	Site Details - Stairs
C7-14	09/30/02	1	10/21/02	Site Details – Electrical Room
C7-15	09/30/02	1	10/21/02	Deleted
C8-1	09/30/02	1	10/21/02	Festival Way Profiles
C8-2	09/30/02	1	10/21/02	Sewer Profile
C8-3	09/30/02	1	10/21/02	Site Details – Roadway Paving
C8-4	09/30/02	1	10/21/02	Site Details - Water
C8-5	09/30/02	1	10/21/02	Site Details – Water
C8-6	09/30/02	-	-	Site Details – Sanitary Sewer
C8-7	09/30/02	1	10/21/02	Site Details – Drainage
C8-8	09/30/02	1	10/21/02	Site Details – Drainage
C8-9	09/30/02	1	10/21/02	Layout Coordinate System Reference
STRUCTURAL				
S1-1	09/30/02	1	10/21/02	Structural Details
S1-2	09/30/02	-	-	Structural Details
S1-3	09/30/02	1	10/21/02	Structural Details
S1-4	09/30/02	-	-	Electrical Room Structural Details
LANDSCAPE				
L1-1	09/30/02	1	10/21/02	Planting Plan
L1-2	09/30/02	1	10/21/02	Planting Plan
L2-1	09/30/02	1	10/21/02	Planting Details & Plant List
L3-1	09/30/02	1	10/21/02	Irrigation Plan
L3-2	09/30/02	1	10/21/02	Irrigation Plan
L4-1	09/30/02	1	10/21/02	Deleted
L4-2	09/30/02	1	10/21/02	Deleted
L5-1	09/30/02	1	10/21/02	Irrigation Details & Legend
ELECTRICAL				
E0-0	09/30/02	-	-	Electrical Abbreviations & Symbol Legend
E1-1	09/30/02	1	10/21/02	Electrical Plan – West

E1-2	09/30/02	1	10/21/02	Electrical Plan – East
E2-1	09/30/02	1	10/21/02	Single Line Diagrams and Details
E2-2	09/30/02	-	-	Electrical Large Scale Plans
E3-1	09/30/02	-	-	Electrical Panelboard Schedules
MECHANICAL				
M1-1	09/30/02	1	10/21/02	Mechanical Plan
FOUNTAIN				
F0-0	09/30/02	-	-	Fountain Legend & Abbreviations
F1-1	09/30/02	-	-	Water Garden Discharge, Fill & Filter Return Plan
F1-2	09/30/02	-	-	Water Garden Suction & Drain Plan
F1-3	09/30/02	-	-	Water Garden Electrical Plan
~~F1-4~~	~~09/30/02~~	~~-~~	~~-~~	~~Water Garden Fountain Details~~
F2-1	09/30/02	-	-	Plaza Fountain Discharge, Fill & Filter Return Plan
F2-2	09/30/02	-	-	Plaza Fountain Drainage and Air Vent Plan
F2-3	09/30/02	-	-	Plaza Fountain Pump Suctions Plan
F2-4	09/30/02	-	-	Plaza Fountain Electrical Plan
F2-5	09/30/02	-	-	Plaza Fountain Fountain Details
FE1-1	09/30/02	-	-	Water Garden & Plaza Fountain Electrical Diagram

9.1.6 The Addenda, if any, are as follows:

Number	**Date**	**Pages**
Addendum #1	October 9, 2002	1
Addendum #2	October 22, 2002	47
Addendum #3	October 31, 2002	2

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

9.1.7 Other documents, if any, forming part of the Contract Documents are as follows:

Advertisement for Bids, Proposal Form (submitted by the Contractor), Instructions to Bidders

This Agreement is entered into as of the day and year first written above and is executed in at least four (4) original copies of which one is to be delivered to the Contractor, one each to the Construction Manager and Architect for use in the administration of the Contract, and the remainder to the Owner.

OWNER

(Signature)

Ron Whitehead
City Manager

CONTRACTOR

(Signature)

William L. Hodges,
Senior Vice President

JAMES F. DUFFY

3887 RIDGELAKE CT.
ADDISON, TX 75001

PHONE: 972.241.2816
FAX: 972.406.1146
EMAIL: JFDGROUP@FLASH.NET

FAX COVER SHEET

SEND TO:	STEVE CHUTCHIAN	***FROM:***	JIM DUFFY
ATTENTION:			
		DATE:	12/4/02
FAX NUMBER:	972.450.2837	***PHONE NUMBER:***	

☐ URGENT ☐ REPLY ASAP ☐ PLEASE COMMENT ☐ PLEASE REVIEW ☒ FOR YOUR INFORMATION

TOTAL PAGES, INCLUDING COVER: 12

COMMENTS:

STEVE,

HERE IS THE INFORMATION I RECEIVED FROM ABSTRACT ON THE NEW SILT FENCE. BASED ON OUR CONVERSATION THIS MORNING, I HAVE TOLD THEM IT IS APPROVED FOR USE ON THE ARTS & EVENTS DISTRICT PROJECT.

JIM

Abstract
General Contractor
Construction Manager

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
James Duffy	Craig A. Gaussiran
COMPANY:	DATE: 12/3/02
FAX NUMBER: 972-406-1146	SENDER'S FAX NUMBER: 469-385-9753
PHONE NUMBER: 972-241-2816	SENDER'S PHONE NUMBER: 469-385-9723
RE: Addison Art & Events	TOTAL NO. OF PAGES INCLUDING COVER: 11

☑ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Per your request I am forwarding the information on the Compost Tube "Silt Fence". Please advise if this will be acceptable as soon as possible. Thank you for your time and consideration of this matter.

Craig A. Gaussiran

11157 AIRLES LANE
DALLAS, TEXAS 75229

- **Minimum Tube Material Specifications:**

5" Diameter - 17 Pillar, White
Weight - gm/ft: 7.8 grams
Stretch width: 8"
Coarse count: 9.0
Pillar spacing: 1/2"
HDPE netting
UV stabilizer
Fade resistant color

8" Diameter - 25 Pillar, Orange
Weight - gm/ft: 21.02 grams
Stretch width: 12"
Coarse count: 9.0
Pillar spacing: 1/2"
HDPE netting
UV stabilizer
Fade resistant color

8" Diameter - 22 Pillar, White
Weight - gm/ft: 4.1 grams
Stretch width: 14 - 1/2"
Coarse count: 4.0
Pillar spacing: 7/16"
HDPE netting
UV stabilizer
Fade resistant color

10" Diameter - Black
Weight - gm/ft: 4.12 grams
Stretch width: 20"
Strand count: 40
Diamond size: 1/2"
HDPE netting
UV stabilizer
Fade resistant color

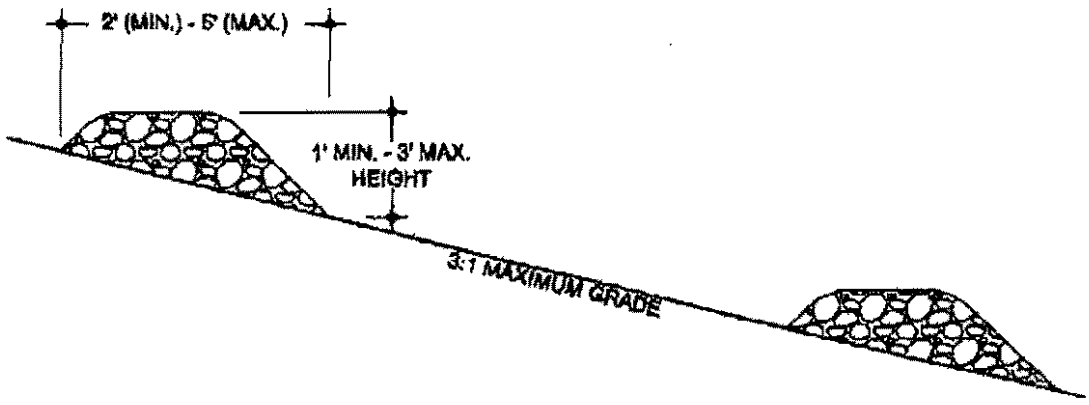
12" Diameter - Black
Weight - gm/ft: 4.3 grams
Stretch width: 24"
Stand count: 40
Diamond size: 5/8"
HDPE netting
UV stabilizer
Fade resistant color

18" Diameter - Black
Weight - gm/ft: 5.0 grams
Stretch width: 36"
Strand count: 40
Diamond size: 3/4"
HDPE netting
UV stabilizer
Fade resistant color

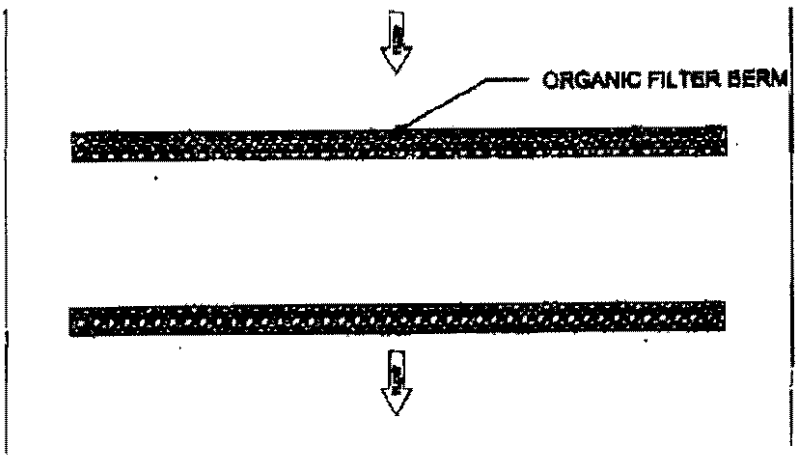
Installation Specifications:

- On slopes less than 5% or at the bottom of steeper slopes, less than or equal to 2:1 up to 25 ft. long, the barrier (filter tube) should be minimum of 10 in. to 12 in. in diameter or as specified on plan. On longer slopes, the barrier should be a larger diameter to accommodate the higher flow rate.
- Place tube parallel to the base of the slope or other affected areas, use a minimum 10 in. to 12 in. diameter filter tube.
- Use a filter tube up to 18 in. in diameter in areas with greater flows or where maximum sediment control is desired. In high volume application or on projects requiring longer than normal construction periods, maximize water filtration ability by using a greater than 12 in. diameter filter tube.

FIGURE 1: ORGANIC FILTER BERM

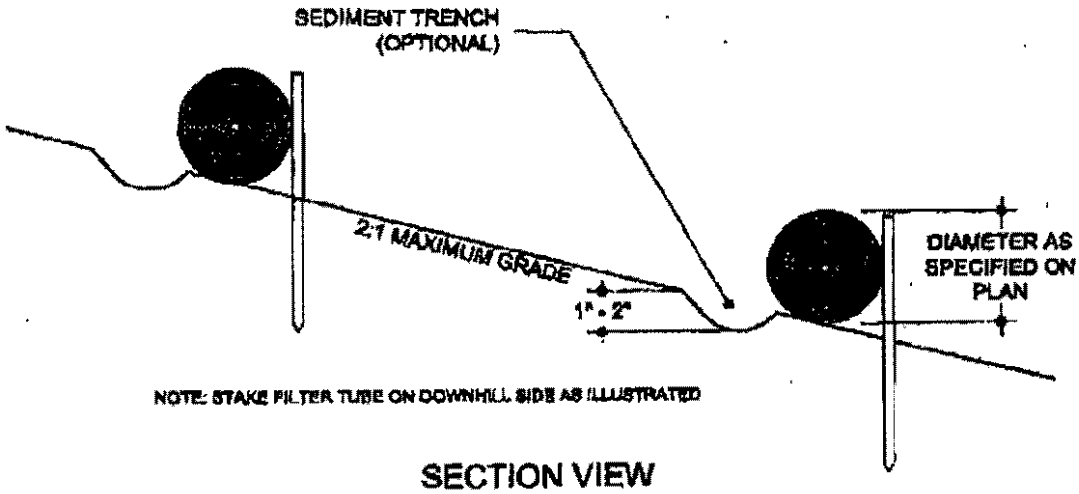


SECTION VIEW

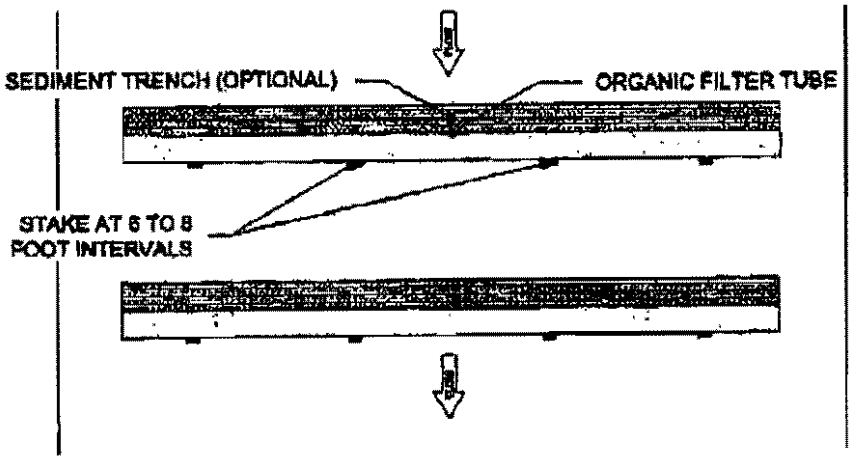


PLAN VIEW

FIGURE 2a: ORGANIC FILTER TUBES

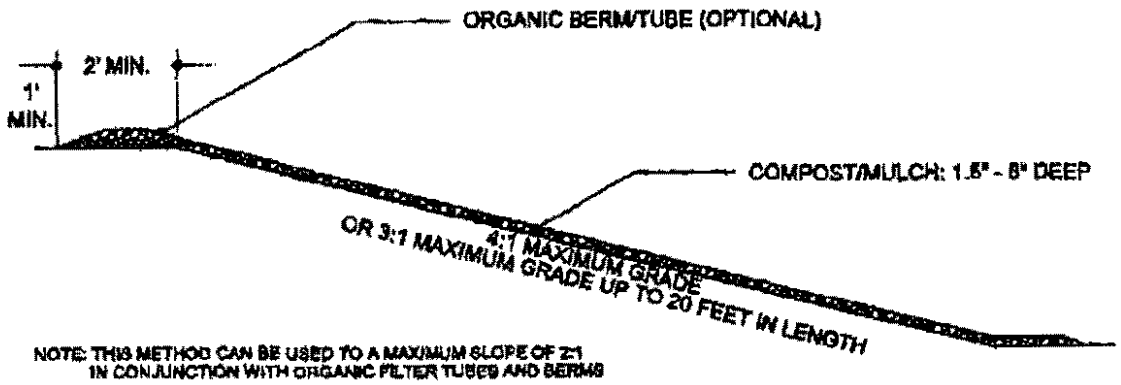


SECTION VIEW

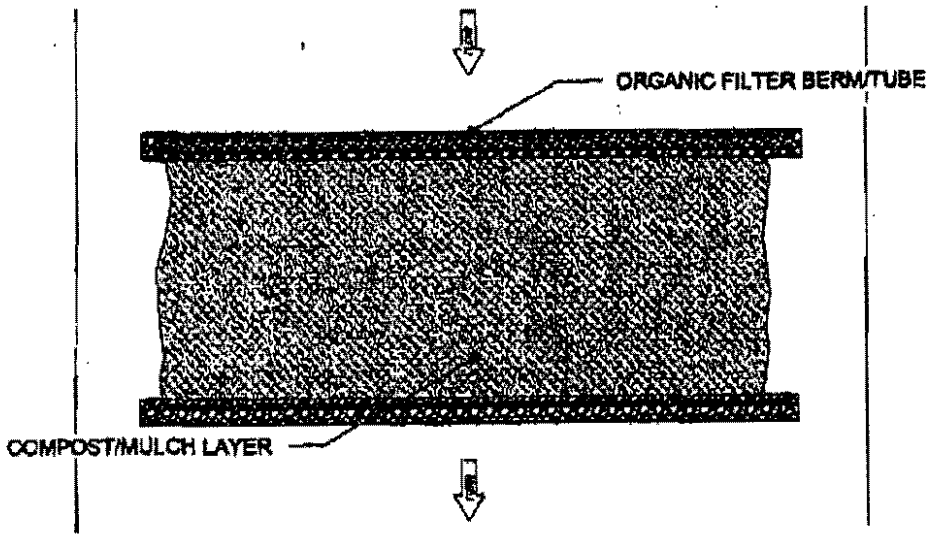


PLAN VIEW

FIGURE 3: EROSION CONTROL (ERC) BLANKET

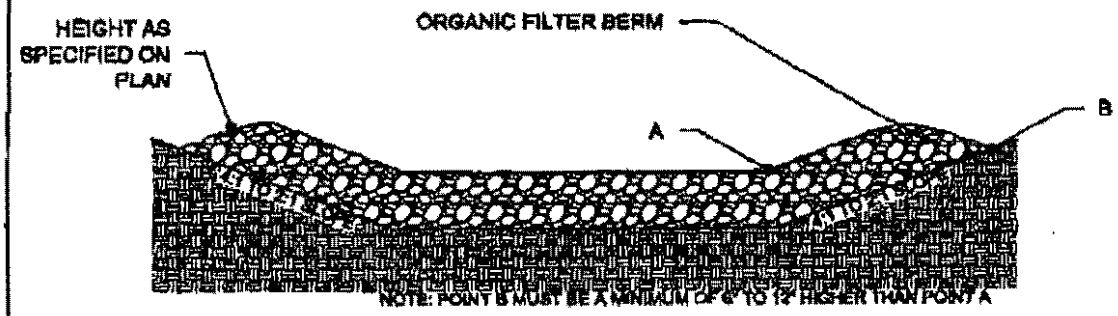


SECTION VIEW

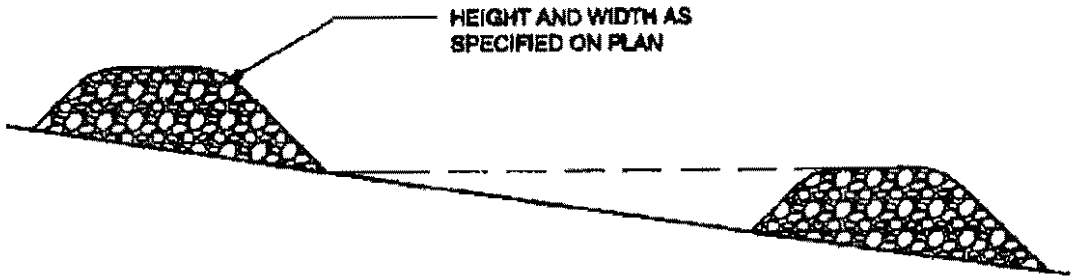


PLAN VIEW

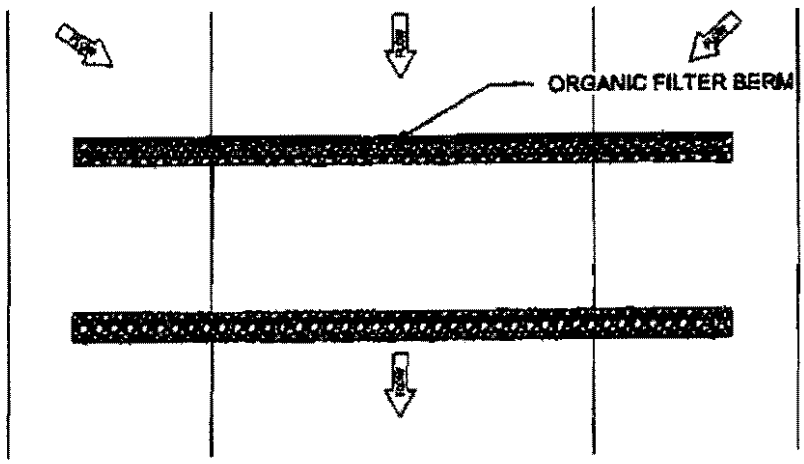
FIGURE 4: ORGANIC CHECK DAM (FILTER BERM)



SECTION VIEW

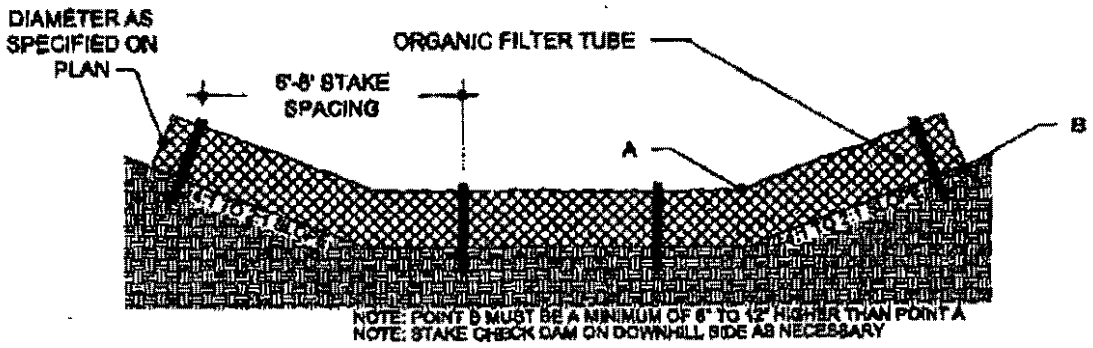


SECTION VIEW

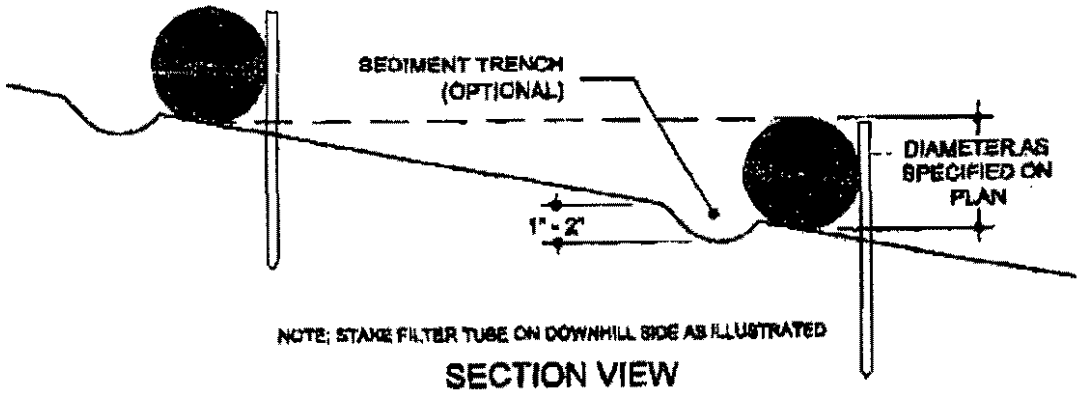


PLAN VIEW

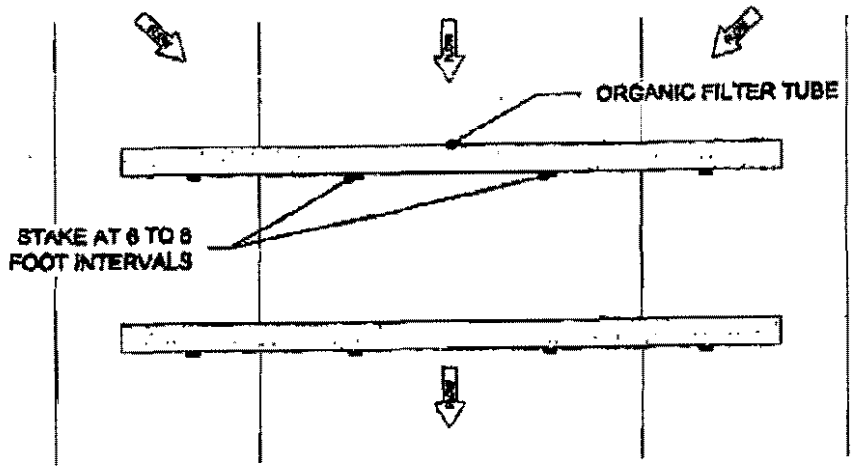
FIGURE 5: ORGANIC CHECK DAM (FILTER TUBE)



SECTION VIEW

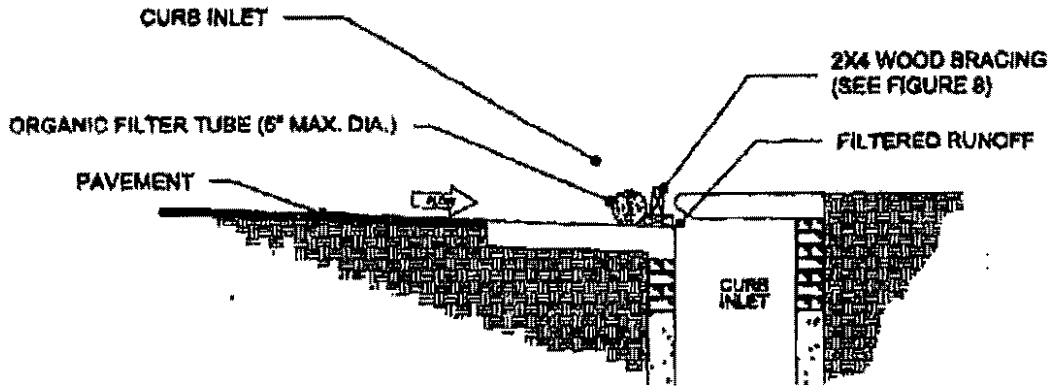


SECTION VIEW



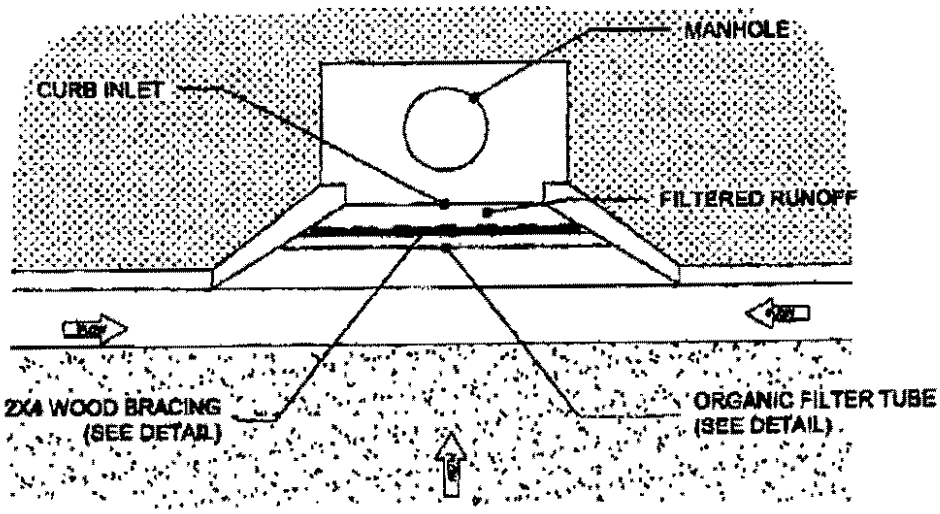
PLAN VIEW

FIGURE 6: CURB INLET SEDIMENT BARRIER



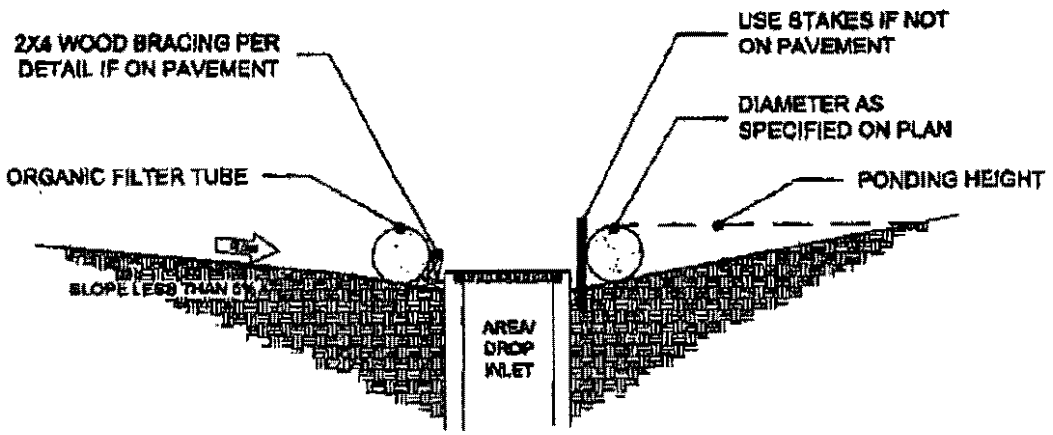
SECTION VIEW

NOTE: WELDED FABRIC MAY REPLACE 2 X 4 BRACING

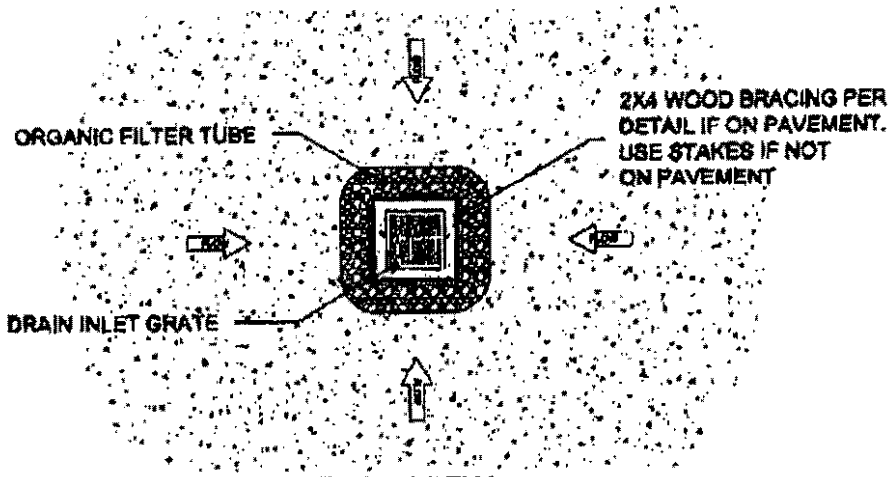


PLAN VIEW

FIGURE 7: AREA/DROP INLET SEDIMENT BARRIER



SECTION VIEW



PLAN VIEW

FIGURE 8: WOOD FRAME BRACING DETAIL

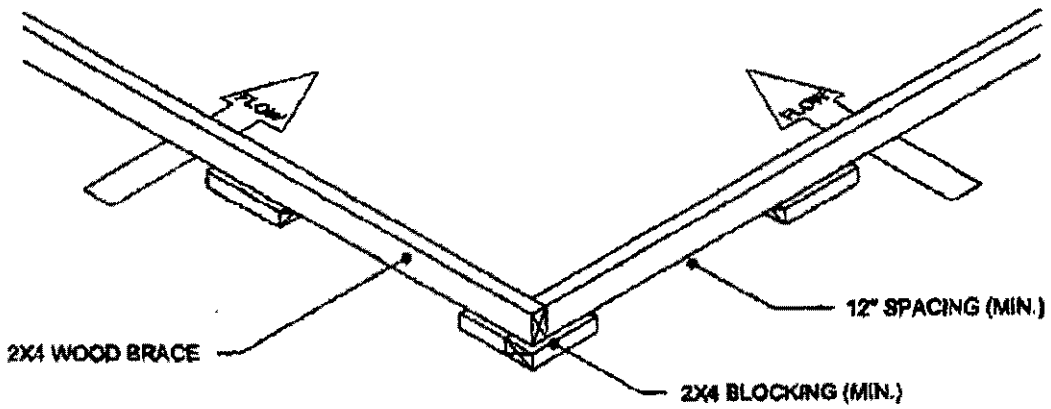


FIGURE 9: ORGANIC FILTER TUBE DETAIL

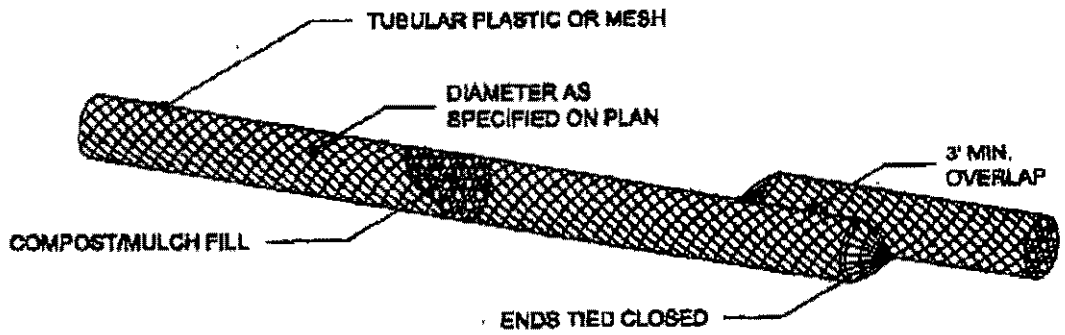
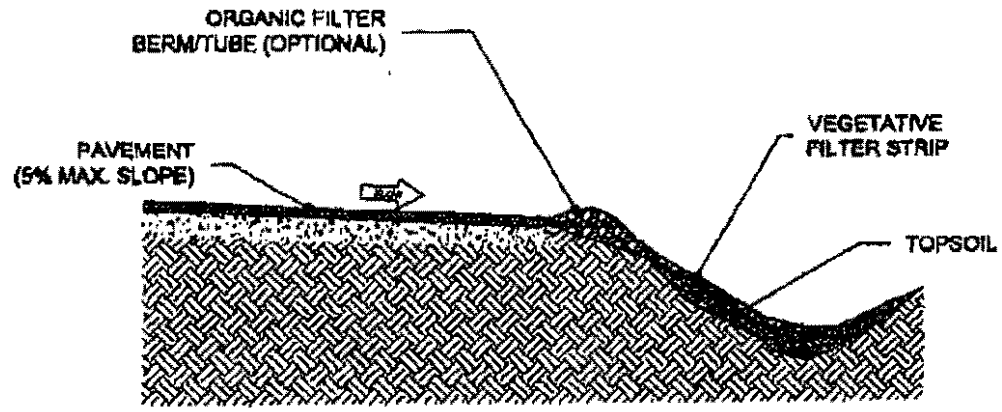
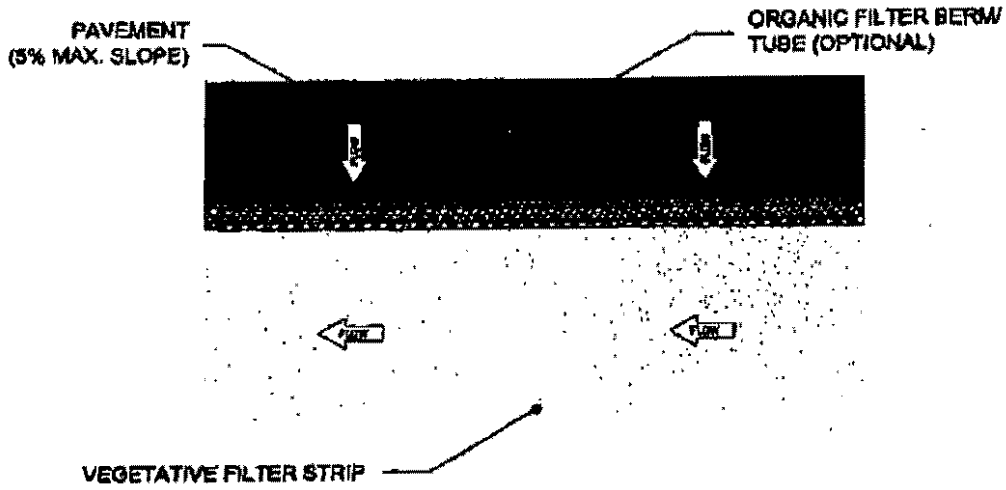


FIGURE 10: VEGETATIVE FILTER STRIP

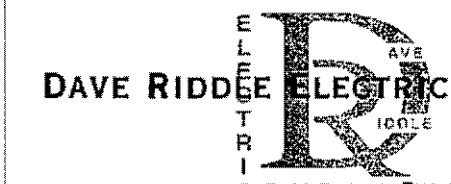


SECTION VIEW



PLAN VIEW

JON C. CLARK



1510 RANDOLPH
SUITE 608
CARROLLTON, TEXAS 75006

PHONE (972) 245-2418
FAX (972) 245-6288
MOBILE (214) 208-7741
JCLARK@RIDDLEELECTRIC.COM

Jim Pierce/Steve Chutchian

Enclosed is a copy of Resolution No. R02-118 and the Supplemental Agreement for signature. Please return a completed signed Agreement back to me for our Contract Files.

Gayle
11/27/02

Addison Arts & Events District
Pre-Construction Conference
December 2, 2002

1. Introductions
2. Project Overview
3. Contract, Bonds, Insurance Certificate Status
4. Date of Commencement—December 7, 2002
5. Staging Location, Storage, Trailers, Parking and Mock-ups
6. Site Access
7. Water for Construction
8. Project Signs
9. Sequencing and Schedule
10. Progress Meetings, Minutes
11. Daily Reports
12. Progress Photos
13. Utilities Location and Relocation
14. Construction Plans, Permitting
15. Construction Control Staking
16. Testing
17. Inspection
18. Schedule of Values, Application for Payment Process
19. Submittals
20. Change Orders
21. Key Contacts (Including Subcontractors), Subcontractor List
22. Site Cleanliness
23. Pre-construction condition video
24. Coordination with Adjacent Property Owners
25. Notification of Police & Fire of all Traffic Changes

TOWN OF ADDISON
Post Office Box 9010 Addison, Texas 75001-9010 5300 Belt Line Road
(972) 450-7000
FAX (972) 450-7043

HAND DELIVERED
November 27, 2002

Mr. William L. Hodges
Senior Vice President
Abstract Construction Co.
11157 Ables Lane
Dallas, TX 75229

RE: Addison Arts & Events District
Bid No. 02-47

Dear Mr. Hodges:

Enclosed are four completed copies of the contract for construction of the referenced project. Please send the signed contracts along with the required insurance certificates, Performance Bond, and Labor & Material Payment Bond, as soon as possible, but no later than December 7, 2002. They should be returned to my attention.

Also enclosed is your Notice to Proceed stating a commencement date of December 7, 2002. The signed contracts, bonds and insurance certificates must be returned before you mobilize on site.

If you have any questions or if I can be of assistance to you, please contact me at 972-450-7018.

Sincerely,

Carmen Moran
Director of Development Services / City Secretary

Cc: Chris Terry, Assistant City Manager
Mike Murphy, Director of Public Works
Bryan Langley, Assistant Director of Finance
Steve Chutchian, Assistant City Engineer
Jim Duffy, Construction Manager
Enclosures

TOWN OF ADDISON

Post Office Box 9010 Addison, Texas 75001-9010 5300 Belt Line Road (972) 450-7000 FAX (972) 450-7043

HAND DELIVERED
November 27, 2002

Mr. William L. Hodges
Senior Vice President
Abstract Construction Co.
11157 Ables Lane
Dallas, Texas 75229

Re: NOTICE TO PROCEED
Addison Arts & Events District
BID NO. 02-47

Dear Mr. Hodges:

This document shall serve as your Notice to Proceed for the above referenced Project, and is issued November 27, 2002. According to the terms and conditions of the contract, the proposed improvements and work shall be completed within two hundred seventy three (273) calendar days following the date of commencement of the work, with the original contract price of $5,088,755.00. The date of commencement is December 7, 2002 (the tenth day after the date of the issuance of this Notice to Proceed). Please include the Project name and Bid No. 02-47 on all monthly invoices or other correspondence to the Town of Addison.

Should you have any questions, please contact my office at 972-450-7018.

Sincerely,

Carmen Moran
Director of Development Services / City Secretary

Cc: Chris Terry, Assistant City Manager
Mike Murphy, Director of Public Works
Bryan Langley, Assistant Director of Finance
Steve Chutchian, Assistant City Engineer
Jim Duffy, Construction Manager

Addison Arts & Events District
Pavilion Building
Drawings Review
50% Design Submittal

Project Manual: Not yet ready for detailed review. Numerous sections still contain missing detail or multiple options. We will review when selections have been made and blanks filled in. JFD will work with you on Division 1 content. Resubmit when more complete.

Cover Sheet: The drawing schedule needs corrections. For example, the S drawings in the set are numbered differently than the schedule (S1 vs. S100). Other drawing titles are different on the sheets than the schedule (A100 Site Plan vs. A100 Floor Plan)

S1: General Notes, Paragraph F. Allowances, Why do we need this allowance?

S2: Sections and pier data still missing.

S3: Base plate data still missing. Note 3 top of steel elevation missing.

S4: Detail 04, why say "if req'd" on vapor retarder? Geotech report recommends it. Either we need it or we don't. Don't leave it up to contractor's interpretation. Is vapor "retarder" different than vapor "barrier" referenced elsewhere?

On "slab-on-grade – contraction joint" why reference to "see geotech report" regarding thickness of sand bed? We don't find anything there and neither will the contractor. Let's tell them what we want.

Detail 01, complete pier schedule.

A100: Missing enlarged plan references and section references.

A200: Light fixture schedule says "D" fixture not used, but a "D" fixture is shown in (former) employee restroom.

Correct spelling of "continuous" in "K" fixture description.

A201: Missing enlarged plan references.

Elevation references in south women's room not correct.

East elevation reference 04/A700 in men's room appears to be incorrect. Should it be 01/A700?

A400: Building Section 1, enlarged plan references 01/A5.0 and 02/A5.0 should be 01/A500 and 02/A500 respectively.

Looks like we have an extra, floating section designator to far left of Building Section 1.

Building Section 2, enlarged plan references 03/A5.0 should be 03/A500.

A600: Plumbing fixture schedule, correct spelling of "dispenser" in item 4 description.

Door schedule, shouldn't door 10 be called out as a pair of doors? Hardware sets to be identified.

A700: Elevation 1, enlarged plan reference missing.

A 701: Elevation 1, grab bar designation "17" not scheduled. Should it be "13"?

FS2: Elevation 4, remove references to overhead coiling door.

FSMEP1: Plumbing notes 6, correct spelling of "sinks" and remove reference to grease trap.

E2.01: Delete 3" E.C. for telephone to park.

E3.01: Note G 4., delete references to paying fees for permits.

Note G22, does this process work? Do we really have time to review these requests and then communicate alternates to all bidders before bid day?

Note G23 correct spelling of "performance" in line two and "professionals" in line three.

Symbols chart, correct spelling of "project" at end of first line of note beneath chart.

P101: Coordinate water and sanitary services with Sasaki drawings, including connections to services with necessary cleanouts, valves, etc. For example, Sheet C4-2 in Sasaki set calls for 6" sanitary line coming to Pavilion building at a different location than the 4" line shown leaving Pavilion building. The same sheet shows a 6" water line coming to the Pavilion at a different location than the 2" water line leaving the building.

General Comments and Modifications:

Gate into service court from Addison Circle Drive should not allow views into service court. Do not use "picket" style gate.

We need a custodial closet in the new storage are to store paper products and cleaning supplies for use in the restrooms.

Eliminate paper towels from restrooms. Eliminate waste receptacles except at changing stations. Add necessary electric hand dryers.

Add four more hung windows on east wall, one to each side of existing windows. We want the ability to set up ticket sales from all six locations if necessary. No change in inside equipment (i.e. cash drawer, bun warmer, etc) at the two center windows and no new equipment at the new windows.

MEETING REPORT

DATE: November 15, 2002

PROJECT: Addison Arts & Events District

PARTICIPANTS: Barbara Kovacevich (Town of Addison), Ed Campbell & Teresa Rynell (Ed Campbell Company), Danny Deari (Pastazios Pizza), Jim Duffy (James F. Duffy)

SUBJECT: Pavilion Kitchen

The meeting was held to evaluate the design, equipment and potential operation of the kitchen in the Pavilion building. The participants are concession operators and their view was requested to provide a perspective different than a caterer. Discussion points are addressed below.

1. Part of the discussions involved the possibility that two concessionaires might be using the space at the same time. Another involves a scenario where a concessionaire would use the facility in the daytime and a caterer at night and then the concessionaire would return the next day. Some of the discussion below reflects input to allow those possibilities.
2. We should make provisions for beer dispensing in addition to soft drinks. A location needs to be created for beer kegs and for soft drink syrup and CO^2 canisters. With the possibility of two concessionaires, two soft drink machines will be needed.

   It was indicated the counter space on the south wall would not be needed and that area might be designed to accommodate the kegs and canisters.
3. Some cold food holding area is needed—either a walk in cooler or another reach in cooler. A walk in cooler would also be useful for wedding items such as the wedding cake or flowers, which would be typically delivered early.
4. If the ice machine is not being installed at this time, an ice bin is needed for storage of ice. Ice bins are usually bigger than ice machines so the area dedicated to the future ice machine won't allow space for an ice bin.

   Provisions need to be made for a small countertop ice bin to hold canned and bottled drinks for display or sale. It would require a connection to a drain.
5. Hot beverages need to be provided for fall or winter events. Items such as hot chocolate, coffee, cappuccino, and cider machines will require power (30A), water and drain connections.

6. Power at the countertop level is important. It was estimated at least 10 outlets should be provided along the backsplash of the counter. Items such as a cash register or other point of sale device, a countertop pretzel cabinet, a hot dog cooker, and such would connect there.

7. To hold down payroll costs for the operator it would be helpful to arrange the space so one person can operate a concession alone. That means placing the cash register and the drink dispenser together so the employee can serve the drink and collect the money at the same time. It would also be good to have a two-drawer bun warmer under the counter at each window.

   For the potential of two concessionaires at once, we need to provide a drink dispenser, bun warmer and cash register location at each window.

8. The lack on storage space is a major issue. Because of the scenario where a concessionaire would use the facility during the day and turn it over to the caterer at night, the concessionaire needs to have a place to securely store the non food items such as utensils, dishes, packaged condiments, napkins, etc. Apparently, theft of such items is a real problem. A locking cage or room inside a storage area would be necessary for a permanent or multi-day concessionaire.

   Another storage need is for the rental items such as tables and chairs because the rental companies do not pick up these items until the day following an event.

   A discussion was held about the possibility of converting the office space to storage and perhaps providing access to it from the service court. In this discussion it was pointed out the kitchen restroom was not needed by a concessionaire as long as the public restrooms are available.

9. If two concessionaires were to use the space, a second hand sink would be needed.

10. Provisions for exterior signage for the concessionaires need to be made. Something that can be mounted on the east exterior wall to identify the space as a snack bar or pizza sales, etc. should be provided. It could be removable and not permanent. Also need to consider how and where to place menu boards. Something behind the operator was discussed, as was the possibility of using sandwich boards.

11. A shelf on the outside of the serving window for placing condiments, napkins, etc was discussed. It was suggested that in lieu of a permanent shelf a portable condiment table be provided.

transmittal

11-13-02
Slade: For your use. Jim

SASAKI

Sasaki Associates Inc.
64 Pleasant Street
Watertown Massachusetts
02472 USA

t 617 926 3300
f 617 924 2748

to	Town of Addison Public Works Department 16801 Westgrove Drive P.O. Box 9010 Addison, TX 75001-9010	**date**	November 6, 2002
		project name	Addison Arts & Events District
		project no.	14516.00
attn	Jim Pierce	**from**	David Clough

we are sending you via ☐ overnight courier ☐ courier ☒ us mail ☐ other

description	quantity	dated
MSDS sheets & other information on chemicals, injection devices, and pH controller from Georgia Fountain Chemicals: pHUP (Sodium Hydroxide) Brominating Tablets	1	11/6/02

these are transmitted

☒ for your information ☐ please return materials ☐ for review and comment

☐ borrowed materials returned ☒ as requested ☐ for approval ☐ other

Jim,

I'm enclosing some more information regarding the chemicals and feed systems for the two fountains, as you requested. Georgia Fountain's description of the systems (letters dated 10/3 and 10/9/02) that I sent you earlier said they were using muriatic acid, but that's not the case – they're using pHUP with a chemical feeder device.

Let me know if you need anything else.

dc\g:\14516.00\projmgmt\transmittals\tjp6nov02.doc

copy to Slade Strickland, Jim Duffy, Keith Gassman (with enclosure)

Steve Chutchian

To: Carmen Moran
Cc: Jim Pierce; jfdgroup@flash.net; Mark Acevedo; Luke Jalbert
Subject: Arst & Events District Pavillion Comments

The following Pavillion design comments are provided as a result of the review of plans by Mark Acevedo and our staff:

Mark Acevedo

a. Sheets A200 & A400 indicate masonry walls extending through the roof. There is a strong potential for water leaks at this location. Change design to eliminate this situation.

b. Sheet A300 - Do not extend windows to level of foundation.

Public Works

a. Sheet P101 - the civil plans (sheet C4-2) for the Arts & Events District Project indicate a proposed 6" water line that ends at the pavillion site. The pavillion drawings do not reflect the existence of this line or any associated gate valves.

b. Sheet P101 - the civil plans (sheet C4-2) for the Project indicates a proposed 6" sanitary sewer line, in lieu of the 4" line that is shown on the pavillion plans.

c. Sheet P101 - a proposed 2" c.w. line is indicated on the pavillion plans. However, the note is not associated with any line on the plan.

d. All proposed water and sanitary sewer lines on the pavillion plans must be tied directly to the Arts & Events District civil plans, including the installation of necessary cleanouts, valves, double check valves, etc.

Steve Chutchian, P.E.
Assistant City Engineer

JAMES F. DUFFY

TRANSMITTAL

3887 RIDGELAKE CT.
ADDISON, TX 75001

PHONE: 972.241.2816
FAX: 972.406.1146
EMAIL: JFDGROUP@FLASH.NET

TO:	CARMEN MORAN SLADE STRICKLAND	***FROM:***	JIM DUFFY
	STEVE CHUTCHIAN LYNN CHANDLER		
	BARBARA KOVACEVICH		
PROJECT:	AAED PAVILION BLDG.	***DATE:***	11/7/02

☐ FYI ☐ REQUESTED ☒ REVIEW /COMMENT ☐ FOR APPROVAL ☐ OTHER

COMMENTS:

HERE ARE THE 50% PLANS AND SPECIFICATIONS ON THE ARTS & EVENTS DISTRICT PAVILION BUILDING.

PLEASE REVIEW THEM AND BE PREPARED TO SHARE YOUR COMMENTS. I WILL SCHEDULE A MEETING AROUND NOVEMBER 19 OR 20 FOR US TO GET TOGETHER.

CALL IF YOU HAVE QUESTIONS.

JIM

ADDISON CIRCLE

POINT OF BEGINNING

I.R.S.

65' R.O.W.

S 89°49'12" E – 878.43'

444.15'

669.22'

"X" IN CONC.

209.21'

80' R.O.W.

C-1

S 82°48'27" E 71.97'

I.R.S.

20'

I.R.S.

C-2

211.28'

25.40'

30'

15'

15'

UTILITY EASEMENT

170.48'

"X" IN CONC.

60' R.O.W.

1/2" I.R.F.

BLOCK 1
9.56 AC.

ADDISON ARTS AND EVENTS DISTRICT
18.03 Ac.

G.W. FISHER SURVEY
ABSTRACT No. 482

S 07°02'15" W 147.32'

DRIVE

106' R.O.W.

QUORUM

I.R.S.

C-4

C-3

ADDISON ROAD

N 00°25'50" E – 652.86'

20' UTILITY EASEMENT

N 00°25'50" E – 386.88'

352.60'

UTILITY EASEMENT

UTILITY EASEMENT

72'

15'

15'

454.33'

N 89°59'13" W – 1079.51'

C-5

S 07°08'04" W 37.25'

1/2" I.R.F.

N 00°25'50" E 60.00'

90' STREET RIGHT-OF-WAY

FESTIVAL WAY

80' R.O.W.

N 89°59'13" W – 1079.31'

S 89°59'13" E – 404.28'

S 89°59'13" E 60.00'

S 89°59'13" E – 615.03'

S 07°08'04" W 99.70'

S 00°08'04" W 136.99'

1/2" I.R.F.

60' R.O.W.

BLOCK 2
2.47 AC.

BLOCK 3
3.28 AC.

N 00°25'50" E – 185.98'
20' UTILITY EASEMENT

S 00°19'54" W – 265.98'

N 00°19'54" E – 365.59'

N 00°19'54" E – 364.89'

60' STREET RIGHT-OF-WAY

20' DRAINAGE & UTILITY EASEMENT VOL. 90241, PG. 2799

671.43'

I.R.S.

N 02°51'22" W 81.53

"X" IN CONC.

191.53'

N 89°59'55" W – 208.55'

I.R.S.

S 89°28'50" W

N 89°28'50" E – 100.00'

1/2" I.R.F.

S 66°45'00" W – 671.79'

DALLAS AREA RAPID TRANSIT

S 89°59'55" W – 208.55'

S 89°28'50" W – 91.53'

N 00°19'54" E 100.00'

BLOCK 4
0.23 AC.

100.00'

S 00°19'54" W – 100.00'

1/2" I.R.F.

S 89°28'50" W 59.68'

S 66°45'00" W

100' R.O.W.

10' DRAINAGE EASEMENT VOL. 87189, PG. 3642

I.R.S.

S 89°28'50" W 159.68'

1/2" I.R.F.

70' R.O.W.

BROADWAY STREET

HORIZONTAL 0 50 100 150

SCALE IN FEET

BASIS OF BEARING:
BEARING OF N 89°49'12" W ALONG THE NORTH RIGHT-OF-WAY LINE OF MILDRED STREET (ADDISON CIRCLE) AS RECORDED IN VOLUME 85249, PAGE 1501 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

C-1
Δ = 07°00'45"
R = 776.03'
T = 47.55'
L = 94.99'
C.B. = S 86°18'50" E
C.D. = 94.92'

C-2
Δ = 48°13'09"
R = 130.00'
T = 58.18'
L = 109.41'
C.B. = S 34°46'26" E
C.D. = 106.21'

C-3
Δ = 06°54'11"
R = 1485.39'
T = 89.59'
L = 178.96'
C.B. = S 03°35'10" W
C.D. = 178.86'

C-4
Δ = 05°15'20"
R = 1485.39'
T = 68.17'
L = 136.25'
C.B. = S 04°24'35" W
C.D. = 136.20'

C-5
Δ = 01°38'51"
R = 1485.39'
T = 21.36'
L = 42.71'
C.B. = S 00°57'30" W
C.D. = 42.71'

REPLAT

OF JULIAN ADDITION,
LOTS 13–26, BLOCK A, LOTS 1–10, BLOCK B,
LOTS 1–8, BLOCK C, LOTS 1–4, BLOCK D;
ADDISON CIRCLE PHASE I ADDITION,
LOT 1, BLOCK A; AND ADDISON CIRCLE PHASE
ADDITION, LOT 1, BLOCK F
AS
ADDISON ARTS AND EVENTS DISTRICT
BLOCKS 1–4
IN
THE TOWN OF ADDISON, DALLAS CO., TEXAS
G.W. FISHER SURVEY
ABSTRACT NO. 482

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.
CONSULTING ENGINEERS
7502 GREENVILLE AVE., SUITE 220
DALLAS, TEXAS 75231
214-361-7900

11/04/02 ENH ADDISON\20001138\PLAT-ALL\20001138-PLAT.DWG

OWNER'S CERTIFICATE

BEING a tract of land located in the G.W. Fisher Survey, Abstract No. 482 of Dallas County, Texas, and being across property conveyed to The Town of Addison by deeds on file in the Deed Records of Dallas County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap marked "BHC" set for a corner, said corner being the intersection of the south right-of-way line of Addison Circle (a 65-foot wide right-of-way) and the east right-of-way line of Addison Road (a 60-foot wide right-of-way);

THENCE S 89°49'12" E, a distance of 869.22 feet along said south right-of-way line of Addison Circle and said 65-foot right-of-way to a "X" found in concrete at the end of said 65-foot right-of-way and the beginning of a 80-foot wide right-of-way and continuing S 89°49'12" E for a total distance of 878.43 feet to a "X" found in concrete at a point of curvature;

THENCE along a curve (C-1) to the right with a radius of 776.03 feet and a chord bearing of S 86°18'50" E, an arc distance of 94.98 feet along said south right-of-way line of Addison Circle to a 1/2-inch iron rod with cap marked "BHC" set at a point of tangency;

THENCE S 82°48'27" E, a distance of 71.97 feet along said south right-of-way line of Addison Circle to a 1/2-inch iron rod with cap marked "BHC" set for a corner at the intersection of the west right-of-way line of Quorum Drive (a variable width right-of-way) and said south right-of-way line of Addison Circle (an 80-foot wide right-of-way);

THENCE in a southerly direction along a non-tangent curve (C-2) to the left with a radius of 130.00 feet and a chord bearing of S 34°46'26" E, an arc distance of 109.41 feet to a 1/2-inch iron rod found for a corner;

THENCE S 07°02'15" W, a distance of 147.32 feet along said west right-of-way line of Quorum Drive (a 106-foot wide right-of-way) to a 1/2-inch iron rod with cap marked "BHC" at a point of curvature;

THENCE along a curve (C-3) to the left with a radius of 1485.39 feet with a chord bearing of S 05°35'10" W, an arc distance of 178.96 feet to a 1/2-inch iron rod found and being the point of tangency;

THENCE S 00°08'04" W, a distance of 136.99 feet along said west right-of-way line of Quorum Drive to a 1/2-inch iron rod found for a corner at the intersection of the north right-of-way line of The Dallas Area Rapid Transit (DART) (a 100-foot wide right-of-way) and said west right-of-way of Quorum Drive;

THENCE S 66°45'00" W, a distance of 671.79 feet along said north right-of-way line of DART to a 1/2-inch iron rod with cap marked "BHC" for a corner;

THENCE S 89°28'50" W, a distance of 59.68 feet along the north right-of-way line of Broadway Street (a 70-foot wide right-of-way) to a 1/2-inch iron rod found and continuing S 89°28'50" W for a total distance of 159.68 feet to a ½-inch iron rod found for a corner;

THENCE N 00°19'54" E, a distance of 100.00 feet to "X" found in concrete for a corner;

THENCE S 89°28'50" W, a distance of 91.53 feet to a 1/2-inch iron rod with cap marked "BHC" set for a corner;

THENCE N 89°59'55" W, a distance of 208.55 feet to a 1/2-inch iron rod with cap marked "BHC" set for a corner in the east right-of-way line of said Addison Road (a 60-foot wide right-of-way);

THENCE N 02°51'22" W, a distance of 81.53 feet along said east right-of-way line of said Addison Road (a 60-foot wide right-of-way) to a 1/2-inch iron rod with cap marked "BHC" set point for a corner;

THENCE N 00°25'50" E, a distance of 652.86 feet along said east right-of-way line of said Addison Road (a 60-foot wide right-of-way) to the Point of Beginning, said tract of land containing 785,432 square feet (18.03 acres) of land.

That The Town of Addison ("Owner") does hereby adopt this plat designating the hereinabove property as Addison Arts and Events District, an addition to the Town of Addison, Texas, and, subject to the conditions, restrictions and reservations stated hereinafter. Owner dedicates to the public use forever the streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water run-off shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided however, it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the drainage and floodway easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor of elevation of each lot shall be shown on the plat.

The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. All public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown: provided, however, that Owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

TOWN OF ADDISON

BY:_____

TITLE:_____

Witness my hand at _____, Texas this _____day of

_____, 2002.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Block 1 use shall be limited to public green space. Such use shall be limited to public open space, public health and recreational facility, farmers market, public school, conference center, theater center, and special events facility.

STATE OF TEXAS
REGISTERED
RONALD V. CONWAY
2349
PROFESSIONAL
LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS:

I, Ronald V. Conway, a registered Professional Land Surveyor, hereby certify that the foregoing plat was compiled from an accurate survey made on-the-ground, under my personal supervision.

For: Birkhoff, Hendricks & Conway, L.L.P.

Ronald V. Conway 11/4/02

Ronald V. Conway
Registered Professional Land Surveyor
Registration No. 2349

CERTIFICATION OF APPROVAL

Approved this _____ day of_____,2002, by the Town Council of Addison, Texas.

_____
Mayor

_____
Secretary

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

REPLAT

OF JULIAN ADDITION,
LOTS 13–26, BLOCK A, LOTS 1–10, BLOCK B,
LOTS 1–8, BLOCK C, LOTS 1–4, BLOCK D;
ADDISON CIRCLE PHASE I ADDITION,
LOT 1, BLOCK A; AND ADDISON CIRCLE PHASE II
ADDITION, LOT 1, BLOCK F
AS

ADDISON ARTS AND EVENTS DISTRICT

BLOCKS 1–4
IN
THE TOWN OF ADDISON, DALLAS CO., TEXAS
G.W. FISHER SURVEY
ABSTRACT NO. 482

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.
CONSULTING ENGINEERS
7502 GREENVILLE AVE., SUITE 220
DALLAS, TEXAS 75231
214-361-7900

11/04/02 EWH ADDISON\2001138\PLAT-ALL\2001138-0E30.DWG

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.
CONSULTING ENGINEERS

7502 Greenville Ave., #220 Dallas, Texas 75231 Fax (214) 361-0204 Phone (214) 361-7900

JOHN W. BIRKHOFF, P.E.
RONALD V. CONWAY, P.E.
GARY C. HENDRICKS, P.E.
JOE R. CARTER, P.E.
PAUL A. CARLINE, P.E.
MATT HICKEY, P.E.
DOUGLAS K. SHOWERS, P.E.

ROSS L. JACOBS, P.E.

November 4, 2002

Ms. Carmen Moran
Director of Community Services
P. O. Box 9010
Addison, Texas 75001-9010

Re: Addison Arts and Events District

Dear Ms. Moran:

We are enclosing one half-size paper copy, 18 full-size paper copies and one full-size Mylar copy of the Replat for the Addison Arts and Events District. These documents have been revised to include the utility easements needed in Block 1 in accordance with our recent discussions with Mr. Jim Duffy. Please give me a call if you have questions concerning the revised replat.

Sincerely yours,

Ronald V. Conway, P.E.

Enclosures
cc: Mr. Steve Chutchian, P.E. (with one copy of each size replat)
Mr. Jim Duffy (with one copy of each size replat)

Memo from Keith Gassman, P.E., Campos Engineering
Re Event site motors 11-4-02

Motor Enclosure Memo

We have checked with two of the major motor manufacturers about the availability of water resistant insulation and enclosure (housing) upgrades for standard open drip poof motors. Due to market pressures, such upgrades are no longer available in the smaller motors.

Three options are now commonly available in sizes of 1 HP and above.

- Standard open drip proof (ODP) enclosures
- TEFC enclosures
- Chemical processing enclosures

Chemical process enclosures use the TEFC enclosures and add a corrosion resistant epoxy finish, corrosion resistant hardware, oversize conduit box, special shaft seals, moisture resistant windings, and stainless steel nameplates.

There is a small price premium (about 15 to 20 %) for TEFC enclosures over ODP. The price premium for the chemical processing enclosure is approximately 100% over ODP.

Steve Chutchian

From: Jim Pierce
Sent: Monday, November 04, 2002 5:22 PM
To: 'Jim Duffy'
Cc: Steve Chutchian; Michael Murphy; Slade Strickland; Carmen Moran
Subject: RE: Motor Enclosures CEI#69602

Jim: Based on Keith's memo, and my earlier correspondence, I recommend TEFC for the motors in the vault. Jim.

-----Original Message-----
From: Jim Duffy [mailto:jfdgroup@flash.net]
Sent: Monday, November 04, 2002 5:02 PM
To: jpierce@ci.addison.tx.us
Subject: FW: Motor Enclosures CEI#69602

Jim,

As Keith requested below I am forwarding his information to you.

Jim Duffy

From: "Keith Gassman" <kgassman@camposengineering.com>
Reply-To: <kgassman@camposengineering.com>
Date: Mon, 4 Nov 2002 16:17:18 -0600
To: "Jim Duffy \(E-mail\)" <jfdgroup@flash.net>
Cc: "FILE"@ss038.bos.hosting.com, "David Clough \(E-mail\)"
<dclough@sasaki.com>
Subject: Motor Enclosures CEI#69602

Jim,

Please find attached, the information related to the Motor Enclosures as discussed in our conference call the other day. I hope this is of some assistance. I do not have Mr. Pierce's email. could you please forward this information to him? Please call if you have any questions.

Best regards,
Keith

--
Keith W. Gassman, P.E.
Campos Engineering, Inc.
7430 Greenville Ave.
Dallas, Texas 75231-4504
Phone: 214-696-6291 ext. 232
Fax: 214-361-6298
E-mail: kgassman@camposengineering.com

02-47Addison Arts and Events District
Planholders List
as of 11/04/02

Book #	Company	Address	City,ST,Zip	phone	fax	contact
1	North Texas Construction Report	11325 Pegasus #232	Dallas, TX	214-342-9200	214-342-9050	Linda Gant
2	WB Kibler General Contractors	9722 Abernathy	Dallas, TX	214-358-4601	214-956-7473	Carey Reese
3&4	AUI Contractors	300 W. Ramsey	Ft Worth, TX	817-926-4377	817-926-4387	Roel Aguilar
5&12	CMD	11101 Stemmon #101	Dallas, TX	972-484-0006	972-484-1442	Martha
31	Lucia Inc	440 Benmar, Suite 1010	Houston, TX	281-445-3692	281-445-0935	Ron LaRicci
6	Tri Dal Ltd	540 Commerce St	Southlake, TX	817-481-2886	817-481-0825	Jim Sellers
7	American Civil Constructors	821 E. Southlake Blvd	Southlake, TX	817-481-6668	817-488-2509	Glenn Nichols
8&9	Ratcliff Constructors LP	11498 Luna Rd,#200	Dallas, TX	972-432-9936	972-432-9943	Max Young
no#	FW Dodge (ftworth&dallas)					
10&11	Joe Funk Construction	11226 Indian Trail	Dallas,TX	972-243-7141	972-484-1826	Regina
13&14	Jim Bowman Const.	10209 Plano Rd #101	Dallas, TX	214-349-2884	214-349-2887	Jim Bowman
15	Palm Inc	PO Box 260045	Plano,TX	972-931-1554	972-931-7344	Sue O'driscoll
16	Lamar's Company	PO Box 632	Kennedale, TX	817-822-7880		Karl
17	Morgan & Associates	199 W. Rock Island Rd	Grand Prairie	214-441-0101	214-441-0102	Patty
18&19	Rebcon, Inc	1868 W. NW. Hwy	Dallas, TX	972-444-8230	972-444-8234	Jocelyn Like
20	Groves Electrical Svc Inc	2410 Squire Pl	Farmers Branch	972-484-2717	972-484-2263	Lee Groves
21&22	Tywell Construction Corp	214 E. Hwy 80	Forney, TX	972-564-2500	972-564-6300	John Clark
23	Sigma Marble & Granite	8222 Chancellor Row	Dallas, TX	214-637-5200	214-637-5210	Lisa
24	RWC Enterprises	310 N. Barnes	Garland, TX	972-494-1197	972-494-5866	Lance Charriere
25	N TX Contracting	4999 Keller Haslet Rd	Keller, TX	817-430-9500	817-430-9207	Leonard Erlandson
26&27	Texas Sterling			(972) 606-2733		Carl
28	Hisaw &Assts Inc	3116 Kellway Dr,#116	Carrollton,TX	972-380-4448	972-380-4397	Jack Hoffman
29	Dal-EC Construction Ltd	5414 Hwy 1417 N.	Sherman, TX	903-892-1508	903-13-8515	Charles Benge
30	Abstract Construction	11157 Ables Ln	Dallas,TX	469-385-9700	469-385-9754	Will/Joey
31	Larwel Industries	PO Box 557	Bedford,TX	817-491-1200	817-491-0000	Larry Hoes
32	Cadence McShane Corp	14860 Montfort #270	Dallas, TX	972-239-2336	972-239-1214	Bill Brady
33	Chickasaw Electrical Corp	1605 Crescent Cir,#200	Carrollton,TX	972-245-6667	972-245-6668	Monica Wixson
34	Parson Irrigation	5232 Forest Ln, #106A	Dallas, TX	214-649-4790	214-692-6212	John Burns
35	Wright Contractors, Inc	1916 N Galloway	Mesquite, TX 75149	972-329-3400	972-329-3432	Ira Rodney
36	Thornton Steel	2700 W. Pafford St	Ft Worth, TX 76110	817-926-3324	817-926-0758	Dennis Arnold
37	Rogers Electtric	6025 Commerce Dr #550	Irving, TX 75063	214-441-2222	214-441-2240	Mark Wilson
38	Texas Stone & Tile	2683 Lombardy Ln	Dallas, TX 75220	214-358-4698	214-353-9688	Rob Peterson

39	Robertson Electric Inc	6029 McDonald	Melissa, TX	75454	972-569-8591	972-562-6970	Todd Robertson
40	Alecom Metal Works, Inc	526 N. Britain Rd	Irving, TX	75061	972-438-1032	972-579-3025	Eric Cates
41	JRJ LP Paving	11359 Kline Dr	Dallas, TX	75229	972-857-2291	972-857-2320	Larry
42	Southwest Const Serv	11430 New Kirk	Dallas, TX	75229	214-879-9948	972-247-2971	Shaun
43	System Electric	704 East Central Pkwy	Plano,TX	75074	972-422-2665	972-422-0963	
44	Qualtex Inc	906 Stanley Dr	Euless,TX	76040	817-540-3337	817-540-3338	Roger Fisher
45	Design Electric	2650 Andjon	Dallas, TX	75220	214-357-5697	214-357-5794	Bob Jones
46	C Watts&Sons Const. Co Inc	2034 W Univesity Dr Ste A	Denton, TX	76201	940-382-0576	940-382-3337	Gjorge Lambert
47	Bear Creek Construction Ltd	500 N. Kimball Ave, Ste103B	Southlake, TX	76092	817-410-1714	817-410-1719	Maryanne
48	Calhar Construction, Inc	2138 Calhar Dr	Melissa,TX	75254	800-247-2676	972-838-2299	Laura Shannon
49	Price Plumbing & Utilities	110 Industrial Dr	Forney, TX	75126	972-564-5133	972-564-5153	David Price
50	Gemko Landscape	206 S. Kaufman St	Seagoville,TX	75159	972-287-6063	972-287-6068	William Koller
51	Trinity Landscape Inc	PO Box 117737	Carrollton,TX	75011	972-294-8894		Bill Nevesel
52	T & R Demolition	3529 Peoria	Dallas, TX	75212	217-631-2718	214-905-7565	Rod Hostetler
53	Holland Marble	2945 Royal Ln	Dallas, TX	75212	972-247-1621		Howard
55	Earth Matters Dallas	11325 Tantor Rd# 200	Dallas, TX	75229	214-574-4100	214-574-5150	Bud Vore
56	ATRA	1111 Mineral Springs	Arlington, TX	76016	817-467-3716	817-465-1631	Cindy Cawthorn
58	Rycon	13221 Bee St	FarmersBranch, TX	75234	972-484-0968	972-484-8974	Dennis
59	Adolfson & Peterson Const	3330 Earhart Dr Suite 200	Carrollton, TX	75006	972-387-1700	972-387-1087	Jim Nuckous
57	Dowager Construction Inc	17811 Davenport, #42	Dallas, TX	75252	972-931-1263	972-931-2047	Adrian Smartt
60	Plumb Right Services	1922 Copper St	Garland, TX	75042	972-487-7571	972-487-9375	Gary Hay
61	Consys Concrete Corp	11325 Pegasus #232	Dallas, TX	75238	214-349-3782	214-349-4084	Jey Frey
60	Blue Ridge Const.	8680 CR 1039	Blue Ridge, TX	75424	972-562-0323	972-562-5180	Harvey
63	LMI Landscapes	1437 Hausey Way	Carrollton, TX	75007	972-446-0020	972-446-0028	MarkAndos
67	Tindall Mechanical Inc	700 Straus Rd	Cedar Hill, TX	75104	469-585-2505	972-291-0539	Troy Tindall
62	American Civil Constructors	821 Southlake Blvd	Southlake, TX	76092	817-4816668	817-488-2509	Alexis Blazer
64	Engineered Retaining Wall Syster	11016 S.Pipeline	Euless,TX	76039	817-267-1626	817-267-2117	Gary Barks
65	Denton More Than Painting	2318 N. Elm St	Denton,TX	76201	940-595-4030	940-243-4745	Paul Fuller
68	Tri-1 Commercial	806 Dallas Rd	Grapevine,TX	76051	817-223-8956	817-426-4017	Jay Frazier
66	Kevin Richardson Builder Inc	301 S. Polk. Suite 300 S	Amarillo, TX	79101	806-374-5045	806-374-3907	Kevin Richardson
69	JP Masonry	PO Box 1558	Alvarado, TX	76009	817-790-0033	817-790-0008	Ricardo Henandez
70	Anchor Company	801 Avenue K, Suite 15	Plano, TX	75014	972-927-9488	972-424-1510	Tom
71	Erosion Solutions	1435 Hurst	Hurst, TX	76056	817-589-8570	817-589-8572	John Baber

email	add1 rcvd
linda@amtekusa.com	10/9
creese@wbkconstruction.com	
raguilar@auigc.com	
jim_sellers@tridal.com	
gnichols@accconstructors.com	
maxyoung@ratcliffconstructors.com	
jimbowmancc@msn.com	
PATTYMAA@SWBELL.NET	
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'dowagerconstruction@hotmail.com'

mandos@lmitexas.com

ablazer@acconstructors.com

denton.painting2@verizon.net

TRANSMITTAL OF ADDENDUM

****

INSTRUCTIONS:

Acknowledge receipt of Addenda in Proposal, on outer envelope of bid AND **WITH THE FORM BELOW FAXED TO (972) 450-7096** upon receipt.

****

Addendum Acknowledgment FAX to (972) 450-7096

I Acknowledge the receipt of Addendum No. **3**

Town of: **ADDISON, TEXAS**

Project Name: **02-47 Addison Arts and Events District**

By Facsimile Transmission on this date: Oetober 31, 2002

Contractor's Signature

Company Name

E-Mail Address:

Please check one:

_____ Will be participating in bid

_____ Will NOT be participating in bid

"PLEASE SIGN & FAX THIS PAGE BACK TO TOWN OF ADDISON"
(as verification that you received this Fax)
972-450-7096

Total Number of Pages: **4**

DOCUMENT 00903

ADDENDUM NO. 3

DATE: October 31, 2002

TO: PROSPECTIVE BIDDERS

FROM: SASAKI ASSOCIATES, INC.
64 Pleasant Street
Watertown, Massachusetts 02172

PROJECT: ADDISON ARTS & EVENTS DISTRICT
Addison, Texas

This Addendum forms part of and modifies Bidding and Contract Documents dated September 30, 2002. Acknowledge receipt of this Addendum in writing in space provided on Document "PROPOSAL FORM".

This Addendum consists of four (4) pages.

Where any original item called for in the Project Manual or indicated on the Drawings is supplemented hereby, the supplemental requirements shall be considered as added thereto. Where any original item is amended, voided, or superseded hereby, the other provisions of such items not specifically amended, voided, or superseded shall remain in effect.

Revisions to Drawings, described herein, will be made to Drawings that will be issued for construction following Award of Contract.

DRAWINGS

CIVIL

Drawing C6-1 – Pergola Plan and Details

1. Detail 1: Dimension from outside face of column to centerline of anchor bolts shall be 5 1/2".
2. Detail 2: Tubular steel main beams (8" x16" members) shall be 5/16" thick. Delete 3/8" base plate and anchor bolts at footing. All ¾" anchor bolts at main beam/column connection shall be 2'-6" long.
3. Detail 5: Cover plate for electrical access and fixture mount shall be 5/16" thick.

Drawing C7-1 – Site Details

1. Details 4, 6 and 8: In Fountain Plaza area, depth of compacted select backfill to be 2'-0" maximum if placed on compacted or undisturbed subgrade. In areas where top of existing limestone is at, or less than, 2'-0" from the bottom of the concrete base slab, select backfill shall extend from the bottom of the slab to the top of limestone.

Drawing C7-2 – Site Details

1. Detail 10: Cast-in-place concrete is an acceptable alternative to precast for bench footings.

Drawing C7-5 – Site Details-Fences

1. Detail 2: All steel members shall be 3/16" thick. Steel channel middle and bottom rails (2"x1") shall be punched for pickets with pickets welded to underside of channels. Square steel posts (21/2" and

4") shall be capped with 3/16" thick by post dimension steel plates, welded to posts. Half round steel caps shall then be welded to steel plates.

LANDSCAPE

Drawing L2-1 – Planting Details and Plant List

1. Plant List: Revise Note 1 to read "All plant materials shall be container grown."

Drawing L5-1 – Irrigation Details and Legend

1. Add Note 16: "The irrigation contractor is responsible for all irrigation sleeving. To facilitate installation, the placement of sleeves shall be coordinated with the General Contractor to ensure that sleeves are installed, with ends sealed, and their exact locations noted on as built plans before the start of concrete work."
2. Add Note 17: "Only one 48-station Rain Master controller, per specifications, will be installed. Since there are 52 zones, doubling up on the terminal strip of four smaller demand zones controlling like plant material will be required."
3. Add Note 18: "One 3" Weathermatic Master Valve is required for the system, as noted on the Legend and in the Specifications. Location shall be approved by the Town of Addison."

ELECTRICAL

Drawing E1-1 – Electrical Plan-West

1. Add Home Run L1-20, 22, (2) IP-20A Circuit Breakers, 3 #6 & 1 #10G-1"C. to north 30' Pole w/(8) 1000W Fixtures.
2. Add Home Run L1-24, 26, (2) IP-20A Circuit Breakers, 3 #6 & 1 #10G-1"C. to north 30' Pole w/(8) 1000W Fixtures.
3. Add Home Run L1-28, 30, (2) IP-20A Circuit Breakers, 3 #8 & 1 #10G-1"C. to south 30' Pole w/(8) 1000W Fixtures.
4. Add Home Run L1-32, 34, (2) IP-20A Circuit Breakers, 3 #8 & 1 #10G-1"C. to south 30' Pole w/(8) 1000W Fixtures.

Drawing E2-1 – Single Line Diagrams and Details

1. Increase rating of Panel L1 to 200A, 120/208V, 3 Ph., 4W.
2. Increase feeder to Panel L1 to 4 #300 kCMIL, 1 #4G-3" C. from Panel DPL1.
3. Revise C/B feeding Panel L1 to 3P-200A within Panel DPL1.
4. Add the following to Note by Symbol 24 and 25: "Provide circuit breaker in panel to protect TVSS Equipment. Submit Protection requirements in submittals."

Drawing E2-2 – Electrical Large Scale Plans

1. Revise irrigation pump feeder to 3 #8, 1 #10G-1" C.

Drawing E3-1 – Electrical Panelboard Schedules

1. Increase rating of Panel L1 to 200A, 120/208V, 3 Ph., 4W.
2. Revise Circuit Breaker serving irrigation pump circuit FL-8, 10, 12, to 3P-40A.

MECHANICAL

Drawing M1-1 – Mechanical Plan

1. Detail 01: Add the following to Note by Symbol 1: "Motor Enclosure to be TEFC".
2. Detail 03: Add the following to description of EF-1A/B: "Motor Enclosure to be TEFC".

END OF ADDENDUM

END OF ADDENDUM

The undersigned bidder hereby certifies that the Addendum No. 3 has been incorporated in the contract and if accepted becomes part of the contract.

BY:_____ Date:_____

Jim Pierce

From: dclough@sasaki.com
Sent: Monday, October 28, 2002 4:42 PM
To: jpierce@ci.addison.tx.us; jfdgroup@flash.net; kgassman@camposengineering.com
Subject: RE: review of Addendum #2

Steve
for
your
file
Jgp.

Jim Pierce and Jim Duffy,

Elec Engr. Mech Engr.

I suggest we have a conference call with Keith Gassman and Bill Kumpf (Mechanical Engineer) from Campos Engineering to review items 1 and 4 below. If we're going to make any changes, we want to get them into our last addendum at the end of this week.

I already talked to Keith and both he and Bill are available on Wednesday morning at 9:30 am (your time). Does this work for both of you? If not, please give me an alternate time. I can't do it tomorrow.

Thanks.

<jpierce@ci.addison.tx.us>
10/23/2002 11:05 AM

To: <jfdgroup@flash.net>, <jpierce@ci.addison.tx.us>, <ljalbert@ci.addison.tx.us>, <cmoran@ci.addison.tx.us>, <schutchian@ci.addison.tx.us>, <mmurphy@ci.addison.tx.us>, <jslade@ci.addison.tx.us>
cc: <tchang@sasaki.com>, <dclough@sasaki.com>
Subject: RE: review of Addendum #2

Jim: Review of Georgia Fountain letter to D. Clough dated 10/22/02:

1. They recommend running the ventilation system when the system is on. Suggest the system controls be set up to do this automatically.

4. Motors: To call out TEFC motors, which I recommend, will cost approximately $500 (total for two 15hp and three 3hp motors). If you have another addendum it could be done then, or at the shop drawing phase and pay the contractor for the difference.

5. Freeze protection: Are piping and valves provided to drain the fountain piping system? Where does the piping drain too, the vault? If so, that's ok, I just want to be sure we can do so.

All else looks good to me. Jim.

Conference Call 10-30-02 !

1. Vent system is on a thermostat. This will probably satisfy Ga. Fountains Concerns. D. Clough will verify
4. Bill Kumpf will recommend a motor spec that will provide windings, etc suitable for a damp environment. Not necessarily TEFC but suitable for the vault. will take care of this during the construction phase.
5. I was assured that all piping is below the frost line and not subject to freezing

10/29/2002 JGP

Steve Chutchian

From: Jim Duffy [jfdgroup@flash.net]
Sent: Tuesday, October 29, 2002 11:58 AM
To: msuh@ci.addison.tx.us
Cc: blangley@ci.addison.tx.us; ljalbert@ci.addison.tx.us; schutchian@ci.addison.tx.us; jslade@ci.addison.tx.us; rmoravec@ci.addison.tx.us; Carmen Moran; Dave Clough
Subject: Re: 02-47 addendum #3

Minok,

We are not going to change the bid date again. The specifications allow us to issue an addendum up to three calendar days in advance of the bid and we will be within that window.

We are estimating only a few pages and no drawings in this final addendum. I will ask the architects to get it to you as quickly as possible on Thursday.

Jim

> From: msuh@ci.addison.tx.us
> Date: Tue, 29 Oct 2002 11:26:43 -0600
> To: jfdgroup@flash.net
> Cc: blangley@ci.addison.tx.us, ljalbert@ci.addison.tx.us,
> schutchian@ci.addison.tx.us, jslade@ci.addison.tx.us,
> rmoravec@ci.addison.tx.us
> Subject: 02-47 addendum #3
>
> Jim,
> I received your phone message today about addendum #3 that I am suppose to
> receive end of business day Thursday and to send out by Friday, November 1,
> 2002. I know you said there will be no drawings, just a word document but
> how many pages are you estimating?
> However, I will need it early Thursday morning to put it together and send
> it out Thursday and Friday. I will have to move the bid opening date if I
> get it later than Thursday morning. Currently we have over 50 plan holders
> and more picking up today and I have to make sure each one receives
> addendums a timely manner.
>
> Thanks
> Minok

Steve Chutchian

From: Jim Duffy [jfdgroup@flash.net]
Sent: Monday, October 28, 2002 4:33 PM
To: Carmen Moran
Cc: Steve Chutchian
Subject: Plat

Carmen,

I met today with AT&T and SWBT and as a result we will be changing the plat again to make the easement along Julian only 5' wide, instead of the 15' currently shown. I have discussed it with Ron Conway and directed him to make that change.

Because of concerns about the location of that 15' easement in relation to the Pergola, I had Dave send the layout drawing to Ron so Ron could overlay the easements and we are ok with the 15', but getting close. I'm having him change it to avoid any porblems.

Another issue has come out of that exercise though and that's the location of the Pavilion Building in relation to electrical easements and underground lines along Addison Circle Drive. Ron is sending me a copy of the overlay for delivery Tuesday morning. I'll be in touch when I know something definitive. This could be major.

--

Jim Duffy

3887 Ridgelake Ct.
Addison, TX 75001

972.241.2816
972.406.1146 fax
972.998.5078 mobile

Steve Chutchian

From: Jim Pierce
Sent: Thursday, October 24, 2002 3:07 PM
To: Steve Chutchian
Subject: FW: Yard Hydrants

Steve: Comments from NSF regarding Yard Hydrants for the project file. Jim.

-----Original Message-----
From: Brown, Jeremy [mailto:Brown@nsf.org]
Sent: Thursday, October 24, 2002 12:01 PM
To: 'jpierce@ci.addison.tx.us'
Subject: RE: Yard Hydrants

Dear Mr. Pierce:

Currently there are no yard hydrants NSF certified to NSF/ANSI Standard 61. Faucets with hose bib adapters are excempt from certification under Standard 61. Let me know if you have additional questions or comments.

-----Original Message-----
From: jpierce@ci.addison.tx.us [mailto:jpierce@ci.addison.tx.us]
Sent: Thursday, October 24, 2002 9:42 AM
To: brown@nsf.org
Subject: Yard Hydrants

Dear Mr. Brown: The Town of Addison is planning an outside special events site at which, 2 or 3 times a year, vendors will set up booths and prepare food. They require potable water for their operations and the Town of Addison wants to supply the water using Yard Hydrants. The site designer has selected a yard hydrant that is installed flush with the ground but not NSF approved. Can you furnish a list of Yard Hydrants that are approved by the NSF? Thanks,

Jim Pierce, P.E.
Assistant Public Works Director
P.O. Box 9010
Addison, TX 75001-9010
972-450-2879

facsimile

date	October22, 2002		
to	Jim Duffy, Jim Pierce, Steve Chutchian, Slade Strickland, Carmen Moran		
company	Town of Addison		
facsimile no.	972 406-1146	**phone no.**	
from	Dave Clough	**direct line**	617 923 7331
project name	Arts & Events District	**project no.**	14516.00
# of pages	7		
transmitted by	DC	**direct line**	617 923 7331

SASAKI

Sasaki Associates Inc.
64 Pleasant Street
Watertown Massachusetts
02472 USA

t 617 926 3300
f 617 924 2748

I'm attaching a letter I just received from Georgia Fountain addressing the questions that have been raised about fountain piping and fittings and their compatibility with chemicals used in the system, chemicals in the vault, the rating for the fountain systems control panel, and the rating and suitability of the pumps that they have specified.

Please review this and let me know if the Town would like to make any changes to what has been specified, or if there are any further questions regarding the fountains.

Thanks.

Steve —
for project file
Jim

dc\g:\14516.00\projmgmt\faxes\fjd22oct02.doc

GEORGIA FOUNTAIN COMPANY, INC.
2513 Royal Place
Tucker, Georgia 30084

Telephone 770-934-3297
Fax 770-934-0770
E-mail gefco@aol.com

October 22, 2002

Mr. David Clough
Sasaki and Associates
64 Pleasant Street
Watertown, MA 02472

Re: Addison Arts Center

Dear David:

The following is in response to the e-mail you sent on October 17, 2002.

1. The system is designed with all material downstream from the injection point of chemicals to be PVC, brass, or stainless steel. Please note that it is recommended to run the ventilation system when the system is on. This will help not only with any possible fumes, but also with heat build up in the vault. This also helps with humidity build up in the vault.
2. Bromine is a much more stable chemical than chlorine. It is also more stable once in the fountain. This is why we recommend it. Also, see item one for the system requirements.
3. The control panel enclosure is actually rated NEMA 4. Please see the enclosed cut sheets on the control panel enclosure.
4. In the current design the motors are not specified totally enclosed or fan cooled. The pumps are rated for high efficiency and continuous duty. We have currently been specifying these type pumps for almost twenty years. We use them in our fiberglass stations, as well as pump rooms above grade or below grade. There are some pumps we specified that have been running for the twenty years as long as proper maintenance has been maintained. If you still require totally enclosed, fan cooled motors for the pumps the system will need to be re-specified and re-priced.

motors

5. As for freeze protection of the system, one needs to ensure that the entire process is being thought out. One concern that Georgia Fountain has is that if the systems (the entire systems) are activated to prevent piping from freezing in cold weather it may present another possible problem. The interactive fountain is a dry fountain. There is no "pool" of water. This means there will be a sheet of water running to the lower pool area. Depend on the actual temperature, this sheet of water may freeze, causing a larger safety liability. For the proper freeze protection it is suggested that the weather be monitored. If the temperatures are to drop below freezing for two to three days, it is recommended to drain the fountain and the fountain system piping and wait for warmer weather.

If you should require any additional information, please let us know. Please let us know how to proceed with the motor issue. We are currently bidding the material for the fountains today.

Sincerely,

Cindy Jackson

Cindy Jackson
Chief Engineer
Georgia Fountain Co., Inc.

enclosures

NEMA Standards

Environmental Protection Classification

Introduction

An enclosure is a surrounding case constructed to provide a degree of protection to personnel against incidental contact with the enclosed equipment and to provide a degree of protection to the enclosed equipment against specified environmental conditions.

A brief description of the more common types of enclosures used by the electrical industry relating to their environmental capabilities follows. Refer to the appropriate sections of this standards publication for more information regarding applications, features and design tests.

Definition pertaining to nonhazardous locations.

- Type 1 Enclosure

Type 1 enclosures are intended for indoor use primarily to provide a degree of protection against contact with the enclosed equipment.

- Type 2 Enclosure

Type 2 enclosures are intended for indoor use primarily to provide a degree of protection against limited amounts of falling water and dirt.

- Type 3 Enclosure

Type 3 enclosures are intended for outdoor use primarily to provide a degree of protection against windblown dust, rain, sleet and external ice formation.

- Type 3R Enclosure

Type 3R enclosures are intended for outdoor use primarily to provide a degree of protection against windblown dust, rain, sleet and external ice formation.

- Type 3S Enclosure

Type 3S enclosures are intended for outdoor use primarily to provide a degree of protection against windblown dust, rain, sleet and provide for operation of external mechanisms when ice laden.

- Type 4 Enclosure

Type 4 enclosures are intended for indoor or outdoor use primarily to provide a degree of protection against windblown dust and rain, splashing water and hose-directed water.

- Type 4X Enclosure

Type 4X enclosures are intended for indoor or outdoor use primarily to provide a degree of protectin against corrosion, windblown dust and rain, splashing water and hose-directed water.

- Type 5 Enclosure

Type 5 enclosures are intended for indoor use primarily to provide a degree of protection against dust and falling dirt.

- Type 6 Enclosure

Type 6 enclosures are intended for indoor or outdoor use primarily to provide a degree of protection against the entry of water during occasional temporary submersion at a limited depth.

- Type 6P Enclosure

Type 6P enclosures are intended for indoor or outdoor use primarily to provide a degree of protection against the entry of water during prolonged submersion at a limited depth.

- Type 11 Enclosure

Type 11 enclosures are intended for indoor use primarily to provide a degree of protection against dust, falling dirt and dripping noncorrosive liquids.

- Type 12K Enclosure

Type 12K enclosures with knockouts are intended for indoor use primarily to provide a degree of protection against dust, falling dirt and dripping noncorrosive liquids other than oil and coolants.

- Type 13 Enclosure

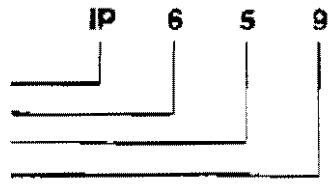
Type 13 enclosures are intended for indoor use to provide a degree of protection against lint, dust, seepage, external condensation and spraying of water, oil and non-corrosive liquids.

Grado di protezione per contenitori secondo EN 60529 / IEC 529 / NF C 20-010

Protection classification for housings to EN 60529 / IEC 529 / NF C 20-010

Grado de protección para armarios según EN 60529 / IEC 529 / NF C 20-010

Il grado di protezione dei contenitori è indicato come segue:
The protection class of housings is indicated as follows:
El grado de protección para armarios se indica como sigue:



Prima cifra indicativa Protezione contro i contatti accidentali e corpi estranei
First digit Contact and contamination protection
Primera cifra Protección contra contactos y cuerpos extraños

	Grado di protezione / *Degree of protection* / Grado de protección	
	Descrizione *Description* Descripción	**Definizione** *Definition* Definición
0	Non protetto *No protection* Ninguna protección	– – –
1	Protezione contro corpi estranei solidi con diametro superiore a 50 mm *Protected against entry of solid objects 50 mm or larger in diameter* Protección contra la penetración de cuerpos sólidos de diámetro superior a 50 mm	Il calibro dell'oggetto sferico con diametro 50 mm non deve penetrare completamente *The test probe, a 50 mm diameter ball, may not fully penetrate* La prueba de ensayo, una bola de 50 mm de diámetro, no debe penetrar completamente
2	Protezione contro corpi estranei solidi con diametro superiore a 12,5 mm *Protected against entry of solid objects 12.5 mm or larger in diameter* Protección contra la penetración de cuerpos sólidos de diámetro superior a 12,5 mm	Il calibro dell'oggetto sferico con diametro 12,5 mm non deve penetrare completamente *The test probe, a 12.5 mm diameter ball, may not fully penetrate* La prueba de ensayo, una bola de 12,5 mm de diámetro, no debe penetrar completamente
3	Protezione contro corpi estranei solidi con diametro superiore a 2,5 mm *Protected against entry of solid objects 2.5 mm or larger in diameter* Protección contra la penetración de cuerpos sólidos de diámetro superior a 2,5 mm	Il calibro dell'oggetto sferico con diametro 2,5 mm non deve penetrare nel modo più assoluto *The test probe, a 2.5 mm diameter ball, may not penetrate at all* La prueba de ensayo, una bola de 2,5 mm de diámetro, no debe penetrar en absoluto
4	Protezione contro corpi estranei solidi con diametro superiore a 1,0 mm *Protected against entry of solid objects 1 mm or larger in diameter* Protección contra la penetración de cuerpos sólidos de diámetro superior a 1,0 mm	Il calibro dell'oggetto sferico con diametro 1,0 mm non deve penetrare nel modo più assoluto *The test probe, a 1.0 mm diameter ball, may not penetrate at all* La prueba de ensayo, una bola de 1.0 mm de diámetro, no debe penetrar en absoluto
5	Protezione contro la polvere *Protected against dust* Protección contra el polvo	L'introduzione della polvere non viene totalmente impedita, la stessa non deve penetrare in misura tale da influire sul buon funzionamento delle apparecchiature *Ingress of dust is not totally prevented, but dust does not enter in sufficient quantity to interfere with satisfactory operation or security of the equipment* La penetración de polvo no esta totalmente impedida, pero no entra en suficiente cantidad para perjudicar el buen funcionamiento o seguridad del equipamiento
6	A tenuta contro la polvere *Dust tight* Estanco al polvo	Nessuna penetrazione di polvere *Protection against any ingress of dust* Protección contra cualquier entrada de suciedad

Seconda cifra indicativa Protezione contro i liquidi
Second digit protection against water
Segunda cifra Protección contra el agua

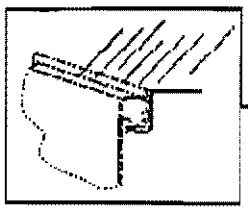
	Grado di protezione / *Degree of protection* / Grado de protección	
	Descrizione *Description* Descripción	Definizione *Definition* Definición
0	Non protetto *No protection* Ninguna protección	– – –
1	Protezione contro il gocciolamento d'acqua *Protected against dripping water* Protección contra la caída vertical de gotas de agua	Le gocce d'acqua che cadono verticalmente non devono provocare alcun danno *Dripping water, falling vertically, may have no harmful effect* Las gotas de agua caídas verticalmente no deben causar efectos perjudiciales
2	Protezione contro il gocciolamento d'acqua quando il contenitore è inclinato fino a 15° *Protected against dripping water, when enclosure is tilted at any angle up to 15°* Protección contra la caída de gotas de agua cuando el armario esta inclinado un ángulo de hasta 15°	Le gocce d'acqua che cadono verticalmente non devono provocare alcun danno ad un contenitore inclinato fino a 15° su entrambi i lati rispetto all'asse verticale *Vertical dripping water shall have no harmful effect when the enclosure is tilted at any angle up to 15°* Las gotas de agua caídas verticalmente no deben causar efectos perjudiciales cuando el armario esta inclinado un ángulo de hasta 15°
3	Protezione contro la pioggia *Protected against spraying water* Protección contra el rociado de agua	L'acqua che cade su un contenitore con qualsiasi angolazione fino a 60° da entrambi i lati rispetto all'asse verticale non deve provocare alcun danno *Water sprayed from both directions at a 60° angle from the vertical axis may have no harmful effect* El agua rociada en ambas direcciones hasta un ángulo de 60° desde la vertical no debe causar efectos perjudiciales
4	Protezione contro spruzzi d'acqua *Protected against splashing water* Protección contra los chorros de agua	L'acqua proveniente da tutte le direzioni contro il contenitore non deve provocare alcun danno *Water splashed against the enclosure from any direction may have no harmful effect* El agua proyectada contra el armario en todas direcciones no deben causar efectos perjudiciales
5	Protezione contro getti d'acqua *Protected against low pressure jets of* Protección contra los chorros de agua	Il getto d'acqua proveniente da tutte le direzioni contro il contenitore non deve provocare alcun danno *Low pressure water jets projected against the enclosure from any direction water may have no harmful effet* Los chorros de agua proyectados contra el armario en todas direcciones no deben causar efectos perjudiciales
6	Protezione contro potenti getti d'acqua *Protected against strong jets of water* Protección contra fuertes chorros de agua	Potenti getti d'acqua provenienti da tutte le direzioni contro il contenitore non devono provocare alcun danno *Strong water jets projected against the enclosure from any direction may have no harmful effets* Los chorros de agua intensos contra el armario en todas direcciones no deben causar efectos perjudiciales
7	Protezione contro l'immersione temporanea *Protected against the effects of temporary immersion in water* Protección contra la inmersiónes temporales en agua	L'acqua non deve penetrare in quantità dannosa nel contenitore quando viene immerso in condizioni di pressione e tempi stabiliti secondo la norma *Water may not enter in such quantity as to cause harmful effects when the encl. is temporarily immersed in water under defined pressure and time conditions* Cuando el armario se encuentra inmerso temporalmente en agua bajo las condiciones de presión y temperatura normales, el agua no debe penetrar en el interior del armario en una cantidad que pueda causar efectos perjudiciales
8	Protezione contro l'immersione continua *Protected against the effects of long periods of immersion in water* Protección contra las inmersiones prolongadas en agua	L'acqua non deve penetrare in quantità dannosa nel contenitore quando viene immerso in modo prolungato alle condizioni che devono essere stabilite tra il costruttore e l'utilizzatore. Rispetto alla cifra 7 le condizioni di prova devono essere più gravose *Water may not enter in such quantity as to cause harmful effects when the enclosure is submerged in water for long periods under conditions agreed to by the manufacturer and the user.* *However, the conditions must be more severe than those for digit 7.* Cuando el armario se encuentra inmerso en agua un largo periodo de tiempo bajo las condiciones definidas por el fabricante y el usuario, el agua no debe penetrar en el interior del armario en una cantidad que pueda causar efectos perjudiciales. Sin embargo, las condiciones no deben ser más severas que las correspondientes a la cifra.

Terza cifra identificativa Resistenza contro gli urti meccanici (secondo NF C 20-010)
Third digit Resistance against mechanical shocks (to NF C 20-010)
Tercera cifra Resistencia contra los impactos (según NF C 20-010)

häwa

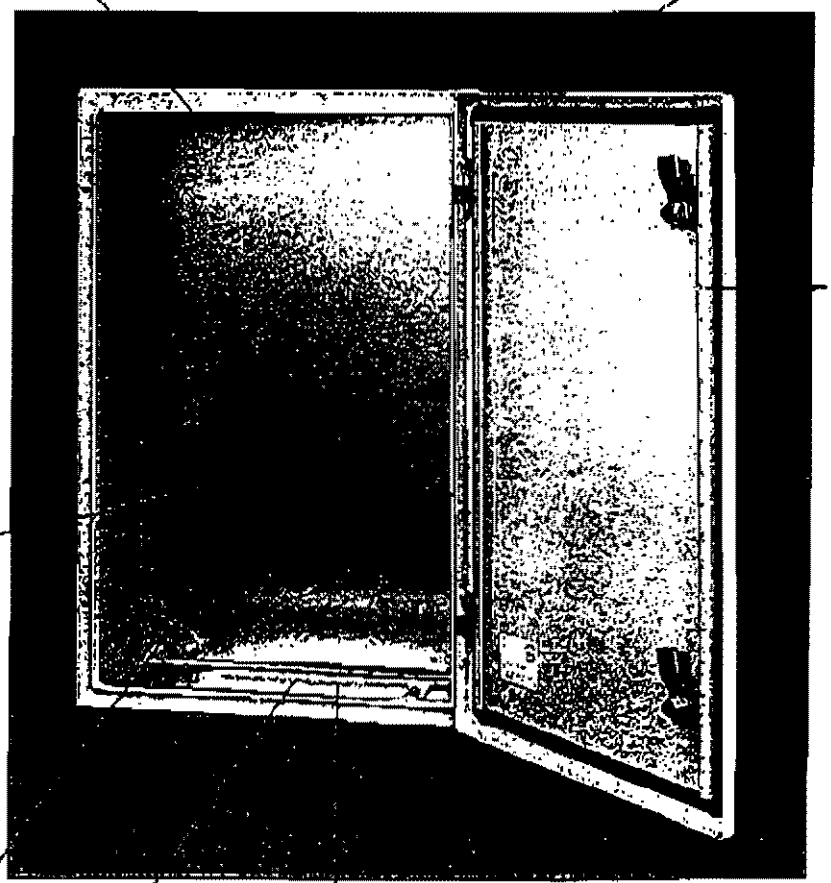
IP	0	1	2	3			9
Test *Test* Test		150g 5cm	250g 15cm	250g 20cm	500g 40cm	1,5kg 40cm	5kg 40cm
	Grado di protezione *Degree of protection* Grado de protección	Energia d'urto *Shock energy* Energía de choque 0,225 non-limiting	Energia d'urto *Shock energy* Energía de choque 0,375 non-limiting	Energia d'urto *Shock energy* Energía de choque 0,500 non-limiting	Energia d'urto *Shock energy* Energía de choque 2,00 non-limiting	Energia d'urto *Shock energy* Energía de choque 6,00 non-limiting	Energia d'urto *Shock energy* Energía de choque 20,00 non-limiting

SN-Casse
SN-Enclosures
Armarios SN



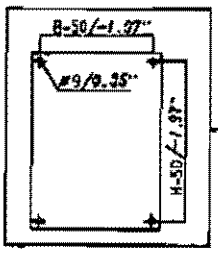
Il bordo con doppia piegatura impedisce all'apertura l'entrata di acqua e impurità.
Double flanged edges form rain gutter and prevent dust and water from entering the enclosure.
Borde doblado y perfilado que sirve de protección para evitar la entrada de agua y polvo en el armario

Superficie
Verniciatura a polvere (Epoxi-Poliestere) RAL 7032 secondo DIN 43656, leggermente sirumurata
Surface finish
Powder coated (Epoxy-Polyester) RAL 7032 to DIN 43656, texture finish
Acabado
Pintado en (Epoxi-Poliéster) RAL 7032 según DIN 43656, texturizado



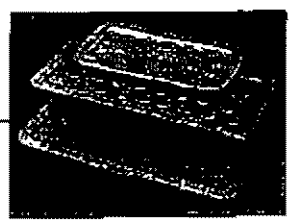
Porta incernierata
Fissaggio a destra o a sinistra
Cerniera in metallo
Angolo d'apertura 180°
Hinged door
Hinged on right or left side
Metal hinges
Opening angle 180°
Puerta con bisagras
En el lateral derecho o izquierdo
Bisagras de metal
Angulo de apertura 180°

Piastra di montaggio
zincata
Mounting plate
galvanized
Placa de montaje
galvanizada



Fissaggio a muro
4 fori ø 9 mm sul retro chiusi con tappi in plastica
Wall attachment
4 holes ø 0.35" in rear panel filled with plastic plugs
Fijación mural
4 orificios ø 9 mm en el panel posterior, cerrados con tapones de plástico

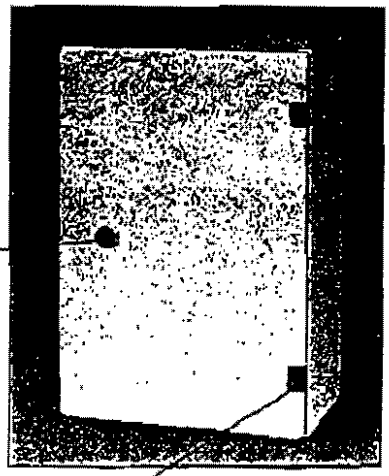
Piastra entrata cavi
fissato dall'interno
La cassa può essere girata di 180°, entrata dei cavi sopra
Cable entry plate
Secured from inside
Enclosure can be rotated 180° so that cable entries are at the top
Placa de entrada de cables
Asegurada desde el interior
El armario puede girarse 180° para que la entrada de cables se sitúe en la parte superior



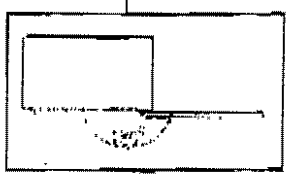
Piastra entrata cavi con fori prestampati ved. accessori pag. 7.62
Cable entry plates with pre-stamped Pg-holes, see accessories page 7.62
Placa de entrada de cables preimpulsada para prensaestopas, ver accesorios en la página 7.62

a stock
stock items
en stock

Protezione
Guarnizione speciale schiumata per grado di protezione IP 669
Seal
Special foam seal in accordance with protection class IP 669 Nema 4, 12, 13
Grado de protección
IP 669 con junta de estanqueidad espumada



Chiusura
A fermo 8 mm quadro (altri tipi di chiusura, ved. pag. 7.12-7.13)
Lock
Latch lock 0.31" square
(other lock types, see page 7.12-7.13)
Clerre
Cierre de pestillo cuadrado de 8 mm
(otros tipos de cierre, ver página 7.12-7.13)



Profilo forato
per il fissaggio di fasci di cavi, canaline ecc.
Hole profile
For attachment of cable harnesses, cable ducts etc.
Perfil perforado
Para la fijación de cables, canaleta etc.

Cerniera in metallo con angolo d'apertura di 180°
Metal hinge
180° opening angle
Bisagras de metal
Angulo de apertura 180°

Massa a terra
Attacco predisposto sulla cassa, porta e pannello di montaggio
Ground connection
On enclosure, door and mounting plate
Toma a tierra
Conexión en armario, puerta y placa de montaje

UNDERWRITERS LABORATORIES
Nema 4, 12, 13
Canadian Standards Association
Omologato dal Germanischer Lloyd di Amburgo, per l'impiego illimitato su navi
These enclosures are approved by Germanischer Lloyd Hamburg for unrestricted use on ships
Estos armarios están aprobados por Germanischer Lloyd Hamburg para el uso ilimitado en barcos
Lloyd's Register of Shipping

***** FACSIMILE COVER SHEET *****

OCT 22 2002 15:03

Message To:

■919724502837--1451600

Message From:

SASAKI ASSOCIATES

07
Pages
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AUGUST 2002

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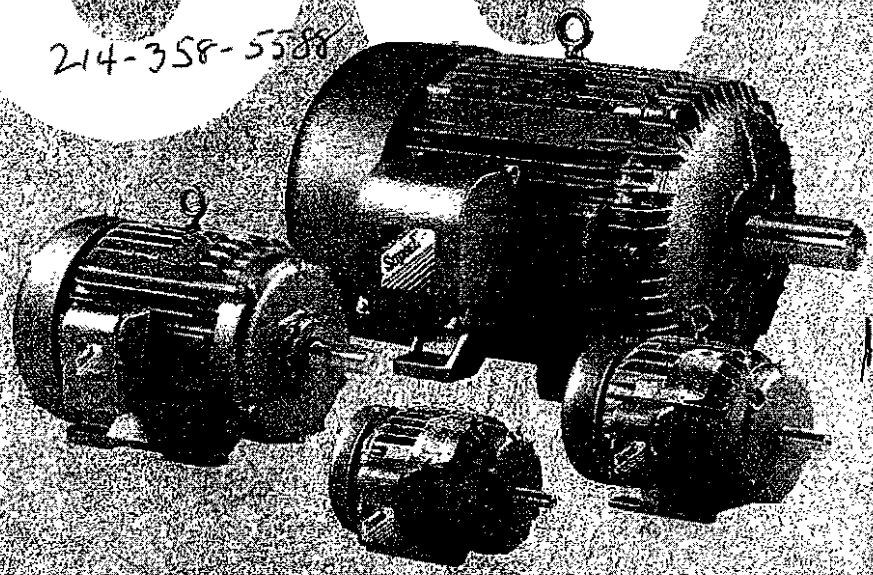
Reed Business Information

COMPLIANCE!



Baldor, Again and Again. The Only Manufacturer to Comply 100% for Efficiency on TEFC and ODP Motors.

Once again, Baldor tops the list as the only motor manufacturer meeting NEMA Premium™ premium-efficiency standards with 100% compliance on both TEFC (totally enclosed fan cooled) and ODP (open drip-proof) motors. Since the criteria was established in 1998, only Baldor complies year after year. Baldor continues to be the leader in energy efficient solutions for your electric motor needs. Using Baldor Super-E® Premium efficient motors is still the best way to reduce your energy costs. We're 100% sure of it!

Percent of manufacturer's (1200, 1800 & 3600 RPM) product line that meets NEMA Premium™ premium-efficiency criteria

Manufacturer	TEFC	ODP
Baldor	**100%**	**100%**
Weg	100	0
Sterling	90	0
Toshiba	88	95
Reliance	86	60
Lincoln	84	85
Marathon	82	62
USEM	74	74
GE	61	47
Leeson	49	40
Siemens	16	9
Magnetek	10	84

SOURCE: NATIONAL PROGRAM SUMMARY
Premium Efficiency Motors Initiative
Consortium for Energy Efficiency
August 2001, revised January 2, 2002

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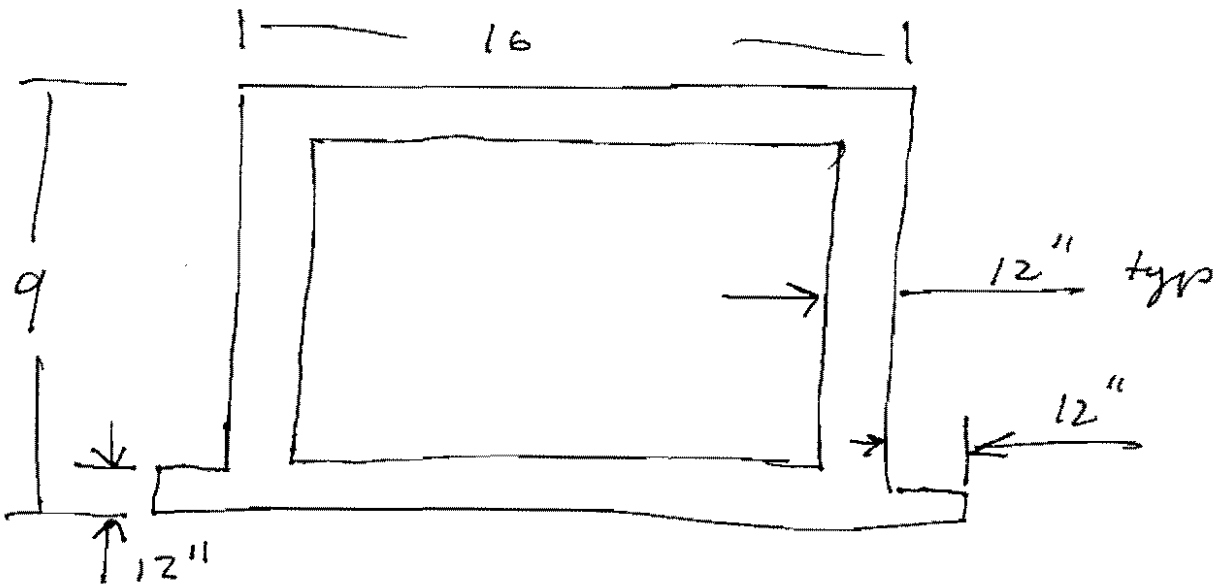
Button Slab 18' x 34'

Vault is 16 x 32 out to out



$\frac{1.5' \times 18' \times 34'}{27} =$ 34 yd^3 addl conc @ $75 = 2550

34 yd^3 addl excavation @ $30 = 1020

$3,570

308
174
482

Steve Chutchian

From: Jim Pierce

Sent: Tuesday, October 22, 2002 9:45 AM

To: 'Jim Duffy'; Jim Pierce; Luke Jalbert; Carmen Moran; Steve Chutchian; Michael Murphy; Slade Strickland

Cc: tchang@sasaki.com; dclough@sasaki.com

Subject: RE: review of Addendum #2

Jim: If flotation is the issue, I suggest that the part of the foundation that cantilevers away from the bottom of the wall (footing) be extended outward and/or the floor thickened to add more weight and resistance to flotation. This would eliminate the need for the drain, and should be cost effective. Jim.

-----Original Message-----
From: Jim Duffy [mailto:jfdgroup@flash.net]
Sent: Monday, October 21, 2002 6:39 PM
To: jpierce@ci.addison.tx.us; ljalbert@ci.addison.tx.us; cmoran@ci.addison.tx.us; schutchian@ci.addison.tx.us; mmurphy@ci.addison.tx.us; jslade@ci.addison.tx.us
Cc: tchang@sasaki.com; dclough@sasaki.com
Subject: Re: review of Addendum #2

Jim,

The decision to add the foundation drain to the fountain vault was the result of the flotation analysis on the vault, and it was considered necessary only for that reason. In conversation with Steve Chutchian and Dave Clough it was decided the drain roughly half way up the vault would provide the necessary protection to avoid flotation in the event of a major rain event. Based on the borings and my personal experience in the area, the only ground water we should encounter is during and immediately following a rain. The flow into the system will be minimal.

Jim

From: jpierce@ci.addison.tx.us
Date: Mon, 21 Oct 2002 17:09:17 -0500
To: jfdgroup@flash.net, ljalbert@ci.addison.tx.us, cmoran@ci.addison.tx.us, schutchian@ci.addison.tx.us, jpierce@ci.addison.tx.us, mmurphy@ci.addison.tx.us, jslade@ci.addison.tx.us
Cc: tchang@sasaki.com, dclough@sasaki.com
Subject: RE: review of Addendum #2

Jim: Re comment 6. c3-2: The foundation drain at the vault should be at the bottom of the vault at elevation 614.50. It is shown about 3 feet higher for some reason. With the elevation of the foundation drain at 614.50, the only option is to connect to the sanitary sewer. There is sufficient depth to do this and maintain a grade. While we don't want this type of connection to the sanitary sewer, if the flow from the under drain system is inconsequential, we will allow it. If for some reason it is not, we may need to do something else. We will monitor the flow after the project is completed. Jim.

-----Original Message-----
From: Jim Duffy [mailto:jfdgroup@flash.net]
Sent: Monday, October 21, 2002 12:26 PM
To: ljalbert@ci.addison.tx.us; cmoran@ci.addison.tx.us; schutchian@ci.addison.tx.us; jpierce@ci.addison.tx.us; mmurphy@ci.addison.tx.us; jslade@ci.addison.tx.us
Cc: tchang@sasaki.com; Dave Clough
Subject: Re: review of Addendum #2

PLEASE SEE COMMENTS BELOW.

> From: ljalbert@ci.addison.tx.us
> Date: Fri, 18 Oct 2002 15:39:00 -0500
> To: ljalbert@ci.addison.tx.us, cmoran@ci.addison.tx.us,
> schutchian@ci.addison.tx.us, jpierce@ci.addison.tx.us,
> mmurphy@ci.addison.tx.us, jslade@ci.addison.tx.us
> Cc: jfdgroup@flash.net, tchang@sasaki.com
> Subject: RE: review of Addendum #2
>
>
> One additional note, Jim wants a brass plaque added to the top of all the
> yard hydrants saying "non Potable Water" to be attached with stainless steel
> nuts and bolts. THIS WILL NOT BE ADDED.
>> -----Original Message-----
>> From: Luke Jalbert
>> Sent: Friday, October 18, 2002 2:31 PM
>> To: Carmen Moran; Steve Chutchian; Jim Pierce; Michael Murphy; Slade
>> Strickland
>> Cc: 'James F. Duffy (E-mail)'; 'tchiang@sasaki.com'
>> Subject: RE: review of Addendum #2
>>
>> 1. Spec page 02510-7 don't delete paragraph 2.10A, just ADD
>> detector wire WILL CHANGE. WILL CHECK WITH MANUFACTURER TO SEE WHAT IS AVAILABLE IN COPPER.
>>
>> 2. Drawings c1-1, c1-2. Include provision for protecting inlets
>> that was previously done with haybales. use geo-Tech fabric &
>12"
>> diameter rock along length of inlet. WILL ADD.
>>
>> 3. On the addendum, move note 4 from c2-2 to c2-1 WILL CORRECT.
>>
>> 4. c2-3, did not find field coordinates as noted on #2 in addendum WILL CORRECT BY REFERENCING DRAWING WITH THE COORDINATES.
>>
>> 5. c3-1 Problem with invert elevation has simply been moved

from
>> inlet 4A to inlet 4, outlet is higher than inlet. WILL NOT CHANGE FOR BIDS BUT WILL CORRECT BEFORE CONSTRUCTION. ENGINEER IS UNAVAILABLE TO REVIEW NOW.
>>
>> 6. c3-2 addendum item #9, relocate under drain and tie into r-14,
>> not sanitary sewer. ROUTING WILL STAY THE SAME TO AVOID GOING UNDER FOUNDATIONS AND STAIRS. SLOPE WILL BE INCREASED TO PROVIDE MORE POSITIVE DRAINAGE.
>>
>> 7. c4-1 addendum item #6, coordinates not found on sheet, typical
>> for all sheets. COORDINATES ARE PRESENT FOR MAJOR FEATURES. NO CHANGE.
>>
>> 8. c4-2 ad 8" valve on each side of tee at vault location on east
>> end. WILL ADD VALVES.
>>
>> 9. c6-1 Specify what "lean" concrete is. WILL CLARIFY.
>>
>> 10 c8-5 vacuum breaker still required for yard hydrants, but still
>> not called out. WILL CALL OUT VACUUM BREAKERS IN SPECIFICATIONS.
>>
>> 11. c8-8 move all cleanouts to 1" from end of pipes. WILL LEAVE CLEANOUTS IN CURRENT LOCATION.
>>
>> 12. addendum note 2, add similar not to fountain vault. WILL ADD WATERPROOFING TO FOUNTAIN VAULT.
>>
>> Also, Jim wanted me to add, Late Tuesday he sent an email to David
>> Clough regarding some concerns he had with the fountain. We realize that
>> time might not have been adequate to incorporate/address these issues. He
>> wondered if anything was being done concerning the Muratic Acid, and
>> Bromine, and how it will effect the systems. Also, have the motors been
>> spec'd as totally enclosed, fan cooled, high efficiency?
GEORGIA FOUNTAIN IS CURRENTLY REVIEWING THESE QUESTIONS. WILL NOT BE ADDRESSED IN ADDENDUM.

facsimile

date	October22, 2002		
to	Jim Duffy, Jim Pierce, Steve Chutchian, Slade Strickland, Carmen Moran		
company	Town of Addison		
facsimile no.	972 406-1146	**phone no.**	
from	Dave Clough	**direct line**	617 923 7331
project name	Arts & Events District	**project no.**	14516.00
# of pages	7		
transmitted by	DC	**direct line**	617 923 7331

SASAKI

Sasaki Associates Inc.
64 Pleasant Street
Watertown Massachusetts
02472 USA

t 617 926 3300
f 617 924 2748

I'm attaching a letter I just received from Georgia Fountain addressing the questions that have been raised about fountain piping and fittings and their compatibility with chemicals used in the system, chemicals in the vault, the rating for the fountain systems control panel, and the rating and suitability of the pumps that they have specified.

Please review this and let me know if the Town would like to make any changes to what has been specified, or if there are any further questions regarding the fountains.

Thanks.

dc\g:\14516.00\projmgmt\faxes\kjd22oct02.doc

GEORGIA FOUNTAIN COMPANY, INC.
7513 Royal Place
Tucker, Georgia 30084

Telephone 770-934-3297
Fax 770-934-0770
E-mail gefco@aol.com

October 22, 2002

Mr. David Clough
Sasaki and Associates
64 Pleasant Street
Watertown, MA 02472

Re: Addison Arts Center

Dear David:

The following is in response to the e-mail you sent on October 17, 2002.

1. The system is designed with all material downstream from the injection point of chemicals to be PVC, brass, or stainless steel. Please note that it is recommended to run the ventilation system when the system is on. This will help not only with any possible fumes, but also with heat build up in the vault. This also helps with humidity build up in the vault.
2. Bromine is a much more stable chemical than chlorine. It is also more stable once in the fountain. This is why we recommend it. Also, see item one for the system requirements.
3. The control panel enclosure is actually rated NEMA 4. Please see the enclosed cut sheets on the control panel enclosure.
4. In the current design the motors are not specified totally enclosed or fan cooled. The pumps are rated for high efficiency and continuous duty. We have currently been specifying these type pumps for almost twenty years. We use them in our fiberglass stations, as well as pump rooms above grade or below grade. There are some pumps we specified that have been running for the twenty years as long as proper maintenance has been maintained. If you still require totally enclosed, fan cooled motors for the pumps the system will need to be re-specified and re-priced.
5. As for freeze protection of the system, one needs to ensure that the entire process is being thought out. One concern that Georgia Fountain has is that if the systems (the entire systems) are activated to prevent piping from freezing in cold weather it may present another possible problem. The interactive fountain is a dry fountain. There is no "pool" of water. This means there will be a sheet of water running to the lower pool area. Depend on the actual temperature, this sheet of water may freeze, causing a larger safety liability. For the proper freeze protection it is suggested that the weather be monitored. If the temperatures are to drop below freezing for two to three days, it is recommended to drain the fountain and the fountain system piping and wait for warmer weather.

If you should require any additional information, please let us know. Please let us know how to proceed with the motor issue. We are currently bidding the material for the fountains today.

Sincerely,

Cindy Jackson

Cindy Jackson
Chief Engineer
Georgia Fountain Co., Inc.

enclosures

NEMA Standards

Environmental Protection Classification

Introduction

An enclosure is a surrounding case constructed to provide a degree of protection to personnel against incidental contact with the enclosed equipment and to provide a degree of protection to the enclosed equipment against specified environmental conditions.

A brief description of the more common types of enclosures used by the electrical industry relating to their environmental capabilities follows. Refer to the appropriate sections of this standard for more information regarding applications, features, and design tests.

Definition pertaining to nonhazardous locations.

- Type 1 Enclosure

Type 1 enclosures are intended for indoor use primarily to provide a degree of protection against contact with the enclosed equipment.

- Type 2 Enclosure

Type 2 enclosures are intended for indoor use primarily to provide a degree of protection against limited amounts of falling water and dirt.

- Type 3 Enclosure

Type 3 enclosures are intended for outdoor use primarily to provide a degree of protection against windblown dust, rain, sleet and external ice formation.

- Type 3R Enclosure

Type 3R enclosures are intended for outdoor use primarily to provide a degree of protection against windblown dust, rain, sleet and external ice formation.

- Type 3S Enclosure

Type 3S enclosures are intended for outdoor use primarily to provide a degree of protection against windblown dust, rain, sleet and provide for operation of external mechanisms when ice laden.

- Type 4 Enclosure

Type 4 enclosures are intended for indoor or outdoor use primarily to provide a degree of protection against windblown dust and rain, splashing water and hose-directed water.

- Type 4X Enclosure

Type 4X enclosures are intended for indoor or outdoor use primarily to provide a degree of protection against corrosion, windblown dust and rain, splashing water and hose-directed water.

- Type 5 Enclosure

Type 5 enclosures are intended for indoor use primarily to provide a degree of protection against dust and falling dirt.

- Type 6 Enclosure

Type 6 enclosures are intended for indoor or outdoor use primarily to provide a degree of protection against the entry of water during occasional temporary submersion at a limited depth.

- Type 6P Enclosure

Type 6P enclosures are intended for indoor or outdoor use primarily to provide a degree of protection against the entry of water during prolonged submersion at a limited depth.

- Type 11 Enclosure

Type 11 enclosures are intended for indoor use primarily to provide a degree of protection against dust, falling dirt and dripping noncorrosive liquids.

- Type 12K Enclosure

Type 12K enclosures with knockouts are intended for indoor use primarily to provide a degree of protection against dust, falling dirt and dripping noncorrosive liquids other than oil emulsions.

- Type 13 Enclosure

Type 13 enclosures are intended for indoor use to provide a degree of protection against lint, dust, spraying, external condensation and seepage of water, oil and noncorrosive liquids.

Grado di protezione per contenitori secondo EN 60529 / IEC 529 / NF C 20-010

Protection classification for housings to EN 60529 / IEC 529 / NF C 20-010

Grado de protección para armarios según EN 60529 / IEC 529 / NF C 20-010

Il grado di protezione dei contenitori è indicato come segue:
The protection class of housings is indicated as follows:
El grado de protección para armarios se indica como sigue:

Prima cifra indicativa Protezione contro i contatti accidentali e corpi estranei
First digit *Contact and contamination protection*
Primera cifra Protección contra contactos y cuerpos extraños

	Grado di protezione / *Degree of protection* / Grado de protección	
	Descrizione ***Description*** **Descripción**	**Definizione** ***Definition*** **Definición**
0	Non protetto *No protection* Ninguna protección	– – –
1	Protezione contro corpi estranei solidi con diametro superiore a 50 mm *Protected against entry of solid objects 50 mm or larger in diameter* Protección contra la penetración de cuerpos sólidos de diámetro superior a 50 mm	Il calibro dell'oggetto sferico con diametro 50 mm non deve penetrare completamente *The test probe, a 50 mm diameter ball, may not fully penetrate* La prueba de ensayo, una bola de 50 mm de diámetro, no debe penetrar completamente
2	Protezione contro corpi estranei solidi con diametro superiore a 12,5 mm *Protected against entry of solid objects 12.5 mm or larger in diameter* Protección contra la penetración de cuerpos sólidos de diámetro superior a 12.5 mm	Il calibro dell'oggetto sferico con diametro 12,5 mm non deve penetrare completamente *The test probe, a 12.5 mm diameter ball, may not fully penetrate* La prueba de ensayo, una bola de 12.5 mm de diámetro, no debe penetrar completamente
3	Protezione contro corpi estranei solidi con diametro superiore a 2,5 mm *Protected against entry of solid objects 2,5 mm or larger in diameter* Protección contra la penetración de cuerpos sólidos de diámetro superior a 2,5 mm	Il calibro dell'oggetto sferico con diametro 2,5 mm non deve penetrare nel modo più assoluto *The test probe, a 2.5 mm diameter ball, may not penetrate at all* La prueba de ensayo, una bola de 2,5 mm de diámetro, no debe penetrar en absoluto
4	Protezione contro corpi estranei solidi con diametro superiore a 1,0 mm *Protected against entry of solid objects 1 mm or larger in diameter* Protección contra la penetración de cuerpos sólidos de diámetro superior a 1,0 mm	Il calibro dell'oggetto sferico con diametro 1,0 mm non deve penetrare nel modo più assoluto *The test probe, a 1.0 mm diameter ball, may not penetrate at all* La prueba de ensayo, una bola de 1.0 mm de diámetro, no debe penetrar en absoluto
5	Protezione contro la polvere *Protected against dust* Protección contra el polvo	L'introduzione della polvere non viene totalmente impedita, la stessa non deve penetrare in misura tale da influire sul buon funzionamento delle apparecchiature *Ingress of dust is not totally prevented, but dust does not enter in sufficient quantity to interfere with satisfactory operation or security of the equipment* La penetración de polvo no esta totalmente impedida, pero no entra en suficiente cantidad para perjudicar el buen funcionamiento o seguridad del equipamiento
6	A tenuta contro la polvere *Dust tight* Estanco al polvo	Nessuna penetrazione di polvere *Protection against any ingress of dust* Protección contra cualquier entrada de suciedad

Seconda cifra indicativa Protezione contro i liquidi
Second digit protection against water
Segunda cifra Protección contra el agua

	Grado di protezione / *Degree of protection* / Grado de protección	
	Descrizione ***Description*** **Descripción**	**Definizione** ***Definition*** **Definición**
0	Non protetto *No protection* Ninguna protección	– – –
1	Protezione contro il gocciolamento d'acqua *Protected against dripping water* Protección contra la caida vertical de gotas de agua	Le gocce d'acqua che cadono verticalmente non devono provocare alcun danno *Dripping water, falling vertically, may have no harmful effect* Las gotas de agua caidas verticalmente no deben causar efectos perjudiciales
2	Protezione contro il gocciolamento d'acqua quando il contenitore è inclinato fino a 15° *Protected against dripping water, when enclosure is tilted at any angle up to 15°* Protección contra la caida de gotas de agua cuando el armario esta inclinado un ángulo de hasta 15°	Le gocce d'acqua che cadono verticalmente non devono provocare alcun danno ad un contenitore inclinato fino a 15° su entrambi i lati rispetto all'asse verticale *Vertical dripping water shall have no harmful effect when the enclosure is tilted at any angle up to 15°* Las gotas de agua caidas verticalmente no deben causar efectos perjudiciales cuando el armario esta inclinado un ángulo de hasta 15°
3	Protezione contro la pioggia *Protected against spraying water* Protección contra el rociado de agua	L'acqua che cade su un contenitore con qualsiasi angolazione fino a 60° da entrambi i lati rispetto all'asse verticale non deve provocare alcun danno *Water sprayed from both directions at a 60° angle from the vertical axis may have no harmful effect* El agua rociada en ambas direcciones hasta un ángulo de 60° desde la vertical no debe causar efectos perjudiciales
4	Protezione contro spruzzi d'acqua *Protected against splashing water* Protección contra los chorros de agua	L'acqua proveniente da tutte le direzioni contro il contenitore non deve provocare alcun danno *Water splashed against the enclosure from any direction may have no harmful effect* El agua proyectada contra el armario en todas direcciones no deben causar efectos perjudiciales
5	Protezione contro getti d'acqua *Protected against low pressure jets of* Protección contra los chorros de agua	Il getto d'acqua proveniente da tutte le direzioni contro il contenitore non deve provocare alcun danno *Low pressure water jets projected against the enclosure from any direction water may have no harmful effet* Los chorros de agua proyectados contra el armario en todas direcciones no deben causar efectos perjudiciales
6	Protezione contro potenti getti d'acqua *Protected against strong jets of water* Protección contra fuertes chorros de agua	Potenti getti d'acqua provenienti da tutte le direzioni contro il contenitore non devono provocare alcun danno *Strong water jets projected against the enclosure from any direction may have no harmful effets* Los chorros de agua intensos contra el armario en todas direcciones no deben causar efectos perjudiciales
7	Protezione contro l'immersione temporanea *Protected against the effects of tamporary immersion in water* Protección contra la inmersiónes temporales en agua	L'acqua non deve penetrare in quantità dannosa nel contenitore quando viene immerso in condizioni di pressione e tempi stabiliti secondo la norma *Water may not enter in such quanlity as to cause harmful effects when the enci. is temporarily immersed in water under defined pressure and time conditions* Cuando el armario se encuentra inmerso temporalmente en agua bajo las condiciones de presión y temperatura normales, el agua no debe penetrar en el interior del armario en una cantidad que pueda causar efectos perjudiciales
8	Protezione contro l'immersione continua *Protected against the effects of long periods of immersion in water* Proteccion contra las inmersiones prolongadas en agua	L'acqua non deve penetrare in quantità dannosa nel contenitore quando viene immerso in modo prolungato alle condizioni che devono essere stabilite tra il costruttore e l'utilizzatore. Rispetto alla cifra 7 le condizioni di prova devono essere più gravose *Water may not enter in such quantity as to cause harmful effects when the enclosure is submerged in water for long periods under conditions agreed to by the manufacturer and the user.* *However, the conditions must be more severe than those for digit 7.* Cuando el armario se encuentra inmerso en agua un largo periodo de tiempo bajo las condiciones definidas por el fabricante y el usuario, el agua no debe penetrar en el interior del armario en una cantidad que pueda causar efectos perjudiciales. Sin embargo, las condiciones no deben ser más severas que las correspondientes a la cifra.

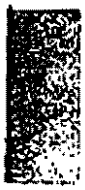
Terza cifra identificativa Resistenza contro gli urti meccanici (secondo NF C 20-010)
Third digit Resistance against mechanical shocks (to NF C 20-010)
Tercera cifra Resistencia contra los impactos (según NF C 20-010)

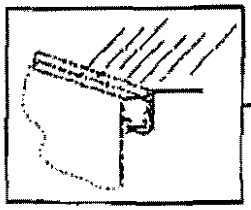
häwa

IP	0	1	2	3	4	7	9
Test *test* test		150g 5cm	250g 15cm	250g 20cm	500g 40cm	1,5kg 40cm	5kg 40cm
	Grado di protezione *Degree of protection* Grado de protección	Energia d'urto *Shock energy* Energia de choque 0,225 nos (joules	Energie d'urto *Shock energy* Energia de choque 0,375 nos (joules	Energie d'urto *Shock energy* Energia de choque 0,500 nos (joules	Energie d'urto *Shock energy* Energia de choque 2,00 nos (joules	Energie d'urto *Shock energy* Energia de choque 6,00 nos (joules	Energie d'urto *Shock energy* Energia de choque 20,00 nos (joules

häwa

SN-Casse
SN-Enclosures
Armarios SN

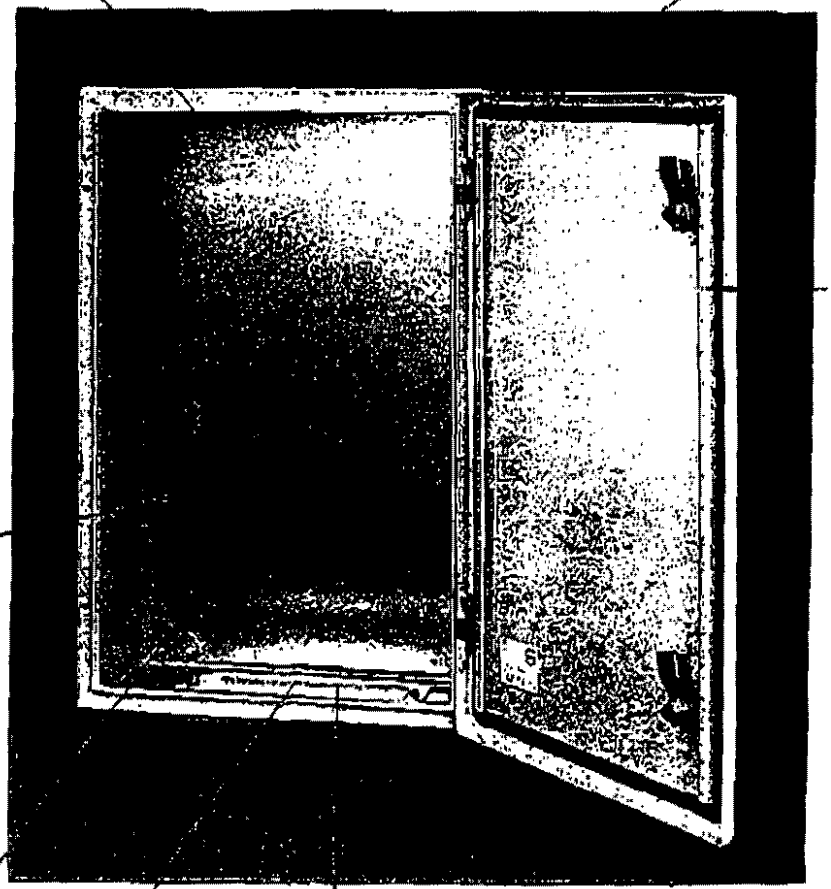




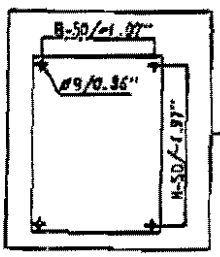
Il bordo con doppia piegatura impedisce all'apertura l'entrata di acqua e impurità.
Double flanged edges form rain gutter and prevent dust and water from entering the enclosure.
Borde doblado y perfilado que sirve de protección para evitar la entrada de agua y polvo en el armario

Superficie
Verniciatura a polvere (Epoxi-Poliestere) RAL 7032 secondo DIN 43656, leggermente strutturata
Surface finish
Powder coated (Epoxy-Polyester) RAL 7032 in DIN 43656, texture finish
Acabado
Pintado en (Epoxi-Poliéster) RAL 7032 según DIN 43656, texturizado

Porta incernierata
Fissaggio a destra o a sinistra
Cerniera in metallo
Angolo d'apertura 180°
Hinged door
Hinged on right or left side
Metal hinges
Opening angle 180°
Puerta con bisagras
En el lateral derecho o izquierdo
Bisagras de metal
Angulo de apertura 180°

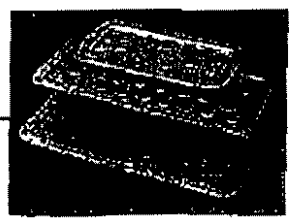


Piastra di montaggio
zincata
Mounting plate
galvanized
Placa de montaje
galvanizada



Fissaggio a muro
4 fori ø 9 mm sul retro chiusi con tappi in plastica
Wall attachment
4 holes ø 0.35" in rear panel filled with plastic plugs
Fijación mural
4 orificios ø 9 mm en el panel posterior, cerrados con tapones de plástico

Piastra entrata cavi
fissato dall'interno
La cassa può essere girata di 180°, entrata dei cavi sopra
Cable entry plate
Secured from inside
Enclosure can be rotated 180° so that cable entries are at the top
Placa de entrada de cables
Asegurada desde el interior
El armario puede girarse 180° para que la entrada de cables se sitúe en la parte superior



Piastra entrata cavi con fori prestampati ved. accessori pag. 7.62
Cable entry plates with pre-stamped Pg-holes, see accessories page 7.62
Placa de entrada de cables preimpresiona para prensaestopas, ver accesorios en la página 7.62

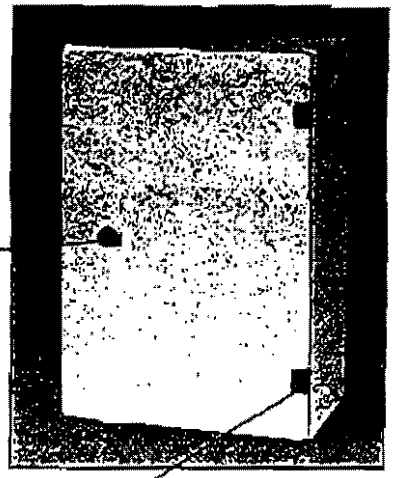
a stock

stock items

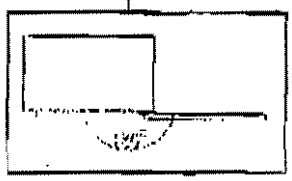
en stock

Protezione
Guarnizione speciale schiumata per grado di protezione IP 669
Seal
Special foam seal in accordance with protection class IP 669 Nema 4, 12, 13
Grado de protección
IP 669 con junta de estanqueidad espumada

Chiusura
A fermo 8 mm quadro (altri tipi di chiusura, ved. pag. 7.12-7.13)
Lock
Latch lock 0.31" square
(other lock types, see page 7.12-7.13)
Cierre
Cierre de pestillo cuadrado de 8 mm
(otros tipos de cierre, ver página 7.12-7.13)



Profilo forato
per il fissaggio di fasci di cavi, canaline ecc.
Hole profile
For attachment of cable harnesses, cable ducts etc.
Perfil perforado
Para la fijación de cables, canaleta etc.



Cerniera in metallo con angolo d'apertura di 180°
Metal hinge
180° opening angle
Bisagras de metal
Angulo de apertura 180°

Messa a terra
Attacco predisposto sulla cassa, porta e pannello di montaggio
Ground connection
On enclosure, door and mounting plate
Toma a tierra
Conexión en armario, puerta y placa de montaje

UNDERWRITERS LABORATORIES

Nema 4, 12, 13

Canadian Standards Association

Omologato dal **Germanischer Lloyd** di Amburgo, per l'impiego illimitato su navi
These enclosures are approved by Germanischer Lloyd Hamburg for unrestricted use on ships
Estos armarios estan aprobados por **Germanischer Lloyd Hamburg** para el uso ilimitado en barcos

Lloyd's Register of Shipping

***** FACSIMILE COVER SHEET *****

OCT 22 2002 15:16

Message To:

#919724502837--1451600

Message From:

SASAKI ASSOCIATES

07
Pages
Follow This Cover Page

jtp

Rone Engineers
A LEIGH COMPANY

October 17, 2002

GEOTECHNICAL ENGINEERING
- GEOLOGICAL STUDIES
- DISTRESS INVESTIGATIONS
- PAVEMENT DESIGN
- ADVANCED GEOTECHNICAL TESTING
- FOUNDATION RECOMMENDATIONS
- CONSTRUCTION MONITORING

CONSTRUCTION MATERIALS TESTING
- CONSTRUCTION OBSERVATION
- CONCRETE TESTING
- ASPHALT TESTING
- SOILS TESTING
- PIER INSPECTION
- POST TENSION INSPECTION
- NON-DESTRUCTIVE TESTING
- STRUCTURAL STEEL INSPECTION
- SPECIAL TESTING

DRILLING SERVICES
- MONITOR WELL INSTALLATION
- ENVIRONMENTAL DRILLING
- GEOTECHNICAL DRILLING

DALLAS
8908 AMBASSADOR ROW
DALLAS, TEXAS 75247
TELEPHONE 214-630-9745
FACSIMILE 214-630-9819

FORT WORTH
2696 GRAVEL DRIVE
FORT WORTH, TEXAS 76118
TELEPHONE 817-284-1318
METRO 817-429-4328
FACSIMILE 817-284-1585

Mr. Steve Chutchain
Town of Addison
16801 Westgrove Drive
Addison, Texas 75001

Re: Addendum to Geotechnical Engineering Report
Arts and Events District
Addison, Texas
Rone Job No. 02-5967

Dear Mr. Chutchain:

We have been asked to provide additional geotechnical design recommendations for the pavilion/restroom structure for the referenced project. This letter presents recommendations, and should be considered an addendum to our Geotechnical Engineering Report dated February 5, 2002 and Addendum dated August 16, 2002. This addendum should not be considered separately from those documents.

As an alternative to straight shaft drilled pier foundations bearing in tan limestone, the drilled piers can be extended into the unweathered gray limestone. The gray limestone was encountered at depths of 14 feet and 8 feet below the ground surface at the time of drilling at Borings B-3 and B-4, respectively. An allowable end bearing pressure of 40,000 psf can be used for piers bearing in gray limestone. An allowable skin friction resistance of 6,000 psf may be utilized for the portion of the shaft extending below a minimum penetration of 2 feet into the gray limestone. Foundation settlements for drilled pier foundations in gray limestone as described above should be less than ½ inch.

All other comments and recommendations contained in the referenced reports remain unchanged. Please call if you have any questions regarding this letter.

Respectfully submitted,

Theodore A. (Tony) Janish, P.E.
Senior Geotechnical Engineer

Mark D. Gray, P.E.
Engineering Services

1 pc: Cunningham Architects – Mr. Tom Dohearty (fax 214-915-0901)
1 pc: Thornton Tomasetti – Mr. David Spires, P.E. (fax 972-387-8406)

Rone Engineers
A LEIGH COMPANY

October 17, 2002

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METRO 817-429-4326
FACSIMILE 817-284-1585

Steve Chutchian

From: Jim Duffy [jfdgroup@flash.net]
Sent: Monday, October 21, 2002 12:26 PM
To: ljalbert@ci.addison.tx.us; cmoran@ci.addison.tx.us; schutchian@ci.addison.tx.us; jpierce@ci.addison.tx.us; mmurphy@ci.addison.tx.us; jslade@ci.addison.tx.us
Cc: tchang@sasaki.com; Dave Clough
Subject: Re: review of Addendum #2

PLEASE SEE COMMENTS BELOW.

> From: ljalbert@ci.addison.tx.us
> Date: Fri, 18 Oct 2002 15:39:00 -0500
> To: ljalbert@ci.addison.tx.us, cmoran@ci.addison.tx.us,
> schutchian@ci.addison.tx.us, jpierce@ci.addison.tx.us,
> mmurphy@ci.addison.tx.us, jslade@ci.addison.tx.us
> Cc: jfdgroup@flash.net, tchang@sasaki.com
> Subject: RE: review of Addendum #2
>
>
> One additional note, Jim wants a brass plaque added to the top of all the
> yard hydrants saying "non Potable Water" to be attached with stainless steel
> nuts and bolts. THIS WILL NOT BE ADDED.
>> -----Original Message-----
>> From: Luke Jalbert
>> Sent: Friday, October 18, 2002 2:31 PM
>> To: Carmen Moran; Steve Chutchian; Jim Pierce; Michael Murphy; Slade
>> Strickland
>> Cc: 'James F. Duffy (E-mail)'; 'tchiang@sasaki.com'
>> Subject: RE: review of Addendum #2
>>
>> 1. Spec page 02510-7 don't delete paragraph 2.10A, just ADD
>> detector wire WILL CHANGE. WILL CHECK WITH MANUFACTURER TO SEE WHAT IS AVAILABLE IN COPPER.
>>
>> 2. Drawings c1-1, c1-2. Include provision for protecting inlets
>> that was previously done with haybales. use geo-Tech fabric & >12"
>> diameter rock along length of inlet. WILL ADD.
>>
>> 3. On the addendum, move note 4 from c2-2 to c2-1 WILL CORRECT.
>>
>> 4. c2-3, did not find field coordinates as noted on #2 in addendum WILL CORRECT BY REFERENCING DRAWING WITH THE COORDINATES.
>>
>> 5. c3-1 Problem with invert elevation has simply been moved from
>> inlet 4A to inlet 4, outlet is higher than inlet. WILL NOT CHANGE FOR BIDS BUT WILL CORRECT BEFORE CONSTRUCTION. ENGINEER IS UNAVAILABLE TO REVIEW NOW.
>>
>> 6. c3-2 addendum item #9, relocate under drain and tie into r-14,

>> not sanitary sewer. ROUTING WILL STAY THE SAME TO AVOID GOING UNDER FOUNDATIONS AND STAIRS. SLOPE WILL BE INCREASED TO PROVIDE MORE POSITIVE DRAINAGE.
>>
>> 7. c4-1 addendum item #6, coordinates not found on sheet, typical
>> for all sheets. COORDINATES ARE PRESENT FOR MAJOR FEATURES. NO CHANGE.
>>
>> 8. c4-2 ad 8" valve on each side of tee at vault location on east
>> end. WILL ADD VALVES.
>>
>> 9. c6-1 Specify what "lean" concrete is. WILL CLARIFY.
>>
>> 10 c8-5 vacuum breaker still required for yard hydrants, but still
>> not called out. WILL CALL OUT VACUUM BREAKERS IN SPECIFICATIONS.
>>
>> 11. c8-8 move all cleanouts to 1" from end of pipes. WILL LEAVE CLEANOUTS IN CURRENT LOCATION.
>>
>> 12. addendum note 2, add similar not to fountain vault. WILL ADD WATERPROOFING TO FOUNTAIN VAULT.
>>
>> Also, Jim wanted me to add, Late Tuesday he sent an email to David
>> Clough regarding some concerns he had with the fountain. We realize that
>> time might not have been adequate to incorporate/address these issues. He
>> wondered if anything was being done concerning the Muratic Acid, and
>> Bromine, and how it will effect the systems. Also, have the motors been
>> spec'd as totally enclosed, fan cooled, high efficiency? GEORGIA FOUNTAIN IS CURRENTLY REVIEWING THESE QUESTIONS. WILL NOT BE ADDRESSED IN ADDENDUM.

Steve Chutchian

From: Luke Jalbert
Sent: Friday, October 18, 2002 3:39 PM
To: Luke Jalbert; Carmen Moran; Steve Chutchian; Jim Pierce; Michael Murphy; Slade Strickland
Cc: 'James F. Duffy (E-mail)'; 'tchang@sasaki.com'
Subject: RE: review of Addendum #2

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Sent: Friday, October 18, 2002 2:31 PM
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Cc: 'James F. Duffy (E-mail)'; 'tchiang@sasaki.com'
Subject: RE: review of Addendum #2

1. Spec page 02510-7 don't delete paragraph 2.10A, just ADD detector wire

2. Drawings c1-1, c1-2. Include provision for protecting inlets that was previously done with haybales. use geo-Tech fabric & >12" diameter rock along length of inlet.

3. On the addendum, move note 4 from c2-2 to c2-1

4. c2-3, did not find field coordinates as noted on #2 in addendum

5. c3-1 Problem with invert elevation has simply been moved from inlet 4A to inlet 4, outlet is higher than inlet.

6. c3-2 addendum item #9, relocate under drain and tie into r-14, not sanitary sewer.

7. c4-1 addendum item #6, coordinates not found on sheet, typical for all sheets.

8. c4-2 ad 8" valve on each side of tee at vault location on east end.

9. c6-1 Specify what "lean" concrete is.

10 c8-5 vacuum breaker still required for yard hydrants, but still not called out.

11. c8-8 move all cleanouts to 1" from end of pipes.

12. addendum note 2, add similar not to fountain vault.

Also, Jim wanted me to add, Late Tuesday he sent an email to David Clough regarding some concerns he had with the fountain. We realize that time might not have been adequate to incorporate/address these issues. He wondered if anything was being done concerning the Muratic Acid, and Bromine, and how it will effect the systems. Also, have the motors been spec'd as totally enclosed, fan cooled, high efficiency?

Steve Chutchian

From: Jim Pierce
Sent: Friday, October 18, 2002 5:27 PM
To: Slade Strickland
Cc: Ron Lee; Barbara Kovacevich; Carmen Moran; Steve Chutchian; Luke Jalbert; Michael Murphy; Jim Duffy (E-mail)
Subject: RE: review of Addendum #2

Slade: I have struggled with this because everyone wants to use these hydrants. The hydrants are flush mounted at ground level in a bowl shaped enclosure. There is the potential for surface water to accumulate in the bowl even though the bowl is fitted with a drain. The drain could become plugged. The unit is not approved for potable use by the National Sanitation Foundation or AWWA. The hydrant is approved by the International Association of Plumbing and Mechanical Officials, but I'm not sure exactly what the approval means, i.e. for potable water. I am seeking more information from them as well as the manufacturer. I don't expect to hear them say the hydrants are approved for potable water service. My recommendation all along has been to use a similar hydrant in a wall hydrant configuration. This puts it above ground and not subject to surface water. The objection has been against anything above ground because it won't look nice (It could be made to look nice) and it would have to be protected against being hit. If these hydrants are for event food preparation, then they need to be designed as safe as possible, and done right. Jim

-----Original Message-----
From: Slade Strickland
Sent: Friday, October 18, 2002 4:22 PM
To: Luke Jalbert
Cc: Jim Pierce; Ron Lee; Barbara Kovacevich; Carmen Moran
Subject: RE: review of Addendum #2

So does this mean all of the yard hydrants placed on the plan cannot be used for special event food preparation? If not, why are we putting them in? Am I missing something?

-----Original Message-----
From: Luke Jalbert
Sent: Friday, October 18, 2002 3:39 PM
To: Luke Jalbert; Carmen Moran; Steve Chutchian; Jim Pierce; Michael Murphy; Slade Strickland
Cc: 'James F. Duffy (E-mail)'; 'tchang@sasaki.com'
Subject: RE: review of Addendum #2

One additional note, Jim wants a brass plaque added to the top of all the yard hydrants saying "non Potable Water" to be attached with stainless steel nuts and bolts.

-----Original Message-----
From: Luke Jalbert
Sent: Friday, October 18, 2002 2:31 PM
To: Carmen Moran; Steve Chutchian; Jim Pierce; Michael Murphy; Slade Strickland
Cc: 'James F. Duffy (E-mail)'; 'tchang@sasaki.com'
Subject: RE: review of Addendum #2

1. Spec page 02510-7 don't delete paragraph 2.10A, just ADD detector wire

2. Drawings c1-1, c1-2. Include provision for protecting inlets that was previously done with haybales. use geo-Tech fabric & >12" diameter rock along length of inlet.

3. On the addendum, move note 4 from c2-2 to c2-1

4. c2-3, did not find field coordinates as noted on #2 in addendum

5. c3-1 Problem with invert elevation has simply been moved from inlet 4A to inlet 4, outlet is higher than inlet.

6. c3-2 addendum item #9, relocate under drain and tie into r-14, not sanitary sewer.

7. c4-1 addendum item #6, coordinates not found on sheet, typical for all sheets.

8. c4-2 ad 8" valve on each side of tee at vault location on east end.

9. c6-1 Specify what "lean" concrete is.

10 c8-5 vacuum breaker still required for yard hydrants, but still not called out.

11. c8-8 move all cleanouts to 1" from end of pipes.

12. addendum note 2, add similar not to fountain vault.

Also, Jim wanted me to add, Late Tuesday he sent an email to David Clough regarding some concerns he had with the fountain. We realize that time might not have been adequate to incorporate/address these issues. He wondered if anything was being done concerning the Muratic Acid, and Bromine, and how it will effect the systems. Also, have the motors been spec'd as totally enclosed, fan cooled, high efficiency?

BID DATE
SHIFTED TWO WEEKS!

LEGEND

A - ADDENDUM ITEM

X - NON - ADDENDUM ITEM

Arts and events site final plans corrections and comments

10/2/02 Reviewed 10/7/02

X 1. Council, and city manager should be listed on cover sheet.
X 2. sheet Existing conditions 1. Existing building on N side of Clara east of Julian doesn't exist.
X 3. sheet existing conditions 1. Missing existing water meters, double checks, and services
X 4. sheet existing conditions 1. Existing metal cap not shown
X 5. C1-1 Not all existing concrete is shown to be demolished
X 6. C1-1 Meter boxes and curb stops not shown
A 7. c1-2 Note #6 Identify storage location for salvage material
X 8. c1-2 no existing chain link fences
A 9. c1-2 silt fence at back of side walk along quorum, Addison circle, and Addison road.
X 10. Where are stabilized construction entrances? Where is this detail?
X 11. c1-2 specify salvage location.
A 12. c1-2 No haybales for inlet protection, use another means of inlet protection
X 13. c1-2 building doesn't exist
A 14. c1-3 abandon manhole E of Broadway, N side of dart rail, cap and plug.
X 15. c1-3 2" water line already abandoned.
A 16. c7-14 #1 increase both slabs to 8", #4 bars OCBW, 12" spacing, specify subbase and compaction.
A 17. c7-1#3 concrete should be capable of supporting parked tractor trailer rig. Revise detail accordingly.
A 18. c2-1 pergola section detail should read 2/c6-1, not 3/c6-1.
X 19. c2-1 make radius at intersection of pathways to facilitate turning on NE corner of ellipse
X 20. c2-2 add radius to all intersections
A 21. c8-8 #3 change downstream cleanout to 10", move to end of pipe, add 8" cleanout on upstream end.
X 22. c8-7 #2 grate must be ADA compliant.
A 23. yard hydrants must be above ground in bollards or columngs, or something similar. Must be approved for domestic/potable water application with appropriate cross-connection devices.
A 24. c3-2 proposed 6 ft recessed inlets are called out as 6 inch.
X 25. c3-2 Justify why proposed 36" RCP cannot be outfalled into existing Y inlet, located west of quorum dr. We do not desire to open cut quorum drive to access the existing junction structure.
X 26. c3-2 how will fountain area surface drain?
X 27. c3-2 how will proposed catch basins be loaded with stormwater.
A 28. c4-1&2 Modify water services as per drawing sent via fax.
X 29. c7-2 #9 show internal pipes must be NSF approved
A 30. c4-3 extend South on Julian proposed 8" line turn, make connection to existing 8" line on broadway, install a new valve @ broadway, and make provisions for asphalt repair.

A 31. c4-3 install fire hydrant assembly on proposed 8" line midway between Addison Circle & boradway by alley.

X 32. c4-1 each 8" SS stub out south of Festival way should be connected to main at a manhole, no kinks in sewer lines.

X 33. c4-2 Darken lines on all proposed SS.

A 34. c4-2 install 12" water across quorum drive by other than open cut, include necessary concrete and streetscape replacement

X 35. c4-1&2 Recessed inlets on festival way are not drawn correctly.

X 36. c4-3 8" sewer stub outs need manhole connections to mainline, no angles in pipe.

X 37. c4-3 move YH off of back of curb, minimum 4'.

A 38. c5-6 change clara street to festival way

X 39. c5-5&6 how will planting beds drain, we do not feel that an underdrain is sufficient to drain off a high intensity storm. Install area inlets at low points. Modify plan and profile sheet to show low points and area inlets

X 40. c6-1 include yard hydrants in pergola columns where neaded

A 41. c6-1 #1&2 alternative footing design needed if competent limestone is not reached

A 42. c6-1 #1&2 add note: if rock is higher than 631 no extra pay for excavation.

X 43. c6-1 #1 631 is Approximate depth of limestone and will vary, contractor will not receive extra pay for excavation.

DELETE BY ADDENDUM

A 44. c6-2 note #2 the system must be designed. Where is water coming from? Electricity? Pumping system must be designed and specified to include all water, electrical and pumping system requirements, and be shown on c4-1, pergola column details. Sump pumps may be needed for pump vaults.

X 45. c7-1 compacted select fill- To what level of compaction?

X 46. c7-1 detail 5-8 state compressive strength requirements for each concrete base, slab, etc.

A 47. c7-1 #14 bend bar into curb section

A 48. c7-1 #1 verify ADA ramp meets TAS standards in slopes and finishes.

A 49. c7-2 #6 crosswalk to be 6" white thermoplastic solid lines 10" width.

A 50. c7-2 #1&2 show cross slopes of sidewalks

X 51. c7-2 #1&2 show concrete foundation strength

X 52. TYPICAL, all details must show all concrete strengths, and reinforcing locations, and size.

A 53. c7-2 #1 dowel base to roadway pavement with #4 smooth bar on 18" centers

X 54. c7-2 #6 refer to paint specs for fence

X 55. c7-6 #2 is hand rail needed along bridge? Is bridge ada compliant?

X 56. c7-7 #1 indicate location and size of reinforcing bars, concrete strength.

X 57. c7-8 #2 CIP reinforced concrete wall, show rebar and concrete strengths

X 58. c7-10 What dirt is under all foundations? Rock? Gravel? Compacted dirt?

X 59. c7-10 #6 recess hatch to eliminate tripping hazard provide internal drain from hatch to sump in pit.

X 60. c7-11 show rebar location and size, specify base under concrete.

A 61. s1-1 #4 pitch to drain TO sump pump. Move sump away from ladder, show ladder and hatch location

X 62. c7-13 show rebar, concrete strength and base material

X 63. c7-14 8" concrete, specify rebar, strength, sub-base, and pitch
X 64. c7-14#1 what dirt is placed on top of footing? What compaction is needed? What if limestone isn't at shown location?
A 65. c7-15 electric room details missing
A 66. c8-1 add centerline stationing to plan view.
A 67. c8-1 sta 11 to sta 12 convert bends to straight bore per previous comment, and fittings as needed
X 68. c8-1 sta 10+7 potential conflict between water and storm drain. Check all profiles for potential conflicts, and resolve.
X 69. c8-2 detail for sanitary connection to lower water channel (include valving)
X 70. c8-2 indicate type of pipe.
A 71. c8-2 increase grades of proposed 6" and 8" lines (1% minimum) match tops of pipe and size changes.
X 72. c8-2 Dimension CL of pipe in relation to facilities
A 73. c8-3 include concrete undercut header detail for connection of festival way to Quorum Drive
A 74. c8-3 all detaisl, change joint seal compound from hot rubber to silicone, provide specification for silicone in spec book
X 75. c8-3 note #7 inlude statement "all testing is the responsibility of the contractor
A 76. c8-4 Hydrant installation to include "grade-Lok" or approved equal anchor swivel coupling. MJXFLNG valve connected to T
X 77. c8-4 all water pipe shall be AWWA c909
X 78. Note #38 12" c909 by other than open cut must be placed inschedule 40 steel carrier pipe, grout each end, pipe spacers.
X 79. Fire Hydrants to be Mueller Super Centurion or approved equal.
X 80. c8-5 note, plumbing inspector comments regarding yard hydrants
A 81. c8-7 #1 include geotextile fabric over grade 4 crushed stone.
A 82. c8-7 delete note #4
A 83. c8-7 reinforced concrete pipe class III ONLY
X 84. c8-7 detail of construction collar – indicate 2000 PSI concrete delete wire mesh.
X 85. c3-1 bend in 36" rcp needs manhole and location
X 86. c8-8 remove note #1 under maintenance
A 87. s1-1 show reinforcing bar in section A-A detail
X 88. s1-1 locate sump near hatch but not under ladder in vault plan. Reference ALL comments from previous submittal and incorporate into plans
X 89. s1-4 provide waterstop joints @ all construction joints
A 90. l3-1 provide legend
X 91. l3-1&2 show details of connection to water system, i.e. location and meter
X 92. l5-1 backflow preventers must comply with plumbing code
X 93. m1-1 ¾ " hose bib, what is water source, show detail.
X 94. f1-1 coordinate mechanical and electrical equipment, show elevation views in pit.
X 95. f1-1,2 use Link Seal at all wall penetrations
X 96. f1-3 need section to show conduit locations.
X 97. f1-3 all equipment on housekeeping pads, show anchor bolt details
X 98. f2-5 wind control system should be self supporting (no straps)
X 99. Please make sure that all of the above items are addressed.

100. 36" outfall stormdrain shall be class III RCP.

101. no quantity take offs were found, where are they?

Comments from our original mark-ups that were NOT addressed

In the Specifications

1. 2510-7 2-10A Add Copper wire detector
2. 2530-8 & 2630-8 All storm and Sanitary sewers shall be TV'd after installation.

In the Plans

1. Cover sheet, Mayor, council not listed
2. North arrow not on drawing
3. project location not designated on map
4. Existing conditions 1 gas lines not shown
5. c1-1 no details for abandonment of 6" water line.
6. c1-2 No Salvage location named.
7. c1-2 #8 should read "contractor shall contact Deg Tess/Owner of all utilities prior to any demolition"
8. c2-1 handicapped ramps were not added south of clara.
9. c2-2 All handicap ramps not called out.
10. c3-1 Note to first field verify existing location and elevation of 42" pipe not added.
11. c3-2 still no detail on joining 36" RCP into corner of existing junction box.
12. c3-2 No detail for end cap on water and sewer line
13. c3-2 inlets still in the middle of clara/festival way, change to curb inlets.
14. c4-1 stub outs N. of clara should be carried beyond road paving.
15. c4-2 No stationing on 36" storm sewer
16. c4-2 water meters and double checks not on legend, or called out
17. c4-2 no profiles for storm sewer
18. c4-2 no detail for connection so sanitary sewer at Addison Circle
19. c4-2 stub outs on Clara not extended
20. c5-3 no legend
21. c6-1 #2 no designation of rebar spacing in base
22. c7-1 #11, silicone sealant not specified
23. c7-1 all compaction densities not specified
24. c7-2 #1&2 no dowel from street to curb.
25. c7-2 No compactions specifications given
26. c7-2 no concrete specs given
27. c7-10 #5 no penetration detail given
28. c8-4 #3 copper pipe detail incorrect, all dimensions should be 6", not 1'.
29. s1-1 no detail @ hatch for fountain vault
30. s1-1 was floatation analysis done?
31. existing conditions 1 existing sanitary sewer down alley not shown.
32. existing conditions 1 NE corner of Julian and clara, 1 meter, 3 double checks, not 3 meters
33. c2-1 add note to adjust water service boxes as needed

34. c7-1 #1 toe not added to curb
35. c7-2 #2 8" paving, 3" below rebar medium broom finish, no sand leveling bed
36. c7-3 dimension 1" sand leveling bed
37. c7-1 #14 L bar not added, rebar spacing not shown
38. c7-2 #2 expansion joint not added @ BOC.
39. c8-3 hay bale details removed, but still used in plans.

ALL COMMENTS SHOULD BE ADDRESSED, IF NO CHANGES ARE MADE IN THE PLANS, A RESPONSE EXPLAINING WHY IS NEEDED.

ADDITIONAL PROBLEMS FOUND

1. c4-1 East of SMH-2, what pipe is this? Grade?
2. c4-2 move callouts for stub out, cap of sanitary sewer to c4-1 where sewer stops
3. Make sanitary sewer a consistent line style
4. c3-1 under drain S of Addison Circle doesn't drain, perfectly flat.
5. c3-1 DMH 4A doest work, outlet higher than inlet.
6. c3-1 DMH4A to DMH4, grades are wrong
7. c3-2 underdrains S. of Addison Circle don't drain, flat.
8. dmh7-dmh10 either grade or one end elevation is wrong
9. c6-1 #2 what is spacing of rebar in pergola base
10. c6-1 what is concrete strength in pergola.

Steve Chutchian

From: Jim Pierce
Sent: Tuesday, October 15, 2002 5:50 PM
To: David Clough (E-mail)
Cc: Jim Duffy (E-mail); Slade Strickland; Carmen Moran; Steve Chutchian
Subject: Event Site Fountains

David: I have reviewed the material you sent from Georgia Fountains and have the following comments:

1. Muratic (sulfuric) acid is one of the chemicals used in the water treatment system. This chemical will be stored in the vault. This acid can give off fumes that could be hazardous to humans as well as the electrical equipment in the vault.
The ventilation system can be turned on to protect humans when they enter the vault. In operation, the acid is injected directly into the filter return line. All equipment, piping and pumps, downstream from the injection point must be of suitable material to withstand the acid.

2. Bromine is the other chemical being fed into the system. I am not familiar with bromine feeding systems, but the same comments made regarding the acid feed system apply here as well.

3. On page 9 of the material, reference is made to a NEMA 1 enclosure for the fountain equipment electrical control panel. All electrical control equipment in the vault should be NEMA Type 3 enclosures or better.

4. Because the motors will be in a below ground vault, which I consider a damp location, they should be specified totally enclosed - fan cooled, high efficiency. The specification should also call out the duty of the motor, continuous, or intermittent duty.

The purpose of these comments is to get good equipment, suitable for the environment in which it is installed, that will last a long time.

Thanks,

Jim Pierce, P.E.
Assistant Public Works Director
P.O. Box 9010
Addison, TX 75001-9010
972-450-2879

TOWN OF
ADDISON

PUBLIC WORKS

faxed 8 pages OK JP

To: Ting Chang

Company: Sasaki

FAX #: 1-617-924-2748

Date: 10-14-02

# of pages (including cover):

Re: Meters, etc

From: Jim Pierce, P.E.
Asst. Public Wks. Dir.
Phone: 972/450-2879
FAX: 972/450-2837
jpierce@ci.addison.tx.us

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

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

Comments: Attached are Town specs on Meters, etc. Call for a "Double Check Valve Assembly" as the backflow device. The bigger devices are usually in separate pits

Attached is a hydrant installation drawing showing the Grade-Lok connection between the valve and hydrant.

If you stick with the at grade yard hydrants, they should be marked "Non-Potable Water" with a permanent type marker.

TOWN OF ADDISON
PUBLIC WORKS DEPARTMENT (972) 450-2871
Post Office Box 9010 Addison, Texas 75001-9010 16801 Westgrove

TOWN OF ADDISON
GENERAL REQUIREMENTS
FOR WATER SERVICE

Domestic Use:

1. All commercial unit applications for domestic use having flow capabilities greater than 160 g.p.m. shall employ a compound type meter conforming to Town of Addison Specifications. Hersey MCTII™ or Neptune Tru/flo™ are the accepted models at this time.

2. All services with flow capabilities less than or equal to 160 g.p.m. shall employ a nutating disc, multi-jet, or turbine meter, less than or equal to 2", conforming to Town of Addison Specifications. Disc meters shall be Hersey400 Series IIS™ or 500 Series IIS™, or Neptune T-10™. Multi-jet shall be Master Meter™. Turbine meters shall be Hersey MVR™ or Neptune HP™ meters.

3. Connection fees:

.75" = $ 50.00	4" = $ 600.00
1" = $100.00	6" = $ 800.00
1.5" = $150.00	8" = $1,000.00
2" = $400.00	10" = $1,200.00
3" = $500.00	12" = $1,400.00 etc.

Lawn Irrigation:

1. All Irrigation services greater than or equal to 1.5" shall employ a turbine, or multi-jet type meter conforming to the above guidelines.

2. Less than 1.5" irrigation service may use turbine, multi-jet, or disc, but turbine or multi-jet meters are preferred.

3. Connection fees are waived for Irrigation services.

Fire Service:

1. Less than or equal to 2" shall employ a turbine, or multi-jet meter as described above.

2. Greater than 2" shall employ either a Double Check Detector Assembly, or a Reduced Pressure Zone Detector Assembly. These assemblies shall be approved by the University of Southern California Foundation for Cross Connection Control and Hydraulic Research (USC-FCCCHR). Detector meters shall be Hersey with ER-1 register with Pit-Pak.

3. Connection fees apply; see above.

07/24/01

TOWN OF ADDISON

PUBLIC WORKS DEPARTMENT (972) 450-2871

Post Office Box 9010 Addison, Texas 75001-9010 16801 Westgrove

WATER SERVICE

Sizes 3/4" - 2"

Contractors and/or plumbers are responsible for compliance with the following specifications:

A. Meters shall be set within the Utility easement and clear of vehicular traffic flow and/or parking spaces. Curb stops are to be set 6"-12" below finished grade.

B. To prevent the inflow of mud or silt into the box, 4-6" of washed pea gravel shall be placed under the meter inside the box, allowing for 2-6" of open space below the meter. Meter box shall be minimum 18"deep. (See Figure SM-1)

C. Meter boxes shall be large enough to allow access to, and operation of, all meter nuts/flanges/bolts, and the curb stop without obstruction.

D. Boxes that are vulnerable to vehicular traffic shall have load-bearing frames and lids with reader door designed to withstand the anticipated load.

E. Meters shall conform to Town specifications as to make and type (See General Requirements for Water Service).

F. An approved Backflow Prevention Assembly shall be installed on all water services after the meter, with a brass or copper nipple between the meter and the Assembly of sufficient length to allow placement in separate boxes. Both meter and assembly shall be accessible for testing and repairs. It shall be the responsibility of the contractor to have the Assembly tested upon installation by a TNRCC certified tester, who shall provide the original of the test report to the Town of Addison Utility Division prior to final, continuous connection to the City's water supply.

G. All companion flanges shall be elliptical brass, and all bolts & nuts shall be grade 316 stainless steel, 5/8-11 x 2½" hex head.

H. Meters shall be set level in all directions.

I. 2" meters shall have a laying length of 17"; 1.5" meters shall have a laying length of 13". Meters may be "*compact*," but the difference shall be made up with a strainer upstream or a spool with test port downstream from the meter. 5/8" x 3/4" meters shall have 7 ½" laying length, 3/4" meters shall have 9" laying length, and 1" meters shall have 10 3/4" laying length. (Approval of Utility Inspector)

J. A meter deposit is required for all meters before initiation of service. The party responsible for the water bill will make application and deposit for service to the Town of Addison Utility Billing Department. (Call 450-7081)

TOWN OF ADDISON

PUBLIC WORKS DEPARTMENT (972) 450-2871

Post Office Box 9010 Addison, Texas 75001-9010 16801 Westgrove

3/4" - 2" WATER SERVICE
APPROVED MATERIALS and PROCEDURES

1. Double-strap bronze tapping saddle with CC. (AWWA taper) threads: Mueller #BR2B, Ford #202B, or McDonald #3825. Tap shall be set at 45° of vertical on the mainline.

2. Corporation stop with AWWA taper thread (CC) by conductive compression connection: Mueller H-15013 or B25008 (1.5", 2"), Mueller H-15008 or H-25008 (3/4", 1"), Ford FB1000 or F1000 (1.5", 2", -6-G, -7-G, respectively), (3/4", 1", -3-G, -4-G, respectively), McDonald 4701T or 4701BT

3. Pipe and meter size shall be determined by owner with approval of Building Inspection or Public Works/Engineering Departments: Piping shall be continuous type "K" copper from corporation to curb stop.

4. 90 degree angle curb stop with lock-wing: Mueller H-14277 or B24276 (1.5", 2"), Ford KV43-666W-G or FV43-777W-G (1.5", 2"), Mueller H-14277 or B24258 (3/4", 1"), Ford KV43-332W-G or KV43-444W-G (3/4", 1"), McDonald 4646BT or 4606BT. All companion flanges (1.5", 2") shall be brass.

5. Meter boxes shall be of sufficient size to accommodate the curb stop, meter, and all connections. They shall have a cover with reader lid. Boxes may be stacked to achieve sufficient depth (see "B&C" above).

6. In-line curb-stops, meter yokes/setters, and/or meter risers may be considered on a case by case basis dependent on situation and subject to approval of Utility Inspector and/or Utility Foreman. No hand valves will be allowed on the inlet side of the meter.

7. The type of Backflow Prevention Assembly required shall depend upon the degree of hazard or potential hazard which exists. See Utility Rules for further information.

8. The tapping saddle and corporation stop must be poly-wrapped (8 mil) and hand backfilled with sand to a depth of 12". Additional backfill may be done by machine, with material free of rocks and clods exceeding three (3) inches in diameter. ***CAUTION!!*** **Inspection must be called for and completed prior to backfill, or tap must be re-exposed by the contractor so that inspection may be completed by the Town's representative.**

9. Tap Fees: 3/4" = $50.00 1" = $100.00 1.5" = $150.00 2" = $400.00

Lawn irrigation sprinklers are exempt from tap fees.
Connection to an existing service will require a $35.00 connection fee.

See Figure SM-1 for detail. 01/31/96 revised 08/20/97

TOWN OF ADDISON

PUBLIC WORKS DEPARTMENT (972) 450-2871

Post Office Box 9010 Addison, Texas 75001-9010 16801 Westgrove

WATER SERVICE

Sizes > 2"

Contractors, plumbers, and/or developers are responsible for compliance with the following specifications:

A. Provide and install mechanical joint tapping sleeve (such as Mueller H-615). Submittal and approval required if other.

B. Provide and install tapping valve to meet Addison specification GV-95.1, for resilient wedge gate valve.

C. Provide and install piping. Piping shall conform to ANSI/AWWA C-909-98 for Molecularly Oriented PVC Pressure pipe for water distribution. Pipe shall be 150-psi minimum class rating for domestic use, and 200-psi minimum class rating for fire line applications.

D. Fittings shall be ductile iron mechanical joint style, with restraining glands (such as Mega-Lug). Fittings shall be wrapped with 8-mil poly prior to backfill.

E. Pipe embedment shall conform to NCTCOG Class "B-3", "B+", or "C+" (from Standard Specifications for Public Works Construction, Third Edition, Drawing 3020, 3030, 3040). Variations allowed with engineer's seal and approval of City Engineer.

F. Service meter or Fire Line DCDA shall be placed in a pre-cast concrete vault with floor and access hatch. Hatch shall be "Bilco"-type, aluminum, spring-assisted, lockable, and sufficiently sized to allow for removal of complete meter or assembly. Vault shall be placed within the public ROW and clear of vehicular traffic flow and/or parking areas.

G. All meters within vaults shall be equipped with remote touch-pad reading devices compatible with the Town of Addison meter reading system. Hersey, Schlumberger (Neptune), and Master meters are acceptable.

H. The meter and/or backflow assembly and piping shall be supported with manufactured supports designed for such application. (For clarification, reference Specification for *Standon Pipe Supports* as manufactured by Material Resources Co., Hillsboro, Oregon; 503-693-0727 – Models S89 or S92).

I. There shall be a flanged coupling adapter in-line on the inlet side of the meter or device.

TOWN OF ADDISON
COMMERCIAL WATER SERVICE

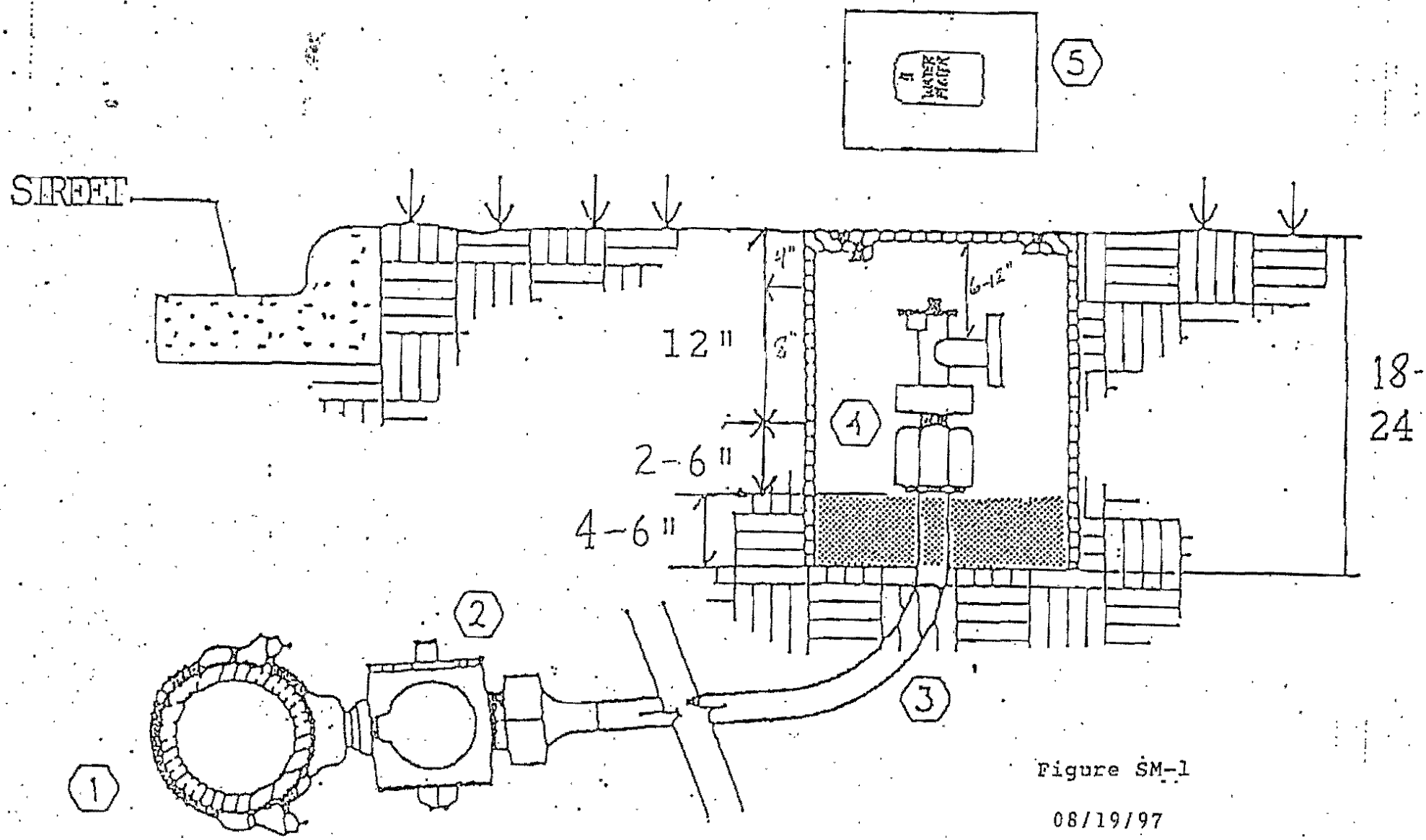


Figure SM-1

08/19/97

TOWN OF ADDISON

PUBLIC WORKS DEPARTMENT (972) 450-2871

Post Office Box 9010 Addison, Texas 75001-9010 16801 Westgrove

Backflow Prevention Assemblies:

1. All water services (except large fire services, see above) shall have the appropriate BPA installed immediately after the meter. If there are space limitations or other considerations that would preclude installation in that location, the BPA may be installed inside a building or other location. There may be no taps or tees into the service between the meter and the BPA. The Town of Addison Public Works Department must approve this prior to installation.

2. All BPA's must be on the most current **List of Approved Backflow Prevention Assemblies** as published by the USC-FCCCHR.

3. The appropriate BPA will be determined by the Town of Addison Utility Division, using the most current edition of the **Manual of Cross-Connection Control** as published by USC-FCCCHR as a guideline. Final determination rests with the Town of Addison.

4. The plumber, contractor, and/or owner is responsible for having the BPA tested upon installation and initiation of service by a Tester certified according to TNRCC Rules for the specific type of installation, i.e. Fireline, General, etc. Thereafter, it will be the responsibility of the party paying the water bill, to have the BPA tested as prescribed by the Town of Addison Utility Division based on type of device and Degree of Hazard. Reduced Pressure Zone Assemblies shall be tested at least annually.

5. All BPA's shall be installed according to the most recent edition of the Town of Addison's Standard Operating Procedures Manual.

6. Stainless steel or brass plugs shall be placed in all test cocks after testing. The use of Teflon tape is required to facilitate removal of plugs for future testing of the device. Plumber's putty or pipe dope is unacceptable for this installation.

7. Above ground installation is the preferred method, but if the device is placed in a meter box, the box must be of sufficient size to provide the proper clearances for accessing, testing, and repair of the device. All above ground installations shall be protected from freezing with apparatus designed for such use. ***In no case shall Reduced Pressure Zone Assemblies be permitted in a meter box or vault, or any other below grade installation.***

07/24/01

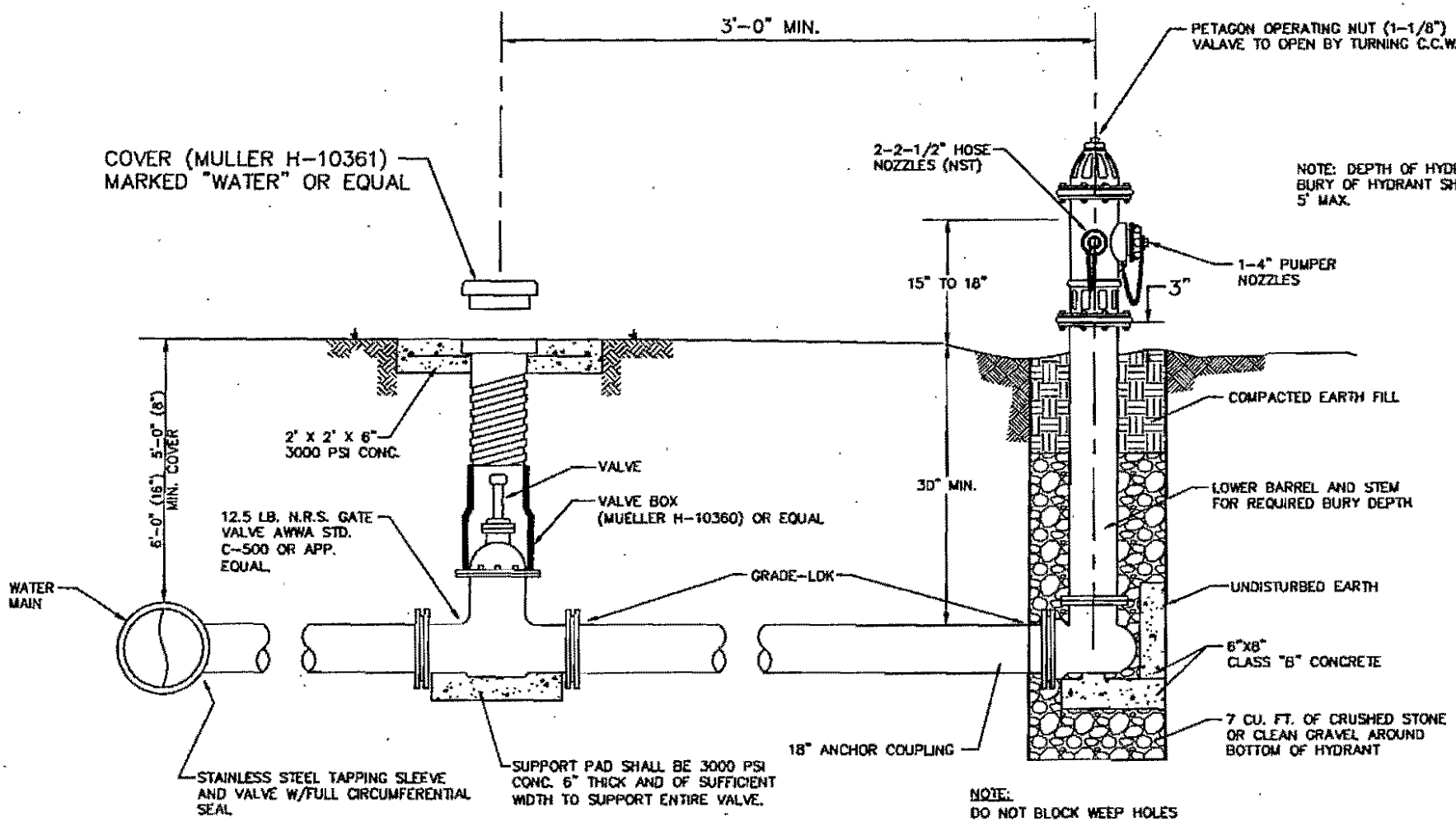
REQUIRED FOR ANY
' BELOW THE TOP
GTH TO INSURE
URED VALVE STACK
4'-0". BELL END OF
RE TO BE POLYWRAPPED.

D DISK. BODY BOLTS

BOX

NOTE:

THE MUELLER "CENTURIAN" OR EQUAL.
IN GENERAL, ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD SPECIFICATIONS FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE FOR WATER AND SANITARY SEWER IMPROVEMENTS. FIRE HYDRANTS WITH A BARREL APPROXIMATELY 7" INSIDE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE. ALL HYDRANTS SHALL BE APPROVED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.



NOTE: DEPTH OF HYDRANT LEAD & BURY OF HYDRANT SHALL BE 5' MAX.

NOTE:
DO NOT BLOCK WEEP HOLES

VALVE BOX DETAIL

N.T.S.

FIRE HYDRANT INSTALLATION

N.T.S.

ATE VALVES AND VALVE BOXES:

. REFER TO SPECIFACATION #GV-9S.1

. VALVE BOXES SHALL BE CAST IRON AND SHALL BE OF SUFFICIENT LENGTH AND DIAMETER TO OPERATE ALL VALVES BURIED IN THE GROUND. COVERS SHALL BE MARKED "WATER" THE BOXES SHALL REST ON THE VALVE AND BE ADJUSTED SO THAT THE COVER MAY BE SET FLUSH WITH THE FINISHED GRADE.

Steve Chutchian

From: Luke Jalbert
Sent: Thursday, October 03, 2002 11:43 AM
To: Steve Chutchian
Subject: Arts and events plans corrections.doc

Arts and events site final plans corrections and comments
10/2/02

1. Council, and city manager should be listed on cover sheet.
2. sheet Existing conditions 1. Existing building on N side of Clara east of Julian doesn't exist.
3. sheet existing conditions 1. Missing existing water meters, double checks, and services
4. sheet existing conditions 1. Existing metal cap not shown
5. C1-1 Not all existing concrete is shown to be demolished
6. C1-1 Meter boxes and curb stops not shown
7. c1-2 Note #6 Identify storage location for salvage material
8. c1-2 no existing chain link fences
9. c1-2 silt fence at back of side walk along quorum, Addison circle, and Addison road.
10. Where are stabilized construction entrances? Where is this detail?
11. c1-2 specify salvage location.
12. c1-2 No haybales for inlet protection, use another means of inlet protection
13. c1-2 building doesn't exist
14. c1-3 abandon manhole E of Broadway, N side of dart rail, cap and plug.
15. c1-3 2" water line already abandoned.
16. c7-14 #1 increase both slabs to 8", #4 bars OCBW, 12" spacing, specify subbase and compaction.
17. c7-1#3 concrete should be capable of supporting parked tractor trailer rig. Revise detail accordingly.
18. c2-1 pergola section detail should read 2/c6-1, not 3/c6-1.
19. c2-1 make radius at intersection of pathways to facilitate turning on NE corner of ellipse
20. c2-2 add radius to all intersections
21. c8-8 #3 change downstream cleanout to 10", move to end of pipe, add 8" cleanout on upstream end.
22. c8-7 #2 grate must be ADA compliant.
23. yard hydrants must be above ground in bollards or columngs, or something similar. Must be approved for domestic/potable water application with appropriate cross-connection devices.
24. c3-2 proposed 6 ft recessed inlets are called out as 6 inch.
25. c3-2 Justify why proposed 36" RCP cannot be outfalled into existing Y inlet, located west of quorum dr. We do not desire to open cut quorum drive to access the existing junction structure.
26. c3-2 how will fountain area surface drain?
27. c3-2 how will proposed catch basins be loaded with stormwater.
28. c4-1&2 Modify water services as per drawing sent via fax.
29. c7-2 #9 show internal pipes must be NSF approved
30. c4-3 extend South on Julian proposed 8" line turn, make connection to existing 8" line on broadway, install a new valve @ broadway, and make provisions for asphalt repair.
31. c4-3 install fire hydrant assembly on proposed 8" line midway between Addison Circle & boradway by alley.
32. c4-1 each 8" SS stub out south of Festival way should be connected to main at a manhole, no

kinks in sewer lines.

33. c4-2 Darken lines on all proposed SS.
34. c4-2 install 12" water across quorum drive by other than open cut, include necessary concrete and streetscape replacement
35. c4-1&2 Recessed inlets on festival way are not drawn correctly.
36. c4-3 8" sewer stub outs need manhole connections to mainline, no angles in pipe.
37. c4-3 move YH off of back of curb, minimum 4'.
38. c5-6 change clara street to festival way
39. c5-5&6 how will planting beds drain, we do not feel that an underdrain is sufficient to drain off a high intensity storm. Install area inlets at low points. Modify plan and profile sheet to show low points and area inlets
40. c6-1 include yard hydrants in pergola columns where neaded
41. c6-1 #1&2 alternative footing design needed if competent limestone is not reached
42. c6-1 #1&2 add note: if rock is higher than 631 no extra pay for excavation.
43. c6-1 #1 631 is Approximate depth of limestone and will vary, contractor will not receive extra pay for excavation.
44. c6-2 note #2 the system must be designed. Where is water coming from? Electricity? Pumping system must be designed and specified to include all water, electrical and pumping system requirements, and be shown on c4-1, pergola column details. Sump pumps may be needed for pump vaults.
45. c7-1 compacted select fill- To what level of compaction?
46. c7-1 detail 5-8 state compressive strength requirements for each concrete base, slab, etc.
47. c7-1 #14 bend bar into curb section
48. c7-1 #1 verify ADA ramp meets TAS standards in slopes and finishes.
49. c7-2 #6 crosswalk to be 6" white thermoplastic solid lines 10" width.
50. c7-2 #1&2 show cross slopes of sidewalks
51. c7-2 #1&2 show concrete foundation strength
52. . TYPICAL, all details must show all concrete strengths, and reinforcing locations, and size.
53. c7-2 #1 dowel base to roadway pavement with #4 smooth bar on 18" centers
54. c7-2 #6 refer to paint specs for fence
55. c7-6 #2 is hand rail needed along bridge? Is bridge ada compliant?
56. c7-7 #1 indicate location and size of reinforcing bars, concrete strength.
57. c7-8 #2 CIP reinforced concrete wall, show rebar and concrete strengths
58. c7-10 What dirt is under all foundations? Rock? Gravel? Compacted dirt?
59. c7-10 #6 recess hatch to eliminate tripping hazard provide internal drain from hatch to sump in pit.
60. c7-11 show rebar location and size, specify base under concrete.
61. s1-1 #4 pitch to drain TO sump pump. Move sump away from ladder, show ladder and hatch location
62. c7-13 show rebar, concrete strength and base material
63. c7-14 8" concrete, specify rebar, strength, sub-base, and pitch
64. c7-14#1 what dirt is placed on top of footing? What compaction is needed? What if limestone isn't at shown location?
65. c7-15 electric room details missing
66. c8-1 add centerline stationing to plan view.
67. c8-1 sta 11 to sta 12 convert bends to straight bore per previous comment, and fittings as needed
68. c8-1 sta 10+7 potential conflict between water and storm drain. Check all profiles for potential conflicts, and resolve.
69. c8-2 detail for sanitary connection to lower water channel (include valving)
70. c8-2 indicate type of pipe.
71. c8-2 increase grades of proposed 6" and 8" lines (1% minimum) match tops of pipe and size

changes.

72. c8-2 Dimension CL of pipe in relation to facilities
73. c8-3 include concrete undercut header detail for connection of festival way to Quorum Drive
74. c8-3 all detaisl, change joint seal compound from hot rubber to silicone, provide specification for silicone in spec book
75. c8-3 note #7 inlude statement "all testing is the responsibility of the contractor
76. c8-4 Hydrant installation to include "grade-Lok" or approved equal anchor swivel coupling. MJXFLNG valve connected to T
77. c8-4 all water pipe shall be AWWA c909
78. Note #38 12" c909 by other than open cut must be placed inschedule 40 steel carrier pipe, grout each end, pipe spacers.
79. Fire Hydrants to be Mueller Super Centurion or approved equal.
80. c8-5 note, plumbing inspector comments regarding yard hydrants
81. c8-7 #1 include geotextile fabric over grade 4 crushed stone.
82. c8-7 delete note #4
83. c8-7 reinforced concrete pipe class III ONLY
84. c8-7 detail of construction collar – indicate 2000 PSI concrete delete wire mesh.
85. c3-1 bend in 26" rcp needs manhole and location
86. c8-8 remove note #1 under maintenance
87. s1-1 show reinforcing bar in section A-A detail
88. s1-1 locate sump near hatch but not under ladder in vault plan. Reference ALL comments from previous submittal and incorporate into plans
89. s1-4 provide waterstop joints @ all construction joints
90. l3-1 provide legend
91. l3-1&2 show details of connection to water system, i.e. location and meter
92. l5-1 backflow preventers must comply with plumbing code
93. m1-1 ¾ " hose bib, what is water source, show detail.
94. f1-1 coordinate mechanical and electrical equipment, show elevation views in pit.
95. f1-1,2 use Link Seal at all wall penetrations
96. f1-3 need section to show conduit locations.
97. f1-3 all equipment on housekeeping pads, show anchor bolt details
98. f2-5 wind control system should be self supporting (no straps)
99. Please make sure that all of the above items are addressed.
100. 36" outfall stormdrain shall be class III RCP.
101. no quantity take offs were found, where are they?

memorandum

date September 11, 2002

to Alan Ward

cc Carmen Moran
Jim Duffy
Gary Cunningham
Keith Gassman
Seth Heidman
John Birkhoff
Steve Hamwey
Ting Chang
Dave Clough

from Cathy Baker

project name Addison Arts & Events District

project no. 14516.00

subject Meeting Notes from Sept 5-6, 2002

SASAKI

Sasaki Associates Inc.
64 Pleasant Street
Watertown Massachusetts
02472 USA

t 617 926 3300
f 617 924 2748

1. Meeting with Cunningham Architects – September 5, 2002

Attendees:	Cunningham	Corky Cunningham
		Tom Dohearty
		Natacha Vacroux
	Jim Duffy	Jim Duffy
	Sasaki Associates	Dave Clough
		Cathy Baker

- Revise existing sidewalk at Pavilion to remove existing trees, narrow sidewalk width and install 4' wide planting strip to take up grade change between street and pavilion instead of site wall.
- Handicap ramp at northeast corner of bosque.
- Finish Floor of Pavilion = 627.75.
- No expansion joints needed in paving on building slab.
- Tartan grid paving pattern OK.
- SA to provide topping slab, 3" thick, on Cunningham structural slab. Topping slab to match exposed aggregate paving in the district.
- SA to send Cunningham coordinates of northwest corner of lawn near pavilion to locate building.
- Ticket Entry Tents – SA to locate 12"x12" area in brick field where tents are to be located for a smaller SS cap to accomodate condensate and separate box for electrical outlet. SS cap to butt against back of tent. SS cap to be located in field more specifically.

2. Meeting with Campos Engineering – September 5, 2002

Attendees:	Campos Engineering	Keith Gassman
	Jim Duffy	Jim Duffy
	Sasaki Associates	Dave Clough
		Cathy Baker

- SA to locate Cam lock panels on north side near Pergola inside of hedge closer to stage area. SA to design mounting to match fence design.
- Cam Lock panels at South Pergola mounted on fence. Detail by SA.
- Cam Lock panels for Bowl area to be located against fence in corner. Location and Detail by SA.
- SA to locate new transformer locations in Gardens and near Electrical Equipment room and provide to Campos.
- Pergola lighting to be coordinated with Lighting consultant. SA has proposed 120v fixtures, but Campos needs 277v fixtures. Also, will see if we can find a way to eliminate the ballast at each light fixture.
- Campos to adjust vault electrical equipment to avoid transformer in the door.
- Power for signs at Addison Circle will be re-routed from the pavilion.
- Campos will study fountain vault venting requirements and locate a sump pump.
- Lighting consultant will contact Campos for the 1000watt flood fixtures for coordination.

3. Meeting with Irritech – September 6, 2002

Attendees:	Irritech	Seth Heidman
	Jim Duffy	Jim Duffy
	Sasaki Associates	Ting Chang
		Dave Clough
		Cathy Baker

- Control panel for irrigation equipment will be in underground fountain vault. Irritech wants separate water systems for fountain and irrigation – to be coordinated with Fountain Consultant. Irrigation equipment in vault will be: 2 wall mounted control panels, water meter, backflow preventer, booster pump, double check valve.
- Remove strip sprays along fence at Festival Way and replace with bubblers for each rose vine.
- Overspray of walks is acceptable.
- Not all trees will have bubblers. Trees that will have bubblers are: Live Oaks in tree pits along Addison Circle Drive, Chinkapin oaks along Festival Way and along 15' east-west path, Chinese Pistache in Water Garden, and all trees in stone dust (Crepe Myrtle and Honeylocusts).
- Irritech to study whether system inside ellipse should have separate line because of possibility of rupture due to 48" stakes for Oktoberfest tent. Main line to be diverted to the north of ellipse and a subline will run off of that.
- Heads in 9' planting strip at pavilion and main walk to be 4" risers so that spray will be under shrub planting.
- SA will provide water supply connection points.

- Annual plant beds at gardens will be zoned separately.
- Irritech will eliminate Note no. 13 on sheet L5-1.
- Campos will provide a dedicated phone line to the fountain vault for the irrigation control
- Jim Duffy will coordinate with town whether (2) 2" meters or (1) 4" meter will be provided.
- SA to send Irritech main tent location in ellipse for coordination.
- Irritech to provide irrigation system water demand.
- The Main System (3" pipe) shall be 30" below ground, except where it parallel with Addison Road, pipe shall be install at 24" below ground.

4. Meeting with Birkhoff, Hendricks & Conway – September 6, 2002

Attendees:	Birkhoff, Hendricks & Conway	John Birkhoff
	Town of Addison	Jim Pierce
	Jim Duffy	Jim Duffy
	Sasaki Associates	Ting Chang
		Dave Clough
		Cathy Baker

- Birkhoff to provide additional existing information of drainage structures.
- Items not shown but are to be demoed will be shown.
- SA to provide a copy of town comments to update survey.
- Need a signed and stamped survey for 100% Construction Documents
- Birkhoff to establish additional benchmark on site

5. Meeting with Town of Addison – September 6, 2002

Attendees:	Town of Addison	Jim Pierce
		Slade Strickland
		Carmen Moran
		Robert Bourestom
		Barbara Kovacevich
		Ron Lee
		Lea Dun
	Jim Duffy	Jim Duffy
	Sasaki Associates	Ting Chang
		Dave Clough
		Cathy Baker

- Irrigation pump near house to be demoed. Both houses along Clara Street to be included in demolition. Town will remove and salvage heads, valves and other appurtenances. Contractor to remove all irrigation piping.
- Some lights should remain on all night to provide 24 hour lighting. All street lights are on a photo cell. Lighting along east-west curvilinear walkway and in the water garden should also be on a photo cell for safety.

- Pergola columns will be concrete core with limestone veneer. Solid stone blocks are too costly. SS cables will be attached to the columns for vine support.
- Stage will be redesigned to prevent performers from going in front of the speakers.
- Benches will be added in the ellipse.
- SA will try to find a drinking fountain with a hose bib and a dog fountain.
- All metal work will be primed and painted steel.
- Compacted earth areas will have no reinforcing, just a higher degree of compaction of subgrade and gravel.
- SA will remove some trees on the outside of the ellipse to allow for larger 20'x20' tents.
- Fountain and Fence Pylons will have the same Addison "A" as the signs at Addison Circle.
- All deciduous trees and multi-stemmed trees will be staked – no guying. No staking or guying on evergreen trees. Use a metal T post for staking.
- Use existing unammended native soil for backfill of all tree pits except Japanese Flowering Crab. Use prepared soil mix for Japanese Flowering Crabs.
- Plant 4 ½ -5" cal. Live Oaks on Addison Circle Drive.
- Honeylocusts in Bosque are OK.
- Plant 4" cal. Chinkapin Oaks on Festival Way.
- Drawings to be dated and available September 30th, "Issued for Construction." Bid opening October 22nd. Pre-bid meeting October 7th. All drawings will be signed and sealed when issued for bid.
- All Sanitary and storm drain structures to be cast-in-place
- Provide cross section of the Retention Field.
- Use 6" Clean outs on both ends of the perforated pipe in the Retention Field
- Provide a sump to the drainage structure located at the beginning of the retention field.
- Use double wye connection to connect two curb inlets (or catch basins) to the main drain line.
- Underdrain pipe shall be wrapped with filter fabric.
- Existing 24" water main on Addison Circle, Quorum Drive and Addison Road is Concrete Cylinder Pipe. Use 24"x12" Tee, 12" TS&V into 24" concrete cylinder pipe.
- Provide water meter and double check valve on all yard hydrants.
- Provide detail of sanitary connection to the Restroom trailer.
- Replace all 6" water stub outs for restroom trailer with 2" yard hydrant.
- Use ¾" type K copper pipe for drinking fountains.
- Build cast-in-place manhole around the existing 8" sewer pipe for tie in by cutting out ½ of the existing 8" pipe.
- All water mains shall be AWWA C909 PVC pipe. All bends and tees shall be Ductile Iron.
- Provide profile for the proposed sewer system along the water fountain area. Show pipe slope and size and finish grade.
- Install 4" clean out on all sewer stub out including the one for future development.
- Existing 24" water main on Quroum Drive is about 10 ft below grade, use bend and fitting to tie into it.
- Change all catch basins to be curb inlets except CB 7 & 8.

02-47Addison Arts and Events District
Planholders List
as of 10/8/02

Book #	Company	Address	City,ST,Zip	phone	fax	contact	email
1	North Texas Construction Report	11325 Pegasus #232	Dallas, TX	214-342-9200	214-342-9050	Linda Gant	
2	WB Kibler General Contractors	9722 Abernathy	Dallas, TX	214-358-4601	214-956-7473	Carey Reese	creese@wbkconstruction.com
3&4	AUI Contractors	300 W. Ramsey	Ft Worth, TX	817-926-4377	817-926-4387	Roel Aguilar	raquilar@auigc.com
5	CMD	11101 Stemmon #101	Dallas, TX	972-484-0006	972-484-1442	Martha	
31	Lucia Inc	440 Benmar, Suite 1010	Houston, TX	281-445-3692	281-445-0935	Ron LaRicci	
6	Tri Dal Ltd	540 Commerce St	Southlake, TX	817-481-2886	817-481-0825	Jim Sellers	jim_sellers@tridal.com

TRANSMITTAL OF ADDENDUM

****

INSTRUCTIONS:

Acknowledge receipt of Addenda in Proposal, on outer envelope of bid AND **WITH THE FORM BELOW FAXED TO (972) 450-7096** upon receipt.

****

Addendum Acknowledgment FAX to (972) 450-7096

I Acknowledge the receipt of Addendum No. 1

Town of: **ADDISON, TEXAS**

Project Name: **02-47 Addison Arts and Events District**

By Facsimile Transmission on this date: October 9, 2002

Contractor's Signature

Company Name

E-Mail Address:

"PLEASE SIGN & FAX THIS PAGE BACK TO TOWN OF ADDISON"
(as verification that you received this Fax)
972-450-7096

Total Number of Fax Pages: 2

Bid 02-47
ADDISON ARTS AND EVENTS DISTRICT
ADDENDUM 1

Bid opening date has changed to Tuesday, November 5, 2002 at 2:00PM
Sealed bids will be accepted by the Town of Addison, Purchasing Division, 5350 Belt Line Rd, Addison, TX.
Late bids will not be opened and returned.

END OF ADDENDUM

The undersigned bidder hereby certifies that the Addendum No. 1 has been incorporated in the contract and if accepted becomes part of the contract.

BY:_____ Date:_____

MEETING REPORT

DATE: October 2, 2002

PROJECT: Addison Arts & Events District

PARTICIPANTS: Toby Parker (Southwestern Bell), Jim Duffy (James F. Duffy)

SUBJECT: Routing of existing phone lines; new phone service

The meeting was held to determine the location and easement requirements for relocating existing telephone service lines underground. Discussion points are addressed below.

1. SWB cannot directly bury the lines on the poles at Clara and Julian. To place those lines underground requires a different type of wire. Mr. Parker believes the existing lines are currently only serving the Stone Cottage and the water tower.

   It was decided to explore two alternatives for continuing those lines.

   Since AT&T will be trenching to place their fiber optic cable along the existing pole line, SWB could change to the proper wire and bury it in the AT&T trench.

   The other alternative would be to route north on the poles adjacent to Addison Road and come underground east on Addison Circle to intercept the existing service where it goes underground.

   He will price both options. He will have the customer rep for Addison contact me to discuss getting a quote. Apparently the rep has only one person in the city to which she will provide a quote.

2. An existing phone pedestal in the vicinity of the future Pavilion building was located and contains capacity to provide regular and ISDN service to the new building. Mr. Parker will determine the source of that service.

MEETING REPORT

DATE:	September 25, 2002
PROJECT:	Addison Arts & Events District
PARTICIPANTS:	Keith Gassman (Campos Engineering), Kemp Spears (Oncor), Bill Morgan and Greg Hampton (AT&T Broadband), Jim Duffy (James F. Duffy)
SUBJECT:	New electrical service & equipment and routing of cable services

The meeting was held to determine the location and easement requirements for new electrical power service and equipment and existing cable lines. Discussion points are addressed below.

1. AT&T can bury existing fiber optic overhead lines running from Addison Road along Clara and Julian. Those lines feed the Addison Circle apartments after they go underground at the northern most pole on Julian. A small vault would be needed where the line currently goes underground but it could be covered by 3 to 4 inches of turf. The lines would be buried 42" below existing grade.

   The estimated cost of this approach is $20,000 to $25,000. Estimated schedule is three weeks from receipt of the money by AT&T. Southwestern Bell lines would have to be removed from the poles before AT&T can start. AT&T will supply us with a contact at SWB.

   This approach will require an easement following the underground route of the current overhead line. It appears from the 90% drawings that this easement and the buried lines would be located in the Festival Way right of way and just east of the Pergola.

2. The other AT&T option is to reroute the lines north on Addison Road and turn east on Addison Circle Drive to tie into the existing service fiber cables. That would involve a cost of $40,000 to $45,000. The AT&T reps present could not determine schedule because splicing is done in another division. They estimated the work might take months.

   In a subsequent meeting between Carmen Moran and Jim Duffy it was decided to use the approach defined in paragraph 1 above.

3. Oncor will have to set a new pole on Addison Road to feed the new electrical service required for the project. They will then run underground east on Addison Circle Drive to a new switch and a new transformer. Because of space requirements on site, it was decided to locate the new switch on the property north of Addison Circle Drive and east of the Stone Cottage. The new transformer will

be located 10' south of the existing transformer on the south side of Addison Circle.

The projected cost for this work before the decision to move the switch across Addison Circle Drive was some $50,000, plus the cost of the transformer. Oncor will provide a revised estimate. Schedule would target completion by November 15, 2002.

4. The new switch will be 100" X 86" with the 100" dimension running east/west. It will be located adjacent to the single-phase transformer already in place and a minimum of 15' from the face of the parking garage. It will require a 20' X 20' easement around the switch and transformer and a 10' easement for conduit and wire from Addison Circle Drive to the gear.
5. Removal of the poles along Julian and Clara cannot be done until the electrical service to the two existing buildings is terminated.
6. A 10' easement along the south side of Addison Circle Drive from Addison Road to the new transformer and switch will be needed. Oncor will review whether or not that line can be placed under the planned sidewalks. The goal is to place that line as close to the right of way as possible so as to not interfere with the potential future Fine Arts building.
7. Easements will also have to be established and/or identified around the new transformer and existing transformer and switch and their respective service lines. Another easement will be needed for the new transformer being placed behind the stage.

In a subsequent meeting between Carmen Moran and Jim Duffy it was decided to approve the added pole on Addison Road, location of the new switch north of Addison Circle Drive and creating the necessary easements.

NDM NATHAN D. MAIER
CONSULTING ENGINEERS, INC.

Fountain Vault —
Need
above ground disconnect
Switch

COVERED. DAVE & BLACKHAWK
ON SURVEYING IN LEGOS

CLIFF HALL

Two NorthPark/8080 Park Lane Suite 600
Dallas, Texas 75231
214-739-4741 214-739-5961 fax
email ndmce@ndmce.com

ADDISON CONFERENCE & THEATRE CENTRE

Event Site Review 9-6-02

Is storm drain in Addison Rd sufficient?
Need to verify elev in Add. Rd (2 spots - John will do)

Need to verify elev. of Storm Junction Box in Quorum (John B)

Ditto, Addison Circle Drive (John B)

★ Verify exist of 8" San Sewer Runin N/S from alley. PW grid MH. - Source of Dave's info?

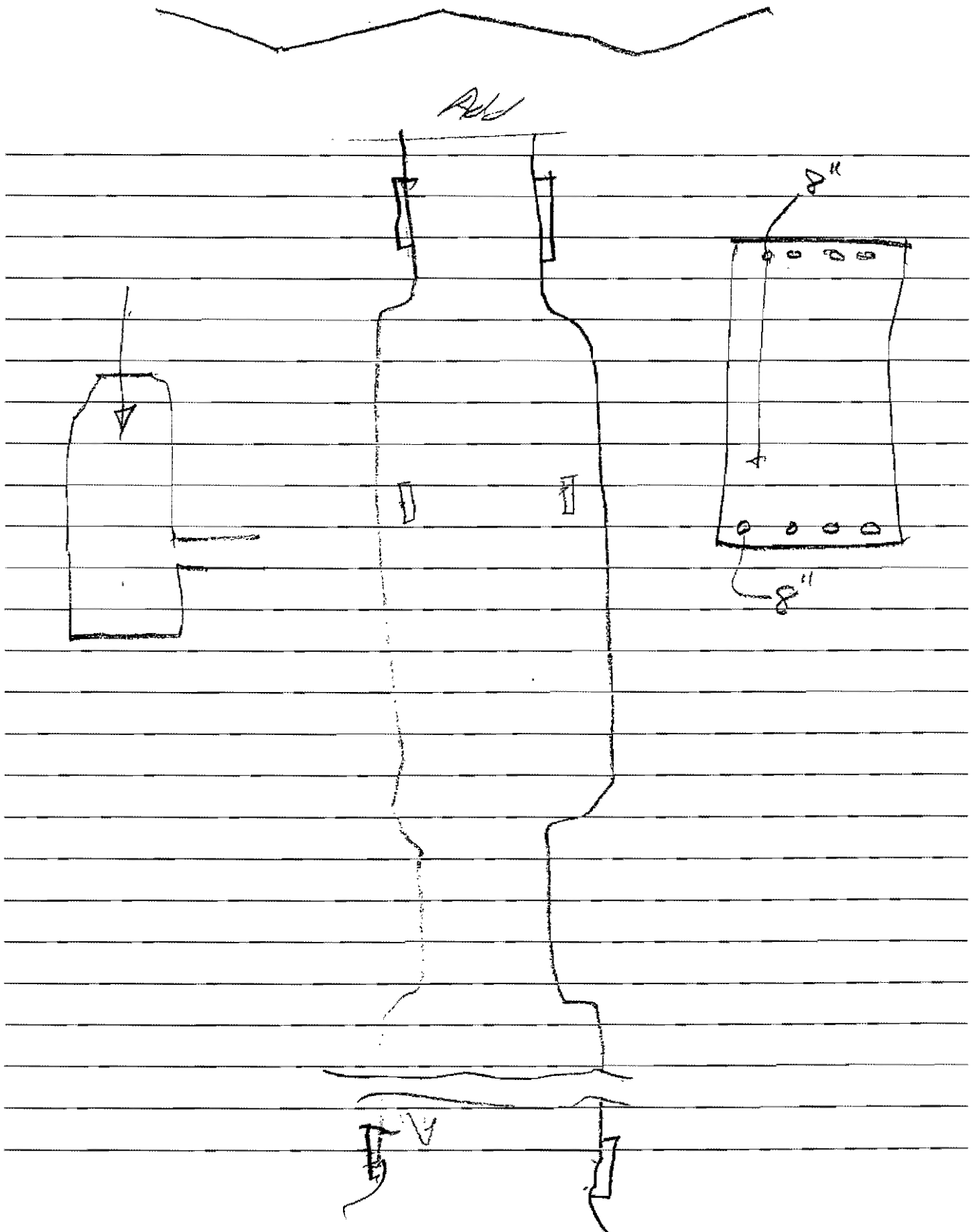
Allowed sumps on CB's on inlet sides of detention will need maintence bowls

Allowed Grate inlets in Swale of Clara

Water Connections along Clara - 2" yard Hydrants — We would then furnish Meters & double checks

Plans Complete and in hand Sept 27th

ADDISON
CONFERENCE
&
THEATRE
CENTRE



BIRKHOFF, HENDRICKS & CONWAY, L.L.P.
CONSULTING ENGINEERS

7502 Greenville Ave., #220 Dallas, Texas 75231 Fax (214) 361-0204 Phone (214) 361-7900

JOHN W. BIRKHOFF, P.E.
RONALD V. CONWAY, P.E.
GARY C. HENDRICKS, P.E.
JOE R. CARTER, P.E.
PAUL A. CARLINE, P.E.
MATT HICKEY, P.E.
DOUGLAS K. SHOWERS, P.E.

ROSS L. JACOBS, P.E.
I. C. FINKLEA, P.E.

September 17, 2002

Mr. Steven Z. Chutchian, P.E.
Assistant City Engineer
P. O. Box 9010
Addison, Texas 75001-9010

Re: Addison Arts and Events District

Dear Mr. Chutchian:

We are enclosing for your review three reduced copies of the revised Replat for the Addison Arts and Events District. Please give me a call after you have reviewed the replat.

Sincerely yours,

Ronald V. Conway, P.E.

Enclosures

ADDISON CIRCLE

65' R.O.W.

80' R.O.W.

POINT OF BEGINNING

I.R.S.

S 89°49'12" E – 878.43'

S 89°49'12" E – 669.22'

S 89°49'12" E – 209.21'

'X' IN CONC.

'X' IN CONC.

C-1

S 82°48'27" E
71.97'

I.R.S.

I.R.S.

C-2

1/2" I.R.F.

60' R.O.W.

BLOCK 1
9.56 AC.

ADDISON ARTS AND EVENTS DISTRICT
18.03 Ac.

G.W. FISHER SURVEY
ABSTRACT No. 482

S 07°02'15" W
147.32'

DRIVE

106' R.O.W.

I.R.S.

QUORUM

C-3

HORIZONTAL 0 50 100 150
SCALE IN FEET

BASIS OF BEARING:
BEARING OF N 89°49'12" W ALONG THE NORTH RIGHT-OF-WAY LINE OF MILDRED STREET (ADDISON CIRCLE) AS RECORDED IN VOLUME 85249, PAGE 1561 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

ADDISON ROAD

N 00°25'50" E – 652.86'

N 00°25'50" E – 386.68'

20' UTILITY EASEMENT

N 89°59'13" W – 1079.51'

N 00°25'50" E
80.00'

80' STREET RIGHT-OF-WAY

FESTIVAL WAY

80' R.O.W.

C-5

S 00°08'04" W
37.29'

1/2" I.R.F.

N 89°59'13" W – 1079.31'

S 89°59'13" E – 404.28'

S 89°59'13" E
60.00'

S 89°59'13" E – 615.03'

S 00°08'04" W
99.70'

S 00°08'04" W
136.99'

1/2" I.R.F.

60' R.O.W.

BLOCK 3
3.28 AC.

BLOCK 2
2.47 AC.

N 00°25'50" E – 185.68'

S 00°19'54" W – 285.58'

N 00°19'54" E – 365.59'

N 00°19'54" E – 364.09'

60' STREET RIGHT-OF-WAY

20' DRAINAGE & UTILITY EASEMENT
VOL. 90241, PG. 2799

671.43'

I.R.S.

N 02°51'22" W
81.53

N 89°59'55" W – 208.55'

I.R.S.

S 89°28'50" W – 191.53'

'X' IN CONC.

N 89°59'55" W – 208.55'

I.R.S.

S 89°28'50" W – 91.53'

N 89°28'50" E – 100.00'

1/2" I.R.F.

N 00°19'54" E
100.00'

BLOCK 4
0.23 AC.

S 00°19'54" W – 100.00'

1/2" I.R.F.

S 89°28'50" W
59.68'

S 89°28'50" W – 100.00'

S 66°45'00" W – 671.79'

S 66°45'00" W

100' R.O.W.

DALLAS AREA RAPID TRANSIT

10' DRAINAGE EASEMENT
VOL. 87159, PG. 3842

I.R.S.

S 89°28'50" W
159.68'

1/2" I.R.F.

70' R.O.W.

BROADWAY STREET

C-1	C-2	C-3	C-4	C-5
Δ = 07°00'45"	Δ = 48°13'09"	Δ = 06°54'11"	Δ = 05°15'20"	Δ = 01°38'51"
R = 778.03'	R = 130.00'	R = 1485.39'	R = 1485.39'	R = 1485.39'
T = 47.55'	T = 58.18'	T = 89.59'	T = 68.17'	T = 21.36'
L = 94.98'	L = 109.41'	L = 178.96'	L = 136.25'	L = 42.71'
C.B. = S 86°18'50" E	C.B. = S 34°48'26" E	C.B. = S 03°35'10" W	C.B. = S 04°24'35" W	C.B. = S 00°57'30" W
C.D. = 94.92'	C.D. = 106.21'	C.D. = 178.86'	C.D. = 136.20'	C.D. = 42.71'

REPLAT

OF JULIAN ADDITION,
LOTS 13–26, BLOCK A, LOTS 1–10, BLOCK B,
LOTS 1–8, BLOCK C, LOTS 1–4, BLOCK D;
ADDISON CIRCLE PHASE I ADDITION,
LOT 1, BLOCK A; AND ADDISON CIRCLE PHASE
ADDITION, LOT 1, BLOCK F
AS
ADDISON ARTS AND EVENTS DISTRICT
BLOCKS 1–4
IN
THE TOWN OF ADDISON, DALLAS CO., TEXAS
G.W. FISHER SURVEY
ABSTRACT NO. 482

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.
CONSULTING ENGINEERS
7502 GREENVILLE AVE., SUITE 220
DALLAS, TEXAS 75231
214–361–7900

09/19/02 EWW ADDISON\2001138\PLAT-ALL\2001138-PLAT.DWG

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MATT HICKEY, P.E.
DOUGLAS K. SHOWERS, P.E.

ROSS L. JACOBS, P.E.
J. C. FINKLEA, P.E.

September 19, 2002

Ms. Carmen Moran
Director of Community Services
P. O. Box 9010
Addison, Texas 75001-9010

Re: Addison Arts and Events District

Dear Ms. Moran:

As requested by Mr. Steve Chutchian, we are enclosing one half-size paper copy, 18 full-size paper copies and one full-size Mylar copy of the Replat for the Addison Arts and Events District. Please give me a call if you have questions concerning the replat.

Sincerely yours,

Ronald V. Conway, P.E.

Enclosures
cc: Mr. Steve Chutchian, P.E. (with one copy of each size replat)

STEVE,

I SAW THAT WHEN WE SENT THE "FINAL" COPIES TO BILL SHIPP IN JULY WE ENCLOSED HALF-SIZE PRINTS, SO I MIGHT AS WELL ADD AND FURNISH ONE AGAIN.

RON

Steve Chutchian

To: jfdgroup@flash.net
Cc: Jim Pierce; Michael Murphy
Subject: DART Authorization-Arts & Events District

Jim - To date, I still have not received a copy of the engineering drawings related to the construction of the Arts & Events District storm sewer outfall in the DART right-of-way. Could you remind your contact person to forward the drawings to me as-soon-as-possible. We will get them to DART for consideration and approval. Thanks.

Steve Chutchian

Steve Chutchian

From: Jim Pierce
Sent: Saturday, August 24, 2002 3:55 PM
To: Slade Strickland
Cc: Steve Chutchian; Jim Duffy (E-mail)
Subject: Event Site Vault

Slade: A couple more thoughts about the vault: There is a lot of mechanical and electrical equipment in the vault(s). We need to have a standard set of spare parts provided for all this equipment. For example, Spare pumps and motors?

Also, from a maintenance cost standpoint, you will need to consider chemicals for the brominator, and replacement filters for the fountain pumps.

Is there storage space provided on site?

Jim Pierce
Assistant Public Works Director
Town of Addison, TX
972-450-2879

Steve Chutchian

From: Carmen Moran
Sent: Monday, August 26, 2002 11:15 AM
To: Steve Chutchian; John Birkhoff (E-mail); Ron Conway (E-mail)
Cc: James F. Duffy (E-mail)
Subject: name change for Clara Street

We have decided to change the name of Clara Street to Festival Way. We feel that this name will serve us better for the Arts and Events District. Please make change all references on the final plat from Clara to Festival Way.

CM

COWLES & THOMPSON
A Professional Corporation
ATTORNEYS AND COUNSELORS

JOHN M. HILL
214.672.2178
JHILL@COWLESTHOMPSON.COM

August 15, 2002

VIA HAND DELIVERY

Mr. Ronald Conway
Birkhoff, Hendricks & Conway, L.L.P.
7502 Greenville Ave., Suite 220
Dallas, TX 75231

RE: Addison Arts & Events District

Dear Ron:

In connection with the Addison Arts & Events District, enclosed please find a copy of the Commitment for Title Insurance prepared by Hexter-Fair Title Company and the accompanying exception documents referred to in the Commitment. Please review the exception documents to determine whether or not they affect the property. As we have discussed, the subdivision plat for the property will need to be modified to reflect existing, utility easements, etc.

Please give me a call if you have any questions.

Very truly yours,

John M. Hill

JMH/yjr
Enclosures

cc: Mr. Steve Chutchian
Mr. Jim Duffy
Mr. Ken Dippel

pct in

A+E

file

Rone Engineers
A LEIGH COMPANY

August 16, 2002

GEOTECHNICAL ENGINEERING
- GEOLOGICAL STUDIES
- DISTRESS INVESTIGATIONS
- PAVEMENT DESIGN
- ADVANCED GEOTECHNICAL TESTING
- FOUNDATION RECOMMENDATIONS
- CONSTRUCTION MONITORING

CONSTRUCTION MATERIALS TESTING
- CONSTRUCTION OBSERVATION
- CONCRETE TESTING
- ASPHALT TESTING
- SOILS TESTING
- PIER INSPECTION
- POST TENSION INSPECTION
- NON-DESTRUCTIVE TESTING
- STRUCTURAL STEEL INSPECTION
- SPECIAL TESTING

DRILLING SERVICES
- MONITOR WELL INSTALLATION
- ENVIRONMENTAL DRILLING
- GEOTECHNICAL DRILLING

Mr. Steve Chutchain
Town of Addison
16801 Westgrove Drive
Addison, Texas 75001

Re: Supplemental Borings
Addendum to Geotechnical Engineering Report
Arts and Events District
Addison, Texas
Rone Job No. 02-5967

Dear Mr. Chutchain:

We have completed supplemental soil borings for the referenced project. This letter transmits the results of our investigation, and should be considered an addendum to our Geotechnical Engineering Report dated February 5, 2002. This addendum should not be considered separately from the referenced geotechnical report.

Eight (8) borings were drilled with a truck-mounted rotary type drill rig in August 2002. These supplemental borings were labeled B-15 through B-22. The borings extended to depths of about 11 to 20 feet below the existing ground surface. The clay soils were sampled using Shelby tube sampling procedures and samples of the rock were obtained from auger cuttings. The samples obtained were sealed to preserve moisture and transported to our lab for further examination and testing. The rock encountered was evaluated in the field using the TxDOT Cone Penetration Test.

Sasaki Associates (the Engineer) selected the number of borings and the approximate boring locations. Rone Engineers located the borings in the field and selected the boring depths. The approximate boring locations are shown on the Plan of Borings, attached as Plate A1.

The samples were visually classified in the laboratory in general accordance with ASTM procedures. No other laboratory testing was performed on the samples. The enclosed Logs of Boring (Plates A2 through A9) show visual classification of the materials encountered, along with field tests, notes, and groundwater level observations.

DALLAS
8908 AMBASSADOR ROW
DALLAS, TEXAS 75247
TELEPHONE 214-630-9745
FACSIMILE 214-630-9819

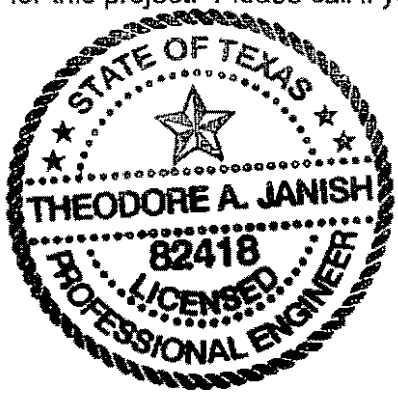
FORT WORTH
121 NORTH RAYNER STREET
FORT WORTH, TEXAS 76111
TELEPHONE 817-831-6211
METRO 817-429-4328
FACSIMILE 817-834-4833

In general, soil conditions at the boring locations consisted of clay and calcareous clay to depths of about 2 to 14 feet below the existing ground surface, overlying tan weathered limestone. The tan limestone contained clay seams and layers, and extended to depths of 6 to 18 feet at the borings, including the termination depth of 15 feet at Boring B-16. Gray limestone was then encountered to the termination depth of the remaining borings (11 to 20 feet). Based on visual examination of the samples obtained, the soil and rock conditions at these supplemental borings are generally consistent with those described in the referenced geotechnical report.

Groundwater was encountered at Boring B-20 at a depth of 3 feet during drilling, and this borehole appeared to be dry immediately after completion of drilling. Groundwater was not encountered at the remaining borings.

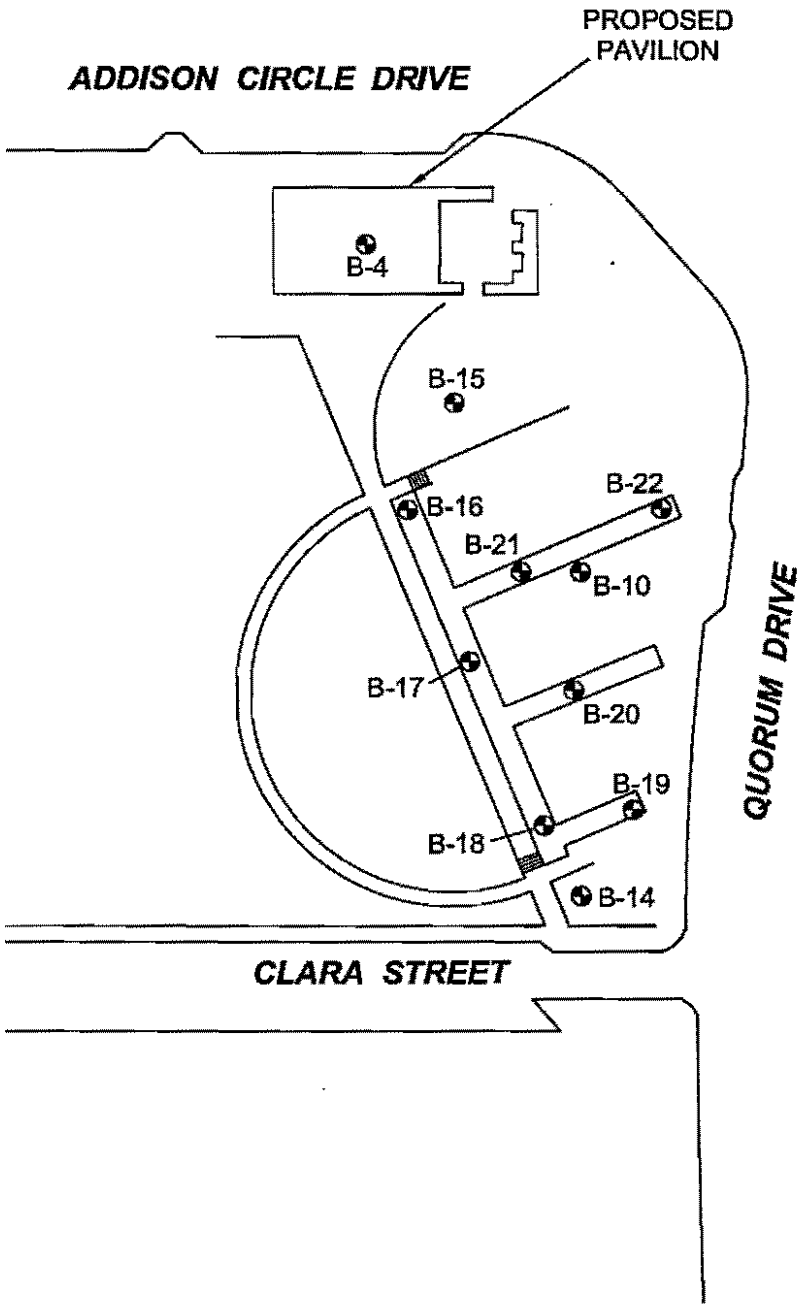
Thank you for the opportunity to provide services to you for this project. Please call if you have any questions regarding this letter.

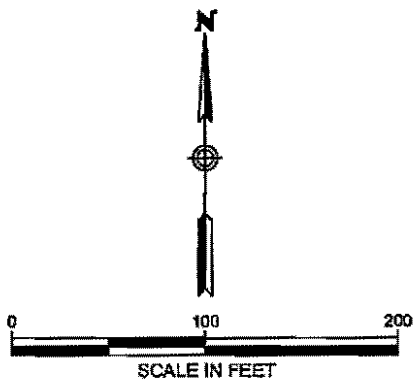
Respectfully submitted,



Theodore A. (Tony) Janish, P.E.
Senior Geotechnical Engineer

Enclosures: Boring Location Plan (Plate A1)
Logs of Borings (Plates A2 through A9)
Keys to Term and Symbols used on Boring Logs (Plate A10)
Unified Soil Classification System (Plate A11)





RoneEngineers
A LEIGH COMPANY

PLATE A.1
BORING LOCATION DIAGRAM

ARTS & EVENTS DISTRICT
ADDISON, TEXAS

PROJECT NO.:	02-5957.00		
FILE NAME:	025957B.DWG		
DRAWING BY:	DF	DATE:	08/16/02
REVISED BY:		DATE:	
APPROVED BY:	TJ	DATE:	08/16/02

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-15	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
15.0'	8-8-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark brown, with calcareous nodules and limestone fragments. Stiff		2.25								
			CALCAREOUS CLAY, tan		–								
			LIMESTONE, tan, with clay seams and layers										
						100/9"							
5													
			LIMESTONE, gray										
						100/2"							
10													
						100/0.5"							
15													

CHRIS4_LOG 02-5967.GPJ RONE.GDT 8/14/02

LOG OF BORING NO. **B-15**

Plate A.2

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-16	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
15.0'	8-8-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark brown and brown, trace of calcareous nodules. Stiff to very stiff		2.25								
					3.75								
			CALCAREOUS CLAY, tan, with limestone fragments. Stiff to very stiff										
5					2.25								
					2.75								
10					3.0								
			LIMESTONE, tan, with clay seams and layers										
						100/3"							
15													

CHRIS4_LOG 02-5967.GPJ RONE.GDT 9/14/02

LOG OF BORING NO. **B-16** **Plate A.3**

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-17	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
16.0'	8-13-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark brown and brown. Very stiff		4.5								
			LIMESTONE, tan, with clay seams and layers										
						100/2.5"							
5													
						100/2.25"							
10													
			LIMESTONE, gray										
						100/0.5"							
15													

CHRIS4_LOG 02-5967.GPJ RONE.GDT 8/14/02

LOG OF BORING NO. **B-17**

Plate A.4

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-18	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
11.0'	8-13-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark brown and brown.										
			LIMESTONE, tan, with clay seams and layers			100/2.75"							
5			LIMESTONE, gray			100/1.5"							
10													

CHRIS4_LOG 02-5967.GPJ RONE.GDT 8/14/02

LOG OF BORING NO. **B-18** **Plate A.5**

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-19	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
12.0'	8-13-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark brown. Stiff to very stiff		2.5								
			CALCAREOUS CLAY, tan and brown. Very stiff		4.5								
			LIMESTONE, tan, with clay seams and layers										
						100/5"							
5													
			LIMESTONE, gray										
						100/1"							
10													

CHRIS4_LOG 02-5967.GPJ RONE.GDT 9/14/02

LOG OF BORING NO. **B-19**

Plate A.6

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-20	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
20.0'	8-13-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark brown and brown, with limestone fragments and calcareous nodules. stiff		1.5								
					2.0								
					2.5								
5			LIMESTONE, tan, with clay seams and layers			100/2.75"							
						100/2.25"							
10													
						100/0.75"							
15			LIMESTONE, gray										
						100/1.5"							
20													

CHRIS4_LOG 02-5967.GPJ RONE.GDT 8/14/02

LOG OF BORING NO. **B-20** **Plate A.7**

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-21	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
20.0'	8-13-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark brown and brown. Stiff		3.0								
					2.5								
			CALCAREOUS CLAY, brown and tan, with limestone fragments. Soft										
5					1.0								
					1.0								
					0.75								
10													
			LIMESTONE, tan, with clay seams and layers										
						100/2.25"							
15													
			LIMESTONE, gray										
						100/0.5"							
20													

CHRIS4_LOG 02-5967.GPJ RONE.GDT 8/14/02

LOG OF BORING NO. **B-21** **Plate A.8**

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-22	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
20.0'	8-13-02

Surface Elevation: N/A

Type: Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark brown and brown, trace of limestone fragments. Very stiff to stiff		4.0								
					2.5								
5			CALCAREOUS CLAY,clay, tan and gray. Stiff to very stiff		2.5								
					2.0								
10					3.75								
			LIMESTONE, gray			100/0.75"							
15													
						100/1"							
20													

CHRIS4_LOG 02-5967.GPJ RONE.GDT 8/14/02

LOG OF BORING NO. B-22

Plate A.9

SOIL OR ROCK TYPES

GRAVEL		LEAN CLAY		LIMESTONE						
SAND		SANDY		SHALE						
SILT		SILTY		SANDSTONE						
HIGHLY PLASTIC CLAY		CLAYEY		CONGLOMERATE	Shelby Tube	Auger	Split Spoon	Rock Core	Cone Pen	No Recovery

TERMS DESCRIBING CONSISTENCY, CONDITION, AND STRUCTURE OF SOIL

Fine Grained Soils (More than 50% Passing No. 200 Sieve)

Descriptive Item	Penetrometer Reading, (tsf)
Soft	0.0 to 1.0
Firm	1.0 to 1.5
Stiff	1.5 to 3.0
Very Stiff	3.0 to 4.5
Hard	4.5+

Coarse Grained Soils (More than 50% Retained on No. 200 Sieve)

Penetration Resistance (blows/foot)	Descriptive Item	Relative Density
0 to 4	Very Loose	0 to 20%
4 to 10	Loose	20 to 40%
10 to 30	Medium Dense	40 to 70%
30 to 50	Dense	70 to 90%
Over 50	Very Dense	90 to 100%

Soil Structure

Calcareous	Contains appreciable deposits of calcium carbonate; generally nodular
Slickensided	Having inclined planes of weakness that are slick and glossy in appearance
Laminated	Composed of thin layers of varying color or texture
Fissured	Containing cracks, sometimes filled with fine sand or silt
Interbedded	Composed of alternate layers of different soil types, usually in approximately equal proportions

TERMS DESCRIBING PHYSICAL PROPERTIES OF ROCK

Hardness and Degree of Cementation

Very Soft or Plastic	Can be remolded in hand; corresponds in consistency up to very stiff in soils
Soft	Can be scratched with fingernail
Moderately Hard	Can be scratched easily with knife; cannot be scratched with fingernail
Hard	Difficult to scratch with knife
Very Hard	Cannot be scratched with knife
Poorly Cemented or Friable	Easily crumbled
Cemented	Bound together by chemically precipitated material; Quartz, calcite, dolomite, siderite, and iron oxide are common cementing materials.

Degree of Weathering

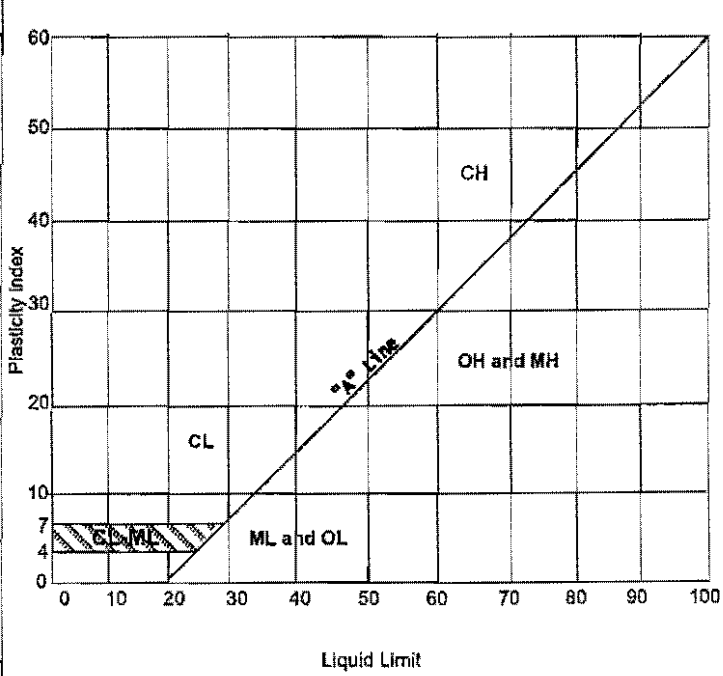
Unweathered	Rock in its natural state before being exposed to atmospheric agents
Slightly Weathered	Noted predominantly by color change with no disintegrated zones
Weathered	Complete color change with zones of slightly decomposed rock
Extremely Weathered	Complete color change with consistency, texture, and general appearance approaching soil

KEY TO CLASSIFICATION AND SYMBOLS **PLATE A.10**

Major Divisions			Grp. Sym.	Typical Names	Laboratory Classification Criteria	
Coarse-grained soils (more than half of the material is larger than No. 200 sieve size)	Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (Little or no fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4: $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3	
			GP	Poorly graded gravels, gravel sand mixtures, little or no fines	Not meeting all gradation requirements for GW	
		Gravels with fines (Appreciable amount of fines)	GM	Silty gravels, gravel-sand-silt mixtures	Liquid and Plastic limits below "A" line or P.I. greater than 4	Liquid and plastic limits plotting in hatched zone between 4 and 7 are borderline cases requiring use of dual symbols
			GC	Clayey gravels, gravel-sand-clay mixtures	Liquid and Plastic limits above "A" line with P.I. greater than 7	
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)	SW	Well-graded sands, gravelly sands, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 6: $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3	
			SP	Poorly graded sands; gravelly sands, little or no fines	Not meeting all gradation requirements for SW	
		Sands with fines (Appreciable amount of fines)	SM	Silty sands, sand-silt mixtures	Liquid and Plastic limits below "A" line or P.I. less than 4	Liquid and plastic limits plotting between 4 and 7 are borderline cases requiring use of dual symbols
			SC	Clayey sands, sand-clay mixtures	Liquid and Plastic limits above "A" line with P.I. greater than 7	
Fine-grained soils (More than half of material is smaller than No. 200 sieve)	Silts and clays (Liquid limit less than 50)		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, or clayey silts with slight plasticity		
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, and lean clays		
			OL	Organic silts and organic silty clays of low plasticity		
	Silts and clays (Liquid limit greater than 50)		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts		
			CH	Inorganic clays of high plasticity, fat clays		
			OH	Organic clays of medium to high plasticity, organic silts		
	Highly Organic soils		Pt	Peat and other highly organic soils		

Determine percentages of sand and gravel from grain size curve.
Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows:

Less than 5 percent.....GW, GP, SW, SP
More than 12 percent.....GM, GC, SM, SC
5 to 12 percent.....*Borderline cases requiring dual symbols*



Plasticity Chart

UNIFIED SOIL CLASSIFICATION SYSTEM **PLATE A.11**

MEETING REPORT

DATE: August 1, 2002

PROJECT: Addison Arts & Events District

PARTICIPANTS: Steve Chutchian, Barbara Kovacevich, Carmen Moran, Slade Strickland, Chris Terry (Town of Addison), Jim Duffy (James F. Duffy)

SUBJECT: Review comments from July 29 Council briefing

1. As regards Mayor's comments concerning installation of underground conduits in performance spaces it was decided to call a meeting with Mayor and power consultants to review decision to not install. Barbara will set up meeting.
2. Concerning general comments of concern about how to locate carnivals during events, it was determined that the area south of Clara can be used until it is developed. Carmen reminded everyone that the lot at Addison Road and Clara on the south side of Clara is not currently scheduled for development and can be used for the carnival. As the area grows and develops, the carnival may well have to be scaled down.
3. Parking concerns can be solved by a number of options. Close in parking on the north side of the district can be helped by adding paving (impervious) between the Stone Cottage and Addison Circle garage. Parking across Addison Road on the airport or the potential purchase of the Avis lot could also add parking. It was pointed out that the extension of Spectrum will add 40-45 spaces near Arapaho and another 100 farther north.
4. The need for more attractive temporary fencing was discussed. It was determined it would be best not to use sleeves in the ground or purchase additional fencing like the permanent fencing. It was felt finding a more attractive temporary rental fence would be a better solution. Barbara will provide Jim with the names of her fencing contacts and Jim will follow up to see what is available.
5. The need for offsite storage is growing and Chris will work with Mark Acevedo to come up with a solution.
6. The need for way finding signage in the district and event signage for the adjacent streets and Beltline, as well as the Conference Center was discussed. Carmen will coordinate developing a separate program to address all signage issues with a local source.
7. It was decided to eliminate the rain curtains being developed by Cunningham for the roof of the pavilion building.
8. Slade supplying the mayor a detailed breakdown of his estimate will address the mayor's request for Operation and Maintenance information. Barbara will develop an O&M budget for Oktoberfest 2003. Both will be presented to the mayor in a meeting to be set by Chris.

9. The discussion on July 29 indicated the ability to have multiple entrances to the district as events may dictate. As a result, it was decided to add hookups for the ticket booths at the following locations:

   Main entrance at Addison Circle as previously defined.
   Add hookups for two booths at Quorum and Clara (new)
   Add hookups for two booths at each end of the trellis (Clara and Addison Circle Drive)

   Each hookup will include both power and drain.

Please provide any corrections or additional information to each of the participants within five days.

Comments Summary
Addison Council Presentation
Arts & Events District
July 29, 2002

Mayor Wheeler

1. We need to install empty conduits underground in the performance spaces for shows to pull wire to remote locations such as light tower spots and control station.
2. Clara Street is becoming "back of house" and that won't be desirable to future developments on the south side of the street.
3. Parking is a concern. Where will people park if they are coming here for a smaller event and can't "follow the crowd" to parking?
4. Fencing needs to be semi-permanent, not temporary chain link. We need a better ability to fence smaller events.
5. We need more parking on the north side of the Arts & Events District
6. We have no way finding, signage plan. Do we need "mall maps"? How do we promote events in the district?
7. Because exposed aggregate paving is so hard to patch, should we consider asphalt for the walks?

Bob Barnett

1. Disagreed that parking is a problem.
2. Agrees we need more permanent type fencing.
3. Suggested we look at a stone wall in Addison residential area (Lexus and Cherry?)

Joe Chow

1. Need to anticipate access for restaurants which do not park a truck during events but bring food from their restaurant.
2. Concerned about parking during big events

Diane Mallory

1. Questioned the use of yellow colors on the building.

Fred Silver

1. Do we need a temporary weather curtain for the sides of the Pavilion as well as the holes on top?
2. Also concerned about the parking, especially during smaller events.

POINT OF BEGINNING

ADDISON CIRCLE

50' R.O.W.

S 89°49'12" E – 668.55'

80' R.O.W.

S 89°49'12" E – 209.14'

S 00°01'39" W 15.00'

C-1

S 82°48'27" E 71.97'

C-2

60' R.O.W.

BLOCK 1
9.79 AC.

ADDISON ARTS AND EVENTS DISTRICT
18.26 Ac.

G.W. FISHER SURVEY
ABSTRACT No. 482

106' R.O.W.

S 07°00'23" W 148.15'

QUORUM DRIVE

C-4

C-3

HORIZONTAL 0 50 100 150
SCALE IN FEET

BASIS OF BEARING:
BEARING OF N 89°49'12" W ALONG THE NORTH RIGHT-OF-WAY LINE OF MILDRED STREET (ADDISON CIRCLE) AS RECORDED IN VOLUME 85249, PAGE 1561 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

ADDISON ROAD

N 00°36'46" E – 665.99'

N 0°36'46" E – 400.01'

20' UTILITY EASEMENT

S 89°48'16" E – 1080.24'

80' STREET RIGHT-OF-WAY

N 89°48'16" W – 1080.34'

S 89°48'16" E – 404.28'

S 89°48'16" E 80.00'

60' R.O.W.

S 89°48'16" E – 818.06'

S 00°08'00" W 136.90'

BLOCK 2
2.47 AC.

BLOCK 3
3.29 AC.

N 0°36'46" E – 185.98'

S 0°30'51" W – 265.58'

N 0°30'51" E – 365.58'

80' STREET RIGHT-OF-WAY

N 0°30'51" E – 348.03'

N 02°40'25" W 81.53

N 89°49'12" W – 210.08'

S 89°39'46" W – 90.00'

N 89°39'46" E – 100.00'

N 0°30'51" E – 100.00'

BLOCK 4
0.23 AC.

S 0°30'51" W – 100.00'

S 89°39'46" W 80.00'

S 89°39'46" W 162.62'

20' DRAINAGE & UTILITY EASEMENT VOL. 90241, PG. 2789

S 66°45'00" W – 670.98'

DALLAS AREA RAPID TRANSIT

100' R.O.W.

70' R.O.W.

BROADWAY STREET

C-1	C-2
Δ = 07°00'45"	Δ = 49°12'21"
R = 776.03'	R = 132'
T = 47.35'	T = 58.16'
L = 94.98'	L = 109.38'
C.B. = S 85°18'50" E	C.B. = S 34°49'50" E
C.D. = 94.92'	C.D. = 106.18'

C-3	C-4	C-5
Δ = 06°52'23"	Δ = 05°17'10"	Δ = 01°36'13"
R = 1454.36'	R = 1485.39'	R = 1485.39'
T = 89.20'	T = 68.57'	T = 20.57'
L = 178.19'	L = 137.04'	L = 41.14'
C.B. = S 03°34'11" W	C.B. = S 04°21'472" W	C.B. = S 00°56'36" W
C.D. = 178.08'	C.D. = 137.00'	C.D. = 41.14'

REPLAT

OF JULIAN ADDITION,
LOTS 13–26, BLOCK A, LOTS 1–10, BLOCK B,
LOTS 1–8, BLOCK C, LOTS 1–4, BLOCK D;
ADDISON CIRCLE PHASE I ADDITION,
LOT 1, BLOCK A; AND ADDISON CIRCLE PHASE II
ADDITION, LOT 1, BLOCK F
AS

ADDISON ARTS AND EVENTS DISTRICT

BLOCKS 1–4
IN
THE TOWN OF ADDISON, DALLAS CO., TEXAS
G.W. FISHER SURVEY
ABSTRACT NO. 482

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.
CONSULTING ENGINEERS
7502 GREENVILLE AVE., SUITE 220
DALLAS, TEXAS 75231
214-361-7900

07/12/02 R.L. ADDISON\2001138\PLAT-ALL\2001138-PLAT.DWG BLOCKS:

OWNER'S CERTIFICATE

BEING a tract of land located in the G.W. Fisher Survey, Abstract No. 482 of Dallas County, Texas, and being across property conveyed to The Town of Addison by deeds on file in the Deed Records of Dallas County, Texas, said tract being more particularly described as follows:

BEGINNING at a point for a corner, said point being the intersection of the south right-of-way line of Addison Circle (a 50-foot wide right-of-way) and the east right-of-way line of Addison Road (a 60-foot wide right-of-way);

THENCE S 89°49'12" E, a distance of 668.55 feet along said south right-of-way line of Addison Circle to a point for a corner;

THENCE S 00°01'39" W, a distance of 15.00 feet along said south right-of-way line of Addison Circle to a point for a corner;

THENCE S 89°49'12" E, a distance of 209.14 feet along said south right-of-way line of Addison Circle (an 80-foot wide right-of-way) to a point of curvature;

THENCE along a curve (C-1) to the right with a radius of 775.03 feet and a chord bearing of S 85°18'50" E, an arc distance of 94.98 feet along said south right-of-way line of Addison Circle to a point of tangency;

THENCE S 82°48'27" E, a distance of 71.97 feet along said south right-of-way line of Addison Circle to a point for a corner at the intersection of the west right-of-way line of Quorum Drive (a variable width right-of-way) and said south right-of-way line of Addison Circle (an 80-foot wide right-of-way) to a point of curvature;

THENCE along a curve (C-2) to the left with a radius of 130.00 feet and a chord bearing of S 34°49'50" E, an arc distance of 109.38 feet to a point for a corner;

THENCE S 07°00'23" W, a distance of 148.15 feet along said west right-of-way line of Quorum Drive (a 106-foot wide right-of-way) to a point of curvature;

THENCE along a curve (C-3) to the left with a radius of 1485.39 feet with a chord bearing of S 03°34'11" W, an arc distance of 178.19 feet to a point of tangency;

THENCE S 00°08'00" W, a distance of 136.90 feet along said west right-of-way line of Quorum Drive to a point for a corner at the intersection of the north right-of-way line of The Dallas Area Rapid Transit (DART) (a 100-foot wide right-of-way) and said west right-of-way of Quorum Drive;

THENCE S 65°45'00" W, a distance of 670.98 feet along said north right-of-way line of DART to a point for a corner;

THENCE S 89°39'46" W, a distance of 162.62 feet along the north right-of-way line of Broadway Street (a 70-foot wide right-of-way)to a point for a corner;

THENCE N 00°30'51" E, a distance of 100.00 feet to a point for a corner;

THENCE S 89°39'46" W, a distance of 90.00 feet to a point for a corner;

THENCE N 89°49'12" W, a distance of 210.08 feet to a point for a corner;

THENCE N 02°40'25" W, a distance of 81.53 feet along said east right-of-way line of said Addison Road (a 60-foot wide right-of-way) to a point for a corner;

THENCE N 00°36'46" E, a distance of 665.99 feet along said east right-of-way line of said Addison Road to the Point of Beginning, said tract of land containing 795,352 square feet (18.26 acres) of land.

That The Town of Addison ("Owner") does hereby adopt this plat designating the hereinabove property as Addison Arts and Events District, an addition to the Town of Addison, Texas, and, subject to the conditions, restrictions and reservations stated hereinafter. Owner dedicates to the public use forever the streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water run-off shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided however, it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the drainage and floodway easement line shall be filled to a minimum elevation as shown on tha plat. The minimum floor of elevation of each lot shall be shown on the plat.

The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. All public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown: provided, however, that Owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

TOWN OF ADDISON

BY:_____

TITLE:_____

Witness my hand at _____, Texas this _____day of

_____, 2002.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Block 1 use shall be limited to public green space. Such use shall be limited to public open space, public health and recreational facility, farmers market, public school, conference center, theater center, and special events facility.

KNOW ALL MEN BY THESE PRESENTS:

I, Ronald V. Conway, a registered Professional Land Surveyor, hereby certify that the foregoing plat was compiled from an accurate survey made on-the-ground, under my personal supervision.

For: Birkhoff, Hendricks & Conway, L.L.P.

Ronald V. Conway 7/15/02

Ronald V. Conway
Registered Professional Land Surveyor
Registration No. 2349

CERTIFICATION OF APPROVAL

Approved this _____ day of_____,2002, by the Town Council of Addison, Texas.

_____
Mayor

_____
Secretary

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

REPLAT

OF JULIAN ADDITION,
LOTS 13–26, BLOCK A, LOTS 1–10, BLOCK B,
LOTS 1–8, BLOCK C, LOTS 1–4, BLOCK D;
ADDISON CIRCLE PHASE I ADDITION,
LOT 1, BLOCK A; AND ADDISON CIRCLE PHASE II
ADDITION, LOT 1, BLOCK F
AS

ADDISON ARTS AND EVENTS DISTRICT

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BIRKHOFF, HENDRICKS & CONWAY, L.L.P.
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JOHN W. BIRKHOFF, P.E.
RONALD V. CONWAY, P.E.
GARY C. HENDRICKS, P.E.
JOE R. CARTER, P.E.
PAUL A. CARLINE, P.E.
MATT HICKEY, P.E.
DOUGLAS K. SHOWERS, P.E.

ROSS L. JACOBS, P.E.
I. C. FINKLEA, P.E.

July 15, 2002

Mr. Bill Shipp
Assistant to the City Manager
P. O. Box 9010
Addison, Texas 75001-9010

Re: Addison Arts and Events District

Dear Mr. Shipp:

As requested by Mr. Steve Chutchian, we are enclosing 18 full-size copies and one half-size copy of the Replat for the Addison Arts and Events District. Please give me a call if you have questions concerning the replat.

Sincerely yours,

Ronald V. Conway, P.E.

Enclosures
cc: Mr. Steve Chutchian, P.E. (with one copy of each size replat)

Agenda for
Sasaki Associates, Inc. and
Cunningham Architects
Arts & Events District Work Session with
Addison City Council
July 29, 2002
Addison Service Center
16801 Westgrove Drive

✓ **6:30 p.m.**—Introductory remarks by Ron Whitehead

✓ **6:45 p.m.**—Dinner

✓ **7:00 p.m.**—Final Design Phase Presentation by Sasaki Associates

✓ **7:30 p.m.**—Pavilion/Restrooms Building Design Presentation by Cunningham Architects

✓ **8:00 p.m.**—Closing questions and answers

Steve Chutchian

From: Jim Duffy [jfdgroup@flash.net]
Sent: Wednesday, July 24, 2002 2:55 PM
To: dclough@sasaki.com
Cc: Steve Chutchian; Chris Terry
Subject: Re: Utility Issues - Conf. Call w/ Steve Chutchian

Dave,

As indicated in the memo, the question of gas service along Clara was referred to me. I talked yesterday with Steve Chutchian and we agree gas service along the south side of Clara will be useful in any future private development of that area.

If we can get a gas line in the right of way we can avoid a separate easement. Since there is no current need the gas company will most likely charge us to install it. I suggest we make provision for it in the right of way and show it as a "future" line. Then, if anyone needs service in the future, it can be brought in at that time in the defined area.

If you have other thoughts let me know. Otherwise, let's proceed as indicated above.

Jim

> **From:** dclough@sasaki.com
> **Date:** Tue, 23 Jul 2002 11:48:41 -0400
> **To:** alward@sasaki.com, sehamwey@sasaki.com, tchang@sasaki.com, clbaker@sasaki.com, jfdgroup@flash.net, schutchian@ci.addison.tx.us
> **Subject:** Utility Issues - Conf. Call w/ Steve Chutchian
>
> Attached is a memo from a conference call Ting and I had with Steve Chutchian last week.

memorandum

date July 23, 2002

to Alan Ward, Steve Hamwey, Ting Chang, Cathy Baker, Jim Duffy, Steve Chutchian

from Dave Clough

project name Addison Arts & Events District

project no. 14516.00

subject Conference Call w/Steve Chutchian

SASAKI

Sasaki Associates Inc.

64 Pleasant Street

Watertown Massachusetts

02472 USA

t 617 926 3300

f 617 924 2748

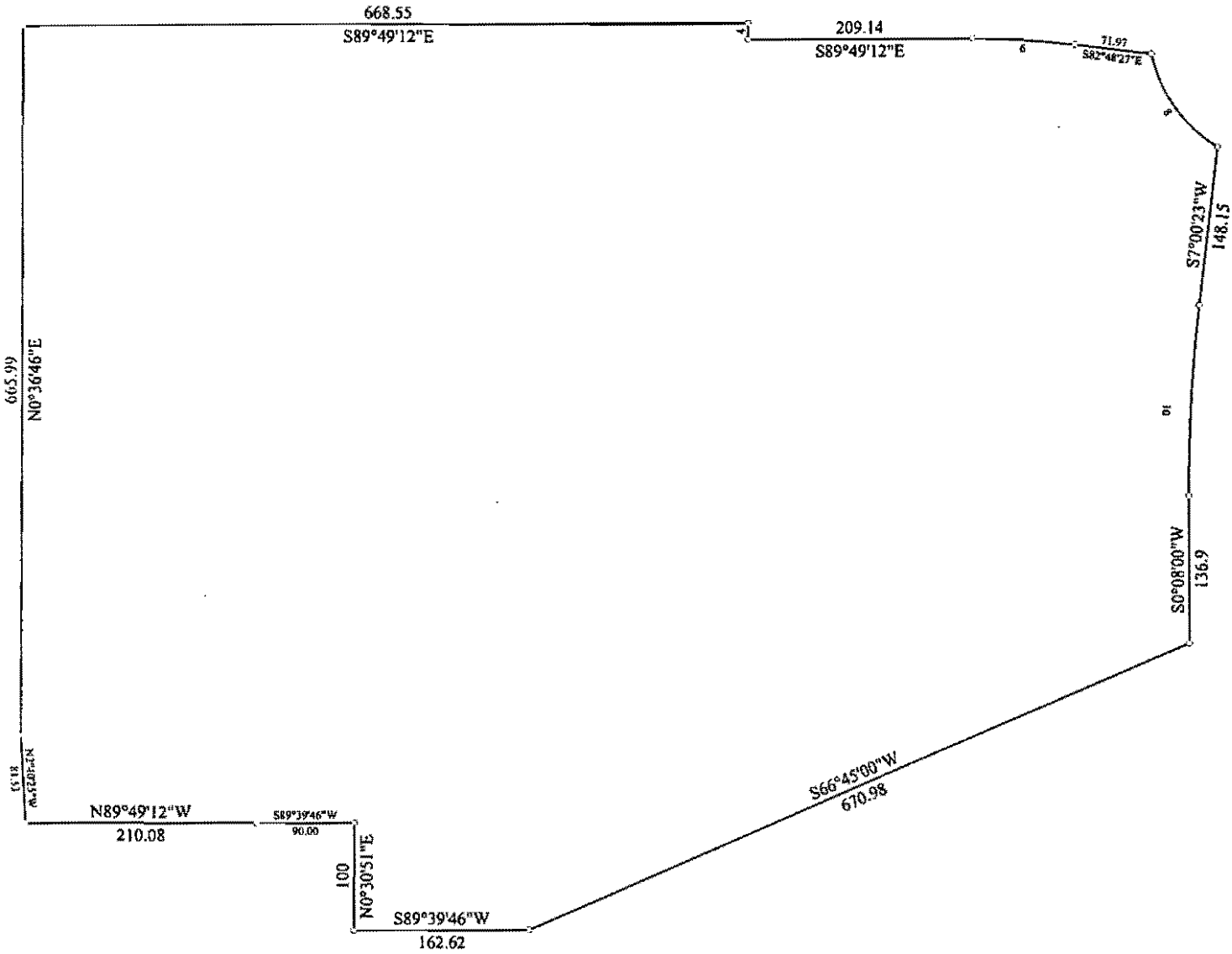
The following are notes Ting and I took during our conference call with Steve on July 16. The purpose of the call was to clarify some issues regarding drainage and utilities that were raised by Steve as part of his review of the 50% document set.

1. Steve confirmed that the basis for our drainage calculations is a 100 year, 24 hour storm event, Type III, with I = 9.63 in./hr.
2. Drainage piping connections from catch basin to catch basin (series) is not allowed. However, pipes can have wye connections, on the side near the top of the pipe. We can allow for a vertical drop.
3. Area drains (smaller rim and structure than CB) are most likely OK. The Town will want to review the details.
4. Outflow from the drainage system should be as close to 0% increase from existing site runoff conditions as possible.
5. The Vortech Tank is a good idea to control flow and water quality. It is not required by Town standards, but would be desirable for this project.
6. Plan and profile for the drainage system main line on Clara Street and for the extension of the outfall pipe from Clara to the DART swale are required. Profiles are not required for all other drain lines and structures. We confirmed that all structures will be labeled with rim and invert elevations, and all pipes labeled with size, slope, and direction of flow. Clara Street will have a 60' wide dedicated R.O.W.
7. The storm drainage stub-outs from the main line in Clara Street to the southerly property line are not required since we can't predict the size, invert, or correct location that will work with future development of the parcels.
8. Roadway profiles are required for Clara Street, showing utilities including storm, sanitary sewer, and water.
9. We confirmed that an Erosion Control Plan and details will be part of the 90% drawing set.
10. Minimum pipe size is 15" for drainage pipe, and pipe must be RCP. If coverage is less than 4', pipe should be Class III. We have a few locations where cover will be only about 2'. Steve said it will be OK if we use Class III and if there are no conflicts with construction above the pipe.
11. We will need authorization from DART for discharge into the swale in their R.O.W. There is a 20' dedicated drainage easement to the DART R.O.W. that will be part

of the Plat. The drawing submittal for DART approval requires plan, profile, flow, velocity, detail of headwall (or whatever outfall structure we have), and erosion control/velocity reduction details. Approval should take about 1 month.

12. Steve would prefer a manhole connection for our drain line from Clara Street to the Addison Road system, to allow for easier maintenance.
13. If the elevations work and the structure will not flood in storm condition, Steve thought we could connect an area drain proposed for a location to the west of the northerly end of the Pergola directly to an existing CB in Addison Circle Drive.
14. Steve has no objections to connecting the sanitary sewer line from the Pavilion to an existing sanitary manhole at the corner of Quorum and Addison Circle Drive, providing that capacity and flow will work.
15. We should eliminate the proposed 6" sanitary line we have shown across the site, and connect to existing sanitary manholes where it makes sense for minor flows.
16. The Town spacing standard for fire hydrants is 300'. Hydrants along Clara Street only need to be on one side. New hydrants must be "Mueller Centurion, or approve equal" (there are no approved equals as far as the Town is concerned).
17. We asked if drinking fountain drains must be connected to the sanitary system, or if they can just go into drywells. Steve thought that drywells would be OK, but he will check to see if there are any Town requirements (Health Dept.?).
18. Fountain drain lines should connect into the sanitary system.
19. We are proposing a gas line extension from Addison Road down Clara Street. We don't need it for the District, but it could provide future service for the development parcels to the south. Steve said we should confirm with Jim Duffy that it is required.
20. Yard Hydrants may be set flush with finish grade; they do not have to be above grade. Steve suggested we check we with Slade regarding any specific Town standard details for setting the Yard Hydrants (i.e. Concrete collar).
21. A 10' separation is required between water and sewer lines. If water and sewer cross, water pipes must be encased in concrete for 10' each side of the crossing.
22. Water taps will be necessary on Addison Road and Quorum. Details on tapping sleeves, valves, etc. will be included on Sasaki's drawings.
23. Site layout should be done by the coordinate system. Some Airport construction work was just recently done on coordinates. Steve will get us the reference information.
24. I mentioned that we still need some invert information for completion of the drainage system – especially for the existing 36" stub-out for our major connection to Quorum. We marked up a plan indicating where we need the information, and gave it to Ron Conway at our last meeting in Addison. Steve will check with Ron's office to see where they are in getting what we need.

Steve – please let me know if any of the above is not correct.



Title:	Date: 06-25-2002
Scale: 1 inch = 150 feet	File: MAIN-PLAT.des

Tract 1: 18.264 Acres: 795575 Sq Feet: Closure = n44.1148w 0.01 Feet: Precision =1/672497: Perimeter = 3613 Feet

001=N2.4025W 81.53
002=N0.3646E 665.99
003=S89.4912E 668.55
004=S0.0139W 15.00
005=S89.4912E 209.14
006: Rt, R=776.03, Arc=94.98, Delta=7.0045
Bng=S86.1850E, Chd=94.92
007=S82.4827E 71.97
008: Lt, R=130, Arc=109.38, Delta=48.1221
Bng=S34.4950E, Chd=106.18
009=S7.0023W 148.15
010: Lt, R=1485.39, Arc=178.19, Delta=6.5223
Bng=S3.3411W, Chd=178.08
011=S0.0800W 136.9
012=S66.4500W 670.98
013=S89.3946W 162.62
014=N0.3051E 100
015=S89.3946W 90.00
016=N89.4912W 210.08

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.
CONSULTING ENGINEERS

7502 Greenville Ave., #220 Dallas, Texas 75231 Fax (214) 361-0204 Phone (214) 361-7900

JOHN W. BIRKHOFF, P.E.
RONALD V. CONWAY, P.E.
GARY C. HENDRICKS, P.E.
JOE R. CARTER, P.E.
PAUL A. CARLINE, P.E.
MATT HICKEY, P.E.
DOUGLAS K. SHOWERS, P.E.

ROSS L. JACOBS, P.E.
I. C. FINKLEA, P.E.

July 12, 2002

Mr. Steven Z. Chutchian, P.E.
Assistant City Engineer
P. O. Box 9010
Addison, Texas 75001-9010

Re: Addison Arts and Events District

Dear Mr. Chutchian:

We are enclosing two preliminary copies of the Replat for the Addison Arts and Events District. The replat has been revised in accordance with your comments received at our meeting on Monday. Also enclosed is a closure calculation sheet for the addition boundary.

Please give me a call after you have reviewed the replat.

Sincerely yours,

Ronald V. Conway, P.E.

Enclosures

Addison Arts & Events District
Specifications Review
50% Design Submittal

Cover:

Zip Codes for Addison & Duffy incorrect—use 75001 only
Use James F. Duffy in lieu of Jim Duffy under Construction Manager

01310:

1.04 D—references to "building" and "sections through vertical shafts" do not apply

01330:

General note—beginning here and in all future sections where contractor is directed to supply copy, i.e. progress schedule, to Owner should be changed to copy Construction Manager as Owner's representative.

1.02 A. 1. Section number wrong-should be 01110

1.03 C. 3. references "attachment to building"

1.09 A. 4. "unless Architect approves incorporation in the Work" conflicts with Section 01454 1.03 A.1. which states "Mock-ups shall not be use in the final, completed work."

We have two paragraphs 1.10

1.10 (Daily Progress Reports) A. Add visitors to items to be included in daily reports.
B. Add Construction Manager to distribution list.

1.10 (Construction Photographs) F. Why black & white prints? Would prefer color.

01454:

1.01 B. Need number of square feet for mock up area

1.02 A.4. & 5. These two referenced sections are not included

1.04 C. "attached mock-up schedule" is not included.

01569:

1.05 Somewhat confusing. Are we dealing with one set of fines or two? How will they be collected?

3.01 A. 1. "tree protection areas indicated on the Drawings" are not yet indicated

01571:

1.01 A. "detailed on the drawings" are not yet detailed.

2.01 A. & B. Both silt fences are indicated "shall be". If they are options, it should be so indicated. B. is the more common in this market.

01722:

1.01 B. Explain this requirement.

01732:

1.03 D. Reference to building

01734:

1.04 A. Does not apply

1.05 A., B., C. Does not apply

2.01 A. Will this apply to something and be indicated on the drawings?

3.02 B. Does not apply

02100:

3.08 A. Will this apply and be indicated on drawings?

02244:

This section applies to the lime process used under paving, which is not anticipated to be used. Lime under buildings is done by a lime injection process. Structural engineer needs to make final determination after reviewing the soils report. Construction Manager believes lime will be unnecessary on this site under buildings or paving.

02300:

1.02 A. 3. Section number wrong-should be 02100

1.05 C. Need info on soils report filled in to blanks

1.06. A. 8. Add Owner (Construction Manager) to distribution on soils tests

3.02 A. typo—sixth word should be "and"

3.02 A. 1. b. typo—last word should be "size"

3.04 A. 5. reference to building

02510:

1.01 C. Comment applies here and to all references to fees. Town of Addison will not charge fees related to this project. Applications must be made for all appropriate permits, but fees will not be charged. Subcontractors will be required to register as subs with the Town and will be charged a fee for that registration. Eliminate all references to contractor paying fees to Town.

1.02 A. 1. Section number wrong-should be 02100. "Abandonment of Existing Utilities" is not included.

1.02 A. 5. Section 15400, PLUMBING, not included. A plumbing section needs to be added to specs.

1.05 B. Eliminate reference to fees

2.01 A. No ductile iron pipe is to be used in this project.

2.06 A. Meters will not be "purchased from and installed by local Water Authority". Meters must meet Town specs, but will be purchased and installed by contractor.

2.10 A. & B. What is the difference? Are these options?

3.09 B. Electrical service to this device will not be done by Town

02530:

1.01 C. reference to fees

1.02 A. 1. & 2. Section number wrong-should be 02100; "Abandonment of existing utilities" is not included.

3.03 A. The referenced document does not cover this work

02624:

Page numbers in this section are incorrect, referencing section 02712

02630:

1.02 A. 1. Section number wrong-should be 02100; "Abandonment of existing storm drainage system" is not included.

1.02 A. 6. Section 15400 not included

02750:

2.02 A. Epoxy coated steel is not required.

2.05 Where is colored concrete anticipated?

3.01 A. eliminate references to using lime stabilization

3.02 A. Is stabilized subgrade mentioned intended to be lime stabilized? See note above.

02752:

1.02 A. 1. Section number wrong-should be 02100; "Remove and dispose of existing concrete paving" is not included.

2.01 A. What is "Brown Patio Mix"?
3.01 A. & B. We will not lime stabilize under this paving.

3.03 & 3.04 This is not the technique we discussed in our meeting in Addison and this is not the process we want to use.

02760:

1.03 A. 1. Section not included; should it reference 02750 as we have no bituminous paving?

3.02 F. Reference to "softening of bitumen"

02772:

1.03 Should this include 02750 as related work?

Part 2 PRODUCTS Is any reinforcing anticipated for the curb and gutter? None referenced.

02784:

1.03 A. 1. Section number wrong-should be 02100

2.01 A. Is "Oaklahoma" a correct spelling for a certain type of stone?

02786:

2.01 A. If slate pavers are to be used (see Slade Strickland's comments in separate document) cannot we find a closer source?

02810:

Section needs to be modified to allow equals.

02815:

1.03 B. Should be a requirement, not an option.

1.05 C. I know this is tricky, but since we will probably allow 15 working days for the bids to be assembled, meeting this deadline precludes any real substitution possibilities and could put the Town in an awkward situation.

2.06 A. Seventh and fourteenth paragraphs regarding illumination need to be completed.

3.01 B. Should be a requirement, not an option.

02816:

1.06 A. Fees

02824:

1.02 A. 4. Section 16525 is SITE ELECTRICAL, not LIGHTING

02920:

1.07 A. This is not the planting season in Texas. Where is it the planting season?

2.02 A. 1. Where is sod being anticipated? We had assumed all hydro mulch. "Babie Bermuda Hybrid" is not familiar to the Town.

02930:

1.02 A. 1. Section number wrong-should be 02100

03300:

3.01 A. Subgrade will not be lime stabilized.

05500:

1.02 A. 7. Division 15, MECHANICAL not used

05700:

1.02 A. 4. Section 16525 is SITE ELECTRICAL, not LIGHTING

16000:

1.00 A. 8. fees

3.03 D. "building"

JAMES F. DUFFY

May 31, 2002

Mr. Dave Clough
Sasaki Associates Inc.
64 Pleasant Street
Watertown, MA 02472

Re: Addison Arts and Events District
50% Plans review

Dear Dave:

Below are some items I wanted to share after reviewing the 50% set of plans on the Arts and Events District project. Because of the stage of the drawings many of my comments are clerical, some are questions that may become clear in future drawings and others are offered as suggestions for consideration. I've referenced my comments by sheet number. I will do a similar review of the Project Manual.

This letter does not include any input from the Town staff as their review is underway. This is strictly my input. You will receive the Town's input separately.

Cover Sheet: It seems to me we should be able refer to the Town of Addison without placing it in Dallas, Texas. The address you used is the correct street address but it might be better to use the mailing address, P.O. Box 9010, Addison, TX 75001-9010.

C1-1: On the right side of the sheet it looks like the references to Trellis and Trellis Column should switch places.

C2-1: Add the symbol and description for the drain inlets or catch basins with the crosshatched center, referenced as "R_ _" on the drawings, to the legend.

C2-3: DART Light Rail does not run by this site. It may in the future, but the area identified is currently a railroad line owned by DART.

C3-1: What is the purpose of the 6" sanitary stub out into Addison Circle Drive?

3887 RIDGELAKE COURT • ADDISON, TX • 75001
PHONE: 972.241.2816 • FAX: 972.406.1146
JFDGROUP@FLASH.NET

The note in the lower left hand corner indicating the overhead power lines are to be relocated underground is incorrect. The most recent decision is for the lines to be overhead on upgraded poles.

Why is DMH 4 identified as proposed? Also, in this and other locations (C3-2 and C3-3) where the work is outside the limit of work boundaries, do we need to extend the boundaries to incorporate those areas or somehow note the drawings so we don't get into a contract scope of work issue later with our contractor?

C5-1: Is the reference to Milsap Stone Block in the area of brick paving half way up the sheet correct? I seems to me that arrow should be directing the reader to one of the white rectangles as it does below.

C6-1: Is it conceivable to use bolted connections on the trellis and leave the galvanized steel unpainted? My experience has been that welded galvanized connections that are painted generally rust through because the touch up process is not effective. By not painting the steel and leaving the galvanizing exposed we eliminate a maintenance issue and the cost of painting. Otherwise, can we use bolted connections and paint? I simply think we should avoid painting welded galvanized connections.

C7-5: See C6-1 above comments regarding painting galvanized connections. On the fence I suggest we eliminate the galvanizing and have the steel primed and painted.

C8-1 & C8-2: These sheets are nice for the Town to review and evaluate but I don't see that they add anything to the bid/construction set. How would a bidder/contractor use these sheets?

L1-1: We should remove the Buffalo Grass symbol from the legend here and on L1-2.

E2-2: It looks like we picked up a layer from one of the event layout sheets on this drawing. It should be removed.

F1-1: General Contractor note 9 and Mechanical Contractor note 11 seem to set up a scope problem in relation to thrust blocks. GC note 9 says the GC is to provide. MC note 11 says GC and MC are to install. One needs to provide and one needs to install or only one needs to do both. Since MC's usually exclude any concrete work it might be best to have the GC provide and install.

SL-1: Are we going to get photometrics on the trellis lights as well? If so, we might find it unnecessary to place a light on every column.

Regards,

Jim Duffy

cc: Carmen Moran

Memorandum

DATE: June 13, 2002

TO: Carmen Moran, Director of Development Services

FROM: Slade Strickland, Director of Parks & Recreation

SUBJECT: Arts and Event District – 50% Design Review Comments

Budget	**The temporary construction fencing looks as if it should cost half what they estimated.**
	Lawn – hydromulch estimate seems very high. .25 per foot should be adequate.
	Can save $50,000 if we eliminate the evergreen trees.
Sheet C1-1/C1-2	**Add one service gate east of the arbor and one along Addison Road with paved surface to trail for service vehicle access.**
	Provide removable bollards at points of entry to deter vehicle entry.
	Widen column spacing at points of entry for easier vehicle access.
	Exposed aggregate paving needs to have a smooth finish. Matching repair or replacement of exposed aggregate is a concern.
	Specify drinking fountains with dog bowls except for in the water garden. Is three enough?
	Specify pavers for Addison Circle and Clara to match Addison Circle Phase I pavers. See Addison Circle Phase I plans.
C2-1	**Wash out area behind Oktoberfest tent is not addressed. Is this what the infiltration field is for? How does this work?**
	How will vehicles circulate behind the Oktoberfest tent in this area?
C3-1	**Provide (6) SS stub outs for restroom trailers along north side of Clara Street. The Oktoberfest plan shows the RRs on the**

	south side of street, but the north side would be more convenient for pedestrian flow during events.
	Provide internal site SS stub outs for providing restroom trailers east of the trellis.
C3-3	**Provide a water source south of Clara and west of Julian for carnival trailers.**
C4-1	**Consider pole lights instead of bollard lights in the ellipse. This will provide better distribution of light and the bollards may be more prone to damage during events and park use. Banners can be hung from the poles as well.**
	Provide note to remove existing streetlights and footings along Addison Circle Drive.
C5-1	**Have Georgia Fountain provide a detailed annual cost estimate to maintain the fountain including utilities, pumping/filter system maintenance, water treatment, pool sweeping, etc. for City Council review.**
	What does the label "milsap stone block" in the "beach-like surface" area identify?
C7-1	**The lower channel section shows a slate pool bottom. This may be a maintenance issue long term. Consider a plaster surface to save costs.**
	How will the LED lights in the pylons be accessed for maintenance?
	Where is the conduit placed within the Addison road fence and posts?
C7-6	**Piping in infiltration field could be damaged by tent stakes if not placed deeper.**
C8-1	**The Carnival is not show on the plan. This may warrant additional discussion regarding the feasibility of doing a carnival on Clara and Addison Circle Drive. The street cannot be blocked due to fire vehicle access needs. Where does the carnival go in both C8-1 and C8-2?**
	Provide water sources for food vendors. Provide 3-4 water sources south of Clara in the undeveloped lots.

Eliminate tree planting in the area northwest of the Oktoberfest tent to allow service vehicle access. Avoid use of evergreen trees to avoid visibility/security problems along the west side of the property.

Identify solid performing climber rose variety for North Texas proposed on the fence along Clara and Addison Road. (Town will select variety).

Remove Buffalo Grass from legend.

Ground Cover Legend – Remove potentilla, thyme and false strawberry as possible choices. Liriope, mondo and Asian Jasmine are good choices. Any thought to ornamental grasses?

Vines Legend – Consider cross vine as the primary vine. Dallas Arboretum indicated this may be our best bet, but they could not recommend a real strong performer for North Texas.

Canopy/Ornamental Tree Legend – Bald Cypress, Eve's Necklace (very good native), crapemyrtle, Mexican Plum, flowering crab, 'Oklahoma' Redbud, 'Forest Pansy' Redbud, river birch and Vitex should be the primary choices.

Shade Trees – Chinese Pistache, Burr Oak, Chinkapin Oak, cedar elm (native), pecan (native), sweetgum and Shumard Red Oak should be primary choices. ***Burr and Chinkapin are very good choices considering we have used so many live and red oaks in Addison Circle.***

Evergreen Trees – Limit use of magnolia. Red cedar and tree-form yaupon are good choices.

E1-2 **How are plug receptacles housed?**

F1-2 **How are pipes to penetrate the vault? Our previous experience with plumbing leaks in vaults was due to equipment vibration. How can this be addressed?**

F1-5 **Provide flow detection equipment to shutdown the pumps in case of line breakage to avoid flooding of the vault.**

All controls should be timed with digital instead of mechanical time clocks.

SL1-2	**Provide foot-candle levels on photometric sheets.**
SL1-2	**Water garden may be too dark.**
General Note:	***Have the lighting consultant provide an annual utility cost estimate for all of the site lighting.***

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ADDISON CONFERENCE & THEATRE CENTRE

Steve:

6-6-02

Addison Arts & Events District
50% Plans Review

Is the storm water from the site for Addison Road accounted for in Birkhoffs design for Addison Rd?

I "dogeared" spec pages with my comments.

Attached are some Addison Standards for inclusion

Good review...

Jim

transmittal

to	Town of Addison 5300 Beltline Road P.O. Box 144 Addison, TX 75001-0144	**date**	May 24, 2002
		project name	Addison Arts & Events District Final Design
		project no.	14516.00
attn	Carmen Moran	**from**	David Clough

we are sending you via ☒ overnight courier ☐ courier ☐ us mail ☐ other

SASAKI

Sasaki Associates Inc.

64 Pleasant Street

Watertown Massachusetts

02472 USA

t 617 926 3300

f 617 924 2748

description	quantity	dated
50 % Submittal Documents : Drawings, Project Manual, Drainage Calculation, Construction Budget Estimate	1	5/24/02

these are transmitted

☐ for your information ☐ please return materials ☒ for review and comment

☐ borrowed materials returned ☐ as requested ☐ for approval ☐ other

CC: Jim Duffy, Slade Strickland (w/document sets)

dc\g:\14516.00\projmgmt\transmittals\t-cm24may02.doc

transmittal

to	Town of Addison 5300 Beltline Road P.O. Box 144 Addison, TX 75001-0144	**date**	May 23, 2002
		project name	Addison Arts & Events District Final Design
		project no.	14516.00
attn	Carmen Moran	**from**	David Clough

we are sending you via ☐ overnight courier ☐ courier ☒ us mail ☐ other

SASAKI

Sasaki Associates Inc.
64 Pleasant Street
Watertown Massachusetts
02472 USA

t 617 926 3300
f 617 924 2748

description	quantity	dated
Proposed Plat Sketch	1	5/23/02

these are transmitted

☐ for your information ☐ please return materials ☒ for review and comment

☐ borrowed materials returned ☐ as requested ☐ for approval ☐ other

Carmen,

Thanks for your e-mail and contact with John re: District plat. John's request for R.O.W. and easement information made us look again at where we think the property lines should be, and raises questions for us about existing R.O.W. and/or property lines on the survey. I've marked up in color a plan that proposes a property line around the District site.

The proposed property line on Quorum would be an existing R.O.W., on Addison Circle Drive it would be an extension of an existing R.O.W., on Addisan Road it would be the praposed R.O.W. for the widening, and the southerly line would be a line that we set for the District that was tested by RTKL to make sure that future development parcels would be big enough. There would be no easements within the District property as far as we know right now, and we don't think that there needs to be a R.O.W. for new Clara Street since its all within Town property. According to the survey, there are a lot of existing R.O.W.'s within the District site. We don't know what needs to be done to remove them, or what the impact is. Would you please have appropriate people from the Town review this?

Thanks.

CC: Jim Duffy, Steve Chutchian, John Birkhoff

Proposed ℄

Existing R.O.W.

Existing R.O.W.

℄ Future Addison Rd. R.O.W.

505.00'
(Parallel to ℄ Addison Circle Drive)

76½'

Proposed ℄

ALLEY STREET

DART LIGHT RAIL

Proposed Plat sketch
Addison Arts & Events District
Sasaki Associates, Inc. 5/23/02
N.T.S.

Steve Chutchian

From: Jim Duffy [jfdgroup@flash.net]
Sent: Thursday, May 23, 2002 3:16 PM
To: Dave Clough
Cc: Steve Chutchian; Carmen Moran
Subject: Addison Budget Estimate

Dave,

This is a follow up on the conversation we had yesterday regarding the budget for the Addison Arts and Events District. Unfortunately, I still have not heard from all the contractors I have contacted regarding pricing. I'll send that info as soon as I have it.

As regards lime stabilization, as I mentioned yesterday, we do not need to include lime under all the sidewalks or other hardscape. Normally I would only include lime under buildings and paving.

In reviewing the soils report, I believe we can follow the paving approach on the new Clara street which the Town used on rebuilding Broadway. Because limestone is so close to the surface we can simply re-compact existing material to 95% and use that as the base for our new paving. We probably don't need to use lime at all.

Under the buildings, limestone is a little farther down so we have a couple of options. We can excavate all that material and replace it with select fill or we can lime stabilize using injection to whatever depth we can go until we encounter rock.

The bottom line on lime is that we only need to consider lime under the buildings which are going to be built now, i.e. Pavilion, and it needs to be done just before the slabs are to be poured. It does not need to set for a couple of months. Perhaps it will be best to set the pad, with a couple of feet of select fill, in your drawings but include lime injection as part of the building construction package.

To answer Cathy's question in her email, lime injection costs $0.21 to $0.25 per square foot. Surface lime (6" / 6%) for under paving runs $$4.00 per square yard. You still need a compacted sub-base. Under pavers that is a compacted cement stabilized base capped with concrete and then a leveling bed of cement stabilized base which is also used to fill the paver joints.

The upshot of all that is you can eliminate lime stabilization from your estimate unless you want to include it under the building slabs. All of the above needs to be confirmed with the soils engineer and I'm asking Steve

Chutchian by copy to pass these thoughts by them.

Another subject we discussed yesterday was the 8" paving price you are using. Eight-inch, conventionally reinforced concrete paving can be done here for $3.50 per square foot. That should be a substantial savings from
your current number.

I also believe we can get much better pricing locally on your metal fencing
and railings if we keep the design and materials simple. I think we could
design to a unit price 25 - 30% less than the numbers you quoted me yesterday.

One minor item, the unit price you have for striping parking spaces needs to
go up by $0.50.

That's all for now. Call if you have any questions.

--
Jim Duffy

3887 Ridgelake Ct.
Addison, TX 75001

972.241.2816
972.406.1146 fax
972.998.5078 mobile

HP LaserJet 3200se

invent

TOALASERJET 3200
9724502837
MAY-16-2002 10:04AM

Fax Call Report

Job	Date	Time	Type	Identification	Duration	Pages	Result
878	5/16/2002	10:00:23AM	Send	916179242748	4:12	9	OK

TOWN OF
ADDISON **PUBLIC WORKS**

To: DAVID CLOUGH From: STEVE CHUTCHIAN

Company: SASAKI ASSOCIATES

FAX #: 617-924-2748

Date: 5/16/02

No. of pages (including cover): (9)

Phone: 972/450-2886
Fax: 972/450-2837

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

DRIVEWAY
REQUIREMENTS (FROM TRANSPORTATION PLAN)

Addison Arts & Events District Project

Design Review Meeting Task List

May 8, 2002

Addison Conference Center Stone Cottage

Attendees:

Town of Addison: Rob Bourestom, Steve Chutchian, Lea Dunn, Barbara Kovacevich, Ron Lee, Carmen Moran, Bob Phillips, Slade Strickland, Chris Terry, Ron Whitehead

Sasaki Associates, Inc.: Dave Clough, Steve Hamwey, Alan Ward

Irri*Tech Corp.: Seth Heidman

Campos Engineering: Joe Campos, Keith Gassman

Cunningham Architects: Gary Cunningham, Tom Dohearty

Schuler & Shook, Inc.: Jack Hagler

James F. Duffy: Jim Duffy

The items on the attached sheet were identified in the series of meetings for follow up by the individual or entity indicated below. Please send responses directly to Jim Duffy for distribution or copy on distribution to recipient.

Project: Addison Arts & Events District

JAMES F. DUFFY
3887 RIDGELAKE COURT • ADDISON, TX • 75001
PHONE: 972.241.2816 • FAX: 972.406.1146
JFDGROUP@FLASH.NET

Date: May 9, 2002

ITEM #	DESCRIPTION	RESPONSIBLE PARTY	DATE COMPLETE
0508.1	Price to relocate existing switch gear on Addison Circle Drive (with 50% budget)	Campos Engineering	
0508.2	Confirm easements along Julian can be abandoned	Campos Engineering	
0508.3	How does Town want to buy power?	Carmen Moran	
0508.4	Check with BFI as to whether or not comfort trailers can hook up to sewer	Slade Strickland	
0508.5	Can announcements be broadcast over warning sirens?	Lea Dunn	
0508.6	Get name of firm doing access review on Athletic Club expansion	Slade Strickland	
0508.7	Send soils report to Cunningham Architects	Carmen Moran	
0508.8	Get information to Sasaki re: accessibility review requirements and process	Slade Strickland	
0508.9	Check for local examples for benches	Sasaki	
0508.10	Send power hook-up equipment size and requirements to Sasaki for design integration with other site elements	Campos Engineering	
0508.11	Determine preliminary requirements for PA system for District	Campos Engineering	
0508.12	Send night lighting photos, or local locations, of pedestrian and water garden pole fixtures, to Ron for review	Sasaki	
0508.13	Prepare photometric study for site with approved fixture types	Sasaki	
0508.14	Send information regarding Town lighting standards to Sasaki for photometric study	Carmen Moran	

memorandum

date May 10, 2002

to Carmen Moran, Jim Duffy, Seth Heidman, Keith Gassman, Alan Ward, Steve Hamwey, Cathy Baker, Ting Chang

from David Clough

project name Addison Arts & Events District Final Design

project no. 14516.00

subject 50% Submittal Meeting - May 8, 2002

Attendees: Ron Whitehead, Carmen Moran, Slade Strickland, Steve Chutchian, Barbara Kovacevich, Ron Lee, Chris Terry, Rob Bourestom, Bob Phillips, Lea Dunn (Town of Addison); Alan Ward, Steve Hamwey, Dave Clough (Sasaki Associates); Jim Duffy; Seth Heidman (Irritech); Joe Campos, Keith Gassman (Campos Engineering); Gary Cunningham, Tom Dohearty (Cunningham Architects); Jack Hagler (Schuler & Shook, Inc.).

The following are the notes from the meetings held on May 8th to review preliminary drawings for the 50% Final Design submittal that is scheduled to be completed on May 24th. I have organized the discussion notes by categories according to drawings/general subject.

Layout & Materials

1. The Ellipse path solution for the westerly portion of the site was approved.
2. Paths within the site should be at least 10' wide to allow for pickup truck access. The pavement cross-section design will have to accommodate the loading.
3. The two breaks shown in the trellis plan need further study. The southerly one is smaller and seems to be too tight. They should be more equal in width.
4. The trellis design was approved with the understanding that the metal superstructure will have a black painted finish. The horizontal ashlar pattern is the preferred stone facing alternative for trellis columns. Sasaki will investigate stone material further and will study base and cap materials and details.
5. The proposed fence design along Clara Street and Addison Road was approved, including end posts with integrated lighting and black painted finish.
6. Railings along the Water Garden lower pool edge were approved. The center section of railing should be removable to allow for a performance stage to span over the lower pool from the upper elevation.
7. Exposed aggregate concrete paving should have a sandblasted finish and the surface should be non-slip. Slade has had good experience with this method and will get information to Sasaki.
8. The kiosk will be eliminated. Ron would rather allow for pushcart vendors in the plaza. A kiosk could be added in the future if demand justifies it.
9. Plans need to be submitted for accessibility review sometime before completion of the 90% submittal. Slade will provide Sasaki with more information regarding submittal requirements.

10. Metal benches with black powdercoat finish were approved. Exact style(s) will be determined. Sasaki will check with manufacturers to see if examples are available locally, particularly for the round iron bar design. The Victor Stanley trash receptacle with same finish was also approved.
11. Drinking fountains were discussed very briefly. Ron agreed with Sasaki's recommended simple pedestal fountain that is also accessible. It needs to include a lower bowl for dogs. Locations have not yet been determined.
12. The sketch for the "Cotton Belt Route" path was presented and discussed. Ron and Carmen were in favor of the idea. Details of how to mark the names of towns, integrating graphics with the pathway paving, will need further study.

Planting & Irrigation

1. All grassed areas shall be maintained lawn grasses that are irrigated. The entire District should have the same quality of appearance and there was concern that grasses that are allowed to brown out in the summer would be seen as a lesser quality finish fronting the development parcels to the south.
2. Evergreen planting in areas along Addison Road must be limbed up 3 to 5' to provide for a screened view while still allowing visibility for security.
3. Rotor heads for lawns and pop-up spray heads for groundcover beds are recommended. Flowerbeds will be irrigated with an in-line emitter drip system (not "spaghetti" tubing).
4. All trees in lawn areas will be irrigated with bubblers or drip rings (preferred by Parks Dept.). Trees in tree pits will have bubbler heads.
5. Irrigation for the District will be tied into the Town's Rainmaster System to conserve water as much as possible. The Town's typical watering window is between 10 PM and 7 AM.
6. The possibility of a creating a well supply was discussed, but requirements for storage of water and initial cost vs. connection to the Town water system discourage the idea. The system would have to tie into Town water in case of problems with the well, in any case.
7. Existing water pressure is about 50 psi. A booster pump, or pumps, might be required.
8. It was suggested that control equipment, meter and backflow preventor might be located in the fountain vault. There probably will be sufficient wall mounting area, given the size of the vault. Sasaki will get a copy a schematic vault layout to Irritech as soon as Georgia Fountain has completed it. An alternate location might be in a service core space designed as part of the pavilion and restroom structures.
9. Slade confirmed that trees in tree pits and plant beds should be underdrained. Trees in open lawn areas typically are not, and the cost would probably be prohibitive anyway.
10. Carmen suggested that trees in lawn areas might be grouped together in masses rather than randomly located so that people could choose to sit either in a shaded grove or in the open spaces between groves. As the trees mature, the groves might be mulched, leaving grass only in the open spaces. Sasaki will restudy spacing.
11. The Town will have a contract for installation and rotation of seasonal flowering material as it currently does for other public spaces. Change-outs usually occur early spring, summer, early fall, and late fall.

12. Slade suggested Crossvine as a possibility for the trellis. He's had good luck with it, and will send some information to Sasaki for consideration.
13. Climbing roses were suggested for some locations behind the fence along Clara Street.
14. The black iron hoops around tree planting areas on Quorum Road should be removed and the planting be simplified to maybe one species of groundcover.
15. Seth will prepare a preliminary cost estimate for the 50% submittal, which will include looking at zoning of the system.

Lighting & Electrical

1. Two existing TXV transformers on Addison Circle Drive serve adjacent apartments and other development around Addison Circle. Joe Campos felt it might be a major risk to relocate it. The question of whether or not there is an easement related to the service to transformers was raised. The survey doesn't indicate an easement. There is an existing overhead power line in the Julian Street right-of-way, which will be removed.
2. Further discussion about power distribution for the site suggested developing a central service core, maybe related to the pavilion and restrooms, where transformers, switchgear, etc. could be located.
3. Power supply has to be available at the stage area, in the area of the future performing arts/cultural events building, and at the Bowl. Campos Engineering will give Sasaki equipment size and other requirements for power hook-ups so that locations and details can be integrated with site design. It was suggested, for example, that benches might be located/designed in some areas to hide the power boxes.
4. Duplex outlets will be provided at trellis columns (spacing to be determined), integrated with the design of columns.
5. Carmen and Ron confirmed that the Town would like to have a PA system for the District for use in the event of an emergency (like weather, during an event). It would be especially useful in the pavilion area. Campos will look into it.
6. Proposed light fixtures were reviewed. Consensus favored the Bega pole fixture for the Water Garden with triangular shaped luminaire, the Poulsen "HW Patina" fixture for pedestrian path lighting, and the Poulsen "Waterfront" bollard. Either step light seemed to be acceptable. Ron requested that Sasaki send him night photos of the pole fixtures, if possible. All fixtures should be black.
7. Existing cobra head streetlights along Addison Circle Drive will be removed and replaced with the same light fixtures that exist on Quorum Road. These same fixtures will also be used for Clara Street lighting.
8. Town parks are generally closed at 11 PM. Some lighting might be left on overnight around the water garden and the restrooms.
9. Sasaki needs to do a photometric lighting study for the project. Carmen said that The Town requires 2 footcandles minimum for parking lots. She will send Sasaki standards for roadway lighting.
10. The design concept for light pylons and fountain pylons was approved. It was suggested that they might be designed so that a fitting for banners/flags could be attached for events, and removed when not needed.
11. We need to provide for telephones at the Pavilion/Restrooms structure and at the fountain vault. Power and communications are also required for ATM machines set up in two locations – one at the entry plaza and one probably related to the trellis.

12. Power is required for the Oktoberfest Hocker tent, but wiring and lighting within the tent is provided by the tent vendor. Other tents will have temporary power cables hooked up to outlets.

Fountains

1. Concepts for the interactive Plaza and Water Garden fountains, including lighting and finishes for pools and channels, were reviewed and approved. Sasaki will proceed with development of details.
2. The question of Town standards/regulations regarding water depth in fountain pools was raised. Pools and channels are currently designed to be not more than 18" deep. Slade stated that this depth is acceptable to the Town.
3. The proposed aluminum grating material for bridges over water channels was approved. It was explained that the surface would have a sandblasted finish (unlike the sample shown) so that it will be more non-slip.

Grading & Drainage

1. Steve Hamwey presented the proposed grading and drainage plan. It was explained that the grading has been modified in some areas to provide more drainage inlets in order to reduce the amount of sheet flow. All walks will be crowned. The requirements for infiltration beds were described, and it was noted that their locations will have to be coordinated with tree planting since they should be in open grassed areas (no planting above). Calculations have been made, but pipes have not been sized yet. Sasaki has just received additional existing pipe invert survey information, but has not had a chance to review it yet. Steve Chutchian stated that Sasaki's approach to storm drainage design was acceptable to him.

Utilities

1. The two alternative plans were described. It was agreed that Clara Street should become the new corridor for utilities for the District, and that a new sanitary piping system should be constructed. No one knows what condition the existing pipes are in, or what the loads are on those pipes.
2. Ron stated that the Town has made a decision to not underground the existing power lines along Addison Road since the cost is prohibitive. The Town will work with the power company to provide new, taller steel poles with integrated street lighting.
3. After some discussion about providing sewer hook-ups for restroom trailers (locations and need, since BFI currently provides trailers they pump out), it was decided to provide flush mounted hook-ups in a number of locations on Clara Street and on Addison Circle Drive to allow for flexibility.

Events

1. Barbara marked up tent layout plans from the Preliminary Design drawings with comments and questions. In general, there are some conflicts with locations of tents that need to be serviced from the back and will be visible by people sitting behind them. Sasaki will study other locations, particularly along the tree line and

fence along Clara Street, west of the Bowl performance space. This area was intended for tents, but has not been utilized in layout studies yet.

2. There was some question whether or not the 10' x 10' tents will fit between trees, especially when the trees are small. These tents are also about 10' tall, so branches will need to be limbed up. This needs further study and confirmation that the arrangement will work.
3. Sasaki will talk with BFI regarding restroom trailers and options for trailers that can be hooked up to the sewer system vs. pumped.
4. Barbara suggested that sleeves be set in pavement to allow for installation of fencing for events. It was decided that this might be desirable in some locations, like the entry plaza, where fencing would usually be set in the same position. However, its hard to predict what might be required for all events in the future, and maximum flexibility would be achieved with weighted chain link fence, as is currently done. Jim Duffy pointed out that over time, sleeves are difficult to maintain and caps can get stuck. Therefore, sleeves should be kept to a minimum.
5. Queuing at the entrance during major events needs further study. People currently back up behind turnstiles, and if the entrance is directly off Addison Circle, as shown on the tent layout plans, there is not enough room. Addison Circle and Quorum Road should be left open for bus drop-off. Barbara suggested that the pavilion structure might be located and designed to provide counter space for paying the entrance fee and buying tickets. Proximity to a secure room for money counting and a safe would work well. It was noted that there are also other locations selling tickets after people enter, but its important to also have them available at the entrance. After some later discussion with Corky Cunningham, Alan suggested the possibility of a number of small tents (9 or 10?), spaced maybe 8 to 10' apart, that would allow for a greater number of people to pass through more quickly, reducing queue lines. Sasaki will study the idea further

Pavilion & Restrooms

1. Alan described the latest plan and brought Corky and Tom up to date on earlier discussions regarding a possible central service core and the need to accommodate ticket sales for events. It was agreed that combining the two structures into one made a lot of sense, and that it also frees up more space to the west for perhaps another garden room area. Corky was concerned that shifting the structure toward Addison Circle might make that corner feel too pinched. He feels that it should be very light in character. The structure might also move closer to Addison Circle Drive, maybe leaving the back edge of existing brick pavement where it currently is, rather than making it wider. Sasaki will Email base drawings and Corky and Tom will study options.

Stage

1. Jack Hagler was brought up to date regarding plan revisions and proposed location for the stage. He felt that the Bowl performance area was the right size for performance like Shakespeare in the Park. We need to provide for power and controls for performances. He will mark up a drawing with requirements and send it to Sasaki for coordination with the drawings.
2. There was a lot of discussion regarding the character of the stage and whether or not it should be designed to be a more park-like pavilion structure, a simple steel framed structure, or something designed as more of a sculptural piece. Alan suggested the path around the back of the stage could be graded to provide direct access to the stage elevation. The stage platform should be 4' above grade, and the total height of the structure will probably be 30 to 35'. The stage is also envisioned as being incorporated into the Hocker tent that is set up for Oktoberfest (an additional stage will be needed inside the tent). Discussions regarding the character of the stage will continue, and in the meantime Jack will provide power

requirement information to Sasaki for the 50% submittal package. Sasaki will Email base drawings to Jack.

Please let me know if there are any corrections or additions that should be made to this memo. If there is no response within two weeks, it will be assumed that the notes above are correct.

dc\g:\14516.00\projmgmt\memos\m-8may02mtg.doc

memorandum

date April 16, 2002

to David Clough
Alan Ward
Steve Hamwey
Cathy Baker
Siobhan McAuliffe

from Ting Chang

project name Addison

project no. 14516.00

subject Survey Review

SASAKI

Sasaki Associates Inc.
64 Pleasant Street
Watertown Massachusetts
02472 USA

t 617 926 3300
f 617 924 2748

We have reviewed the Topographic Survey Plan, provided by Birkhoff, Hendricks & Conway, L.L.P., dated April 2002. Following is a list of outstanding items for immediate revision.

- Provide spot grades throughout the site to reflect the existing terrain, *especially at the intersection of Addison Road and Clara Street* (top of curb and bottom of curb) for the realignment of Clara Street.
- All storm drainpipe invert elevations should be provided.
- All sanitary sewer pipe invert elevations should be provided.
- All contours should be clearly labeled.
- Property line and easement information should be provided.

Steve Chutchian

To: dclough@sasaki.com

Subject: RE: Addison Arts & Events District Final Design

Dave - As we discussed, our drainage manual is on the way to your office. After your staff reviews it, please let me know if there are any additional storm drainage questions. Some answers to your original correspondence is as follows:

a. storm event 100 year
b. on-site storm water detention is required by ordinance -please refer to manual
c. minimum desired pipe size is 15"
d. regarding the permitting process for utilities, our "franchise" utilities will perform relocation of existing utilities on public right-of-way without a permit. They include TXU Electric & Gas, Southwestern Bell Telephone, AT & T, etc. When the engineering plan are approximately 65% complete, the Engineer can submit the plans to each utility. In turn, they will perform any necessary engineering and prepare a schedule for any line relocation. All water and sewer main adjustments/relocations must be bid as part of our project plans & specifications. However, Addison Road may have certain fiber optic lines that require relocation. After line locates determine any conflicts, these companies must be contacted the Engineer needs to work with them individually to relocate their lines. This may also be a financial issue for the Town. I have a list of all the known utility companies, with contact names, addresses, and phone numbers that can be faxed to you anytime or delievered to you in person when we meet again.
e. I will ask another engineer in our office, Luke Jalbert, to fax or mail copies of specific storm drainage details to you.

Should you have any questions, please let me know. Thanks.

Steve Chutchian, P.E.
Assistant City Engineer

-----Original Message-----
From: dclough@sasaki.com [mailto:dclough@sasaki.com]
Sent: Wednesday, April 03, 2002 2:59 PM
To: schutchian@ci.addison.tx.us
Cc: jfdgroup@flash.net; cmoran@ci.addison.tx.us; tchang@sasaki.com; sehamwey@sasaki.com
Subject: Addison Arts & Events District Final Design

Steve,

We are starting design of the storm water system for the District and have a few questions for you regarding Town standards/criteria before we begin:

- What storm event should we design for?
- What do we need to provide regarding on-site attenuation and/or treatment?
- Is there a minimum pipe size requirement (12" is a typical standard)?
- Any other Town requirements/standards? It would be helpful if you could also give us any information you might have regarding Town standards for storm drainage structures, pipe, etc.

We expect to have the final survey tomorrow and will review the existing utilities. As we develop utility design, we will coordinate capacity requirement issues with you. What will the permitting process for utility connections be at the local and state level? Are there any special requirements we should be aware of?

We're glad to be underway on the project again. I'm managing this phase of it, so will be the contact person here at Sasaki.

I look forward to hearing from you.

Dave

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.
CONSULTING ENGINEERS

7502 Greenville Ave., #220 Dallas, Texas 75231 Fax (214) 361-0204 Phone (214) 361-7900

JOHN W. BIRKHOFF, P.E.
RONALD V. CONWAY, P.E.
GARY C. HENDRICKS, P.E.
JOE R. CARTER, P.E.
PAUL A. CARLINE, P.E.
MATT HICKEY, P.E.

ROSS L. JACOBS, P.E.
I. C. FINKLEA, P.E.

April 8, 2002

Mr. David Clough, ASLA
Senior Associate
64 Pleasant St.
Watertown, Massachusetts 02472

Re: Town of Addison Events Area

Dear Mr. Clough:

We are enclosing one original copy of the topographic survey, existing contour map and profile of curb lines adjacent to the Special Events site for your use in preparing plans and specifications for the Town of Addison. We have reviewed the record drawings you provided us and had the Town research and locate additional record drawings. We had Dig Tess visit the site and mark known utilities for gas, electric and telephone. No dig ups were completed for this topographic survey. As your plans are developed and dig ups are required for potential conflicts, we will be available to take shots when the utilities locate their facilities and mark those in the field. All known record drawing information and Dig Tess locates have been shown on the topographic survey. Also enclosed is the electronic file of the drawing for your use as base sheets. The electronic files are provided to you under the following conditions:

1. The electronic files are compatible with AutoCAD Release 15 or 2000, operating on an IBM compatible PC using Windows NT.

2. Engineer does not make any warranty as to the compatibility of these files beyond the specified release of the above stated software.

3. Because data stored on electronic media can deteriorate undetected or be modified, the SASAKI agrees that the Engineer will not be held liable for completeness or correctness of electronic media after an acceptance period of fifteen days after delivery of these files.

4. The electronic files are instruments of our service. Where there is a conflict between the hard copy drawings and the electronic files, the hard copy drawing will govern in all cases.

5. Both parties acknowledge mutual non-exclusive ownership of the electronic files and each party may use, alter, modify or delete the files without consequence to the other party.

We will address each comment of your Memo in the order in which you presented items of concern:

General Comments:

1. We have added our title block and the drawings have been sealed and dated.

2. Previous Cad files sent and received are no longer valid for use. The enclosed drawing is current and is acceptable for design.

3. You have provided us a sheet size of 30 inch x 42 inch. Accordingly, the scaled drawing for this size sheet makes symbols and text readable.

4. We were directed by the Town not to extend our survey for footprints offsite.

5. The two contour surveys have been merged and they do not overlap.

General Items:

1. Vertical datum, horizontal benchmarks and control points placed in single layer with drawing and are shown on drawing.

2. Legend has been added to the topographic sheet.

3. North arrow is on the sheet

4. Graphic scale is on the sheet.

5. Property Lines shown. Bearings and distances will be part of the plat. We will need easement and right of way information to complete the plat.

6. Lot and parcel numbers will be completed on the plat.

7. We were directed by the Town not to survey the pavement markings of the roadways.

8. The limits of the DART ROW is shown as the south property line of the Special Events site.

9. Utilities are generally located within existing roadway rights of ways. We did not find any indication of separate easements in the record drawings provided by you.

10. All curbs surrounding the site are six-inch reinforced concrete curbs. The survey crew walked the curb lines to determine if any curbs existed that were significantly different than the standard 6-inch curb.

11. The site is generally grass. Small pockets of other landscape material is shown on the topographic survey.

12. We were directed by the Town not to include building footprints, heights and number of stories.

Grading Items:

1. Contour maps show elevations on site. Spot shots can be located by picking the electronic files. No sidewalks exist on the site. Profile of the curbs lines are included on sheet three.

2. Rim elevations on manholes are called out.

3. We directed by the Town not to include finished floor elevations for buildings and structures.

4. We do not know of any wall to get elevations from.

5. We have added profiles of the curb line adjacent to the site. Curb depth is generally six inches to the gutter elevation.

Items missing from Survey:

1. Invert elevations shown on plans where lids could be removed. Please indicated other critical manholes and we will attempt to have lids removed and shots taken.

2. Pipe connections from storm sewer inlets to pipes appear to be concrete pipe with a hole in the inlet box. This observation is from review of record drawings. Actual dig ups did not take place.

3. We have located the utilities from record drawings, location and flow arrows shown. Type of material is unknown. We have not been able to determine if the gas line is high or low pressure. We will provide a copy of the topographic survey to the Gas Company to try to obtain that information.

4. Dig Tess did not locate service lines. Service lines have not been dug up.

5. Valves, hydrants, etc are called out on the topographic survey.

Utility information from the record drawings are shown on the plans from the record drawings provided by you. We obtained additional record drawings from the City in an effort to identify all known Town utilities.

We are enclosing a printout of the layers utilized in the drawings. If you have any comments or questions about the topographic survey, please contact us.

Sincerely,

John W. Birkhoff, P.E.

Enclosures
cc: Mr. Steven Z. Chutchian, P.E.
Ms. Carmen Moran
Mr. Jim Duffy

AGENDA
ARTS AND EVENTS DISTRICT COMMITTEE
May 8, 2002
8:30 a.m. – 5:00 p.m.
Stone Cottage, on the grounds of the
Addison Conference and Theatre Centre

Please plan to attend the meetings for which you are listed.
Arts and events District team members include: Ron Whitehead, Lea Dunn, Chris Terry, Bob Phillips, Slade Strickland, Barbara Kovacevich, Rob Bourstrom, Steve Chutchian, Carmen Moran

8:30 a.m.

Sasaki to meet with irrigation consultant on irrigation design.
Attendees: Slade Strickland, Jim Duffy, Carmen Moran

9:30 a.m.

Sasaki to meet with Campos Engineering on electrical design.
Attendees: Slade Strickland, Steve Chutchian, Jim Duffy, Carmen Moran

11:00 a.m.

Sasaki to meet with Arts and Events District team to discuss:

- Plan revisions on the west end of district and south end along Clara Street
- Elevation drawings of water garden and fountain plaza from Quorum, including fountain designs
- Grading and Drainage Plan
- Utilities Plan
- Site Lighting
- Planting plan and irrigation concepts
- Trellis plan and details
- Kiosk alternatives and other site furnishings

Attendees: Arts and Events District Team members, Jim Duffy,

3:00 p.m.

Sasaki and team to meet with Corky Cunningham on design for pavilion and restrooms, and program for Cultural Center
Attendees: Arts and Events District Team members, Jim Duffy

4:00 p.m.

Sasaki and team to meet with Jack Hagler to discuss stage program
Attendees: Arts and Events District Team members, Jim Duffy

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.
CONSULTING ENGINEERS

7502 Greenville Ave., #220 Dallas, Texas 75231 Fax (214) 361-0204 Phone (214) 361-7900

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MATT HICKEY, P.E.
DOUGLAS K. SHOWERS, P.E.

ROSS L. JACOBS, P.E.
I. C. FINKLEA, P.E.

May 2, 2002

Mr. David Clough, ASLA
Senior Associate
64 Pleasant St.
Watertown, Massachusetts 02472

Re: Town of Addison Events Area

Dear Mr. Clough:

We are enclosing one original revised copy of the topographic survey and existing contour map for the Special Events site for your use in preparing plans and specifications for the Town of Addison. Also enclosed is the electronic file of the drawing for your use as base sheets. The electronic files are provided to you under the following conditions:

1. The electronic files are compatible with AutoCAD Release 15 or 2000, operating on an IBM compatible PC using Windows NT.

2. Engineer does not make any warranty as to the compatibility of these files beyond the specified release of the above stated software.

3. Because data stored on electronic media can deteriorate undetected or be modified, the SASAKI agrees that the Engineer will not be held liable for completeness or correctness of electronic media after an acceptance period of fifteen days after delivery of these files.

4. The electronic files are instruments of our service. Where there is a conflict between the hard copy drawings and the electronic files, the hard copy drawing will govern in all cases.

5. Both parties acknowledge mutual non-exclusive ownership of the electronic files and each party may use, alter, modify or delete the files without consequence to the other party.

We will address each comment of your Memo in the order in which you presented items of concern:

General Comments:

1. We have labeled the intermediate contour line, in lieu of every other one.

2. We have replaced the curb profile with spot elevations.

3. We have added spot elevations on the back side of the sidewalk adjacent to curb lines.

4. We have calculated storm sewer invert elevations from record drawing information.

5. We have changed manhole flow line label to manhole invert.

6. We have field measured additional manhole inverts.

Utility information from the record drawings are shown on the plans from the record drawings provided by you. We obtained additional record drawings from the City in an effort to identify all known Town utilities.

We are enclosing a printout of the layers utilized in the drawings. If you have any comments or questions about the topographic survey, please contact us.

Sincerely,

John W. Birkhoff, P.E.

Enclosures
cc: Mr. Steven Z. Chutchian, P.E.
Ms. Carmen Moran
Mr. Jim Duffy

GEOTECHNICAL ENGINEERING REPORT
PROPOSED ARTS & EVENTS DISTRICT
ADDISON, TEXAS

Prepared For:

TOWN OF ADDISON
16801 WESTGROVE DRIVE
ADDISON, TEXAS 75001

ATTENTION: MR. STEVE CHUTCHAIN

FEBRUARY 2002

PROJECT NO. 02-5967

RoneEngineers
A LEIGH COMPANY

Rone Engineers

A LEIGH COMPANY

February 5, 2002

Mr. Steve Chutchain
Town of Addison
16801 Westgrove Drive
Addison, Texas 75001

Re: Geotechnical Engineering Report
Proposed Arts & Events District
Addison, Texas
Rone Project No. 02-5967

Dear Mr. Chutchain:

Submitted herewith are the results of a geotechnical investigation conducted for the referenced project. This investigation was performed in accordance with our proposal 02-3323 dated January 15, 2002.

Engineering analyses and recommendations for site grading and foundations are contained in the narrative section of the report. Results of our field and laboratory investigation are submitted in detail in the Illustrations section of the report.

We appreciate the opportunity to be of service to you on this project, and we would appreciate the opportunity to provide the materials engineering-testing and geotechnical observation services during the construction phase of this project. Please contact us if you have any questions or need any additional services.

Respectfully Submitted,

Donald W. Moler

Donald W. Moler, E.I.T.
Project Engineer

Theodore A. Janish, P.E.
Senior Project Engineer

GEOTECHNICAL ENGINEERING
- GEOLOGICAL STUDIES
- DISTRESS INVESTIGATIONS
- PAVEMENT DESIGN
- ADVANCED GEOTECHNICAL TESTING
- FOUNDATION RECOMMENDATIONS
- CONSTRUCTION MONITORING

CONSTRUCTION MATERIALS TESTING
- CONSTRUCTION OBSERVATION
- CONCRETE TESTING
- ASPHALT TESTING
- SOILS TESTING
- PIER INSPECTION
- POST TENSION INSPECTION
- NON-DESTRUCTIVE TESTING
- STRUCTURAL STEEL INSPECTION
- SPECIAL TESTING

DRILLING SERVICES
- MONITOR WELL INSTALLATION
- ENVIRONMENTAL DRILLING
- GEOTECHNICAL DRILLING

DALLAS
8908 AMBASSADOR ROW
DALLAS, TEXAS 75247
TELEPHONE 214-630-9745
FACSIMILE 214-630-9819

FORT WORTH
121 NORTH RAYNER STREET
FORT WORTH, TEXAS 76111
TELEPHONE 817-831-6211
METRO 817-429-4328
FACSIMILE 817-834-4833

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APPENDIX A

APPENDIX B

GEOTECHNICAL ENGINEERING REPORT
PROPOSED ARTS & EVENTS DISTRICT
TOWN OF ADDISON
ADDISON, TEXAS

INTRODUCTION

The proposed project will consist of constructing a new outdoor stage, two-story multi-purpose arts and cultural center, pavilion, public restrooms, garden and lawn areas with fountains and seating areas, and associated paving. The project is located east of Addison Road, south of Addison Circle Drive and west of Quorum Drive in Addison, Texas. A railroad right-of-way defines the south property line and Clara Street is the southernmost point of the current phase of this investigation and currently planned development. The general location and orientation of the site are shown on the Plan of Borings, Plate A.1, in the Appendix A of this report.

The principal purposes of this investigation were to evaluate the general soil conditions at the proposed site and to develop geotechnical recommendations for the design and construction of foundations. To accomplish its intended purposes, the study was conducted in the following phases: (1) drill sample borings to evaluate the soil conditions at the boring locations and to obtain soil samples; (2) conduct laboratory tests on selected samples recovered from the borings to establish the pertinent engineering characteristics of the foundation soils; and (3) perform engineering analyses, using field and laboratory data, to develop foundation design criteria.

FIELD OPERATIONS AND LABORATORY TESTING

Soil conditions were determined by fourteen sample borings. Four borings were drilled at the locations of the proposed structures. Ten borings were drilled to determine depths to limestone to assist in determining amount of possible fill material available at the site. The depths of the borings varied from 2 to 20 feet below existing grades. The borings were drilled in January, 2002 and their locations are shown on Plate A.1. Sample depth, description of soils, and classification (based on the Unified Soil Classification System) are presented on the Logs of Borings, Plates A.2 through A.15. Keys to terms and symbols used on the logs are shown on Plates A.16 and A.17.

Laboratory soil tests were performed on selected samples recovered from the borings to verify visual classification and determine the pertinent engineering properties of the soils encountered. Classifications test results are presented on the logs of borings. Free swell tests were also performed to aid in evaluation of the shrink-swell potential of the soils. Swell test results are presented on Plate A.18.

Descriptions of the procedures used in the field and laboratory phases of this study are presented in Appendix B at the end of this report.

GENERAL SITE CONDITIONS

Site Conditions

At the time of drilling, the site consisted mainly of grassy fields with some existing trees. Two asphalt paved roads also existed within the site.

Subsurface Soil Conditions

Based on available surface geology maps, the site is located within the Austin Chalk limestone formation. In general, the Austin Chalk formation consists of massive gray limestone underlying weathered tan limestone. The residual soils of the Austin Chalk formation generally consist of highly plastic clays and typically have a high shrink-swell potential.

Dark brown to brown clay was encountered in the borings from existing grade to depths of 1 to 4.5 feet. Tan calcareous clay and tan limestone with calcareous clay seams and layers was encountered to depths ranging between 5 and 15 feet, including the termination depth of 2 to 10 feet at Borings 5 through 14. Gray limestone was then encountered to boring termination depths of 10 to 20 feet at Borings 1 through 4. The Plasticity Index of the fill material samples that were tested ranged from 27 to 48, indicating high to very high soil plasticity.

Groundwater

The borings were advanced using auger drilling and intermittent sampling methods in order to observe groundwater seepage levels. At the time of this investigation, groundwater was not encountered during drilling.

Future construction activities may alter the surface and subsurface drainage characteristics of this site. It is not possible to accurately predict the magnitude of subsurface water fluctuations that might occur based upon short-term observations. The groundwater level at this site should be expected to vary throughout the year with variations in precipitation and surface runoff. Based on our experience with the Austin Chalk formation, groundwater seepage can be encountered in and above the limestone. The risk of encountering groundwater seepage is increased during or after periods of precipitation.

ANALYSIS AND RECOMMENDATIONS

Potential Vertical Soil Movements

Potential vertical movement calculations were performed in general accordance with the Texas Department of Transportation Method (TxDOT) 124-E. The TxDOT 124-E method is empirical and is based on several factors including plasticity index and other laboratory test results of the subsurface materials encountered in the boring.

The Potential Vertical Rise (PVR) calculated using the referenced method and associated effective plasticity indices ranged between 1 and 3 inches based on in-situ soil being at a dry antecedent condition. Free swell tests were also conducted on selected soil samples. The results of these tests indicate that the soil has a shrink-swell potential similar to that which the TxDOT 124-E method would indicate.

The calculated PVR is based on the depth of limestone at the borings and not more than 2 feet of on-site clay fill used to grade the site. Greater amounts of clay fill will result in higher potential movements. We should be contacted for further evaluation and recommendations if more than 2 feet of fill is required to grade the site.

Foundation Recommendations

The pavilion, stage, and multi-purpose cultural center buildings may be supported on either a stiffened slab-on-grade foundation (conventionally reinforced or post-tensioned), or drilled piers bearing into the tan and gray limestone with ground supported floor slabs. For the multi-purpose cultural center, shallow spread footings may also be used with ground supported floor slabs provided the potential foundation movements due to shrinking and swelling of active clays are tolerable. A stiffened slab-on-grade foundation (either conventionally reinforced or post-tensioned)

can be utilized for the restroom structure. Subgrade treatment may be desired to reduce potential ground movements to more acceptable levels in order to use slab-on-grade foundations.

Foundation recommendations for each structure, as well as subgrade treatment recommendations are provided below.

Pier Foundation – Pavilion (Boring 4), Multi-Purpose Arts & Cultural Center (Boring 2) & Stage (Borings 1)

A straight shaft drilled pier foundation system extending into the tan and gray limestone may be utilized for support of the pavilion, stage, and multi-purpose cultural center. An allowable end bearing pressure of 15,000 psf may be utilized for shafts bearing in competent tan and gray limestone encountered in the borings at depths of about 2 to 8 feet below the ground surface. An allowable skin friction resistance of 2,300 psf may be utilized for the portion of the shaft below a minimum penetration of two feet in limestone. The tan and gray limestone contains clay seams and layers, and care should be taken to extend the piers through any clay layers encountered to bear on competent limestone. Drilled pier foundations designed and constructed in accordance with the recommendations in this report should experience settlements of less than 1 inch.

Clay soils at the borings and clay fill used to grade the site could subject the piers to uplift forces if the soils swell. The uplift force can be estimated by assuming a uniform uplift pressure of 2,000 psf acting over the perimeter of the shafts to a depth of 5 feet for the Stage and 8 feet for the Pavilion. Full length reinforcing steel should be provided. An allowable uplift resistance of 2,300 psf can be used for the portion of the pier shaft in contact with the tan and gray limestone below a minimum penetration of two feet in the limestone.

Construction Considerations for Drilled Piers

The construction of all piers should be observed as a means to verify compliance with design assumptions and to verify:

(1) the bearing stratum;
(2) the minimum penetration;
(3) the removal of all smear zones and cuttings;
(4) that groundwater seepage, when encountered, is correctly handled; and
(5) that the shafts are vertical (within the acceptable tolerance).

Groundwater seepage was not encountered at the borings. However, it is possible groundwater seepage could be encountered during drilled pier installation, and the risk of encountering water seepage is increased during or after periods of rainfall. Concrete should be placed in the shafts as soon as possible to reduce the risk of groundwater seepage and deterioration of the foundation bearing surface. Temporary steel casing may be required in some cases where seepage is encountered. The casing should be seated below the seepage, and all water should be removed from the shaft excavation before beginning the design penetration in the limestone. We should be contacted for further evaluation and recommendations if groundwater seepage is encountered during pier installation.

Concrete should be placed immediately after the excavation has been completed. In no event should a pier excavation be allowed to remain open for more than 8 hours. Concrete should have a slump of 5 to 7 inches and should not be allowed to strike the shaft sidewall or reinforcement steel during concrete placement.

Grade Beams (Drilled Pier Foundations Only)

Grade beams should be structurally connected into the top of the piers. A minimum void space of 6 inches should be provided beneath the grade beams and the underlying soil between piers. This void space allows movement of the soils below the grade beams without distressing the structure. The excavation in which the void box lays must remain dry. In addition, backfill material must not be allowed to enter the void area below grade beams, since this reduces the void space. It is not necessary to excavate limestone to install the void space.

Typically, a soil retainer in the form of a thin pre-cast panel or pieces of wood is placed along the outside edge of the grade beams to prevent the aforementioned soil intrusion. On-site soil then may be placed against the sides of the grade beams.

Spread Footing Foundation – Multi-Purpose Arts & Cultural Center (Boring B-2)

As an alternative to drilled piers, shallow spread footing foundations constructed on the tan limestone may be utilized for support of the multi-purpose arts & cultural center. Spread footing foundations bearing on tan limestone at a minimum depth of 3 feet below the final site grade can be proportioned using an allowable bearing pressure of 7,500 psf. Foundation movement could be 1 inch or less.

Individual foundations should be at least 30 inches wide, and continuous footing foundations should be at least 16 inches wide.

The geotechnical engineer should monitor spread foundation construction to verify conditions are as anticipated. Foundation excavations should be free of standing water and free of loose material. Excavations for foundations should be filled with concrete before the end of the workday or sooner if necessary to prevent deterioration of the bearing surface. Backfill placement and compaction should follow procedures and requirements as outlined in the section entitled "Recommendation for the Placement of Controlled Earth Fill".

Floor Systems (Drilled Pier and Spread Footing Foundations Only)

The most-positive method of floor support with very little movement is to structurally suspend the floor above the ground on drilled pier foundations. A minimum void space of 6 inches should be provided between the subgrade and the lowest suspended fixture beneath the floor (such as plumbing lines, P-traps, etc). The ground surface beneath the suspended floor should be sloped and drained to prevent the ponding of water.

If some floor movement can be tolerated, subgrade treatment can be considered to reduce the floor movement due to shrinking and swelling of active clays to more acceptable levels. Subgrade treatment could consist of reworking of clays in-place with moisture and density control, with placement of a select fill pad atop the reworked clays. This subgrade treatment option is described below.

Based on soil conditions at the Multi Purpose Arts & Cultural Center (Boring B-2), we estimate floor slab movement due to shrinking and swelling of active soils to be about 1 inch. Any fill in the building area for this structure should consist of select fill.

At the Pavilion (Boring B-4) and the Stage (Boring B-1), we estimate floor slab movement due to shrinking and swelling of active soils to be about 2 to 3 inches. A ground supported floor slab may be used if these movements are acceptable. If these movements are not acceptable, removing at least 2 feet of active soils and replacement with at least 2 feet of non-expansive select fill should reduce floor slab movements to about 1 inch. Any additional fill required for achieving the desired grade in these building areas should consist of non-expansive select fill.

Select fill can in itself represent a conduit for percolating waters, thus proper surface drainage away from the building is required. In addition, the select fill should not extend outside the perimeter grade beams, and compacted clay fill should be used outside the perimeter beam to reduce the risk of water infiltration.

Select fill should consist of clayey sand or sandy clay with a liquid limit less than 35 and a plasticity index between 5 and 15. The select fill should be placed in loose lifts not exceeding 9 inches and compacted to a minimum of 95 percent of the material's standard Proctor dry density (ASTM D-698) at a moisture content of –2 to +2 percentage points of optimum.

A vapor barrier should be provided beneath the floor in areas where the floor is ground supported.

Slab Foundation – Restroom (Boring B3), Pavilion (Boring B4), and Stage (Boring B-1)

A monolithic slab and grade beam system (conventionally reinforced or post-tensioned) may be utilized for the restroom building and for the Pavilion and Stage if a pier foundation is not desired. The slab foundation should be designed with exterior and interior grade beams adequate to provide sufficient rigidity to the foundation system to sustain the vertical soil movements expected at this site (3 inches). A slab foundation should not be used if some foundation movement cannot be tolerated.

Any fill placed within the area of slab foundations should consist of non-expansive select fill, as described in the previous section of this report entitled "Floor System (Drilled Pier and Spread Footing Foundations Only)". Select fill should not extend outside perimeter beams.

A net allowable soil bearing pressure of 2,000 pounds per square foot may be used for design of all grade beams or footings bearing in natural soils or properly placed and compacted fill. Grade beams should be founded a minimum of 18 inches below the final exterior grade, on suitable native soils or properly placed, compacted, and tested fill. The bottom of the beam trenches should be free of any loose or soft material prior to the placement of the concrete. All grade beams and floor slabs should be adequately reinforced with steel to minimize cracking as normal movements occur in the foundation soils.

General

All excavations should be sloped, shored, or shielded in accordance with OSHA requirements.

Limestone was encountered at depths as shallow as 1 foot below the ground surface at this site, and we would expect limestone to be encountered during site work and utility installation. The Austin Chalk limestone can be difficult to excavate, and may require rock teeth, rippers, or sawcutting to excavate. The excavation contractors selected should be experienced with excavation in the Austin Chalk limestone.

Seasonal groundwater seepage could be encountered at this site, especially where the limestone is at or near the final site grade. Subsurface drains should be considered in areas where this seepage may be objectionable.

Every attempt should be made to limit the extreme wetting or drying of the subsurface soils because swelling and shrinkage of these soils will result. Standard construction practices of providing good surface water drainage should be used. A positive slope of the ground away from any foundation should be provided. Also, ditches or swales should be provided to carry the run-off water both during and after construction. Lawn areas should be watered moderately, without allowing the soils to become too dry or too wet. Roof runoff should be collected by gutters and downspouts, and should discharge away from the buildings.

All grade-supported slabs, outward swinging doors, outside stairs, etc. should be designed to accommodate anticipated the potential movements at this site presented above.

Backfill for utility lines or along the perimeter beams should consist of site-excavated soil. If clay backfill is too dense or too dry, it will swell and a mound will form along the trench line. If the backfill is too loose or too wet, it will settle and a sink will form along the trench line. Backfill should be compacted as recommended in the section entitled "Recommendations for the Placement of Controlled Earth Fill".

If granular material is used for embedment in utility trenches we recommend placing a clay plug, as a replacement for the granular embedment, at the location where the city line is located, at the location where the utility enters the structure and at other connections. The intent is to stop any free moisture from passing through the granular embedment and entering the soil beneath the structures.

Roots systems from trees and shrubs can draw a substantial amount of water from the clay soils at this site, causing the clays to dry and shrink. This could cause settlement beneath grade-supported slabs such as floors, walks and paving. Trees and large bushes should be located a distance equal to at least one-half their anticipated mature height away from grade slabs.

Pavement Design Recommendations

If asphalt concrete (AC) pavement is used, we recommend a full depth AC section having a minimum total thickness of 5.0 inches for automobile parking areas and 6.5 inches for drive lanes receiving light to medium size trucks. A minimum surface course thickness of 2 inches is recommended for AC pavements. The AC surface course should conform to Type D and the base course should conform to Type A or B in Item 340 of the TxDOT Standard Specifications. The coarse aggregate in the surface course should be crushed limestone rather than gravel. The subgrade for all AC pavements should be lime-treated as described below.

If Portland cement concrete (PCC) is used, a minimum thickness of 5 five inches is recommended for parking areas for automobiles and light trucks, and 6 inches for drive lanes and areas subjected to light to medium truck traffic. A minimum 7-inch section is recommended in areas receiving frequent heavy trucks and dumpsters. Concrete with a minimum 28-day compressive strength of 3,500 pounds per square inch should be used. Lime treatment of the subgrade is recommended.

Water can be introduced beneath the pavement through granular materials used for aggregate bases and utility line embedment, and can cause differential movement in the pavement. Aggregate base or a granular leveling course should not be used beneath pavements, and all utilities should have clay plugs substituted for granular embedment material at the edges of the pavement to reduce the risk of moisture access and possible swelling.

Pavement Subgrade Preparation

All topsoil, vegetation, and any unsuitable materials should be removed. Fill material should be removed, reworked, and recompacted with controlled density and moisture following the procedures outlined in the section entitled "Recommendations for the Placement of Controlled Earth Fill". The pavement subgrade should be proofrolled with a fully loaded tandem axle dump truck or similar pneumatic-tire equipment to locate areas of loose subgrade. In areas to be cut, the proofroll should be performed after the final grade is established. In areas to be filled, the proofroll should be performed prior to placement of engineered fill. Areas of loose or soft subgrade encountered in the proofroll should be removed and replaced with engineered fill, or moisture conditioned (dried or wetted, as needed) and compacted in place.

The existing soils are plastic and can undergo some volume change when subjected to moisture variations. If the moisture contents of these upper soils reduce, they may shrink and cracks may develop. If the moisture content of these materials increases, they could swell and lose strength. Shrinkage, swelling, or strength loss could be detrimental to the proper function of the pavement. Lime treatment of clay subgrade is recommended to provide more uniform subgrade support and improve these soils's strength characteristics. We recommend a minimum of 6 percent lime (by dry soil weight) to a depth of 6 inches. Lime stabilization should be performed in accordance with Item 260, current Standard Specifications for Construction of Highways, Streets, and Bridges, Texas Department of Transportation (TxDOT) or applicable standards. It is not necessary to lime treat pavement subgrade that consists of limestone.

Grading and compaction of pavement subgrade should follow the procedures outlined in the section entitled "Recommendations for the Placement of Controlled Earth Fill". The final grades must be such that drainage is facilitated, and access of surface water to the subgrade materials is prevented.

RECOMMENDATIONS FOR THE PLACEMENT OF CONTROLLED EARTH FILL

Site Grading

Site grading operations, where required, should be performed in accordance with the recommendations provided in this report. The site grading plans and construction should strive to achieve positive drainage around all sides of the proposed structures. Inadequate drainage around structures built on-grade could cause excessive vertical differential movements to occur.

Preparation of Site

Preparation of the site for construction operations should include the removal and proper disposal of all obstructions that would hinder preparation of the site for construction. These obstructions include (but are not limited to) all abandoned structures, foundations, debris, water wells, septic tanks and loose material. It is the intent of these recommendations to provide for the removal and disposal of all obstructions not specifically provided for elsewhere by the plans and specifications.

All concrete, trees, stumps, brush, abandoned structures, roots, vegetation, rubbish and any other undesirable matter should be properly removed and disposed of. All vegetation should be removed and the exposed surface should be scarified to an additional depth of at least 6 inches. It is the intent of these recommendations to provide a loose surface with no features that would tend to prevent uniform compaction by the equipment to be used.

All areas to be filled should be disced or bladed until uniform and free from large clods. Clay subgrade soils should be brought to a moisture content between optimum and 4 percentage points above the optimum moisture value. The subgrade should be compacted to between 95 and 100 percent of optimum density in accordance with ASTM D 698.

Subgrade preparation in the building area should conform to the requirements contained in the "Floor Systems" section of this report.

Fill Materials

Any fill used in building areas should consist of non-expansive select fill as previously described in the "Floor Slab" section of this report. Materials to be used for general site fill should consist of on-site material approved by the Soils Engineer. Imported fill should have a liquid limit less than 50, and should be approved by the Soils Engineer. There should be no roots, vegetation or any other undesirable matter in the soil, and no rocks larger than 4 inches in diameter.

The fill material should be placed in level, uniform layers, which, when compacted, should have a moisture content and density conforming to the stipulations called for herein. Each layer should be thoroughly mixed during the spreading to provide the uniformity of the layer. The fill thickness should not exceed 10-inch loose lifts.

Prior to and in conjunction with the compacting operation, each layer should be brought to the proper moisture content as determined by ASTM D 698. Clay soils should be brought to a moisture content between optimum and 4 percentage points above the optimum moisture value. The fill should be compacted to between 95 and 100 percent of optimum density in accordance with ASTM D 698.

Density Tests

Field Density tests should be made by the Soils Engineer or his representative. Density tests should be taken in each layer of the compacted material below the disturbed surface. If the materials fail to meet the density specified, the course should be reworked as necessary to obtain the specified compaction.

CONSTRUCTION OBSERVATIONS

In any geotechnical investigation, the design recommendations are based on a limited amount of information about the subsurface conditions. In the analysis, the geotechnical engineer must assume the subsurface conditions are similar to the conditions encountered in the borings. However, during construction quite often anomalies in the subsurface conditions are revealed. Therefore, it is recommended that Rone Engineers, Inc. be retained to observe earthwork and foundation installation and perform materials evaluation and testing during the construction phase of the project. This enables the geotechnical engineer to stay abreast of the project and to be readily available to evaluate unanticipated conditions, to conduct additional tests if required and, when necessary, to recommend alternative solutions to unanticipated conditions. Until these construction phase services are performed by the project geotechnical engineer, the recommendations contained in this report on such items as final foundation bearing elevations, final depth of undercut of expansive soils for non-expansive earth fill pads, and other such subsurface-related recommendations should be considered as preliminary.

It is proposed that construction phase observation and materials testing commence by the project geotechnical engineer at the outset of the project. Experience has shown that the most suitable method for procuring these services is for the owner to contract directly with the project geotechnical engineer. This results in a clear, direct line of communication between the owner and the owner's design engineers, and the geotechnical engineer.

REPORT CLOSURE

The locations and elevations of the borings should be considered accurate only to the degree implied by the methods used in their determination. The boring logs shown in this report contain information related to the types of soil encountered at specific locations and times and show lines delineating the interface between these materials. The logs also contain our field representative's

interpretation of conditions that are believed to exist in those depth intervals between the actual sample taken. Therefore, these boring logs contain both factual and interpretive information.

Laboratory soil classification tests also were performed on samples from selected depths in the borings. The results of these tests, along with visual-manual procedures, were used to generally classify each stratum. Therefore, it would be understood that the classification data on the logs of borings represents visual estimates of classifications for those portions of each stratum on which the full range of laboratory soil classification tests were not performed. It is not implied that these logs are representative of subsurface conditions at other locations and times.

With regard to groundwater conditions, this report presents data on groundwater levels as they were observed during the course of the field work. In particular, water level readings have been made in the borings at the times and under conditions stated in the text of the report and on the boring logs. It should be noted that fluctuations in the level of the ground-water table could occur with passage of time due to variations in rainfall, temperature and other factors. Also, this report does not include quantitative information on rates of flow of ground water into excavations, on pumping capacities necessary to dewater the excavations, or on methods of dewatering excavations.

Unanticipated soil conditions at a construction site are commonly encountered and cannot be fully predicted by mere soil samples, test borings or test pits. Such unexpected conditions frequently require that additional expenditures be made by the owner to attain a properly designed and constructed project. Therefore, provision for some contingency fund is recommended to accommodate such potential extra cost.

The analyses, conclusions and recommendations contained in this report are based on site conditions as they existed at the time of the field investigation and further on the assumption that the exploratory borings are representative of the subsurface conditions throughout the site; that is, the subsurface conditions everywhere are not significantly different from those disclosed by the borings at the time they were completed. If during construction, different subsurface conditions from those encountered in our borings are observed, or appear to be present in excavations, we must be advised promptly so that we can review these conditions and reconsider our recommendations where necessary. If there is a substantial lapse of time between submission of this report and the start of the work at the site, if conditions have changed due either to natural causes or to construction operations at or adjacent to the site, or if structure locations, structural

loads or finish grades are changed, we urge that we be promptly informed and retained to review our report to determine the applicability of the conclusions and recommendations, considering the changed conditions and/or time lapse.

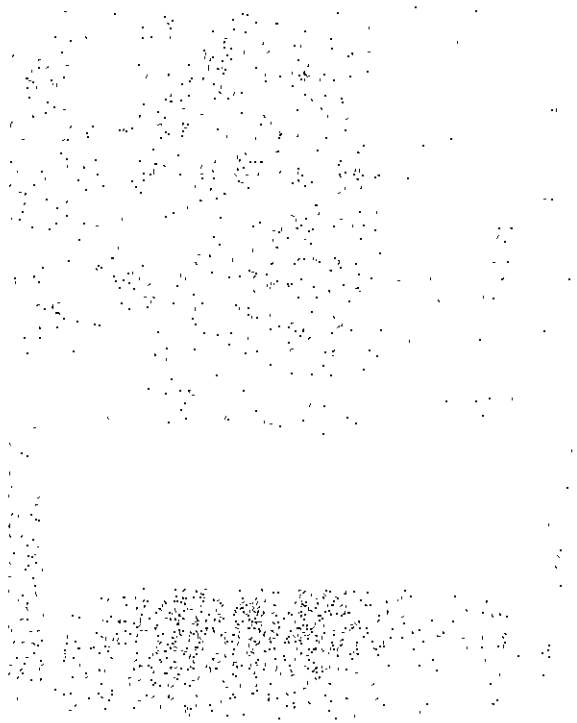
Further, it is urged that Rone Engineers, Inc. be retained to review those portions of the plans and specifications for this particular project that pertain to earthwork and foundations as a means to determine whether the plans and specifications are consistent with the recommendations contained in this report. In addition, we are available to observe construction, particularly the compaction of structural fill, or backfill and the construction of foundations as recommended in the report, and such other field observations as might be necessary.

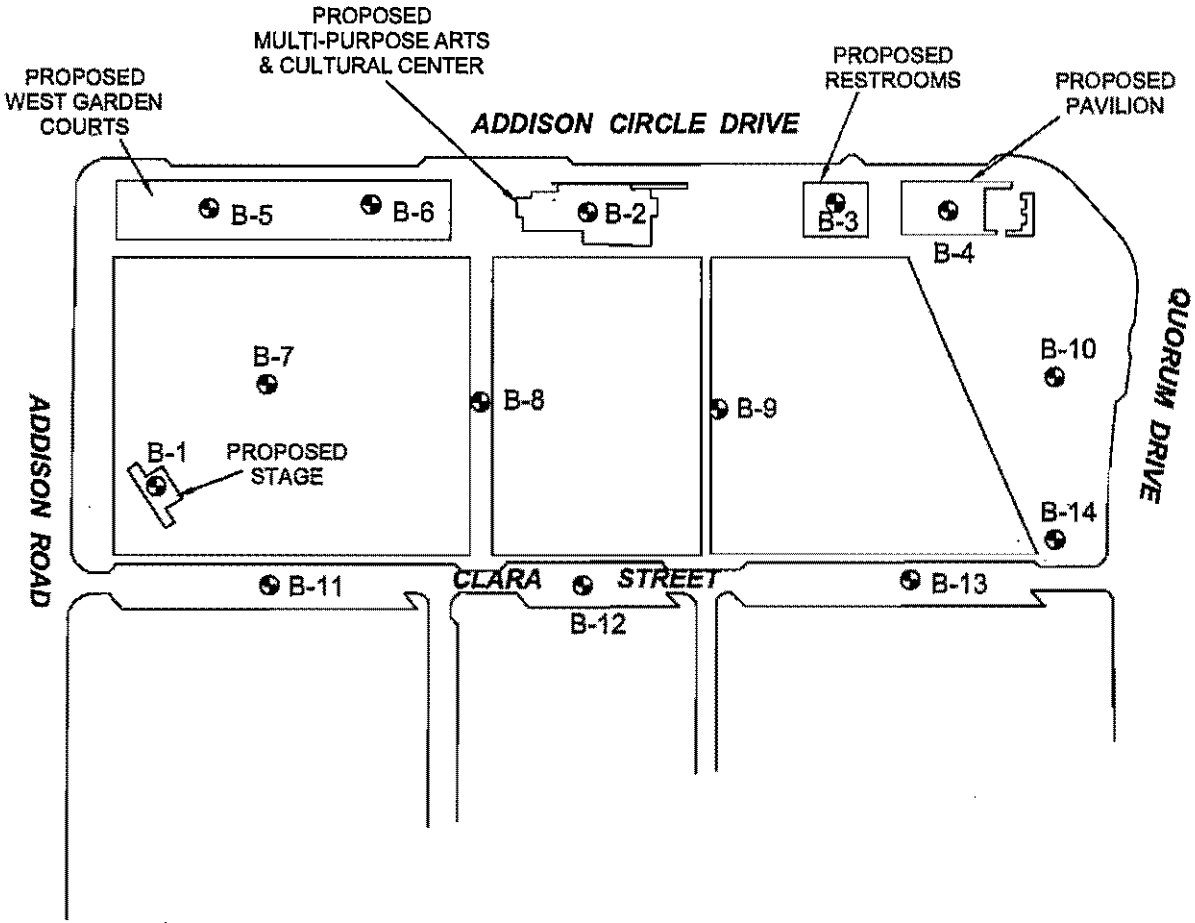
The scope of our services did not include any environmental assessment or investigation for the presence or absence of wetlands or hazardous or toxic materials in the soil, surface water, ground water or air, on or below or around the site.

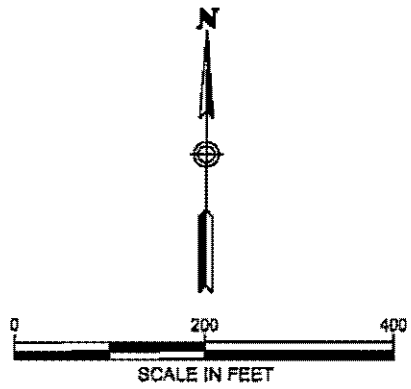
This report has been prepared for use in developing an overall design concept. Paragraphs, statements, test results, boring logs, diagrams, etc. should not be taken out of context and should not be utilized without a knowledge and awareness of their intent within the overall concept of this report. The reproduction of this report, or any part thereof, supplied to persons other than the owner, should indicate that this study was made for design purposes only and that verification of the subsurface conditions for purposes of determining difficulty of excavation, trafficability, etc. are responsibilities of the contractor.

This report has been prepared for the exclusive use of the Town of Addison and its designated agents for specific application to design of this project. We have used that degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality. No warranty, expressed or implied, is made or intended.

Appendix A







RoneEngineers
A LEIGH COMPANY

PLATE A.1
PLAN OF BORINGS

ARTS & EVENTS DISTRICT
ADDISON, TEXAS

PROJECT NO.:	02-5967.00		
FILE NAME:	025967.DWG		
DRAWING BY:	DAF	DATE:	02/05/02
REVISED BY:		DATE:	
APPRDVED BY:	DM	DATE:	02/05/02

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-1	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
10.0'	1-25-02

Surface Elevation: N/A

Type: Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		3.0			52	25	27	25		
					1.0						27		
			CALCAREOUS CLAY, tan, w/tan limestone seams										
						100/1.25"							
5			LIMESTONE, gray										
						100/0.5"							
10													

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. B-1

Plate A.2

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-2	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
10.0'	1-25-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		2.5						43		
			LIMESTONE, tan, w/calcareous clay seams and layers										
						100/1.0"							
5			LIMESTONE, gray										
						100/0.75'							
10													

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. B-2

Plate A.3

Project No.	Boring No.	Project
02-5967	B-3	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
20.0'	1-25-02

Surface Elevation: N/A

Type: Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		3.5			69	27	42	34		
					4.5+						20		
			CALCAREOUS CLAY, tan, w/tan limestone seams										
5					4.5+			42	22	20	18		
			LIMESTONE, tan, w/calcareous clay seams and layers										
						100/6.0"							
10													
			LIMESTONE, gray			100/1.25"							
15													
						100/0.5"							
20													

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. B-3

Plate A.4

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-4	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
15.0'	1-25-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		3.0			77	29	48	33	84	
					3.25						32		
5			CALCAREOUS CLAY, tan, w/tan limestone seams		2.5						28		
					4.5+						21		
			LIMESTONE, gray										
10						100/0.75'							
						100/0.75'							
15													

CHRIS4_LOG 02-5987.GPJ RONE.GDT 2/6/02

LOG OF BORING NO. **B-4**

Plate A.5

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-5	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
3.0'	1-25-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		3.5								
					4.5+								
			LIMESTONE, tan										

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. **B-5**

Plate A.6

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-6	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
2.0'	1-25-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		3.0								
			LIMESTONE, tan, w/calcareous clay seams		4.5+								

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. **B-6**

Plate A.7

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-7	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
5.0'	1-25-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		2.0								
					1.0								
			LIMESTONE, tan										
5													

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. B-7

Plate A.8

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-8	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
2.0'	1-25-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		3.75								
					3.0								
			LIMESTONE, tan										

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. **B-8**

Plate A.9

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-9	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
5.0'	1-25-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		3.0								
					3.0								
					4.5+								
5			LIMESTONE, tan										

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. B-9

Plate A.10

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-10	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
10.0'	1-25-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		3.0								
					2.0								
5			CALCAREOUS CLAY, tan, w/calcareous nodules		3.25								
10													

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. B-10

Plate A.11

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-11	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
4.0'	1-25-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		4.5+								
			CALCAREOUS CLAY, tan, w/calcareous nodules		3.0								
			LIMESTONE, tan		4.5+								

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. B-11

Plate A.12

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-12	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
3.0'	1-25-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		2.5								
					3.5								
			LIMESTONE, tan										

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. **B-12**

Plate A.13

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-13	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
3.0'	1-25-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		3.5								
					4.0								
			LIMESTONE, tan										

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. B-13

Plate A.14

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-14	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
3.0'	1-25-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		2.75								
					2.5								
			LIMESTONE, tan										

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

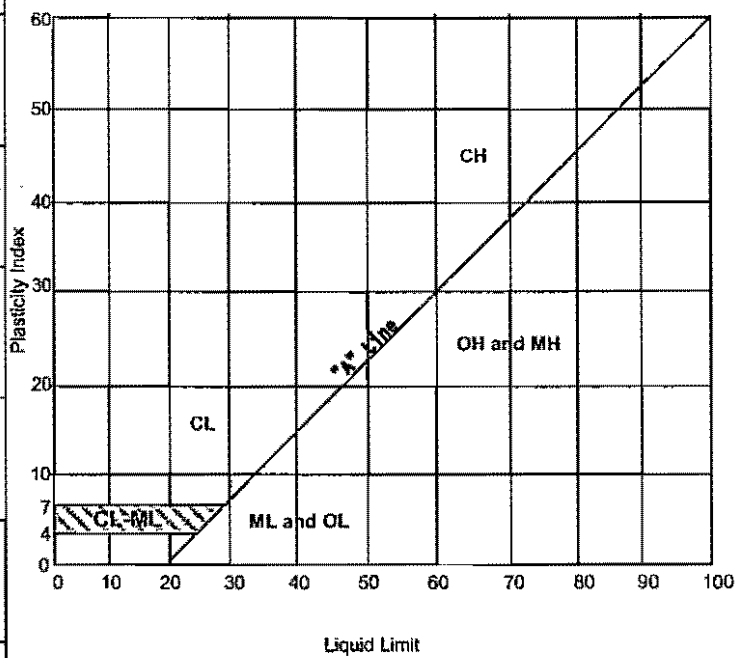
LOG OF BORING NO. **B-14**

Plate A.15

Major Divisions			Grp. Sym.	Typical Names	Laboratory Classification Criteria	
Coarse-grained soils (more than half of the material is larger than No. 200 sieve size)	Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (Little or no fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3	
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines	Not meeting all gradation requirements for GW	
		Gravels with fines (Appreciable amount of fines)	GM	Silty gravels, gravel-sand-silt mixtures	Liquid and Plastic limits below "A" line or P.I. greater than 4	Liquid and plastic limits plotting in hatched zone between 4 and 7 are borderline cases requiring use of dual symbols
			GC	Clayey gravels, gravel-sand-clay mixtures	Liquid and Plastic limits above "A" line with P.I. greater than 7	
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)	SW	Well-graded sands, gravelly sands, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 6: $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3	
			SP	Poorly graded sands; gravelly sands, little or no fines	Not meeting all gradation requirements for SW	
		Sands with fines (Appreciable amount of fines)	SM	Silty sands, sand-silt mixtures	Liquid and Plastic limits below "A" line or P.I. less than 4	Liquid and plastic limits plotting between 4 and 7 are borderline cases requiring use of dual symbols
			SC	Clayey sands, sand-clay mixtures	Liquid and Plastic limits above "A" line with P.I. greater than 7	
Fine-grained soils (More than half of material is smaller than No. 200 sieve)	Silts and clays (Liquid limit less than 50)		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, or clayey silts with slight plasticity		
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, and lean clays		
			OL	Organic silts and organic silty clays of low plasticity		
	Silts and clays (Liquid limit greater than 50)		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts		
			CH	Inorganic clays of high plasticity, fat clays		
			OH	Organic clays of medium to high plasticity, organic silts		
	Highly Organic soils		Pt	Peat and other highly organic soils		

Determine percentages of sand and gravel from grain size curve.
Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows:

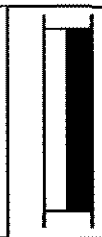
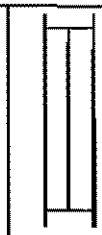
Less than 5 percent.....GW, GP, SW, SP
More than 12 percent.....GM, GC, SM, SC
5 to 12 percent.....*Borderline* cases requiring dual symbols



Plasticity Chart

UNIFIED SOIL CLASSIFICATION SYSTEM **Plate A.16**

SOIL OR ROCK TYPES

GRAVEL	LEAN CLAY	LIMESTONE						
SAND	SANDY	SHALE									
SILT	SILTY	SANDSTONE									
HIGHLY PLASTIC CLAY	CLAYEY	CONGLOMERATE	Shelby Tube	Auger	Split Spoon	Rock Core	Cone Pen	No Recovery

TERMS DESCRIBING CONSISTENCY, CONDITION, AND STRUCTURE OF SOIL

Fine Grained Soils (More than 50% Passing No. 200 Sieve)

Descriptive Item	Penetrometer Reading, (tsf)
Soft	0.0 to 1.0
Firm	1.0 to 1.5
Stiff	1.5 to 3.0
Very Stiff	3.0 to 4.5
Hard	4.5+

Coarse Grained Soils (More than 50% Retained on No. 200 Sieve)

Penetration Resistance (blows/foot)	Descriptive Item	Relative Density
0 to 4	Very Loose	0 to 20%
4 to 10	Loose	20 to 40%
10 to 30	Medium Dense	40 to 70%
30 to 50	Dense	70 to 90%
Over 50	Very Dense	90 to 100%

Soil Structure

Calcareous	Contains appreciable deposits of calcium carbonate; generally nodular
Slickensided	Having inclined planes of weakness that are slick and glossy in appearance
Laminated	Composed of thin layers of varying color or texture
Fissured	Containing cracks, sometimes filled with fine sand or silt
Interbedded	Composed of alternate layers of different soil types, usually in approximately equal proportions

TERMS DESCRIBING PHYSICAL PROPERTIES OF ROCK

Hardness and Degree of Cementation

Very Soft or Plastic	Can be remolded in hand; corresponds in consistency up to very stiff in soils
Soft	Can be scratched with fingernail
Moderately Hard	Can be scratched easily with knife; cannot be scratched with fingernail
Hard	Difficult to scratch with knife
Very Hard	Cannot be scratched with knife
Poorly Cemented or Friable	Easily crumbled
Cemented	Bound together by chemically precipitated material; Quartz, calcite, dolomite, siderite, and iron oxide are common cementing materials.

Degree of Weathering

Unweathered	Rock in its natural state before being exposed to atmospheric agents
Slightly Weathered	Noted predominantly by color change with no disintegrated zones
Weathered	Complete color change with zones of slightly decomposed rock
Extremely Weathered	Complete color change with consistency, texture, and general appearance approaching soil

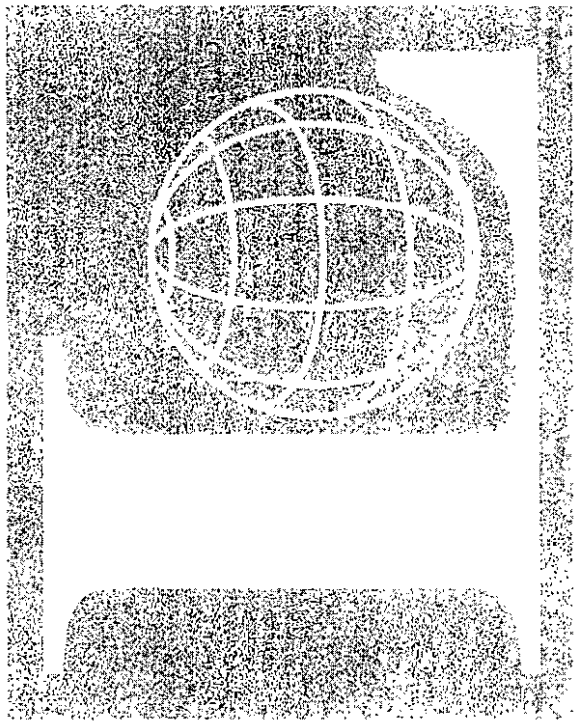
KEY TO CLASSIFICATION AND SYMBOLS

Plate A.17

SWELL TEST RESULTS
GEOTECHNICAL INVESTIGATION
PROPOSED ARTS & EVENTS DISTRICT
ADDISON, TEXAS
RONE PROJECT NO. 02-5967

Boring	Depth (ft)	Liquid Limit	Plastic Limit	Plasticity Index	Initial MC (%)	Final MC (%)	Load (psf)	Swell (%)
B-4	0-1.5	77	29	48	32.8	37.4	150	1.3

APPENDIX B



FIELD OPERATIONS

Subsurface conditions were defined by 14 sample borings located as shown on the Boring Location Diagram, Plate A.1. The borings were drilled at locations staked in the field by Rone. The borings were advanced between sample intervals using continuous flight auger drilling procedures. The results of each boring are shown graphically on the Logs of Borings, Plates A.2 through A.15. Sample depth, description, and soil classification based on the Unified Soil Classification System are shown on the Logs of Borings. Keys to the symbols and terms used on the Logs of Borings are presented on Plates A.16 and A.17.

Relatively undisturbed samples of cohesive soils were obtained with Shelby tube samplers in general accordance with ASTM D-1587 at the locations shown on the logs of boring. The Shelby tube sampler consists of a thin-walled steel tube with a sharp cutting edge connected to a head equipped with a ball valve threaded for rod connection. The tube is pushed into the undisturbed soils by the hydraulic pulldown of the drilling rig. The soil specimens were extruded from the tube in the field, logged, tested for consistency with a hand penetrometer, sealed, and packaged to maintain "in situ" moisture content.

The consistency of cohesive soil samples was evaluated in the field using a calibrated hand penetrometer. In this test a 0.25-inch diameter piston is pushed into the undisturbed sample at a constant rate to a depth of 0.25-inch. The results of these tests are tabulated at respective sample depths on the logs. When the capacity of the penetrometer is exceeded, the value is tabulated as 4.5+.

To evaluate the consistency of the limestone encountered, a modified version of the Texas Cone Penetration test was performed at selected locations. Texas Department of Transportation (TxDOT) Test Method Tex-132-E specifies driving a 3-inch diameter cone with a 170-pound hammer freely falling 24 inches. This results in 340 foot-pounds of energy for each blow. This method was modified by utilizing a 140-pound hammer freely falling 30 inches. This results in 350 foot-pounds of energy for each hammer blow. In relatively soft materials, the penetrometer cone is driven 1 foot and the number of blows required for each 6-inch penetration is tabulated at respected test depths, as blows per 6 inches on the log. In hard materials (rock or rock-like), the penetrometer cone is driven with the resulting penetrations, in inches, recorded for the first and second 50 blows, a total of 100 blows. The penetration for the total 100 blows is recorded at the respective testing depths on the boring logs.

Groundwater observations during and after completion of the boring are shown on the upper right of the boring log. Upon completion of the boring, the boreholes were backfilled from the top and plugged at the surface.

LABORATORY TESTING

General

Laboratory tests were performed to define pertinent engineering characteristics of the soils encountered. The laboratory tests included moisture content, Atterberg limits determinations, dry unit weight, free swell, and visual classification.

Classification Tests

Classification of soils was verified by natural moisture content determination and Atterberg limits determinations. These tests were performed in general accordance with the American Society for Testing and Materials (ASTM) Procedures. The Atterberg limits determinations and natural moisture content are presented at the respective sample depths on the Logs of Boring.

Free Swell Tests

Selected samples of the near-surface cohesive soils were subjected to free swell tests. In the free swell test, a sample is placed in a consolidometer and subjected to the estimated overburden pressure. The sample is then inundated with water and allowed to swell. Moisture contents are determined both before and after completion of the test. Test results are recorded as the percent swell, with initial and final moisture content. Free swell test results are presented on Plate A.18.

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.
CONSULTING ENGINEERS

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ROSS L. JACOBS, P.E.
I. C. FINKLEA, P.E.

September 12, 2002

Mr. David Clough, ASLA
Senior Associate
64 Pleasant St.
Watertown, Massachusetts 02472

Re: Town of Addison Events Area

Dear Mr. Clough:

We are enclosing one mylar copy of the revised topographic survey and existing contour map for the Special Events site for your use in preparing plans and specifications for the Town of Addison. Also enclosed is the electronic file of the drawing for your use as base sheets. The electronic files are provided to you under the following conditions:

1. The electronic files are compatible with AutoCAD Release 15 or 2000, operating on an IBM compatible PC using Windows NT.

2. Engineer does not make any warranty as to the compatibility of these files beyond the specified release of the above stated software.

3. Because data stored on electronic media can deteriorate undetected or be modified, the SASAKI agrees that the Engineer will not be held liable for completeness or correctness of electronic media after an acceptance period of fifteen days after delivery of these files.

4. The electronic files are instruments of our service. Where there is a conflict between the hard copy drawings and the electronic files, the hard copy drawing will govern in all cases.

5. Both parties acknowledge mutual non-exclusive ownership of the electronic files and each party may use, alter, modify or delete the files without consequence to the other party.

We have added the two temporary benchmarks you requested, provided invert elevations of inlets and the junction structure along Addison Circle, added a sanitary sewer manhole located in the alley north of Broadway and have removed the proposed improvements along Addison Road. No elevations are shown for the junction box on Quorum, as it could not be located. We did pick up a drop inlet just west of the junction structure. An alternative to digging up the roadway could be dual 18 or 24-inch pipes tying into the 36 inch stub out.

Sincerely,

John W. Birkhoff, P.E.

Enclosures
cc: Mr. Steven Z. Chutchian, P.E.
Ms. Carmen Moran
Mr. Jim Duffy

COWLES & THOMPSON
A Professional Corporation
ATTORNEYS AND COUNSELORS

LARRY W. JOHNSON
214.672.2106
LJOHNSON@COWLESTHOMPSON.COM

June 7, 2005

Mr. Michael S. Nixon
Griffith & Nixon, P.C.
One Lincoln Centre
5400 LBJ Freeway, Suite 1025
Dallas, Texas 75240

Re: Festival Way – Town of Addison

Dear Mr. Mike:

Please find enclosed a fully executed original of the Agreement of Parties in connection with the above-referenced matter.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Larry W. Johnson

LWJ:le
Enclosure

901 MAIN STREET SUITE 4000 DALLAS, TEXAS 75202-3793
TEL 214.672.2000 FAX 214.672.2020
WWW.COWLESTHOMPSON.COM

bxc (w/encl.): Ms. Carmen Moran
Mr. John Hill [Firm]

RE: DISPUTE AMONG TOWN OF ADDISON, ABSTRACT CONSTRUCTION COMPANY, STRAND & ASSOCIATES, ET AL.

AGREEMENT OF PARTIES

1. The Town of Addison ("Addison") and Abstract Construction Company ("Abstract") have agreed upon a scope of work to repair Festival Way (the "Scope of Work"). The Scope of Work is attached hereto as Exhibit A. Abstract will ensure that the Scope of Work conforms to the original construction drawings issued by Sasaki.

2. Abstract will notify Addison of the subcontractors responsible for performing any portions of the Scope of Work. Within five (5) business days of notification from Abstract, Addison shall have the right to approve any subcontractor chosen by Abstract to perform the Scope of Work.

3. All terms and conditions of the Contract between Addison and Abstract for construction of the Addison Arts & Events District shall apply to the Scope of Work for repair of Festival Way. To the extent the terms of this Agreement contradict or are inconsistent with the terms and conditions of the original contract executed by Addison and Abstract, the terms of this Agreement shall supersede those set forth under the original contract.

4. Abstract shall have appropriate field engineers or other qualified persons present during all pours to confirm the proper elevations are being maintained during concrete placement. Addison must be provided with the contract required testing and inspection reports necessary for the street construction, including the subgrade.

5. No concrete is to be poured unless a representative of Addison is present to observe and, if necessary, point out corrective actions to be taken. The Addison Public Works Department should be contacted in advance to schedule the attendance of the appropriate Addison representative.

6. The Scope of Work shall be completed between July 4 – September 1, 2005.

7. On or before March 21, 2005, Addison provided a punch list to Abstract related to the Addison Arts & Events District. Upon completion of the punch list, Addison shall release to Abstract all but $50,000 of retainage held by Addison. Upon completion of the Scope of Work, Addison shall release to Abstract another $25,000 of the retainage held. Addison shall keep the remaining $25,000 of retainage (the "Remainder") and Abstract releases any and all claims or rights to the Remainder.

8. The agreed-upon subcontractor for the Scope of Work shall provide a one (1) year guarantee on the Scope of Work and one (1) year maintenance bond.

9. The Parties agree to a tolling agreement of any claims related to Festival Way until completion of the work described by Scope of Work.

AGREED this _____ day of _____, 2005.

AGREED this _____ day of _____, 2005.

TOWN OF ADDISON

By: _____

ABSTRACT CONSTRUCTION COMPANY

By: _____

APPROVED AS TO FORM:

_____
Attorney for Town of Addison

_____
Attorney for Abstract Construction Company

TOWN OF ADDISON

By: _____

ABSTRACT CONSTRUCTION COMPANY

By: _____

APPROVED AS TO FORM:

_____
Attorney for Town of Addison

_____
Attorney for Abstract Construction Company

EXHIBIT A

1. All curb inlets in Festival Way must be reconstructed to comply with design details as indicated on sheet C8-8, detail 1 in the project plans.

2. In conjunction with the reconstruction of curb inlets 1 & 2 at the west end of Festival Way, certain paving areas will be reconstructed. Those paving areas are defined by the north/south transverse expansion joint separating the drive approach from Festival Way to the next north/south transverse expansion joint east, and from the sawed east/west dummy joint adjacent to the parking areas on the north side of the street to the dummy joint adjacent to the parking area on the south side of the street. The defined areas will be reshaped to expedite flow of storm water to the corrected curb inlets.

3. Remove and re-pour paving panels in Festival Way at the southern end of the Pergola. This area is defined as the panel incorporating the storm and sanitary sewer manholes and the panel east to the first transverse expansion joint. This area is to be removed from curb line to curb line. Reconstruction of curb inlets 3 & 4 is to be included in this area.

4. Remove the two paving panels surrounding catch basin 7 and panels to the west if necessary and replace in order to properly direct storm water into the catch basin. All concrete removal will be done within the areas defined by existing joints.

5. Rout and seal all remaining cracks in Festival Way using an approved silicone sealant.

6. Any parking striping or traffic control elements damaged during the work must be restored.

File

JOHN M. HILL
214.672.2170
JHILL@COWLESTHOMPSON.COM

May 4, 2005

Pursuant to Texas Rule of Evidence 408

Mr. Michael Nixon
Griffith & Nixon
One Lincoln Centre
5400 LBJ Freeway, Suite 1025
Dallas, TX 75240

Via Facsimile and

Ms. Elizann Carroll
Thompson & Knight, LLP
1700 Pacific Avenue, Suite 3300
Dallas, Texas 75201-4693

Via Facsimile and

RE: Addison Arts & Events District
Festival Way Reconstruction

Counsel:

We write on behalf of the Town of Addison, Texas ("Addison") with regard to the above-referenced matter and to respond to the correspondence from Elizann Carroll dated May 2, 2005. Addison agrees that the proposed scope of work described in Ms. Carroll's letter accurately describes the scope of work previously defined by Addison in its letter dated April 14, 2005. Addison has no objection to Strand being one of the subcontractors to participate in the scope of work. However, as identified by Ms. Carroll's letter, there are other items that will be required in order to complete the scope of work (e.g. utility work). Addison expects that Abstract will notify Addison of the identify of other subcontractors who will complete the other items necessary to complete the scope of work.

Further, Addison insists upon completion of the rout/seal work described in paragraph 5 of Addison's correspondence dated April 14th and further described in Ms. Carroll's letter of May 2nd. As a necessary part of the resolution of this matter, Addison requires that Abstract be responsible for completing this rout/seal work. Addison requests a response to this proposal by Monday, May 9, 2005.

Assuming that the terms described above are acceptable to all parties and in order to ensure that the areas described in Ms. Carroll's letter of May 2nd are understood by all parties, Addison proposes a walk-through with Addison, Abstract and Strand representatives on May 12th.

Finally, I have revised the terms of the Agreement reached at mediation to better reflect the current status of the negotiations to resolve this matter. Please review the attached Agreement and let me know if you have any questions or comments about same. Upon acceptance of the Agreement by Abstract and Strand, Addison will submit the Agreement to the Addison City Council for final approval.

If you have any questions or comments, please do not hesitate to contact me. We look forward to reaching a final resolution of this matter.

Very truly yours,

John M. Hill

JMH/yjr

bcc: Ms. Carmen Moran, w/Town
Mr. James Duffy
Mr. Larry Johnson, w/firm
Mr. Ken C. Dippel, w/firm

JOHN M. HILL
214.672.2170
JHILL@COWLESTHOMPSON.COM

April 18, 2004

Mr. Michael Nixon
Griffith & Nixon
One Lincoln Centre
5400 LBJ Freeway, Suite 1025
Dallas, TX 75240

Certified Mail, RRR

Ms. Elizann Carroll
Thompson & Knight, LLP
1700 Pacific Avenue, Suite 3300
Dallas, Texas 75201-4693

Certified Mail, RRR

RE: Addison Arts & Events District
Festival Way Reconstruction

Counsel:

We write on behalf of the Town of Addison, Texas ("Addison") with regard to the above-referenced matter and to respond to the correspondence from the Guardian Group, Inc. ("Guardian") dated March 28, 2005 and the letter from Michael Nixon dated March 25, 2005. As you know, we mediated this dispute on March 17, 2005 and agreed that we would postpone the mediation in order to wait for a proposal from Guardian as to a scope of work to repair Festival Way. In conjunction with the postponement, we created and proposed an agreement (the "Agreement") to govern the parties while the scope of work was being prepared. A copy of the Agreement is attached hereto.

It should initially be noted that upon reviewing the Guardian correspondence, Addison disagrees with a number of the assertions made by Guardian in its letter concerning the condition of Festival Way and the causes of the problems at Festival Way. Despite these differences of opinion, Addison believes that Guardian has hit upon a number of issues about which there is agreement, but believes that the solutions offered by Guardian simply do not go far enough to fully resolve the issues that exist at Festival Way. Therefore, in a final effort to reach a resolution of this dispute, Addison offers the following scope of work which it views as the bare minimum required to resolve the issues at Festival Way:

1. All curb inlets in Festival Way must be reconstructed to comply with design details as indicated on sheet C8-8, detail 1 in the project plans.

2. In conjunction with the reconstruction of curb inlets 1 & 2 at the west end of Festival Way, certain paving areas will be reconstructed. Those paving areas are defined by the north/south transverse expansion joint separating the drive approach from Festival Way to the next north/south transverse expansion joint east, and from the sawed east/west dummy joint adjacent to the parking areas on the north side of the street to the dummy joint adjacent to the parking area on the south side of the street. The defined areas will be reshaped to expedite flow of storm water to the corrected curb inlets.

3. Remove and re-pour paving panels in Festival Way at the southern end of the Pergola. This area is defined as the panel incorporating the storm and sanitary sewer manholes and the panel east to the first transverse expansion joint. This area is to be removed from curb line to curb line. Reconstruction of curb inlets 3 & 4 is to be included in this area.

4. Remove the two paving panels surrounding catch basin 7 and panels to the west if necessary and replace in order to properly direct storm water into the catch basin. All concrete removal will be done within the areas defined by existing joints.

5. Rout and seal all remaining cracks in Festival Way using an approved silicone sealant.

6. Any parking striping or traffic control elements damaged during the work must be restored.

Finally, in his letter of March 25th, Mr. Nixon requested that certain modifications be made to the Agreement. At this time, those modifications are rejected.

This counter-proposal shall remain open until May 2, 2005. If you have any questions or comments, please do not hesitate to contact me.

Very truly yours,

John M. Hill

JMH/yjr

bcc: Ms. Carmen Moran, w/Town
Mr. James Duffy
Mr. Larry Johnson, w/firm
Mr. Ken C. Dippel, w/firm

GRIFFITH & NIXON
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5400 LBJ Freeway, Suite 1025
Dallas, Texas 75240

Telephone: 972.386.8988
Facsimile: 972.386.8985
www.griffithnixon.com

May 3, 2005

VIA FACSIMILE (214) 672-2020
Mr. Larry Johnson
Cowles & Thompson
901 Main Street, suite 4000
Dallas, Texas 75202

re: Town of Addison
Addison arts & events district
Festival Way Reconstruction

Dear Larry:

Attached is a copy of the correspondence which I received last night from Elizann Carroll in response to the Town of Addison's ("TOA") proposal for remedial work to Festival Way. As reflected in Ms. Carroll's letter of May 2, 2005, Strand & Associates ("Strand") and NAS Surety Group have essentially agreed to TOA's settlement proposal subject to some minor modifications. I realize at least of the issues raised in Ms. Carroll's letter involves a subcontractor of Abstract Construction Company which is of no concern to the TOA.

Please give me a call after you have had an opportunity to discuss Strand's proposal with your client. Your continued assistance and cooperation in resolving this matter is greatly appreciated.

Very truly yours,

Michael S. Nixon | cb

Michael S. Nixon

MSN/cb
enclosure

cc: Mr. James Turner (via facsimile (469) 385-9757)
Mr. Chris Robinson (via facsimile (469) 385-9753)

JUNEAU, BOLL & WARD

ATTORNEYS AND COUNSELORS

A PROFESSIONAL LIMITED LIABILITY COMPANY

15301 SPECTRUM DRIVE, SUITE 300

ADDISON, TEXAS 75001-4696

ELIZANN CARROLL

ECARROLL@JUNEAUBOLL.COM

TELEPHONE:
(972) 566-8333

FACSIMILE:
(972) 566-8378

May 2, 2005

VIA FAX (972) 386-8985
Mr. Michael S. Nixon
GRIFFITH & NIXON
One Lincoln Centre
5400 LBJ Freeway, Suite 1025
Dallas, Texas 75240

Re: Addison Arts & Events District
Festival Way Reconstruction

Dear Mike:

As I mentioned in our conversation last Thursday, we have reviewed the Town of Addison's proposal for repairs to Festival Way. We understand the Town's scope of work to be the following:

1.)Curb Inlets: Remove and Replace eight (8) curb inlets approximately 27' x 3' area
2.) Paved Area: Remove and Replace approximately a 56' x 24' section of concrete roadway
3.) Paved Area: Remove and Replace approximately a 30'x 25' of concrete roadway
4.) Paved Area: Remove and Replace approximately a 31' x 21' section of concrete roadway
5.) Rout/Seal: No Information available for estimated quantities, though we estimate total cost of $2,000-$3,000.
6.) Striping or traffic Control Elements: Information is not available at this time.

To be sure we are clear, we have used the following estimates:

1.) Approximate concrete roadway surface to be replaced: 2745 sq. ft.;
2.) Approximately 251 linear feet of curb; and
3.) For inlets, approximately 27 feet long by 3 feet wide by eight (8) Inlets at 8 inches thick on average for a total 648 sq. ft.

If our understanding of the Town's proposal as to the concrete work is correct, Strand and its surety accept the Town's proposal, subject to the condition set forth in my letter of March 23, 2005 to you, specifically, our proposal that any monies paid to the Town be paid by others, notably Calhar, who shares responsibility for issues with Festival Way. We also believe that Calhar should participate in the repairs, to the extent the work will require that the inlets be re-set. Strand does not have the expertise or resources to undertake that work. The fact that Calhar has chosen not to live up to its

JUNEAU, BOLL & WARD
ATTORNEYS AND COUNSELORS

contractual obligations, while Strand has, should not result in Calhar not bearing its share of the cost and responsibility.

In your letter of March 24, 2005, you suggested a proposal for the release of retainage and we certainly are agreeable to that proposal. Finally, as I indicated in my March 23 letter, numbers 1-6, 8 and 9 in the outline of an agreement prepared by the Town at day 2 of the mediation are acceptable to Strand.

While we previously expressed reservations at Strand undertaking repairs, we believe that Strand is the appropriate contractor to complete these repairs. Strand is highly motivated to do quality work in a timely manner under the Town and Abstract's supervision. As you and I both know, completion contractors generally charge significantly more money for work and, in order to make this settlement financially possible for Strand, Strand will need to perform the work.

As indicated in Guardian Group's prior report, we believe the cause of the cracking noted by the Town is due to improper of insufficient soils preparation. The soils preparation is not part of Strand's scope of work and we do not believe Strand should be responsible for those repairs, as we believe that the cracking will continue. Strand cannot take on such on on-going warranty issue, as the cause of the cracking is not due to Strand's workmanship.

We believe the parties are very close to a resolution of this matter and we appreciate Abstract's assistance and cooperation in doing so. If you have questions regarding the above, please feel free to call me.

Sincerely,

Elizabeth Carroll

GRIFFITH & NIXON
A Professional Corporation
ATTORNEYS & COUNSELORS

One Lincoln Centre
5400 LBJ Freeway, Suite 1025
Dallas, Texas 75240

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Facsimile: (972) 386-8985
www.griffithnixon.com

FACSIMILE

No. of Pages with Cover Sheet: 0205

Date:	Tuesday, May 03, 2005
To:	Larry Johnson
Company:	Cowles & Thompson
Fax No:	(214) 672-2020
Phone No.:	(214) 672-2000
From:	Michael S. Nixon
C/M:	Abstract/Strand
Sent By:	Carey Brown

Comments:

Please see following letter of today's date.

If You Do Not Receive All Pages, Please Call (972) 386-8988.

JAMES F. DUFFY

March 26, 2004 Via Facsimile & USPS

Mr. Craig Gaussiran
Abstract Construction Company
11157 Ables Lane
Dallas, TX 75229

Re: Addison Arts & Events District
Festival Way Reconstruction

Dear Craig:

As you are well aware, for a number of months we have been analyzing and evaluating problems with the construction of Festival Way done under your contract with the Town of Addison, dated November 7, 2002.

You had previously been notified that the as built condition was not acceptable to the engineer of record or the Town. Abstract requested an opportunity to have another engineer review the situation to offer alternative solutions.

On February 5, 2004 you provided us with a letter dated February 3, 2004 and drawing dated February 4, 2004 prepared by Eric L. Davis, Consulting Engineering indicating his findings and proposed resolution. The Town had the engineer of record, Sasaki Associates, Inc., review those documents to offer their opinion of the proposed resolution.

Sasaki has indicated to the Town that the Davis report does not effectively deal with the problems identified with Festival Way and has recommended against the proposed resolution. The Town is in agreement with Sasaki's findings.

The Town of Addison has determined that Festival Way and its adjacent sidewalk are not built in accordance with the plans and specifications defined in the contract with Abstract Construction Company and therefore is rejected. You are hereby directed to reconstruct Festival Way and the sidewalk in strict accordance with the original plans and specifications.

No construction can take place during the period from April 17, 2004 to July 5, 2004 because of events booked at Addison Circle Park that would be disrupted by such an undertaking. Please schedule the work accordingly.

Prior to the start of reconstruction of Festival Way you must provide us with a schedule detailing how you intend to undertake the rebuilding of the street. That schedule must include sequence of events and durations clearly identifying your plan.

Before any concrete is poured for the new street we need two things: 1.) a mockup of the paving surface with the required concrete finish for approval and 2.) written confirmation of the correctness of the grades of all elements of the construction including inlets, valve boxes,

3887 RIDGELAKE COURT • ADDISON, TX • 75001
PHONE: 972.241.2816 • FAX: 972.406.1146
JFDGROUP@FLASH.NET

cleanouts, etc. In addition include formwork elevations to assure the Town and Abstract that everything is properly prepared for the new concrete. We also expect you to have the appropriate field engineers or other qualified persons present during all pours to confirm the proper elevations are being maintained during concrete placement.

Of course, the Town must be provided with the contract required testing and inspection reports necessary for the street construction, including the subgrade.

No concrete is to be poured unless a representative of the Town of Addison Public Works Department is present to observe and, if necessary, point out corrective actions to be taken. You should contact Dave Wilde in advance to schedule the Public Works representative.

Regards,

Jim Duffy

cc: David Clough
Carmen Moran
Mike Murphy
Dave Wilde

David Wilde

From: Jim Duffy [jfdgroup@flash.net]
Sent: Friday, March 26, 2004 11:53 AM
To: David Wilde
Cc: John Hill; Mike Murphy; Carmen Moran; David Clough
Subject: Re: Festival Way reconstruction

Dave,

See below

On Friday, March 26, 2004, at 09:24 AM, David Wilde wrote:

I have received your email and read the letter. I would appreciate any updated plans and specifications (there are no changes in the plans or specifications. We are requiring the street to be built per the original plans and specs), and also comment and/or example of the finish the architect is looking for (i.e. Baker broom, light, medium, cross-tine, etc.)(I have modified the letter to require a mockup of the finish for approval before concrete is poured. Clarification as to whether this is a street or a parking lot, which would help determine appropriate construction methods(This is obviously a street and has been designed as such). Also some direction specifically related to the limits and methods of removal (complete inlets or just the throats/tops?) (They are required to do whatever work is necessary to meet the design). Will the placement of the kiosk connections be addressed at this time(The existing kiosks connections in Festival Way are not being modified; three new connections are being added and logic suggests they would be done when the street is reconstructed. It's up to Abstract)? Also, restoration responsibilities clarified such as adjacent landscaping and irrigation facilities, existing valves and cleanouts, and connection to existing at street intersections and sidewalks. (Any work disturbed in the reconstruction must be restored to meet plans and specs) Are adjustments necessary to the grate inlet elevations, and how will that be accomplished?(If the inlet elevations are currently incorrect, as some are, they must be adjusted to meet the plans and specs) Will the sub-grade be lime treated? (No, the plans and specs do not call for lime.) Thanks.

Dave Wilde

Public Works Inspector

Town of Addison

PH: 972-450-2847

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

From: Jim Duffy [mailto:jfdgroup@flash.net]

Sent: Thursday, March 25, 2004 5:29 PM

To: David Clough; Carmen Moran; David Wilde; Mike Murphy

Cc: John Hill

Subject: Festival Way reconstruction

<< File: 3.26.04 FW reconst.doc >> Attached is the letter I plan to send to Abstract Construction directing them to rebuild Festival Way because the Town has rejected the as built street.

Please take time to review the letter and give me any needed changes or corrections promptly. I want to send the letter out on Friday but I will wait until I have heard from each of you. Even if you have not comments to make please respond.

Thank you,

Jim Duffy

3887 Ridgelake Ct.

Addison, TX 75001

972.241.2816

972.406.1146 fax

972.998.5078 cell

disclosure, copying, printing, or use of this information is strictly prohibited and possibly a violation of federal or state law and regulations. If you have received this information in error, please delete it and notify Hamid Khaleghipour at 972-450-2868 immediately. Thank you.

David Wilde

From: Ron Lee
Sent: Monday, May 16, 2005 12:41 PM
To: Slade Strickland; David Wilde; Ricky Smith
Cc: Jim Clark; Modesto Orona; Gilberto Flores
Subject: FW: Festival Way Corrections

FYI on this.
Irrigators, we will have to prevent water from entering the construction zone during their work.
-----Original Message-----
From: Carmen Moran
Sent: Thursday, May 12, 2005 3:59 PM
To: Ron Lee; James F. Duffy (E-mail)
Subject: FW: Festival Way Corrections

I would like to see us go with a concrete ramp at the pergola. We occasionally have someone drive through it, and this may increase with a concrete ramp, but it would look a lot better. Does it need to have the full handicap accessible treatment? It shouldn't be required, but if we put it in, we might as well make it match the other (north) end.

CM
-----Original Message-----
From: Jim Duffy [mailto:jfdgroup@flash.net]
Sent: Thursday, May 12, 2005 3:53 PM
To: Carmen Moran; Ron Lee; Steve Chutchian
Cc: LARRY JOHNSON
Subject: Festival Way Corrections

Just want to summarize and bring you up to date on my meeting today with Abstract and Strand on Festival Way. We met to walk through the work envisioned to be sure everyone is on the same page.

First, I need answers to some questions which arose.

1. How long after Kaboom Town, on July 3, will it be before we can close Festival Way for demolition and reconstruction? We need to close it completely and are wondering how long the tear down for Kaboom Town will take.

2. Can we put Addison Street Department barricades at each end of the street to block it off? Would any other traffic control be needed since no one will be working in Addison Road or Quorum? Pending weather, the work is expected to take two weeks.

3. The "temporary" asphalt ramp on the south side of the street at the Pergola will have to be partially removed to work in that area. Strand has offered to give us a price to build a permanent concrete ramp there if you want it. Let me know.

As I said, we met this morning to walk the scope of work. Strand has painted the areas affected on the street surface so you can see it for yourself if you want to take a look.

A few items came up, to which I agreed because of field conditions. Those changes are generally also marked in the street.

At curb inlet 6 we slightly shortened the west side slope to the inlet so the sawcut would match an existing joint. At curb inlet 5 we agreed to shape the west side slop to match adjacent grades but begin the slope to the inlet. It will create a minor "dish" in that area but shouldn't be noticeable. We also agreed to shorten the east side slope to avoid the stained handicapped ramp. That will be on the downhill side of the inlet so it shouldn't affect the drainage.

At catch basin 7 we agreed to leave the existing curbs in place. The sawcut will begin about 12" from the curb so we have a gutter. We didn't want to mess up the adjacent sidewalks.

We have some concern about the slope on the curb inlet 9 top and are afraid if it is leveled we will mess up all the adjacent sidewalk slopes and perhaps the overall ADA slope. We agreed to look at it again after the demolition and grading to see if the inlet will work as we need it to if we do not adjust the top.

We also spot marked the cracks which are to be routed and sealed.

If you have any questions let me know. I will pass on the answers to the above questions when you respond.

Jim Duffy

3887 Ridgelake Ct.
Addison, TX 75001

972.241.2816
972.406.1146 fax
972.998.5078 cell

jfdgroup@flash.net

David Wilde

From: Steve Chutchian
Sent: Wednesday, June 22, 2005 3:07 PM
To: David Wilde; Jose A. Flores
Cc: Nancy Cline; Jenny Nicewander; Carmen Moran; 'jfdgroup@flash.net'
Subject: Festival Way Repairs

Dave/Jose:

As part of an out-of-court settlement with Abstract Construction, the contractor has agreed to perform replacement of portions of the existing concrete pavement and replace inlet tops on Festival Way. The street does not drain properly in the condition that now exists and several panels of pavement have been damaged or failed. Also included in the settlement is the established date of July 5th. for the contractor to start on the repair work, and for all improvements to be completed in August 2005. During the construction of the concrete replacement, Jim Duffy will assist our Department in performing inspection and subsequent acceptance of all work. I will also be on-site to inspect the work being performed.

By this email, I am asking Carmen or Jim if they have 1 or 2 final sets of the plans for use by our Department. Thanks.

Steve C.

David Wilde

From: Jim Duffy [jfdgroup@flash.net]
Sent: Thursday, June 23, 2005 12:15 PM
To: Steve Chutchian
Cc: Nancy Cline; David Wilde; Jenny Nicewander; Jose A. Flores; Carmen Moran
Subject: Re: Festival Way Repairs

Steve,

Per my previous email, the start date for repair work on Festival Way is July 18, not July 5. Because of the limited scope of the repair we have waived the requirement for plans. The scope of work is as described in the settlement agreement and was previously sent to you for review. Carmen has a copy of the final settlement if you need it.

Also, we have agreed to close off the street beginning July 18 until the work is finished. They estimate two weeks, but I'm anticipating three weeks. Please confirm that you have arranged for the street to be barricaded beginning July 18.

I'm on vacation right now so there may be a delay in my responses to your email. You can call my mobile if you need to discuss anything.

Jim
On Jun 22, 2005, at 3:06 PM, Steve Chutchian wrote:

> Dave/Jose:
>
> As part of an out-of-court settlement with Abstract Construction, the
> contractor has agreed to perform replacement of portions of the
> existing concrete pavement and replace inlet tops on Festival Way.
> The street does not drain properly in the condition that now exists
> and several panels of pavement have been damaged or failed. Also
> included in the settlement is the established date of July 5th. for
> the contractor to start on the repair work, and for all improvements
> to be completed in August 2005. During the construction of the
> concrete replacement, Jim Duffy will assist our Department in
> performing inspection and subsequent acceptance of all work. I will
> also be on-site to inspect the work being performed.
>
> By this email, I am asking Carmen or Jim if they have 1 or 2 final
> sets of the plans for use by our Department. Thanks.
>
> Steve C.
>
> **********
> **********
> This e-mail and any files or attachments transmitted with it contains
> Information that is confidential and privileged. This document may
> contain Protected Health Information (PHI) or other information that

OCT 23 2003

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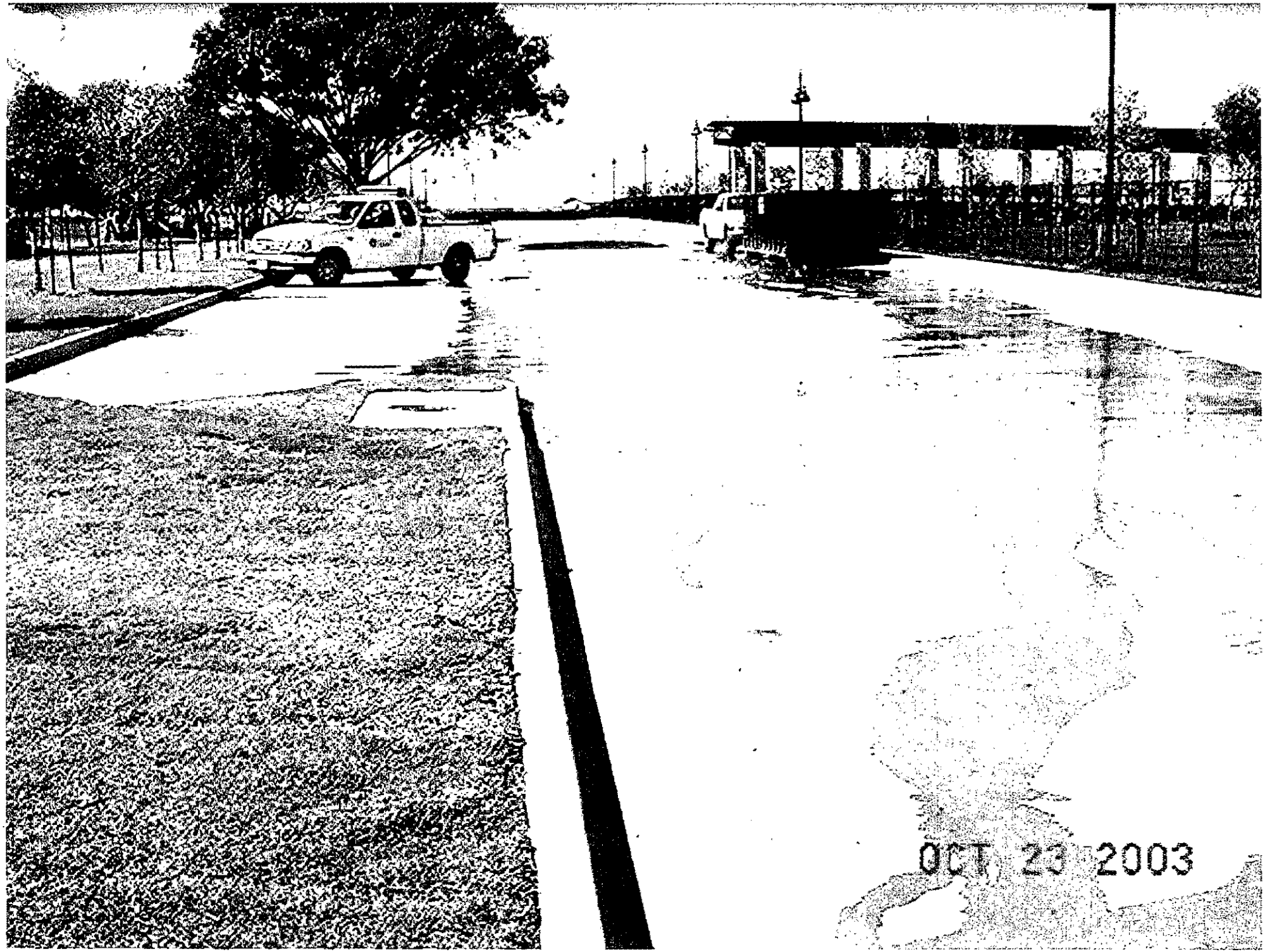
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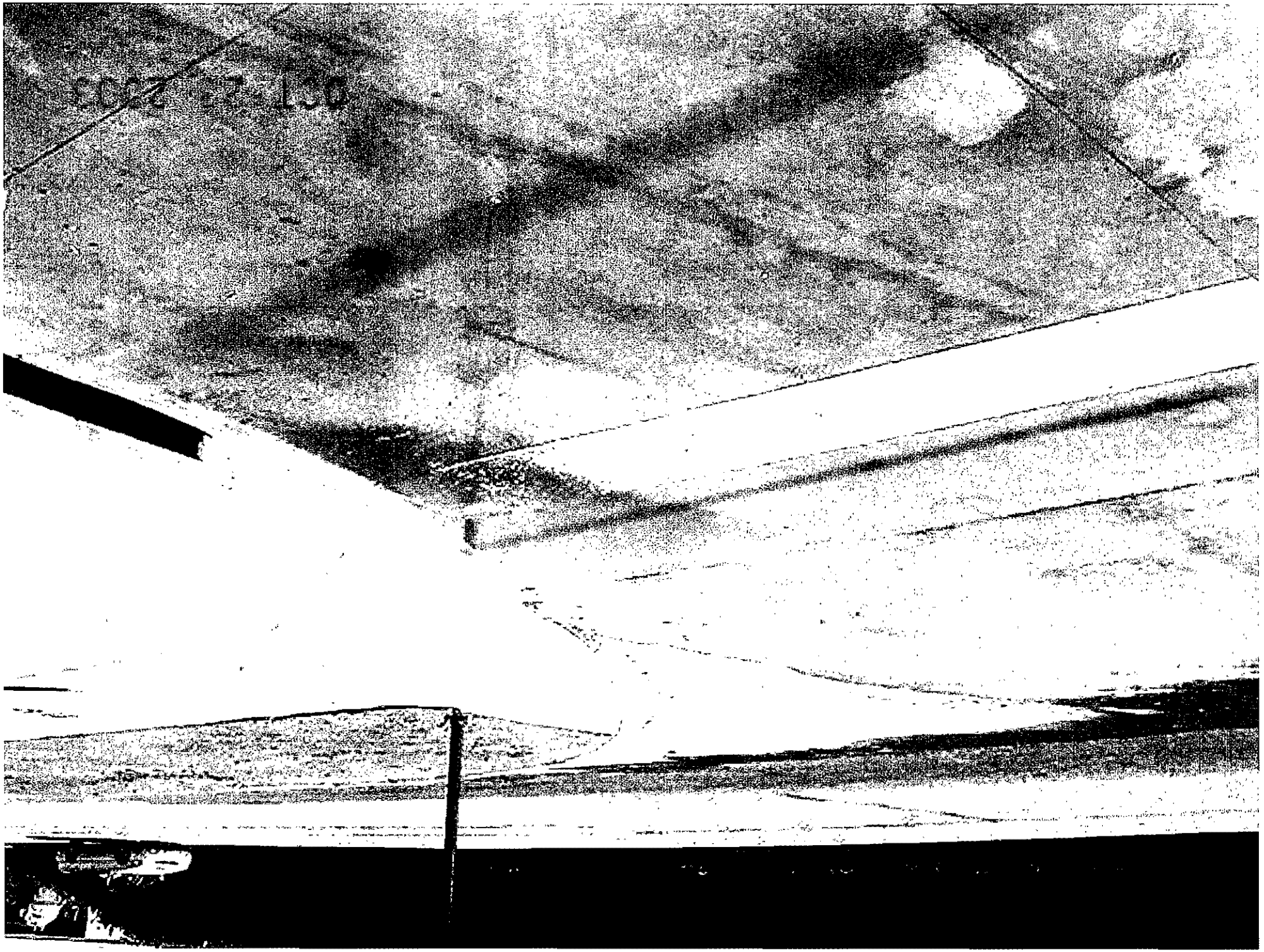

OCT 23 2003

OCT 23 2003

Slade
Ronk
Barbara
Trent
Shelley
Nancy
Allen

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FACSIMILE

No. of Pages with Cover Sheet: 005

Date:	Tuesday, May 03, 2005
To:	Larry Johnson
Company:	Cowles & Thompson
Fax No:	(214) 672-2020
Phone No.:	(214) 672-2000
From:	Michael S. Nixon
C/M:	Abstract/Strand
Sent By:	Carey Brown

Comments:

Please see following letter of today's date.

5/23

Just a Reminder -
This work will begin immediately after Kaboom and should take 2-3 weeks. If you have any questions visit w/ Carmen.
Chris

If You Do

GRIFFITH & NIXON
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ATTORNEYS & COUNSELORS

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5400 LBJ Freeway, Suite 1025
Dallas, Texas 75240

Telephone: 972.386.8988
Facsimile: 972.386.8985
www.griffithnixon.com

May 3, 2005

VIA FACSIMILE (214) 672-2020
Mr. Larry Johnson
Cowles & Thompson
901 Main Street, suite 4000
Dallas, Texas 75202

re: Town of Addison
Addison arts & events district
Festival Way Reconstruction

Dear Larry:

Attached is a copy of the correspondence which I received last night from Elizann Carroll in response to the Town of Addison's ("TOA") proposal for remedial work to Festival Way. As reflected in Ms. Carroll's letter of May 2, 2005, Strand & Associates ("Strand") and NAS Surety Group have essentially agreed to TOA's settlement proposal subject to some minor modifications. I realize at least of the issues raised in Ms. Carroll's letter involves a subcontractor of Abstract Construction Company which is of no concern to the TOA.

Please give me a call after you have had an opportunity to discuss Strand's proposal with your client. Your continued assistance and cooperation in resolving this matter is greatly appreciated.

Very truly yours,

Michael S Nixon | cb

Michael S. Nixon

MSN/cb
enclosure

cc: Mr. James Turner (via facsimile (469) 385-9757)
Mr. Chris Robinson (via facsimile (469) 385-9753)

JUNEAU, BOLL & WARD
ATTORNEYS AND COUNSELORS
A PROFESSIONAL LIMITED LIABILITY COMPANY
15301 SPECTRUM DRIVE, SUITE 300
ADDISON, TEXAS 75001-4696

ELIZANN CARROLL
ECARROLL@JUNEAUBOLL.COM

TELEPHONE:
(972) 866-8333

FACSIMILE:
(972) 866-8378

May 2, 2005

VIA FAX (972) 386-8985
Mr. Michael S. Nixon
GRIFFITH & NIXON
One Lincoln Centre
5400 LBJ Freeway, Suite 1025
Dallas, Texas 75240

$125,000 retainage release — engineering drawings to us by June 1

Re: Addison Arts & Events District
Festival Way Reconstruction

Dear Mike:

As I mentioned in our conversation last Thursday, we have reviewed the Town of Addison's proposal for repairs to Festival Way. We understand the Town's scope of work to be the following:

1.)Curb Inlets: Remove and Replace eight (8) curb inlets approximately 27' x 3' area
2.) Paved Area: Remove and Replace approximately a 56' x 24' section of concrete roadway
3.) Paved Area: Remove and Replace approximately a 30'x 25' of concrete roadway
4.) Paved Area: Remove and Replace approximately a 31' x 21' section of concrete roadway
5.) Rout/Seal: No Information available for estimated quantities, though we estimate total cost of $2,000-$3,000.
6.) Striping or traffic Control Elements: Information is not available at this time.

To be sure we are clear, we have used the following estimates:
1.) Approximate concrete roadway surface to be replaced: 2745 sq. ft.;
2.) Approximately 251 linear feet of curb; and
3.) For inlets, approximately 27 feet long by 3 feet wide by eight (8) Inlets at 8 inches thick on average for a total 648 sq. ft.

If our understanding of the Town's proposal as to the concrete work is correct, Strand and its surety accept the Town's proposal, subject to the condition set forth in my letter of March 23, 2005 to you, specifically, our proposal that any monies paid to the Town be paid by others, notably Calhar, who shares responsibility for issues with Festival Way. We also believe that Calhar should participate in the repairs, to the extent the work will require that the inlets be re-set. Strand does not have the expertise or resources to undertake that work. The fact that Calhar has chosen not to live up to its

JUNEAU, BOLL & WARD
ATTORNEYS AND COUNSELORS

contractual obligations, while Strand has, should not result in Calhar not bearing its share of the cost and responsibility.

In your letter of March 24, 2005, you suggested a proposal for the release of retainage and we certainly are agreeable to that proposal. Finally, as I indicated in my March 23 letter, numbers 1-6, 8 and 9 in the outline of an agreement prepared by the Town at day 2 of the mediation are acceptable to Strand.

While we previously expressed reservations at Strand undertaking repairs, we believe that Strand is the appropriate contractor to complete these repairs. Strand is highly motivated to do quality work in a timely manner under the Town and Abstract's supervision. As you and I both know, completion contractors generally charge significantly more money for work and, in order to make this settlement financially possible for Strand, Strand will need to perform the work.

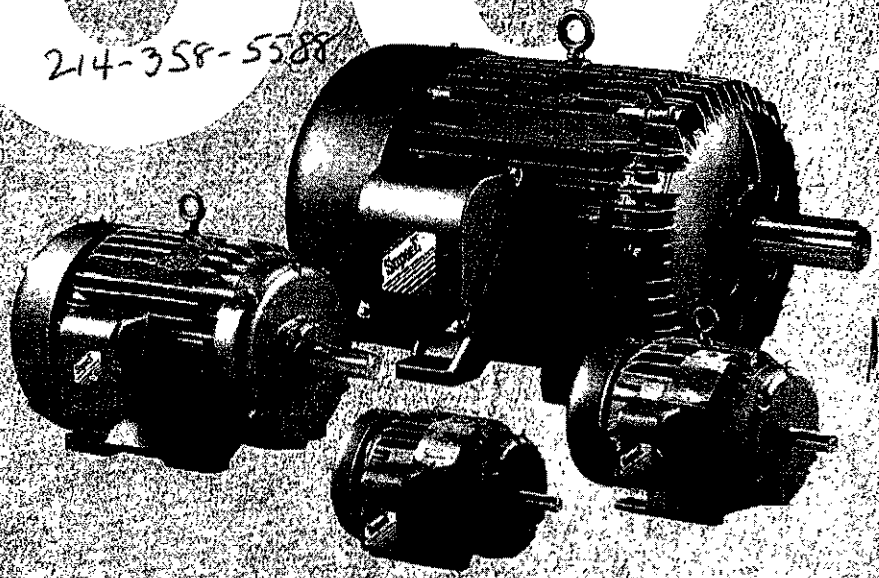
As indicated in Guardian Group's prior report, we believe the cause of the cracking noted by the Town is due to improper of insufficient soils preparation. The soils preparation is not part of Strand's scope of work and we do not believe Strand should be responsible for those repairs, as we believe that the cracking will continue. Strand cannot take on such on on-going warranty issue, as the cause of the cracking is not due to Strand's workmanship.

We believe the parties are very close to a resolution of this matter and we appreciate Abstract's assistance and cooperation in doing so. If you have questions regarding the above, please feel free to call me.

Sincerely,

Elizabeth Carroll

COMPLIANCE!



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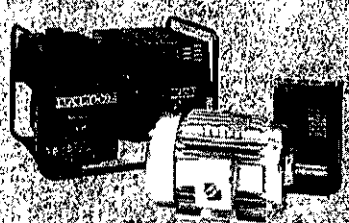
Percent of manufacturer's (1200, 1800 & 3600 RPM) product line that meets NEMA Premium™ premium-efficiency criteria

Manufacturer	TEFC	ODP
Baldor	**100%**	**100%**
Weg	100	0
Sterling	90	0
Toshiba	88	95
Reliance	86	60
Lincoln	84	65
Marathon	82	52
USEM	74	74
GE	61	47
Leeson	49	40
Siemens	16	9
Magnetek	10	84

SOURCE: NATIONAL PROGRAM SUMMARY: Premium-Efficiency Motors Initiative, Consortium for Energy Efficiency, August 2001, revised January 2, 2002.



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PAUL A. CARLINE, P.E.
MATT HICKEY, P.E.
DOUGLAS K. SHOWERS, P.E.

ROSS L. JACOBS, P.E.
I. C. FINKLEA, P.E.

September 19, 2002

PUT IN
A+E
FILE

Ms. Carmen Moran
Director of Community Services
P. O. Box 9010
Addison, Texas 75001-9010

Re: Addison Arts and Events District

Dear Ms. Moran:

As requested by Mr. Steve Chutchian, we are enclosing one half-size paper copy, 18 full-size paper copies and one full-size Mylar copy of the Replat for the Addison Arts and Events District. Please give me a call if you have questions concerning the replat.

Sincerely yours,

Ronald V. Conway, P.E.

Enclosures
cc: Mr. Steve Chutchian, P.E. (with one copy of each size replat)

STEVE,

I SAW THAT WHEN WE SENT THE "FINAL" COPIES TO BILL SHIPP IN JULY WE INCLUDED HALF-SIZE PRINTS, SO I DIDN'T ATTACH AND FURNISH ONE AGAIN.

RON

facsimile

date	October22, 2002		
to	Jim Duffy, Jim Pierce, Steve Chutchian, Slade Strickland, Carmen Moran		
company	Town of Addison		
facsimile no.	972 406-1146	**phone no.**	
from	Dave Clough	**direct line**	617 923 7331
project name	Arts & Events District	**project no.**	14516.00
# of pages	7		
transmitted by	DC	**direct line**	617 923 7331

SASAKI

Sasaki Associates Inc.
64 Pleasant Street
Watertown Massachusetts
02472 USA

t 617 926 3300
f 617 924 2748

I'm attaching a letter I just received from Georgia Fountain addressing the questions that have been raised about fountain piping and fittings and their compatibility with chemicals used in the system, chemicals in the vault, the rating for the fountain systems control panel, and the rating and suitability of the pumps that they have specified.

Please review this and let me know if the Town would like to make any changes to what has been specified, or if there are any further questions regarding the fountains.

Thanks.

Steve —
for project file
Jim

dc\g:\14516.00\projmgmt\faxes\fjd22oct02.doc

Steve
for
your
file
Jpf

Jim Pierce

From: dclough@sasaki.com
Sent: Monday, October 28, 2002 4:42 PM
To: jpierce@ci.addison.tx.us; jfdgroup@flash.net; kgassman@camposengineering.com
Subject: RE: review of Addendum #2

Jim Pierce and Jim Duffy,

Elec Engr. Mech Engr.

I suggest we have a conference call with Keith Gassman and Bill Kumpf (Mechanical Engineer) from Campos Engineering to review items 1 and 4 below. If we're going to make any changes, we want to get them into our last addendum at the end of this week.

I already talked to Keith and both he and Bill are available on Wednesday morning at 9:30 am (your time). Does this work for both of you? If not, please give me an alternate time. I can't do it tomorrow.

Thanks.

<jpierce@ci.addison.tx.us>
10/23/2002 11:05 AM

To: <jfdgroup@flash.net>, <jpierce@ci.addison.tx.us>, <ljalbert@ci.addison.tx.us>, <cmoran@ci.addison.tx.us>, <schutchian@ci.addison.tx.us>, <mmurphy@ci.addison.tx.us>, <jslade@ci.addison.tx.us>
cc: <tchang@sasaki.com>, <dclough@sasaki.com>
Subject: RE: review of Addendum #2

Jim: Review of Georgia Fountain letter to D. Clough dated 10/22/02:

1. They recommend running the ventilation system when the system is on. Suggest the system controls be set up to do this automatically.

4. Motors: To call out TEFC motors, which I recommend, will cost approximately $500 (total for two 15hp and three 3hp motors). If you have another addendum it could be done then, or at the shop drawing phase and pay the contractor for the difference.

5. Freeze protection: Are piping and valves provided to drain the fountain piping system? Where does the piping drain too, the vault? If so, that's ok, I just want to be sure we can do so.

All else looks good to me. Jim.

Conference Call 10-30-02 !

1. Vent system is on a thermostat. This will probably satisfy Ga. Fountains Concerns. D. Clough will verify
4. Bill Kumpf will recommend a motor spec that will provide windings, etc suitable for a damp environment. Not necessarily TEFC but suitable for the vault. will take care of this during the construction phase.
5. I was assured that all piping is below the frost line and not subject to freezing

10/29/2002 JPF

JON C. CLARK

DAVE RIDDLE ELECTRIC COMPANY

1510 RANDOLPH
SUITE 608
CARROLLTON, TEXAS 75006

PHONE (972) 245-2418
FAX (972) 245-6288
MOBILE (214) 208-7741
JCLARK@RIDDLEELECTRIC.COM

Sender:

Accurate Lien
& Contractor Assistance, Inc.

st Thomas Rd., Suite 203
sdale, Arizona 85251

7196 6575 0298 0052 7474

Accurate Lien
Contractor Assistance, Inc.
6210 E. Thomas Rd., Suite 203
Scottsdale, AZ 85251-7056

(800) 947-9546

TEXAS PRELIMINARY NOTICE
1ST NOTICE OF THE RIGHT TO CLAIM A LIEN - BALANCE DUE
THIS IS NOT A LIEN
THIS IS NOT A REFLECTION ON THE INTEGRITY OF ANY CONTRACTOR OR SUBCONTRACTOR.

The Name and Address of the Owner or Reputed Owner is:

CERTIFIED# 71966575029000052747
TOWN OF ADDISON
16801 WESTGROVE DRIVE
ADDISON, TX 75001

The Name and Address of the Original Contractor is:

CERTIFIED# 71966575029000052754
ABSTRACT CONSTRUCTION
11157 ABLES LANE
DALLAS, TX 75229

The Name and Address of the Reputed Lender and/or Bonding Company is:

The Name and Address of the Person with whom the Claimant has Contracted is:

CERTIFIED# 71966575029000052761
CALHAR CONSTRUCTION, INC.
2138 CALHAR DR
MELISSA, TX 75454

This Preliminary Notice has been completed by:

RENTAL SERVICE CORPORATION 1638
USA
USA,

1. The following is a general description of the labor, service, equipment or materials furnished or to be furnished by the undersigned:
RENTAL EQUIPMENT
22565-04501
2. Estimated Price:$606.33
3. In the construction, alteration or repair of the building, structure or improvement located at:
ADDISON CIRCLE
BETWEEN ADDISON RD & QUORUM
ADDISON

NOTICE TO OWNER

In accordance with Texas Government Codes the attached invoices or statements are a true and accurate account of materials, equipment or labor supplied. This notice is sent in compliance with the Texas Property Code mechanic's lien provisions, including Section 53.056. The undersigned contractor, subcontractor, materialman or laborer has an unpaid balance due of $606.33. A copy of the statement or billing is attached.

If a person who furnishes materials or performs labor for construction of improvement on your property is not paid, you may be held personally liable and your property may be subject to a lien for the unpaid amount unless: (1) you have withheld payment to the contractor that is sufficient to cover the unpaid claim until the dispute is resolved; or (2) the claim is already paid in full and you have proof of said payment to the claimant.

RESIDENTIAL OWNERS ONLY: If you have complied with the law regarding the 10 percent retainings and you have withheld payment to the contractor sufficient to cover any written notice of claim and have paid that amount, if any, to the claimant, any lien claim filed on you property by a subcontractor or supplier, other than a person who contracted directly with you, will not be a valid lien on your property. In addition, except for the required 10 percent retainage, you are not liable to a subcontractor before you receive written notice of the claim.

IF OUR BILL IS NOT PAID, YOU MAY BE PERSONALLY LIABLE AND YOUR PROPERTY SUBJECTED TO A LIEN UNLESS YOU WITHHOLD PAYMENTS TO THE CONTRACTOR FOR THE PAYMENT OF OUR STATEMENT OR UNLESS THE BILL IS OTHERWISE PAID OR SETTLED.

Dated 04/15/2003 for Rental Service Corporation 1638,USA,USA ,

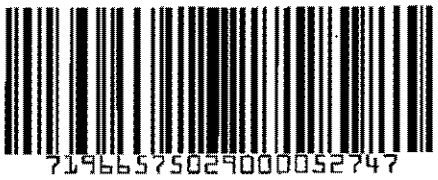
By: Judy A. Applegate **Judy Applegate, Notice Preparer**

I declare that I served a copy of the above document, and any related documents, by (as required by law) first-class, certified or registered mail, postage prepaid, addressed to the above named parties, at the addresses listed above, on 04/15/2003. I declare under penalty of perjury that the foregoing is true and correct. Executed at Scottsdale, Arizona on 04/15/2003.

By: Judy A. Applegate **Judy Applegate, Notice Preparer**

Prelien #: 283853

Accurate Lien
Contractor Assistance, Inc.
6210 E. Thomas Rd., Suite 203
Scottsdale, AZ 85251-7056



CERTIFIED# 7196657502900052747
TOWN OF ADDISON
16801 WESTGROVE DRIVE
ADDISON, TX 75001

GEOTECHNICAL ENGINEERING REPORT
PROPOSED ARTS & EVENTS DISTRICT
ADDISON, TEXAS

Prepared For:

TOWN OF ADDISON
16801 WESTGROVE DRIVE
ADDISON, TEXAS 75001

ATTENTION: MR. STEVE CHUTCHAIN

FEBRUARY 2002

PROJECT NO. 02-5967

RoneEngineers
A LEIGH COMPANY

Rone Engineers

A LEIGH COMPANY

February 5, 2002

Mr. Steve Chutchain
Town of Addison
16801 Westgrove Drive
Addison, Texas 75001

Re: Geotechnical Engineering Report
Proposed Arts & Events District
Addison, Texas
Rone Project No. 02-5967

Dear Mr. Chutchain:

Submitted herewith are the results of a geotechnical investigation conducted for the referenced project. This investigation was performed in accordance with our proposal 02-3323 dated January 15, 2002.

Engineering analyses and recommendations for site grading and foundations are contained in the narrative section of the report. Results of our field and laboratory investigation are submitted in detail in the Illustrations section of the report.

We appreciate the opportunity to be of service to you on this project, and we would appreciate the opportunity to provide the materials engineering-testing and geotechnical observation services during the construction phase of this project. Please contact us if you have any questions or need any additional services.

Respectfully Submitted,

Donald W. Moler

Donald W. Moler, E.I.T.
Project Engineer

Theodore A. Janish, P.E.
Senior Project Engineer

GEOTECHNICAL ENGINEERING
- GEOLOGICAL STUDIES
- DISTRESS INVESTIGATIONS
- PAVEMENT DESIGN
- ADVANCED GEOTECHNICAL TESTING
- FOUNDATION RECOMMENDATIONS
- CONSTRUCTION MONITORING

CONSTRUCTION MATERIALS TESTING
- CONSTRUCTION OBSERVATION
- CONCRETE TESTING
- ASPHALT TESTING
- SOILS TESTING
- PIER INSPECTION
- POST TENSION INSPECTION
- NON-DESTRUCTIVE TESTING
- STRUCTURAL STEEL INSPECTION
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FORT WORTH, TEXAS 76111
TELEPHONE 817-831-6211
METRO 817-429-4328
FACSIMILE 817-834-4833

TABLE OF CONTENTS

APPENDIX A

APPENDIX B

GEOTECHNICAL ENGINEERING REPORT
PROPOSED ARTS & EVENTS DISTRICT
TOWN OF ADDISON
ADDISON, TEXAS

INTRODUCTION

The proposed project will consist of constructing a new outdoor stage, two-story multi-purpose arts and cultural center, pavilion, public restrooms, garden and lawn areas with fountains and seating areas, and associated paving. The project is located east of Addison Road, south of Addison Circle Drive and west of Quorum Drive in Addison, Texas. A railroad right-of-way defines the south property line and Clara Street is the southernmost point of the current phase of this investigation and currently planned development. The general location and orientation of the site are shown on the Plan of Borings, Plate A.1, in the Appendix A of this report.

The principal purposes of this investigation were to evaluate the general soil conditions at the proposed site and to develop geotechnical recommendations for the design and construction of foundations. To accomplish its intended purposes, the study was conducted in the following phases: (1) drill sample borings to evaluate the soil conditions at the boring locations and to obtain soil samples; (2) conduct laboratory tests on selected samples recovered from the borings to establish the pertinent engineering characteristics of the foundation soils; and (3) perform engineering analyses, using field and laboratory data, to develop foundation design criteria.

FIELD OPERATIONS AND LABORATORY TESTING

Soil conditions were determined by fourteen sample borings. Four borings were drilled at the locations of the proposed structures. Ten borings were drilled to determine depths to limestone to assist in determining amount of possible fill material available at the site. The depths of the borings varied from 2 to 20 feet below existing grades. The borings were drilled in January, 2002 and their locations are shown on Plate A.1. Sample depth, description of soils, and classification (based on the Unified Soil Classification System) are presented on the Logs of Borings, Plates A.2 through A.15. Keys to terms and symbols used on the logs are shown on Plates A.16 and A.17.

Laboratory soil tests were performed on selected samples recovered from the borings to verify visual classification and determine the pertinent engineering properties of the soils encountered. Classifications test results are presented on the logs of borings. Free swell tests were also performed to aid in evaluation of the shrink-swell potential of the soils. Swell test results are presented on Plate A.18.

Descriptions of the procedures used in the field and laboratory phases of this study are presented in Appendix B at the end of this report.

GENERAL SITE CONDITIONS

Site Conditions

At the time of drilling, the site consisted mainly of grassy fields with some existing trees. Two asphalt paved roads also existed within the site.

Subsurface Soil Conditions

Based on available surface geology maps, the site is located within the Austin Chalk limestone formation. In general, the Austin Chalk formation consists of massive gray limestone underlying weathered tan limestone. The residual soils of the Austin Chalk formation generally consist of highly plastic clays and typically have a high shrink-swell potential.

Dark brown to brown clay was encountered in the borings from existing grade to depths of 1 to 4.5 feet. Tan calcareous clay and tan limestone with calcareous clay seams and layers was encountered to depths ranging between 5 and 15 feet, including the termination depth of 2 to 10 feet at Borings 5 through 14. Gray limestone was then encountered to boring termination depths of 10 to 20 feet at Borings 1 through 4. The Plasticity Index of the fill material samples that were tested ranged from 27 to 48, indicating high to very high soil plasticity.

Groundwater

The borings were advanced using auger drilling and intermittent sampling methods in order to observe groundwater seepage levels. At the time of this investigation, groundwater was not encountered during drilling.

Future construction activities may alter the surface and subsurface drainage characteristics of this site. It is not possible to accurately predict the magnitude of subsurface water fluctuations that might occur based upon short-term observations. The groundwater level at this site should be expected to vary throughout the year with variations in precipitation and surface runoff. Based on our experience with the Austin Chalk formation, groundwater seepage can be encountered in and above the limestone. The risk of encountering groundwater seepage is increased during or after periods of precipitation.

ANALYSIS AND RECOMMENDATIONS

Potential Vertical Soil Movements

Potential vertical movement calculations were performed in general accordance with the Texas Department of Transportation Method (TxDOT) 124-E. The TxDOT 124-E method is empirical and is based on several factors including plasticity index and other laboratory test results of the subsurface materials encountered in the boring.

The Potential Vertical Rise (PVR) calculated using the referenced method and associated effective plasticity indices ranged between 1 and 3 inches based on in-situ soil being at a dry antecedent condition. Free swell tests were also conducted on selected soil samples. The results of these tests indicate that the soil has a shrink-swell potential similar to that which the TxDOT 124-E method would indicate.

The calculated PVR is based on the depth of limestone at the borings and not more than 2 feet of on-site clay fill used to grade the site. Greater amounts of clay fill will result in higher potential movements. We should be contacted for further evaluation and recommendations if more than 2 feet of fill is required to grade the site.

Foundation Recommendations

The pavilion, stage, and multi-purpose cultural center buildings may be supported on either a stiffened slab-on-grade foundation (conventionally reinforced or post-tensioned), or drilled piers bearing into the tan and gray limestone with ground supported floor slabs. For the multi-purpose cultural center, shallow spread footings may also be used with ground supported floor slabs provided the potential foundation movements due to shrinking and swelling of active clays are tolerable. A stiffened slab-on-grade foundation (either conventionally reinforced or post-tensioned)

can be utilized for the restroom structure. Subgrade treatment may be desired to reduce potential ground movements to more acceptable levels in order to use slab-on-grade foundations.

Foundation recommendations for each structure, as well as subgrade treatment recommendations are provided below.

Pier Foundation – Pavilion (Boring 4), Multi-Purpose Arts & Cultural Center (Boring 2) & Stage (Borings 1)

A straight shaft drilled pier foundation system extending into the tan and gray limestone may be utilized for support of the pavilion, stage, and multi-purpose cultural center. An allowable end bearing pressure of 15,000 psf may be utilized for shafts bearing in competent tan and gray limestone encountered in the borings at depths of about 2 to 8 feet below the ground surface. An allowable skin friction resistance of 2,300 psf may be utilized for the portion of the shaft below a minimum penetration of two feet in limestone. The tan and gray limestone contains clay seams and layers, and care should be taken to extend the piers through any clay layers encountered to bear on competent limestone. Drilled pier foundations designed and constructed in accordance with the recommendations in this report should experience settlements of less than 1 inch.

Clay soils at the borings and clay fill used to grade the site could subject the piers to uplift forces if the soils swell. The uplift force can be estimated by assuming a uniform uplift pressure of 2,000 psf acting over the perimeter of the shafts to a depth of 5 feet for the Stage and 8 feet for the Pavilion. Full length reinforcing steel should be provided. An allowable uplift resistance of 2,300 psf can be used for the portion of the pier shaft in contact with the tan and gray limestone below a minimum penetration of two feet in the limestone.

Construction Considerations for Drilled Piers

The construction of all piers should be observed as a means to verify compliance with design assumptions and to verify:

(1) the bearing stratum;
(2) the minimum penetration;
(3) the removal of all smear zones and cuttings;
(4) that groundwater seepage, when encountered, is correctly handled; and
(5) that the shafts are vertical (within the acceptable tolerance).

Groundwater seepage was not encountered at the borings. However, it is possible groundwater seepage could be encountered during drilled pier installation, and the risk of encountering water seepage is increased during or after periods of rainfall. Concrete should be placed in the shafts as soon as possible to reduce the risk of groundwater seepage and deterioration of the foundation bearing surface. Temporary steel casing may be required in some cases where seepage is encountered. The casing should be seated below the seepage, and all water should be removed from the shaft excavation before beginning the design penetration in the limestone. We should be contacted for further evaluation and recommendations if groundwater seepage is encountered during pier installation.

Concrete should be placed immediately after the excavation has been completed. In no event should a pier excavation be allowed to remain open for more than 8 hours. Concrete should have a slump of 5 to 7 inches and should not be allowed to strike the shaft sidewall or reinforcement steel during concrete placement.

Grade Beams (Drilled Pier Foundations Only)

Grade beams should be structurally connected into the top of the piers. A minimum void space of 6 inches should be provided beneath the grade beams and the underlying soil between piers. This void space allows movement of the soils below the grade beams without distressing the structure. The excavation in which the void box lays must remain dry. In addition, backfill material must not be allowed to enter the void area below grade beams, since this reduces the void space. It is not necessary to excavate limestone to install the void space.

Typically, a soil retainer in the form of a thin pre-cast panel or pieces of wood is placed along the outside edge of the grade beams to prevent the aforementioned soil intrusion. On-site soil then may be placed against the sides of the grade beams.

Spread Footing Foundation – Multi-Purpose Arts & Cultural Center (Boring B-2)

As an alternative to drilled piers, shallow spread footing foundations constructed on the tan limestone may be utilized for support of the multi-purpose arts & cultural center. Spread footing foundations bearing on tan limestone at a minimum depth of 3 feet below the final site grade can be proportioned using an allowable bearing pressure of 7,500 psf. Foundation movement could be 1 inch or less.

Individual foundations should be at least 30 inches wide, and continuous footing foundations should be at least 16 inches wide.

The geotechnical engineer should monitor spread foundation construction to verify conditions are as anticipated. Foundation excavations should be free of standing water and free of loose material. Excavations for foundations should be filled with concrete before the end of the workday or sooner if necessary to prevent deterioration of the bearing surface. Backfill placement and compaction should follow procedures and requirements as outlined in the section entitled "Recommendation for the Placement of Controlled Earth Fill".

Floor Systems (Drilled Pier and Spread Footing Foundations Only)

The most-positive method of floor support with very little movement is to structurally suspend the floor above the ground on drilled pier foundations. A minimum void space of 6 inches should be provided between the subgrade and the lowest suspended fixture beneath the floor (such as plumbing lines, P-traps, etc). The ground surface beneath the suspended floor should be sloped and drained to prevent the ponding of water.

If some floor movement can be tolerated, subgrade treatment can be considered to reduce the floor movement due to shrinking and swelling of active clays to more acceptable levels. Subgrade treatment could consist of reworking of clays in-place with moisture and density control, with placement of a select fill pad atop the reworked clays. This subgrade treatment option is described below.

Based on soil conditions at the Multi Purpose Arts & Cultural Center (Boring B-2), we estimate floor slab movement due to shrinking and swelling of active soils to be about 1 inch. Any fill in the building area for this structure should consist of select fill.

At the Pavilion (Boring B-4) and the Stage (Boring B-1), we estimate floor slab movement due to shrinking and swelling of active soils to be about 2 to 3 inches. A ground supported floor slab may be used if these movements are acceptable. If these movements are not acceptable, removing at least 2 feet of active soils and replacement with at least 2 feet of non-expansive select fill should reduce floor slab movements to about 1 inch. Any additional fill required for achieving the desired grade in these building areas should consist of non-expansive select fill.

Select fill can in itself represent a conduit for percolating waters, thus proper surface drainage away from the building is required. In addition, the select fill should not extend outside the perimeter grade beams, and compacted clay fill should be used outside the perimeter beam to reduce the risk of water infiltration.

Select fill should consist of clayey sand or sandy clay with a liquid limit less than 35 and a plasticity index between 5 and 15. The select fill should be placed in loose lifts not exceeding 9 inches and compacted to a minimum of 95 percent of the material's standard Proctor dry density (ASTM D-698) at a moisture content of –2 to +2 percentage points of optimum.

A vapor barrier should be provided beneath the floor in areas where the floor is ground supported.

Slab Foundation – Restroom (Boring B3), Pavilion (Boring B4), and Stage (Boring B-1)

A monolithic slab and grade beam system (conventionally reinforced or post-tensioned) may be utilized for the restroom building and for the Pavilion and Stage if a pier foundation is not desired. The slab foundation should be designed with exterior and interior grade beams adequate to provide sufficient rigidity to the foundation system to sustain the vertical soil movements expected at this site (3 inches). A slab foundation should not be used if some foundation movement cannot be tolerated.

Any fill placed within the area of slab foundations should consist of non-expansive select fill, as described in the previous section of this report entitled "Floor System (Drilled Pier and Spread Footing Foundations Only)". Select fill should not extend outside perimeter beams.

A net allowable soil bearing pressure of 2,000 pounds per square foot may be used for design of all grade beams or footings bearing in natural soils or properly placed and compacted fill. Grade beams should be founded a minimum of 18 inches below the final exterior grade, on suitable native soils or properly placed, compacted, and tested fill. The bottom of the beam trenches should be free of any loose or soft material prior to the placement of the concrete. All grade beams and floor slabs should be adequately reinforced with steel to minimize cracking as normal movements occur in the foundation soils.

General

All excavations should be sloped, shored, or shielded in accordance with OSHA requirements.

Limestone was encountered at depths as shallow as 1 foot below the ground surface at this site, and we would expect limestone to be encountered during site work and utility installation. The Austin Chalk limestone can be difficult to excavate, and may require rock teeth, rippers, or sawcutting to excavate. The excavation contractors selected should be experienced with excavation in the Austin Chalk limestone.

Seasonal groundwater seepage could be encountered at this site, especially where the limestone is at or near the final site grade. Subsurface drains should be considered in areas where this seepage may be objectionable.

Every attempt should be made to limit the extreme wetting or drying of the subsurface soils because swelling and shrinkage of these soils will result. Standard construction practices of providing good surface water drainage should be used. A positive slope of the ground away from any foundation should be provided. Also, ditches or swales should be provided to carry the run-off water both during and after construction. Lawn areas should be watered moderately, without allowing the soils to become too dry or too wet. Roof runoff should be collected by gutters and downspouts, and should discharge away from the buildings.

All grade-supported slabs, outward swinging doors, outside stairs, etc. should be designed to accommodate anticipated the potential movements at this site presented above.

Backfill for utility lines or along the perimeter beams should consist of site-excavated soil. If clay backfill is too dense or too dry, it will swell and a mound will form along the trench line. If the backfill is too loose or too wet, it will settle and a sink will form along the trench line. Backfill should be compacted as recommended in the section entitled "Recommendations for the Placement of Controlled Earth Fill".

If granular material is used for embedment in utility trenches we recommend placing a clay plug, as a replacement for the granular embedment, at the location where the city line is located, at the location where the utility enters the structure and at other connections. The intent is to stop any free moisture from passing through the granular embedment and entering the soil beneath the structures.

Roots systems from trees and shrubs can draw a substantial amount of water from the clay soils at this site, causing the clays to dry and shrink. This could cause settlement beneath grade-supported slabs such as floors, walks and paving. Trees and large bushes should be located a distance equal to at least one-half their anticipated mature height away from grade slabs.

Pavement Design Recommendations

If asphalt concrete (AC) pavement is used, we recommend a full depth AC section having a minimum total thickness of 5.0 inches for automobile parking areas and 6.5 inches for drive lanes receiving light to medium size trucks. A minimum surface course thickness of 2 inches is recommended for AC pavements. The AC surface course should conform to Type D and the base course should conform to Type A or B in Item 340 of the TxDOT Standard Specifications. The coarse aggregate in the surface course should be crushed limestone rather than gravel. The subgrade for all AC pavements should be lime-treated as described below.

If Portland cement concrete (PCC) is used, a minimum thickness of 5 five inches is recommended for parking areas for automobiles and light trucks, and 6 inches for drive lanes and areas subjected to light to medium truck traffic. A minimum 7-inch section is recommended in areas receiving frequent heavy trucks and dumpsters. Concrete with a minimum 28-day compressive strength of 3,500 pounds per square inch should be used. Lime treatment of the subgrade is recommended.

Water can be introduced beneath the pavement through granular materials used for aggregate bases and utility line embedment, and can cause differential movement in the pavement. Aggregate base or a granular leveling course should not be used beneath pavements, and all utilities should have clay plugs substituted for granular embedment material at the edges of the pavement to reduce the risk of moisture access and possible swelling.

Pavement Subgrade Preparation

All topsoil, vegetation, and any unsuitable materials should be removed. Fill material should be removed, reworked, and recompacted with controlled density and moisture following the procedures outlined in the section entitled "Recommendations for the Placement of Controlled Earth Fill". The pavement subgrade should be proofrolled with a fully loaded tandem axle dump truck or similar pneumatic-tire equipment to locate areas of loose subgrade. In areas to be cut, the proofroll should be performed after the final grade is established. In areas to be filled, the proofroll should be performed prior to placement of engineered fill. Areas of loose or soft subgrade encountered in the proofroll should be removed and replaced with engineered fill, or moisture conditioned (dried or wetted, as needed) and compacted in place.

The existing soils are plastic and can undergo some volume change when subjected to moisture variations. If the moisture contents of these upper soils reduce, they may shrink and cracks may develop. If the moisture content of these materials increases, they could swell and lose strength. Shrinkage, swelling, or strength loss could be detrimental to the proper function of the pavement. Lime treatment of clay subgrade is recommended to provide more uniform subgrade support and improve these soils's strength characteristics. We recommend a minimum of 6 percent lime (by dry soil weight) to a depth of 6 inches. Lime stabilization should be performed in accordance with Item 260, current Standard Specifications for Construction of Highways, Streets, and Bridges, Texas Department of Transportation (TxDOT) or applicable standards. It is not necessary to lime treat pavement subgrade that consists of limestone.

Grading and compaction of pavement subgrade should follow the procedures outlined in the section entitled "Recommendations for the Placement of Controlled Earth Fill". The final grades must be such that drainage is facilitated, and access of surface water to the subgrade materials is prevented.

RECOMMENDATIONS FOR THE PLACEMENT OF CONTROLLED EARTH FILL

Site Grading

Site grading operations, where required, should be performed in accordance with the recommendations provided in this report. The site grading plans and construction should strive to achieve positive drainage around all sides of the proposed structures. Inadequate drainage around structures built on-grade could cause excessive vertical differential movements to occur.

Preparation of Site

Preparation of the site for construction operations should include the removal and proper disposal of all obstructions that would hinder preparation of the site for construction. These obstructions include (but are not limited to) all abandoned structures, foundations, debris, water wells, septic tanks and loose material. It is the intent of these recommendations to provide for the removal and disposal of all obstructions not specifically provided for elsewhere by the plans and specifications.

All concrete, trees, stumps, brush, abandoned structures, roots, vegetation, rubbish and any other undesirable matter should be properly removed and disposed of. All vegetation should be removed and the exposed surface should be scarified to an additional depth of at least 6 inches. It is the intent of these recommendations to provide a loose surface with no features that would tend to prevent uniform compaction by the equipment to be used.

All areas to be filled should be disced or bladed until uniform and free from large clods. Clay subgrade soils should be brought to a moisture content between optimum and 4 percentage points above the optimum moisture value. The subgrade should be compacted to between 95 and 100 percent of optimum density in accordance with ASTM D 698.

Subgrade preparation in the building area should conform to the requirements contained in the "Floor Systems" section of this report.

Fill Materials

Any fill used in building areas should consist of non-expansive select fill as previously described in the "Floor Slab" section of this report. Materials to be used for general site fill should consist of on-site material approved by the Soils Engineer. Imported fill should have a liquid limit less than 50, and should be approved by the Soils Engineer. There should be no roots, vegetation or any other undesirable matter in the soil, and no rocks larger than 4 inches in diameter.

The fill material should be placed in level, uniform layers, which, when compacted, should have a moisture content and density conforming to the stipulations called for herein. Each layer should be thoroughly mixed during the spreading to provide the uniformity of the layer. The fill thickness should not exceed 10-inch loose lifts.

Prior to and in conjunction with the compacting operation, each layer should be brought to the proper moisture content as determined by ASTM D 698. Clay soils should be brought to a moisture content between optimum and 4 percentage points above the optimum moisture value. The fill should be compacted to between 95 and 100 percent of optimum density in accordance with ASTM D 698.

Density Tests

Field Density tests should be made by the Soils Engineer or his representative. Density tests should be taken in each layer of the compacted material below the disturbed surface. If the materials fail to meet the density specified, the course should be reworked as necessary to obtain the specified compaction.

CONSTRUCTION OBSERVATIONS

In any geotechnical investigation, the design recommendations are based on a limited amount of information about the subsurface conditions. In the analysis, the geotechnical engineer must assume the subsurface conditions are similar to the conditions encountered in the borings. However, during construction quite often anomalies in the subsurface conditions are revealed. Therefore, it is recommended that Rone Engineers, Inc. be retained to observe earthwork and foundation installation and perform materials evaluation and testing during the construction phase of the project. This enables the geotechnical engineer to stay abreast of the project and to be readily available to evaluate unanticipated conditions, to conduct additional tests if required and, when necessary, to recommend alternative solutions to unanticipated conditions. Until these construction phase services are performed by the project geotechnical engineer, the recommendations contained in this report on such items as final foundation bearing elevations, final depth of undercut of expansive soils for non-expansive earth fill pads, and other such subsurface-related recommendations should be considered as preliminary.

It is proposed that construction phase observation and materials testing commence by the project geotechnical engineer at the outset of the project. Experience has shown that the most suitable method for procuring these services is for the owner to contract directly with the project geotechnical engineer. This results in a clear, direct line of communication between the owner and the owner's design engineers, and the geotechnical engineer.

REPORT CLOSURE

The locations and elevations of the borings should be considered accurate only to the degree implied by the methods used in their determination. The boring logs shown in this report contain information related to the types of soil encountered at specific locations and times and show lines delineating the interface between these materials. The logs also contain our field representative's

interpretation of conditions that are believed to exist in those depth intervals between the actual sample taken. Therefore, these boring logs contain both factual and interpretive information.

Laboratory soil classification tests also were performed on samples from selected depths in the borings. The results of these tests, along with visual-manual procedures, were used to generally classify each stratum. Therefore, it would be understood that the classification data on the logs of borings represents visual estimates of classifications for those portions of each stratum on which the full range of laboratory soil classification tests were not performed. It is not implied that these logs are representative of subsurface conditions at other locations and times.

With regard to groundwater conditions, this report presents data on groundwater levels as they were observed during the course of the field work. In particular, water level readings have been made in the borings at the times and under conditions stated in the text of the report and on the boring logs. It should be noted that fluctuations in the level of the ground-water table could occur with passage of time due to variations in rainfall, temperature and other factors. Also, this report does not include quantitative information on rates of flow of ground water into excavations, on pumping capacities necessary to dewater the excavations, or on methods of dewatering excavations.

Unanticipated soil conditions at a construction site are commonly encountered and cannot be fully predicted by mere soil samples, test borings or test pits. Such unexpected conditions frequently require that additional expenditures be made by the owner to attain a properly designed and constructed project. Therefore, provision for some contingency fund is recommended to accommodate such potential extra cost.

The analyses, conclusions and recommendations contained in this report are based on site conditions as they existed at the time of the field investigation and further on the assumption that the exploratory borings are representative of the subsurface conditions throughout the site; that is, the subsurface conditions everywhere are not significantly different from those disclosed by the borings at the time they were completed. If during construction, different subsurface conditions from those encountered in our borings are observed, or appear to be present in excavations, we must be advised promptly so that we can review these conditions and reconsider our recommendations where necessary. If there is a substantial lapse of time between submission of this report and the start of the work at the site, if conditions have changed due either to natural causes or to construction operations at or adjacent to the site, or if structure locations, structural

loads or finish grades are changed, we urge that we be promptly informed and retained to review our report to determine the applicability of the conclusions and recommendations, considering the changed conditions and/or time lapse.

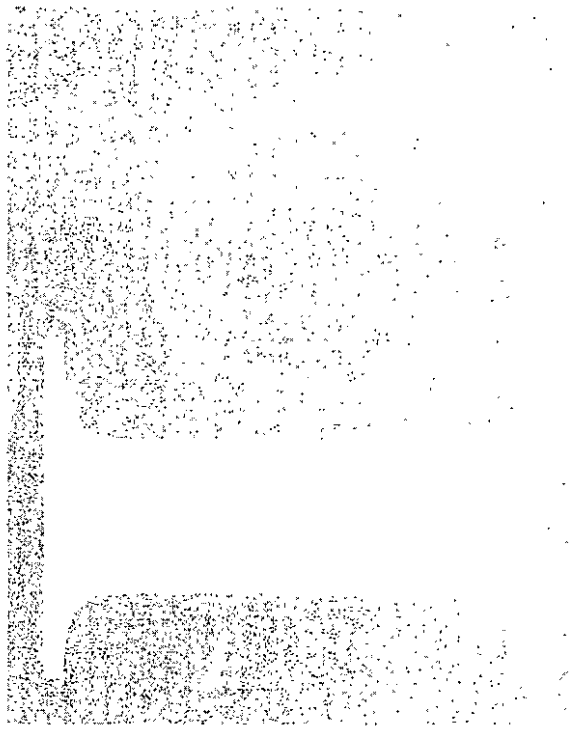
Further, it is urged that Rone Engineers, Inc. be retained to review those portions of the plans and specifications for this particular project that pertain to earthwork and foundations as a means to determine whether the plans and specifications are consistent with the recommendations contained in this report. In addition, we are available to observe construction, particularly the compaction of structural fill, or backfill and the construction of foundations as recommended in the report, and such other field observations as might be necessary.

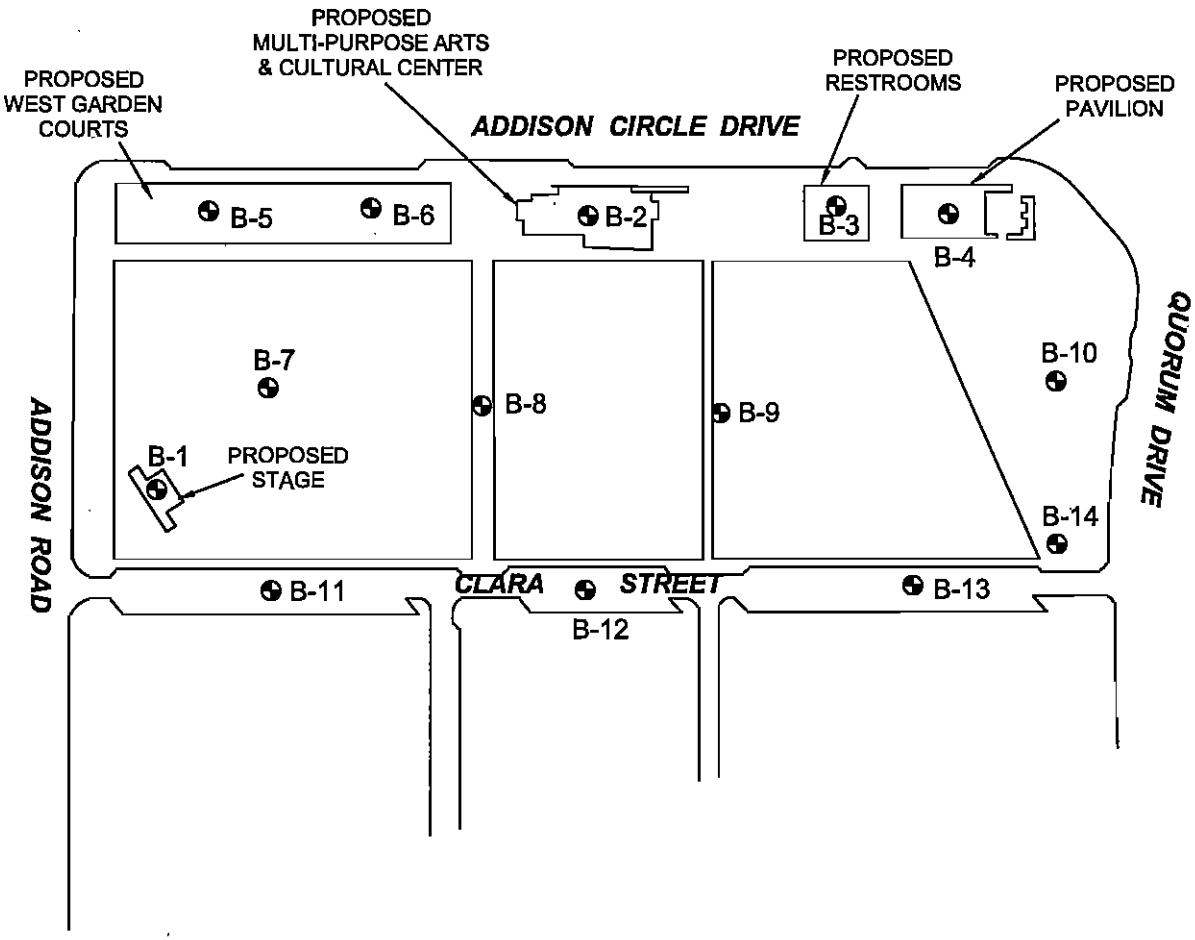
The scope of our services did not include any environmental assessment or investigation for the presence or absence of wetlands or hazardous or toxic materials in the soil, surface water, ground water or air, on or below or around the site.

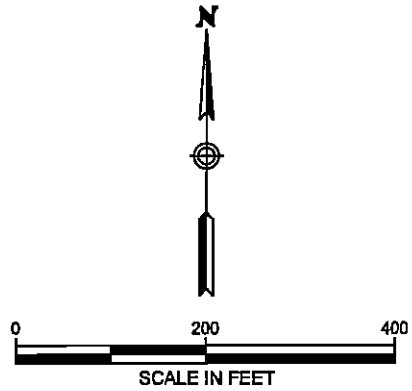
This report has been prepared for use in developing an overall design concept. Paragraphs, statements, test results, boring logs, diagrams, etc. should not be taken out of context and should not be utilized without a knowledge and awareness of their intent within the overall concept of this report. The reproduction of this report, or any part thereof, supplied to persons other than the owner, should indicate that this study was made for design purposes only and that verification of the subsurface conditions for purposes of determining difficulty of excavation, trafficability, etc. are responsibilities of the contractor.

This report has been prepared for the exclusive use of the Town of Addison and its designated agents for specific application to design of this project. We have used that degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality. No warranty, expressed or implied, is made or intended.

APPENDIX A







RoneEngineers
A LEIGH COMPANY

PLATE A.1
PLAN OF BORINGS

ARTS & EVENTS DISTRICT
ADDISON, TEXAS

PROJECT NO.:	02-5967.00		
FILE NAME:	025967.DWG		
DRAWING BY:	DAF	DATE:	02/05/02
REVISED BY:		DATE:	
APPROVED BY:	DM	DATE:	02/05/02

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-1	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
10.0'	1-25-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		3.0			52	25	27	25		
					1.0						27		
			CALCAREOUS CLAY, tan, w/tan limestone seams										
						100/1.25"							
5			LIMESTONE, gray										
						100/0.5"							
10													

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. **B-1**

Plate A.2

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-2	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
10.0'	1-25-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		2.5						43		
			LIMESTONE, tan, w/calcareous clay seams and layers										
						100/1.0"							
5			LIMESTONE, gray										
						100/0.75'							
10													

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. **B-2**

Plate A.3

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-3	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
20.0'	1-25-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		3.5			69	27	42	34		
					4.5+						20		
			CALCAREOUS CLAY, tan, w/tan limestone seams										
5					4.5+			42	22	20	18		
			LIMESTONE, tan, w/calcareous clay seams and layers										
		▼				100/6.0"							
10													
		▼	LIMESTONE, gray			100/1.25'							
15													
		▼				100/0.5"							
20													

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. **B-3** **Plate A.4**

Project No.	Boring No.	Project
02-5967	B-4	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
15.0'	1-25-02

Surface Elevation: N/A

Type: Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		3.0			77	29	48	33	84	
					3.25						32		
5			CALCAREOUS CLAY, tan, w/tan limestone seams		2.5						28		
					4.5+						21		
			LIMESTONE, gray										
						100/0.75'							
10													
						100/0.75'							
15													

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. B-4

Plate A.5

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-5	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
3.0'	1-25-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		3.5								
					4.5+								
			LIMESTONE, tan										

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. **B-5**

Plate A.6

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-6	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
2.0'	1-25-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		3.0								
			LIMESTONE, tan, w/calcareous clay seams		4.5+								

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. **B-6** **Plate A.7**

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-10	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
10.0'	1-25-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		3.0								
					2.0								
5			CALCAREOUS CLAY, tan, w/calcareous nodules		3.25								
10													

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. **B-10** **Plate A.11**

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-11	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
4.0'	1-25-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		4.5+								
			CALCAREOUS CLAY, tan, w/calcareous nodules		3.0								
			LIMESTONE, tan		4.5+								

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. **B-11**

Plate A.12

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-12	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
3.0'	1-25-02

Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		2.5								
					3.5								
			LIMESTONE, tan										

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. **B-12**

Plate A.13

RoneEngineers

Project No.	Boring No.	Project
02-5967	B-13	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
3.0'	1-25-02

Surface Elevation: N/A

Type: Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		3.5								
					4.0								
1			LIMESTONE, tan										

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. B-13

Plate A.14

Project No.	Boring No.	Project
02-5967	B-14	Proposed Arts & Events District

Location	Water Observations
Addison, Texas	Groundwater was not encountered during drilling

Completion Depth	Completion Date
3.0'	1-25-02

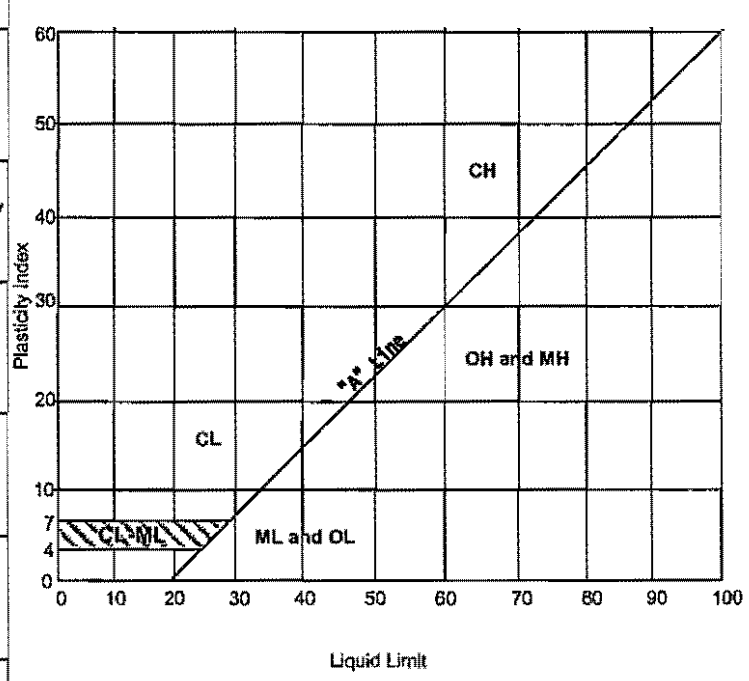
Surface Elevation	Type
N/A	Continuous flight auger

Depth, Ft.	Symbol	Samples	Stratum Description	REC %	Penetrometer Reading, TSF	SPT - Blows/Foot TCP - Blows/Inch	Passing No 200 Sieve, %	Liquid Limit, %	Plastic Limit, %	Plasticity Index	Moisture Content, %	Unit Dry Wt. Lbs./Cu. Ft.	Unconfined Compression Pounds/Sq. Ft.
			CLAY, dark to light brown, w/calcareous nodules & limestone fragments		2.75								
					2.5								
			LIMESTONE, tan										

CHRIS4_LOG 02-5967.GPJ RONE.GDT 2/5/02

LOG OF BORING NO. **B-14** **Plate A.15**

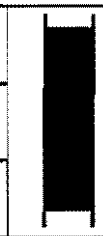
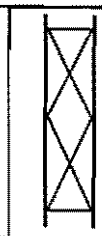
Major Divisions			Grp. Sym.	Typical Names	Laboratory Classification Criteria	
Coarse-grained soils (more than half of the material is larger than No. 200 sieve size)	Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (Little or no fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines	Determine percentages of sand and gravel from grain size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows: Less than 5 percent.....GW, GP, SW, SP; More than 12 percent.....GM, GC, SM, SC; 5 to 12 percent.....*Borderline* cases requiring dual symbols	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4: $C_C = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines		Not meeting all gradation requirements for GW
		Gravels with fines (Appreciable amount of fines)	GM	Silty gravels, gravel-sand-silt mixtures	Liquid and Plastic limits below "A" line or P.I. greater than 4	Liquid and plastic limits plotting in hatched zone between 4 and 7 are borderline cases requiring use of dual symbols
			GC	Clayey gravels, gravel-sand-clay mixtures	Liquid and Plastic limits above "A" line with P.I. greater than 7	
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)	SW	Well-graded sands, gravelly sands, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 6: $C_C = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3	
			SP	Poorly graded sands; gravelly sands, little or no fines		Not meeting all gradation requirements for SW
		Sands with fines (Appreciable amount of fines)	SM	Silty sands, sand-silt mixtures	Liquid and Plastic limits below "A" line or P.I. less than 4	Liquid and plastic limits plotting between 4 and 7 are borderline cases requiring use of dual symbols
			SC	Clayey sands, sand-clay mixtures	Liquid and Plastic limits above "A" line with P.I. greater than 7	
Fine-grained soils (More than half of material is smaller than No. 200 sieve)	Silts and clays (Liquid limit less than 50)		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, or clayey silts with slight plasticity		
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, and lean clays		
			OL	Organic silts and organic silty clays of low plasticity		
	Silts and clays (Liquid limit greater than 50)		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts		
			CH	Inorganic clays of high plasticity, fat clays		
			OH	Organic clays of medium to high plasticity, organic silts		
	Highly Organic soils		Pt	Peat and other highly organic soils		



Plasticity Chart

UNIFIED SOIL CLASSIFICATION SYSTEM **Plate A.16**

SOIL OR ROCK TYPES

GRAVEL	LEAN CLAY	LIMESTONE						
SAND	SANDY	SHALE								
SILT	SILTY	SANDSTONE								
HIGHLY PLASTIC CLAY	CLAYEY	CONGLOMERATE	Shelby Tube	Auger	Split Spoon	Rock Core	Cone Pen	No Recovery		

TERMS DESCRIBING CONSISTENCY, CONDITION, AND STRUCTURE OF SOIL

Fine Grained Soils (More than 50% Passing No. 200 Sieve)

Descriptive Item	Penetrometer Reading, (tsf)
Soft	0.0 to 1.0
Firm	1.0 to 1.5
Stiff	1.5 to 3.0
Very Stiff	3.0 to 4.5
Hard	4.5+

Coarse Grained Soils (More than 50% Retained on No. 200 Sieve)

Penetration Resistance (blows/foot)	Descriptive Item	Relative Density
0 to 4	Very Loose	0 to 20%
4 to 10	Loose	20 to 40%
10 to 30	Medium Dense	40 to 70%
30 to 50	Dense	70 to 90%
Over 50	Very Dense	90 to 100%

Soil Structure

Calcareous	Contains appreciable deposits of calcium carbonate; generally nodular
Slickensided	Having inclined planes of weakness that are slick and glossy in appearance
Laminated	Composed of thin layers of varying color or texture
Fissured	Containing cracks, sometimes filled with fine sand or silt
Interbedded	Composed of alternate layers of different soil types, usually in approximately equal proportions

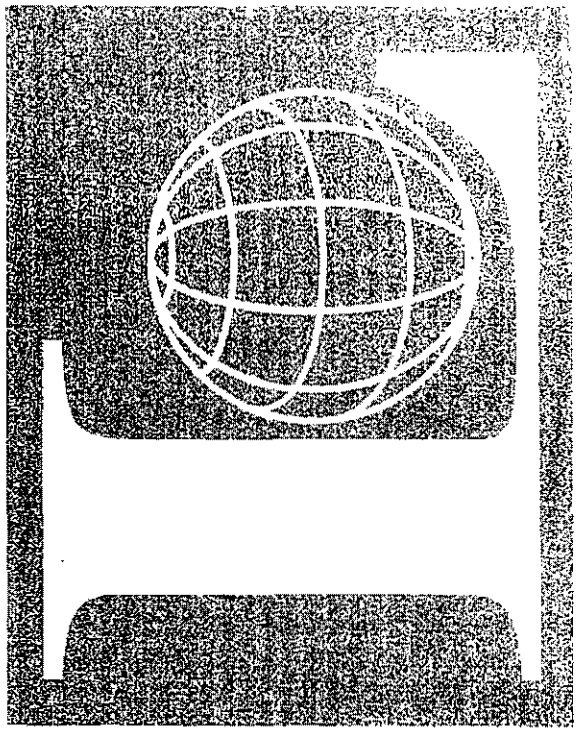
TERMS DESCRIBING PHYSICAL PROPERTIES OF ROCK

Hardness and Degree of Cementation

Very Soft or Plastic	Can be remolded in hand; corresponds in consistency up to very stiff in soils
Soft	Can be scratched with fingernail
Moderately Hard	Can be scratched easily with knife; cannot be scratched with fingernail
Hard	Difficult to scratch with knife
Very Hard	Cannot be scratched with knife
Poorly Cemented or Friable	Easily crumbled
Cemented	Bound together by chemically precipitated material; Quartz, calcite, dolomite, siderite, and iron oxide are common cementing materials.

Degree of Weathering

Unweathered	Rock in its natural state before being exposed to atmospheric agents
Slightly Weathered	Noted predominantly by color change with no disintegrated zones
Weathered	Complete color change with zones of slightly decomposed rock
Extremely Weathered	Complete color change with consistency, texture, and general appearance approaching soil



FIELD OPERATIONS

Subsurface conditions were defined by 14 sample borings located as shown on the Boring Location Diagram, Plate A.1. The borings were drilled at locations staked in the field by Rone. The borings were advanced between sample intervals using continuous flight auger drilling procedures. The results of each boring are shown graphically on the Logs of Borings, Plates A.2 through A.15. Sample depth, description, and soil classification based on the Unified Soil Classification System are shown on the Logs of Borings. Keys to the symbols and terms used on the Logs of Borings are presented on Plates A.16 and A.17.

Relatively undisturbed samples of cohesive soils were obtained with Shelby tube samplers in general accordance with ASTM D-1587 at the locations shown on the logs of boring. The Shelby tube sampler consists of a thin-walled steel tube with a sharp cutting edge connected to a head equipped with a ball valve threaded for rod connection. The tube is pushed into the undisturbed soils by the hydraulic pulldown of the drilling rig. The soil specimens were extruded from the tube in the field, logged, tested for consistency with a hand penetrometer, sealed, and packaged to maintain "in situ" moisture content.

The consistency of cohesive soil samples was evaluated in the field using a calibrated hand penetrometer. In this test a 0.25-inch diameter piston is pushed into the undisturbed sample at a constant rate to a depth of 0.25-inch. The results of these tests are tabulated at respective sample depths on the logs. When the capacity of the penetrometer is exceeded, the value is tabulated as 4.5+.

To evaluate the consistency of the limestone encountered, a modified version of the Texas Cone Penetration test was performed at selected locations. Texas Department of Transportation (TxDOT) Test Method Tex-132-E specifies driving a 3-inch diameter cone with a 170-pound hammer freely falling 24 inches. This results in 340 foot-pounds of energy for each blow. This method was modified by utilizing a 140-pound hammer freely falling 30 inches. This results in 350 foot-pounds of energy for each hammer blow. In relatively soft materials, the penetrometer cone is driven 1 foot and the number of blows required for each 6-inch penetration is tabulated at respected test depths, as blows per 6 inches on the log. In hard materials (rock or rock-like), the penetrometer cone is driven with the resulting penetrations, in inches, recorded for the first and second 50 blows, a total of 100 blows. The penetration for the total 100 blows is recorded at the respective testing depths on the boring logs.

Groundwater observations during and after completion of the boring are shown on the upper right of the boring log. Upon completion of the boring, the boreholes were backfilled from the top and plugged at the surface.

LABORATORY TESTING

General

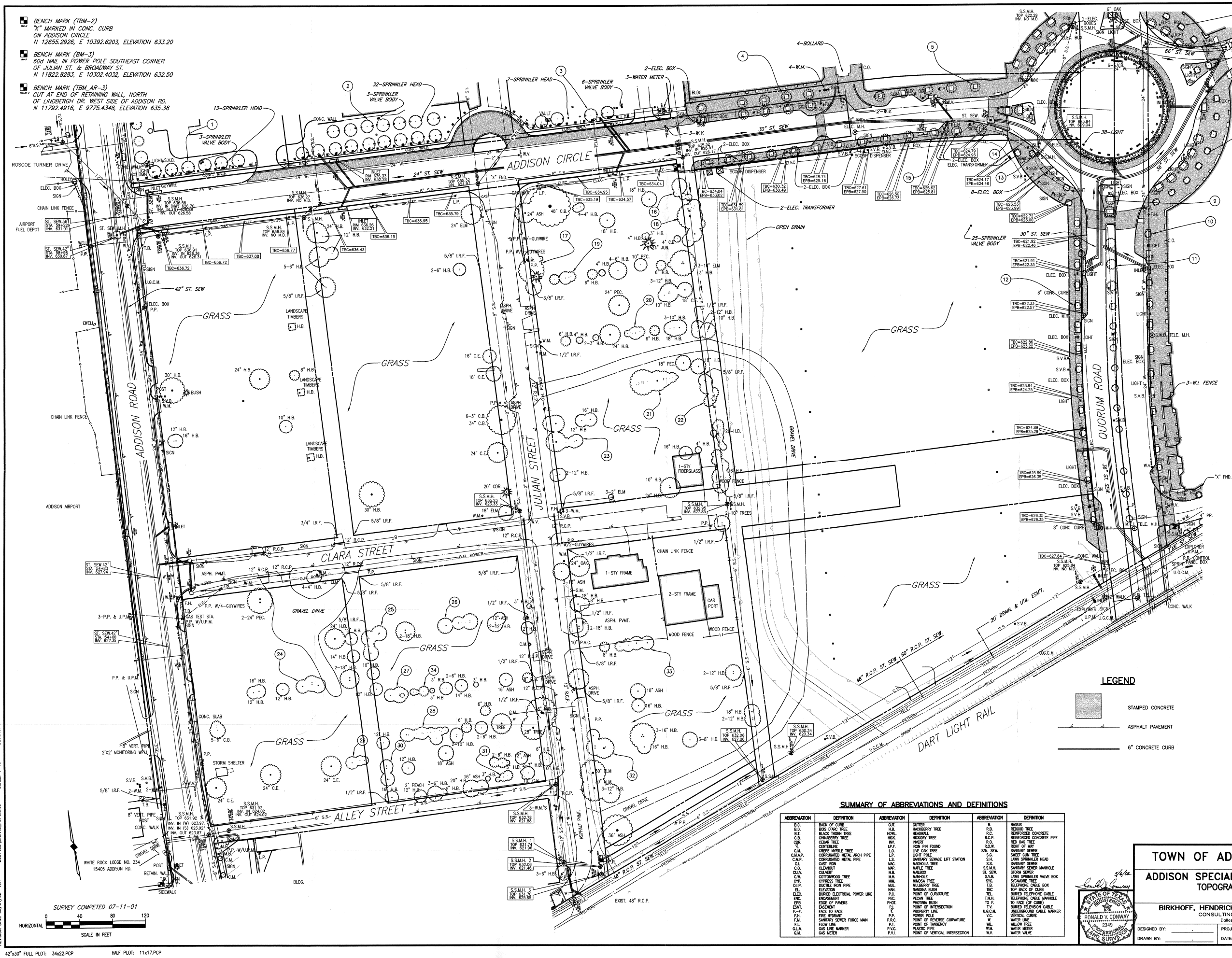
Laboratory tests were performed to define pertinent engineering characteristics of the soils encountered. The laboratory tests included moisture content, Atterberg limits determinations, dry unit weight, free swell, and visual classification.

Classification Tests

Classification of soils was verified by natural moisture content determination and Atterberg limits determinations. These tests were performed in general accordance with the American Society for Testing and Materials (ASTM) Procedures. The Atterberg limits determinations and natural moisture content are presented at the respective sample depths on the Logs of Boring.

Free Swell Tests

Selected samples of the near-surface cohesive soils were subjected to free swell tests. In the free swell test, a sample is placed in a consolidometer and subjected to the estimated overburden pressure. The sample is then inundated with water and allowed to swell. Moisture contents are determined both before and after completion of the test. Test results are recorded as the percent swell, with initial and final moisture content. Free swell test results are presented on Plate A.18.



NO.	DESCRIPTION
1	1-8" SYCAMORE
1	7-12" SYCAMORE
2	16-10" SYCAMORE
3	2-10" SYCAMORE
3	2-12" SYCAMORE
4	10-6" OAK
5	14-6" OAK
6	3-4" OAK
6	3-6" OAK
7	2-4" OAK
8	8-4" OAK
8	6-6" OAK
9	2-6" OAK
10	10-4" OAK
11	10-4" OAK
11	3-6" OAK
12	16-4" OAK
13	4-4" OAK
14	2-6" OAK
15	13-6" OAK
16	1-2" HACKLE BERRY
16	2-4" HACKLE BERRY
16	1-4" CHINA BERRY
16	1-8" ELM
16	1-12" ELM
16	1-18" ASH
17	6-3" RED BUD
17	3-8" CHINA BERRY
17	7-10" HACKLE BERRY
17	1-20" JUNIPER
18	5-6" HACKLE BERRY
18	1-8" HACKLE BERRY
18	1-10" HACKLE BERRY
18	1-18" BOIS'D ARC
18	1-30" HACKLE BERRY
19	1-3" HACKLE BERRY
19	1-6" HACKLE BERRY
19	2-8" HACKLE BERRY
19	1-10" HACKLE BERRY
20	1-3" HACKLE BERRY
20	2-4" HACKLE BERRY
20	2-6" HACKLE BERRY
20	1-8" HACKLE BERRY
21	1-2" HACKLE BERRY
21	5-4" HACKLE BERRY
21	1-6" HACKLE BERRY
21	1-8" HACKLE BERRY
21	7-10" HACKLE BERRY
21	1-10" CHINA BERRY
21	1-24" HACKLE BERRY
22	3-6" HACKLE BERRY
22	3-8" HACKLE BERRY
22	1-10" HACKLE BERRY
22	1-12" HACKLE BERRY
23	1-6" HACKLE BERRY
23	1-10" HACKLE BERRY
23	1-12" HACKLE BERRY
23	1-18" HACKLE BERRY
23	1-20" ELM
23	1-24" ELM
24	2-12" ELM
24	1-16" ELM
24	1-18" ELM
25	7-6" HACKLE BERRY
25	1-8" HACKLE BERRY
25	1-18" HACKLE BERRY
26	4-6" HACKLE BERRY
26	1-8" HACKLE BERRY
26	2-10" ASH
26	2-12" HACKLE BERRY
27	1-6" HACKLE BERRY
27	2-10" HACKLE BERRY
27	1-12" HACKLE BERRY
28	7-4" HACKLE BERRY
28	5-6" HACKLE BERRY
28	1-8" HACKLE BERRY
28	1-10" HACKLE BERRY
28	1-12" HACKLE BERRY
29	4-3" HACKLE BERRY
29	3-4" HACKLE BERRY
29	1-12" DOG WOOD
30	4-4" HACKLE BERRY
30	2-6" HACKLE BERRY
30	1-10" HACKLE BERRY
30	1-16" HACKLE BERRY
31	2-4" HACKLE BERRY
31	1-3" HACKLE BERRY
31	1-6" HACKLE BERRY
32	1-12" ASH
32	1-14" HACKLE BERRY
32	2-16" HACKLE BERRY
32	1-24" ELM
33	1-10" CHINA BERRY
33	1-8" HACKLE BERRY
33	2-16" HACKLE BERRY
34	1-3" HACKLE BERRY
34	1-4" HACKLE BERRY
34	1-6" HACKLE BERRY

SUMMARY OF ABBREVIATIONS AND DEFINITIONS

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
B.C.	BACK OF CURB	GUT.	GUTTER	R.	RADIUS
B.D.	BOIS D'ARC TREE	H.B.	HACKBERRY TREE	R.B.	REDBUD TREE
B.T.	BLACK THORN TREE	HDWL.	HEADWALL	R.C.	REINFORCED CONCRETE
C.B.	CHINABERRY TREE	HICK.	HICKORY TREE	R.C.P.	REINFORCED CONCRETE PIPE
CDR.	CEDAR TREE	INV.	INVERT	R.O.	RED OAK TREE
℄	CENTERLINE	I.P.F.	IRON PIN FOUND	R.O.W.	RIGHT OF WAY
C.M.	CREPE MYRTLE TREE	L.O.	LIVE OAK TREE	SAN. SEW.	SANITARY SEWER
C.M.A.P.	CORRUGATED METAL ARCH PIPE	L.P.	LIGHT POLE	S.G.	SWEET GUM TREE
C.M.P.	CORRUGATED METAL PIPE	L.S.	SANITARY SEWAGE LIFT STATION	S.H.	LAWN SPRINKLER HEAD
C.I.	CAST IRON	MAG.	MAGNOLIA TREE	S.S.	SANITARY SEWER
C.O.	CLEANOUT	MAP.	MAPLE TREE	S.S.M.H.	SANITARY SEWER MANHOLE
CULV.	CULVERT	M.B.	MAILBOX	ST. SEW.	STORM SEWER
C.W.	COTTONWOOD TREE	M.H.	MANHOLE	S.V.B.	LAWN SPRINKLER VALVE BOX
CYP.	CYPRESS TREE	MIM.	MIMOSA TREE	SYC.	SYCAMORE TREE
D.I.P.	DUCTILE IRON PIPE	MUL.	MULBERRY TREE	T.B.	TELEPHONE CABLE BOX
EL.	ELEVATION	NAN.	NANDINA BUSH	TBC	TOP BACK OF CURB
ELEC.	BURIED ELECTRICAL POWER LINE	P.C.	POINT OF CURVATURE	TEL.	BURIED TELEPHONE CABLE
ENC.	ENCASEMENT	PEC.	PECAN TREE	T.M.H.	TELEPHONE CABLE MANHOLE
EPB	EDGE OF PAVERS	PHOT.	PHOTINIA BUSH	TO F.	TO FACE (OF CURB)
ESMT.	EASEMENT	P.I.	POINT OF INTERSECTION	T.V.	BURIED TELEVISION CABLE
F.-F.	FACE TO FACE	℘	PROPERTY LINE	U.G.C.M.	UNDERGROUND CABLE MARKER
F.H.	FIRE HYDRANT	P.P.	POWER POLE	V.C.	VERTICAL CURVE
F.M.	SANITARY SEWER FORCE MAIN	P.R.C.	POINT OF REVERSE CURVATURE	W.	WATER LINE
F.L.	FLOW LINE	P.T.	POINT OF TANGENCY	WIL.	WILLOW TREE
G.L.M.	GAS LINE MARKER	P.V.C.	PLASTIC PIPE	W.M.	WATER METER
G.M.	GAS METER	P.V.I.	POINT OF VERTICAL INTERSECTION	W.V.	WATER VALVE

These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Birkhoff, Hendricks, & Conway, L.L.P.

TOWN OF ADDISON, TEXAS

ADDISON SPECIAL EVENTS CENTER
TOPOGRAPHIC MAP

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.
CONSULTING ENGINEERS
Dallas, Texas

STATE OF TEXAS · REGISTERED · RONALD V. CONWAY · 2349 · PROFESSIONAL LAND SURVEYOR

DESIGNED BY:		PROJECT: 2001-138	SHEET NO. 1
DRAWN BY:		DATE: APRIL 2002	OF 3 SHEETS

REVISION DATE 05/01/02 TJH 2001138\EVENTS_TOPO.DWG SCALE: 1=40 BLOCKS: X

42"x30" FULL PLOT: 34x22.PCP HALF PLOT: 11x17.PCP

BENCH MARK (TBM-2)
"X" MARKED IN CONC. CURB
ON ADDISON CIRCLE
N 12655.2926, E 10392.6203, ELEVATION 633.20

BENCH MARK (BM-3)
60d NAIL IN POWER POLE SOUTHEAST CORNER
OF JULIAN ST. & BROADWAY ST.
N 11822.8283, E 10302.4032, ELEVATION 632.50

BENCH MARK (TBM_AR-3)
CUT AT END OF RETAINING WALL, NORTH
OF LINDBERGH DR. WEST SIDE OF ADDISON RD.
N 11792.4916, E 9775.4348, ELEVATION 635.38

TOWN OF ADDISON, TEXAS

ADDISON SPECIAL EVENTS CENTER
EXISTING CONTOURS

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.
CONSULTING ENGINEERS
Dallas, Texas

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR RONALD V. CONWAY 2349

DESIGNED BY:		PROJECT: 2001-138	SHEET NO. 2
DRAWN BY:		DATE: APRIL 2002	OF 3 SHEETS

REVISION DATE 04/08/02 RJL H:\PROJECTS\ADDISON\2001138\EVENT_CONTOUR.DWG SCALE: 1=40 BLOCKS: X
42"x30" FULL PLOT: 34x22.PCP HALF PLOT: 11x17.PCP

OWNER'S CERTIFICATE

BEING a tract of land located in the G.W. Fisher Survey, Abstract No. 482 of Dallas County, Texas, and being across property conveyed to The Town of Addison by deeds on file in the Deed Records of Dallas County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap marked "BHC" set for a corner, said corner being the intersection of the south right-of-way line of Addison Circle (a 65-foot wide right-of-way) and the east right-of-way line of Addison Road (a 60-foot wide right-of-way);

THENCE S 89°49'12" E, a distance of 669.22 feet along said south right-of-way line of Addison Circle and said 65-foot right-of-way to a 'X' found in concrete at the end of said 65-foot right-of-way and the beginning of a 80-foot wide right-of-way and continuing S 89°49'12" E for a total distance of 878.43 feet to a 'X' found in concrete at a point of curvature;

THENCE along a curve (C-1) to the right with a radius of 776.03 feet and a chord bearing of S 86°18'50" E, an arc distance of 94.98 feet along said south right-of-way line of Addison Circle to a 1/2-inch iron rod with cap marked "BHC" set at a point of tangency;

THENCE S 82°48'27" E, a distance of 71.97 feet along said south right-of-way line of Addison Circle to a 1/2-inch iron rod with cap marked "BHC" set for a corner at the intersection of the west right-of-way line of Quorum Drive (a variable width right-of-way) and said south right-of-way line of Addison Circle (an 80-foot wide right-of-way);

THENCE in a southerly direction along a non-tangent curve (C-2) to the left with a radius of 130.00 feet and a chord bearing of S 34°46'26" E, an arc distance of 109.41 feet to a 1/2-inch iron rod found for a corner;

THENCE S 07°02'15" W, a distance of 147.32 feet along said west right-of-way line of Quorum Drive (a 106-foot wide right-of-way) to a 1/2-inch iron rod with cap marked "BHC" at a point of curvature;

THENCE along a curve (C-3) to the left with a radius of 1485.39 feet with a chord bearing of S 03°35'10" W, an arc distance of 178.96 feet to a 1/2-inch iron rod found and being the point of tangency;

THENCE S 00°08'04" W, a distance of 136.99 feet along said west right-of-way line of Quorum Drive to a 1/2-inch iron rod found for a corner at the intersection of the north right-of-way line of The Dallas Area Rapid Transit (DART) (a 100-foot wide right-of-way) and said west right-of-way of Quorum Drive;

THENCE S 66°45'00" W, a distance of 671.79 feet along said north right-of-way line of DART to a 1/2-inch iron rod with cap marked "BHC" for a corner;

THENCE S 89°28'50" W, a distance of 59.68 feet along the north right-of-way line of Broadway Street (a 70-foot wide right-of-way) to a 1/2-inch iron rod found and continuing S 89°28'50" W for a total distance of 159.68 feet to a ½-inch iron rod found for a corner;

THENCE N 00°19'54" E, a distance of 100.00 feet to 'X' found in concrete for a corner;

THENCE S 89°28'50" W, a distance of 91.53 feet to a 1/2-inch iron rod with cap marked "BHC" set for a corner;

THENCE N 89°59'55" W, a distance of 208.55 feet to a 1/2-inch iron rod with cap marked "BHC" set for a corner in the east right-of way line of said Addison Road (a 60-foot wide right-of-way);

THENCE N 02°51'22" W, a distance of 81.53 feet along said east right-of-way line of said Addison Road (a 60-foot wide right-of-way) to a 1/2-inch iron rod with cap marked "BHC" set point for a corner;

THENCE N 00°25'50" E, a distance of 652.86 feet along said east right-of-way line of said Addison Road (a 60-foot wide right-of-way) to the Point of Beginning, said tract of land containing 785,432 square feet (18.03 acres) of land.

That The Town of Addison ("Owner") does hereby adopt this plat designating the hereinabove property as Addison Arts and Events District, an addition to the Town of Addison, Texas, and, subject to the conditions, restrictions and reservations stated hereinafter. Owner dedicates to the public use forever the streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water run-off shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided however, it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the drainage and floodway easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor of elevation of each lot shall be shown on the plat.

The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. All public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown: provided, however, that Owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

TOWN OF ADDISON

BY:______________________________

TITLE:_________________________________

Witness my hand at ________________, Texas this __________day of

___________ , 2002.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Block 1 use shall be limited to public green space. Such use shall be limited to public open space, public health and recreational facility, farmers market, public school, conference center, theater center, and special events facility.

KNOW ALL MEN BY THESE PRESENTS:

I, Ronald V. Conway, a registered Professional Land Surveyor, hereby certify that the foregoing plat was compiled from an accurate survey made on-the-ground, under my personal supervision.

For: Birkhoff, Hendricks & Conway, L.L.P.

STATE OF TEXAS REGISTERED RONALD V. CONWAY 2349 PROFESSIONAL LAND SURVEYOR

Ronald V. Conway 9/19/02
____

Ronald V. Conway
Registered Professional Land Surveyor
Registration No. 2349

CERTIFICATION OF APPROVAL

Approved this _______ day of_____________,2002, by the Town Council of Addison, Texas.

____
Mayor

____
Secretary

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

REPLAT

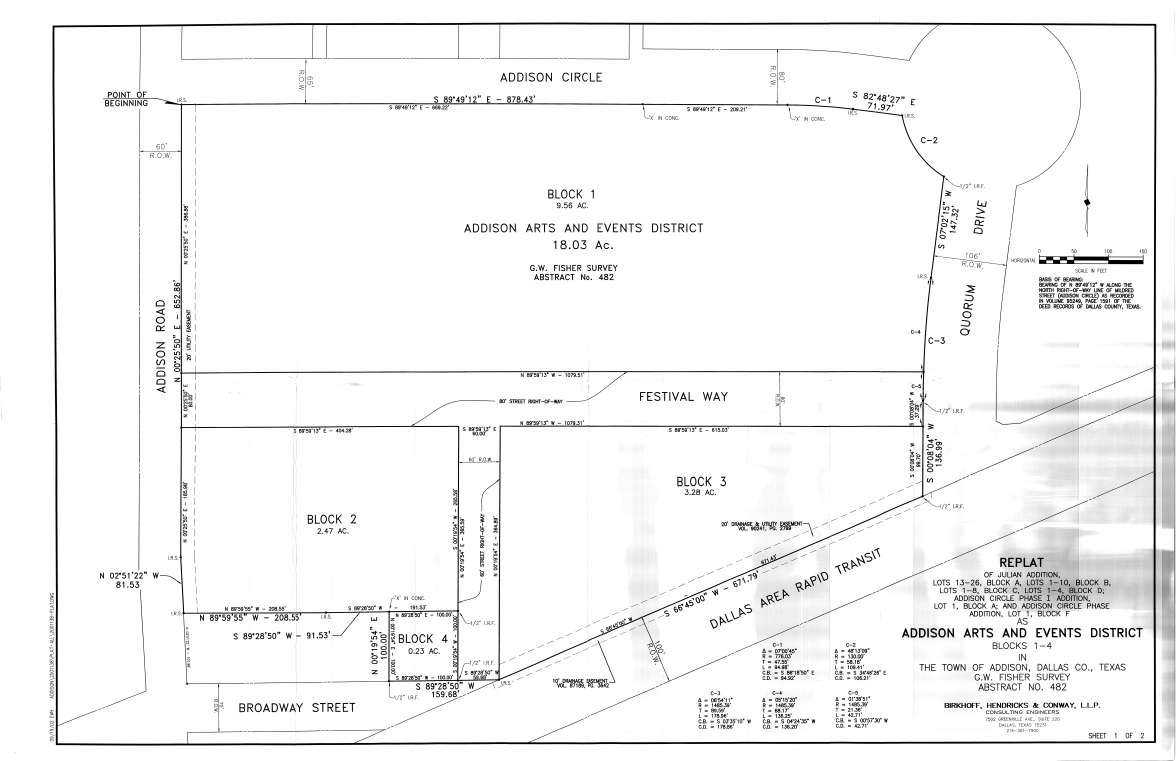
OF JULIAN ADDITION,
LOTS 13-26, BLOCK A, LOTS 1-10, BLOCK B,
LOTS 1-8, BLOCK C, LOTS 1-4, BLOCK D;
ADDISON CIRCLE PHASE I ADDITION,
LOT 1, BLOCK A; AND ADDISON CIRCLE PHASE II
ADDITION, LOT 1, BLOCK F
AS

ADDISON ARTS AND EVENTS DISTRICT

BLOCKS 1-4
IN
THE TOWN OF ADDISON, DALLAS CO., TEXAS
G.W. FISHER SURVEY
ABSTRACT NO. 482

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.
CONSULTING ENGINEERS
7502 GREENVILLE AVE., SUITE 220
DALLAS, TEXAS 75231
214-361-7900

09/20/02 EWH ADDISON\2001138\PLAT-ALL\2001138-DESC.DWG



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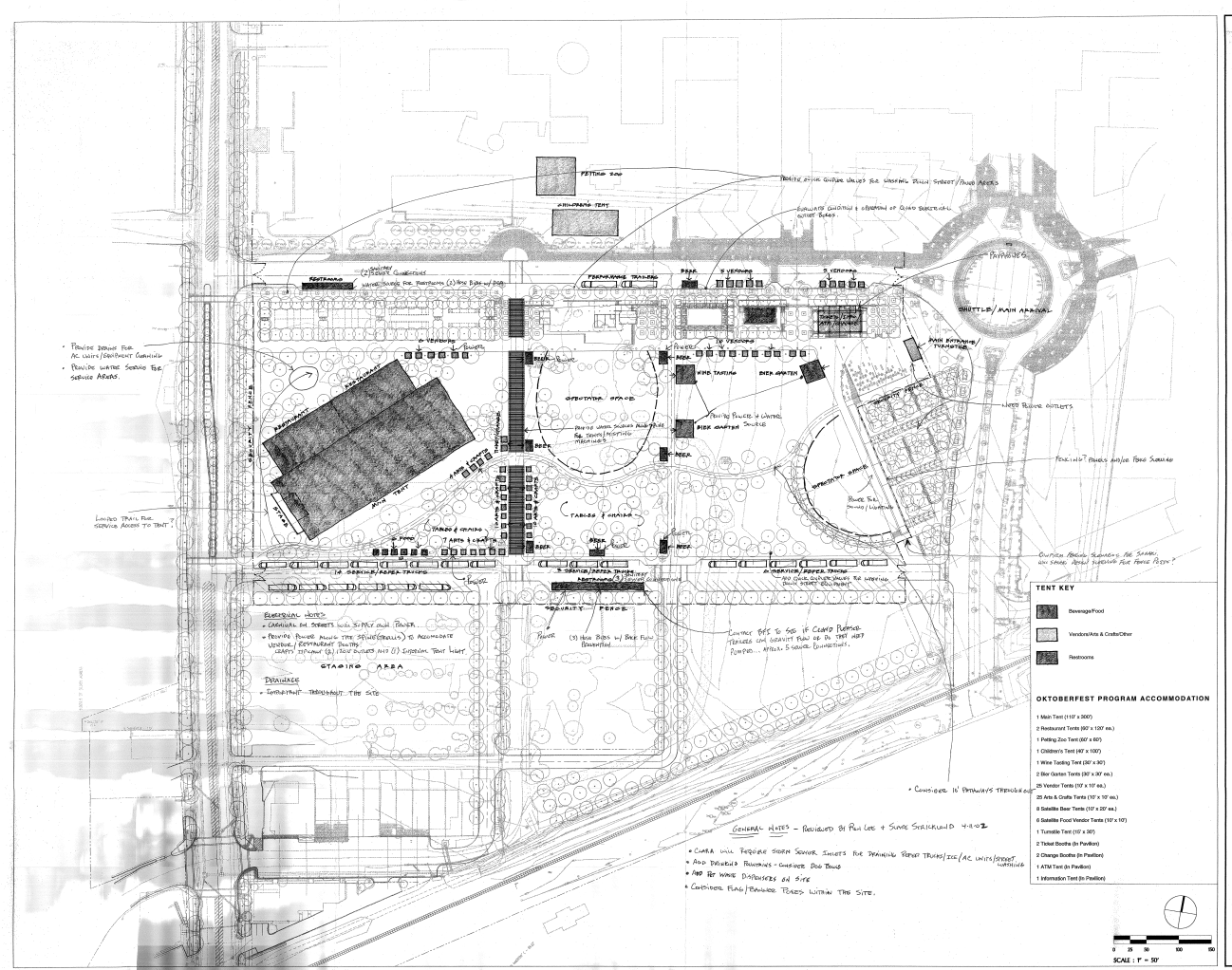


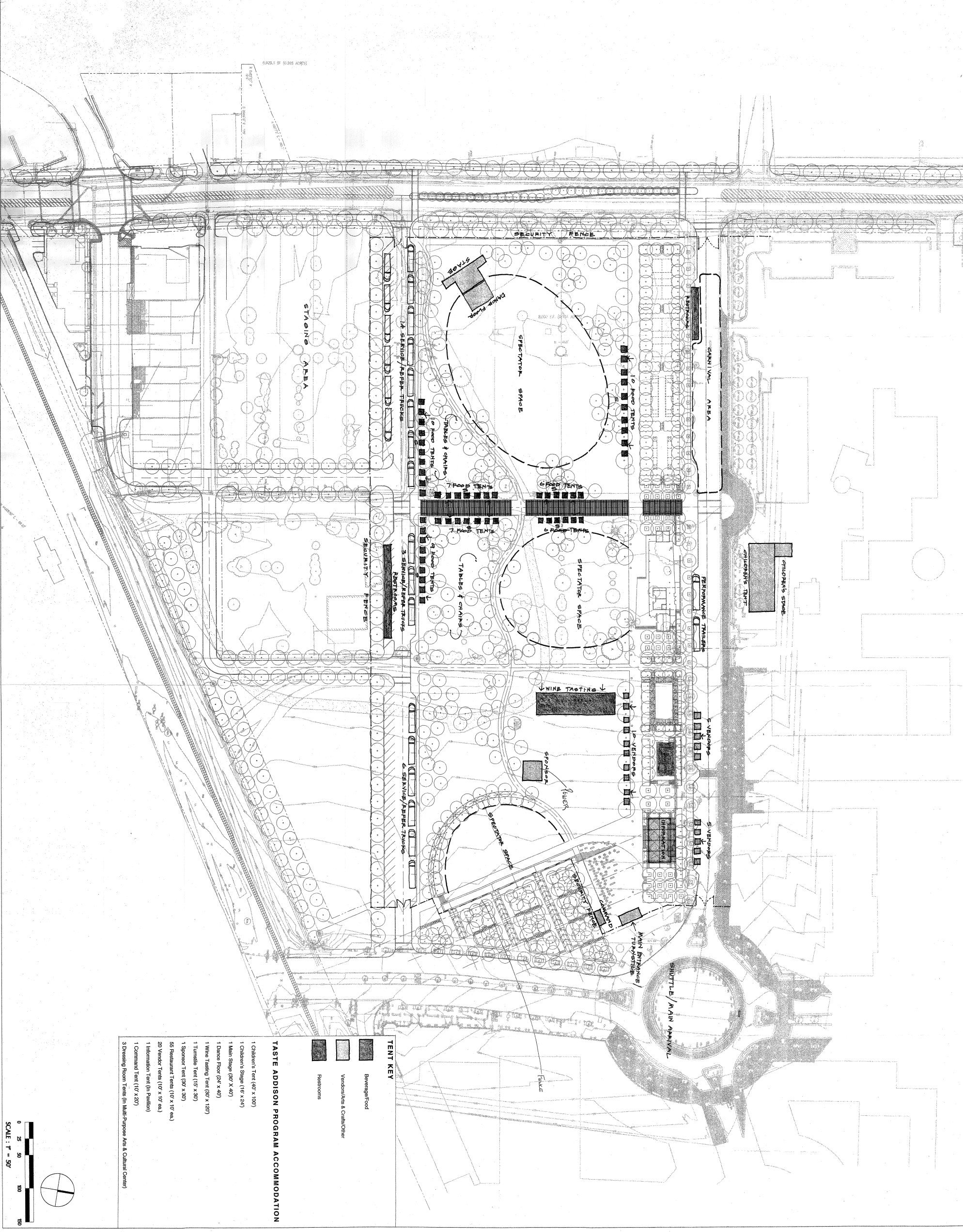
SASAKI

OKTOBERFEST TENT LAYOUT

ARTS AND EVENTS DISTRICT ADDISON, TEXAS

PRELIMINARY DESIGN

OCTOBER 2001



TASTE ADDISON TENT LAYOUT

ARTS AND EVENTS DISTRICT ADDISON, TEXAS

PRELIMINARY DESIGN

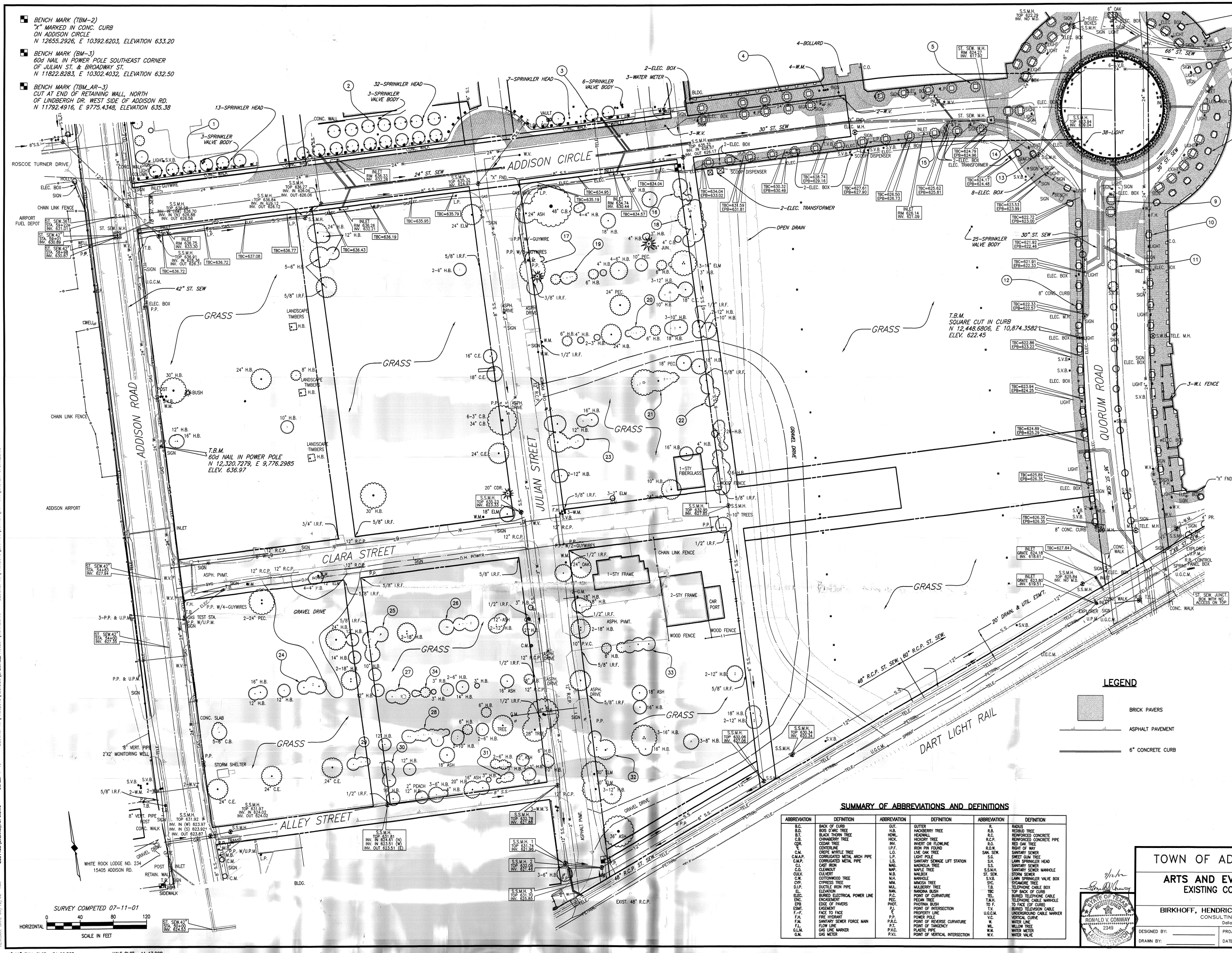
OCTOBER 2001

SASAKI
Interdisciplinary Design
64 Pleasant Street, Watertown, Massachusetts 02472 USA
t 617 926 3300 f 617 924 2748 w www.sasaki.com

BENCH MARK (TBM-2)
"X" MARKED IN CONC. CURB
ON ADDISON CIRCLE
N 12655.2926, E 10392.6203, ELEVATION 633.20

BENCH MARK (BM-3)
60d NAIL IN POWER POLE SOUTHEAST CORNER
OF JULIAN ST. & BROADWAY ST.
N 11822.8283, E 10302.4032, ELEVATION 632.50

BENCH MARK (TBM_AR-3)
CUT AT END OF RETAINING WALL, NORTH
OF LINDBERGH DR. WEST SIDE OF ADDISON RD.
N 11792.4916, E 9775.4348, ELEVATION 635.38



LEGEND

BRICK PAVERS

ASPHALT PAVEMENT

6" CONCRETE CURB

NO.	DESCRIPTION
1	1-8" SYCAMORE
1	7-12" SYCAMORE
2	16-10" SYCAMORE
3	2-10" SYCAMORE
3	2-12" SYCAMORE
4	10-6" OAK
5	14-6" OAK
6	3-4" OAK
6	3-6" OAK
7	2-4" OAK
8	8-4" OAK
8	6-6" OAK
9	2-6" OAK
10	10-4" OAK
11	10-4" OAK
11	3-6" OAK
12	16-4" OAK
13	4-4" OAK
14	2-6" OAK
15	13-6" OAK
16	1-2" HACKLE BERRY
16	2-4" HACKLE BERRY
16	1-4" CHINA BERRY
16	1-8" ELM
16	1-12" ELM
16	1-18" ASH
17	6-3" RED BUD
17	3-8" CHINA BERRY
17	7-10" HACKLE BERRY
17	1-20" JUNIPER
18	5-6" HACKLE BERRY
18	1-8" HACKLE BERRY
18	1-10" HACKLE BERRY
18	1-18" BOIS'D ARC
18	1-30" HACKLE BERRY
19	1-3" HACKLE BERRY
19	1-6" HACKLE BERRY
19	2-8" HACKLE BERRY
19	1-10" HACKLE BERRY
20	1-3" HACKLE BERRY
20	2-4" HACKLE BERRY
20	2-6" HACKLE BERRY
20	1-8" HACKLE BERRY
21	1-2" HACKLE BERRY
21	5-4" HACKLE BERRY
21	1-6" HACKLE BERRY
21	1-8" HACKLE BERRY
21	7-10" HACKLE BERRY
21	1-10" CHINA BERRY
21	1-24" HACKLE BERRY
22	3-6" HACKLE BERRY
22	3-8" HACKLE BERRY
22	1-10" HACKLE BERRY
22	1-12" HACKLE BERRY
23	1-6" HACKLE BERRY
23	1-10" HACKLE BERRY
23	1-12" HACKLE BERRY
23	1-18" HACKLE BERRY
23	1-20" ELM
23	1-24" ELM
24	2-12" ELM
24	1-16" ELM
24	1-18" ELM
25	7-6" HACKLE BERRY
25	1-8" HACKLE BERRY
25	1-18" HACKLE BERRY
26	4-6" HACKLE BERRY
26	1-8" HACKLE BERRY
26	2-10" ASH
26	2-12" HACKLE BERRY
27	1-6" HACKLE BERRY
27	2-10" HACKLE BERRY
27	1-12" HACKLE BERRY
28	7-4" HACKLE BERRY
28	5-6" HACKLE BERRY
28	1-8" HACKLE BERRY
28	1-10" HACKLE BERRY
28	1-12" HACKLE BERRY
29	4-3" HACKLE BERRY
29	3-4" HACKLE BERRY
29	1-12" DOG WOOD
30	4-4" HACKLE BERRY
30	2-6" HACKLE BERRY
30	1-10" HACKLE BERRY
30	1-16" HACKLE BERRY
31	2-4" HACKLE BERRY
31	1-3" HACKLE BERRY
31	1-6" HACKLE BERRY
32	1-12" ASH
32	1-14" HACKLE BERRY
32	2-16" HACKLE BERRY
32	1-24" ELM
33	1-10" CHINA BERRY
33	1-8" HACKLE BERRY
33	2-16" HACKLE BERRY
34	1-3" HACKLE BERRY
34	1-4" HACKLE BERRY
34	1-6" HACKLE BERRY

These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Birkhoff, Hendricks, & Conway, L.L.P.

SUMMARY OF ABBREVIATIONS AND DEFINITIONS

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
B.C.	BACK OF CURB	GUT.	GUTTER	R.	RADIUS
B.D.	BOIS D'ARC TREE	H.B.	HACKBERRY TREE	R.B.	REDBUD TREE
B.T.	BLACK THORN TREE	HDWL.	HEADWALL	R.C.	REINFORCED CONCRETE
C.B.	CHINABERRY TREE	HICK.	HICKORY TREE	R.C.P.	REINFORCED CONCRETE PIPE
CDR.	CEDAR TREE	INV.	INVERT OR FLOWLINE	R.O.	RED OAK TREE
℄	CENTERLINE	I.P.F.	IRON PIN FOUND	R.O.W.	RIGHT OF WAY
C.M.	CREPE MYRTLE TREE	L.O.	LIVE OAK TREE	SAN. SEW.	SANITARY SEWER
C.M.A.P.	CORRUGATED METAL ARCH PIPE	L.P.	LIGHT POLE	S.G.	SWEET GUM TREE
C.M.P.	CORRUGATED METAL PIPE	L.S.	SANITARY SEWAGE LIFT STATION	S.H.	LAWN SPRINKLER HEAD
C.I.	CAST IRON	MAG.	MAGNOLIA TREE	S.S.	SANITARY SEWER
C.O.	CLEANOUT	MAP.	MAPLE TREE	S.S.M.H.	SANITARY SEWER MANHOLE
CULV.	CULVERT	M.B.	MAILBOX	ST. SEW.	STORM SEWER
C.W.	COTTONWOOD TREE	M.H.	MANHOLE	S.V.B.	LAWN SPRINKLER VALVE BOX
CYP.	CYPRESS TREE	MIM.	MIMOSA TREE	SYC.	SYCAMORE TREE
D.I.P.	DUCTILE IRON PIPE	MUL.	MULBERRY TREE	T.B.	TELEPHONE CABLE BOX
EL.	ELEVATION	NAN.	NANDINA BUSH	TBC	TOP BACK OF CURB
ELEC.	BURIED ELECTRICAL POWER LINE	P.C.	POINT OF CURVATURE	TEL.	BURIED TELEPHONE CABLE
ENC.	ENCASEMENT	PEC.	PECAN TREE	T.M.H.	TELEPHONE CABLE MANHOLE
EPB	EDGE OF PAVERS	PHOT.	PHOTINIA BUSH	TO F.	TO FACE (OF CURB)
ESMT.	EASEMENT	P.I.	POINT OF INTERSECTION	T.V.	BURIED TELEVISION CABLE
F.-F.	FACE TO FACE	℘	PROPERTY LINE	U.G.C.M.	UNDERGROUND CABLE MARKER
F.H.	FIRE HYDRANT	P.P.	POWER POLE	V.C.	VERTICAL CURVE
F.M.	SANITARY SEWER FORCE MAIN	P.R.C.	POINT OF REVERSE CURVATURE	W.	WATER LINE
F.L.	FLOW LINE	P.T.	POINT OF TANGENCY	WL.	WILLOW TREE
G.L.M.	GAS LINE MARKER	P.V.C.	PLASTIC PIPE	W.M.	WATER METER
G.M.	GAS METER	P.V.I.	POINT OF VERTICAL INTERSECTION	W.V.	WATER VALVE

STATE OF TEXAS REGISTERED RONALD V. CONWAY 2349 PROFESSIONAL LAND SURVEYOR

9/12/02

TOWN OF ADDISON, TEXAS

ARTS AND EVENTS DISTRICT
EXISTING CONDITION PLAN

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.
CONSULTING ENGINEERS
Dallas, Texas

DESIGNED BY:	PROJECT: 2001-138	SHEET NO.	1
DRAWN BY:	DATE: SEPTEMBER 2002	OF 2 SHEETS	

42"x30" FULL PLOT: 34x22.PCP HALF PLOT: 11x17.PCP

REVISION DATE 09/12/02 RJL 2001138\EVENTS_TOPO.DWG SCALE: 1=40 BLOCKS: H:\PROJECTS\ADDISON\SPECIAL_PROJECT\WORK2.DWG BLOCKS: H:\PROJECTS\2001138\SURVEY\SUPPORT\MASTER-UPDATE.DWG

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N 11792.4916, E 9775.4348, ELEVATION 635.38

SURVEY COMPLETED 07-11-01

HORIZONTAL 0 40 80 120
SCALE IN FEET

TOWN OF ADDISON, TEXAS

ARTS AND EVENTS DISTRICT
EXISTING CONTOURS

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.
CONSULTING ENGINEERS
Dallas, Texas

DESIGNED BY: _____
DRAWN BY: _____
PROJECT: 2001-138
DATE: SEPTEMBER 2002
SHEET NO. 2 OF 1 SHEETS

SCALE: 1=40 BLOCKS: X
H:\PROJECTS\ADDISON\2001\SURVEY\EXIST_CONTOURS.DWG
BEARING BASIS: GRID NORTH NAD 83
42"x36" FULL PLOT: 24x22.PCP HALF PLOT: 11x17.PCP