REGULAR CITY COUNCIL MEETING
FRISCO CITY HALL
GEORGE A. PUREFOY MUNICIPAL CENTER
COUNCIL CHAMBERS
6101 FRISCO SQUARE BLVD.
FRISCO, TEXAS 75034

5:00 PM

TUESDAY, FEBRUARY 21, 2012

AGENDA

CALL TO ORDER

1. ROLL CALL

CLOSED SESSION

2. Recess into Closed Session in compliance with Section 551.001 et. seq. Texas Government Code, to wit;

   A. Section 551.071. Meeting with City Attorney regarding a matter(s) in which the duty of the City Attorney under the Texas Disciplinary rules of Professional Conduct of the State Bar of Texas conflicts with the Open Meetings Act regarding:

      i. Receive legal advice concerning legal issues regarding Exide and lead issues.
      ii. Receive legal advice regarding Frisco's involvement in the Arts Center of North Texas and other legal issues related thereto.

   B. Section 551.074. Personnel Matters: Section 551.074 authorizes certain deliberations about officers and employees of the governmental body to be held in executive session:

i. Deliberation regarding the annual evaluation of George Purefoy (City Manager).
ii. Receive legal advice regarding a possible Retirement Severance Agreement and Release between the City of Frisco, Texas and Mack Borchardt.
iii. Proposed settlement agreement with Ms. Amanda Moore.

C. Section 551.087. Deliberation regarding commercial or financial information that the City has received from a business prospect and to deliberate the offer or other incentives to a business prospect.

3. Reconvene into Regular Session and take any action necessary as a result of the Closed Session.

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

REPORTS

4. Development Services Activities Monthly Update January 2012

5. Financial Services Monthly Budget Status Report for January 2012

6. Public Works Report on Water Usage and Other Monthly Activities

7. Convention & Visitors Bureau January report on economic impact, CVB activities and in-kind media.

8. Police Department's crime statistics and response times for the month of January 2012.

9. Council Subcommittee reports for current activities of the Legislative, Governance, Budget and Audit Committee, Be Fit Frisco, Frisco Veteran's Advisory Committee.

CITIZEN INPUT (to begin approximately at 7:30 p.m.)

CONSENT AGENDA

(Items placed on the Consent Agenda are considered routine in nature and are considered non-controversial. The Consent Agenda can be acted upon in one motion. A majority of the Council is required to remove any item for discussion and separate action. Council members may vote nay on any single item without comment and may submit written comments as part of the official record.)

10. Consider and act upon award of bid to Tiseo Paving Company and adoption of a Resolution authorizing the City Manager to execute a Standard Construction Contract for Construction Services for Sanctuary Drive (Rogers Road to Peaceful Lane) (Bid No. 1212-030). (Engineering/DC)

11. Consider and act upon award of bid to Durable Specialties, Inc., and adoption of a Resolution authorizing the City Manager to execute a Standard Form of Agreement for Construction Services for Preston Road ADA Improvements at Gaylord Pkwy, Warren Pkwy, Lebanon Rd, and Wade Blvd (Bid No. 1212-032) (Engineering/BM).

12. Consider and act upon approval of a Resolution Suspending the March 6, 2012 Effective Date of Atmos Energy Corp, Mid-Tex Division Requested Rate Change. (CMO/BB)

13. Consider and act upon adoption of a Resolution authorizing the City Manager to execute a Development Agreement by and between the City of Frisco and United Frankford Ltd. for Coit Road Right of Way Dedication. (Engineering/BB)

14. Consider and act upon adoption of a Resolution repealing Resolution No. 02-01-23R, which acquired by condemnation the fee simple title to certain property for Right of Way purposes for Coit Road. (Engineering/BB)

15. Consider and act upon adoption of a Resolution authorizing the City Manager to submit an application for a Federal Emergency Management Agency (FEMA) Grant, Staffing for Adequate Fire and Emergency Response (SAFER) (FIRE / PS).

16. Consider and act upon approval of a purchase order to Vemeer Texas-Louisiana, Inc. for the purchase of one-(1) BC 1000XL brush chipper. (PW/TJ)

17. Consider and act upon approval of a purchase order to Darr Equipment Co. for the purchase of one-(1) JCB backhoe, one-(1) skid steer and one-(1) mini excavator. (PW/TJ)

18. Consider and act upon approval of a purchase order to Southwest International Trucks, Inc. for the purchase of one-(1) six yard and one-(1) twelve yard dump truck. (PW/TJ)

19. Consider and act upon approval of purchase orders to O'Reilly Auto Parts for the purchase of miscellaneous vehicle maintenance and repair parts, during the fiscal year 2012. (Fleet/TJ)

20. Consider and act upon award of RFP #1108-062, Tourism Economic Impact and Tourism Product Development Recommendations, to Destination Analysts, Inc. and approval of a resolution authorizing the City Manager to sign an

agreement for these services. (CVB/TJ)

21. Consider and act upon approval of a purchase order to Caldwell Country Chevrolet for the purchase of one-(1) Suburban and one-(1) Tahoe, for use by Frisco Fire Department. (Fire/TJ)

22. Consider and act upon approval of a purchase order to the City of Carrollton for emergency lighting and equipment for 9 new Police vehicles. (Police/TJ)

23. Consider and act upon authorizing City Manager to execute a contract for public affairs consulting services with HillCo Partners. (CMO)

24. Consider and act upon authorizing the City Manager to execute a contract for professional consulting services with ICMA Center for Public Safety Management. (CMO\RP)

25. Consider and act upon approval of a Retirement Severance Agreement and Release between the City of Frisco, Texas and Mack Borchardt and to authorize the City Manager to execute the same. (CMO\RP)

26. Consideration and possible action regarding proposed settlement agreement with Ms. Amanda Moore. (CMO)

27. Consider and act upon whether to direct staff to submit a written notice of appeal on behalf of the City Council to Development Services, pursuant to Subsection 6.19 of the Zoning Ordinance and/or Section 4.02 of the Subdivision Ordinance, regarding action taken by the Planning and Zoning Commission on any site plan or plat. Any written notice of appeal must be submitted to Development Services. (Development Services)

LEGISLATIVE AGENDA

(These items may legally require Council Action, but by Council Policy should be the City Manager's responsibility. The Legislative Agenda can be acted upon in one motion. The concurrence of two council members is required to remove any item for separate discussion and action. Council members may vote nay on any single item without comment and may submit written comments as part of the official record.)

28. Consider and act upon adoption of an Ordinance to rezone 35.1± acres on the southwest corner of Lebanon Road and Teel Parkway from Townhome and Retail to Planned Development-Townhome. Zoned Townhome and Retail. Neighborhood #37. Zoning Case Z11-0013. (Development Services/SM)

REGULAR AGENDA

29. Public Hearing: Annexation Case A12-0001. A proposed voluntary annexation of 97.5± acres in the Collin County School Land Survey, Abstract No. 148, Collin County, Texas, generally located on the southeast corner of County Road

26 and Dallas Parkway. Neighborhood #53. (Development Services/MW)

30. Public Hearing to consider amending the Impact Fee Ordinance

31. Conduct Public Hearing and Consider and Act Upon an Ordinance with regard to participation in the Texas Enterprise Zone Program and Nominating MoneyGram Payment Systems, Inc. as an Enterprise Project. (CMO/NL)

32. Consider and act upon appointment of the Housing Authority Tenant Position for the unexpired term of the vacant postion from October 1, 2011 to September 30, 2013. (CSO/JP)

33. Consider and act upon adoption of a Resolution determining a public necessity to acquire certain properties for public use by eminent domain for permanent water line easements and temporary construction easements for the construction, access, repair and maintenance of the FM 3537 20" and 24" Water Improvements (Preston Road to Custer Road) project; giving notice of an official determination to acquire properties for said easements; authorizing the City Manager to establish procedures for acquiring the easements on said properties, offering to acquire the easements voluntarily from the landowners through the making of bona fide offers; appropriating funds; providing for repealing, savings and severability clauses; and providing for an effective date.

34. Consider and act upon adoption of a Resolution determining a public necessity to acquire certain properties for public use by eminent domain for right of way (in fee simple) and drainage easements and temporary construction easements for the construction, access, and maintenance for the FM 3537 from SH 289 (Preston Road) to FM 2478 (Custer Road) project; giving notice of an official determination to acquire properties for said right of way (in fee simple) and easements; authorizing the City Manager to establish procedures for acquiring the right of way (in fee simple) and easements on said properties, offering to acquire the right of way (in fee simple) and easements voluntarily from the landowners through the making of bona fide offers; appropriating funds; providing for repealing, savings and severability clauses; and providing for an effective date.

35. A Resolution of the City Council of the City of Frisco, Collin and Denton County, Texas, ordering a Joint General election to be held jointly with the Frisco Independent School District and administered by the Denton County Elections Administrator on May 12, 2012, for the purpose of electing two (2) members of the Frisco City Council (Place 1 and Place 3); designating Early Voting locations; designating filing deadlines; ordering Notices of Election to be given as prescribed by law in connection with such election; and providing for the appointment of election judges. (CSO/JP)

Considere y actúe sobre una Resolución del Ayuntamiento de la Ciudad de

Frisco, Condado de Collin y Denton, Texas, ordenando una Elección General Conjunta convocada colectivamente con el Distrito Escolar Independiente de Frisco y Administrado por el Administrador de Elecciones del Condado de Denton el 12 de Mayo de 2012, para el propósito de elegir las posiciones y dos (2) miembros (posición 1 y posición 3) al Ayuntamiento de la Ciudad de Frisco; Designando Lugares de Votación Temprana; Designando fechas topes para archivar; Ordenando Notificaciónes de Elección para dar como prescrito por la ley con respecto a tal elección; y proporcionando para el nombramiento de los jueces electorales. (CSO/JP)

36. Consider and Act regarding the recommendation of the Arts Center of North Texas on a Future Operating Plan. (CMO)

37. City Council discussion with City Staff concerning any actions required by City Staff as a result of any item on tonight's agenda.

38. Discussion on Governance Monitoring of present City Council Meeting.

ADJOURN

CERTIFICATION

Henry Hill, Deputy City Manager, certifies that this Notice of Meeting was posted on the outside bulletin board, at the City Hall of the City of Frisco, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time:

By Friday, February 17, 2012 at 5:00 PM and remained so posted at least 72 hours before meeting was convened.

If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the City Council at the date, hour and place given in this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with the attorney for the City.
§ 551.072 – Discussing purchase, exchange, lease or value of real property.
§ 551.074 – Discussing personnel or to hear complaints against personnel.

NOTICE

Pursuant to City of Frisco Ordinance Number 01-04-29 all speakers other than City of Frisco Staff are limited to five (5) minutes per item except by prior consent of the City Council.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS

The Frisco City Hall is wheelchair accessible. Access to the building and special parking are available at the primary north entrance facing Frisco Square Blvd. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (972) 292-5025 or by FAX (972) 292-5028. BRAILLE IS NOT AVAILABLE.

AGENDA ITEM #4.

DEVELOPMENT SERVICES ACTIVITIES MONTHLY UPDATE JANUARY 2012

January 1, 2012 – January 31, 2012

Department Mission:
"Support the City's efforts in becoming a community of value that focuses on the quality of life through the services we provide and by laying the foundation for a sustainable future through innovative planning and building practices."

By The Numbers For January 2012

66
Single Family Building Permits

1
Commercial Building Permits [1]
3,318 sq ft

123,953
Population YTY[4] **+ 3.1%**

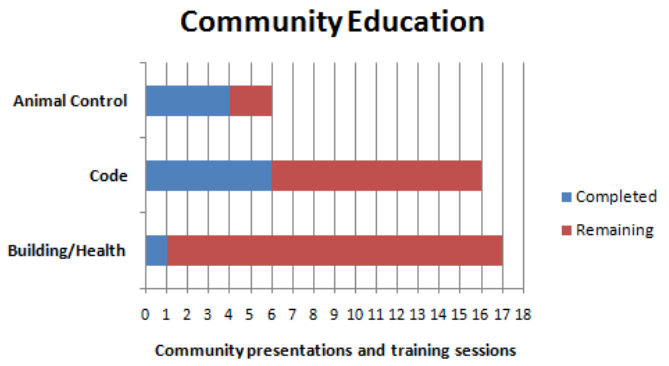
KEY PERFORMANCE INDICATORS

	FY09-10	FY10-11	FY 11-12	FY 12 January		
	FYTD	FYTD	FYTD	Prior Year Same Month [4]	Jan [6]	Status [7]
Single Family Permits Issued	362	380	324	107	66	↓
Commercial Permits Issued [2]	108	90	91	29	30	↑
Commercial Square Footage [3]	219,770	200,622	68,052	36,404	3,318	↓
All Other Permit Types [5]	1,971	2,262	2,903	572	700	↑
Building Inspections	11,479	12,558	13,216	2,978	3,067	↑
Health Inspections (food establishments)	497	576	327	132	108	↓
Calls for Service – Code Enforcement	993	964	1395	266	467	↑
Calls for Service – Animal Control[8]	1236	1225	2437	289	614	↑
Development Applications						
Zoning Changes	4	2	14	0	5	↑
Preliminary Plat	5	2	8	0	0	-
Preliminary Site Plans	6	9	13	2	4	↑
Site Plans	26	23	41	8	9	↑
Final Plats and Replats	13	25	44	7	12	↑

[1] Only new commercial and square footage of new construction
[2] Includes all new, finish outs, alterations, and other commercial
[3] Only new commercial structures/development
[4] Same month prior year's statistics
[5] Signs, pools, fences, alterations, electrical, health, mechanical, plumbing, multi-family & contractor registrations, and all others plumbing, etc
[6] Current reporting month's statistics
[7] Current month's comparison to same month of prior reporting year
[8] Numbers have risen significantly due to proactive calls being counted.

RECENT HIGHLIGHTS

For more in depth development activity reports you can go to the Development Services homepage and click on the "Development Activity" button.



DETAILED DATA IS AVAILABLE F

REPRESENTED IN THIS UPDATE

SIGNIFICANT ACTIVITIES

Dear Mr. Lettelleir
I am writing you today to let you know how much I appreciate so many of your staff in the Building Inspections division.

For the past many months, I have had the unfortunate experience of adding a room onto my home – an unfortunate experience due to the contractor I hired, Jack Santarelli of SanDino Home Solutions. I won't go into the details of this experience, but it was truly terrible.

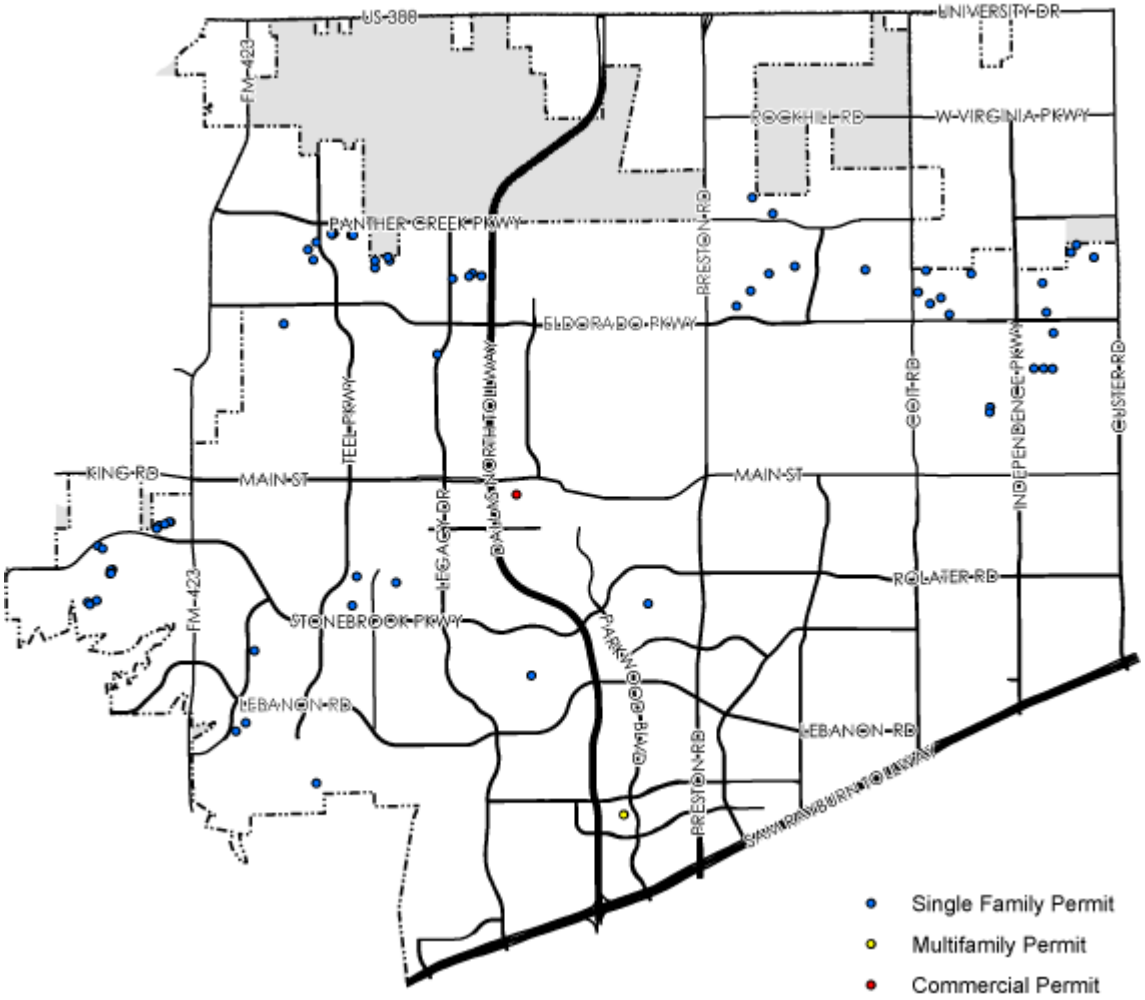
Further, Mr. Santarelli apparently had a few altercations with some of your staff, and for that I apologize.

Nevertheless, I truly appreciate the professionalism, help and understanding of Ms. Ginny Queen, Mr. Covington, Mr. Climer, and Mr. Urvina. Finally, I must say that Mr. James Shelton went well above and beyond my expectations, offering to come out and inspect our home with just a phone call in order to expedite the process as much as he could – my heart-felt gratitude to him.

It is people like those mentioned above that will continue to drive this City and make it one of the best in Texas!

Very best regards
Barry and Kim Higgins

NEW SINGLE FAMILY & COMMERCIAL PERMIT ACTIVITY – BY LOCATION



AGENDA ITEM #5.

CITY OF FRISCO TEXAS



MONTHLY FINANCIAL REPORTS

FOR THE MONTH OF

January 2012

PRESENTED TO COUNCIL February 21, 2012

FINANCIAL SERVICES DEPARTMENT

Staff Report

To: **Honorable Mayor Maso and the Frisco City Council**

Thru: **George Purefoy, City Manager**
Nell Lange, Assistant City Manager

From: **Anita Cothran, Director of Financial Services**

Date: **February 13, 2012**

Re: **Monthly Report for January 2012**

Financial Report Summary:

The Budget Summary Report provides financial information for the month of January 2012 for the operating funds, with comparative numbers for January 2011.

Comparative Data: The General Fund revenues collected of $49,141,956 represent 59% of the budget. Total expenditures are 27% of the budget at $22,468,801.

The Utility Fund revenues collected of $17,197,117 are 33% of the budget. The total percentage of expenses to budget is 26% for FY 2012 compared to 24% for FY 2011.

Stormwater Utility Fee Operating Fund revenues total $451,924 or 28% of the budget year to date with expenses of $247,140 at 1/31/2012.

The Environmental Services Fund revenue collections of $3,375,240 are 33% of the budget, while spending levels reflect 28% of the budget expended.

The Hotel Motel Fund revenues are $970,717 or 28% of the budget, which reflects three months of taxes. Expenditures are $497,645 or 15% of the budget.

Financial Report Analysis: Financial schedules are provided for your review; one provides department totals, the other schedule provides detail at the division level.

General Fund revenues through the month of January are tracking as projected. Property tax collections are strong with 91% of the levy collected. Sales tax collections show an increase over prior year collections of 14%. Overall, general fund revenues are 8% higher than through January 2011. Expenditures are tracking as projected with 27% of the budget expended. This represents a 5% increase over prior year expenditures.

Finance Division:

Volume indicators for the Finance division are provided below:

	January 2012	YTD 2012	January 2011	YTD 2011	YTD % Change
AP checks issued	1,182	4,886	1,190	4,711	3.71%
Payroll checks issued	1,861	8,416	1,827	9,123	-7.75%

Revenue Collections Division:

The Property Tax Collection Report for January prepared by the County Tax Collector/Assessor is included in our report.

Utility Billing activity for the month is provided below:

	January 2012	January 2011	YTD % Change
Customers/accounts	41,105	39,692	3.6%
# new meter sets	80	105	-23.8%
# new customers	149	164	-9.1%
# disconnects/month	146	160	-8.8%
# move in/out readings	250	203	23.2%
# of on-line payments	2,368	3,694	-35.9%
On-line payments	$225,692	$370,846	-39.1%
*% customers paying on-line	6 %	10%	N/A
**% payments made on-line	5.6%	9%	N/A
# of bank draft payments	4,041	3,285	23.0%
Bank draft payments	$319,262	$267,588	19.3%
* Total payments processed were 37,842 and 2,368 were online payments. ** Total payments received were $4,025,411 and $225,692 were online payments.			

Investment Report Summary as of 1/31/2012

Texpool Investment Pool	$ 77,064,128
TexStar Investment Pool	154,050,819
Wells Fargo Choice IV Account	9,835,454
Certificates of Deposit	1,000,000
Investments	51,650,000
Total City Portfolio	$293,600,401
Texpool Yield	0.0875%
TexStar Yield	0.0902%
Wells Fargo Yield	0.2100%
Investment Portfolio Yield	0.6070%

Supporting Documents:

Budget Summary – January 2012
Sales Tax Revenue Report
Sales Tax Comparison Report – Top 20 Cities
Municipal Court – Monthly Statistics
First Southwest Asset Management Report
Collin County Tax Collector Report
Permits – Building Inspections End of Month January

If I can be of further assistance, please contact me at (972) 292-5510 acothran@friscotexas.gov.

Staff providing information for this report:

Jennifer Hundt, Assistant Finance Director, 972-292-5511, jhundt@friscotexas.gov
Danny Collier, Assistant Finance Director, 972-292-5512, dcollier@friscotexas.gov
April Spann, Revenue Collections Manager, 972-292-5525,aspann@friscotexas.gov
Tanya Anderson, Accounting Manager, 972-292-5519,tanderson@friscotexas.gov
Matthew Freeman, Court Administrator, 972-292-5560, mfreeman@friscotexas.gov
Steve Covington, Chief Building Official, 972-292-5330, scovington@friscotexas.gov

Budget Summary for January
Fiscal Year 2012
(Compare to 41.67%)

	Original FY12 Budget	Revised FY12 Budget	Monthly Actual	% of Bdgt	YTD Actual	% of Bdgt	Preliminary FY 2011 Actual	Monthly Actual	% of YTD Act	YTD Actual	% of YTD Act	% Inc /(Dec) 11/12
Gen Fund Rev												
Property Tax	35,685,602	35,685,602	14,477,343	41%	33,540,374	94%	34,359,497	13,770,573	40%	31,003,380	90%	8%
Sales Tax	22,758,048	22,758,048	1,820,060	8%	7,482,030	33%	21,852,287	1,570,806	7%	6,572,384	30%	14%
Beverage Tax	436,968	436,968	94,715	22%	94,715	22%	482,310	116,063	24%	116,063	24%	-18%
Franchise Tax	7,557,032	7,557,032	3,144,343	42%	3,210,148	42%	6,600,283	3,110,663	47%	3,203,320	49%	0%
Development Fees	5,342,300	5,342,300	412,845	8%	1,455,887	27%	5,309,813	369,426	7%	1,322,854	25%	10%
Fire & Amb Fees	1,638,064	1,638,064	183,099	11%	582,578	36%	1,976,148	115,471	6%	599,117	30%	-3%
Misc Fees/Charges	1,149,713	1,149,713	146,054	13%	444,410	39%	1,179,730	81,690	7%	348,745	30%	27%
Court Fines	2,464,396	2,464,396	166,261	7%	579,425	24%	2,055,411	180,116	9%	579,299	28%	0%
Parks & Recreation	4,063,850	4,063,850	301,346	7%	1,355,876	33%	4,225,801	284,719	7%	1,299,396	31%	4%
Library	128,141	128,141	5,852	5%	27,774	22%	145,929	23,297	16%	43,677	30%	-36%
Police Fees	1,093,542	1,093,542	36,867	3%	333,491	30%	1,558,436	22,847	1%	394,438	25%	-15%
Interest	151,500	151,500	8,771	6%	31,881	21%	103,259	11,518	11%	39,843	39%	-20%
Non-departmental	1,008,488	1,008,488	-377	0%	3,367	0%	1,259,992	630	0%	658	0%	412%
Total	83,477,644	83,477,644	20,797,179	25%	49,141,956	59%	81,108,896	19,662,425	24%	45,546,610	56%	8%

Gen Fund Exp												
Administration	3,604,919	3,604,919	322,432	9%	972,664	27%	3,484,984	254,675	7%	880,304	25%	10%
Financial Services	5,355,885	5,390,673	247,965	5%	1,408,985	26%	5,890,033	509,540	9%	1,939,846	33%	-27%
Police	20,534,423	20,543,736	1,508,865	7%	5,712,082	28%	18,718,991	1,340,369	7%	5,005,887	27%	14%
Fire	20,032,192	20,105,679	1,487,764	7%	5,172,201	26%	18,281,577	1,328,632	7%	4,850,787	27%	7%
Public Works	5,303,259	5,304,610	437,453	8%	1,355,664	26%	4,472,254	391,907	9%	1,238,418	28%	9%
Human Resources	975,505	994,147	83,144	8%	239,242	24%	915,863	71,231	8%	239,469	26%	0%
Administrative Serv	4,743,722	4,863,548	368,123	8%	1,675,687	34%	4,472,537	325,733	7%	1,701,017	38%	-1%
Library	3,455,548	3,547,989	295,808	8%	965,766	27%	3,328,304	234,448	7%	812,440	24%	19%
IT Serv	1,951,195	1,951,195	149,868	8%	425,090	22%	1,455,525	78,569	5%	273,444	19%	55%
Parks & Recreation	10,249,119	10,249,178	650,292	6%	2,614,387	26%	9,936,347	669,156	7%	2,605,476	26%	0%
Engineering Serv	2,085,432	2,199,555	154,314	7%	493,206	22%	1,769,362	121,091	7%	420,173	24%	17%
Development Serv	5,231,085	5,231,466	370,184	7%	1,392,770	27%	4,786,843	355,012	7%	1,329,822	28%	5%
Non-departmental	-101,209	-90,928	17,758	-20%	41,057	-45%	1,371,243	59,059	4%	126,049	9%	-67%
Total	83,421,075	83,895,767	6,093,970	7%	22,468,801	27%	78,883,863	5,739,422	7%	21,423,132	27%	5%
One Time Transfers	0	0	0		0		1,170,202	0	0%	0	0%	NA
Total	83,421,075	83,895,767	6,093,970	7%	22,468,801	27%	80,054,065	5,739,422	7%	21,423,132	27%	5%
Rev-Exp	56,569	(418,123)	14,703,209		26,673,155		1,054,831	13,923,003		24,123,478		

Budget Summary for January
Fiscal Year 2012
(Compare to 41.67%)

	Original FY12 Budget	Revised FY12 Budget	Monthly Actual	% of Bdgt	YTD Actual	% of Bdgt	Preliminary FY 2011 Actual	Monthly Actual	% of YTD Act	YTD Actual	% of YTD Act	% Inc /(Dec) 11/12
Utility Rev												
Water	34,671,629	34,671,629	1,675,622	5%	10,810,301	31%	35,559,016	1,909,801	5%	10,337,479	29%	5%
Sewer	15,261,077	15,261,077	1,483,673	10%	5,597,612	37%	15,124,557	1,198,321	8%	4,663,263	31%	20%
Const Inspect Fees	320,990	320,990	200,767	63%	631,893	197%	602,326	64,479	11%	87,861	15%	619%
Interest	10,000	10,000	1,136	11%	3,297	33%	831	39	5%	176	21%	1773%
Misc	2,588,663	2,588,663	29,898	1%	154,014	6%	2,671,179	40,762	2%	150,745	6%	2%
Total	52,852,359	52,852,359	3,391,096	6%	17,197,117	33%	53,957,909	3,213,402	6%	15,239,524	28%	13%
Utility Exp												
Financial Serv - UB	977,087	977,087	84,912	9%	297,218	30%	952,352	79,664	8%	283,799	30%	5%
Public Works	33,221,417	33,336,483	2,692,394	8%	11,550,471	35%	28,077,218	2,239,081	8%	9,318,774	33%	24%
IT Serv - GIS	1,426,761	1,431,452	87,204	6%	397,244	28%	1,358,728	93,836	7%	429,523	32%	-8%
Engineering Serv	2,600,841	2,691,796	185,735	7%	665,528	25%	2,210,681	181,707	7%	645,261	28%	3%
Development Serv	0	0	0	NA	0	NA	95,101	7,962	8%	31,123	33%	-100%
Non-departmental	11,879,241	11,879,241	0	0%	30	0%	11,349,847	0	0%	0	0%	0%
Total	50,105,347	50,316,059	3,050,245	6%	12,910,491	26%	44,043,927	2,602,250	6%	10,708,480	24%	21%
Rev-Exp	2,747,012	2,536,300	340,851		4,286,626		9,913,982	611,152		4,531,044		
Utility Stormwater												
Revenue	1,617,500	1,617,500	114,705	7%	451,924	28%	1,312,452	109,058	8%	434,459	33%	4%
Expenses	1,607,083	1,772,797	69,111	4%	247,140	14%	1,095,409	97,561	9%	199,380	18%	24%
Rev-Exp	10,417	(155,297)	45,594		204,784		217,043	11,497		235,079		
Environmental												
Revenue	10,095,681	10,095,681	850,109	8%	3,375,240	33%	9,717,246	783,402	8%	3,227,631	33%	5%
Expenses	10,104,391	10,138,698	761,786	8%	2,855,265	28%	9,392,970	722,862	8%	2,763,017	29%	3%
Rev-Exp	(8,710)	(43,017)	88,323		519,975		324,276	60,540		464,614		
Hotel/Motel												
Revenue	3,514,351	3,514,351	492,118	14%	970,717	28%	3,867,404	191,675	5%	652,074	17%	49%
Expenses	3,379,089	3,378,089	153,161	5%	497,645	15%	3,663,184	161,632	4%	404,870	11%	23%
Rev-Exp	135,262	136,262	338,957		473,072		204,220	30,043		247,204		

Budget Summary for January
Fiscal Year 2012
(Compare to 41.67%)

	Original FY12 Budget	Revised FY12 Budget	Monthly Actual	% of Bdgt	YTD Actual	% of Bdgt	Preliminary FY 2011 Actual	Monthly Actual	% of YTD Act	YTD Actual	% of YTD Act	% Inc /(Dec) 11/12
Gen Fund Rev												
Property Tax	35,685,602	35,685,602	14,477,343	41%	33,540,374	94%	34,359,497	13,770,573	40%	31,003,380	90%	8%
Sales Tax	22,758,048	22,758,048	1,820,060	8%	7,482,030	33%	21,852,287	1,570,806	7%	6,572,384	30%	14%
Beverage Tax	436,968	436,968	94,715	22%	94,715	22%	482,310	116,063	24%	116,063	24%	-18%
Franchise Tax	7,557,032	7,557,032	3,144,343	42%	3,210,148	42%	6,600,283	3,110,663	47%	3,203,320	49%	0%
Development Fees	5,342,300	5,342,300	412,845	8%	1,455,887	27%	5,309,813	369,426	7%	1,322,854	25%	10%
Fire & Amb Fees	1,638,064	1,638,064	183,099	11%	582,578	36%	1,976,148	115,471	6%	599,117	30%	-3%
Misc Fees/Charges	1,149,713	1,149,713	146,054	13%	444,410	39%	1,179,730	81,690	7%	348,745	30%	27%
Court Fines	2,464,396	2,464,396	166,261	7%	579,425	24%	2,055,411	180,116	9%	579,299	28%	0%
Parks & Recreation	4,063,850	4,063,850	301,346	7%	1,355,876	33%	4,225,801	284,719	7%	1,299,396	31%	4%
Library	128,141	128,141	5,852	5%	27,774	22%	145,929	23,297	16%	43,677	30%	-36%
Police Fees	1,093,542	1,093,542	36,867	3%	333,491	30%	1,558,436	22,847	1%	394,438	25%	-15%
Interest	151,500	151,500	8,771	6%	31,881	21%	103,259	11,518	11%	39,843	39%	-20%
Non-departmental	1,008,488	1,008,488	-377	0%	3,367	0%	1,259,992	630	0%	658	0%	412%
Total	83,477,644	83,477,644	20,797,179	25%	49,141,956	59%	81,108,896	19,662,425	24%	45,546,610	56%	8%
Gen Fund Exp												
Administration	1,614,087	1,614,087	121,374	8%	415,150	26%	1,480,672	119,472	8%	422,763	29%	-2%
PIO	698,646	698,646	51,831	7%	179,350	26%	599,934	47,766	8%	154,440	26%	16%
City Secretary	288,830	288,830	19,653	7%	75,393	26%	295,462	19,097	6%	94,101	32%	-20%
Legal	654,900	654,900	111,624	17%	240,391	37%	802,405	53,816	7%	144,568	18%	66%
City Council	122,438	122,438	4,665	4%	20,394	17%	97,589	4,665	5%	26,412	27%	-23%
Records Mgmt	226,018	226,018	13,285	6%	41,986	19%	208,922	9,859	5%	38,020	18%	10%
Fin-Administration	534,392	534,392	34,254	6%	132,443	25%	519,728	40,424	8%	148,524	29%	-11%
Fin-Finance	1,270,304	1,305,092	90,006	7%	484,870	37%	1,271,071	75,105	6%	484,445	38%	0%
Fin-Rev Collections	831,021	831,021	10,544	1%	329,416	40%	743,554	22,133	3%	247,045	33%	33%
Fin-Court	1,462,418	1,462,418	113,161	8%	410,882	28%	1,305,887	117,811	9%	370,788	28%	11%
Fin-Sales Tax Grant	1,257,750	1,257,750	0	0%	51,374	4%	2,049,793	254,067	12%	689,044	34%	-93%
Pol-Admin	1,085,316	1,085,596	89,698	8%	316,669	29%	1,027,512	79,662	8%	285,565	28%	11%
Pol-Services	8,163,496	8,172,418	599,839	7%	2,428,793	30%	7,447,523	522,356	7%	1,948,450	26%	25%
Pol-Operations	11,285,611	11,285,722	819,328	7%	2,966,620	26%	10,243,956	738,351	7%	2,771,872	27%	7%
Fire-Admin	959,229	959,254	77,636	8%	274,751	29%	891,675	68,154	8%	260,287	29%	6%
Fire-Suppression	18,440,171	18,513,014	1,378,618	7%	4,810,591	26%	16,465,537	1,230,218	7%	4,491,230	27%	7%
Fire-EMS	632,792	633,411	31,510	5%	86,859	14%	924,365	30,260	3%	99,270	11%	-13%
Public Works-Streets	3,038,525	3,039,876	222,095	7%	717,664	24%	2,468,339	176,658	7%	708,827	29%	1%
Public Works-Traffic	944,734	944,734	80,417	9%	275,797	29%	734,821	109,444	15%	214,912	29%	28%
Public Works-Lighting	1,320,000	1,320,000	134,941	10%	362,203	27%	1,269,094	105,805	8%	314,679	25%	15%
Human Resources	975,505	994,147	83,144	8%	239,242	24%	915,863	71,231	8%	239,469	26%	0%
Admin-Purchasing	414,390	414,390	46,366	11%	131,583	32%	401,599	31,162	8%	113,143	28%	16%
Admin -Support Serv	2,051,231	2,054,481	97,357	5%	865,440	42%	1,852,354	115,645	6%	992,774	54%	-13%
Admin-Build Serv	1,626,068	1,742,644	167,918	10%	486,809	28%	1,628,191	124,444	8%	422,928	26%	15%
Admin-Fleet	652,033	652,033	56,482	9%	191,855	29%	590,393	54,482	9%	172,172	29%	11%
IT Serv	1,951,195	1,951,195	149,868	8%	425,090	22%	1,455,525	78,569	5%	273,444	19%	55%
Library	3,455,548	3,547,989	295,808	8%	965,766	27%	3,328,304	234,448	7%	812,440	24%	19%
Parks-Admin	394,960	394,960	34,045	9%	118,433	30%	412,331	33,016	8%	113,640	28%	4%
Parks	4,630,909	4,630,909	319,044	7%	1,303,128	28%	4,729,121	319,550	7%	1,325,539	28%	-2%
Parks-Recreation	4,923,843	4,923,902	283,634	6%	1,126,016	23%	4,536,779	298,854	7%	1,094,403	24%	3%
Parks-CIP Planning	299,407	299,407	13,569	5%	66,810	22%	258,116	17,736	7%	71,894	28%	-7%
ES-Signal Control	1,161,660	1,162,388	71,625	6%	251,549	22%	947,482	60,111	6%	213,056	22%	18%
ES-Transportation	923,772	1,037,167	82,689	8%	241,657	23%	821,880	60,980	7%	207,117	25%	17%
DS-Planning	1,285,846	1,285,911	97,146	8%	361,250	28%	1,247,488	106,539	9%	387,830	31%	-7%
DS-Health	378,829	378,829	22,627	6%	86,157	23%	0	0	NA	0	NA	0%
DS-Bldg Insp	2,381,416	2,381,416	181,292	8%	688,883	29%	2,416,942	179,357	7%	700,805	29%	-2%
DS-Animal Control	646,339	646,655	27,902	4%	110,422	17%	633,831	28,140	4%	106,607	17%	4%
DS-Code Enforcement	538,655	538,655	41,217	8%	146,058	27%	488,582	40,976	0%	134,580	28%	9%
Non-departmental	-101,209	-90,928	17,758	-20%	41,057	-45%	2,541,445	59,059	2%	126,049	5%	-67%
Total	83,421,075	83,895,767	6,093,970	7%	22,468,801	27%	80,054,065	5,739,422	7%	21,423,132	27%	5%
Rev-Exp	56,569	(418,123)	14,703,209		26,673,155		1,054,831	13,923,003		24,123,478		

Budget Summary for January
Fiscal Year 2012
(Compare to 41.67%)

	Original FY12 Budget	Revised FY12 Budget	Monthly Actual	% of Bdgt	YTD Actual	% of Bdgt	Preliminary FY 2011 Actual	Monthly Actual	% of YTD Act	YTD Actual	% of YTD Act	% Inc /(Dec) 11/12
Utility Rev												
Water	34,671,629	34,671,629	1,675,622	5%	10,810,301	31%	35,559,016	1,909,801	5%	10,337,479	29%	5%
Sewer	15,261,077	15,261,077	1,483,673	10%	5,597,612	37%	15,124,557	1,198,321	8%	4,663,263	31%	20%
Const Inspect Fees	320,990	320,990	200,767	63%	631,893	197%	602,326	64,479	11%	87,861	15%	619%
Interest	10,000	10,000	1,136	11%	3,297	33%	831	39	5%	176	21%	1773%
Misc	2,588,663	2,588,663	29,898	1%	154,014	6%	2,671,179	40,762	2%	150,745	6%	2%
Total	52,852,359	52,852,359	3,391,096	6%	17,197,117	33%	53,957,909	3,213,402	6%	15,239,524	28%	13%
Utility Exp												
Financial Serv-UB	977,087	977,087	84,912	9%	297,218	30%	952,352	79,664	8%	283,799	30%	5%
Public Works-Adm	411,267	411,267	19,761	5%	74,317	18%	315,709	22,775	7%	75,317	24%	-1%
Public Works-Water	17,933,510	17,980,754	1,436,503	8%	5,853,486	33%	17,094,528	1,315,815	8%	5,324,864	31%	10%
Public Works-Sewer	12,262,299	12,313,801	986,249	8%	4,853,496	39%	8,225,088	677,599	8%	3,285,963	40%	48%
Public Works-Meters	1,860,922	1,876,703	192,957	10%	563,621	30%	1,738,013	170,641	10%	436,598	25%	29%
Public Works-ROW Ins	753,419	753,958	56,924	8%	205,551	27%	703,880	52,251	7%	196,032	28%	5%
IT Serv	1,426,761	1,431,452	87,204	6%	397,244	28%	1,358,728	93,836	7%	429,523	32%	-8%
ES-Admin	485,714	485,714	31,036	6%	114,412	24%	410,833	50,846	12%	153,976	37%	-26%
ES-Construct Insp	868,791	894,129	68,168	8%	233,966	26%	764,505	55,549	7%	212,776	28%	10%
ES-Engineering	1,246,336	1,311,953	86,531	7%	317,150	24%	1,035,343	75,312	7%	278,509	27%	14%
DS-Bldg Insp Supp	0	0	0	NA	0	NA	95,101	7,962	8%	31,123	33%	-100%
Non Departmental	11,879,241	11,879,241	0	0%	30	0%	11,349,847	0	0%	0	0%	0%
Total	50,105,347	50,316,059	3,050,245	6%	12,910,491	26%	44,043,927	2,602,250	6%	10,708,480	24%	21%
Rev-Exp	2,747,012	2,536,300	340,851		4,286,626		9,913,982	611,152		4,531,044		
Utility Stormwater												
Revenues	1,617,500	1,617,500	114,705	7%	451,924	28%	1,312,452	109,058	8%	434,459	33%	4%
Expenses	1,607,083	1,772,797	69,111	4%	247,140	14%	1,095,409	97,561	9%	199,380	18%	24%
Rev-Exp	10,417	(155,297)	45,594		204,784		217,043	11,497		235,079		
Environmental												
Revenues	10,095,681	10,095,681	850,109	8%	3,375,240	33%	9,717,246	783,402	8%	3,227,631	33%	5%
Expenses	10,104,391	10,138,698	761,786	8%	2,855,265	28%	9,392,970	722,862	8%	2,763,017	29%	3%
Rev-Exp	(8,710)	(43,017)	88,323		519,975		324,276	60,540		464,614		
Hotel/Motel												
Revenues	3,514,351	3,514,351	492,118	14%	970,717	28%	3,867,404	191,675	5%	652,074	17%	49%
Expenses	3,379,089	3,378,089	153,161	5%	497,645	15%	3,663,184	161,632	4%	404,870	11%	23%
Rev-Exp	135,262	136,262	338,957		473,072		204,220	30,043		247,204		

City of Frisco
Sales Tax Revenue Analysis

Fiscal Year Tracking - Accrual Basis

Month Received	Monthly Receipts FY 2012	% Change Over Same Month Prior Year	FY 2011-12 Year to Date Total	% Change YTD 11-12	Monthly Receipts FY 2011	% Change Over Same Month Prior Year	FY 2010-11 Year to Date Total	% Change YTD 10-11
	FY12				**FY 11**			
Dec	3,497,198	19.50%	3,497,198	19.50%	2,926,429	5.69%	2,926,429	5.69%
Jan	3,640,120	15.87%	7,137,318	17.62%	3,141,612	9.27%	6,068,041	7.52%
Feb		0.00%	-	0.00%	5,233,928	11.03%	11,301,969	9.11%
Mar		0.00%	-	0.00%	2,878,995	6.23%	14,180,964	8.52%
Apr		0.00%	-	0.00%	2,878,991	13.63%	17,059,955	9.35%
May		0.00%	-	0.00%	4,247,202	5.72%	21,307,156	8.60%
Jun		0.00%	-	0.00%	3,208,067	9.64%	24,515,223	8.74%
Jul		0.00%	-	0.00%	3,313,526	0.69%	27,828,750	7.71%
Aug		0.00%	-	0.00%	4,401,177	8.28%	32,229,927	7.79%
Sep		0.00%	-	0.00%	3,553,146	12.14%	35,783,073	8.21%
Oct		0.00%	-	0.00%	3,556,044	11.70%	39,339,117	8.51%
Nov		0.00%		0.00%	4,370,704	12.27%	43,709,821	8.88%
Grand Total	**7,137,318**				**6,068,041**			
General Fund	**3,568,659**				**3,034,020**			
EDC/CDC	**1,784,329**				**1,517,010**			

Allocation Comparison Summary Reports

Top 20 City Sales and Use Tax Comparison Summary - January 2012

	City	Net Payment This Period	Comparable Payment Prior Year	% Change
1	Houston	41,798,672.02	38,396,638.76	8.86%
2	San Antonio	16,937,565.26	15,797,412.10	7.21%
3	Dallas	16,877,088.19	15,414,531.77	9.48%
4	Austin	11,688,178.68	11,005,738.85	6.20%
5	Fort Worth	8,466,198.90	7,559,574.75	11.99%
6	Arlington	6,091,726.63	6,104,470.78	-0.20%
7	El Paso	5,754,346.55	5,544,143.78	3.79%
8	Corpus Christi	5,315,947.93	4,496,430.46	18.22%
9	Round Rock	5,308,670.00	4,529,498.49	17.20%
10	Amarillo	4,798,199.50	4,498,098.62	6.67%
11	Plano	4,636,675.71	4,893,155.88	-5.24%
12	McAllen	4,562,324.66	4,369,144.24	4.42%
13	Lubbock	4,101,001.67	3,861,235.67	6.20%
14	Midland	3,897,179.00	3,296,153.64	18.23%
15	Abilene	3,745,130.49	2,754,916.24	35.94%
16	Frisco	3,640,119.80	3,141,611.70	15.87%
17	Sugar Land	3,573,637.12	2,965,139.84	20.52%
18	Irving	3,409,120.08	3,127,975.33	8.98%
19	Laredo	2,973,111.49	2,613,188.66	13.77%
20	Grand Prairie	2,925,883.97	1,924,619.36	52.02%

Municipal Court Division:

The court processed 2,161 new citations for the month of January. Of these, 88% were for traffic violation, 1% for city ordinance violations, and 11% for other class C misdemeanor charges. There were 2 Teen Court referrals for the month of January.

Work Flow Performance Measures	2011-2012 January	2011-2012 YTD	2011-2012 Proposed	2010-2011	2009-2010	2008-2009	2007-2008
es Filed	2161	8143	21000	20076	21935	21112	22174
es Closed	2055	6932	22000	19951	22283	22482	23793
rants Issued and Cleared	494 / 335	1588 / 1123	5000 / 5700	4668 / 4961	5134 / 5504	7033 / 5779	4893 / 4818
nile Cases Filed	63	337	1000	1106	1065	997	841
Juvenile Cases Referred to Teen Court*	3%	12%	20%	15%	20%	14%	21%

enue Performance Measures	2011-2012 January	2011-2012 YTD	2011-2012 Proposed	2010-2011	2009-2010	2008-2009	2007-2008
l New Bench Fines Levied**	$529,395	$2,007,422	$5,824,140	$5,567,888	$5,823,871	$5,337,703	$5,316,372
Levied Bench Fines Collected	65%	60%	61%	61%	60%	68%	65%
l Revenues Collected	$343,558	$1,199,665	$3,553,838	$3,376,843	$3,497,292	$3,650,218	$3,471,622
City General Fund Revenues	$196,140	$620,637	$2,209,801	$1,904,035	$2,075,735	$2,108,599	$1,987,260
Expenditures	$113,161	$410,883	$1,381,367	$1,305,885	$1,244,799	$1,211,614	$1,210,537
Total Revenue Per Case	$167	$173	$162	$169	$157	$162	$146
Total General Fund Revenue Per Case	$95	$90	$100	$95	$93	$94	$84
Court Processing Cost per Case	$52	$50	$66	$65	$57	$57	$55
City Net Per Case	$43	$39	$35	$30	$36	$36	$29
General Fund Revenues Minus Expenditures	$82,978	$209,754	$828,435	$598,150	$830,936	$896,985	$776,723
% Processed By Web and Phone	15%	16%	20%	20%	18%	17%	17%
% Processed By Mail	12%	13%	10%	11%	10%	9%	7%
% Processed At Municipal Court	73%	71%	70%	69%	72%	74%	76%

* Percentage of Cases Eligible for Teen Court

**Total New Bench Fines Levied are the set fines when a case is filed. Disposition of a case may result in dismissal or a lower fine and cost being paid.

FirstSouthwest

Relative Value Report
Today's Date: 27-Jan-12
Settlement Date: **30-Jan-12**

DISCLAIMER: Securities listed here represent the best market offers as of early morning on this date. All information is subject to change at any time without notice. This report is intended for informational purposes only, and is in no way a solicitation or offer to sell any securities or services. This information has been obtained from sources believed to be reliable, but we do not warrant or guarantee the accuracy or timeliness of this information. There are no warranties, expressed or implied, as to accuracy, completeness, or results obtained from this information.

MATURITY DATE	SECURITY TYPE	DISCOUNT/ SPREAD	YIELD
Agency Discount Notes			
24-Feb-12	FHLB	0.050%	0.051%
30-Mar-12	FHLB	0.055%	0.056%
27-Apr-12	FHLB	0.060%	0.061%
30-May-12	FHLB	0.060%	0.061%
27-Jun-12	FNMA	0.080%	0.081%
25-Jul-12	FNMA	0.080%	0.081%
27-Aug-12	FHLMC	0.080%	0.081%
27-Sep-12	FHLMC	0.080%	0.081%
5-Oct-12	FHLMC	0.100%	0.102%
29-Nov-12	FHLB	0.090%	0.092%
27-Dec-12	FHLMC	0.100%	0.102%
7-Jan-13	FHLB	0.135%	0.137%
Commercial Paper			
29-Feb-12	General Electric Co	0.080%	0.081%
2-Apr-12	General Electric Co	0.110%	0.112%
30-Apr-12	N/A	-	-
29-May-12	GE Capital Corp	0.180%	0.183%
28-Jun-12	GE Capital Corp	0.290%	0.294%
30-Jul-12	Toyota Motor Credit	0.360%	0.366%
23-Oct-12	Toyota Motor Credit	0.610%	0.621%
Agency Bullets (Non-Callable)			
8-Feb-13	FHLB 0.17	-4.0	0.171%
29-Apr-13	FNMA 4.00	0.0	0.211%
30-Jul-13	FHLB .25	+2.5	0.236%
18-Oct-13	FHLB 3.625	+6.0	0.271%
5-Feb-14	FNMA 2.75	+16.5	0.376%
30-Jul-14	FHLMC 1.00	+17.0	0.381%
9-Feb-15	FHLMC 2.875 ***	+21.0	0.508%

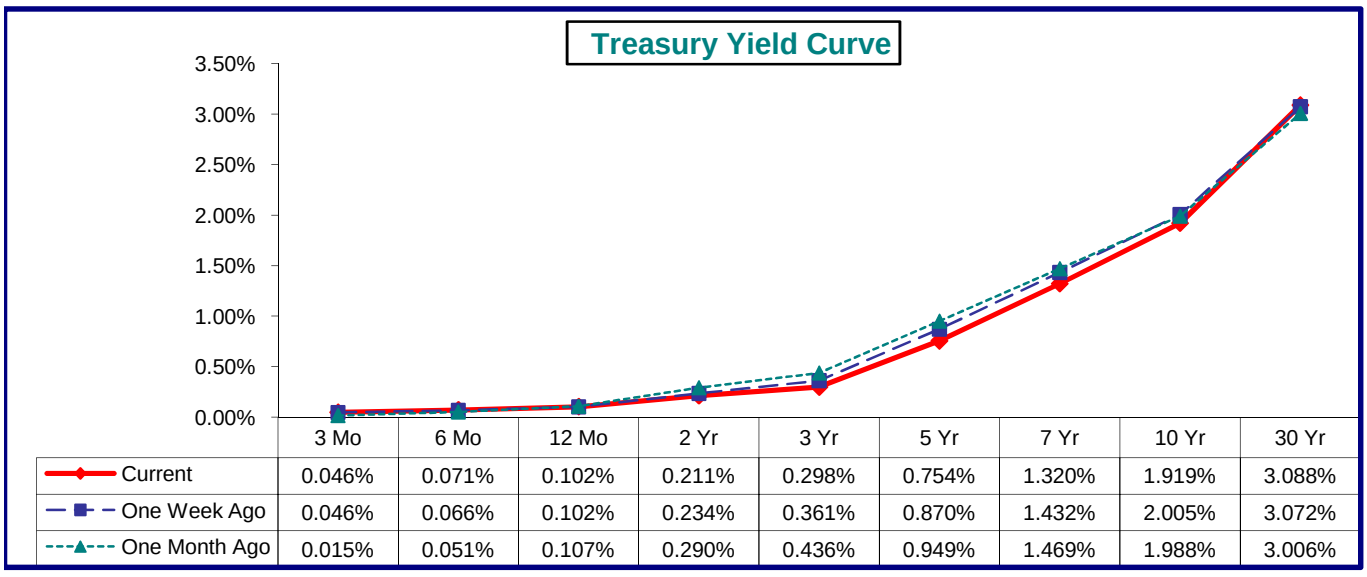
*** Spread versus 3-Year Treasury (All others vs 2-Year)

Investment Pool Yields:	TexPool	TexSTAR
Previous Day:	0.074%	0.083%
7 Day Moving Avg:	0.103%	0.105%

Agency Discount Note Yields	Current	Week Ago	Month Ago
1 Mo	0.051%	0.030%	0.001%
2 Mo	0.056%	0.041%	0.010%
3 Mo	0.061%	0.046%	0.020%
6 Mo	0.081%	0.086%	0.066%
9 Mo	0.102%	0.102%	0.081%
12 Mo	0.137%	0.142%	0.153%

Commercial Paper Yields	Current	Week Ago	Month Ago
1 Mo	0.081%	0.091%	0.041%
2 Mo	0.112%	0.112%	0.091%
3 Mo	-	-	0.172%
4 Mo	0.183%	0.213%	0.304%
5 Mo	0.294%	0.305%	0.386%
6 Mo	0.366%	0.396%	0.488%
9 Mo	0.621%	0.651%	0.784%

Agency Bullet Yields	Current	Week Ago	Month Ago
1 Yr	0.171%	0.189%	0.190%
1.5 Yr	0.236%	0.269%	0.320%
2 Yr	0.376%	0.394%	0.465%
2.5 Yr	0.381%	0.504%	0.605%
3 Yr	0.508%	0.581%	0.716%



	3 Mo	6 Mo	12 Mo	2 Yr	3 Yr	5 Yr	7 Yr	10 Yr	30 Yr
Current	0.046%	0.071%	0.102%	0.211%	0.298%	0.754%	1.320%	1.919%	3.088%
One Week Ago	0.046%	0.066%	0.102%	0.234%	0.361%	0.870%	1.432%	2.005%	3.072%
One Month Ago	0.015%	0.051%	0.107%	0.290%	0.436%	0.949%	1.469%	1.988%	3.006%

Kenneth L. Maun
Tax Assessor Collector
Collin County
2300 Bloomdale Rd
P.O. Box 8046
McKinney, Texas 75070
972- 547-5020
Metro 424-1460 Ext.5020
Fax 972-547-5040

February 10, 2012

Mayor Maher Maso
City of Frisco
6101 Frisco Square Blvd
Frisco, Texas 75034

Dear Mayor Maso,

Enclosed is the Monthly Collection Report for:	**January 2012**
The City of Frisco tax collections for the month were:	**$25,338,156.48**
The Rollback Collections for the month were:	**$585,022.21**

Sincerely,

Kenneth L. Maun
Tax Assessor Collector

Attachment

cc: **Elizabeth Corona, Revenue Collections/Tax Collector**
George Purefoy, City Manager
Nell Lange, Assistant City Manager
Anita Cothran, Director of Financial Services (Rollback, Dist Summ, Detail Coll by Year,YTD Summary)

KM:ds

Kenneth L Maun
Tax Assessor/Collector
Collin County
P O Box 8046
McKinney Tx 75070

Monthly Collection Status Report
January 2012

City of Frisco #12

	Collections Month of January	Cumulative Total 10/1/11 thru 1/31/12	% of Collections
Current Tax Year Collections			
Base M&O	$13,938,769.59	$32,254,294.42	87.75%
Base I&S	10,500,611.95	24,298,403.82	
Late Renditon Penalty	4,807.28	9,927.91	
P&I M&O	1,972.43	2,284.75	
P&I I&S	0.00	0.00	
P&I I&S Bond			
Attorney Fee	0.00	0.00	
Subtotal	$24,446,161.25	$56,564,910.90	87.76%
Delinquent TaxYears Collections			
Base M&O	$408,166.35	$800,086.73	
Base I&S	361,658.15	671,891.70	
Late Rendition Penalty	68.08	114.40	
P&I M&O	64,184.57	183,999.73	
P&I I&S	57,918.08	152,699.78	
P&I I&S Bond			
Attorney Fee	1,457.24	136,966.83	
		0.00	
Subtotal	$893,452.47	$1,945,759.17	3.02%
Combined Current & Delinquent:			
Base M&O	$14,346,935.94	$33,054,381.15	
Base I&S	10,862,270.10	24,970,295.52	
Late Rendition Penalty	4,875.36	10,042.31	
P&I M&O	66,157.00	186,284.48	
P&I I&S	57,918.08	152,699.78	
P&I I&S Bond			
Attorney Fee	1,457.24	136,966.83	
		0.00	
Total Collections	$25,339,613.72	$58,510,670.07	90.78%
Original 2011 Tax Levy		$64,450,701.58	100.00%

Kenneth L Maun
Tax Assessor/Collector
Collin County
P O Box 8046
McKinney Tx 75070

Cumulative Comparative Collection Status Report
January 2012

City of Frisco #12

	Collections thru January 2012	% Collections	Collections thru January 2011	% Collections
Current Tax Year Collections				
Base M&O	$56,552,698.24	87.75%	$54,483,361.52	84.96%
Late Renditon Penalty	9,927.91		9,816.21	
P&I M&O	2,284.75		2,008.94	
Attorney Fee	0.00		0.00	
Subtotal	$56,564,910.90	87.76%	$54,495,186.67	84.97%
Delinquent Tax Years Collections				
Base M&O	$1,471,978.43		$350,675.70	
Late Renditon Penalty	114.40		213.95	
P&I M&O	336,699.51		84,865.42	
Attorney Fee	136,966.83		50,782.75	
	0.00		0.00	
Subtotal	$1,945,759.17	3.02%	$486,537.82	0.76%
Combined Current & Delinquent:				
Base M&O	$58,024,676.67		$54,834,037.22	
P&I M&O	338,984.26		86,874.36	
Late Rendition Penalty	10,042.31		10,030.16	
Attorney Fee	136,966.83		50,782.75	
	0.00			
Total Collections	$58,510,670.07	90.78%	$54,981,724.49	85.73%
Adjusted 2010 Tax Levy			$64,130,894.11	100.00%
Original 2011 Tax Levy	$64,450,701.58	100.00%		

Kenneth L Maun
Tax Assessor/Collector
Collin County
P O Box 8046
McKinney Tx 75070

Levy Outstanding Status Report
January 2012

City of Frisco #12

	Current Tax Year	Delinquent Tax Years
Current Month:		
Tax Levy Remaining as of 12/31/11	$33,241,633.73	$1,324,493.99
Base M&O Collections	24,439,381.54	769,824.50
Supplement/Adjustments	367.70	157,661.19
Write-off	0.00	0.00
Remaining Levy as of 1/31/12	$8,802,619.89	$712,330.68
Cumulative (From 10/01/11 thru 1/31/12)		
Original 2011 Tax Levy (as of 10/01/11)	$64,450,701.58	$1,271,301.44
Base M&O Collections	56,552,698.24	1,471,978.43
Supplement/Adjustments	904,616.55	913,007.67
Write-off	0.00	0.00
Remaining Levy as of 1/31/12	$8,802,619.89	$712,330.68

Kenneth L Maun
Tax Assessor/Collector
Collin County
P O Box 8046
McKinney Tx 75070

Monthly Distribution Report
January 2012

City of Frisco #12

	Distribution Month of January	Distribution 10/1/11 thru 1/31/12
Weekly Remittances:		
Week Ending 1/6/12	$3,508,501.32	$5,235,974.07
Week Ending 1/13/12	$7,946,465.18	$10,377,873.66
Week Ending 1/20/12	$3,598,030.08	$11,496,815.09
Week Ending 1/27/12	$6,920,990.38	$10,771,248.71
Week Ending 1/31/12	$3,363,925.70	$20,444,255.46
Total Weekly Remittances	$25,337,912.66	$58,326,166.99
Overpayment from Prior Month	$0.00	$47,034.00
Manual Adjustment Refund	$0.00	$0.00
Commission Paid Delinquent Attorney	$1,457.24	$136,966.83
Entity Collection Fee	$0.00	$0.00
Judgement Interest	$0.00	$0.00
5% CAD Rendition Penalty	$243.82	$502.25
Total Disbursements	$25,339,613.72	$58,510,670.07
Carryover to Next Month	$0.00	$0.00

City of Frisco
Permits - Bldg Insp End of Month Report (No Impact Fees)
For the Period 1/1/2012 thru 1/31/2012

Type	Subtype	Description	Sq Footage	Valuation	Fees Assessed	Fees Paid	Collin	Denton	Permits Issued
BUILDING	CNEW	New commercial structures	3,318.00	$700,000.00	$3,249.69	$3,249.69	1		1
BUILDING	CALT	Commercial alterations	88,097.00	$257,350.00	$2,871.16	$2,871.16	8	1	9
BUILDING	CIFO	Commercial interior finish-outs (storefronts)	30,804.00	$1,114,200.00	$9,918.33	$9,918.33	10	2	12
BUILDING	CADD	Commercial additions		$185,000.00	$1,224.50	$1,224.50	2		2
BUILDING	COMM	Miscellaneous commercial modifications (cellular equip., paving, etc.)							0
CO		Certificates of Occupancy	21,954.00		$1,235.00	$1,235.00	9	2	11
BUILDING	CDMO	Commercial demolitions	13,155.00	$36,661.00	$100.00	$100.00	1	1	2
BUILDING	SCHA	Existing school, alteration or addition to	20,815.00	$1,000,000.00	$6,409.60	$6,409.60	4		4
BUILDING	SCHL	New school / education facility building							0
		Section Subtotals	**178,143.00**	**$3,293,211.00**	**$25,008.28**	**$25,008.28**	**35**	**6**	**41**
BUILDING	MNEW	Multifamily structure	428,809.00	$25,155,393.59	$97,486.69	$97,486.69	1		1
BUILDING	MADD	Addition to existing multifamily structure							0
BUILDING	MALT	Alteration to existing multifamily structure							0
MULTIFAMILY		Multifamily registration for bldg and site insp	1,503	$0.00		$9,190.00	5		5
		Section Subtotals	**428,809.00**	**$25,155,393.59**	**$97,486.69**	**$106,676.69**	**6**		**6**
BUILDING	SNEW	Single-family dwellings	294,435.00	$17,705,475.27	$157,219.24	$157,219.24	26	40	66
BUILDING	SADD	Addition to existing single-family structure	1,254.00	$63,741.50	$1,253.60	$1,253.60	2	4	6
BUILDING	SALT	Alteration to existing single-family structure	14,649.00	$817,490.63	$13,507.87	$13,507.87	37	33	70
BUILDING	MISC	Various miscellaneous modifications (concrete slab, etc.)		$21,100.00	$415.50	$415.50		2	2
BUILDING	SDMO	Single-family residential demolition							0
BUILDING	DPLX	Duplex							
BUILDING	MOBH	Mobilehome							
BUILDING	Others	Other building permits	10,200.00	$240,000.00	$245.00	$245.00	1	1	
		Section Subtotals	**320,538.00**	**$18,847,807.40**	**$172,641.21**	**$172,641.21**	**66**	**80**	**14**
POOL	RES POOL	Residential swimming pools and spas		$1,184,400.00	$5,510.00	$5,510.00	12	21	
POOL	SEMI PUB POOL	New pool/spa construction (apartments, hotels, HOA, etc.)							
POOL	Others	Miscellaneous water features (ponds, fountains, other water features over 2 ft in depth)							
		Section Subtotals		**$1,184,400.00**	**$5,510.00**	**$5,510.00**	**12**	**21**	**33**

Note: Fees Assessed may reflect additional fees after permit issuance.

Type	Subtype	Description	Sq Footage	Valuation	Fees Assessed	Fees Paid	Collin	Denton	Permits Issued
FENCE	RES	Residential fence installation				$960.60	29	19	48
FENCE	SCRN WALL	Masonry screening wall installation				$160.00	3	5	8
FENCE	RETAINING WALL	Masonry or wood retaining wall over 2ft				$20.00		1	1
FENCE	Others	Other Fence installations				$180.15	2	3	5
		Section Subtotals				**$1,320.75**	**34**	**28**	**62**
ELECTRICAL	ALT/ADD	Upgrade panels and other electrical				$545.00	8	6	14
ELECTRICAL	NEW	New electrical systems installation							0
PLUMBING	ALT/ADD	Upgrade existing plumbing				$914.00	24	10	34
PLUMBING	WATER HEATER	Water heater installation				$3,955.00	90	45	135
BING	IRRIGATION	Irrigation/sprinkler system installation				$16,889.00	43	50	93
BING	OSSF	On-site sanitation facility							0
ANICAL	ALT/ADD	Furnace/air conditioner systems				$994.75	12	4	16
ANICAL	NEW	New mechanical installations							0
RICAL	Other	Other miscellaneous electrical							0
BING	Other	Other miscellaneous plumbing							0
ANICAL	Other	Other miscellaneous mechanical							0
		Section Subtotals				**$23,297.75**	**177**	**115**	**292**
	BANN	Temporary Banners				$1,500.00	12	7	19
	INFLATABLE SIGN	Large secured static balloon, temporary advertisement				$300.00	1	2	3
SIGN	MONUMENT INDIVIDUAL	Permanent sign with masonry border				$300.00	2		2
SIGN	PROJECT/DEVELOPMENT	Temporary wooden sign advertising future development				$450.00	1	2	3
SIGN	REAL ESTATE	Temporary wooden sign at property for lease or sale				$1,050.00	3	4	7
SIGN	SUBDIVISION MONUMENT	Decorative entry, or other location, features within a development				$150.00	1		1
SIGN	SUBDIVISION IDENTITY	Masonry signage incorporated with the subdivision screen wall				$600.00		4	
SIGN	WALL	Permanent sign attached to side of an approved wall of a structure							
SIGN	CANOPY	Canopy							
SIGN	MENU BOARD	Drive-thru menu boards							
SIGN	PROJECTING	Sign installed that extends outward from a wall							
SIGN	Others	Other miscellaneous signs				$4,200.00	26	2	
		Section Subtotals				**$8,550.00**	**46**	**21**	**0**

Note: Fees Assessed may reflect additional fees after permit issuance.

AGENDA ITEM #5.

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Type	Subtype	Description	Sq Footage	Valuation	Fees Assessed	Fees Paid	Collin	Denton	Permits Issued
HEALTH	CONV	Convenience stores				$600.00	4		4
HEALTH	CAFT	Cafeteria (i.e. hospitals, office buildings)				$400.00	1		1
HEALTH	DAYC	Daycares, includes private & religious daycare facilities				$810.00	3		3
HEALTH	GROC	Grocery stores				$1,385.00	1	1	2
HEALTH	HLTD	Other businesses required by government regulatory authority to have health-related inspections (i.e. bed & breakfast)				$150.00	1	2	3
HEALTH	MBHT	Mobile catering vehicles, hot				$300.00			1
HEALTH	MBCD	Mobile catering vehicles, cold							0
HEALTH	KIOSK HLTH	Food-related sales - non-mobile							0
HEALTH	PRIVATE HLTH	Nursing, assisted living, or the like				$1,210.00	3		3
HEALTH	REST	Restaurants, dining food establishments				$15,855.00	26	9	35
HEALTH	SCHOOL / CITY	School district and private educational facilities, City facilities						1	1
HEALTH	THLT	Temporary health permits				$205.00	3	1	4
HEALTH	Others	Other health permits							0
		Section Subtotals				**$20,915.00**	**42**	**14**	**57**
SWIM	SWPUB	Public pools and spas							0
SWIM	SWRES	HOA community pools and spas							0
SWIM	SWSEMI	Hotels and apartment communities pools and spas				$5,450.00	10	7	17
		Section Subtotals				**$5,450.00**	**10**	**7**	**17**
SPECIALEVENT	Others	Miscellaneous SPECIALEVENTs							0
SPECIALEVENT	SIDEWALK	Existing business sidewalk sale							0
SPECIALEVENT	OUTDOOR	Outdoor							0
SPECIALEVENT	PARKING LOT	Parking lot							
SPECIALEVENT	SEASONAL	Seasonal - holiday trees, pumpkins, etc.							
SPECIALEVENT	TENT	Tent				$120.00	1		
		Section Subtotals				**$120.00**	**1**		

Note: Fees Assessed may reflect additional fees after permit issuance.

Type	Subtype	Description	Sq Footage	Valuation	Fees Assessed	Fees Paid	Collin	Denton	Permits Issued
REGISTRATION	ELEC REG	Electrical contractors registrations				$452.00			9
REGISTRATION	MECH REG	Mechanical contractor registrations				$403.00			8
REGISTRATION	PLUMB REG	Plumbing contractor registrations							10
REGISTRATION	GENERAL REG	General contractor registrations, no fees							36
REGISTRATION	IRRIGATION	iRRIGATION contractor registrations, no fees				$100.00			3
REGISTRATION	Others	Other contractor registrations				$225.00			8
		Section Subtotals				**$1,180.00**			**74**
		Totals on report	**927,490.00**	**$48,480,811.99**	**$300,646.18**	**$370,669.68**	**429**	**292**	**796**

AGENDA ITEM #5.

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Note: Fees Assessed may reflect additional fees after permit issuance.

AGENDA ITEM #6.

Department of Public Works
11300 Research Road
Frisco, Texas 75034
Phone: 972-292-5800 Fax: 972-292-5891

Frisco Public Works

Memorandum

To: City Council

From: Gary Hartwell

CC: Henry Hill

Date: February 13, 2012

Re: Monthly Report for January, 2012

We recorded 7.1 inches of rainfall in January and used 451.5 million gallons of water for the month. Our average usage was 14.6 million gallons per day (mgd) or about 118 gallons per person per day (gpcd). Our daily water usage ranged from a minimum of 11.1 mgd (90 gpcd) on January 25 to a maximum of 20.1 mgd (162 gpcd) on January 4.

The January bacteriological and disinfectant by-product samples all tested negative for any contamination. All of our chlorine samples tested within the normal limits for water quality.

We installed 86 water meters in January and we televised 95 private service lines for new homes.

Mike Barth performed 47 free irrigation check-ups in January, of which 29 were for residents requesting the free checkup and the remaining 18 were for violations, high usage, or for new registrations. We now have about 2,756 water customers signed up to receive the free e-mail for weekly watering advice. We have completed about 6,300 check-ups since this program began.

We inspected 206 fire hydrants and 230 manholes for proper operation. We repaired 7 sidewalks and installed/replaced 105 traffic signs in January.

With our contract street sweeping service, we had 658 miles of Frisco streets swept in January.

With the NTMWD reporting data delayed by one month, we collected about 2,652 residential tons and about 3,040 tons of commercial solid waste in December. Curbside recycling was about 1,186 tons in December.

Public Works Monthly Report To Council

	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12
Monthly Rainfall (Inches)	1.5	1.0	0.2	2.8	7.1	1.7	0.0	1.4	1.0	4.1	1.4	4.7	7.1
Productivity													
Street - Sidewalk Hazards Repaired/Month	6	4	9	9	10	8	7	5	7	8	8	7	7
Traffic - Signs Installed Per Week	30	19	29	20	60	36	55	95	20	44	21	16	25
Water - Fire Hydrants Inspected Per Day	14	29	35	29	40	35	35	51	31	42	21	22	10
Sewer - Manholes Inspected Per Month	119	148	173	247	184	79	114	322	255	169	205	222	230
Meter - Meters Installed Per Day	6	5	7	6	7	6	5	6	5	4	6	4	4
Street Sweeping (Curb Miles)	658.0	658.0	658.0	658.0	658.0	658.0	658.0	658.0	658.0	658.0	658.0	658.0	658.0
Free Irrigation Check-ups	27	19	125	147	127	165	159	206	176	127	223	91	47
Water Quality and Usage													
Water Delivered To Frisco (Million Gallons)	421.1	407.1	644.9	704.2	685.2	1,119.1	1,447.8	1,452.6	1,296.8	916.4	568.5	447.3	451.5
Gallons Per Person Per Day	113.4	121.2	173.1	194.6	194.6	307.3	383.6	383.7	352.9	240.7	154.0	116.9	117.7
Bacteriological Samples Passing (90/Month)	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Chlorine Samples Passing (6/Day)	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DBP Samples Passing (4/Quarter)			100%			100%			100%			100%	
Meter Division													
New Meters Installed	115	106	160	116	136	139	103	139	114	85	110	83	86
Construction Fire Hydrant Meters Rented	69	70	77	68	88	101	117	106	94	102	96	89	88
ROW Inspections													
Right of Way Permits Issued	42	39	55	70	49	64	67	63	73	218	243	200	283
Private Sewer Service Lines Televised	108	97	164	119	119	172	114	212	131	98	100	93	95
Environmental Services Division													
Residential Tonnage	2523.1	2,271.2	2,780.9	2,839.3	2,823.8	2,935.7	2,505.8	2,562.8	2,508.4	2,300.9	2,622.9	2,652.1	Delayed
Residential Citizen Use	250.8	192.1	337.8	332.4	305.0	346.9	370.9	290.8	231.7	308.2	297.8	389.4	Delayed
Commercial Tonnage	2762.7	2,527.5	3,007.7	3,040.5	3,386.5	3,090.8	2,897.4	3,188.3	2,927.0	2,942.8	2,887.8	3,040.2	Delayed
Curbside Recycling Tonnage	1061.5	899.4	1,076.2	1,022.3	1,028.6	1,070.1	866.9	978.0	950.6	913.0	1,073.1	1,186.2	Delayed
Compost (Yardwaste) Tonnage	117.2	96.7	436.2	341.2	225.6	206.6	151.8	146.7	130.1	130.9	136.2	126.5	Delayed
Landfill Tonnage	1097.9	638.0	837.8	655.7	916.6	872.3	1,471.7	1,007.4	1,007.9	950.3	705.6	558.4	Delayed
*Cardboard (New Move-Ins) Tons	2.0	0.6	2.7	1.2	3.6	5.1	6.3	3.2	4.4	3.0	4.4	6.1	Delayed

Public Works Monthly Report To Council

Annual Totals	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Monthly Rainfall (Inches)	52.8	37.9	66.7	34.4	35.1	68.1	38.9	41.8	31.3	26.9	7.1		
Productivity													
Street - Avg Sidewalk Hazards Repaired/Month	ND	ND	ND	ND	ND	33	18	27	16	7	7		
Traffic - Avg Signs Installed Per Week	ND	ND	ND	ND	ND	13	16	28	37	37	25		
Water - Avg Fire Hydrants Inspected Per Day	ND	ND	ND	ND	ND	55	41	41	41	32	10		
Sewer - Avg Manholes Inspected Per Month	ND	ND	ND	ND	ND	196	243	183	212	186	230		
Meter - Avg Meters Installed Per Day	ND	ND	ND	ND	ND	9	6	4	5	6	4		
Street Sweeping (Curb Miles)	4,839.2	6,106.0	6,020.0	3,206.3	10,334.5	10,260.5	12,646.5	12,750.1	7,896.0	7,896.0	658.0		
Free Irrigation Check-ups	ND	ND	ND	ND	660	515	933	1,260	1,193	1,592	47		
Water Quality and Usage													
Water Delivered To Frisco (Million Gallons)	4,926.9	5,912.0	5,588.3	7,767.0	8,033.6	6,890.1	8,612.4	7,628.9	8,862.2	10,111.0	451.5		
Average Gallons Per Person Per Day	267.0	292.4	230.6	287.9	249.3	196.1	233.8	201.1	205.0	228.0	117.7		
Bacteriological Samples Passing (90/Month)	100%	100%	100%	100%	100%	100.0%	100%	100%	100%	100%	100%		
Chlorine Samples Passing (6/Day)	100%	100%	100%	100%	100%	100.0%	100%	100%	100%	100%	100%		
Trihalomethane Samples Passing (4/Quarter)	100%	100%	100%	100%	100%	100.0%	100%	100%	100%	100%			
Meter Division													
New Meters Installed	3,390	3,299	3,626	3,714	3,582	1,931	1,450	1,049	1,338	1,406	86		
Construction Fire Hydrant Meters Rented	130	161	162	178	1,198	1,826	1,963	1,395	928	1,077	88		
ROW Inspections													
Right of Way Permits Issued	832	505	724	1,694	1,220	1,176	1,127	695	680	1,183	283		
Private Sewer Service Lines Televised	3,361.0	3,213	3,957	4,398	4,124	2,079	1,327	1,048	1,557	1,527	95		
Environmental Services Division													
Residential Tonnage	21,702.3	25,082.4	26,991.5	24,522.1	26,239.4	29,278.1	30,701.0	28,668.9	31,763.4	31,327.0	0.0		
Residential Citizen Use	1,123.5	2,035.7	2,188.0	2,197.1	2,265.0	2,214.7	2,609.1	2,356.3	3,044.9	3,653.8	0.0		
Commercial Tonnage	19,973.0	21,987.3	25,495.6	25,619.1	28,631.0	31,026.4	32,465.6	29,591.6	34,735.8	35,699.0	0.0		
Curbside Recycling Tonnage	2,115.0	2,592.0	4,587.5	7,893.0	10,342.5	10,802.9	11,750.5	10,705.6	12,203.8	12,125.9	0.0		
Compost (Yardwaste) Tonnage	920.0	1,493.0	1,498.3	1,504.0	1,124.9	1,799.4	2,020.9	2,233.1	2,485.2	2,245.8	0.0		
Landfill Tonnage	5,366.2	18,005.2	25,220.2	22,546.6	23,481.6	26,414.8	27,148.7	16,904.5	9,119.5	10,719.5	0.0		
*Cardboard (New Move-Ins) Tons	ND	ND	18.8	87.0	108.5	141.2	186.7	47.9	37.4	42.5	0.0		

Note: *New program implemented August 2004. **ND = No Data** **Delayed = Data compiled by NTMWD**

Performance measures

COUNCIL STRATEGIC FOCUS December 2011

Sustainable city		**2011**	**2010**	% Change
	Residential Services			
	# of households	36,967	35,563	3.95%
	Tonnage - trash	2,652.11	2,794.77	-5.10%
	Tonnage -recycling	1,186.16	1,237.72	-4.17%
	Lbs per household recycling	64.17	69.61	-7.81%
	Lbs per household trash	143	157.17	-8.71%
	Diversion Rate (r vs t)	30.90%	30.69%	0.68%
	Commercial Services			
	Tonnage - trash	3,040.17	2,955.68	2.86%
	# Dumpster Accounts	744	628	18.47%
	# Compactor Accounts	75	67	11.94%
	# Commercial carts	148	147	0.68%
	# of roll offs	11	9	22.22%
	Lbs per cu yd (D)	68	64	6%
	Lbs per cubic yard (CO)	313	290	8%
	Construction Waste			
	# Accounts (Champion)	54	47	14.89%
	C & D Landfill Tonnage	526.23	735.00	-28.40%
	# of hauls per month (Champion)	108	96	12.50%
	# of hauls per month (IESI)	17	20	-15.00%
Public Health and Safety				
	# of participants hhw	265	297	-10.77%
Infrastructure	Roadside litter pick up (hours cleaned)	24	0	100.00%
Civic Involvement	# of educational presentations	5	6	-17%
	# of citizens reached	18280	17000	8%
	# of streets adopted	59	51	16%
	# of volunteer hours	28	13	115%
	Cost savings to City	$567.00	$263.25	115%
	# of participants chunk your junk/quarterly	N/A	N/A	N/A
Excellence in City Government				
Call center work orders	Misc	949	707	34%
	# of deliveries newcomer packets	317	382	-17%
	# of deliveries - carts	119	138	-14%
	Total	1385	1227	13%
Long Term Financial Health				
	Used Cardboard Sales	$451.66	$126.60	256.76%

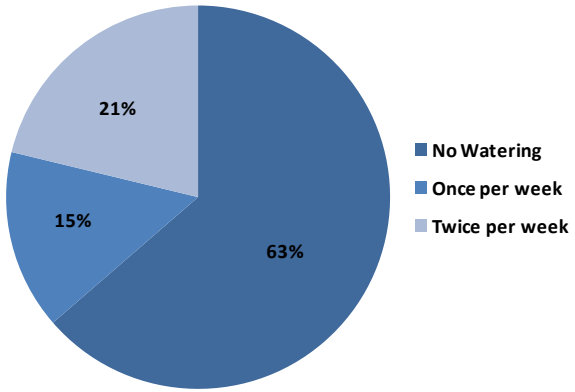
2011 WATERWISE PROGRAM REVIEW

LAWN WATERING RECOMMENDATIONS

	# WEEKS	TOTAL %
NO WATERING	33	63%
ONCE PER WEEK	8	15%
TWICE PER WEEK	11	21%
TOTAL	52	100%

RECOMMENDATIONS BY VOLUME		
0"	33	0
0.25"	4	1"
0.50"	4	2"
0.75"	10	7.5"
1.00"	1	1"
TOTAL	52	11.5"

RECOMMENDATIONS BY WEEK	
NO WATERING	1/9, 1/16, 1/23, 1/30, 2/6, 2/13, 2/20, 2/27, 4/3, 4/10, 4/17, 4/24, 5/1, 5/8, 5/15, 5/22, 5/29, 6/26, 8/14, 9/18, 10/9, 10/16, 10/23, 10/30, 11/6, 11/13, 11/20, 11/27, 12/4, 12/11, 12/18, 12/25, 1/1
ONCE PER WEEK	3/6, 3/13, 3/20, 3/27, 8/28, 9/11, 9/25, 10/2
TWICE PER WEEK	6/5, 6/12, 6/19, 7/3, 7/10, 7/17, 7/24, 7/31, 8/7, 8/21, 9/4



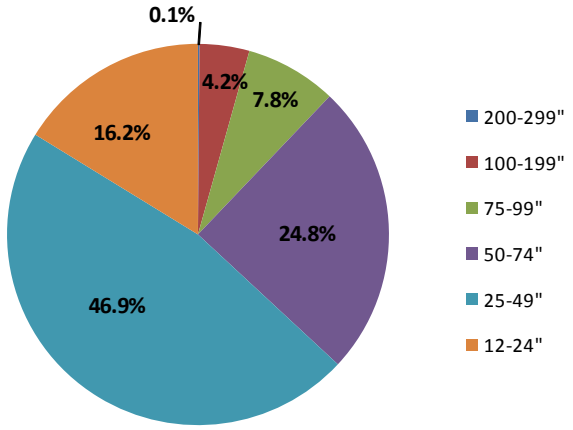
	TRASH DAY	ADD. WATERING DAY	DAYS NEEDED TO WATER
1/9	0.00	0.00	0
1/16	0.00	0.00	0
1/23	0.00	0.00	0
1/30	0.00	0.00	0
2/6	0.00	0.00	0
2/13	0.00	0.00	0
2/20	0.00	0.00	0
2/27	0.00	0.00	0
3/6	0.25	0.00	1
3/13	0.25	0.00	1
3/20	0.25	0.00	1
3/27	0.25	0.00	1
4/3	0.00	0.00	0
4/10	0.00	0.00	0
4/17	0.00	0.00	0
4/24	0.00	0.00	0
5/1	0.00	0.00	0
5/8	0.00	0.00	0
5/15	0.00	0.00	0
5/22	0.00	0.00	0
5/29	0.00	0.00	0
6/5	0.50	0.25	2
6/12	0.50	0.25	2
6/19	0.50	0.50	2
6/26	0.00	0.00	0
7/3	0.50	0.25	2
7/10	0.50	0.25	2
7/17	0.50	0.25	2
7/24	0.50	0.25	2
7/31	0.50	0.25	2
8/7	0.50	0.25	2
8/14	0.00	0.00	0
8/21	0.50	0.25	2
8/28	0.50	0.00	1
9/4	0.50	0.25	2
9/11	0.50	0.00	1
9/18	0.00	0.00	0
9/25	0.50	0.00	1
10/2	0.50	0.00	1
10/9	0.00	0.00	0
10/16	0.00	0.00	0
10/23	0.00	0.00	0
10/30	0.00	0.00	0
11/6	0.00	0.00	0
11/13	0.00	0.00	0
11/20	0.00	0.00	0
11/27	0.00	0.00	0
12/4	0.00	0.00	0
12/11	0.00	0.00	0
12/18	0.00	0.00	0
12/25	0.00	0.00	0
1/1	0.00	0.00	0
TOTAL	11.5 inches		

HIGH-USE RESIDENTIAL WATER ACCOUNTS

HIGH USE ACCOUNTS	
ACCOUNTS OVER 12"	10,589
TOTAL WATER USED	1,915,068,311
AVERAGE USE	180,855

INCHES APPLIED	ACCOUNTS	GALLONS USED	PERCENT
200-299"	3	2,407,360	0%
100-199"	158	80,731,104	4%
75-99"	408	148,608,351	8%
50-74"	1759	475,332,721	25%
25-49"	5109	897,224,306	47%
12-24"	3152	310,764,469	16%
TOTAL	10589	1,915,068,311	100%

INCHES APPLIED	ACCOUNTS	TOTAL	PERCENT
200"+	3	2,267,094	0%
100"+	161	83,138,464	4%
75"+	569	231,746,815	12%
50"+	2328	707,079,536	37%
25"+	7437	1,604,303,842	84%
12"+	10589	1,915,068,311	100%



PROGRAMS & DROUGHT INFO

WATERWISE EMAIL ADDRESSES	
TOTAL	2,452
NEW	1,087
SENT/REC'D EMAILS	95,170

FREE SPRINKLER SYSTEM CHECK-UPS	
Jan	27
Feb	19
Mar	125
Apr	147
May	127
Jun	165
Jul	159
Aug	202
Sept	176
Oct	127
Nov	223
Dec	91
Total	1,588

WATER WASTE VIOLATIONS BY DROUGHT STAGE	
STAGE 1 (4/19/11)	
STAGE 2 (8/19/2011)	2,
STAGE 3 (11/1/2011)	
TOTAL	2,

REPORTED WATER WASTE OBSERVATIONS	
ONLINE REPORTS	854

FRISCO

AGENDA ITEM #7.

TEXAS' RISING STAR
FRISCO
CONVENTION & VISITORS BUREAU

EXECUTIVE DIRECTOR/STAFF REPORT: January 2012

- **Visitor Guide Fulfillments** Mail: **585** e-Brochures: **2,003** Downloads: **15**
  - Tour Texas – 277
  - Southern Living – 267
  - Texas Monthly – 14
  - Discover Texas – 13
  - See Texas First – 14
  - Tour Texas PDF Downloads – 15
  - See Texas First e-Brochure – 2,003
- **Convention Groups Serviced**:
  - NCAA
  - AACPM
  - Alliance Hockey
  - TCCTA
  - Texas CASA
  - SBTC
  - Texas Home School (Basketball)
- **Day Trips Generated:**
  - Emmanuel Baptist Church, OKC (**Feb. 2, 2012**)
- **Site Inspections:**
  - Horizon Meetings, re: TORCH
  - Texas CASA
  - Prime Lending
  - Spirit Celebration
  - Miss Texas
  - FDIC
  - DFWTGA
  - SW Electrical Metering
- **Meetings/Events Attended**:
  - Social Media Meeting & Launch Plan
  - NCAA Events & Wrap Up meetings
  - Winter Games & Recap
  - Frisco Chamber Board Meeting
  - Annual Economic Forecast at SMU Cox
  - Destination Analyst Conference Call
  - Rita Barker, New Holiday Inn GM

  - DFWATC Sports Alliance Meeting at Cowboys Stadium
  - NSMN Meeting (State of Sports in North Texas)
  - William Fowlkes, Conference Call re: Texas 10 Series Run
  - Mark & Lynn w/NAHL, re: 2012 Events & Texas Trust Fund
  - Leadership Frisco meetings
  - Strictly Frisco Breakfast
  - MPI Chapter Meeting/Luncheon
  - Hilton Direct Luncheon & City Tour
  - City Wide Sales Calls w/Embassy Suites
  - Lunch w/John Linde, Helms Briscoe
  - TXACOM
  - Chamber Banquet
  - DFWATC Annual Meeting
- **Presentations:**
  - Monthly Report to City Council
- **Sales Missions/Travel**:
  - Austin, TX – TSAE SW Showcase & Client Dinner
  - Kansas City, MO – RCMA
  - Reno, NV – Helms Briscoe ABC Conference
  - Phoenix, AZ – Inc 500
- **Special Projects/Events**
  - Radio Interview with Fargo ND
  - Connect Interview
  - Supervisory Academy
  - Frisco Style Interview re:Film Friendly Frisco

Monthly Sales Report
FY 11-12

	Turned Definite				Turned Tentative				Turned Lost			
	FY12		FY11		FY12	FY11	FY10	FY09	FY12	FY11	FY10	FY09
	Rm Nts	# Groups	Rm Nts	# Groups	Room Nights				Room Nights			
October	4,094	14	1,385	5	4,717	2,721	290	608	8,169	1,610	420	1,425
November	4,463	11	2,011	8	11,877	2,847	7,434	2,107	5,555	40	1,470	2,081
December	2,290	7	2,960	5	8,909	5,438	380	3,230	7,591	900	0	555
January	3,390	12	1,124	8	11,979	5,700	3,733	7,288	10,107	3,732	3,198	9,316
February			2,258	6		3,842	4,657	12,884		1,002	2,256	5,403
March			742	5		2,015	5,935	5,236		1,430	5,014	2,867
April			2,187	6		2,938	16,354	3,361		380	150	2,755
May			450	2		3,117	2,523	3,156		3,930	8,143	1,096
June			833	6		12,328	5,964	1,511		2,890	903	2,219
July			1,178	4		11,838	6,547	2,650		2,245	4,375	1,216
August			4,134	8		10,223	8,045	813		4,571	6,044	690
September			260	3		7,155	1,642	5,629		2,560	5,008	1,542
Total	**14,237**	**44**	**19,522**	**66**	**37,482**	**70,162**	**63,504**	**48,473**	**31,422**	**25,290**	**36,981**	**31,165**

Projected Economic Impact of Business Turned Definite

	FY12	FY11	FY10	FY09
October	$ 7,892,336	$ 1,845,499	$ 1,561,928	$ -
November	7,358,191	1,940,336	62,000	70,183
December	1,688,565	2,862,666	2,755,540	1,860,006
January	1,859,763	892,165	6,593,670	358,000
February		1,732,634	1,345,565	206,120
March		980,262	2,052,900	1,067,816
April		1,370,282	1,225,375	1,187,400
May		381,950	1,121,060	7,258,532
June		509,705	13,951	393,148
July		1,601,035	308,255	204,000
August		4,327,785	5,731,300	636,888
September		1,034,216	2,137,350	830,853
Total	18,798,855	19,478,535	24,908,894	14,072,946

Feb 2 2012

*Primary lost business reasons include: availability of space/rooms, rates, board decision; location

PUBLICITY VALUATION
FY 2011 - 2012

YEAR-TO-DATE PRINT PUBLICITY	Media Hosted	Media Missions	Monthly Print Value	Monthly Electronic Value	Total Media Value	FY 11 Value
2011 - 2012 Fiscal Year Publicity						
October	**0**		$ 56,419	$ 1,455	$ 57,874	$ 28,736
November	**0**		6,850	41,723	48,573	53,894
December	**1**		14,492	47,535	62,027	57,851
January			44,482	27,444	71,926	47,171
February					-	128,639
March					-	91,890
April					-	36,737
May					-	28,035
June					-	64,882
July						102,773
August						17,586
September					-	66,277
2004 - 05 Fiscal Year Print/Electronic Values		**398**	**169,177**	**31,950**	**201,127**	
2005 - 06 Fiscal Year Print/Electronic Values		**1,380**	**145,336**	**34,358**	**179,695**	
2006 - 07 Fiscal Year Print/Electronic Values		**1,804**	**121,295**	**190,354**	**311,649**	
2007 - 08 Fiscal Year Print/Electronic Values		**803**	**436,587**	**233,375**	**669,962**	
2008 - 09 Fiscal Year Print/Electronic Values			**299,217**	**383,929**	**683,145**	
2009 - 10 Fiscal Year Print/Electronic Values			**426,875**	**167,470**	**594,345**	
2010 - 11 Fiscal Year-to-Date Print/Electronic Values			**508,356**	**216,116**	**724,472**	**737,796**
2011 - 12 Fiscal Year-to-Date Print/Electronic Values		**230**	**122,243**	**118,157**	**240,399**	**767,796**

	Column Inches:	Publicity Value:
NEWSPAPER:		
Celina Record		
"The Playbook / NCAA Div I Championship"	5.50	$ 58.52
Huntsville Item		
"Frisco: It's Everywhere You Want to Be/NCAA/Elaine Warner"	18.00	$ 551.00
The Forum / Fargo North Dakota		
"Hello Frisco / NCAA / Elaine Warner	79.50	$ 4,213.50
"One of the Biggest Little Places In Texas/NCAA/Elaine Warner"	55.50	$ 2,941.50
Times Record News		
"DFW Events / Xmas in the Square/WGOT/Kurt Thomas Invitational"	3.00	$ 116.73
"DFW Events / Xmas in the Square/WGOT/Kurt Thomas Invitational"	3.00	$ 116.73
"DFW Events / WGOT and Kurt Thomas Invitational"	2.00	$ 77.82
Dallas Morning News		
"3 Things to Watch / Winter Games of Texas"	2.00	$ 1,300.00
"Local News Highlights / Winter Games of Texas"	1.00	$ 650.00
"Sports Enthusiasts Fan Across Frisco / Winter Games of Texas"	22.00	$ 14,300.00
Edmond Sun		
"Frisco, TX Offers It's Own Brand of Fun / Elaine Warner"	70.00	$ 814.80
NeighborsGo/Allen/Frisco/McKinney		
"Go & Do / January 13-15 / Winter Games of Texas"	12.00	$ 252.00
"Trains Expected to Roll / Museum of the American Railroad"	10.00	$ 210.00
"Winter Games of Texas to Hold Competitions in Frisco"	3.00	$ 63.00
"Thousands Expected to Play This Weekend/Winter Games of Texas"	23.00	$ 483.00
"Go & Do / Friday 13th / Winter Games of Texas"	1.50	$ 31.50
"Frisco: Annual Winter Games"	2.50	$ 52.50
"Editors Note: Youth Sports Growing…WGOT"	22.00	$ 462.00
"Frisco: Top Athletes Shine at Winter Games of Texas"	2.50	$ 52.50
"Winter Games Heat Up"	22.50	$ 472.50
"Tailgate Town / Photo Recap / NCAA	15.00	$ 315.00
Little Elm Journal		
"The Playbook / NCAA Div I Championship"	5.50	$ 55.20
"The Playbook / NCAA Div I Championship"	8.50	$ 85.34
Frisco Enterprise		
"Tailgate Gala / Photo Recap / NCAA"	17.50	$ 353.50
Midland Reporter-Telegram		
"Holiday Night Lights On Display/Christmas in the Square"	2.00	$ 55.30
MAGAZINE:		
Meetings South		
"The Unmistakable Metroplex / Dr Pepper Arena, MAR, Home2 Suites"	9.50	$ 1,195.00
Plano Profile		
"Calendar / January / Winter Games of Texas"	1.50	$ 216.32
Sports Destination Management		
Working With the Media by Denise Stokes"	126.00	$ 9,000.00

	Column Inches:	Publicity Value:
Sports Travel		
"Soccer Remains on Solid Footing / U.S. Youth Soccer"	11.50	$ 801.67
Youth Sports Today		
"Winter Games of Texas 2012"		$ 1,500.00
Co-Serv		
"Kicking off the Year With the NCAA"	20.00	$ 3,685.00
Total Print		**$ 44,481.93**
ONLINE		
NBCDFW.com		
"Fans Flock to Soldout FCS Game / Catherine Ross"	1.00	$ 500.00
MyFoxDFW.com		
"Frisco Big Winner in Championship Game"	1.00	$ 125.00
PegasusNews.com		
"Thousands of Amateur Athletes Compete…Winter Games of Texas"	1.00	$ 31.00
"Cirque du Soliel Returns/This Time Quidam"	1.00	$ 31.00
TELEVISION		
KDFW/Fox 4		
"Pole Position Raceway / Good Day"		$ 14,500.86
WFAA/Channel 8		
"Pole Position Raceway"		$ 6,229.08
"Winter Games of Texas / 1/2 value"		$ 1,803.42
"Winter Games of Texas / 1/2 value"		$ 4,223.62
Total Electronic		**$ 27,443.98**
TOTAL PUBLICITY		**$ 71,925.91**

AGENDA ITEM #8.

Frisco Police Department
City of Frisco, Texas

Governance Monitoring Staff Report

To: The Honorable Maher Maso, Mayor, and the Frisco City Council
Thru: George Purefoy, City Manager
From: Todd Renshaw, Chief of Police
Date: 2/14/2012
Re: Monthly Report – January 2012

Report Summary:
Crime data and monthly departmental activity is summarized with a historical perspective.

Comparative Data:
Uniform Crime Index Offenses decreased by 43 incidents (15.52%) from December primarily because of the decrease in thefts, which showed a decrease of over 29 percent.

Report Analysis:
There were 51 reported assaults, 40 of which were family violence assaults.

Burglaries increased by 11 incidents overall. Habitation burglaries decreased by one. Of the 18 habitation burglaries reported, force was used to gain entry in 12 homes. Five homes were entered through an open garage door or unlocked window and one had no signs of forced entry and it is unknown how entry was made.

Building burglaries increased by 12 incidents. Nineteen of the 29 buildings burglarized were under construction.

Burglaries of Motor Vehicle (BMV) decreased by 25 incidents from last month. Ten of the 41 BMVs reported were entered by force; 26 were left unlocked, and it is unknown how entry was made in five vehicles. Only four of the ten vehicles entered by force were parked at a residence location; however, twelve of the 26 unlocked vehicles burglarized were parked at a residence location.

Motor Vehicle Thefts (MVTs) decreased with only three vehicles reported stolen in January.

Supporting Documents:
FPD statistics for January 2012

Staff Recommendation:
None.

Thank you for your consideration of this item; if I can be of any support, please contact me at 972.292.6103 or by email at police@friscotexas.gov

MONTHLY REPORT
January 2012
PART 1 OFFENSES

POPULATION DATA	
January-11	119,879
January-12	123,953

	MONTHLY				YEAR TO DATE					
Offense Category	**Monthly Totals**	**Previous Month's Totals**	**Amount of Change**	**Percent Increase/ Decrease**	**YTD 2012**	**2012 Per 1000/capita**	**YTD 11**	**2011 Per 1000/capita**	**Amount of Change**	**Percent Increase/ Decrease**
Murder	**0**	**0**	**No Change**	***NC**	**0**	**0.00**	**0**	**0.00**	**No Change**	***NC**
Rape	**3**	**0**	**3**	***NC**	**3**	**0.02**	**0**	**0.00**	**3**	***NC**
Robbery	**1**	**2**	**-1**	**-50.00**	**1**	**0.01**	**1**	**0.01**	**No Change**	**0.00**
Individual	0	1	-1	-100.00	0	0.00	0	0.00	No Change	*NC
Business	1	1	No Change	0.00	1	0.01	1	0.01	No Change	0.00
Assaults	**51**	**52**	**-1**	**-1.92**	**51**	**0.41**	**51**	**0.43**	**No Change**	**0.00**
Aggravated	7	6	1	16.67	7	0.06	7	0.06	No Change	0.00
Other Assaults	44	46	-2	-4.35	44	0.35	44	0.37	No Change	0.00
Burglary	**47**	**36**	**11**	**30.56**	**47**	**0.38**	**50**	**0.42**	**-3**	**-6.00**
Habitation	18	19	-1	-5.26	18	0.15	14	0.12	4	28.57
Building	29	17	12	70.59	29	0.23	36	0.30	-7	-19.44
Theft	**132**	**187**	**-55**	**-29.41**	**132**	**1.06**	**158**	**1.32**	**-26**	**-16.46**
Burglary Vehicle	41	66	-25	-37.88	41	0.33	48	0.40	-7	-14.58
Burglary Coin-Op Machine	0	3	-3	-100.00	0	0.00	1	0.01	-1	-100.00
Thefts	88	104	-16	-15.38	88	0.71	94	0.78	-6	-6.38
Motor Vehicle Theft	3	14	-11	-78.57	3	0.02	15	0.13	-12	-80.00
TOTAL OFFENSES	**234**	**277**	**-43**	**-15.52**	**234**	**1.89**	**260**	**2.17**	**-26**	**-10.00**

***NC = NOT CALCULABLE**
BECAUSE SCIENTIFIC CONVENTION STATES DIVISION BY ZERO IS NOT POSSIBLE

Uniform Crime Index Offenses do not always coincide with State offenses; therefore, some offenses may not reflect in UCR statistics (Example: Aggravated Sexual Assault of a male does not reflect in rape, but in assaults.

TRAFFIC ACCIDENT SUMMARY

ACTIVITY	MONTHLY				YEAR TO DATE					
	Monthly Totals	Previous Month's Totals	Amount of Change	Percent Increase/ Decrease	YTD 2012	2012 Per 1000/capita	YTD 11	2011 Per 1000/capita	Amount of Change	Percent Increase/ Decrease
Motor Vehicle Accidents	119	118	1	0.85	119	0.96	109	0.91	10	9.17
Injury Accidents	57	39	18	46.15	57	0.46	31	0.26	26	83.87
Number Transported	48	25	23	92.00	48	0.39	21	0.18	27	128.57
Fatality Accidents	0	0	No Change	*NC	0	0.00	0	0.00	No Change	*NC
Fatalities	0	0	No Change	*NC	0	0.00	0	0.00	No Change	*NC
High Accident Location(s)	0	0								
Criteria: 5 or more accidents at location										

PATROL ACTIVITY

ACTIVITY	MONTHLY				YEAR TO DATE					
	Monthly Totals	Previous Month's Totals	Amount of Change	Percent Increase/ Decrease	YTD 2012	2012 Per 1000/capita	YTD 11	2011 Per 1000/capita	Amount of Change	Percent Increase/ Decrease
Calls for Service	4,521	5,041	-520	-10.32	4,521	36.47	4,717	39.35	-196	-4.16
Citations*	2,037	1,135	902	79.47	2,037	16.43	1,454	12.13	583	40.10
Red Light Camera Summons	436	519	-83	-15.99	436	3.52	0	0.00	436	*NC
9-1-1 Calls	3,854	3,916	-62	-1.58	3,854	31.09	3,408	28.43	446	13.09

**Speeding: 1,028; Red Light: 14; Stop Sign: 55*

CRIMINAL INVESTIGATION ACTIVITY

ACTIVITY	MONTHLY				YEAR TO DATE					
	Monthly Totals	Previous Month's Totals	Amount of Change	Percent Increase/ Decrease	YTD 2012	2012 Per 1000/capita	YTD 11	2011 Per 1000/capita	Amount of Change	Percent Increase/ Decrease
Cases Assigned	640	755	-115	-15.23	640	5.16	757	6.31	-117	-15.46
Cases Cleared	1039	1060	-21	-1.98	1,039	8.38	1,061	8.85	-22	-2.07
Cases Inactive	283	269	14	5.20	283	2.28	268	2.24	15	5.60
Cases Unfounded	12	18	-6	-33.33	12	0.10	12	0.10	No Change	0.00
Cases Filed (Collin County)	119	97	22	22.68	119	0.96	149	1.24	-30	-20.13
Juvenile Cases Filed (Collin)	17	25	-8	-32.00	17	0.14	21	0.18	-4	-19.05
Cases Filed (Denton County)	27	132	-105	-79.55	27	0.22	15	0.13	12	80.00
Juvenile Cases Filed (Denton)	1	3	-2	-66.67	1	0.01	2	0.02	-1	-50.00

DWI AND ADULT ARRESTS

	MONTHLY				YEAR TO DATE					
ACTIVITY	Monthly Totals	Previous Month's Totals	Amount of Change	Percent Increase/ Decrease	YTD 2012	2012 Per 1000/capita	YTD 11	2011 Per 1000/capita	Amount of Change	Percent Increase/ Decrease
DWI Arrests	22	26	-4	-15.38	22	0.18	24	0.20	-2	-8.33
Adult Arrests	256	225	31	13.78	256	2.07	213	1.78	43	20.19

JUVENILE DATA

	MONTHLY				YEAR TO DATE					
Offense Category	Monthly Totals	Previous Month's Totals	Amount of Change	Percent Increase/ Decrease	YTD 2012	2012 Per 1000/capita	YTD 11	2011 Per 1000/capita	Amount of Change	Percent Increase/ Decrease
Murder	**0**	**0**	**No Change**	***NC**	**0**	**0.00**	**0**	**0.00**	**No Change**	***NC**
Rape	**0**	**0**	**No Change**	***NC**	**0**	**0.00**	**0**	**0.00**	**No Change**	***NC**
Robbery	**0**	**0**	**No Change**	***NC**	**0**	**0.00**	**0**	**0.00**	**No Change**	***NC**
Individual	0	0	No Change	*NC	0	0.00	0	0.00	No Change	*NC
Business	0	0	No Change	*NC	0	0.00	0	0.00	No Change	*NC
Assaults	**2**	**5**	**-3**	**-60.00**	**2**	**0.02**	**1**	**0.01**	**1**	**100.00**
Aggravated	0	1	-1	-100.00	0	0.00	0	0.00	No Change	*NC
Other Assaults	2	4	-2	-50.00	2	0.02	1	0.01	1	100.00
Burglary	**2**	**2**	**No Change**	**0.00**	**2**	**0.02**	**0**	**0.00**	**2**	***NC**
Habitation	0	2	-2	-100.00	0	0.00	0	0.00	No Change	*NC
Building	2	0	2	*NC	2	0.02	0	0.00	2	*NC
Theft	**3**	**16**	**-13**	**-81.25**	**3**	**0.02**	**7**	**0.06**	**-4**	**-57.14**
Burglary Vehicle	0	0	No Change	*NC	0	0.00	3	0.03	-3	*NC
Burglary Coin-Op Machine	0	0	-13	-81.25	0	0.00	0	0.00	No Change	-25.00
Thefts	3	16	-13	-81.25	3	0.02	4	0.03	-1	-25.00
Motor Vehicle Theft	0	0	**No Change**	***NC**	0	**0.00**	0	**0.00**	**No Change**	***NC**
Runaway	1	0	**1**	***NC**	1	**0.01**	0	**0.00**	**1**	***NC**
Other	**4**	**9**	**-5**	**-55.56**	**4**	**0.03**	**6**	**0.05**	**-2**	**-33.33**
Drug/Alcohol Offenses	3	7	-4	-57.14	3	0.02	4	0.03	-1	-25.00
Criminal Mischief/DOC	0	0	No Change	*NC	0	0.00	0	0.00	No Change	*NC
Other	1	2	-1	-50.00	1	0.01	2	0.02	-1	-50.00
Warrants	7	7	**No Change**	**0.00**	7	**0.06**	0	**0.00**	**7**	***NC**
TOTAL CHARGES*	**12**	**32**	**-20**	**-62.50**	**19**	**0.15**	**14**	**0.12**	**5**	**35.71**
# Juvenile Custodies	12	30	-18	-60.00	12	0.10	10	0.08	2	20.00
# Juvenile Curfew Contacts	2	9	-7	-77.78	2	0.02	1	0.01	1	100.00
# Juvenile Curfew Citations	1	9	-8	-88.89	1	0.01	7	0.06	-6	-85.71

RESPONSE TIME FOR EMERGENCY CALLS FOR SERVICE

	MONTHLY				YEAR TO DATE			
CALL TYPE	Monthly Totals	Avg Response	Previous Month's Totals	Previous Month's Avg Response	YTD 2012 Response	YTD 11 Response	Amount of Change	Percent Increase/ Decrease
Domestic Disturbance	99	0:06:41	85	0:08:48	0:06:41	0:06:39	0:00:02	0.50
Fight in Progress	13	0:04:46	3	0:02:51	0:04:46	0:02:55	0:01:51	63.43
Major Vehicle Accident	64	0:08:55	52	0:08:02	0:08:55	0:06:55	0:02:00	28.92
Robbery Alarm	19	0:06:28	25	0:05:19	0:06:28	0:07:03	-00.35	-8.27
TOTALS	**195**	0:07:16	**165**	0:07:55	0:07:16	0:06:37	0:00:39	**9.73**

RESPONSE TIME FOR NON-EMERGENCY CALLS FOR SERVICE

	MONTHLY				YEAR TO DATE			
CALL TYPE	Monthly Totals	Avg Response	Previous Month's Totals	Previous Month's Avg Response	YTD 2012 Response	YTD 11 Response	Amount of Change	Percent Increase/ Decrease
Burglary of Building	32	0:24:18	12	0:10:52	0:24:18	0:22:31	0:01:47	7.92
Burglary of Home	11	0:06:39	17	0:25:26	0:06:39	0:10:35	-03:56	-37.17
Burglary of Vehicle	41	0:13:17	70	0:14:29	0:13:17	0:09:40	0:03:37	37.41
Deliver Message	2	0:20:58	5	0:11:17	0:20:58	0:10:37	0:10:21	97.49
Criminal Mischief	60	0:18:24	83	0:16:59	0:18:24	0:21:58	-03:34	-16.24
TOTALS	**146**	0:17:24	**187**	0:16:16	0:17:24	0:15:35	0:01:50	**11.72**

AGENDA ITEM #9.

PROGRESS IN MOTION

City Manager's Office
City of Frisco, Texas

Memorandum

To: **Honorable Mayor Maso and Members of the Frisco City Council**

From: **Henry J. Hill, Deputy City Manager**

Date: **February 16, 2012**

Re: **Council Subcommittee Reports**

Action Requested: Reports regarding current activity of Council Subcommittees.

The City Council has requested that regular information regarding any meetings of the standing Council Subcommittees be provided on each Council agenda. The following Subcommittees are the formal appointed Council Subcommittees that meet from time to time.

- Budget and Audit Committee
- Governance Committee
- Legislative Committee

The Governance Committee met on February 10th. That Committee can report to Council on their actions. The other Subcommittees have not met since your last Council meeting.

There are additional committees that have at least some interaction with Council that have met including:

- Be Fit Frisco
- Veteran's Advisory Committee

AGENDA ITEM #10.

Engineering Services
City of Frisco, Texas

PROGRESS IN MOTION

Memorandum

To: **Honorable Mayor Maso and Members of the Frisco City Council**

cc: **George Purefoy, City Manager**
Paul Knippel, P.E., Director of Engineering Services
Elizabeth Metting, P.E., Asst. Director/City Engineer

From: **David L. Chacon, P.E., Civil Engineer**

Date: **February 21, 2012**

Subject: **Consider and act upon award of bid to Tiseo Paving Company and adoption of a Resolution authorizing the City Manager to execute a Standard Construction Contract for Construction Services for Sanctuary Drive (Rogers Road to Peaceful Lane) (Bid No. 1212-030).**

Action Requested: Consider and act upon award of bid to Tiseo Paving Company of Mesquite, Texas in the amount of $869,583.95 and adoption of a Resolution authorizing the City Manager to execute a Standard Construction Contract for Construction Services for Sanctuary Drive (Rogers Road to Peaceful Lane). (Bid No. 1212-030).

Background Information: Sanctuary Drive construction from Rogers Road to Peaceful Lane involves reconstructing the road for 1,600 feet with concrete pavement, storm water piping and miscellaneous water improvements.

Staff opened five (5) responsive bids on February 7, 2012, with Tiseo Paving Company being the low bidder at $869,583.95. Bids ranged from $869,583.95 to $982,447.05. A portion of the bid total is a contingency amount of $75,000 which will be used during the construction phase to address field changes or adjust quantities during construction. Usage of the contingency funding will be documented with change order requests (COR) negotiated between staff and the contractor as construction progresses.

Tiseo Paving Company is a Mesquite, Texas based company. Stonebrook Parkway, Legacy Drive to Lebanon Road and Independence Parkway are recent successfully complete projects by Tiseo Paving.

Construction of this project is expected to begin in March of 2012. The contract allows 120 days for completion of the work.

Alternatives: The City Council could consider the following alternatives:

- Approval of Bid Award and Resolution;
- Deny the award of bid and approval of the Resolution and send back to staff with direction.

Financial Considerations: This Project will be funded by General Obligation Bonds and Certificates of Obligation.

Legal Review: The Contract Documents are the City's Standard Construction Contract for Construction Services, as approved by the City Attorney.

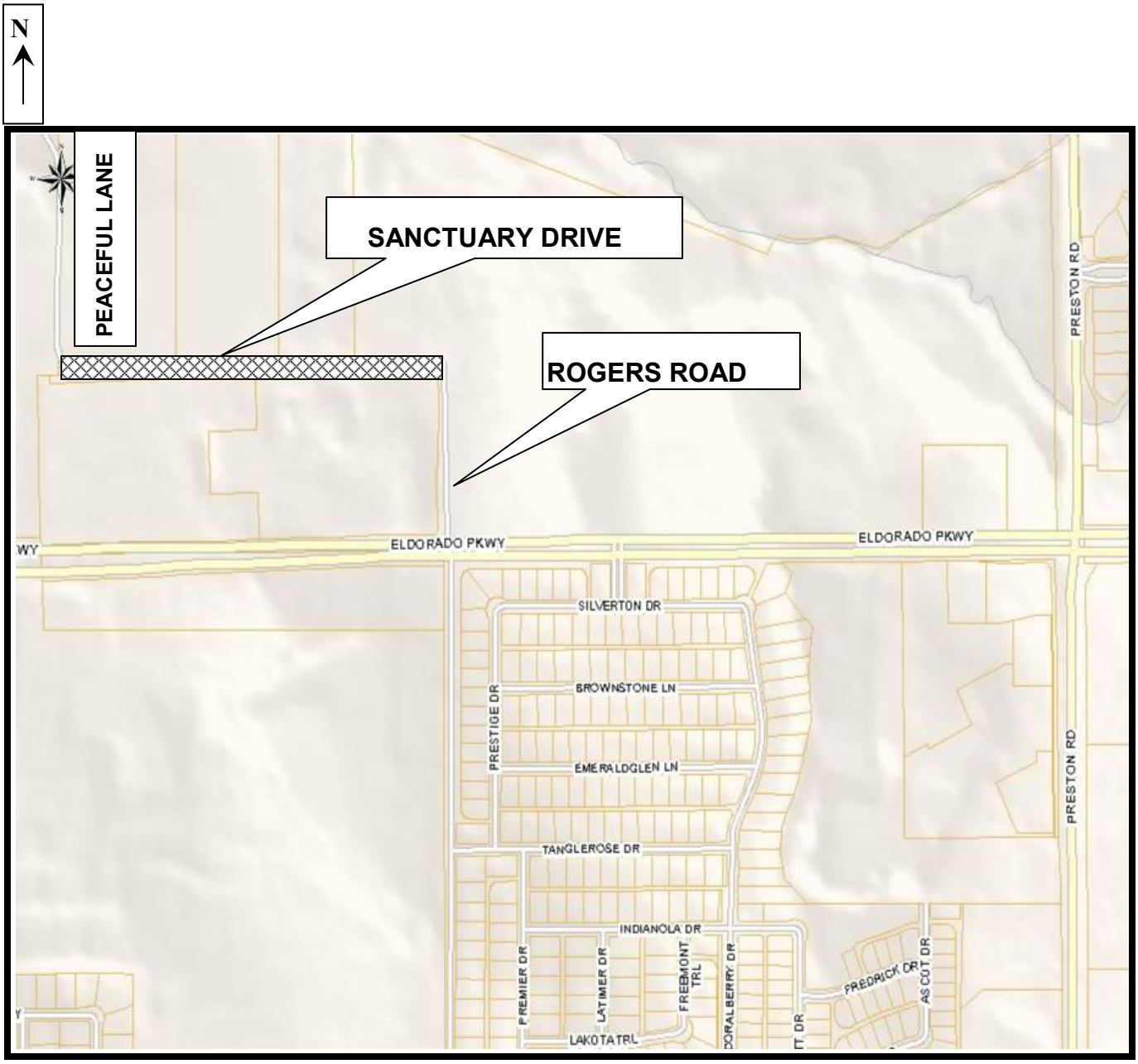
Supporting Documents: Supporting documents include the following items:

- Location Map
- Copy of Standard Form of Agreement for Construction Services
- Copy of Resolution
- Bid Tabs
- Letter of Recommendation

Staff Recommendation: Staff recommends approval of the award of the bid and approval of the Resolution. Staff will be available during the meeting to address the City Council's questions relating to this agenda item.

FRISCO
PROGRESS IN MOTION

Sanctuary Drive Roadway Improvements
Construction Services Conctract to Tiseo Paving Company
February 21, 2012



Area of construction

STANDARD CONSTRUCTION CONTRACT

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

THIS CONTRACT is made and entered into on this the ___ day of _____, 20___ by and between the City of Frisco (hereinafter referred to as "OWNER") and _____ (hereinafter referred to as "CONTRACTOR"). In consideration of the mutual covenants hereinafter set forth, the OWNER and CONTRACTOR agree as follows:

Article I. Work

The CONTRACTOR shall perform all of the Work as specified in the Contract Documents. The Work is generally described as follows: the reconstruction of Sanctuary Drive, storm water piping, and miscellaneous water improvements.

Plans and specifications prepared by: Spiars Engineering, Inc., 765 Custer Road, Suite 100, Plano, Texas 75075

All extra Work shall be performed as specified or indicated in the Contract Documents; and, at the CONTRACTOR'S own cost and expense, the CONTRACTOR shall furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services as may be necessary in order to complete the construction, as described above and in accordance with the Contract Documents unless otherwise agreed to by the OWNER.

Article II. Contract Documents

The Contract Documents may only be altered, amended or modified as provided in the General Conditions. The Contract Documents consist of: this Agreement setting forth the Work to be performed; advertisement to bidders, instructions to bidders, bid form; addendum, if any; technical specifications; the general and special conditions, plans; any supplemental changes or agreements pertaining to the Work or materials thereof; all bonds referenced in the Contract; and any additional documents incorporated by reference. These form the Contract Documents and all are as fully a part of the Contract as if attached to this agreement or repeated herein.

Article III. Contract Time

The CONTRACTOR shall perform and complete all the items of Work listed and referred to in the Contract Documents within 120 calendar days. All limitations of time set forth herein are material and are of the essence of this Contract.

Article IV. Contract Price

The OWNER shall pay the CONTRACTOR for completion of the Work in accordance with the Contract Documents using current funds. Such payments shall be subject to the General and Special Conditions to the Contract, as contained in the Contract Documents.

Article V. Debts

The OWNER may, at is option, offset any amounts due and payable under this Contract against any debt (including taxes) lawfully due to OWNER from CONTRACTOR, regardless of whether the amount due arises pursuant to the terms of this Contract or otherwise and regardless of whether or not the debt due to OWNER has been reduced to judgment by a court.

Article VI. Miscellaneous Provisions

The Contract Documents, which constitute the entire agreement between the OWNER and CONTRACTOR, are listed in Article II. No assignment by either party hereto of any rights under or interests in the Contract Documents will be binding on the other party hereto without the written consent of the party sought to be bound. The OWNER and CONTRACTOR each binds itself, its partners, successors, assigns, and legal representatives hereto to the covenants, agreements, and obligations contained in the Contract Documents.

IN WITNESS WHEREOF, the OWNER and CONTRACTOR have executed this Contract in duplicate and on the date aforementioned. All portions of the Contract Documents have been signed or identified by the OWNER and CONTRACTOR.

OWNER:	CONTRACTOR:
CITY OF FRISCO	**{BUSINESS NAME}**
_____	_____
_____	_____
Printed/Typed Name	Printed/Typed Name
_____	_____
Title	Title
_____	_____
Attest	Attest
(CORPORATE SEAL)	(CORPORATE SEAL)

Address for giving notices:

City Manager's Office
5th Floor
6101 Frisco Square Blvd.
Frisco, TX 75034

Engineering Services Department
3rd Floor
6101 Frisco Square Blvd.
Frisco, TX 75034

Address for giving notices:

_____
_____
_____
_____

CITY OF FRISCO, TEXAS RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, HEREBY AUTHORIZING THE CITY MANAGER OF THE CITY OF FRISCO, TEXAS, TO EXECUTE A STANDARD CONSTRUCTION CONTRACT FOR CONSTRUCTION SERVICES BY AND BETWEEN THE CITY OF FRISCO AND TISEO PAVING COMPANY FOR SANCTUARY DRIVE (ROGERS ROAD TO PEACEFUL LANE); AUTHORIZING CONSTRUCTION PHASE CONTINGENCIES FOR THE PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:

SECTION 1: The City Manager of the City of Frisco, Texas, is hereby authorized to execute, on behalf of the City Council of the City of Frisco, Texas, a Standard Construction Contract for Construction Services by and between The City of Frisco and Tiseo Paving Company for Sanctuary Drive (Rogers Road to Peaceful Lane), a copy of which is attached hereto and incorporated herein for all purposes.

SECTION 2: In addition to the authority of the City Manager of the City of Frisco, Texas to execute the Standard Construction Contract for Construction Services for the Sanctuary Drive (Rogers Road to Peaceful Lane), the City Council hereby authorizes the City Manager of the City of Frisco, Texas to utilize construction phase contingencies towards the construction of the project for an amount not to exceed Seventy Five Thousand and 00/100 Dollars ($75,000.00).

SECTION 3: This Resolution shall take effect immediately upon its passage.

RESOLVED THIS the _____day of_____, 2012.

_____
Maher Maso, Mayor

ATTEST TO:

_____
Jenny Page
City Secretary

Bid Tabulation

Owner: City of Frisco
Project: Sanctuary Drive
CIP No. 10-0008
Bid No. 1212-030
Engineer: Spiars Engineering

Tiseo Paving
419 E. Hwy. 80
Mesquite, TX 75150
Phone: 972.289.0723

Camino Construction, LP
1208 Metro Park
Lewisville, TX 75057
Phone: 972.436.2868
Fax: 972.436.2898

Mario Sinacola & Sons
P.O. Box 153086
Irving, TX 75015
Phone: 972.263.6907

CPS Civil
1215 Crest Lane Dr.
Duncanville, TX 75137
Phone: 972.674.2950

Jim Bowman Construction
2716 S. Rigsbee Dr.
Plano, TX 75074
Phone: 972.423.1313
Fax: 972.423.9447

No.	Description	Units	Quantity	Price	Amount	Price	Amount	Price	Amount	Price	Amount	Price	Amount
1	Silt Fence	LF	1,645	$1.55	$2,549.75	$1.85	$3,043.25	$1.10	$1,809.50	$2.00	$3,290.00	$1.45	$2,385.25
2	Hydromulch	SY	4,192	$1.40	$5,868.80	$1.00	$4,192.00	$0.50	$2,096.00	$0.50	$2,096.00	$1.60	$6,707.20
3	Sod	SY	2,083	$3.10	$6,457.30	$4.00	$8,332.00	$2.50	$5,207.50	$5.00	$10,415.00	$3.65	$7,602.95
4	Silt Fence Around Proposed Inlet	EA	7	$60.50	$423.50	$110.00	$770.00	$100.00	$700.00	$60.00	$420.00	$55.00	$385.00
5	Rock Check Dam	EA	1	$1,265.00	$1,265.00	$550.00	$550.00	$1,000.00	$1,000.00	$350.00	$350.00	$650.00	$650.00
6	Inlet Protection	EA	7	$61.00	$427.00	$110.00	$770.00	$200.00	$1,400.00	$150.00	$1,050.00	$80.00	$560.00
7	Dust Control	LS	1	$2,500.00	$2,500.00	$3,300.00	$3,300.00	$1,500.00	$1,500.00	$7,000.00	$7,000.00	$3,125.00	$3,125.00
8	General Site Preparation	LS	1	$23,000.00	$23,000.00	$51,315.00	$51,315.00	$35,000.00	$35,000.00	$70,000.00	$70,000.00	$28,300.00	$28,300.00
9	Remove and Dispose of Existing Concrete Pavement	SY	802	$7.60	$6,095.20	$8.00	$6,416.00	$7.00	$5,614.00	$10.00	$8,020.00	$10.25	$8,220.50
10	Remove Existing Asphalt Pavement (mill and reuse for Asphalt Transition)	SY	1,764	$5.25	$9,261.00	$7.50	$13,230.00	$5.00	$8,820.00	$8.00	$14,112.00	$6.15	$10,848.60
11	Remove Existing Gravel Pavement and Use as Fill Per Plans	SY	1,836	$3.75	$6,885.00	$6.50	$11,934.00	$2.00	$3,672.00	$5.00	$9,180.00	$2.65	$4,865.40
12	Stabilized Construction Entrance	EA	2	$1,540.00	$3,080.00	$1,400.00	$2,800.00	$1,000.00	$2,000.00	$1,500.00	$3,000.00	$2,350.00	$4,700.00
13	Mobilization	LS	1	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$45,000.00	$45,000.00	$55,000.00	$55,000.00	$47,000.00	$47,000.00
14	Unclassified Street Excavation	CY	4,625	$18.35	$84,868.75	$11.00	$50,875.00	$10.00	$46,250.00	$10.00	$46,250.00	$13.40	$61,975.00
15	Barb Wire Fence per TxDOT WF(2) - 10 (match existing materials and design)	LF	290	$7.65	$2,218.50	$8.25	$2,392.50	$7.00	$2,030.00	$7.00	$2,030.00	$7.30	$2,117.00
16	Temporary Barb Wire Fence (match existing materials and design)	LF	313	$4.40	$1,377.20	$5.20	$1,627.60	$4.00	$1,252.00	$5.00	$1,565.00	$4.20	$1,314.60
17	6" PVC Water (C900 DR14)	LF	10	$44.00	$440.00	$41.00	$410.00	$100.00	$1,000.00	$50.00	$500.00	$118.55	$1,185.50
18	8" PVC Water (C900 DR14)	LF	20	$66.00	$1,320.00	$42.00	$840.00	$125.00	$2,500.00	$65.00	$1,300.00	$70.45	$1,409.00
19	6" Gate Valve and Box	EA	1	$1,050.00	$1,050.00	$1,000.00	$1,000.00	$850.00	$850.00	$1,000.00	$1,000.00	$1,205.00	$1,205.00
20	8" Gate Valve and Box	EA	1	$1,450.00	$1,450.00	$1,400.00	$1,400.00	$1,100.00	$1,100.00	$1,200.00	$1,200.00	$1,685.00	$1,685.00
21	Fire Hydrant	EA	1	$2,750.00	$2,750.00	$2,600.00	$2,600.00	$2,950.00	$2,950.00	$3,000.00	$3,000.00	$3,125.00	$3,125.00
22	8" Cut-In-Valve, Fittings, and Valve Box	EA	1	$3,200.00	$3,200.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$2,000.00	$2,000.00	$2,300.00	$2,300.00
23	8" x 6" Tee	EA	1	$440.00	$440.00	$425.00	$425.00	$500.00	$500.00	$500.00	$500.00	$445.00	$445.00
24	8" Cap	EA	1	$275.00	$275.00	$185.00	$185.00	$215.00	$215.00	$170.00	$170.00	$190.00	$190.00
25	18" RCP (Class III)	LF	703	$46.25	$32,513.75	$44.00	$30,932.00	$43.00	$30,229.00	$40.00	$28,120.00	$40.00	$28,120.00
26	24" RCP (Class III)	LF	670	$58.35	$39,094.50	$54.00	$36,180.00	$54.00	$36,180.00	$45.00	$30,150.00	$50.85	$34,069.50
27	30" RCP (Class III)	LF	75	$75.00	$5,625.00	$67.00	$5,025.00	$68.00	$5,100.00	$60.00	$4,500.00	$69.40	$5,205.00
28	18" x 18" Wye Connect	EA	1	$220.00	$220.00	$215.00	$215.00	$250.00	$250.00	$100.00	$100.00	$270.00	$270.00
29	24" x 18" Wye Connect	EA	1	$220.00	$220.00	$300.00	$300.00	$260.00	$260.00	$150.00	$150.00	$295.00	$295.00
30	30" x 18" Wye Connect	EA	1	$220.00	$220.00	$400.00	$400.00	$275.00	$275.00	$200.00	$200.00	$355.00	$355.00
31	4.5' x 4.5' Type "M" Storm Manhole with Cast-In-Place Riser	EA	1	$3,000.00	$3,000.00	$4,300.00	$4,300.00	$3,800.00	$3,800.00	$5,000.00	$5,000.00	$6,350.00	$6,350.00
32	4' x 4' Type "M" Storm Manhole with Cast-In-Place Riser	EA	2	$2,650.00	$5,300.00	$4,300.00	$8,600.00	$3,500.00	$7,000.00	$4,000.00	$8,000.00	$5,150.00	$10,300.00
33	8' Standard Curb Inlet	EA	7	$2,750.00	$19,250.00	$3,600.00	$25,200.00	$2,300.00	$16,100.00	$2,500.00	$17,500.00	$4,285.00	$29,995.00
34	30" Type PSET-RC Headwall	EA	1	$1,650.00	$1,650.00	$3,000.00	$3,000.00	$2,000.00	$2,000.00	$3,400.00	$3,400.00	$230.00	$230.00
35	Remove and Dispose of Existing Drop Inlet and Plug Pipe Ends	EA	1	$1,450.00	$1,450.00	$500.00	$500.00	$500.00	$500.00	$400.00	$400.00	$525.00	$525.00
36	Remove and Dispose of Existing Double 18" Headwall	EA	2	$440.00	$880.00	$260.00	$520.00	$500.00	$1,000.00	$200.00	$400.00	$430.00	$860.00
37	12" Grouted Rock Rip-Rap	SY	49	$63.00	$3,087.00	$75.00	$3,675.00	$55.00	$2,695.00	$100.00	$4,900.00	$103.50	$5,071.50
38	7" Reinforced Concrete Pavement, Curb and Gutter (Class"C")	SY	6,936	$29.10	$201,837.60	$37.00	$256,632.00	$41.00	$284,376.00	$33.00	$228,888.00	$41.30	$286,456.80
39	Driveway Approach	SY	612	$35.20	$21,542.40	$35.00	$21,420.00	$50.00	$30,600.00	$50.00	$30,600.00	$42.00	$25,704.00
40	Driveway Approach (Hi-Early Concrete; 3,500psi at 3 days)	SY	438	$40.70	$17,826.60	$39.00	$17,082.00	$55.00	$24,090.00	$55.00	$24,090.00	$44.50	$19,491.00
41	12" Flexbase Subgrade	SY	7,895	$13.15	$103,819.25	$13.00	$102,635.00	$10.00	$78,950.00	$16.00	$126,320.00	$16.80	$132,636.00
42	Temporary Flexbase	SY	282	$10.00	$2,820.00	$15.00	$4,230.00	$7.00	$1,974.00	$15.00	$4,230.00	$16.80	$4,737.60
43	Asphalt Transition	SY	347	$10.00	$3,470.00	$5.00	$1,735.00	$2.00	$694.00	$10.00	$3,470.00	$7.25	$2,515.75
44	Reinforced Concrete Sidewalk (5')	SY	1,387	$29.45	$40,847.15	$28.00	$38,836.00	$41.00	$56,867.00	$3.50	$4,854.50	$31.90	$44,245.30
45	Concrete Sidewalk (Special) (Retaining Wall)	CY	102	$510.00	$52,020.00	$410.00	$41,820.00	$600.00	$61,200.00	$600.00	$61,200.00	$387.00	$39,474.00
46	Type 3 Barrier Free Ramp	EA	1	$825.00	$825.00	$1,200.00	$1,200.00	$1,000.00	$1,000.00	$1,100.00	$1,100.00	$450.00	$450.00
47	Type 4 Barrier Free Ramp	EA	1	$825.00	$825.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,100.00	$1,100.00	$750.00	$750.00
48	Type 7 Barrier Free Ramp	EA	15	$825.00	$12,375.00	$600.00	$9,000.00	$1,000.00	$15,000.00	$1,100.00	$16,500.00	$500.00	$7,500.00
49	Reinforced Concrete Header	LF	163	$10.00	$1,630.00	$17.00	$2,771.00	$20.00	$3,260.00	$5.00	$815.00	$10.00	$1,630.00
50	Temporary Barricade	EA	2	$935.00	$1,870.00	$850.00	$1,700.00	$500.00	$1,000.00	$1,400.00	$2,800.00	$895.00	$1,790.00
51	Sawcut Existing Pavement	LF	100	$5.00	$500.00	$4.00	$400.00	$2.00	$200.00	$5.00	$500.00	$1.00	$100.00
52	Double Yellow Centerline Striping per TxDOT PM(2) - 10	LF	1,551	$2.20	$3,412.20	$2.20	$3,412.20	$2.05	$3,179.55	$3.00	$4,653.00	$2.10	$3,257.10
53	24" Solid White Stop Line per TxDOT PM(4) - 10	LF	16	$16.50	$264.00	$20.00	$320.00	$6.00	$96.00	$5.00	$80.00	$15.75	$252.00
54	Monthly Traffic Control	EA	4	$3,250.00	$13,000.00	$1,450.00	$5,800.00	$2,500.00	$10,000.00	$2,500.00	$10,000.00	$1,890.00	$7,560.00
55	Small Roadside Sign Supports and Assemblies	EA	5	$460.00	$2,300.00	$500.00	$2,500.00	$450.00	$2,250.00	$400.00	$2,000.00	$435.00	$2,175.00
56	Project Sign	EA	1	$500.00	$500.00	$800.00	$800.00	$500.00	$500.00	$400.00	$400.00	$275.00	$275.00
57	Tree Protection	LF	1,190	$1.25	$1,487.50	$3.30	$3,927.00	$2.00	$2,380.00	$3.00	$3,570.00	$1.45	$1,725.50
58	Storm Water Pollution Prevention Plan	LS	1	$1,700.00	$1,700.00	$6,000.00	$6,000.00	$7,000.00	$7,000.00	$1,500.00	$1,500.00	$775.00	$775.00
59	Contingency	LS	1	$75,000.00	$75,000.00	$75,000.00	$75,000.00	$75,000.00	$75,000.00	$75,000.00	$75,000.00	$75,000.00	$75,000.00
	Totals				**$869,583.95**		**$917,974.55**		**$940,971.55**		**$949,938.50**		**$982,447.05**
	Written Total				**$869,583.95**		**$917,974.55**		**$940,971.55**		**$949,938.50**		**$982,447.05**
Notes				120	Calendar Days	120	Calendar Days	120	Calendar Days	120	Calendar Days	120	Calendar Days

AGENDA ITEM #10.

765 Custer Road, Suite 100 • Plano, Texas 75075 • (972) 422-0077 • Fax (972) 422-0075 • TBPE Reg. No. F-2121

February 7, 2012

Mr. David Chacon, P.E.
City of Frisco
6101 Frisco Square Boulevard, 3rd Floor
Frisco, Texas 75034

Re: Recommendation of Award
Sanctuary Drive (Rogers Road to Peaceful Lane)
CIP No. 10-0008
Bid No. 1212-030
SEI Project No.: 10.095

Dear David:

The City of Frisco held a bid opening for the construction of the above-referenced project this afternoon. The base bid generally includes the reconstruction of Sanctuary Drive, storm water piping, and miscellaneous water improvements. Two addendums were issued to answer questions raised during the bid process. There were a total of five bidders with the following bids:

Bidder	Bid
Tiseo Paving Company	$869,583.95
Camino Construction, L.P.	$917,974.55
Mario Sinacola & Sons	$940,971.55
CPS Civil	$949,938.50
Jim Bowman Construction Company, L.P.	$982,447.05

Bid bonds were received from all five bidders. Based on the attached bid tabulations, Tiseo Paving Company appears to be the lowest responsible bidder. While Tiseo Paving Company did not submit experience or references with their bid, it is our understanding that they have performed work for the City of Frisco in the past. We recommend that the project be awarded to Tiseo Paving Company.

Thank you for the opportunity to work with you on this project. Please call if you have any questions or would like to discuss this project.

Sincerely,
SPIARS ENGINEERING, INC.

Matthew M. Dorsett, P.E.

AGENDA ITEM #11.

PROGRESS IN MOTION

Engineering Services
City of Frisco, Texas

Memorandum

To: **Honorable Mayor Maso and Members of the Frisco City Council**

cc: **George Purefoy, City Manager**
Ron Patterson, Assistant City Manager
Paul Knippel, P.E. Director of Engineering Services

From: **Brian Moen, P.E., Assistant Director of Engineering Services**
Shelley Lang, P.E., Senior Traffic Engineer

Date: **February 21, 2012**

Subject: **Consider and act upon award of bid to Durable Specialties, Inc., and adoption of a Resolution authorizing the City Manager to execute a Standard Form of Agreement for Construction Services for Preston Road ADA Improvements at Gaylord Pkwy, Warren Pkwy, Lebanon Rd, and Wade Blvd. (Bid No. 1212-032)**

Action Requested: Staff requests that City Council consider and act upon award of bid to Durable Specialties, Inc., and adoption of a Resolution authorizing the City Manager to execute a Standard Form of Agreement for Construction Services in the amount of $173,000 for Preston Road ADA Improvements at Gaylord Pkwy, Warren Pkwy, Lebanon Rd and Wade Blvd. (Bid No. 1212-032).

Background Information: A total of three responsible bids were opened on February 7, 2012 at 2:05 PM with Durable Specialties, Inc. being the lowest bidder. Award of this bid to Durable Specialties, Inc. will result in the construction of new ADA ramps and pedestrian signal accommodations on Preston Road at Gaylord Pkwy, Warren Pkwy, Lebanon Rd and Wade Blvd.

A contingency amount of $10,000 is also included in the bid, which may be used to address field changes or adjust quantities during construction. Usage of the contingency funding will be documented with contract modification requests (CMR) negotiated between staff and the contractor as construction progresses. The CMRs will be approved in a final change order adjusting all quantities to actual quantities after construction is complete.

Construction of this project is expected to begin in March 2012. The construction contract specifies completion within 120 days.

Alternatives: The City Council could consider the following alternatives:

- Approval of Bid Award and Resolution
- Send back to staff with direction

Financial Considerations: A combination of North Central Texas Council of Governments' grant money and previous bond sales will provide the funding for Preston Road ADA Improvements at Gaylord Pkwy, Warren Pkwy, Lebanon Rd and Wade Blvd.

Legal Review: Standard Construction Services Agreement.

Supporting Documents:

- Location Map
- Bid Totals
- Resolution
- Signed DPO

Staff Recommendation: Staff recommends approving the award of the bid to Durable Specialties, Inc., and approving a Resolution authorizing the City Manager to execute a Standard Form of Agreement for Construction Services in the amount of $173,000 for Preston Road ADA Improvements at Gaylord Pkwy, Warren Pkwy, Lebanon Rd and Wade Blvd. (Bid No. 1212-032). Staff will be available during the meeting to address any questions regarding this agenda item.

FRISCO
PROGRESS IN MOTION

LOCATION MAP

PRESTON ADA IMPROVEMENT PROJECT
AT
GAYLORD, WARREN, LEBANON AND WADE



PRESTON ROAD ADA PROJECT - BID TAB
CIP 11-0027 & BID No. 1212-032

City Section No.	Description	Unit	Preston at Gaylord	Preston at Warren	Preston at Lebanon	Preston at Wade	Total Quantity	Engineer's Estimate		Durable Specialties		Jim Bowman Construction		CPS Civil, LLC	
								Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
329223	BLOCK SODDING	SY	10	49		10	69	$2.50	$172.50	$35.00	$2,415.00	$25.00	$1,725.00	$10.00	$690.00
17113	MOBILIZATION	LS	1				1	$17,833.83	$17,833.83	$15,000.00	$15,000.00	$9,000.00	$9,000.00	$20,000.00	$20,000.00
347113	BARRICADES, SIGNS, AND TRAFFIC HANDLING	MO	4				4	$3,000.00	$12,000.00	$1,000.00	$4,000.00	$11,175.00	$44,700.00	$3,400.00	$13,600.00
321613	CONC CURB (TY 1)	LF	10	59	20	27	124	$8.00	$992.00	$40.00	$4,960.00	$5.00	$620.00	$30.00	$3,720.00
321655	CURB RAMP (TY 5)	each				1	1	$1,700.00	$1,700.00	$2,000.00	$2,000.00	$1,850.00	$1,850.00	$3,000.00	$3,000.00
321655	CURB RAMP (TY 7)	each	4	6	2	4	16	$1,200.00	$19,200.00	$1,500.00	$24,000.00	$1,150.00	$18,400.00	$2,500.00	$40,000.00
321655	CURB RAMP (TY 9)	each			2	1	3	$1,000.00	$3,000.00	$1,700.00	$5,100.00	$1,260.00	$3,780.00	$2,500.00	$7,500.00
321655	CURB RAMP (TY 21)	each	2	4	2	2	10	$1,500.00	$15,000.00	$1,400.00	$14,000.00	$1,975.00	$19,750.00	$2,500.00	$25,000.00
321650	CONC SIDEWALKS (4")	sy	31	27	13	12	83	$35.00	$2,905.00	$105.00	$8,715.00	$95.50	$7,926.50	$50.00	$4,150.00
321650	CONC MEDIAN	sy	7				7	$40.00	$280.00	$600.00	$4,200.00	$100.00	$700.00	$60.00	$420.00
270500	CONDT (PVC) (SCHD 40) (3")	l.f.	85	100	60	120	365	$8.50	$3,102.50	$12.00	$4,380.00	$8.00	$2,920.00	$5.00	$1,825.00
260500	ELEC CONDUCTOR (NO. 6) BARE	l.f.	85	100	60	120	365	$1.00	$365.00	$2.00	$730.00	$1.00	$365.00	$4.00	$1,460.00
321723	REFL PAV MRK TY I (W) (4") (DOT) (100 MIL)	LF	100	98			198	$1.00	$198.00	$1.00	$198.00	$0.80	$158.40	$1.00	$198.00
321723	REFL PAV MRK TY I (W) (12") (SLD) (100 MIL)	l.f.	1,007	896	1,008	887	3,798	$3.00	$11,394.00	$3.00	$11,394.00	$2.40	$9,115.20	$2.00	$7,596.00
321723	REFL PAV MRK TY I (W) (24") (SLD) (100 MIL)	l.f.	213	254	184	208	859	$6.00	$5,154.00	$6.00	$5,154.00	$4.80	$4,123.20	$5.00	$4,295.00
321723	REFL PAV MRK TY II (W) (4") (DOT)	LF	100	98			198	$1.00	$198.00	$0.15	$29.70	$0.10	$19.80	$1.00	$198.00
321723	REFL PAV MRK TY II (W) (12") (SLD)	l.f.	1,007	896	1,008	887	3,798	$1.00	$3,798.00	$0.35	$1,329.30	$0.30	$1,139.40	$2.00	$7,596.00
321723	REFL PAV MRK TY II (W) (24") (SLD)	l.f.	213	254	184	208	859	$2.50	$2,147.50	$0.60	$515.40	$0.60	$515.40	$5.00	$4,295.00
321723	ELIM EXT PAV MRK & MRKS (12")	l.f.			1,040	516	1,556	$1.00	$1,556.00	$1.25	$1,945.00	$1.50	$2,334.00	$3.00	$4,668.00
321723	ELIM EXT PAV MRK & MRKS (24")	l.f.	267	265	187	197	916	$2.00	$1,832.00	$1.25	$1,145.00	$3.00	$2,748.00	$3.00	$2,748.00
321723	PAV SURF PREP FOR MRK (4")	LF	100	98			198	$0.50	$99.00	$0.10	$19.80	$0.10	$19.80	$1.00	$198.00
321723	PAV SURF PREP FOR MRK (12")	l.f.	1,007	896	1,008	887	3,798	$0.50	$1,899.00	$0.30	$1,139.40	$0.30	$1,139.40	$1.50	$5,697.00
321723	PAV SURF PREP FOR MRK (24")	l.f.	213	254	184	208	859	$0.50	$429.50	$0.60	$515.40	$0.60	$515.40	$3.00	$2,577.00
344113	INSTALL HWY TRAF SIG (ISOLATED)	each	1	1	1	1	4	$10,000.00	$40,000.00	$3,105.00	$12,420.00	$3,175.00	$12,700.00	$7,000.00	$28,000.00
344130	TRF SIG CBL (TY A) (14 AWG) (5 CONDR)	l.f.	120	120	80	825	1,145	$1.75	$2,003.75	$2.00	$2,290.00	$1.00	$1,145.00	$7.00	$8,015.00
344130	TRF SIG CBL (TY A) (14 AWG) (10 CONDR)	l.f.	1,595	1,140	325	225	3,285	$2.50	$8,212.50	$3.00	$9,855.00	$2.00	$6,570.00	$5.00	$16,425.00
344113	PEDESTAL POLE ASSEMBLY	each	5	6	1	1	13	$1,400.00	$18,200.00	$1,350.00	$17,550.00	$1,375.00	$17,875.00	$1,500.00	$19,500.00
344113	PEDESTRIAN PUSH BUTTON POLE	each			1	4	5	$1,400.00	$7,000.00	$1,050.00	$5,250.00	$1,200.00	$6,000.00	$3,000.00	$15,000.00
344130	REMOVAL OF CABLE	LF		5,500			5,500	$1.00	$5,500.00	$0.50	$2,750.00	$0.20	$1,100.00	$1.00	$5,500.00
	TRAFFIC SIGNAL CONTINGENCY	LS	1				1	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
								Total	**$196,172.08**		**$173,000.00**		**$188,954.50**		**$263,871.00**

CITY OF FRISCO, TEXAS RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, HEREBY AUTHORIZING THE CITY MANAGER OF THE CITY OF FRISCO, TEXAS, TO EXECUTE A STANDARD FORM OF AGREEMENT BY AND BETWEEN THE CITY OF FRISCO AND DURABLE SPECIALTIES, INC., FOR THE CONSTRUCTION OF PRESTON ROAD ADA IMPROVEMENTS AT GAYLORD PKWY, WARREN PKWY, LEBANON RD, AND WADE BLVD.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:

SECTION 1: The City Manager of the City of Frisco, Texas, is hereby authorized to execute, on behalf of the City Council of the City of Frisco, Texas, a Standard Form of Agreement by and between the City of Frisco and Durable Specialties, Inc., for the construction of Preston Road ADA Improvements at Gaylord Pkwy, Warren Pkwy, Lebanon Rd and Wade Blvd., a copy of which is attached hereto and incorporated herein for all purposes.

SECTION 2: This Resolution shall take effect immediately upon its passage.

RESOLVED THIS the _____day of_____, 2012.

_____
Maher Maso, Mayor

ATTEST TO:

_____
Jenny Page
City Secretary

AGENDA ITEM #12.

Office of the City Manager
City of Frisco, Texas

Memorandum

To: **Honorable Mayor Maso and Members of the Frisco City Council**

cc: **George Purefoy, City Manager**
Henry Hill, Deputy City Manager
Ron Patterson, Assistant City Manager
Nell Lange, Assistant City Manager

From: **Ben Brezina, Strategic Services Manager / Assistant to the City Manager**

Date: **February 21, 2012**

Subject: **Consider and act upon approval of a Resolution Suspending the March 6, 2012 Effective Date of Atmos Energy Corp, Mid-Tex Division Requested Rate Change.**

Action Requested: City Council consideration and act upon approval of a Resolution suspending the March 6, 2012 Effective Date of Atmos Energy Corp, Mid-Tex Division requested rate change.

Background Information: The City, along with approximately 154 other cities served by Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC" or "Steering Committee"). On or about January 31, 2012, Atmos Mid-Tex filed with the City a Statement of Intent to increase rates within the City.

In 2003, TXU Gas filed a statewide rate case which became known at the Railroad Commission of Texas ("RRC") as Gas Utilities Docket ("GUD") No. 9400. That same year the Texas Legislature passed legislation referred to as the Gas Reliability Infrastructure Program ("GRIP") which authorized annual piecemeal rate reviews that Texas courts have concluded significantly restrict city jurisdiction, participation, and input. Shortly after GUD No. 9400 was decided in 2004, Atmos Energy purchased TXU Gas and created what is known as Atmos Energy Corp., Mid-Tex Division. The City is within the Atmos Mid-Tex Division.

Atmos Mid-Tex filed four GRIP cases before filing a traditional rate case in September, 2007. As part of Cities' Settlement Agreement with Atmos of the 2007 rate case, ACSC and Atmos created a substitute process for annual piecemeal GRIP cases. That substitute process was called a Rate Review Mechanism ("RRM") and was intended as an expedited but comprehensive rate

review that included a number of fixed values and constraints. The RRM was intended as a three-year experiment. Last year, it was extended for a fourth year with some slight modifications to the original formulas. ACSC negotiated with Atmos in the final quarter of last year to further extend the RRM process, but no agreement was reached. Atmos has expressed a desire to reach a settlement of the January 31, 2012 filing that includes a revised RRM process.

Discussion and Purpose

Atmos Mid-Tex filed a Statement of Intent on January 31, 2012, seeking to increase system-wide base rates (which exclude the cost of gas) by approximately $49 million or 11.94%. However, the Company is requesting an increase of 13.6%, excluding gas costs, for its residential customers. Additionally, the application would change the way that rates are collected, by increasing the residential fixed-monthly (or customer) charge from $7.50 to $18.00 and decreasing the consumption charge from $0.25 per 100 cubic feet ("ccf") to $0.07 per ccf.

The law provides that a rate request made by a gas utility cannot become effective until at least 35 days following the filing of the application to change rates. Atmos has proposed an effective date of March 6, 2012. The law permits the City to suspend the rate change for 90 days after the date the rate change would otherwise be effective. If the City fails to take some action regarding the filing before the effective date, Atmos' rate request is deemed administratively approved.

The purpose of the resolution is to extend the effective date of Atmos Mid-Tex's proposed rate increase to give the City time to review the rate-filing package. The resolution suspends the March 6, 2012 effective date of the Company's rate increase for the maximum period permitted by law to allow the City, working in conjunction with the other ACSC cities, to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy to pursue, including settlement and ultimately to approve reasonable rates.

Explanation of "Be It Resolved Paragraphs"

Section 1. The City is authorized to suspend the rate change for 90 days after the date that the rate change would otherwise be effective so long as the City has a legitimate purpose. Time to study and investigate the application is always a legitimate purpose. Please note that the resolution refers to the suspension period as the "maximum period allowed by law" rather than ending by a specific date. This is because the Company controls the effective date and can extend its effective date and, therefore, extend the deadline for final city action to increase the time that the City retains jurisdiction (for example, if necessary to reach settlement on the case). If the suspension period is not otherwise extended by

the Company, the City must take final action on Atmos Mid-Tex's request to raise rates by June 4, 2012.

Section 2. This provision recognizes the City's membership in ACSC and authorizes the City to participate with other similarly situated cities served by Atmos Mid-Tex in order to more efficiently represent the interests of the City and its citizens.

Section 3. By law, the Company must reimburse the cities for their reasonable rate case expenses. Legal counsel and consultants approved by ACSC will present their invoices to the City of Arlington which will then seek reimbursement from Atmos Mid-Tex. The City will not incur liability for payment of rate case expenses by adopting a suspension resolution.

Section 4. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the resolution was properly noticed.

Section 5. This section provides that both Atmos Mid-Tex's designated representative and counsel for ACSC will be notified of the City's action by sending a copy of the approved and signed resolution to certain designated individuals.

Board Review / Citizen Input: None.

Alternatives: The alternative to approving the Resolution would be to not do so and Atmos would have the right to impose the full effect of its requested higher rates effective March 7th if the City Council does not take action by March 6th. City Council has the option of either setting a new rate or denying the request, but such action would trigger an appeal to the Railroad Commission which would lead to a worse result than settling with the Company at the local level. The Atmos Cities Steering Committee recommends that ACSC members take action to approve the Suspension Resolution.

Financial Considerations: None.

Legal Review: The Ordinance has been reviewed by the City Attorney's office.

Supporting Documents:

- Resolution
- Rate Review Mechanism (RRM) FAQ sheet
- List of Atmos Steering Committee Cities

Staff Recommendation: Staff recommends approval of the Resolution.

ACSC Cities (154 Total)

Abilene
Addison
Allen
Alvarado
Angus
Anna
Argyle
Arlington
Bedford
Bellmead
Benbrook
Beverly Hills
Blossom
Blue Ridge
Bowie
Boyd
Bridgeport
Brownwood
Buffalo
Burkburnett
Burleson
Caddo Mills
Carrollton
Cedar Hill
Celeste
Celina
Cisco
Cleburne
Clyde
College Station
Colleyville
Colorado City
Comanche
Coolidge
Coppell
Corinth
Corral City
Crandall
Crowley
Dalworthington Gardens
Denison
DeSoto
Duncanville
Eastland
Edgecliff Village
Emory
Ennis
Euless
Everman
Fairview
Farmers Branch
Farmersville
Fate
Flower Mound
Forest Hill
Fort Worth
Frisco
Frost
Gainesville
Garland
Garrett
Grand Prairie
Grapevine
Haltom City
Harker Heights
Haskell
Haslet
Hewitt
Highland Park
Highland Village
Honey Grove
Hurst
Iowa Park
Irving
Justin
Kaufman
Keene
Keller
Kemp
Kennedale
Kerrville
Killeen
Krum
Lakeside
Lake Worth
Lancaster
Lewisville
Lincoln Park
Little Elm
Lorena
Madisonville
Malakoff
Mansfield
McKinney
Melissa
Mesquite
Midlothian
Murphy
Newark
Nocona
North Richland Hills
Northlake
Oak Leaf
Ovilla
Palestine
Pantego
Paris
Parker
Pecan Hill
Plano
Ponder
Pottsboro
Prosper
Quitman
Red Oak
Reno (Parker County)
Richardson
Richland
Richland Hills
River Oaks
Roanoke
Robinson
Rockwall
Roscoe
Rowlett
Royse City
Sachse
Saginaw
Seagoville
Sherman
Snyder
Southlake
Springtown
Stamford
Stephenville
Sulphur Springs
Sweetwater
Temple
Terrell
The Colony
Trophy Club
Tyler
University Park
Venus
Vernon
Waco
Watauga
Waxahachie
Westlake
Whitesboro
White Settlement
Wichita Falls
Woodway
Wylie

Updated 03.02.11

FREQUENTLY ASKED QUESTIONS REGARDING ACSC AND THE RRM RATEMAKING PROCESS

What is the Role of Cities in Ratemaking?

Cities have historically exercised original jurisdiction over the level of gas rates charged within their boundaries. Generally, gas distribution utilities have filed rate cases at the city level and only gone to the Railroad Commission of Texas ("RRC") with an appeal of city action or if they cannot reach a settlement with cities. If a utility and cities reach an agreement, the utility may then file a case at the RRC to implement the same rates approved by cities in areas outside municipal boundaries.

Once a case is at the RRC, the Commission Staff generally expects cities to intervene and do most of the discovery, sponsor opposing witnesses, and do most of the cross-examination and briefing. There is no consumer advocate at the RRC. If cities do not participate in hearings at the RRC, the request of a regulated utility is likely to be rubber-stamped.

What is the background to the creation of the Atmos Cities' Steering Committee?

The Atmos pipeline and distribution systems were built, owned and operated by Lone Star Gas ("LSG") which maintained over 200 rate jurisdictions until it sold its assets to Texas Utilities ("TXU") in the late 1990's. That meant that many cities had their own unique distribution rates and that individual cities had to process rate cases at the local level. LSG-Pipeline served all 200-plus distribution systems and pipeline rates were set by the RRC.

From the early 1980's through the late 1990's, LSG filed no pipeline or system-wide rate case at the RRC. When LSG was finally brought before the RRC to show cause why its rates should not be reduced, approximately 80 cities intervened and created an *ad hoc* group known as the Steering Committee of Cities Served by Lone Star.

TXU purchased the LSG assets in the late 1990's and immediately commenced consolidating 200-plus ratemaking jurisdictions into regions. As regional cases were filed, cities within each region created an *ad hoc* committee to form a common strategy and negotiating position. Once TXU had aggregated the cities into five or six jurisdictions, each with a different rate, Texas Utilities Gas Company filed a system-wide case to bring all of the old LSG territory under one common rate. The different city regional committees then united and formed the Allied Coalition of Cities ("ACC"). While the gas utility assets were owned and controlled by TXU, the Steering Committee transformed itself from an *ad hoc* group that came together only in response to rate filings by the utility into a permanent standing committee.

In Gas Utilities Docket ("GUD") No. 9400 in 2004, TXU's request for a $61.6 million system-wide increase was aggressively opposed by ACC. The Company

received only a $2.01 million increase. Unhappy with that result, TXU decided that owning a gas system was neither as fun nor as profitable as the deregulated electric system, and they sold the system to Atmos Energy Corporation ("Atmos" or "Company"). ACC was then transformed into the Steering Committee of Cities Served by Atmos and then renamed Atmos Cities Steering Committee to obtain an easy to remember acronym, "ACSC".

What is the Atmos Cities Steering Committee?

ACSC is a coalition of 154 cities that unite in common purpose to address gas utility rate and franchise issues related to Atmos Energy Corporation. Its objectives are to: (1) ensure that gas utility rates charged to cities and their residents are fair and reasonable; (2) maintain reasonable franchise fee revenues for cities; (3) protect cities' original jurisdiction over rates and services; (4) be a voice for consumers where no state agency assumes such a role; and (5) promote sound ratemaking policy in the public interest.

Cities join the permanent standing committee by passing a resolution and agreeing to support the work of ACSC through modest occasional *per capita* assessments which support ongoing administrative and legislative advocacy and all expenses where cities are not entitled to reimbursement. Each member city designates a representative to ACSC. Member representatives may volunteer to serve on the ACSC Executive Committee or Settlement Committee. The Executive Committee sets policy, hires legal counsel and consultants, directs litigation, establishes a legislative agenda, sets assessments on members as needed and meets quarterly with Atmos executives. The Settlement Committee is directly involved in negotiating resolution of contested matters with Atmos executives.

The list of current members is attached.

What is the benefit of membership in ACSC?

One hundred fifty-four cities speaking as one voice is much more effective in advocacy before the Railroad Commission and legislature than any one city or multiple small groups of cities.

The legislature has given gas utilities a right to an annual increase in rates. Resources (both financial and human) of individual cities are conserved by membership in ACSC. Additionally, membership enhances institutional memory of ratemaking issues, public policy debates, and right-of-way and franchise fee battles.

What has ACSC accomplished recently?

Going into the legislative session, ACSC in December 2010 released a 48-page report, "Natural Gas Consumers and the Texas Railroad Commission." More than 200

television, newspaper and radio news sites posted information on and a link to the report which may be found on ACSC's website, TexasGasConsumers.org.

Earlier in 2010, ACSC representatives visited on several occasions with the Sunset Commission Staff, and several ACSC recommendations for reform were included in the Sunset Commission Report on the Railroad Commission, delivered to the legislature's Sunset Committee prior to public hearings on the agency. Several ACSC member representatives testified before the legislature regarding reforms needed at the Railroad Commission.

During the most recent legislative session, lobbying efforts by ACSC were critical in killing two gas utility bills that would have undermined traditional regulation, deprived cities of certain rights, and led to even greater rate increases.

ACSC has resolved a major issue involving franchise fees. Atmos unilaterally, without notice, ceased inclusion of franchise fees in the calculations of gross receipts regardless of whether specific franchises included such payments. Several cities were willing to pursue the matter through litigation. However, counsel for ACSC was able to negotiate a resolution that allowed each member city to determine whether it desired an increase in franchise fee payments based on inclusion of franchise fees in the calculation of gross receipts. If a city opted for inclusion of fee-on-fee revenues, it had the further option of retroactive payments back to the point in time that Atmos decided to curtail fee-on-fee payments. Each member had these options regardless of the wording of the then valid franchise agreement. This resolution spared significant litigation costs and anxiety and was only possible because of the clout of the ACSC membership.

One of the most significant accomplishments of ACSC occurred in 2007 via a settlement of the then pending system-wide rate case. Approximately 50 ACSC city representatives showed up in Arlington for a meeting with Atmos executives who were shocked at the vocal opposition to Atmos practices, the unfairness of annual Gas Reliability Infrastructure Program ("GRIP") rate filings that precluded city and citizen review, and the Company's lack of coordination with cities. That meeting led to the creation of the Rate Review Mechanism ("RRM") process and greater ongoing communication between the Company and ACSC.

In 2010, ongoing communications between ACSC and the Company led to a workable solution to the need to replace steel service lines in a manner that accommodated city needs to control their rights-of-way, while moderating the rate impact and focusing first on the riskiest service lines based on leak repair histories. This compromise precluded a more onerous (from a city and consumer perspective) program threatened by the RRC.

What is a RRM case?

The concept of a RRM proceeding emerged as a three-year experimental substitute for GRIP cases as part of the settlement of Atmos Mid-Tex's 2007 system-wide rate case. In 2003, the Texas Legislature added Section 104.301, Interim Adjustment for Changes in Investment, to the Gas Utility Regulatory Act. While not identified as such in the law, § 104.301 was referred to as the Gas Reliability Infrastructure Program or GRIP. The GRIP adjustments allowed gas companies to recover changes to invested capital without a review of whether increased revenues or declining expenses offset the invested capital costs. Both Atmos Pipeline and Atmos Mid-Tex filed GRIP cases as soon as the RRC adopted rules to implement the interim adjustments. As explained below, it quickly became apparent that the GRIP adjustments were terrible public policy.

As an alternative to GRIP, ACSC entered into a negotiated agreement with Atmos in 2007 to establish the RRM process. Unlike GRIP, the RRM provided for an annual review of all portions of Mid-Tex's cost of service. It fixed an authorized rate of return on equity for the three-year period at 9.6% (which was less than what the RRC would have authorized) and set caps on the extent to which expenses or investments could increase from one year to the next. More importantly, it allowed cities to make a comprehensive evaluation of all aspects of the utility business—investment, operation and maintenance expenses and revenues—unlike GRIP which only allows consideration of changes to invested capital.

Why is RRM superior to GRIP?

The GRIP cases are one-sided guarantees of a rubber-stamp of the utility's rate request. ACSC attempted to participate in the first two GRIP proceedings filed by both Atmos Pipeline and Atmos Mid-Tex at the RRC. Not only were cities' motions to intervene denied, but also, ACSC's comments were ignored. At the city level, ACSC consultants determined that Atmos was not only including items such as artwork, chairs, computers and meals in interim rate adjustments that were allegedly intended to promote pipeline safety, but also the Company was over-earning its previously authorized rate of return. ACSC attacked the Commission's rule in court because it denied city participation, denied a hearing on a contested matter, and denied cities' recovery of any expenses associated with resisting GRIP rate increases. The courts have not been helpful to cities and the Texas Supreme Court has affirmed the denial of cities' right to participate in GRIP cases at the RRC.

Cities have contended that GRIP is terrible public policy since it authorizes what would from a history of public interest regulation be regarded as unlawful—piecemeal ratemaking. GRIP allows rates to increase if the utility's invested capital net of depreciation increases year-over-year. An increase in rates is mandated under GRIP if investment increases, even if increasing revenues and declining expenses more than offset the costs associated with increased investment.

The RRM process negotiated by ACSC solves the piecemeal ratemaking problem by providing for a comprehensive review of Atmos' expenses and revenues. Furthermore, RRM benefits ACSC by: (1) allowing cities participation that would be denied under GRIP; (2) allowing cities to recover, at utility shareholder expense, all their ratemaking costs; and (3) avoiding both litigation and RRC jurisdiction.

The legislature has functionally authorized annual increases in gas utility rates through the GRIP process. Since consumers are otherwise stuck with annual rate increases, it is better to have cities participating in the comprehensive RRM process than unable to participate in a piecemeal process.

What has been the history of the RRM efforts?

In 2010, ACSC, in settling the third RRM proceeding, agreed to a slight modification and extension of the process. A settlement of the fourth annual RRM is now pending before ACSC members. The results of the four RRM proceedings are as follows:

RRM Filing	Year	Atmos Request	ACSC Settlement
#1	2008	$33.5 million	$20 million
#2	2009	$20.2 million	$2.6 million
#3	2010	$70.2 million	$27 million
#4	2011	$15.7 million	$6.6 million

These results are better for cities and consumers than would have been authorized by the RRC under the GRIP process.

What is the future of the RRM process?

The settlement of the fourth RRM filing anticipated ACSC and Atmos working between August and December to refine the RRM process. A settlement perpetuating the RRM process was not reached by the end of 2011 which has led to the filing of the January 31, 2012 traditional rate case. Discussions regarding the future of the RRM process will continue as we attempt to resolve the rate case by settlement.

CITY OF FRISCO, TEXAS RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS SUSPENDING THE MARCH 6, 2012, EFFECTIVE DATE OF ATMOS ENERGY CORP., MID-TEX DIVISION ("ATMOS MID-TEX") REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH ATMOS CITIES STEERING COMMITTEE ("ACSC") AND OTHER CITIES IN THE ATMOS MID-TEX SERVICE AREA TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND ACSC'S LEGAL COUNSEL

WHEREAS, on or about January 31, 2012, Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), pursuant to Gas Utility Regulatory Act § 104.102 filed with the City of Frisco ("City") a Statement of Intent to change gas rates in all municipalities exercising original jurisdiction within its Mid-Tex Division service area, effective March 6, 2012; and

WHEREAS, the City is a regulatory authority under the Gas Utility Regulatory Act ("GURA") and under Chapter 104, §104.001 et seq. of GURA has exclusive original jurisdiction over Atmos Mid-Tex's rates, operations, and services within the City; and

WHEREAS, in order to maximize the efficient use of resources and expertise, it is reasonable for the City to maintain its involvement in the Atmos Cities Steering Committee ("ACSC") and to cooperate with the more than 150 similarly situated city members of ACSC and other city participants in conducting a review of the Company's application and to hire and direct legal counsel and consultants and to prepare a common response and to negotiate with the Company and direct any necessary litigation; and

WHEREAS, Atmos Mid-Tex proposed March 6, 2012, as the effective date for its requested increase in rates; and

WHEREAS, it is not possible for the City to complete its review of Atmos Mid-Tex's filing by March 6, 2012; and

WHEREAS, the City will need an adequate amount of time to review and evaluate Atmos Mid-Tex's rate application to enable the City to adopt a final decision as a local regulatory authority with regard to Atmos Mid-Tex's requested rate increase; and

WHEREAS, the Gas Utility Regulatory Act § 104.107 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days; and

WHEREAS, the Gas Utility Regulatory Act § 103.022 provides that costs incurred by Cities in ratemaking activities are to be reimbursed by the regulated utility.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:

1. That the March 6, 2012, effective date of the rate request submitted by Atmos Mid-Tex on January 31, 2012, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

2. That the City is authorized to cooperate with ACSC and its member cities in the Mid-Tex service area and under the direction of the ACSC Executive Committee to hire and direct legal counsel and consultants, negotiate with the Company, make recommendations to the City regarding reasonable rates, and to direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the City or Railroad Commission.

3. That the City's reasonable rate case expenses shall be reimbursed by Atmos.

4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

5. A copy of this Resolution shall be sent to Atmos, care of David Park, Vice President Rates & Regulatory Affairs, at Atmos Energy Corporation, Mid-Tex Division, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

PASSED AND APPROVED this _____ day of _____, 2012.

_____
MAHER MASO, Mayor

ATTEST:

_____
Jenny Page, City Secretary

APPROVED AS TO FORM:

_____
Abernathy, Roeder, Boyd & Joplin, PC
Courtney A. Kuykendall, City Attorneys

AGENDA ITEM #13.

Engineering Services
City of Frisco, Texas

Memorandum

To: **Honorable Mayor Maso and Members of the Frisco City Council**

cc: **George Purefoy, City Manager**
Ron Patterson, Assistant City Manager
Paul Knippel, P.E., Director of Engineering

From: **Ben Brezina, Strategic Services Manager / Assistant to the City Manager**

Date: **February 21, 2012**

Subject: **Consider and act upon adoption of a Resolution authorizing the City Manager to execute a Development Agreement by and between the City of Frisco and United Frankford Ltd. for Coit Road Right of Way Dedication.**

Action Requested: City Council consideration and approval of a Resolution authorizing the City Manager to execute a Development Agreement by and between the City of Frisco and United Frankford Ltd. of Dallas, Texas, for Coit Road Right of Way dedication, southeast corner of Coit Road and Main Street.

Background Information: The proposed Development Agreement establishes the framework of responsibilities relating to the amount of thoroughfare impact fees assessed to the Property. Developer agrees, at no cost to City, to dedicate and convey to City, 2.2785 acres of the Property as right-of-way for the construction and/or extension of Coit Road and related storm sewer line. The Conveyance shall be made in fee simple, free and clear of any liens and/or encumbrances and by Special Warranty Deed, the form of which must be reasonably approved by Frisco. City has agreed to cap thoroughfare impact fees for the Property at $12,000 per acre.

Alternatives: City Council could consider the following alternatives:

- Approval of a Resolution authorizing the City Manager to execute the Development Agreement by and between the City of Frisco and United Frankford, Ltd.;

- Input towards the discussion as desired;
- Deny approval of the Resolution and send back to staff with direction.

Financial Considerations: The Development Agreement provides the thoroughfare impact fee credit will be capped at $12,000 per acre.

Legal Review: The City Attorney's Office has reviewed and approved both the Resolution and the Development Agreement as to form and legality.

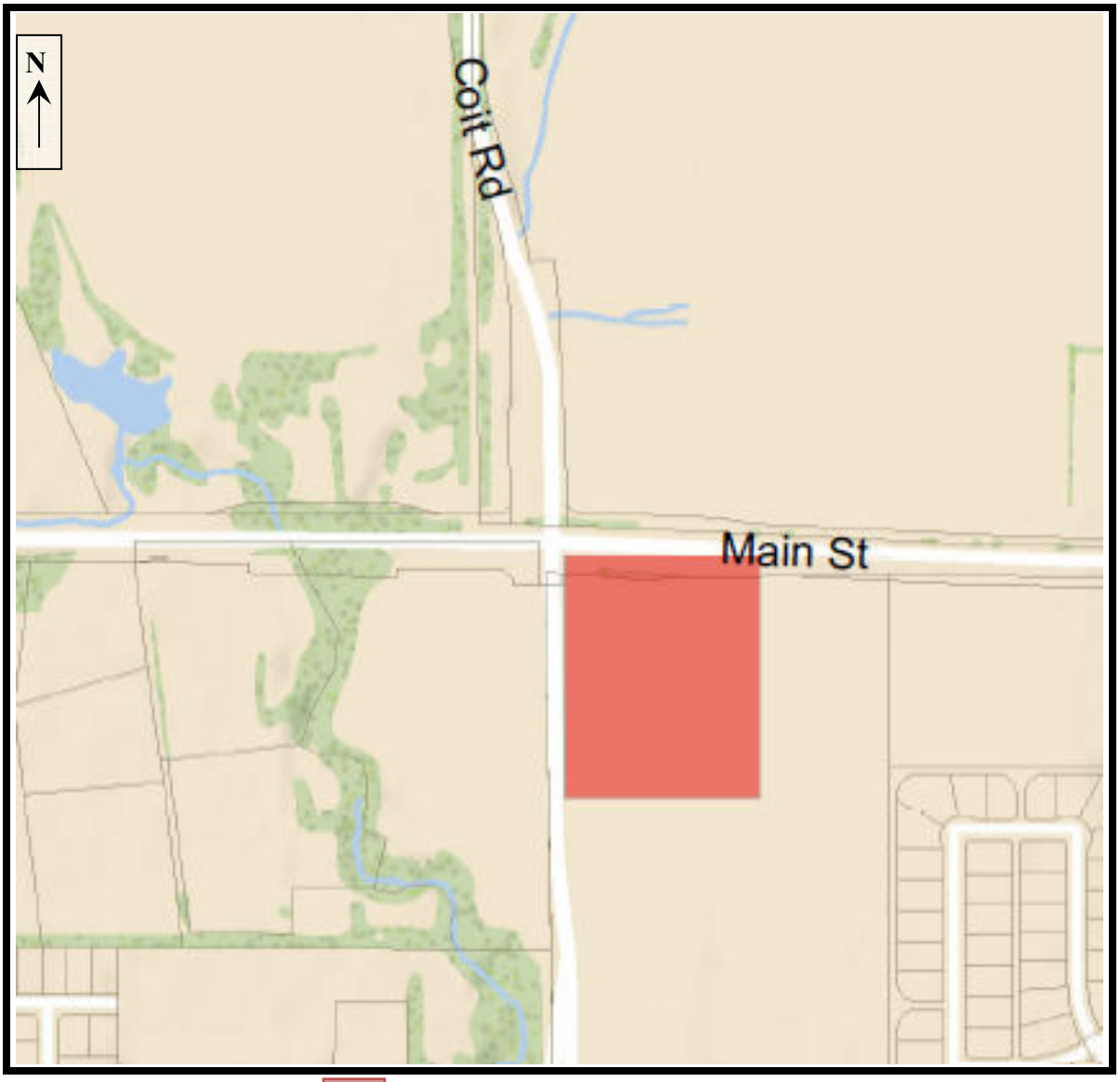
Supporting Documents: Supporting documents include the following items:

- Project Location Map;
- Copy of Resolution;
- Copy of Development Agreement by and between the City of Frisco and United Frankford, Ltd.

Staff Recommendation: Staff recommends City Council consider and approve a Resolution authorizing the City Manager to execute a Development Agreement by and between the City of Frisco and United Frankford, Ltd. of Dallas, Texas, for Coit Road Right of Way, located on the southeast corner of Coit Road and Main Street. Staff will be present at the meeting to address the City Council's questions relating to this agenda item.

DEVELOPMENT AGREEMENT
UNITED FRANKFORD, LTD.

CITY COUNCIL MEETING OF
FEBRUARY 21, 2012



PROPERTY LOCATION

CITY OF FRISCO, TEXAS RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, HEREBY AUTHORIZING THE CITY MANAGER OF THE CITY OF FRISCO, TEXAS TO EXECUTE AN IMPACT FEE AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF FRISCO, TEXAS AND UNITED FRANKFORD, LTD., COIT ROAD ROW, AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:

SECTION 1. The City Manager of the City of Frisco, Texas is hereby authorized to execute, on behalf of the City Council of the City of Frisco, Texas, an Impact Fee and Development Agreement by and between the City of Frisco, Texas and United Frankford, Ltd, for Coit Road Right of Way, a copy of which is attached hereto and incorporated herein by reference for all purposes.

SECTION 2. This Resolution shall take effect immediately upon its passage.

RESOLVED THIS THE _____ DAY OF _____, 2012.

_____
MAHER MASO, Mayor

ATTEST TO:

_____
JENNY PAGE, City Secretary

"NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS' LICENSE NUMBER."

After Recording Return to:
City of Frisco
Attention: City Manager
6101 Frisco Square Boulevard, 5th Floor West
Frisco, Texas 75034

IMPACT FEE AND DEVELOPMENT AGREEMENT BETWEEN UNITED FRANKFORD, LTD., AND THE CITY OF FRISCO, TEXAS

THIS IMPACT FEE AND DEVELOPMENT AGREEMENT (this "Agreement"), dated as of _____, 2012 (the "date of the Agreement"), is made and entered into by and between the **CITY OF FRISCO, TEXAS**, a Texas Home-Rule municipal corporation ("Frisco"), and **UNITED FRANKFORD, LTD.,** a Texas limited partnership ("Developer").

WHEREAS, Developer is the sole owner of that certain tract of land situated in the City of Frisco, Collin County, Texas, containing 25.010 acres of land, more or less, located in the S.W. Cash Survey, Abstract No. 236, as more particularly described in **Exhibit "A"**, attached hereto and incorporated herein for all purposes (the "Property"); and

WHEREAS, Developer desires to fulfill its obligations to pay thoroughfare impact fees on the Property as described in Ordinance No. 90-06-08 and as amended by Ordinance Nos. 91-03-01, 93-02-07, 94-04-07, 00-02-29, 01-09-66, 05-07-53, and any other amendment, as they exist or may be amended (additionally and collectively the "Impact Fee Ordinance"); and

WHEREAS, on January 15, 2002, Frisco passed Resolution No. 02-01-23R (the "Resolution") declaring the necessity to acquire by condemnation the Conveyance (hereinafter defined); and

WHEREAS, Developer and Frisco have agreed to enter into this Agreement in lieu of Frisco condemning the Conveyance as described in the Resolution; and

WHEREAS, Developer and Frisco agree that Developer may fulfill its obligation to pay impact fees subject to the impact fee schedule in effect at the time of development; provided, however, thoroughfare impact fees shall not exceed Twelve Thousand and 00/100 Dollars ($12,000.00) per acre; and

WHEREAS, Frisco has investigated and determined that it would be advantageous and beneficial to Frisco and its citizens to establish the payment of impact fees on the Property as provided herein.

NOW, THEREFORE, in consideration of the covenants and conditions contained in this Agreement, Frisco and Developer agree as follows:

1. Findings Incorporated. The findings set forth above are made a part of this Agreement as if set forth herein verbatim.

2. Land Subject to Agreement. The land that is subject to this Agreement is the Property. Developer represents that it is the sole owner of the Property.

3. Required Dedications and Construction. Upon execution of this Agreement, Developer agrees, at no cost to Frisco, to dedicate and convey to Frisco (the "Conveyance"), 2.2785 acres of the Property as right-of-way for the construction and/or extension of Coit Road and related storm sewer line, which is more particularly described in and depicted on **Exhibit "B"**, attached hereto and incorporated herein for all purposes. The Conveyance shall be made in fee simple, free and clear of any liens and/or encumbrances and by Special Warranty Deed, the form of which must be reasonably approved by Frisco. The form of the Special Warranty Deed shall contain, among other things, that Developer (Grantor) reserves all mineral rights and waives surface rights to the property made the subject of the Conveyance, as evidenced by the following specific language to be included in the Special Warranty Deed:

> SAVE AND EXCEPT, and there is hereby reserved unto Grantor, its heirs, executors, administrators, successors and assigns, the oil, gas and other minerals in and under that are owned by Grantor, and that may be produced from the above described Property. In connection therewith, Grantor waives its surface rights relating to the portion of the mineral estate owned and being reserved by the Grantor. Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property, but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

4. Impact Fees. This Agreement shall only apply to Thoroughfare impact fees. The Property shall be subject to the thoroughfare impact fee schedule in effect at the time of development; provided, however, thoroughfare impact fees shall not exceed Twelve Thousand and 00/100 Dollars ($12,000.00) per acre.

5. Default. If Developer fails to comply with any provision of this Agreement, and such failure is not cured within thirty (30) days after Developer receives written notice of such failure from Frisco, then Frisco shall have the following remedies, in addition to Frisco's other rights and remedies:

a. to file this instrument in the Land Records of Collin County as a lien and/or encumbrance on the Property; and/or

b. to refuse to accept any portion of any public improvements on the Property and/or associated with the development of the Property; and/or

c. to nullify Paragraph 4 of this Agreement and immediately enforce the Impact Fee Ordinance through imposition of the full amount of all impact fees, including without limitation, the thoroughfare impact fees in affect at the time they are due and making such immediately due and payable in an amount equal to the difference between any impact fees already tendered to Frisco by Developer and the total assessed impact fees on the Property; and/or

d. to refuse to issue a Certificate of Occupancy for any structure and/or building on the Property; and/or

e. to seek specific enforcement of this Agreement.

If Frisco fails to comply with the terms and conditions of this Agreement, and such failure is not cured within thirty (30) days after Frisco receives written notice of such failure from Developer, then Developer may seek specific enforcement of this Agreement as its sole and exclusive remedy.

6. Limitation of Liability. Notwithstanding anything to the contrary herein, the parties agree and acknowledge that Frisco shall not, under any circumstance, be required to tender, and/or be liable to Developer for, any reimbursement of and/or payment of any monies with regard to the matters set forth herein.

7. Covenant Running with the Land. This Agreement shall be a covenant running with the land and Property and shall be binding upon Developer, its officers, directors, partners, employees, representatives, agents, successors, assigns, as authorized herein, vendors, grantees and/or trustees. In addition, the parties shall cause this Agreement to be filed in the Land Records of Collin County, Texas.

8. Limitations of Agreement. The parties hereto acknowledge that this Agreement is limited to the Conveyance, and the thoroughfare impact fees described in Paragraph 4 above. Frisco ordinances covering property taxes, utility rates, permit fees, inspection fees, development fees, tap fees, water and sewer impact fees, pro-rata fees and the like are not affected by this Agreement. Further this Agreement does not waive or limit any of the obligations of Developer to Frisco under any ordinance, whether now existing or in the future arising.

9. Notices. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing same in the United States mail, addressed to the party to be notified, postage pre-paid and registered or certified with return receipt requested, or by delivering the same in person to such party via facsimile or a hand-delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same to the addressee thereof. Notice given in accordance herewith shall be effective upon

receipt at the address of the addressee. For purposes of notice, the addresses of the parties shall be as follows:

If to Frisco, addressed to it at:
City of Frisco
City Manager
6101 Frisco Square Boulevard, 5th Floor
Frisco, Texas 75034
Telephone: (972) 292-5105
Facsimile: (972) 292-5122

With a copy to:
Abernathy, Roeder, Boyd & Joplin, P.C.
Attention: Richard Abernathy
1700 Redbud Blvd., Suite 300
McKinney, Texas 75069
Telephone: (214) 544-4000
Facsimile: (214) 544-4040

If to Developer, addressed to it at:
United Frankford, LLP.
Attention: Gordon Edwards
7001 Preston Road, Suite 500
Dallas, Texas 75205
Telephone: (214) 224-4634
Facsimile: (214) 523-0800

With a copy to:
Winstead PC
Attention: Kirk Williams
5400 Renaissance Tower
1201 Elm Street
Dallas, Texas 75270
Telephone: (214) 745-5746
Facsimile: (214) 745-5390

10. **PARTIES' ACKNOWLEDGEMENT OF FRISCO'S COMPLIANCE WITH FEDERAL AND STATE CONSTITUTIONS, STATUES AND CASE LAW AND FEDERAL, STATE AND LOCAL ORDINANCES, RULES AND REGULATIONS/DEVELOPER WAIVER AND RELEASE OF CLAIMS FOR OBLIGATIONS IMPOSED BY THIS AGREEMENT.**

A. DEVELOPER ACKNOWLEDGES AND AGREES THAT:

(I) THE CONVEYANCES, DEDICATIONS, EASEMENTS AND/OR PAYMENT OF MONEY REQUIRED BY THIS AGREEMENT TO BE PERFORMED BY DEVELOPER, IN WHOLE OR IN PART, DO NOT CONSTITUTE A:

(A) TAKING UNDER THE TEXAS OR UNITED STATES CONSTITUTION;

(B) VIOLATION OF THE TEXAS WATER CODE, AS IT EXISTS OR MAY BE AMENDED;

(C) NUISANCE; AND/OR

(D) CLAIM FOR DAMAGES AND/OR REIMBURSEMENT AGAINST FRISCO FOR A VIOLATION OF ANY FEDERAL AND/OR STATE CONSTITUTION, STATUTE AND/OR CASE LAW AND/OR FEDERAL, STATE AND/OR LOCAL ORDINANCE, RULE AND/OR REGULATION.

(II) THE AMOUNT OF DEVELOPER'S FINANCIAL OR INFRASTRUCTURE CONTRIBUTION (AFTER RECEIVING ALL CONTRACTUAL OFFSETS, CREDITS AND REIMBURSEMENTS, IF ANY) AGREED TO IN THIS AGREEMENT IS ROUGHLY PROPORTIONAL TO THE DEMAND THAT SUCH DEVELOPER'S DEVELOPMENT AND PROJECT PLACES ON FRISCO'S INFRASTRUCTURE.

(III) DEVELOPER HEREBY RELEASES FRISCO FROM ANY OBLIGATION TO PERFORM OR COMMISSION A TAKINGS IMPACT ASSESSMENT UNDER CHAPTER 2007 OF THE TEXAS GOVERNMENT CODE, AS IT EXISTS OR MAY BE AMENDED.

(IV) DEVELOPER HEREBY AGREES THAT ANY PROPERTY WHICH IT CONVEYS TO FRISCO PURSUANT TO THIS AGREEMENT IS ROUGHLY PROPORTIONAL TO THE BENEFIT RECEIVED BY DEVELOPER FOR SUCH LAND, AND DEVELOPER HEREBY WAIVES ANY CLAIM THEREFORE THAT IT MAY HAVE. DEVELOPER FURTHER ACKNOWLEDGES AND AGREES THAT ALL PREREQUISITES TO SUCH A DETERMINATION OF ROUGH PROPORTIONALITY HAVE BEEN MET, AND THAT ANY VALUE RECEIVED BY FRISCO RELATIVE TO SAID CONVEYANCE ARE RELATED BOTH IN NATURE AND EXTEND TO THE IMPACT OF THE

DEVELOPMENT OF DEVELOPER'S ADJACENT PROPERTY ON FRISCO'S INFRASTRUCTURE. DEVELOPER AND FRISCO FURTHER AGREE TO WAIVE AND RELEASE ALL CLAIMS ONE MAY HAVE AGAINST THE OTHER RELATED TO ANY AND ALL ROUGH PROPORTIONALITY AND INDIVIDUAL DETERMINATION REQUIREMENTS MANDATED BY THE UNITED STATES SUPREME COURT IN *DOLAN V. CITY OF TIGARD*, 512 U.S. 374 (1994), AND ITS PROGENY, AS WELL AS ANY OTHER REQUIREMENTS OF A NEXUS BETWEEN DEVELOPMENT CONDITIONS AND THE PROJECTED IMPACT OF THE PUBLIC INFRASTRUCTURE.

(V) DEVELOPER SHALL INDEMNIFY AND HOLD HARMLESS FRISCO FROM ANY CLAIMS AND SUITS OF THIRD PARTIES, INCLUDING BUT NOT LIMITED TO DEVELOPER'S RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, AS AUTHORIZED HEREIN, VENDORS, GRANTEES, AND/OR TRUSTEES, BROUGHT PURSUANT TO THIS PARAGRAPH.

B. DEVELOPER RELEASES FRISCO FROM ANY AND ALL CLAIMS OR CAUSES OF ACTION BASED ON EXCESSIVE OR ILLEGAL EXACTIONS.

C. DEVELOPER WAIVES ANY CLAIM FOR DAMAGES AND/OR REIMBURSEMENT AGAINST FRISCO FOR A VIOLATION OF ANY FEDERAL AND/OR STATE CONSTITUTION, STATUTE AND/OR CASE LAW AND/OR FEDERAL, STATE AND/OR LOCAL ORDINANCE, RULE AND/OR REGULATION.

D. THIS PARAGRAPH SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

11. Vested Rights/Chapter 245 Waiver. The signatories hereto shall be subject to all ordinances of Frisco, whether now existing or in the future arising. This Agreement shall confer no vested rights on the Property, or any portion thereof, unless specifically enumerated herein. In addition, nothing contained in this Agreement shall constitute a "permit" as defined in Chapter 245, Texas Local Government Code, and nothing in this Agreement provides Frisco with fair notice of any Developer project. **DEVELOPER WAIVES ANY STATUTORY CLAIM UNDER CHAPTER 245 OF THE TEXAS LOCAL GOVERNMENT CODE UNDER THIS AGREEMENT. THIS PARAGRAPH SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.**

12. Attorney's Fees. In any legal proceeding brought to enforce the terms of this Agreement, including but not limited to, a proceeding brought pursuant to Paragraphs 5 and/or 10 above, the

prevailing party may recover its reasonable and necessary attorney's fees from the non-prevailing party as permitted by Section 271.153 of the Texas Local Government Code, as it exists or may be amended.

13. Incorporation of Recitals. The representations, covenants and recitations set forth in the foregoing recitals of this Agreement are true and correct and are hereby incorporated into the body of this Agreement and adopted as findings of Frisco and the authorized representative of Developer.

14. Warranties/Representations. All warranties, representations and covenants made by one party to the other in this Agreement or in any certificate or other instrument delivered by one party to the other under this Agreement shall be considered to have been relied upon by the other party and will survive the satisfaction of any fees under this Agreement, regardless of any investigation made.

15. Entire Agreement. This Agreement contains the entire agreement of the parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the parties hereto.

16. Venue. This Agreement shall be construed in accordance with the laws of the State of Texas and shall be performable in Collin County, Texas.

17. Consideration. This Agreement is executed by the parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

18. Counterparts. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original if properly executed.

19. Authority to Execute. The individuals executing this Agreement on behalf of the respective parties below represent to each other and to others that all appropriate and necessary action has been taken to authorize the individual who is executing this Agreement to do so for and on behalf of the party for which his or her signature appears, that there are no other parties or entities required to execute this Agreement in order for the same to be an authorized and binding agreement on the party for whom the individual is signing this Agreement and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date of this Agreement.

20. Savings/Severability. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

21. Representations. Each signatory represents this Agreement has been read by the party for which this Agreement is executed and that such party has had an opportunity to confer with its counsel.

22. No Third Party Beneficiaries. Nothing in this Agreement shall be construed to create any right in any third party not a signatory to this Agreement, and the parties do not intend to create any third party beneficiaries by entering into this Agreement.

23. Assignment/Binding Effect. This Agreement is assignable, in whole or in part, upon the following conditions, all of which must be satisfied before any such assignment shall be valid and enforceable:

a. the assignment of the Agreement must be evidenced by a recordable document (the "Assignment"), the form of which must be approved in writing by Frisco; such approval not to be unreasonably withheld;

b. the Assignment must expressly contain, among any other reasonable requirements and/or conditions of Frisco, an acknowledgment and agreement that all obligations, covenants and/or conditions contained in the Agreement will be assumed solely and completely by the assignee, the party who is responsible for the payment of the impact fees that Developer is obligated to pay under this Agreement and the contact name, address, phone number, fax number and electronic mail address of the assignee;

c. Developer will file any approved, executed Assignment in the Land Records of Collin County, Texas; and

d. Developer shall provide Frisco with a file-marked copy of the Assignment within ten (10) days of filing the same.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective officers, directors, partners, employees, representatives, agents, vendors, grantees, and/or trustees, heirs, executors, administrators, legal representatives, successors and assigns, as authorized herein.

24. Indemnification. The parties agree that the Indemnity provisions set forth in Paragraph 10 herein are conspicuous, and the parties have read and understood the same.

25. Construction. All construction described herein shall be subject to and in compliance with all ordinances of Frisco, as they exist, may be amended or in the future arising. Evidence of any bonds required by Section 212.073 of the Texas Local Government Code, or other applicable law, shall be provided by Developer to Frisco.

26. Waiver. Waiver by either party of any breach of this Agreement, or the failure of either party to enforce any of the provisions of this Agreement, at any time, shall not in any way affect, limit or waive such party's right thereafter to enforce and compel strict compliance.

27. Reference to Developer. When referring to "Developer" herein, this Agreement shall refer to and be binding upon Developer, and its officers, directors, partners, employees, representatives, contractors, agents, successors, assignees, vendors, grantees and/or trustees.

28. Miscellaneous Drafting Provisions. This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole

according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this document.

29. DEVELOPER'S RELEASE AND WAIVER OF CLAIM(S) UNDER THE RESOLUTION. DEVELOPER, HEREBY RELEASES FRISCO, ITS COUNCIL MEMBERS, OFFICERS, AGENTS, REPRESENTATIVES AND EMPLOYEES, FROM AND AGAINST, AND WAIVES ANY AND ALL RIGHTS TO, ANY AND ALL CLAIMS AND/OR DEMANDS FOR DAMAGES (INCLUDING, WITHOUT LIMITATION, FUNDS EXPENDED ON EXPERTS, APPRAISERS AND ATTORNEYS) OR OTHERWISE, DEVELOPER MAY HAVE WITH REGARD TO ANY ACTION TAKEN BY IT, OR ON ITS BEHALF, AS A RESULT OF FRISCO PASSING THE RESOLUTION.

IN WITNESS WHEREOF, the parties have executed this Agreement and caused this Agreement to be effective on the latest date as reflected by the signatures below.

EXECUTED as of _____, 2012.

CITY OF FRISCO, TEXAS

_____
George Purefoy, City Manager

ATTEST:

_____
Jenny Page, City Secretary

APPROVED AS TO FORM:

_____
Abernathy, Roeder, Boyd & Joplin, P.C.
Rebecca Brewer, City Attorneys

UNITED FRANKFORD, LTD., a Texas limited partnership

By: UCD, LLC, a Texas limited liability company, General Partner

By: _____
Gordon A. Edwards, Manager

STATE OF TEXAS:

COUNTY OF COLLIN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **GEORGE PUREFOY**, KNOWN TO ME TO BE ONE OF THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT; HE ACKNOWLEDGED TO ME THAT HE IS THE DULY AUTHORIZED REPRESENTATIVE FOR THE CITY OF FRISCO, TEXAS, A TEXAS HOME RULE CORPORATION, AND HE EXECUTED THE SAID INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2012.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My commission expires: _____

STATE OF TEXAS:

COUNTY OF COLLIN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GORDON A. EDWARDS, KNOWN TO ME TO BE ONE OF THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT; HE ACKNOWLEDGED TO ME THAT HE IS THE MANAGER AND DULY AUTHORIZED REPRESENTATIVE FOR UCD, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF **UNITED FRANKFORD, LTD.**, A TEXAS LIMITED PARTNERSHIP, AND WHO ACKNOWLEDGED TO ME THAT HE IS THE DULY AUTHORIZED REPRESENTATIVE OF SAID COMPANY AND LIMITED PARTNERSHIP AND THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF FEBRUARY, 2012.

PILAR AVERY
Notary Public, State of Texas
My Commission Expires
June 20, 2012

Pilar Avery
_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My commission expires: 6/20/12

Exhibit "A"
Legal Description of Property

4313 6012 00927 1723

Exhibit A GF-Number 98R09155

BEING a part of a tract or parcel of land situated in the S.W. Cash Survey, Abstract No. 236, Collin County, Texas. Same being a resurvey of part of the 254.499 acre tract described in a Trustee's Deed from James W. Rose, Successor Trustee to Walter H. Magee, et al, dated August 3, 1976, recorded in Volume 1012, Page 126, of the Collin County Deed Records, being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set at the northeast corner of said Magee tract, same being a point on the east right-of-way line of a rock road (future Coit Road), also being a point on the south right-of-way line of F.M. 720 (a Variable Width R.O.W.);

THENCE South 85 degrees 58 minutes 00 seconds East, along said south right-of-way line, a distance of 220.65 feet to a 1/2" iron rod set for corner;

THENCE North 89 degrees 00 minutes 00 seconds East, continuing along said line, a distance of 620.23 feet to a 1/2" iron rod set for corner;

THENCE SOUTH, departing said line, a distance of 1318.11 feet to a 1/2" iron rod set for corner;

THENCE West, a distance of 819.00 feet to a 1/2" iron rod set for corner, same being a point on the east right-of-way line of a said rock road (future Coit Road) and also a point on the west line of said Magee tract;

THENCE North 00 degrees 55 minutes 11 seconds West, along said east right-of-way line and said west line, a distance of 1322.98 feet to the POINT OF BEGINNING and CONTAINING 1,089,450 square feet or 25.010 acres of land, within these metes and bounds as recited.

ACS/TRC COLLIN Doc: 000136639 Date: 09/28/2005 Vol: 0006012 Page: 00925 Page: 3 Of 5

Exhibit "B"
Legal Description and Depiction of Conveyance

EXHIBIT "A"
CITY OF FRISCO
FIELD NOTES

BEING a tract of land situated in the S. W. Cash Survey, Abstract 236 and being part of a 25.010 acre tract as conveyed to United Frankford Company, Ltd., and evidenced in a Deed recorded in Volume 4313, Page 1722 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING, at an iron rod found at the intersection of the existing centerline of Coit Road with the centerline of Farm-to-Market Road 720;

THENCE, South 00° 57' 33" East, along said existing centerline of Coit Road, a distance of 74.72 feet to the POINT OF BEGINNING;

THENCE, North 88° 51' 27" East, departing said existing centerline of said Coit Road, a distance of 15.00 feet to a point for corner, same being the apparent northwest corner of said 25.010 acre tract;

THENCE, South 85° 47' 18" East, along the apparent north line of said 25.010 acre tract, same being the existing south right-of-way line of said Farm-to-Market Road 720, a distance of 55.22 feet to a point set for corner, same being on the proposed east right-of-way line of Coit Road;

THENCE, in a southerly direction along said proposed east right-of-way line of Coit Road as follows:

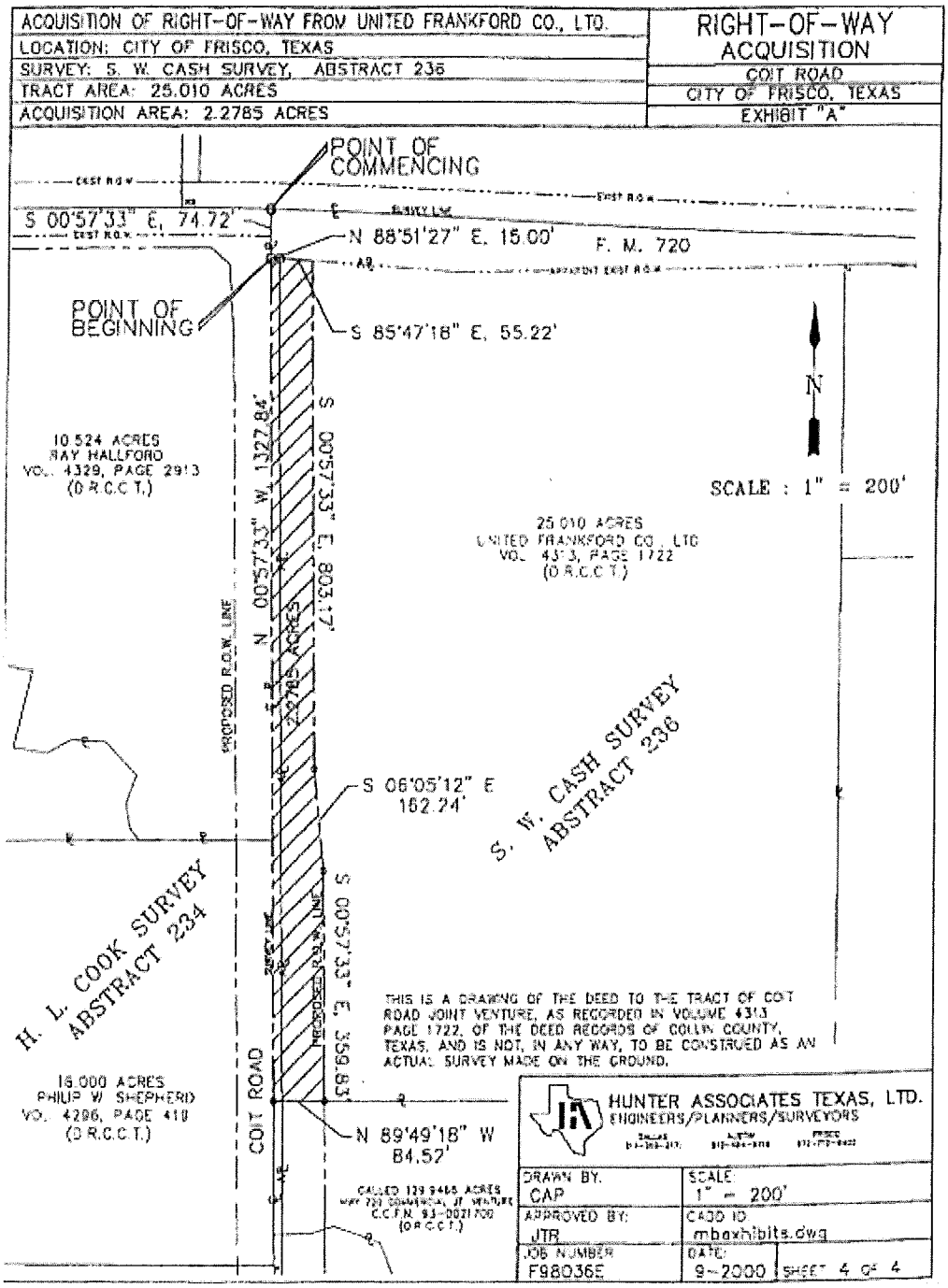
South 00° 57' 33" East, a distance of 803.17 feet to a point set for corner;

South 06° 05' 12" East, a distance of 162.24 feet to a point set for corner;

South 00° 57' 33" East, a distance of 359.83 feet to a point set for corner;

THENCE, North 89° 49' 18" West, departing said proposed east right-of-way line of said Coit Road, passing at a distance of 69.52 feet the apparent southwest corner of said 25.010 acre tract, and continuing on said course to a total distance of 84.52 feet to a point set for corner, same being on said existing centerline of said Coit Road;

THENCE, North 00° 57' 33" West, along said existing centerline of said Coit Road, a distance of 1327.84 feet to the POINT OF BEGINNING and containing 2.2785 acres of land, more or less.


ACQUISITION OF RIGHT-OF-WAY FROM UNITED FRANKFORD CO., LTD.
LOCATION: CITY OF FRISCO, TEXAS
SURVEY: S. W. CASH SURVEY, ABSTRACT 236
TRACT AREA: 25.010 ACRES
ACQUISITION AREA: 2.2785 ACRES
RIGHT-OF-WAY ACQUISITION
COIT ROAD
CITY OF FRISCO, TEXAS
EXHIBIT "A"
POINT OF COMMENCING
S 00°57'33" E, 74.72'
N 88°51'27" E, 15.00'
F. M. 720
POINT OF BEGINNING
S 85°47'18" E, 55.22'
N
SCALE : 1" = 200'
10.524 ACRES
RAY HALLFORD
VOL. 4329, PAGE 2913
(O.R.C.C.T.)
N 00°57'33" W, 1327.84'
S 00°57'33" E, 803.17'
PROPOSED R.O.W. LINE
25.010 ACRES
UNITED FRANKFORD CO., LTD
VOL. 4313, PAGE 1722
(O.R.C.C.T.)
S. W. CASH SURVEY
ABSTRACT 236
S 06°05'12" E
162.24'
H. L. COOK SURVEY
ABSTRACT 234
S 00°57'33" E, 359.83'
16.000 ACRES
PHILIP W. SHEPHERD
VOL. 4296, PAGE 418
(O.R.C.C.T.)
COIT ROAD
N 89°49'18" W
84.52'
THIS IS A DRAWING OF THE DEED TO THE TRACT OF COIT ROAD JOINT VENTURE, AS RECORDED IN VOLUME 4313, PAGE 1722, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND IS NOT, IN ANY WAY, TO BE CONSTRUED AS AN ACTUAL SURVEY MADE ON THE GROUND.
HUNTER ASSOCIATES TEXAS, LTD.
ENGINEERS/PLANNERS/SURVEYORS
DRAWN BY: CAP
SCALE: 1" = 200'
APPROVED BY: JTR
CADD ID: mbaxhibits.dwg
JOB NUMBER: F98036E
DATE: 9-2000
SHEET 4 OF 4

AGENDA ITEM #14.

Engineering Services
City of Frisco, Texas

Memorandum

To: **Honorable Mayor Maso and Members of the Frisco City Council**

cc: **George Purefoy, City Manager**
Ron Patterson, Assistant City Manager
Paul Knippel, P.E., Director of Engineering

From: **Ben Brezina, Strategic Services Manager / Assistant to the City Manager**

Date: **February 21, 2012**

Subject: **Consider and act upon adoption of a Resolution repealing Resolution No. 02-01-23R, which acquired by condemnation the fee simple title to certain property for Right of Way purposes for Coit Road.**

Action Requested: City Council consideration and approval of a Resolution repealing Resolution No. 02-01-23R, which acquired by condemnation the fee simple title to certain property for Right of Way purposes for Coit Road, southeast corner of Coit Road and Main Street.

Background Information: The City Council of the City of Frisco passed and approved Resolution No. 02-01-23R on January 15, 2002, which declared the necessity for acquiring by condemnation the fee simple title to certain described property for right of way purposes for the Coit Road Project and ordered the condemnation of said property to proceed.

The property owner, United Frankford, Ltd., made the subject of the Prior Resolution and the City Council have entered into the United Frankford, Ltd. Impact Fee and Development Agreement, which provides for Owner's voluntary conveyance of the Property to the City for the Coit Road Project in consideration of the promises and obligations set forth in the Agreement.

City Staff has investigated and determined that the Prior Resolution should be repealed in its entirety based on the United Frankford, Ltd. Impact Fee and Development Agreement.

Alternatives: City Council could consider the following alternatives:

- Approval of a Resolution repealing Resolution No. 02-01-23R
- Input towards the discussion as desired;
- Deny approval of the Resolution and send back to staff with direction.

Financial Considerations: None.

Legal Review: The City Attorney's Office has reviewed and approved the Resolution as to form and legality.

Supporting Documents: Supporting documents include the following items:

- Copy of Resolution;

Staff Recommendation: Staff recommends City Council consider and approve a Resolution repealing Resolution No. 02-01-23R, which acquired by condemnation the fee simple title to certain property for Right of Way purposes for Coit Road, southeast corner of Coit Road and Main Street.

CITY OF FRISCO, TEXAS RESOLUTION NO. _____(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, HEREBY REPEALING RESOLUTION NO. 02-01-23R, WHICH DECLARED THE NECESSITY FOR ACQUIRING BY CONDEMNATION THE FEE SIMPLE TITLE TO CERTAIN DESCRIBED PROPERTY FOR RIGHT OF WAY PURPOSES FOR THE COIT ROAD PROJECT AND ORDERED THE CONDEMNATION OF SAID PROPERTY TO PROCEED; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Frisco, Texas ("City Council") passed and approved Resolution No. 02-01-23R on January 15, 2002, which declared the necessity for acquiring by condemnation the fee simple title to certain described property for right of way purposes for the Coit Road Project and ordered the condemnation of said property to proceed ("Prior Resolution"); and

WHEREAS, the owner ("Owner") of the property ("Property") made the subject of the Prior Resolution and the City Council have entered into an Impact Fee and Development Agreement ("Agreement"), which provides for, among other things, Owner's voluntary conveyance of the Property to the City of Frisco, Texas ("Frisco") for the Coit Road Project in consideration of the promises and obligations set forth in the Agreement; and

WHEREAS, the City Council has investigated and determined that the Prior Resolution should be repealed in its entirety based on the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2: Repeal of Prior Resolution. The City Council hereby repeals the Prior Resolution, in its entirety.

SECTION 3: Savings/Repealing Clause. All provisions of any resolution in conflict with this Resolution are hereby repealed; but such repeal shall not abate any pending matters of the repealed resolution. Any remaining portions of conflicting resolutions shall remain in full force an effect.

SECTION 4: Severability. Should any section, subsection, sentence, clause or phrase of this Resolution be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Resolution shall remain in full force and effect. Frisco hereby declares that it would

have passed this Resolution, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

SECTION 5: Effective Date. This Resolution shall take effect immediately from and after its passage.

RESOLVED THIS the ___ day of February, 2012.

_____
MAHER MASO, Mayor

ATTEST TO:

_____
JENNY PAGE, City Secretary

AGENDA ITEM #15.

Frisco Fire Department
City of Frisco, Texas

Memorandum

To: **Honorable Mayor Maso and Members of the Frisco City Council**

cc: **George Purefoy, City Manager**
Ron Patterson, Assistant City Manager
Mack Borchardt, Fire Chief
Jean May, Emergency Management Specialist

From: **Paul Siebert, Assistant Fire Chief**

Date: **February 21, 2012**

Subject: **Consider and act upon adoption of a Resolution authorizing the City Manager to submit an application for a Federal Emergency Management Agency (FEMA) Grant, Staffing for Adequate Fire and Emergency Response (SAFER)**

Action Requested: City Council consideration and approval of a Resolution authorizing the City Manager to submit an application for a Federal Emergency Management Agency (FEMA) Grant, Staffing for Adequate Fire and Emergency Response (SAFER), in the amount of $2,801,232 for 24 Firefighter / Paramedic Positions to staff 1 engine, 1 ambulance (medic) and 1 Battalion Chief at the future Frisco Fire Station No. 8 (to be located at the NE corner of Independence Parkway and Rolater Road). A successful grant application would provide 2 full years of salary and benefits for 24 Firefighter / Paramedic Positions.

Background Information: The SAFER Grant Program was created to provide funding directly to fire departments and volunteer firefighter interest organizations in order to help them increase the number of trained, "front-line" firefighters available in their communities.

Staff requests to apply for grant funding of 24 Firefighter / Paramedic Positions to staff the future Frisco Fire Station No. 8 for a period of 2 years.

Additional comments about the proposed grant application:

- **Projected timeline for application of grant funds** – The intention of the grant application is to request that the funding schedule be applied to hire the firefighter positions in 2013 and to utilize the grant funds for the Firefighter / Paramedic Positions in 2014. It is recommended that the City would pick up

the costs associated with the Firefighter / Paramedic Positions beginning in 2015.

- **Frisco Fire Station No. 8 Staffing in excess of grant funds** – The grant funds proposed would provide staffing for 24 Firefighter / Paramedic Positions. The initial staffing proposed for Frisco Fire Station No. 8 is to staff 1 engine, 1 medic and 1 Battalion Chief Vehicle with the labor division broken down into three (3) 24 hour shifts. Each shift would have 1 Battalion Chief, 1 Captain and 6 Firefighter / Paramedic Positions.

  The grant funds would capture the costs associated with 24 Firefighter / Paramedic Positions. The City would be responsible for staffing costs in excess of the grant funds, consisting of the following:

  - Incremental cost difference in salary and benefits for 3 Battalion Chief Positions and 3 Firefighter / Paramedic Positions;
  - Incremental cost difference in salary and benefits for 3 Captain Positions and three 3 Firefighter / Paramedic Positions.

Alternatives: City Council could consider the following alternatives:

- Approval of the Resolution;
- Input towards the discussion as desired;
- Deny approval of the Resolution and send back to staff with direction.

Financial Considerations: The financial obligation for the City during the 2 year grant period would be to fund the incremental cost difference in salary and benefits between 3 Battalion Chief Positions and 3 Firefighter / Paramedic Positions and the incremental cost difference in salary and benefits between 3 Captain Positions and 3 Firefighter / Paramedic Positions. The budgeted grant positions also do not take into account merit or other salary / benefit increases made by the City during the 2 year grant period. If the grant positions were maintained beyond the 2 year grant period, the City would be responsible for the full salary and benefit costs beginning in year 3 at an annual cost of $1,400,568.

By submitting the SAFER Grant Application, the City is not committed to accept the grant funds, even if the grant is awarded.

Supporting Documents: Supporting Documents include the following items:

- Copy of the Resolution;
- Copy of the SAFER Grant Application.

Staff Recommendation: Staff recommends City Council approval of the Resolution and the submittal of the SAFER Grant Application. Thank you for consideration of this item. Please contact Assistant Fire Chief Paul Siebert at (972) 292-6340 or psiebert@FriscoFire.com if you have questions regarding this agenda item.

CITY OF FRISCO, TEXAS RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, AUTHORIZING THE CITY MANAGER OF THE CITY OF FRISCO, TEXAS TO SUBMIT AN APPLICATION FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:

SECTION 1: The City Manager of the City of Frisco, Texas is hereby authorized to submit, on behalf of the City Council, the Federal Emergency Management Agency (FEMA) Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program in the amount of $2,801,232 ("Application"), and a copy of said Application is attached hereto as Exhibit "A" and incorporated herein for all purposes.

SECTION 2: This Resolution is effective immediately upon its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS on this _____ day of _____, 2012.

_____
MAHER MASO, Mayor

ATTEST TO:

_____
JENNY PAGE, City Secretary

Exhibit "A"
(Grant Application)

Preparer Information

Overview

* Are you a member, or are you currently involved in the management of the fire department or organization applying for this grant with this application?
Yes, I am a member/officer of this applicant

If you answered **No**, you must please complete the preparer information below. If you answered **Yes**, please skip the Preparer Information section.

Note: Fields marked with an * are required.

Preparer Information

*Preparer's Name	
*Address 1	
Address 2	
*City	
*State	
*Zip	-

In the space below please list the **Primary Contact** your organization has selected to be the **point of contact** for this grant. This should be a Chief Officer or long time member of the organization who will see this grant through completion. The Primary Contact, as listed below, is the person for which all exchanges of information will be made relative to the application. If you are not the person to be contacted please provide the appropriate person's contact information below.

In addition to the Primary Contact information, you will be asked to provide two (2) Alternate points of contact on the next page. The Alternate contacts should also be able to answer any questions relative to this application in the event that Primary Contact is unavailable. When you are finished, click the Save and Continue button below.

Reminder: If there are changes to any of the contact information (i.e., names, phone numbers, etc.) provided after submittal of the application please update this information. Please list only phone numbers where we can get in direct contact with the point of contact.

Primary Point of Contact

*Title	Emergency Management Specialis
Prefix	Select
*First Name	Jean
Middle Initial	
*Last Name	May
*Primary Phone	972-292-6342 Ext. work
*Secondary Phone	214-250-8280 Ext. cell
Optional Phone	Ext. Select
Primary Fax	
*Email	jmay@friscofire.com

Contact Information

	Alternate Contact 1 Information
* Title	Assistant Fire Chief
Prefix	N/A
* First Name	Paul
Middle Initial	
* Last Name	Siebert
* Primary Phone	972-292-6340 Ext. work
*Secondary Phone	214-394-8170 Ext. cell
Optional Phone	Ext. Select
Fax	
*Email	psiebert@friscofire.com

	Alternate Contact 2 Information
* Title	Assistant Fire Chief
Prefix	N/A
* First Name	Lee
Middle Initial	
* Last Name	Glover
* Primary Phone	972-292-6330 Ext. work
*Secondary Phone	214-394-7293 Ext. cell
Optional Phone	Ext. Select
Fax	
*Email	lglover@friscofire.com

Applicant Information

* Organization Name	Frisco Fire Department
* What kind of organization do you represent?	Combination (Majority Paid/Career)
If you answered combination, above, what is the percentage of career members in your organization?	81 %
* Type of Jurisdiction Served	City
If other, please enter the type of Jurisdiction	
* In what county/parish is your organization physically located? If you have more than one station, in what county/parish is your main station located?	Collin
* Employer Identification Number	75-6000531
* Are you sharing an EIN with another organization?	No
If yes, please enter the name of the entity with whom you share an EIN	
* Have you registered with the Central Contractor Registry (CCR)?	Yes
* What is your organization's DUNS Number?	190075143
Headquarters Physical Address	
* Physical Address 1	8601 Gary Burns Dr.
Physical Address 2	
* City	Frisco
* State	Texas
* Zip	75034 - 2594 Need help for ZIP+4?
Mailing Address	
* Mailing Address 1	8601 Gary Burns Dr.
Mailing Address 2	
* City	Frisco
* State	Texas
* Zip	75034 - 2594 Need help for ZIP+4?

Additional Information

* For this fiscal year (Federal) is your jurisdiction receiving Federal funding from any other grant program that may duplicate the purpose and/or scope of this grant request?	No
* If awarded this grant, will your jurisdiction expend greater than $500,000 in Federal share funds during the Federal fiscal year in which the grant was	Yes

awarded?

* Is the applicant delinquent on any federal debt? No

If you answered yes to any of the additional questions above, please provide an explanation in the space provided below:

City of Frisco received the 2011 AFG grant in the amount of $352,000 federal funds.

Applicant Characteristics (Part I)

* Are you a member of a Fire Department or authorized representative of a fire department?	Yes
* Are you a member of a Federal Fire Department or contracted by the Federal government and solely responsible for suppression of fires on Federal property?	No
* Please indicate the type of community your organization serves.	Suburban
* What is the square mileage of your first-due response area?	72
* What percentage of your response area is protected by hydrants?	59 %
* Does your organization protect critical infrastructure of the state?	No
Percentages in three answers below must sum up to 100%:	
* How much of your jurisdiction's land use is for agriculture, wild land, open space, or undeveloped properties?	66 %
* What percentage of your jurisdiction's land use is for commercial, industrial, or institutional purposes?	13 %
* What percentage of your jurisdiction's land is used for residential purposes?	21 %
* How many occupied structures (commercial, industrial, residential, or institutional) in your jurisdiction are more than four stories tall? Do not includes structures which are not regularly occupied such as silos, towers, steeples, etc.	42
* What is the permanent resident population of your Primary/First-Due Response Area or jurisdiction served?	123953
* How many stations are in your organization?	6
* Please indicate if your department has a formal automatic/mutual aid agreement with another community or fire department and the type of agreement that exists.	Both automatic and mutual aid
* What services does your organization provide?	Structural Fire Suppression Wildland Fire Suppression Medical First Response Advanced Life Support Hazmat Operational Level Hazmat Technical Level Rescue Operational Level Rescue Technical Level

Active Firefighting Staff, use these definitions to answer the questions about "firefighter" positions.	
Active Firefighter	

Position	An individual having the legal authority and responsibility to engage in fire suppression; being employed by a fire department of a municipality, county, or fire district; being engaged in the prevention, control, and extinguishing of fires; and/or responding to emergency situations in which life, property, or the environment is at risk. This individual must be trained in fire suppression, but may also be trained in emergency medical care, hazardous materials awareness, rescue techniques, and any other related duties provided by the fire department.
Full-time Paid Firefighter Position	Full-time positions are those that are funded for at least 2,080 hours per year (i.e., 40 hours per week, 52 weeks per year.) The program office will also consider funding the sharing of a full-time position with sufficient justification. A job-share position is a full-time position that is occupied by more than one person. Positions funded via SAFER may be shared, but DHS limits the number of individuals to no more than four (4) per position.
Part-time Paid Firefighter Position	Part-time paid firefighters receive pay for being on duty at the fire station, whether or not they respond to any alarms. They may or may not receive benefits.
Volunteer Firefighter Position	Volunteer firefighters receive no financial compensation for their services other than life/health insurance, workers compensation insurance, and/or stipend per call.

SAFER intends to improve or restore local fire departments' staffing and deployment capabilities so they may more effectively respond to emergencies. With the enhanced or restored staffing, a SAFER grantee's response time will be reduced sufficiently and an appropriate number of trained personnel will be assembled at the incident scene. The following questions are designed to help us understand the changes that will occur in departments receiving grants.

Use the following definitions when completing the table below.

Total # of Operational Career Personnel — the number of authorized and funded active, full-time uniformed/operational career positions employed by your department on the date indicated. (Note: only operational positions should be included.)

 # Operational Officers — Of the operational career positions indicated in the "Total" field above, how many of those serve in operational officer-level (both command and company) positions?

 # NFPA Support — Of those ***operational career positions*** indicated in the first field above (Total # of Operational Career Personnel), how many are assigned to field or response apparatus positions that **directly** support NFPA 1710 (Section 5.2.4.2 — Initial Full Alarm Assignment Capability) or NFPA 1720 (Section 4.3 — Staffing and Deployment) compliance? (**Note:** Officers should also be included in this number if they directly support NFPA 1710 or NFPA 1720)

Note: The number of ***career positions*** in any of these fields should include positions which are job-shared.

For more information regarding these standards please see the program guidance or go to www.nfpa.org/saferactgrant

	Total # of Operational Career Personnel	# Operational Officers	# NFPA Support
* Staffing levels as of January 1, 2008	133	30	133
* Staffing levels as of June 30, 2011	133	30	133
* Staffing levels at the time of application	133	30	133
* If awarded this grant, how many authorized and funded active, full-time uniformed career positions will be in your department? (Whole Numbers only)	169	33	169

* If awarded the number of positions requested in this application, will this restore your department's staffing

level to the level that existed before the department lost positions to layoffs or attrition?	N/A
* At the time of application, how many positions in your department are filled with part-time paid firefighters? Note: If you utilize part-time firefighters, please explain, in your narrative, the number of part-time firefighters, the number of NFPA support positions that these part-time firefighters occupy, and how they are scheduled to meet your staffing needs.	0
* At the time of application, how many active volunteer firefighters are in your department?	31
* If awarded this grant, how many active volunteer firefighters will be in your department?	31
* Do you currently report to the National Fire Incident Reporting System (NFIRS)?	Yes

Applicant Characteristics (Part II)

	2010	2009	2008
* What is the total number of fire-related civilian fatalities in your jurisdiction over the last three years?	0	0	0
* What is the total number of fire-related civilian injuries in your jurisdiction over the last three years?	0	0	0
* What is the total number of line of duty member fatalities in your jurisdiction over the last three years?	0	0	0
* What is the total number of line of duty member injuries in your jurisdiction over the last three years?	14	7	7

* What is your department's operating budget(including personnel costs) for your current fiscal year and what was your budget for the last three fiscal years?	19911435 17858797 16954109 17195998
* What percentage of your annual operating budget is derived from: Enter numbers only, percentages must sum up to 100%	
Taxes?	90.38 %
Grants?	1.77 %
Donations?	0 %
Fund drives?	0 %
Fee for Service?	7.80 %
Other?	.05 %
If you entered a value into Other field (other than 0), please explain	Fire related permits

* How many vehicles does your organization have in each of the types or classs of vehicle listed below? You must include vehicles that are leased or on long-term loan as well as any vehicles that have been ordered or otherwise currently under contract for purchase or lease by your organization but not yet in your possession. (Enter numbers only and enter 0 if you do not have any of the vehicles below.)

Type or Class of Vehicle	Total Number	Total Number of Riding Positions
Engines (or Pumpers): (pumping capacity of 750 gpm or greater and water capacity of 300 gallons or more): Pumper, Pumper/Tanker, Rescue/Pumper, Foam Pumper, CAFS Pumper, Quint (Aerial device of less than 76 feet), Type I engine, Type II engine	10	47
Tankers: (pumping capacity of less than 750 gpm and water capacity of 1,000 gallons or more): Tanker, Tender, Foam Tanker/Tender (greater than 1,250 gallon tank capacity)	0	0
Aerial Apparatus: Aerial Ladder Truck, Telescoping, Articulating, Ladder Towers, Platform, Tiller Ladder Truck, Quint (Aerial device of 76 feet or greater)	3	14
Brush/Quick attack : (pumping capacity of less than 750 gpm and water capacity of at least 300 gallons): Brush Truck, Patrol Unit (Pick up w/ Skid Unit), Quick Attack Unit, Mini-Pumper, Type III Wildland/Urban Interface Engine, Type IV Engine, Type V Engine, Type VI Engine, Type VII Engine	2	4

Rescue Vehicles: Rescue Squad, Rescue (Light, Medium, Heavy), Technical Rescue Vehicle, Hazardous Materials Unit	3	12
Other: EMS Chase Vehicle, Air/Light Unit, Rehab Units, Bomb Unit, Technical Support (Command, Operational Support/Supply), Hose Tender, Salvage Truck, ARFF (Aircraft Rescue Firefighting), Command/Mobile Communications Vehicle, Other Vehicle.	2	7

Department Call Volume

* How many responses per year by category?

Do not include responses/calls where your department was dispatched to provide mutual/automatic aid. (Enter whole numbers only; if you have no calls for any of the categories, enter 0.)	2010	2009	2008
Structural Fires	33	45	41
Vehicle Fires	31	31	36
Vegetation Fires	34	38	36
EMS	3554	3482	3308
Rescue	35	38	20
Hazardous Condition/Materials Calls	270	352	289
Service Calls	789	684	632
Good Intent Calls	548	522	444
False Alarms	1256	1204	1288
Other Calls and Incidents	904	887	814
Totals	7454	7283	6908

* In an average year, how many times does your organization receive mutual/automatic aid?	0
* In an average year, how many times does your organization provide mutual/automatic aid? (Do not include first-due responses claimed above.)	118

Request Details

The activities for your organization are listed in the table below.

Category	Number of Entries	Total Cost	Action
Hiring or Rehiring Firefighters	1	2801232	View Details

Request Details

Activity						Action
Hiring Firefighters						View Details
Type of positions	Number of positions	Cost Per Firefigher			Overall Total	Action

Compensation Per Firefighter	1st Year	2nd Year	3rd Year	4th Year	Total		
Base Salary	51102	51102	1	1	102206	2801232	View Details
Benefits	7255	7255	1	1	14512		
Totals	58357	58357	2	2	116718		

New 24

View Budget Item

* What is the type of position being filled with this Hiring activity line item? Note: Only one type of position can be requested per line item. If you are seeking funding for more than one type of position or vacancy, you MUST enter each one separately by clicking on the "Add Budget Item" link. You can however have multiple line items for each position type and this should be used when the salary and benefits are different for each position/activity being requested.	Hiring **new** firefighters to enhance compliance with the applicable sections of NFPA 1710/1720 as described in the program guidance.
If you selected the rehiring OR the retention employment option above, Please answer the following question: Have you issued Layoff notice?	
* How many full-time firefighter positions, including job-shares, are you requesting? Note: Applicants requesting positions under the **rehiring of firefighters activity** can request up to the number of positions that have been laid-off, received official notification of layoff action, or vacated due to attrition as described in the program guidance. "Full-time" is considered 2,080 hours or more worked per year and entitles the employee to receive benefits earned by the other full-time employees in the organization. "Job-share" is the term used to describe the hiring of more than one person to fill one full-time position. Part-time positions are less than 2,080 hours per year. Often part-time employees do not earn benefits or do not earn them at the same rate or level as full-time employees. If you are requesting assistance to fund a position that would be "shared" by more than one individual, i.e., for job-share, please indicate how many individuals would fill that position and provide an explanation as to why the position is shared.	24
* What are the anticipated **four year** costs per requested Firefighter?	Base Salary: $ 51102 Benefits Cost: $ 7255 Year 2 Salary: $ 51102 Year 2 Benefits: $ 7255 Year 3 Salary: $ 1 Year 3 Benefits: $ 1 Year 4 Salary: $ 1 Year 4 Benefits: $ 1

Close Window

Budget

Hiring or Rehiring of Firefighters:
There is a four-year period of performance for grants awarded under both the hiring of new firefighters and the rehiring of laid-off firefighters activities. There is an additional requirement that **all** grants awarded under the **hiring category** are required to retain the SAFER-funded firefighters for one full year after the end of the period of performance with 100 percent local funding.

Should the actual salary and benefits costs requested for reimbursement exceed awarded Federal funds, the grantee would be obligated to pay 100 percent of those costs.

Budget Matrix

	First 12-Month Period	Second 12-Month Period	Third 12-Month Period	Fourth 12-Month Period	**Total**
Personnel	1,226,448	1,226,448	24	24	**2,452,944**
Benefits	174,120	174,120	24	24	**348,288**
Total:	**1,400,568**	**1,400,568**	**48**	**48**	**2,801,232**
Total Federal Share	1,400,568	1,400,568	48	48	**2,801,232**

Narrative Statement for Hiring or Rehiring of FireFighters

* **Element #1** - Project Description (30%): This statement should describe why the applicant needs the grant funds, i.e., how the requested firefighters will be used within the department and a description of the specific benefit these firefighters will provide for the fire department and community. If the applicant is requesting funding under the rehiring of firefighters activity, the narrative should provide details as to when and why the vacancies occurred and how the vacancies have affected the service to the community. Applications must also discuss how the grant would enhance the department's ability to protect critical infrastructure.

Over the past decade, the City of Frisco has experienced unprecedented growth which combined with conservative fiscal management has allowed the City to provide a high level of service in the community. Frisco, as in the rest of the nation, has been significantly impacted during the economic downturn. The transition from a growth based economy to a budget focused on sustaining basic services over the past two years has been difficult. The 24 positions requested in this project application represent a conservative request to assist the City in meeting basic needs while allowing confidence that these positions will be maintained as permanent positions into the future in Frisco. It is hoped to provide a comprehensive overview of the community as has existed, as it exists today and its needs to provide adequate fire protection.

The 24 firefighters will staff the newly planned fire station with 24 firefighters rotated on three shifts for 2 years. They will staff an engine, medic and provide promotion of a battalion chief.

The City of Frisco is located twenty-five minutes from the Dallas Ft. Worth International Airport and downtown Dallas. The city's land mass encompasses 72 square miles; of this 50.68% is developed at this time. Frisco's current population is 123,730 with a projected population at build-out being 250,000 – 280,000 in 2040.

Approximately 4.33 million people visited Frisco each year since 2008. As one of the fastest growing cities in America, the City of Frisco has multiple amenities to offer. Retail and office space includes Stonebriar Centre which is a 1.6 million square foot mall, Center at Preston Ridge with 1 million square feet of retail, IKEA at 310,000 square feet producing 300 jobs, T-Mobile at 230,000 square feet producing 1500 jobs, Americsource Bergen at 214,000 square feet producing 1330 jobs, Duke Bridges consisting of 450,000 square feet of office space, and Hall Office Park consisting of 2 million square feet of office space.

The City of Frisco hosts sports venues. The Dr. Pepper Ballpark is a double AA baseball park with 11,000 seats; the Dr. Pepper Arena / Star Center is a hockey and basketball venue which holds approximately 6,000 seats; and FC Dallas Stadium is a professional soccer stadium which seats 21,193 and includes 17 tournament grade fields.

The City of Frisco is also home to multiple educational facilities. The schools include: Collin County Community College with enrollment over 19,000; the University of Dallas with enrollment over 3000; and Amberton University with almost 1600. The Frisco Independent School District is at the top of the fastest growing school districts in the state and nation growing by 10-30 percent annually over the past 13 years. The May 2011 FISD student enrollment was 37,650, a 10 percent growth compared to 2010. As of October 1, 2011, the ISD had 40,122 students enrolled and were projected to exceed 40,500 in 2012.

The Frisco Fire Department provides regional mutual aid to multiple jurisdictions within the Dallas/Ft. Worth Metroplex. Some of these jurisdictions include: City of Plano – population 259,841; The City of McKinney – population 131,117; The Colony - population 40,000; Town of Little Elm - population 25,898; The Town of Prosper – population 10,560. These border jurisdictions include overt 460,000 residents in addition to Frisco's current population that would benefit from additional fire personnel on Frisco fire apparatus.

In order to meet our expanding city's needs both residential and commercial, we are in need of increasing our fire department infrastructure by adding an additional station and fire protection personnel. Current economic conditions limit the city's financial ability to meet this demand.

*Element #2 - Impact on Daily Operations (30%): This statement should explain how the community and current firefighters are at risk without the requested firefighters, and to what extent that risk will be reduced if the applicant is awarded. What impact will the newly funded positions have on NFPA and/or OSHA compliance?

To meet the demands of rapid growth, the City of Frisco requires an additional fire station to supplement the existing infrastructure. This project will staff the additional station. This addition will assist the Department in providing the capabilities demanded in such a rapidly growing and highly energetic community.

The City of Frisco requires personnel numbers to increase in relation to the increase in population. Frisco's population has grown 247% since 2000. The City was named one of the top places to relocate by Forbes.com in 2009 as well as recognized as one of the top 100 places to live by Money. This rapid influx of homes and population continue to stress the public safety infrastructure already stretched to meet rapid growth.

Frisco was the second city in the State of Texas to receive the highest Public Protection Classification (PPC) rating of '1' awarded by the Insurance Services Office, Inc. (ISO). This rating confirms Frisco as a community committed to saving lives and property, Frisco maintains trained firefighters, properly functioning equipment, and adequate water supply, just to name a few of the items verified by an ISO inspection. ISO is an independent organization that serves insurance companies, fire department, insurance regulators, and others by providing information about risk (www.iso.com). With the additional of the requested fire station, the city will be able to maintain the life and fire protection standards, for which such a high rating was received

The City of Frisco will also be able to provide additional fire suppression, hazardous condition safety, medical aid responses, public assist, motor vehicle extrications, etc. within the City's jurisdiction as well as to regional communities through established mutual aid agreements. The City also consistently supports Statewide Emergency Operations during large scale disasters such as hurricanes and wildland fires.

*Element #3 - Financial Need (30%): This statement should explain the applicant's organizational budget and its inability to address the need without federal assistance, including other actions the applicant has taken to meet their staffing needs.

This project cannot be funded solely through local funding resources. The City's current budget is significantly limited due to expected revenue difficulties. Departments have been asked to limit their requests for funds and to absorb increased demands for service with existing staffing and support. All efforts were made to avoid affecting the quality of service to our citizens.

*Element #4 - Cost/Benefit (10%): This statement should explain, as clearly as possible, what benefits your department and/or your community will realize if the project described is funded (i.e. anticipated savings and/or efficiencies).

If the project described is funded, we will be able to continue meeting NFPA 1710 standards at the newly planned fire station. This will allow staffing a four man crew on the engine and two paramedics on the ambulance housed at that station every shift as well as provide the promotion of a battalion chief. The response times to aid citizens will be quicker. Our surrounding cities will be more easily cared for through mutual aid. The City of Frisco's Fire Department will be able to offer expanded services with the result of operating out of the new station with their apparatus staffed due to this project award. Fire and emergency medical service response times to additional areas of Frisco will be improved. Time is of the essence for some emergencies and quick advanced life support may be the only life saver.

*Element #5 - Performance (Additional Consideration): Applicants should explain whether they have a proven track record for timely project completion and satisfactory performance in other AFG, FP&S, and SAFER awards.

The City of Frisco has been awarded the 2008 AFG grant and was recently advised of achieving the 2011 AFG grant.

The 2008 AFG grant provided for the purchase of hazardous material detection equipment. This project includes a HGVI system which is capable of rapid detection, identification and quantification of toxic industrial chemicals and chemical warfare agents that include nerve, blister, and blood and choking agents; HazMat ID system capable of identifying unknown liquids, powders and solids within seconds and it does not require a sample preparation; Responder RCI system is a wireless communications to the HazMat ID with a database which

includes white powders, explosives, nerve and blister agents, narcotics, common chemicals and WMDs; and a Gas ID system which identifies unknown gases and vapors in minutes. All the equipment was acquired, training completed and placed in service in a timely manner. There were no delays with City funds to fulfill the requirement match.

The 2011 AFG grant which the City of Frisco was recently awarded will provide funds for eleven industry standard 12-lead cardiac monitor/defibrillator s with carbon monoxide monitoring. The equipment has not been acquired at this time.

Assurances and Certifications

FEMA Form SF 424B

You must read and sign these assurances. These documents contain the Federal requirements attached to all Federal grants including the right of the Federal government to review the grant activity. You should read over the documents to become aware of the requirements. The Assurances and Certifications must be read, signed, and submitted as a part of the application.

Note: Fields marked with an * are required.

O.M.B Control Number 4040-0007

Assurances Non-Construction Programs

Note: Certain of these assurances may not be applicable to your project or program. If you have any questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States, and if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. Section 4728-4763) relating to prescribed standards for merit systems for programs funded under one of the nineteen statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. Sections 1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. Section 794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. Sections 6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Acts of 1968 (42 U.S.C. Section 3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or

financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

7. Will comply, or has already complied, with the requirements of Title II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interest in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. Section 1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. 469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. 2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. Section 4801 et seq.) which prohibits the use of lead based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations and policies governing this program.

Signed by **Jean May** on **02/07/2012**

Form 20-16C

You must read and sign these assurances.

Certifications Regarding Lobbying, Debarment, Suspension and Other Responsibility Matters and Drug-Free Workplace Requirements.
Note: Fields marked with an * are required.

O.M.B Control Number 1660-0025

Applicants should refer to the regulations cited below to determine the certification to which they are required to attest. Applicants should also review the instructions for certification included in the regulations before completing this form. Signature on this form provides for compliance with certification requirements under 44 CFR Part 18, "New Restrictions on Lobbying" and 44 CFR Part 17, "Government-wide Debarment and Suspension (Non-procurement) and Government-wide Requirements for Drug-Free Workplace (Grants)." The certifications shall be treated as a material representation of fact upon which reliance will be placed when the Department of Homeland Security (DHS) determines to award the covered transaction, grant, or cooperative agreement.

1. Lobbying

A. As required by the section 1352, Title 31 of the US Code, and implemented at 44 CFR Part 18 for persons (entering) into a grant or cooperative agreement over $100,000, as defined at 44 CFR Part 18, the applicant certifies that:

(a) No Federal appropriated funds have been paid or will be paid by or on behalf of the undersigned to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with the making of any Federal grant, the entering into of any cooperative agreement and extension, continuation, renewal amendment or modification of any Federal grant or cooperative agreement.

(b) If any other funds than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the undersigned shall complete and submit Standard Form LLL, "Disclosure of Lobbying Activities", in accordance with its instructions.

(c) The undersigned shall require that the language of this certification be included in the award documents for all the sub awards at all tiers (including sub grants, contracts under grants and cooperative agreements and sub contract(s)) and that all sub recipients shall certify and disclose accordingly.

2. Debarment, Suspension and Other Responsibility Matters (Direct Recipient)

A. As required by Executive Order 12549, Debarment and Suspension, and implemented at 44 CFR Part 67, for prospective participants in primary covered transactions, as defined at 44 CFR Part 17, Section 17.510-A, the applicant certifies that it and its principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of Federal benefits by a State or Federal court, or voluntarily excluded from covered transactions by any Federal department or agency.

(b) Have not within a three-year period preceding this application been convicted of or had a civilian judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or perform a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.

(c) Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and

(d) Have not within a three-year period preceding this application had one or more public transactions (Federal, State, or local) terminated for cause or default; and

B. Where the applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

3. Drug-Free Workplace (Grantees other than individuals)

As required by the Drug-Free Workplace Act of 1988, and implemented at 44 CFR Part 17, Subpart F, for grantees, as defined at 44 CFR part 17, Sections 17.615 and 17.620:

(A) The applicant certifies that it will continue to provide a drug-free workplace by:

(a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
(b) Establishing an on-going drug free awareness program to inform employees about:

(1) The dangers of drug abuse in the workplace;
(2) The grantee's policy of maintaining a drug-free workplace;
(3) Any available drug counseling, rehabilitation and employee assistance programs; and
(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

(c) Making it a requirement that each employee to be engaged in the performance of the grant to be given a copy of the statement required by paragraph (a);
(d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will:

(1) Abide by the terms of the statement; and
(2) Notify the employee in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.

(e) Notifying the agency, in writing within 10 calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to the applicable awarding office.
(f) Taking one of the following actions, against such an employee, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted:

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement or other appropriate agency.

(g) Making a good faith effort to continue to maintain a drug free workplace through implementation of paragraphs (a), (b), (c), (d), (e), and (f).

(B) The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance

Street	City	State	Zip	Action

If your place of performance is different from the physical address provided by you in the Applicant Information, press *Add Place of Performance* button above to ensure that the correct place of performance has been specified. You can add multiple addresses by repeating this process multiple times.

Section 17.630 of the regulations provide that a grantee that is a State may elect to make one certification in each Federal fiscal year. A copy of which should be included with each application for DHS funding. States and State agencies may elect to use a Statewide certification.

Signed by **Jean May** on **02/07/2012**

FEMA Standard Form LLL

Only complete if applying for a grant for more than $100,000 and have lobbying activities. See Form 20-16C for lobbying activities definition.

This form is not applicable

AGENDA ITEM #16.

PROGRESS IN MOTION

Administrative Services Department

Memorandum

To: **Honorable Mayor Maso and City Council Members**

Thru: **George Purefoy, City Manager**
Nell Lange, Assistant City Manager

From: **Tom Johnston, Director of Administrative Services**

Date: **February 13, 2012**

Subject: **Consider and Act Upon Approval of a Purchase Order to Vemeer Texas-Louisiana, Inc. for the Purchase of One-(1) BC 1000XL Brush Chipper**

Action Requested: City Council approval of a purchase order to Vemeer Texas-Louisiana, Inc. for the purchase of one-(1) BC 1000XL brush chipper, in the amount of $28,264.

Background Information: Purchase made through an interlocal agreement with the BuyBoard cooperative program. Frisco Environmental Services Division requested the purchase of the brush chipper to allow City departments to drop off tree limbs and brush at the City Environmental services location to be converted to usable mulch for City and citizen use. This material is currently being taken to the Custer Road transfer station.

Board/ Citizen Input: N/A

Alternatives: City Council could choose not to approve this purchase order, at this time.

Financial Considerations: Funds are available through Environmental Services FY 2012 operating budget.

Legal Review: N/A

Supporting Documents: Department memo, quote and Buyboard contract.

Memorandum

To: **Tom Johnson, Director of Administrative Services**

CC: **Jean Stellatella, Buyer**
Jeremy Starritt, Environmental Services Manager

From: **Jessica Jahnke, Environmental Collection Coordinator**

Date: **1/17/2012**

Re: **Purchase of a Brush Chipper**

Action Requested: The City of Frisco Environmental Services Division recommends accepting the quote from Vermeer for the purchase of a BC 1000XL brush chipper for the amount of $28,264.61.

Background: The Environmental Services Division proposes to purchase a brush chipper in order to posses the capability of grinding tree branches and yard waste, collected by multiple City departments (Parks, Streets, Code, Environmental Services, etc.) into mulch. Tree branches would be taken to the facility located at 6616 Walnut Street.

This drop off ability for city crews would conserve time, both in transportation and in waiting time, as well as saving fuel involved with making multiple trips to the Custer Road Transfer Station located in Plano. Diverting this material would also reduce tonnage expenses paid to the North Texas Municipal Water District, potentially saving 181 tons of yard waste from entering the system. (Data bases from FY2011 calculations)

The Walnut Street Facility would also serve as a drop off/mulching site for tree limbs when city crews are dispatched to collect debris after a severe weather incident has been proclaimed as well as for Christmas tree drop off for apartment dwellers.

Finally, in preparation for summer water restrictions, mulch produced at this site would be offered for free to Frisco residents or used at City facilities to help insulate trees, plants and flower beds, reducing watering needs.

Vermeer has been determined as the best value vendor and is a Buyboard contracted vendor (Contract # 345-10). Funds will be appropriated from the department's budget.

Staff request this purchase be sent to council for consideration.

Vermeer®
Texas-Louisiana

January 9, 2012

Vermeer Texas-Louisiana
3025 N. STATE HWY 161
IRVING, TX 75062
Phone (972) 255-3500

Jessica Jahnke
City of Frisco
6891 Main St
Frisco TX 75034

Quoted by: Mark Unzicker
817-721-1483
marku@vermeertexas.com

Vermeer Texas-Louisiana, Inc. is pleased to provide the following:

Make	Model	Description	Serial Number	Warranty	Transaction
VERMEER	BC1000XL	Trailer mounted 12" brush chipper	17602	YES	SALE - NEW

Code	Description	
	85 HP Cummins B3.3 Turbo Tier III Engine Clutchless PTO system, Smartfeed system 5,200# rubber- torsion suspention Standard 1 year/ 1000 hour parts and labor warranty Travel time is not covered be warranty This quote is based off the BuyBoard Contract 345-10 $900.00 freight and prep included in total price	
	Total machine price excluding any applicable taxes	28,202.00
		-
		-
		-
		-
		-
Total price less down payment & trade-ins, excluding any applicable taxes		$ 28,202.00
		$ -
Thank you for your interest in Vermeer Equipment - We look forward to earning and keeping your business.	Heavy Equipment Inventory Fee	62.61
	Sales Tax 8.250%	
Good for 30 days from date of quote	GRAND TOTAL	$ 28,264.61

Vermeer®
Texas-Louisiana

January 9, 2012

Vermeer Texas-Louisiana
3025 N. STATE HWY 161
IRVING, TX 75062
Phone (972) 255-3500

Jessica Jahnke
City of Frisco
6891 Main St
Frisco TX 75034

Quoted by: Mark Unzicker
817-721-1483
marku@vermeertexas.com

Vermeer Texas-Louisiana, Inc. is pleased to provide the following:

Make	Model	Description	Serial Number	Warranty	Transaction
VERMEER	BC1000XL	Trailer mounted 12" brush chipper	17602	YES	SALE - NEW

I hereby agree to the conditions of this order, expressed in the foregoing, constituting a purchase order contract. I hereby certify that I am 21 years of age or older and acknowledge receipt of a copy of this order. In order to secure buyer's obligations under this Agreement and any extension, renewal or modification thereof, buyer hereby grants to Dealer a security interest in all of the goods described herein and all accessions and additions thereto and all proceeds thereof.

Non-refundable deposits

Buyer understands, acknowledges and agrees that if he/she fails to pay seller the remaining balance upon receipt of above goods and/or services any non-refundable deposit shall be forfeited.

Buyers signature: _____ Date _____

Salesman: _____

Accepted by: _____

AGENDA ITEM #16.

Shopping

- Commodity Search
- Vendor Search
- Easy Order by Part Number
- RFQ
- Checkout

Purchasing

Reports

Utilities

Administration

Contact Us:

Phone: 800-695-2919
Fax: 800-211-5454

Log Out

Vendor Contract Information

Proposal Documents | Back

Vendor:	Vermeer Texas - Louisiana, Inc.
Address:	1945 Louis Henna Blvd Round Rock, Tx 78664
Phone:	(512) 244-0505
Contact:	Terry Schexnayder
Email:	terrys@vermeertexas.com
Website:	www.vermeertexas.com
Federal ID:	75-1601078
Accepts RFQs:	Yes
Contract:	Construction Eq, Road & Bridge, Ditching, Trenching & Utility Eq. #345-10
Effective Date:	10/1/2010
Expiration Date:	9/30/2013
Payment Terms:	Other
Delivery Days:	10
Shipping Terms:	Freight prepaid by vendor and added to invoice
Freight Terms:	FOB Shipping Point
Ship Via:	Common Carrier
Quote Reference Number:	345-10
Regions Served:	Texas Regions 1-18, 20
States Served:	All States
Vendor Exceptions:	Net due upon receipt of invoice.
Return Policy:	Returns must be in like new condition.
Additional Dealers:	Irving, San Antonio, Houston, Alamo, Kilgore, Elm Mott, Corpus Christi, Lubbock, Amarillo

[Log Out]

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AGENDA ITEM #17.

PROGRESS IN MOTION

Administrative Services Department

Memorandum

To: **Honorable Mayor Maso and City Council Members**

Thru: **George Purefoy, City Manager**
Nell Lange, Assistant City Manager

From: **Tom Johnston, Director of Administrative Services**

Date: **February 13, 2012**

Subject: **Consider and Act Upon Approval of a Purchase Order to Darr Equipment Co. for the Purchase of One-(1) JCB Backhoe, One-(1) Skid Steer and One-(1) Mini Excavator**

Action Requested: City Council approval of a purchase order to Darr Equipment Co. for the purchase of one-(1) JCB backhoe, one-(1) skid steer and one-(1) mini excavator, in the total amount of $204,991.

Background Information: Purchase made through an interlocal agreement with the BuyBoard cooperative program. Frisco Stormwater Division is requesting the purchase of these three pieces of equipment to be used in daily operations of the Stormwater Division.

Board/ Citizen Input: N/A

Alternatives: City Council could choose not to approve this purchase order, at this time.

Financial Considerations: Funds are available through Stormwater FY 2012 operating budget.

Legal Review: N/A

Supporting Documents: Department memo, quotes and Buyboard contract.

TO: **TOM JOHNSTON, DIRECTOR OF ADMIN. SERVICES**

FROM: **DAVID MCBURNETT, FLEET MANAGER**

SUBJECT: **STORMWATER EQUIPMENT PURCHASES**

DATE: **FEBRUARY 10, 2012**

Fleet Services and Stormwater representatives met to discuss equipment needs. The Stormwater Division determined it needed the following pieces of equipment:

Backhoe	$78,363.31
Skid steer	$65,559.00
Mini-excavator	$61,068.72

The equipment is available through the Buyboard contract (#345-1).

The FY12 equipment budget for Stormwater is $309,747. The cost of these 3 pieces of equipment is $204,991.03.

We would like this presented to the City Council at their February 21st meeting. Your assistance will be appreciated.

Please contact me if you have any questions.

DARR EQUIPMENT CO.

JCB Construction Equipment

CITY OF FRISCO
11300 RESEARCH RD

1/20/12
BILL ACCT#: 2500399
SHP.ACCT#
PO#:

FRISCO TEXAS 75034

We are Pleased to offer the following New JCB product for your consideration. JCB the third largest construction equipment manufacturer produces that are used world wide. Darr Equipment Co. has been in the construction equipment business for 54 years and offers the best in parts and service after the sale.

MODEL: **3CX-14** **SN#:** 85568

QTY	REF#	DESCRIPTION
1	608	3CX-14, 2WS,4WD,CM,92HP,POWERSHIFT TRANSMISSION,
	200B522	14-17.5 & 19.5L-24 INDUSTRIAL TIRES GALAXY
	200C517	CAB-DELUX, DUAL ENTRY ROPS-FOPS, w BLOCK HEATER
	200D314	BACKHOE BUCKET 24" HD, 7.1 cuft - 4 TEETH
	200E243	92" G.P. FRONT BUCKET, DIRECT MOUNT
	200F033	USA-ENGLISH LANGUAGE PACK
	200G450	NORTH AMERICAN LEGISLATION
	200H208	EXTENDING DIPPER for EC
	200P208	BOLT ON EDGE FOR FRNT BUCKET
	200R238	5/8" LOADER ARM LINES GRP
	200V099	HEAVY LIFT RAM SET E-DIPPER
	200W534	POWERSHIFT TRANSMISSION + LIMITED SLIP REAR AXLE
	200Y113	CAB ROOF: YELLOW USA
	200Y428	COUINTERWEIGHT 220 LBS
	200Z377	AIR CONDITIONING CAB-SERVO
		BUY-BOARD: #345-1

Total List Price		**$109,059.00**
Less Buy Board Discou	**30.0%**	**-$32,717.70**
Sale Price:		**$76,341.30**
Option:		
Option:		
Freight:		**$1,245.00**
Make Ready:		**$400.00**
Delivery:		**$200.00**
PROP TAX:	**0.2259%**	**$177.01**
CASH SALE PRICE:		**$78,363.31**

Darr Equipment Co.
8231 John Carpenter Frwy
Dallas, Texas 75247

DELIVERY:	Factory Order - 60 Days
TERMS:	F.O.B. Job Site, Net Cash 10 Days from Reciept of invoice. Financing subject to credit approval.
WARRANTY:	whichever comes first. See attached warranty statement for coverage.

Thanks for your interest in Darr Equipment Co., we appreciate to opportunity to quote this fine product. Should you need additional information or wish to discuss further Please give me a call.

Thanks,

Tim Zimmerman
Territory Manager
Office: 214.819.3991
Cell: 817.734.8189
Email:

DARR EQUIPMENT CO.

JCB Construction Equipment

CITY OF FRISCO 1/20/12
11300 RESEARCH RD **BILL ACCT#** 2500399
SHP.ACCT#
FRISCO TEXAS 75034 **PO#:**

We are Pleased to offer the following New JCB product for your consideration. JCB the third largest construction equipment manufacturer produces that are used world wide. Darr Equipment Co. has been in the construction equipment business for 54 years and offers the best in parts and service after the sale.

MODEL: **300T** **SN#:**

QTY	REF#	DESCRIPTION
1	8826	300T VERTICAL LIFT COMPACT TRACK LOADER
	881A322	17.7" WIDE RUBBER TRACKS
	881B355	CAB, HEAT, AC, AIR SEAT
	881C307	JCB SERVO CONTROLS 7 WAY JOYSTICKS
	881D304	LANDSCAPE BUCKET 84" 22.7CUFT
	881E318	NORTH AMERICAN ENGLISH MANUAL
	881F302	HIGH FLOW HYDRAULICS 35.7 gpm 3,335psi
	881G013	ROADLIGHT KIT
	881G003	2-SPEED TRACK MACHINES
	881G001	FOOT THROTTLE
	881G022	RADIO w/SPEAKERS
	881G033	4 LIFT EYES
	881H304	BOLT ON EDGE FOR 84"
	881G006	PARALLEL LIFT RAISE ONLY

BUY-BOARD: #345-1

Total List Price		**$71,234.38**
Less Buy Board Discou	**10.0%**	**-$7,123.44**
Sale Price:		**$64,110.94**
Option:		
Option:		
Freight:		**$700.00**
Make Ready:		**$400.00**
Delivery:		**$200.00**
PROP TAX:	**0.2259%**	**$148.06**
CASH SALE PRICE:		**$65,559.00**

Darr Equipment Co.
8231 John Carpenter Frwy
Dallas, Texas 75247

 FRISCO-300T_ORDER-CAB_01.19.12

DELIVERY:	Factory Order - 100 Days
TERMS:	F.O.B. Job Site, Net Cash 10 Days from Reciept of invoice. Financing subject to credit approval.
WARRANTY:	whichever comes first. See attached warranty statement for coverage.

Thanks for your interest in Darr Equipment Co., we appreciate to opportunity to quote this fine product. Should you need additional information or wish to discuss further Please give me a call.

Thanks,

Tim Zimmerman
Territory Manager
Office: 214.819.3991
Cell: 817.734.8189
Email:

DARR EQUIPMENT CO.

JCB Construction Equipment

CITY OF FRISCO
11300 RESEARCH RD

1/20/12
BILL ACCT# 2500399
SHP.ACCT#
PO#:

FRISCO TEXAS 75034

We are Pleased to offer the following New JCB product for your consideration. JCB the third largest construction equipment manufacturer produces that are used world wide. Darr Equipment Co. has been in the construction equipment business for 54 years and offers the best in parts and service after the sale.

MODEL: **8055** **SN#:**

QTY	REF#	DESCRIPTION
1	8550	8055RTS MIDI BASE EXCAVATOR, (46hp net, 4 cyl engine)
	850A157	CAB, TOPS/FOPS/FOGS certified, fully glazed, with heater, wiper, air
	850B500	RUBBER TRACKS 16" WIDE
	850C103	DPC-DUAL PATTERN CONTROL SYSTEM-ISO to SAE -mechanical
	850D110	SUSPENSION SEAT FABRIC
	850E152	AMERICAN OPERATORS MANUAL
	850F104	STANDARD DIPPER 74.8" DIG DEPTH 13'1"
	850G100	STANDARD DOZER BLADE
	850H501	DOUBLE ACTING HYDRAULIC CIRCUIT(Suitable for Jaw bucket or
	850J110	CAB-FRONT WORK LIGHTS
	850J111	CAB-REAR WORK LIGHTS
	850K521	FOGS GUARD KIT
	850M123	24" STANDARD SUTY BUCKET - 3.5cuft
	328/1034	MAIN PIN HYDRAULIC THUMB

BUY-BOARD: #345-1

Total List Price		**$75,751.00**
Less Buy Board Discou	**22.0%**	**-$16,665.22**
Sale Price:		**$59,085.78**
Option:		
Option:		
Freight:		**$1,245.00**
Make Ready:		**$400.00**
Delivery:		**$200.00**
PROP TAX:	**0.2259%**	**$137.94**
CASH SALE PRICE:		**$61,068.72**

Darr Equipment Co.
8231 John Carpenter Frwy
Dallas, Texas 75247

DELIVERY:	Factory Order - 60 Days
TERMS:	F.O.B. Job Site, Net Cash 10 Days from Reciept of invoice. Financing subject to credit approval.
WARRANTY:	whichever comes first. See attached warranty statement for coverage.

Thanks for your interest in Darr Equipment Co., we appreciate to opportunity to quote this fine product. Should you need additional information or wish to discuss further Please give me a call.

Thanks,

Tim Zimmerman
Territory Manager
Office: 214.819.3991
Cell: 817.734.8189
Email:

Phone: 800-695-2919
Fax: 800-211-5454
Email: info@buyboard.com

Vendor Contract Information

Proposal Document | Back

Search:

- All
- Vendor Discounts Only
- Catalog Pricing Only

Search by Vendor

Browse Vendor Discounts

Resources

Vendor Name:	Darr Equipment Co.
Address:	350 Bank Street
	Southlake, TX 76092
Phone Number:	(817) 410-4800
Email:	gordonbrown@darrequipment.com
Website:	www.darrequipment.com
Federal ID:	52-2361924
Contact:	Gordon Brown
Accepts RFQs:	Yes
Minority Owned Vendor:	No
Women Owned Vendor:	No
Contract Name:	Construction Eq, Road & Bridge, Ditching, Trenching & Utility Eq.
Contract#:	345-10
Effective Date:	10/01/2010
Expiration Date:	09/30/2013
Payment Terms:	Net 30 days
Delivery Days:	15
Shipping Terms:	Freight prepaid by vendor and added to invoice
Freight Terms:	FOB Shipping Point
Ship Via:	Common Carrier
Region Served:	Texas Regions 6-14
States Served:	Arkansas, Louisiana, Missouri, Oklahoma, Texas
Quote Reference Number:	345-10
Return Policy:	Products may be returned in new condition for refund or exchange.
Additional Dealers:	Dallas, Longview, Texarkana, Woodway, Oklahoma City, Tulsa
Regulatory Notice:	**BuyBoard contract pricing does not include bonding or insurance. Each entity must their individual projects to determine the need for bonding and insurance, including limitation such workers' compensation insurance as may be required by state or loc or policy. If required, it is the responsibility of each entity to obtain such bonding an insurance or confirmation of coverage, as applicable, from the vendor.** **Also, each entity must assess their individual projects to determine whether the pro subject to prevailing wage rate requirements under the federal Davis Bacon Act or s local law. If any such requirements apply, it is the responsibility of each entity to tak appropriate action to determine compliance by the vendor.** **The Texas Professional Services Procurement Act, Chapter 2254 of the Texas Gover Code ("Act"), prohibits a governmental entity from using a competitive bid process t initially considers price in the procurement of professional services covered under t "Professional services" under the Act includes, but is not limited to, professional engineering, architecture, accounting, landscape architecture, land surveying, and r estate appraisal services. Additionally, the Texas Interlocal Cooperation Act provide governmental entity may not use an interlocal contract with a purchasing cooperativ purchase engineering or architectural services (Texas Government Code, Section 79 (h)). BuyBoard® contracts do not, and are not intended to, include professional serv that must be procured in accordance with the Act. Cooperative members are remind they must comply with the Act whenever a contract includes professional services a component part, and may not procure engineering or architectural services through BuyBoard contract.**

Contact us 800-695-2919

AGENDA ITEM #18.

PROGRESS IN MOTION

Administrative Services Department

Memorandum

To: **Honorable Mayor Maso and City Council Members**

Thru: **George Purefoy, City Manager**
Nell Lange, Assistant City Manager

From: **Tom Johnston, Director of Administrative Services**

Date: **February 13, 2012**

Subject: **Consider and Act Upon Approval of a Purchase Order to Southwest International Trucks, Inc. for the Purchase of One-(1) Six Yard and One-(1) Twelve Yard Dump Truck**

Action Requested: City Council approval of a purchase order to Southwest International Trucks, Inc. for the purchase of one-(1) six yard and one-(1) twelve yard dump truck, in the total amount of $177,754.

Background Information: Purchase made through an interlocal agreement with the BuyBoard cooperative program. Frisco Stormwater Division has requested the purchase of the twelve yard dump truck and the Street Division requested the six yard. These trucks will be used in daily operations of the Stormwater and Street Divisions. The Stormwater truck is a new vehicle. The Street Division truck is replacing a 13 year old truck taken out of service.

Board/ Citizen Input: N/A

Alternatives: City Council could choose not to approve this purchase order, at this time.

Financial Considerations: Funds are available through Stormwater and Street Division FY 2012 operating budgets.

Legal Review: N/A

Supporting Documents: Department memos, quotes and Buyboard contract.

TO: **TOM JOHNSTON, DIRECTOR OF ADMIN. SERVICES**

FROM: **DAVID MCBURNETT, FLEET MANAGER**

SUBJECT: **STREET VEHICLE PURCHASE—6 YD DUMP TRUCK**

DATE: **FEBRUARY 10, 2012**

Fleet Services and Street representatives met to discuss vehicle needs. The Street Department budgeted for a replacement 6 yard dump truck in FY2012.

The recommendation from staff is an International truck with a Warren dump body. The International truck does not require Diesel Exhaust Fluid (DEF). Also, International has a local service shop if needed.

The vehicle is offered on the Buy Board contract, #358-10. The price quote is $81,157.

We request this be presented to the City Council at the February 21st meeting. Your assistance will be appreciated.

Please contact me if you have any questions.

TO: **TOM JOHNSTON, DIRECTOR OF ADMIN. SERVICES**

FROM: **DAVID MCBURNETT, FLEET MANAGER**

SUBJECT: **STORMWATER VEHICLE PURCHASE—12 YD DUMP TRUCK**

DATE: **FEBRUARY 10, 2012**

Fleet Services and Stormwater representatives met to discuss vehicle needs. The Stormwater Division budgeted for a 12 yard dump truck.

Staff recommends an International truck with a Warren dump body. The International truck does not require Diesel Exhaust Fluid (DEF). Also, International has a local service shop if needed.

The vehicle is offered on the Buy Board contract, #358-10. The price quote is $96,597.

We request this be presented to the City Council at the February 21st meeting. Your assistance will be appreciated.

Please contact me if you have any questions.

Texas Local Government Purchasing Cooperative

PRICING WORKSHEET

Buying Agency:	City of Frisco Texas	Date Prepared	1/31/2012
Southwest International Trucks		Contract # 358-10	
Product Description:	2013 International Durastar single axle dump truck		
Contact Person:	Tom Johnston	Item: Base Chassis Bid	$ 50,710.22

B: Options — Option cost is 80% of MSRP

material surcharge	800.00	wiper control/headlights/test lights	146.40
upgrade from 4300 M7 to 4300 DT	3,248.00	Delco starter	154.40
front tow hooks	58.40	under hood insulation/splash panels	194.40
HD frame rails	820.80	Allison 3500 RDS auto trans	7,036.00
license plate holder	23.20	synthetic trans oil	162.40
Meritor 12k front axle and springs	627.20	Dana 21K rear axle	1,084.00
ABS air brake system	814.40	23.5K rear springs	106.40
Air trailer connections	253.20	water fuel separator	51.20
Meritor air dryer	364.00	engine/trans temp guages	62.40
15 x 4 front air brakes	-212.00	L&R convex mirrors	17.60
16.5 x 7 rear brakes/air compressor	55.20	air conditioner	658.40
horizontal/vertical exhaust	536.80	8.25 x 22.5 wheels	(20.80)
tail pipe turn out	51.20	front wheel seals w/ syn lube	65.80
body builder wiring	68.00	Goodyear G661 16 ply 11/R-22.5 F&R	744.00
HD batteries	44.80	Promotional Silver package	nc
am fm weatherband radio	270.40	parking brake horn alarm	33.60
back up alarm-Preco 1059	168.80		
electric trailer connections	171.20	Hankook tires have been cancelled	
air horn	38.40		
battery disconnect switch,Pollack	173.60		
Subtotal Column 1:	$ 8,375.60	Subtotal Column 2:	$10,496.20
Total Options			$ 18,871.80

CHASSIS WITH FACTORY OPTIONS		$ 69,582.02
TOTAL BODY PRICE	See attached body spec sheet	
	Warren 10' 5x6 yard dump body/quote # 3447	$10,890.00
Additional Options:		
Buy Board Fee		400.00
Transportation		100.00
DOT Inspection with Fire Extinguisher and Road Flare Kit		185.00
	TOTAL BUY BOARD PRICE	$81,157.02

Calvin Lewis
Southwest International Trucks-Mckinney.
Mckinney, Texas, 75070
Fax# 972-542-5250
Office# 972-542-1201
E-mail Address:calvin.lewis@swit-tx.com

To purchase this unit, please issue a purchase order to the Buy Board; the Buy Board will notify Southwest International of your purchase order. We will order the truck and body when we receive the purchase order from the buy Board.

Thank you,
Calvin Lewis

2/8/201211:30 AM

Texas Local Government Purchasing Cooperative

PRICING WORKSHEET

Buying Agency:	City of Frisco Texas	Date Prepared	1/31/2012
Southwest International Trucks		Contract # 358-10	
Product Description:	2013 International Worksar tandem dump truck		
Contact Person:	Tom Johnston	Item: Base Chassis Bid	$ 65,114.66

B: Options	Option cost is 80% of MSRP		
material surcharge	800.00	Meritor 40 K rear tandem	59.20
front tow hooks	58.40	Hendrickson RT 403 40 K suspension	324.00
Frame reinforcement	1,320.00	2-fuel 50/70	676.80
license plate holder	23.20	water fuel separator	51.20
wheelbase	404.80	engine trans temp gauges	62.40
12k front axle and springs	176.80	air ride driver seat/2 man pass seatg	382.40
Meritor air dryer	364.00	2 chrome grab handles exterior	188.80
horizontalvertical eexhasut	464.40	L&R convex mirrors	17.60
body builder wiring	68.00	air conditioner	658.40
HD batteries	44.80	8.25 x 22.5 stelwheels	128.00
air connectons end of frame	171.20	Contiknental11R22.5 16 ply tires	697.60
battery disconnect switch	173.60	Silver Pkg promotion	nc
back up alarm	96.00	wiper speed control	20.80
air horn	38.40	Exterior light test	33.60
Delco starter	154.40	wipers on with headlights	17.60
circuit breakers	79.20	parking brake alarm	33.60
under hood insulation/splash panels	194.40		
HD radiator	248.00		
Allison 3500 RDS auto trans	5,533.60		
syn trans ffluid	162.40		
Subtotal Column 1:	$ 10,575.60	Subtotal Column 2:	$3,352.00
Total Options			$ 13,927.60

CHASSIS WITH FACTORY OPTIONS		$ 79,042.26
TOTAL BODY PRICE	See attached body spec sheet	$16,870.00
	Warren 13.5' 12 yard dump quote # 3446	
Additional Options:		
Buy Board Fee		400.00
Transportation		100.00
DOT Inspection with Fire Extinguisher and Road Flare Kit		185.00
TOTAL BUY BOARD PRICE		$96,597.26

Calvin Lewis
Southwest International Trucks-Mckinney
Mckinney, Texas,75070
Fax# 972-542-5250
Office# 972-542-1201
E-mail Address: calvin.lewis@swit-tx.com

To purchase this unit, please issue a purchase order to the Buy Board; the Buy Board will notify Southwest International of your purchase order. We will order the truck and body when we receive the purchase order from the buy Board.

Thank you,
Calvin Lewis

Phone: 800-695-2919
Fax: 800-211-5454
Email: info@buyboard.com

Vendor Contract Information

Proposal Document | Back

Search:

All
Vendor Discounts Only
Catalog Pricing Only

Search by Vendor

Browse Vendor Discounts

Resources

Vendor Name:	Southwest International Trucks Inc.
Address:	2401 E Pioneer Parkway Arlington, TX 76010
Phone Number:	(817) 461-2931
Email:	tom.claiborne@swit-tx.com
Website:	www.swit-tx.com/arlington.htm
Federal ID:	75-1830929
Contact:	Tom Claiborne
Accepts RFQs:	Yes
Minority Owned Vendor:	No
Women Owned Vendor:	No
Contract Name:	Vehicles & Heavy Duty Trucks & Options
Contract#:	358-10
Effective Date:	12/01/2010
Expiration Date:	11/30/2013
Payment Terms:	Net 30 days
Delivery Days:	10
Shipping Terms:	Freight prepaid by vendor and added to invoice
Freight Terms:	FOB Shipping Point
Ship Via:	Other
Region Served:	All Texas Regions
States Served:	New Mexico, Oklahoma, Texas
Contract Exceptions:	Navistar adjusts fleet allowances by the vocational use of the truck. The base price increas 9.8%
Extended Exceptions:	Southwest International Trucks Inc.'s Extended Exceptions
Additional Info:	Franchised Dealers License #P101276 expires yearly. See extended exceptions for more information.
Quote Reference Number:	358-10
Return Policy:	None
Additional Dealers:	Southwest International 3187 S Hwy 101 Bridgeport, Texas 76426 Southwest International Freeway Fort Worth Texas 75247 Southwest International 3722 Irving Blvd Dallas, Texas 7 Southwest International 2105 N Hwy 75 McKinney, Texas 75070 Southwest International 2 Pioneer Parkway Arlington, Texas 76010
Regulatory Notice:	**BuyBoard contract pricing does not include bonding or insurance. Each entity must their individual projects to determine the need for bonding and insurance, including limitation such workers' compensation insurance as may be required by state or loc or policy. If required, it is the responsibility of each entity to obtain such bonding an Insurance or confirmation of coverage, as applicable, from the vendor.** **Also, each entity must assess their individual projects to determine whether the proj subject to prevailing wage rate requirements under the federal Davis Bacon Act or s local law. If any such requirements apply, it is the responsibility of each entity to tak appropriate action to determine compliance by the vendor.** **The Texas Professional Services Procurement Act, Chapter 2254 of the Texas Gover Code ("Act"), prohibits a governmental entity from using a competitive bid process t initially considers price in the procurement of professional services covered under t "Professional services" under the Act includes, but is not limited to, professional engineering, architecture, accounting, landscape architecture, land surveying, and r estate appraisal services. Additionally, the Texas Interlocal Cooperation Act provide governmental entity may not use an interlocal contract with a purchasing cooperativ**

AGENDA ITEM #19.

FRISCO
PROGRESS IN MOTION

Administrative Services Department

Memorandum

To: **Honorable Mayor Maso and City Council Members**

Thru: **George Purefoy, City Manager**
Nell Lange, Assistant City Manager

From: **Tom Johnston, Director of Administrative Services**

Date: **February 13, 2012**

Subject: **Consider and Act Upon Approval of Purchase Orders to O'Reilly Auto Parts for the Purchase of Miscellaneous Vehicle Maintenance and Repair Parts, During the Fiscal Year 2012**

Action Requested: City Council approval of purchase orders to O'Reilly Auto Parts for the purchase of miscellaneous vehicle maintenance and repair parts, during the fiscal year 2012, in the total amount of $45,000.

Background Information: Purchase made through an interlocal agreement with the BuyBoard cooperative program. The Fleet Services Division began the fiscal year 2012 with expected expenditures to O'Reilly Auto Parts of $20,000. Due to the age of the fleet expenditures to O'Reilly Auto Parts are tracking to reach $45,000 by the end of the fiscal year. Fleet staff is requesting approval of these purchase orders to allow for the purchase of non-OEM parts used on an as needed basis to repair and maintain the City of Frisco fleet of vehicles.

Board/ Citizen Input: N/A

Alternatives: City Council could choose not to approve this purchase order, at this time.

Financial Considerations: Funds are available through various Departments' FY 2012 operating budgets.

Legal Review: N/A

Supporting Documents: Department memo and Buyboard contract.

TO: **TOM JOHNSTON, DIRECTOR OF ADMIN. SERVICES**

FROM: **DAVID MCBURNETT, FLEET MANAGER**

SUBJECT: **O'REILLY AUTO PARTS**

DATE: **FEBRUARY 8, 2012**

Fleet Services utilizes O'Reilly Auto Parts as one of the vendors for various vehicle and equipment replacement parts. The current PO (1200296) is for $20,000, but this amount will fall short of our current estimate for the balance of FY2012. We are requesting an increase of $25,000 which will bring the total for FY2012 to $45,000. City Council approval is required.

Parts are offered through the Buyboard contract. Quote reference number 387-11.

We are requesting this item be placed on the City Council meeting scheduled for February 21st.

Please contact me if you have any questions.

Phone: 800-695-2919
Fax: 800-211-5454
Email: info@buyboard.com

Vendor Contract Information

Proposal Document | Back

Vendor Name:	O'Reilly Auto Parts
Address:	233 S. Patterson
	Springfield, MO 65802
Phone Number:	(417) 829-5879
Email:	installerbids@oreillyauto.com
Website:	www.firstcallonline.com/FirstCallOnline/
Federal ID:	44-0618012
Contact:	Chris George
Accepts RFQs:	Yes
Minority Owned Vendor:	No
Women Owned Vendor:	No
Contract Name:	Tires, Tubes, Automotive Parts, Supplies & Equipment
Contract#:	387-11
Effective Date:	12/01/2011
Expiration Date:	11/30/2014
Payment Terms:	2% in 10/Net 20 days
Delivery Days:	1
Shipping Terms:	Free Freight
Freight Terms:	FOB Destination
Ship Via:	Common Carrier
Region Served:	All Texas Regions
States Served:	Alabama, Alaska, Arizona, Arkansas, California, Colorado, Florida, Georgia, Hawaii, Idaho, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Michigan, Minnesota, Mississippi, Miss Montana, Nebraska, Nevada, New Mexico, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, South Carolina, South Dakota, Tennessee, Texas, Utah, Virginia, Washington, We Virginia, Wisconsin, Wyoming
Quote Reference Number:	387-11
Return Policy:	Will return any item purched from an O'Reilly location that has not been installed and in ori package.
Regulatory Notice:	**BuyBoard contract pricing does not include bonding or insurance. Each entity must their individual projects to determine the need for bonding and insurance, including limitation such workers' compensation insurance as may be required by state or loc or policy. If required, it is the responsibility of each entity to obtain such bonding an insurance or confirmation of coverage, as applicable, from the vendor.**

Also, each entity must assess their individual projects to determine whether the pro subject to prevailing wage rate requirements under the federal Davis Bacon Act or st local law. If any such requirements apply, it is the responsibility of each entity to tak appropriate action to determine compliance by the vendor.

The Texas Professional Services Procurement Act, Chapter 2254 of the Texas Goven Code ("Act"), prohibits a governmental entity from using a competitive bid process t initially considers price in the procurement of professional services covered under t "Professional services" under the Act includes, but is not limited to, professional engineering, architecture, accounting, landscape architecture, land surveying, and r estate appraisal services. Additionally, the Texas Interlocal Cooperation Act provide governmental entity may not use an interlocal contract with a purchasing cooperativ purchase engineering or architectural services (Texas Government Code, Section 79 (h)). BuyBoard® contracts do not, and are not intended to, include professional servi that must be procured in accordance with the Act. Cooperative members are remind they must comply with the Act whenever a contract includes professional services a

AGENDA ITEM #20.

PROGRESS IN MOTION

Department of Administrative Services
City of Frisco, Texas

Memorandum

To: **Honorable Mayor Maso and City Council Members**

Thru: **George Purefoy, City Manager**
Nell Lange, Assistant City Manager

From: **Tom Johnston, Director of Administrative Services**

Date: **February 13, 2012**

Subject: **Consider and Act Upon Award of RFP #1108-062, Tourism Economic Impact and Tourism Product Development Recommendations, to Destination Analysts, Inc. and Approval of a Resolution Authorizing the City Manager to Sign an Agreement for these Services.**

Action Requested: City Council award of RFP #1108-062, Tourism Economic Impact and Tourism Product Development Recommendations, to Destination Analysts, Inc. and approval of a resolution authorizing the City Manager to sign an agreement for these services.

Background Information: Purchasing solicited RFP #1108-062, Tourism Economic Impact and Tourism Product Development Recommendations. An evaluation team consisting of members from Purchasing and the CVB evaluated the two proposals submitted according to the evaluation criteria listed in the request for proposals and is recommending Destination Analysts, Inc. as the best solution to fit the Cities needs. Total cost of this service is $60,000.

Board/ Citizen Input: N/A

Alternatives: City Council could choose not to award at this time.

Financial Considerations: Funding is available through the Hotel Motel FY2012 operational budget.

Legal Review: Agreement reviewed by Courtney Kuykendall of Abernathy, Roeder, Boyd & Joplin and approved its form.

Supporting Documents: Department memo, resolution, agreement and list of proposers.

TEXAS' RISING STAR
FRISCO
CONVENTION & VISITORS BUREAU

Memo To: **Tom Johnston**

From: **Marla Roe**

Date: **February 7, 2012**

Subject: **Selection of Destination Analysts for Tourism Economic Impact Study**

In 2008 we conducted our first Tourism Economic Impact Study. This study is now 4 years old, and with the changing economic times, it is important that we update the study, which will benefit not only the CVB in its marketing efforts, but will be valuable information that the City, Frisco EDC and other organizations can use when considering Frisco as a prospective site for development.

After reviewing the proposals for developing an effective Tourism Economic Impact Study, we (CVB) are recommending that the project be awarded to Destination Analysts, Inc. There are several factors that led us to this decision:

- Destination Analysts provided a comprehensive approach to researching this data which includes several methodologies, while the other bidder focused more on a product analysis of existing tourism infrastructure.
- This company came highly recommended from my peers at other CVB's, including a local CVB that has used their services extensively.
- Destination Analysts also included a research component with meeting planners, which will provide us information on spending patterns of meeting delegates to include in our survey.

We were able to negotiate with Destination Analysts to complete the process as bid within our pricing structure. Please let me know if you need further information.

AGREEMENT TO PROVIDE PROFESSIONAL SERVICES FOR TOURISM ECONOMIC IMPACT AND TOURISM PRODUCT DEVELOPMENT RECOMMENDATIONS

This Agreement ("Agreement") is made and entered into this the ____ day of _____, 2012, (the "Effective Date") by the **City of Frisco, Texas**, a Texas municipal corporation ("City"), and **Destination Analysts**, a California corporation (the "Contractor").

WITNESSETH:

WHEREAS, City issued a Request for Proposal to Competitive Sealed Proposal No. 1108-062, seeking proposals for professional services for the review of the impact of economic tourism and to provide tourism product development recommendations, which is attached hereto as **Exhibit "A"** and incorporated herein in its entirety by reference for all purposes (the "RFP"); and

WHERAS, on August 23, 2011, the City tendered Addendum #1 in response to questions and answers submitted regarding the Bid Request, a copy of which is attached hereto as **Exhibit "B"** and incorporated herein in its entirety by reference for all purposes (the "Addendum"); and

WHERAS, the City further tendered an adjusted cost proposal in response to the Tourism Economic Impact and Tourism Product Recommendations Study to fit the project's budget regarding the Bid Request, a copy of which is attached hereto as **Exhibit "C"** and incorporated herein in its entirety by reference for all purposes (the "Proposed Cost Structure"); and

WHEREAS, Contractor timely submitted a proposal to provide professional services for the review of the impact of economic tourism and to provide tourism product development recommendations in response to the RFP, which is attached hereto as **Exhibit "D"** and incorporated herein in its entirety by reference for all purposes (the "Submittal"); and

WHEREAS, City has selected Contractor to provide the services sought in the RFP.

NOW, THEREFORE, in consideration of the following mutual agreements and covenants, it is understood and agreed by and between the parties hereto as follows:

1. Scope of Services.
   The Contractor shall provide such services, equipment, supplies and deliverables, which are described in the RFP, upon the terms and conditions set forth in the Agreement Documents (as defined below) and shall furnish all personnel, labor, equipment, supplies and all other items necessary to provide all of the work as specified by the terms and conditions of the Agreement Documents.

2. Schedule of Completion.
   Performance of the services by Contractor under this Agreement shall begin on _____, 2012, and shall end on _____, 2012, at which time the Project shall be completed and all obligations listed hereunder are fullfilled. This

Agreement may be terminated by the City at any time upon providing thirty (30) days advance written notice to Contractor of the termination date.

3. Agreement Documents.
The "Agreement Documents", as that term is used herein, shall include the following documents, and this Agreement does hereby expressly incorporate same herein as fully as if set forth verbatim in this Agreement:

A. This Agreement;

B. The RFP attached hereto as **Exhibit "A"**;

C. Addendum #1attached hereto as **Exhibit "B"**;

D. The Proposed Cost Structure attached hereto as **Exhibit "C"**; and

E. The Submittal attached hereto as **Exhibit "D"**.

This Agreement shall incorporate the terms of the RFP in its entirety. To the extent that **Exhibit "A", Exhibit "B", Exhibit "C" or Exhibit "D"** are in conflict with provisions of this Agreement or each other, the provisions of this Agreement, then the provisions of **Exhibit "A", Exhibit "B", Exhibit "C"** and **Exhibit "D"** shall prevail in that order.

4. Entire Agreement.
The Agreement Documents contain the entire agreement of the parties with respect to the matters contained herein. All provisions of the Agreement Documents shall be strictly complied with and conformed to by the Contractor, and no amendment to the Agreement Documents shall be made except upon the written agreement of the parties, which shall not be construed to release either party from any obligation of the Agreement Documents except as specifically provided for in such amendment.

5. Insurance.
The Contractor shall procure and keep in full force and effect throughout the term of this Agreement all of the insurance policies specified in, and required by, the Agreement Documents.

6. Counterparts.
This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

7. Indemnity.
TO THE FULLEST EXTENT PERMITTED BY LAW, CONTRACTOR, ITS OFFICERS, DIRECTORS, PARTNERS, CONTRACTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEES AND/OR TRUSTEES (COLLECTIVELY REFERRED TO AS "CONTRACTOR" FOR PURPOSES OF THIS PARAGRAPH), AGREE TO RELEASE, DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY AND ITS OFFICERS, COUNCIL MEMBERS,

REPRESENTATIVES, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO AS "CITY" FOR PURPOSES OF THIS PARAGRAPH) FROM ANY AND ALL CLAIMS, DEMANDS, DAMAGES, INJURIES (INCLUDING DEATH) LIABILITIES AND EXPENSES (INCLUDING ATTORNEYS' FEES AND COSTS OF DEFENSE) ARISING DIRECTLY OR INDIRECTLY OUT OF THE OPERATION OR PERFORMANCE OF CONTRACTOR UNDER THIS AGREEMENT. THE CITY WILL NOT ACCEPT LIABILITY FOR INJURIES THAT ARE THE RESULT OF THE NEGLIGENCE, MALFEASANCE, ACTION OR OMISSION OF CONTRACTOR. CONTRACTOR AGREES TO ACCEPT LIABILITY FOR INJURIES TO ITSELF OR OTHERS CAUSED BY ITS OWN NEGLIGENCE, MALFEASANCE, ACTION OR OMISSION. THIS INDEMNIFICATION PROVISION IS ALSO SPECIFICALLY INTENDED TO APPLY TO, BUT NOT LIMITED TO, ANY AND ALL CLAIMS, WHETHER CIVIL OR CRIMINAL, BROUGHT AGAINST CITY BY ANY GOVERNMENT AUTHORITY OR AGENCY RELATED TO ANY PERSON PROVIDING SERVICES UNDER THIS AGREEMENT THAT ARE BASED ON ANY FEDERAL IMMIGRATION LAW AND ANY AND ALL CLAIMS, DEMANDS, DAMAGES, ACTIONS AND CAUSES OF ACTION OF EVERY KIND AND NATURE, KNOWN AND UNKNOWN, EXISTING OR CLAIMED TO EXIST, RELATING TO OR ARISING OUT OF ANY EMPLOYMENT RELATIONSHIP BETWEEN CONTRACTOR AND ITS EMPLOYEES OR SUBCONTRACTORS AS A RESULT OF THAT SUBCONTRACTOR'S OR EMPLOYEE'S EMPLOYMENT AND/OR SEPARATION FROM EMPLOYMENT WITH THE CONTRACTOR, INCLUDING BUT NOT LIMITED TO ANY DISCRIMINATION CLAIM BASED ON SEX, SEXUAL ORIENTATION OR PREFERENCE, RACE, RELIGION, COLOR, NATIONAL ORIGIN, AGE OR DISABILITY UNDER FEDERAL, STATE OR LOCAL LAW, RULE OR REGULATION, AND/OR ANY CLAIM FOR WRONGFUL TERMINATION, BACK PAY, FUTURE WAGE LOSS, OVERTIME PAY, EMPLOYEE BENEFITS, INJURY SUBJECT TO RELIEF UNDER THE WORKERS' COMPENSATION ACT OR WOULD BE SUBJECT TO RELIEF UNDER ANY POLICY FOR WORKERS COMPENSATION INSURANCE, AND ANY OTHER CLAIM, WHETHER IN TORT, CONTRACT OR OTHERWISE.

IN ITS SOLE DISCRETION, CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY CONTRACTOR IN FULFILLING ITS OBLIGATION HEREUNDER TO DEFEND AND INDEMNIFY CITY, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY CITY IN WRITING. CITY RESERVES THE RIGHT TO PROVIDE A PORTION OR ALL OF ITS OWN DEFENSE; HOWEVER, CITY IS UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY CITY IS NOT TO BE CONSTRUED AS A WAIVER OF CITY'S OBLIGATION TO DEFEND CITY OR AS A WAIVER OF CITY'S OBLIGATION TO INDEMNIFY CITY PURSUANT TO THIS AGREEMENT. CONTRACTOR SHALL RETAIN CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN (7) BUSINESS DAYS OF CITY'S WRITTEN NOTICE THAT CITY IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF CONTRACTOR FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, CITY SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON ITS OWN BEHALF, AND CONTRACTOR SHALL BE LIABLE FOR ALL COSTS INCURRED BY CITY.

THIS PARAGRAPH SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

8. Consideration.

This Agreement contains the entire agreement of the parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the parties hereto.

9. Venue.
This Agreement shall be construed under and in accordance with the laws of the State of Texas and venue shall be only in Collin County, Texas, where the services shall be paid for.

10. Force Majeure.
If the performance of any covenant or obligation to be performed hereunder by any party is delayed as a result of circumstances which are beyond the reasonable control of such party (which circumstances may include, without limitation, pending litigation, acts of God, war, acts of civil disobedience, fire or other casualty, shortage of materials, adverse weather conditions [such as, by way of illustration and not of limitation, severe rain storms or below freezing temperatures, or tornados] labor action, strikes or similar acts, moratoriums or regulations or actions by governmental authorities), the time for such performance shall be extended by the amount of time of such delay, but no longer than the amount of time reasonably occasioned by the delay. The party claiming delay of performance as a result of any of the foregoing "force majeure" events shall deliver written notice of the commencement of any such delay resulting from such "force majeure" event not later than seven (7) days after the claiming party becomes aware of the same, and if the claiming party fails to so notify the other party of the occurrence of a "force majeure" event causing such delay and the other party shall not otherwise be aware of such "force majeure" event, the claiming party shall not be entitled to avail itself of the provisions for the extension of performance contained in this subsection.

11. Binding Effect.
This Agreement shall be binding on and inure to the benefit of the Parties and their respective heirs, executors, administrators, legal representatives, successors, and assigns when permitted by this Agreement.

12. Ordinances.
Except as specifically provided in the Agreement Documents, the parties agree that contractor shall be subject to all Ordinances of the City, whether now existing or in the future arising.

13. Authority to Execute.
The individuals executing this Agreement on behalf of the respective parties below represent to each other and to others that all appropriate and necessary action has been taken to authorize the individual who is executing this Agreement to do so for and on behalf of the party for which his or her signature appears, that there are no other parties or entities required to execute this Agreement in order for the same to be an authorized and binding agreement on the party for whom the individual is signing this Agreement and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date hereof.

14. Assignment.
This Agreement may not be assigned.

15. Sovereign Immunity.
The parties agree that the City has not waived its sovereign immunity by entering into and performing its obligations under this Agreement.

16. Notice.
Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing same in the United States mail, addressed to the party to be notified, postage pre-paid and registered or certified with return receipt requested, or by delivering the same in person to such party via a hand-delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same, to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notification, the addresses of the parties shall be as follows:

If to Contractor, to: Destination Analysts, Inc.
Attn: Attn: DAVID Bruttom
2860 Laguna St.
San Francisco, CA 94123

If to City, to: City of Frisco
Attn: City Manager
6101 Frisco Square Blvd.
Frisco, Texas 75034

17. Severability.
In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

18. Representations.
Each signatory represents this Agreement has been read by the party for which this Agreement is executed and that such party has had an opportunity to confer with its counsel.

19. Miscellaneous Drafting Provisions.
This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this document.

IN WITNESS, WHEREOF, we, the contracting parties, by our duly authorized agents, hereto affix our signatures and seals as of the date listed above.

CITY OF FRISCO, TEXAS,
a Texas municipality

By: _____
George Purefoy, City Manager

ATTEST:

_____
Jenny Page, City Secretary

APPROVED AS TO FORM:

Courtney Kuykendall Cby.
Abernathy, Roeder, Boyd & Joplin, PC
Courtney A. Kuykendall, City Attorneys

per Mimi Rebecca Brewer

DESTINATION ANALYSTS
a California Corporation

By: _____
Printed Name: Erin Francis
Its: Managing Partner

STATE OF TEXAS §
§
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **George Purefoy,** known to me to be one of the persons whose names are subscribed to the foregoing instrument; she acknowledged to me she is the City Manager and duly authorized representative for the **City of Frisco, Texas** and she executed said instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2012.

_____
Notary Public in and for the State of Texas
My Commission Expires:_____

STATE OF California §
§
COUNTY OF San Francisco

BEFORE ME, the undersigned authority, on this day personally appeared Erin Francis, known to me to be one of the persons whose names are subscribed to the foregoing instrument; he/she acknowledged to me he/she is the Managing Partner and duly authorized representative for **Destination Analysts,** a California corporation, and he/she executed said instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14TH day of February, 2012.

MARIE B. FIRL
COMM. # 1793550
NOTARY PUBLIC - CALIFORNIA
CITY & COUNTY OF SAN FRANCISCO
MY COMM. EXP. APR. 11, 2012

Marie B. Firl
Notary Public in and for the State of California
My Commission Expires: April 11, 2012

IN WITNESS, WHEREOF, we, the contracting parties, by our duly authorized agents, hereto affix our signatures and seals as of the date listed above.

CITY OF FRISCO, TEXAS,
a Texas municipality

By: _____
George Purefoy, City Manager

ATTEST:

_____
Jenny Page, City Secretary

APPROVED AS TO FORM:

Courtney Kuykendall Cby. per minor
Abernathy, Roeder, Boyd & Joplin, PC
Courtney A. Kuykendall, City Attorneys

DESTINATION ANALYSTS
a California Corporation

By: _____
Printed Name: _____
Its: _____

GENERAL INFORMATION
CITY OF FRISCO, TEXAS

COMPETITIVE SEALED PROPOSAL NO. 1108-062

TOURISM ECONOMIC IMPACT AND TOURISM PRODUCT DEVELOPMENT RECOMMENDATIONS

DOCUMENTS ARE DUE TO THE OFFICE OF THE DIRECTOR OF ADMINISTRATIVE SERVICES PRIOR TO:

***August 30, 2011 @ 2:00PM* CST**

NO LATE PROPOSALS WILL BE ACCEPTED

ORIGINAL AND TWO COPIES REQUIRED, PLUS ON A CD OR FLASH DRIVE

DOCUMENTS MAY BE DELIVERED OR MAILED TO:
CITY OF FRISCO
TOM JOHNSTON, DIRECTOR OF ADMINISTRATIVE SERVICES
6101 Frisco Square Blvd.
FRISCO, TX 75034

Deadline for Submittal of Questions

AUGUST 22, 2011 5:00 PM CST
VIA EMAIL TO
PURCHASING@FRISCOTEXAS.GOV

FOR ADDITIONAL INFORMATION CONCERNING THIS PROPOSAL PLEASE CONTACT:

Tom Johnston C.P.M., CPPO
Director of Administrative Services
tjohnston@friscotexas.gov
972 292 5540

Daniel Ford, CPPB
Buyer
dford@friscotexas.gov
972 292 5542

PROGRESS IN MOTION

CITY OF FRISCO

COMPETITIVE SEALED PROPOSAL NUMBER 1108-062

RFP for Tourism Economic Impact and Tourism Product Development Recommendations

BIDDER MUST SUBMIT ORIGINAL PROPOSAL AND TWO COPIES, PLUS A CD OR FLASH DRIVE, TO FACILITATE EVALUATION. IF COPIES AND A CD OR FLASH DRIVE ARE NOT SUBMITTED WITH THE ORIGINAL, YOUR PROPOSAL MAY BE CONSIDERED AS "NON-RESPONSIVE TO SPECIFICATIONS" AND MAY NOT BE CONSIDERED FOR FURTHER EVALUATION.

The City of Frisco (the "City") is accepting Competitive Sealed Proposals for **Tourism Economic Impact and Tourism Product Development Recommendations.**

It is the policy of the City to involve small businesses and qualified minority/woman owned businesses to the greatest extent possible in the procurement of goods, equipment, services, and construction projects.

Proposals must be received by August 30, 2011 at 2:00 PM CST BY THE DIRECTOR OF ADMINISTRATIVE SERVICES' OFFICE. NO PROPOSAL WILL BE ACCEPTED AFTER THAT DATE AND TIME. ALL PROPOSALS RECEIVED AFTER THIS DATE AND TIME WILL BE CONSIDERED UNRESPONSIVE. DEADLINE FOR QUESTIONS IS AUGUST 22, 2011, 5:00 PM CST. ALL QUESTIONS SHOULD BE EMAILED TO PURCHASING@FRISCOTEXAS.GOV.

Proposals will be publicly opened and names of those who submitted will be read at the Frisco City Hall located at 6101 Frisco Square Blvd., Frisco, Texas 75034 on August 30, 2011 at 2:05 PM CST.

Write the competitive sealed proposal number, "1108-062", name of proposals, "RFP for Tourism Economic Impact and Tourism Product Development Recommendations", and the name of your organization on the outer envelope.

Proposals are to be submitted in accordance with the attached City specifications and the "General Conditions of Bidding" attached hereto. Each bidder is required to fill in every blank; failure to do so may be used as a basis for rejection of a proposals. The City reserves the right to reject any or all proposals, to waive formalities, or to proceed otherwise when in the best interest of the City.

SEE ATTACHED SPECIFICATIONS/PROPOSAL FORM

The successful bidder may be required to execute a written contract.

GENERAL CONDITIONS OF BIDDING

1. INSTRUCTIONS: These instructions apply to all bids/proposals and become a part of the terms and conditions of any bid/proposal submitted and any agreement entered into subsequent thereto, unless exception is taken in writing by bidder when submitting bid.

BIDDING

2. FORM: Bidders must submit an original and two (2) copies, plus a CD or flash drive of the sealed proposal, to the Director of Administrative Services prior to response due date/time. Failure to submit the additional copies may result in the bid being declared unresponsive to specification and may not be further evaluated.

3. PRICING: Price(s) quoted must be held firm for a minimum of ninety (90) days from the date of bid closing. In the case of estimated requirement contract bid, the prices must remain firm for the period as specified in the bid. "Discount from list" bids are not acceptable unless specifically requested in the bid.

4. QUANTITIES: In the case of estimated requirements contract bid, quantities appearing are estimated as realistically as possible. However, the City reserves the right to increase, decrease or delete any item or items of material to be furnished while continuing to pay the price quoted on this bid regardless of quantity. The successful bidder shall have no claim against the City for anticipated profits for the quantities called for, diminished, or deleted.

5. ERROR-QUANTITY: Bids must be submitted on units of quantity specified, extended, and show total. In the event of discrepancies in extension, the unit prices shall govern.

6. F.O.B./DAMAGE: Quotations shall be bid F.O.B. delivered to the designated Municipal Facility, Frisco, Texas and shall include all delivery and packaging costs. The City assumes no liability for goods delivered in damaged or unacceptable condition. The successful bidder shall handle all claims with carriers, and in case of damaged goods, shall ship replacement goods immediately upon notification by the City.

7. DELIVERY PROMISE-PENALTIES: Bids MUST show the number of calendar days required to place the material in the possession of the City. Do not quote shipping dates. When delivery delay can be foreseen, the bidder shall give prior written notice to the City, who shall have the right, in its sole discretion, to extend the delivery date if reasons for delay appear acceptable. Default in promised delivery, without acceptable reasons, or failure to meet specifications, authorizes the City to purchase the goods elsewhere, and charge any increase in cost and handling to the defaulting bidder.

8. BIDDER SHALL PROVIDE: With this bid response, the bidder shall provide all documentation required. Failure to provide this information may result in rejection of bid.

9. ALTERING/WITHDRAWAL OF BIDS: Bids cannot be altered or amended after submission deadline. The signer of the bid, guaranteeing authenticity, must initial any interlineations alteration, or erasure made before opening time. No bid may be withdrawn after opening time without first submitting a written reason to the Director of Administrative Services and obtaining the Director of Administrative Services' approval.

10. PRESENTATION OF BIDS: No oral, telegraphic, telephonic, e-mailed, or facsimile bids will be considered at this time. All bids must be submitted in a sealed envelope.

11. CORRESPONDENCE: This bid number must appear on ALL correspondence, inquiries, bid submittal documents, etc. pertaining to this Invitation for Bid.

12. ADDENDA: Any interpretations, corrections or changes to this Invitation for Bid and specifications will be made by addenda. Sole issuing authority of addenda shall be vested in the City of Frisco Purchasing Division. An attempt will be made to mail, fax, or e-mail any addenda to all who are known to have received a copy of this Invitation for Bid. Bidders shall acknowledge receipt of all addenda in the designated area on the bid document. It is the responsibility of the bidder to ensure receipt of all addenda and to include the changes in this bid document.

13. LATE BIDS: Bids received by the City after submission deadline shall be returned unopened and will be considered void and unacceptable. The City is not responsible for lateness of mail, carrier, etc.

14. BID OPENINGS: All bids submitted will be read at the City's regularly scheduled bid opening for the designated project. However the reading of a bid at bid opening should not be construed as a comment on the responsiveness of such bid or as any indication that the City accepts such bid as responsive.

    The City will make a determination as to the responsiveness of bids submitted based upon compliance with all applicable laws, City of Frisco Purchasing Guidelines, and project documents, including but not limited to the project specifications and contract documents. The City will notify the successful bidder upon award of the contract and according to state law; all bids received will be available for inspection at that time, unless otherwise provided by law.

15. BID TABULATION: Bidders desiring a copy of the bid tabulation may request it by enclosing a self-addressed stamped envelope with bid. BID RESULTS WILL NOT BE GIVEN BY TELEPHONE. You can also download a copy on our website, www.friscotexas.gov. If you have any questions, please contact the City of Frisco, Purchasing Division, at 972-292-5542.

16. PROTESTS: All protests regarding the bid solicitation process must be submitted in writing to the City within five (5) working days following the opening of bids. This

includes all protests relating to advertising of bid notices, deadlines, bid opening, and all other related procedures under the Local Government Code, as well as any protests relating to alleged improprieties or ambiguities in the specifications.

This limitation does not include protests relating to staff recommendations as to award of this bid. Protests relating to staff recommendations may be directed to the City Manager within in five (5) days of the staff recommendation memo. Unless otherwise provided by law, all staff recommendations will be made available for public review prior to consideration by the City Council.

17. BID AWARD: The City reserves the right to award a separate contract to separate bidders for each item/group or to award one contract for the entire bid. Unless stipulated in the attached bid specifications, the contract will be awarded to the lowest responsible bidder or to the bidder who provides the goods or services specified herein at the best value for the City in compliance with Texas Local Government Code, Section 252.043.

18. CHANGE ORDERS: No oral statement of any person shall modify or otherwise change, or affect the terms, conditions or specifications stated in the resulting contract. All change orders to the contract will be made in writing by the City.

PERFORMANCE

19. MINIMUM STANDARDS FOR RESPONSIBLE PROSPECTIVE BIDDERS: A prospective bidder must affirmatively demonstrate bidder's responsibility. A prospective bidder must meet the following requirements:
    A. Have adequate financial resources or the ability to obtain such resources as required;
    B. Be able to comply with the required or proposed delivery schedule;
    C. Have a satisfactory record of performance;
    D. Have a satisfactory record of integrity and ethics; and
    E. Be otherwise qualified and eligible, as determined by the City, to receive an award.

    The City may request representation and other information sufficient to determine bidder's ability to meet these minimum standards listed above.

20. ASSIGNMENT: The successful bidder shall not sell, assign, transfer or convey this contract in whole or in part, without the prior written consent of the City.

21. SPECIFICATION-SAMPLES: Any catalog, brand name, or manufacturer's reference used is considered to be descriptive, not restrictive, and is indicative of the type and quality the City desires to purchase. Bids on brands of like nature and quality may be considered unless specifically excluded. If bidding on other than reference, bid must certify article offered is equivalent to specifications and it is subject to approval by the using department and the Purchasing Division. Samples, if required, shall be furnished free of expense to the City. SAMPLES SHOULD NOT BE ENCLOSED WITH BID UNLESS REQUESTED.

22. TESTING: An agent so designated, by the City, without expense to the City, may perform testing at the request of the City or any participating entity.

23. PACKAGING: Unless otherwise indicated, items will be new, unused, and in first class condition in containers suitable for damage-free shipment and storage.

24. DELIVERY: Deliveries will be acceptable only during normal working hours at the designated City Municipal Facility. The place of delivery shall be set forth in the purchase order. The terms of this agreement are "no arrival, no sale".

25. TITLE AND RISK OF LOSS: The title and risk of loss of goods shall not pass to the City until the City actually receives and takes possession of the goods at the point(s) of delivery.

26. PATENT RIGHTS: The Bidder agrees to indemnify and hold the City harmless from any claim involving patent right infringement or copyrights on goods supplied.

PURCHASE ORDERS AND PAYMENT

27. PURCHASE ORDERS: A purchase order(s) shall be generated by the City Director of Administrative Services to the successful bidder. The purchase order number must appear on all itemized invoices and packing slips. The City will not be held responsible for any work orders placed and/or performed without a valid current purchase order number. Payment will be made for all services rendered and accepted by the contract administrator for which a valid invoice has been received.

28. BID SECURITY/BOND REQUIREMENTS: If required, bid security shall be submitted with bids. Any bid submitted without bid bond, or cashiers/certified check, shall be considered non-responsive and will not be considered for award. Performance and/or payment bonds, when required, shall be submitted to the City, prior to commencement of any work pursuant to the agreement provisions.

29. FUNDING: The City is a home-rule municipal corporation operated and funded on an October 1 to September 30 basis, accordingly, the City reserves the right to terminate, without liability to the City, any contract for which funding is not available.

30. TAXES: The City is exempt from Federal Manufacturer's Excise, and State sales taxes. TAX MUST NOT BE INCLUDED IN BID PRICING. Tax exemption certificates will be executed by the City and furnished upon request by the Finance Division.

31. PAYMENT TERMS: Payment terms are Net 30 unless otherwise specified by the City in this document. Prompt payment discounts may be used by the City in determining the lowest responsible bidder.

32. INVOICES: Invoices must be submitted by the successful bidder in duplicate to the City of Frisco, Finance Division, 6101 Frisco Square Blvd., Frisco, Texas 75034.

CONTRACT

33. CONTRACT PERIOD/RENEWAL OPTIONS: NA

34. INTERLOCAL AGREEMENT: Successful bidder agrees to extend prices to all entities that have entered into or will enter into joint purchasing Interlocal Cooperation Agreements with the City. The City is a participating member of the Collin County Governmental Purchasing Forum (the "Forum"). As such, the City has executed Interlocal Agreements, as permitted under Section 791.025 of the Texas Government Code with certain other governmental entities in Collin County authorizing participation in a cooperative purchasing program. The successful bidder may be asked to provide products/services, based upon bid price, to any other participant in the Forum.

35. AUDIT: The City reserves the right to audit the records and performance of successful bidder during the term of the contract and for three (3) years thereafter.

36. SUCCESSFUL BIDDER SHALL: Defend, indemnify and save harmless the City and all its officers, agents and employees and all entities, their officers, agents and employees who are participating in this contract from all suits, actions or other claims of any character, name and description brought for or on account of any injuries, including death, or damages received or sustained by any person, persons, or property on account of any negligent act or fault of the successful bidder, or of any agent, officer, director, representative, employee, subcontractor or supplier in the execution of, or performance under, any contract which may result from bid award. Successful bidder shall pay any judgment with cost which may be obtained against the City and participating entities growing out of such injury or damages.

37. TERMINATION FOR DEFAULT: The City reserves the right to enforce the performance of this contract in any manner prescribed by law or deemed to be in the best interest of the City in the event of breach or default of this contract. The City reserves the right to terminate the contract immediately in the event the successful bidder fails to: (1) meet delivery schedules; or (2) otherwise performs in accordance with these specifications. Breach of contract or default authorizes the City to, among other things, award to another bidder, purchase elsewhere and charge the full increase in cost and handling to the defaulting successful bidder.

38. ACCEPTABILITY: All articles enumerated in the bid shall be subject to inspection by a City officer or employee designated for the purpose. If found inferior to the quality called for, or not equal in value to the specifications, deficient in workmanship or otherwise, this fact shall be certified to the Director of Administrative Services who shall have the right to reject the whole or any part of the same. Work determined to be contrary to specifications must be replaced by the bidder and at its expense. All disputes concerning quality of supplies utilized in the performance of this bid will be determined solely by the City Director of Administrative Services or designated representative.

39. REMEDIES: The successful bidder and the City agree that each party has all rights, duties, and remedies available as stated in the Uniform Commercial Code and any other available remedy, whether in law or equity.

40. VENUE: This contract will be governed and construed according to the laws of the State of Texas. This contract is performable in Collin County, Texas.

41. SILENCE OF SPECIFICATION: The apparent silence of these specifications as to any detail or to the apparent omission from it of a detailed description concerning any point shall be regarded as meaning that only the best commercial practices are to prevail. All interpretations of these specifications shall be made on the basis of this statement.

42. NO PROHIBITED INTEREST: The bidder acknowledges and represents they are aware of the laws and City Charter regarding conflicts of interest. The City Charter states in part that "No officer, whether elected or appointed, or any employee, whether full or part time, of the City shall have a substantial financial interest, direct or indirect, in any contract, other than employment contracts, with the City; or have a substantial financial interest, direct or indirect in the sale to the City of any land, materials, supplies or services....."

42. FORCE MAJEURE: If, by reason of Force Majeure, either party hereto shall be rendered unable wholly or in part to carry out its obligations under this contract, then such party shall give notice and full particulars of such Force Majeure in writing to the other party within a reasonable time after occurrence of the event or cause relied upon, and the obligation of the party giving such notice, so far as it is affected by such Force Majeure, shall be suspended during the continuance of the inability then claimed, except as hereinafter provided, but for no longer period, and such party shall endeavor to remove or overcome such inability with all reasonable dispatch. The term Force Majeure as employed herein, shall mean acts of God, strikes, lockouts, or other industrial disturbances, act of public enemy, orders of any kind of government of the United States or the State of Texas or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquake, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage or accidents to machinery, pipelines, or canals, or other causes not reasonable within the control of the party claiming such inability. It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty, and that the above requirement that any Force Majeure shall be remedied with all reasonable dispatch shall not require the settlement of strikes and lockouts by acceding to the demands of the opposing party or parties when such settlement is unfavorable in the judgment of the party having the difficulty.

43. DISCLOSURE OF CERTAIN RELATIONSHIPS
Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. By law, this questionnaire must be filed with the records administrator of the City of Frisco not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor. Chapter 176 and the questionnaire may be found at www.friscotexas.gov. By submitting a response to this request, vendor represents that it is in compliance with the requirements of Chapter 176 of the Texas Local Government Code.

CITY OF FRISCO CONTRACTOR INSURANCE REQUIREMENTS

Contractors providing good, materials and services for the City of Frisco shall, during the term of the contract with the City or any renewal or extension thereof, provide and maintain the types and amounts of insurance set forth herein. All insurance and certificate(s) of insurance shall contain the following provisions:

1. Name the City, its officers, agents, representatives, and employees as additional insureds as to all applicable coverage with the exception of workers compensation insurance.
2. Provide for at least thirty (30) days prior written notice to the City for cancellation, non-renewal, or material change of the insurance.
3. Provide for a waiver of subrogation against the City for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance.

Insurance Company Qualification: All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A" by AM Best or other equivalent rating service.

Certificate of insurance: A certificate of insurance evidencing the required insurance shall be submitted with the contractor's bid or response to proposal. If the contract is renewed or extended by the City a certificate of insurance shall also be provided to the City prior to the date the contract is renewed or extended.

Type of Contract	Type and amount of Insurance
Special Events	General Liability insurance for personal injury (including death) and property damage with a minimum of $1 Million Dollars per occurrence and $2 Million Dollars aggregate, including coverage for advertising injury and products coverage Statutory Workers compensation insurance as required by state law (If the contractor serves alcoholic beverages) Liquor Liability with a minimum of $1 Million Dollars per Occurrence and $2 Million Aggregate. (If high risk or dangerous activities) Umbrella Coverage or Liability Excess Coverage of $ 2 Million Dollars

	(If automobile or limousine service is involved even if volunteers) Automobile Liability with a minimum of $1 Million Dollars combined single limit.
Public Works and Construction	General Liability insurance for personal injury (including death) and property damage with a minimum of $1 Million Dollars per occurrence and $2 Million Dollars aggregate, including advertising injury, products coverage and (XCU) Explosion, collapse and underground (If high risk or dangerous activities) Umbrella Coverage or Excess Liability Coverage of $2 Million Dollars Statutory Workers compensation insurance as required by state law
Professional Services	Professional Liability Insurance with a minimum of $1 Million Dollars per occurrence and $2 Million Dollars aggregate. (If size or scope of project warrant) Umbrella Coverage or Excess Liability Coverage of $2 Million Dollars

Supplemental Information

Texas Government Code Section 2252.002 Non-resident bidders. A governmental entity may not award a governmental contract to a nonresident bidder unless the nonresident underbids the lowest bid submitted by a responsible resident bidder by an amount that is not less than the amount by which a resident bidder would be required to underbid the nonresident bidder to obtain a comparable contract in the state in which the nonresident's principal place of business is located.

In order to make this determination, please answer the following questions:

1. Address and phone number of your principal place of business:

   _____
   _____
   _____

2. Name and address of principal place of business, and phone number of your company's majority owner:

   _____
   _____
   _____
   _____

3. Name and address of principal place of business, and phone number of your company's ultimate parent company:

   _____
   _____
   _____
   _____

MINORITY/WOMAN-OWNED BUSINESS PARTICIPATION

It is the policy of the City of Frisco to involve small businesses and qualified minority/women-owned businesses to the greatest extent possible in the procurement of goods, equipment, services and construction projects. To assist us in our record keeping, please list below the names of the minority or woman-owned firms you would be utilizing in this bid, and note the monetary involvement:

NAME OF FIRM	TELEPHONE #	$ INVOLVEMENT

AFFIDAVIT OF NO PROHIBITED INTEREST
(Supplemental Information)

(I) (WE), the undersigned declare and affirm that no person or officer in (my) (our) firm, business, corporation, or board has or will have during the term of this contract a prohibited interest as that is defined in City Charter.

(I) (WE) further understand and acknowledge that the existence of a prohibited interest at any time during the term of this contract will render the contract voidable.

Name of Contractor: _____

Title of Officer: _____

Signature of Contractor: _____

Date: _____

ACKNOWLEDGMENT

STATE OF TEXAS *
*
COUNTY OF COLLIN *

BEFORE ME, the undersigned authority, on this day personally appeared, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of _____, for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2011

_____
Signature of Notary Public in and for the State of Texas STAMP

SUPPLEMENTAL INFORMATION

Please provide the following information for contract development.

Is your firm?

1. Sole Proprietorship _____YES _____NO
2. Partnership _____YES _____NO
3. Corporation _____YES _____NO

If company is a sole proprietorship, list the owner's full legal name:

_____

If company is a partnership, list the partner's full legal name(s):

_____
_____
_____
_____

If company is a corporation, list the full legal name as listed on the corporate charter:

_____

Is this firm a minority, or woman-owned business enterprise?

____ NO ____ YES If yes, specify (____) MBE (____) WBE

Has this firm been certified as a minority/woman-owned business enterprise by any governmental agency? _____ NO _____ YES

If yes, specify governmental agency: _____

Date of certification: _____

For explanation please see Terms and Conditions Item #43

CONFLICT OF INTEREST QUESTIONNAIRE — FORM CIQ

For vendor or other person doing business with local governmental entity

This questionnaire is being filed in accordance with chapter 176 of the Local Government Code by a person doing business with the governmental entity.

By law this questionnaire must be filed with the records administrator of the local government not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. *See* Section 176.006, Local Government Code.

A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

OFFICE USE ONLY
Date Received

1	**Name of person doing business with local governmental entity.**
2	☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than September 1 of the year for which an activity described in Section 176.006(a), Local Government Code, is pending and not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)
3	**Name each employee or contractor of the local governmental entity who makes recommendations to a local government officer of the governmental entity with respect to expenditures of money AND describe the affiliation or business relationship.**

4	Name each local government officer who appoints or employs local government officers of the governmental entity for which this questionnaire is filed AND describe the affiliation or business relationship.

Adopted 11/02/2005

FORM CIQ

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor or other person doing business with local governmental entity

5 **Name of local government officer with whom filer has affiliation or business relationship. (Complete this section only if the answer to A, B, or C is YES.**

This section, item 5 including subparts A, B, C & D, must be completed for each officer with whom the filer has affiliation or other relationship. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income from the filer of the questionnaire? ☐ Yes ☐ No

B. Is the filer of the questionnaire receiving or likely to receive taxable income from or at the direction of the local government officer named in this section AND the taxable income is not from the local governmental entity? ☐ Yes ☐ No

C. Is the filer of this questionnaire affiliated with a corporation or other business entity that the local government officer serves as an officer or director, or holds an ownership of 10 percent or more? ☐ Yes ☐ No

D. Describe each affiliation or business relationship.

6

Signature of person doing business with the governmental entity

Date

Adopted 11/02/2005

CITY OF FRISCO

PROGRESS IN MOTION

1108-062
REQUEST FOR PROPOSALS

TOURISM ECONOMIC IMPACT AND TOURISM PRODUCT DEVELOPMENT RECOMMENDATIONS

Frisco Convention & Visitors Bureau
Request for Proposals #1108-062
For
Tourism Economic Impact and Tourism Product Development Recommendations

I. **Frisco CVB Mission Statement**

The mission of the Frisco Convention & Visitors Bureau is to market Frisco as a year-round destination, generating awareness and positive economic impact.

II. **Purpose of RFP**

The City of Frisco, Texas/Convention & Visitors Bureau requests proposals from recognized consulting firms experienced with market research and the travel/hospitality industry to submit proposals to update market research and make recommendations on destination product development.

III. **City of Frisco/Frisco CVB Background**

Frisco is located 25 minutes north of downtown Dallas, and 25 minutes from both Love Field and DFW International Airport. The City has reached over 120,000 in population and is home to world class sports venues, over 8 million square feet of retail, and outstanding works of art on public display.

Frisco is currently approximately 48% built-out, with numerous projects under development consisting primarily of mixed-use projects and the expansion and addition of first class sporting venues. Tourism products include:

- Major retail outlets such as IKEA, Stonebriar Centre, The Centre at Preston Ridge and smaller but very well known offerings such as Sam Moon Trading Company and local downtown antique stores.
- Sports teams include FC Dallas/Pizza Hut Park, Frisco RoughRiders/Dr Pepper Ballpark and Dallas Stars corporate office/Texas Tornados/Texas Legends at Dr Pepper Arena. Additional offerings include Fieldhouse USA, a 144,000 square foot facility catering to basketball, volleyball and indoor soccer.
- Cultural offerings include the Frisco Heritage Museum, Frisco Discovery Center (Black Box Theatre and Sci-Tech Discovery Center) and the recent groundbreaking for the Museum of the American Railway, scheduled to open in 2012.

The CVB is a department of the City of Frisco with a current budget of $1,232,500 with funding coming directly from Hotel/Motel tax collections. The CVB has a staff of seven. Primary markets targeted include sports, corporate, state and regional associations, religious and leisure. The Frisco CVB does not currently have an official visitor information center. Lobby space is used for brochures, but there are no extended hours or weekend hours. Hours are Monday thru Friday, 8:00am to 5:00pm. The City's tourism promotion website, http://www.visitfrisco.com , draws approximately 100,000 visits annually.

The hotel community is rapidly growing and currently comprised of:

- 2 full service hotels (Westin Stonebriar Resort, Embassy Suites & Frisco Conference Center) totaling 631 rooms
- 9 limited service properties (Sheraton, Hampton Inn & Suites, Holiday Inn Express Hotel & Suites, Comfort Suites, Holiday Inn, Wingate Inn, Hilton Garden Inn, Aloft, and Homewood Suites) totaling 965 rooms
- 1 hotel under construction with scheduled opening in Summer 2012 (Home2 Suites by Hilton) for an additional 100 rooms.

IV. Scope of Services

1. Visitor Profiles and Economic Impact
Generate a visitor profile, estimate of visitor expenditures, visitor demographics and visitor economic impact in a manner to be recommended by Respondent. The project includes research design, data collection, input, analysis and reporting. A periodic reporting structure and final report (including text and graphics) of the findings will be required.

At a minimum, this portion of the research should determine visitor volume, demographic profile of visitors, length of stay, reason/purpose of trip, estimated economic impact and visitor expenditures, and provide a cross-tabulation of results for accurate market research information. It will be important that the final report (and accordingly the research structure) present data relative to the primary market segments of the Frisco CVB, including individual business travelers, meeting/conference (group) attendees, and leisure/consumer travelers.

The proposed research/reporting structure should also include a component for capturing data relative to the volume of travel for people staying with friends and relatives (VFR) in order to most accurately estimate total visitation to Frisco. A component should also be included for tracking non-overnight visitors ("day-trippers").

2. Image/Perception/Awareness Study
Determine the awareness, image, perceptions, travel planning process, information sources and planning times for potential visitors to (a) Frisco, as well as to (b) Dallas, and to (c) Texas. Data should be collected and presented to include information relative to leisure/consumer travelers, business travelers, and meeting/conference planners.

The manner of data collection may include focus groups, surveys, or other studies; as with Part One, this project includes comprehensive research design, data collection, input, analysis and reporting, the design/structure of which is to be recommended by Respondent. A periodic reporting structure and final report (including text and graphics) of the findings will be required.

3. Additional Recommendations

Respondents are asked to assist in identifying potential "new attraction" types to Frisco that would complement the existing venues. The objectives would include increasing the overall visibility and recognition of Frisco as a leisure destination, and stimulating hotel room night and meetings/convention bookings. The responding consulting firms should also include any additional services necessary to meet the objectives of the Bureau.

V. Required Proposal Content

All proposals should include the following elements:

- Complete description of the approach to be taken by consulting team to each part of the project.
- Name, address and telephone number of lead firm submitting the proposal.
- Detailed information on qualifications and past experience of the firm and individuals who will participate and be the point persons to the City of Frisco.
- Fees broken down by scope of services; this cost should include an estimate of all expenses including travel.
- Proposed timeline for the project and proposed completion date.
- Names, addresses and contact information for at least 3 references, in particular references within the industry where similar services have been executed.

Additional Direction to be included in proposal

In 2008, the CVB contracted to conduct a benchmark study for Tourism Economic Impact which included all of the elements in this request for proposals. The bidding firms are asked to make recommendations on how those results will be measured with an updated 2012 study. We are open to new ideas and approaches, but desire an approach that is comparable in scope with our earlier research and which can address and explain any significant differences that may emerge in the finding. The 2008 study findings are attached on page 23 of this document, and also available on the City of Frisco website, at *http://www.friscotexas.gov/departments/administrativeservices/purchasing/bids/Pages/CurrentBids.aspx*).

VI. Selection Process/Criteria

Proposals will be evaluated by members of the Frisco CVB staff, the Frisco CVB Board of Directors, and ultimately through the City of Frisco for final approval. The following criteria will be used in the evaluation, listed in order of importance:

1. *Prior experience or knowledge of respondent concerning the particular field. The breadth and depth of the firm's experience in conducting similar market research and evaluation programs, as well as the customer satisfaction resulting from these programs.*

2. *Qualifications of the team, with respect to both firms and individuals assigned to work on this program, including documented performance in similar projects.*

3. *The quality and clarity of the proposal, which will be considered a reflection of the team's ability to communicate its findings and conclusions to members of the public and fellow professionals.*

4. *The cost-effectiveness of the proposal and the ability of the respondent to focus the research in a way that will maximize the funds allocated for this program. While pricing may not be a primary means of evaluating proposals received, as a city agency funded by taxpayer dollars, the CVB must consider pricing as a key aspect of any proposals considered.*

5. *The ability of the firm to provide a detailed explanation of how the benchmark study will be included or incorporated into the new findings.*

PLEASE DOUBLE CLICK BELOW TO VIEW THE 2008 STUDY



2008 Visitor Industry Research

Frisco, Texas CVB

Research Prepared for the
Frisco, Texas Convention & Visitors Bureau

(Document also available and downloadable from
http://www.friscotexas.gov/departments/administrativeservices/purchasing/bids/Pages/CurrentBids.aspx)

BIDDER REMINDER LIST:
REQUESTED DOCUMENTATION INCLUDED?
ORIGINAL AND TWO (2) COPIES INCLUDED?
CD OR FLASH DRIVE INCLUDED?
COMPLETED COMPANY PROFILE/REFERENCES?
COMPLETED SIGNATURE?

PROGRESS IN MOTION

CITY OF FRISCO PURCHASING DIVISION

SIGNATURE FORM

 # 1108-062

Tourism Economic Impact and Tourism Product Development Recommendations

The undersigned certifies that the bid prices contained in this bid have been carefully reviewed and are submitted as correct and final. Bidder further certifies and agrees to furnish any and/or all product/service upon which prices are extended at the price offered, and upon the conditions in the specifications of the Invitation for Bid.

I hereby certify that the foregoing bid has not been prepared in collusion with any other bidder or other person or persons engaged in the same line of business prior to the official opening of this bid. Further, I certify that the bidder is not now, nor has been for the past six (6) months, directly or indirectly concerned in any pool or agreement or combination to control the price of product/service bid on, or to influence any person or persons to bid or not to bid thereon."

Name of Bidder:_____

Address of Bidder:_____

Telephone Number: _____Fax:_____

E-mail address: _____

By: _____(print name) Cash Discount Terms:_____

Title: _____Federal ID #/SSN #: _____

Signature: _____

Acknowledgement of Addenda: #1 ____ #2_____#3 _____#4 _____#5_____

Exhibit "B"

(ADDENDUM #1)

[2 pages attached hereto]

PROGRESS IN MOTION

CITY OF FRISCO PURCHASING DIVISION

August 23, 2011

Addendum #1

Questions and Answers

Bid # 1108-062

RFP for Tourism Economic Impact and Tourism Product Development Recommendations

1. Has a fee budget been established for this assignment, and if so what is the amount?
   We do not provide the fee; the proposer shall provide their best estimate on completing the project.

2. What was the fee for the 2008 visitor study?
   $85,000

3. Will the low bid for qualified firms be used to select the winning bid; or, will the most advantageous proposal be selected?
   The proposals will be evaluated as spelled out in the RFP:
   Selection Process/Criteria
   Proposals will be evaluated by members of the Frisco CVB staff, the Frisco CVB Board of Directors, and ultimately through the City of Frisco for final approval. The following criteria will be used in the evaluation, listed in order of importance:
   1. Prior experience or knowledge of respondent concerning the particular field. The breadth and depth of the firm's experience in conducting similar market research and evaluation programs, as well as the customer satisfaction resulting from these programs.
   2. Qualifications of the team, with respect to both firms and individuals assigned to work on this program, including documented performance in similar projects.
   3. The quality and clarity of the proposal, which will be considered a reflection of the team's ability to communicate its findings and conclusions to members of the public and fellow professionals.
   4. The cost-effectiveness of the proposal and the ability of the respondent to focus the research in a way that will maximize the funds allocated for this program. While pricing may not be a primary means of evaluating proposals received, as a city agency funded by taxpayer dollars, the CVB must consider pricing as a key aspect of any proposals considered.
   5. The ability of the firm to provide a detailed explanation of how the benchmark study will be included or incorporated into the new findings.

4. Is there a desired timeline to complete the assignment?
   Sept 2012

5. Has a targeted start date been set?
   Spring 2012

Vendors who may have already submitted a response and feel this addendum may change their proposal, may pick up their bid, and return it by the closing date. If picking up the bid is not feasible, any new bid submitted by your firm will supersede one previously submitted.

Acknowledge receipt of this addendum by initialing in the appropriate space on the bid document.

Sincerely,

Tom Johnston CPPO, C.P.M.

Director of Administrative Services

City of Frisco

Exhibit "C"

(PROPOSED COST STRUCTURE)

[2 pages attached hereto]

Proposed Cost Structure
City of Frisco Convention & Visitors Bureau
Tourism Economic Impact and Tourism Product Development Recommendations RFP No. 1108-062



Following is an adjusted cost proposal for the Tourism Economic Impact and Tourism Product Recommendations Study to fit the project's budget. Any changes in the scope of individual projects are noted.

Hotel Guest Survey: **$20,000**

Destination Analysts will design and produce a tri-fold survey piece which will be distributed by Frisco hotels for 2-3 weeks per quarter throughout the year, completed by Frisco hotel guests and then returned directly to us through business reply mail. Participating hotels will distribute the survey to all departing guests for 2-3 weeks per quarter throughout the year of study. Scope of services include: Project management, including coordinating hotel outreach and administration; questionnaire development; field-testing; survey design, printing, delivery; data entry; postage; data cleansing; data analysis; summation of findings into master report.

If the Frisco CVB can actively manage the recruitment of hotels to participate in this program and assist with maintaining participation throughout the year, and we do not prepare a custom report on the individual findings of this project nor conduct a webinar, we can reduce our cost by $3,000.

Visiting Friends & Relatives Survey: **$14,000**

The Frisco CVB will work with the city's utilities department to secure and provide a list of a random sample of Frisco residents' names and addresses. We will mail a printed survey—along with a letter from the Mayor inviting residents to take the survey and a business reply envelope—to this sample of residents, with the goal of collecting at least 400 completed surveys from this group. We will also create an online version of the survey. Scope of services include: Project management; questionnaire design; survey invitation content; field-testing; all design, printing, and postage costs; online survey implementation; data entry; data cleansing; data analysis; summation of findings into master report.

We can reduce our cost by $5,000 if: 1) the Frisco CVB can secure the letter from the Mayor as well as a list of resident names and addresses, 2) we use a lower cost printing option, 3) we do not prepare a custom report on the individual findings of this project and, 4) do not conduct a webinar on the individual findings of this project.

Regional Survey: **$20,000**
We will conduct an online survey of a representative sample of residents of the surrounding Dallas-Ft. Worth area (Frisco residents excluded) in order to gather information needed to estimate visitation and spending in Frisco by these regional visitors. Scope of services include: Project management; sample costs; questionnaire design; field-testing; email invitation and delivery; online survey implementation; data collection; data entry; data cleansing; data analysis; summation of findings into master report.

If we reduce the sample collected to 800, and we do not prepare a custom report on the individual findings of this project nor conduct a webinar, we can reduce our cost by $5,000.

Economic Impact Analysis **$6,000**
Destination Analysts will update the existing Frisco visitor industry economic impact model for the current year of study. Scope of services include: Project management; secondary research; data analysis; summation of findings into master report.

If the Frisco CVB assists with obtaining necessary information from various agencies needed for the model, we can reduce our cost by $2,000.

In-Depth Interviews and DFW Area Product Inventory **Gratis**
Project management, discussion guide development, analysis and reporting.

Meeting Planner Expenditures Survey **Gratis**
Project management; questionnaire design; email invitation and delivery; online survey implementation; data collection; data cleansing; data analysis; reporting; presentation via web conference.

Meeting Planner Audit **----**
We will not conduct this specific project and instead fold the objectives into the Meeting Planner Expenditures Survey.

Grand Total: **$60,000**

Exhibit "D"

(SUBMITTAL)

[__ pages attached hereto]

Destination Analysts, Inc.
August 25, 2011

Tourism Economic Impact and Tourism Product Development Recommendations- Market Research proposal

In Response to RFP No. 1108-062
City of Frisco Convention & Visitors Bureau
COPY

DESTINATION ANALYSTS



August 26, 2011

Tom Johnstone C.P.M., CPPO
Director of Administrative Services
City of Frisco
6101 Frisco Square Boulevard
Frisco, TX 75034

Dear Mr. Johnstone:

Thank you for the opportunity to present this proposal for market research to assist the Frisco Convention & Visitors Bureau in its efforts to measure the economic impact of tourism to the city, further its understanding of the city's brand and generate ideas for new product development. Presented following is an overview of our proposed research plan, recommended approach and methodology, timing, deliverables and estimated costs, as well as our qualifications, experience, references and other corporate information.

Please feel free to contact me should you have any questions or need further information about the content presented in this proposal.

We appreciate your consideration of our company, and greatly look forward to the opportunity to assist the City of Frisco Convention & Visitors Bureau in this worthwhile endeavor.

Sincerely,

Erin Francis Cummings
Managing Partner
Destination Analysts, Inc.

2860 Laguna Street, San Francisco, CA 94123
ph: (415) 716-7983 fax: (415) 520-5454

I. Overview

This proposal explains the research plan Destination Analysts recommends the Frisco Convention & Visitors Bureau implement to accomplish its goals of developing a visitor profile, determining the local tourism industry's economic impact, learning more about its brand image, perception and awareness, and identifying potential "new attraction" types in Frisco that would complement the existing venues.

Destination Analysts has worked with the Frisco CVB before in this capacity and recommends a similar multi-tier strategy that would address these multiple goals while saving time and money. In the following, we detail our recommended approach.

II. Visitor Profiles & Economic Impact

Destination Analysts recommends a multi-level approach to generate a visitor profile and provide economic impact figures for Frisco. To ensure all designated market segments are covered, our research plan includes a (1) Hotel Guest Study, (2) Meeting Planner Expenditures Survey (3) VFR Study and (4) Online Survey of Regional Travelers.

Each is described below:

1. HOTEL GUEST SURVEY

A hotel guest study is an efficient means of capturing information about what is likely the most lucrative segment of visitors: Frisco hotel guests.

The objectives of this study would be to:

- Generate reliable data on market segmentation (business/leisure/convention)

- Develop a hotel guest/visitor profile, including detailed demographic information
- Develop an estimate of the number of visitor days spent in Frisco by hotel guests, their arrival methods, etc.
- Compile detailed spending estimates, including average spending per day by type of spending to be used in the project's economic impact model
- Gather awareness/perception data for the other part of this research project
- Test visitor interest in potential new developments, attractions and venues in Frisco.

Methodology (Printed Survey)

The study would utilize a self-administered one-page printed survey designed by Destination Analysts with Frisco CVB input and approval. (Destination Analysts has executed this strategy in a number of cities; the example from Irving, Texas is included with this proposal). The survey would contain 15-20 questions and take approximately 5 minutes to complete. Destination Analysts would provide assistance to the CVB in recruiting its hotels to distribute the survey at check-out for three-weeks per quarter. During the survey distribution periods, hotel staff would ask all guests to complete the survey and give them the survey instrument at check out.

The hotel guest survey will contain a standard business reply mail section and will be designed to be closed by the hotel guest with a re-sealable glue strip. The survey can then be mailed directly to Destination Analysts' San Francisco office. In addition to this pre-paid postage, a sweepstakes incentive of approximately $1,000 in total promotional value will be offered for those returning the survey. Destination Analysts will manage all aspects of the development of these survey pieces and the implementation of a sweepstakes to award the incentives.

Working with the CVB we will ask all Frisco hotels to participate and can expect a significant sample to be collected each quarter. Destination Analysts will contact each participating hotel to develop a distribution schedule, and will manage all aspects of getting the appropriate number of surveys to each hotel

at the start of the distribution period. We will need, however, assistance from the CVB in again gaining buy-in from the hotel owners/managers.

Important Note: This methodology is superior to intercept surveys which are commonly used in the industry for this type research. The benefits of this methodology include:

o **Larger sample size and more random collection of the sample** generates better overall picture of the cities hotel guests. Intercept methods tend to grossly over-sample more accessible leisure travelers, and under sample business and group meeting travelers.

o **Reduced overall costs,** with no field research staff administration fees, reduced printing and design costs, etc.

o **More accurate spending data.** Critical to this project, asking a survey respondent to estimate what they will spend in-market before they have completed their trip is likely to yield under-estimates of actual visitor spending. Travelers can not know what they will spend before they spend it. They can only guess. To illustrate this point, a national survey of 1,044 American leisure travelers conducted by Destination Analysts[1] found that 57 percent said that they have spent more that they expected to spend while on a trip—at least once in the past 12 months.

o **Less coordination required of partners,** given that no field research staff will be required on the hotel property.

This type of post visit research methodology (collecting of information to take a survey later) is commonly conducted in many retail industries (e.g. Starbucks, Macy's and other department stores). Nevertheless it can not be done without the assistance and support of Frisco's hotels.

[1] State of the American Traveler Survey. Destination Analysts, Inc.

2. Meeting Planner (Expenditure Survey)

In order to estimate the amount of spending by meeting sponsors in Frisco, we propose to work with the CVB to survey (via email) all meeting and event planners immediately after the close of their meeting. This survey will ask the planner about their groups spending related to putting on the meeting or event, an important component of overall tourism economic impact.

Methodology (Email Survey)

Working with the CVB, we will send an email invitation to take an online survey at the close of each meeting. Meeting planners will be incentivized to participate with a small gift (for example, Starbucks card or PayPal payment). The results of this research will be compiled and analyzed by Destination Analysts at the end of the year. Data emerging from the study will be needed for our economic impact model.

This survey can also be used to probe for meeting planners opinions on new tourism development in Frisco.

3. VFR SURVEY (SURVEY OF FRISCO RESIDENTS)

In order to estimate the size of the Visiting Friends and Relatives market, Frisco residents must be queried.

This survey would yield.

- An estimated number of Frisco visitors who came to the city and stayed with friends and/or family
- The number of these VFRs that stayed in Frisco residents' homes and also stayed in a Frisco hotel on their trip
- The average length of time that VFRs stay in-market, the average group size, demographic and other information needed for Frisco's visitor profile

Importantly, this survey will also collect needed information regarding how locals feel about the city and its potential for tourism development. While the primary

goal of this survey will be measurement of the size of the city's VFR market, data collected on resident's opinions about their city as a travel destination and potential tourism attractions, will be important in the study's image/perception/awareness research and new product development idea generation.

Methodology (Mail Survey)

Destination Analysts' recommended methodology is an annual survey of Frisco residents administered via mail. This survey will be conducted at the end of the year, depending on when the CVB wishes to conduct this research.

Destination Analysts—with input from the CVB—will first draft (and rigorously field-test) a survey questionnaire that meets the project's goals stated above. The survey would be brief and take, at most, 5-10 minutes to administer.

Destination Analysts will obtain a list of 10,000 Frisco residential names and addresses from the city. The last time this research was completed, the city provided these addresses to our team, and we recommend using the same approach for this research wave. Destination Analysts will use this list to send a randomly selected group of 2,000 homes the survey. The mailing to these homes will contain a letter (preferably from the mayor of Frisco, as was done in the past), a survey questionnaire and a pre-paid business reply envelope. From this we expect a final sample of at least 600 completed surveys.

Destination Analysts will also program an online version of the survey, so residents can access and take the survey through the Internet should they wish. We suggest that the City of Frisco/Frisco CVB put a page on its website that redirects to the survey hosted on Destination Analysts website. This page on the Frisco website will be the survey URL stated in the survey invitation letter from the mayor.

Destination Analysts will manage all aspects of this survey, from building the online questionnaire to mail fulfillment.

4. REGIONAL TRAVEL SURVEY

The final piece of the economic impact measurement and profile development plan is to estimate the number of day trips taken to Frisco by regional residents and the spending resulting from these visits. We can yield data for these estimations from surveying Texan travelers living within 200 miles of Frisco.

This survey will:

- Get specific visitor volume, visitor spending and other information necessary to determine the volume of day-trip visitation and the economic impact generated by these visitors

- Serve to generate awareness/perception information and test new development concepts for the other parts of the research project

Methodology (Online Survey)

Destination Analysts would design a survey questionnaire that addresses the aforementioned goals (and rigorously field-test it), which would be self-administered by respondents online. An invitation to take the survey would be sent to a random sample of adult Texas residents living within 200 miles of Frisco—these are persons we presume could take a day trip to Frisco or who could potentially have had visiting friends or relatives who took a day trip to Frisco during the period of study.

We will work with one or more of our sample providers to collect this survey sample, with a targeted sample of 1,000 completed surveys. Given the limited geography used here, we expect that we may need to use multiple sample partners and that reaching this sample size will be challenging. However, this survey should yield extremely valuable information for both sides of this research—economic impact estimate development and image/awareness/perception study.

ECONOMIC IMPACT MODELING

One of the primary goals of the four surveys discussed above is to develop reliable input data for Destination Analysts' destination economic impact model. When implemented for Frisco, this model will provide the following key output.

- o Estimates of the annual Gross Economic Impact[2] of tourism to Frisco
- o Estimates of total tax revenues generated by the industry for the City of Frisco
- o The total number of jobs supported by the tourism industry in Frisco.
- o Gross spending and jobs supported in key industry segments (hospitality, transportation, restaurants, and other)

III. Image/Perception/Awareness Study & Measurement

In addition to tourism economic impact measurement, one of the core objectives of undertaking this research project is to help the Frisco CVB more fully understand its brand and brand position within the marketplace, examine how that has changed since the last time this research was conducted, as well as generate recommendations on new tourism assets to better its position. So that the Frisco CVB can be most efficient with their financial resources, Destination Analysts recommends addressing these objectives through incorporating image, awareness and asset development questions into the Hotel Guest Study, Meeting Planner Survey, VFR Survey and Regional Travel Survey. The findings from these surveys will provide the CVB:

- An understanding of the Frisco brand essence and associated images

[2] Destination Analysts' economic impact model does not use multipliers. For a variety of reasons we recommend destinations not take this step in their economic impact studies.

- Frisco's strengths and weaknesses as a destination for leisure, business, and meetings travel
- Awareness of Frisco as a leisure, business, and meetings travel destination
- Receptiveness to proposed tourism attractions and identification of potential tourism assets that would enhance the visitor experience across all segments
- Travelers' planning processes and resources used
- Other topics that will be developed in consultation with the CVB

NOTE: To develop a similar understanding of the Dallas area and the state of Texas overall, Destination Analysts can provide data from its *The State of the American Traveler* study, a bi-annual survey of 1,000 domestic leisure travelers.

To complement and enhance the findings from the survey research, Destination Analysts recommends conducting additional research on meetings and event planners, who represent significant current and potential tourism business to Frisco.

MEETING PLANNER AUDIT (QUALITATIVE RESEARCH)

Because in-depth feedback from this important segment is critical to the goals of this project, Destination Analysts recommends conducting what we call a "Meeting Planner Audit." Information collected in this qualitative research will supplement and enhance the perception and awareness data discussed above.

This study will be designed to generate feedback from meeting planners on topics such as:

- What are now considered the primary drivers of destination choice, and how effectively is the Frisco CVB addressing these?
- How do meeting planners feel about Frisco? What associations do they have with the Frisco brand?
- What cities are considered as competitors to Frisco? What are the relative strengths and weaknesses of Frisco's competition?
- What new products and services are desired by meeting planners that can be offered by a CVB?

- What can the City of Frisco do (or build, improve, etc) to make it even more attractive to meetings business?
- What do meeting planners desire on CVB websites? Is the Frisco CVB website satisfying their informational needs and expectations?
- How do meeting planners prefer to search for their venues? Are they utilizing more online tools and resources and, if so, what are these?
- What marketing tactics will influence meeting planners?

Methodology (Online in-depth interviews)

Qualitative research may best meet the Frisco CVB's objectives by allowing deeper probing into specific issues of interest, in particular brand perception, and ways in which the Frisco CVB can best serve meeting planners and add value.

Focus groups have been the traditional methodology employed by CVBs to gather more profound feedback from meeting planners. However, meeting planners are notoriously difficult to recruit for meaningful focus groups. Therefore, Destination Analysts recommends conducting (individual) in-depth interviews of 8 meeting planners, online via video conference. We will work with the CVB on developing a target sample of meeting planner segments to be represented in the research (i.e. corporate, national association, SMERF, etc., as well as third-party vs. other types of planners). We suggest recruiting meeting planners who have recently used venues in the DFW Metroplex, as well as locally in Frisco. Destination Analysts will manage the recruitment process and screen participants for eligibility. Those who agree to be part of the study will be sent a high-quality Logitech web camera and headset and compensated for their time.

As meeting planners are being recruited to participate, Destination Analysts will prepare a discussion guide for these interviews for the Frisco CVB's approval. The discussion will delve into the topics laid out in the research objectives section above as well as any other areas the Frisco CVB wants to explore. In addition, advertising and collateral may also be evaluated and the interviews can include a brief usability test of the CVB's website.

Destination Analysts' research staff will interview each participant for approximately 60 minutes. Three Frisco CVB staff members may observe the interviews in real-time online and pass questions to the interviewer privately via an instant messaging/chat function. All interviews will be recorded and presented to the CVB in WMV or Flash format. Relevant clips from the interviews can be created and used to support future strategic direction.

The Benefits of Online Video Interviews for Meeting Planner Research

In addition to cost advantages, in-depth interviews conducted online via video conference have numerous advantages over traditional focus groups for generating feedback from meeting planners. These include:

- In a typical focus group, 8-10 people share time. With breaks and moderator speaking time, each participant ultimately may only have 10-15 minutes of time to share their opinions. In individual interviews, more time can be spent per respondent for detailed probing of key questions.
- Group think and domineering participants can be very serious problems with focus group research. In-depth interviews avoid this problem entirely.
- Participants can join the interview from the comfort of their own home or office, at a time that fits their schedule. This makes bringing together a diverse, high-value group much easier than a set schedule at a distant location.
- Varied geographic coverage can be easily achieved. Meeting planners from around the country can be easily reached and interviewed at their leisure.
- Collateral, images, web content and even video and audio can be easily shared with participants for testing and evaluation.
- Clients can join the interviews online from their offices and watch each interview and ask questions seamlessly through a built-in chat function.
- Client travel costs are avoided.
- Interviews can be recorded for convenient later viewing.

IV. Developing Recommendations for New Product Development

Each of the research components previously outlined in this proposal will be developed in a way so as to gather information regarding visitors and meeting planners' ideas for and interest in new product development. These might include hotels, meeting venues, infrastructure, entertainment, sports or shopping venues. The surveys (in addition to gathering information needed for the study's economic impact assessment and perceptions work) will collect information needed to support and provide an evaluation of new tourism product that best suits Frisco and increases its overall visibility as a destination.

In addition, we also recommend the following two components to this research:

Frisco Stakeholder Interviews: The VFR Survey of Frisco homes will gather opinions of residents on new developments, but we suggest supplementing this with telephone interviews of Frisco's tourism industry stakeholders. We recommend interviewing approximately 20 such stakeholders about their opinions related to this subject. These interviews would be done on the telephone with individuals such as hoteliers, venue managers, local political office holders, and other Frisco business people. We will work with the CVB to develop a target list for these interviews and with the CVB's introduction conduct these interviews by phone. Each interview will be approximately 20-30 minutes in length and will be used to assess the climate and potential for various possible development projects.

Inventory of DFW Area Product and SWOT Analysis: As part of the process of assessing the potential for new product development, we will also create an inventory of existing and planned tourism product and developments in the DFW area. This inventory combined with the data and opinion collected in the rest of the project will be used to develop a SWOT analysis for Frisco's current situation. The end result of this process will be a clear understanding of the areas with the highest potential for return on investment for the community.

V. Deliverables

For each of the surveys, the meeting planner audit and specific projects for new product recommendations, Destination Analysts will provide the following:

- A comprehensive report of findings
- A PowerPoint presentation of findings
- If desired, a web conference presentation of the studies' findings

At the conclusion of the research project, we will also prepare a summary report on the economic impact of tourism to Frisco.

Video recordings of all meeting planner interviews will be provided, as well.

VI. Comparability to Benchmark Study

Destination Analysts conducted the research services requested in the RFP for the City of Frisco and the Frisco Convention & Visitors Bureau in 2008—the original benchmark. Because the core methodologies to measure economic impact and measure awareness and perceptions outlined herewith are identical or very similar to what we orchestrated in the past, we will be able to make and provide reliable comparisons.

VII. Cost Proposal

Destination Analysts proposes the following cost structure for this project. If the overall cost does not fit Frisco's needs, there are ways to adjust sample size and reporting/collection tasks to achieve this end results at a lower cost. While we are open to such negotiations, we put forward this proposal as the best solution given the requirements in the RFP.

Hotel Guest Survey	$25,000
Meeting Planner Expenditure Survey	$2,000
VFR Survey	$19,000

Regional Travel Survey	$25,000
Economic Impact Analysis	$8,000
Meeting Planner Audit	$5,000
Stakeholder Interviews	Gratis
Total	$84,000

Scope of Services by Research Component:

Hotel Guest Survey: Project management, including coordinating hotel outreach and administration; questionnaire design; field-testing; survey respondent sign-up design, printing, delivery; data entry; survey implementation; email invitation and delivery; data collection; data cleansing; data analysis; reporting; presentation via web conference.

Meeting Planner Expenditures Survey: Project management; questionnaire design; email invitation and delivery; online survey implementation; data collection; data cleansing; data analysis; reporting; presentation via web conference.

VFR Survey: Project management; respondent list purchase; questionnaire design; survey invitation content; field-testing; all design, printing, and postage costs for postcard and mailed surveys; online survey implementation; data collection; data entry; data cleansing; data analysis; reporting; presentation via web conference.

Regional Survey: Project management; sample costs; questionnaire design; field-testing; email invitation and delivery; online survey implementation; data collection; data entry; data cleansing; data analysis; reporting; presentation via web conference.

Economic Impact Analysis: Project management; secondary research; data cleansing; data analysis; reporting; presentation via web conference.

Meeting Planner Audit: Project management; screener questionnaire development; recruiting; scheduling; discussion guide development; facilitation;

web camera and headset equipment and delivery; video conference hosting; analysis; reporting; presentation via web conference.

In-Depth Interviews and DFW Area Product Inventory: Project management, discussion guide development, analysis and reporting.

We would request that invoicing will be done at the end of each month, for work completed toward (and costs incurred for) the end totals of this proposal.

VIII. Timeline

This project recommendation is a year-long one, which could potentially launch in January 2012, with research results available in early 2013. While the VFR Survey and Regional Surveys would be collected at the end of this year, collection of information from hotel guests needs to take place over the course of the year.

November 2011: Initial consultation with the client and work of survey instruments begins. Frisco CVB begins recruiting hotels to participate in the hotel guest survey.

January 2012: Hotel Guest Survey and Meeting Planner Expenditure Survey collection begins.

November 2012: Meeting Planner Audit conducted. Work begins on VFR Survey, Regional Travel Survey, stakeholder interviews and inventory analysis.

December 2012: Hotel guest survey collection is complete. VFR and Regional Travel Surveys go into the field.

January 2012: Data collection complete.

February 2013: Final reports delivered to Frisco CVB.

IMPORTANT NOTE: This timeline can be adjusted to meet the needs of the CVB. For example, should the CVB wish to generate economic impact estimates for the current fiscal year, Destination Analysts can work within such an adjusted time frame.

IX. About Destination Analysts

COMPANY EXPERIENCE AND SUMMARY OF SKILLS AND QUALIFICATIONS

Destination Analysts, Inc. is a San Francisco-based marketing research firm specializing in the travel and tourism industry. Founded in 2003, the company aims to provide destination marketing organizations with affordable marketing intelligence so that they may maintain effective tourism marketing and advertising strategies.

Destination Analysts' team is comprised of former destination marketers. This gives us a uniquely valuable understanding of the informational needs of destination marketing organizations, as well as an unrivaled expertise in the design and execution of research strategies to meet those needs.

In addition to offering clear marketing direction, our research is carefully planned to address the media and political challenges faced by agencies like the Frisco Convention & Visitors Bureau.

As a full-service yet boutique research firm, we offer a complete spectrum of research methodologies while providing clients like the City of Frisco and its Convention & Visitors Bureau the focus, personal attention and service this project deserves.

Destination Analysts offers an unrivaled knowledge of destination marketing research. Our skill set includes both quantitative and qualitative marketing research, with expertise in branding, ROI, advertising effectiveness tracking, segmentation, and Web site design evaluation and usability assessment. We also have extensive experience in all aspects of survey research—from large scale national consumer surveys to market focused consumer research—and are particularly adept at online survey methodology.

One of Destination Analysts' primary values is a commitment to cutting-edge Internet technology. We rigorously maintain our knowledge of the latest technical advances in order to introduce innovative research methods to the industry and also study the new media applications these advances create.

As seasoned tourism professionals, our understanding of the unique challenges faced by our industry colleagues ensures that clients are given a sound interpretation of their research results, and thus the architecture of an effective strategy based on that research.

CLIENTS

- Alaska Travel Industry Association
- Amtrak Cascades
- Aquarium of the Bay
- Asheville Convention & Visitors Bureau
- Bloomington Convention & Visitors Bureau
- California Travel and Tourism Commission
- Carlsbad Business Improvement District
- Charlottesville Convention & Visitors Bureau
- Destination DC
- DDB Seattle
- Discover America
- Tourism Fiji
- Fisherman's Wharf Community Benefit District
- Glass McClure Advertising
- Frisco Convention & Visitors Bureau
- Ft. Myers-Sanibel Convention & Visitors Bureau
- Greater Houston Convention & Visitors Bureau
- Greater Phoenix Convention & Visitors Bureau
- Greater Louisville Convention & Visitors Bureau
- Irving Texas Convention and Visitors Bureau
- Jackson Wine Estates
- The Journey Through Hallowed Ground National Heritage Area
- Juneau Alaska Convention & Visitors Bureau
- Lenat & Partners
- Louisiana Department of Tourism
- Meet Minneapolis
- Mering & Associates
- Miles Media Group
- Mississippi Development Authority/Department of Tourism
- Nashville Convention & Visitors Bureau
- Nevada Commission on Tourism
- New Jersey Division of Travel &Tourism
- Oklahoma Department of Tourism

- Pennsylvania Tourism
- San Francisco Travel Association (Convention & Visitors Bureau)
- San Jose Convention & Visitors Bureau
- San Diego North Convention & Visitors Bureau
- Santa Barbara Convention & Visitors Bureau
- Sonoma County Tourism Bureau
- Sonoma Valley Visitors Bureau
- St. Petersburg-Clearwater Area Convention & Visitors Bureau
- Tennessee Office of Tourism
- Tourism Rotorua
- Tri-Valley Convention & Visitors Bureau
- Vacaville Conference & Visitors Bureau
- United States Forest Service
- VISIT FLORIDA
- Wyoming Office of Tourism

KEY STAFF

Destination Analysts' two Managing Partners, David Bratton and Erin Francis-Cummings, as well as research manager, Kimberly Vince-Cruz, will be the key Destination Analysts staff assigned to this research project. Data analyst, Helen Liu, will also provide support.

David Bratton has worked in the research field for twenty years and is a recognized expert in destination research methodology. Bratton holds a Bachelor of Science degree in economics from Iowa State University and a Master of Arts degree in economics from the University of Arizona.

After finishing his graduate work, Bratton spent four years working as an economist for the United States Department of Commerce, Bureau of Economic Analysis (BEA) in Washington, D.C., where he specialized in economic modeling and forecasting in work related to a satellite set of accounts to the Gross National Product. The BEA is the federal agency charged with measuring and tracking the size of markets and industries in the domestic economy and is where Bratton developed his expertise in these areas. While at Commerce he also managed the work of a team of economists involved in large-scale business surveys and was a contributor to the noted journal, Survey of Current Business.

Bratton later spent eight years pioneering new research techniques for the San Francisco Convention & Visitors Bureau (SFCVB), as Director of Research. Bratton's work in market research ranged from in-depth qualitative work—such as brand audits and advertising concept testing—to ground-breaking quantitative studies, including return on investment studies, profiles of San Francisco visitors and large national consumer surveys. His research program was recognized as "best research practices in the nation" by a noted academic publication. Bratton serves on the board of the California Travel Industry Association and was recently named as one of HSMAI's Top 25 Most Extraordinary Minds in Hospitality and Travel Sales and Marketing.

Bratton has worked extensively in the area of measuring and tracking the effectiveness of advertising campaigns and marketing initiatives for destination marketing organizations. Bratton has extensive experience in all aspects of conducting survey research. He has planned and implemented numerous telephone, intercept, email, Web site-based, and mail surveys. These surveys have included industry-specific surveys, large national surveys, regional and city-level studies.

Erin Francis-Cummings, a ten-year tourism marketing veteran, leads strategic marketing and research planning for Destination Analysts' clients and oversees all qualitative and field research processes. Cummings has managed some of Destination Analysts most extensive research projects, including developing a comprehensive brand and customer research plan for Cartridge World's US advertising launch, and facilitating Website Usability projects for the states of Florida, Nevada, New Jersey, Oklahoma and Louisiana.

Most recently, Cummings held the position of Senior Marketing Officer, Advertising at Amtrak, where she was responsible for the marketing and advertising of Amtrak's routes in the western U.S. In this position, Cummings maintained a tactical marketing focus by utilizing focus groups, passenger surveys, national tourism studies, and other market research resources, which ultimately resulted in campaigns that yielded at least a 4:1 ROI. She also worked closely with Amtrak's ad agencies and research vendors to ensure that all advertising campaigns were evaluated and measured. Marketing campaigns Cummings helped facilitate were honored with nine Transportation Marketing Awards, four California Tourism Awards of Excellence, and a Travel Industry Association Award. The position also required that Cummings frequently

collaborate with state tourism boards and convention and visitors bureaus to support their efforts while growing Amtrak's presence in their respective markets.

Prior to joining Amtrak, Cummings spent over three years at the San Francisco Convention and Visitors Bureau where she was appointed to found the Business Development division within the marketing department. During her tenure at the SFCVB, Cummings tripled the number of marketing programs and increased department revenue by over 70%. Cummings brought together the hotel, attraction and museum communities together in new and exciting ways, helping to launch a city-wide dining promotion and an annual San Francisco Crab Festival amongst many other programs. In addition, Cummings pioneered an online marketplaces strategy, making San Francisco the first city to market itself on e-Bay travel. While at the SFCVB, Cummings worked closely with Bratton on research planning and marketing program measurement.

Cummings began her career at a Los Angeles area market research facility where she was responsible for the proper conduction of focus groups. Cummings has a Bachelor of Arts in Political Science from the University of California, Los Angeles.

Kimberly Vince-Cruz, Destination Analysts' research manager, facilitates daily project operations. She has managed comprehensive year-long research projects for the San Francisco Convention & Visitors Bureau and the Irving Texas Convention & Visitors Bureau. She also presided over the execution of several studies for destinations such as the state of Alaska, the state of California, Asheville, NC, Bellevue, WA and San Francisco, CA.

Vince-Cruz holds a Bachelor of Arts in American Studies and Ethnicity from the University of Southern California.

X. References

Irving Texas Convention & Visitors Bureau

Contact: Mark Thompson, Executive Vice President, Strategy & Planning

Telephone: 972-252-7476

Email: mthompson@ci.irving.tx.us

Projects: Economic Impact Analysis, Brand Studies

San Francisco Convention & Visitors Bureau

Contact: Matt Stiker, EVP & Chief Marketing Officer

Telephone: 415-227-2680

Email: mstiker@sanfrancisco.travel

Projects: Visitor Research, Economic Impact Analysis, ROI Studies

Sonoma County Tourism Bureau

Contact: Tim Zahner, Director of Public Relations & Marketing

Telephone: (415) 694-3324

Email: tzahner@sonomacounty.com

Project: Visitor Research, Marketing Program ROI Studies

SAMPLE HOTEL GUEST SURVEY

CERTIFICATE OF INSURANCE

SUPPLEMENTAL INFORMATION

SIGNATURE FORM

OP ID: CMA

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 08/22/11

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Farallone Pacific Insurance Services, License# 0F84441 859 Diablo Avenue Novato, CA 94947 Dan Buick 415-493-2500 415-493-2505	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: PRODUCER CUSTOMER ID #: DESTI-1
INSURED Destination Analysts, Inc. David Bratton 2860 Laguna Street San Francisco, CA 94123	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Travelers Indemnity Company INSURER B : Evanston Insurance Company INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: 001 REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY [X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC	X	X	680-7847C913	09/29/11	09/29/12	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 300,000 $ 5,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [X] HIRED AUTOS [X] NON-OWNED AUTOS			680-7847C913	09/29/11	09/29/12	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ INCLUDED $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DEDUCTIBLE [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N [ ] If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] WC STATU-TORY LIMITS [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
B	Professional Liab			EO844909	10/18/10	10/18/11	Limit Deductibl	1,000,000 2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
It is agreed that the city of Frisco, its officers, agents, representatives, and employees are named as additional insureds with regard to general liability only per form CGD1861103. Waiver of subrogation applies to general liability per form CGD1861103.

CERTIFICATE HOLDER

CMAFRI1

City of Frisco
Attn: Tom Johnson, Director of Administrative Services
6101 Frisco Square Blvd.
Frisco, TX 75034

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Policy: 680-7847C913

Effective Dates: 09/29/11 to 09/29/12

CG D1 86 11 03

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

XTEND ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

GENERAL DESCRIPTION OF COVERAGE – This endorsement broadens coverage. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read all the **PROVISIONS** of this endorsement carefully to determine rights, duties, and what is and is not covered.

A. Broadened Named Insured

B. Damage To Premises Rented To You Extension

- Perils of fire, explosion, lightning, smoke, water
- Limit increased to $300,000

C. Blanket Waiver of Subrogation

D. Blanket Additional Insured – Managers or Lessors of Premises

E. Blanket Additional Insured – Lessor of Leased Equipment

F. Incidental Medical Malpractice

G. Personal Injury – Assumed by Contract

H. Extension of Coverage – Bodily Injury

I. Injury to Co-Employees

J. Aircraft Chartered with Crew

K. Non-Owned Watercraft – Increased from 25 feet to 50 feet

L. Increased Supplementary Payments

- Cost for bail bonds increased to $2,500
- Loss of earnings increased to $500 per day

M. Knowledge and Notice of Occurrence or Offense

N. Unintentional Omission

O. Reasonable Force – Bodily Injury or Property Damage

PROVISIONS

A. BROADENED NAMED INSURED

1. The Named Insured in Item **1.** of the Declarations is as follows:

   The person or organization named in Item **1.** of the Declarations and any organization, other than a partnership or joint venture, over which you maintain ownership or majority interest on the effective date of the policy. However, coverage for any such organization will cease, as of the date, during the policy period, that you no longer maintain ownership of, or majority interest in, such organization.

2. WHO IS AN INSURED (Section **II**) Item **4.a.** is deleted and replaced by the following:

   a. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier, unless reported in writing to us within 180 days.

3. This Provision **A.** does not apply to any person or organization for which coverage is excluded by endorsement.

B. DAMAGE TO PREMISES RENTED TO YOU EXTENSION

1. The last paragraph of COVERAGE A. BODILY INJURY AND PROPERTY DAMAGE LIABILITY (Section I – Coverages) is deleted and replaced by the following:

   Exclusions **c.** through **n.** do not apply to damage to premises while rented to you, or temporarily occupied by you with permission of the owner, caused by:

   a. Fire;

   b. Explosion;

   c. Lightning;

   d. Smoke resulting from such fire, explosion, or lightning; or

e. Water.

A separate limit of insurance applies to this coverage as described in LIMITS OF INSURANCE (Section III).

2. This insurance does not apply to damage to premises while rented to you, or temporarily occupied by you with permission of the owner, caused by:
   a. Rupture, bursting, or operation of pressure relief devices;
   b. Rupture or bursting due to expansion or swelling of the contents of any building or structure, caused by or resulting from water;
   c. Explosion of steam boilers, steam pipes, steam engines, or steam turbines.
3. Part 6. of LIMITS OF INSURANCE (Section III) is deleted and replaced by the following:

   Subject to 5. above, the Damage To Premises Rented To You Limit is the most we will pay under COVERAGE A. for damages because of "property damage" to any one premises while rented to you, or temporarily occupied by you with permission of the owner, caused by fire, explosion, lightning, smoke resulting from such fire, explosion, or lightning, or water. The Damage To Premises Rented To You Limit will apply to all damage proximately caused by the same "occurrence", whether such damage results from fire, explosion, lightning, smoke resulting from such fire, explosion, or lightning, or water, or any combination of any of these.

   The Damage To Premises Rented To You Limit will be the higher of:
   a. $300,000; or
   b. The amount shown on the Declarations for Damage To Premises Rented To You Limit.
4. Under DEFINITIONS (Section V), Paragraph a. of the definition of "insured contract" is amended so that it does not include that portion of the contract for a lease of premises that indemnifies any person or organization for damage to premises while rented to you, or temporarily occupied by you with permission of the owner, caused by:
   a. Fire;
   b. Explosion;
   c. Lightning;
   d. Smoke resulting from such fire, explosion, or lightning; or
   e. Water.
5. This Provision B. does not apply if coverage for Damage To Premises Rented To You of COVERAGE A. BODILY INJURY AND PROPERTY DAMAGE LIABILITY (Section I – Coverages) is excluded by endorsement.

C. BLANKET WAIVER OF SUBROGATION

We waive any right of recovery we may have against any person or organization because of payments we make for injury or damage arising out of premises owned or occupied by or rented or loaned to you; ongoing operations performed by you or on your behalf, done under a contract with that person or organization; "your work"; or "your products". We waive this right where you have agreed to do so as part of a written contract, executed by you prior to loss.

D. BLANKET ADDITIONAL INSURED – MANAGERS OR LESSORS OF PREMISES

WHO IS AN INSURED (Section II) is amended to include as an insured any person or organization (referred to below as "additional insured") with whom you have agreed in a written contract, executed prior to loss, to name as an additional insured, but only with respect to liability arising out of the ownership, maintenance or use of that part of any premises leased to you, subject to the following provisions:

1. Limits of Insurance. The limits of insurance afforded to the additional insured shall be the limits which you agreed to provide, or the limits shown on the Declarations, whichever is less.
2. The insurance afforded to the additional insured does not apply to:
   a. Any "occurrence" that takes place after you cease to be a tenant in that premises;
   b. Any premises for which coverage is excluded by endorsement; or
   c. Structural alterations, new construction or demolition operations performed by or on behalf of such

additional insured.

3. The insurance afforded to the additional insured is excess over any valid and collectible insurance available to such additional insured, unless you have agreed in a written contract for this insurance to apply on a primary or contributory basis.

E. BLANKET ADDITIONAL INSURED – LESSOR OF LEASED EQUIPMENT

WHO IS AN INSURED (Section **II**) is amended to include as an insured any person or organization (referred to below as "additional insured") with whom you have agreed in a written contract, executed prior to loss, to name as an additional insured, but only with respect to their liability arising out of the maintenance, operation or use by you of equipment leased to you by such additional insured, subject to the following provisions:

1. Limits of Insurance. The limits of insurance afforded to the additional insured shall be the limits which you agreed to provide, or the limits shown on the Declarations, whichever is less.
2. The insurance afforded to the additional insured does not apply to:
   a. Any "occurrence" that takes place after the equipment lease expires; or
   b. "Bodily injury" or "property damage" arising out of the sole negligence of such additional insured.
3. The insurance afforded to the additional insured is excess over any valid and collectible insurance available to such additional insured, unless you have agreed in a written contract for this insurance to apply on a primary or contributory basis.

F. INCIDENTAL MEDICAL MALPRACTICE

1. The definition of "bodily injury" in DEFINITIONS (Section **V**) is amended to include "Incidental Medical Malpractice Injury".
2. The following definition is added to DEFINITIONS (Section **V**):

   "Incidental medical malpractice injury" means bodily injury, mental anguish, sickness or disease sustained by a person, including death resulting from any of these at any time, arising out of the rendering of, or failure to render, the following services:

   a. Medical, surgical, dental, laboratory, x-ray or nursing service or treatment, advice or instruction, or the related furnishing of food or beverages;
   b. The furnishing or dispensing of drugs or medical, dental, or surgical supplies or appliances; or
   c. First aid.
   d. "Good Samaritan services". As used in this Provision **F.**, "Good Samaritan services" are those medical services rendered or provided in an emergency and for which no remuneration is demanded or received.
3. Paragraph **2.a.(1)(d)** of WHO IS AN INSURED (Section **II**) does not apply to any registered nurse, licensed practical nurse, emergency medical technician or paramedic employed by you, but only while performing the services described in paragraph **2.** above and while acting within the scope of their employment by you. Any "employees" rendering "Good Samaritan services" will be deemed to be acting within the scope of their employment by you.
4. The following exclusion is added to paragraph **2.** Exclusions of COVERAGE A. – BODILY INJURY AND PROPERTY DAMAGE LIABILITY (Section I – Coverages):

   (This insurance does not apply to:) Liability arising out of the willful violation of a penal statute or ordinance relating to the sale of pharmaceuticals by or with the knowledge or consent of the insured.
5. For the purposes of determining the applicable limits of insurance, any act or omission, together with all related acts or omissions in the furnishing of the services described in paragraph **2.** above to any one person, will be considered one "occurrence".
6. This Provision **F.** does not apply if you are in the business or occupation of providing any of the services described in paragraph **2.** above.
7. The insurance provided by this Provision **F.** shall be excess over any other valid and collectible insurance available to the insured, whether primary, excess, contingent or on any other basis, except for insurance purchased specifically by you to be excess of this policy.

G. PERSONAL INJURY – ASSUMED BY CONTRACT

1. The **Contractual Liability** Exclusion in Part **2.**, **Exclusions** of COVERAGE B. PERSONAL AND ADVERTISING INJURY LIABILITY (Section **I** – Coverages) is deleted and replaced by the following:

   (This insurance does not apply to:)

   Contractual Liability

   "Advertising injury" for which the insured has assumed liability in a contract or agreement. This exclusion does not apply to liability for damages that the insured would have in the absence of the contract of agreement.

2. Subparagraph **f.** of the definition of "insured contract" (DEFINITIONS – Section **V**) is deleted and replaced by the following:

   f. That part of any other contract or agreement pertaining to your business (including an indemnification of a municipality in connection with work performed for a municipality) under which you assume the tort liability of another party to pay for "bodily injury," "property damage" or "personal injury" to a third party or organization. Tort liability means a liability that would be imposed by law in the absence of any contract or agreement.

3. This Provision **G.** does not apply if COVERAGE B. PERSONAL AND ADVERTISING INJURY LIABILITY is excluded by endorsement.

H. EXTENSION OF COVERAGE – BODILY INJURY

The definition of "bodily injury" (DEFINITIONS – Section **V**) is deleted and replaced by the following:

"Bodily injury" means bodily injury, mental anguish, mental injury, shock, fright, disability, humiliation, sickness or disease sustained by a person, including death resulting from any of these at any time.

I. INJURY TO CO-EMPLOYEES

1. It is agreed that your "employees" are insureds with respect to "bodily injury" to a co-"employee" in the course of the co-"employee's" employment by you, provided that this coverage for your "employees" does not apply to acts outside the scope of their employment by you or while performing duties unrelated to the conduct of your business.
2. Subparagraphs **2.a.(1)(a)**, **(b)** and **(c)** and **3.a.** of WHO IS AN INSURED (Section **II**) do not apply to "bodily injury" for which insurance is provided by paragraph **1.** above.

J. AIRCRAFT CHARTERED WITH CREW

1. The following is added to the exceptions contained in the **Aircraft, Auto Or Watercraft** Exclusion in Part **2.**, **Exclusions** of COVERAGE A. BODILY INJURY AND PROPERTY DAMAGE LIABILITY (Section I – Coverages):

   (This exclusion does not apply to:) Aircraft chartered with crew to any insured.

2. This Provision **J.** does not apply if the chartered aircraft is owned by any insured.
3. The insurance provided by this Provision **J.** shall be excess over any other valid and collectible insurance available to the insured, whether primary, excess, contingent or on any other basis, except for insurance purchased specifically by you to be excess of this policy.

K. NON-OWNED WATERCRAFT

1. The exception contained in Subparagraph **(2)** of the **Aircraft, Auto Or Watercraft** Exclusion in Part **2.**, **Exclusions** of COVERAGE A. BODILY INJURY AND PROPERTY DAMAGE LIABILITY (Section I – Coverages) is deleted and replaced by the following:

   (2) A watercraft you do not own that is:

   (a) Fifty feet long or less; and

   (b) Not being used to carry persons or property for a charge;

2. This Provision **K.** applies to any person who, with your expressed or implied consent, either uses or is responsible for the use of a watercraft.
3. The insurance provided by this Provision **K.** shall be excess over any other valid and collectible insurance available to the insured, whether primary, excess, contingent or on any other basis, except for insurance purchased specifically by you to be excess of this policy.

L. INCREASED SUPPLEMENTARY PAYMENTS

Parts **b.** and **d.** of SUPPLEMENTARY PAYMENTS – COVERAGES A AND B (Section **I** – Coverages) are amended as follows:

1. In Part **b.** the amount we will pay for the cost of bail bonds is increased to $2500.
2. In Part **d.** the amount we will pay for loss of earnings is increased to $500 a day.

M. KNOWLEDGE AND NOTICE OF OCCURRENCE OR OFFENSE

1. The following is added to COMMERCIAL GENERAL LIABILITY CONDITIONS (Section **IV**), paragraph **2.** (Duties In The Event of Occurrence, Offense, Claim or Suit):

   Notice of an "occurrence" or of an offense which may result in a claim under this insurance shall be given as soon as practicable after knowledge of the "occurrence" or offense has been reported to any insured listed under Paragraph **1.** of Section **II** – Who Is An Insured or an "employee" (such as an insurance, loss control or risk manager or administrator) designated by you to give such notice.

   Knowledge by other "employee(s)" of an "occurrence" or of an offense does not imply that you also have such knowledge.

2. Notice shall be deemed prompt if given in good faith as soon as practicable to your workers' compensation insurer. This applies only if you subsequently give notice to us as soon as practicable after any insured listed under Paragraph **1.** of Section **II** – Who Is An Insured or an "employee" (such as an insurance, loss control or risk manager or administrator) designated by you to give such notice discovers that the "occurrence", offense or claim may involve this policy.
3. However, this Provision **M.** does not apply as respects the specific number of days within which you are required to notify us in writing of the abrupt commencement of a discharge, release or escape of "pollutants" which causes "bodily injury" or "property damage" which may otherwise be covered under this policy.

N. UNINTENTIONAL OMISSION

The following is added to COMMERCIAL GENERAL LIABILITY CONDITIONS (Section **IV**), paragraph **6.** (Representations):

The unintentional omission of, or unintentional error in, any information provided by you shall not prejudice your rights under this insurance. However, this Provision **N.** does not affect our right to collect additional premium or to exercise our right of cancellation or nonrenewal in accordance with applicable state insurance laws, codes or regulations.

O. REASONABLE FORCE – BODILY INJURY OR PROPERTY DAMAGE

The **Expected Or Intended Injury** Exclusion in Part **2., Exclusions** of COVERAGE A. BODILY INJURY AND PROPERTY DAMAGE LIABILITY (Section I – Coverages) is deleted and replaced by the following:

(This insurance dose not apply to:)

Expected or Intended Injury or Damage

"Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

CG D1 86 11 03

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SAN FRANCISCO CONVENTION & VISITORS BUREAU

SAN FRANCISCO HOTEL GUEST SURVEY

Thanks for helping us with this survey about your visit to San Francisco. Please fill out this questionnaire at the end of your stay, and just drop it in the mail. You may also take this survey online at onlyinsanfrancisco.com/survey.

1. Do you live in the City of San Francisco?
   ○ Yes (SKIP TO QUESTION 20) ○ No

2. Which best describes your primary reason for visiting San Francisco? (SELECT ONE)
   ○ Vacation ○ Convention/group meeting
   ○ Getaway weekend ○ Business
   ○ Other personal reasons ○ Government travel

   If convention/group meeting (above), did your group use the Moscone Center for your meeting?
   ○ Yes ○ No

3. Was this your first trip to San Francisco? ○ Yes ○ No

4. How many people stayed in your hotel room?
   _____ People

5. How many people of each type were in your immediate traveling party, including yourself?
   _____ Male adults (18 yrs.+)
   _____ Female adults (18 yrs.+)
   _____ Male children (0 to 17 yrs.)
   _____ Female children (0 to 17 yrs.)

6. How many total nights did you stay in San Francisco?
   _____ Nights

7. How did you arrive in San Francisco?
   ○ Airplane ○ Automobile
   ○ Public bus ○ BART or Caltrain
   ○ Tour bus ○ Motorcycle
   ○ Bicycle ○ Other: _____

   If airplane (above) which airport did you use?
   ○ San Francisco International Airport
   ○ Oakland International Airport
   ○ San Jose International Airport
   ○ Other: _____

8. Which modes of transportation did you use while in San Francisco? (SELECT ALL THAT APPLY)
   ○ Personal automobile ○ BART
   ○ Rental car ○ MUNI (train or bus)
   ○ Motorcycle ○ Street car – F Line
   ○ Bicycle ○ Cable car
   ○ Taxi

9. Were you in San Francisco on an escorted group tour?
   ○ Yes ○ No

10. Which of these activities did you participate in while in San Francisco? (SELECT ALL THAT APPLY)
    ○ Shopping ○ Take a bay cruise
    ○ Dine in restaurants ○ Guided walking tour
    ○ Visit museums ○ Guided tour (motorized)
    ○ Watch theater/ performing arts ○ Bike rental
    ○ Sporting event
    ○ Ride the cable cars ○ Other festival or event

11. PER DAY, approximately how much did you spend on each of the following while in San Francisco?
    Hotel/motel/inn (before tax) $_____
    Restaurants (including in your hotel) $_____
    Retail store purchases $_____
    Entertainment & Sightseeing $_____
    Car rental fees $_____
    Gas, parking and local transportation $_____
    Other: _____ $_____

12. These expenses fully covered how many people (including yourself)? _____ People

13. Which of the following were IMPORTANT to your decision to take this trip to San Francisco? (SELECT ALL THAT APPLY)
    ○ Restaurants and cuisine
    ○ Museums, theater, or the arts
    ○ The city's overall ambiance and atmosphere
    ○ Shopping opportunities
    ○ Safety
    ○ Weather
    ○ Scenic beauty
    ○ Area attractions (wine country, national parks, etc.)
    ○ Social and ethnic diversity
    ○ Friends or family in the area
    ○ San Francisco is family-friendly
    ○ San Francisco's historical attributes
    ○ Lifelong desire to visit San Francisco
    ○ Special event(s) and/or festival(s)
    ○ Good deal on airfare
    ○ Good hotel rate
    ○ Good travel package
    ○ Information I found somewhere online
    ○ Information I got from the San Francisco Convention & Visitors Bureau (website, publications, etc.)

14. During your stay in San Francisco, did you visit, shop at or dine in any of these San Francisco neighborhoods? (SELECT EACH APPROPRIATE OPTION BELOW)

	VISITED	SHOPPED	DINED
Castro District	○	○	○
Chinatown	○	○	○
Civic Center area	○	○	○
Embarcadero Center/ Ferry Building	○	○	○
Fillmore Street	○	○	○
Fisherman's Wharf	○	○	○
Haight/Ashbury area	○	○	○
Hayes Valley	○	○	○
Japantown	○	○	○
Marina District	○	○	○
Mission District	○	○	○
North Beach	○	○	○
Richmond/Sunset/ Ocean Beach	○	○	○
SOMA/Yerba Buena/ Moscone Center area	○	○	○
Union Square area	○	○	○

15. Which of the following attractions did you visit while on this trip? (SELECT ALL THAT APPLY)
    ○ Alcatraz Island
    ○ Angel Island State Park
    ○ Asian Art Museum of San Francisco
    ○ Berkeley/Oakland/East Bay
    ○ California Academy of Sciences
    ○ Carmel/Monterey/Big Sur
    ○ Crissy Field
    ○ Davies Symphony Hall
    ○ The De Young Museum
    ○ The Exploratorium
    ○ Golden Gate Bridge
    ○ Golden Gate Park
    ○ Contemporary Jewish Museum of San Francisco
    ○ Lombard Street (crooked street)
    ○ Muir Woods
    ○ Museum of the African Diaspora
    ○ Napa/Sonoma wine country
    ○ Legion of Honor
    ○ PIER 39
    ○ Presidio of San Francisco
    ○ San Francisco Cable Car Museum
    ○ San Francisco Museum of Modern Art
    ○ San Francisco Zoo
    ○ Sausalito
    ○ War Memorial Opera House
    ○ Yerba Buena Gardens

16. Which of the following resources did you use to plan your San Francisco trip before arriving and which did you use while in the City? (SELECT ALL THAT APPLY)

	USED BEFORE ARRIVAL	USED WHILE IN SF
Online travel agencies (Expedia, Travelocity, etc)	○	○
SF Convention & Visitors Bureau website (www.onlyinsanfrancisco.com)	○	○
SF Convention & Visitors Bureau publications	○	○
User-generated content/reviews websites, such as Yelp and TripAdvisor	○	○
Other websites	○	○
Travel agency (traditional, offline)	○	○
Travel-related e-mail newsletter	○	○
Television programming	○	○
Radio programming	○	○
Commercial guide book(s)	○	○
Free travel guide book(s)	○	○
Opinions of friends or relatives	○	○
Lifestyle or travel magazines	○	○
Newspaper travel section	○	○
Facebook content	○	○
Twitter content	○	○
YouTube or other online videos	○	○
Information gathered on your cell phone/PDA	○	○
City magazines (e.g., 7X7 or San Francisco Magazine)	○	○

17. What do you like most about San Francisco?
    _____

18. What do you like least about San Francisco?
    _____

19. Would you return to San Francisco? ○ Yes ○ No

20. What is your gender?
    ○ Male ○ Female ○ I prefer not to answer

21. What is your age? (SELECT ONE)
    ○ Under 25 ○ 25 to 34 ○ 35 to 44
    ○ 45 to 54 ○ 55 to 64 ○ 65 or older
    ○ I prefer not to answer

22. Which best describes the combined annual income of all members of your household? (SELECT ONE)
    ○ Less than $15,000 ○ $120,000 to $149,999
    ○ $15,000 to $44,999 ○ $150,000 to $199,999
    ○ $45,000 to $79,999 ○ $200,000 or more
    ○ $80,000 to $119,999 ○ I prefer not to answer

23. Which of the following best describes your current marital status? (SELECT ONE)
    ○ Single ○ Single with children under 18
    ○ Married ○ Married with children under 18
    ○ Other ○ Domestic partnership
    ○ I prefer not to answer ○ Domestic partnership with children under 18

24. Which best describes your ethnicity? (SELECT ONE)
    ○ Caucasian ○ Black, African-American
    ○ Latino/Hispanic ○ Asian, Pacific Islander
    ○ Native American, Aleut, Eskimo ○ Other
    ○ I prefer not to answer

25. Which best describes you? (SELECT ONE)
    ○ Heterosexual
    ○ Gay/Lesbian/Bisexual/Transgendered
    ○ Other ○ I prefer not to answer

COMPLETE AND RETURN THIS SURVEY, AND WE'LL ENTER YOU IN OUR GRAND PRIZE DRAWING!

Thank you and we hope you had a wonderful stay in San Francisco. Optional: Please carefully print your name and address so we can notify you if you are a winner in the drawing.

First Name _____

Last Name _____

Address _____

City _____ State _____ Zip/Postal Code _____

Country _____

Email _____ Phone ( ) _____

SWEEPSTAKES RULES: To enter the sweepstakes, complete and return the survey by January 14th, 2011. Sweepstakes participants must be at least 18 years of age. Employees and directors of the San Francisco Convention & Visitors Bureau (SFCVB), and their immediate family, or members of the same households of such employees or directors are not eligible. By entering, you agree to the official rules and the decisions of the SFCVB, which are final and binding in all respects. ONLY ONE (1) ENTRY PER PERSON IS PERMITTED. The winner of the drawing will be selected by random drawing from all eligible entries received by the sweepstakes deadline. The drawing will take place on or about January 21st, 2011. Odds of winning depend on the number of eligible surveys received by the sweepstakes deadline. The total promotional value of this sweepstakes is $1,300. No assignment, transfer or substitution of the prize is permitted. Void where prohibited. For a list of sweepstakes winners and/or complete contest rules, send a self-addressed stamped envelope to SFCVB Hotel Guest Survey, c/o Destination Analysts, Inc. 2860 Laguna Street, San Francisco, CA 94123. Sponsored by the San Francisco Convention & Visitors Bureau, 201 Third Street, Suite 900, San Francisco, CA 94103.

MOISTEN AND SEAL

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SAN FRANCISCO CONVENTION & VISITORS BUREAU

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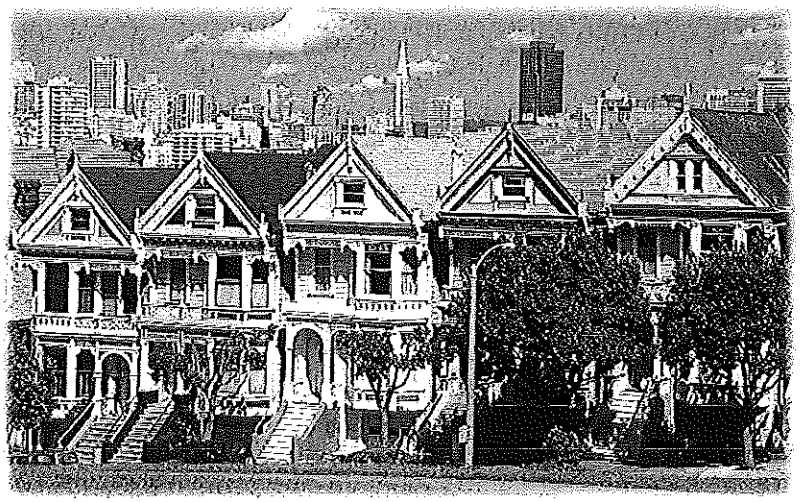
SAN FRANCISCO HOTEL GUEST SURVEY
DESTINATION ANALYSTS INC
2860 LAGUNA STREET
SAN FRANCISCO CA 94123-9989

Only in San Francisco®
SAN FRANCISCO CONVENTION & VISITORS BUREAU

HOTEL GUEST SURVEY

Spend just 5 minutes and WIN!

- ✳ **$500** (ONE WINNER)
- ✳ **$200** (TWO WINNERS)
- ✳ **$100** (FOUR WINNERS)



Supplemental Information

Texas Government Code Section 2252.002 Non-resident bidders. A governmental entity may not award a governmental contract to a nonresident bidder unless the nonresident underbids the lowest bid submitted by a responsible resident bidder by an amount that is not less than the amount by which a resident bidder would be required to underbid the nonresident bidder to obtain a comparable contract in the state in which the nonresident's principal place of business is located.

In order to make this determination, please answer the following questions:

1. Address and phone number of your principal place of business:
   2860 Laguna Street
   San Francisco, CA 94123
   (415) 307-3283

2. Name and address of principal place of business, and phone number of your company's majority owner:
   David Bratton
   2860 Laguna Street
   San Francisco, CA 94123
   (415) 307-3283

3. Name and address of principal place of business, and phone number of your company's ultimate parent company:
   Not applicable. (no parent company)

MINORITY/WOMAN-OWNED BUSINESS PARTICIPATION

It is the policy of the City of Frisco to involve small businesses and qualified minority/women-owned businesses to the greatest extent possible in the procurement of goods, equipment, services and construction projects. To assist us in our record keeping, please list below the names of the minority or woman-owned firms you would be utilizing in this bid, and note the monetary involvement:

NAME OF FIRM	TELEPHONE #	$ INVOLVEMENT

AFFIDAVIT OF NO PROHIBITED INTEREST

(Supplemental Information)

(I) (WE), the undersigned declare and affirm that no person or officer in (my) (our) firm, business, corporation, or board has or will have during the term of this contract a prohibited interest as that is defined in City Charter.

(I) (WE) further understand and acknowledge that the existence of a prohibited interest at any time during the term of this contract will render the contract voidable.

Name of Contractor: Destination Analysts

Title of Officer: Managing Partner

Signature of Contractor: [signature]

Date: 8/26/11

ACKNOWLEDGMENT

STATE OF TEXAS *
*
COUNTY OF COLLIN *

BEFORE ME, the undersigned authority, on this day personally appeared, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of _____, for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2011

_____

Signature of Notary Public in and for the State of Texas STAMP

SUPPLEMENTAL INFORMATION

Please provide the following information for contract development.

Is your firm?

1. Sole Proprietorship _____YES _____NO
2. Partnership _____YES _____NO
3. Corporation __X__YES _____NO

If company is a sole proprietorship, list the owner's full legal name:

_____

If company is a partnership, list the partner's full legal name(s):

_____

_____

_____

_____

If company is a corporation, list the full legal name as listed on the corporate charter:

Destination Analysts, Inc.

Is this firm a minority, or woman-owned business enterprise?

__X__ NO ____ YES If yes, specify (____) MBE (____) WBE

Has this firm been certified as a minority/woman-owned business enterprise by any governmental agency? __X__ NO ____ YES

If yes, specify governmental agency: _____

Date of certification: _____

For explanation please see Terms and Conditions Item #43

CONFLICT OF INTEREST QUESTIONNAIRE — FORM CIQ

For vendor or other person doing business with local governmental entity

This questionnaire is being filed in accordance with chapter 176 of the Local Government Code by a person doing business with the governmental entity.

By law this questionnaire must be filed with the records administrator of the local government not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. *See* Section 176.006, Local Government Code.

A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

OFFICE USE ONLY
Date Received

1	**Name of person doing business with local governmental entity.** Destination Analysts
2	☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than September 1 of the year for which an activity described in Section 176.006(a), Local Government Code, is pending and not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)
3	**Name each employee or contractor of the local governmental entity who makes recommendations to a local government officer of the governmental entity with respect to expenditures of money AND describe the affiliation or business relationship.**

4	Name each local government officer who appoints or employs local government officers of the governmental entity for which this questionnaire is filed AND describe the affiliation or business relationship.

Adopted 11/02/2005

FORM CIQ
Page 2

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor or other person doing business with local governmental entity

5 **Name of local government officer with whom filer has affiliation or business relationship. (Complete this section only if the answer to A, B, or C is YES.**

This section, item 5 including subparts A, B, C & D, must be completed for each officer with whom the filer has affiliation or other relationship. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income from the filer of the questionnaire? ☐ Yes ☐ No

B. Is the filer of the questionnaire receiving or likely to receive taxable income from or at the direction of the local government officer named in this section AND the taxable income is not from the local governmental entity? ☐ Yes ☐ No

C. Is the filer of this questionnaire affiliated with a corporation or other business entity that the local government officer serves as an officer or director, or holds an ownership of 10 percent or more? ☐ Yes ☐ No

D. Describe each affiliation or business relationship.

6

Signature of person doing business with the governmental entity

8/24/11
Date

Adopted 11/02/2005

PROGRESS IN MOTION

CITY OF FRISCO PURCHASING DIVISION

SIGNATURE FORM

 # 1108-062

Tourism Economic Impact and Tourism Product Development Recommendations

The undersigned certifies that the bid prices contained in this bid have been carefully reviewed and are submitted as correct and final. Bidder further certifies and agrees to furnish any and/or all product/service upon which prices are extended at the price offered, and upon the conditions in the specifications of the Invitation for Bid.

I hereby certify that the foregoing bid has not been prepared in collusion with any other bidder or other person or persons engaged in the same line of business prior to the official opening of this bid. Further, I certify that the bidder is not now, nor has been for the past six (6) months, directly or indirectly concerned in any pool or agreement or combination to control the price of product/service bid on, or to influence any person or persons to bid or not to bid thereon."

Name of Bidder: Destination Analysts

Address of Bidder: 2800 Laguna Street

Telephone Number: 415-716-7983 Fax: _____

E-mail address: Erin@DestinationAnalysts.com

By: Erin Francis-Cummings (print name) Cash Discount Terms: _____

Title: Managing Partner Federal ID #/SSN #: 20-0033382

Signature: _____

Acknowledgement of Addenda: #1 ____ #2____ #3 ____ #4 ____ #5____



CITY OF FRISCO BID TABULATION FOR RFP NO. 1108-062
TOURISM ECONOMIC IMPACT AND TOURISM PRODUCT DEVELOPMENT RECOMMENDATIONS

Bid Opening Date: 8-30-11
Bid Opening Time: 2:00 PM

Vendor Submitting RFP:

C.H. Johnson Consulting, Inc, 6 E. Monroe St. #500, Chicago, IL 60603,
Charles Johnson, 312.447.2001, fax 312.444.1125, cjohnson@chjc.com

Destination Analysts, 2860 Laguna Street, San Francisco, CA 94123,
Erin Francis-Cummings, 415.716.7983, erin@destinationanalysts.com

AGENDA ITEM #21.

PROGRESS IN MOTION

Administrative Services Department

Memorandum

To: **Honorable Mayor Maso and City Council Members**

Thru: **George Purefoy, City Manager**
Nell Lange, Assistant City Manager

From: **Tom Johnston, Director of Administrative Services**

Date: **February 13, 2012**

Subject: **Consider and Act Upon Approval of a Purchase Order to Caldwell Country Chevrolet for the Purchase of One-(1) Suburban and One-(1) Tahoe for use by the Frisco Fire Department**

Action Requested: City Council approval of a purchase order to Caldwell Country Chevrolet for the purchase of one-(1) Suburban and one-(1) Tahoe for use by the Frisco Fire Department, in the total amount of $72,928.

Background Information: Purchase made through an interlocal agreement with the BuyBoard cooperative program. Frisco Fire Department is requesting the purchase of one-(1) Suburban, at a cost of $39,422 and one-(1) Tahoe at a cost of $32,506. Both units will be replacements, one for a Battalion Chief's vehicle and one for a Fire Administration Chief's vehicle.

Board/ Citizen Input: N/A

Alternatives: City Council could choose not to approve this purchase order, at this time.

Financial Considerations: Funds are available through the Fire Department FY 2012 operating budget.

Legal Review: N/A

Supporting Documents: Department memos, Buyboard contract and quotes.

FRISCO FIRE DEPARTMENT

CITY OF FRISCO
8601 GARY BURNS DRIVE
FRISCO, TEXAS 75034
TEL 972.292.6300 · FAX 972.292.6319
WWW.FRISCOFIRE.COM

Memorandum

To: **Tom Johnston, Director of Administrative Services**

Cc: **Mack Borchardt, Fire Chief**
Ron Patterson, Assistant City Manager

From: **Lee Glover, Assistant Fire Chief**

Date: **February 13, 2012**

Subject: **Request for City Council consideration of a purchase order to Caldwell Country Chevrolet for the purchase of a 2012 Chevrolet 2500 Suburban 4WD vehicle**

Attached for your consideration is a request for a purchase order to Caldwell Country Chevrolet for the purchase of one (1) 2012 Chevrolet 2500 Suburban 4WD and associated options for the Frisco Fire Department. This vehicle will be replacing a 2001 Ford Expedition and will be utilized as the Battalion Chief's vehicle.

Contract pricing for this vehicle was obtained through the Buy Board Cooperative Purchasing Program. The price of the vehicle (including the published options) totals $39,422. The requested amount is included in the FY 2012 Fire Department Operational Budget (13536000-79450).

I respectfully request that this item be placed on the February 21, 2012 City Council meeting agenda for consideration and approval. If you have questions please feel free to contact me at (972) 292-6330 or via email at LGlover@FriscoFire.com.

FRISCO FIRE DEPARTMENT

CITY OF FRISCO
8601 GARY BURNS DRIVE
FRISCO, TEXAS 75034
TEL 972.292.6300 · FAX 972.292.6319
WWW.FRISCOFIRE.COM

Memorandum

To: **Tom Johnston, Director of Administrative Services**

Cc: **Mack Borchardt, Fire Chief**
Ron Patterson, Assistant City Manager

From: **Lee Glover, Assistant Fire Chief**

Date: **February 13, 2012**

Subject: **Request for City Council consideration of a purchase order to Caldwell Country Chevrolet for the purchase of a 2012 Chevrolet Tahoe 4WD vehicle**

Attached for your consideration is a request for a purchase order to Caldwell Country Chevrolet for the purchase of one (1) 2012 Chevrolet Tahoe 4WD vehicle and associated options for the Frisco Fire Department. This vehicle will be replacing a 2006 Dodge Charger and will be assigned to Fire Administration.

The vehicle and equipment is as specified per Frisco Fire Department Fleet Manager Barry Dixon. Contract pricing for this vehicle was obtained through the Buy Board Cooperative Purchasing Program. The price of this vehicle (including the published options) totals $32,506. The requested amount is included in the FY 2012 Fire Department Operating Budget (13536000-79450).

I respectfully request that this item be placed on the February 21, 2012 City Council meeting agenda for consideration and approval. Please feel free to contact me should you have any questions at (972) 292-6330 or via email at LGlover@FriscoFire.com.

Phone: 800-695-2919
Fax: 800-211-5454
Email: info@buyboard.com

Vendor Contract Information

Proposal Document | Back

Search:

- All
- Vendor Discounts Only
- Catalog Pricing Only

Search by Vendor

Browse Vendor Discounts

Resources

Vendor Name:	Caldwell Country Chevrolet
Address:	P. O. Box 27
	Caldwell, TX 77836
Phone Number:	(979) 567-6116
Email:	aknapp@caldwellcountry.com
Website:	www.caldwellcountry.com
Federal ID:	14-1856872
Contact:	Averyt Knapp
Accepts RFQs:	Yes
Minority Owned Vendor:	No
Women Owned Vendor:	No
Contract Name:	Vehicles & Heavy Duty Trucks & Options
Contract#:	358-10
Effective Date:	12/01/2010
Expiration Date:	11/30/2013
Payment Terms:	Net 30 days
Delivery Days:	120
Shipping Terms:	Free Freight
Freight Terms:	FOB Destination
Ship Via:	Common Carrier
Region Served:	All Texas Regions
States Served:	All States
Contract Exceptions:	Fee for out of state delivery depends on location.
Additional Info:	Franchised Dealers License #E2615 P48400 expires 2/28/11
Quote Reference Number:	358-10
Return Policy:	None
Regulatory Notice:	**BuyBoard contract pricing does not include bonding or insurance. Each entity must their individual projects to determine the need for bonding and insurance, including limitation such workers' compensation insurance as may be required by state or loc or policy. If required, it is the responsibility of each entity to obtain such bonding an insurance or confirmation of coverage, as applicable, from the vendor.** **Also, each entity must assess their individual projects to determine whether the proj subject to prevailing wage rate requirements under the federal Davis Bacon Act or s local law. If any such requirements apply, it is the responsibility of each entity to tak appropriate action to determine compliance by the vendor.** **The Texas Professional Services Procurement Act, Chapter 2254 of the Texas Gover Code ("Act"), prohibits a governmental entity from using a competitive bid process t initially considers price in the procurement of professional services covered under t "Professional services" under the Act includes, but is not limited to, professional engineering, architecture, accounting, landscape architecture, land surveying, and r estate appraisal services. Additionally, the Texas Interlocal Cooperation Act provide governmental entity may not use an interlocal contract with a purchasing cooperativ purchase engineering or architectural services (Texas Government Code, Section 79 (h)). BuyBoard® contracts do not, and are not intended to, include professional serv that must be procured in accordance with the Act. Cooperative members are remind they must comply with the Act whenever a contract includes professional services a component part, and may not procure engineering or architectural services through BuyBoard contract.**

QUOTE# 001

CONTRACT PRICING WORKSHEET

End User: FRISCO FIRE DEPARTMENT	Contractor: CALDWELL COUNTRY
Contact Name: BARRY DIXON	CALDWELL COUNTRY CHEVROLET
Email: BDIXON@FRISCOFIRE.COM	Prepared By: ADRIENNE GATTIS
Phone #: 214-783-0251	Email:agattis@caldwellcountry.com
Fax #:	Phone #: 979-567-6115
Location City & State: FRISCO TEXAS	Fax #: 979-567-0853
Date Prepared: FEBRUARY 10, 2012	Address: P. O. Box 27, Caldwell, TX 77836
Contract Number: BUY BOARD #358-10	Tax ID # 14-1856872
Product Description: 2012 CHEVROLET 2500 SUBURBAN CK20906 LS 4WD	

A Base Price & Options:	$39,022.00

B Published Options

Code	Description	Cost	Code	Description	Cost
	8600#GVWR, 6.0L V8, 6-SPEED AUTO, 3.73 RATIO, CLOTH FRONT BUCKET SEATS, RUNNING BOARDS, FRONT/REAR AIR CONDITION, AMFM-CD, CARPET FLOOR W/MATS, DARK TINT GLASS, HD TRAILER TOW PACKAGE, POWER SEAT, POWER WINDOWS, POWER LOCKS, POWER MIRRORS,SNOW PLOW PREP PKG, CONVENIENCE PKG, ENGINE BLOCK HEATER, LOCKING DIFF, 160 AMP ALT, SKID PLAT PKG, REAR CAMERA, REAR PARK ASSIST, REARVIEW AUTO DIMMING, 730 CCA BATTERY (CENTER FRONT CONSOLE WILL BE TAKEN OUT)	INCL			
		INCL		CALDWELL COUNTRY	
				PO BOX 27	
				CALDWELL,TEXAS 77836	

Subtotal B	INCL

C Unpublished Options

Code	Description	Cost	Code	Description	Cost

Subtotal C	
D Other Price Adjustments (Installation, Delivery, Etc…)	
Subtotal D FOB FRISCO, TX	INCL
E Unit Cost Before Fee & Non-Equipment Charges (A+B+C+D)	$39,022.
Quantity Ordered X	1
Subtotal E	$39,022.
F Non-Equipment Charges (Trade-In, Warranty, Etc…)	
TASB BUYBOARD FEE	$400
G. Color of Vehicle: WHITE	
H. Total Purchase Price (E+F)	$39,422.00

Estimated Delivery Date:	60-90 DAYS APPX

Prepared By:
administrator
Caldwell Country Automotive
PO Box 27
Caldwell, TX 77836
Phone: (979) 567-6115
Fax: (979) 567-0853
Email: agattis@caldwellcountry.com

2012 Fleet/Non-Retail Chevrolet Suburban 4WD 4dr 2500 LS CK20906

STANDARD EQUIPMENT

STANDARD EQUIPMENT - 2012 Fleet/Non-Retail CK20906 4WD 4dr 2500 LS

ENTERTAINMENT

- Audio system, AM/FM stereo with CD player and MP3 playback seek-and-scan, digital clock, auto-tone control, Radio Data System (RDS), speed compensated volume, TheftLock, auxiliary input jack, and USB port (Not available with (PCJ) Sun, Entertainment and Destinations Package.)
- Audio system feature, 6-speaker system
- Audio system feature, USB port
- Audio system controls, rear with 2 headphone jacks (headphones not included), power outlet and controls for volume, station selection and media) (Not available with (AZ3) 40/20/40 split-bench front seat.)
- SiriusXM Satellite Radio is standard on nearly all 2012 GM models. Enjoy a 3- month trial to the 'XM Select' package, with over 170 channels including commercial-free music, all your favorite sports, exclusive talk and entertainment. And now add premium channels to your trial at no-cost. Welcome to the world of satellite radio. (Not available with (UYS) audio system with navigation. Requires a subscription sold separately by SiriusXM after the trial period. If you decide to continue your service at the end of your subscription, service will automatically renew and bill, at the rates in effect at the time of renewal, until you call SiriusXM at 1-866-635-2349 to cancel. See our Customer Agreement for complete terms at www.siriusxm.com. Available only to those at least 18 and older in the 48 contiguous USA and D.C.)
- Bluetooth for phone personal cell phone connectivity to vehicle audio system and HMI (Human Machine Interface), with specific steering wheel controls (Deleted when (UE0) OnStar, delete is ordered.)

Report content is based on current data version referenced. Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

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2012 Fleet/Non-Retail Chevrolet Suburban 4WD 4dr 2500 LS CK20906

STANDARD EQUIPMENT

STANDARD EQUIPMENT - 2012 Fleet/Non-Retail CK20906 4WD 4dr 2500 LS

EXTERIOR

- Wheels, 4 - 17" x 7.5" (43.2 cm x 19.1 cm) 8-lug bright machined aluminum (3/4 ton models only.)
- Tires, LT265/70R17E all-terrain, blackwall (Requires 3/4 ton models. Included and only available with (P25) 4 - 17" x 7.5" (43.2 cm x 19.1 cm) 8-lug bright machined aluminum wheels.)
- Wheel, 16" (40.6 cm) full-size spare (3/4 ton models only.)
- Tire, spare LT265/75R16E on-/off-road, blackwall (Requires 3/4 ton models.)
- Tire carrier, lockable outside spare, winch-type mounted under frame at rear
- Luggage rack side rails, roof-mounted, Black
- Luggage rack center rails, roof-mounted, Black
- Fascia, front color-keyed
- Fascia, rear color-keyed
- Assist steps, Black
- Moldings, color-keyed bodyside
- Headlamps, dual halogen composite with automatic exterior lamp control and flash-to-pass feature
- Mirrors, outside heated power-adjustable, manual-folding (Mirror caps are color-keyed.)
- Glass, Solar-Ray deep-tinted (all windows except light-tinted glass on windshield and driver- and front passenger-side glass)
- Wiper, rear intermittent with washer
- Door handles, color-keyed
- Liftgate with liftglass, rear door system with rear-window wiper/washer

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2012 Fleet/Non-Retail Chevrolet Suburban 4WD 4dr 2500 LS CK20906

STANDARD EQUIPMENT

STANDARD EQUIPMENT - 2012 Fleet/Non-Retail CK20906 4WD 4dr 2500 LS

INTERIOR

- Seats, front bucket with Premium Cloth (AG1) 6-way power driver and (AG2) front passenger seat adjusters, adjustable head restraints, (AM1) driver manual lumbar control, floor console and rear storage pockets
- Seats, second row 60/40 split-folding bench, 3-passenger with center armrest with 2 cup holders
- Seat trim, cloth
- Seat adjuster, driver 6-way power
- Seat adjuster, front passenger 6-way power (Standard with (A95) front bucket seats only. Not available with (AZ3) 40/20/40 split-bench front seat.)
- Seats, third row 50/50 split-bench, 3-passenger, removable, all-belts-to-seat
- Console, floor with storage area, cup holders and integrated second row audio controls (Not available with (AZ3) 40/20/40 split-bench front seat.)
- Floor mats, color-keyed carpeted first and second row, removable
- Floor covering, color-keyed carpeting
- Steering column, Tilt-Wheel, adjustable with brake/transmission shift interlock
- Steering wheel, leather-wrapped
- Steering wheel controls, mounted audio and cruise controls
- Instrumentation, analog with speedometer, odometer with trip odometer, fuel level, voltmeter, engine temperature, oil pressure and tachometer
- Warning tones headlamp on, key-in-ignition, driver and right-front passenger safety belt unfasten and turn signal on
- Tire Pressure Monitoring System air pressure sensors in each tire with pressure display in Driver Information Center (does not apply to spare tire)
- Windows, power with driver Express-Down and lockout features
- Door locks, power programmable with lockout protection
- Remote vehicle starter prep package includes Remote Keyless Entry (Remote vehicle starter fob available as a Chevy Accessory.)
- Cruise control, electronic with set and resume speed
- Theft-deterrent system, vehicle, PASS-Key III
- Heater, rear auxiliary with rear passenger heating ducts

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2012 Fleet/Non-Retail Chevrolet Suburban 4WD 4dr 2500 LS CK20906

STANDARD EQUIPMENT

STANDARD EQUIPMENT - 2012 Fleet/Non-Retail CK20906 4WD 4dr 2500 LS

- Air conditioning, tri-zone manual HVAC controls with individual climate settings for driver, right-front passenger and rear seat with rear controls located in floor console with front bucket seats and in the roof console with front bench seat
- Air conditioning, rear auxiliary
- Defogger, rear-window electric
- Power outlets, 5 auxiliary, 12-volt includes 2 on the instrument panel, 1 in the cargo area, 1 inside the center console and 1 at the back of the console
- Mirror, inside rearview manual day/night
- Headliner, cloth
- Visors, driver and front passenger illuminated vanity mirrors, padded with cloth trim, extends on rod
- Assist handles, front passenger and second row outboard
- Lighting, interior with dome light, driver- and passenger-side door switch with delayed entry feature, cargo lights, door handle or Remote Keyless Entry-activated illuminated entry and map lights in front and second seat positions

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2012 Fleet/Non-Retail Chevrolet Suburban 4WD 4dr 2500 LS CK20906

STANDARD EQUIPMENT

STANDARD EQUIPMENT - 2012 Fleet/Non-Retail CK20906 4WD 4dr 2500 LS

MECHANICAL

- Engine, Vortec 6.0L Variable Valve Timing V8 SFI (352 hp [262.5 kW] @ 5400 rpm, 382 lb-ft of torque [515.7 N-m] @ 4200 rpm) (Requires 3/4 ton models.)
- Transmission, 6-speed automatic, heavy-duty, electronically controlled with overdrive and tow/haul mode (Requires 3/4 ton models.)
- Rear axle, 3.73 ratio (Requires 3/4 ton models.)
- Suspension Package, Handling/Trailering, heavy-duty (3/4 ton models only.)
- 4-wheel drive
- Transfer case, active, 2-speed electronic Autotrac with rotary controls, includes neutral position for dinghy towing. (Requires 4WD models. Included and only available with (K5L) heavy-duty trailering package and standard on 3/4 ton models.) (Requires 4WD models. Included and only available with (K5L) heavy-duty trailering package or (Z71) Off-Road Suspension Package and standard on 3/4 ton models.)
- Battery, heavy-duty 600 cold-cranking amps, maintenance-free with rundown protection and retained accessory power
- Alternator, 145 amps (Not available on 1/2 ton models.)
- Trailering equipment includes trailering hitch platform, 7-wire harness with independent fused trailering circuits mated to a 7-way sealed connector and (VR4) 2" trailering receiver
- Cooling, external engine oil cooler, heavy-duty air-to-oil integral to driver side of radiator (Included and only available with (K5L) Heavy-Duty Trailering Package on 1/2 ton models. Included on all 3/4 ton models.)
- Cooling, auxiliary transmission oil cooler, heavy-duty air-to-oil (Included and only available with (K5L) Heavy-Duty Trailering Package on 1/2 ton models. Included on all 3/4 ton models.)
- Trailer brake controller, integrated (Available on ½ ton models, standard on ¾ ton models. Requires (K5L) Heavy-Duty Trailering Package.)
- Recovery hooks, front, frame-mounted
- GVWR, 8600 lbs. (3901 kg) (Requires 3/4 ton models.)
- Suspension, front independent with torsion bar (3/4 ton models only.)
- Suspension, rear multi-stage leaf springs (3/4 ton models only.)
- Steering, power
- Brakes, 4-wheel antilock, 4-wheel disc with hydroboost (3/4 ton models only.)

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2012 Fleet/Non-Retail Chevrolet Suburban 4WD 4dr 2500 LS CK20906

STANDARD EQUIPMENT

STANDARD EQUIPMENT - 2012 Fleet/Non-Retail CK20906 4WD 4dr 2500 LS

SAFETY

- StabiliTrak, stability control system with traction control, includes electronic trailer sway control and hill start assist
- Daytime Running Lamps with automatic exterior lamp control
- Air bags, dual-stage frontal, driver and right-front passenger with Passenger Sensing System (right-front passenger air bag status on overhead console) (Always use safety belts and the correct child restraints for your child's age and size. Even in vehicles equipped with air bags and the Passenger Sensing System, children are safer when properly secured in a rear seat in the appropriate infant, child or booster seat. Never place a rear-facing infant restraint in the front seat of any vehicle equipped with an active frontal air bag. See the Owner's Manual and child safety seat instructions for more safety information.)
- Air bags, head curtain side-impact, first and second row outboard seating positions with rollover sensor, includes third row seating positions with (AS3) 3-passenger third row bench seat (Head curtain side air bags are designed to help reduce the risk of head and neck injuries to front and rear seat outboard occupants on the near side of certain side-impact collisions. Always use safety belts and the correct child restraints for your child's age and size, even in vehicles equipped with air bags. Children are safer when properly secured in a rear seat in the appropriate infant, child or booster seat. See the Owner's Manual and child safety seat instructions for more safety information.)
- Air bags, seat-mounted side-impact, driver and right-front passenger for thorax and pelvic protection (Always use safety belts and the correct child restraints for your child's age and size, even in vehicles equipped with air bags. Children are safer when properly secured in a rear seat in the appropriate infant, child or booster seat. See the Owner's Manual and child safety seat instructions for more safety information.)
- OnStar, 6 months of Directions and Connections plan includes Automatic Crash Response, Emergency Services, Crisis Assist, Stolen Vehicle Assistance including Stolen Vehicle Slowdown and Remote Ignition Block, Remote Door Unlock, Turn-by- Turn Navigation with Destination Download (requires navigation radio) and OnStar eNav (where available), OnStar Vehicle Diagnostics, Roadside Assistance, Remote Horn and Lights, and Hands Free Calling. (Visit onstar.com for details and system limitations.)
- Automatic Crash Response (Deleted when (UE0) OnStar delete is ordered.)
- Stolen Vehicle Assistance (Deleted when (UE0) OnStar delete is ordered.)
- OnStar Turn-by-Turn Navigation (Deleted when (UE0) OnStar delete is ordered.)
- Safety belts, 3-point, driver and right-front passenger
- LATCH system (Lower Anchors and Top tethers for CHildren), for child safety seats

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Phone: 800-695-2919
Fax: 800-211-5454
Email: info@buyboard.com

Vendor Contract Information

Proposal Document | Back

Vendor Name:	Caldwell Country Chevrolet
Address:	P. O. Box 27
	Caldwell, TX 77836
Phone Number:	(979) 567-6116
Email:	aknapp@caldwellcountry.com
Website:	www.caldwellcountry.com
Federal ID:	14-1856872
Contact:	Averyt Knapp
Accepts RFQs:	Yes
Minority Owned Vendor:	No
Women Owned Vendor:	No
Contract Name:	Vehicles & Heavy Duty Trucks & Options
Contract#:	358-10
Effective Date:	12/01/2010
Expiration Date:	11/30/2013
Payment Terms:	Net 30 days
Delivery Days:	120
Shipping Terms:	Free Freight
Freight Terms:	FOB Destination
Ship Via:	Common Carrier
Region Served:	All Texas Regions
States Served:	All States
Contract Exceptions:	Fee for out of state delivery depends on location.
Additional Info:	Franchised Dealers License #E2615 P48400 expires 2/28/11
Quote Reference Number:	358-10
Return Policy:	None
Regulatory Notice:	**BuyBoard contract pricing does not include bonding or insurance. Each entity must their individual projects to determine the need for bonding and insurance, including limitation such workers' compensation insurance as may be required by state or loc or policy. If required, it is the responsibility of each entity to obtain such bonding an insurance or confirmation of coverage, as applicable, from the vendor.**

Also, each entity must assess their individual projects to determine whether the proj subject to prevailing wage rate requirements under the federal Davis Bacon Act or s local law. If any such requirements apply, it is the responsibility of each entity to tak appropriate action to determine compliance by the vendor.

The Texas Professional Services Procurement Act, Chapter 2254 of the Texas Gover Code ("Act"), prohibits a governmental entity from using a competitive bid process t initially considers price in the procurement of professional services covered under t "Professional services" under the Act includes, but is not limited to, professional engineering, architecture, accounting, landscape architecture, land surveying, and r estate appraisal services. Additionally, the Texas Interlocal Cooperation Act provide governmental entity may not use an interlocal contract with a purchasing cooperativ purchase engineering or architectural services (Texas Government Code, Section 79 (h)). BuyBoard® contracts do not, and are not intended to, include professional servi that must be procured in accordance with the Act. Cooperative members are remind they must comply with the Act whenever a contract includes professional services a component part, and may not procure engineering or architectural services through BuyBoard contract.

QUOTE# 002

CONTRACT PRICING WORKSHEET

End User: FRISCO FIRE DEPARTMENT	Contractor: CALDWELL COUNTRY
Contact Name: BARRY DIXON	CALDWELL COUNTRY CHEVROLET
Email: BDIXON@FRISCOFIRE.COM	Prepared By: ADRIENNE GATTIS
Phone #: 214-783-0251	Email:agattis@caldwellcountry.com
Fax #:	Phone #: 979-567-6115
Location City & State: FRISCO TEXAS	Fax #: 979-567-0853
Date Prepared: FEBRUARY 10, 2012	Address: P. O. Box 27, Caldwell, TX 77836
Contract Number: BUY BOARD #358-10	Tax ID # 14-1856872
Product Description: 2012 CHEVROLET TAHOE SSV 4WD CK10706	

A Base Price & Options:	$32,106.00

B Published Options

Code	Description	Cost	Code	Description	Cost
	7300#GVWR, 5.3L V8, 6-SPEED AUTO, 3.08 RATIO, CLOTH FRONT BUCKET SEATS, CLOTH REAR, RUNNING BOARDS, FRONT/REAR AIR CONDITION, AMFM-CD, CARPET FLOOR W/MATS, DARK TINT GLASS, HD TRAILER TOW PACKAGE, POWER SEAT, POWER WINDOWS, POWER LOCKS, POWER MIRRORS,ALUM WHEELS, ON/OFF TIRES, ENGINE BLOCK HEATER, LOCKING DIFFERENTIAL, TRANS OIL COOLER,DUAL BATTERIES, SKID PLATE, FLASHER SYSTEM, WIRING GRILL & SPEAKERS, REMOTE START, FLOOR CONSOLE DELETE	INCL			
		INCL		CALDWELL COUNTRY	
				PO BOX 27	
				CALDWELL,TEXAS 77836	

Subtotal B	INCL

C Unpublished Options

Code	Description	Cost	Code	Description	Cost

Subtotal C					
D Other Price Adjustments (Installation, Delivery, Etc…)					
				Subtotal D FOB FRISCO, TX	INCL
E Unit Cost Before Fee & Non-Equipment Charges (A+B+C+D)					$32,106.
Quantity Ordered				X	1
				Subtotal E	$32,106.
F Non-Equipment Charges (Trade-In, Warranty, Etc…)					
				TASB BUYBOARD FEE	$400
G. Color of Vehicle: WHITE					
H. Total Purchase Price (E+F)					$32,506.00
			Estimated Delivery Date:		60-90 DAYS APPX

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administrator
Caldwell Country Automotive
PO Box 27
Caldwell, TX 77836
Phone: (979) 567-6115
Fax: (979) 567-0853
Email: agattis@caldwellcountry.com

2012 Fleet/Non-Retail Chevrolet Tahoe 4WD 4dr 1500 Commercial CK1070

WINDOW STICKER

2012 Chevrolet Tahoe 4WD 4dr 1500 Commercial	Interior: - No color has been selected.
5.3L/323 CID Gas/Ethanol V8	Exterior 1: - No color has been selected.
* 6-Speed Automatic w/OD	Exterior 2: - No color has been selected.

CODE	MODEL	MSRP
CK10706	2012 Chevrolet Tahoe 4WD 4dr 1500 Commercial	$42,590.00
	OPTIONS	
ZW7	SUSPENSION PACKAGE, PREMIUM SMOOTH RIDE	$0.00
FE9	EMISSIONS, FEDERAL REQUIREMENTS	$0.00
LMG	ENGINE, VORTEC 5.3L V8 SFI FLEXFUEL	$0.00
MYC	TRANSMISSION, 6-SPEED AUTOMATIC, ELECTRONICALLY CONTROLLED	$0.00
GU6	REAR AXLE, 3.42 RATIO	INC
1FL	COMMERCIAL PREFERRED EQUIPMENT GROUP	$0.00
P46	WHEELS, 4 - 17" X 7.5" (43.2 CM X 19.1 CM) ALUMINUM, 5-SPOKE	$375.00
QJP	TIRES, P265/70R17 ON-/OFF-ROAD, BLACKWALL	$150.00
ZY1	SOLID PAINT	$0.00
50U	SUMMIT WHITE	$0.00
A95	SEATS, FRONT BUCKET WITH PREMIUM CLOTH, (AG1) 6-WAY POWER DRIV	$935.00
19C	EBONY, PREMIUM CLOTH SEAT TRIM	$0.00
US8	AUDIO SYSTEM, AM/FM STEREO WITH MP3 COMPATIBLE CD PLAYER	$0.00
5W4	IDENTIFIER FOR SPECIAL SERVICE VEHICLE.	-$5,710.00
K5L	TRAILERING PACKAGE, HEAVY-DUTY	INC
K05	ENGINE BLOCK HEATER	$75.00
6J1	IGNITION	INC
G80	DIFFERENTIAL, HEAVY-DUTY LOCKING REAR	$295.00
KNP	COOLING, AUXILIARY TRANSMISSION OIL COOLER, HEAVY-DUTY AIR-TO-OI	INC
KC4	COOLING, EXTERNAL ENGINE OIL COOLER, HEAVY-DUTY AIR-TO-OIL, INTE	INC

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WINDOW STICKER

K47	AIR CLEANER, HIGH-CAPACITY	INC
NQH	TRANSFER CASE, ACTIVE, 2-SPEED ELECTRONIC AUTOTRAC	INC
6A6	BATTERIES, DUAL HEAVY-DUTY 730 COLD-CRANKING AMPS	$155.00
NZZ	SKID PLATE PACKAGE	$150.00
___	KEY, SINGLE, 2-SIDED	INC
___	LUGGAGE RACK, DELETE	INC
6J7	FLASHER SYSTEM, HEADLAMP AND TAILLAMP, DRL COMPATIBLE	$480.00
___	WIPERS, FRONT INTERMITTENT WET-ARM	INC
UN9	RADIO SUPPRESSION, BRAIDED BRASS STRAPS	INC
6J3	WIRING, GRILLE LAMPS AND SPEAKERS	$102.00
AG2	SEAT ADJUSTER, FRONT PASSENGER 6-WAY POWER	INC
ATD	SEAT DELETE, THIRD ROW PASSENGER	INC
B30	FLOOR COVERING, COLOR-KEYED CARPETING	$190.00
B58	FLOOR MATS, COLOR-KEYED CARPETED FIRST AND SECOND ROW, REMO	INC
VAV	LPO, ALL-WEATHER FLOOR MATS, FIRST AND SECOND ROW	$140.00
AP3	REMOTE VEHICLE STARTER SYSTEM	$195.00
UT7	GROUND STUDS, AUXILIARY	INC
UE0	ONSTAR, DELETE	INC
VQ3	FLEET PROCESSING OPTION	$0.00
VPV	SHIP THRU TO KERR INDUSTRIES REQUIRED FOR POST PLANT ASSEMBLY	INC
	SPECIAL EQUIPMENT OPTIONS	
9N5	FLOOR CONSOLE DELETE	-$625.00
5T5	SEATS, REAR VINYL WITH FRONT CLOTH SEATS	INC
	SUBTOTAL	**$39,497.00**

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2012 Fleet/Non-Retail Chevrolet Tahoe 4WD 4dr 1500 Commercial CK1070

WINDOW STICKER

Advert/Adjustments	$0.00
Destination Charge	$995.00
TOTAL PRICE	**$40,492.00**

Est City: 15.00 mpg
Est Highway: 21.00 mpg
Est Highway Cruising Range: 546.00 mi

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2012 Fleet/Non-Retail Chevrolet Tahoe 4WD 4dr 1500 Commercial CK1070

STANDARD EQUIPMENT

STANDARD EQUIPMENT - 2012 Fleet/Non-Retail CK10706 4WD 4dr 1500 Commercial

ENTERTAINMENT

- Audio system, AM/FM stereo with MP3 compatible CD player seek-and-scan, digital clock, auto-tone control, Radio Data System (RDS), speed-compensated volume, TheftLock and auxiliary audio input jack
- Audio system feature, 6-speaker system (With (5W4) Identifier for Special Service vehicle, includes 8-speaker system)
- SiriusXM Satellite Radio, delete

EXTERIOR

- Wheels, 4 - 17" x 7" (43.2 cm x 17.8 cm) steel
- Tires, P265/70R17 all-season, blackwall
- Wheel, 17" (43.2 cm) full-size, steel spare
- Tire carrier, lockable outside spare winch-type mounted under frame at rear
- Tire, spare P265/70R17 all-season blackwall
- Luggage rack side rails, roof-mounted, Black
- Fascia, front color-keyed
- Fascia, rear color-keyed
- Assist steps, Black
- Headlamps, dual halogen composite with automatic exterior lamp control and flash-to-pass feature
- Mirrors, outside heated power-adjustable, manual-folding (Mirror caps are Black.)
- Glass, Solar-Ray deep-tinted (all windows except light-tinted glass on windshield and driver- and front passenger-side glass)
- Wiper, rear intermittent with washer
- Door handles, Black
- Liftgate with liftglass rear door system with rear-window wiper/washer

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2012 Fleet/Non-Retail Chevrolet Tahoe 4WD 4dr 1500 Commercial CK1070

STANDARD EQUIPMENT

STANDARD EQUIPMENT - 2012 Fleet/Non-Retail CK10706 4WD 4dr 1500 Commercial

INTERIOR

- Seats, front 40/20/40 split-bench, 3-passenger, driver and front passenger manual reclining, center fold-down armrest with storage, lockable storage compartments in seat cushion (includes auxiliary power outlet), adjustable outboard head restraints and storage pockets (With vinyl seats also includes (AM1) driver manual lumbar control. With vinyl seats requires (19V) Ebony vinyl and (BG9) Black rubberized-vinyl floor covering)
- Seats, second row 60/40 split-folding bench, 3-passenger with center armrest with 2 cup holders (Vinyl seats included and only available with (AZ3) front 40/20/40 vinyl split-bench seats, SEO (5T5) second and third row vinyl with front cloth seats or (9S1) seats, driver and passenger front, individual seats in vinyl trim.)
- Seat adjuster, driver 6-way power
- Seats, third row 50/50 split-bench, 3-passenger removable, all-belts-to-seat
- Headliner, cloth
- Floor covering, Black rubberized-vinyl
- Steering column, Tilt-Wheel, adjustable with brake/transmission shift interlock
- Steering wheel, vinyl
- Steering wheel controls, mounted cruise controls
- Instrumentation, analog with speedometer, odometer with trip odometer, fuel level, voltmeter, engine temperature, oil pressure and tachometer
- Instrumentation, analog with 120 mph speedometer, odometer with trip odometer, engine hour meter, fuel level, voltmeter, engine temperature, oil pressure and tachometer
- Warning tones headlamp on, key-in-ignition, driver and right-front passenger safety belt unfasten and turn signal on
- Windows, power with driver Express-Down and lockout features
- Door locks, power programmable with lockout protection (With (5W4) Identifier for Special Service vehicle, Auto Lockout is disabled on Driver door.)
- Remote vehicle starter prep package includes Remote Keyless Entry (Remote vehicle starter fob available as a Chevy Accessory.)
- Cruise control, electronic with set and resume speed
- Theft-deterrent system, vehicle, PASS-Key III
- Heater, rear auxiliary with rear passenger heating ducts

Report content is based on current data version referenced. Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

GM AutoBook, Data Version: 211.0, Data updated 2/7/2012 4:13:00 PM
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AGENDA ITEM #22.

PROGRESS IN MOTION

Administrative Services Department

Memorandum

To: **Honorable Mayor Maso and City Council Members**

Thru: **George Purefoy, City Manager**
Nell Lange, Assistant City Manager

From: **Tom Johnston, Director of Administrative Services**

Date: **February 13, 2012**

Subject: **Consider and Act Upon Approval of a Purchase Order to the City of Carrollton for Emergency Lighting and Equipment for 9 New Patrol Vehicles**

Action Requested: City Council approval of a purchase order to the City of Carrollton for emergency lighting and equipment for 9 new Police vehicles, in the total amount of $52,827.

Background Information: Purchase made through an interlocal agreement with the City of Carrollton. Council approved an interlocal agreement with the City of Carrollton to provide Police vehicle make-ready services, in March of 2011. In addition to the labor to install all of the equipment, Police staff is requesting to purchase the equipment through the City of Carrollton. Staff reports a cost savings over purchasing these items ourselves last year.

Board/ Citizen Input: N/A

Alternatives: City Council could choose not to approve this purchase order, at this time.

Financial Considerations: Funds are available through the Police Department FY 2012 operating budget.

Legal Review: N/A

Supporting Documents: Department memo and Carrollton quote.

PROGRESS IN MOTION

Police Department
City of Frisco

Memorandum

To: **Tom Johnston, Director of Administrative Services**

From: **Darren Stevens, Deputy Chief, Police Department**

Date: **February 14, 2011**

Subject: **Purchase of Emergency Lighting and Equipment for 9 new Patrol Vehicles**

The Police Department has received 9 new patrol Tahoes to be placed in service. These vehicles will need emergency equipment installed, including emergency lighting, siren, MDC and radio equipment.

Under the current Interlocal Agreement the City of Carrollton is providing the installation service for these vehicles. The current Interlocal agreement with City of Carrollton is allowing these services to be provided on an ongoing basis as needed.

The City of Carrollton is currently a master distributor for all of the emergency equipment we currently purchase. The City of Carrollton provides this equipment and installation services to several major cities resulting in pricing lower than State Contract or current City contract pricing direct with vendors.

The projected cost for all equipment and installation for 9 new patrol vehicles is $52,827.14

This equipment includes the following major components:

- Emergency Lighting/Siren
- Prisoner Seats and Cage
- GPS Antenna
- Gun Lock
- Equipment Console
- Vehicle Build Labor
- Graphics
- Mounting Hardware and Accessories

Staff request this item be placed on the City Council agenda for February 21st meeting.

CARROLLTON TEXAS
Where Connections Happen

Quote

Date 2/14/2012
Quote # W9379
Expiration Date 3/14/2012

City of Carrollton
1420 Hutton Drive
Carrollton, Texas 75006
Phone 972-466-5777
Fax 972-466-9194
will.collier@cityofcarrollton.com

B. Turner
Frisco Police Dept.
7200 Stonebrook Pkwy
Frisco, TX 75034
Phone 972-292-6142

Customer ID FRIPD

Salesperson	Job	Shipping Method	Shipping Terms	Delivery Date	Payment Terms	Due Date
Will	FRPTTH				NET 30	

Qty	Item #	Description	Unit Price	Discount	Line total
9	PCTKIT	SETINA PRISONER CAGE TRANSFER KIT (INCLUDES KIT & FULL LOWER EXTENSION PANEL	178.70		1608.34
9	CT5502	LAGUNA PRISONER SEAT W/ BELTS, 2007+ TAHOE	765.56		6890.04
1	SHIP	LAGUNA PRISONER SEAT SHIPPING COST	460.00		460.00
9	PKG-CON-114	Havis 2010-2012 Chevrolet Tahoe/ GMC Yukon Premium Console Package.	394.02		3546.18
9	C-SM-SA-1-HD	Mounting Bracket Complete W/ Swing Arm (MDC mount)	75.24		677.16
9	C-MD-202	Tilt Swivel Motion Device (MDC mount)	50.16		451.44
18	WSMV-14LS-RB	Tomar RECT-14 LED Module w/Shroud, Adjustable (Side windows, 2 EA)	110.50		1989.00
54	RECT-14LS-RB	Tomar Dual Channel Mini LED warning light - Red/Blue (Front & Side of Push Bumper, Rear Window)	61.50		3321.00
6	WECAN DUO	Whelen “WeCan” Duo Liberty Lightbar/Siren Package w/ CenCom Siren	2345.00		14070.00
9	G5000UT	ProGard Gun Lock	250.00		2250.00
3	9LLENKT1	Whelen Liberty Lightbar Lens Kit	155.00		465.00
9	357166	Dual Band GPS Ant (L3 Antennas)	80.00		465.00
36	RECT-14BKT-90E	Tomar RECT-14 LED Module Bracket (Front Push Bumper & Rear Window)	14.11		253.98
9	GRAPHICS	Vehicle Graphics - 3M Silver, Printed, Laminated - Police Graphics, Installed	495.00		4455.00
9	LABOR	Vehicle Build (Interlocal Agreement)	1150.00		10350.00
9	LABOR	Vehicle Strip (Interlocal Agreement)	175.00		1575.00
			Total Discount		
				Parts	40902.14
				Labor	11925.00
				Total	52827.14

AGENDA ITEM #23.

Office of the City Manager
City of Frisco, Texas

Memorandum

To: **Mayor and City Council**
From: **Henry J. Hill, Deputy City Manager**
CC: **George Purefoy, City Manager**
Date: **February 17, 2012**

Re: **Consider and act upon authorizing City Manager to execute a contract for public affairs consulting services with HillCo Partners.**

Action Requested: To consider and act on extension of contract for public affairs consulting by HillCo Partners through September 30, 2012.

Background Information: HillCo Partners has been serving as the City's public affairs consultants since 2006**.** The firm provides general support for the City of Frisco's Legislative efforts and represents the City's interests in dealing with Legislative matters and other issues related to interaction with agencies of the Texas state government. A principal effort of HillCo has been the issues related to Exide.

The City's Legislative Committee has been discussing utilizing an additional firm as it may relate to economic development, utilities interests, and other matters. During the 2011 Legislative Session, the firm Focused Advocacy was also employed by the City for matters related to redistricting. The Legislative Committee will be considering a recommendation to Council in the future regarding an additional firm.

The proposed extension allows for payment for services rendered by HillCo since the beginning of this current fiscal year and extends until the end.

Financial Considerations: Funds were budgeted and available for the HillCo contract.

Staff Recommendation: Recommend approval.

CONTRACT FOR PUBLIC AFFAIRS CONSULTING SERVICES
(City of Frisco, Texas)

This contract is made between City of Frisco, Texas, having its principal place of business at 6101 Frisco Square Blvd, Frisco, Texas 75034 (hereinafter "Client") and HillCo Partners having its principal place of business at 823 Congress Avenue, Suite 900, Austin, Texas 78701 (hereinafter "Consultant") for the provision of public affairs consulting services related to the Client.

1. **Services**. Consultant will provide the services described below.

a. At the direction of Client, represent the Client in dealings with elected and appointed officials, legislative staff, and interested stakeholders during any regular or called session of the Texas Legislature, in addition to legislative interim committee hearings, on matters identified by the Client that relate to various aspects of municipal governance with a particular emphasis on protecting local revenues sources, land use authority, transportation projects, and economic development authority.

b. Provide analysis and tracking of government actions and decisions which could have an effect on the governmental affairs strategy of the Client.

c. Advise Client on legislative actions contemplated and taken with respect to identified issues and goals. Assist in the development of a strategy to accomplish Client's government affairs goals and objectives.

d. Assist the Client with formulation, development, and drafting of a detailed legislative agenda by working with the appropriate city officials and staff. Once the Client's legislative agenda is developed, Consultant will work for the passage of legislative initiatives that are proposed and identified by the Client prior to the regular legislative session of the Texas Legislature.

e. Consultant will work to defeat any negative legislative proposal that conflicts with the Client's adopted legislative agenda.

f. Consult with Client regarding the effectiveness of its relationships with elected officials, processes and the political environment in Texas. Identify and implement strategies to enhance Client profile with targeted individuals and entities including the arrangement of periodic visits and/or functions with key legislators and staff.

g. Use best efforts to provide information to and educate decision makers with regard to Client's interests and government affairs objectives. Client will work to ensure Consultant has appropriate information and data to assist efforts in this regard. It is understood and agreed Consultant will not make representations or statements on Client's behalf without prior authorization to do so.

h. Monitor, by attendance at meetings and otherwise, state legislative and regulatory bodies, including but not limited to the Texas Department of Transportation, Texas Commission on Environmental Quality, and State Comptroller's Office, when they are considering legislation and/or rulemaking which would impact Client's government affairs objectives and interests.

i. Monitor and track legislation that impacts Client's interest during any called special or regular sessions of the Texas Legislature during the term of the Agreement. Such legislation will be identified by Client or Consultant as having a potential material impact on Client's interests.

j. Consultant will assist in preparing city officials who testify before the Texas Legislature. As part of this preparation the Consultant will assist in formulating written and verbal testimony for city officials who provide testimony to legislative and administrative bodies.

k. Consultant will work with all interested stakeholders that might have an interest in supporting or opposing the Client's adopted legislative agenda.

l. Assist in identifying and reviewing major issues in the United States Congress that may directly impact the Client's overall interests and legislative agenda. Review and comment on Client's federal legislative agenda prior to Client submitting such agenda to their Congressional delegation.

m. Work with Client staff and officials to form an internal structure for addressing inter-governmental needs and public affairs.

2. **Client Support and Communication**. Consultant will provide Client both written and verbal status reports on all matters affecting their stated interests. Consultant will attend Client meetings, as requested and schedule permitting, to assure timely and effective communications. Snapper Carr and Brandon Aghamalian will serve as the primary contacts on behalf of the Consultant.

3. **Legal Services**. It is understood and agreed that Consultant is being retained hereunder to provide governmental consulting services and not to provide legal advice or services to Client. In the event that legal opinions or financial analysis are needed at any time with respect to Client's interests, the decision to seek additional professional advice and services, and from whom, shall rest exclusively with Client.

4. **Expansion of Scope of Work**. Should representation expand significantly beyond the contemplated scope outlined in the Agreement, both parties will mutually agree to discuss the role of the expanded services and agree, if necessary, to discuss the payment of additional compensation during this unlikely event.

5. **Term**. This Agreement is effective for the period from October 1, 2011 through September 30, 2012 (12 months). Either party may terminate the contract, with or without cause, by giving thirty (30) days written notice to the other party. If terminated under the terms of this agreement the Consultant will be paid for all services rendered up until the date of termination.

6. **Compensation**. In consideration for the performance of services, fees shall be paid by Client as follows:

    a. $8,000.00 (eight thousand dollars) per month beginning October 1, 2011 to September 30, 2012 unless terminated prior that date under the terms of this agreement.

    b. All fees will be billed on or about the first of each month. Payment shall be made to HillCo Partners, 823 Congress Avenue, Suite 900, Austin, Texas 78701.

7. **Independent Contractor Relationship**. It is understood by the parties that Consultant is an independent contractor for the purposes of any federal and/or state laws including tax laws, and that Consultant is not in any way an employee, full or part-time of Client.

8. **Expenses**. Consultant agrees to cover routine business expenses out of the compensation provided to them under this contract. However, Client agrees to pay for travel expenses of the Consultant if the Client requests their presence at a meeting outside of Austin, Texas. Prior approval by the Client shall be necessary before all out of town expenses are incurred by the Consultant. Consultant will provide invoices for all travel expense reimbursements. Client agrees to pay these invoices within thirty (30) days of receipt. Any individual expense in excess of $100.00 (one hundred) will be accompanied with an individual receipt or invoice.

9. **State Law**. Under Texas and federal law there are various requirements imposed on persons and organizations that interact with state officials, especially where an attempt is made to influence legislation or contracts. In this regard, Consultant will promptly inform Client when any such filings are necessary and shall seek registration with respect to the services to be performed on Client's behalf. Consultant agrees to perform its obligations under this contract in compliance with all applicable laws.

10. **Lobby Activities and Reporting**. The Texas ethics law and rules adopted by the Texas Ethics Commission require the Consultant to report compensation or reimbursement paid to Consultant for the purpose of directly communicating with members of the legislative or executive branch. Texas Ethics Commission Rules provide that a registrant receiving compensation or reimbursement for purposes other than lobby activities may reasonably determine the amount of compensation attributable to lobby activities and report only that amount. The rules define "*lobby activity"* as "Direct communication with one or more members of Texas legislative or executive branch to influence legislation or administrative action and activities in preparing for such direct communication." The statutory term *"lobby activity"* does not include, for example, the following activities performed on the Client's behalf:
    - Any effort to influence purchasing decisions by a state agency
    - Daily monitoring of legislation and/or executive actions
    - Communication with the Client on many strategic subjects
    - Preparation and delivery of status reports, newsletters, and other items of interest
    - Giving sworn testimony before executive or legislative bodies
    - Legal consultation, briefings and documentation
    - Analysis of political races and fundraising efforts on behalf of PACs and/or individual candidates
    - Attending and preparing for board meetings
    - Negotiation sessions
    - Arranging meetings with various state officials to brief them on areas of interest to the Client
    - Any other action taken which is not designed specifically to influence legislative or executive action.

    (a) The Consultant will allocate on a reasonable basis, as allowed by the rules, the amount of the retainer paid to the Consultant that is being paid for *"lobby activities".* Based upon Consultant's experience representing other clients, the Consultant believes 50 (fifty) percent will be a reasonable estimate of the monthly retainer attributable to *"lobby activities."* It is understood and agreed that the Consultant's activities will be monitored from time to time so that any change in the amount of time spent on lobby activities as defined by the rules of the Texas Ethics Commission will be detected and updated, if necessary.

11. **Confidentiality**. If a party provides information or materials indicated to be confidential, the receiving party will maintain the confidentiality of such matters and not disclose any such information except in proper performance of this contract and as required by law.

12. **Conflicts of Interest**. By signing this Agreement, Client is consenting to the representation of multiple clients by the Consultant and is confirming that no

direct conflicts of interest currently exist. If any such conflict should develop, Consultant agrees to bring that fact immediately to the attention of both Clients for resolution. Consultant will exercise extreme care to avoid conflicts, unintended or otherwise, which arise, if ever, in the future. It is acknowledged that Consultant does now represent and has for a number of years represented utility providers and such representation is expressly consented to by Client herein. However, it is also understood that the primary contacts (Snapper Carr and Brandon Aghamalian) for the Client will not engage in "lobby activities" on behalf of utility providers. Consultant will be able to monitor, track, and advise the Client on most utility matters, however, the Consultant's role maybe limited on certain subject matters if a direct conflict of interest arises in the future. Consultant agrees to fully comply with the Texas Ethics laws concerning conflicts of interests.

13. **Termination**. Either party may terminate this agreement upon thirty (30) days written notice to the other. The Client may also terminate this contract with fifteen (15) days notice if termination is caused due to a conflict of interest.

14. **Entire Agreement and Modifications**. This Agreement contains the entire agreement and understandings of the parties with respect to the subject matter hereof and supercedes all prior or contemporaneous agreements or understandings, whether oral or written, negotiations and discussions. This Agreement may not be modified, rescinded or terminated orally, and no modification, rescission, termination or attempted waiver of any provision hereof (including this section) shall be valid unless in writing and signed by the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement through their duly authorized officers, as of the date set forth above.

City of Frisco, Texas	**HillCo Partners**
By: _____	By: _____
Date: _____	Date: _____

AGENDA ITEM #24.

CONTRACT FOR INDEPENDENT CONTRACTOR/PROFESSIONAL SERVICES

This Contract is made as of the 21st day of February, 2012 by and between the City of Frisco, Texas, a municipal corporation of the State of Texas, (hereinafter "the CITY"), and the International City/County Management Association, a not-for-profit corporation incorporated under the laws of the State of Illinois, whose principal office is located in Washington, D.C. (hereinafter "the CONTRACTOR") and whose Federal I.D. number is 36-2167755.

WHEREAS, the CITY desires to retain the CONTRACTOR, and the CONTRACTOR desires to be retained, pursuant to the scope of services outlined in the "Proposal for Comprehensive Analysis of Fire Services" (the "Proposal") attached hereto as **Exhibit "A"** and incorporated herein in its entirety;

NOW, THEREFORE, in consideration of the mutual promises contained herein, the CITY and the CONTRACTOR agree as follows:

ARTICLE 1 - SERVICES

The services to be rendered by CONTRACTOR under this Contract are set forth in **Exhibit "A"** attached hereto.

ARTICLE 2 - SCHEDULE

The schedule for services to be rendered by CONTRACTOR is set forth in **Exhibit "A"** attached hereto. The project and final deliverables shall be completed per the schedule in **Exhibit "A"**, which is approximately one hundred twenty (120) days after this Agreement is fully executed, subject to a mutually agreeable extension if necessary. The delivery of an "Operations" and "Data Analysis" draft report shall indicate conclusion of the work anticipated in the proposal. Following delivery of the draft reports, the CITY shall have 30 days to submit any changes it finds prudent or necessary. Sixty days from the delivery of the draft reports, the final report shall be produced and transmitted electronically. Both of these time periods shall be in addition to the time period for conducting the analysis and will not require extensions of the contract. The CITY may elect to engage optional language in the contract to request a final in-person presentation which shall be done outside of the time parameters of this contract.

ARTICLE 3 - PAYMENTS TO CONTRACTOR

Payment by the CITY under this Contract shall be governed by **Exhibit "B"**.

ARTICLE 4 - TERMINATION

Unless the CONTRACTOR is in breach of the Contract, the CONTRACTOR shall be paid for services rendered to the CITY's satisfaction through the date of termination. This is a legal-binding contract and cannot be terminated without cause. After receipt of a termination notice and except as otherwise directed by the CITY, the CONTRACTOR shall:

A. Stop work on the date and to the extent specified;
B. Transfer all work in process, completed work, and other materials related to the terminated work to the CITY; and
C. Continue and complete all parts of the work that have not been terminated.

ARTICLE 5 - PERSONNEL

The CONTRACTOR is, and shall be, in the performance of all work, services and activities under this Contract, an independent contractor, and not an employee, or agent of the CITY. All persons engaged in any of the work or services performed pursuant to this Contract shall at all times, and in all places, be subject to the CONTRACTOR's sole direction, supervision, and control. The CONTRACTOR shall exercise control over the means and manner in which it and its employees perform the work, and in all respects the CONTRACTOR's relationship and the relationship of its employees to the CITY shall be that of an independent contractor and not as employees or agents of the CITY.

The CONTRACTOR represents that it has, or will secure at its own expense, all necessary personnel required to perform the services under this Contract. Such personnel shall not be employees of or have any contractual relationship with the CITY, nor shall such personnel be entitled to any benefits of the CITY including, but not limited to, pension, health and workers' compensation benefits.

The CONTRACTOR warrants that all services shall be performed by skilled and competent personnel consistent with applicable technical and professional standards in the field. The CONTRACTOR shall utilize those personnel included in the Proposal.

ARTICLE 6 - AVAILABILITY OF FUNDS

The CITY's elected body has appropriated sufficient funds in the operating budget(s) for which the work to be performed will occur and until the contract has been fully executed.

ARTICLE 7 - INSURANCE REQUIREMENTS

The CONTRACTOR will be required to provide certificates of insurance showing that it carries, or has in force, automobile liability insurance, general liability insurance and professional liability insurance. Limits of liability for automobile liability insurance shall be, at a minimum, $1,000,000.00 combined single limit. Limits of liability for general liability insurance shall be, at a minimum, $1,000,000.00 per occurrence, $1,000,000.00 personal and advertising injury, $1,000,000.00 general aggregate and $1,000,000.00 products/completed operations aggregate. General liability insurance will include coverage for contractually assumed liability. Limits of liability for professional liability insurance shall be, at a minimum, $1,000,000.00 per occurrence/claim and $1,000,000.00 aggregate. If the general liability insurance coverage and/or the professional liability insurance coverage is on a claims-made basis, the CONTRACTOR will maintain coverage in force for a period of two (2) years following the termination of the contract at the limits specified in this paragraph. The CONTRACTOR is responsible for the payment of any deductibles or self-insured retentions.

The CITY will be named as additional insured under the CONTRACTOR's general liability insurance and automobile liability insurance policies.

The CONTRACTOR agrees to indemnify, hold harmless, and defend the CITY, its officials, representatives, agents, servants, and employees from and against any and all claims, actions, lawsuits, damages, judgments, liability and expense, including attorneys fees and litigation expenses, in whole or in part arising out of, connected with, or in any way associated with the activities of the CONTRACTOR, its employees, or its sub-contractors in connection with the work to be performed under this contract.

ARTICLE 8 - SUCCESSORS AND ASSIGNS

The CITY and the CONTRACTOR each binds itself and its partners, successors, executors, administrators and assigns to the other party and to the partners, successors, executors, administrators and assigns of such other party, in respect to all covenants of this Contract. Except as stated above, neither the CITY nor the CONTRACTOR shall assign, sublet, convey or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as giving any rights or benefits hereunder to anyone other than the CITY and the CONTRACTOR.

ARTICLE 9 – LAW GOVERNING THIS CONTRACT

The Contract shall be governed by the laws of the State of Texas. Any and all legal action necessary to enforce the Contract will be held in Collin County. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law, in equity, by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

Dispute Resolution

In case of a dispute regarding the interpretation of any part of this Contract, the Parties shall use their best efforts to arrive at a mutually acceptable resolution. The CONTRACTOR shall proceed diligently with its performance of the work under this Contract pending the final resolution of any dispute arising or relating to this Contract. The Client shall continue to pay the CONTRACTOR for its performance under the Contract except for those items related to the dispute.

ARTICLE 10 - CONFLICT OF INTEREST

The CONTRACTOR represents that it has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required.

CONTRACTOR employees, subject matter experts, or subcontractors may undertake outside professional activities provided such activity and involvement does not conflict or interfere with this Contract. In addition, employees, subject matter experts, or subcontractors will not directly or indirectly, alone or with others, engage in or have any interest in any person, firm, or entity that engages in any business activity that is competitive with the business performed under this Contract.

ARTICLE 11 - EXCUSABLE DELAYS

The PARTIES shall not be considered in default by reason of any failure in performance if such failure arises out of causes reasonably beyond the control of the PARTIES and without their fault or negligence. Such causes include, but are not limited to: acts of God; natural or public health emergencies; and abnormally severe and unusual weather conditions.

Upon either PARTY'S request, the other PARTY shall consider the facts and extent of any failure to perform the work and, if the PARTY'S failure to perform was without its fault or negligence, the Contract Schedule and/or any other affected provision of this Contract shall be

revised accordingly to a newly agreed upon timeline. It shall be the responsibility of the PARTIES to notify the other PARTY promptly in writing whenever a delay is anticipated or experienced, and to inform the other PARTY of all facts and details related to the delay.

ARTICLE 12 - DISCLOSURE AND OWNERSHIP OF DOCUMENTS

All written and oral information not in the public domain or not previously known, and all information and data obtained, developed, or supplied by the CITY or at its expense will be kept confidential by the CONTRACTOR and will not be disclosed to any other party, directly or indirectly, without the CITY's prior written consent unless required by a lawful order. All drawings, maps, sketches, programs, data base, reports and other data developed, or purchased, under this Contract for or at the CITY's expense shall be and remain the CITY property and may be reproduced and reused at the discretion of the CITY.

All covenants, agreements, representations and warranties made herein, or otherwise made in writing by any party pursuant hereto, including but not limited to any representations made herein relating to disclosure or ownership of documents, shall survive the execution and delivery of this Contract and the consummation of the transactions contemplated hereby.

ARTICLE 13 - NONDISCRIMINATION

The CONTRACTOR warrants and represents that all of its employees are treated equally during employment without regard to race, color, religion, disability, sex, age, national origin, ancestry, marital status, and sexual orientation.

ARTICLE 14 - ENFORCEMENT COSTS

If any legal action or other proceeding is brought for the enforcement of this Contract, or because of an alleged dispute, breach, default or misrepresentation in connection with any provision of this Contract, the successful or prevailing party will be entitled to recover reasonable attorney's fees, court costs and all expenses (including taxes) even if not taxable as court costs (including, without limitation, all such fees, costs and expenses incident to appeals), incurred in that action or proceeding, in addition to any other relief to which such party may be entitled.

ARTICLE 15 - SEVERABILITY

If any term or provision of this Contract, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Contract, or the application of such terms or provision, to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Contract shall be deemed valid and enforceable to the extent permitted by law.

ARTICLE 16 - ENTIRETY OF CONTRACTUAL AGREEMENT

The CITY and the CONTRACTOR agree that this Contract together with the Exhibits hereto, sets forth the entire agreement between the parties, and that there are no promises or understandings other than those stated herein. None of the provisions, terms and conditions contained in this Contract may be added to, modified, superseded or otherwise altered, except by written instrument executed by the Parties hereto in accordance with Article 17 - Modification and Changes. In the event of any conflict or inconsistency between this Contract

and the provisions in the incorporated Exhibits, the terms of this contract will supersede and prevail over the terms in the incorporated Exhibits.

ARTICLE 17 – MODIFICATIONS AND CHANGES

Only the **CITY's City Manager** or his/her representative has authority to issue modifications to this Contract that materially change or modify any of the specifications, terms, or conditions of this Contract.

Only the **CITY's City Manager** may, by written order, make changes within the scope of work of this contract including but not limited to any one or more of the following: (a) description of services to be performed; and (b) period of performance.

No change order shall be binding unless so issued by the **CITY's City Manager** in writing and, until approved by the **CONTRACTOR'S** Contracting Administrator or their designated representative unless they are of an administrative matter.

ARTICLE 18 - NOTICE

All notices given under this Contract shall be sent by certified mail, return receipt requested, and if sent to the (name of client) shall be mailed to:

City Manager
City Hall, 5th Floor
6101 Frisco Square Blvd.
Frisco, Texas 75034

and if sent to the CONTRACTOR shall be mailed to:

Director
Grants & Contract Administration
International City/County Management Association (ICMA)
777 North Capitol Street, Suite 500
Washington, DC 20002

***** REMINADER OF PAGE INTENTIONALLY LEFT BLANK *****

IN WITNESS WHEREOF, the Parties hereto agreed to all that is written herein and included within **Exhibit "A"** and **Exhibit "B"**.

CITY OF FRISCO, STATE OF TEXAS

BY: _____
SIGNATURE

Print Name: _____

Date: _____

ATTEST:

_____
SIGNATURE

Print Name: _____

Date: _____

WITNESSES:

INTERNATIONAL CITY/COUNTY MANAGEMENT ASSOCIATION (ICMA)

BY: _____
SIGNATURE

Print Name: _____

Date: _____

BY: _____
SIGNATURE

Print Name _____

Title: _____

Date: _____

EXHIBIT "A"

PROPOSAL

Proposal for Comprehensive Analysis of Fire Services
Frisco, Texas



FIRE/EMS OPERATIONS

CENTER FOR PUBLIC SAFETY MANAGEMENT

Submitted by:

ICMA *Center for Public Safety Management*

International City/County Management Association

777 North Capitol Street, NE – Suite 500

Washington, DC 20002

202-962-3607

ICMA

Leaders at the Core of Better Communities

ICMA

Leaders at the Core of Better Communities

February 4, 2012

Mr. George Purefoy,
City Manager
6101 Frisco Square Blvd.
Frisco, Texas 75034

Dear Mr. Purefoy:

The ICMA *Center for Public Safety Management* is pleased to submit this proposal for an analysis of fire services for the City of Frisco, Texas.

This proposal is specifically designed to provide the City with a thorough and unbiased understanding of the performance of the department. Because this issue will have a dramatic impact on the community and because the city must have complete confidence in the outcome of our report, we have assembled what must be considered a premier team of subject matter experts with nationally recognized expertise in a wide range of public safety services.

Our project management staff has decades of experience supporting clients in the local government, state and private sectors as well. Because of the expertise that each of these persons bring, you can expect the highest quality solution.

As you know, ICMA has provided direct services to local governments nationwide for decades, which have helped to improve the quality of life for millions of residents in the United States and abroad. From an enterprise-wide perspective, we guarantee an honest-broker solution for Frisco's challenge. I, along with my colleagues at ICMA, greatly appreciate this opportunity and would be pleased to address any comments you may have. You may contact me at 716.969.1360 or via email at lmatarese@icma.org.

Sincerely,



Leonard A. Matarese
Director, Research and Project Development
ICMA *Center for Public Safety Management*

Overview

The International City/County Management Association (ICMA) is a 100 year old, non-profit professional association of local government administrators and managers, with approximately 9,000 members located in 32 countries.

Since its inception in 1914, ICMA has been dedicated to assisting local governments in providing services to its citizens in an efficient and effective manner. Our work spans all of the activities of local government – parks, libraries, recreation, public works, economic development, code enforcement, Brownfield's, public safety, etc

ICMA advances the knowledge of local government best practices across a wide range of platforms including publications, research, training, and technical assistance. Our work includes both domestic and international activities in partnership with local, state and federal governments as well as private foundations. For example, we are involved in a major library research project funded by the Bill and Linda Gates Foundation and we are providing community policing training in Panama working with the U.S. State Department. We have personnel in Afghanistan assisting with building wastewater treatment plants and have teams in Central America providing training in disaster relief working with SOUTHCOM.

The **ICMA *Center for Public Safety Management* (ICMA/CPSM)** is one of four Centers within the US Programs Division of ICMA providing support to local governments in the areas of police, fire, EMS, Emergency Management and Homeland Security. In addition to providing technical assistance in these areas we also represent local governments at the federal level and are involved in numerous projects with the Department of Justice and the Department of Homeland Security.

ICMA/CPSM is also involved in police and fire chief selection; assisting local governments in identifying these critical managers thru original research we have conducted identifying the core competencies of police and fire managers and providing assessment center resources.

Our local government technical assistance includes workload and deployment analysis, using Operations Research techniques and credentialed experts to identify workload and staffing needs as well as best practices. We have conducted approximately 100 such studies in communities ranging in size from 8,000 population Boone, IA to 800,000 population Indianapolis, IN.

Thomas Wieczorek is the Director of the Center for Public Safety Manager. Leonard Matarese serves as the Director of Research & Program Development.

Overview

Among ICMA's many activities, it assists local governments through a variety of programs that focus on specific local government concerns including fire. ICMA's focus is on the management perspective in organizing and operating these areas. ***ICMA Center for Public Safety Management*** *acts* as an objective and trusted broker tapping into the knowledge of the association's membership base and combining expertise from other appropriate experts to offer innovative ideas, lessons learned, and leading practices to communities. The program provides practical advice and resources that local government managers and staff need to improve services and service delivery in their communities.
We apply standard project management practices to each solution, ensuring that:

- All projects are completed within the contractual scope of work;
- Are completed on time, and within budget.

We rely on these principles to ensure that the final solution meets the client objectives for a comprehensive and concise analysis of resource deployment.

Methodology

The ICMA team follows a standardized approach to conducting analyses of fire and EMS departments. We have developed this standardized approach by combining the experience sets of dozens of subject matter experts in the areas of police, fire, homeland security and EMS. Our collective team has more than a combined 100 years of conducting studies for cities in the United States and internationally.

We begin projects by extracting calls for service and raw data from an agency's computer aided dispatch system. The data are sorted and analyzed for comparison to nationally developed performance indicators. These performance indicators (response times, workload by time, multiple unit dispatching, etc.) are valuable measures of agency performance. The findings are shown in tabular as well as graphic form and follow a standard format for presentation of the analyzed data. While the format will be similar from community to community, the data reported are unique to the specific community. Due to the size and complexity of the documents, this allows for simple, clean reporting. The reports generated from analyzing the data serve as the basis for many accreditation documents such as "Standards of Response Coverage" and the on-site review.

ICMA will conduct an operational review alongside a data analysis using the performance indicators as the basis for the operational review. Prior to any on-site arrival of an ICMA team, agencies are asked to compile a number of key operational documents (policies and procedures, assets lists, etc.). Most on-site reviews consist of interviews with management and supervisors as well as rank and file officers; attendance at roll calls; and ride-alongs with staff. We review case files and observe dispatch operations to ensure compliance with the provided written documentation.

As a result of any on - site visits and data assessments, our subject matter experts produce observations and recommendations which highlight strengths, weaknesses, opportunities and threats of the department.

We have found that this standardized approach insures that we measure and observe all of the critical components of agencies which establish the baseline performance levels. This information can be used to benchmark against comparable cities. We're able to do this because we recognize that while agencies may vary in size and challenges, there are best practices in use throughout the country.

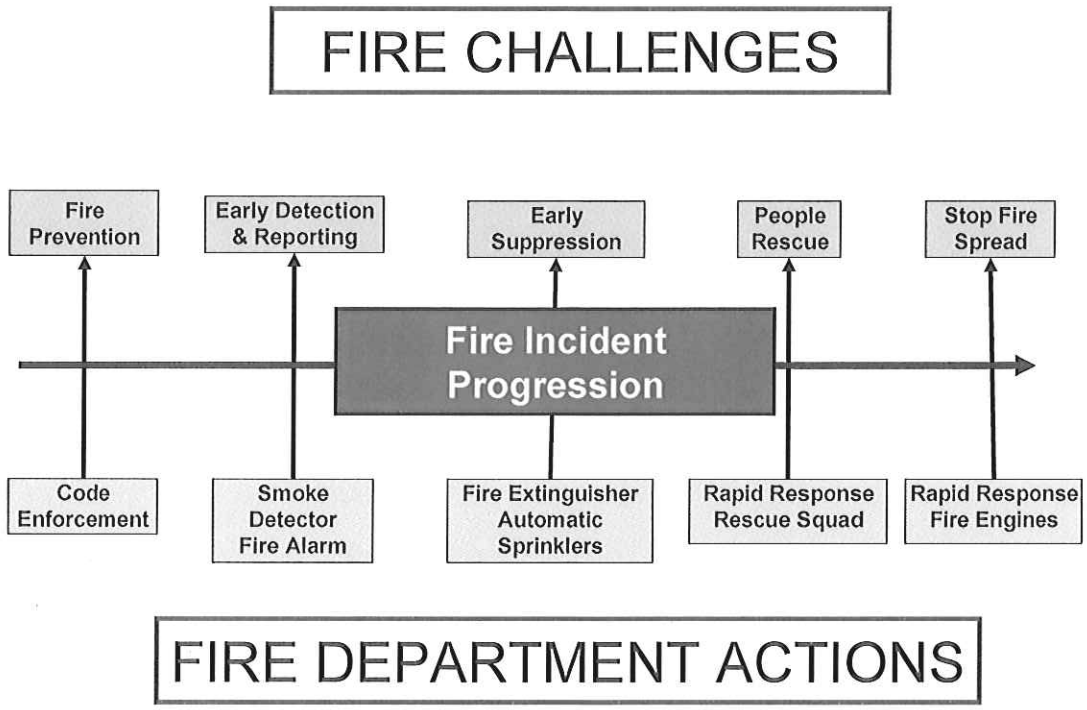
We liken this standardized approach to the manner of an auditing process:

- ICMA asks questions and requests documentation upon project start up;
- We confirm accuracy of information received;
- We deploy operations teams on - site to research the uniqueness of each environment;
- We perform data modeling and share preliminary findings with each city; and
- We assess any inconsistencies reported by client cities and communicate our results in a formal, written report.

The ICMA Approach

ICMA *Center for Public Safety Management* utilizes two methods for evaluating and identifying solutions. The first component is a data analysis with applied operations research principles.

Fire departments staff their stations and train their personnel to respond to a wide array of fire and vehicular accident emergencies. EMS is likely a significant demand upon the Frisco Fire Department. In addition, many departments use the long intervals between calls for service for a variety of prevention activities. Research in the United Kingdom as well as by FEMA has shown that the most cost-effective approach to fire deployment is the elimination of calls. If a call is received, eliminating hazards decreases the risk faced by first responders and may result in a more positive outcome. These preventive strategies should include building code enforcement and quality of life enforcement issues. The effort may also include fire extinguishers and automatic sprinkler systems. All of these prevention and rapid response activities are laid out below.



The resulting data study will gather and analyze data on the number of personnel on duty, as well as the efficiency and effectiveness of the current deployment on the fire runs. Resources utilization will be quantified for concentration, location, and drawdown.

The study will also analyze fire call data to provide a comprehensive review of fire services including a detailed analysis of workloads and response times. The analysis of the workloads should begin with an in-depth study of the types of calls handled and their severity. The goal of this data gathering would be to explicate the fundamental nature of the fire challenge faced by the Fire Department.

The study will pay special attention to fires reported in residences or building and will require the use a number of measures of severity to categorize these reported building fires. Some examples of questions to be answered as a part of the study include: Did the fire spread beyond local source? What was the extent of the damage? How long did the engine companies work at the scene?

For each call type, we will determine the time spent on-scene and the manpower personnel who worked the scene. This data will be aggregated to determine an overall average total time spent on fire calls per 24-hour period and by shift for each engine company. It will document any dramatic variations by time of day and day of week as well as seasonal variations. It will also require the review the department's fire prevention activities that fire personnel carry out between emergency calls. The study will also analyze data to determine the proportion of calls and the associated workload that arise within the city's borders compared to mutual aid calls.

Response time is an important statistic in emergency service systems. We will determine:

- Average response time
- Distribution of response times for different call categories
- Response time for the second arriving engine company, where possible

We will also identify and review calls that experienced unusually long response times.

Operations Review

Using information analyzed by the data team, an operational assessment by ICMA will be conducted to evaluate the deployment of emergency resources.

The ICMA team will evaluate equipment, maintenance, records, policies, procedures, and stations to create recommendations for future service delivery.

The team may meet with elected and appointed officials as well as identified community leaders to determine the outcome they are seeking from deployment of resources.

Observations and recommendations will be developed around ten key areas:

- Governance and Administration
- Assessment and Planning
- Goals and Objectives
- Financial Resources
- Programs (To include fire suppression, EMS, fire prevention, public education, fire investigation, rescue, hazardous materials, homeland security, marine services, and other programs)
- Physical resources
- Human Resources
- Training and Competency
- Essential Resources (Water, Communications, Administrative support)
- External System Relationships

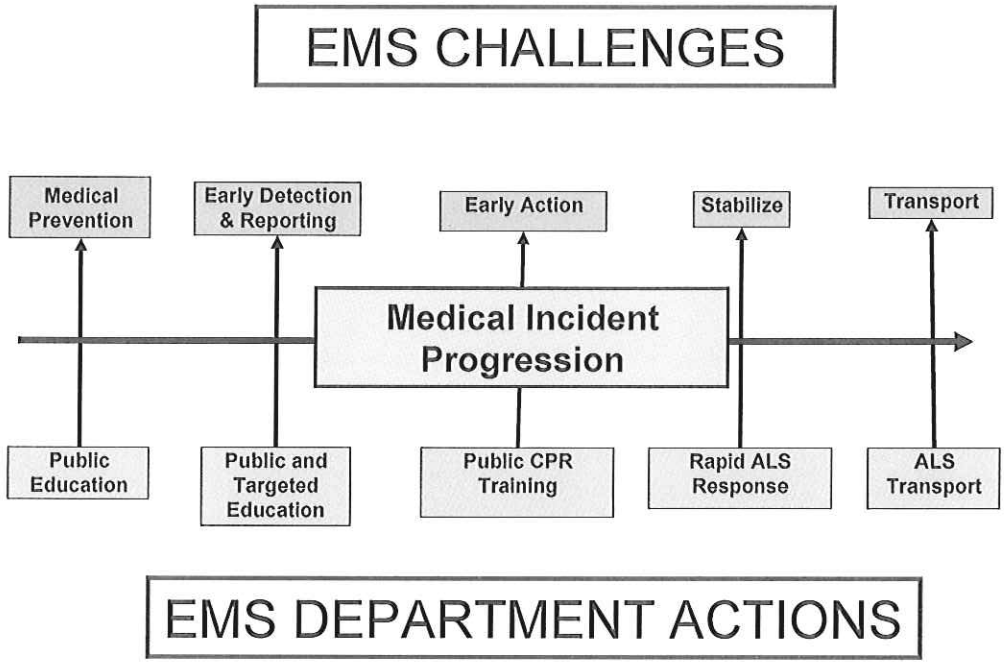
Using GIS technology we will review the current locations of deployed equipment and stations with recommendations developed for the future. Key to making these determinations will be response time for dispatched units.

The ICMA data team has created a methodology for determining resource utilization that quantifies the maximum and minimum deployment of personnel and equipment. It is unlike any other approach currently used by consultants and is indicative of the desire by ICMA to deliver the right resources at the right time.

Emergency Medical Services –

Fire departments often provide emergency medical services as first responders and may also transport the patients to hospitals. One key variable is the level of training and

equipment of the EMS responders. In between calls they may be actively involved in public education programs. Numerous studies have documented the importance of widespread CPR training especially when witnessing a sudden cardiac arrest. All of these prevention and rapid response activities are laid out below.



Fire Departments provide emergency medical services in addition to fire suppression duties. ALS vehicles are stationed at fire stations and staffed continuously seven days a week, 24 hours a day. In this project we will analyze 2010 EMS call data to provide a comprehensive review of emergency medical services including a detailed analysis of workloads and response times. The analysis of the workloads will begin with an in-depth study of the types of calls handled and their severity. The goal is to explicate the fundamental nature of the emergency medical challenge faced by the communities' Fire Departments. We will pay special attention to the most critical emergencies such as heart attack and serious vehicular accidents.

For each call type, we will determine the time spent on-scene and the manpower personnel who worked the scene. These data will be aggregated to determine an overall average total time spent on fire calls per 24-hour period for each ambulance company. We will also determine how much EMS calls contribute to the workload of fire engine companies since they also respond to most calls. We will document any dramatic variations by time of day and day of week as well as seasonal variations.

Response time is an important statistic in emergency service systems. We will determine not only average response time but also the distribution of response times for different call categories. We will also identify and review calls that experienced unusually long response times.

Analysis of the Busiest Hours of the Year

Fire departments often speak of the "worst case scenario" or "resource exhaustion" when developing staffing and deployment plans. In reality, on agency can never staff for the worst case scenario, because whatever situation can be envisioned, there can always be a more serious event that can be planned.

What is needed to make staffing and apparatus decisions is a clear understanding of what levels of demand can reasonably be expected over specific periods of time in a specific jurisdiction. For example, what are the busiest calls for service times over a one year period and what levels of staffing and apparatus were needed to handle this workload?

To answer this question requires a detailed analysis of calls for service, broken down minute by minute, identifying which units were busy and how many units remained available to respond to a new call for service. More sophisticated analysis can take into consideration available mutual aid resources.

There is significant variability in the number of calls from hour to hour. One special concern relates to the fire resources available for the highest workload hours. We tabulate the data for each of 8760 hours in the year. We identify how often the fire department will respond to more than a specified number of calls in an hour. In studying call totals, it is important to remember that an EMS run typically lasts, on average, a different amount of time than a fire category call.

Example of "Busiest Hour Analysis"

What follows is an example of an ICMA study of a fire department with 17 units staffed all the time. For the vast majority of these high volume hours, the total workload of all units combined is equivalent to 3 or fewer units busy the entire hour. For the ten highest volume hours, 0.1% of the hours, the total workload exceeded 3 hours. All of these high volume hours occurred between 10 a.m. and 9 p.m.

The hour with the most work was between 1000 and 1100 on September 12, 2009. The 21 calls involved 34 runs. The combined workload was 417 minutes. This is equivalent to 7 firefighting units being busy the entire hour. However, in the City there are 17 units staffed all of the time. During the worst portion of the hour, there were always at least 5 units still available to respond immediately. Only 5 of the 17 units were busy more than 30 minutes during this hour.

The hour with the most calls was between 1400 and 1500 on October 13, 2009. The 23 calls involved 28 runs. The combined workload was 379 minutes. This is equivalent to between 6 and 7 firefighting units being busy the entire hour. However, in the city there are 17 units staffed all of the time. During the worst portion of the hour, there were always at least 7 units still available to respond immediately. Only 3 of the 17 units were busy more than 30 minutes during this hour.

Table 1. Frequency Distribution of the Number of Calls

Number of Calls in an Hour	Frequency
0-5	6397
6-10	2263
11-15	98
16 or more	2

Observations:

- A total of 6,397 hours (73%) in a year have received 0-5 calls.
- A total of 2,263 hours (25.8%) in a year have received 6-10 calls.
- A total of 100 hours (1.2%) in a year have received 11 or more calls.

Table 2. Top Ten Hours with the Most Calls Received

HOURS		Number of Calls	Number of Runs	Total Busy Minutes
13-Oct-2009	1400	23	28	379
12-Sep-2009	1000	21	34	417
20-Jun-2009	2000	15	16	252
02-Feb-2009	1900	15	16	213
10-Jul-2009	1000	14	15	226
15-Feb-2009	1900	14	20	317
29-Jul-2009	1700	14	18	274
23-Feb-2009	1100	14	15	180
17-Mar-2009	1500	14	17	193
01-Mar-2009	1800	13	14	185

Table 3. Deployed Minutes by Unit for the Hour between 10 a.m. and 11 a.m. on 12-Sep-2009

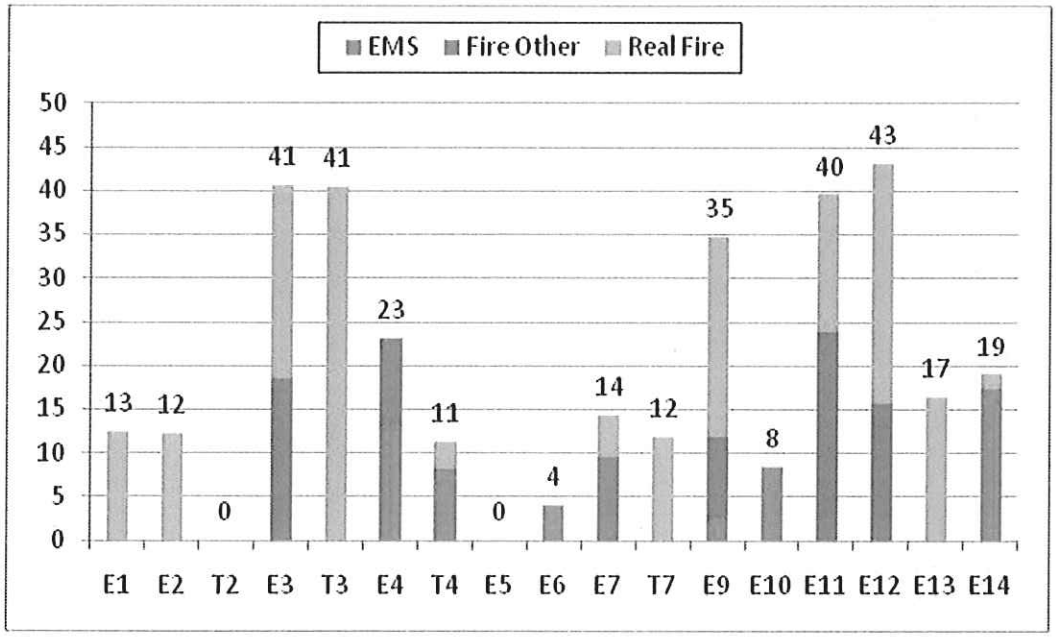
Station	1	2		3		4		5	6	7		9	10	11	12	13	14	Number of Units	
Unit	E1	E2	T2	E3	T3	E4	T4	E5	E6	E7	T7	E9	E10	E11	E12	E13	E14	Busy	Free
0-5																	3.3	1	16
5-10		1.9		0.7													5	3	14
10-15	3.1	5		5								3.7		0.6	4.8		5	7	10
15-20	5	4.3		5	0.5							5		5	4.4		4	8	9
20-25	4.4	1.1		4.4	5							3.8		5	5			7	10
25-30				5	5							5		5	5			5	12
30-35				4.6	5							5		5	2.7			5	12
35-40				5	5	3.1						5		5	1.3			6	11
40-45				5	5	5				1.2		0.7	0.7	4.9	5	1.6		9	8
45-50				5	5	5	1.8			5	1.8		1.9	1.6	5	4.9	1.7	11	6
50-55				0.9	5	5	4.5		3.3	5	5	2.5	0.8	2.5	5	5		12	5
55-60					5	5	5		0.8	3.1	5	4.1	5	5	5	5		11	6
Total	12.5	12.3	0.0	40.6	40.5	23.1	11.3	0.0	4.1	14.3	11.8	34.8	8.4	39.6	43.2	16.5	19.0		

Note: The numbers in the cells are the busy minutes within the 5 minute block. The cell values greater than 2.5 are coded as red.

Observations:

- Between 10 a.m. and 11 a.m. on September 12, 2009, the fire department responded to 21 calls and dispatched 34 units to these calls.
- In the city there are 17 units staffed all of the time. During the worst portion of this hour, there were always at least 5 units still available to respond immediately. Only 5 of the 17 units were busy more than 30 minutes during this hour.

Figure 1. Workload by Unit and Call Type for the Hour between 10 a.m. and 11 a.m. on 12-Sep-2009



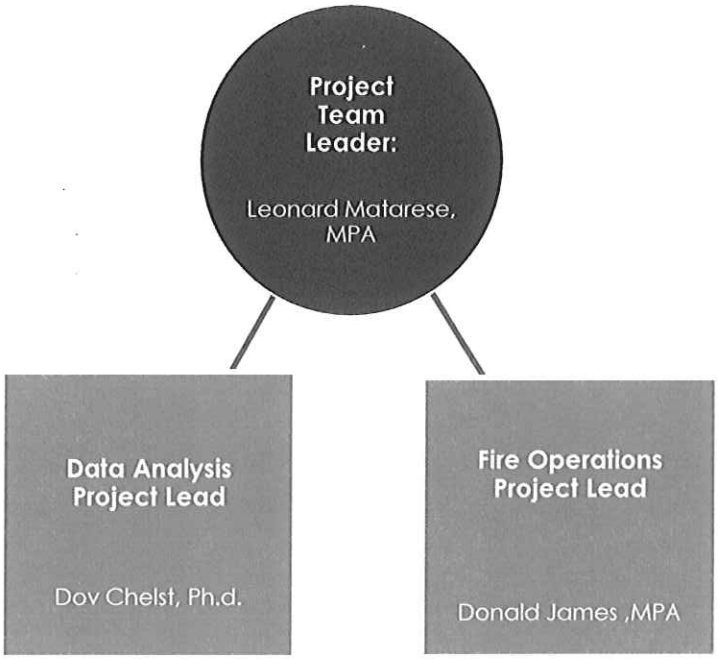
Observations:

- Engine companies E3, E11 and E12 were busy more than 40 minutes during this hour.
- Truck T3 was busy more than 40 minutes during this hour.
- Eleven units were busy less than 20 minutes. Two units responded to no calls.

Organization Chart / Project Staffing

For this project, the ICMA has assembled a premier team of experts from a variety of disciplines and from across the United States. The goal is to develop recommendations for Frisco that will enable it to produce the outcomes necessary to provide critical emergency services. The team will consist of a program director, senior operations manager, and several senior public safety consultants selected from our team specifically to meet the needs of the city.

The management organizational chart for the project includes the following Key Team Members:



Project Manager

Director of Research and Project Development, ICMA Center for Public Safety,

Leonard Matarese, MPA, ICMA-CM, IPMA-CP

- **Background**
  Mr. Matarese is a specialist in public sector administration with particular expertise in public safety issues. He has 43 years experience as a law enforcement officer, police chief, public safety director, city manager and major city Human Resources Commissioner. He was one of the original advisory board members and trainer for the first NIJ/ICMA Community Oriented Policing Project which has subsequently trained thousands of municipal practitioners on the techniques of the community policing philosophy over the past 18 years. He has conducted numerous studies of emergency services agencies with particular attention to matching staffing issues with calls for service workload. As a public safety director he has managed fire departments with ALS transport capabilities. He was an early national leader in the public access AED movement.

  Recognized as an innovator by his law enforcement colleagues he served as the Chairman of the SE Quadrant, Florida, Blue Lighting Strike Force, a 71-agency, U.S. Customs Service anti-terrorist and narcotics task force and also as president of the Miami-Dade County Police Chief's Association – one of America's largest regional police associations. He represents ICMA on national projects involving the United States Department of Homeland Security, The Department of Justice, Office of Community Policing and the Department of Justice, Office Bureau of Justice Assistance. He has also served as a project reviewer for National Institute of Justice. He is the subject matter expert on several ICMA / USAID police projects in Central America.

  He has a Master's degree in Public Administration and a Bachelor's degree in Political Science. He is a member of two national honor societies and has served as an adjunct faculty member for several universities. He holds the ICMA Credentialed Manager designation, as well as Certified Professional designation from the International Public Management Association- Human Resources and has held the Senior Professional in Human Resources from the Society for Human Resources Management. He also has extensive experience in labor management issues, particularly in police and fire departments and is currently editing an ICMA book on the selection of police and fire chiefs.

Data Assessment Team

ICMA Center for Public Safety Management Team Member

Dov Chelst, Ph.D., Director of Quantitative Analysts

- **Background**
  Dr. Chelst manages the analysis of public safety data for the Center. He specializes in data and statistical analysis. He has taught the subject matter for nearly 10 years at the university level and has a Ph.D. in Mathematics from Rutgers University and a B.A. Summa Cum Laude in Mathematics and Physics from Yeshiva University. Dr. Chelst has managed the data collection and analysis of over 70 city and county public safety agencies within the past two years. He is an

expert in extracting CAD data and developing useful statistics from that information.

Senior Public Safety Consultant

Kenneth R. Chelst, Ph.D., Professor of Industrial and Manufacturing Engineering at Wayne State University

- **Background**
  Dr. Chelst is an expert in the application of advanced mathematical models for all emergency resources planning, especially police. He lead a demonstration project for the City of Detroit Police Department which cut response times by 40% using continuous improvement and data driven decision making. Over the past two decades he has studied many dozens emergency services operations using data driven techniques to determine the most efficient organizational structures to provide public safety services. He holds a Ph.D. degree in operations research from M.I.T. where his dissertation topic was Mathematical Models of Police Patrol Deployment. His research interests include operations research models applied to emergency services and structured decision making.

Senior Public Safety Consultant

David Martin, Ph.D., Senior Researcher in the Center for Urban Studies, Wayne State University

- **Background**
  Dr. Martin specializes in public policy analysis and program evaluation. He has worked with several police departments to develop crime mapping and statistical analysis tools. In these projects he has developed automated crime analysis tools and real-time, dashboard-style performance indicator systems for police executive and command staff. Dr. Martin teaches statistics at Wayne State University. He is also the program evaluator for four Department of Justice Weed and Seed sites. He is an expert in the use of mapping technology to analyze calls for service workload and deployments.

Senior Quantitative Analysis Expert

Gang Wang, Ph.D., Fire & EMS Services Data Analyst

- **Background**
  Gang Wang received the dual bachelor degrees in industrial design and management science, and the M.S. in information system from Chongqing University in China and the Ph.D. degree in industrial engineering from Wayne State University. He has three years experience in enterprise information system and six years experience in data analysis and applied mathematical modeling. He has rich experience in areas of automotive, travel and public safety with particular emphasis in fire / EMS analysis. He has published a book chapter and several journal articles.

Operations Assessment Team – Fire Unit

Director, ICMA *Center for Public Safety Management*

Thomas Wieczorek, Retired City Manager Ionia, MI; former Executive Director Center for Public Safety Excellence (Formerly Commission on Fire Accreditation)

- **Background**
  Thomas Wieczorek is an expert in fire and emergency medical services operations. He has served as a police officer, fire chief, director of public safety and city manager and is former Executive Director of the Center for Public Safety Excellence, Inc. (formerly the Commission on Fire Accreditation International, Inc.). He has taught a number of programs at Grand Valley State University, the National Highway Traffic Safety Administration (NHTSA), and Grand Rapids Junior College. He has testified frequently for the Michigan Municipal League before the legislature and in several courts as an expert in the field of accident reconstruction and fire department management. He is the past-president of the Michigan Local Government Manager's Association; served as the vice-chairperson of the Commission on Fire Officer Designation; and serves as a representative of ICMA on the NFPA 1710 and 1738 career committee. He is a board member on the International Accreditation Service, a subsidiary of the International Code Council as well as sitting on a commission that will accredit sprinkler installers through the Center for Public Safety Excellence, Inc.

  He most recently worked with the National League of Cities and the Department of Homeland Security to create and deliver a program on emergency management for local officials titled, "Crisis Leadership for Local Government Officials." It has been presented in 46 states and has been assigned a course number by the DHS.

  He received the Mark E. Keane "Award for Excellence" in 2000 from the ICMA, the Association's highest award and was honored as City Manager of the Year (1999) and Person of the Year (2003) by the Rural Water Association of Michigan, and distinguished service by the Michigan Municipal League in 2005.

Senior Subject Matter Expert

Chief Donald James, MPA, (Ret) Assistant Chief, Miami-Dade Fire Rescue

- **Background**
  During a career spanning 30 years, Donald C. James retired in 2005 as an Assistant Fire Chief with the Miami Dade Fire Rescue Department. In that capacity he assumed oversight of various functional areas to include Fire Prevention, Facilities Management and Construction, Communications, Emergency Medical Services and Training Divisions. As a Division Director, he was responsible for multimillion dollar budgets for Community Relations, Emergency Medical Services, Communications and Fire Prevention.

  In 1996 he was honored by the National Fire Protection Association as the "Learn Not To Burn Champion" with a Safe Cities Award Grant. Working in conjunction with Miami Dade Public Schools, the grant provides for the teaching of a fire safety curriculum at the elementary grade levels. Among other accomplishments, he was also instrumental in the development of the department's Infectious Disease Control Policy and Procedure – one of the first of its kind in the fire service nationwide.

Mr. James received his Associates degree in Fire Science Technology from Miami Dade College. He holds a Bachelor's degree in Public Administration from Barry University in Miami Shores, and Master's degree in Public Administration from Florida International University, Miami.

Senior Subject Matter Expert

Chief Dan Kleman, MGA,(Ret.) City of Jacksonville Fire & Rescue Department, Former City Manager of Tallahassee, County Manager of Hillsbourgh County, CAO of Jacksonville Florida

- **Background**
  Dan Kleman retired as the Director and Fire Chief of the Jacksonville Fire and Rescue Department and is responsible for 1,300 employees. Since arriving at JFRD in 2006, Chief Kleman, working with his management team, he expanded management training and professional development for JFRD's officers, opened a new fire station and three replacement stations, identified more than $1 million in overtime cost savings and enhanced JFRD's recruitment program. Kleman recently developed a 10-year plan, unanimously adopted by City Council, which charts the department's expansion so it can continue to meet Jacksonville's rapidly growing demand for fire and emergency medical services.

  Mr. Kleman came to Jacksonville in 2004 to serve as Chief Administrative Officer. In October 2006, he moved from City Hall to JFRD to lead the department. He was appointed City Manager in Tallahassee 1974. After 20-plus years as City Manager, Kleman headed to Tampa where he served as County Manager of Hillsborough County for nearly a decade.

  Mr. Kleman has been named Outstanding Public Administrator of the Year by both the Tallahassee and Tampa Bay chapters of the American Society of Public Administration. He is Past President of the 9,000-member International City-County Management Association and the Florida City and County Managers Association. He also was an adjunct professor in Florida State University's Masters of Public Administration program. He holds a bachelor's degree in political science from Bowling Green State University in Ohio and his master's degree in governmental administration from the Wharton Graduate School at the University of Pennsylvania. He is also a graduate of the senior executive program at the John F. Kennedy School of Government at Harvard University.

Senior Subject Matter Expert

Chief Joseph Pozzo (Ret.), MPA, Assistant Director, Volusia County Department of Public Protection, former Director and Fire Chief of the Volusia County, Florida, Fire Services Department, Retired Chief, Loudon County, Virginia, Department of Fire and Rescue

Background
Chief Pozzo is the assistant director of the Department of Public Protection which includes fire, EMS, Emergency Management, Medical Examiner and other agencies. He was formerly chief of the Volusia County fire services department. The agency is a combination department providing fire suppression and EMS services with career firefighters and volunteer members. The agency operates out of 23 stations. Prior to Chief Pozzo's appointment in 2010 he served as the Chief of the Loudoun County Department of Fire and Rescue. That

agency is a combination fire and rescue system providing fire, rescue, and emergency management services to one of the fastest growing counties in the nation. The fire and rescue system provides these services to over 275,000 permanent residents living in 520 square miles of diverse suburban and rural area located within the National Capital Region. Fire, Rescue and Emergency Management services are executed through 437 career staff and over 1300 volunteer members operating out of nineteen stations. Prior to his appointment with Loudoun County, Chief Pozzo retired from the City of Virginia Beach, Va. Fire Department as a Battalion Chief.

He holds a Master of Public Administration from Troy University where he graduated with honors, B.A., Public Administration from Saint Leo University and several associates degrees including an AAS in Fire Science and Protective Services. He holds the *Chief Fire Officer Designation,* Center for Public Safety Excellence, and is Commission on Professional Credentialing Adjunct Instructor for Virginia Department of Fire Programs

Senior Subject Matter Expert

Gerard J. Hoetmer, MPA, retired Executive Director of Public Entity Risk Institute, Fairfax, Virginia

- **Background**

  Gerry Hoetmer is an expert in fire services, emergency management, and risk management. He served as the founding executive director of the Public Entity Risk Institute, a nonprofit organization that provided training, technical assistance, and research on risk management issues for local government and other public and quasi-public organizations. Prior to his position as executive director at PERI, Mr. Hoetmer worked at ICMA for 19 years, most recently as the director of research and development. He has written extensively on local government emergency management, the fire service, code enforcement, and risk management issues.

  Seminal works include the first report to Congress on fire master planning and the first edition of *Emergency Management: Principles and Practices for Local Government*. In addition to providing expert testimony before Congress and local arbitration boards on fire staffing and scheduling issues, Mr. Hoetmer represented ICMA on the NFPA 1500 Standard on Occupational Safety and Health; NFPA 1201, the Standard for Providing Emergency services to the Public; and the NFPA 1710, Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments. Mr. Hoetmer has developed and conducted training programs and seminars at FEMA's Emergency Management Institute and the National Fire Academy in Emmitsburg, Maryland.

  He holds a Bachelors from the State University of New York, New Paltz and the Master of Public Administration degree from the University of Colorado at Denver

Project Understanding

We understand that the focus of this study it to determine the effectiveness of the Frisco Fire Department. This review will consider all aspects of the department including operational and support functions. We will evaluate the department's performance compared to nationally accepted standards. In addition to reviewing operational activities we will analyze the internal functions of the agency. This will include review of internal documents such as policies and procedures, internal affairs issues, training, discipline, community relations, etc.

ICMA believes that the most effective way to manage operations, including public safety, is to make management decisions based upon the interpretation and analysis of data and information. In order to accurately project future workload, staffing and levels of service, establishment of baseline data in these categories is imperative. ICMA and the International Association of Fire Chiefs worked to create the Commission on Fire Accreditation International, Inc. in 1985 and it recently marked 15 years of accrediting fire departments throughout the world. CFAI would be spun off from ICMA and IAFC and form its own 501 (c)(3) corporation, changing the name for the umbrella corporation to "Center for Public Safety Excellence, Inc." (CPSE) in 2007.

The principles of accreditation centered on agencies meeting core competencies and evaluating baseline performance against established benchmarks. Areas that agencies were found to be deficient would have corrected plans so that the process would focus upon continuous improvement of fire service departments.

To determine the baseline performance of Frisco, a data analysis of fire department workload, staffing and deployment will be conducted. By objectively looking at the availability of deployed hours and comparing those to the hours necessary to conduct operations, staffing expansion and/or reductions can be determined. The time necessary to conduct proactive fire activities (such as code enforcement, property inspections, and company-level prevention efforts) will be reviewed to provide the city with a meaningful methodology to determine appropriate staffing levels. This data analysis forms the basis for establishing the baseline performance of the fire department. We will then review that baseline performance capability again the actual performance of the department.

Further, we will review existing deployment, to determine appropriate staffing levels throughout the day. Alternatives will be discussed and presented for deploying staff to minimize response times, particularly for EMS. We will assist the department for developing a community-inclusive strategic plan that addresses the mission, vision, and future plans of the department.

To accomplish this analysis:

- We will utilize mapping technologies which will allow us to present graphics showing the locations and time of various types of calls for service. We will use these computer generated maps to help determine the appropriate configuration of response districts, which may be altered and reconfigured as workload changes.
- We will review the department's use of data analysis to address assignments and deployment to make full use of existing resources within the agency.
- We will review all phases of the department's operations to determine opportunities for cost savings / avoidance.
- We will review all departmental operating policies and procedures including training records, internal investigations, public relations activities, disciplinary actions, etc.

- We will assess the overall work environment of the department to include examining the management style and techniques of the Chief and the Senior Officers of the department providing specific initial guidance and coaching where required for such areas. If required, any ongoing coaching or training may be provided through additional services to be provided under separate contract (Phase II).
- We will provide a specific assessment of the Chief of the Department. Such assessment will at a minimum include an examination of both his operational and employee management performance.
- We will provide an assessment of the department's Senior Officers for the purpose of succession planning. We will review their experience, training, assignments and education and make recommendations as to appropriate additional activities which would prepare them for advancement.

We believe we are best qualified to perform the components of this request for proposals because ICMA delivers a report from the management perspective. Too often studies are performed by groups with an interest in police, fire, EMS, or emergency management which can often avoid the critical decisions necessary to provide the most efficient, effective and safe delivery of services within budget. ICMA can draw upon best practices not just domestically, but from throughout the world because of its membership base. ICMA recently assisted in the development of several programs at the International Association of Fire Chiefs' Fire-Rescue International Conference held in Atlanta which featured best practices developed in the United Kingdom.

Upon the conclusion of the analysis we will be prepared to report clearly the performance of the department, what recommended changes should occur.

Partial List - Past Work Assignments

Municipality & Population	Contact Person	Phone	Email
City of Novi, MI Pop. 54,100	Clay Pearson City Manager	(248) 347-0450	cpearson@cityofnovi.org
City of Annapolis, MD Pop. 36,525, (State Capitol)	Robert Agee, former City Adm.	(443) 306-1036	Robertagee@comcast.net
Village of Glenview, IL Pop. 46,100	Christopher Clark Deputy City Mgr.	(847) 904-4375	cclark@glenview.il.us
City of Wauwatosa, WI Pop. 45,000	James Archambo, City Administrator	(414) 479-8915	jarchambo@wauwatosa.net
City of Alameda, CA Pop. 72,300	Ann Marie Gallant CM	(510) 747-4881	amgallant@ci.alameda.ca.us
City of Huron, OH Pop. 8,000	Andy White, City Manager	(419) 433-5000	awhite@cityofhuron.org
Wyoming, MI Pop. 70,122	Curtis Holt City Manager	(616) 530-7265	holtc@ci.wyoming.mi.us
Belton, TX Pop. 17,000	Sam Listi City Manager	(254) 933-5819	slisti@ci.belton.tx.us
Indianapolis, IN Pop. 800,000	Frank Straub Public Safety Dir.	(317)-327-5090	fstraub@indy.gov
Palo Alto, CA Pop. 64,400	Pam Antil A'sst City Manager	(659)-329-2692	Pamela.Antil@CityofPaloAlto.org
Delray Beach, FL Pop. 60,200	David Harden City Manager	(561) 733-6013	harden@mydelraybeach.com
Santa Ana, CA Pop. 350,000	Paul Walters Police Chief	(714) 647-5200	PWalters@santa-ana.org
Troy, MI Pop. 80,980	John Szerlag City Manager	(248) 524.3330	J.Szerlag@troymi.gov
Stockton, CA Pop. 291,707	Laurie Montes Deputy City Mgr.	(209) 937-8843	Laurie.Montes@ci.stockton.ca.us
Petoskey, MI Pop. 6,080	Dan Ralley City Manager	(231) 347-2500	dralley@ci.petoskey.mi.us

Proposed Fees

The quotation of fees and compensation shall remain firm for a period of 90 days from this proposal submission.

ICMA agrees to conduct the project for the sum of $55,000, exclusive of travel. The project would be billed in three installments: the first within 14 days of the start of the project for $20,000; the second billed at the time of the draft data analysis report for $20,000 and the third at presentation of the final report for $15,000. Payments would be made out to the International City/County Management Association upon invoicing as according to the aforementioned payment schedule. If some other arrangement is deemed more appropriate by the city, ICMA will work cooperatively for an agreement on the payment terms.

A travel budget of $6,000 is proposed. All travel costs will be billed separately on an occurrence bases, or upon final project completion. ICMA agrees to work cooperatively with the client in order to reduce such costs to the greatest extent possible while still meeting the expectations of the city.

Deliverables

Draft reports for fire/EMS will be provided for department review in **electronic format.**

In order to be ecologically friendly, ICMA will deliver the final report in computer readable material either by email or CD. The final reports will incorporate the operational as well as data analysis and strategic plan. Should the municipality desire additional copies of the report, ICMA will produce and deliver whatever number of copies the client requests and will invoice the client at cost.

ICMA staff members will be available to make a formal presentation of the report in person should the client so desire. ICMA will bill $1,000 per person per presentation plus travel expenses.

Reporting

The Program Manager or specific area team leads will report project status to the identified city contacts at identified intervals using an acceptable and agreed upon reporting template. Beyond this however, communication will be maintained and coordinated through the Team Leader with these contacts and other identified relevant personnel on a regular basis.

Contact Info

Principal-in-Charge – Thomas J. Wieczorek
twieczorek@icma.org
202-962-3607

Project Manager – Leonard Matarese
lmatarese@icma.org
716-969-1360

Fire Operations Team Lead – Donald James
djames@icma.org

Data Analysis Support – Dr. Dov Chelst
dchelst@icma.org
202.309.8281

Conclusion

Part of ICMA's mission is to assist local governments in achieving excellence through information and assistance. Following this mission, ICMA *Center for Public Safety Management* acts as a trusted advisor, assisting local governments in an objective manner. In particular, ICMA's experience in dealing with public safety issues combined with its background in performance measurement, achievement of efficiencies, and genuine community engagement, makes ICMA a unique and beneficial partner in dealing with issues such as those being presented in this proposal. We look forward to working with you further.

EXHIBIT "B"

Payment and Fees Schedule

ICMA agrees to conduct the project for the sum of $85,000, which includes travel. The project would be billed in three installments: the first within 14 days after contract signing for $33,000; the second billed at the time of the draft data analysis report for $29,000 and the third at presentation of the final report for $23,000. Payments would be made out to the International City/County Management Association upon invoicing as according to the aforementioned payment schedule. If some other arrangement is deemed more appropriate by the city, ICMA will work cooperatively for an agreement on the payment terms.

Following the data and operational analysis, ICMA proposes to have a strategic planning session for fire/EMS and one for police which will create the separate strategic plan. ICMA agrees to work cooperatively with the client in order to reduce such costs to the greatest extent possible while still meeting the expectations of the city.

Payments would be made out to the International City/County Management Association upon invoicing as according to the aforementioned payment schedule. If some other arrangement is deemed more appropriate by the County, ICMA will work cooperatively for an agreement on the payment terms.

All payment installments shall be remitted to the International City/County Management Association, and are due and payable upon receipt of invoice. All other project costs, plus actual reimbursements for travel and other direct expenses approved or provided will be paid within 45 days of the delivery of invoice.

AGENDA ITEM #27.

DEVELOPMENT SERVICES

GEORGE A. PUREFOY MUNICIPAL CENTER
6101 FRISCO SQUARE BLVD · 3RD FLOOR
FRISCO, TEXAS 75034
TEL 972.292.5300 · FAX 972.292.5388
WWW.FRISCOTEXAS.GOV

To: Honorable Mayor and City Council

From: John Webb, AICP, Zoning & Subdivision Administrator *JW*

XC: George Purefoy, City Manager
John Lettelleir, AICP, Director of Development Services

Date: February 15, 2012

Subject: Planning & Zoning Commission Site Plan and Plat Approvals

---

In accordance with the Zoning and Subdivision Ordinances, the City Council may appeal the decision of the Planning & Zoning Commission regarding their action taken on any site plan or plat by submitting a written notice of appeal to Development Services. A favorable motion of four members of the City Council is required to appeal the decision of the Planning & Zoning Commission and to direct staff to submit a written notice of appeal on behalf of the City Council.

Following are the memos detailing the preliminary site plans, site plans, preliminary plats, final plats, replats, conveyance plats, and/or amended plats approved by the Planning & Zoning Commission at their February 14, 2012 meeting.

Jeff Trykoski was absent due to an out-of-town business commitment; Will Russell was absent due to a recent surgery.

DEVELOPMENT SERVICES

CITY OF FRISCO

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WWW.FRISCOTEXAS.GOV

February 15, 2012

TO: Applicant

FROM: John Webb, AICP *JW*
Zoning & Subdivision Administrator

SUBJECT: Results of the Planning & Zoning Commission, February 14, 2012

Preliminary Site Plan and Revised Conveyance Plat: 712 Business Park, Block A, Lots 2 & 3 (PSPCP12-0002)
Owner(s): SEACAL Frisco, LLC.

Description:
An indoor gun range and three industrial buildings on two lots on 15.8± acres on the northeast corner of All Stars Avenue and John W. Elliott Drive. Zoned Industrial. Neighborhood #46. JE

Result/Action:

Approved: 5-0 (Trykoski & Russell absent)
Denied:
Tabled:

ACTION:

The item was approved subject to:

Preliminary Site Plan

Staff approval of the preliminary façade plan.

Revised Conveyance Plat

As submitted.

The Preliminary Site Plan will expire on 01-17-2014.

JE/kj

cc:

Danny Carroll	Deanna Quigley	Dudley Raymond	Steve Covington
Gary Hartwell	Umberto Allori	Jim Cottone	Rick Wieland
Mack Borchardt	Michael Crain	Michele Wood	Michelle Ortega
Paul Knippel	Phillip Climer	Poly Birika	

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February 15, 2012

TO: Applicant

FROM: John Webb, AICP *JW*
Zoning & Subdivision Administrator

SUBJECT: Results of the Planning & Zoning Commission, February 14, 2012

Revised Preliminary Site Plan & Revised Conveyance Plat: Prestmont Center, Block B, Lots 2R, 5R-8R, 9 & 10 (PSPCP12-0001)
Owner(s): Dreig-Cambria, LLC., Lebanon Joint Venture, Shula Netzer, and Shula Netzer, Trustee

Description:
Three restaurants with drive-through windows, a restaurant, two retail buildings, and a big box retail store on seven lots on 17.0± acres on the southeast corner of John Hickman Parkway and Preston Road. Zoned Commercial-1. A companion item to SUP12-0001. Neighborhood #29. RC

Result/Action:

Approved: 5-0 (Trykoski & Russell absent)
Denied:
Tabled:

ACTION:
The item was approved subject to:

Revised Preliminary Site Plan

1. Staff approval of the preliminary façade plan.
2. City Council's adoption of an Ordinance (SUP12-0001) for a Big Box Retail Store.
3. Engineering Services' approval of a down-stream analysis for off-site drainage capacity.

Revised Conveyance Plat
As submitted.

The Revised Preliminary Site Plan will expire on 01-16-2014.

SM/kj

cc:

Danny Carroll	Deanna Quigley	Dudley Raymond	Steve Covington
Gary Hartwell	Umberto Allori	Jim Cottone	Rick Wieland
Michael Crain	Michele Wood	Michelle Ortega	Mack Borchardt
Paul Knippel	Phillip Climer	Poly Birika	

DEVELOPMENT SERVICES

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February 15, 2012

TO: Applicant

FROM: John Webb, AICP *JW*
Zoning & Subdivision Administrator

SUBJECT: Results of the Planning & Zoning Commission, February 14, 2012

Preliminary Site Plan and Revised Conveyance Plat: Eldorado Village, Block A, Lots 1 – 5 (PSPCP11-0011) (Non-Public Hearing Item)
Owner(s): Eldorado Commons, LP

Description:
A convenience store with gas pumps, two restaurants with drive-through windows, an office building, and retail/restaurant buildings on five lots on 28.4± acres on the northeast corner of Eldorado Parkway and Dallas Parkway. Zoned Planned Development-166-Retail/Office-2. A companion item to Z11-0018 and SUP11-0008. Neighborhood #47. JE

Result/Action:

Approved: 5-0 (Trykoski & Russell absent)
Denied:
Tabled:

ACTION:
The item was approved subject to:

Preliminary Site Plan
1. City Council approval of Z11-0018 amending the standards of Planned Development-166.
2. City Council approval of SUP11-0008 for a Convenience Store with Gas Pumps.
3. Staff approval of the preliminary façade plan.

Conveyance Plat
As submitted.

The Preliminary Site Plan will expire on 11-14-2013.

JE/kj

cc:
Danny Carroll, Gary Hartwell, Mack Borchardt, Paul Knippel, Deanna Quigley, Umberto Allori, Michael Crain, Phillip Climer, Dudley Raymond, Jim Cottone, Michele Wood, Poly Birika, Steve Covington, Rick Wieland, Michelle Ortega

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February 15, 2012

TO: Applicant

FROM: John Webb, AICP *JW*
Zoning & Subdivision Administrator

SUBJECT: Results of the Planning & Zoning Commission, February 14, 2012

Final Plat: The Arbors at Willow Bay Phase II (FP12-0002)
Owner(s): BOH Willow South TX, L.P.

Description:
132 Single Family-7 lots and four Homeowners' Association lots on 35.9± acres on the west side of Independence Parkway, 1,600 feet south of Eldorado Parkway. Zoned Single Family-7. Neighborhood #14. SM

Result/Action:

Approved: 5-0 (Trykoski & Russell absent)
Denied:
Tabled:

ACTION:

The item was approved as submitted.

SM/kj

cc:

Danny Carroll	Deanna Quigley	Dudley Raymond	Steve Covington
Gary Hartwell	Umberto Allori	Jim Cottone	Rick Wieland
Mack Borchardt	Michael Crain	Michele Wood	Michelle Ortega
Paul Knippel	Phillip Climer	Poly Birika	

DEVELOPMENT SERVICES

CITY OF FRISCO

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TEL 972.292.5300 · FAX 972.292.5388
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February 15, 2012

TO: Applicant

FROM: John Webb, AICP *JW*
Zoning & Subdivision Administrator

SUBJECT: Results of the Planning & Zoning Commission, February 14, 2012

Final Plat: Dominion at Panther Creek, Phase Four B (FP12-0001)
Owner(s): Panther Creek (Dallas) Venture, LP & City of Frisco

Description:
27 Cluster Home lots and one City lot on 7.8± acres on the northeast corner of Wolf Snare Drive and Killdeer Drive. Zoned Planned Development-2-Residential Village. Neighborhood #9. JE

Result/Action:

Approved: 5-0 (Trykoski & Russell absent)
Denied:
Tabled:

ACTION:

The item was approved as submitted.

JE/kj

cc:
Danny Carroll, Gary Hartwell, Mack Borchardt, Paul Knippel, Deanna Quigley, Umberto Allori, Michael Crain, Phillip Climer, Dudley Raymond, Jim Cottone, Michele Wood, Poly Birika, Steve Covington, Rick Wieland, Michelle Ortega

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February 15, 2012

TO: Applicant

FROM: John Webb, AICP *JW*
Zoning & Subdivision Administrator

SUBJECT: Results of the Planning & Zoning Commission, February 14, 2012

Final Plat: Exide Technologies, Lot 1, Block 1 & Lot 1, Block 2 (PSP11-0015)
Owner(s): Exide Technologies, Inc.

Description:
A Miscellaneous Hazardous Industrial Use on two lots on 275.8± acres generally located south of Eubanks Street, east of the Dallas North Tollway, north of Stonebrook Parkway, and on the east and west sides of Parkwood Boulevard. Zoned: Industrial, Planned Development-46-Multifamily-19/Industrial, Planned Development-121-Office-2, Planned Development-122-Office-2, Planned Development-123-Office-2, Planned Development-124-Office-2, and Planned Development-125-Single Family. Neighborhoods #20 and 21. MW

Result/Action:

Approved:
Denied: **4-0** (Trykoski & Russell absent; Woodard stepped down due to conflict of interest)
Tabled:

ACTION:

The item was denied.

MW/kj

cc:

Danny Carroll	Deanna Quigley	Dudley Raymond	Steve Covington
Gary Hartwell	Umberto Allori	Jim Cottone	Rick Wieland
Mack Borchardt	Michael Crain	Michele Wood	Michelle Ortega
Paul Knippel	Phillip Climer	Poly Birika	

DEVELOPMENT SERVICES

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February 15, 2012

TO: Applicant

FROM: John Webb, AICP *JW*
Zoning & Subdivision Administrator

SUBJECT: Results of the Planning & Zoning Commission, February 14, 2012

Final Plat: Exide Technologies, Lot 1, Block 1 & Lot 1, Block 2 (FP11-0012)
Owner(s): Exide Technologies, Inc.

Description:
A Miscellaneous Hazardous Industrial Use on two lots on 275.8± acres generally located south of Eubanks Street, east of the Dallas North Tollway, north of Stonebrook Parkway, and on the east and west sides of Parkwood Boulevard. Zoned: Industrial, Planned Development-46-Multifamily-19/Industrial, Planned Development-121-Office-2, Planned Development-122-Office-2, Planned Development-123-Office-2, Planned Development-124 Office-2, and Planned Development-125-Single Family. Neighborhoods #20 and 21. MW

Result/Action:

Approved:
Denied: 4-0 (Trykoski & Russell absent; Woodard stepped down due to conflict of interest)
Tabled:

ACTION:

The item was denied.

MW/kj

cc:

Danny Carroll	Deanna Quigley	Dudley Raymond	Steve Covington
Gary Hartwell	Umberto Allori	Jim Cottone	Rick Wieland
Mack Borchardt	Michael Crain	Michele Wood	Michelle Ortega
Paul Knippel	Phillip Climer	Poly Birika	

AGENDA ITEM #28.

FRISCO
PROGRESS IN MOTION

Development Services Department
City of Frisco, Texas

Memorandum

To: **Honorable Mayor Maso and Members of the Frisco City Council**

Cc: **George A. Purefoy, City Manager**
John Lettelleir, AICP, Director of Development Services

From: **Suzanne Morgan, AICP, Planner**

Date: **2/07/2012**

Agenda Caption: **Consider and act upon adoption of an Ordinance to rezone 35.1± acres on the southwest corner of Lebanon Road and Teel Parkway from Townhome and Retail to Planned Development-Townhome. Zoned Townhome and Retail. Neighborhood #37. Zoning Case Z11-0013.**

Action Requested: City Council adoption of an Ordinance rezoning the property to Planned Development-Townhome.

Background Information: The City Council approved the request by a vote of 5-0 at its January 3, 3012 meeting. Councilmember Nelson was absent.

Board Review/Citizen Input: On December 13, 2011, the Planning & Zoning Commission held a public hearing and voted 6-0 to approve the request.

Alternatives: The City Council may:
- Approve the Ordinance;
- Deny the Ordinance;
- Approve the Ordinance with modifications; or
- Table for further review.

Financial Considerations: Not applicable.

Legal Review: The City Attorney's office prepared the Ordinance.

Supporting Documents:
- City Council Outcome Memo dated January 4, 2012.
- Ordinance.

Staff Recommendation: Recommended for adoption.

DEVELOPMENT SERVICES

CITY OF FRISCO

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WWW.FRISCOTEXAS.GOV

January 4, 2012

TO: Applicant

FROM: John Webb, AICP *JW*
Zoning & Subdivision Administrator

SUBJECT: Results of the City Council meeting, January 3, 2012

Public Hearing - Zoning: Holy Cross Catholic Church (Z11-0013)
Owner(s): Vann, Kevin W JCD, DD.

Description:
A request to rezone 35.7± acres on the southwest corner of Lebanon Road and Teel Parkway from Townhome and Retail to Planned Development-Townhome, and consider and act to direct staff to prepare an ordinance of the same. Zoned Townhome and Retail. Neighborhood #37.

Result/Action:

Approved: 5-0 (Nelson absent)
Denied:
Tabled:

ACTION:
City Council approved the Zoning request and directed staff to prepare an Ordinance.

SM/kj

cc:

Danny Carroll	Deanna Quigley	Dudley Raymond	Steve Covington
Gary Hartwell	Umberto Allori	Jim Cottone	Rick Wieland
Mack Borchardt	Michael Crain	Michele Wood	Michelle Ortega
Paul Knippel	Phillip Climer	Poly Birika	

CITY OF FRISCO, TEXAS **ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF FRISCO, TEXAS, AMENDING FRISCO'S ZONING ORDINANCE NO. 11-04-09 AND ORDINANCE NOS. 99-03-12 AND 05-09-74; REZONING A TRACT OF LAND CONSISTING OF 35.085 ACRES, MORE OR LESS, SITUATED IN THE DAVID E. LAWHORN SURVEY, ABSTRACT NO. 727 IN THE CITY OF FRISCO, DENTON COUNTY, HERETOFORE ZONED TOWNHOME AND RETAIL IS HEREBY REZONED AND PLACED IN THE ZONING CLASSIFICATION OF PLANNED DEVELOPMENT-TOWNHOME (PD-TH); PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City Council of the City of Frisco, Texas (the "City Council") has investigated and determined that Zoning Ordinance No. 11-04-09 and Ordinance Nos. 99-03-12 and 05-09-74 should be amended; and

WHEREAS, the City of Frisco, Texas ("Frisco") has received a request from Kevin W. Vann, JCD, DD Bishop of the Roman Catholic Diocese of Forth Worth (the "Applicant") to rezone 35.085 acres of land, more or less, situated in the David E. Lawhorn Survey, Abstract No. 727, Denton County, City of Frisco, Texas; and

WHEREAS, the City Council has investigated into and determined that the facts contained in the request are true and correct; and

WHEREAS, all legal notices required for rezoning have been given in the manner and form set forth by law, and public hearings have been held on the proposed rezoning and all other requirements of notice and completion of such zoning procedures have been fulfilled; and

WHEREAS, the City Council has further investigated into and determined that it will be advantageous and beneficial to Frisco and its inhabitants to rezone this Property as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendment of Zoning Ordinance No. 11-04-09 and Ordinance Nos. 99-03-12 and 05-09-74. Zoning Ordinance No. 11-04-09 and Ordinance Nos. 99-03-12 and 05-09-74 are hereby amended as follows: The zoning designation of the below-described property containing 35.085 acres of land, more or less, situated in the David E. Lawhorn Survey, Abstract 727, City of Frisco, Denton County, Texas (the "Property") and all streets, roads and alleyways contiguous and/or adjacent thereto are hereby rezoned as Planned Development-Townhome. The Property, as a whole and the boundaries are more particularly described in Exhibit "A", attached hereto and incorporated herein for all purposes as if set forth verbatim; the general location of the property is depicted on Exhibit "A-1".

The development plans, standards, uses and schedules for the Property in this Planned Development District shall conform to, and comply with the Planned Development Standards attached hereto as Exhibit "B", the Zoning Exhibits attached hereto as Exhibits "C-1" and "C-2", and the Architectural Standards attached hereto as Exhibit "D." Exhibits "B", "C-1", "C-2" and "D" attached hereto are incorporated herein for all purposes as if set forth verbatim. Except as amended by this Ordinance, the development of the Property within this Planned Development District must comply with the requirements of all ordinances, rules and regulations of Frisco, as they currently exist or may be amended.

Three (3) originals, official and identical copies of the zoning exhibit map are hereby adopted and shall be filed and maintained as follows:

a. Two (2) copies shall be filed with the City Secretary and retained as the original records and shall not be changed in any manner.

b. One (1) copy shall be filed with the building inspector and shall be maintained up-to-date by posting thereon all changes and subsequent amendments for observation, issuing building permits, certificates of compliance and occupancy and enforcing the zoning ordinance. Reproduction for information purposes may from time-to-time be made of the official zoning district map.

Written notice of any amendment to this Planned Development District shall be sent to all property owners within two hundred feet (200') of the specific area to be amended.

SECTION 3: No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained

herein. Any portion of this Ordinance may be repealed by the City Council in the manner provided for by law.

SECTION 4: Unlawful Use of Premises. It shall be unlawful for any person, firm, entity or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person, firm, entity or corporation to construct on said premises any building that is not in conformity with the permissible uses under this zoning Ordinance.

SECTION 5: Penalty. Any person, firm, corporation or entity violating this Ordinance, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined a sum not exceeding Two Thousand Dollars ($2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Frisco from filing suit to enjoin the violation. Frisco retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Frisco hereby declares that is would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 7: Savings/Repealing Clause. Frisco's Zoning Ordinance No. 11-04-09 and Ordinance Nos. 99-03-12 and 05-09-74 shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8: Effective Date. This Ordinance shall become effective from and after its adoption and publication as required by law and the Frisco City Charter.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS on this ____ day of _____, 2012.

MAHER MASO, Mayor

ATTESTED TO AND CORRECTLY RECORDED BY:

Jenny Page, City Secretary

APPROVED AS TO FORM:

Abernathy Roeder Boyd & Joplin P.C.
Courtney Kuykendall, City Attorneys

Exhibit "A"
Legal Description
Page 1 of 2

Metes and Bounds Description

BEING a tract of land located in the City of Frisco, Denton County, Texas and being a part of the David Lawhorn Survey, Abstract No. 727, and a portion of a tract of land described by deed to Lebanon Development 180 Joint Venture and recorded in Volume 2817, Page 14, Deed Records, Denton County, Texas (DRDCT) and being more particularly described by metes and bounds as follows: (bearings referenced to the north line of the Plat of Lakeside at Lone Star Ranch as recorded in Cabinet V, Slide 562, Real Property Records, Denton County, Texas (RPRDCT))

BEGINNING at a found "X" in concrete for the southeast corner of said tract, same being in the west right-of-way of Teel Parkway (Variable width Right-of-Way) as recorded in Cabinet V, Page 562, RPRDCT from which a found "X" in concrete for the northeast corner of the aforesaid Lakeside at Lone Star Ranch bears South 89°44'17" West, a distance of 3.27 feet;

THENCE South 89°44'17" West along the north line of said Lakeside at Lone Star Ranch, a distance of 1937.01 to a point;

THENCE North 01°38'37" East, a distance of 104.03 feet to a point;

THENCE North 35°03'40" East, a distance of 113.27 feet to a point;

THENCE North 59°55'21" East, A distance of 17.61 feet to a found 1/2-inch capped iron rod marked J&B;

THENCE North 54°18'21" East, a distance of 94.35 feet to a point;

THENCE North 61°32'24" East, a distance of 71.29 feet to a point;

THENCE North 50°15'16" East, a distance of 127.06 feet to a point;

THENCE North 54°18'21" East, a distance of 456.50 feet to a found 1/2-inch capped iron rod marked "J&B";

THENCE North 00°31'03" West, a distance of 212.21 feet to the centerline of Lebanon Road (a variable width right-of-way);

THENCE North 89°37'14" East along the centerline of said Lebanon Road, a distance of 1545.77 feet to the intersection of said Lebanon Road and the aforesaid Teel Parkway;

THENCE along the centerline of said Teel Parkway the following:

Exhibit "A"
Legal Description
Page 2 of 2

Along the arc of a curve to the right, having a central angle of 11°02'04" a radius of 1390.00 feet, an arc length of 267.70 feet and a chord which bears South 03°04'30" West, a distance of 267.29 feet to a point;

South 07°41'11" West, a distance of 146.50 feet to a point;

Along the arc of a curve to the right, having a central angle of 14°44'37", a radius of 1400.00 feet, an arc length of 360.25 feet and a chord which bears South 21°58'11" West, a distance of 359.26 feet to a point;

South 29°20'30" West, a distance of 99.97 feet to a point;

Along the arc of a curve to the right, having a central angle of 01°04'28", a radius of 1400.00 feet, an arc length of 26.25 feet and a chord which bears South 28°48'19" West, a distance of 26.25 feet to a point;

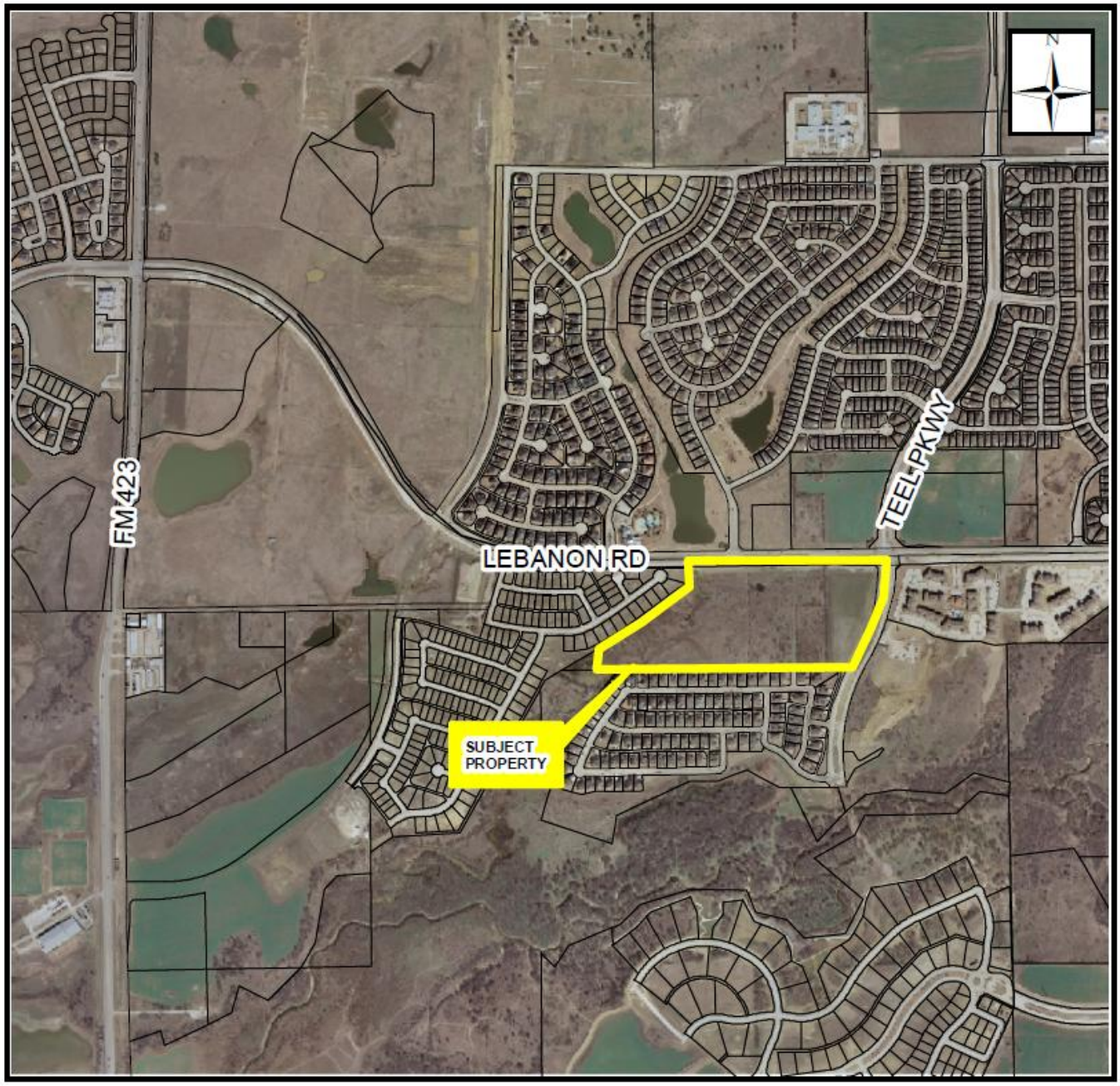
South 89°44'17 West, a distance of 67.88 feet to the **POINT OF BEGINNING** and containing 35.085 acres of land more or less.

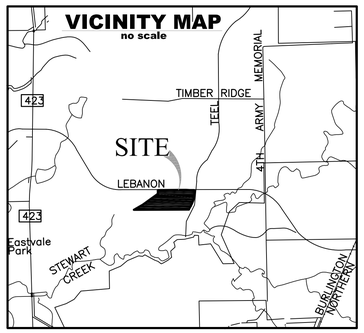
1-20-12

John G. Margotta, R.P.L.S. No. 5956 Date



Exhibit "A-1"
Page 1 of 2





LEGEND

PROPERTY BOUNDARY & PROP. SUP BOUNDARY	
EX. CONC. CURB	
EDGE OF PAVEMENT	
GATE VALVE	
SS MANHOLE	SSMH
FIRE HYDRANT	
OVERHEAD ELEC. POWER	FP OHE
CONTOURS	655
EXISTING ZONING BOUNDARY	
IRON ROD	½"IR

Metes and Bounds Description

BEING a tract of land located in the City of Frisco, Denton County, Texas and being a part of the David Lawhorn Survey, Abstract No. 727, and a portion of a tract of land described by deed to Lebanon Development 180 Joint Venture and recorded in Volume 2817, Page 14, Deed Records, Denton County, Texas (DRDCT) and being more particularly described by metes and bounds as follows: (bearings referenced to the north line of the Plat of Lakeside at Lone Star Ranch as recorded in Cabinet V, Slide 562, Real Property Records, Denton County, Texas (RPRDCT))

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South 07°41'11" West, a distance of 146.50 feet to a point;

Along the arc of a curve to the right, having a central angle of 14°44'37", a radius of 1400.00 feet, an arc length of 360.25 feet and a chord which bears South 21°58'11" West, a distance of 359.26 feet to a point;

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Along the arc of a curve to the right, having a central angle of 01°04'28", a radius of 1400.00 feet, an arc length of 26.25 feet and a chord which bears South 28°48'19" West, a distance of 26.25 feet to a point;

South 89°44'17 West, a distance of 67.88 feet to the POINT OF BEGINNING and containing 35.085 acres of land more or less.

LINE TABLE

Number	Bearing	Distance
L1	N 00°31'03" W	152.21'
L2	S 86°33'56" E	150.33'
L3	S 89°37'14" W	175.54'
L4	S 44°37'40" E	34.32'
L5	S 07°41'11" W	143.32'
L6	S 29°20'30" W	99.97'
L7	S 89°44'17" W	42.02'
L8	N 53°32'36" W	80.56'
L9	N 35°40'25" E	20.00'
L10	S 53°32'36" E	80.83'
L11	N 89°44'17" E	24.50'
L12	N 00°15'43" W	10.00'
L13	S 89°03'59" E	87.49'
L14	S 49°31'42" W	40.20'
L15	S 10°14'12" W	63.01'
L16	S 20°52'43" E	104.28'
L17	S 57°22'48" E	42.95'
L18	S 83°41'54" W	95.57'
L19	S 61°15'53" W	94.08'
L20	S 28°03'49" W	18.77'

CURVE TABLE

Number	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	07°04'20"	1330.00	164.16	S 05°04'35" W	164.06
C2	14°35'25"	1340.00	341.23	S 22°02'47" W	340.31
C3	02°20'49"	1460.00	59.80	S 28°10'09" W	59.80
C4	31°40'45"	90.00	49.76	N 37°42'18" W	49.13
C5	37°07'28"	90.00	58.31	S 38°26'50" E	57.30

ZONING KEY

SF-7	SINGLE FAMILY-7
SF-8.5	SINGLE FAMILY-8.5
PH	PATIO HOME
TH	TOWNHOME
MF-19	MULTIFAMILY-19
R	RETAIL
PD-TH	PLANNED DEVELOPMENT-TOWNHOME

EXISTING ZONING	GROSS AREA	NET AREA
TH	23.718 ac	22.457 ac
R	11.367 ac	9.268 ac
SF-7	0.563 ac	0.563 ac

PROPOSED ZONING	GROSS AREA	NET AREA
PD-TH	35.085 ac	31.725 ac
SF-7	0.563 ac	0.563 ac

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP OF DENTON COUNTY, TEXAS AND INCORPORATED AREAS MAP NUMBER 48121C0560G, EFFECTIVE DATE APRIL 18, 2011 THERE IS NO FEMA FLOODPLAIN ON SUBJECT PROPERTY

OWNER/APPLICANT:
THE CATHOLIC DIOCESE OF FORT WORTH
VANN, KEVIN W JCD, DD
800 W. LOOP 820 S.
FORT WORTH, TEXAS 76108
TEL: (817) 560-3300
CONTACT: GARY FRAGOSSO

Beringer Ciaccio Dennell Mabrey
architecture
landscape architecture
interior design
construction management
OMAHA * DES MOINES * PHOENIX
CONTACT: DOUG PETERS

Baird, Hampton & Brown, Inc.
Engineering & Surveying
6300 Ridglea Place, Suite 700 Ft. Worth, TX 76116 Tel:(817)338-1277 Fax:(817)338-9245 E-Mail:mail@bhbinc.com
Certificate of Authorization #F0000044
CONTACT: BILL BAIRD

EXHIBIT A-1:
for Z11-0013
BEING
TRACT 15D
OF THE
DAVID LAWHORN SURVEY - A 727
LOCATED IN
FRISCO, DENTON COUNTY, TEXAS

1/26/2012

Jan 26, 2012 - 2:33pm
DRAWING FILE: E:\2009.000.000\2009.160.003\Dwg\PD DWG\160_PD exhibit A 1-20-2012.dwg

Exhibit "B"
Page 1 of 3

PLANNED DEVELOPMENT STANDARDS

I. ZONING: The property is zoned Planned Development-Townhome

II. PERMITTED USES:

A. Residential – The property shall develop under the zoning criteria for Townhome Zoning, as it exists or may be amended.
B. Church with religious uses accessory to the church as listed below:
    1. Licensed child-care center;
        a. The maximum licensed capacity of the facility is seventy-two (72) children.
    2. Private School;
    3. Administrative Offices;
    4. Community Center and / or Hall (Reception/Banquet/Meeting);
    5. Columbarium; and
    6. Private Athletic Field for the Private School:
        a. The lighting of any athletic field shall be prohibited.
        b. No fixed seating shall be provided adjacent to any athletic field. (Movable bleachers are allowed.)
        c. Permanently mounted speakers and audio systems shall be prohibited at any athletic field.

<u>The following standards shall apply only to a Church and its accessory uses as described in Section II(B):</u>

III. MAXIMUM HEIGHT:

A. Building Height is defined as the vertical distance between the average of the highest and lowest points of grade of that portion of the lot covered by the building to the highest point of said building;
B. Two Story – Fifty feet (50'); and
C. The Church, shown as Building D on the zoning exhibit, may exceed fifty feet (50'), but shall not be greater than ninety feet (90') in height, measured to the top of the steeple/spire/cross.

IV. MINIMUM BUILDING LINE SETBACKS:

A. Along Lebanon Road and Teel Parkway: Twenty Five feet (25');
B. Along all other sides: Twenty feet (20'); and
C. Any building over two (2) stories/fifty feet (50') in height: Sixty feet (60') from all property lines.

Exhibit "B"
Page 2 of 3
Planned Development Standards

V. PARKING SPACE MINIMUM REQUIREMENTS

A. Church: provide one (1) space per one hundred square feet (100sq. ft.) of gross floor area of the "main sanctuary."
B. License Child-Care Center: provide one (1) space per ten (10) pupils plus one (1) space per employee on maximum shift.
    1. If a stacking lane has been constructed for the Private School, there shall be no additional stacking requirements for the License Child-Care Center. Otherwise, the City's stacking requirements will apply.
C. Private School (Pre-K to Grade 8): provide one (1) space per seventeen (17) students (the total number of students shall be determined by taking the square footage of standard classrooms divided by twenty (20), plus the square footage of special classrooms, such as; art, laboratories, drama, band and vocational rooms, divided by fifty (50)). There are no additional required spaces for staff and employees.
    1. Stacking will be based on the queuing analysis for Holy Cross Catholic Church prepared by Lee Engineering on November 28, 2011, or as it may be amended in the future.
D. Administrative Offices: provide one (1) space per three hundred square feet (300') of gross floor area.
E. Community Center and/or Hall (Reception/Banquet/Meeting): provide one (1) parking space for each one hundred square feet (100') of seating area.
F. Athletic Field: provide fifty (50) spaces per field for fields without fixed seating.
G. When the number of spaces exceeds the minimum requirements, no additional landscape area shall be required per Section 4.04.11 of the Zoning Ordinance or equivalent standard the year the work is performed.

VI. OPEN SPACE REQUIREMENTS:

A. Since this property is not being developed as Townhomes, open space requirements are not applicable.

VII. LANDSCAPE REQUIREMENTS:

A. Street Frontage Landscape Areas shall comply with Street Type S4 – Single Row Street, requirements as described in Section 4.02.05 of the Zoning Ordinance or equivalent standard the year the work is performed.
B. Screening/Buffer Areas:
    1. With the first phase of development, a living screen within a minimum fifteen foot (15') landscape buffer shall be installed adjacent to the residential neighborhood to the south, in accordance with Screening/Buffer Area Type B4, as described in Section 4.03.03 or equivalent standard the year the work is performed and as shown on the zoning exhibit.
    2. The wetland area shall serve as a natural buffer adjacent to the residential neighborhoods to the south and west.

Exhibit "B"
Page 3 of 3

Planned Development Standards

D. Water Resource Zones:
   1. Water Resource Zone requirements will be reduced upon the implementation of a combination of all the following, with item "e." being optional:
      a. Storm water shall be dispersed along the wetland in lieu of concentrated outfall points to alleviate erosion of the slope and wetland area.
      b. A stone lined swale, or similar, from the outfall of the pond to the wetland.
      c. Sheet flow from the entire length of the parking along wetland area.
      d. Landscape areas within the parking lot shall absorb water run-off, where feasible, as determined by city staff.
      e. Irrigating landscape from storm water fed pond. (Optional)
   2. The amount of reduction of the Water Resource Zone requirements (including reduction in percentage area needed) will be determined by city staff.

E. Front Façade Landscaping:
   1. One (1) three inch (3") caliper tree required per forty linear feet (40')of street facing façade.
   2. Landscape Zones must meet the Landscape Water Allowance. The Athletic Field is not required to meet the Landscape Water Allowance but should use a drought tolerant turf.

VIII. FIRE PROTECTION

A. Building "B" (the "Rectory") will have an automatic fire sprinkler system installed in Accordance with NFPA 13 or equivalent standard the year the building is constructed because of the limited hose reach. This will satisfy fire lane access requirements for building "B".

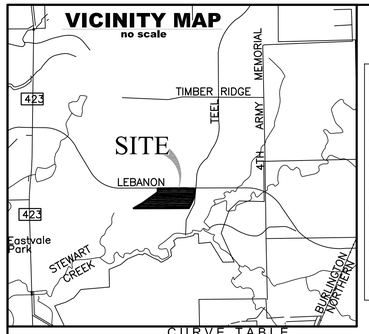
B. Building "D" (the "Church") will require two (2) class 1 standpipe outlets or equivalent requirement the year the building is constructed on either side of the front doors because of the limited hose reach. This will satisfy the fire lane access requirements for Building "D".

C. The separation of the structures within the site will meet building code requirements or equivalent standard for the use proposed the year the building is constructed for separation of structures.

IX. ARCHITECTURAL STANDARDS

A. The architecture of the buildings shall be in general conformance with the style and materials shown on Exhibit "D".

VICINITY MAP
no scale



SITE PLAN NOTES
1. ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.

3. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.

4. ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

6. ACCESSIBILITY NOTE – HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

7. TREE NOTE – THERE ARE NO PROTECTED TREES ON SITE. SOME UNPROTECTED TREES SUCH AS HACKBERRY, HONEY LOCUST AND MESQUITE TREES WILL BE REMOVED FROM THE SITE.

8. SANITARY SEWERS SHALL BE BELOW GRADE.

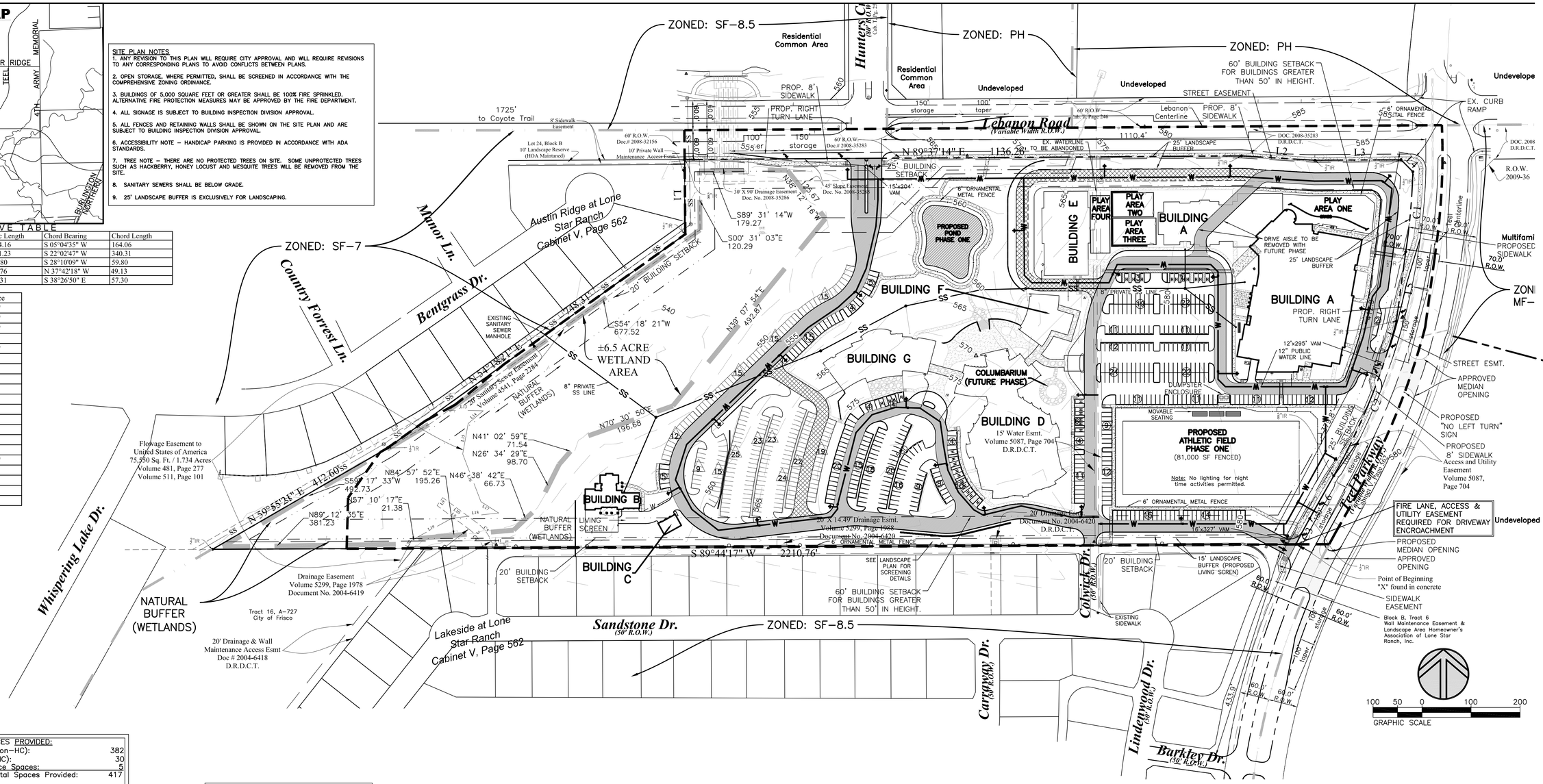
9. 25' LANDSCAPE BUFFER IS EXCLUSIVELY FOR LANDSCAPING.

CURVE TABLE

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C1	07°04'20"	1330.00	164.16	S 05°04'35" W	164.06
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L19	S 61°15'53" W	94.08'
L20	S 28°03'49" W	18.77'



PARKING SPACES PROVIDED:	
Phase One (non-HC):	382
Phase One (HC):	30
Rectory Surface Spaces:	5
Phase One Total Spaces Provided:	417
Future Phases Total Spaces Provided:	217
Total Parking Provided (Phase One + Future Phase):	634

PARKING SPACE REQUIREMENTS:
TOTAL (Phase One + Future Phase): 621 Spaces Required
1. Church (213 spaces)
   21,300 SF(main sanctuary)/100 SF per space= 213 spaces required
2. Private School (121 spaces)
   34,120 SF/20= 1706/17=101 spaces for typical classrooms
   16,220 SF/50= 324/17= 20 spaces for special classrooms 101+20= 121 spaces required
3. License Child-Care (Day Care) Center (20 spaces)
   72 pupils/10=8 spaces+12 employees= 20 spaces required
4. Administrative (Parish) Offices (49 spaces)
   14,600 SF/300 SF per space=49 spaces required
5. Community Center (165 spaces)
   16,500 SF Seating Area
   (Hall, Youth and Meeting spaces)/100 SF per space=165 spaces required
6. Rectory (3 garage spaces, 3 visitor spaces)
7. Athletic Field (50 spaces)
   50 spaces provided

PHASE ONE: 350 Spaces Required
1. Multi-Purpose Building (297 spaces)
   a. Church
      9,200 SF/100 SF per space=92 spaces
   b. Community Center/Assembly (Parish) Hall
      15,557 SF/100 SF per space= 156 spaces
   c. Administrative (Parish) Offices
      5,725 SF/300 SF per space= 20 spaces
   d. Private School
      9,743 SF/20 = 488 students (no additional special classrooms planned in Phase One): 488/17= 29 spaces
2. Rectory (3 garage spaces, 3 visitor spaces)
3. Athletic Field (50 spaces)

FUTURE PHASES: 271 Spaces Required
621 Full Build-Out – 350 Phase One = 271 Future Phase

SITE SUMMARY DATA

EXISTING ZONING:
"TH" TOWNHOUSE: 22.457 AC (NET)
"R" RETAIL: 9.268 AC (NET)
"SF-7" SINGLE FAMILY: 0.563 AC (NET)
TOTAL: 32.288 AC

PROPOSED ZONING: PD-TH
35.085 AC (GROSS ACRES)
31.725 AC (NET ACRES)

PROPOSED USE:
CHURCH & ACCESSORY USES AS FOLLOWS:
- ·ADMIN (PARISH) OFFICES
- ·RECTORY W/ACCESSORY BUILDING
- ·COMMUNITY CENTER AND/OR HALL
- ·LICENSE CHILD-CARE (DAY CARE) CENTER
- ·PRIVATE SCHOOL (PRE-K TO 8TH GRADE WITH PRIVATE ATHLETIC FIELD)
- ·COLUMBARIUM

LOT AREA:
32.288 AC/1,406,483 SF

LOT COVERAGE AREA

(BUILDING FOOTPRINT)		% COVG
PHASE ONE:	64,170 SF	4.56%
FUTURE PHASE:	100,848 SF	7.17%
TOTAL:	165,018 SF	11.73%

IMPERVIOUS COVERAGE:
TOTAL: 12.88 AC/561,092 SF 39.89%

FLOOR AREA RATIO = 0.22:1

LEGEND

PROPERTY BOUNDARY		FIRE HYDRANT	
PROP. ZONING BOUNDARY		OVERHEAD ELEC. POWER	PP—OHE
PHASE ONE BUILDING		EXISTING ZONING BOUNDARY	
FUTURE PHASE BUILDING		WETLAND BOUNDARY	
PHASE ONE FIRE LANE, ACCESS & UTILITY EASEMENT		PHASE ONE PARKING QUANTITY	(16)
FUTURE PHASE FIRE LANE, ACCESS & UTILITY EASEMENT		PHASE ONE HC PARKING QUANTITY	[4]
EX. CONC. CURB		FUTURE PHASE PARKING QUANTITY	△25
PHASE ONE CURB		EXISTING 5' CONTOUR	570
FUTURE PHASE CURB			
PHASE ONE SIDEWALK			
FUTURE PHASE SIDEWALK			

ZONING KEY

SF-7	SINGLE FAMILY-7
SF-8.5	SINGLE FAMILY-8.5
PH	PATIO HOME
TH	TOWNHOME
MF-19	MULTIFAMILY-19
R	RETAIL
PD-TH	PLANNED DEVELOPMENT-TOWNHOME

OUTDOOR PLAY AREA SUMMARY:
ADJACENT TO SCHOOL (744 students total anticipated):

AREA ID	AREA (sf)	SF/STUDENT	PHASE	SURFACE	FENCE
ONE	9,925		ONE	GRASS	YES
TWO	4,200		FUTURE	PAVEMENT	YES
THREE	4,870		FUTURE	GRASS	YES
ATH. FIELD	81,000		ONE	GRASS	YES
TOTAL:	99,995	134			

ADJACENT TO CHILD DAY CARE: (72 children anticipated):

AREA ID	AREA (sf)	SF/STUDENT	PHASE	SURFACE	FENCE
FOUR	4,720	65	FUTURE	GRASS	YES

PHASE ONE BUILDING SUMMARY:

BUILDING ID	USE	AREA (sf)	STORIES	HEIGHT (ft)
A	CHURCH		2	49'-10"
	PARISH HALL/YOUTH/MEETING			
	SCHOOL & PARISH OFFICES			
	SCHOOL			
	MULTI-USE BUILDING SUB-TOTAL:	81,200		
B	RECTORY	5,340	2	29'-0"
C	OUTDOOR STORAGE	1,062	1	16'-2"
	SUB-TOTAL:	6,402		
	PHASE ONE TOTAL:	87,602		

FUTURE PHASE BUILDING SUMMARY:

BUILDING ID	USE	AREA (sf)	STORIES	HEIGHT (ft)
A	SCHOOL PK-8	117,000	2	49'-10"
D	CHURCH	40,900	1	83'-0"
E	CHILD DAY CARE	16,000	1	32'-0"
F	ADMIN (PARISH) OFFICES	14,600	2	36'-6"
G	COMMUNITY CENTER/HALL	33,000	2	49'-6"
	FUTURE PHASE TOTAL:	221,500		

TOTAL BUILDING AREA: 87,602+221,500 = 309,102 SF

OWNER/APPLICANT:
THE CATHOLIC DIOCESE OF FORT WORTH
VANN, KEVIN W JCD DD
800 W. LOOP 820 S.
FORT WORTH, TEXAS 76108
TEL: (817) 560-3300
CONTACT: GARY FRAGOSSO

Beringer Ciaccio Dennell Mabrey
tel: (402) 391-2211
architecture
landscape architecture
interior design
construction management
OMAHA * DES MOINES * PHOENIX
CONTACT: DOUG PETERS

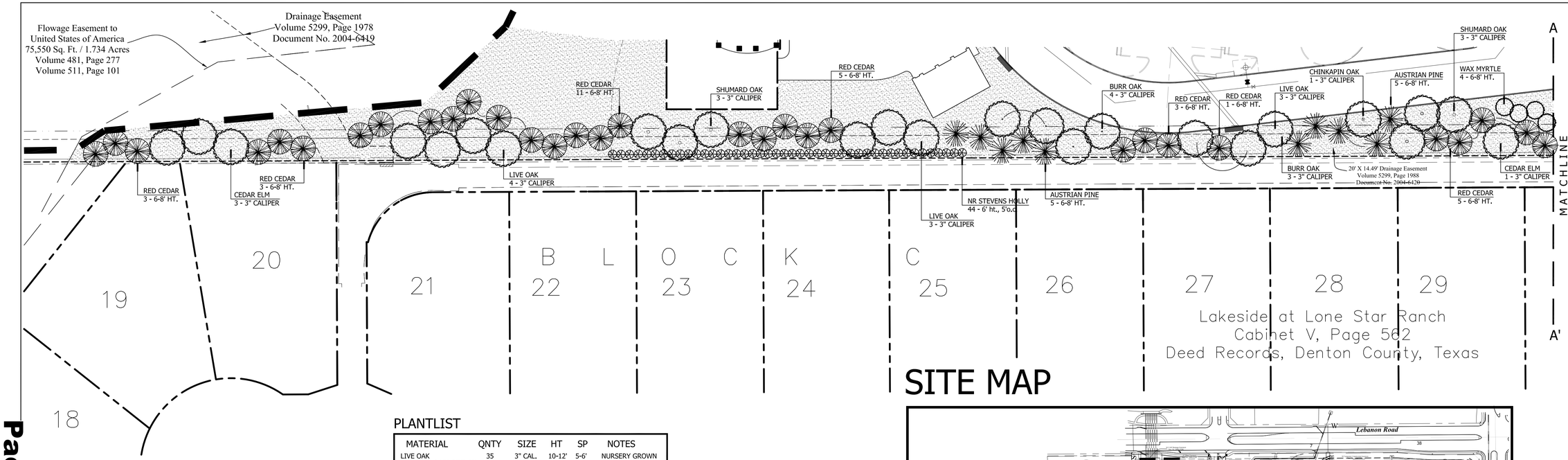
Baird, Hampton & Brown, Inc.
Engineering & Surveying
6300 Ridglea Place, Suite 700 Ft. Worth, Tx 76116 Tel:(817)338-1277 Fax:(817)338-9245 E-Mail:mail@bhbinc.com
Certificate of Authorization #F00000044
CONTACT: BILL BAIRD

EXHIBIT C-1: for Z11-0013

BEING
TRACT 15D
OF THE
DAVID LAWHORN SURVEY - A 727
LOCATED IN
FRISCO, DENTON COUNTY, TEXAS

1/26/2012

Jan 26, 2012 – 2:47pm
DRAWING FILE: E:\2009.000.000\2009.160.003\dwg\PD DWG\160_PD exhibit C.dwg

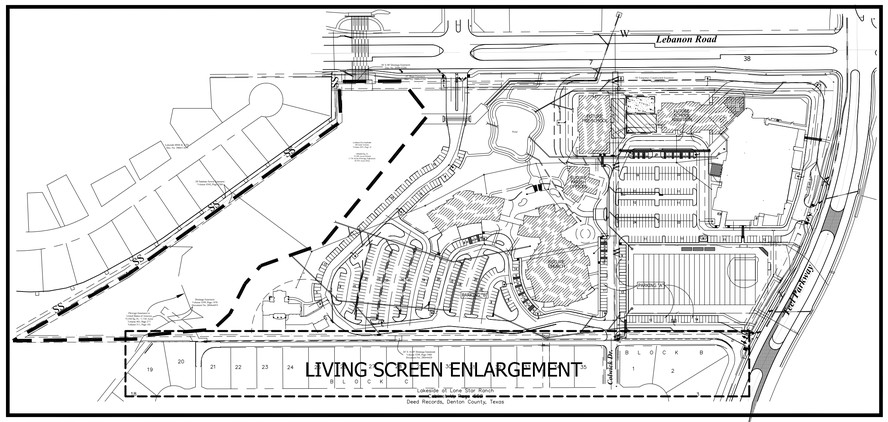


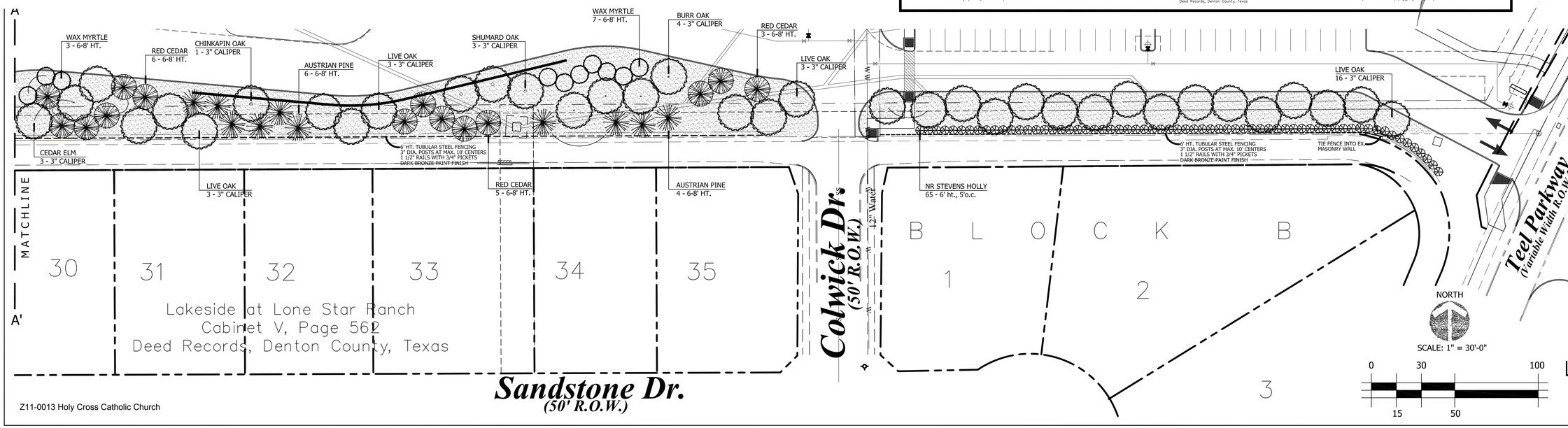
SITE MAP

PLANTLIST

MATERIAL	QNTY	SIZE	HT	SP	NOTES
LIVE OAK QUERCUS VIRGINIANA	35	3" CAL.	10-12'	5-6'	NURSERY GROWN
SHUMARD OAK QUERCUS SHUMARDI	9	3" CAL.	10-12'	5-6'	NURSERY GROWN
BURR OAK QUERCUS MACROCARPA	8	3" CAL.	10-12'	5-6'	NURSERY GROWN
CHINKAPIN OAK QUERCUS MUHLENBERGIA	2	3" CAL.	10-12'	5-6'	NURSERY GROWN
CEDAR ELM ULMUS CRASSIFOLIA	7	3" CAL.	10-12'	5-6'	NURSERY GROWN
RED CEDAR JUNIPERUS VIRGINIANA	45	6-8' ht	6-8'	3-4'	NURSERY GROWN
AUSTRIAN PINE PINUS NIGRA	20	6-8' ht	6-8'	3-4'	NURSERY GROWN
WAX MYRTLE MYRICA CERIFERA	14	6-8' ht	6-8'	3-4'	NURSERY GROWN
NR STEVENS HOLLY ILEX x 'NELLIE R. STEVENS'	109	6' ht.	6'	2-3'	FULL TO GROUND NURSERY GROWN

LOW WATER TURF
NATIVE GRASS /
WILDFLOWER SEEDING
(MIX TO BE DETERMINED)





LIVING SCREEN

HOLY CROSS CATHOLIC CHURCH
LEBANON ROAD at TEEL PARKWAY
FRISCO, TEXAS

EXHIBIT C-2
LIVING SCREEN
CASE: Z11-0013

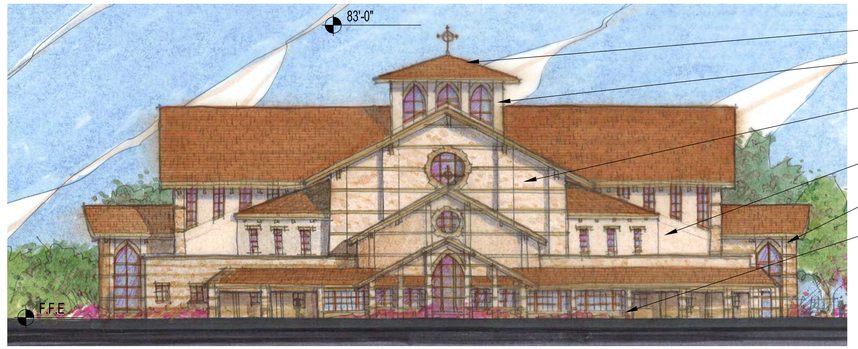
appr. by: BL
drawn by: BL
date: 11-28-11

revisions
12-02-11

REGISTERED LANDSCAPE ARCHITECT
WILLIAM F. LEEMING III
STATE OF TEXAS
2337

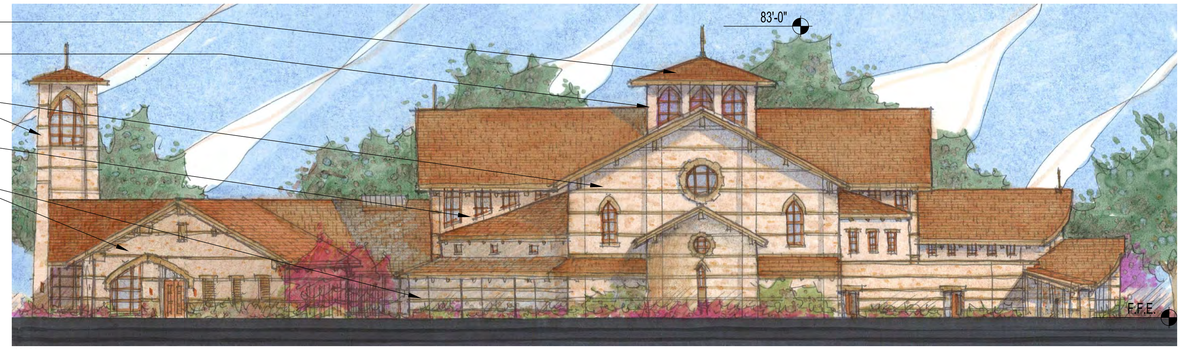
Leeming Design Group
Landscape Architecture
4913 Bufe Snow Drive, Suite 101-B
North Richland Hills, Texas 76180
(817) 577-6889 Fax (817) 577-6896
leemingdesigngroup@sbcglobal.net

Z11-0013 Holy Cross Catholic Church

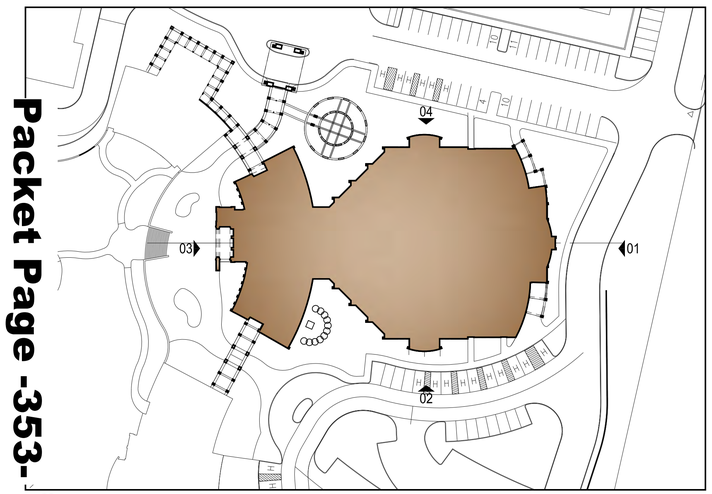


CONCRETE TILE TYP.
STUCCO
THIN STONE VENEER, TYP.
STUCCO
THIN STONE VENEER, TYP.
STONE VENEER COLUMNS

01 SOUTH ELEVATION

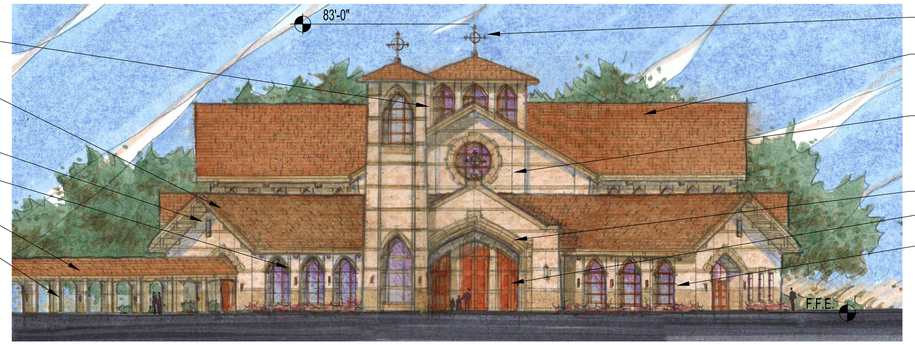


02 WEST ELEVATION



NORTH KEY PLAN

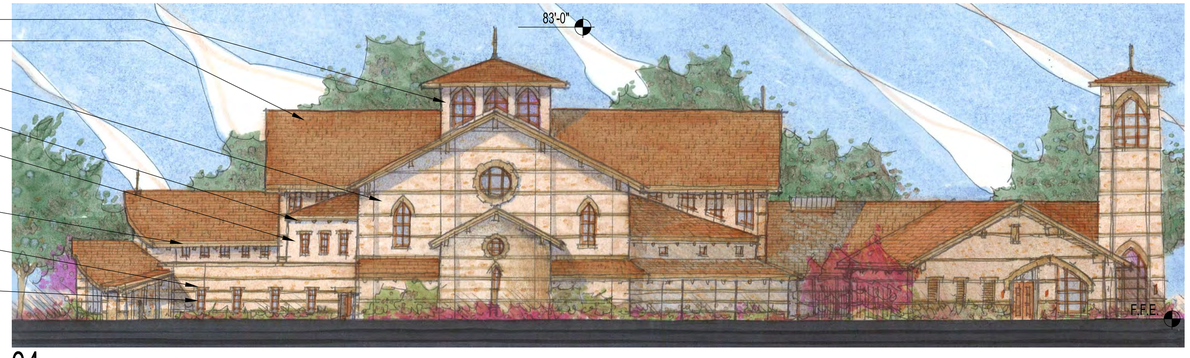
STUCCO
EXPOSED GLULAM WOOD STRUCTURE & DECK, TYP.
PREFINISHED SHEET METAL FLASHINGS, FASCIAS, GUTTERS & DOWNSPOUTS, TYP.
STONE VENEER AT LINTELS, TYP.
COVERED DROP-OFF
STONE VENEER COLUMNS



PREFINISHED ALUMINUM CROSS, TYP.
CONCRETE TILE, TYP.
THIN STONE VENEER, TYP.
PRECAST SURROUND
WOOD DOORS
ALUMINUM WINDOWS WITH LOW-E CLEAR GLASS, TYP.

03 NORTH ELEVATION - FRONT ELEVATION

STUCCO
CONCRETE TILE, TYP.
THIN STONE VENEER, TYP.
EXPOSED GLULAM WOOD STRUCTURE & DECK, TYP.
STUCCO
PREFINISHED SHEET METAL FLASHINGS, FASCIAS, GUTTERS & DOWNSPOUTS, TYP.
STONE VENEER AT LINTELS, TYP.
ALUMINUM WINDOWS WITH LOW-E CLEAR GLASS, TYP.



04 EAST ELEVATION

EXHIBIT D: ARCHITECTURAL STANDARDS

PAGE 1 OF 8

NOT TO SCALE

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Z11-0013 Holy Cross Catholic Church

HOLY CROSS CATHOLIC CHURCH

TRACT 15D (LOT X, BLOCK X) PREPARED ON: NOVEMBER 29, 2011

CHURCH

OWNER/APPLICANT:
THE CATHOLIC DIOCESE OF FORT WORTH
800 W. LOOP 820 S.
FORT WORTH, TEXAS 76108
817.560.3300

SURVEYOR:
BAIRD, HAMPTON & BROWN INC.
6300 RIDGLEA PLACE, SUITE 700
FORT WORTH, TX 76116
817.338.1277

ARCHITECT:
BCDM ARCHITECTS
1015 N 98TH STREET STE 300
OMAHA, NE 68114
402.391.2211

LANDSCAPE ARCHITECT:
LEEMING DESIGN GROUP
4913 RUFE SNOW DRIVE STE 101-B
NORTH RICHLAND HILLS, TEXAS 76180
817.577.0889

bcdm architects

BCDM No. 4735-01



STONE VENEER AT LINTELS, TYP.
TRANSLUCENT PANEL
CONCRETE TILE, TYP.
PREFINISHED SHEET METAL FLASHINGS, FASCIAS, GUTTERS & DOWNSPOUTS, TYP.
STUCCO, TYP.
ALUMINUM WINDOWS WITH LOW-E CLEAR GLASS, TYP.
THIN STONE VENEER, TYP.

01 SOUTH ELEVATION - PARTIAL AT CLASSROOM WING - FRONT ELEVATION

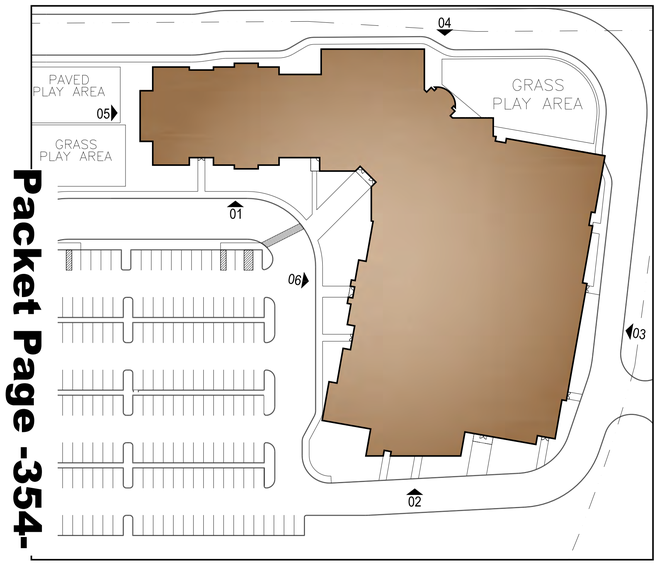


02 SOUTH ELEVATION - PARTIAL AT SERVICE/ATHLETIC CENTER ENTRIES

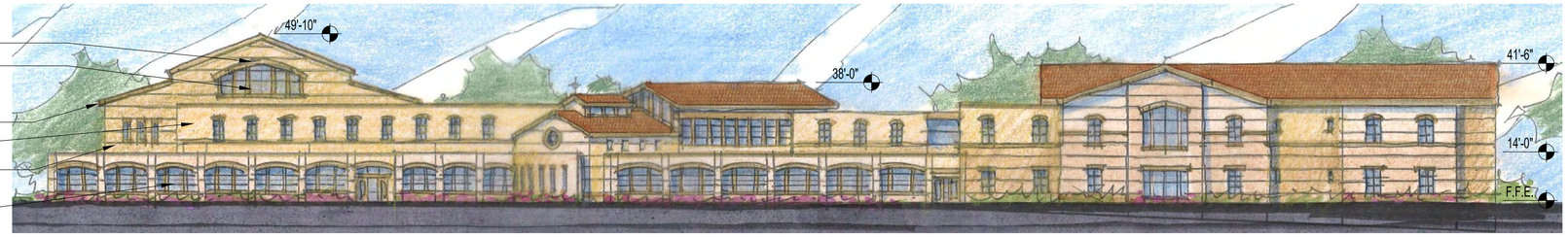


TRANSLUCENT PANELS
STUCCO, TYP.
CONCRETE TILE, TYP.
PREFINISHED SHEET METAL FLASHINGS, FASCIAS, GUTTERS & DOWNSPOUTS, TYP.
ALUMINUM CLAD WOOD WINDOWS WITH LOW-E CLEAR GLASS, TYP.
THIN STONE VENEER, TYP.

03 EAST ELEVATION



NORTH KEY PLAN



STONE VENEER AT LINTELS, TYP.
TRANSLUCENT PANEL
PREFINISHED SHEET METAL FLASHINGS, FASCIAS, GUTTERS & DOWNSPOUTS, TYP.
STUCCO, TYP.
THIN STONE VENEER, TYP.
ALUMINUM WINDOWS WITH LOW-E CLEAR GLASS, TYP.

04 NORTH ELEVATION



TRANSLUCENT PANEL
STONE VENEER AT LINTELS, TYP.
CONCRETE TILE, TYP.
PREFINISHED SHEET METAL FLASHINGS, FASCIAS, GUTTERS & DOWNSPOUTS, TYP.
STUCCO, TYP.
ALUMINUM WINDOWS WITH LOW-E CLEAR GLASS, TYP.
THIN STONE VENEER, TYP.

05 WEST ELEVATION -PARTIAL AT CLASSROOM WING



06 WEST ELEVATION - PARTIAL AT ADMINISTRATION/CAFETERIA WING - FRONT ELEVATION

EXHIBIT D: ARCHITECTURAL STANDARDS

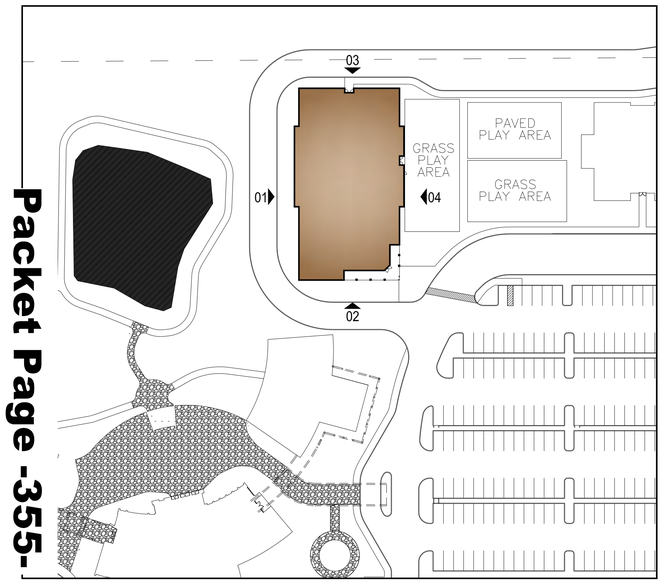
PAGE 2 OF 8

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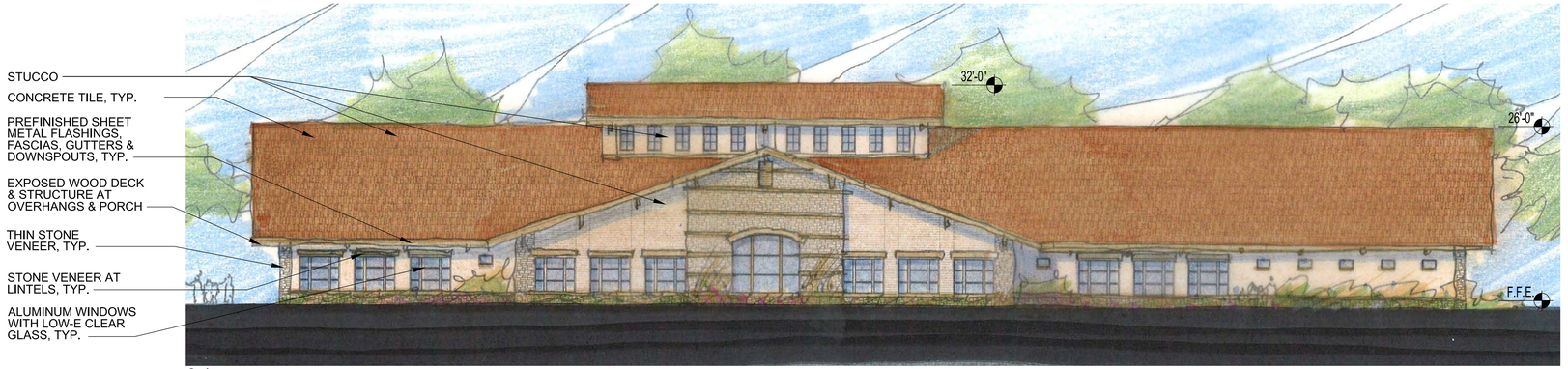
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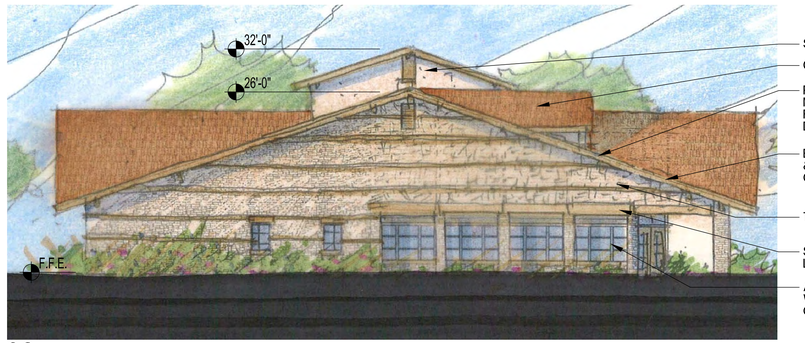
HOLY CROSS CATHOLIC CHURCH	SCHOOL
TRACT 15D (LOT X, BLOCK X) PREPARED ON: NOVEMBER 29, 2011	
OWNER/APPLICANT: THE CATHOLIC DIOCESE OF FORT WORTH 800 W. LOOP 820 S. FORT WORTH, TEXAS 76108 817.560.3300	ARCHITECT: BCDM ARCHITECTS 1015 N 98TH STREET STE 300 OMAHA, NE 68114 402.391.2211
SURVEYOR: BAIRD, HAMPTON & BROWN INC. 6300 RIDGLEA PLACE, SUITE 700 FORT WORTH, TX 76116 817.338.1277	LANDSCAPE ARCHITECT: LEEMING DESIGN GROUP 4913 RUFE SNOW DRIVE STE 101-B NORTH RICHLAND HILLS, TEXAS 76180 817.577.0889
	bcdm architect BCDM No. 4735-01



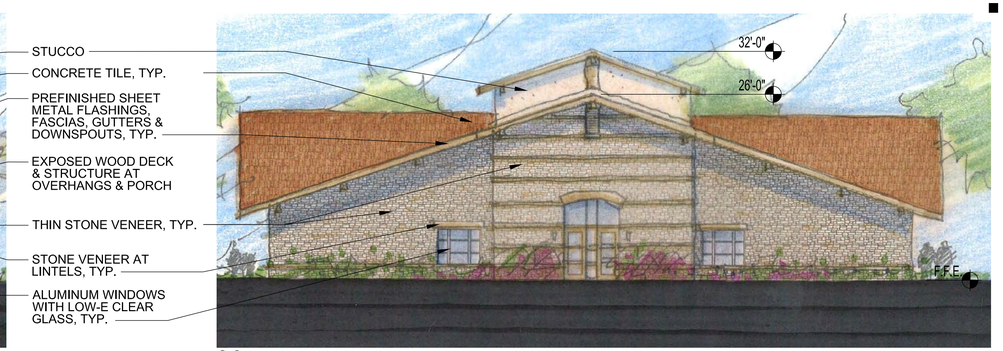
NORTH KEY PLAN



01 WEST ELEVATION



02 SOUTH ELEVATION



03 NORTH ELEVATION



04 EAST ELEVATION - FRONT ELEVATION

EXHIBIT D: ARCHITECTURAL STANDARDS

PAGE 3 OF 8

NOT TO SCALE

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Z11-0013 Holy Cross Catholic Church

HOLY CROSS CATHOLIC CHURCH

TRACT 15D (LOT X, BLOCK X) PREPARED ON: NOVEMBER 29, 2011

CHILD DAY CARE

OWNER/APPLICANT:
THE CATHOLIC DIOCESE OF FORT WORTH
800 W. LOOP 820 S.
FORT WORTH, TEXAS 76108
817.560.3300

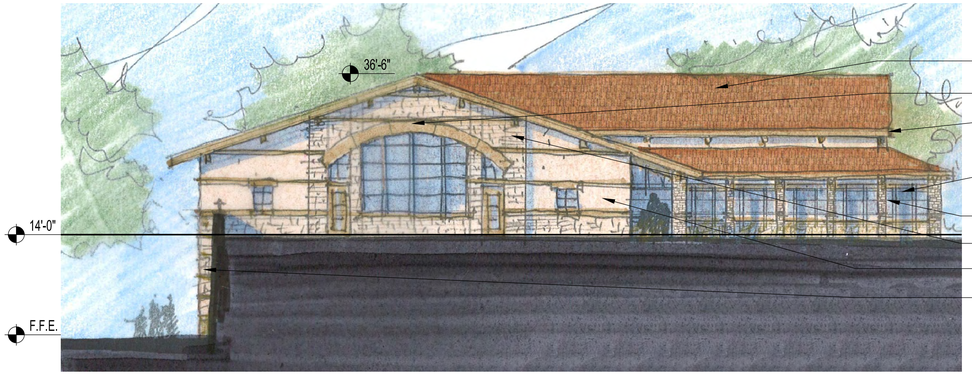
SURVEYOR:
BAIRD, HAMPTON & BROWN INC.
6300 RIDGLEA PLACE, SUITE 700
FORT WORTH, TX 76116
817.338.1277

ARCHITECT:
BCDM ARCHITECTS
1015 N 98TH STREET STE 300
OMAHA, NE 68114
402.391.2211

LANDSCAPE ARCHITECT:
LEEMING DESIGN GROUP
4913 RUFE SNOW DRIVE STE 101-B
NORTH RICHLAND HILLS, TEXAS 76180
817.577.0889

bcdm architects

BCDM No. 4735-01

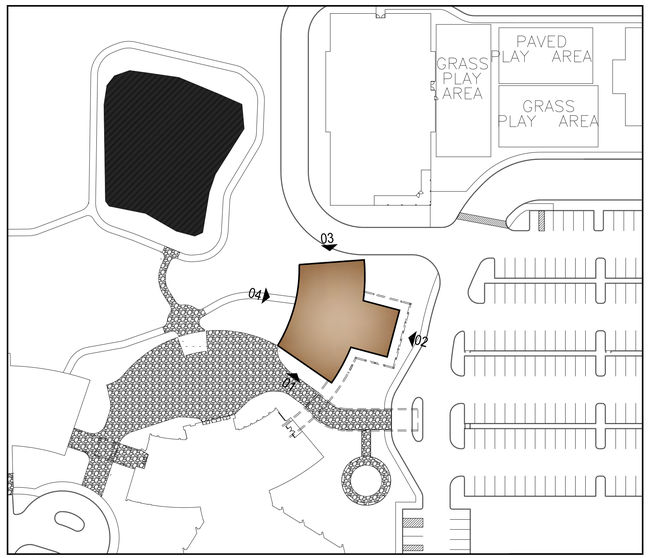


01 SOUTH ELEVATION

CONCRETE TILE, TYP.
STONE VENEER AT LINTELS, TYP.
PREFINISHED SHEET METAL FLASHINGS, FASCIAS, GUTTERS & DOWNSPOUTS, TYP.
ALUMINUM WINDOWS WITH LOW-E CLEAR GLASS, TYP.
STONE VENEER COLUMNS
THIN STONE VENEER, TYP.
STUCCO
STONE RETAINING WALL

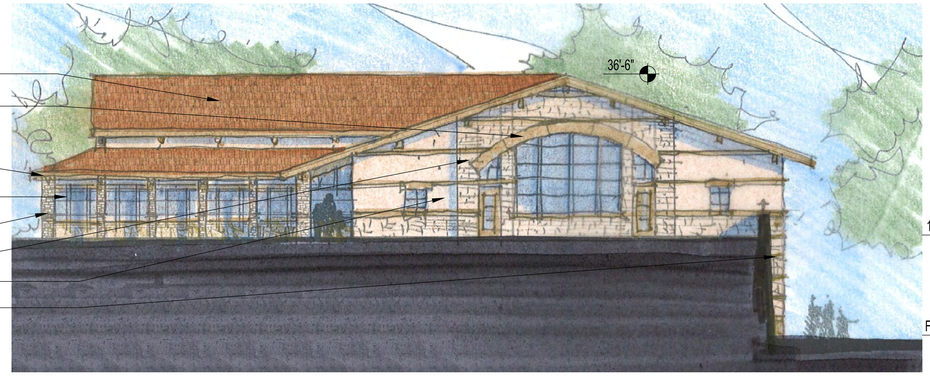


02 EAST ELEVATION - FRONT ELEVATION



KEY PLAN

CONCRETE TILE, TYP.
STONE VENEER AT LINTELS, TYP.
PREFINISHED SHEET METAL FLASHINGS, FASCIAS, GUTTERS & DOWNSPOUTS, TYP.
ALUMINUM WINDOWS WITH LOW-E CLEAR GLASS, TYP.
STONE VENEER COLUMNS
THIN STONE VENEER, TYP.
STUCCO
STONE RETAINING WALL



03 NORTH ELEVATION

CONCRETE TILE, TYP.
PREFINISHED SHEET METAL FLASHINGS, FASCIAS, GUTTERS & DOWNSPOUTS, TYP.
DEFS SOFFIT
ALUMINUM WINDOWS WITH LOW-E CLEAR GLASS, TYP.
STUCCO
STONE RETAINING WALL



04 WEST ELEVATION

EXHIBIT D: ARCHITECTURAL STANDARDS

PAGE 4 OF 8 NOT TO SCALE

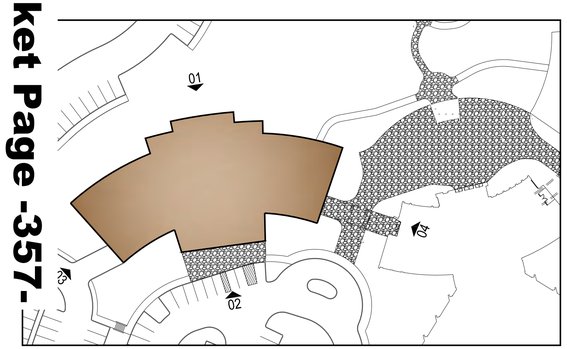
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HOLY CROSS CATHOLIC CHURCH		ADMIN (PARI OFFICES
TRACT 15D (LOT X, BLOCK X) PREPARED ON: NOVEMBER 29, 2011		
OWNER/APPLICANT: THE CATHOLIC DIOCESE OF FORT WORTH 800 W. LOOP 820 S. FORT WORTH, TEXAS 76108 817.560.3300	ARCHITECT: BCDM ARCHITECTS 1015 N 98TH STREET STE 300 OMAHA, NE 68114 402.391.2211	bcdm architect
SURVEYOR: BAIRD, HAMPTON & BROWN INC. 6300 RIDGLEA PLACE, SUITE 700 FORT WORTH, TX 76116 817.338.1277	LANDSCAPE ARCHITECT: LEEMING DESIGN GROUP 4913 RUFE SNOW DRIVE STE 101-B NORTH RICHLAND HILLS, TEXAS 76180 817.577.0889	BCDM No. 4735-01

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AGENDA ITEM #28



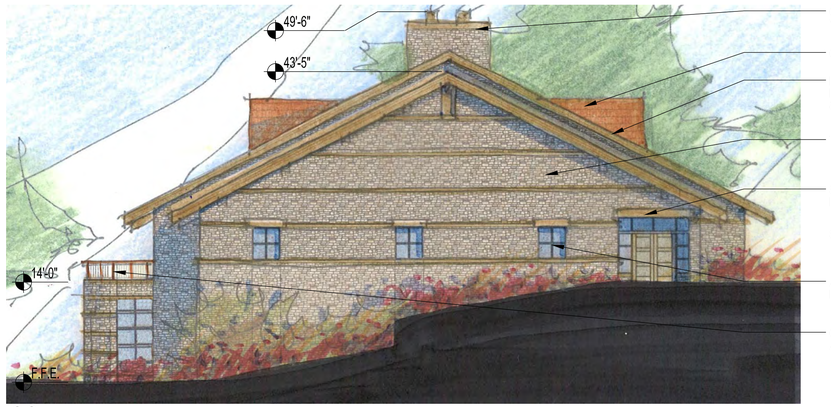
NORTH KEY PLAN



01 NORTH ELEVATION



02 SOUTH ELEVATION



03 WEST ELEVATION



04 EAST ELEVATION - FRONT ELEVATION

EXHIBIT D: ARCHITECTURAL STANDARDS

PAGE 5 OF 8 NOT TO SCALE

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HOLY CROSS CATHOLIC CHURCH

TRACT 15D (LOT X, BLOCK X) PREPARED ON: NOVEMBER 29, 2011

HALL

OWNER/APPLICANT:
THE CATHOLIC DIOCESE OF FORT WORTH
800 W. LOOP 820 S.
FORT WORTH, TEXAS 76108
817.560.3300

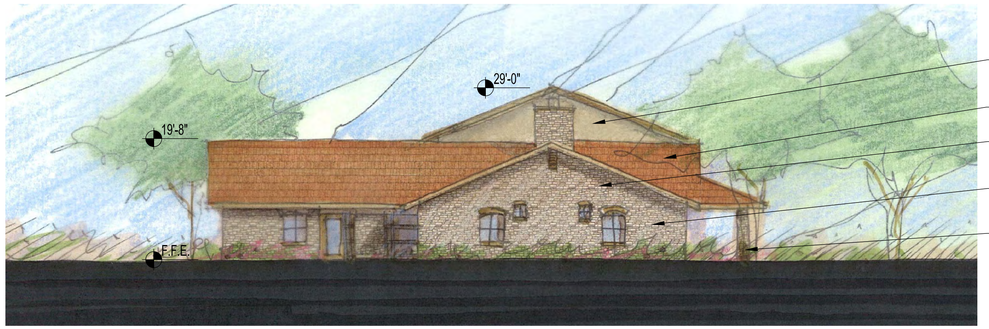
SURVEYOR:
BAIRD, HAMPTON & BROWN INC.
6300 RIDGLEA PLACE, SUITE 700
FORT WORTH, TX 76116
817.338.1277

ARCHITECT:
BCDM ARCHITECTS
1015 N 98TH STREET STE 300
OMAHA, NE 68114
402.391.2211

LANDSCAPE ARCHITECT:
LEEMING DESIGN GROUP
4913 RUFE SNOW DRIVE STE 101-B
NORTH RICHLAND HILLS, TEXAS 76180
817.577.0889

bcdm architects

BCDM No. 4735-01



STUCCO AT UPPER LEVEL, TYP.

CONCRETE TILE, TYP.

THIN STONE VENEER AT LOWER LEVEL, TYP.

ALUMINUM WINDOWS WITH LOW-E CLEAR GLASS, TYP.

STONE VENEER COLUMNS AT PORCHES

01 WEST ELEVATION



02 NORTH ELEVATION



STUCCO AT UPPER LEVEL, TYP.

CONCRETE TILE, TYP.

THIN STONE VENEER AT LOWER LEVEL, TYP.

ALUMINUM WINDOWS WITH LOW-E CLEAR GLASS, TYP.

STONE VENEER COLUMNS AT PORCHES

03 EAST ELEVATION - FRONT ELEVATION



STUCCO AT UPPER LEVEL, TYP.

CONCRETE TILE, TYP.

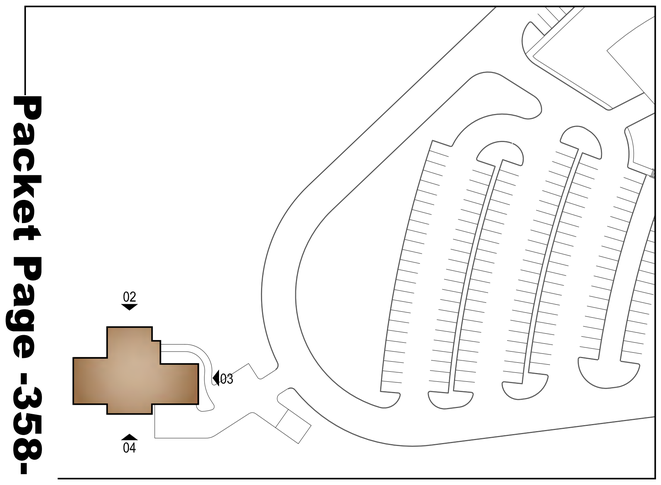
THIN STONE VENEER AT LOWER LEVEL, TYP.

ALUMINUM WINDOWS WITH LOW-E CLEAR GLASS, TYP.

STONE VENEER COLUMNS AT PORCHES

PREFINISHED INSULATED ALUMINUM GARAGE DOORS

04 SOUTH ELEVATION



NORTH KEY PLAN

EXHIBIT D: ARCHITECTURAL STANDARDS

PAGE 6 OF 8 NOT TO SCALE

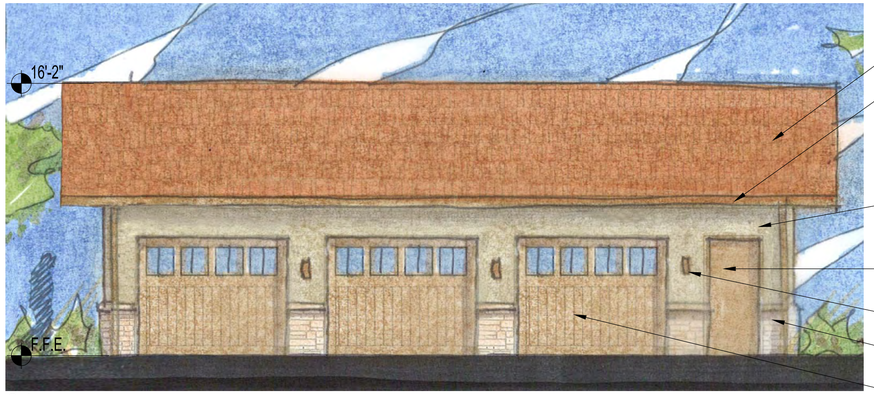
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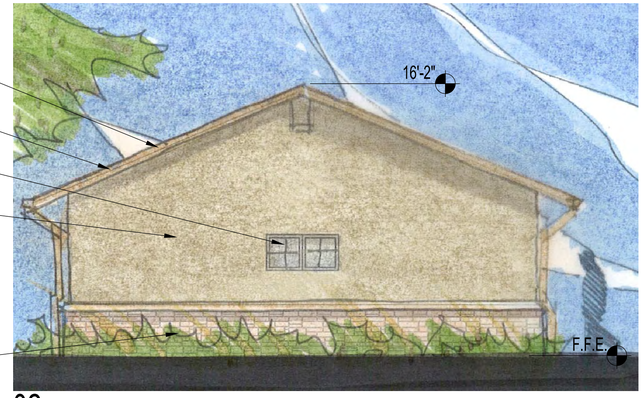
HOLY CROSS CATHOLIC CHURCH	RECTORY
TRACT 15D (LOT X, BLOCK X) PREPARED ON: NOVEMBER 29, 2011	
OWNER/APPLICANT: THE CATHOLIC DIOCESE OF FORT WORTH 800 W. LOOP 820 S. FORT WORTH, TEXAS 76108 817.560.3300	ARCHITECT: BCDM ARCHITECTS 1015 N 98TH STREET STE 300 OMAHA, NE 68114 402.391.2211
SURVEYOR: BAIRD, HAMPTON & BROWN INC. 6300 RIDGLEA PLACE, SUITE 700 FORT WORTH, TX 76116 817.338.1277	LANDSCAPE ARCHITECT: LEEMING DESIGN GROUP 4913 RUFE SNOW DRIVE STE 101-B NORTH RICHLAND HILLS, TEXAS 76180 817.577.0889
	bcdm architect BCDM No. 4735-01

Packet Page -358-

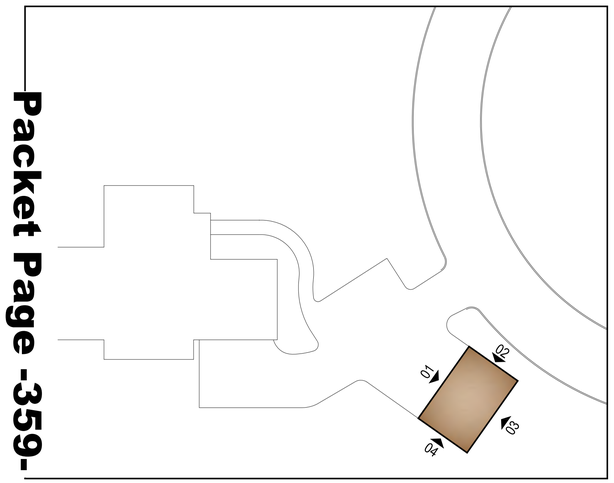
AGENDA ITEM #28



01 WEST ELEVATION - FRONT ELEVATION



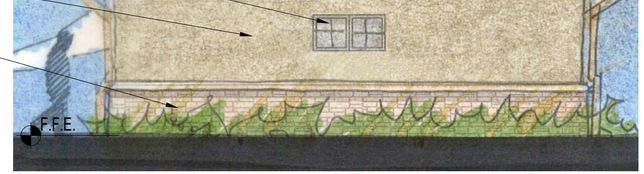
02 NORTH ELEVATION



NORTH KEY PLAN



03 EAST ELEVATION



04 SOUTH ELEVATION

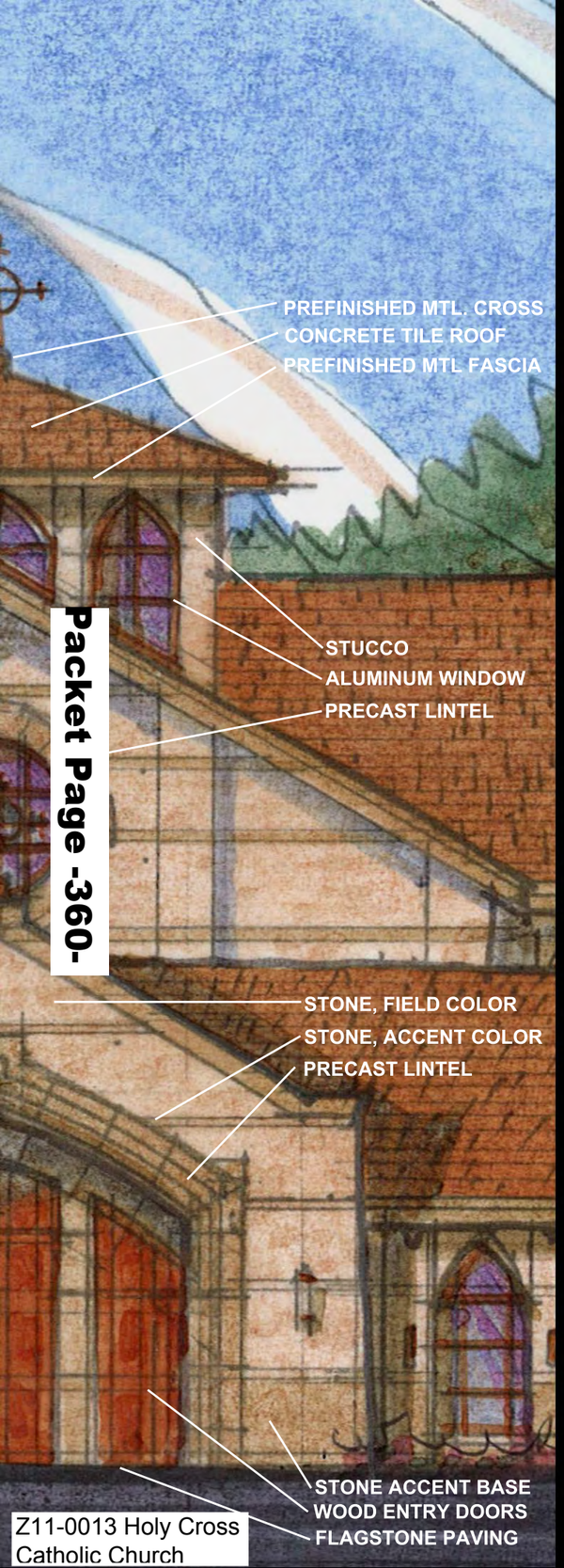
EXHIBIT D: ARCHITECTURAL STANDARDS

PAGE 7 OF 8 NOT TO SCALE

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HOLY CROSS CATHOLIC CHURCH		OUTDOOR STORAGE
TRACT 15D (LOT X, BLOCK X) PREPARED ON: NOVEMBER 29, 2011		
OWNER/APPLICANT: THE CATHOLIC DIOCESE OF FORT WORTH 800 W. LOOP 820 S. FORT WORTH, TEXAS 76108 817.560.3300	ARCHITECT: BCDM ARCHITECTS 1015 N 98TH STREET STE 300 OMAHA, NE 68114 402.391.2211	bcdm architects
SURVEYOR: BAIRD, HAMPTON & BROWN INC. 6300 RIDGLEA PLACE, SUITE 700 FORT WORTH, TX 76116 817.338.1277	LANDSCAPE ARCHITECT: LEEMING DESIGN GROUP 4913 RUFE SNOW DRIVE STE 101-B NORTH RICHLAND HILLS, TEXAS 76180 817.577.0889	BCDM No. 4735-01



Packet Page -360-

Z11-0013 Holy Cross Catholic Church

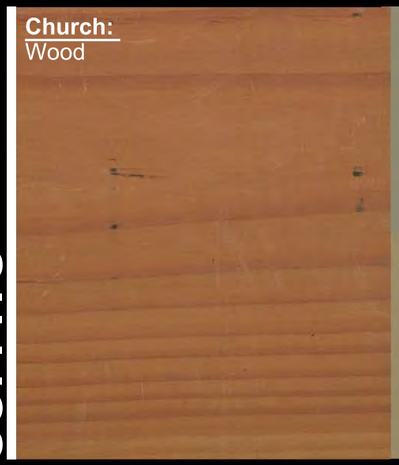
ROOFING

All Buildings:
Concrete Tile Roofing



SOFFITS

Church:
Wood



Rectory, Outdoor Storage:
Prefinished Cement Fiber Board

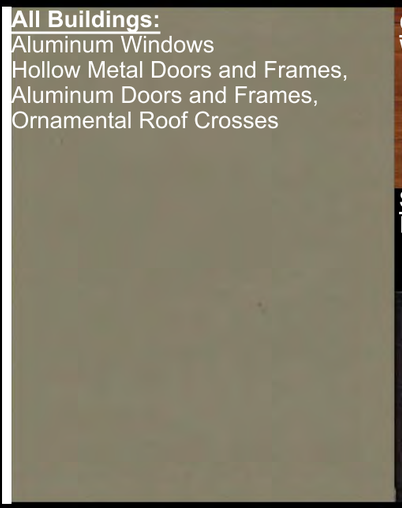
School, Pre-School, Offices, Parish Hall:
DEFS

PREFIN. METAL

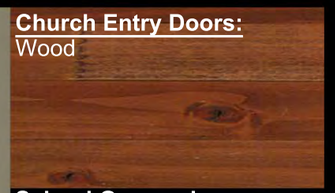
All Buildings:
Metal Fascias,
Gutters, and Downspouts,
Flashings

WINDOWS/DOORS

All Buildings:
Aluminum Windows
Hollow Metal Doors and Frames,
Aluminum Doors and Frames,
Ornamental Roof Crosses



Church Entry Doors:
Wood



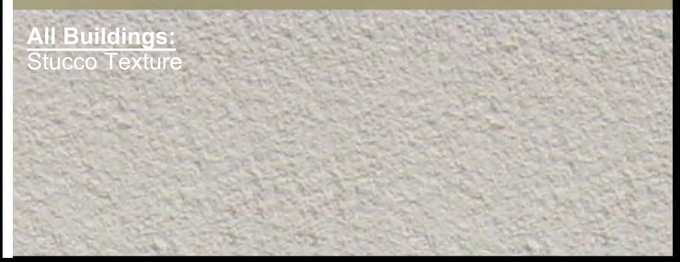
School Gymnasium:
Insulated Translucent Panels



WALL FINISHES

All Buildings:
Stucco Color

All Buildings:
Stucco Texture



All Buildings:
Precast Concrete Arch
Lintels and Sills

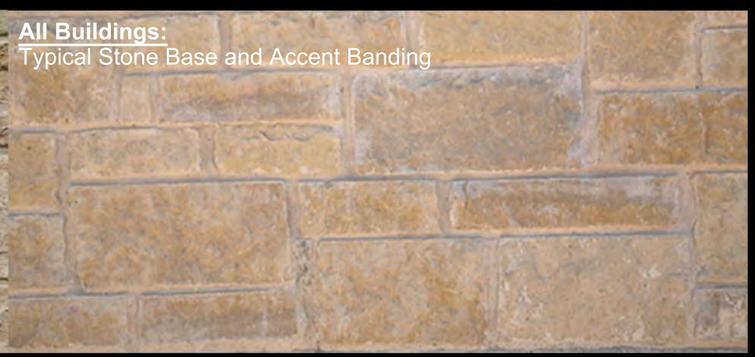


STONE VENEER

All Buildings:
Typical Stone Field



All Buildings:
Typical Stone Base and Accent Banding



SPECIAL PAVING

Church Courtyard:
Flagstone



HOLY CROSS CATHOLIC CHURCH

EXHIBIT D PAGE 8 OF 8 PREPARED ON: NOVEMBER 29, 2011

OWNER/APPLICANT:
THE CATHOLIC DIOCESE OF FORT WORTH
800 W. LOOP 820 S.
FORT WORTH, TEXAS 76108
817.560.3300

ARCHITECT:
BCDM ARCHITECTS
1015 N 98TH STREET STE 300
OMAHA, NE 68114
402.391.2211

BCDM No. 4735-01

AGENDA ITEM #28.

AGENDA ITEM #29.

PROGRESS IN MOTION

Development Services Department
City of Frisco, Texas

Memorandum

To: **Honorable Mayor Maso and Members of the Frisco City Council**

Cc: **George A. Purefoy, City Manager**
John Lettelleir, AICP, Director of Development Services

From: **Michael Walker, AICP, Senior Planner**

Date: **2/13/2012**

Agenda Caption: **Public Hearing: Annexation Case A12-0001. A proposed voluntary annexation of 97.5± acres in the Collin County School Land Survey, Abstract No. 148, Collin County, Texas, generally located on the southeast corner of County Road 26 and Dallas Parkway. Neighborhood #53.**

Action Requested: The City Council should hold the second public hearing and hear any comments regarding the proposed annexation.

Background Information: This is a voluntary annexation case submitted by the property owner, Prosper United Methodist Church. The property is directly adjacent to the City's corporate limits on the north, west, and east and is vacant.

Board Review/Citizen Input: The City Council held the first public hearing Tuesday, February 7, 2012.

Alternatives: Not applicable.

Financial Considerations: Not applicable.

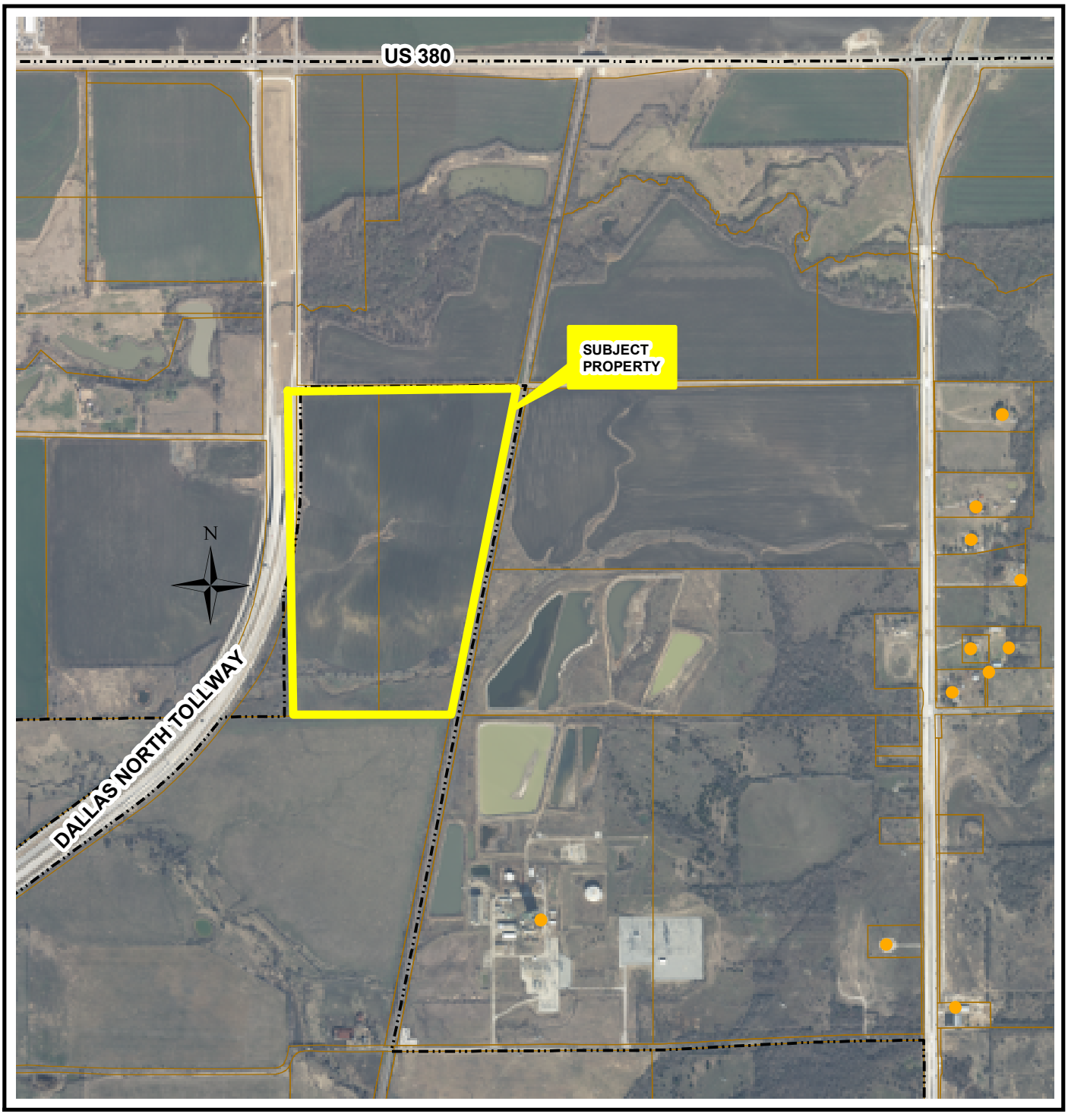
Legal Review: The City Attorney's Office will prepare the annexation ordinance if that is the City Council's direction.

Supporting Documents:

- Locator Map

Staff Recommendation: City Council should hold the public hearing and hear any comments on the proposed annexation.

A12-0001
Collin County School Land Survey
Voluntary Annexation



AGENDA ITEM #30.

Engineering Services
City of Frisco, Texas

Memorandum

To: **Honorable Mayor Maso and Members of the Frisco City Council**

cc: **George Purefoy, City Manager**
John Lettelleir, Director of Development Services

From: **Paul Knippel, P.E., Director of Engineering Services**

Date: **February 21, 2012**

Subject: **Public Hearing to consider amending the Impact Fee Ordinance**

Action Requested: Public Hearing to consider amending the Impact Fee Ordinance.

Background Information: The City of Frisco collects impact fees from new development to offset a portion of the cost of constructing infrastructure to serve new development. Chapter 395 of the Texas Local Government Code requires that impact fees, when used, be periodically revised to update land use assumptions and capital improvement projects to reflect current growth patterns. The last update was adopted by City Council in July 2005.

State law requires City Council to hold a public hearing to consider amendment to the land use assumptions, capital improvements projects and the impact fee calculations. Kimley-Horn Associates, Inc. (KHA) has been retained to assist the City in evaluating and revising the impact fees to reflect current land use and capital improvement projects. KHA has completed a draft Impact Fee Report and will present the calculated fee and potential collection rate options for consideration at the meeting. A copy of the draft report and presentation are included.

The Capital Improvements Advisory Committee (CIAC) met on February 14, 2012 to review and discuss the updated impact fees. The CIAC consists of the Planning and Zoning Commission and one resident of the ETJ. The minutes from the CIAC's meeting are included herewith.

City Council will be asked to consider adoption of the amended Impact Fee Ordinance at the March 6, 2012 meeting. The ordinance will include the actual rates to be assessed.

Board Review/Citizen Input: CIAC voted 6-0 in favor of recommending approval of the land use assumptions, capital improvement plan, and maintaining the current collection rate of 60% of the maximum allowable fees.

Financial Considerations: Not applicable.

Alternatives: City Council could consider the following alternatives:

- Hold the Public Hearing
- Send back to staff for additional input

Legal Review: Not applicable

Supporting Documents:

- Ad for public hearing
- Minutes from Capital Improvement Advisory Committee meeting
- Impact fee presentation
- Land use assumptions
- Roadway impact fee update
- Water impact fee update
- Wastewater impact fee update

Staff Recommendation: Staff recommends that City Council open the Public Hearing, conduct the hearing, and leave the public hearing open to March 6, 2012.

NOTICE OF PUBLIC HEARING ON AMENDMENT OF IMPACT FEES

The City Council of the City of Frisco will hold a public hearing to consider amendment of the Land Use Assumptions and Capital Improvements Plan under which water, wastewater, and roadway impact fees may be amended.

THE PUBLIC HEARING WILL BE HELD:

Date: February 21, 2012
Time: 7:00 P.M.
Place: George A. Purefoy Municipal Center
6101 Frisco Square Blvd
Frisco, TX 75034

Any member of the public has the right to appear at the hearing and present evidence for or against the update. For additional information, contact **Paul Knippel, Director of Engineering, at (972) 292-5410.**

MEETING OF THE CITY OF FRISCO
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
GEORGE A. PUREFOY MUNICIPAL CENTER
COUNCIL CHAMBERS
6101 FRISCO SQUARE BLVD.
FRISCO, TEXAS 75034

5:30 PM

TUESDAY, FEBRUARY 14, 2012

MINUTES

CALL TO ORDER

1. Roll Call

Bill Woodard called the meeting to order at 5:34 p.m.

Committee members present were: Bryan Dodson, Rick Williamson, Bill Woodard, John Hamilton, Clint Richardson, and Van Nichols.

Representing staff were: John Lettelleir, Director Development Services; John Webb, Zoning & Subdivision Administrator; Paul Knippel, P.E., Director Engineering Services; Liz Metting, Asst. Dir. Engineering Services/City Engineer; Alyssa Sanders, Civil Engineer; Joel Fitts, Senior Traffic Engineer; and Carey Frazier, Senior Administrative Assistant.

CONSIDER AND ACT

2. Discussion of Proposed Amendments to Roadway, Water and Wastewater Impact Fees and Act Upon a Recommendation to City Council

Paul Knippel reviewed staff comments with the Committee and requested comment and recommendations from the Committee to be forwarded to the City Council. Brad Tribble and Aaron Nathan with Kimley-Horn Associates, Inc. reviewed a brief presentation with various points from the draft report.

Following review and discussion, Committee member Richardson made a motion to accept staff's recommendation based on their close working with the consultant's study of the growth projections and land use assumptions of the City for the foreseeable ten (10) year future and recommend approval to the City Council of a rate of 60% for roadway, water and wastewater infrastructure. Committee member Hamilton seconded the motion.

Passed
Vote: 6 – 0
For: Bill Woodard, Bryan Dobson, Clint Richardson, John Hamilton, Rick Williamson, and Van Nichols
Against: (None)

ADJOURN

There being no further business, Committee member Dodson moved to adjourn the meeting at 7:13 pm. Committee member Hamilton seconded the motion. Motion carries. Meeting adjourned.
Passed
Vote: 6 – 0
For: Bill Woodard, Bryan Dobson, Clint Richardson, John Hamilton, Rick Williamson, and Van Nichols
Against: (None)

Roadway, Water, and Wastewater Impact Fee Update

City Council Public Hearing

February 21, 2012



Kimley-Horn and Associates, Inc.

Presentation Overview

- Impact Fee Basics
- Service Areas
- Land Use Assumptions and CIP's
- Assessment and Collection
- City Council Action
- Impact Fee Options
- Potential Revenues
- Impact Fee Benchmarking
- CIAC Recommendation
- Proposed Adoption Schedule

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and Associates, Inc.

Impact Fee Basics

- What Are They?
  - One-time fee assessed to recover a portion of infrastructure costs required to serve new development
  - Governed by Chapter 395 of the Texas LGC
- Why impact fees?
  - Provides an additional funding tool for infrastructure systems
  - Provides for the orderly growth of the community
  - Allows for a balanced funding combination that recognizes the benefits of growth

Kimley-Horn and Associates, Inc.

Impact Fee Basics (cont.)

- What Costs Are Recoverable?
  - Construction, Planning, Surveying, and Engineering
  - Land Acquisition and Associated Costs
  - Capital Imp. Planning and/or Financial Consulting
  - Projected Interest and Finance Costs
  - Local Share for State and Federal Roadways

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Impact Fee Basics (cont.)

- What Costs Are Non-Recoverable?
  - Capital Improvements NOT Identified in the Impact Fee CIP
  - Operations and Maintenance Costs
  - Improvements to Remedy Existing Deficiencies
  - Administrative and Operational Costs of the City
  - Non-CIP Debt Service

Impact Fee Basics (cont.)

- Frisco collects water, wastewater, and roadway impact fees
  - Significant update occurred in 2005
- Why are we updating the fees now?
  - State law requires an update every 5 years
- Who is leading the project?
  - Led by engineering with support from development services and finance

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Impact Fee Basics (cont.)

- How are Impact Fees Calculated?
  - Land Use and Population Projections
  - Master Plan Infrastructure Requirements
  - Develop 10-Year Impact Fee CIP
  - Remove costs associated with existing demand and growth beyond 10 years
  - Calculate Pre-Credit Max Assessable Impact Fee

$$\text{Impact Fee Per Service Unit} = \frac{\text{Recoverable Cost of the 10 - Yr CIP (\$)}}{\text{New Service Units}}$$

  - Credit Calculation or 50% of pre-credit Max

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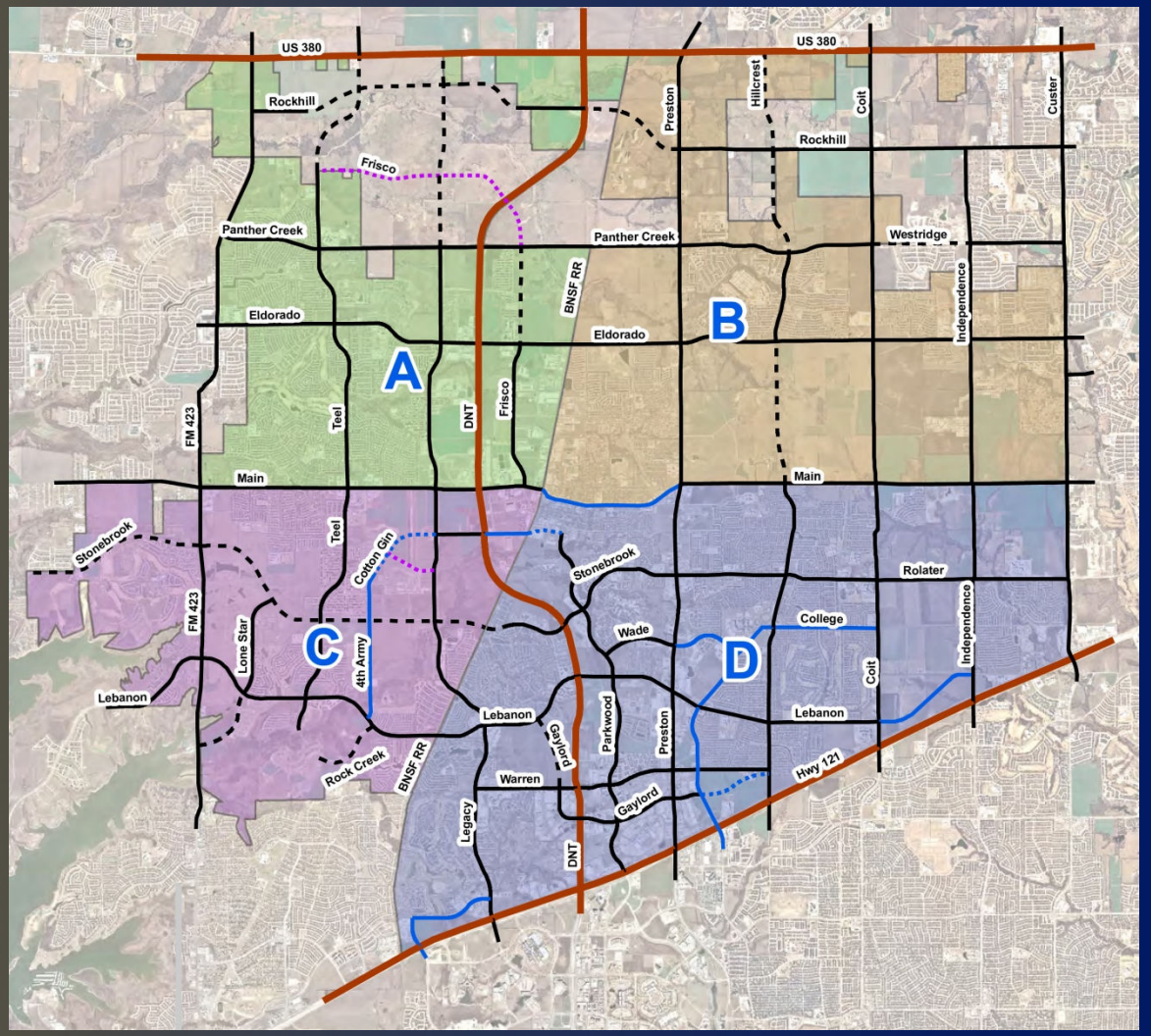
Assessment / Collection

- How are impact fees determined?
  - Roadway based on the amount of traffic generated (land use type and size)
  - Water based on amount of water used (based on meter size)
  - Wastewater based on amount of wastewater discharged (based on water meter size)
- Assessment
  - Impact Fees are assessed at the time of plat
  - Impact Fees are collected at the time of building permit issuance

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Service Areas (SA)

- Four SA's for Roadway
- One SA for Water and Wastewater
- Funds collected within a SA must be spent on projects within that SA



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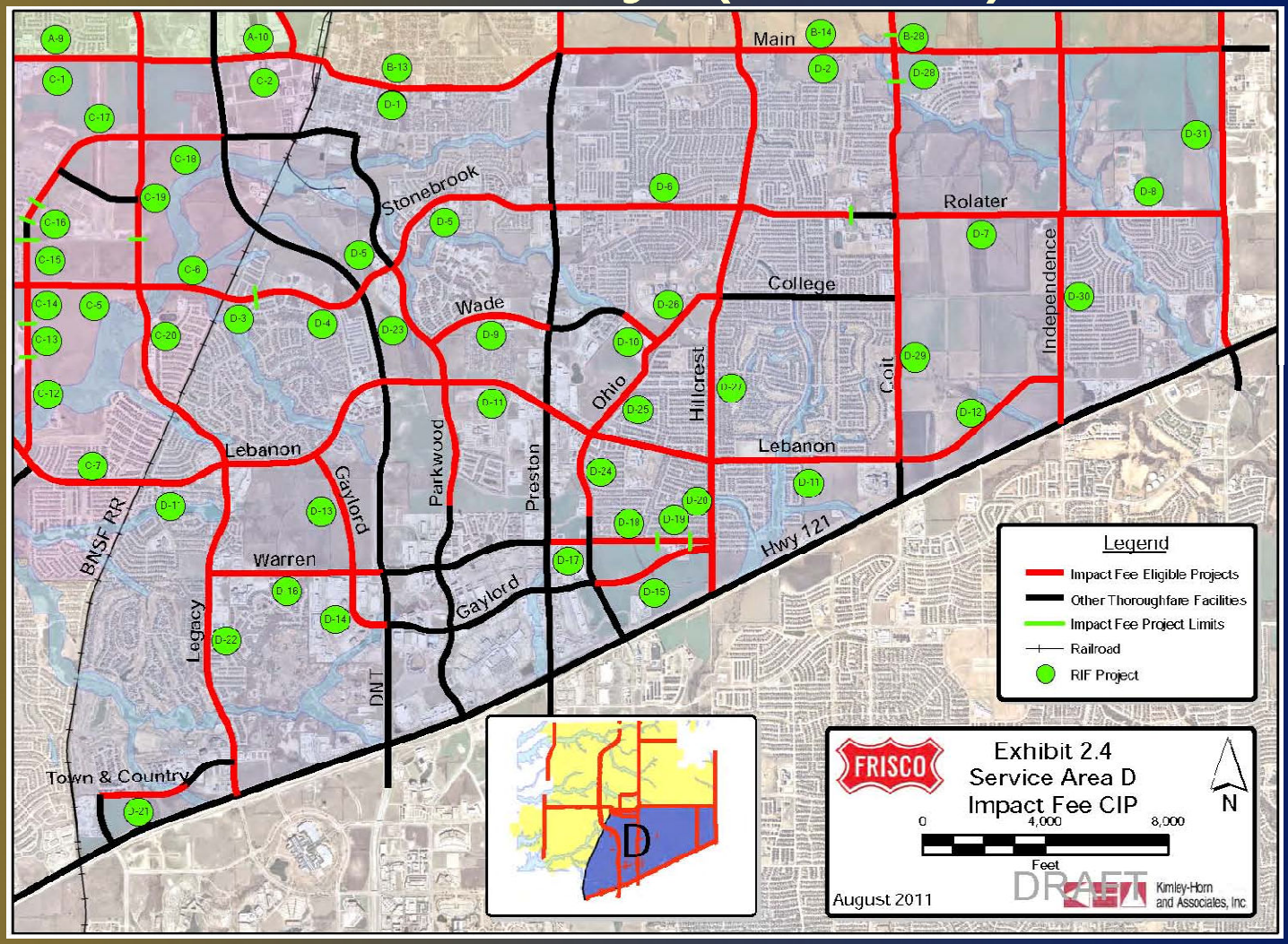
Land Use Assumptions

Table 1.1. Population and Employment Projections for the Water and Wastewater Service Area

SA	Year	Population	Units	Employment (Square Feet)			
				Basic	Service	Retail	Total
TOTAL	2010	107,138	35,713	6,505,367	7,441,692	17,168,803	31,115,861
	%BO	37.1%		21.2%	27.6%	23.1%	23.6%
	2020	150,341	50,114	9,920,984	10,412,184	25,960,683	46,293,851
	%BO	52.0%		32.4%	38.6%	34.9%	35.1%
	Build Out	288,870	96,290	30,623,814	26,999,392	74,352,936	131,976,142

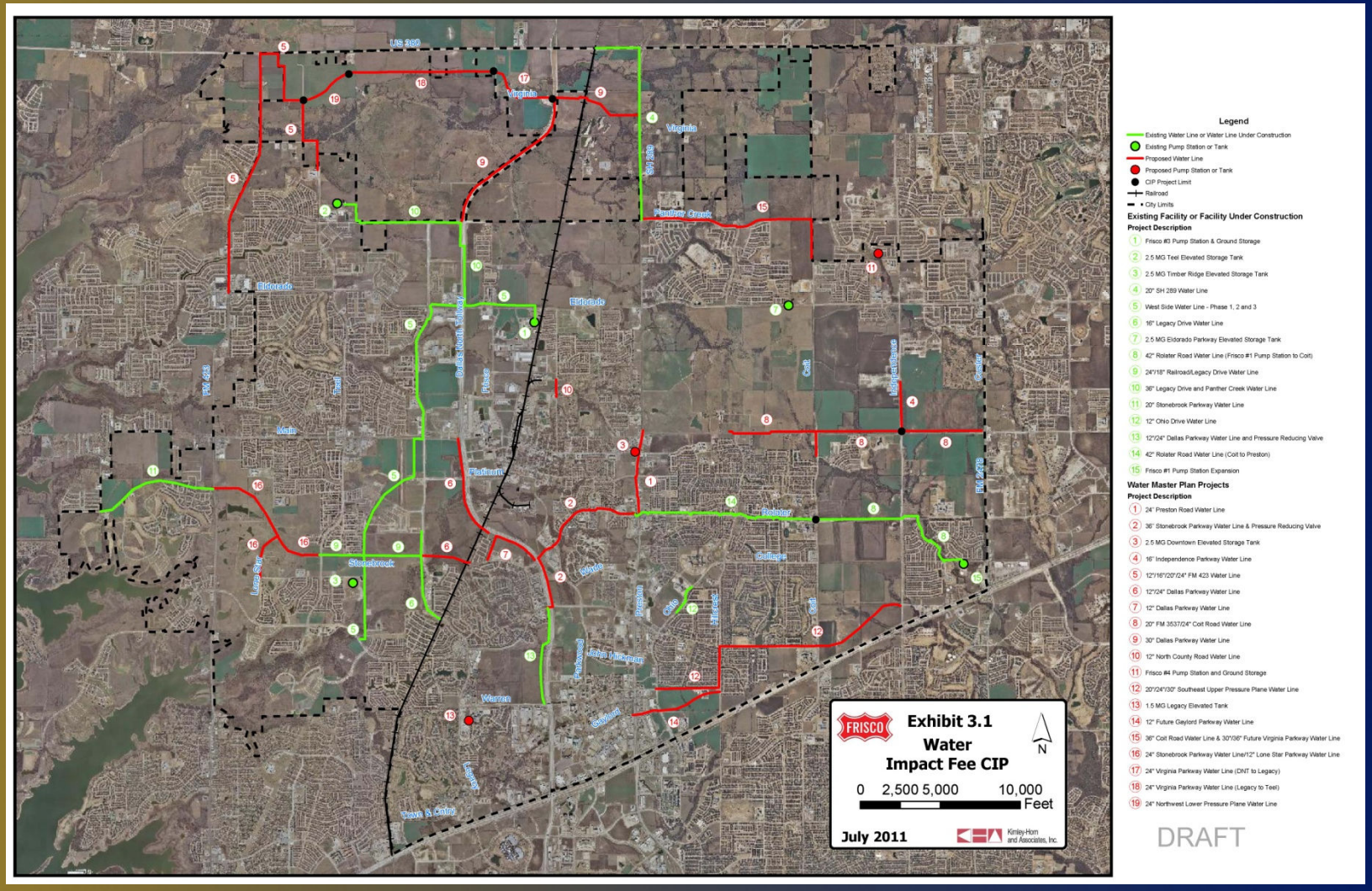
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Capital Improvement Plans – Roadway (SA D)



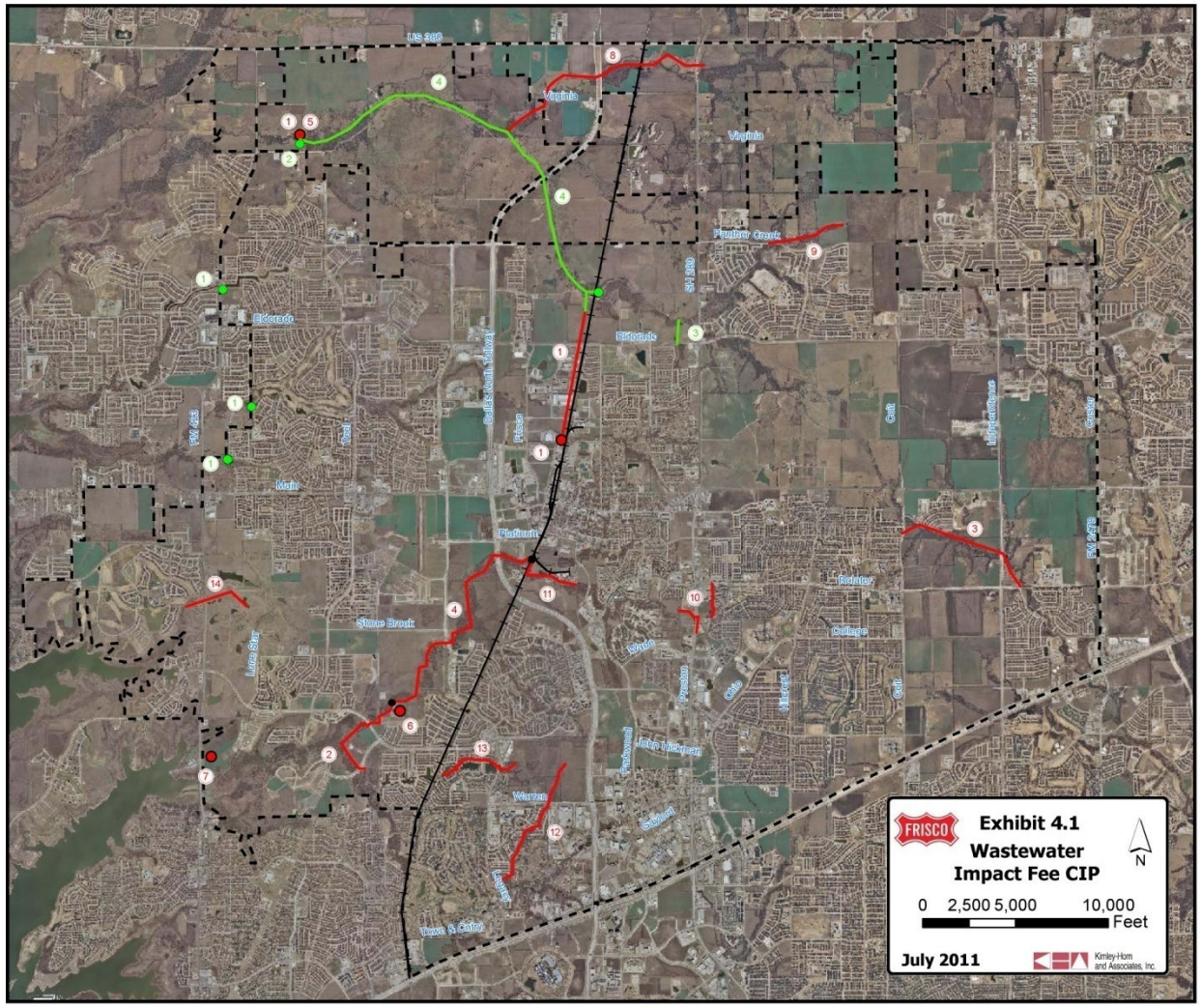
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Capital Improvement Plans – Water



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Capital Improvement Plans – Wastewater



Legend

- Existing Sewer Line or Under Construction
- Existing Facility
- Proposed Sewer Line
- Proposed Facility or Facility Improvement
- Wastewater Project Limit
- Railroad
- City Limits

Existing Wastewater Projects

Project Description

1. Westside Lift Stations
2. Panther Creek Wastewater Treatment Plant
3. Eldorado Lift Station Sewer Line
4. Panther Creek Interceptor

Impact Fee CIP Wastewater Projects

Project Description

1. Cottonwood Creek Lift Station
2. Lower Stewart Creek Sewer Line
3. Rowlett Creek Interceptor Extension
4. Stewart Creek 42"/36" Grand Park Interceptor
5. Panther Creek Wastewater Treatment Plant Expansion
6. Stewart Creek West Wastewater Treatment Plant Expansion
7. Lone Star Lift Station Expansion
8. 30"/24" Panther Creek Interceptor
9. Panther Creek Extension
10. Stewart Creek Sewer Extension
11. Stewart Creek Sewer Rehabilitation
12. Lower Stewart Creek Sewer Extension
13. Lower Stewart Creek Sewer Extension
14. Upper Stewart Creek Extension

DRAFT

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City Council Action

- City Council's action is to approve the updated impact fee ordinance and set the collection rates
- Potential options for consideration:
  - Maintaining the existing collection amounts
  - Maintaining the existing collection % (60%)
  - Increasing or decreasing the collection amount

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Impact Fee Options: Water and Wastewater

Water Impact Fees					
	Existing Ordinance		Proposed Ordinance Options		
	Maximum Fee	Collection Rate (60%)	Maximum Fee	Collection Rate = X% of New Max	Collection Amount @ 60% of New Max
1" PD (Single-Family Dwelling)	$ 3,185	$ 1,911	$ 2,953		$ 1,772
1 $^{1}/_{2}$" PD (10k ft^2 General Office)	$ 15,925	$ 9,555	$ 14,765	65%	$ 8,859
2" PD (150k ft^2 Shopping Center)	$ 25,480	$ 15,288	$ 23,624		$ 14,174

Wastewater Impact Fees					
	Existing Ordinance		Proposed Ordinance		
	Maximum Fee	Collection Rate (60%)	Maximum Fee	Collection Rate = X% of New Max	Collection Amount @ 60% of New Max
1" PD (Single-Family Dwelling)	$ 2,589	$ 1,553	$ 2,698		$ 1,619
1 $^{1}/_{2}$" PD (10k ft^2 General Office)	$ 12,945	$ 7,767	$ 13,490	58%	$ 8,094
2" PD (150k ft^2 Shopping Center)	$ 20,712	$ 12,427	$ 21,584		$ 12,950

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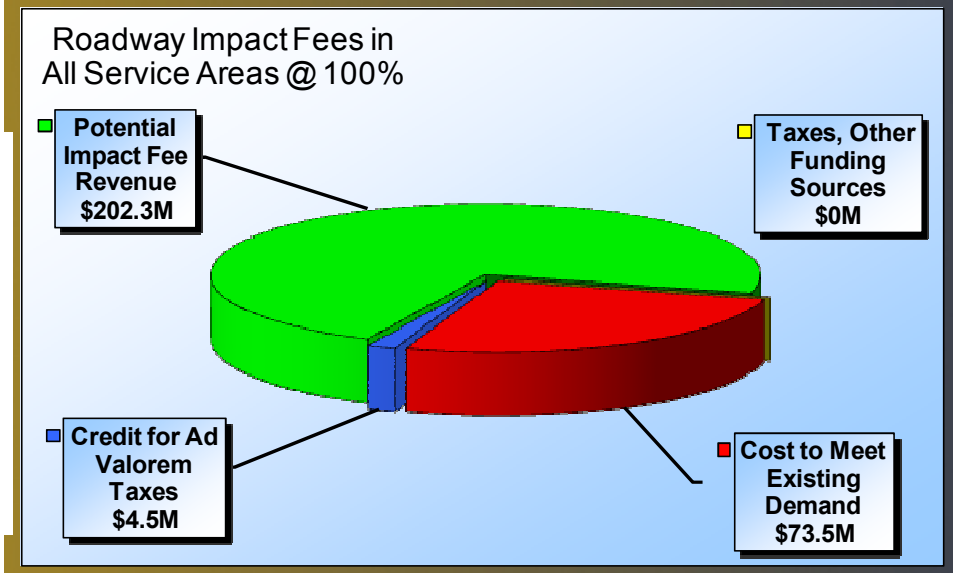
Impact Fee Options: Roadway

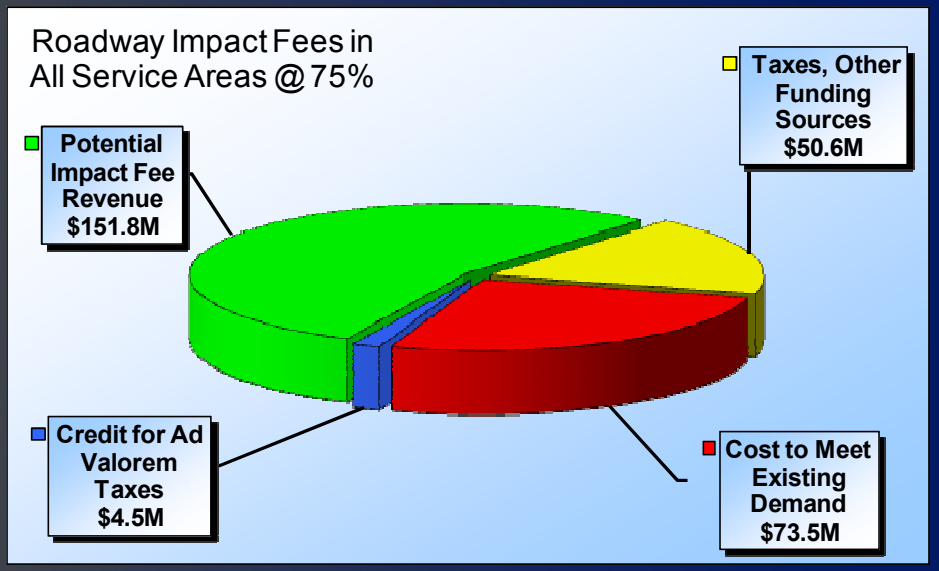
Roadway Impact Fees								
	Existing Ordinance							
	Maximum Fee				Collection Rate (60%)			
	A	B	C	D	A	B	C	D
Single-Family Dwelling Unit	$ 6,004	$ 6,668	$ 4,115	$ 3,279	$ 3,602	$ 4,001	$ 2,469	$ 1,968
10k ft^2 General Office	$ 80,640	$ 89,570	$ 55,280	$ 44,050	$ 48,390	$ 53,740	$ 33,170	$ 26,430
150k ft^2 Shopping Center	$ 1,182,900	$ 1,313,850	$ 810,750	$ 646,200	$ 709,800	$ 788,250	$ 486,450	$ 387,750

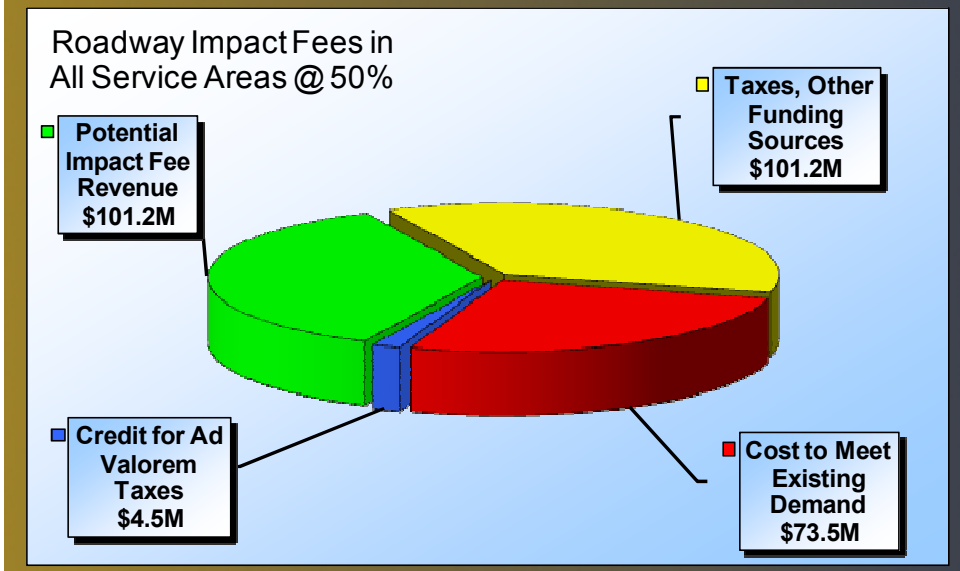
	Roadway Impact Fees											
	Proposed Ordinance											
	Maximum Fee				Existing Collection Rate = X% of New Max				Collection Rate @ 60% of New Max			
	A	B	C	D	A	B	C	D	A	B	C	D
Single-Family Dwelling Unit	$ 6,448	$ 5,139	$ 6,599	$ 4,169	56%	78%	37%	47%	$ 3,869	$ 3,083	$ 3,959	$ 2,501
10k ft^2 General Office	$ 86,610	$ 69,027	$ 88,645	$ 56,003					$ 51,966	$ 41,416	$ 53,187	$ 33,602
150k ft^2 Shopping Center	$ 1,262,436	$ 1,006,152	$ 1,292,099	$ 816,312					$ 757,462	$ 603,691	$ 775,259	$ 489,787

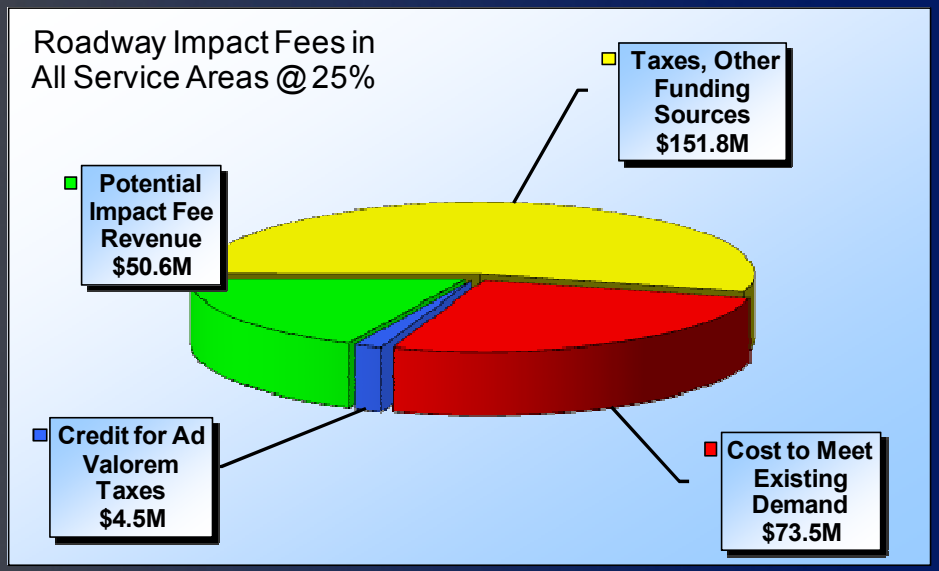
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Potential Revenues - Roadway



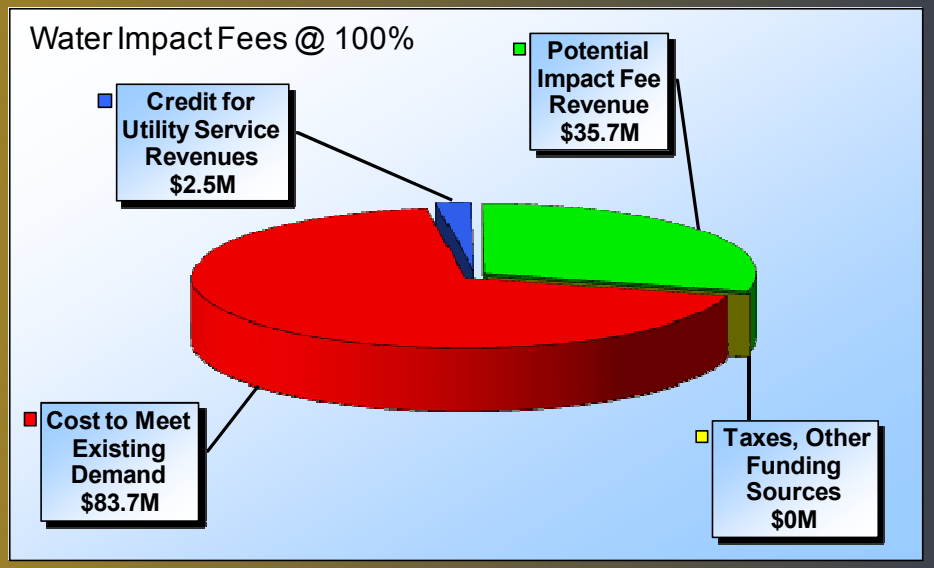


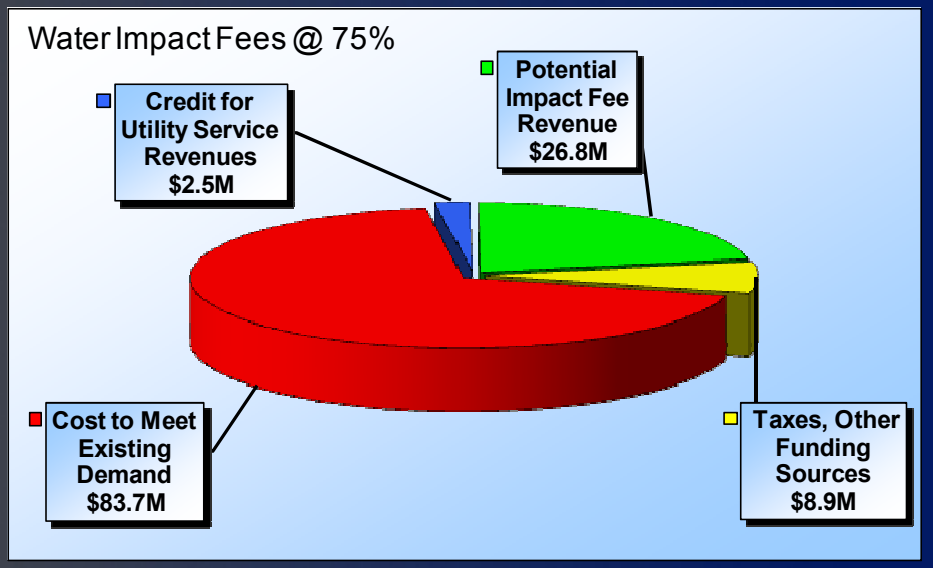


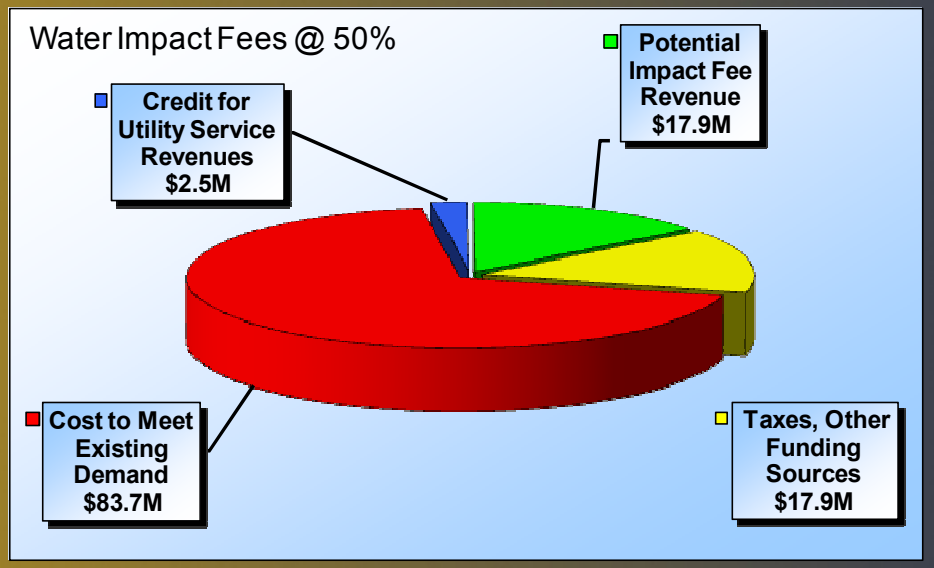


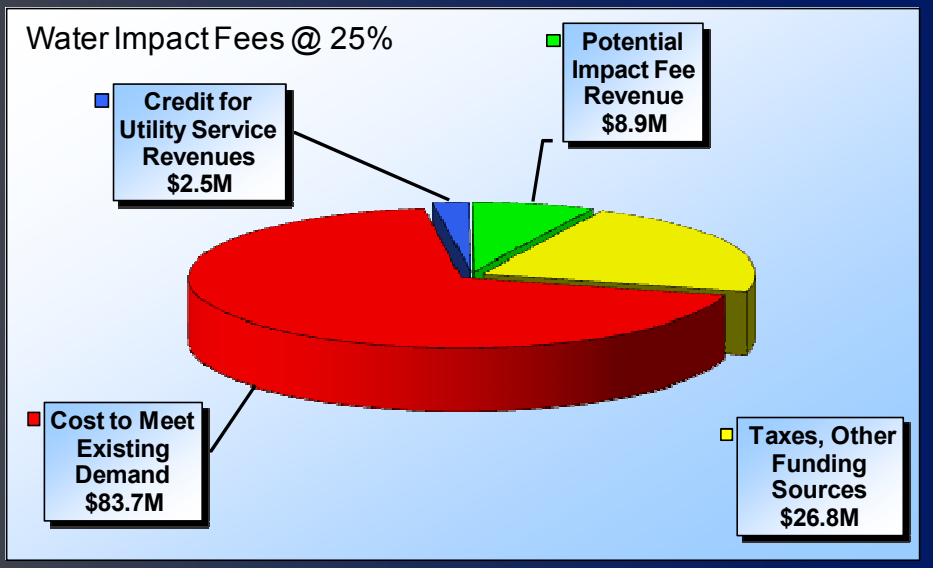
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Potential Revenues - Water



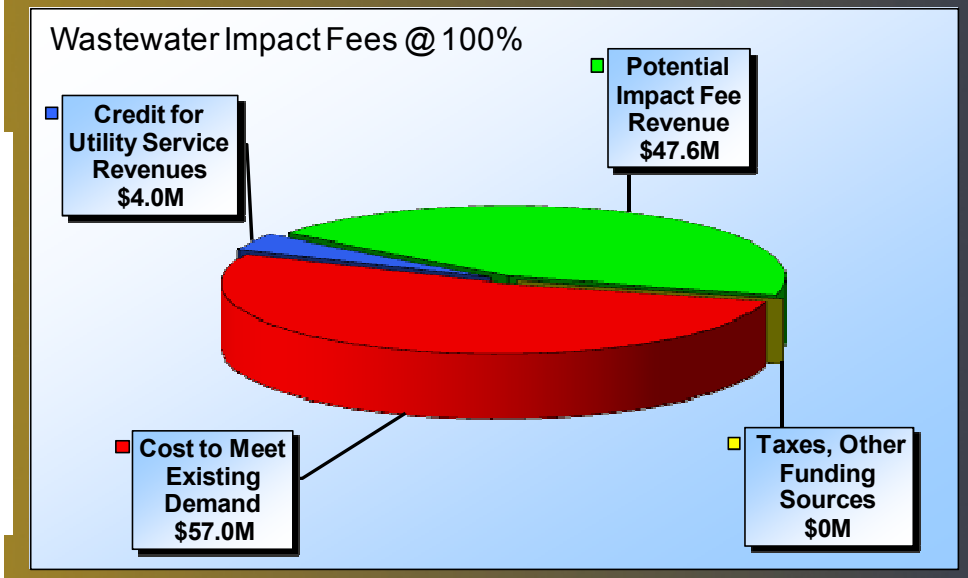


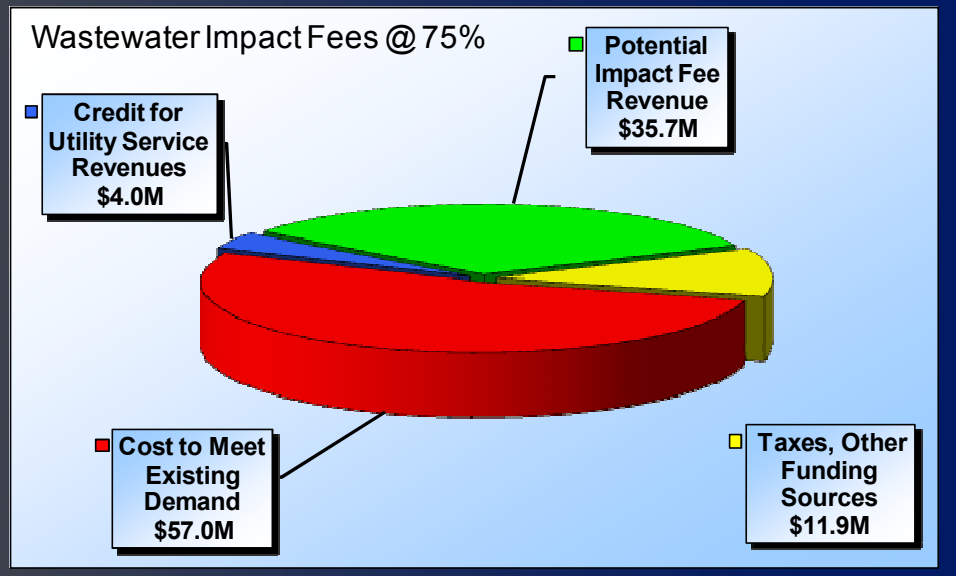


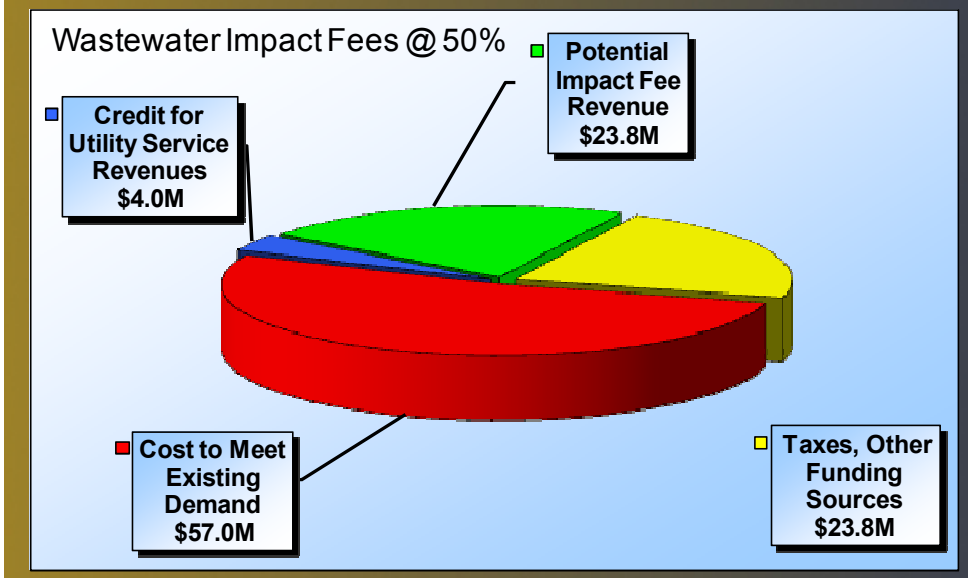


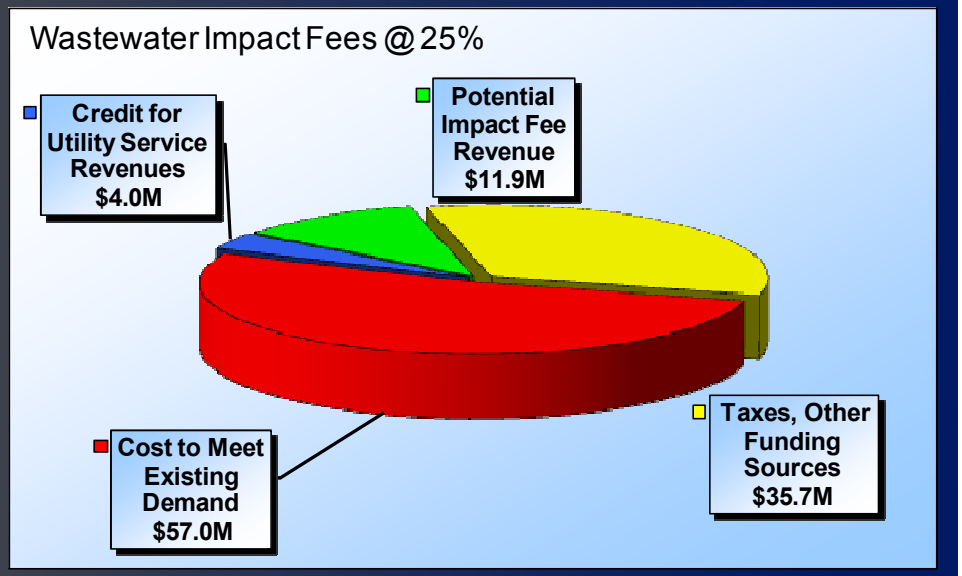
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Potential Revenues - Wastewater









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Roadway Impact Fee Comparison
One Single Family Dwelling Unit

City	Collection Rate
Carrollton	$0
Denton	$0
Grapevine	$0
Lewisville	$0
Coppell	$636
Allen	$650
Flower Mound	$702
Little Elm (2)	$1,650
Southlake	$1,720
Rowlett	$1,733
Frisco (D) - Existing	$1,968
Corinth	$2,000
Colleyville	$2,187
Little Elm (1)	$2,310
Keller	$2,331
Frisco (C) - Existing	$2,469
Frisco (D) - 2012 @ 60%	**$2,501**
Frisco (B) - 2012 @ 60%	**$3,083**
Flower Mound	$3,096
McKinney (effective 10/2010)	$3,100
Frisco (A) - Existing	$3,602
Prosper	$3,727
Frisco (A) - 2012 @ 60%	**$3,869**
Frisco (C) - 2012 @ 60%	**$3,959**
Frisco (B) - Existing	$4,001

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and Associates, Inc.

Water Impact Fee Comparison
One Single Family Dwelling Unit

City	Collection Rate
Rowlett	$686
Keller	$747
Carrollton	$780
Coppell	$900
Grapevine	$1,431
Corinth	$1,441
Little Elm	$1,578
McKinney	$1,628
Frisco - 2012 @ 60%	**$1,772**
Allen	$1,800
Frisco - Existing	$1,911
Southlake	$2,085
Colleyville	$2,491
Lewisville	$2,831
Flower Mound	$3,896
Prosper	$3,900
Denton	$4,000

Kimley-Horn
and Associates, Inc.

Wastewater Impact Fee Comparison
One Single Family Dwelling Unit

City	Collection Rate
McKinney	$206
Carrollton	$270
Flower Mound (Denton Creek)	$511
Colleyville	$643
Rowlett	$647
Prosper	$683
Allen	$750
Grapevine	$760
Keller	$850
Flower Mound (Prairie Vista)	$894
Coppell	$900
Corinth (Upper Trinity East)	$1,094
Southlake	$1,240
Corinth (Upper Trinity West)	$1,300
Frisco - Existing	$1,553
Frisco - 2012 @ 60%	**$1,619**
Flower Mound (Lakeside)	$1,723
Denton	$1,760
Lewisville	$1,781
Little Elm	$2,492
Flower Mound (Long Prairie)	$4,783

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CIAC Recommendation

- CIAC = Capital Improvements Advisory Committee
  - Planning & Zoning Commission
- CIAC is established to:
  - Advise and assist the City in adopting land use assumptions for impact fees
  - Review the Impact Fee Capital Improvements Plan
  - File written comments to City Council
- CIAC concurred with the land use assumptions and CIP's; supported staff recommendation

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Proposed Adoption Schedule

- *Council Sets Public Hearing*
  January 17, 2012
- *Public Hearing Notice*
  January 21, 2012
- *Capital Improvements Advisory Committee Meets* *February 14, 2012*
- Public Hearing on Impact Fees
  February 21, 2012
- Ordinance Adoption
  March 6, 2012

Kimley-Horn and Associates, Inc.

Roadway, Water, and Wastewater Impact Fee Update

City Council Public Hearing

February 21, 2012



Kimley-Horn and Associates, Inc.

Land Use Assumptions for Impact Fees (2010 – 2020)

Prepared for:

City of Frisco, Texas

Prepared by:

Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 950
Fort Worth, TX 76102
817.335.6511
Firm Registration No. F-928

August 2011

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1.1 INTRODUCTION

Chapter 395 of the Texas Local Government Code describes the procedure Texas cities must follow in order to create and implement impact fees. Senate Bill 243 (SB 243) amended Chapter 395 to define an Impact Fee as "a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development."

Chapter 395 mandates that impact fees be reviewed and updated at least every five (5) years. Accordingly, the City of Frisco has initiated a review of its Land Use Assumptions, Capital Improvements Plan, and Impact Fees. The City has retained Kimley-Horn and Associates, Inc., to provide professional services for the update of their Land Use Assumptions. These Land Use Assumptions, which include both population and employment projections, form the basis for the development of the impact fee Capital Improvements Plans for water, wastewater, and roadway facilities.

In order to assess an impact fee, Land Use Assumptions must be developed to provide the basis for population and employment growth projections within a political subdivision. As defined by Chapter 395 of the Texas Local Government Code, these assumptions include a description of changes in land uses, densities, intensities, and population in the service area. In addition, these assumptions are useful in assisting the City of Frisco in determining the need and timing of capital improvements to serve future development.

In accordance with Chapter 395, information from the following sources was compiled: the City's Comprehensive Plan, Existing Zoning Ordinances, and Future Land Use Plan, and consultation with City staff.

The components of the Land Use Assumptions include the following:

- **Methodology** – An overview of the general methodology used to generate the land use assumptions;
- **Impact Fee Service Areas** – Explanation of the division of Frisco into service areas for roadway facilities;
- **Population and Employment**– Data on population and employment within the service area for the base year (2010), the completely developed (Build Out) scenario, and growth projections by service area over the next ten years (2010 – 2020); and
- **Land Use Assumptions Summary** – a synopsis of the land use assumptions.

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1.2 METHODOLOGY

A. OVERVIEW

The population and employment growth projections formulated in this report were done using reasonable and generally accepted planning principles. The following factors were considered in developing these projections:

- Character, type, density, and quantity of existing development;
- Current zoning plans;
- Future Land Use Plan (as currently adopted);
- Growth trends;
- Location of vacant land;
- Physical holding capacity of Frisco;
- Demographics completed for the Water and Wastewater Capital Improvement Plan Update, July 2008; and
- Development projects, known or anticipated.

The general methodology used in developing the land use assumptions include:

1. Establishing impact fee service areas for roadway, wastewater, and water facilities. (Exhibit 1 & 2)

2. Collection/determination of population and employment data for the base year 2010.

3. Projection of the population and employment growth by Service Area at build out.

4. Projection of the ten year (2010-2020) population and employment by Service Area.

Demographics from recent thoroughfare modeling and recent building permit data served as the basis for establishing the year 2010 and ten year (2010-2020) demographic estimates and projections. After analyzing the build out condition with consultation from Town staff, the determination was made that the build out projections would be based on a future City population of 288,870.

B. IMPACT FEE SERVICE AREAS

Water and Wastewater Service Areas

The geographic boundary of the proposed impact fee service areas for water and wastewater facilities is shown in **Exhibit 1.1**. The water and wastewater impact fee service areas include the ultimate City limits the City is providing or will be providing service.

Roadway Service Areas

The geographic boundaries of the four (4) impact fee service areas for roadway facilities are shown in **Exhibit 1.2**. The roadway service areas cover the entire corporate boundary of the City of Frisco. Chapter 395 of the Texas Local Government Code specifies that "the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six (6) miles."

C. POPULATION AND EMPLOYMENT

Population and employment estimates for the base year (2010) were performed based upon a survey of the existing land uses. Build out projections were prepared based upon combining the existing land uses within the service area with reasonable assumptions for undeveloped land based upon the currently adopted Future Land Use Plan. Ten year growth projections were prepared based upon consultation with City staff regarding the approximate portions of currently vacant property that will be developed by 2020. **Exhibit 1.3** presents a recent aerial photograph combined with the Future Land Use Plan. **Table 1.1** summarizes the population and employment projections within the Water and Wastewater Service Area for 2010, 2020, and Build out. **Table 1.2** summarizes the population and employment projections within the Roadway Service Areas for 2010, 2020, and Build out.

The population and employment estimates and projections were all compiled in accordance with the following categories:

Units: Number of dwelling units, both single and multi-family.

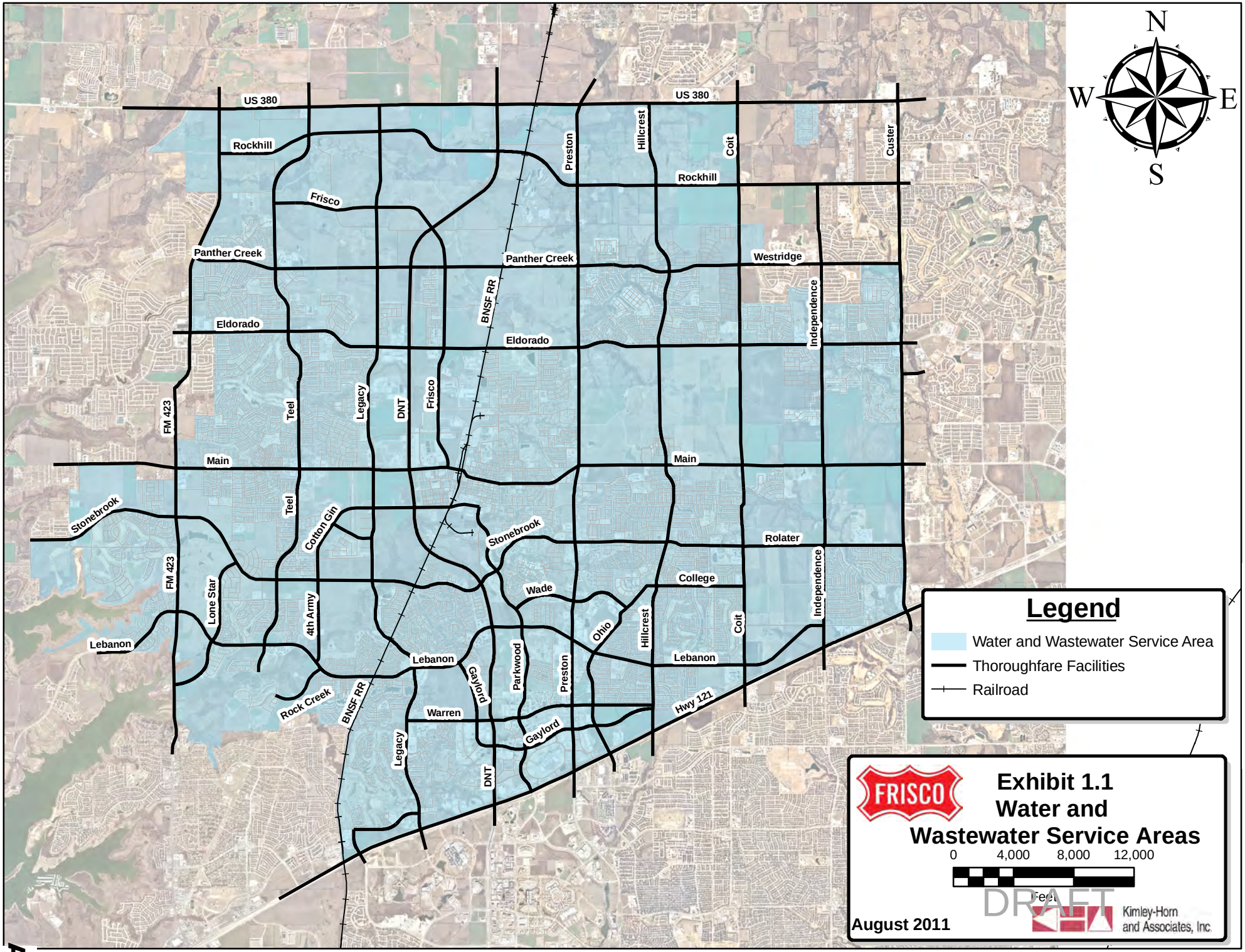
Population: Number of people, based on person per dwelling unit factors.

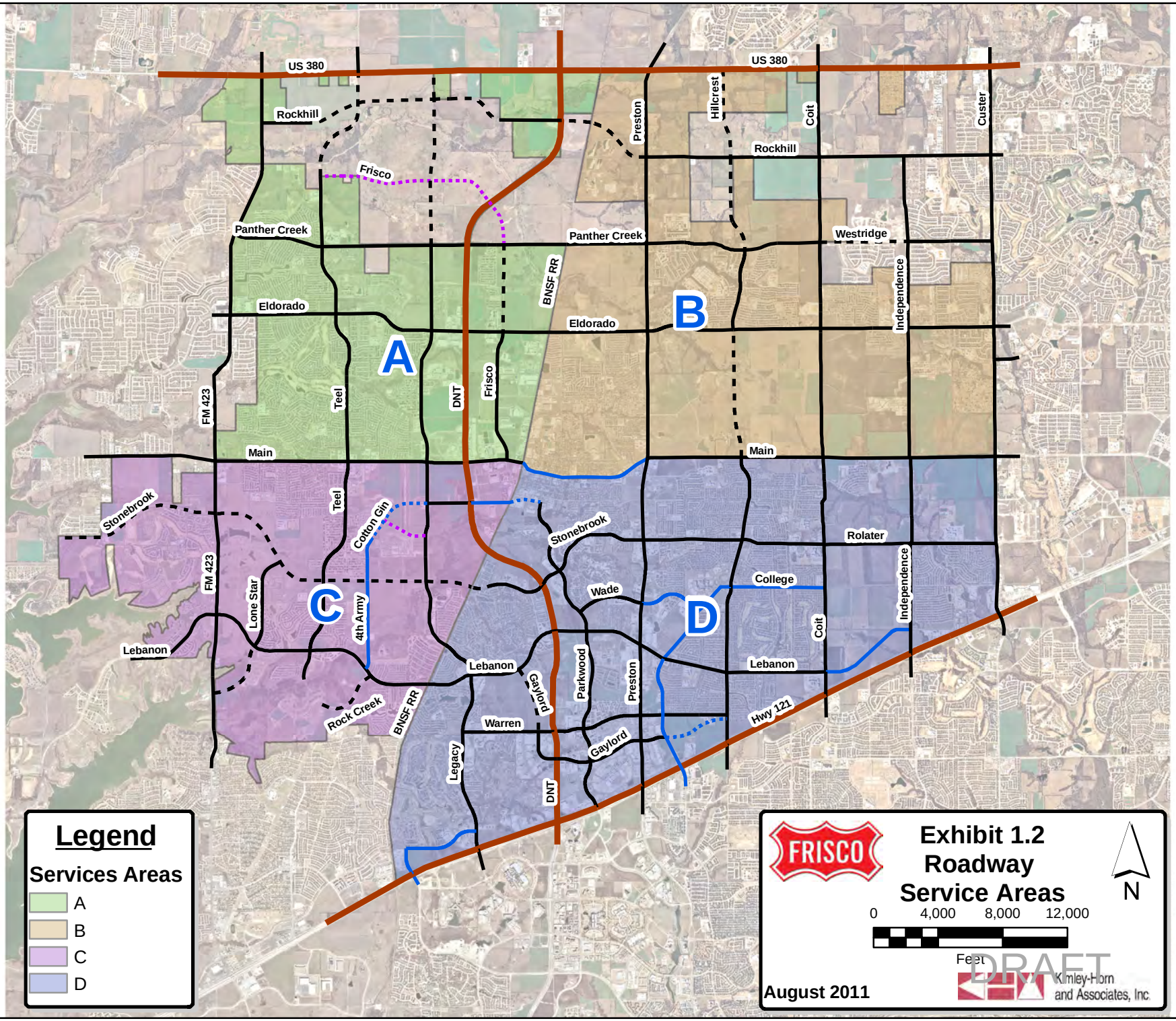
Employment: Square feet of building area based on three (3) different classifications. Each classification has unique trip making characteristics.

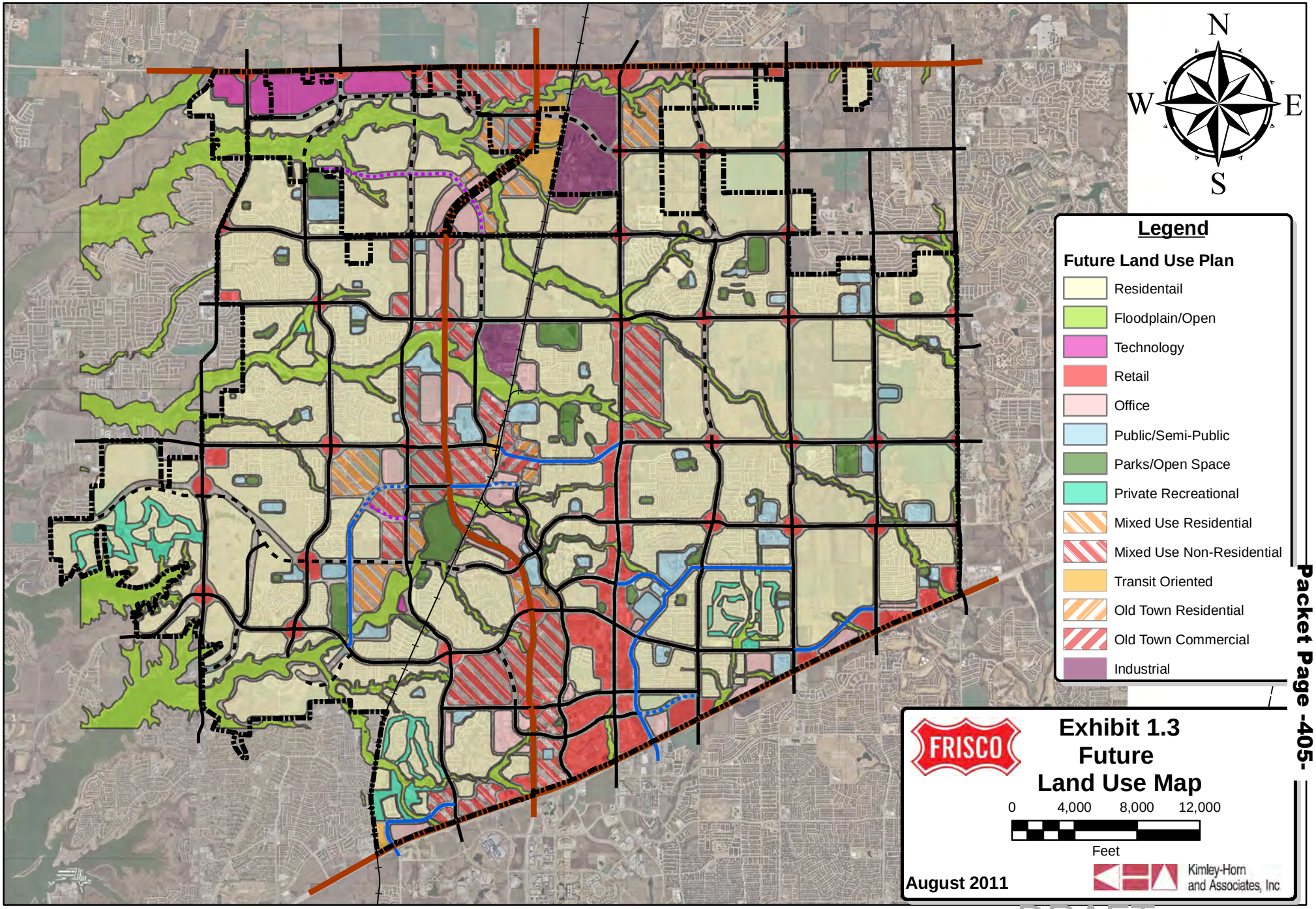
Retail: Land use activities which provide for the retail sale of goods that primarily serve households and whose locations choice is oriented toward the household sector, such as grocery stores and restaurants.

Service: Land use activities which provide personal and professional services such as government and other professional administrative offices.

Basic: Land use activities that produce goods and services such as those that export outside of the local economy, such as manufacturing, construction, transportation, wholesale, trade, warehousing, and other industrial uses.


N
W
E
S
US 380
US 380
Rockhill
Rockhill
Frisco
Preston
Hillcrest
Coit
Custer
Panther Creek
Panther Creek
Westridge
BNSF RR
Eldorado
Eldorado
Independence
FM 423
Teel
Legacy
DNT
Frisco
Main
Main
Stonebrook
Teel
Cotton Gin
Stonebrook
Rolater
FM 423
Lone Star
4th Army
Wade
College
Ohio
Hillcrest
Coit
Independence
Lebanon
Lebanon
Lebanon
Gaylord
Parkwood
Preston
Rock Creek
BNSF RR
Warren
Hwy 121
Gaylord
Legacy
DNT
Legend
Water and Wastewater Service Area
Thoroughfare Facilities
Railroad
FRISCO
Exhibit 1.1
Water and
Wastewater Service Areas
0
4,000
8,000
12,000
Feet
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US 380
US 380
Rockhill
Rockhill
Frisco
Preston
Hillcrest
Coit
Custer
Panther Creek
Panther Creek
Westridge
BNSF RR
Independence
Eldorado
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Stonebrook
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Lebanon
Gaylord
Parkwood
Preston
Rock Creek
BNSF RR
Warren
Hwy 121
Gaylord
Legacy
DNT
Legend
Services Areas
A
B
C
D
FRISCO
Exhibit 1.2
Roadway
Service Areas
N
0
4,000
8,000
12,000
Feet
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Kimley-Horn
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N
W
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Legend
Future Land Use Plan
Residentail
Floodplain/Open
Technology
Retail
Office
Public/Semi-Public
Parks/Open Space
Private Recreational
Mixed Use Residential
Mixed Use Non-Residential
Transit Oriented
Old Town Residential
Old Town Commercial
Industrial
FRISCO
Exhibit 1.3
Future
Land Use Map
0 4,000 8,000 12,000
Feet
August 2011
Kimley-Horn
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Table 1.1. Population and Employment Projections for the Water and Wastewater Service Area

SA	Year	Population	Units	Employment (Square Feet)			
				Basic	Service	Retail	Total
TOTAL	2010	107,138	35,713	6,505,367	7,441,692	17,168,803	31,115,861
	%BO	37.1%		21.2%	27.6%	23.1%	23.6%
	2020	150,341	50,114	9,920,984	10,412,184	25,960,683	46,293,851
	%BO	52.0%		32.4%	38.6%	34.9%	35.1%
	Build Out	288,870	96,290	30,623,814	26,999,392	74,352,936	131,976,142

Table 1.2. Population and Employment Projections for the Roadway Service Areas

SA	Year	Population	Units	Employment (Square Feet)			
				Basic	Service	Retail	Total
A	2010	19,966	6,655	1,877,962	1,274,219	2,761,352	5,913,533
	%BO	48.9%		24.2%	23.3%	21.4%	22.6%
	2020	25,055	8,352	2,829,211	2,026,190	4,601,900	9,457,302
	%BO	61.4%		36.4%	37.1%	35.6%	36.2%
	Build Out	40,795	13,598	7,773,438	5,457,531	12,913,970	26,144,940
B	2010	18,721	6,240	1,651,937	815,399	1,753,898	4,221,235
	%BO	27.5%		23.4%	21.5%	17.5%	20.2%
	2020	28,089	9,363	2,135,344	1,180,882	2,527,397	5,843,623
	%BO	41.3%		30.3%	31.2%	25.2%	28.0%
	Build Out	68,010	22,670	7,057,714	3,785,305	10,009,836	20,852,856
C	2010	15,535	5,178	663,798	839,270	2,287,626	3,790,694
	%BO	25.6%		15.5%	29.4%	18.2%	19.3%
	2020	26,901	8,967	1,242,352	1,187,677	3,960,269	6,390,298
	%BO	44.4%		29.1%	41.5%	31.6%	32.5%
	Build Out	60,619	20,206	4,269,724	2,858,814	12,543,332	19,671,870
D	2010	52,636	17,545	1,185,133	4,072,957	9,239,681	14,497,771
	%BO	56.3%		55.4%	31.8%	29.5%	28.8%
	2020	69,681	23,227	2,138,823	5,543,781	13,069,071	20,751,674
	%BO	74.5%		34.7%	43.3%	41.7%	41.3%
	Build Out	93,517	31,172	6,167,549	12,806,496	31,329,605	50,303,649
TOTALS	**2010**	**106,859**	**35,620**	**5,378,830**	**7,001,846**	**16,042,557**	**28,423,233**
	%BO	**40.6%**		**21.3%**	**28.1%**	**24.0%**	**24.3%**
	2020	**149,726**	**49,909**	**8,345,730**	**9,938,530**	**24,158,638**	**42,442,898**
	%BO	**56.9%**		**33.0%**	**39.9%**	**36.2%**	**36.3%**
	Build Out	**262,942**	**87,647**	**25,268,426**	**24,908,146**	**66,796,743**	**116,973,315**

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D. SUMMARY

The City of Frisco is projected to experience a significant amount of growth in both population and employment over the next ten years. As a result of this analysis, the following summary statistics were compiled for the City of Frisco based on the ultimate City Limits:

- The existing (2010) population is approximately 107,138.
- The existing (2010) employment area is approximately 31,115,861 square feet.
- The ten year (2020) population projection is approximately 150,341.
- The ten year (2020) employment area projection is approximately 46,293,851 square feet.
- The Build out population projection is approximately 288,870.
- The Build out employment area projection is 131,976,142 square feet.

2010-2011 Roadway Impact Fee Update

Prepared for:

City of Frisco, Texas

Prepared by:

Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 950
Fort Worth, TX 76102
817.335.6511
Firm Registration No. F-928

August 2011

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B. CIP Service Units of Supply
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2.1 INTRODUCTION

Chapter 395 of the Texas Local Government Code describes the procedure Texas cities must follow in order to create and implement impact fees. Senate Bill 243 (SB 243) amended Chapter 395 in September 2001 to define an Impact Fee as "a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of Roadway improvements or facility expansions necessitated by and attributable to the new development."

Chapter 395 mandates that impact fees be reviewed and updated at least every five (5) years. Accordingly, the City of Frisco has developed its Land Use Assumptions and Capital Improvements Plan (CIP) with which to update the City's Roadway Impact Fees. The City has retained Kimley-Horn and Associates, Inc. to provide professional transportation engineering services for the update to the roadway impact fee study. This report includes details of the impact fee calculation methodology in accordance with Chapter 395, the applicable Land Use Assumptions, development of the CIP, and the refinement of the Land Use Equivalency Table.

This report introduces and references two of the basic inputs to the Roadway Impact Fee: the **Land Use Assumptions** and the **Capital Improvements Plan (CIP)**. Information from these two components is used extensively in the remainder of the report. This report consists of a detailed discussion of the methodology for the computation of impact fees. This discussion - **Methodology for Roadway Impact Fees** and **Impact Fee Calculation** addresses each of the components of the computation and modifications required for the study. The components include:

- Service Areas
- Service Units
- Cost Per Service Unit
- Cost of the CIP
- Service Unit Calculation
- Maximum Assessable Impact Fee Per Service Unit
- Service Unit Demand Per Unit of Development

The report also includes a section concerning the **Plan for Awarding the Roadway Impact Fee Credit**. In the case of Roadway Impact Fees, this involves the calculation of the applicable credit required by law to offset the City's use of ad valorem taxes to help fund the Impact Fee CIP. This plan, prepared J. Stowe & Co., and upon which we relied, details the maximum assessable impact fee per service unit the City of Frisco may apply under Chapter 395 of the Texas Local Government Code.

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2.2 ROADWAY IMPACT FEE CALCULATION INPUTS

A. LAND USE ASSUMPTIONS

The land use assumptions used in this report are presented in a separate report titled *Land Use Assumptions for Impact Fees*, dated August 2011.

B. CAPITAL IMPROVEMENTS PLAN

The City has identified the City-funded transportation projects needed to accommodate the projected growth within the City. The Capital Improvements Plan (CIP) for Roadway Impact Fees is made up of:

- Recently completed projects with excess capacity available to serve new growth;
- Projects currently under construction; and
- Remaining projects needed to complete the City's Master Thoroughfare Plan.

The CIP includes arterial class roadway facilities as well as intersection improvements. All of the arterial facilities are part of the currently adopted Master Thoroughfare Plan.

The CIP for Roadway Impact Fees that is proposed for the Impact Fee Update is listed in **Table 2.1 (Service Area A), Table 2.2 (Service Area B), Table 2.3 (Service Area C) and Table 2.4 (Service Area D)** and mapped in **Exhibit 2.1 (Service Area A), Exhibit 2.2 (Service Area B), Exhibit 2.3 (Service Area C) and Exhibit 2.4 (Service Area D).** The table shows the length of each project as well as the facility's classification. The CIP was developed in conjunction with input from City of Frisco staff and represents those projects that will be needed to accommodate the growth projected in the *Land Use Assumptions for Impact Fees* report.

Table 2.1. 10-Year Capital Improvement Plan for Service Area A

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
A	A-1	6D	Rockhill Rd. (1)	FM 423 to 1,145' E. of Hawkins Ln. (City Limits)	0.29	50%
	A-2	6D	Rockhill Rd. (2)	Legacy Dr. (Future) to 1,005' E. of Legacy Dr.	0.19	50%
	A-3	6D	Rockhill Rd. (3)	Collin Co. Rd. 26 to DNT	0.71	100%
	A-4	6D (1/3)	Panther Creek Pkwy. (1)	FM 423 to 450' W. of King George Ln.	2.70	100%
	A-5	6D (2/3)	Panther Creek Pkwy. (2)	450' W. of King George Ln. to 125' E. of King George	0.11	50%
	A-6	6D	Panther Creek Pkwy. (3)	125' E. of King George Ln. to BNSF RR	0.82	50%
	A-7	6D	Eldorado Pkwy. (1) [FM 2934]	FM 423 to DNT	2.81	100%
	A-8	6D (2/3)	Eldorado Pkwy. (2)	DNT to BNSF RR	0.99	100%
	A-9, C-1	6D (1/3)	Main St. (1)	FM 423 to DNT	2.94	50%
	A-10, C-2	4D/6D	Main St. (2)	DNT to BNSF RR	0.68	50%
	A-11	6D (1/3)	Teel Pkwy. (1)	Frisco St. to Eldorado Pkwy.	1.66	100%
	A-12	6D (1/3)	Teel Pkwy. (2)	Eldorado Pkwy. to Main St.	1.70	100%
	A-13	6D	Legacy Dr. (1)	US 380 to Rockhill Rd. (Future)	0.33	50%
	A-14	6D (1/3)	Legacy Dr. (2)	Panther Creek Pkwy. to Main St.	2.58	100%
	A-15	2U	Frisco St. (1)	Teel Pkwy. to Panther Creek Pkwy.	0.36	50%
	A-16	6D	Frisco St. (2)	Panther Creek Pkwy. to Eldorado Pkwy.	1.02	100%
	A-17	6D (1/3)	Frisco St. (3)	Eldorado Pkwy. to Main St.	1.54	100%

Table 2.2. 10-Year Capital Improvement Plan for Service Area B

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
B	B-1	6D	Rockhill Rd. (4)	BNSF RR to Preston Rd.	0.81	100%
	B-2	6D	Rockhill Rd. (5)	Preston Rd. to 2,675' E. of Preston Rd.	0.51	100%
	B-3	6D	Rockhill Rd. (6)	Hillcrest Rd. to 1,410' E. of Hilcrest Rd.	0.27	50%
	B-4	6D	Panther Creek Pkwy. (4)	BNSF RR to Preston Rd.	0.94	50%
	B-5	6D (2/3)	Panther Creek Pkwy. (5)	Preston Rd. to 850' E. of Preston Rd.	0.16	100%
	B-6	6D (1/3)	Panther Creek Pkwy. (6)	850' E of Preston Rd. to Anita Ct.	0.28	100%
	B-7	6D (2/3)	Panther Creek Pkwy. (7)	Anita Ct. to Honey Grove Dr.	1.11	100%
	B-8	6D	Panther Creek Pkwy. (8)	Honey Grove Dr. to Coit Rd.	0.50	100%
	B-9	6D (2/3)	Eldorado Pkwy. (3)	BNSF RR to Preston Rd.	1.16	100%
	B-10	6D (1/3)	Eldorado Pkwy. (4)	Preston Rd. to Hillcrest Rd.	1.03	100%
	B-11	6D (2/3)	Eldorado Pkwy. (5)	Hillcrest Rd. to Fragrant Dr.	1.63	100%
	B-12	6D (1/3)	Eldorado Pkwy. (6)	Fragrant Dr. to Custer Rd. [FM 2478]	1.42	100%
	B-13, D-1	4D	Main St. (3)	BNSF RR to Preston Rd.	1.57	50%
	B-14, D-2	6D	Main St. (4) [FM 3537]	Preston Rd. to Custer Rd.	4.03	50%
	B-15	6D	Preston Rd. (1) [SH 289]	Preston Rd. (1) [SH 289]	4.56	100%
	B-16	6D	Hillcrest Rd. (1)	US 380 to 2,695' S. of US 380	0.51	100%
	B-17	6D	Hillcrest Rd. (2)	Rockhill Rd. to 4,010' S. of Rockhill Rd.	0.76	50%
	B-18	6D	Hillcrest Rd. (3)	4,010' S. of Rockhill Rd. tp Panther Creek Pkwy.	0.37	100%
	B-19	6D (1/3)	Hillcrest Rd. (4)	Panther Creek Pkwy. to Eldorado Pkwy.	0.95	100%
	B-20	6D	Hillcrest Rd. (5)	Eldorado Pkwy. to Main St.	1.51	100%
	B-21	6D	Coit Rd. (1)	US 380 to 910' S. of US 380	0.17	50%
	B-22	6D	Coit Rd. (2)	2,620' S. of Rockhill Rd. to Panther Creek Pkwy.	0.51	100%
	B-23	6D	Coit Rd. (3)	Panther Creek Pkwy. to Buckeye Dr.	0.53	50%
	B-24	6D (2/3)	Coit Rd. (4)	Buckeye Dr. to Country Ridge Trl.	0.18	100%
	B-25	6D (1/3)	Coit Rd. (5)	Country Ridge Trl. to Preserve Ln.	0.11	100%
	B-26	6D (2/3)	Coit Rd. (6)	Preserve Ln. to 250' S. of Eldorado Pkwy.	0.24	100%
	B-27	6D	Coit Rd. (7)	250' S of Eldorado Pkwy. to 490' N. of Main St.	1.37	100%
	B-28	6D (1/3)	Coit Rd. (8)	490' N. of Main St. to Main St.	0.09	100%
	B-29	6D (1/3)	Independence Pkwy. (1)	Nixon Dr. to 940' N. of Eldorado Pkwy.	0.53	100%
	B-30	6D (1/2)	Independence Pkwy. (2)	940' N. of Eldorado Pkwy. to Eldorado Pkwy.	0.18	100%
	B-31	6D (2/3)	Independence Pkwy. (3)	Eldorado Pkwy. to 945' N. of Sheffield Ln.	0.40	100%
	B-32	6D (1/3)	Independence Pkwy. (4)	945' N. of Sheffield Ln. to 335' S. of Sheffield Ln.	0.24	100%
	B-33	6D (2/3)	Independence Pkwy. (5)	335' S. of Sheffield Ln. to Main St.	0.88	100%
	B-34	6D (1/3)	Custer Rd. (1) [FM 2478]	Stonebridge Rd. to Main St.	1.14	100%

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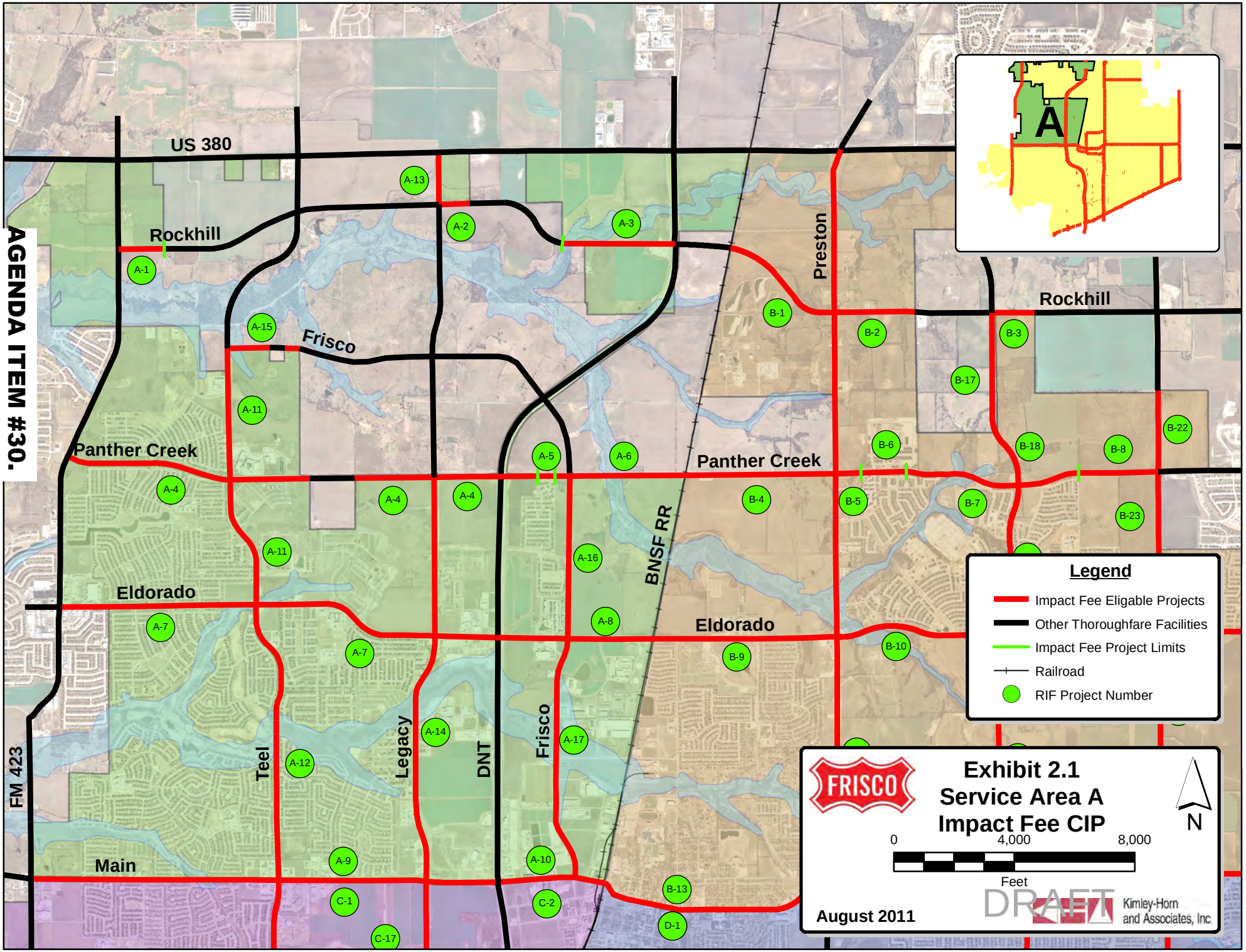
FRISCO

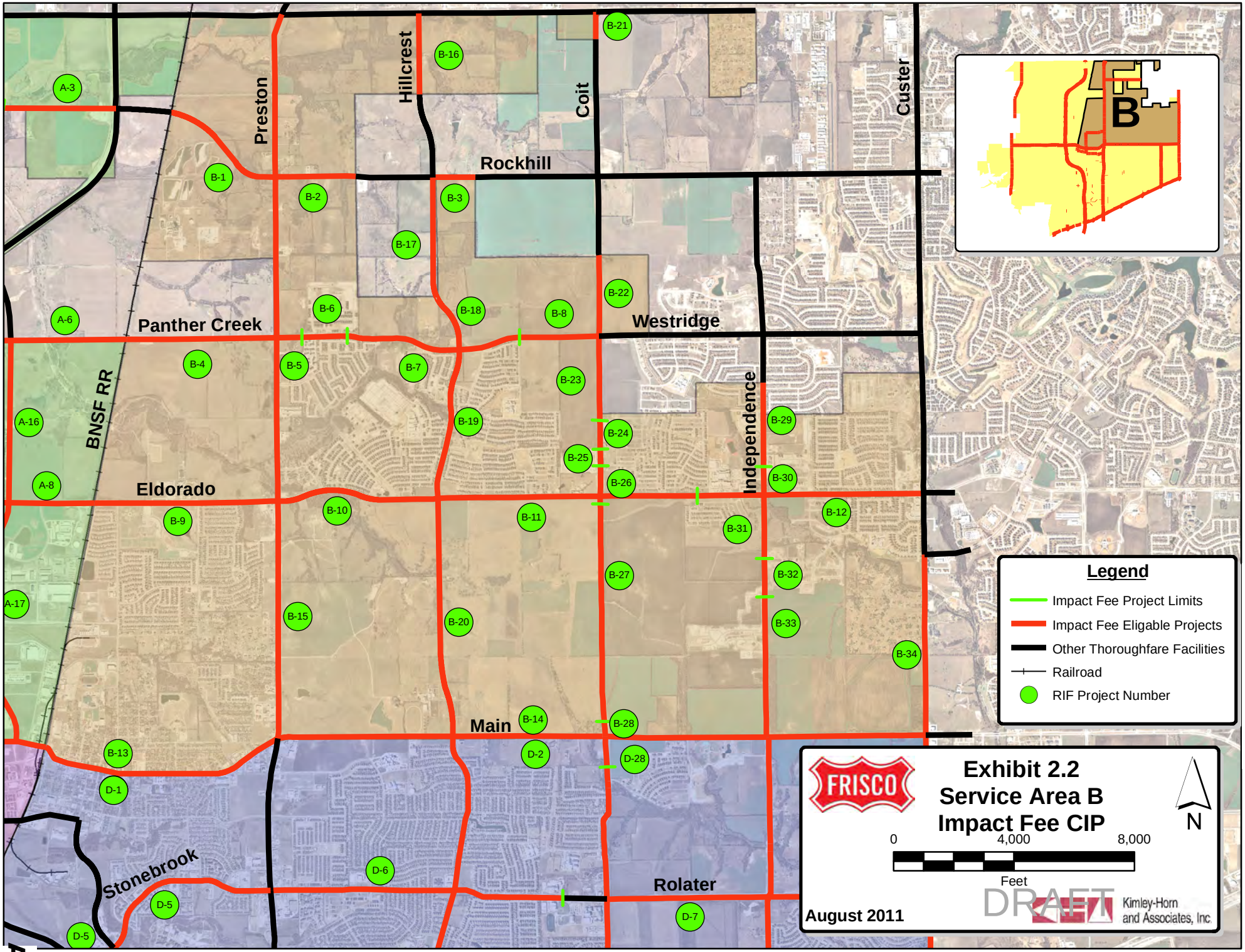
Table 2.3. 10-Year Capital Improvement Plan for Service Area C

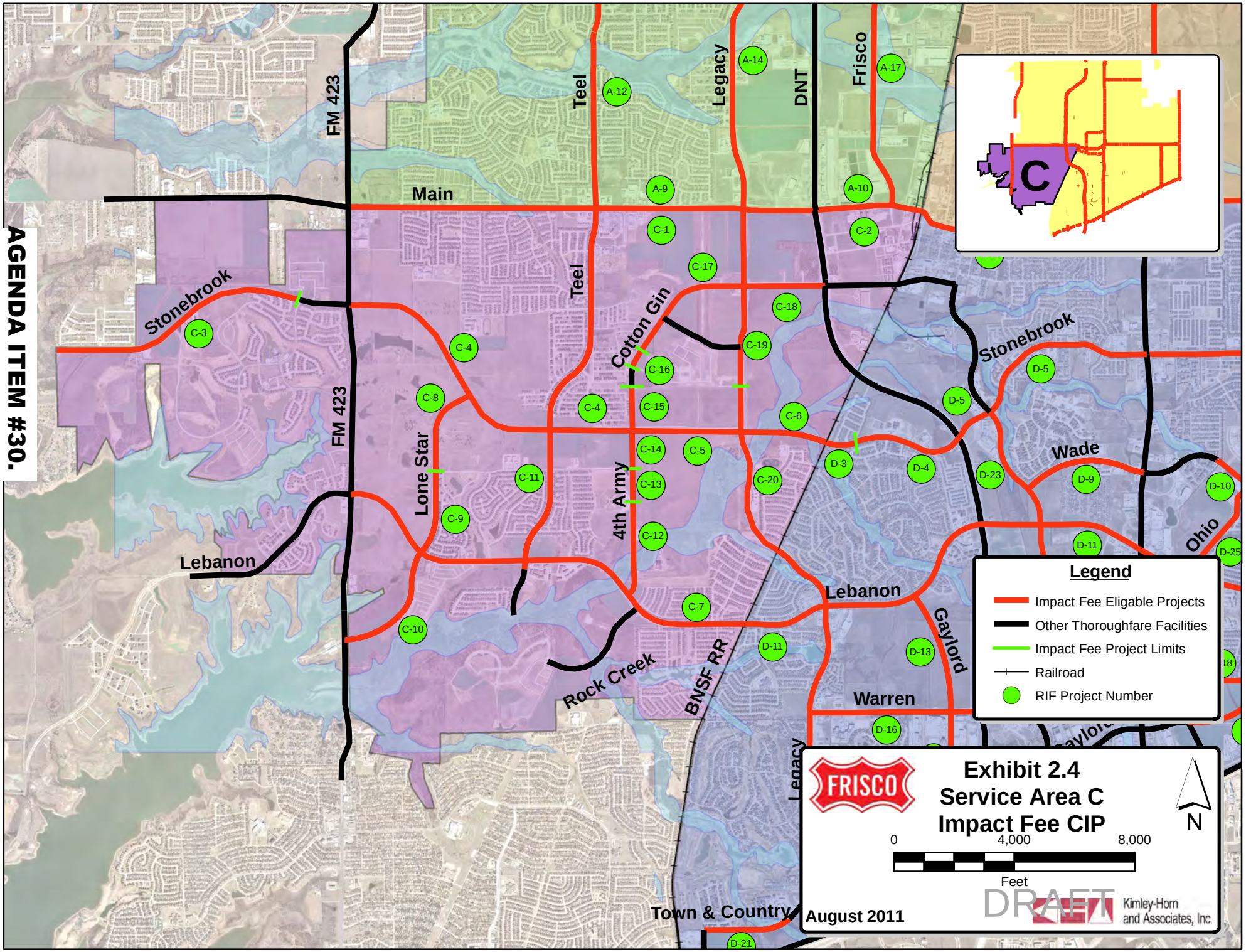
Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
C	A-9, C-1	6D (1/3)	Main St. (1)	FM 423 to DNT	2.94	50%
	A-10, C-2	4D/6D	Main St. (2)	DNT to BNSF RR	0.68	50%
	C-3	4D (1/2)	Stonebrook Pkwy. (1)	Hackberry Rd. to Frisco Lakes Dr.	1.64	100%
	C-4	6D	Stonebrook Pkwy. (2)	FM 423 to 4th Army	2.16	100%
	C-5	6D (1/3)	Stonebrook Pkwy. (3)	4th Army to Legacy Dr.	0.69	100%
	C-6	6D	Stonebrook Pkwy. (4)	Legacy Dr. to BNSF RR	0.54	100%
	C-7	6D (1/3)	Lebanon Rd. (1)	FM 423 to BNSF RR	2.82	100%
	C-8	6D	Lone Star Ranch Pkwy. (1)	Stonebrook Pkwy. to Timber Ridge Dr.	0.58	100%
	C-9	6D (2/3)	Lone Star Ranch Pkwy. (2)	Timber Ridge Dr. to Lebanon Rd.	0.54	100%
	C-10	6D	Lone Star Ranch Pkwy. (3)	Lebanon Rd. to FM 423	0.82	100%
	C-11	6D (1/3)	Teel Pkwy. (3)	Main St. to Lebanon Rd.	2.40	100%
	C-12	4D	4th Army Memorial Rd. (1)	Lebanon Rd. to 1,110' S. of Stewart Creek Rd.	0.60	100%
	C-13	4D (1/2)	4th Army Memorial Rd. (2)	1,110' S. of Stewart Creek Rd. to Stewart Creek Rd.	0.21	100%
	C-14	4D	4th Army Memorial Rd. (3)	Stewart Creek Rd. to Stonebrook Pkwy.	0.24	100%
	C-15	4D (1/2)	Cotton Gin Rd. (1)	Stonebrook Pkwy. to Citation Ct.	0.26	100%
	C-16	4D (1/2)	Cotton Gin Rd. (2)	Guinn Gate to 650' N. of Guinn Gate	0.12	100%
	C-17	4D	Cotton Gin Rd. (3)	650' N. of Guinn Gate to Legacy Dr.	0.84	100%
	C-18	6D (1/3)	Cotton Gin Rd. (4)	Legacy Dr. to DNT	0.51	100%
	C-19	6D (1/2)	Legacy Dr. (3)	Main St. to Citation Ct.	1.12	100%
	C-20	6D (1/3)	Legacy Dr. (4)	Citation Ct. to BNSF RR	1.12	100%

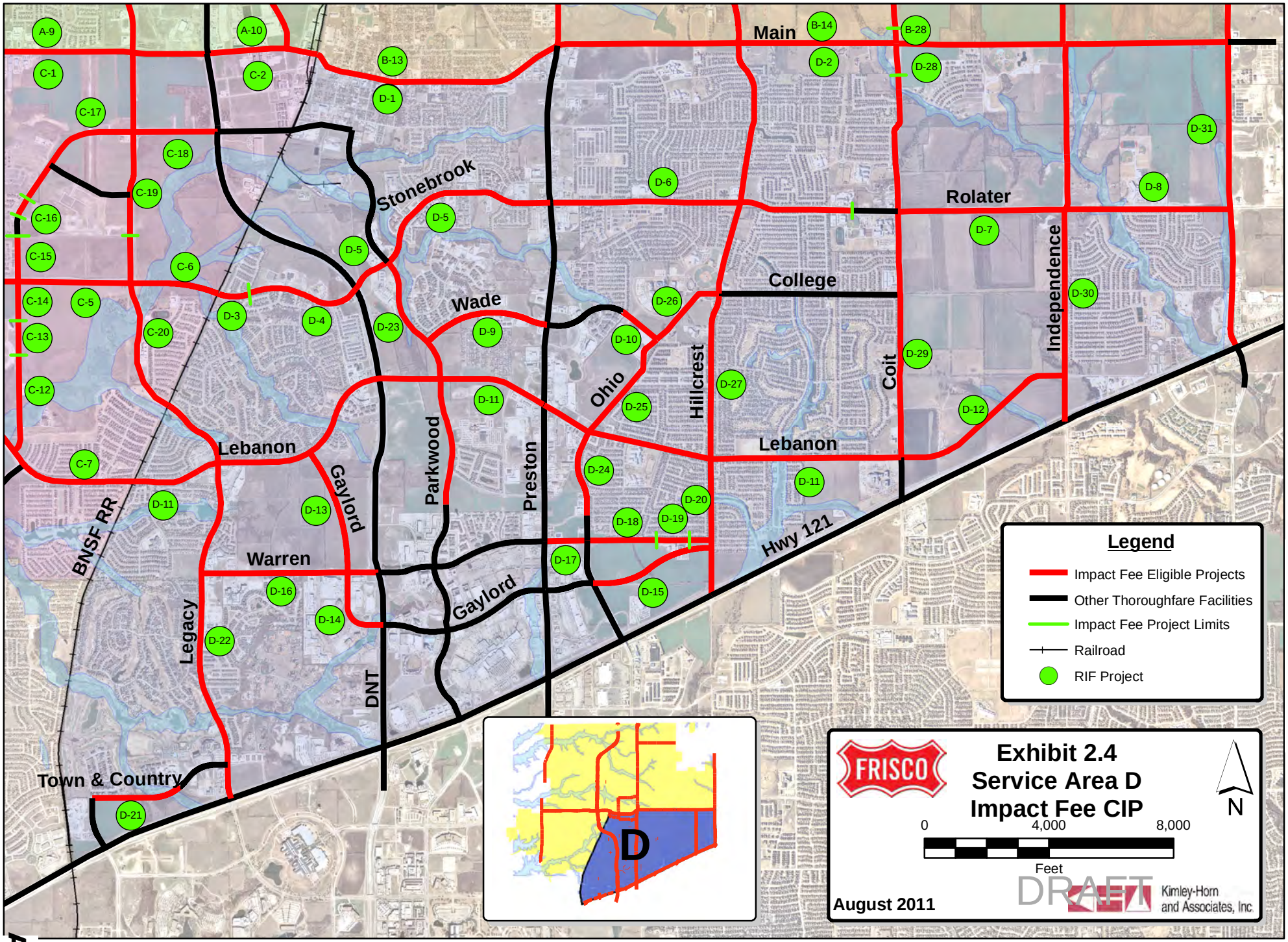
Table 2.4. 10-Year Capital Improvement Plan for Service Area D

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
D	B-13, D-1	4D	Main St. (3)	BNSF RR to Preston Rd.	1.57	50%
	B-14, D-2	6D	Main St. (4) [FM 3537]	Preston Rd. to Custer Rd.	4.03	50%
	D-3	6D	Stonebrook Pkwy. (5)	BNSF RR to Longhorn Trl.	0.19	100%
	D-4	6D (1/3)	Stonebrook Pkwy. (6)	Longhorn Trl. to DNT	0.70	100%
	D-5	6D (1/3)	Stonebrook Pkwy. (7)	DNT to Preston Rd.	1.49	100%
	D-6	6D (1/3)	Rolater Rd. (1)	Preston Rd. to 1,470' W. of Coit Rd.	1.85	100%
	D-7	6D (1/3)	Rolater Rd. (2)	Coit Rd. to Independence Pkwy.	1.02	100%
	D-8	6D (1/3)	Rolater Rd. (3)	Independence Pkwy. to Custer Rd.	0.99	100%
	D-9	6D (1/3)	Wade Blvd. (1)	Parkwood Dr. to Preston Rd.	0.79	100%
	D-10	4D (1/2)	Wade Blvd. (2)	Autumnwood Dr. to Ohio Dr.	0.26	100%
	D-11	6D (1/3)	Lebanon Rd. (2)	BNSF RR to Coit Rd.	5.04	100%
	D-12	4D	Lebanon Rd. (3)	Coit Rd. to Independence Pkwy.	1.17	100%
	D-13	6D	Gaylord Pkwy. (1)	Warren Pkwy. to Lebanon Rd.	0.78	100%
	D-14	6D (1/3)	Gaylord Pkwy. (2)	Warren Pkwy. to DNT	0.49	100%
	D-15	4D	Gaylord Pkwy. (3)	Ohio Dr. to Hillcrest Rd.	0.77	100%
	D-16	6D (1/3)	Warren Pkwy. (1)	Legacy Dr. to DNT	1.07	100%
	D-17	6D (1/3)	Warren Pkwy. (2)	Preston Rd. to Ohio Dr.	0.26	100%
	D-18	6D (2/3)	Warren Pkwy. (3)	Ohio Dr. to 1,730' W. of Hillcrest Rd.	0.43	100%
	D-19	6D (1/3)	Warren Pkwy. (4)	1,735' W. of Hillcrest Rd. to 710' W. of Hillcrest Rd.	0.19	100%
	D-20	6D (2/3)	Warren Pkwy. (5)	710' W. of Hilcrest Rd. to Hilcrest Rd.	0.13	100%
	D-21	4D (1/2)	Town & Country Blvd.	Spring Creek Pkwy. To 1,775' W. of Legacy Dr.	0.55	100%
	D-22	6D (1/3)	Legacy Dr. (5)	SH 121 to BNSF RR	2.58	100%
	D-23	6D (1/3)	Parkwood Dr. (1)	Stonebrook Pkwy. to 2,050' N' of Warren Pkwy.	1.59	100%
	D-24	4D	Ohio Dr. (1)	Prestmont Pl. to Lebanon Rd.	0.53	100%
	D-25	4D	Ohio Dr. (2)	Lebanon Rd. to Wade Blvd.	0.72	100%
	D-26	4D (1/2)	Ohio Dr. (3)	Wade Blvd. to Hillcrest Rd.	0.50	100%
	D-27	6D (1/3)	Hillcrest Rd. (6)	Main St. to SH 121	3.40	100%
	D-28	6D (2/3)	Coit Rd. (9)	Main St. to 1,020' S. of Main St.	0.19	100%
	D-29	6D (1/3)	Coit Rd. (10)	1,020' S. of Main St. to Lebanon Rd.	2.29	100%
	D-30	6D (1/3)	Independence Pkwy. (6)	Main St. to SH 121	2.25	100%
	D-31	6D	Custer Rd. (2) [FM 2478]	Main St. to SH 121	1.87	100%


US 380
Rockhill
Frisco
Panther Creek
Eldorado
Main
FM 423
Teel
Legacy
DNT
Frisco
BNSF RR
Preston
Rockhill
Panther Creek
Eldorado
A
Legend
Impact Fee Eligable Projects
Other Thoroughfare Facilities
Impact Fee Project Limits
Railroad
RIF Project Number
FRISCO
Exhibit 2.1
Service Area A
Impact Fee CIP
N
0
4,000
8,000
Feet
August 2011
DRAFT
Kimley-Horn and Associates, Inc.


B
Legend
Impact Fee Project Limits
Impact Fee Eligable Projects
Other Thoroughfare Facilities
Railroad
RIF Project Number
FRISCO
Exhibit 2.2
Service Area B
Impact Fee CIP
N
0
4,000
8,000
Feet
August 2011
DRAFT
Kimley-Horn and Associates, Inc.
Preston
Hillcrest
Coit
Custer
Rockhill
Panther Creek
Westridge
BNSF RR
Independence
Eldorado
Main
Stonebrook
Rolater
A-3
A-6
A-8
A-16
A-17
B-1
B-2
B-3
B-4
B-5
B-6
B-7
B-8
B-9
B-10
B-11
B-12
B-13
B-14
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B-29
B-30
B-31
B-32
B-33
B-34
D-1
D-2
D-5
D-6
D-7
D-28


C
Main
Teel
Legacy
DNT
Frisco
FM 423
Stonebrook
Cotton Gin
Lone Star
4th Army
Wade
Ohio
Lebanon
Rock Creek
BNSF RR
Warren
Gaylord
Town & Country
A-9
A-10
A-12
A-14
A-17
C-1
C-2
C-3
C-4
C-5
C-6
C-7
C-8
C-9
C-10
C-11
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C-19
C-20
D-3
D-4
D-5
D-9
D-10
D-11
D-13
D-16
D-21
D-23
D-25
Legend
Impact Fee Eligable Projects
Other Thoroughfare Facilities
Impact Fee Project Limits
Railroad
RIF Project Number
FRISCO
Exhibit 2.4
Service Area C
Impact Fee CIP
N
0
4,000
8,000
Feet
August 2011
DRAFT
Kimley-Horn and Associates, Inc.


Main
Rolater
College
Stonebrook
Wade
Lebanon
Lebanon
Warren
Gaylord
Gaylord
Parkwood
Preston
Ohio
Hillcrest
Coit
Independence
BNSF RR
Legacy
DNT
Hwy 121
Town & Country
A-9
A-10
B-13
B-14
B-28
C-1
C-2
D-1
D-2
D-28
C-17
D-31
C-18
C-19
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D-8
C-16
D-5
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D-14
D-22
D-21
Legend
Impact Fee Eligible Projects
Other Thoroughfare Facilities
Impact Fee Project Limits
Railroad
RIF Project
D
FRISCO
Exhibit 2.4
Service Area D
Impact Fee CIP
N
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4,000
8,000
Feet
August 2011
DRAFT
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and Associates, Inc.

2.3 METHODOLOGY FOR ROADWAY IMPACT FEES

A. SERVICE AREA

The four (4) service areas used in the 2010-11 Roadway Impact Fee Update are shown in the previously referenced **Exhibits**. These service areas cover the entire corporate boundary of the City of Frisco. Chapter 395 of the Texas Local Government Code specifies that "the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six (6) miles."

B. SERVICE UNITS

The "service unit" is a measure of consumption or use of the roadway facilities by new development. In other words, it is the measure of supply and demand for roads in the City. For transportation purposes, the service unit is defined as a vehicle-mile. On the supply side, this is a lane-mile of an arterial street. On the demand side, this is a vehicle-trip of one-mile in length. The application of this unit as an estimate of either supply or demand is based on travel during the afternoon peak hour of traffic. This time period is commonly used as the basis for transportation planning and the estimation of trips created by new development.

Another aspect of the service unit is the service volume that is provided (supplied) by a lane-mile of roadway facility. This number, also referred to as capacity, is a function of the facility type, facility configuration, number of lanes, and level of service.

The hourly service volumes used in the Roadway Impact Fee Update are based upon Thoroughfare Capacity Criteria published by the North Central Texas Council of Governments (NCTCOG). **Table 2.5** and **2.6** shows the service volumes as a function of the facility type.

Table 2.5. Level of Use for Proposed Facilities
(used in Appendix B – CIP Units of Supply)

Roadway Type (MTP Classifications)	Median Configuration	Hourly Vehicle-Mile Capacity per Lane-Mile of Roadway Facility
6D – Major Arterial	Divided	750
4D – Minor Arterial	Divided	650
2U–Collector	Undivided	475

Table 2.6. Level of Use for Existing Facilities
(used in Appendix C – Existing Facilities Inventory)

Roadway Type	Description	Hourly Vehicle-Mile Capacity per Lane-Mile of Roadway Facility
2U-R	Rural Cross-Section (i.e. gravel, dirt, etc.)	150
2U-H	Two lane undivided – Arterial Type	750
2U	Two lane undivided	475
3U	Three lane undivided (TWLTL)	525
3U-H	Three lane undivided (TWLTL) – Arterial Type	750
4U	Four lane undivided (TWLTL)	525
4D	Four lane divided	650
5U	Five lane undivided (TWLTL)	625
6D	Six lane divided	750

C. COST PER SERVICE UNIT

A fundamental step in the impact fee process is to establish the cost for each service unit. In the case of the roadway impact fee, this is the cost for each vehicle-mile of travel. This cost per service unit is the cost to construct a roadway (lane-mile) needed to accommodate a vehicle-mile of travel at a level of service corresponding to the City's standards. The cost per service unit is calculated for each service area based on a specific list of projects within that service area.

The second component of the cost per service unit is the number of service units in each service area. This number is the measure of the growth in transportation demand that is projected to occur in the ten-year period. Chapter 395 requires that Impact Fees be assessed only to pay for growth projected to occur in the city limits within the next ten-years, a concept that will be covered in a later section of this report (**see Section 2.3.E**). As noted earlier, the units of demand are vehicle-miles of travel.

D. COST OF THE CIP

The costs that may be included in the cost per service unit are all of the implementation costs for the Impact Fee Study, as well as project costs for thoroughfare system elements within the Capital Improvements Plan. Chapter 395 of the Texas Local Government Code specifies that the allowable costs are "…including and limited to the:

1. Construction contract price;
2. Surveying and engineering fees;
3. Land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees; and
4. Fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the Capital Improvement Plan who is not an employee of the political subdivision."

The engineer's opinion of the probable costs of the projects in the CIP is based, in part, on the calculation of a unit cost of construction. This means that a cost per linear foot of roadway is calculated based on an average price for the various components of roadway construction. This allows the probable cost to be determined by the type of facility being constructed, the number of lanes, and the length of the project. The costs for location-specific items such as bridges, highway ramps, drainage structures, and any other special components are added to each project as appropriate. In addition, based upon discussions with City of Frisco staff, State, County, and developer driven projects in which the City has contributed a portion of the total project cost have been included in the CIP as lump sum costs.

A typical roadway project consists of a number of costs, including the following: construction, design engineering, survey, and right-of way acquisition. While the construction cost component of a project may actually consist of approximately 100 various pay items, a simplified approach was used for developing the conceptual level project costs. Each new project's construction cost was divided into two cost components: roadway construction cost and major construction component allowances. The roadway construction components consist of the following pay items: (1) street excavation, (2) lime stabilization, (3) concrete pavement, and (4) topsoil.

Based on the paving construction cost subtotal, a percentage of this total is calculated to allot for major construction component allowances. These allowances include preparation of ROW, traffic control, pavement markings, roadway drainage, special drainage structures, minor utility relocations, and turf/erosion control. These allowance percentages are also based on historical data. The paving and allowance subtotal is given a fifteen percent (15%) contingency to determine the construction cost total. To determine the total Impact Fee Project Cost, a percentage of the construction cost total is added for engineering, surveying, testing, and mobilization. No ROW acquisition costs are included in the cost.

The construction costs are variable based on the proposed Master Thoroughfare Plan classification of the roadway. Additional classifications are utilized in cases where a portion of the facility currently exists. The following indications are used for these projects: (1/2) for facilities where half the facility still needs to be constructed; (1/3) for future six-lane divided facilities where only the two lanes will be constructed; and (2/3) for facilities where four lanes will be constructed to complete a six-lane facility.

Table 2.7 (Service Area A), Table 2.8 (Service Area B), Table 2.9 (Service Area C) and Table 2.10 (Service Area D) are the CIP project lists for each service area with conceptual level project cost projections. Detailed cost projections and methodology used for each individual project can be seen in **Appendix A,** Conceptual Level Project Cost Projections. It should be noted that these tables reflect only conceptual-level opinions or assumptions regarding the portions of future project costs that are potentially recoverable through impact fees. Actual costs of construction are likely to change with time and are dependent on market and economic conditions that cannot be precisely predicted at this time.

This CIP establishes the list of projects for which Impact Fees may be utilized. Essentially, it establishes a list of projects for which an impact fee funding program can be established. This is different from a City's construction CIP, which provides a broad list of capital projects for which the City is committed to building. The cost projections utilized in this study should not be utilized for the City's building program or construction CIP.

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Table 2.7. 10-Year Capital Improvement Plan with Conceptual Level Cost Opinions
Service Area A

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
A	A-1	6D	Rockhill Rd. (1)	FM 423 to 1,145' E. of Hawkins Ln. (City Limits)	0.29	50%	$ 1,513,000	$ 756,500
	A-2	6D	Rockhill Rd. (2)	Legacy Dr. (Future) to 1,005' E. of Legacy Dr. (Future)	0.19	50%	$ 979,000	$ 489,500
	A-3	6D	Rockhill Rd. (3)	Collin Co. Rd. 26 to DNT	0.71	100%	$ 5,907,760	$ 5,907,760
	A-4	6D (1/3)	Panther Creek Pkwy. (1)	FM 423 to 450' W. of King George Ln.	2.70	100%	$ 8,370,000	$ 8,370,000
	A-5	6D (2/3)	Panther Creek Pkwy. (2)	450' W. of King George Ln. to 125' E. of King George Ln	0.11	50%	$ 388,000	$ 194,000
	A-6	6D	Panther Creek Pkwy. (3)	125' E. of King George Ln. to BNSF RR	0.82	50%	$ 8,573,000	$ 4,286,500
	A-7	6D	Eldorado Pkwy. (1) [FM 2934]	FM 423 to DNT	2.81	100%	$ 709,825	$ 709,825
	A-8	6D (2/3)	Eldorado Pkwy. (2)	DNT to BNSF RR	0.99	100%	$ 2,773,434	$ 2,773,434
	A-9, C-1	6D (1/3)	Main St. (1)	FM 423 to DNT	2.94	50%	$ 4,147,000	$ 2,073,500
	A-10, C-2	4D/6D	Main St. (2)	DNT to BNSF RR	0.68	50%	$ 7,466,463	$ 3,733,232
	A-11	6D (1/3)	Teel Pkwy. (1)	Frisco St. to Eldorado Pkwy.	1.66	100%	$ 4,462,000	$ 4,462,000
	A-12	6D (1/3)	Teel Pkwy. (2)	Eldorado Pkwy. to Main St.	1.70	100%	$ 5,530,000	$ 5,530,000
	A-13	6D	Legacy Dr. (1)	US 380 to Rockhill Rd. (Future)	0.33	50%	$ 2,414,000	$ 1,207,000
	A-14	6D (1/3)	Legacy Dr. (2)	Panther Creek Pkwy. to Main St.	2.58	100%	$ 9,518,000	$ 9,518,000
	A-15	2U	Frisco St. (1)	Teel Pkwy. to Panther Creek Pkwy.	0.36	50%	$ 1,208,000	$ 604,000
	A-16	6D	Frisco St. (2)	Panther Creek Pkwy. to Eldorado Pkwy.	1.02	100%	$ 4,586,000	$ 4,586,000
	A-17	6D (1/3)	Frisco St. (3)	Eldorado Pkwy. to Main St.	1.54	100%	$ 8,733,000	$ 8,733,000
							Service Area Project Cost Subtotal	**$ 63,934,251**
							2010-11 Roadway Impact Fee Study Update Cost Per Service Area	**$ 13,150**
							Total Cost in SERVICE AREA A	**$ 63,947,401**

Notes:

a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Frisco.

b. The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

c. The project cost total within each Service Area may differ from the total shown in the Summary sheets provided to the City due to some projects that are split between multiple service areas.

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Table 2.8. 10-Year Capital Improvement Plan with Conceptual Level Cost Opinions
Service Area B

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
B	B-1	6D	Rockhill Rd. (4)	BNSF RR to Preston Rd.	0.81	100%	$ 6,356,000	$ 6,356,000
	B-2	6D	Rockhill Rd. (5)	Preston Rd. to 2,675' E. of Preston Rd.	0.51	100%	$ 2,655,000	$ 2,655,000
	B-3	6D	Rockhill Rd. (6)	Hillcrest Rd. to 1,410' E. of Hilcrest Rd.	0.27	50%	$ 1,400,000	$ 700,000
	B-4	6D	Panther Creek Pkwy. (4)	BNSF RR to Preston Rd.	0.94	50%	$ 8,559,000	$ 4,279,500
	B-5	6D (2/3)	Panther Creek Pkwy. (5)	Preston Rd. to 850' E. of Preston Rd.	0.16	100%	$ 573,000	$ 573,000
	B-6	6D (1/3)	Panther Creek Pkwy. (6)	850' E of Preston Rd. to Anita Ct.	0.28	100%	$ 401,000	$ 401,000
	B-7	6D (2/3)	Panther Creek Pkwy. (7)	Anita Ct. to Honey Grove Dr.	1.11	100%	$ 4,670,000	$ 4,670,000
	B-8	6D	Panther Creek Pkwy. (8)	Honey Grove Dr. to Coit Rd.	0.5	100%	$ 2,580,000	$ 2,580,000
	B-9	6D (2/3)	Eldorado Pkwy. (3)	BNSF RR to Preston Rd.	1.16	100%	$ 3,255,771	$ 3,255,771
	B-10	6D (1/3)	Eldorado Pkwy. (4)	Preston Rd. to Hillcrest Rd.	1.03	100%	$ 1,450,000	$ 1,450,000
	B-11	6D (2/3)	Eldorado Pkwy. (5)	Hillcrest Rd. to Fragrant Dr.	1.63	100%	$ 6,599,000	$ 6,599,000
	B-12	6D (1/3)	Eldorado Pkwy. (6)	Fragrant Dr. to Custer Rd. [FM 2478]	1.42	100%	$ 468,000	$ 468,000
	B-13, D-1	4D	Main St. (3)	BNSF RR to Preston Rd.	1.57	50%	$ 5,180,000	$ 2,590,000
	B-14, D-2	6D	Main St. (4) [FM 3537]	Preston Rd. to Custer Rd.	4.03	50%	$ 2,350,827	$ 1,175,414
	B-15	6D	Preston Rd. (1) [SH 289]	Preston Rd. (1) [SH 289]	4.56	100%	$ 5,888,856	$ 5,888,856
	B-16	6D	Hillcrest Rd. (1)	US 380 to 2,695' S. of US 380	0.51	100%	$ 2,625,000	$ 2,625,000
	B-17	6D	Hillcrest Rd. (2)	Rockhill Rd. to 4,010' S. of Rockhill Rd.	0.76	50%	$ 3,905,000	$ 1,952,500
	B-18	6D	Hillcrest Rd. (3)	4,010' S. of Rockhill Rd. tp Panther Creek Pkwy.	0.37	100%	$ 1,899,000	$ 1,899,000
	B-19	6D (1/3)	Hillcrest Rd. (4)	Panther Creek Pkwy. to Eldorado Pkwy.	0.95	100%	$ 1,343,000	$ 1,343,000
	B-20	6D	Hillcrest Rd. (5)	Eldorado Pkwy. to Main St.	1.51	100%	$ 7,746,000	$ 7,746,000
	B-21	6D	Coit Rd. (1)	US 380 to 910' S. of US 380	0.17	50%	$ 464,000	$ 232,000
	B-22	6D	Coit Rd. (2)	2,620' S. of Rockhill Rd. to Panther Creek Pkwy.	0.51	100%	$ 1,387,000	$ 1,387,000
	B-23	6D	Coit Rd. (3)	Panther Creek Pkwy. to Buckeye Dr.	0.53	50%	$ 1,848,000	$ 924,000
	B-24	6D (2/3)	Coit Rd. (4)	Buckeye Dr. to Country Ridge Trl.	0.18	100%	$ 331,000	$ 331,000
	B-25	6D (1/3)	Coit Rd. (5)	Country Ridge Trl. to Preserve Ln.	0.11	100%	$ 19,000	$ 19,000
	B-26	6D (2/3)	Coit Rd. (6)	Preserve Ln. to 250' S. of Eldorado Pkwy.	0.24	100%	$ 374,000	$ 374,000
	B-27	6D	Coit Rd. (7)	250' S of Eldorado Pkwy. to 490' N. of Main St.	1.37	100%	$ 4,792,000	$ 4,792,000
	B-28	6D (1/3)	Coit Rd. (8)	490' N. of Main St. to Main St.	0.09	100%	$ 40,000	$ 40,000
	B-29	6D (1/3)	Independence Pkwy. (1)	Nixon Dr. to 940' N. of Eldorado Pkwy.	0.53	100%	$ 362,000	$ 362,000
	B-30	6D (1/2)	Independence Pkwy. (2)	940' N. of Eldorado Pkwy. to Eldorado Pkwy.	0.18	100%	$ 272,000	$ 272,000
	B-31	6D (2/3)	Independence Pkwy. (3)	Eldorado Pkwy. to 945' N. of Sheffield Ln.	0.4	100%	$ 1,989,000	$ 1,989,000
	B-32	6D (1/3)	Independence Pkwy. (4)	945' N. of Sheffield Ln. to 335' S. of Sheffield Ln.	0.24	100%	$ 902,000	$ 902,000
	B-33	6D (2/3)	Independence Pkwy. (5)	335' S. of Sheffield Ln. to Main St.	0.88	100%	$ 4,440,000	$ 4,440,000
	B-34	6D (1/3)	Custer Rd. (1) [FM 2478]	Stonebridge Rd. to Main St.	1.14	100%	$ 1,934,340	$ 1,934,340
							Service Area Project Cost Subtotal	**$ 77,205,381**
							2010-11 Roadway Impact Fee Study Update Cost Per Service Area	**$ 13,150**
							Total Cost in SERVICE AREA B	**$ 77,218,531**

Notes:

a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Frisco.

b. The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

c. The project cost total within each Service Area may differ from the total shown in the Summary sheets provided to the City due to some projects that are split between multiple service areas.

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Table 2.9. 10-Year Capital Improvement Plan with Conceptual Level Cost Opinions
Service Area C

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
C	A-9, C-1	6D (1/3)	Main St. (1)	FM 423 to DNT	2.94	50%	$ 4,147,000	$ 2,073,500
	A-10, C-2	4D/6D	Main St. (2)	DNT to BNSF RR	0.68	50%	$ 7,466,463	$ 3,733,232
	C-3	4D (1/2)	Stonebrook Pkwy. (1)	Hackberry Rd. to Frisco Lakes Dr.	1.64	100%	$ 3,367,000	$ 3,367,000
	C-4	6D	Stonebrook Pkwy. (2)	FM 423 to 4th Army	2.16	100%	$ 2,422,738	$ 2,422,738
	C-5	6D (1/3)	Stonebrook Pkwy. (3)	4th Army to Legacy Dr.	0.69	100%	$ 971,000	$ 971,000
	C-6	6D	Stonebrook Pkwy. (4)	Legacy Dr. to BNSF RR	0.54	100%	$ 7,149,000	$ 7,149,000
	C-7	6D (1/3)	Lebanon Rd. (1)	FM 423 to BNSF RR	2.82	100%	$ 9,252,000	$ 9,252,000
	C-8	6D	Lone Star Ranch Pkwy. (1)	Stonebrook Pkwy. to Timber Ridge Dr.	0.58	100%	$ 2,990,000	$ 2,990,000
	C-9	6D (2/3)	Lone Star Ranch Pkwy. (2)	Timber Ridge Dr. to Lebanon Rd.	0.54	100%	$ 1,906,000	$ 1,906,000
	C-10	6D	Lone Star Ranch Pkwy. (3)	Lebanon Rd. to FM 423	0.82	100%	$ 3,742,000	$ 3,742,000
	C-11	6D (1/3)	Teel Pkwy. (3)	Main St. to Lebanon Rd.	2.4	100%	$ 7,874,000	$ 7,874,000
	C-12	4D	4th Army Memorial Rd. (1)	Lebanon Rd. to 1,110' S. of Stewart Creek Rd.	0.6	100%	$ 2,918,000	$ 2,918,000
	C-13	4D (1/2)	4th Army Memorial Rd. (2)	1,110' S. of Stewart Creek Rd. to Stewart Creek Rd.	0.21	100%	$ 432,000	$ 432,000
	C-14	4D	4th Army Memorial Rd. (3)	Stewart Creek Rd. to Stonebrook Pkwy.	0.24	100%	$ 888,000	$ 888,000
	C-15	4D (1/2)	Cotton Gin Rd. (1)	Stonebrook Pkwy. to Citation Ct.	0.26	100%	$ 539,000	$ 539,000
	C-16	4D (1/2)	Cotton Gin Rd. (2)	Guinn Gate to 650' N. of Guinn Gate	0.12	100%	$ 253,000	$ 253,000
	C-17	4D	Cotton Gin Rd. (3)	650' N. of Guinn Gate to Legacy Dr.	0.84	100%	$ 3,038,000	$ 3,038,000
	C-18	6D (1/3)	Cotton Gin Rd. (4)	Legacy Dr. to DNT	0.51	100%	$ 722,000	$ 722,000
	C-19	6D (1/2)	Legacy Dr. (3)	Main St. to Citation Ct.	1.12	100%	$ 2,243,900	$ 2,243,900
	C-20	6D (1/3)	Legacy Dr. (4)	Citation Ct. to BNSF RR	1.12	100%	$ 6,044,000	$ 6,044,000
							Service Area Project Cost Subtotal	**$ 62,558,370**
							2010-11 Roadway Impact Fee Study Update Cost Per Service Area	**$ 13,150**
							Total Cost in SERVICE AREA C	**$ 62,571,520**

Notes:

a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Frisco.

b. The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

c. The project cost total within each Service Area may differ from the total shown in the Summary sheets provided to the City due to some projects that are split between multiple service areas.

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Table 2.10. 10-Year Capital Improvement Plan with Conceptual Level Cost Opinions
Service Area D

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
D	B-13, D-1	4D	Main St. (3)	BNSF RR to Preston Rd.	1.57	50%	$ 5,180,000	$ 2,590,000
	B-14, D-2	6D	Main St. (4) [FM 3537]	Preston Rd. to Custer Rd.	4.03	50%	$ 2,350,827	$ 1,175,414
	D-3	6D	Stonebrook Pkwy. (5)	BNSF RR to Longhorn Trl.	0.19	100%	$ 386,000	$ 386,000
	D-4	6D (1/3)	Stonebrook Pkwy. (6)	Longhorn Trl. to DNT	0.7	100%	$ 995,000	$ 995,000
	D-5	6D (1/3)	Stonebrook Pkwy. (7)	DNT to Preston Rd.	1.49	100%	$ 6,108,000	$ 6,108,000
	D-6	6D (1/3)	Rolater Rd. (1)	Preston Rd. to 1,470' W. of Coit Rd.	1.85	100%	$ 2,611,000	$ 2,611,000
	D-7	6D (1/3)	Rolater Rd. (2)	Coit Rd. to Independence Pkwy.	1.02	100%	$ 3,663,000	$ 3,663,000
	D-8	6D (1/3)	Rolater Rd. (3)	Independence Pkwy. to Custer Rd.	0.99	100%	$ 2,597,000	$ 2,597,000
	D-9	6D (1/3)	Wade Blvd. (1)	Parkwood Dr. to Preston Rd.	0.79	100%	$ 1,115,000	$ 1,115,000
	D-10	4D (1/2)	Wade Blvd. (2)	Autumnwood Dr. to Ohio Dr.	0.26	100%	$ 221,000	$ 221,000
	D-11	6D (1/3)	Lebanon Rd. (2)	BNSF RR to Coit Rd.	5.04	100%	$ 2,682,000	$ 2,682,000
	D-12	4D	Lebanon Rd. (3)	Coit Rd. to Independence Pkwy.	1.17	100%	$ 4,593,000	$ 4,593,000
	D-13	6D	Gaylord Pkwy. (1)	Warren Pkwy. to Lebanon Rd.	0.78	100%	$ 3,993,000	$ 3,993,000
	D-14	6D (1/3)	Gaylord Pkwy. (2)	Warren Pkwy. to DNT	0.49	100%	$ 693,000	$ 693,000
	D-15	4D	Gaylord Pkwy. (3)	Ohio Dr. to Hillcrest Rd.	0.77	100%	$ 2,761,000	$ 2,761,000
	D-16	6D (1/3)	Warren Pkwy. (1)	Legacy Dr. to DNT	1.07	100%	$ 2,909,646	$ 2,909,646
	D-17	6D (1/3)	Warren Pkwy. (2)	Preston Rd. to Ohio Dr.	0.26	100%	$ 368,000	$ 368,000
	D-18	6D (2/3)	Warren Pkwy. (3)	Ohio Dr. to 1,730' W. of Hillcrest Rd.	0.43	100%	$ 1,520,000	$ 1,520,000
	D-19	6D (1/3)	Warren Pkwy. (4)	1,735' W. of Hillcrest Rd. to 710' W. of Hillcrest Rd.	0.19	100%	$ 275,000	$ 275,000
	D-20	6D (2/3)	Warren Pkwy. (5)	710' W. of Hilcrest Rd. to Hilcrest Rd.	0.13	100%	$ 479,000	$ 479,000
	D-21	4D (1/2)	Town & Country Blvd.	Spring Creek Pkwy. To 1,775' W. of Legacy Dr.	0.55	100%	$ 1,135,000	$ 1,135,000
	D-22	6D (1/3)	Legacy Dr. (5)	SH 121 to BNSF RR	2.58	100%	$ 3,964,000	$ 3,964,000
	D-23	6D (1/3)	Parkwood Dr. (1)	Stonebrook Pkwy. to 2,050' N' of Warren Pkwy.	1.59	100%	$ 3,105,000	$ 3,105,000
	D-24	4D	Ohio Dr. (1)	Prestmont Pl. to Lebanon Rd.	0.53	100%	$ 540,785	$ 540,785
	D-25	4D	Ohio Dr. (2)	Lebanon Rd. to Wade Blvd.	0.72	100%	$ 1,520,250	$ 1,520,250
	D-26	4D (1/2)	Ohio Dr. (3)	Wade Blvd. to Hillcrest Rd.	0.5	100%	$ 270,000	$ 270,000
	D-27	6D (1/3)	Hillcrest Rd. (6)	Main St. to SH 121	3.4	100%	$ 4,806,000	$ 4,806,000
	D-28	6D (2/3)	Coit Rd. (9)	Main St. to 1,020' S. of Main St.	0.19	100%	$ 688,000	$ 688,000
	D-29	6D (1/3)	Coit Rd. (10)	1,020' S. of Main St. to Lebanon Rd.	2.29	100%	$ 8,668,000	$ 8,668,000
	D-30	6D (1/3)	Independence Pkwy. (6)	Main St. to SH 121	2.25	100%	$ 7,142,000	$ 7,142,000
	D-31	6D	Custer Rd. (2) [FM 2478]	Main St. to SH 121	1.87	100%	$ 3,156,028	$ 3,156,028
							Service Area Project Cost Subtotal	**$ 76,730,123**
							2010-11 Roadway Impact Fee Study Update Cost Per Service Area	**$ 13,150**
							Total Cost in SERVICE AREA D	**$ 76,743,273**

Notes:

a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Frisco.
b. The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.
c. The project cost total within each Service Area may differ from the total shown in the Summary sheets provided to the City due to some projects that are split between multiple service areas.

E. SERVICE UNIT CALCULATION

The basic service unit for the computation of Frisco's roadway impact fees is the vehicle-mile of travel during the afternoon peak-hour. To determine the cost per service unit, it is necessary to project the growth in vehicle-miles of travel for the service area for the ten-year period.

The growth in vehicle-miles from 2010 to 2020 is based upon projected changes in residential and non-residential growth for the period. In order to determine this growth, baseline estimates of population, basic square feet, service square feet, and retail square feet for 2010 were made along with projections for each of these demographic statistics through 2020. The *Land Use Assumptions for Impact Fees* details the growth estimates used for impact fee determination.

The residential and non-residential statistics in the Land Use Assumptions provide the "independent variables" that are used to calculate the existing (2010) and projected (2020) transportation service units used to establish the roadway impact fee maximum rates within each service area. The roadway demand service units (vehicle-miles) for each service area are the sum of the vehicle-miles "generated" by each category of land use in the service area.

For the purpose of impact fees, all developed and developable land is categorized as either residential or non-residential. For residential land uses, the existing and projected population is converted to dwelling units. The number of dwelling units in each service area is multiplied by a *transportation demand factor* to compute the vehicle-miles of travel that occur during the afternoon peak hour. This factor computes the average amount of demand caused by the residential land uses in the service area. The *transportation demand factor* is discussed in more detail below.

For non-residential land uses, the process is similar. The Land Use Assumptions provide existing and projected number of building square footages for three (3) categories of non-residential land uses– basic, service, and retail. These categories correspond to an aggregation of other specific land use categories based on the NAICS (North American Industrial Classification System).

Building square footage is the most common independent variable for the estimation of non-residential trips in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 8th Edition.* This statistic is more appropriate than the number of employees because building square footage is tied more closely to trip generation and is known at the time of application for any development or development modification that would require the assessment of an impact fee.

The existing and projected Land Use Assumptions for the dwelling units and the square footage of basic, service, and retail land uses provide the basis for the projected increase in vehicle-miles of travel. As noted earlier, a *transportation demand factor* is applied to these values and then summed to calculate the total peak hour vehicle-miles of demand for each service area.

The *transportation demand factors* are aggregate rates derived from two sources – the *ITE Trip Generation Manual, 8th Edition* and the regional Origin-Destination Travel Survey performed by North Central Texas Council of Governments (NCTCOG) and the National Household Travel Survey (NHTS). The *ITE Trip Generation Manual, 8th Edition* provides the number of trips that are produced or attracted to the land use for each dwelling unit, square foot of building, or other corresponding unit. For the retail category of land uses, the rate is adjusted to account for the fact that a percentage of retail trips are made by people who would otherwise be traveling past that particular establishment anyway, such as a trip between work and home. These trips are called pass-by trips, and since the travel demand is accounted for in the land use calculations relative to the primary trip, it is necessary to discount the retail rate to avoid double counting trips.

The next component of the *transportation demand factor* accounts for the length of each trip. The average trip length for each category is based on the region-wide travel characteristics survey conducted by the NCTCOG and the National Household Travel Survey (NHTS).

The computation of the *transportation demand factor* is detailed in the following equation:

$$TDF = T * (1 - P_b) * L_{\max}$$

$$\text{where...}\ L_{\max} = \min(L * OD \ \text{ or } \text{SA}_L)$$

Variables:

TDF = Transportation Demand Factor,
T = Trip Rate (peak hour trips / unit),
P_b = Pass-By Discount (% of trips),
L_{max} = Maximum Trip Length (miles),
L = Average Trip Length (miles), and
OD = Origin-Destination Reduction (50%)
SA_L = Max Service Area Trip Length (see **Table 2.11**)

For land uses which are characterized by longer average trip lengths (primarily residential uses), the maximum trip length has been limited to six (6) miles based on the maximum trip length within each service area. Chapter 395 of the Texas Local Government Code allows for a service area of six (6) miles, and the service areas within Frisco are closely approximated with a six (6) mile distance.

The adjustment made to the average trip length statistic in the computation of the maximum trip length is the origin-destination reduction. This adjustment is made because the roadway impact fee is charged to both the origin and destination end of the trip. For example, impact fee methodology will account for a trip from home to work within Frisco to both residential and non-residential land uses. To avoid counting these trips as both residential and non-residential trips, a 50% origin-destination (OD) reduction factor is applied. Therefore, only half of the trip length is assessed to each land use.

Table 2.11 shows the derivation of the *Transportation Demand Factor* for the residential land uses and the three (3) non-residential land uses. The values utilized for all variables shown in the *transportation demand factor* equation are also shown in the table.

Table 2.11. Transportation Demand Factor Calculations

Variable	Residential	Basic	Service	Retail
T	1.01	0.97	1.49	3.73
P_b	0%	0%	0%	34%
L	17.21	10.02	10.92	6.43
L_{max} *	6.00	5.01	5.46	3.22
TDF	**6.06**	**4.86**	**8.14**	**7.91**

***** L_{max} is less than 6 miles for non-residential land uses; therefore this lower trip length is used for calculating the TDF for non-residential land uses

The application of the demographic projections and the *transportation demand factors* are presented in the 10-Year Growth Projections in **Table 2.12**. This table shows the total vehicle miles by service area for the years 2010 and 2020. These estimates and projections lead to the Vehicle Miles of Travel for both 2010 and 2020.

Table 2.12. 10-Year Growth Projections

Year 2010

SERVICE AREA	RESIDENTIAL VEHICLE-MILES			SQUARE FEET[4]			TRANS. DEMAND FACTOR[5]			NON-RESIDENTIAL VEHICLE-MILES[9]				TOTAL
	DWELLING UNITS[1]	TDF[2]	VEHICLE MILES[3]	BASIC	SERVICE	RETAIL	BASIC[6]	SERVICE[7]	RETAIL[8]	BASIC	SERVICE	RETAIL	TOTAL	VEHICLE MILES[10]
		1.01					*0.97*	*1.49*	*3.73*					
A	6,655	6.06	40,332	1,877,962	1,274,219	2,761,352	4.86	8.14	7.91	9,127	10,372	21,855	41,354	81,686
B	6,240	6.06	37,817	1,651,937	815,399	1,753,898	4.86	8.14	7.91	8,028	6,637	13,882	28,547	66,364
C	5,178	6.06	31,381	663,798	839,270	2,287,626	4.86	8.14	7.91	3,226	6,832	18,106	28,164	59,545
D	17,545	6.06	106,325	1,185,133	4,072,957	9,239,681	4.86	8.14	7.91	5,760	33,154	73,129	112,043	218,368
Totals	**35,620**		**215,854**	**5,378,830**	**7,001,846**	**16,042,557**				**26,141**	**56,995**	**126,972**	**210,108**	**425,962**

Year 2020

SERVICE AREA	RESIDENTIAL VEHICLE-MILES			SQUARE FEET[4]			TRANS. DEMAND FACTOR[5]			NON-RESIDENTIAL VEHICLE-MILES[9]				TOTAL
	DWELLING UNITS[1]	TDF[2]	VEHICLE MILES[3]	BASIC	SERVICE	RETAIL	BASIC[6]	SERVICE[7]	RETAIL[8]	BASIC	SERVICE	RETAIL	TOTAL	VEHICLE MILES[10]
		1.01					*0.97*	*1.49*	*3.73*					
A	8,352	6.06	50,612	2,829,211	2,026,190	4,601,900	4.86	8.14	7.91	13,750	16,493	36,423	66,666	117,278
B	9,363	6.06	56,740	2,135,344	1,180,882	2,527,397	4.86	8.14	7.91	10,378	9,612	20,004	39,994	96,734
C	8,967	6.06	54,340	1,242,352	1,187,677	3,960,269	4.86	8.14	7.91	6,038	9,668	31,344	47,050	101,390
D	23,227	6.06	140,755	2,138,823	5,543,781	13,069,071	4.86	8.14	7.91	10,395	45,126	103,438	158,959	299,714
Totals	**49,909**		**302,447**	**8,345,730**	**9,938,530**	**24,158,638**				**40,561**	**80,899**	**191,209**	**312,669**	**615,116**

VEHICLE-MILES OF INCREASE[11] (2010 - 2020)

SERVICE AREA	VEH-MILES
A	35,592
B	30,371
C	41,845
D	81,346
Total	189,154

Notes:

[1] From *Land Use Assumptions for Impact Fees* , dated August 2011
[2] Transportation Demand Factor for each Service Area (from LUVMET) using Single Family Detached Housing land use and *trip generation rate*
[3] Calculated by multiplying TDF by the number of dwelling units
[4] From *Land Use Assumptions for Impact Fees* , dated August 2011
[5] *Trip generation rate* and Transportation Demand Factors from LUVMET for each land use
[6] 'Basic' corresponds to General Light Industrial land use and *trip generation rate*
[7] 'Service' corresponds to General Office land use and *trip generation rate*
[8] 'Retail' corresponds to Shopping Center land use and *trip generation rate*
[9] Calculated by multiplying Transportation Demand Factor by the number of thousand square feet for each land use
[10] Residential plus non-residential vehicle-mile totals for each Service Area
[11] Total Vehicle-Miles (2010) subtracted from Total Vehicle-Miles (2020)

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2.4 IMPACT FEE CALCULATION

A. MAXIMUM ASSESSABLE IMPACT FEE PER SERVICE UNIT

This section presents the maximum assessable impact fee rate calculated for each service area. The maximum assessable impact fee is the sum of the eligible Impact Fee CIP costs for the service area divided by the growth in travel attributable to new development projected to occur within the 10-year period. A majority of the components of this calculation have been described and presented in previous sections of this report. The purpose of this section is to document the computation for each service area and to demonstrate that the guidelines provided by Chapter 395 of the Texas Local Government Code have been addressed. **Table 2.13** illustrates the computation of the maximum assessable impact fee computed for each service area. Each row in the table is numbered to simplify explanation of the calculation.

Line	Title	Description
1	*Total Vehicle-Miles of Capacity Added by the CIP*	The total number of vehicle-miles added to the service area based on the capacity, length, and number of lanes in each project (from **Appendix B** – CIP Service Units of Supply)

Each project identified in the Impact Fee CIP will add a certain amount of capacity to the City's roadway network based on its length and classification. This line displays the total amount added within each service area.

2	*Total Vehicle-Miles of Existing Demand*	A measure of the amount of traffic currently using the roadway facilities upon which capacity is being added. (from **Appendix B** – CIP Service Units of Supply)

A number of facilities identified in the Impact Fee CIP have traffic currently utilizing a portion of their existing capacity. This line displays the total amount of capacity along these facilities currently be used by existing traffic.

3	*Total Vehicle-Miles of Existing Deficiencies*	Number of vehicle-miles of travel that are not accommodated by the existing roadway system (from **Appendix C** – Existing Roadway Facilities Inventory)

In order to ensure that existing deficiencies on the City's roadway network are not recoverable through impact fees, this line is based on the entire roadway network within the service area. Any roadway within the service area that is deficient – even those not identified on the Impact Fee CIP – will have these additional trips removed from the calculation.

4	*Net Amount of Vehicle-Miles of Capacity Added*	A measurement of the amount of vehicle-miles added by the CIP that will not be utilized by existing demand **(Line 1 – Line 2 – Line 3)**

5	*Total Cost of the CIP within the Service Area*	The total cost of the projects within each service area (from **Table 2.7 – 2.10)**: 10-Year Roadway Improvements Plan with Conceptual Level Cost Opinions)

This line simply identifies the total cost of all of the projects identified in each service area.

6	*Cost of Net Capacity Supplied*	The total CIP cost (**Line 5**) prorated by the ratio of Net Capacity Added (**Line 4**) to Total Capacity Added (**Line 1**). **[(Line 4 / Line 1) * (Line 5)]**

Using the ratio of vehicle-miles added by the Impact Fee CIP available to serve future growth to the total vehicle-miles added, the total cost of the Impact Fee CIP is reduced to the amount available for future growth (i.e. excluding existing usage and deficiencies).

7	*Cost to Meet Existing Needs and Usage*	The difference between the Total Cost of the CIP (**Line 5**) and the Cost of the Net Capacity supplied (**Line 6**). **(Line 5 – Line 6)**

This line is provided for information purposes only – it is to present the portion of the total cost of the Impact Fee CIP that is required to meet existing demand.

8	*Total Vehicle-Miles of New Demand over Ten Years*	Based upon the growth projection provided in the **Land Use Assumptions**, an estimate of the number of new vehicle-miles within the service area over the next ten years. (from **Table 2.12**)

This line presents the amount of growth (in vehicle-miles) projected to occur within each service area over the next ten years.

9	*Percent of Capacity Added Attributable to New Growth*	The result of dividing Total Vehicle-Miles of New Demand (**Line 8**) by the Net Amount of Capacity Added (**Line 4**), limited to 100% (**Line 10**). This calculation is required by Chapter 395 to ensure capacity added is attributable to new growth.
10	*Chapter 395 Check*	

In order to ensure that the vehicle-miles added by the Impact Fee CIP do not exceed the amount needed to accommodate growth beyond the ten-year window, a comparison of the two values is performed. If the amount of vehicle-miles added by the Impact Fee CIP exceeds the growth projected to occur in the next ten years, the Impact Fee CIP cost is reduced accordingly.

11	*Cost of Capacity Added Attributable to New Growth*	The result of multiplying the Cost of Net Capacity Added (**Line 6**) by the Percent of Capacity Added Attributable to New Growth, limited to 100% (**Line 9**).

The value is the total Impact Fee CIP project costs (excluding financial costs) that may need to be recovered through impact fees. This line is determined considering the limitations to impact fees required by the Texas legislature.

12	*Pre-Credit Maximum Fee Per Service Unit without Financing*	Found by dividing the Cost of the CIP by the Total Vehicle-Miles of New Demand Over Ten Years (**Line 8**). (**Line 11 / Line 8**).

This value is the total pre-credit maximum fee per service unit prior to a credit for the portion of ad valorem tax generated by new service units during the program period that is used for the payment of improvements that are included in the capital improvements plan that may be recovered through impact fees. This does not include financing costs.

B. PLAN FOR AWARDING THE ROADWAY IMPACT FEE CREDIT

Chapter 395 of the Texas Local Government Code requires the Capital Improvements Plan for Roadway Impact Fees to contain specific enumeration of a plan for awarding the impact fee credit. Section 395.014 of the Code states:

> "(7) A plan for awarding:
> (A) a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or
> (B) In the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan…"

J. Stowe & Co. has prepared the plan for awarding the roadway impact fee credit. The plan is summarized, as prepared by J. Stowe & Co., in **Appendix D,** Plan for Awarding the Roadway Impact Fee Credit. The following table summarizes the portions of **Table 2.13** that utilize this credit calculation.

Line	Title	Description
13	*Financing Costs*	(from **Appendix D** – Plan for Awarding the Roadway Impact Fee Credit)
14	*Interest Earnings*	(from **Appendix D** – Plan for Awarding the Roadway Impact Fee Credit)
15	*Existing Fund Balance*	The amount of existing roadway impact fees in Service Area fund balance as of August 2011.
16	*Cost of the CIP and Financing Attributable to New Growth*	The sum of the Cost of Capacity Added Attributable to New Growth, Financing Costs, and Interest Earnings. (**Line 11 + Line 13 + Line 14 + Line 15**)
17	*Pre-Credit Maximum Fee Per Service Unit*	Found by dividing the Cost of the CIP and Financing Attributable to New Growth (**Line 16**) by the Total Vehicle-Miles of New Demand Over Ten Years (**Line 8**). (**Line 16 / Line 8**)
18	*Credit for Ad Valorem Taxes*	A credit for the portion of ad valorem taxes projected to be generated by the new service units, as per Section 395.014 of the Local Government Code. (from **Appendix D** – Plan for Awarding the Roadway Impact Fee Credit)
19	*Recoverable Cost of CIP and Financing*	The difference between the Cost of the CIP and Financing Attributable to New Growth (**Line 16**) and the Credit for Ad Valorem Taxes (**Line 18**). (**Line 16 + Line 18**)
20	*Maximum Assessable Fee Per Service Unit*	Found by dividing the Recoverable Cost of the CIP and Financing (**Line 18**) by the Total Vehicle-Miles of New Demand Over Ten Years (**Line 8**). (**Line 19 / Line 8**)

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Table 2.13. Maximum Assessable Roadway Impact Fee

	SERVICE AREA:	A	B	C	D
1	TOTAL VEH-MI OF CAPACITY ADDED BY THE CIP (FROM CIP UNITS OF SUPPLY, **APPENDIX B)**	82,280	117,826	77,515	155,964
2	TOTAL VEH-MI OF EXISTING DEMAND (FROM CIP UNITS OF SUPPLY, **APPENDIX B**)	21,554	26,332	15,380	43,220
3	TOTAL VEH-MI OF EXISTING DEFICIENCIES (FROM EXISTING FACILITIES INVENTORY, **APPENDIX C**)	1,503	3,009	2,575	1,210
4	NET AMOUNT OF VEH-MI OF CAPACITY ADDED (LINE 1 - LINE 2 - LINE 3)	59,223	88,485	59,560	111,534
5	TOTAL COST OF THE CIP WITHIN SERVICE AREA (FROM **TABLE 2.7 - 2.10)**	$ 63,947,401	$ 77,218,531	$ 62,571,520	$ 76,743,273
6	COST OF NET CAPACITY SUPPLIED (LINE 4 / LINE 1) * (LINE 5)	$ 46,027,335	$ 57,989,443	$ 48,077,761	$ 54,881,019
7	COST TO MEET EXISTING NEEDS AND USAGE (LINE 5 - LINE 6)	$ 17,920,066	$ 19,229,088	$ 14,493,759	$ 21,862,254
8	TOTAL VEH-MI OF NEW DEMAND OVER TEN YEARS (FROM **TABLE 2.12** and **Land Use Assumptions**)	35,592	30,371	41,845	81,346
9	PERCENT OF CAPACITY ADDED ATTRIBUTABLE TO GROWTH (LINE 8 / LINE 4)	60.0%	34.3%	70.2%	72.9%
10	IF LINE 8 > LINE 4, REDUCE LINE 9 TO 100%, OTHERWISE NO CHANGE	60.0%	34.3%	70.2%	72.9%
11	COST OF CAPACITY ADDED ATTRIBUTABLE TO GROWTH (LINE 6 * LINE 10)	$ 27,616,401	$ 19,890,379	$ 33,750,588	$ 40,008,263
12	PRE-CREDIT MAX FEE PER SERVICE UNIT ($ PER VEH-MI) WITHOUT FINANCING COSTS (LINE 11 / LINE 8)	$ 776	$ 655	$ 807	$ 492
13	FINANCING COSTS (FROM **APPENDIX D**)	$ 12,318,382	$ 9,938,006	$ 16,139,993	$ 19,637,983
14	INTEREST EARNINGS (FROM **APPENDIX D**)	$ (209,472)	$ (197,808)	$ (304,743)	$ (343,817)
15	EXISTING FUND BALANCE	$ (1,089,794)	$ (3,412,179)	$ (3,021,457)	$ (978,281)
16	COST OF CIP AND FINANCING ATTRIBUTABLE TO GROWTH (LINE 11 + LINE 13 + LINE 14 + LINE 15)	$ 38,635,517	$ 26,218,398	$ 46,564,381	$ 58,324,148
17	PRE-CREDIT MAX FEE PER SERVICE UNIT ($ PER VEH-MI) (LINE 16 / LINE 8)	$ 1,086	$ 863	$ 1,113	$ 717
18	CREDIT FOR AD VALOREM TAXES (FROM **APPENDIX D**)	$ (760,009)	$ (450,576)	$ (1,009,981)	$ (2,371,990)
19	RECOVERABLE COST OF CIP AND FINANCING (LINE 16 + LINE 18)	$ 37,875,508	$ 25,767,822	$ 45,554,400	$ 55,952,158
20	MAX ASSESSABLE FEE PER SERVICE UNIT ($ PER VEH-MI) (LINE 19 / LINE 8)	$ 1,064	$ 848	$ 1,089	$ 688

C. SERVICE UNIT DEMAND PER UNIT OF DEVELOPMENT

The roadway impact fee is determined by multiplying the impact fee rate by the number of service units projected for the proposed development. For this purpose, the City utilizes the Land Use/Vehicle-Mile Equivalency Table (LUVMET), presented in **Table 2.14**. This table lists the predominant land uses that may occur within the City of Frisco. For each land use, the development unit that defines the development's magnitude with respect to transportation demand is shown. Although every possible use cannot be anticipated, the majority of uses are found in this table. If the exact use is not listed, one similar in trip-making characteristics can serve as a reasonable proxy. The individual land uses are grouped into categories, such as residential, office, commercial, industrial, and institutional.

The trip rates presented for each land use is a fundamental component of the LUVMET. The trip rate is the average number of trips generated during the afternoon peak hour by each land use per development unit. The next column, if applicable to the land use, presents the number of trips to and from certain land uses reduced by pass-by trips, as previously discussed.

The source of the trip generation and pass-by statistics is the *ITE Trip Generation Manual, 8th Edition*, the latest edition of the definitive source for trip generation data. This manual utilizes trip generation studies for a variety of land uses throughout the United States, and is the standard used by traffic engineers and transportation planners for traffic impact analysis, site design, and transportation planning.

To convert vehicle trips to vehicle-miles, it is necessary to multiply trips by trip length. The adjusted trip length values are based on the *Regional Origin-Destination Travel Survey* regional Origin-Destination Travel Survey performed by the NCTCOG and the NHTS. The other adjustment to trip length is the 50% origin-destination reduction to avoid double counting of trips. At this stage, another important aspect of the state law is applied – the limit on transportation service unit demand. If the adjusted trip length is above the maximum trip length within the service area, the maximum trip length used for calculation is reduced to the corresponding value. This reduction, as discussed previously, limits the maximum trip length to the approximate size of the service areas.

The remaining column in the LUVMET shows the vehicle-miles per development unit. This number is the product of the trip rate and the maximum trip length. This number, previously referred to as the *Transportation Demand Factor*, is used in the impact fee estimate to compute the number of service units consumed by each land use application. The number of service units is multiplied by the impact fee rate (established by City ordinance) in order to determine the impact fee for a development.

Table 2.14. Land Use / Vehicle-Mile Equivalency Table (LUVMET)

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-Mi Per Dev-Unit
PORT AND TERMINAL											
Truck Terminal	030	Acre	6.55			6.55	10.02	50%	5.01	5.01	32.82
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	5.01	4.86
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	5.01	3.41
Industrial Park	130	1,000 SF GFA	0.86			0.86	10.02	50%	5.01	5.01	4.31
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	5.42	1.73
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	5.42	1.41
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.01			1.01	17.21	50%	8.61	6.00	6.06
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	6.00	3.72
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	6.00	3.12
Mobile Home Park / Manufactured Housing	240	Dwelling Unit	0.59			0.59	17.21	50%	8.61	6.00	3.54
Senior Adult Housing-Detached	251	Dwelling Unit	0.27			0.27	17.21	50%	8.61	6.00	1.62
Senior Adult Housing-Attached	252	Dwelling Unit	0.16			0.16	17.21	50%	8.61	6.00	0.96
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	6.00	1.32
LODGING											
Hotel	310	Room	0.59			0.59	6.43	50%	3.22	3.22	1.90
Motel / Other Lodging Facilities	320	Room	0.47			0.47	6.43	50%	3.22	3.22	1.51
RECREATIONAL											
Golf Driving Range	432	Tee	1.25			1.25	6.43	50%	3.22	3.22	4.02
Golf Course	430	Acre	0.30			0.30	6.43	50%	3.22	3.22	0.96
Recreational Community Center	495	1,000 SF GFA	1.45			1.45	6.43	50%	3.22	3.22	4.66
Ice Skating Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	3.22	7.59
Miniature Golf Course	431	Hole	0.33			0.33	6.43	50%	3.22	3.22	1.06
Multiplex Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	3.22	43.85
Racquet / Tennis Club	491	Court	3.35			3.35	6.43	50%	3.22	3.22	10.77
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	2.10	1.16
Day Care Center	565	1,000 SF GFA	12.46	30%	B	8.72	4.20	50%	2.10	2.10	18.31
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	2.10	0.34
High School	530	Students	0.13			0.13	4.20	50%	2.10	2.10	0.27
Junior / Community College	540	Students	0.12			0.12	4.20	50%	2.10	2.10	0.25
University / College	550	Students	0.21			0.21	4.20	50%	2.10	2.10	0.44
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	3.78	19.55
Hospital	610	Beds	1.31			1.31	7.55	50%	3.78	3.78	4.95
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	3.78	0.83
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	3.78	12.46
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.40			1.40	10.92	50%	5.46	5.46	7.64
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	5.46	8.14
Medical-Dental Office Building	720	1,000 SF GFA	3.46			3.46	10.92	50%	5.46	5.46	18.89
Single Tenant Office Building	715	1,000 SF GFA	1.73			1.73	10.92	50%	5.46	5.46	9.45
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	5.46	8.08
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF Occ. GLA	3.38	40%	B	2.03	6.43	50%	3.22	3.22	6.52
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	3.22	10.96
Gasoline/Service Station	944	Vehicle Fueling Position	13.87	42%	A	8.04	1.20	50%	0.60	0.60	4.83
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Position	13.38	56%	B	5.89	1.20	50%	0.60	0.60	3.53
Gasoline/Service Station w/ Conv Market and C	946	Vehicle Fueling Position	13.94	56%	A	6.13	1.20	50%	0.60	0.60	3.68
New Car Sales	841	1,000 SF GFA	2.59	20%	B	2.07	6.43	50%	3.22	3.22	6.66
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	3.22	10.01
Self-Service Car Wash	947	Stall	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	28%	A	2.99	6.43	50%	3.22	3.22	9.61
Dining											
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	33.84	50%	A	16.92	4.79	50%	2.40	2.40	40.52
Fast Food Restaurant without Drive-Thru Win	933	1,000 SF GFA	26.15	50%	B	13.08	4.79	50%	2.40	2.40	31.31
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	11.15	43%	A	6.36	4.79	50%	2.40	2.40	15.22
Quality Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	2.40	10.05
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	42.93	70%	A	12.88	4.79	50%	2.40	2.40	30.85
Other Retail											
Free-Standing Discount Store	815	1,000 SF GFA	5.00	30%	C	3.50	6.43	50%	3.22	3.22	11.25
Nursery (Garden Center)	817	1,000 SF GFA	3.80	30%	B	2.66	6.43	50%	3.22	3.22	8.55
Home Improvement Superstore	862	1,000 SF GFA	2.37	48%	A	1.23	6.43	50%	3.22	3.22	3.96
Pharmacy/Drugstore w/o Drive-Thru Window	880	1,000 SF GFA	8.42	53%	A	3.96	6.43	50%	3.22	3.22	12.72
Pharmacy/Drugstore w/ Drive-Thru Window	881	1,000 SF GFA	10.35	49%	A	5.28	6.43	50%	3.22	3.22	16.97
Shopping Center	820	1,000 SF GFA	3.73	34%	A	2.46	6.43	50%	3.22	3.22	7.91
Supermarket	850	1,000 SF GFA	10.50	36%	A	6.72	6.43	50%	3.22	3.22	21.60
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	3.22	11.23
Department Store	875	1,000 SF GFA	1.78	30%	B	1.25	6.43	50%	3.22	3.22	4.01
Video Rental Store	896	1,000 SF GFA	13.60	50%	B	6.80	6.43	50%	3.22	3.22	21.86
SERVICES											
Walk-In Bank	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.34
Drive-In Bank	912	Drive-in Lanes	27.41	47%	A	14.53	3.39	50%	1.70	1.70	24.62
Hair Salon	918	1,000 SF GLA	1.45	30%	B	1.02	3.39	50%	1.70	1.70	1.72

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 2nd Edition (June 2004)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

2.5 SAMPLE CALCULATIONS

The following section details four (4) examples of maximum assessable roadway impact fee calculations.

Example 1:

- **Development Type - One (1) Unit of Single-Family Housing in Service Area A**

Roadway Impact Fee Calculation Steps – Example 1	
Step 1	**Determine Development Unit and Vehicle-Miles Per Development Unit**
	From Table 2.14 [Land Use – Vehicle Mile Equivalency Table] Development Type: 1 Dwelling Unit of Single-Family Detached Housing Number of Development Units: 1 Dwelling Unit Veh-Mi Per Development Unit: 6.06
Step 2	**Determine Maximum Assessable Impact Fee Per Service Unit**
	From Table 2.13, Line 20 [Maximum Assessable Fee Per Service Unit] Service Area A: $1,064
Step 3	**Determine Maximum Assessable Impact Fee**
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit Impact Fee = 1 * 6.06 * $1,064 Maximum Assessable Impact Fee = $6,447.84

Example 2:

- **Development Type – 125,000 square foot Home Improvement Superstore in Service Area B**

Roadway Impact Fee Calculation Steps – Example 2	
Step 1	**Determine Development Unit and Vehicle-Miles Per Development Unit**
	From Table 2.14 [Land Use – Vehicle Mile Equivalency Table] Development Type: 125,000 square feet of Home Improvement Superstore Development Unit: 1,000 square feet of Gross Floor Area Veh-Mi Per Development Unit: 3.96
Step 2	**Determine Maximum Assessable Impact Fee Per Service Unit**
	From Table 2.13, Line 20 [Maximum Assessable Fee Per Service Unit] Service Area B: $848
Step 3	**Determine Maximum Assessable Impact Fee**
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit Impact Fee = 125 * 3.96 * $848 Maximum Assessable Impact Fee = $419,760

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Example 3:

Development Type - 50,000 square foot Warehouse in Service Area C

Roadway Impact Fee Calculation Steps – Example 3	
Step 1	**Determine Development Unit and Vehicle-Miles Per Development Unit**
	From Table 2.14 [Land Use – Vehicle Mile Equivalency Table] Development Type: 50,000 square feet of Warehouse Development Unit: 1,000 square feet of Gross Floor Area Veh-Mi Per Development Unit: 1.73
Step 2	**Determine Maximum Assessable Impact Fee Per Service Unit**
	From Table 2.13, Line 20 [Maximum Assessable Fee Per Service Unit] Service Area C: $1,089
Step 3	**Determine Maximum Assessable Impact Fee**
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit Impact Fee = 50 * 1.73 * $1,089 Maximum Assessable Impact Fee = $94,198.50

Example 4:

- **Development Type – 300 Room Hotel in Service Area D**

Roadway Impact Fee Calculation Steps – Example 4	
Step 1	**Determine Development Unit and Vehicle-Miles Per Development Unit**
	From Table 2.14 [Land Use – Vehicle Mile Equivalency Table] Development Type: 300 Room Hotel Development Unit: 1 Room Veh-Mi Per Development Unit: 1.90
Step 2	**Determine Maximum Assessable Impact Fee Per Service Unit**
	From Table 2.13, Line 20 [Maximum Assessable Fee Per Service Unit] Service Area D: $688
Step 3	**Determine Maximum Assessable Impact Fee**
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit Impact Fee = 300 * 1.90 * $688 Maximum Assessable Impact Fee = $392,160

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FRISCO

2.6 CONCLUSION

The City of Frisco has established a process to implement the assessment and collection of roadway impact fees through the adoption of an impact fee ordinance that is consistent with Chapter 395 of the Texas Local Government Code.

This report establishes the maximum allowable roadway impact fee that could be assessed by the City of Frisco within each of the four (4) service areas. The maximum assessable calculated in this report are as follows (from **Table 2.13**):

	SERVICE AREA:	A	B	C	D
20	MAX ASSESSABLE FEE PER SERVICE UNIT ($ PER VEH-MI) (LINE 19 / LINE 8)	$ 1,064	$ 848	$ 1,089	$ 688

This document serves as a guide to the assessment of roadway impact fees pertaining to future development and the City's need for roadway improvements to accommodate that growth. Following the public hearing process, the City Council may establish an amount to be assessed (if any) up to the maximum established within this report and update the Roadway Impact Fee Ordinance accordingly.

In conclusion, it is our opinion that the data and methodology used in this update are appropriate and consistent with Chapter 395 of the Texas Local Government Code. Furthermore, the Land Use Assumptions and the proposed Capital Improvements Plan are appropriately incorporated into the process.

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APPENDICES

A. CONCEPTUAL LEVEL PROJECT COST PROJECTIONS

B. CIP SERVICE UNITS OF SUPPLY

C. EXISTING ROADWAY FACILITIES INVENTORY

D. PLAN FOR AWARDING THE ROADWAY IMPACT FEE CREDIT SUMMARY

E. PLAN FOR AWARDING THE ROADWAY IMPACT FEE CREDIT SUPPORTING EXHIBITS

Appendix A – Conceptual Level Project Cost Projections

City of Frisco - 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area A

#	Class	Project	Limits	Project Cost
A-1	6D	Rockhill Rd. (1)	FM 423 to 1,145' E. of Hawkins Ln. (City Limits)	$ 1,513,000
A-2	6D	Rockhill Rd. (2)	Legacy Dr. (Future) to 1,005' E. of Legacy Dr. (Future)	$ 979,000
A-3	6D	Rockhill Rd. (3)	Collin Co. Rd. 26 to DNT	$ 5,907,760
A-4	6D (1/3)	Panther Creek Pkwy. (1)	FM 423 to 450' W. of King George Ln.	$ 8,370,000
A-5	6D (2/3)	Panther Creek Pkwy. (2)	450' W. of King George Ln. to 125' E. of King George Ln.	$ 388,000
A-6	6D	Panther Creek Pkwy. (3)	125' E. of King George Ln. to BNSF RR	$ 8,573,000
A-7	6D	Eldorado Pkwy. (1) [FM 2934]	FM 423 to DNT	$ 709,825
A-8	6D (2/3)	Eldorado Pkwy. (2)	DNT to BNSF RR	$ 2,773,434
A-9, C-1	6D (1/3)	Main St. (1)	FM 423 to DNT	$ 4,147,000
A-10, C-2	4D/6D	Main St. (2)	DNT to BNSF RR	$ 7,466,463
A-11	6D (1/3)	Teel Pkwy. (1)	Frisco St. to Eldorado Pkwy.	$ 4,462,000
A-12	6D (1/3)	Teel Pkwy. (2)	Eldorado Pkwy. to Main St.	$ 5,530,000
A-13	6D	Legacy Dr. (1)	US 380 to Rockhill Rd. (Future)	$ 2,414,000
A-14	6D (1/3)	Legacy Dr. (2)	Panther Creek Pkwy. to Main St.	$ 9,518,000
A-15	2U	Frisco St. (1)	Teel Pkwy. to Panther Creek Pkwy.	$ 1,208,000
A-16	6D	Frisco St. (2)	Panther Creek Pkwy. to Eldorado Pkwy.	$ 4,586,000
A-17	6D (1/3)	Frisco St. (3)	Eldorado Pkwy. to Main St.	$ 8,733,000
			TOTAL	**$ 77,278,482**

*Total may be higher than presented in Table 2.7 (10-Year Capital Improvement Plan for Roadway Impact Fees with Conceptual Level Cost Opinions) because the cost of some projects are shared between service areas.

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:	**Description:**	**Project No.**	**A-1**
Name:	Rockhill Rd. (1)	**This project consists of the reconstruction of a two-lane gravel facility into a six-lane divided major thoroughfare.**	
Limits:	FM 423 to 1,145' E. of Hawkins Ln. (City Limits)		
Impact Fee Class:	6D		
Ultimate Class:	Major Thoroughfare		
Length (lf):	1,525		
Service Area(s):	A, ETJ		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,778	cy	$ 8.00	$ 54,222
204	12" Lime Stabilized Subgrade @ 100 lbs/sy	13,556	sy	$ 5.00	$ 67,778
304	8" Concrete Pavement w/ 6" Curb	13,217	sy	$ 38.00	$ 502,233
404	4" Topsoil	8,133	sy	$ 3.50	$ 28,467
				Paving Construction Cost Subtotal:	**$ 652,700**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 65,270
√	Traffic Control	Construction Phase Traffic Control	3%	$ 19,581
√	Pavement Markings/Markers		2%	$ 13,054
√	Roadway Drainage	Standard Internal System	30%	$ 195,810
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 19,581
√	Sewer	Minor Adjustments	5%	$ 32,635
√	Establish Turf / Erosion Control		7%	$ 45,689
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 391,620**
			Paving and Allowance Subtotal:	**$ 1,044,320**
			Construction Contingency: 15%	$ 156,648
			Construction Cost TOTAL:	**$ 1,201,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,201,000**
Engineering/Survey/Testing:		20%	$ 240,200
Mobilization		6%	$ 72,060
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 1,513,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:	**Description:**	**Project No.**	**A-2**
Name:	Rockhill Rd. (2)	**This project consists of the construction a new six-lane divided major thoroughfare.**	
Limits:	Legacy Dr. (Future) to 1,005' E. of Legacy Dr. (Future)		
Impact Fee Class:	6D		
Ultimate Class:	Major Thoroughfare		
Length (lf):	1,005		
Service Area(s):	A, ETJ		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,467	cy	$ 8.00	$ 35,733
204	12" Lime Stabilized Subgrade @ 100 lbs/sy	8,933	sy	$ 5.00	$ 44,667
304	8" Concrete Pavement w/ 6" Curb	8,710	sy	$ 38.00	$ 330,980
404	4" Topsoil	5,360	sy	$ 3.50	$ 18,760
				Paving Construction Cost Subtotal:	**$ 430,140**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 43,014
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		2%	$ 8,603
√	Roadway Drainage	Standard Internal System	30%	$ 129,042
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 12,904
√	Sewer	Minor Adjustments	5%	$ 21,507
√	Establish Turf / Erosion Control		7%	$ 30,110
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 245,180**
			Paving and Allowance Subtotal:	**$ 675,320**
			Construction Contingency: 15%	$ 101,298
			Construction Cost TOTAL:	**$ 777,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 777,000**
Engineering/Survey/Testing:		20%	$ 155,400
Mobilization		6%	$ 46,620
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 979,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**A-3**
Name:	Rockhill Rd. (3)	**This project consists of the reconstruction a two-lane facility into a six-lane divided major thoroughfare. This project is part of the 2007 Collin County Bond Program. The County's anticipated contribution is $2,703,000 which has been removed from the cost of the project.**		
Limits:	Collin Co. Rd. 26 to DNT			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	3,740			
Service Area(s):	A			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:	Based on OPCC provided by City (CIP 08-0007)		**$ 7,976,844**
Engineering/Survey/Testing:			$ 633,916
Previous City contribution			
Other	Contribution from Collin County Bond Program		$ (2,703,000)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 5,907,760**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**A-4**
Name:	Panther Creek Pkwy. (1)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. The City previously contributed $4,557,532 (CIP 05-0019) to the construction of the southern two lanes from Teel Pkwy. to DNT. This project excludes 1,475' in the ETJ.**		
Limits:	FM 423 to 450' W. of King George Ln.			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	14,250			
Service Area(s):	A			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	22,167	cy	$ 8.00	$ 177,333
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	44,333	sy	$ 5.00	$ 221,667
307	8" Concrete Pavement w/ 6" Curb	42,750	sy	$ 38.00	$ 1,624,500
407	4" Topsoil	38,000	sy	$ 3.50	$ 133,000
				Paving Construction Cost Subtotal:	**$ 2,156,500**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 215,650
√	Traffic Control	Construction Phase Traffic Control	3%	$ 64,695
√	Pavement Markings/Markers		2%	$ 43,130
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 150,955
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 474,430**
			Paving and Allowance Subtotal:	**$ 2,630,930**
			Construction Contingency: 15%	$ 394,640
			Construction Cost TOTAL:	**$ 3,026,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,026,000**
Engineering/Survey/Testing:		20%	$ 605,200
Mobilization		6%	$ 181,560
Previous City contribution	CIP 05-0019		$ 4,557,532
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 8,370,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:	**Description:**	**Project No.**	**A-5**
Name:	Panther Creek Pkwy. (2)	**This project consists of the construction of the remaining one Eastbound lane and three Westbound lanes to complete the six-lane divided major thoroughfare.**	
Limits:	450' W. of King George Ln. to 125' E. of King George Ln.		
Impact Fee Class:	6D (2/3)		
Ultimate Class:	Major Thoroughfare		
Length (lf):	575		
Service Area(s):	A, ETJ		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	1,789	cy	$ 8.00	$ 14,311
208	12" Lime Stabilized Subgrade @ 100 lbs/sy	3,450	sy	$ 5.00	$ 17,250
308	8" Concrete Pavement w/ 6" Curb	3,354	sy	$ 38.00	$ 127,458
408	4" Topsoil	2,300	sy	$ 3.50	$ 8,050
				Paving Construction Cost Subtotal:	**$ 167,069**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 16,707
√	Traffic Control	Construction Phase Traffic Control	3%	$ 5,012
√	Pavement Markings/Markers		2%	$ 3,341
√	Roadway Drainage	Standard Internal System	30%	$ 50,121
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 5,012
√	Sewer	Minor Adjustments	5%	$ 8,353
√	Establish Turf / Erosion Control		7%	$ 11,695
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 100,242**
			Paving and Allowance Subtotal:	**$ 267,311**
			Construction Contingency: 15%	$ 40,097
			Construction Cost TOTAL:	**$ 308,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 308,000**
Engineering/Survey/Testing:		20%	$ 61,600
Mobilization		6%	$ 18,480
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 388,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:	**Description:**	**Project No.**	**A-6**
Name:	Panther Creek Pkwy. (3)	**This project consists of the construction a new six-lane divided major arterial.**	
Limits:	125' E. of King George Ln. to BNSF RR		
Impact Fee Class:	6D		
Ultimate Class:	Major Thoroughfare		
Length (lf):	4,340		
Service Area(s):	A, ETJ		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	19,289	cy	$ 8.00	$ 154,311
204	12" Lime Stabilized Subgrade @ 100 lbs/sy	38,578	sy	$ 5.00	$ 192,889
304	8" Concrete Pavement w/ 6" Curb	37,613	sy	$ 38.00	$ 1,429,307
404	4" Topsoil	23,147	sy	$ 3.50	$ 81,013
				Paving Construction Cost Subtotal:	**$ 1,857,520**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 185,752
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		2%	$ 37,150
√	Roadway Drainage	Standard Internal System	30%	$ 557,256
√	Special Drainage Structures	Flood Plain Crossing	$500,000	$ 500,000
√	Water	Minor Adjustments	3%	$ 55,726
√	Sewer	Minor Adjustments	5%	$ 92,876
√	Establish Turf / Erosion Control		7%	$ 130,026
√	Other:	RR Bridge - Half in Service Area A	$2,500,000	$ 2,500,000
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 4,058,786**
			Paving and Allowance Subtotal:	**$ 5,916,306**
			Construction Contingency: 15%	$ 887,446
			Construction Cost TOTAL:	**$ 6,804,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,804,000**
Engineering/Survey/Testing:		20%	$ 1,360,800
Mobilization		6%	$ 408,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 8,573,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**A-7**
Name:	Eldorado Pkwy. (1) [FM 2934]	**This project consists of the City's contribution to the TxDOT reconstruction of an existing two-lane section to a six-lane divided arterial (CIP 03-0107). This project recieved funding from Denton County. The County's contribution is $500,000. Developer's contribution is $874,100.**		
Limits:	FM 423 to DNT			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	14,835			
Service Area(s):	A			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:	CIP 03-0107		**$ 2,083,925**
Denton County Contribution			**$ (500,000)**
Previous City contribution			
Other	Developer Contribution		$ (874,100)
ROW/Easement Acquisition:	No ROW Acquisition Costs included		
		Impact Fee Project Cost TOTAL:	**$ 709,825**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**A-8**
Name:	Eldorado Pkwy. (2)	**This project is the widening Eldorado Parkway from a two-lane facility to a six-lane major thoroughfare. The total cost of this facility from DNT to Preston Rd. was $8,477,929 (CIP 05-0012). 46% of this project is located in Service Area A. The overall project is part of the 2007 Collin County Bond Program with a County contribution of $2,026,000. $931,960 (46%) of the County contribution was removed from the cost to cover the portion in this Service Area. Developers contributed $422,723 to the construction of this facility. $194,453 (46%) of the Developer's contribution was also removed from the cost to cover the portion in this Service Area.**		
Limits:	DNT to BNSF RR			
Impact Fee Class:	6D (2/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	5,230			
Service Area(s):	A			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:	CIP 05-0012	46%	**$ 3,899,847**
Collin County Contibution	2007 Collin County Bond Program	46%	$ (931,960)
Developer Contribution	$422,723	46%	$ (194,453)
Previous City contribution			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 2,773,434**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**A-9, C-1**
Name:	Main St. (1)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare.**		
Limits:	FM 423 to DNT			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	15,500			
Service Area(s):	A,C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	24,111	cy	$ 8.00	$ 192,889
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	48,222	sy	$ 5.00	$ 241,111
307	8" Concrete Pavement w/ 6" Curb	46,500	sy	$ 38.00	$ 1,767,000
407	4" Topsoil	41,333	sy	$ 3.50	$ 144,667
				Paving Construction Cost Subtotal:	**$ 2,345,667**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 234,567
√	Traffic Control	Construction Phase Traffic Control	3%	$ 70,370
√	Pavement Markings/Markers		2%	$ 46,913
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 164,197
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 516,047**
			Paving and Allowance Subtotal:	**$ 2,861,713**
			Construction Contingency: 15%	$ 429,257
			Construction Cost TOTAL:	**$ 3,291,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,291,000**
Engineering/Survey/Testing:		20%	$ 658,200
Mobilization		6%	$ 197,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 4,147,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Frisco.

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**A-10, C-2**
Name:	Main St. (2)	**This completed project consisted of the construction of a six-lane divided facility from the DNT to Frisco Street and a four-lane divided facility from Frisco Street to the BNSF RR. The City previously contributed $7,466,463 (CIP 04-0004) to the construction of this facility.**		
Limits:	DNT to BNSF RR			
Impact Fee Class:	4D/6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	3,580			
Service Area(s):	A,C			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:	CIP 04-0004		**$ 7,466,463**
Engineering/Survey/Testing			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included		
		Impact Fee Project Cost TOTAL:	**$ 7,466,463**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**A-11**
Name:	Teel Pkwy. (1)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. The City contributed $1,903,019 (CIP 07-0057) to the construction of the existing four lane facility. Developer and FISD contribution of $516,711 was removed from this project.**		
Limits:	Frisco St. to Eldorado Pkwy.			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	8,765			
Service Area(s):	A			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	13,634	cy	$ 8.00	$ 109,076
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	27,269	sy	$ 5.00	$ 136,344
307	8" Concrete Pavement w/ 6" Curb	26,295	sy	$ 38.00	$ 999,210
407	4" Topsoil	23,373	sy	$ 3.50	$ 81,807
				Paving Construction Cost Subtotal:	**$ 1,326,437**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 132,644
√	Traffic Control	Construction Phase Traffic Control	3%	$ 39,793
√	Pavement Markings/Markers		2%	$ 26,529
√	Roadway Drainage	Standard Internal System	30%	$ 397,931
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 39,793
√	Sewer	Minor Adjustments	5%	$ 66,322
√	Establish Turf / Erosion Control		7%	$ 92,851
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 795,862**
			Paving and Allowance Subtotal:	**$ 2,122,299**
			Construction Contingency: 15%	$ 318,345
			Construction Cost TOTAL:	**$ 2,441,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,441,000**
Engineering/Survey/Testing:		20%	$ 488,200
Mobilization		6%	$ 146,460
Previous City contribution	CIP 07-0057		$ 1,903,019
Other	Developer and FISD Contribution		$ (516,711)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 4,462,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		Description:	Project No.	A-12
Name:	Teel Pkwy. (2)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. Note the bridge crossing is completely built; therefore 445 feet of median cost has been removed. The City contributed $761,526 (CIP 09-0009) to the construction from Eldorado to Freestone. The City contributed $2,602,744 (CIP 04-0051 & 03-0122) to the construction from Main to Eldorado (which includes the bridge crossing). A $232,324 developer contribution was also removed from this cost.**		
Limits:	Eldorado Pkwy. to Main St.			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	8,960			
Service Area(s):	A			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	13,938	cy	$ 8.00	$ 111,502
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	27,876	sy	$ 5.00	$ 139,378
307	8" Concrete Pavement w/ 6" Curb	26,880	sy	$ 38.00	$ 1,021,440
407	4" Topsoil	23,893	sy	$ 3.50	$ 83,627
				Paving Construction Cost Subtotal:	**$ 1,355,947**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 135,595
√	Traffic Control	Construction Phase Traffic Control	3%	$ 40,678
√	Pavement Markings/Markers		2%	$ 27,119
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 94,916
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 298,308**
			Paving and Allowance Subtotal:	**$ 1,654,255**
			Construction Contingency: 15%	$ 248,138
			Construction Cost TOTAL:	**$ 1,903,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,903,000**
Engineering/Survey/Testing:		20%	$ 380,600
Mobilization		6%	$ 114,180
Previous City contribution	CIP 09-0009, CIP 04-0051, CIP 03-0122		$ 3,364,270
Other	Developer Contribution		$ (232,324)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 5,530,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**A-13**
Name:	Legacy Dr. (1)	**This project consists of the construction a new six-lane divided major arterial.**		
Limits:	US 380 to Rockhill Rd. (Future)			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	1,735			
Service Area(s):	A, ETJ			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,711	cy	$ 8.00	$ 61,689
204	12" Lime Stabilized Subgrade @ 100 lbs/sy	15,422	sy	$ 5.00	$ 77,111
304	8" Concrete Pavement w/ 6" Curb	15,037	sy	$ 38.00	$ 571,393
404	4" Topsoil	9,253	sy	$ 3.50	$ 32,387
				Paving Construction Cost Subtotal:	**$ 742,580**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 74,258
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		2%	$ 14,852
√	Roadway Drainage	Standard Internal System	30%	$ 222,774
√	Special Drainage Structures	Flood Plain Crossing	$500,000	$ 500,000
√	Water	Minor Adjustments	3%	$ 22,277
√	Sewer	Minor Adjustments	5%	$ 37,129
√	Establish Turf / Erosion Control		7%	$ 51,981
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 923,271**

Paving and Allowance Subtotal:		**$ 1,665,851**
Construction Contingency:	15%	$ 249,878
Construction Cost TOTAL:		**$ 1,916,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,916,000**
Engineering/Survey/Testing:		20%	$ 383,200
Mobilization		6%	$ 114,960
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 2,414,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**A-14**
Name:	Legacy Dr. (2)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. The City previously contributed $5,943,603 (CIP 03-0124) to the construction of the existing four lane facility from Main St. to Eldorado Pkwy. A developer contribution of $64,637 was also removed from this cost.**		
Limits:	Panther Creek Pkwy. to Main St.			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	13,600			
Service Area(s):	A			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	21,156	cy	$ 8.00	$ 169,244
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	42,311	sy	$ 5.00	$ 211,556
307	8" Concrete Pavement w/ 6" Curb	40,800	sy	$ 38.00	$ 1,550,400
407	4" Topsoil	36,267	sy	$ 3.50	$ 126,933
				Paving Construction Cost Subtotal:	**$ 2,058,133**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 205,813
√	Traffic Control	Construction Phase Traffic Control	3%	$ 61,744
√	Pavement Markings/Markers		2%	$ 41,163
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 144,069
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 452,789**
			Paving and Allowance Subtotal:	**$ 2,510,923**
			Construction Contingency: 15%	$ 376,638
			Construction Cost TOTAL:	**$ 2,888,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,888,000**
Engineering/Survey/Testing:		20%	$ 577,600
Mobilization		6%	$ 173,280
Previous City contribution	CIP 03-0124		$ 5,943,603
Other	Developer Contribution		$ (64,637)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 9,518,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**A-15**
Name:	Frisco St. (1)	**This project consists of the construction a new two-lane collector street. This project excludes 505' in the ETJ.**		
Limits:	Teel Pkwy. to Panther Creek Pkwy.			
Impact Fee Class:	2U			
Ultimate Class:	Collector Street			
Length (lf):	1,890			
Service Area(s):	A, ETJ			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	4,200	cy	$ 8.00	$ 33,600
201	12" Lime Stabilized Subgrade @ 100 lbs/sy	8,400	sy	$ 5.00	$ 42,000
301	7" Concrete Pavement w/ 6" Curb	8,190	sy	$ 34.00	$ 278,460
401	4" Topsoil	5,040	sy	$ 3.50	$ 17,640
				Paving Construction Cost Subtotal:	**$ 371,700**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 37,170
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		2%	$ 7,434
√	Roadway Drainage	Standard Internal System	30%	$ 111,510
√	Special Drainage Structures	Crosses Flood Plain	$250,000	$ 250,000
√	Water	Minor Adjustments	3%	$ 11,151
√	Sewer	Minor Adjustments	5%	$ 18,585
√	Establish Turf / Erosion Control		7%	$ 26,019
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 461,869**

Paving and Allowance Subtotal:		**$ 833,569**
Construction Contingency:	15%	$ 125,035
Construction Cost TOTAL:		**$ 959,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 959,000**
Engineering/Survey/Testing:		20%	$ 191,800
Mobilization		6%	$ 57,540
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 1,208,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**A-16**
Name:	Frisco St. (2)	**This project consists of the construction a new six-lane divided major thoroughfare. $671,537 (CIP 05-0012) has been removed from the project cost based on a developer escrow amount for a portion of this facility from Eldorado Pkwy to Newton.**		
Limits:	Panther Creek Pkwy. to Eldorado Pkwy.			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	5,400			
Service Area(s):	A			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	24,000	cy	$ 8.00	$ 192,000
204	12" Lime Stabilized Subgrade @ 100 lbs/sy	48,000	sy	$ 5.00	$ 240,000
304	8" Concrete Pavement w/ 6" Curb	46,800	sy	$ 38.00	$ 1,778,400
404	4" Topsoil	28,800	sy	$ 3.50	$ 100,800
				Paving Construction Cost Subtotal:	**$ 2,311,200**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 231,120
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		2%	$ 46,224
√	Roadway Drainage	Standard Internal System	30%	$ 693,360
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 69,336
√	Sewer	Minor Adjustments	5%	$ 115,560
√	Establish Turf / Erosion Control		7%	$ 161,784
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,317,384**
			Paving and Allowance Subtotal:	**$ 3,628,584**
			Construction Contingency: 15%	$ 544,288
			Construction Cost TOTAL:	**$ 4,173,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,173,000**
Engineering/Survey/Testing:		20%	$ 834,600
Mobilization		6%	$ 250,380
Previous City contribution			
Other	Developer Contribution (CIP 05-0012)		$ (671,537)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 4,586,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**A-17**
Name:	Frisco St. (3)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. The City previously contributed $6,574,964 (CIP 03-0091) to the construction of the existing facility. A developer contribution of $22,075 was removed from this cost.**		
Limits:	Eldorado Pkwy. to Main St.			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	8,145			
Service Area(s):	A			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	12,670	cy	$ 8.00	$ 101,360
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	25,340	sy	$ 5.00	$ 126,700
307	8" Concrete Pavement w/ 6" Curb	24,435	sy	$ 38.00	$ 928,530
407	4" Topsoil	21,720	sy	$ 3.50	$ 76,020
				Paving Construction Cost Subtotal:	**$ 1,232,610**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 123,261
√	Traffic Control	Construction Phase Traffic Control	3%	$ 36,978
√	Pavement Markings/Markers		2%	$ 24,652
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 86,283
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 271,174**
			Paving and Allowance Subtotal:	**$ 1,503,784**
			Construction Contingency: 15%	$ 225,568
			Construction Cost TOTAL:	**$ 1,730,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,730,000**
Engineering/Survey/Testing:		20%	$ 346,000
Mobilization		6%	$ 103,800
Previous City contribution	CIP 03-0091		$ 6,574,964
Other	Developer Contribution		$ (22,075)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 8,733,000**

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City of Frisco - 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area B

#	Class	Project	Limits	Project Cost
B-1	6D	Rockhill Rd. (4)	BNSF RR to Preston Rd.	$ 6,356,000
B-2	6D	Rockhill Rd. (5)	Preston Rd. to 2,675' E. of Preston Rd.	$ 2,655,000
B-3	6D	Rockhill Rd. (6)	Hillcrest Rd. to 1,410' E. of Hilcrest Rd.	$ 1,400,000
B-4	6D	Panther Creek Pkwy. (4)	BNSF RR to Preston Rd.	$ 8,559,000
B-5	6D (2/3)	Panther Creek Pkwy. (5)	Preston Rd. to 850' E. of Preston Rd.	$ 573,000
B-6	6D (1/3)	Panther Creek Pkwy. (6)	850' E of Preston Rd. to Anita Ct.	$ 401,000
B-7	6D (2/3)	Panther Creek Pkwy. (7)	Anita Ct. to Honey Grove Dr.	$ 4,670,000
B-8	6D	Panther Creek Pkwy. (8)	Honey Grove Dr. to Coit Rd.	$ 2,580,000
B-9	6D (2/3)	Eldorado Pkwy. (3)	BNSF RR to Preston Rd.	$ 3,255,771
B-10	6D (1/3)	Eldorado Pkwy. (4)	Preston Rd. to Hillcrest Rd.	$ 1,450,000
B-11	6D (2/3)	Eldorado Pkwy. (5)	Hillcrest Rd. to Fragrant Dr.	$ 6,599,000
B-12	6D (1/3)	Eldorado Pkwy. (6)	Fragrant Dr. to Custer Rd. [FM 2478]	$ 468,000
B-13, D-1	4D	Main St. (3)	BNSF RR to Preston Rd.	$ 5,180,000
B-14, D-2	6D	Main St. (4) [FM 3537]	Preston Rd. to Custer Rd.	$ 2,350,827
B-15	6D	Preston Rd. (1) [SH 289]	Preston Rd. (1) [SH 289]	$ 5,888,856
B-16	6D	Hillcrest Rd. (1)	US 380 to 2,695' S. of US 380	$ 2,625,000
B-17	6D	Hillcrest Rd. (2)	Rockhill Rd. to 4,010' S. of Rockhill Rd.	$ 3,905,000
B-18	6D	Hillcrest Rd. (3)	4,010' S. of Rockhill Rd. tp Panther Creek Pkwy.	$ 1,899,000
B-19	6D (1/3)	Hillcrest Rd. (4)	Panther Creek Pkwy. to Eldorado Pkwy.	$ 1,343,000
B-20	6D	Hillcrest Rd. (5)	Eldorado Pkwy. to Main St.	$ 7,746,000
B-21	6D	Coit Rd. (1)	US 380 to 910' S. of US 380	$ 464,000
B-22	6D	Coit Rd. (2)	2,620' S. of Rockhill Rd. to Panther Creek Pkwy.	$ 1,387,000
B-23	6D	Coit Rd. (3)	Panther Creek Pkwy. to Buckeye Dr.	$ 1,848,000
B-24	6D (2/3)	Coit Rd. (4)	Buckeye Dr. to Country Ridge Trl.	$ 331,000
B-25	6D (1/3)	Coit Rd. (5)	Country Ridge Trl. to Preserve Ln.	$ 19,000
B-26	6D (2/3)	Coit Rd. (6)	Preserve Ln. to 250' S. of Eldorado Pkwy.	$ 374,000
B-27	6D	Coit Rd. (7)	250' S of Eldorado Pkwy. to 490' N. of Main St.	$ 4,792,000
B-28	6D (1/3)	Coit Rd. (8)	490' N. of Main St. to Main St.	$ 40,000
B-29	6D (1/3)	Independence Pkwy. (1)	Nixon Dr. to 940' N. of Eldorado Pkwy.	$ 362,000
B-30	6D (1/2)	Independence Pkwy. (2)	940' N. of Eldorado Pkwy. to Eldorado Pkwy.	$ 272,000
B-31	6D (2/3)	Independence Pkwy. (3)	Eldorado Pkwy. to 945' N. of Sheffield Ln.	$ 1,989,000
B-32	6D (1/3)	Independence Pkwy. (4)	945' N. of Sheffield Ln. to 335' S. of Sheffield Ln.	$ 902,000
B-33	6D (2/3)	Independence Pkwy. (5)	335' S. of Sheffield Ln. to Main St.	$ 4,440,000
B-34	6D (1/3)	Custer Rd. (1) [FM 2478]	Stonebridge Rd. to Main St.	$ 1,934,340
			TOTAL	**$ 89,058,794**

*Total may be higher than presented in Table 2.8 (10-Year Capital Improvement Plan for Roadway Impact Fees with Conceptual Level Cost Opinions) because the cost of some projects are shared between service areas.

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-1**
Name:	Rockhill Rd. (4)	**This project consists of the construction a new six-lane divided major thoroughfare. This project is part of the 2007 Collin County Bond Program. The County's anticipated contribution is $6,552,500 from DNT to Preston (70% within Service Area B). Therefore $4,586,750 (70%) of the contribution has been removed from the cost to capture the County's contribution to the portion of this roadway within the Service Area.**		
Limits:	BNSF RR to Preston Rd.			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	4,265			
Service Area(s):	B			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance		Item Cost
Construction:	Based on OPCC provided by City	-	**$**	**10,225,337**
Engineering/Survey/Testing:	CIP 10-0015		$	717,326
Previous City contribution				
Other	Contribution from Collin County Bond Program	70%	$	(4,586,750)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$	-
		Impact Fee Project Cost TOTAL:	**$**	**6,356,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-2**
Name:	Rockhill Rd. (5)	**This project consists of the reconstruction a two-lane facility into a six-lane divided major thoroughfare.**		
Limits:	Preston Rd. to 2,675' E. of Preston Rd.			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	2,675			
Service Area(s):	B			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	11,889	cy	$ 8.00	$ 95,111
204	12" Lime Stabilized Subgrade @ 100 lbs/sy	23,778	sy	$ 5.00	$ 118,889
304	8" Concrete Pavement w/ 6" Curb	23,183	sy	$ 38.00	$ 880,967
404	4" Topsoil	14,267	sy	$ 3.50	$ 49,933
				Paving Construction Cost Subtotal:	**$ 1,144,900**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 114,490
√	Traffic Control	Construction Phase Traffic Control	3%	$ 34,347
√	Pavement Markings/Markers		2%	$ 22,898
√	Roadway Drainage	Standard Internal System	30%	$ 343,470
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 34,347
√	Sewer	Minor Adjustments	5%	$ 57,245
√	Establish Turf / Erosion Control		7%	$ 80,143
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 686,940**
			Paving and Allowance Subtotal:	**$ 1,831,840**
			Construction Contingency: 15%	$ 274,776
			Construction Cost TOTAL:	**$ 2,107,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,107,000**
Engineering/Survey/Testing:		20%	$ 421,400
Mobilization		6%	$ 126,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 2,655,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-3**
Name:	Rockhill Rd. (6)	**This project consists of the reconstruction a two-lane facility into a six-lane divided major thoroughfare.**		
Limits:	Hillcrest Rd. to 1,410' E. of Hilcrest Rd.			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	1,410			
Service Area(s):	B, ETJ			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,267	cy	$ 8.00	$ 50,133
204	12" Lime Stabilized Subgrade @ 100 lbs/sy	12,533	sy	$ 5.00	$ 62,667
304	8" Concrete Pavement w/ 6" Curb	12,220	sy	$ 38.00	$ 464,360
404	4" Topsoil	7,520	sy	$ 3.50	$ 26,320
				Paving Construction Cost Subtotal:	**$ 603,480**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 60,348
√	Traffic Control	Construction Phase Traffic Control	3%	$ 18,104
√	Pavement Markings/Markers		2%	$ 12,070
√	Roadway Drainage	Standard Internal System	30%	$ 181,044
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 18,104
√	Sewer	Minor Adjustments	5%	$ 30,174
√	Establish Turf / Erosion Control		7%	$ 42,244
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 362,088**
			Paving and Allowance Subtotal:	**$ 965,568**
			Construction Contingency: 15%	$ 144,835
			Construction Cost TOTAL:	**$ 1,111,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,111,000**
Engineering/Survey/Testing:		20%	$ 222,200
Mobilization		6%	$ 66,660
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 1,400,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-4**
Name:	Panther Creek Pkwy. (4)	**This project consists of the reconstruction a two-lane facility into a six-lane divided major thoroughfare.**		
Limits:	BNSF RR to Preston Rd.			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	4,975			
Service Area(s):	B, ETJ			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	22,111	cy	$ 8.00	$ 176,889
204	12" Lime Stabilized Subgrade @ 100 lbs/sy	44,222	sy	$ 5.00	$ 221,111
304	8" Concrete Pavement w/ 6" Curb	43,117	sy	$ 38.00	$ 1,638,433
404	4" Topsoil	26,533	sy	$ 3.50	$ 92,867
				Paving Construction Cost Subtotal:	**$ 2,129,300**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 212,930
√	Traffic Control	Construction Phase Traffic Control	3%	$ 63,879
√	Pavement Markings/Markers		2%	$ 42,586
√	Roadway Drainage	Standard Internal System	30%	$ 638,790
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 63,879
√	Sewer	Minor Adjustments	5%	$ 106,465
√	Establish Turf / Erosion Control		7%	$ 149,051
√	Other:	RR Bridge - Half in Service Area B	$2,500,000	$ 2,500,000
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 3,777,580**
			Paving and Allowance Subtotal:	**$ 5,906,880**
			Construction Contingency: 15%	$ 886,032
			Construction Cost TOTAL:	**$ 6,793,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,793,000**
Engineering/Survey/Testing:		20%	$ 1,358,600
Mobilization		6%	$ 407,580
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 8,559,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-5**
Name:	Panther Creek Pkwy. (5)	**This project consists of the construction of the remaining one Eastbound lane and three Westbound lanes to complete the six-lane major thoroughfare.**		
Limits:	Preston Rd. to 850' E. of Preston Rd.			
Impact Fee Class:	6D (2/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	850			
Service Area(s):	B			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	2,644	cy	$ 8.00	$ 21,156
208	12" Lime Stabilized Subgrade @ 100 lbs/sy	5,100	sy	$ 5.00	$ 25,500
308	8" Concrete Pavement w/ 6" Curb	4,958	sy	$ 38.00	$ 188,417
408	4" Topsoil	3,400	sy	$ 3.50	$ 11,900
				Paving Construction Cost Subtotal:	**$ 246,972**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 24,697
√	Traffic Control	Construction Phase Traffic Control	3%	$ 7,409
√	Pavement Markings/Markers		2%	$ 4,939
√	Roadway Drainage	Standard Internal System	30%	$ 74,092
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 7,409
√	Sewer	Minor Adjustments	5%	$ 12,349
√	Establish Turf / Erosion Control		7%	$ 17,288
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 148,183**
			Paving and Allowance Subtotal:	**$ 395,156**
			Construction Contingency: 15%	$ 59,273
			Construction Cost TOTAL:	**$ 455,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 455,000**
Engineering/Survey/Testing:		20%	$ 91,000
Mobilization		6%	$ 27,300
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 573,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-6**
Name:	Panther Creek Pkwy. (6)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare.**		
Limits:	850' E of Preston Rd. to Anita Ct.			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	1,495			
Service Area(s):	B			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	2,326	cy	$ 8.00	$ 18,604
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	4,651	sy	$ 5.00	$ 23,256
307	8" Concrete Pavement w/ 6" Curb	4,485	sy	$ 38.00	$ 170,430
407	4" Topsoil	3,987	sy	$ 3.50	$ 13,953
				Paving Construction Cost Subtotal:	**$ 226,243**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 22,624
√	Traffic Control	Construction Phase Traffic Control	3%	$ 6,787
√	Pavement Markings/Markers		2%	$ 4,525
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 15,837
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 49,774**
			Paving and Allowance Subtotal:	**$ 276,017**
			Construction Contingency: 15%	$ 41,403
			Construction Cost TOTAL:	**$ 318,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 318,000**
Engineering/Survey/Testing:		20%	$ 63,600
Mobilization		6%	$ 19,080
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 401,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-7**
Name:	Panther Creek Pkwy. (7)	**This project consists of the construction of the remaining one Eastbound lane and three Westbound lanes to complete the six-lane major thoroughfare.**		
Limits:	Anita Ct. to Honey Grove Dr.			
Impact Fee Class:	6D (2/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	5,855			
Service Area(s):	B			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	18,216	cy	$ 8.00	$ 145,724
208	12" Lime Stabilized Subgrade @ 100 lbs/sy	35,130	sy	$ 5.00	$ 175,650
308	8" Concrete Pavement w/ 6" Curb	34,154	sy	$ 38.00	$ 1,297,858
408	4" Topsoil	23,420	sy	$ 3.50	$ 81,970
				Paving Construction Cost Subtotal:	**$ 1,701,203**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 170,120
√	Traffic Control	Construction Phase Traffic Control	3%	$ 51,036
√	Pavement Markings/Markers		2%	$ 34,024
√	Roadway Drainage	Standard Internal System	30%	$ 510,361
√	Special Drainage Structures	Crosses Flood Plain	$500,000	$ 500,000
√	Water	Minor Adjustments	3%	$ 51,036
√	Sewer	Minor Adjustments	5%	$ 85,060
√	Establish Turf / Erosion Control		7%	$ 119,084
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,520,722**

Paving and Allowance Subtotal:		**$ 3,221,924**
Construction Contingency:	15%	$ 483,289
Construction Cost TOTAL:		**$ 3,706,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,706,000**
Engineering/Survey/Testing:		20%	$ 741,200
Mobilization		6%	$ 222,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 4,670,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-8**
Name:	Panther Creek Pkwy. (8)	**This project consists of the construction a new six-lane divided major thoroughfare.**		
Limits:	Honey Grove Dr. to Coit Rd.			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	2,650			
Service Area(s):	B			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	11,778	cy	$ 8.00	$ 94,222
204	12" Lime Stabilized Subgrade @ 100 lbs/sy	23,556	sy	$ 5.00	$ 117,778
304	8" Concrete Pavement w/ 6" Curb	22,967	sy	$ 38.00	$ 872,733
404	4" Topsoil	14,133	sy	$ 3.50	$ 49,467
				Paving Construction Cost Subtotal:	**$ 1,134,200**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 113,420
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		2%	$ 22,684
√	Roadway Drainage	Standard Internal System	30%	$ 340,260
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 34,026
√	Sewer	Minor Adjustments	5%	$ 56,710
√	Establish Turf / Erosion Control		7%	$ 79,394
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 646,494**
			Paving and Allowance Subtotal:	**$ 1,780,694**
			Construction Contingency: 15%	$ 267,104
			Construction Cost TOTAL:	**$ 2,048,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,048,000**
Engineering/Survey/Testing:		20%	$ 409,600
Mobilization		6%	$ 122,880
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 2,580,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-9**
Name:	Eldorado Pkwy. (3)	**This project is the widening of Eldorado Parkway from a two-lane facility to a six-lane major thoroughfare. The total cost of this facility from DNT to Preston Rd. was $8,477,929 (CIP 05-0012). 54% of this project is located in Service Area B. The overall project is part of the 2007 Collin County Bond Program with a County contribution of $2,026,000. $1,094,040 (54%) of the County contribution was removed from the cost to cover the portion in this Service Area. Developers contributed $422,723 to the construction of this facility. $228,270 (54%) of the Developer's contribution was also removed from the cost to cover the portion in this Service Area.**		
Limits:	BNSF RR to Preston Rd.			
Impact Fee Class:	6D (2/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	6,100			
Service Area(s):	B			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:	CIP 05-0012	-	**$ 4,578,082**
Collin County Contibution	2007 Collin County Bond Program	54%	$ (1,094,040)
Developer Contribution	$422,723	54%	$ (228,270)
Previous City contribution			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 3,255,771**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-10**
Name:	Eldorado Pkwy. (4)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare.**		
Limits:	Preston Rd. to Hillcrest Rd.			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	5,420			
Service Area(s):	B			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	8,431	cy	$ 8.00	$ 67,449
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	16,862	sy	$ 5.00	$ 84,311
307	8" Concrete Pavement w/ 6" Curb	16,260	sy	$ 38.00	$ 617,880
407	4" Topsoil	14,453	sy	$ 3.50	$ 50,587
				Paving Construction Cost Subtotal:	**$ 820,227**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 82,023
√	Traffic Control	Construction Phase Traffic Control	3%	$ 24,607
√	Pavement Markings/Markers		2%	$ 16,405
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 57,416
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 180,450**
			Paving and Allowance Subtotal:	**$ 1,000,677**
			Construction Contingency: 15%	$ 150,101
			Construction Cost TOTAL:	**$ 1,151,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,151,000**
Engineering/Survey/Testing:		20%	$ 230,200
Mobilization		6%	$ 69,060
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 1,450,000**

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City of Frisco
2010-11 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-11**
Name:	Eldorado Pkwy. (5)	**This project consists of the construction of the remaining one Westbound lane and three Eastbound lanes to complete the six-lane major thoroughfare. The City previously contributed $3,926,451 to the construction of the existing facility from Coit Rd. to Stonelake (CIP 03-0127). This project is part of the 2007 Collin County Bond Program. The County's anticipated contribution is $4,347,500 from Hillcrest Rd. to Castleman Creek Dr. $2,912,825 (67%) of the County's contribution has been removed from the cost of this project to cover this segment. Developers contributed $325,068 (CIP 05-0006). $217,796 (67%) of the Developer's contribution has been removed from the cost of this project to cover this segment.**		
Limits:	Hillcrest Rd. to Fragrant Dr.			
Impact Fee Class:	6D (2/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	8,615			
Service Area(s):	B			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	26,802	cy	$ 8.00	$ 214,418
208	12" Lime Stabilized Subgrade @ 100 lbs/sy	51,690	sy	$ 5.00	$ 258,450
308	8" Concrete Pavement w/ 6" Curb	50,254	sy	$ 38.00	$ 1,909,658
408	4" Topsoil	34,460	sy	$ 3.50	$ 120,610
				Paving Construction Cost Subtotal:	**$ 2,503,136**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 250,314
√	Traffic Control	Construction Phase Traffic Control	3%	$ 75,094
√	Pavement Markings/Markers		2%	$ 50,063
√	Roadway Drainage	Standard Internal System	30%	$ 750,941
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 75,094
√	Sewer	Minor Adjustments	5%	$ 125,157
√	Establish Turf / Erosion Control		7%	$ 175,220
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,501,882**
			Paving and Allowance Subtotal:	**$ 4,005,018**
			Construction Contingency: 15%	$ 600,753
			Construction Cost TOTAL:	**$ 4,606,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,606,000**
Engineering/Survey/Testing:		20%	$ 921,200
Mobilization		6%	$ 276,360
Previous City contribution	CIP 03-0127		$ 3,926,451
Developer contribution	CIP 05-0006	67%	$ (217,796)
Other	Contribution from Collin County Bond	67%	$ (2,912,825)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 6,599,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-12**
Name:	Eldorado Pkwy. (6)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. This project is part of the 2007 Collin County Bond Program. The County's anticipated contribution is $4,347,500 from Hillcrest Rd. to Castleman Creek Dr. $1,434,675 (33%) of the County's contribution has been removed from the cost of this project to cover this segment. Developers contributed $325,068 (CIP 05-0006). $107,272 (33%) of the Developer's contribution has been removed from the cost of this project to cover this segment.**		
Limits:	Fragrant Dr. to Custer Rd. [FM 2478]			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	7,510			
Service Area(s):	B			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	11,682	cy	$ 8.00	$ 93,458
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	23,364	sy	$ 5.00	$ 116,822
307	8" Concrete Pavement w/ 6" Curb	22,530	sy	$ 38.00	$ 856,140
407	4" Topsoil	20,027	sy	$ 3.50	$ 70,093
				Paving Construction Cost Subtotal:	**$ 1,136,513**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 113,651
√	Traffic Control	Construction Phase Traffic Control	3%	$ 34,095
√	Pavement Markings/Markers		2%	$ 22,730
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 79,556
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 250,033**
			Paving and Allowance Subtotal:	**$ 1,386,546**
			Construction Contingency: 15%	$ 207,982
			Construction Cost TOTAL:	**$ 1,595,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,595,000**
Engineering/Survey/Testing:		20%	$ 319,000
Mobilization		6%	$ 95,700
Previous City contribution			
Developer contribution	CIP 05-0006	33%	$ (107,272)
Other	Contribution from Collin County Bond	33%	$ (1,434,675)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 468,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-13, D-1**
Name:	Main St. (3)	**This completed project consisted of the upgrade of Main St. to a four-lane/five-lane minor thoroughfare. The City's contribution to construction costs was $5,180,000 (CIP 03-0073).**		
Limits:	BNSF RR to Preston Rd.			
Impact Fee Class:	4D			
Ultimate Class:	Minor Thoroughfare			
Length (lf):	8,305			
Service Area(s):	B, D			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:	CIP 03-0073		**$ 5,180,000**
Engineering/Survey/Testing			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included		
		Impact Fee Project Cost TOTAL:	**$ 5,180,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-14, D-2**
Name:	Main St. (4) [FM 3537]	**This project consists of the City's contribution to the TxDOT reconstruction of an existing two-lane section to a six-lane divided arterial. The City's contribution was $2,835,827 (CIP 03-0108). A developer contribution of $485,000 was removed from the City's contribution.**		
Limits:	Preston Rd. to Custer Rd.			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	21,300			
Service Area(s):	B, D			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:	CIP 03-0108		**$ 1,321,000**
Engineering/Survey/Testing			**$ 1,514,827**
Other	Developer Contribution		$ (485,000)
ROW/Easement Acquisition:	No ROW Acquisition Costs included		
		Impact Fee Project Cost TOTAL:	**$ 2,350,827**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-15**
Name:	Preston Rd. (1) [SH 289]	**This project consists of the City's contribution to the TxDOT reconstruction of an existing two-lane section to a six-lane divided arterial. The actual cost of this project is $9,638,475 for construction and $3,361,525 for right-of-way (CIP 05-0031). County funding of $6,555,000 and was removed from the cost of the project. Developer contribution of $556,144 was removed from this City contribution.**		
Limits:	US 380 to Main St.			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	24,100			
Service Area(s):	B			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:	Contribution for construction	-	**$ 9,638,475**
Engineering/Survey/Testing	CIP 05-0031		
Developer Contribution			**$ (556,144)**
Other	Contribution from Collin County Bond		$ (6,555,000)
ROW/Easement Acquisition:	ROW Acquisition for State Facility		$ 3,361,525
		Impact Fee Project Cost TOTAL:	**$ 5,888,856**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-16**
Name:	Hillcrest Rd. (1)	**This project consists of the construction a new six-lane divided major arterial.**		
Limits:	US 380 to 2,695' S. of US 380			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	2,695			
Service Area(s):	B			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	11,978	cy	$ 8.00	$ 95,822
204	12" Lime Stabilized Subgrade @ 100 lbs/sy	23,956	sy	$ 5.00	$ 119,778
304	8" Concrete Pavement w/ 6" Curb	23,357	sy	$ 38.00	$ 887,553
404	4" Topsoil	14,373	sy	$ 3.50	$ 50,307
				Paving Construction Cost Subtotal:	**$ 1,153,460**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 115,346
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		2%	$ 23,069
√	Roadway Drainage	Standard Internal System	30%	$ 346,038
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 34,604
√	Sewer	Minor Adjustments	5%	$ 57,673
√	Establish Turf / Erosion Control		7%	$ 80,742
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 657,472**
			Paving and Allowance Subtotal:	**$ 1,810,932**
			Construction Contingency: 15%	$ 271,640
			Construction Cost TOTAL:	**$ 2,083,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,083,000**
Engineering/Survey/Testing:		20%	$ 416,600
Mobilization		6%	$ 124,980
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 2,625,000**

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City of Frisco
2010-11 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-17**
Name:	Hillcrest Rd. (2)	**This project consists of the construction a new six-lane divided major arterial.**		
Limits:	Rockhill Rd. to 4,010' S. of Rockhill Rd.			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	4,010			
Service Area(s):	B, ETJ			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	17,822	cy	$ 8.00	$ 142,578
204	12" Lime Stabilized Subgrade @ 100 lbs/sy	35,644	sy	$ 5.00	$ 178,222
304	8" Concrete Pavement w/ 6" Curb	34,753	sy	$ 38.00	$ 1,320,627
404	4" Topsoil	21,387	sy	$ 3.50	$ 74,853
				Paving Construction Cost Subtotal:	**$ 1,716,280**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 171,628
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		2%	$ 34,326
√	Roadway Drainage	Standard Internal System	30%	$ 514,884
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 51,488
√	Sewer	Minor Adjustments	5%	$ 85,814
√	Establish Turf / Erosion Control		7%	$ 120,140
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 978,280**

Paving and Allowance Subtotal:		**$ 2,694,560**
Construction Contingency:	15%	$ 404,184
Construction Cost TOTAL:		**$ 3,099,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,099,000**
Engineering/Survey/Testing:		20%	$ 619,800
Mobilization		6%	$ 185,940
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 3,905,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:	**Description:**	**Project No.**	**B-18**
Name:	Hillcrest Rd. (3)	**This project consists of the construction**	
Limits:	4,010' S. of Rockhill Rd. tp Panther Creek Pkwy.	**a new six-lane divided major arterial.**	
Impact Fee Class:	6D		
Ultimate Class:	Major Thoroughfare		
Length (lf):	1,950		
Service Area(s):	B		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,667	cy	$ 8.00	$ 69,333
204	12" Lime Stabilized Subgrade @ 100 lbs/sy	17,333	sy	$ 5.00	$ 86,667
304	8" Concrete Pavement w/ 6" Curb	16,900	sy	$ 38.00	$ 642,200
404	4" Topsoil	10,400	sy	$ 3.50	$ 36,400
				Paving Construction Cost Subtotal:	**$ 834,600**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 83,460
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		2%	$ 16,692
√	Roadway Drainage	Standard Internal System	30%	$ 250,380
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 25,038
√	Sewer	Minor Adjustments	5%	$ 41,730
√	Establish Turf / Erosion Control		7%	$ 58,422
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 475,722**
			Paving and Allowance Subtotal:	**$ 1,310,322**
			Construction Contingency: 15%	$ 196,548
			Construction Cost TOTAL:	**$ 1,507,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,507,000**
Engineering/Survey/Testing:		20%	$ 301,400
Mobilization		6%	$ 90,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 1,899,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:	**Description:**	**Project No.**	**B-19**
Name:	Hillcrest Rd. (4)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare.**	
Limits:	Panther Creek Pkwy. to Eldorado Pkwy.		
Impact Fee Class:	6D (1/3)		
Ultimate Class:	Major Thoroughfare		
Length (lf):	5,020		
Service Area(s):	B		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	7,809	cy	$ 8.00	$ 62,471
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	15,618	sy	$ 5.00	$ 78,089
307	8" Concrete Pavement w/ 6" Curb	15,060	sy	$ 38.00	$ 572,280
407	4" Topsoil	13,387	sy	$ 3.50	$ 46,853
				Paving Construction Cost Subtotal:	**$ 759,693**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 75,969
√	Traffic Control	Construction Phase Traffic Control	3%	$ 22,791
√	Pavement Markings/Markers		2%	$ 15,194
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 53,179
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 167,133**

Paving and Allowance Subtotal:		**$ 926,826**
Construction Contingency:	15%	$ 139,024
Construction Cost TOTAL:		**$ 1,066,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,066,000**
Engineering/Survey/Testing:		20%	$ 213,200
Mobilization		6%	$ 63,960
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 1,343,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-20**
Name:	Hillcrest Rd. (5)	**This project consists of the construction a new six-lane divided major arterial.**		
Limits:	Eldorado Pkwy. to Main St.			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	7,955			
Service Area(s):	B			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	35,356	cy	$ 8.00	$ 282,844
204	12" Lime Stabilized Subgrade @ 100 lbs/sy	70,711	sy	$ 5.00	$ 353,556
304	8" Concrete Pavement w/ 6" Curb	68,943	sy	$ 38.00	$ 2,619,847
404	4" Topsoil	42,427	sy	$ 3.50	$ 148,493
				Paving Construction Cost Subtotal:	**$ 3,404,740**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 340,474
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		2%	$ 68,095
√	Roadway Drainage	Standard Internal System	30%	$ 1,021,422
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 102,142
√	Sewer	Minor Adjustments	5%	$ 170,237
√	Establish Turf / Erosion Control		7%	$ 238,332
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,940,702**
			Paving and Allowance Subtotal:	**$ 5,345,442**
			Construction Contingency: 15%	$ 801,816
			Construction Cost TOTAL:	**$ 6,148,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,148,000**
Engineering/Survey/Testing:		20%	$ 1,229,600
Mobilization		6%	$ 368,880
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 7,746,000**

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City of Frisco
2010-11 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-21**
Name:	Coit Rd. (1)	**This project consists of the reconstruction of a two-lane gravel/dirt facility into a six-lane divided major thoroughfare. This project is part of the 2007 Collin County Bond Program. The County's anticipated contribution is $5,170,500 from US 380 to Panther Creek Pkwy. $439,492 (8.5%)of the contribution has been removed from the cost of this project to cover the portion within the Service Area.**		
Limits:	US 380 to 910' S. of US 380			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	910			
Service Area(s):	B, ETJ			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,044	cy	$ 8.00	$ 32,356
204	12" Lime Stabilized Subgrade @ 100 lbs/sy	8,089	sy	$ 5.00	$ 40,444
304	8" Concrete Pavement w/ 6" Curb	7,887	sy	$ 38.00	$ 299,693
404	4" Topsoil	4,853	sy	$ 3.50	$ 16,987
				Paving Construction Cost Subtotal:	**$ 389,480**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 38,948
√	Traffic Control	Construction Phase Traffic Control	3%	$ 11,684
√	Pavement Markings/Markers		2%	$ 7,790
√	Roadway Drainage	Standard Internal System	30%	$ 116,844
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 11,684
√	Sewer	Minor Adjustments	5%	$ 19,474
√	Establish Turf / Erosion Control		7%	$ 27,264
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 233,688**
			Paving and Allowance Subtotal:	**$ 623,168**
			Construction Contingency: 15%	$ 93,475
			Construction Cost TOTAL:	**$ 717,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 717,000**
Engineering/Survey/Testing:		20%	$ 143,400
Mobilization		6%	$ 43,020
Previous City contribution			
Other	Contribution from Collin County Bond		$ (439,492)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 464,000**

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City of Frisco
2010-11 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
updated: 8/18/2011

Project Information:	**Description:**	**Project No.**	**B-22**
Name:	Coit Rd. (2)	**This project consists of the reconstruction of a two-lane gravel/dirt facility into a six-lane divided major thoroughfare. This project is part of the 2007 Collin County Bond Program. The County's anticipated contribution is $5,170,500 from US 380 to Panther Creek Pkwy. $1,292,625 (25%)of the contribution has been removed from the cost of this project to cover the portion within the Service Area.**	
Limits:	2,620' S. of Rockhill Rd. to Panther Creek Pkwy.		
Impact Fee Class:	6D		
Ultimate Class:	Major Thoroughfare		
Length (lf):	2,700		
Service Area(s):	B		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	12,000	cy	$ 8.00	$ 96,000
204	12" Lime Stabilized Subgrade @ 100 lbs/sy	24,000	sy	$ 5.00	$ 120,000
304	8" Concrete Pavement w/ 6" Curb	23,400	sy	$ 38.00	$ 889,200
404	4" Topsoil	14,400	sy	$ 3.50	$ 50,400
				Paving Construction Cost Subtotal:	**$ 1,155,600**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 115,560
√	Traffic Control	Construction Phase Traffic Control	3%	$ 34,668
√	Pavement Markings/Markers		2%	$ 23,112
√	Roadway Drainage	Standard Internal System	30%	$ 346,680
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 34,668
√	Sewer	Minor Adjustments	5%	$ 57,780
√	Establish Turf / Erosion Control		7%	$ 80,892
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 693,360**
			Paving and Allowance Subtotal:	**$ 1,848,960**
			Construction Contingency: 15%	$ 277,344
			Construction Cost TOTAL:	**$ 2,127,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,127,000**
Engineering/Survey/Testing:		20%	$ 425,400
Mobilization		6%	$ 127,620
Previous City contribution			
Other	Contribution from Collin County Bond		$ (1,292,625)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 1,387,000**

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City of Frisco
2010-11 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-23**
Name:	Coit Rd. (3)	**This project consists of the reconstruction of a two-lane gravel/dirt facility into a six-lane divided major thoroughfare. This project is part of the 2007 Collin County Bond Program. The County's anticipated contribution is $4,412,500 from Panther Creek Pkwy to Main Street. $926,625 (21%) of the contribution has been removed from the cost of this project to cover the portion within this project limits.**		
Limits:	Panther Creek Pkwy. to Buckeye Dr.			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	2,795			
Service Area(s):	B, ETJ			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	12,422	cy	$ 8.00	$ 99,378
204	12" Lime Stabilized Subgrade @ 100 lbs/sy	24,844	sy	$ 5.00	$ 124,222
304	8" Concrete Pavement w/ 6" Curb	24,223	sy	$ 38.00	$ 920,487
404	4" Topsoil	14,907	sy	$ 3.50	$ 52,173
				Paving Construction Cost Subtotal:	**$ 1,196,260**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 119,626
√	Traffic Control	Construction Phase Traffic Control	3%	$ 35,888
√	Pavement Markings/Markers		2%	$ 23,925
√	Roadway Drainage	Standard Internal System	30%	$ 358,878
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 35,888
√	Sewer	Minor Adjustments	5%	$ 59,813
√	Establish Turf / Erosion Control		7%	$ 83,738
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 717,756**
			Paving and Allowance Subtotal:	**$ 1,914,016**
			Construction Contingency: 15%	$ 287,102
			Construction Cost TOTAL:	**$ 2,202,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,202,000**
Engineering/Survey/Testing:		20%	$ 440,400
Mobilization		6%	$ 132,120
Previous City contribution			
Other	Contribution from Collin County Bond		$ (926,625)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 1,848,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-24**
Name:	Coit Rd. (4)	**This project consists of the construction of the remaining one Northbound lane and three Southbound lanes to complete the six-lane major thoroughfare. This project is part of the 2007 Collin County Bond Program. The County's anticipated contribution is $4,412,500 from Panther Creek Pkwy to Main Street. $308,875 (7%) of the contribution has been removed from the cost of this project to cover the portion within these limits.**		
Limits:	Buckeye Dr. to Country Ridge Trl.			
Impact Fee Class:	6D (2/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	950			
Service Area(s):	B			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	2,956	cy	$ 8.00	$ 23,644
208	12" Lime Stabilized Subgrade @ 100 lbs/sy	5,700	sy	$ 5.00	$ 28,500
308	8" Concrete Pavement w/ 6" Curb	5,542	sy	$ 38.00	$ 210,583
408	4" Topsoil	3,800	sy	$ 3.50	$ 13,300
				Paving Construction Cost Subtotal:	**$ 276,028**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 27,603
√	Traffic Control	Construction Phase Traffic Control	3%	$ 8,281
√	Pavement Markings/Markers		2%	$ 5,521
√	Roadway Drainage	Standard Internal System	30%	$ 82,808
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 8,281
√	Sewer	Minor Adjustments	5%	$ 13,801
√	Establish Turf / Erosion Control		7%	$ 19,322
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 165,617**
			Paving and Allowance Subtotal:	**$ 441,644**
			Construction Contingency: 15%	$ 66,247
			Construction Cost TOTAL:	**$ 508,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 508,000**
Engineering/Survey/Testing:		20%	$ 101,600
Mobilization		6%	$ 30,480
Previous City contribution			
Other	Contribution from Collin County Bond		$ (308,875)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 331,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-25**
Name:	Coit Rd. (5)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. This project is part of the 2007 Collin County Bond Program. The County's anticipated contribution is $4,412,500 from Panther Creek Pkwy to Main Street. $176,500 (4%) of the contribution has been removed from the cost of this project to cover the portion within these limits.**		
Limits:	Country Ridge Trl. to Preserve Ln.			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	555			
Service Area(s):	B			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	863	cy	$ 8.00	$ 6,907
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	1,727	sy	$ 5.00	$ 8,633
307	8" Concrete Pavement w/ 6" Curb	1,665	sy	$ 38.00	$ 63,270
407	4" Topsoil	1,480	sy	$ 3.50	$ 5,180
				Paving Construction Cost Subtotal:	**$ 83,990**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 8,399
√	Traffic Control	Construction Phase Traffic Control	3%	$ 2,520
√	Pavement Markings/Markers		2%	$ 1,680
√	Roadway Drainage	Standard Internal System	30%	$ 25,197
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 2,520
√	Sewer	Minor Adjustments	5%	$ 4,200
√	Establish Turf / Erosion Control		7%	$ 5,879
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 50,394**
			Paving and Allowance Subtotal:	**$ 134,384**
			Construction Contingency: 15%	$ 20,158
			Construction Cost TOTAL:	**$ 155,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 155,000**
Engineering/Survey/Testing:		20%	$ 31,000
Mobilization		6%	$ 9,300
Previous City contribution			
Other	Contribution from Collin County Bond		$ (176,500)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 19,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-26**
Name:	Coit Rd. (6)	**This project consists of the construction of the remaining one Northbound lane and three Southbound lanes to complete the six-lane major thoroughfare. This project is part of the 2007 Collin County Bond Program. The County's anticipated contribution is $4,412,500 from Panther Creek Pkwy to Main Street. $485,375 (11%) of the contribution has been removed from the cost of this project to cover the portion within these limits.**		
Limits:	Preserve Ln. to 250' S. of Eldorado Pkwy.			
Impact Fee Class:	6D (2/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	1,275			
Service Area(s):	B			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	3,967	cy	$ 8.00	$ 31,733
208	12" Lime Stabilized Subgrade @ 100 lbs/sy	7,650	sy	$ 5.00	$ 38,250
308	8" Concrete Pavement w/ 6" Curb	7,438	sy	$ 38.00	$ 282,625
408	4" Topsoil	5,100	sy	$ 3.50	$ 17,850
				Paving Construction Cost Subtotal:	**$ 370,458**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 37,046
√	Traffic Control	Construction Phase Traffic Control	3%	$ 11,114
√	Pavement Markings/Markers		2%	$ 7,409
√	Roadway Drainage	Standard Internal System	30%	$ 111,138
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 11,114
√	Sewer	Minor Adjustments	5%	$ 18,523
√	Establish Turf / Erosion Control		7%	$ 25,932
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 222,275**
			Paving and Allowance Subtotal:	**$ 592,733**
			Construction Contingency: 15%	$ 88,910
			Construction Cost TOTAL:	**$ 682,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 682,000**
Engineering/Survey/Testing:		20%	$ 136,400
Mobilization		6%	$ 40,920
Previous City contribution			
Other	Contribution from Collin County Bond		$ (485,375)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 374,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		Description:	Project No.	B-27
Name:	Coit Rd. (7)	**This project consists of the reconstruction of a two-lane facility into a six-lane divided major thoroughfare. This project is part of the 2007 Collin County Bond Program. The County's anticipated contribution is $4,412,500 from Panther Creek Pkwy to Main Street. $2,382,750 (55%) of the contribution has been removed from the cost of this project to cover the portion of Coit Rd. within these limits.**		
Limits:	250' S of Eldorado Pkwy. to 490' N. of Main St.			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	7,230			
Service Area(s):	B			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	32,133	cy	$ 8.00	$ 257,067
204	12" Lime Stabilized Subgrade @ 100 lbs/sy	64,267	sy	$ 5.00	$ 321,333
304	8" Concrete Pavement w/ 6" Curb	62,660	sy	$ 38.00	$ 2,381,080
404	4" Topsoil	38,560	sy	$ 3.50	$ 134,960
				Paving Construction Cost Subtotal:	**$ 3,094,440**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 309,444
√	Traffic Control	Construction Phase Traffic Control	3%	$ 92,833
√	Pavement Markings/Markers		2%	$ 61,889
√	Roadway Drainage	Standard Internal System	30%	$ 928,332
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 92,833
√	Sewer	Minor Adjustments	5%	$ 154,722
√	Establish Turf / Erosion Control		7%	$ 216,611
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,856,664**
			Paving and Allowance Subtotal:	**$ 4,951,104**
			Construction Contingency: 15%	$ 742,666
			Construction Cost TOTAL:	**$ 5,694,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,694,000**
Engineering/Survey/Testing:		20%	$ 1,138,800
Mobilization		6%	$ 341,640
Previous City contribution			
Other	Contribution from Collin County Bond		$ (2,382,750)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 4,792,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-28**
Name:	Coit Rd. (8)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. This project is part of the 2007 Collin County Bond Program. The County's anticipated contribution is $4,412,500 from Panther Creek Pkwy to Main Street. $132,375 (3%) of the contribution has been removed from the cost of this project to cover the portion within these limits.**		
Limits:	490' N. of Main St. to Main St.			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	490			
Service Area(s):	B			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	762	cy	$ 8.00	$ 6,098
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	1,524	sy	$ 5.00	$ 7,622
307	8" Concrete Pavement w/ 6" Curb	1,470	sy	$ 38.00	$ 55,860
407	4" Topsoil	1,307	sy	$ 3.50	$ 4,573
				Paving Construction Cost Subtotal:	**$ 74,153**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 7,415
√	Traffic Control	Construction Phase Traffic Control	3%	$ 2,225
√	Pavement Markings/Markers		2%	$ 1,483
√	Roadway Drainage	Standard Internal System	30%	$ 22,246
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 2,225
√	Sewer	Minor Adjustments	5%	$ 3,708
√	Establish Turf / Erosion Control		7%	$ 5,191
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 44,492**
			Paving and Allowance Subtotal:	**$ 118,645**
			Construction Contingency: 15%	$ 17,797
			Construction Cost TOTAL:	**$ 137,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 137,000**
Engineering/Survey/Testing:		20%	$ 27,400
Mobilization		6%	$ 8,220
Previous City contribution			
Other	Contribution from Collin County Bond		$ (132,375)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 40,000**

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City of Frisco
2010-11 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-29**
Name:	Independence Pkwy. (1)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. The County's anticipated contribution is $2,570,000 from the N. City Limits Main Street. $616,800 (24%) of the contribution has been removed from the cost of this project to cover the portion within these limits.**		
Limits:	Nixon Dr. to 940' N. of Eldorado Pkwy.			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	2,790			
Service Area(s):	B			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	4,340	cy	$ 8.00	$ 34,720
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	8,680	sy	$ 5.00	$ 43,400
307	8" Concrete Pavement w/ 6" Curb	8,370	sy	$ 38.00	$ 318,060
407	4" Topsoil	7,440	sy	$ 3.50	$ 26,040
				Paving Construction Cost Subtotal:	**$ 422,220**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 42,222
√	Traffic Control	Construction Phase Traffic Control	3%	$ 12,667
√	Pavement Markings/Markers		2%	$ 8,444
√	Roadway Drainage	Standard Internal System	30%	$ 126,666
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 12,667
√	Sewer	Minor Adjustments	5%	$ 21,111
√	Establish Turf / Erosion Control		7%	$ 29,555
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 253,332**
			Paving and Allowance Subtotal:	**$ 675,552**
			Construction Contingency: 15%	$ 101,333
			Construction Cost TOTAL:	**$ 777,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 777,000**
Engineering/Survey/Testing:		20%	$ 155,400
Mobilization		6%	$ 46,620
Previous City contribution			
Other	Contribution from Collin County Bond		$ (616,800)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 362,000**

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City of Frisco
2010-11 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
updated: 8/18/2011

Project Information:	**Description:**	**Project No.**	**B-30**
Name:	Independence Pkwy. (2)		
Limits:	940' N. of Eldorado Pkwy. to Eldorado Pkwy.		
Impact Fee Class:	6D (1/2)		
Ultimate Class:	Major Thoroughfare		
Length (lf):	940		
Service Area(s):	B		

This project consists of the construction of the three Northbound lanes to complete the six-lane divided major thoroughfare. The County's anticipated contribution is $2,570,000 from the N. City Limits Main Street. $205,600 (8%) of the contribution has been removed from the cost of this project to cover the portion within these limits.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
109	Unclassified Street Excavation	2,089	cy	$ 8.00	$ 16,711
209	12" Lime Stabilized Subgrade @ 100 lbs/sy	4,178	sy	$ 5.00	$ 20,889
309	8" Concrete Pavement w/ 6" Curb	4,073	sy	$ 38.00	$ 154,787
409	4" Topsoil	3,760	sy	$ 3.50	$ 13,160
				Paving Construction Cost Subtotal:	**$ 205,547**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 20,555
√	Traffic Control	Construction Phase Traffic Control	3%	$ 6,166
√	Pavement Markings/Markers		2%	$ 4,111
√	Roadway Drainage	Standard Internal System	30%	$ 61,664
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 6,166
√	Sewer	Minor Adjustments	5%	$ 10,277
√	Establish Turf / Erosion Control		7%	$ 14,388
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 123,328**
			Paving and Allowance Subtotal:	**$ 328,875**
			Construction Contingency: 15%	$ 49,331
			Construction Cost TOTAL:	**$ 379,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 379,000**
Engineering/Survey/Testing:		20%	$ 75,800
Mobilization		6%	$ 22,740
Previous City contribution			
Other	Contribution from Collin County Bond		$ (205,600)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 272,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-31**
Name:	Independence Pkwy. (3)	**This project consists of the widening of a two-lane facility into a six-lane divided major thoroughfare. The City previously contributed $5,265,000 (CIP 04-0024) to the construction of the original two lanes from Eldorado Pkwy. to Main Street. $1,368,900 (26%) is included in this project from the previous contribution within these limits. The County's anticipated contribution is $2,570,000 from the N. City Limits Main Street. $462,600 (18%) of the contribution has been removed from the cost of this project to cover the portion within these limits.**		
Limits:	Eldorado Pkwy. to 945' N. of Sheffield Ln.			
Impact Fee Class:	6D (2/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	2,105			
Service Area(s):	B			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	6,549	cy	$ 8.00	$ 52,391
208	12" Lime Stabilized Subgrade @ 100 lbs/sy	12,630	sy	$ 5.00	$ 63,150
308	8" Concrete Pavement w/ 6" Curb	12,279	sy	$ 38.00	$ 466,608
408	4" Topsoil	8,420	sy	$ 3.50	$ 29,470
				Paving Construction Cost Subtotal:	**$ 611,619**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 61,162
√	Traffic Control	Construction Phase Traffic Control	3%	$ 18,349
√	Pavement Markings/Markers		2%	$ 12,232
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 42,813
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 134,556**
			Paving and Allowance Subtotal:	**$ 746,176**
			Construction Contingency: 15%	$ 111,926
			Construction Cost TOTAL:	**$ 859,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 859,000**
Engineering/Survey/Testing:		20%	$ 171,800
Mobilization		6%	$ 51,540
Previous City contribution	CIP 04-0024		$ 1,368,900
Other	Contribution from Collin County Bond		$ (462,600)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 1,989,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:	**Description:**	**Project No.**	**B-32**
Name:	Independence Pkwy. (4)		
Limits:	945' N. of Sheffield Ln. to 335' S. of Sheffield Ln.		
Impact Fee Class:	6D (1/3)		
Ultimate Class:	Major Thoroughfare		
Length (lf):	1,280		
Service Area(s):	B		

This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. The City previously contributed $5,265,000 (CIP 04-0024) to the construction of the original two lanes from Eldorado Pkwy. to Main Street.

$842,400 (16%) is included in this project from the previous contribution within these limits. The County's anticipated contribution is $2,570,000 from the N. City Limits to Main Street. $282,700 (11%) of the contribution has been removed from the cost of this project to cover the portion within these limits.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	1,991	cy	$ 8.00	$ 15,929
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	3,982	sy	$ 5.00	$ 19,911
307	8" Concrete Pavement w/ 6" Curb	3,840	sy	$ 38.00	$ 145,920
407	4" Topsoil	3,413	sy	$ 3.50	$ 11,947
				Paving Construction Cost Subtotal:	**$ 193,707**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 19,371
√	Traffic Control	Construction Phase Traffic Control	3%	$ 5,811
√	Pavement Markings/Markers		2%	$ 3,874
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 13,559
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 42,615**
			Paving and Allowance Subtotal:	**$ 236,322**
			Construction Contingency: 15%	$ 35,448
			Construction Cost TOTAL:	**$ 272,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 272,000**
Engineering/Survey/Testing:		20%	$ 54,400
Mobilization		6%	$ 16,320
Previous City contribution	CIP 04-0024		$ 842,400
Other	Contribution from Collin County Bond		$ (282,700)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 902,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-33**
Name:	Independence Pkwy. (5)	**This project consists of the widening of a two-lane facility into a six-lane divided major thoroughfare. The City previously contributed $5,265,000 (CIP 04-0024) to the construction of the original two lanes from Eldorado Pkwy. to Main Street. $3,053,700 (58%) is included in this project from the previous contribution within these limits. The County's anticipated contribution is $2,570,000 from the N. City Limits to Main Street. $1,002,300 (39%) of the contribution has been removed from the cost of this project to cover the portion within these limits.**		
Limits:	335' S. of Sheffield Ln. to Main St.			
Impact Fee Class:	6D (2/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	4,650			
Service Area(s):	B			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	14,467	cy	$ 8.00	$ 115,733
208	12" Lime Stabilized Subgrade @ 100 lbs/sy	27,900	sy	$ 5.00	$ 139,500
308	8" Concrete Pavement w/ 6" Curb	27,125	sy	$ 38.00	$ 1,030,750
408	4" Topsoil	18,600	sy	$ 3.50	$ 65,100
				Paving Construction Cost Subtotal:	**$ 1,351,083**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 135,108
√	Traffic Control	Construction Phase Traffic Control	3%	$ 40,533
√	Pavement Markings/Markers		2%	$ 27,022
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 94,576
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 297,238**
			Paving and Allowance Subtotal:	**$ 1,648,322**
			Construction Contingency: 15%	$ 247,248
			Construction Cost TOTAL:	**$ 1,896,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,896,000**
Engineering/Survey/Testing:		20%	$ 379,200
Mobilization		6%	$ 113,760
Previous City contribution	CIP 04-0024		$ 3,053,700
Other	Contribution from Collin County Bond		$ (1,002,300)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 4,440,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-34**
Name:	Custer Rd. (1) [FM 2478]	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. This project is part of the 2007 Collin County Bond Program. The County's anticipated contribution is $2,500,000 from Stonebride Rd. to SH 121. $950,000 (38%) of the contribution has been removed from the cost of this project to cover the portion within these limits.**		
Limits:	Stonebridge Rd. to Main St.			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	6,000			
Service Area(s):	B			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:	Based on OPCC provided by City	38%	**$ 2,510,839**
Engineering/Survey/Testing:	CIP 10-0018	38%	$ 373,501
Previous City contribution			
Other	Contribution from Collin County Bond Program	38%	$ (950,000)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL	**$ 1,934,340**

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City of Frisco - 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area C

#	Class	Project	Limits	Project Cost
A-9, C-1	6D (1/3)	Main St. (1)	FM 423 to DNT	$ 4,147,000
A-10, C-2	4D/6D	Main St. (2)	DNT to BNSF RR	$ 7,466,463
C-3	4D (1/2)	Stonebrook Pkwy. (1)	Hackberry Rd. to Frisco Lakes Dr.	$ 3,367,000
C-4	6D	Stonebrook Pkwy. (2)	FM 423 to 4th Army	$ 2,422,738
C-5	6D (1/3)	Stonebrook Pkwy. (3)	4th Army to Legacy Dr.	$ 971,000
C-6	6D	Stonebrook Pkwy. (4)	Legacy Dr. to BNSF RR	$ 7,149,000
C-7	6D (1/3)	Lebanon Rd. (1)	FM 423 to BNSF RR	$ 9,252,000
C-8	6D	Lone Star Ranch Pkwy. (1)	Stonebrook Pkwy. to Timber Ridge Dr.	$ 2,990,000
C-9	6D (2/3)	Lone Star Ranch Pkwy. (2)	Timber Ridge Dr. to Lebanon Rd.	$ 1,906,000
C-10	6D	Lone Star Ranch Pkwy. (3)	Lebanon Rd. to FM 423	$ 3,742,000
C-11	6D (1/3)	Teel Pkwy. (3)	Main St. to Lebanon Rd.	$ 7,874,000
C-12	4D	4th Army Memorial Rd. (1)	Lebanon Rd. to 1,110' S. of Stewart Creek Rd.	$ 2,918,000
C-13	4D (1/2)	4th Army Memorial Rd. (2)	1,110' S. of Stewart Creek Rd. to Stewart Creek Rd.	$ 432,000
C-14	4D	4th Army Memorial Rd. (3)	Stewart Creek Rd. to Stonebrook Pkwy.	$ 888,000
C-15	4D (1/2)	Cotton Gin Rd. (1)	Stonebrook Pkwy. to Citation Ct.	$ 539,000
C-16	4D (1/2)	Cotton Gin Rd. (2)	Guinn Gate to 650' N. of Guinn Gate	$ 253,000
C-17	4D	Cotton Gin Rd. (3)	650' N. of Guinn Gate to Legacy Dr.	$ 3,038,000
C-18	6D (1/3)	Cotton Gin Rd. (4)	Legacy Dr. to DNT	$ 722,000
C-19	6D (1/2)	Legacy Dr. (3)	Main St. to Citation Ct.	$ 2,243,900
C-20	6D (1/3)	Legacy Dr. (4)	Citation Ct. to BNSF RR	$ 6,044,000
			TOTAL	**$ 68,365,101**

*Total may be higher than presented in Table 2.9 (10-Year Capital Improvement Plan for Roadway Impact Fees with Conceptual Level Cost Opinions) because the cost of some projects are shared between service areas.

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City of Frisco
2010-11 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**A-9, C-1**
Name:	Main St. (1)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare.**		
Limits:	FM 423 to DNT			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	15,500			
Service Area(s):	A,C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	24,111	cy	$ 8.00	$ 192,889
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	48,222	sy	$ 5.00	$ 241,111
307	8" Concrete Pavement w/ 6" Curb	46,500	sy	$ 38.00	$ 1,767,000
407	4" Topsoil	41,333	sy	$ 3.50	$ 144,667
				Paving Construction Cost Subtotal:	**$ 2,345,667**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 234,567
√	Traffic Control	Construction Phase Traffic Control	3%	$ 70,370
√	Pavement Markings/Markers		2%	$ 46,913
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 164,197
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 516,047**
			Paving and Allowance Subtotal:	**$ 2,861,713**
			Construction Contingency: 15%	$ 429,257
			Construction Cost TOTAL:	**$ 3,291,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,291,000**
Engineering/Survey/Testing:		20%	$ 658,200
Mobilization		6%	$ 197,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 4,147,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**A-10, C-2**
Name:	Main St. (2)	**This completed project consisted of the construction of a six-lane divided facility from the DNT to Frisco Street and a four-lane divided facility from Frisco Street to the BNSF RR. The City previously contributed $7,466,463 (CIP 04-0004) to the construction of this facility.**		
Limits:	DNT to BNSF RR			
Impact Fee Class:	4D/6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	3,580			
Service Area(s):	A,C			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:	CIP 04-0004		**$ 7,466,463**
Engineering/Survey/Testing			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included		
		Impact Fee Project Cost TOTAL:	**$ 7,466,463**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**C-3**
Name:	Stonebrook Pkwy. (1)	**This project consists of the construction of the remaining two lanes to complete the four-lane major thoroughfare.**		
Limits:	Hackberry Rd. to Frisco Lakes Dr.			
Impact Fee Class:	4D (1/2)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	8,660			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	13,471	cy	$ 8.00	$ 107,769
205	12" Lime Stabilized Subgrade @ 100 lbs/sy	26,942	sy	$ 5.00	$ 134,711
305	8" Concrete Pavement w/ 6" Curb	25,980	sy	$ 38.00	$ 987,240
405	4" Topsoil	63,507	sy	$ 3.50	$ 222,273
				Paving Construction Cost Subtotal:	**$ 1,451,993**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 145,199
√	Traffic Control	Construction Phase Traffic Control	3%	$ 43,560
√	Pavement Markings/Markers		2%	$ 29,040
√	Roadway Drainage	Standard Internal System	30%	$ 435,598
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 43,560
√	Sewer	Minor Adjustments	5%	$ 72,600
√	Establish Turf / Erosion Control		7%	$ 101,640
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 871,196**
			Paving and Allowance Subtotal:	**$ 2,323,189**
			Construction Contingency: 15%	$ 348,478
			Construction Cost TOTAL:	**$ 2,672,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,672,000**
Engineering/Survey/Testing:		20%	$ 534,400
Mobilization		6%	$ 160,320
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 3,367,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Frisco.

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**C-4**
Name:	Stonebrook Pkwy. (2)	**This project consists of the construction a new six-lane divided major thoroughfare (FM 423 to Teel Pkwy.) and the construction of the remaining one Westbound lane and three Eastbound lanes to complete the six-lane major thoroughfare (Teel Pkwy. to 4th Army) . This project is part of the 2008 TRIP Denton County Bond Program. The County's anticipated contribution is $2,838,377 from FM 423 to 4th Army and has been removed from the cost of this project.**		
Limits:	FM 423 to 4th Army			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	11,405			
Service Area(s):	C			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:	Actual costs provided by City (CIP 09-0014)	-	**$ 5,261,115**
Engineering/Survey/Testing:			
Previous City contribution			
Other	Contribution from Denton County Bond		$ (2,838,377)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 2,422,738**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**C-5**
Name:	Stonebrook Pkwy. (3)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare.**		
Limits:	4th Army to Legacy Dr.			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	3,630			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	5,647	cy	$ 8.00	$ 45,173
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	11,293	sy	$ 5.00	$ 56,467
307	8" Concrete Pavement w/ 6" Curb	10,890	sy	$ 38.00	$ 413,820
407	4" Topsoil	9,680	sy	$ 3.50	$ 33,880
				Paving Construction Cost Subtotal:	**$ 549,340**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 54,934
√	Traffic Control	Construction Phase Traffic Control	3%	$ 16,480
√	Pavement Markings/Markers		2%	$ 10,987
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 38,454
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 120,855**
			Paving and Allowance Subtotal:	**$ 670,195**
			Construction Contingency: 15%	$ 100,529
			Construction Cost TOTAL:	**$ 771,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 771,000**
Engineering/Survey/Testing:		20%	$ 154,200
Mobilization		6%	$ 46,260
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 971,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**C-6**
Name:	Stonebrook Pkwy. (4)	**This project consists of the construction of a new six-lane divided arterial facility, including an allowance for the BNSF RR underpass. The actual cost from Legacy Pkwy. to Fighting Eagles was $6,507,989 (CIP 05-0030) for construction and $828,113 for design. Denton County contributed $500,000 (this was removed from the cost). Developer contribution was $44,000 (this was removed from the cost). Stonebrook Pkwy. from Legacy Dr. to Longhorn Trl. is estimated at $15,000,000 (CIP 10-0024). $7,200,000 (48%) was included for the cost within these limits. NCTCOG is estimated to contribute $14,257,471 to Stonebrook Pkwy. from Legacy Dr. to Longhorn Trl.; therefore $6,843,586 (48%) was removed from the cost within these limits.**		
Limits:	Legacy Dr. to BNSF RR			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	2,840			
Service Area(s):	C			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Actual Cost: Legacy to Fighting Eagles	Actual cost provided by City (CIP 05-0030)	-	**$ 6,507,989**
Engineering/Survey/Testing:			$ 828,113
Denton County	Contribution from Denton County Bond		$ (500,000)
Cost from Fighting Eagles to BNSF	Estimate provided by City (CIP 10-0024)		$ 7,200,000
NCTCOG	Contribution from NCTCOG		$ (6,843,586)
Other	Developer Contribution		$ (44,000)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 7,149,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**C-7**
Name:	Lebanon Rd. (1)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. The City contributed $5,535,060 (CIP 05-0057) to the construction of the existing two eastbound lanes from FM 423 to 4th Army. A developer contribution of $263,000 has been removed from this project cost.**		
Limits:	FM 423 to BNSF RR			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	14,875			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	23,139	cy	$ 8.00	$ 185,111
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	46,278	sy	$ 5.00	$ 231,389
307	8" Concrete Pavement w/ 6" Curb	44,625	sy	$ 38.00	$ 1,695,750
407	4" Topsoil	39,667	sy	$ 3.50	$ 138,833
				Paving Construction Cost Subtotal:	**$ 2,251,083**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 225,108
√	Traffic Control	Construction Phase Traffic Control	3%	$ 67,533
√	Pavement Markings/Markers		2%	$ 45,022
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 157,576
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 495,238**
			Paving and Allowance Subtotal:	**$ 2,746,322**
			Construction Contingency: 15%	$ 411,948
			Construction Cost TOTAL:	**$ 3,159,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,159,000**
Engineering/Survey/Testing:		20%	$ 631,800
Mobilization		6%	$ 189,540
Previous City contribution	CIP 05-0057		$ 5,535,060
Other	Developer Contribution		$ (263,000)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 9,252,000**

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City of Frisco
2010-11 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**C-8**
Name:	Lone Star Ranch Pkwy. (1)	**This project consists of the construction of a new six-lane divided major thoroughfare.**		
Limits:	Stonebrook Pkwy. to Timber Ridge Dr.			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	3,070			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	13,644	cy	$ 8.00	$ 109,156
204	12" Lime Stabilized Subgrade @ 100 lbs/sy	27,289	sy	$ 5.00	$ 136,444
304	8" Concrete Pavement w/ 6" Curb	26,607	sy	$ 38.00	$ 1,011,053
404	4" Topsoil	16,373	sy	$ 3.50	$ 57,307
				Paving Construction Cost Subtotal:	**$ 1,313,960**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 131,396
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		2%	$ 26,279
√	Roadway Drainage	Standard Internal System	30%	$ 394,188
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 39,419
√	Sewer	Minor Adjustments	5%	$ 65,698
√	Establish Turf / Erosion Control		7%	$ 91,977
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 748,957**
			Paving and Allowance Subtotal:	**$ 2,062,917**
			Construction Contingency: 15%	$ 309,438
			Construction Cost TOTAL:	**$ 2,373,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,373,000**
Engineering/Survey/Testing:		20%	$ 474,600
Mobilization		6%	$ 142,380
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 2,990,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**C-9**
Name:	Lone Star Ranch Pkwy. (2)	**This project consists of the construction of the remaining one Northbound lane and three Southbound lanes to complete the six-lane major thoroughfare.**		
Limits:	Timber Ridge Dr. to Lebanon Rd.			
Impact Fee Class:	6D (2/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	2,830			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	8,804	cy	$ 8.00	$ 70,436
208	12" Lime Stabilized Subgrade @ 100 lbs/sy	16,980	sy	$ 5.00	$ 84,900
308	8" Concrete Pavement w/ 6" Curb	16,508	sy	$ 38.00	$ 627,317
408	4" Topsoil	11,320	sy	$ 3.50	$ 39,620
				Paving Construction Cost Subtotal:	**$ 822,272**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 82,227
√	Traffic Control	Construction Phase Traffic Control	3%	$ 24,668
√	Pavement Markings/Markers		2%	$ 16,445
√	Roadway Drainage	Standard Internal System	30%	$ 246,682
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 24,668
√	Sewer	Minor Adjustments	5%	$ 41,114
√	Establish Turf / Erosion Control		7%	$ 57,559
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 493,363**
			Paving and Allowance Subtotal:	**$ 1,315,636**
			Construction Contingency: 15%	$ 197,345
			Construction Cost TOTAL:	**$ 1,513,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,513,000**
Engineering/Survey/Testing:		20%	$ 302,600
Mobilization		6%	$ 90,780
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 1,906,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**C-10**
Name:	Lone Star Ranch Pkwy. (3)	**This project consists of the construction of a new six-lane divided major thoroughfare. The development adjacent to this section of Lone Star Ranch Parkway has constructed approximately 1,385 feet of two lanes of this future facility. This project is valued at $450,000 and been removed from this cost projection.**		
Limits:	Lebanon Rd. to FM 423			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	4,305			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	19,133	cy	$ 8.00	$ 153,067
204	12" Lime Stabilized Subgrade @ 100 lbs/sy	38,267	sy	$ 5.00	$ 191,333
304	8" Concrete Pavement w/ 6" Curb	37,310	sy	$ 38.00	$ 1,417,780
404	4" Topsoil	22,960	sy	$ 3.50	$ 80,360
				Paving Construction Cost Subtotal:	**$ 1,842,540**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 184,254
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		2%	$ 36,851
√	Roadway Drainage	Standard Internal System	30%	$ 552,762
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 55,276
√	Sewer	Minor Adjustments	5%	$ 92,127
√	Establish Turf / Erosion Control		7%	$ 128,978
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,050,248**
			Paving and Allowance Subtotal:	**$ 2,892,788**
			Construction Contingency: 15%	$ 433,918
			Construction Cost TOTAL:	**$ 3,327,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,327,000**
Engineering/Survey/Testing:		20%	$ 665,400
Mobilization		6%	$ 199,620
Previous City contribution			
Other	Existing 1,385' Two-Lane Facility Value		$ (450,000)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 3,742,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**C-11**
Name:	Teel Pkwy. (3)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. The City previously contributed $4,558,945 (CIP 03-0123) to the construction of the existing facility from Timber Ridge to Main St. $77,000 has been removed for a developer contribution.**		
Limits:	Main St. to Lebanon Rd.			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	12,675			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	19,717	cy	$ 8.00	$ 157,733
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	39,433	sy	$ 5.00	$ 197,167
307	8" Concrete Pavement w/ 6" Curb	38,025	sy	$ 38.00	$ 1,444,950
407	4" Topsoil	33,800	sy	$ 3.50	$ 118,300
				Paving Construction Cost Subtotal:	**$ 1,918,150**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 191,815
√	Traffic Control	Construction Phase Traffic Control	3%	$ 57,545
√	Pavement Markings/Markers		2%	$ 38,363
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 134,271
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 421,993**
			Paving and Allowance Subtotal:	**$ 2,340,143**
			Construction Contingency: 15%	$ 351,021
			Construction Cost TOTAL:	**$ 2,692,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,692,000**
Engineering/Survey/Testing:		20%	$ 538,400
Mobilization		6%	$ 161,520
Previous City contribution	CIP 03-0123		$ 4,558,945
Other	Developer Contribution		$ (77,000)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 7,874,000**

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City of Frisco
2010-11 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
updated: 8/18/2011

Project Information:	**Description:**	**Project No.**	**C-12**
Name:	4th Army Memorial Rd. (1)	**This project consists of the reconstruction of two-lane facility into a four-lane divided minor arterial.**	
Limits:	Lebanon Rd. to 1,110' S. of Stewart Creek Rd.		
Impact Fee Class:	4D		
Ultimate Class:	Minor Thoroughfare		
Length (lf):	3,150		
Service Area(s):	C		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	9,800	cy	$ 8.00	$ 78,400
202	12" Lime Stabilized Subgrade @ 100 lbs/sy	19,600	sy	$ 5.00	$ 98,000
302	8" Concrete Pavement w/ 6" Curb	18,900	sy	$ 38.00	$ 718,200
402	4" Topsoil	14,700	sy	$ 3.50	$ 51,450
				Paving Construction Cost Subtotal:	**$ 946,050**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 94,605
√	Traffic Control	Construction Phase Traffic Control	3%	$ 28,382
√	Pavement Markings/Markers		2%	$ 18,921
√	Roadway Drainage	Standard Internal System	30%	$ 283,815
√	Special Drainage Structures	Crosses Flood Plain	$500,000	$500,000
√	Water	Minor Adjustments	3%	$ 28,382
√	Sewer	Minor Adjustments	5%	$ 47,303
√	Establish Turf / Erosion Control		7%	$ 66,224
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,067,630**

Paving and Allowance Subtotal:		**$ 2,013,680**
Construction Contingency:	15%	$ 302,052
Construction Cost TOTAL:		**$ 2,316,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,316,000**
Engineering/Survey/Testing:		20%	$ 463,200
Mobilization		6%	$ 138,960
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 2,918,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:	**Description:**	**Project No.**	**C-13**
Name:	4th Army Memorial Rd. (2)	**This project consists of the construction of two northbound lanes to complete the four-lane divided minor arterial.**	
Limits:	1,110' S. of Stewart Creek Rd. to Stewart Creek Rd.		
Impact Fee Class:	4D (1/2)		
Ultimate Class:	Minor Thoroughfare		
Length (lf):	1,110		
Service Area(s):	C		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	1,727	cy	$ 8.00	$ 13,813
205	12" Lime Stabilized Subgrade @ 100 lbs/sy	3,453	sy	$ 5.00	$ 17,267
305	8" Concrete Pavement w/ 6" Curb	3,330	sy	$ 38.00	$ 126,540
405	4" Topsoil	8,140	sy	$ 3.50	$ 28,490
				Paving Construction Cost Subtotal:	**$ 186,110**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 18,611
√	Traffic Control	Construction Phase Traffic Control	3%	$ 5,583
√	Pavement Markings/Markers		2%	$ 3,722
√	Roadway Drainage	Standard Internal System	30%	$ 55,833
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 5,583
√	Sewer	Minor Adjustments	5%	$ 9,306
√	Establish Turf / Erosion Control		7%	$ 13,028
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 111,666**
			Paving and Allowance Subtotal:	**$ 297,776**
			Construction Contingency: 15%	$ 44,666
			Construction Cost TOTAL:	**$ 343,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 343,000**
Engineering/Survey/Testing:		20%	$ 68,600
Mobilization		6%	$ 20,580
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 432,000**

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City of Frisco
2010-11 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**C-14**
Name:	4th Army Memorial Rd. (3)	**This project consists of the reconstruction of two-lane facility into a four-lane divided minor arterial.**		
Limits:	Stewart Creek Rd. to Stonebrook Pkwy.			
Impact Fee Class:	4D			
Ultimate Class:	Minor Thoroughfare			
Length (lf):	1,275			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	3,967	cy	$ 8.00	$ 31,733
202	12" Lime Stabilized Subgrade @ 100 lbs/sy	7,933	sy	$ 5.00	$ 39,667
302	8" Concrete Pavement w/ 6" Curb	7,650	sy	$ 38.00	$ 290,700
402	4" Topsoil	5,950	sy	$ 3.50	$ 20,825
				Paving Construction Cost Subtotal:	**$ 382,925**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 38,293
√	Traffic Control	Construction Phase Traffic Control	3%	$ 11,488
√	Pavement Markings/Markers		2%	$ 7,659
√	Roadway Drainage	Standard Internal System	30%	$ 114,878
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 11,488
√	Sewer	Minor Adjustments	5%	$ 19,146
√	Establish Turf / Erosion Control		7%	$ 26,805
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 229,755**
			Paving and Allowance Subtotal:	**$ 612,680**
			Construction Contingency: 15%	$ 91,902
			Construction Cost TOTAL:	**$ 705,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 705,000**
Engineering/Survey/Testing:		20%	$ 141,000
Mobilization		6%	$ 42,300
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 888,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**C-15**
Name:	Cotton Gin Rd. (1)	**This project consists of the construction of two northbound lanes to complete the four-lane divided minor arterial.**		
Limits:	Stonebrook Pkwy. to Citation Ct.			
Impact Fee Class:	4D (1/2)			
Ultimate Class:	Minor Thoroughfare			
Length (lf):	1,385			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	2,154	cy	$ 8.00	$ 17,236
205	12" Lime Stabilized Subgrade @ 100 lbs/sy	4,309	sy	$ 5.00	$ 21,544
305	8" Concrete Pavement w/ 6" Curb	4,155	sy	$ 38.00	$ 157,890
405	4" Topsoil	10,157	sy	$ 3.50	$ 35,548
				Paving Construction Cost Subtotal:	**$ 232,218**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 23,222
√	Traffic Control	Construction Phase Traffic Control	3%	$ 6,967
√	Pavement Markings/Markers		2%	$ 4,644
√	Roadway Drainage	Standard Internal System	30%	$ 69,666
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 6,967
√	Sewer	Minor Adjustments	5%	$ 11,611
√	Establish Turf / Erosion Control		7%	$ 16,255
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 139,331**
			Paving and Allowance Subtotal:	**$ 371,549**
			Construction Contingency: 15%	$ 55,732
			Construction Cost TOTAL:	**$ 428,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 428,000**
Engineering/Survey/Testing:		20%	$ 85,600
Mobilization		6%	$ 25,680
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 539,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**C-16**
Name:	Cotton Gin Rd. (2)	**This project consists of the construction of two northbound lanes to complete the four-lane divided minor arterial.**		
Limits:	Guinn Gate to 650' N. of Guinn Gate			
Impact Fee Class:	4D (1/2)			
Ultimate Class:	Minor Thoroughfare			
Length (lf):	650			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	1,011	cy	$ 8.00	$ 8,089
205	12" Lime Stabilized Subgrade @ 100 lbs/sy	2,022	sy	$ 5.00	$ 10,111
305	8" Concrete Pavement w/ 6" Curb	1,950	sy	$ 38.00	$ 74,100
405	4" Topsoil	4,767	sy	$ 3.50	$ 16,683
				Paving Construction Cost Subtotal:	**$ 108,983**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 10,898
√	Traffic Control	Construction Phase Traffic Control	3%	$ 3,270
√	Pavement Markings/Markers		2%	$ 2,180
√	Roadway Drainage	Standard Internal System	30%	$ 32,695
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 3,270
√	Sewer	Minor Adjustments	5%	$ 5,449
√	Establish Turf / Erosion Control		7%	$ 7,629
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 65,390**
			Paving and Allowance Subtotal:	**$ 174,373**
			Construction Contingency: 15%	$ 26,156
			Construction Cost TOTAL:	**$ 201,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 201,000**
Engineering/Survey/Testing:		20%	$ 40,200
Mobilization		6%	$ 12,060
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 253,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**C-17**
Name:	Cotton Gin Rd. (3)	**This project consists of the construction/reconstruction of a new four-lane divided minor arterial.**		
Limits:	650' N. of Guinn Gate to Legacy Dr.			
Impact Fee Class:	4D			
Ultimate Class:	Minor Thoroughfare			
Length (lf):	4,445			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	13,829	cy	$ 8.00	$ 110,631
202	12" Lime Stabilized Subgrade @ 100 lbs/sy	27,658	sy	$ 5.00	$ 138,289
302	8" Concrete Pavement w/ 6" Curb	26,670	sy	$ 38.00	$ 1,013,460
402	4" Topsoil	20,743	sy	$ 3.50	$ 72,602
				Paving Construction Cost Subtotal:	**$ 1,334,982**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 133,498
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		2%	$ 26,700
√	Roadway Drainage	Standard Internal System	30%	$ 400,495
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 40,049
√	Sewer	Minor Adjustments	5%	$ 66,749
√	Establish Turf / Erosion Control		7%	$ 93,449
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 760,940**
			Paving and Allowance Subtotal:	**$ 2,095,921**
			Construction Contingency: 15%	$ 314,388
			Construction Cost TOTAL:	**$ 2,411,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,411,000**
Engineering/Survey/Testing:		20%	$ 482,200
Mobilization		6%	$ 144,660
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 3,038,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**C-18**
Name:	Cotton Gin Rd. (4)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare.**		
Limits:	Legacy Dr. to DNT			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	2,695			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	4,192	cy	$ 8.00	$ 33,538
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	8,384	sy	$ 5.00	$ 41,922
307	8" Concrete Pavement w/ 6" Curb	8,085	sy	$ 38.00	$ 307,230
407	4" Topsoil	7,187	sy	$ 3.50	$ 25,153
				Paving Construction Cost Subtotal:	**$ 407,843**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 40,784
√	Traffic Control	Construction Phase Traffic Control	3%	$ 12,235
√	Pavement Markings/Markers		2%	$ 8,157
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 28,549
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 89,726**
			Paving and Allowance Subtotal:	**$ 497,569**
			Construction Contingency: 15%	$ 74,635
			Construction Cost TOTAL:	**$ 573,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 573,000**
Engineering/Survey/Testing:		20%	$ 114,600
Mobilization		6%	$ 34,380
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 722,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Frisco.

The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		Description:	Project No. C-19
Name:	Legacy Dr. (3)	**This completed project consisted of the construction of northbound three lanes to complete the six-lane divided major thoroughfare. The City contributed $2,243,900 (CIP 05-0032) to the construction of this facility.**	
Limits:	Main St. to Citation Ct.		
Impact Fee Class:	6D (1/2)		
Ultimate Class:	Major Thoroughfare		
Length (lf):	5,890		
Service Area(s):	C		

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:	CIP 05-0032		**$ 2,243,900**
Engineering/Survey/Testing			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included		
		Impact Fee Project Cost TOTAL:	**$ 2,243,900**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**C-20**
Name:	Legacy Dr. (4)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. The City previously contributed $4,465,625 (CIP 03-0110) to the construction of the existing facility from Jetport to Chippewa.**		
Limits:	Citation Ct. to BNSF RR			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	5,900			
Service Area(s):	C			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	9,178	cy	$ 8.00	$ 73,422
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	18,356	sy	$ 5.00	$ 91,778
307	8" Concrete Pavement w/ 6" Curb	17,700	sy	$ 38.00	$ 672,600
407	4" Topsoil	15,733	sy	$ 3.50	$ 55,067
				Paving Construction Cost Subtotal:	**$ 892,867**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 89,287
√	Traffic Control	Construction Phase Traffic Control	3%	$ 26,786
√	Pavement Markings/Markers		2%	$ 17,857
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 62,501
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 196,431**

Paving and Allowance Subtotal:		**$ 1,089,297**
Construction Contingency:	15%	$ 163,395
Construction Cost TOTAL:		**$ 1,253,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,253,000**
Engineering/Survey/Testing:		20%	$ 250,600
Mobilization		6%	$ 75,180
Previous City contribution	CIP 03-0110		$ 4,465,625
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 6,044,000**

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City of Frisco - 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area D

#	Class	Project	Limits	Project Cost
B-13, D-1	4D	Main St. (3)	BNSF RR to Preston Rd.	$ 5,180,000
B-14, D-2	6D	Main St. (4) [FM 3537]	Preston Rd. to Custer Rd.	$ 2,350,827
D-3	6D	Stonebrook Pkwy. (5)	BNSF RR to Longhorn Trl.	$ 386,000
D-4	6D (1/3)	Stonebrook Pkwy. (6)	Longhorn Trl. to DNT	$ 995,000
D-5	6D (1/3)	Stonebrook Pkwy. (7)	DNT to Preston Rd.	$ 6,108,000
D-6	6D (1/3)	Rolater Rd. (1)	Preston Rd. to 1,470' W. of Coit Rd.	$ 2,611,000
D-7	6D (1/3)	Rolater Rd. (2)	Coit Rd. to Independence Pkwy.	$ 3,663,000
D-8	6D (1/3)	Rolater Rd. (3)	Independence Pkwy. to Custer Rd.	$ 2,597,000
D-9	6D (1/3)	Wade Blvd. (1)	Parkwood Dr. to Preston Rd.	$ 1,115,000
D-10	4D (1/2)	Wade Blvd. (2)	Autumnwood Dr. to Ohio Dr.	$ 221,000
D-11	6D (1/3)	Lebanon Rd. (2)	BNSF RR to Coit Rd.	$ 2,682,000
D-12	4D	Lebanon Rd. (3)	Coit Rd. to Independence Pkwy.	$ 4,593,000
D-13	6D	Gaylord Pkwy. (1)	Warren Pkwy. to Lebanon Rd.	$ 3,993,000
D-14	6D (1/3)	Gaylord Pkwy. (2)	Warren Pkwy. to DNT	$ 693,000
D-15	4D	Gaylord Pkwy. (3)	Ohio Dr. to Hillcrest Rd.	$ 2,761,000
D-16	6D (1/3)	Warren Pkwy. (1)	Legacy Dr. to DNT	$ 2,909,646
D-17	6D (1/3)	Warren Pkwy. (2)	Preston Rd. to Ohio Dr.	$ 368,000
D-18	6D (2/3)	Warren Pkwy. (3)	Ohio Dr. to 1,730' W. of Hillcrest Rd.	$ 1,520,000
D-19	6D (1/3)	Warren Pkwy. (4)	1,735' W. of Hillcrest Rd. to 710' W. of Hillcrest Rd.	$ 275,000
D-20	6D (2/3)	Warren Pkwy. (5)	710' W. of Hilcrest Rd. to Hilcrest Rd.	$ 479,000
D-21	4D (1/2)	Town & Country Blvd.	Spring Creek Pkwy. To 1,775' W. of Legacy Dr.	$ 1,135,000
D-22	6D (1/3)	Legacy Dr. (5)	SH 121 to BNSF RR	$ 3,964,000
D-23	6D (1/3)	Parkwood Dr. (1)	Stonebrook Pkwy. to 2,050' N' of Warren Pkwy.	$ 3,105,000
D-24	4D	Ohio Dr. (1)	Prestmont Pl. to Lebanon Rd.	$ 540,785
D-25	4D	Ohio Dr. (2)	Lebanon Rd. to Wade Blvd.	$ 1,520,250
D-26	4D (1/2)	Ohio Dr. (3)	Wade Blvd. to Hillcrest Rd.	$ 270,000
D-27	6D (1/3)	Hillcrest Rd. (6)	Main St. to SH 121	$ 4,806,000
D-28	6D (2/3)	Coit Rd. (9)	Main St. to 1,020' S. of Main St.	$ 688,000
D-29	6D (1/3)	Coit Rd. (10)	1,020' S. of Main St. to Lebanon Rd.	$ 8,668,000
D-30	6D (1/3)	Independence Pkwy. (6)	Main St. to SH 121	$ 7,142,000
D-31	6D	Custer Rd. (2) [FM 2478]	Main St. to SH 121	$ 3,156,028

TOTAL $ 80,495,536

*Total may be higher than presented in Table 2.10 (10-Year Capital Improvement Plan for Roadway Impact Fees with Conceptual Level Cost Opinions) because the cost of some projects are shared between service areas.

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City of Frisco
2010-11 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-13, D-1**
Name:	Main St. (3)	**This completed project consisted of the upgrade of Main St. to a four-lane/five-lane minor thoroughfare. The City's contribution to construction costs was $5,180,000 (CIP 03-0073).**		
Limits:	BNSF RR to Preston Rd.			
Impact Fee Class:	4D			
Ultimate Class:	Minor Thoroughfare			
Length (lf):	8,305			
Service Area(s):	B, D			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:	CIP 03-0073		**$ 5,180,000**
Engineering/Survey/Testing			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included		
		Impact Fee Project Cost TOTAL:	**$ 5,180,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**B-14, D-2**
Name:	Main St. (4) [FM 3537]	**This project consists of the City's contribution to the TxDOT reconstruction of an existing two-lane section to a six-lane divided arterial. The City's contribution was $2,835,827 (CIP 03-0108). A developer contribution of $485,000 was removed from the City's contribution.**		
Limits:	Preston Rd. to Custer Rd.			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	21,300			
Service Area(s):	B, D			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:	CIP 03-0108		**$ 1,321,000**
Engineering/Survey/Testing			**$ 1,514,827**
Other	Developer Contribution		$ (485,000)
ROW/Easement Acquisition:	No ROW Acquisition Costs included		
		Impact Fee Project Cost TOTAL:	**$ 2,350,827**

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City of Frisco
2010-11 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-3**
Name:	Stonebrook Pkwy. (5)	**This project consists of the construction of a new six-lane divided arterial facility, including an allowance for the BNSF RR underpass. Stonebrook Pkwy. from Legacy Dr. to Longhorn Trl. is estimated at $15,000,000 (CIP 10-0024). $7,800,000 (52%) was included for the cost within these limits. NCTCOG is estimated to contribute $14,257,471 to Stonebrook Pkwy. from Legacy Dr. to Longhorn Trl.; therefore $7,413,885 (52%) was removed from the cost within these limits.**		
Limits:	BNSF RR to Longhorn Trl			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	1,020			
Service Area(s):	D			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:	Estimate provided by City (CIP 10-0024)	-	**$ 7,800,000**
Engineering/Survey/Testing:			$ -
NCTCOG	Contribution from NCTCOG		$ (7,413,885)
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 386,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-4**
Name:	Stonebrook Pkwy. (6)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare.**		
Limits:	Longhorn Trl. to DNT			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	3,720			
Service Area(s):	D			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	5,787	cy	$ 8.00	$ 46,293
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	11,573	sy	$ 5.00	$ 57,867
307	8" Concrete Pavement w/ 6" Curb	11,160	sy	$ 38.00	$ 424,080
407	4" Topsoil	9,920	sy	$ 3.50	$ 34,720
				Paving Construction Cost Subtotal:	**$ 562,960**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 56,296
√	Traffic Control	Construction Phase Traffic Control	3%	$ 16,889
√	Pavement Markings/Markers		2%	$ 11,259
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 39,407
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 123,851**

Paving and Allowance Subtotal:		**$ 686,811**
Construction Contingency:	15%	$ 103,022
Construction Cost TOTAL:		**$ 790,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 790,000**
Engineering/Survey/Testing:		20%	$ 158,000
Mobilization		6%	$ 47,400
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 995,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Frisco.

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City of Frisco
2010-11 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-5**
Name:	Stonebrook Pkwy. (7)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. The costs are based on a detailed OPCC provided by the City. A developer contribution of $68,000 was removed from the project cost.**		
Limits:	DNT to Preston Rd.			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	7,890			
Service Area(s):	D			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:	Based on OPCC provided by City (CIP 05-0015)		**$ 5,646,000**
Engineering/Survey/Testing:			$ 529,861
Mobilization			
Developer Contribution			$ (68,000)
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 6,108,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Frisco.
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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-6**
Name:	Rolater Rd. (1)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare.**		
Limits:	Preston Rd. to 1,470' W. of Coit Rd.			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	9,755			
Service Area(s):	D			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	15,174	cy	$ 8.00	$ 121,396
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	30,349	sy	$ 5.00	$ 151,744
307	8" Concrete Pavement w/ 6" Curb	29,265	sy	$ 38.00	$ 1,112,070
407	4" Topsoil	26,013	sy	$ 3.50	$ 91,047
				Paving Construction Cost Subtotal:	**$ 1,476,257**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 147,626
√	Traffic Control	Construction Phase Traffic Control	3%	$ 44,288
√	Pavement Markings/Markers		2%	$ 29,525
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 103,338
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 324,776**
			Paving and Allowance Subtotal:	**$ 1,801,033**
			Construction Contingency: 15%	$ 270,155
			Construction Cost TOTAL:	**$ 2,072,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,072,000**
Engineering/Survey/Testing:		20%	$ 414,400
Mobilization		6%	$ 124,320
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 2,611,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-7**
Name:	Rolater Rd. (2)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. The City contributed $2,226,357 (CIP 05-0018) to the construction of the existing four-lane facility.**		
Limits:	Coit Rd. to Independence Pkwy.			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	5,365			
Service Area(s):	D			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	8,346	cy	$ 8.00	$ 66,764
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	16,691	sy	$ 5.00	$ 83,456
307	8" Concrete Pavement w/ 6" Curb	16,095	sy	$ 38.00	$ 611,610
407	4" Topsoil	14,307	sy	$ 3.50	$ 50,073
				Paving Construction Cost Subtotal:	**$ 811,903**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 81,190
√	Traffic Control	Construction Phase Traffic Control	3%	$ 24,357
√	Pavement Markings/Markers		2%	$ 16,238
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 56,833
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 178,619**
			Paving and Allowance Subtotal:	**$ 990,522**
			Construction Contingency: 15%	$ 148,578
			Construction Cost TOTAL:	**$ 1,140,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,140,000**
Engineering/Survey/Testing:		20%	$ 228,000
Mobilization		6%	$ 68,400
Previous City contribution	CIP 05-0018		$ 2,226,357
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 3,663,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Frisco.

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-8**
Name:	Rolater Rd. (3)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. The widening of Rolater Rd. from a two lane section to a four lane section was part of the 2007 Collin County Bond Program. The cost of the widening from two to four lanes was estimated at $3,140,000 while the County's anticipated contribution is $1,850,000 from Independence Pkwy. to Custer Rd. A developer contribution of $97,500 was removed from the cost of this facility.**		
Limits:	Independence Pkwy. to Custer Rd.			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	5,250			
Service Area(s):	D			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	8,167	cy	$ 8.00	$ 65,333
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	16,333	sy	$ 5.00	$ 81,667
307	8" Concrete Pavement w/ 6" Curb	15,750	sy	$ 38.00	$ 598,500
407	4" Topsoil	14,000	sy	$ 3.50	$ 49,000
				Paving Construction Cost Subtotal:	**$ 794,500**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 79,450
√	Traffic Control	Construction Phase Traffic Control	3%	$ 23,835
√	Pavement Markings/Markers		2%	$ 15,890
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 55,615
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 174,790**
			Paving and Allowance Subtotal:	**$ 969,290**
			Construction Contingency: 15%	$ 145,394
			Construction Cost TOTAL:	**$ 1,115,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,115,000**
Engineering/Survey/Testing:		20%	$ 223,000
Mobilization		6%	$ 66,900
Previous City contribution	Cost for Widening from 2 to 4 lanes (CIP 05-00521)		$ 3,140,000
Other	Contribution from Collin County Bond		$ (1,850,000)
Other	Developer Contribution		$ (97,500)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 2,597,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-9**
Name:	Wade Blvd. (1)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare.**		
Limits:	Parkwood Dr. to Preston Rd.			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	4,165			
Service Area(s):	D			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	6,479	cy	$ 8.00	$ 51,831
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	12,958	sy	$ 5.00	$ 64,789
307	8" Concrete Pavement w/ 6" Curb	12,495	sy	$ 38.00	$ 474,810
407	4" Topsoil	11,107	sy	$ 3.50	$ 38,873
				Paving Construction Cost Subtotal:	**$ 630,303**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 63,030
√	Traffic Control	Construction Phase Traffic Control	3%	$ 18,909
√	Pavement Markings/Markers		2%	$ 12,606
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 44,121
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 138,667**
			Paving and Allowance Subtotal:	**$ 768,970**
			Construction Contingency: 15%	$ 115,346
			Construction Cost TOTAL:	**$ 885,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 885,000**
Engineering/Survey/Testing:		20%	$ 177,000
Mobilization		6%	$ 53,100
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 1,115,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-10**
Name:	Wade Blvd. (2)	**This completed project consisted of the upgrade of Wade Blvd. to a four-lane divided minor thoroughfare. The City's previously contributed $221,000 (CIP 05-0017) to the construction of the existing facility.**		
Limits:	Autumnwood Dr. to Ohio Dr.			
Impact Fee Class:	4D (1/2)			
Ultimate Class:	Minor Thoroughfare			
Length (lf):	1,395			
Service Area(s):	D			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:	CIP 05-0017		**$ 221,000**
Engineering/Survey/Testing			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included		
	Impact Fee Project Cost TOTAL:		**$ 221,000**

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City of Frisco
2010-11 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-11**
Name:	Lebanon Rd. (2)	**This project consists of the construction of the median lanes to complete the six-lane major thoroughfare. This project is part of the 2007 Collin County Bond Program. The County's anticipated contribution is $4,431,000 from the County Line to Coit Rd and has been removed from the cost of this project.**		
Limits:	BNSF RR to Coit Rd.			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	26,585			
Service Area(s):	D			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	41,354	cy	$ 8.00	$ 330,836
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	82,709	sy	$ 5.00	$ 413,544
307	8" Concrete Pavement w/ 6" Curb	79,755	sy	$ 38.00	$ 3,030,690
407	4" Topsoil	70,893	sy	$ 3.50	$ 248,127
				Paving Construction Cost Subtotal:	**$ 4,023,197**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 402,320
√	Traffic Control	Construction Phase Traffic Control	3%	$ 120,696
√	Pavement Markings/Markers		2%	$ 80,464
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 281,624
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 885,103**
			Paving and Allowance Subtotal:	**$ 4,908,300**
			Construction Contingency: 15%	$ 736,245
			Construction Cost TOTAL:	**$ 5,645,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,645,000**
Engineering/Survey/Testing:		20%	$ 1,129,000
Mobilization		6%	$ 338,700
Previous City contribution			
Other	Contribution from Collin County Bond		$ (4,431,000)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 2,682,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-12**
Name:	Lebanon Rd. (3)	**This project consists of the construction of a new four-lane minor thoroughfare.**		
Limits:	Coit Rd. to Independence Pkwy.			
Impact Fee Class:	4D			
Ultimate Class:	Minor Thoroughfare			
Length (lf):	6,190			
Service Area(s):	D			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	19,258	cy	$ 8.00	$ 154,062
202	12" Lime Stabilized Subgrade @ 100 lbs/sy	38,516	sy	$ 5.00	$ 192,578
302	8" Concrete Pavement w/ 6" Curb	37,140	sy	$ 38.00	$ 1,411,320
402	4" Topsoil	28,887	sy	$ 3.50	$ 101,103
				Paving Construction Cost Subtotal:	**$ 1,859,063**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 185,906
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		2%	$ 37,181
√	Roadway Drainage	Standard Internal System	30%	$ 557,719
√	Special Drainage Structures	Crosses Flood Plain	$250,000	$ 250,000
√	Water	Minor Adjustments	3%	$ 55,772
√	Sewer	Minor Adjustments	5%	$ 92,953
√	Establish Turf / Erosion Control		7%	$ 130,134
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,309,666**

Paving and Allowance Subtotal:	**$**	**3,168,729**
Construction Contingency: 15%	$	475,309
Construction Cost TOTAL:	**$**	**3,645,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,645,000**
Engineering/Survey/Testing:		20%	$ 729,000
Mobilization		6%	$ 218,700
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 4,593,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-13**
Name:	Gaylord Pkwy. (1)	**This project consists of the construction of a new six-lane major thoroughfare.**		
Limits:	Warren Pkwy. to Lebanon Rd.			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	4,100			
Service Area(s):	D			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	18,222	cy	$ 8.00	$ 145,778
204	12" Lime Stabilized Subgrade @ 100 lbs/sy	36,444	sy	$ 5.00	$ 182,222
304	8" Concrete Pavement w/ 6" Curb	35,533	sy	$ 38.00	$ 1,350,267
404	4" Topsoil	21,867	sy	$ 3.50	$ 76,533
				Paving Construction Cost Subtotal:	**$ 1,754,800**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 175,480
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		2%	$ 35,096
√	Roadway Drainage	Standard Internal System	30%	$ 526,440
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 52,644
√	Sewer	Minor Adjustments	5%	$ 87,740
√	Establish Turf / Erosion Control		7%	$ 122,836
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,000,236**

Paving and Allowance Subtotal:		**$ 2,755,036**
Construction Contingency:	15%	$ 413,255
Construction Cost TOTAL:		**$ 3,169,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,169,000**
Engineering/Survey/Testing:		20%	$ 633,800
Mobilization		6%	$ 190,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 3,993,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-14**
Name:	Gaylord Pkwy. (2)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare.**		
Limits:	Warren Pkwy. to DNT			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	2,590			
Service Area(s):	D			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	4,029	cy	$ 8.00	$ 32,231
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	8,058	sy	$ 5.00	$ 40,289
307	8" Concrete Pavement w/ 6" Curb	7,770	sy	$ 38.00	$ 295,260
407	4" Topsoil	6,907	sy	$ 3.50	$ 24,173
				Paving Construction Cost Subtotal:	**$ 391,953**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 39,195
√	Traffic Control	Construction Phase Traffic Control	3%	$ 11,759
√	Pavement Markings/Markers		2%	$ 7,839
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 27,437
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 86,230**
			Paving and Allowance Subtotal:	**$ 478,183**
			Construction Contingency: 15%	$ 71,727
			Construction Cost TOTAL:	**$ 550,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 550,000**
Engineering/Survey/Testing:		20%	$ 110,000
Mobilization		6%	$ 33,000
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 693,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-15**
Name:	Gaylord Pkwy. (3)	**This project consists of the construction of a new four-lane minor thoroughfare.**		
Limits:	Ohio Dr. to Hillcrest Rd.			
Impact Fee Class:	4D			
Ultimate Class:	Minor Thoroughfare			
Length (lf):	4,040			
Service Area(s):	D			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	12,569	cy	$ 8.00	$ 100,551
202	12" Lime Stabilized Subgrade @ 100 lbs/sy	25,138	sy	$ 5.00	$ 125,689
302	8" Concrete Pavement w/ 6" Curb	24,240	sy	$ 38.00	$ 921,120
402	4" Topsoil	18,853	sy	$ 3.50	$ 65,987
				Paving Construction Cost Subtotal:	**$ 1,213,347**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 121,335
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Markers		2%	$ 24,267
√	Roadway Drainage	Standard Internal System	30%	$ 364,004
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 36,400
√	Sewer	Minor Adjustments	5%	$ 60,667
√	Establish Turf / Erosion Control		7%	$ 84,934
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 691,608**

Paving and Allowance Subtotal:		**$ 1,904,954**
Construction Contingency:	15%	$ 285,743
Construction Cost TOTAL:		**$ 2,191,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,191,000**
Engineering/Survey/Testing:		20%	$ 438,200
Mobilization		6%	$ 131,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 2,761,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-16**
Name:	Warren Pkwy. (1)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. The City previously contributed $1,471,000 (CIP 03-0048) to the construction of the existing four lane facility. $79,654 was removed for a developer contribution.**		
Limits:	Legacy Dr. to DNT			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	5,675			
Service Area(s):	D			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	8,828	cy	$ 8.00	$ 70,622
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	17,656	sy	$ 5.00	$ 88,278
307	8" Concrete Pavement w/ 6" Curb	17,025	sy	$ 38.00	$ 646,950
407	4" Topsoil	15,133	sy	$ 3.50	$ 52,967
				Paving Construction Cost Subtotal:	**$ 858,817**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 85,882
√	Traffic Control	Construction Phase Traffic Control	3%	$ 25,765
√	Pavement Markings/Markers		2%	$ 17,176
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 60,117
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 188,940**
			Paving and Allowance Subtotal:	**$ 1,047,756**
			Construction Contingency: 15%	$ 157,163
			Construction Cost TOTAL:	**$ 1,205,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,205,000**
Engineering/Survey/Testing:		20%	$ 241,000
Mobilization		6%	$ 72,300
Previous City contribution	CIP 03-0048		$ 1,471,000
Other	Developer Contribution		$ (79,654)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 2,909,646**

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City of Frisco
2010-11 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-17**
Name:	Warren Pkwy. (2)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare.**		
Limits:	Preston Rd. to Ohio Dr.			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	1,375			
Service Area(s):	D			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	2,139	cy	$ 8.00	$ 17,111
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	4,278	sy	$ 5.00	$ 21,389
307	8" Concrete Pavement w/ 6" Curb	4,125	sy	$ 38.00	$ 156,750
407	4" Topsoil	3,667	sy	$ 3.50	$ 12,833
				Paving Construction Cost Subtotal:	**$ 208,083**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 20,808
√	Traffic Control	Construction Phase Traffic Control	3%	$ 6,243
√	Pavement Markings/Markers		2%	$ 4,162
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 14,566
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 45,778**

Paving and Allowance Subtotal:		**$ 253,862**
Construction Contingency:	15%	$ 38,079
Construction Cost TOTAL:		**$ 292,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 292,000**
Engineering/Survey/Testing:		20%	$ 58,400
Mobilization		6%	$ 17,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 368,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-18**
Name:	Warren Pkwy. (3)	**This project consists of the construction of the remaining one Westbound lane and three Eastbound lanes to complete the six-lane major thoroughfare.**		
Limits:	Ohio Dr. to 1,730' W. of Hillcrest Rd.			
Impact Fee Class:	6D (2/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	2,255			
Service Area(s):	D			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	7,016	cy	$ 8.00	$ 56,124
208	12" Lime Stabilized Subgrade @ 100 lbs/sy	13,530	sy	$ 5.00	$ 67,650
308	8" Concrete Pavement w/ 6" Curb	13,154	sy	$ 38.00	$ 499,858
408	4" Topsoil	9,020	sy	$ 3.50	$ 31,570
				Paving Construction Cost Subtotal:	**$ 655,203**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 65,520
√	Traffic Control	Construction Phase Traffic Control	3%	$ 19,656
√	Pavement Markings/Markers		2%	$ 13,104
√	Roadway Drainage	Standard Internal System	30%	$ 196,561
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 19,656
√	Sewer	Minor Adjustments	5%	$ 32,760
√	Establish Turf / Erosion Control		7%	$ 45,864
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 393,122**
			Paving and Allowance Subtotal:	**$ 1,048,324**
			Construction Contingency: 15%	$ 157,249
			Construction Cost TOTAL:	**$ 1,206,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,206,000**
Engineering/Survey/Testing:		20%	$ 241,200
Mobilization		6%	$ 72,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 1,520,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:	**Description:**	**Project No.**	**D-19**
Name:	Warren Pkwy. (4)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare.**	
Limits:	1,735' W. of Hillcrest Rd. to 710' W. of Hillcrest Rd.		
Impact Fee Class:	6D (1/3)		
Ultimate Class:	Major Thoroughfare		
Length (lf):	1,025		
Service Area(s):	D		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	1,594	cy	$ 8.00	$ 12,756
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	3,189	sy	$ 5.00	$ 15,944
307	8" Concrete Pavement w/ 6" Curb	3,075	sy	$ 38.00	$ 116,850
407	4" Topsoil	2,733	sy	$ 3.50	$ 9,567
				Paving Construction Cost Subtotal:	**$ 155,117**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 15,512
√	Traffic Control	Construction Phase Traffic Control	3%	$ 4,654
√	Pavement Markings/Markers		2%	$ 3,102
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 10,858
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 34,126**
			Paving and Allowance Subtotal:	**$ 189,242**
			Construction Contingency: 15%	$ 28,386
			Construction Cost TOTAL:	**$ 218,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 218,000**
Engineering/Survey/Testing:		20%	$ 43,600
Mobilization		6%	$ 13,080
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 275,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Frisco.

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-20**
Name:	Warren Pkwy. (5)	**This project consists of the construction of the remaining one Westbound lane and three Eastbound lanes to complete the six-lane major thoroughfare.**		
Limits:	710' W. of Hilcrest Rd. to Hilcrest Rd.			
Impact Fee Class:	6D (2/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	710			
Service Area(s):	D			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	2,209	cy	$ 8.00	$ 17,671
208	12" Lime Stabilized Subgrade @ 100 lbs/sy	4,260	sy	$ 5.00	$ 21,300
308	8" Concrete Pavement w/ 6" Curb	4,142	sy	$ 38.00	$ 157,383
408	4" Topsoil	2,840	sy	$ 3.50	$ 9,940
				Paving Construction Cost Subtotal:	**$ 206,294**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 20,629
√	Traffic Control	Construction Phase Traffic Control	3%	$ 6,189
√	Pavement Markings/Markers		2%	$ 4,126
√	Roadway Drainage	Standard Internal System	30%	$ 61,888
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 6,189
√	Sewer	Minor Adjustments	5%	$ 10,315
√	Establish Turf / Erosion Control		7%	$ 14,441
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 123,777**
			Paving and Allowance Subtotal:	**$ 330,071**
			Construction Contingency: 15%	$ 49,511
			Construction Cost TOTAL:	**$ 380,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 380,000**
Engineering/Survey/Testing:		20%	$ 76,000
Mobilization		6%	$ 22,800
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 479,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:	**Description:**	**Project No.**	**D-21**
Name:	Town & Country Blvd.	**This project consists of the construction of an additional two lanes to complete the four-lane minor thoroughfare.**	
Limits:	Spring Creek Pkwy. To 1,775' W. of Legacy Dr.		
Impact Fee Class:	4D (1/2)		
Ultimate Class:	Minor Thoroughfare		
Length (lf):	2,920		
Service Area(s):	D		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	4,542	cy	$ 8.00	$ 36,338
205	12" Lime Stabilized Subgrade @ 100 lbs/sy	9,084	sy	$ 5.00	$ 45,422
305	8" Concrete Pavement w/ 6" Curb	8,760	sy	$ 38.00	$ 332,880
405	4" Topsoil	21,413	sy	$ 3.50	$ 74,947
				Paving Construction Cost Subtotal:	**$ 489,587**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 48,959
√	Traffic Control	Construction Phase Traffic Control	3%	$ 14,688
√	Pavement Markings/Markers		2%	$ 9,792
√	Roadway Drainage	Standard Internal System	30%	$ 146,876
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 14,688
√	Sewer	Minor Adjustments	5%	$ 24,479
√	Establish Turf / Erosion Control		7%	$ 34,271
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 293,752**
			Paving and Allowance Subtotal:	**$ 783,339**
			Construction Contingency: 15%	$ 117,501
			Construction Cost TOTAL:	**$ 901,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 901,000**
Engineering/Survey/Testing:		20%	$ 180,200
Mobilization		6%	$ 54,060
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 1,135,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:

Description: Project No. D-22

Name:	Legacy Dr. (5)
Limits:	SH 121 to BNSF RR
Impact Fee Class:	6D (1/3)
Ultimate Class:	Major Thoroughfare
Length (lf):	13,625
Service Area(s):	D

This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. The City previously contributed $350,914 (CIP 03-0128) to Legacy Dr. from Stonebriar Pkwy. to Warren Pkwy. $32,257 has been removed for a developer contribution.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	21,194	cy	$ 8.00	$ 169,556
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	42,389	sy	$ 5.00	$ 211,944
307	8" Concrete Pavement w/ 6" Curb	40,875	sy	$ 38.00	$ 1,553,250
407	4" Topsoil	36,333	sy	$ 3.50	$ 127,167
				Paving Construction Cost Subtotal:	**$ 2,061,917**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 206,192
√	Traffic Control	Construction Phase Traffic Control	3%	$ 61,858
√	Pavement Markings/Markers		2%	$ 41,238
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 144,334
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 453,622**
			Paving and Allowance Subtotal:	**$ 2,515,538**
			Construction Contingency: 15%	$ 377,331
			Construction Cost TOTAL:	**$ 2,893,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,893,000**
Engineering/Survey/Testing:		20%	$ 578,600
Mobilization		6%	$ 173,580
Previous City contribution	CIP 03-0128		$ 350,914
Other	Developer contribution		$ (32,357)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 3,964,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-23**
Name:	Parkwood Dr. (1)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. The City previously contributed $857,234 (CIP 06-0024) to the construction of the existing southbound two-lanes from Lebanon Rd. to 2,050' N. of Warren Pkwy.**		
Limits:	Stonebrook Pkwy. to 2,050' N' of Warren Pkwy.			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	8,400			
Service Area(s):	D			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	13,067	cy	$ 8.00	$ 104,533
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	26,133	sy	$ 5.00	$ 130,667
307	8" Concrete Pavement w/ 6" Curb	25,200	sy	$ 38.00	$ 957,600
407	4" Topsoil	22,400	sy	$ 3.50	$ 78,400
				Paving Construction Cost Subtotal:	**$ 1,271,200**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 127,120
√	Traffic Control	Construction Phase Traffic Control	3%	$ 38,136
√	Pavement Markings/Markers		2%	$ 25,424
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 88,984
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 279,664**
			Paving and Allowance Subtotal:	**$ 1,550,864**
			Construction Contingency: 15%	$ 232,630
			Construction Cost TOTAL:	**$ 1,784,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,784,000**
Engineering/Survey/Testing:		20%	$ 356,800
Mobilization		6%	$ 107,040
Previous City contribution	CIP 06-0024		$ 857,234
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 3,105,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-24**
Name:	Ohio Dr. (1)	**This completed project consisted of the upgrade of Ohio Dr. to a four-lane minor thoroughfare. The City's contribution to construction costs was $540,785 (CIP 03-0057).**		
Limits:	Prestmont Pl. to Lebanon Rd.			
Impact Fee Class:	4D			
Ultimate Class:	Minor Thoroughfare			
Length (lf):	2,805			
Service Area(s):	D			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:	CIP 03-0057	-	**$ 540,785**
Engineering/Survey/Testing			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included		
	Impact Fee Project Cost TOTAL:		**$ 540,785**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		Description:	Project No. D-25
Name:	Ohio Dr. (2)	**This completed project consisted of the upgrade of Ohio Dr. to a four-lane minor thoroughfare. The City's contribution to construction costs was $1,520,250.**	
Limits:	Lebanon Rd. to Wade Blvd.		
Impact Fee Class:	4D		
Ultimate Class:	Minor Thoroughfare		
Length (lf):	3,795		
Service Area(s):	D		

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:	CIP 03-0129	-	**$ 1,437,463**
Engineering/Survey/Testing			**$ 82,787**
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included		
		Impact Fee Project Cost TOTAL:	**$ 1,520,250**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-26**
Name:	Ohio Dr. (3)	**This project consisted of the construction of an additional two lanes to complete the four-lane minor thoroughfare. The City's contributed $250,000 to the construction and $20,000 to Engineering/Survey/Testing of this facility (CIP 05-0016).**		
Limits:	Wade Blvd. to Hillcrest Rd.			
Impact Fee Class:	4D (1/2)			
Ultimate Class:	Minor Thoroughfare			
Length (lf):	2,650			
Service Area(s):	D			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:	CIP 05-0016	-	**$ 250,000**
Engineering/Survey/Testing			**$ 20,000**
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included		
		Impact Fee Project Cost TOTAL:	**$ 270,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-27**
Name:	Hillcrest Rd. (6)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare.**		
Limits:	Main St. to SH 121			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	17,960			
Service Area(s):	D			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	27,938	cy	$ 8.00	$ 223,502
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	55,876	sy	$ 5.00	$ 279,378
307	8" Concrete Pavement w/ 6" Curb	53,880	sy	$ 38.00	$ 2,047,440
407	4" Topsoil	47,893	sy	$ 3.50	$ 167,627
				Paving Construction Cost Subtotal:	**$ 2,717,947**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 271,795
√	Traffic Control	Construction Phase Traffic Control	3%	$ 81,538
√	Pavement Markings/Markers		2%	$ 54,359
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 190,256
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 597,948**
			Paving and Allowance Subtotal:	**$ 3,315,895**
			Construction Contingency: 15%	$ 497,384
			Construction Cost TOTAL:	**$ 3,814,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,814,000**
Engineering/Survey/Testing:		20%	$ 762,800
Mobilization		6%	$ 228,840
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 4,806,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-28**
Name:	Coit Rd. (9)	**This project consists of the construction of the remaining one Northbound lane and three Southbound lanes to complete the six-lane major thoroughfare.**		
Limits:	Main St. to 1,020' S. of Main St.			
Impact Fee Class:	6D (2/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	1,020			
Service Area(s):	D			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	3,173	cy	$ 8.00	$ 25,387
208	12" Lime Stabilized Subgrade @ 100 lbs/sy	6,120	sy	$ 5.00	$ 30,600
308	8" Concrete Pavement w/ 6" Curb	5,950	sy	$ 38.00	$ 226,100
408	4" Topsoil	4,080	sy	$ 3.50	$ 14,280
				Paving Construction Cost Subtotal:	**$ 296,367**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 29,637
√	Traffic Control	Construction Phase Traffic Control	3%	$ 8,891
√	Pavement Markings/Markers		2%	$ 5,927
√	Roadway Drainage	Standard Internal System	30%	$ 88,910
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	3%	$ 8,891
√	Sewer	Minor Adjustments	5%	$ 14,818
√	Establish Turf / Erosion Control		7%	$ 20,746
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 177,820**
			Paving and Allowance Subtotal:	**$ 474,187**
			Construction Contingency: 15%	$ 71,128
			Construction Cost TOTAL:	**$ 546,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 546,000**
Engineering/Survey/Testing:		20%	$ 109,200
Mobilization		6%	$ 32,760
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 688,000**

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City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-29**
Name:	Coit Rd. (10)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. The City previously contributed $5,475,627 (CIP 05-0009) to the construction of the existing facility. Developer contributions of $48,000 have been removed from this project. Note the ultimate creek crossing has been constructed; therefore 225' was not included in the median cost.**		
Limits:	1,020' S. of Main St. to Lebanon Rd.			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	12,110			
Service Area(s):	D			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	18,838	cy	$ 8.00	$ 150,702
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	37,676	sy	$ 5.00	$ 188,378
307	8" Concrete Pavement w/ 6" Curb	36,330	sy	$ 38.00	$ 1,380,540
407	4" Topsoil	32,293	sy	$ 3.50	$ 113,027
				Paving Construction Cost Subtotal:	**$ 1,832,647**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 183,265
√	Traffic Control	Construction Phase Traffic Control	3%	$ 54,979
√	Pavement Markings/Markers		2%	$ 36,653
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 128,285
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 403,182**
			Paving and Allowance Subtotal:	**$ 2,235,829**
			Construction Contingency: 15%	$ 335,374
			Construction Cost TOTAL:	**$ 2,572,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,572,000**
Engineering/Survey/Testing:		20%	$ 514,400
Mobilization		6%	$ 154,320
Previous City contribution	CIP 05-0009		$ 5,475,627
Other	Developer Contribution		$ (48,000)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 8,668,000**

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City of Frisco
2010-11 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-30**
Name:	Independence Pkwy. (6)	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. The City previously contributed $9,007,704 (CIP 05-0013) to the construction of the existing facility. Developer contributions of $50,000 have been removed from this project. Collin County contributed $5,000,000 and this amount has been removed from the project. Note the ultimate creek crossing has been constructed; therefore 250' was not included in the median cost.**		
Limits:	Main St. to SH 121			
Impact Fee Class:	6D (1/3)			
Ultimate Class:	Major Thoroughfare			
Length (lf):	11,900			
Service Area(s):	D			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	18,511	cy	$ 8.00	$ 148,089
207	12" Lime Stabilized Subgrade @ 100 lbs/sy	37,022	sy	$ 5.00	$ 185,111
307	8" Concrete Pavement w/ 6" Curb	35,700	sy	$ 38.00	$ 1,356,600
407	4" Topsoil	31,733	sy	$ 3.50	$ 111,067
				Paving Construction Cost Subtotal:	**$ 1,800,867**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		10%	$ 180,087
√	Traffic Control	Construction Phase Traffic Control	3%	$ 54,026
√	Pavement Markings/Markers		2%	$ 36,017
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
	Water	None Anticipated	0%	$ -
	Sewer	None Anticipated	0%	$ -
√	Establish Turf / Erosion Control		7%	$ 126,061
	Other:		$0	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 396,191**

Paving and Allowance Subtotal:		**$ 2,197,057**
Construction Contingency:	15%	$ 329,559
Construction Cost TOTAL:		**$ 2,527,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,527,000**
Engineering/Survey/Testing:		20%	$ 505,400
Mobilization		6%	$ 151,620
Previous City contribution	CIP 05-0013		$ 9,007,704
Collin County Contribution			$ (5,000,000)
Other	Developer Contribution		$ (50,000)
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	$ -
		Impact Fee Project Cost TOTAL:	**$ 7,142,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Frisco.

The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

City of Frisco

2010-11 Roadway Impact Fee Update

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 8/18/2011

Project Information:		**Description:**	**Project No.**	**D-31**
Name:	Custer Rd. (2) [FM 2478]	**This project consists of the construction of the median lanes to complete the six-lane divided major thoroughfare. This project is part of the 2007 Collin County Bond Program. The County's anticipated contribution is $2,500,000 from Stonebridge Rd. to SH 121. $1,550,000 (62%) of the contribution has been removed from the cost of this project to cover the portion of within these limits.**		
Limits:	Main St. to SH 121			
Impact Fee Class:	6D			
Ultimate Class:	Major Thoroughfare			
Length (lf):	9,865			
Service Area(s):	D			

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:	Based on OPCC provided by City	62%	**$ 4,096,632**
Engineering/Survey/Testing	CIP 10-0018	62%	**$ 609,396**
Other	Contribution from Collin County Bond	62%	$ (1,550,000)
ROW/Easement Acquisition:	No ROW Acquisition Costs included		
	Impact Fee Project Cost TOTAL:		**$ 3,156,028**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Frisco.

The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

Kimley-Horn and Associates, Inc.

Appendix B – CIP Service Units of Supply

City of Frisco - 2010-11 Roadway Impact Fee Update

CIP Service Units of Supply

Service Area A

8/18/2011

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
A-1	Rockhill Rd. (1)	FM 423 to 1,145' E. of Hawkins Ln. (City Limits)	0.29	6	6D	20	50%	750	653	3	650	$ 1,513,000	$ 756,500
A-2	Rockhill Rd. (2)	Legacy Dr. (Future) to 1,005' E. of Legacy Dr. (Future)	0.19	6	6D	0	50%	750	428	0	428	$ 979,000	$ 489,500
A-3	Rockhill Rd. (3)	Collin Co. Rd. 26 to DNT	0.71	6	6D	20	100%	750	3,195	14	3,181	$ 5,907,760	$ 5,907,760
A-4	Panther Creek Pkwy. (1)	FM 423 to 450' W. of King George Ln.	2.70	6	6D (1/3)	832	100%	750	12,150	2,247	9,903	$ 8,370,000	$ 8,370,000
A-5	Panther Creek Pkwy. (2)	450' W. of King George Ln. to 125' E. of King George Ln.	0.11	6	6D (2/3)	50	50%	750	248	3	245	$ 388,000	$ 194,000
A-6	Panther Creek Pkwy. (3)	125' E. of King George Ln. to BNSF RR	0.82	6	6D	0	50%	750	1,845	0	1,845	$ 8,573,000	$ 4,286,500
A-7	Eldorado Pkwy. (1) [FM 2934]	FM 423 to DNT	2.81	6	6D	2,366	100%	750	12,645	6,649	5,996	$ 709,825	$ 709,825
A-8	Eldorado Pkwy. (2)	DNT to BNSF RR	0.99	6	6D (2/3)	1,104	100%	750	4,455	1,093	3,362	$ 2,773,434	$ 2,773,434
A-9, C-1	Main St. (1)	FM 423 to DNT	2.94	6	6D (1/3)	3,448	50%	750	6,615	5,069	1,546	$ 4,147,000	$ 2,073,500
A-10, C-2	Main St. (2)	DNT to BNSF RR	0.68	4	4D/6D	2,672	50%	650	884	908	-24	$ 7,466,463	$ 3,733,232
A-11	Teel Pkwy. (1)	Frisco St. to Eldorado Pkwy.	1.66	6	6D (1/3)	548	100%	750	7,470	909	6,561	$ 4,462,000	$ 4,462,000
A-12	Teel Pkwy. (2)	Eldorado Pkwy. to Main St.	1.70	6	6D (1/3)	1,169	100%	750	7,650	1,987	5,663	$ 5,530,000	$ 5,530,000
A-13	Legacy Dr. (1)	US 380 to Rockhill Rd. (Future)	0.33	6	6D	0	50%	750	743	0	743	$ 2,414,000	$ 1,207,000
A-14	Legacy Dr. (2)	Panther Creek Pkwy. to Main St.	2.58	6	6D (1/3)	793	100%	750	11,610	2,047	9,563	$ 9,518,000	$ 9,518,000
A-15	Frisco St. (1)	Teel Pkwy. to Panther Creek Pkwy.	0.36	2	2U	0	50%	475	171	0	171	$ 1,208,000	$ 604,000
A-16	Frisco St. (2)	Panther Creek Pkwy. to Eldorado Pkwy.	1.02	6	6D	0	100%	750	4,590	0	4,590	$ 4,586,000	$ 4,586,000
A-17	Frisco St. (3)	Eldorado Pkwy. to Main St.	1.54	6	6D (1/3)	406	100%	750	6,930	625	6,305	$ 8,733,000	$ 8,733,000
SUBTOTAL									**82,280**	**21,554**	**60,726**	**$ 77,278,482**	**$ 63,934,251**

2010-11 Roadway Impact Fee Study Update Cost Per Service Area $ 13,150

TOTAL COST IN SERVICE AREA A $ 63,947,401

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City of Frisco - 2010-11 Roadway Impact Fee Update

CIP Service Units of Supply

Service Area B

8/18/2011

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
B-1	Rockhill Rd. (4)	BNSF RR to Preston Rd.	0.81	6	6D	0	100%	750	3,645	0	3,645	$ 6,356,000	$ 6,356,000
B-2	Rockhill Rd. (5)	Preston Rd. to 2,675' E. of Preston Rd.	0.51	6	6D	201	100%	750	2,295	103	2,192	$ 2,655,000	$ 2,655,000
B-3	Rockhill Rd. (6)	Hillcrest Rd. to 1,410' E. of Hilcrest Rd.	0.27	6	6D	201	50%	750	608	27	580	$ 1,400,000	$ 700,000
B-4	Panther Creek Pkwy. (4)	BNSF RR to Preston Rd.	0.94	6	6D	232	50%	750	2,115	109	2,006	$ 8,559,000	$ 4,279,500
B-5	Panther Creek Pkwy. (5)	Preston Rd. to 850' E. of Preston Rd.	0.16	6	6D (2/3)	185	100%	750	720	30	690	$ 573,000	$ 573,000
B-6	Panther Creek Pkwy. (6)	850' E of Preston Rd. to Anita Ct.	0.28	6	6D (1/3)	185	100%	750	1,260	52	1,208	$ 401,000	$ 401,000
B-7	Panther Creek Pkwy. (7)	Anita Ct. to Honey Grove Dr.	1.11	6	6D (2/3)	100	100%	750	4,995	111	4,884	$ 4,670,000	$ 4,670,000
B-8	Panther Creek Pkwy. (8)	Honey Grove Dr. to Coit Rd.	0.50	6	6D	0	100%	750	2,250	0	2,250	$ 2,580,000	$ 2,580,000
B-9	Eldorado Pkwy. (3)	BNSF RR to Preston Rd.	1.16	6	6D (2/3)	1,032	100%	750	5,220	1,197	4,023	$ 3,255,771	$ 3,255,771
B-10	Eldorado Pkwy. (4)	Preston Rd. to Hillcrest Rd.	1.03	6	6D (1/3)	966	100%	750	4,635	995	3,640	$ 1,450,000	$ 1,450,000
B-11	Eldorado Pkwy. (5)	Hillcrest Rd. to Fragrant Dr.	1.63	6	6D (2/3)	675	100%	750	7,335	1,101	6,234	$ 6,599,000	$ 6,599,000
B-12	Eldorado Pkwy. (6)	Fragrant Dr. to Custer Rd. [FM 2478]	1.42	6	6D (1/3)	716	100%	750	6,390	1,017	5,373	$ 468,000	$ 468,000
B-13, D-1	Main St. (3)	BNSF RR to Preston Rd.	1.57	4	4D	1,703	50%	650	2,041	1,337	704	$ 5,180,000	$ 2,590,000
B-14, D-2	Main St. (4) [FM 3537]	Preston Rd. to Custer Rd.	4.03	6	6D	1,979	50%	750	9,068	3,988	5,080	$ 2,350,827	$ 1,175,414
B-15	Preston Rd. (1) [SH 289]	Preston Rd. (1) [SH 289]	4.56	6	6D	2,482	100%	750	20,520	11,318	9,202	$ 5,888,856	$ 5,888,856
B-16	Hillcrest Rd. (1)	US 380 to 2,695' S. of US 380	0.51	6	6D	0	100%	750	2,295	0	2,295	$ 2,625,000	$ 2,625,000
B-17	Hillcrest Rd. (2)	Rockhill Rd. to 4,010' S. of Rockhill Rd.	0.76	6	6D	0	50%	750	1,710	0	1,710	$ 3,905,000	$ 1,952,500
B-18	Hillcrest Rd. (3)	4,010' S. of Rockhill Rd. tp Panther Creek Pkwy.	0.37	6	6D	0	100%	750	1,665	0	1,665	$ 1,899,000	$ 1,899,000
B-19	Hillcrest Rd. (4)	Panther Creek Pkwy. to Eldorado Pkwy.	0.95	6	6D (1/3)	403	100%	750	4,275	383	3,892	$ 1,343,000	$ 1,343,000
B-20	Hillcrest Rd. (5)	Eldorado Pkwy. to Main St.	1.51	6	6D	0	100%	750	6,795	0	6,795	$ 7,746,000	$ 7,746,000
B-21	Coit Rd. (1)	US 380 to 910' S. of US 380	0.17	6	6D	0	50%	750	383	0	383	$ 464,000	$ 232,000
B-22	Coit Rd. (2)	2,620' S. of Rockhill Rd. to Panther Creek Pkwy.	0.51	6	6D	20	100%	750	2,295	10	2,285	$ 1,387,000	$ 1,387,000
B-23	Coit Rd. (3)	Panther Creek Pkwy. to Buckeye Dr.	0.53	6	6D	50	50%	750	1,193	13	1,179	$ 1,848,000	$ 924,000
B-24	Coit Rd. (4)	Buckeye Dr. to Country Ridge Trl.	0.18	6	6D (2/3)	50	100%	750	810	9	801	$ 331,000	$ 331,000
B-25	Coit Rd. (5)	Country Ridge Trl. to Preserve Ln.	0.11	6	6D (1/3)	414	100%	750	495	46	449	$ 19,000	$ 19,000
B-26	Coit Rd. (6)	Preserve Ln. to 250' S. of Eldorado Pkwy.	0.24	6	6D (2/3)	414	100%	750	1,080	99	981	$ 374,000	$ 374,000
B-27	Coit Rd. (7)	250' S of Eldorado Pkwy. to 490' N. of Main St.	1.37	6	6D	414	100%	750	6,165	567	5,598	$ 4,792,000	$ 4,792,000
B-28	Coit Rd. (8)	490' N. of Main St. to Main St.	0.09	6	6D (1/3)	414	100%	750	405	37	368	$ 40,000	$ 40,000
B-29	Independence Pkwy. (1)	Nixon Dr. to 940' N. of Eldorado Pkwy.	0.53	6	6D (1/3)	947	100%	750	2,385	502	1,883	$ 362,000	$ 362,000
B-30	Independence Pkwy. (2)	940' N. of Eldorado Pkwy. to Eldorado Pkwy.	0.18	6	6D (1/2)	947	100%	750	810	170	640	$ 272,000	$ 272,000
B-31	Independence Pkwy. (3)	Eldorado Pkwy. to 945' N. of Sheffield Ln.	0.40	6	6D (2/3)	602	100%	750	1,800	241	1,559	$ 1,989,000	$ 1,989,000
B-32	Independence Pkwy. (4)	945' N. of Sheffield Ln. to 335' S. of Sheffield Ln.	0.24	6	6D (1/3)	602	100%	750	1,080	145	935	$ 902,000	$ 902,000
B-33	Independence Pkwy. (5)	335' S. of Sheffield Ln. to Main St.	0.88	6	6D (2/3)	602	100%	750	3,960	530	3,430	$ 4,440,000	$ 4,440,000
B-34	Custer Rd. (1) [FM 2478]	Stonebridge Rd. to Main St.	1.14	6	6D (1/3)	1,927	100%	750	5,130	2,197	2,933	$ 1,934,340	$ 1,934,340
SUBTOTAL									**117,826**	**26,332**	**91,494**	**$ 89,058,794**	**$ 77,205,381**

2010-11 Roadway Impact Fee Study Update Cost Per Service Area $ 13,150

TOTAL COST IN SERVICE AREA B $ 77,218,531

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City of Frisco - 2010-11 Roadway Impact Fee Update

CIP Service Units of Supply

Service Area C

8/18/2011

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
A-9, C-1	Main St. (1)	FM 423 to DNT	2.94	6	6D (1/3)	3,448	50%	750	6,615	5,069	1,546	$ 4,147,000	$ 2,073,500
A-10, C-2	Main St. (2)	DNT to BNSF RR	0.68	4	4D/6D	2,672	50%	650	884	908	-24	$ 7,466,463	$ 3,733,232
C-3	Stonebrook Pkwy. (1)	Hackberry Rd. to Frisco Lakes Dr.	1.64	4	4D (1/2)	374	100%	650	4,264	613	3,651	$ 3,367,000	$ 3,367,000
C-4	Stonebrook Pkwy. (2)	FM 423 to 4th Army	2.16	6	6D	0	100%	750	9,720	0	9,720	$ 2,422,738	$ 2,422,738
C-5	Stonebrook Pkwy. (3)	4th Army to Legacy Dr.	0.69	6	6D (1/3)	457	100%	750	3,105	315	2,790	$ 971,000	$ 971,000
C-6	Stonebrook Pkwy. (4)	Legacy Dr. to BNSF RR	0.54	6	6D	0	100%	750	2,430	0	2,430	$ 7,149,000	$ 7,149,000
C-7	Lebanon Rd. (1)	FM 423 to BNSF RR	2.82	6	6D (1/3)	1,444	100%	750	12,690	4,072	8,618	$ 9,252,000	$ 9,252,000
C-8	Lone Star Ranch Pkwy. (1)	Stonebrook Pkwy. to Timber Ridge Dr.	0.58	6	6D	20	100%	750	2,610	12	2,598	$ 2,990,000	$ 2,990,000
C-9	Lone Star Ranch Pkwy. (2)	Timber Ridge Dr. to Lebanon Rd.	0.54	6	6D (2/3)	16	100%	750	2,430	9	2,421	$ 1,906,000	$ 1,906,000
C-10	Lone Star Ranch Pkwy. (3)	Lebanon Rd. to FM 423	0.82	6	6D	0	100%	750	3,690	0	3,690	$ 3,742,000	$ 3,742,000
C-11	Teel Pkwy. (3)	Main St. to Lebanon Rd.	2.40	6	6D (1/3)	718	100%	750	10,800	1,723	9,077	$ 7,874,000	$ 7,874,000
C-12	4th Army Memorial Rd. (1)	Lebanon Rd. to 1,110' S. of Stewart Creek Rd.	0.60	4	4D	76	100%	650	1,560	45	1,515	$ 2,918,000	$ 2,918,000
C-13	4th Army Memorial Rd. (2)	1,110' S. of Stewart Creek Rd. to Stewart Creek Rd.	0.21	4	4D (1/2)	76	100%	650	546	16	530	$ 432,000	$ 432,000
C-14	4th Army Memorial Rd. (3)	Stewart Creek Rd. to Stonebrook Pkwy.	0.24	4	4D	76	100%	650	624	18	606	$ 888,000	$ 888,000
C-15	Cotton Gin Rd. (1)	Stonebrook Pkwy. to Citation Ct.	0.26	4	4D (1/2)	76	100%	650	676	20	656	$ 539,000	$ 539,000
C-16	Cotton Gin Rd. (2)	Guinn Gate to 650' N. of Guinn Gate	0.12	4	4D (1/2)	76	100%	650	312	9	303	$ 253,000	$ 253,000
C-17	Cotton Gin Rd. (3)	650' N. of Guinn Gate to Legacy Dr.	0.84	4	4D	0	100%	650	2,184	0	2,184	$ 3,038,000	$ 3,038,000
C-18	Cotton Gin Rd. (4)	Legacy Dr. to DNT	0.51	6	6D (1/3)	76	100%	750	2,295	39	2,256	$ 722,000	$ 722,000
C-19	Legacy Dr. (3)	Main St. to Citation Ct.	1.12	6	6D (1/2)	1,416	100%	750	5,040	1,586	3,454	$ 2,243,900	$ 2,243,900
C-20	Legacy Dr. (4)	Citation Ct. to BNSF RR	1.12	6	6D (1/3)	826	100%	750	5,040	925	4,115	$ 6,044,000	$ 6,044,000
SUBTOTAL									**77,515**	**15,380**	**62,135**	**$ 68,365,101**	**$ 62,558,370**

2010-11 Roadway Impact Fee Study Update Cost Per Service Area **$ 13,150**

TOTAL COST IN SERVICE AREA C **$ 62,571,520**

City of Frisco - 2010-11 Roadway Impact Fee Update

CIP Service Units of Supply

Service Area D

8/18/2011

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
B-13, D-1	Main St. (3)	BNSF RR to Preston Rd.	1.57	4	4D	3,448	50%	650	2,041	2,707	-666	$ 5,180,000	$ 2,590,000
B-14, D-2	Main St. (4) [FM 3537]	Preston Rd. to Custer Rd.	4.03	6	6D	2,672	50%	750	9,068	5,383	3,684	$ 2,350,827	$ 1,175,414
D-3	Stonebrook Pkwy. (5)	BNSF RR to Longhorn Trl.	0.19	6	6D	0	100%	750	855	0	855	$ 386,000	$ 386,000
D-4	Stonebrook Pkwy. (6)	Longhorn Trl. to DNT	0.70	6	6D (1/3)	1,366	100%	750	3,150	956	2,194	$ 995,000	$ 995,000
D-5	Stonebrook Pkwy. (7)	DNT to Preston Rd.	1.49	6	6D (1/3)	1,468	100%	750	6,705	2,187	4,518	$ 6,108,000	$ 6,108,000
D-6	Rolater Rd. (1)	Preston Rd. to 1,470' W. of Coit Rd.	1.85	6	6D (1/3)	1,468	100%	750	8,325	2,715	5,610	$ 2,611,000	$ 2,611,000
D-7	Rolater Rd. (2)	Coit Rd. to Independence Pkwy.	1.02	6	6D (1/3)	369	100%	750	4,590	377	4,213	$ 3,663,000	$ 3,663,000
D-8	Rolater Rd. (3)	Independence Pkwy. to Custer Rd.	0.99	6	6D (1/3)	169	100%	750	4,455	167	4,288	$ 2,597,000	$ 2,597,000
D-9	Wade Blvd. (1)	Parkwood Dr. to Preston Rd.	0.79	6	6D (1/3)	185	100%	750	3,555	146	3,409	$ 1,115,000	$ 1,115,000
D-10	Wade Blvd. (2)	Autumnwood Dr. to Ohio Dr.	0.26	4	4D (1/2)	762	100%	650	676	198	478	$ 221,000	$ 221,000
D-11	Lebanon Rd. (2)	BNSF RR to Coit Rd.	5.04	6	6D (1/3)	1,590	100%	750	22,680	8,012	14,668	$ 2,682,000	$ 2,682,000
D-12	Lebanon Rd. (3)	Coit Rd. to Independence Pkwy.	1.17	4	4D	0	100%	650	3,042	0	3,042	$ 4,593,000	$ 4,593,000
D-13	Gaylord Pkwy. (1)	Warren Pkwy. to Lebanon Rd.	0.78	6	6D	0	100%	750	3,510	0	3,510	$ 3,993,000	$ 3,993,000
D-14	Gaylord Pkwy. (2)	Warren Pkwy. to DNT	0.49	6	6D (1/3)	367	100%	750	2,205	180	2,025	$ 693,000	$ 693,000
D-15	Gaylord Pkwy. (3)	Ohio Dr. to Hillcrest Rd.	0.77	4	4D	0	100%	650	2,002	0	2,002	$ 2,761,000	$ 2,761,000
D-16	Warren Pkwy. (1)	Legacy Dr. to DNT	1.07	6	6D (1/3)	1,147	100%	750	4,815	1,227	3,588	$ 2,909,646	$ 2,909,646
D-17	Warren Pkwy. (2)	Preston Rd. to Ohio Dr.	0.26	6	6D (1/3)	751	100%	750	1,170	195	975	$ 368,000	$ 368,000
D-18	Warren Pkwy. (3)	Ohio Dr. to 1,730' W. of Hillcrest Rd.	0.43	6	6D (2/3)	554	100%	750	1,935	238	1,697	$ 1,520,000	$ 1,520,000
D-19	Warren Pkwy. (4)	1,735' W. of Hillcrest Rd. to 710' W. of Hillcrest Rd.	0.19	6	6D (1/3)	554	100%	750	855	105	750	$ 275,000	$ 275,000
D-20	Warren Pkwy. (5)	710' W. of Hilcrest Rd. to Hilcrest Rd.	0.13	6	6D (2/3)	554	100%	750	585	72	513	$ 479,000	$ 479,000
D-21	Town & Country Blvd.	Spring Creek Pkwy. To 1,775' W. of Legacy Dr.	0.55	4	4D (1/2)	50	100%	650	1,430	28	1,403	$ 1,135,000	$ 1,135,000
D-22	Legacy Dr. (5)	SH 121 to BNSF RR	2.58	6	6D (1/3)	2,217	100%	750	11,610	5,720	5,890	$ 3,964,000	$ 3,964,000
D-23	Parkwood Dr. (1)	Stonebrook Pkwy. to 2,050' N' of Warren Pkwy.	1.59	6	6D (1/3)	793	100%	750	7,155	1,260	5,895	$ 3,105,000	$ 3,105,000
D-24	Ohio Dr. (1)	Prestmont Pl. to Lebanon Rd.	0.53	4	4D	485	100%	650	1,378	257	1,121	$ 540,785	$ 540,785
D-25	Ohio Dr. (2)	Lebanon Rd. to Wade Blvd.	0.72	4	4D	582	100%	650	1,872	419	1,453	$ 1,520,250	$ 1,520,250
D-26	Ohio Dr. (3)	Wade Blvd. to Hillcrest Rd.	0.50	4	4D (1/2)	582	100%	650	1,300	291	1,009	$ 270,000	$ 270,000
D-27	Hillcrest Rd. (6)	Main St. to SH 121	3.40	6	6D (1/3)	954	100%	750	15,300	3,245	12,055	$ 4,806,000	$ 4,806,000
D-28	Coit Rd. (9)	Main St. to 1,020' S. of Main St.	0.19	6	6D (2/3)	1,239	100%	750	855	235	620	$ 688,000	$ 688,000
D-29	Coit Rd. (10)	1,020' S. of Main St. to Lebanon Rd.	2.29	6	6D (1/3)	2,210	100%	750	10,305	5,061	5,244	$ 8,668,000	$ 8,668,000
D-30	Independence Pkwy. (6)	Main St. to SH 121	2.25	6	6D (1/3)	816	100%	750	10,125	1,836	8,289	$ 7,142,000	$ 7,142,000
D-31	Custer Rd. (2) [FM 2478]	Main St. to SH 121	1.87	6	6D	0	100%	750	8,415	0	8,415	$ 3,156,028	$ 3,156,028
SUBTOTAL									**155,964**	**43,220**	**112,743**	**$ 80,495,536**	**$ 76,730,123**

2010-11 Roadway Impact Fee Study Update Cost Per Service Area $ 13,150

TOTAL COST IN SERVICE AREA D $ 76,743,273

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Appendix C – Existing Facilities Inventory

City of Frisco - 2010 Roadway Impact Fee Update
Existing Roadway Facilities Inventory

Service Area A

8/18/2011

ROADWAY	FROM	TO	LENGTH (ft)	LENGTH (mi)	EXIST LANES		TYPE	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
					NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
Main St.	FM 423	Teel Pkwy.	8,225	1.56	2	2	4D	1,045	1,062	50%	650	650	1,013	1,013	814	827	199	185		
Main St.	Teel Pkwy.	Legacy Dr.	4,895	0.93	2	2	4D	1,878	1,570	50%	650	650	603	603	870	728	-268	-125	268	125
Main St.	Legacy Dr.	Dallas Pkwy.	2,380	0.45	2	2	4D	1,474	1,535	50%	650	650	293	293	332	346	-39	-53	39	53
Main St.	Dallas Pkwy.	Frisco St.	2,570	0.49	3	3	6D	954	1,300	50%	750	750	548	548	232	316	316	231		
Main St.	Frisco St.	BNSF Railroad	1,010	0.19	2	2	4D	1,734	938	50%	650	650	124	124	166	90	-42	35	42	
Eldorado Pkwy.	FM 423	Teel Pkwy.	6,530	1.24	3	3	6D	749	688	100%	750	750	2,783	2,783	926	850	1,857	1,932		
Eldorado Pkwy.	Teel Pkwy.	Legacy Dr.	6,270	1.19	3	3	6D	1,440	926	100%	750	750	2,672	2,672	1,710	1,100	961	1,572		
Eldorado Pkwy.	Legacy Dr.	Dallas Pkwy.	2,030	0.38	3	3	6D	923	1,034	100%	750	750	865	865	355	398	510	468		
Eldorado Pkwy.	Dallas Pkwy.	Frisco St.	2,385	0.45	3	3	6D	567	537	100%	750	750	1,016	1,016	256	243	760	774		
Eldorado Pkwy.	Frisco St.	BNSF Railroad	2,845	0.54	3	3	6D	546	508	100%	750	750	1,212	1,212	294	274	918	938		
Panther Creek Pkwy.	FM 423	Teel Pkwy.	5,510	1.04	2	2	4D	306	345	100%	650	650	1,357	1,357	319	360	1,037	996		
Panther Creek Pkwy.	Teel Pkwy.	Legacy Dr.	6,770	1.28	2	2	4D	266	257	100%	650	650	1,667	1,667	341	330	1,326	1,337		
Panther Creek Pkwy.	Legacy Dr.	Dallas Pkwy.	2,240	0.42	2	2	4D	466	366	100%	650	650	552	552	198	155	354	396		
Panther Creek Pkwy.	Dallas Pkwy.	400' W. of King George	1,205	0.23	2	2	4D	25	25	100%	650	650	297	297	6	6	291	291		
Panther Creek Pkwy.	385' W. of King George	175' E. of King George	575	0.11	1	1	2U	10	10	100%	475	475	52	52	1	1	51	51		
Gibbs (Future Rockhill Rd.)	FM 423	Hawkins Ln.	2,670	0.51	1	1	2U-R	10	10	100%	150	150	76	76	5	5	71	71		
Collin County Rd. 26	Collin County Rd. 26	Dallas Pkwy.	3,740	0.71	1	1	2U	25	25	100%	475	475	336	336	18	18	319	319		
US 380	W. City Limits	BNSF Railroad	23,109	4.38	2	2	5U	1,349	1,487	50%	625	625	2,735	2,735	2,953	3,254	-217	-518	217	518
FM 423	Main St.	N. City Limits	1,900	0.36	1	1	2U-H	1,360	1,281	50%	750	750	135	135	245	231	-110	-96	110	96
FM 423	Eldorado Pkwy.	Panther Creek Pkwy.	5,045	0.96	1	1	2U-H	711	825	50%	750	750	358	358	340	394	19	-36		36
FM 423	Panther Creek Pkwy.	Future Rockill Rd.	7,425	1.41	1	1	2U-H	661	622	50%	750	750	527	527	465	437	63	90		
FM 423	Future Rockill Rd.	US 380	4,420	0.84	1	1	2U-H	661	622	100%	750	750	628	628	553	520	74	108		
Teel Pkwy.	Main St.	Eldorado Pkwy.	9,405	1.78	2	2	4D	612	556	100%	650	650	2,316	2,316	1,091	991	1,225	1,324		
Teel Pkwy.	Eldorado Pkwy.	Freestone	1,015	0.19	1	1	2U	278	269	100%	475	475	91	91	53	52	38	40		
Teel Pkwy.	Freestone	Panther Creek Pkwy.	3,385	0.64	2	2	4D	278	269	100%	650	650	833	833	178	173	655	661		
Teel Pkwy.	Panther Creek Pkwy.	755' S. of Gloryview	3,605	0.68	2	2	4D	40	44	100%	650	650	888	888	28	30	860	858		
Teel Pkwy.	755' S. of Gloryview	Gloryview	755	0.14	2	2	4D	40	44	100%	650	650	186	186	6	6	180	180		
Legacy Dr.	Main St.	Eldorado Pkwy.	8,445	1.60	2	2	4D	408	386	100%	650	650	2,079	2,079	652	617	1,427	1,462		
Legacy Dr.	Eldorado Pkwy.	Panther Creek Pkwy.	5,155	0.98	2	2	4D	123	97	100%	650	650	1,269	1,269	120	94	1,150	1,175		
Frisco St.	Main St.	Eldorado Pkwy.	8,145	1.54	2	2	4D	196	210	100%	650	650	2,005	2,005	303	323	1,703	1,682		
SUBTOTAL			**143,659**	**27.21**									**59,031**		**26,998**		**32,034**		**1,503**	

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City of Frisco - 2010 Roadway Impact Fee Update
Existing Roadway Facilities Inventory

Service Area B

8/18/2011

ROADWAY	FROM	TO	LENGTH (ft)	LENGTH (mi)	EXIST LANES		TYPE	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
					NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
Main St.	BNSF Railroad	County S	4,735	0.90	2	2	4D	768	935	50%	650	650	583	583	344	419	239	164		
Main St.	2nd St,	County S	2,205	0.42	1	1	2D-P	768	935	50%	450	450	94	94	160	195	-66	-101	66	101
Main St.	County S	Hillside Dr.	3,515	0.67	2	2	4D	567	438	50%	650	650	433	433	189	146	244	287		
Main St.	Hillside Dr.	Preston Rd.	2,105	0.40	2	2	5U	567	438	50%	625	625	249	249	113	87	136	162		
Main St.	Preston Rd.	Hillcrest Rd.	5,820	1.10	1	1	2U	567	438	50%	475	475	262	262	313	241	-51	21	51	
Main St. (FM 3537)	Hillcrest Rd.	Coit Rd.	4,980	0.94	1	1	2U	626	573	50%	475	475	224	224	295	270	-71	-46	71	46
Main St. (FM 3537)	Coit Rd.	Independence Pkwy.	5,275	1.00	1	1	2U	1,043	936	50%	475	475	237	237	521	468	-284	-230	284	230
Main St. (FM 3537)	Independence Pkwy.	810' East of Custer Rd. (FM 2478)	4,415	0.84	1	1	2U	542	502	50%	475	475	199	199	227	210	-28	-11	28	11
Main St. (FM 3537)	810' East of Custer Rd. (FM 2478)	Custer Rd. (FM 2478)	810	0.15	2	2	4D	542	502	50%	650	650	100	100	42	39	58	61		
Eldorado Pkwy.	BNSF Railroad	Preston Rd.	6,100	1.16	3	3	6D	514	518	100%	750	750	2,599	2,599	594	598	2,005	2,001		
Eldorado Pkwy.	Preston Rd.	Hillcrest Rd.	5,415	1.03	2	2	4D	456	510	100%	650	650	1,333	1,333	467	523	866	810		
Eldorado Pkwy.	Hillcrest Rd.	Coit Rd.	5,390	1.02	1	1	2U	330	345	100%	475	475	485	485	337	353	148	132		
Eldorado Pkwy.	Coit Rd.	Fragrant Dr.	3,230	0.61	1	1	2U	387	368	100%	475	475	291	291	237	225	54	65		
Eldorado Pkwy.	Fragrant Dr.	Independence Pkwy.	2,205	0.42	2	2	4D	387	368	100%	650	650	543	543	162	154	381	389		
Eldorado Pkwy.	Independence Pkwy.	Custer Rd. (FM 2478)	6,375	1.21	2	2	4D	353	363	100%	650	650	1,570	1,570	426	438	1,143	1,131		
Panther Creek Pkwy.	BNSF Railroad	Preston Rd.	4,975	0.94	1	1	2U-R	132	100	50%	150	150	71	71	62	47	8	24		
Panther Creek Pkwy.	Preston Rd.	850' E. of Preston Rd.	850	0.16	1	1	2U	105	80	100%	475	475	76	76	17	13	60	64		
Panther Creek Pkwy.	850' E. of Preston Rd.	150' E. of Tulane Dr.	1,495	0.28	2	2	4D	105	80	100%	650	650	368	368	30	23	338	346		
Panther Creek Pkwy.	150' E. of Tulane Dr.	Hillcrest Rd.	3,805	0.72	1	1	2U	59	49	100%	475	475	342	342	42	35	300	307		
Panther Creek Pkwy.	Hillcrest Rd.	Honey Grove	2,050	0.39	1	1	2U	50	50	100%	475	475	184	184	19	19	165	165		
Rockhill Rd.	Preston Rd.	Coit Rd.	10,720	2.03	1	1	2U	100	101	100%	475	475	964	964	203	206	762	758		
US 380	BNSF Railroad	5,295' E. of Coit Rd.	18,740	3.55	2	2	5U	1,119	1,009	50%	625	625	2,218	2,218	1,986	1,790	232	428		
Preston Rd.	Main St. (FM 3537)	470' N. of Main St. (FM 3537)	470	0.09	3	3	6D	1,239	1,244	100%	750	750	200	200	110	111	90	90		
Preston Rd.	470' N. of Main St. (FM 3537)	Eldorado Pkwy.	7,415	1.40	1	1	3U-H	1,239	1,244	100%	750	750	1,053	1,053	1,739	1,746	-686	-693	686	693
Preston Rd.	Eldorado Pkwy.	Panther Creek Pkwy.	5,425	1.03	1	1	2U-H	773	714	100%	750	750	771	771	794	733	-24	37	24	
Preston Rd.	Panther Creek Pkwy.	2,620' N. of Panther Creek Pkwy.	2,620	0.50	1	1	2U-H	545	994	100%	750	750	372	372	271	493	102	-121		121
Preston Rd.	2,620' N. of Panther Creek Pkwy.	Rockhill Rd.	2,720	0.52	1	1	2U-H	545	994	100%	750	750	386	386	281	512	105	-126		126
Preston Rd.	Rockhill Rd.	US 380	5,450	1.03	1	1	2U-H	715	1,054	100%	750	750	774	774	738	1,088	36	-314		314
Hillcrest Rd.	Eldorado Pkwy.	Panther Creek Pkwy.	5,020	0.95	2	2	4D	198	204	100%	650	650	1,236	1,236	188	194	1,048	1,042		
Coit Rd.	Main St. (FM 3537)	490' N. of Main St.	490	0.09	2	2	4D	219	195	100%	650	650	121	121	20	18	100	103		
Coit Rd.	490' N. of Main St.	Eldorado Pkwy.	7,230	1.37	1	1	2U-R	219	195	100%	150	150	205	205	300	267	-95	-61	95	61
Coit Rd.	Eldorado Pkwy.	Preserve Ln.	1,010	0.19	1	1	2U	219	195	100%	475	475	91	91	42	37	49	54		
Coit Rd.	Preserve Ln.	Country Ridge Trl.	555	0.11	2	2	4D	100	100	100%	650	650	137	137	11	11	126	126		
Coit Rd.	Country Ridge Trl.	Buckeye Dr.	950	0.18	1	1	2U	25	25	100%	475	475	85	85	4	4	81	81		
Coit Rd.	Buckeye Dr.	Tapaderas	5,025	0.95	1	1	2U	25	25	100%	475	475	452	452	24	24	428	428		
Coit Rd.	Tapaderas	US 380	8,555	1.62	1	1	2U-R	10	10	100%	150	150	243	243	16	16	227	227		
Independence Pkwy.	Main St. (FM 3537)	640' N. of Main St. (FM 3537)	640	0.12	2	2	4D	284	318	100%	650	650	158	158	34	39	123	119		
Independence Pkwy.	640' N. of Main St. (FM 3537)	685' S. of Casa Rosa Dr.	2,060	0.39	1	1	2U	284	318	100%	475	475	185	185	111	124	75	61		
Independence Pkwy.	685' S. of Casa Rosa Dr.	Casa Rosa Dr.	685	0.13	2	2	4D	284	318	100%	650	650	169	169	37	41	132	127		
Independence Pkwy.	Casa Rosa Dr.	215' N. of Copper Ridge Dr.	1,265	0.24	1	1	2U	284	318	100%	475	475	114	114	68	76	46	37		
Independence Pkwy.	215' N. of Copper Ridge Dr.	150' N. of Sumac Ln.	1,280	0.24	2	2	4D	284	318	100%	650	650	315	315	69	77	246	238		
Independence Pkwy.	150' N. of Sumac Ln.	Eldorado Pkwy.	2,110	0.40	1	1	2U	284	318	100%	475	475	190	190	113	127	76	63		
Independence Pkwy.	Eldorado Pkwy.	940' N. of Eldorado Pkwy.	940	0.18	1	1	3U	456	491	100%	525	525	93	93	81	87	12	6		
Independence Pkwy.	940' N. of Eldorado Pkwy.	Rockhill Rd.	9,720	1.84	2	2	4D	456	491	100%	650	650	2,393	2,393	839	904	1,554	1,489		
SUBTOTAL			**176,845**	**33.49**									**46,339**		**25,909**		**20,430**		**3,009**	

City of Frisco - 2010 Roadway Impact Fee Update
Existing Roadway Facilities Inventory

Service Area C

8/18/2011

ROADWAY	FROM	TO	LENGTH (ft)	LENGTH (mi)	EXIST LANES		TYPE	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
					NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
Kings Rd.	W. City Limits	2,700' West of FM 423	3,765	0.71	1	1	2U	333	343	50%	475	475	169	169	119	122	51	47		
Main St.	FM 423	Teel Pkwy.	8,225	1.56	2	2	4D	1,045	1,062	50%	650	650	1,013	1,013	814	827	199	185		
Main St.	Teel Pkwy.	Legacy Dr.	4,895	0.93	2	2	4D	1,878	1,570	50%	650	650	603	603	870	728	-268	-125	268	125
Main St.	Legacy Dr.	Dallas Pkwy.	2,380	0.45	2	2	4D	1,474	1,535	50%	650	650	293	293	332	346	-39	-53	39	53
Main St.	Dallas Pkwy.	Frisco St.	2,570	0.49	3	3	6D	954	1,300	50%	750	750	548	548	232	316	316	231		
Main St.	Frisco St.	BNSF Railroad	1,010	0.19	2	2	4D	1,734	938	50%	650	650	124	124	166	90	-42	35	42	
Stonebrook Pkwy.	Hackberry Rd. (W. City Limits)	Frisco Lakes Dr.	8,660	1.64	1	1	2U	90	74	100%	475	475	779	779	148	121	631	658		
Stonebrook Pkwy.	Frisco Lakes Dr.	FM 423	1,690	0.32	2	2	4D	161	213	100%	650	650	416	416	51	68	365	348		
Stonebrook Pkwy.	Teel Pkwy.	600' W. of 4th Army Memorial	2,120	0.40	1	1	2U	136	205	100%	475	475	191	191	55	82	136	109		
Stonebrook Pkwy.	600' W. of 4th Army Memorial	Legacy Dr.	4,220	0.80	2	2	4D	201	256	100%	650	650	1,039	1,039	161	205	878	834		
Lebanon Rd.	W. City Limits	Pine Ln.	1,135	0.21	2	2	4D	145	148	50%	650	650	140	140	16	16	124	124		
Lebanon Rd.	Pine Ln.	FM 423	4,365	0.83	2	2	4D	145	148	100%	650	650	1,075	1,075	120	122	955	953		
Lebanon Rd.	FM 423	Lone Star Ranch Pkwy.	3,230	0.61	2	2	4D	385	313	100%	650	650	795	795	235	192	560	604		
Lebanon Rd.	Lone Star Ranch Pkwy.	Teel Pkwy.	3,570	0.68	2	2	4D	347	333	100%	650	650	879	879	235	225	644	654		
Lebanon Rd.	Teel Pkwy.	4th Army Memorial	4,160	0.79	2	2	4D	517	482	100%	650	650	1,024	1,024	407	380	617	645		
Lebanon Rd.	4th Army Memorial	BNSF Railroad	3,910	0.74	2	2	4D	732	712	100%	650	650	963	963	542	527	421	435		
FM 423	S. City Limits	Lebanon Rd.	2,645	0.50	1	2	2U-H	1,012	1,650	100%	750	750	376	751	507	827	-131	-75	131	75
FM 423	Lebanon Rd.	Stonebrook Pkwy.	6,300	1.19	1	2	2U-H	1,492	1,193	100%	750	750	895	1,790	1,781	1,423	-886	367	886	
FM 423	Stonebrook Pkwy.	Main St.	3,255	0.62	1	1	2U-H	1,764	1,287	100%	750	750	462	462	1,087	794	-625	-331	625	331
Lone Star Ranch Pkwy.	Lebanon Rd.	Timber Ridge Dr.	2,830	0.54	1	1	2U	7	9	100%	475	475	255	255	4	5	251	250		
Lone Star Ranch Pkwy.	400' S. of Heather	845' S. of Lebanon Rd.	1,385	0.26	1	1	4D	7	9	100%	650	650	171	171	2	2	169	168		
Teel Pkwy.	Carraway Dr.	Lebanon Rd.	1,885	0.36	2	2	4D	199	211	100%	650	650	464	464	71	75	393	389		
Teel Pkwy.	Lebanon Rd.	Stonebrook Pkwy.	4,550	0.86	2	2	4D	199	211	100%	650	650	1,120	1,120	171	182	949	938		
Teel Pkwy.	Stonebrook Pkwy.	Main St.	7,825	1.48	2	2	4D	389	329	100%	650	650	1,927	1,927	576	488	1,350	1,439		
Rock Creek Pkwy.	Vanderbilt Ln.	Lebanon Rd.	3,980	0.75	2	2	4D	25	25	100%	650	650	980	980	19	19	961	961		
4th Army Memorial	Lebanon Rd.	Stonebrook Pkwy.	5,535	1.05	1	1	2U	25	25	100%	475	475	498	498	26	26	472	472		
4th Army Memorial	Stonebrook Pkwy.	Guinn Gate	2,080	0.39	2	2	4D	25	25	100%	650	650	512	512	10	10	502	502		
4th Army Memorial	Guinn Gate	650' N. of Guinn Gate	650	0.12	1	1	2U	25	25	100%	475	475	58	58	3	3	55	55		
Cotton Gin Rd.	760' W. of Legacy Dr.	Legacy Dr.	760	0.14	2	2	4D	1	2	100%	650	650	187	187	0	0	187	187		
Cotton Gin Rd.	Legacy Dr.	Dallas Pkwy.	2,695	0.51	2	2	4D	43	32	100%	650	650	664	664	22	17	641	647		
Cotton Gin Rd.	Dallas Pkwy.	BNSF Railroad	2,380	0.45	2	2	4D	43	32	100%	650	650	586	586	20	15	566	571		
Legacy Dr.	BNSF Railroad	Stonebrook Pkwy.	4,375	0.83	2	2	4D	675	741	100%	650	650	1,077	1,077	559	614	518	463		
Legacy Dr.	Stonebrook Pkwy.	Stewart Creek Rd.	1,520	0.29	2	2	4D	675	741	100%	650	650	374	374	194	213	180	161		
Legacy Dr.	Stewart Creek Rd.	Cotton Gin Rd.	3,340	0.63	3	3	6D	432	394	100%	750	750	1,423	1,423	273	249	1,150	1,174		
Legacy Dr.	Cotton Gin Rd.	Main St.	2,550	0.48	3	3	6D	432	394	100%	750	750	1,087	1,087	209	190	878	896		
Diamond Point Ln.	Cassion Dr.	FM 423	1,765	0.33	1	1	2U	25	25	100%	475	475	159	159	8	8	150	150		
SUBTOTAL			**122,210**	**23.15**									**47,919**		**19,574**		**28,345**		**2,575**	

City of Frisco - 2010 Roadway Impact Fee Update
Existing Roadway Facilities Inventory

Service Area D

8/18/2011

ROADWAY	FROM	TO	LENGTH (ft)	LENGTH (mi)	EXIST LANES		TYPE	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
					NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
Main St.	BNSF Railroad	County S	4,735	0.90	2	2	4D	768	935	50%	650	650	583	583	344	419	239	164		
Main St.	2nd St,	County S	2,205		1	1	2D-P	768	935	50%	450	450	0	0	0	0	0	0		
Main St.	County S	Hillside Dr.	3,515	0.67	2	2	4D	567	438	50%	650	650	433	433	189	146	244	287		
Main St.	Hillside Dr.	Preston Rd.	2,105	0.40	2	2	5U	567	438	50%	625	625	249	249	113	87	136	162		
Main St.	Preston Rd.	Hillcrest Rd.	5,820	1.10	1	1	2U	567	438	50%	475	475	262	262	313	241	-51	21	51	
Main St. (FM 3537)	Hillcrest Rd.	Coit Rd.	4,980	0.94	1	1	2U	626	573	50%	475	475	224	224	295	270	-71	-46	71	46
Main St. (FM 3537)	Coit Rd.	Independence Pkwy.	5,275	1.00	1	1	2U	1,043	936	50%	475	475	237	237	521	468	-284	-230	284	230
Main St. (FM 3537)	Independence Pkwy.	810' East of Custer Rd. (FM 2478)	4,415	0.84	1	1	2U	542	502	50%	475	475	199	199	227	210	-28	-11	28	11
Main St. (FM 3537)	810' East of Custer Rd. (FM 2478)	Custer Rd. (FM 2478)	810	0.15	2	2	4D	542	502	50%	650	650	100	100	42	39	58	61		
Stonebrook Pkwy.	Longhorn Trl.	Dallas Pkwy.	3,725	0.71	2	2	4D	154	140	100%	650	650	917	917	108	99	809	818		
Stonebrook Pkwy.	Dallas Pkwy.	Parkwood Blvd.	1,355	0.26	2	2	4D	703	663	100%	650	650	334	334	180	170	153	163		
Stonebrook Pkwy.	Parkwood Blvd.	Preston Rd.	6,535	1.24	2	2	4D	769	698	100%	650	650	1,609	1,609	952	864	657	745		
Rolater Rd.	Preston Rd.	Hillcrest Rd.	6,110	1.16	2	2	4D	611	668	100%	650	650	1,504	1,504	707	773	797	731		
Rolater Rd.	Hillcrest Rd.	Waverly Ln.	2,965	0.56	2	2	4D	292	309	100%	650	650	730	730	164	173	566	557		
Rolater Rd.	Waverly Ln.	Coit Rd.	2,195	0.42	2	2	4D	292	309	100%	650	650	540	540	121	128	419	412		
Rolater Rd.	Coit Rd.	Independence Pkwy.	5,370	1.02	2	2	4D	193	176	100%	650	650	1,322	1,322	196	179	1,126	1,143		
Rolater Rd.	Independence Pkwy.	Custer Rd. (FM 2478)	5,250	0.99	2	2	4D	90	79	100%	650	650	1,293	1,293	89	79	1,203	1,214		
Wade Blvd.	Parkwood Blvd.	Connely Dr.	975	0.18	2	2	4D	94	91	100%	650	650	240	240	17	17	223	223		
Wade Blvd.	Connely Dr.	Preston Rd.	3,190	0.60	2	2	4D	94	91	100%	650	650	785	785	57	55	728	730		
Wade Blvd.	Preston Rd.	CCCC Campus Entry	2,975	0.56	2	2	4D	488	471	100%	650	650	732	732	275	265	458	467		
Wade Blvd.	CCCC Campus Entry	Ohio Dr.	1,045	0.20	2	2	4D	386	375	100%	650	650	257	257	76	74	181	183		
Ohio Dr.	Wade Blvd.	Shawnee Trl.	1,805	0.34	2	2	4D	309	319	100%	650	650	444	444	106	109	339	335		
Ohio Dr.	Shawnee Trl.	Hillcrest Rd.	845	0.16	2	2	4D	309	319	100%	650	650	208	208	49	51	159	157		
College Pkwy.	Hillcrest Rd.	Coit Rd.	5,820	1.10	2	2	4D	240	249	100%	650	650	1,433	1,433	265	275	1,168	1,158		
Lebanon Rd.	BNSF Railroad	Legacy Dr.	2,785	0.53	2	2	4D	732	712	100%	650	650	686	686	386	376	300	310		
Lebanon Rd.	Legacy Dr.	Myers Ave.	4,020	0.76	2	2	4D	742	742	100%	650	650	990	990	565	565	425	425		
Lebanon Rd.	Myers Ave.	Dallas Pkwy.	2,355	0.45	2	2	4D	785	924	100%	650	650	580	580	350	412	230	168		
Lebanon Rd.	Dallas Pkwy.	Parkwood Blvd.	2,090	0.40	2	2	4D	765	824	100%	650	650	515	515	303	326	212	188		
Lebanon Rd.	Parkwood Blvd.	Preston Rd.	3,528	0.67	2	2	4D	695	687	100%	650	650	869	869	464	459	404	410		
Lebanon Rd.	Preston Rd.	Ohio Dr.	1,720	0.33	2	2	4D	676	693	100%	650	650	423	423	220	226	203	198		
Lebanon Rd.	Ohio Dr.	Hillcrest Rd.	3,960	0.75	2	2	4D	520	505	100%	650	650	975	975	390	379	585	596		
Lebanon Rd.	Hillcrest Rd.	Whitefish Lake	2,385	0.45	2	2	4D	476	428	100%	650	650	587	587	215	193	372	394		
Lebanon Rd.	Whitefish Lake	Palmetto	2,610	0.49	2	2	4D	476	428	100%	650	650	643	643	235	212	407	431		
Lebanon Rd.	Palmetto	Coit Rd.	1,130	0.21	2	2	4D	476	428	100%	650	650	278	278	102	92	176	187		
Lebanon Rd.	800' West of Independence Pkwy.	Independence Pkwy.	840	0.16	1	1	2U	72	113	100%	475	475	76	76	11	18	64	58		
Warren Pkwy.	Legacy Dr.	Dallas Pkwy.	5,675	1.07	2	2	4D	594	553	100%	650	650	1,397	1,397	638	594	759	803		
Warren Pkwy.	Dallas Pkwy.	Parkwood Blvd.	1,800	0.34	3	3	6D	635	615	100%	750	750	767	767	216	210	551	557		
Warren Pkwy.	Parkwood Blvd.	Preston Rd.	3,660	0.69	3	3	6D	682	644	100%	750	750	1,560	1,560	473	447	1,087	1,113		
Warren Pkwy.	Preston Rd.	Ohio Dr.	1,375	0.26	2	2	4D	336	415	100%	650	650	339	339	88	108	251	231		
Warren Pkwy.	Ohio Dr.	Hillcrest Rd.	3,995	0.76	1	1	2U	266	288	100%	475	475	359	359	201	218	158	141		
Gaylord Pkwy.	Warren Pkwy.	Dallas Pkwy.	2,590	0.49	2	2	4D	198	169	100%	650	650	638	638	97	83	541	555		
Gaylord Pkwy.	Dallas Pkwy.	Parkwood Blvd.	2,085	0.39	2	2	6D	621	522	100%	750	750	592	592	245	206	347	386		
Gaylord Pkwy.	Parkwood Blvd.	Preston Rd.	3,480	0.66	3	3	6D	686	771	100%	750	750	1,483	1,483	452	508	1,031	975		
Gaylord Pkwy.	Preston Rd.	Ohio Dr.	1,570	0.30	3	3	6D	446	452	100%	750	750	669	669	133	134	537	535		
Spring Creek Pkwy.	SH 121	Town & Country Blvd.	1,690	0.32	2	2	4D	25	25	100%	650	650	416	416	8	8	408	408		
Town & Country Blvd.	Spring Creek Pkwy.	Hilton Head Ln.	2,650	0.50	1	1	2U	25	25	100%	475	475	238	238	13	13	226	226		
Town & Country Blvd.	Hilton Head Ln.	Legacy Dr.	2,045	0.39	2	2	4D	25	25	100%	650	650	504	504	10	10	494	494		
Legacy Dr.	SH 121	Warren Pkwy.	7,420	1.41	2	2	4D	1,026	964	100%	650	650	1,827	1,827	1,441	1,354	386	473		
Legacy Dr.	Warren Pkwy.	Lebanon Rd.	3,631	0.69	2	2	4D	1,078	1,139	100%	650	650	894	894	741	783	153	111		
Legacy Dr.	Lebanon Rd.	BNSF Railroad	2,580	0.49	2	2	4D	675	587	100%	650	650	635	635	330	287	305	348		
Parkwood Blvd.	SH 121	Gaylord Pkwy.	3,115	0.59	3	3	6D	585	456	100%	750	750	1,327	1,327	345	269	983	1,058		
Parkwood Blvd.	Gaylord Pkwy.	Warren Pkwy.	2,140	0.41	3	3	6D	467	376	100%	750	750	912	912	189	152	723	760		
Parkwood Blvd.	Warren Pkwy.	2055' North of Warren Pkwy.	2,055	0.39	3	3	6D	442	338	100%	750	750	876	876	172	132	704	744		

City of Frisco - 2010 Roadway Impact Fee Update
Existing Roadway Facilities Inventory

Service Area D

8/18/2011

ROADWAY	FROM	TO	LENGTH (ft)	LENGTH (mi)	EXIST LANES		TYPE	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
Parkwood Blvd.	2050' North of Warren Pkwy.	Lebanon Rd.	4,115	0.78	2	2	4D	442	338	100%	650	650	1,013	1,013	345	263	669	750		
Parkwood Blvd.	Lebanon Rd.	Stonebrook Pkwy.	4,295	0.81	2	2	4D	425	368	100%	650	650	1,057	1,057	346	299	712	758		
Parkwood Blvd.	Stonebrook Pkwy.	Eubanks St.	4,720	0.89	1	1	2U	304	300	100%	475	475	425	425	272	268	153	157		
Preston Rd.	SH 121	Gaylord Pkwy.	2,810	0.53	3	3	6D	3,009	2,019	100%	750	750	1,197	1,197	1,602	1,075	-404	123	404	
Preston Rd.	Gaylord Pkwy.	Warren Pkwy.	1,520	0.29	3	3	6D	1,771	2,031	100%	750	750	648	648	510	585	138	63		
Preston Rd.	Warren Pkwy.	Lebanon Rd.	4,380	0.83	3	3	6D	1,887	1,880	100%	750	750	1,866	1,866	1,565	1,560	301	307		
Preston Rd.	Lebanon Rd.	Wade Blvd.	2,590	0.49	3	3	6D	2,050	2,012	100%	750	750	1,104	1,104	1,006	987	98	117		
Preston Rd.	Wade Blvd.	Stonebrook Pkwy.	3,920	0.74	3	3	6D	2,010	2,025	100%	750	750	1,670	1,670	1,493	1,503	178	167		
Preston Rd.	Stonebrook Pkwy.	Main St. (FM 3537)	5,080	0.96	3	3	6D	1,652	1,814	100%	750	750	2,165	2,165	1,590	1,745	575	419		
Ohio Dr.	SH 121	Warren Pkwy.	3,470	0.66	3	3	6D	215	227	100%	750	750	1,479	1,479	142	149	1,337	1,329		
Ohio Dr.	Warren Pkwy.	Lebanon Rd.	3,610	0.68	2	2	4D	225	260	100%	650	650	889	889	154	178	735	711		
Ohio Dr.	Lebanon Rd.	Wade Blvd.	3,795	0.72	2	2	4D	281	301	100%	650	650	934	934	202	217	732	718		
Hillcrest Rd.	SH 121	Warren Pkwy.	1,780	0.34	2	2	4D	396	387	100%	650	650	438	438	134	130	305	308		
Hillcrest Rd.	Warren Pkwy.	Lebanon Rd.	2,605	0.49	2	2	4D	406	419	100%	650	650	641	641	200	207	441	435		
Hillcrest Rd.	Lebanon Rd.	College Pkwy.	5,270	1.00	2	2	4D	371	541	100%	650	650	1,298	1,298	370	540	928	758		
Hillcrest Rd.	College Pkwy.	Rolater Rd.	3,015	0.57	2	2	4D	488	467	100%	650	650	742	742	279	266	464	476		
Hillcrest Rd.	Rolater Rd.	Main St. (FM 3537)	5,290	1.00	2	2	4D	319	311	100%	650	650	1,302	1,302	319	311	983	991		
Coit Rd.	SH 121	Lebanon Rd.	1,385	0.26	3	3	6D	1,200	1,010	100%	750	750	590	590	315	265	275	325		
Coit Rd.	Lebanon Rd.	College Pkwy.	5,225	0.99	2	2	4D	697	735	100%	650	650	1,286	1,286	690	727	597	559		
Coit Rd.	College Pkwy.	Shepards Ln.	4,230	0.80	2	2	4D	609	630	100%	650	650	1,041	1,041	488	505	553	537		
Coit Rd.	Shepards Hill	Ark	1,855	0.35	2	2	4D	609	630	100%	650	650	457	457	214	221	243	235		
Coit Rd.	Ark	Main St. (FM 3537)	2,050	0.39	2	2	4D	609	630	100%	650	650	505	505	237	245	268	260		
Independence Pkwy.	SH 121	Rolater Rd.	6,805	1.29	2	2	4D	404	412	100%	650	650	1,675	1,675	521	531	1,154	1,145		
Independence Pkwy.	Rolater Rd.	Main St. (FM 3537)	5,345	1.01	2	2	4D	286	284	100%	650	650	1,316	1,316	290	287	1,026	1,029		
Custer Rd. (FM 2478)	SH 121	Rolater Rd.	4,535	0.86	2	2	4D	1,439	1,356	50%	650	650	558	558	618	582	-60	-24	60	24
Custer Rd. (FM 2478)	Rolater Rd.	Main St. (FM 3537)	5,330	1.01	2	2	4D	1,250	1,239	50%	650	650	656	656	631	625	25	31		
SUBTOTAL			**264,024**	**49.59**									**127,290**		**57,209**		**70,081**		**1,210**	

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Kimley-Horn and Associates, Inc.

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Appendix D – Plan for Awarding the Roadway Impact Fee Credit Summary

(as prepared by J. Stowe & Co.)

SUMMARY OF ROADWAY IMPACT FEE DETERMINATION

Service Area A

Recoverable Impact Fee CIP Costs	$	27,616,401	Table 2.13
Financing Costs		12,318,382	See Detail Below
Existing Fund Balance		(1,089,794)	Appendix E - page 1, Service Area A
Interest Earnings		(209,472)	Appendix E - page 4, Service Area A
Pre Credit Recoverable Cost for Impact Fee	$	38,635,517	Sum of Above
Credit for Ad Valorem Revenues		(760,009)	Appendix E - page 6, Service Area A
Maximum Recoverable Cost for Impact Fee	**$**	**37,875,508**	

Recoverable Impact Fee CIP Costs:

Represents the portion of capital improvement costs that are eligible for funding through impact fees. Reference is Table 2.13 Maximum Assessable Roadway Impact Fee.

Financing Costs:

Represents the interest costs associated with debt financing the new impact fee project costs. Interest costs are derived from existing debt issues and forecasted debt issues.

New Annual Debt Service	$	19,735,268	Appendix E - page 2, Service Area A
Existing Annual Debt Service		16,907,815	Appendix E - page 2, Service Area A
Principal Component (New and Existing Debt)		(24,324,701)	Appendix E - page 1, Service Area A
Financing Costs	$	12,318,382	

Existing Fund Balance:

Represents impact fee revenue collected but not yet expended. Some projects that are included in the 2010-11 Impact Fee Update were also included in the 2005 Impact Fee Update. To avoid charging twice for the same project, the impact fee revenues collected but yet to be expended (i.e. fund balance) are credited against the recoverable costs. Reference is page 1 of Appendix E, Service Area A.

Interest Earnings:

Represents the interest earned on cash flows and assumes a 0.09% annual interest rate. The Impact Fee Statue states that interest earnings are funds of the impact fee account and are held to the same restrictions as impact fee revenues. Therefore in order to recognize that interest earnings are used to fund capital improvements, interest earnings are credited against the recoverable costs. Reference is the sum of Accumulated Interest on page 4 of Appendix E, Service Area A.

Pre Credit Recoverable Cost for Impact Fee

Represents Recoverable Impact Fee CIP Costs plus Financing Costs less Exsiting Fund Balance and Interest Earnings.

Credit for Ad Valorem Revenues:

In 2001, the Impact Fee Statute was amended to include a credit for ad valorem and utility revenues generated by new service units during the ten-year timeframe that are used to fund impact fee eligible projects for which the new service units were charged an impact fee. The intent of this amendment is to avoid double-charging the new service units for impact fee capital improvements. The credit recognizes ad valorem revenues used to fund the debt service of debt financed impact fee eligible projects. Reference is page 6 of Appendix E, Service Area A.

Maximum Recoverable Cost for Impact Fee:

Represents Pre Credit Recoverable Cost for Impact Fee less Credit for Ad Valorem Revenues. This is the maximum cost that can be recovered through impact fees.

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SUMMARY OF ROADWAY IMPACT FEE DETERMINATION

Service Area B

Recoverable Impact Fee CIP Costs	$	19,890,379	Table 2.13
Financing Costs		9,938,006	See Detail Below
Existing Fund Balance		(3,412,179)	Appendix E - page 1, Service Area B
Interest Earnings		(197,808)	Appendix E - page 4, Service Area B
Pre Credit Recoverable Cost for Impact Fee	$	26,218,398	Sum of Above
Credit for Ad Valorem Revenues		(450,576)	Appendix E - page 6, Service Area B
Maximum Recoverable Cost for Impact Fee	**$**	**25,767,822**	

Recoverable Impact Fee CIP Costs:

Represents the portion of capital improvement costs that are eligible for funding through impact fees. Reference is Table 2.13 Maximum Assessable Roadway Impact Fee.

Financing Costs:

Represents the interest costs associated with debt financing the new impact fee project costs. Interest costs are derived from existing debt issues and forecasted debt issues.

New Annual Debt Service	$	17,568,417	Appendix E - page 2, Service Area B
Existing Annual Debt Service		10,198,235	Appendix E - page 2, Service Area B
Principal Component (New and Existing Debt)		(17,828,646)	Appendix E - page 1, Service Area B
Financing Costs	$	9,938,006	

Existing Fund Balance:

Represents impact fee revenue collected but not yet expended. Some projects that are included in the 2010-11 Impact Fee Update were also included in the 2005 Impact Fee Update. To avoid charging twice for the same project, the impact fee revenues collected but yet to be expended (i.e. fund balance) are credited against the recoverable costs. Reference is page 1 of Appendix E, Service Area B.

Interest Earnings:

Represents the interest earned on cash flows and assumes a 0.09% annual interest rate. The Impact Fee Statue states that interest earnings are funds of the impact fee account and are held to the same restrictions as impact fee revenues. Therefore in order to recognize that interest earnings are used to fund capital improvements, interest earnings are credited against the recoverable costs. Reference is the sum of Accumulated Interest on page 4 of Appendix E, Service Area B.

Pre Credit Recoverable Cost for Impact Fee

Represents Recoverable Impact Fee CIP Costs plus Financing Costs less Exsiting Fund Balance and Interest Earnings.

Credit for Ad Valorem Revenues:

In 2001, the Impact Fee Statute was amended to include a credit for ad valorem and utility revenues generated by new service units during the ten-year timeframe that are used to fund impact fee eligible projects for which the new service units were charged an impact fee. The intent of this amendment is to avoid double-charging the new service units for impact fee capital improvements. The credit recognizes ad valorem revenues used to fund the debt service of debt financed impact fee eligible projects. Reference is page 6 of Appendix E, Service Area B.

Maximum Recoverable Cost for Impact Fee:

Represents Pre Credit Recoverable Cost for Impact Fee less Credit for Ad Valorem Revenues. This is the maximum cost that can be recovered through impact fees.

SUMMARY OF ROADWAY IMPACT FEE DETERMINATION

Service Area C

Recoverable Impact Fee CIP Costs	$	33,750,588	Table 2.13
Financing Costs		16,139,993	See Detail Below
Existing Fund Balance		(3,021,457)	Appendix E - page 1, Service Area C
Interest Earnings		(304,743)	Appendix E - page 4, Service Area C
Pre Credit Recoverable Cost for Impact Fee	$	46,564,381	Sum of Above
Credit for Ad Valorem Revenues		(1,009,981)	Appendix E - page 6, Service Area C
Maximum Recoverable Cost for Impact Fee	**$**	**45,554,400**	

Recoverable Impact Fee CIP Costs:

Represents the portion of capital improvement costs that are eligible for funding through impact fees. Reference is Table 2.13 Maximum Assessable Roadway Impact Fee.

Financing Costs:

Represents the interest costs associated with debt financing the new impact fee project costs. Interest costs are derived from existing debt issues and forecasted debt issues.

New Annual Debt Service	$	28,770,913	Appendix E - page 2, Service Area C
Existing Annual Debt Service		17,766,581	Appendix E - page 2, Service Area C
Principal Component (New and Existing Debt)		(30,397,501)	Appendix E - page 1, Service Area C
Financing Costs	$	16,139,993	

Existing Fund Balance:

Represents impact fee revenue collected but not yet expended. Some projects that are included in the 2010-11 Impact Fee Update were also included in the 2005 Impact Fee Update. To avoid charging twice for the same project, the impact fee revenues collected but yet to be expended (i.e. fund balance) are credited against the recoverable costs. Reference is page 1 of Appendix E, Service Area C.

Interest Earnings:

Represents the interest earned on cash flows and assumes a 0.09% annual interest rate. The Impact Fee Statue states that interest earnings are funds of the impact fee account and are held to the same restrictions as impact fee revenues. Therefore in order to recognize that interest earnings are used to fund capital improvements, interest earnings are credited against the recoverable costs. Reference is the sum of Accumulated Interest on page 4 of Appendix E, Service Area C.

Pre Credit Recoverable Cost for Impact Fee

Represents Recoverable Impact Fee CIP Costs plus Financing Costs less Exsiting Fund Balance and Interest Earnings.

Credit for Ad Valorem Revenues:

In 2001, the Impact Fee Statute was amended to include a credit for ad valorem and utility revenues generated by new service units during the ten-year timeframe that are used to fund impact fee eligible projects for which the new service units were charged an impact fee. The intent of this amendment is to avoid double-charging the new service units for impact fee capital improvements. The credit recognizes ad valorem revenues used to fund the debt service of debt financed impact fee eligible projects. Reference is page 6 of Appendix E, Service Area C.

Maximum Recoverable Cost for Impact Fee:

Represents Pre Credit Recoverable Cost for Impact Fee less Credit for Ad Valorem Revenues. This is the maximum cost that can be recovered through impact fees.

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SUMMARY OF ROADWAY IMPACT FEE DETERMINATION

Service Area D

Recoverable Impact Fee CIP Costs	$	40,008,263	Table 2.13
Financing Costs		19,637,983	See Detail Below
Existing Fund Balance		(978,281)	Appendix E - page 1, Service Area D
Interest Earnings		(343,817)	Appendix E - page 4, Service Area D
Pre Credit Recoverable Cost for Impact Fee	$	58,324,148	Sum of Above
Credit for Ad Valorem Revenues		(2,371,990)	Appendix E - page 6, Service Area D
Maximum Recoverable Cost for Impact Fee	**$**	**55,952,158**	

Recoverable Impact Fee CIP Costs:

Represents the portion of capital improvement costs that are eligible for funding through impact fees. Reference is Table 2.13 Maximum Assessable Roadway Impact Fee.

Financing Costs:

Represents the interest costs associated with debt financing the new impact fee project costs. Interest costs are derived from existing debt issues and forecasted debt issues.

New Annual Debt Service	$	31,309,290	Appendix E - page 2, Service Area D
Existing Annual Debt Service		24,664,201	Appendix E - page 2, Service Area D
Principal Component (New and Existing Debt)		(36,335,508)	Appendix E - page 1, Service Area D
Financing Costs	$	19,637,983	

Existing Fund Balance:

Represents impact fee revenue collected but not yet expended. Some projects that are included in the 2010-11 Impact Fee Update were also included in the 2005 Impact Fee Update. To avoid charging twice for the same project, the impact fee revenues collected but yet to be expended (i.e. fund balance) are credited against the recoverable costs. Reference is page 1 of Appendix E, Service Area D.

Interest Earnings:

Represents the interest earned on cash flows and assumes a 0.09% annual interest rate. The Impact Fee Statue states that interest earnings are funds of the impact fee account and are held to the same restrictions as impact fee revenues. Therefore in order to recognize that interest earnings are used to fund capital improvements, interest earnings are credited against the recoverable costs. Reference is the sum of Accumulated Interest on page 4 of Appendix E, Service Area D.

Pre Credit Recoverable Cost for Impact Fee

Represents Recoverable Impact Fee CIP Costs plus Financing Costs less Exsiting Fund Balance and Interest Earnings.

Credit for Ad Valorem Revenues:

In 2001, the Impact Fee Statute was amended to include a credit for ad valorem and utility revenues generated by new service units during the ten-year timeframe that are used to fund impact fee eligible projects for which the new service units were charged an impact fee. The intent of this amendment is to avoid double-charging the new service units for impact fee capital improvements. The credit recognizes ad valorem revenues used to fund the debt service of debt financed impact fee eligible projects. Reference is page 6 of Appendix E, Service Area D.

Maximum Recoverable Cost for Impact Fee:

Represents Pre Credit Recoverable Cost for Impact Fee less Credit for Ad Valorem Revenues. This is the maximum cost that can be recovered through impact fees.

Kimley-Horn and Associates, Inc.

Appendix E – Plan for Awarding the Roadway Impact Fee Credit Supporting Exhibits

(as prepared by J. Stowe & Co.)

City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees
Impact Fee Calculation Assumptions
Service Area A

I. General Assumptions

Annual Interest Rate on Deposits [1]	0.09%
Annual Service Unit Growth [2]	3,559
Existing Fund Balance [3]	$ 1,089,794

Portion of Projects Funded by Existing Debt [4]	$ 12,347,288
Non-debt Funded Project Cost [4]	3,291,700
Project Cost Funded Through New Debt [4]	11,977,413
Total Recoverable Project Cost [5]	$ 27,616,401

II. New Debt Issues Assumptions

Year	Principal [6]	Interest [7]	Term
1	$ -	5.00%	20
2	2,395,483	5.01%	20
3	-	5.03%	20
4	2,395,483	5.10%	20
5	-	5.18%	20
6	2,395,483	5.32%	20
7	-	5.44%	20
8	2,395,483	5.49%	20
9	-	5.55%	20
10	2,395,483	5.64%	20
Total	$ 11,977,413		

III. Capital Expenditure Assumptions

Year	Annual Capital Expenditures [8]
1	$ 329,170
2	1,127,664
3	1,127,664
4	1,926,158
5	1,127,664
6	1,926,158
7	1,127,664
8	1,926,158
9	1,127,664
10	1,127,664
11	798,494
12	798,494
13	798,494
Total	$ 15,269,113

(1) Estimated annual return on fund balance based on City's earnings rates
(2) Derived from Table 2.12 10-Year Growth Projections
(3) Per City
(4) Per discussions with City staff and City files
(5) Table 2.13 Maximum Assessable Roadway Impact Fee
(6) Per discussions with City staff
(7) Base interest rate of 5.0% per City staff
(8) Assumes debt proceeds expended over a 3-year timeframe;
Non-debt funded capital expenditures allocated in equal annual amounts

City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees
Debt Service and Expense Summary
Service Area A

I. New Debt Service Detail

Year	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6	Series 7	Series 8	Series 9	Series 10	Total Annual New Debt Service
1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	-	192,443	-	-	-	-	-	-	-	-	192,443
3	-	192,443	-	-	-	-	-	-	-	-	192,443
4	-	192,443	-	193,823	-	-	-	-	-	-	386,265
5	-	192,443	-	193,823	-	-	-	-	-	-	386,265
6	-	192,443	-	193,823	-	197,425	-	-	-	-	583,691
7	-	192,443	-	193,823	-	197,425	-	-	-	-	583,691
8	-	192,443	-	193,823	-	197,425	-	200,292	-	-	783,982
9	-	192,443	-	193,823	-	197,425	-	200,292	-	-	783,982
10	-	192,443	-	193,823	-	197,425	-	200,292	-	202,781	986,763
11	-	192,443	-	193,823	-	197,425	-	200,292	-	202,781	986,763
12	-	192,443	-	193,823	-	197,425	-	200,292	-	202,781	986,763
13	-	192,443	-	193,823	-	197,425	-	200,292	-	202,781	986,763
14	-	192,443	-	193,823	-	197,425	-	200,292	-	202,781	986,763
15	-	192,443	-	193,823	-	197,425	-	200,292	-	202,781	986,763
16	-	192,443	-	193,823	-	197,425	-	200,292	-	202,781	986,763
17	-	192,443	-	193,823	-	197,425	-	200,292	-	202,781	986,763
18	-	192,443	-	193,823	-	197,425	-	200,292	-	202,781	986,763
19	-	192,443	-	193,823	-	197,425	-	200,292	-	202,781	986,763
20	-	192,443	-	193,823	-	197,425	-	200,292	-	202,781	986,763
21	-	192,443	-	193,823	-	197,425	-	200,292	-	202,781	986,763
22	-	-	-	193,823	-	197,425	-	200,292	-	202,781	794,321
23	-	-	-	193,823	-	197,425	-	200,292	-	202,781	794,321
24	-	-	-	-	-	197,425	-	200,292	-	202,781	600,498
25	-	-	-	-	-	197,425	-	200,292	-	202,781	600,498
26	-	-	-	-	-	-	-	200,292	-	202,781	403,073
27	-	-	-	-	-	-	-	200,292	-	202,781	403,073
28	-	-	-	-	-	-	-	-	-	202,781	202,781
29	-	-	-	-	-	-	-	-	-	202,781	202,781
	$ -	$ 3,848,856	$ -	$ 3,876,450	$ -	$ 3,948,507	$ -	$ 4,005,836	$ -	$ 4,055,618	$ 19,735,268

II. Summary of Annual Expenses

Year	New Annual Debt Service[1]	Annual Capital Expenditures[2]	Annual Bond Proceeds[2]	Existing Annual Debt Service[3]	Annual Credit[4]	Total Expense
1	$ -	$ 329,170	$ -	$ 1,724,421	$ (12,296)	$ 2,041,296
2	192,443	1,127,664	(2,395,483)	1,726,891	(31,547)	619,969
3	192,443	1,127,664	-	1,094,206	(31,464)	2,382,850
4	386,265	1,926,158	(2,395,483)	1,091,225	(47,785)	960,382
5	386,265	1,127,664	-	1,088,324	(59,135)	2,543,118
6	583,691	1,926,158	(2,395,483)	1,085,588	(79,692)	1,120,262
7	583,691	1,127,664	-	1,082,750	(92,084)	2,702,021
8	783,982	1,926,158	(2,395,483)	1,079,948	(116,788)	1,277,818
9	783,982	1,127,664	-	1,077,830	(130,218)	2,859,259
10	986,763	1,127,664	(2,395,483)	1,075,135	(159,000)	635,080
11	986,763	798,494	NA	1,071,334	-	2,856,591
12	986,763	798,494	NA	1,068,459	-	2,853,717
13	986,763	798,494	NA	1,065,076	-	2,850,334
14	986,763	-	NA	670,885	-	1,657,648
15	986,763	-	NA	433,874	-	1,420,637
16	986,763	-	NA	315,332	-	1,302,095
17	986,763	-	NA	156,537	-	1,143,301
18	986,763	-	NA	-	-	986,763
19	986,763	-	NA	-	-	986,763
20	986,763	-	NA	-	-	986,763
21	986,763	-	NA	-	-	986,763
22	794,321	-	NA	-	-	794,321
23	794,321	-	NA	-	-	794,321
24	600,498	-	NA	-	-	600,498
25	600,498	-	NA	-	-	600,498
26	403,073	-	NA	-	-	403,073
27	403,073	-	NA	-	-	403,073
28	202,781	-	NA	-	-	202,781
29	202,781	-	NA	-	-	202,781
	$ 19,735,268	$ 15,269,113	$ (11,977,413)	$ 16,907,815	$ (760,009)	$ 39,174,775

(1) Appendix E - page 2 Section I, Service Area A
(2) Appendix E - page 1, Service Area A
(3) Eligible outstanding debt funded projects as a percent of outstanding principal times outstanding eligible annual debt service
(4) Appendix E - page 6, Service Area A

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City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees

Impact Fee Calculation

Service Area A

Year	Number of Years to End of Period	Future Value Escalation Interest Rate Factor	Future Value Escalation Recovery Fee Factor	Annual Service Units Actual	Annual Service Units Escalated	Annual Expense Actual	Annual Expense Escalated
1	29	1.0245	1.0000	3,559	3,647	$ 2,041,296	$ 2,091,391
2	28	1.0237	1.0000	3,559	3,643	619,969	634,643
3	27	1.0228	1.0000	3,559	3,640	2,382,850	2,437,177
4	26	1.0219	1.0000	3,559	3,637	960,382	981,443
5	25	1.0211	1.0000	3,559	3,634	2,543,118	2,596,678
6	24	1.0202	1.0000	3,559	3,631	1,120,262	1,142,883
7	23	1.0193	1.0000	3,559	3,628	2,702,021	2,754,238
8	22	1.0185	1.0000	3,559	3,625	1,277,818	1,301,404
9	21	1.0176	1.0000	3,559	3,622	2,859,259	2,909,560
10	20	1.0167	1.0000	3,559	3,619	635,080	645,703
11	19	1.0159	1.0000	-	-	2,856,591	2,901,904
12	18	1.0150	1.0000	-	-	2,853,717	2,896,519
13	17	1.0141	1.0000	-	-	2,850,334	2,890,625
14	16	1.0133	1.0000	-	-	1,657,648	1,679,650
15	15	1.0124	1.0000	-	-	1,420,637	1,438,270
16	14	1.0116	1.0000	-	-	1,302,095	1,317,135
17	13	1.0107	1.0000	-	-	1,143,301	1,155,523
18	12	1.0098	1.0000	-	-	986,763	996,464
19	11	1.0090	1.0000	-	-	986,763	995,617
20	10	1.0081	1.0000	-	-	986,763	994,770
21	9	1.0073	1.0000	-	-	986,763	993,925
22	8	1.0064	1.0000	-	-	794,321	799,405
23	7	1.0055	1.0000	-	-	794,321	798,725
24	6	1.0047	1.0000	-	-	600,498	603,314
25	5	1.0038	1.0000	-	-	600,498	602,801
26	4	1.0030	1.0000	-	-	403,073	404,275
27	3	1.0021	1.0000	-	-	403,073	403,931
28	2	1.0013	1.0000	-	-	202,781	203,040
29	1	1.0004	1.0000	-	-	202,781	202,867
					36,326		$ 39,773,881

Annual Interest Rate:	0.09%
Present Value of Initial Impact Fee Fund Balance	$ 1,089,794
Total Escalated Expense for Entire Period	$ 39,773,881
Less Future Value of Initial Impact Fee Fund Balance	1,117,014
Sub-Total	$ 38,656,867
Total Escalated Service Units	36,326
Impact Fee for Service Area A	**$ 1,064**

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City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees

Revenue Test

Service Area A

Year	Impact Fee	Service Units	Impact Fee Revenue	Annual Expenses	Sub-Total	Accumulated Interest	Estimated Fund Balance
Initial							$ 1,089,794
1	$ 1,064	3,559	$ 3,787,551	$ 2,041,296	$ 1,746,255	$ 1,671	2,837,720
2	1,064	3,559	3,787,551	619,969	3,167,582	3,763	6,009,065
3	1,064	3,559	3,787,551	2,382,850	1,404,701	5,712	7,419,478
4	1,064	3,559	3,787,551	960,382	2,827,169	7,517	10,254,165
5	1,064	3,559	3,787,551	2,543,118	1,244,433	9,256	11,507,854
6	1,064	3,559	3,787,551	1,120,262	2,667,289	10,929	14,186,072
7	1,064	3,559	3,787,551	2,702,021	1,085,530	12,535	15,284,137
8	1,064	3,559	3,787,551	1,277,818	2,509,733	14,076	17,807,945
9	1,064	3,559	3,787,551	2,859,259	928,292	15,551	18,751,788
10	1,064	3,559	3,787,551	635,080	3,152,470	17,300	21,921,558
11	-	-	-	2,856,591	(2,856,591)	17,441	19,082,408
12	-	-	-	2,853,717	(2,853,717)	15,026	16,243,717
13	-	-	-	2,850,334	(2,850,334)	12,611	13,405,995
14	-	-	-	1,657,648	(1,657,648)	10,704	11,759,051
15	-	-	-	1,420,637	(1,420,637)	9,403	10,347,816
16	-	-	-	1,302,095	(1,302,095)	8,253	9,053,974
17	-	-	-	1,143,301	(1,143,301)	7,219	7,917,892
18	-	-	-	986,763	(986,763)	6,319	6,937,447
19	-	-	-	986,763	(986,763)	5,484	5,956,168
20	-	-	-	986,763	(986,763)	4,649	4,974,054
21	-	-	-	986,763	(986,763)	3,813	3,991,104
22	-	-	-	794,321	(794,321)	3,059	3,199,842
23	-	-	-	794,321	(794,321)	2,385	2,407,907
24	-	-	-	600,498	(600,498)	1,794	1,809,202
25	-	-	-	600,498	(600,498)	1,284	1,209,988
26	-	-	-	403,073	(403,073)	858	807,774
27	-	-	-	403,073	(403,073)	516	405,217
28	-	-	-	202,781	(202,781)	259	202,695
29	-	-	-	202,781	(202,781)	86	(0)
			$ 37,875,508	$ 39,174,775		$ 209,472	

City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees

Impact Fee Project Funding

Service Area A

Impact Fee Project Name[1]	Impact Fee Project No.[1]	Cost in Service Area[1]	Impact Fee Recoverable Cost[2]	Debt Funded[3] Existing	Debt Funded[3] Proposed	Non-Debt Funded[3]	Impact Fee Recoverable Cost
Rockhill Rd. (1)	A-1	$ 756,500	$ 326,703	$ -	$ 326,703	$ -	$ 326,703
Rockhill Rd. (2)	A-2	489,500	211,396	-	211,396	-	211,396
Rockhill Rd. (3)	A-3	5,907,760	2,551,332	321,020	-	2,230,313	2,551,332
Panther Creek Pkwy. (1)	A-4	8,370,000	3,614,678	2,944,517	670,161	-	3,614,678
Panther Creek Pkwy. (2)	A-5	194,000	83,781	-	83,781	-	83,781
Panther Creek Pkwy. (3)	A-6	4,286,500	1,851,173	-	1,851,173	-	1,851,173
Eldorado Pkwy. (1) [FM 2934]	A-7	709,825	306,546	306,546	-	-	306,546
Eldorado Pkwy. (2)	A-8	2,773,434	1,197,739	312,933	-	884,805	1,197,739
Main St. (1)	A-9, C-1	2,073,500	895,464	-	895,464	-	895,464
Main St. (2)	A-10, C-2	3,733,232	1,612,238	1,441,335	-	170,903	1,612,238
Teel Pkwy. (1)	A-11	4,462,000	1,926,965	448,810	1,478,154	-	1,926,965
Teel Pkwy. (2)	A-12	5,530,000	2,388,192	1,092,119	1,296,074	-	2,388,192
Legacy Dr. (1)	A-13	1,207,000	521,256	-	521,256	-	521,256
Legacy Dr. (2)	A-14	9,518,000	4,110,455	2,538,897	1,571,558	-	4,110,455
Frisco St. (1)	A-15	604,000	260,844	-	260,844	-	260,844
Frisco St. (2)	A-16	4,586,000	1,980,515	855,626	1,124,890	-	1,980,515
Frisco St. (3)	A-17	8,733,000	3,771,444	2,085,486	1,685,958	-	3,771,444
2011 Roadway Impact Fee Update		13,150	5,679	-	-	5,679	5,679
Total		$ 63,947,401	$ 27,616,401	$ 12,347,288	$ 11,977,413	$ 3,291,700	$ 27,616,401

(1) Table 2.7 10-Year Capital Improvement Plan with Conceptual Level Cost Opinions Service Area A

(2) Table 2.13 Maximum Assessable Roadway Impact Fee

(3) Per discussions with City staff and City files

City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees
Credit Determination
Service Area A

2010 Service Units [1]	425,962	
Ten Year Growth in Service Units [1]	35,592	
	10	years
Annual Growth in Service Units	3,559	

Year	1	2	3	4	5	6	7	8	9	10	Total
Debt Service for Debt Funded Projects Eligible for Impact Fees[2]	$ 1,724,421	$ 1,919,334	$ 1,286,649	$ 1,477,490	$ 1,474,589	$ 1,669,278	$ 1,666,441	$ 1,863,930	$ 1,861,813	$ 2,061,899	$ 17,005,844
Less: Impact Fees Applied to Debt Service[3]	240,548										240,548
Net Impact Fee Eligible Debt Service Funded by Other Sources	$ 1,483,873	$ 1,919,334	$ 1,286,649	$ 1,477,490	$ 1,474,589	$ 1,669,278	$ 1,666,441	$ 1,863,930	$ 1,861,813	$ 2,061,899	$ 16,765,296
Vehicle Miles (All Service Areas)	429,522	433,081	436,640	440,199	443,758	447,318	450,877	454,436	457,995	461,554	
Total Debt Funded Projects Eligible for Impact Fees per Vehicle Mile	$ 3.45	$ 4.43	$ 2.95	$ 3.36	$ 3.32	$ 3.73	$ 3.70	$ 4.10	$ 4.07	$ 4.47	
Annual Growth in Service Units Service Area A (Cumulative)	3,559	7,118	10,678	14,237	17,796	21,355	24,914	28,474	32,033	35,592	
Annual Ad Valorem Revenue Generated by Vehicle Mile for Debt Funded Projects Eligible for Impact Fees	$ 12,296	$ 31,547	$ 31,464	$ 47,785	$ 59,135	$ 79,692	$ 92,084	$ 116,788	$ 130,218	$ 159,000	$ 760,009

Credit Amount **$ 760,009**

(1) Derived from Table 2.12 10-Year Growth Projections
(2) Appendix E - page 2 Section II, Service Area A
(3) $1,000,000 in Roadway Impact Fee revenue applied to roadway debt service in Year 1; allocated between service areas based on revenue

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City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees
Impact Fee Calculation Assumptions
Service Area B

I. General Assumptions

Annual Interest Rate on Deposits [1]	0.09%
Annual Service Unit Growth [2]	3,037
Existing Fund Balance [3]	$ 3,412,179

Portion of Projects Funded by Existing Debt [4]	$ 7,166,304
Non-debt Funded Project Cost [4]	2,061,733
Project Cost Funded Through New Debt [4]	10,662,342
Total Recoverable Project Cost [5]	$ 19,890,379

II. New Debt Issues Assumptions

Year	Principal [6]	Interest [7]	Term
1	$ -	5.00%	20
2	2,132,468	5.01%	20
3	-	5.03%	20
4	2,132,468	5.10%	20
5	-	5.18%	20
6	2,132,468	5.32%	20
7	-	5.44%	20
8	2,132,468	5.49%	20
9	-	5.55%	20
10	2,132,468	5.64%	20
Total	$ 10,662,342		

III. Capital Expenditure Assumptions

Year	Annual Capital Expenditures [8]
1	$ 206,173
2	916,996
3	916,996
4	1,627,819
5	916,996
6	1,627,819
7	916,996
8	1,627,819
9	916,996
10	916,996
11	710,823
12	710,823
13	710,823
Total	$ 12,724,075

(1) Estimated annual return on fund balance based on City's earnings rates
(2) Derived from Table 2.12 10-Year Growth Projections
(3) Per City
(4) Per discussions with City staff and City files
(5) Table 2.13 Maximum Assessable Roadway Impact Fee
(6) Per discussions with City staff
(7) Base interest rate of 5.0% per City staff
(8) Assumes debt proceeds expended over a 3-year timeframe;
Non-debt funded capital expenditures allocated in equal annual amounts

City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees
Debt Service and Expense Summary
Service Area B

I. New Debt Service Detail

Year	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6	Series 7	Series 8	Series 9	Series 10	Total Annual New Debt Service
1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	-	171,313	-	-	-	-	-	-	-	-	171,313
3	-	171,313	-	-	-	-	-	-	-	-	171,313
4	-	171,313	-	172,542	-	-	-	-	-	-	343,855
5	-	171,313	-	172,542	-	-	-	-	-	-	343,855
6	-	171,313	-	172,542	-	175,749	-	-	-	-	519,604
7	-	171,313	-	172,542	-	175,749	-	-	-	-	519,604
8	-	171,313	-	172,542	-	175,749	-	178,301	-	-	697,904
9	-	171,313	-	172,542	-	175,749	-	178,301	-	-	697,904
10	-	171,313	-	172,542	-	175,749	-	178,301	-	180,516	878,421
11	-	171,313	-	172,542	-	175,749	-	178,301	-	180,516	878,421
12	-	171,313	-	172,542	-	175,749	-	178,301	-	180,516	878,421
13	-	171,313	-	172,542	-	175,749	-	178,301	-	180,516	878,421
14	-	171,313	-	172,542	-	175,749	-	178,301	-	180,516	878,421
15	-	171,313	-	172,542	-	175,749	-	178,301	-	180,516	878,421
16	-	171,313	-	172,542	-	175,749	-	178,301	-	180,516	878,421
17	-	171,313	-	172,542	-	175,749	-	178,301	-	180,516	878,421
18	-	171,313	-	172,542	-	175,749	-	178,301	-	180,516	878,421
19	-	171,313	-	172,542	-	175,749	-	178,301	-	180,516	878,421
20	-	171,313	-	172,542	-	175,749	-	178,301	-	180,516	878,421
21	-	171,313	-	172,542	-	175,749	-	178,301	-	180,516	878,421
22	-	-	-	172,542	-	175,749	-	178,301	-	180,516	707,107
23	-	-	-	172,542	-	175,749	-	178,301	-	180,516	707,107
24	-	-	-	-	-	175,749	-	178,301	-	180,516	534,566
25	-	-	-	-	-	175,749	-	178,301	-	180,516	534,566
26	-	-	-	-	-	-	-	178,301	-	180,516	358,817
27	-	-	-	-	-	-	-	178,301	-	180,516	358,817
28	-	-	-	-	-	-	-	-	-	180,516	180,516
29	-	-	-	-	-	-	-	-	-	180,516	180,516
	$ -	$ 3,426,268	$ -	$ 3,450,832	$ -	$ 3,514,977	$ -	$ 3,566,012	$ -	$ 3,610,328	$ 17,568,417

II. Summary of Annual Expenses

Year	New Annual Debt Service[1]	Annual Capital Expenditures[2]	Annual Bond Proceeds[2]	Existing Annual Debt Service[3]	Annual Credit[4]	Total Expense
1	$ -	$ 206,173	$ -	$ 754,905	$ (4,197)	$ 956,881
2	171,313	916,996	(2,132,468)	754,759	(13,020)	(302,420)
3	171,313	916,996	-	640,878	(17,009)	1,712,179
4	343,855	1,627,819	(2,132,468)	639,129	(27,257)	451,077
5	343,855	916,996	-	637,628	(33,785)	1,864,694
6	519,604	1,627,819	(2,132,468)	636,179	(47,415)	603,718
7	519,604	916,996	-	635,273	(54,899)	2,016,974
8	697,904	1,627,819	(2,132,468)	635,059	(71,928)	756,386
9	697,904	916,996	-	634,748	(80,358)	2,169,290
10	878,421	916,996	(2,132,468)	634,775	(100,709)	197,015
11	878,421	710,823	NA	634,134	-	2,223,378
12	878,421	710,823	NA	633,479	-	2,222,723
13	878,421	710,823	NA	632,852	-	2,222,095
14	878,421	-	NA	520,672	-	1,399,093
15	878,421	-	NA	520,512	-	1,398,932
16	878,421	-	NA	367,627	-	1,246,048
17	878,421	-	NA	207,701	-	1,086,122
18	878,421	-	NA	77,925	-	956,346
19	878,421	-	NA	-	-	878,421
20	878,421	-	NA	-	-	878,421
21	878,421	-	NA	-	-	878,421
22	707,107	-	NA	-	-	707,107
23	707,107	-	NA	-	-	707,107
24	534,566	-	NA	-	-	534,566
25	534,566	-	NA	-	-	534,566
26	358,817	-	NA	-	-	358,817
27	358,817	-	NA	-	-	358,817
28	180,516	-	NA	-	-	180,516
29	180,516	-	NA	-	-	180,516
	$ 17,568,417	$ 12,724,075	$ (10,662,342)	$ 10,198,235	$ (450,576)	$ 29,377,809

(1) Appendix E - page 2 Section I, Service Area B
(2) Appendix E - page 1, Service Area B
(3) Eligible outstanding debt funded projects as a percent of outstanding principal times outstanding eligible annual debt service
(4) Appendix E - page 6, Service Area B

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City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees

Impact Fee Calculation

Service Area B

Year	Number of Years to End of Period	Future Value Escalation Interest Rate Factor	Future Value Escalation Recovery Fee Factor	Annual Service Units Actual	Annual Service Units Escalated	Annual Expense Actual	Annual Expense Escalated
1	29	1.0245	1.0000	3,037	3,112	$ 956,881	$ 980,364
2	28	1.0237	1.0000	3,037	3,109	(302,420)	(309,578)
3	27	1.0228	1.0000	3,037	3,106	1,712,179	1,751,216
4	26	1.0219	1.0000	3,037	3,104	451,077	460,969
5	25	1.0211	1.0000	3,037	3,101	1,864,694	1,903,966
6	24	1.0202	1.0000	3,037	3,098	603,718	615,908
7	23	1.0193	1.0000	3,037	3,096	2,016,974	2,055,952
8	22	1.0185	1.0000	3,037	3,093	756,386	770,347
9	21	1.0176	1.0000	3,037	3,090	2,169,290	2,207,453
10	20	1.0167	1.0000	3,037	3,088	197,015	200,311
11	19	1.0159	1.0000	-	-	2,223,378	2,258,646
12	18	1.0150	1.0000	-	-	2,222,723	2,256,061
13	17	1.0141	1.0000	-	-	2,222,095	2,253,506
14	16	1.0133	1.0000	-	-	1,399,093	1,417,663
15	15	1.0124	1.0000	-	-	1,398,932	1,416,295
16	14	1.0116	1.0000	-	-	1,246,048	1,260,441
17	13	1.0107	1.0000	-	-	1,086,122	1,097,733
18	12	1.0098	1.0000	-	-	956,346	965,748
19	11	1.0090	1.0000	-	-	878,421	886,302
20	10	1.0081	1.0000	-	-	878,421	885,549
21	9	1.0073	1.0000	-	-	878,421	884,796
22	8	1.0064	1.0000	-	-	707,107	711,633
23	7	1.0055	1.0000	-	-	707,107	711,028
24	6	1.0047	1.0000	-	-	534,566	537,073
25	5	1.0038	1.0000	-	-	534,566	536,616
26	4	1.0030	1.0000	-	-	358,817	359,887
27	3	1.0021	1.0000	-	-	358,817	359,581
28	2	1.0013	1.0000	-	-	180,516	180,747
29	1	1.0004	1.0000	-	-	180,516	180,593
					30,997		$ 29,796,809

Annual Interest Rate:	0.09%
Present Value of Initial Impact Fee Fund Balance	$ 3,412,179
Total Escalated Expense for Entire Period	$ 29,796,809
Less Future Value of Initial Impact Fee Fund Balance	3,497,405
Sub-Total	$ 26,299,404
Total Escalated Service Units	30,997
Impact Fee for Service Area B	**$ 848**

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City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees

Revenue Test

Service Area B

Year	Impact Fee	Service Units	Impact Fee Revenue	Annual Expenses	Sub-Total	Accumulated Interest	Estimated Fund Balance
Initial							$ 3,412,179
1	$ 848	3,037	$ 2,576,782	$ 956,881	$ 1,619,901	$ 3,593	5,035,673
2	848	3,037	2,576,782	(302,420)	2,879,202	5,511	7,920,387
3	848	3,037	2,576,782	1,712,179	864,603	7,109	8,792,098
4	848	3,037	2,576,782	451,077	2,125,705	8,387	10,926,190
5	848	3,037	2,576,782	1,864,694	712,088	9,602	11,647,880
6	848	3,037	2,576,782	603,718	1,973,064	10,753	13,631,697
7	848	3,037	2,576,782	2,016,974	559,809	11,840	14,203,345
8	848	3,037	2,576,782	756,386	1,820,397	12,862	16,036,604
9	848	3,037	2,576,782	2,169,290	407,492	13,821	16,457,917
10	848	3,037	2,576,782	197,015	2,379,767	15,019	18,852,703
11	-	-	-	2,223,378	(2,223,378)	15,099	16,644,424
12	-	-	-	2,222,723	(2,222,723)	13,220	14,434,921
13	-	-	-	2,222,095	(2,222,095)	11,339	12,224,165
14	-	-	-	1,399,093	(1,399,093)	9,808	10,834,880
15	-	-	-	1,398,932	(1,398,932)	8,626	9,444,573
16	-	-	-	1,246,048	(1,246,048)	7,508	8,206,033
17	-	-	-	1,086,122	(1,086,122)	6,522	7,126,432
18	-	-	-	956,346	(956,346)	5,658	6,175,744
19	-	-	-	878,421	(878,421)	4,882	5,302,206
20	-	-	-	878,421	(878,421)	4,139	4,427,923
21	-	-	-	878,421	(878,421)	3,395	3,552,897
22	-	-	-	707,107	(707,107)	2,723	2,848,512
23	-	-	-	707,107	(707,107)	2,123	2,143,528
24	-	-	-	534,566	(534,566)	1,597	1,610,559
25	-	-	-	534,566	(534,566)	1,143	1,077,137
26	-	-	-	358,817	(358,817)	764	719,084
27	-	-	-	358,817	(358,817)	459	360,726
28	-	-	-	180,516	(180,516)	230	180,440
29	-	-	-	180,516	(180,516)	77	0
			$ 25,767,822	$ 29,377,809		$ 197,808	

City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees

Impact Fee Project Funding

Service Area B

Impact Fee Project Name[1]	Impact Fee Project No.[1]	Cost in Service Area[1]	Impact Fee Recoverable Cost[2]	Debt Funded[3] Existing	Debt Funded[3] Proposed	Non-Debt Funded[3]	Impact Fee Recoverable Cost
Rockhill Rd. (4)	B-1	$ 6,356,000	$ 1,637,214	$ 523,800	$ -	$ 1,113,414	$ 1,637,214
Rockhill Rd. (5)	B-2	2,655,000	683,890	-	683,890	-	683,890
Rockhill Rd. (6)	B-3	700,000	180,310	-	180,310	-	180,310
Panther Creek Pkwy. (4)	B-4	4,279,500	1,102,337	-	1,102,337	-	1,102,337
Panther Creek Pkwy. (5)	B-5	573,000	147,597	-	147,597	-	147,597
Panther Creek Pkwy. (6)	B-6	401,000	103,292	-	103,292	-	103,292
Panther Creek Pkwy. (7)	B-7	4,670,000	1,202,925	-	1,202,925	-	1,202,925
Panther Creek Pkwy. (8)	B-8	2,580,000	664,571	-	664,571	-	664,571
Eldorado Pkwy. (3)	B-9	3,255,771	838,640	257,218	-	581,422	838,640
Eldorado Pkwy. (4)	B-10	1,450,000	373,499	-	373,499	-	373,499
Eldorado Pkwy. (5)	B-11	6,599,000	1,699,807	1,634,654	65,153	-	1,699,807
Eldorado Pkwy. (6)	B-12	468,000	120,550	35,125	85,425	-	120,550
Main St. (3)	B-13, D-1	2,590,000	667,147	667,147	-	-	667,147
Main St. (4) [FM 3537]	B-14, D-2	1,175,414	302,770	248,179	-	54,590	302,770
Preston Rd. (1) [SH 289]	B-15	5,888,856	1,516,884	1,516,884	-	-	1,516,884
Hillcrest Rd. (1)	B-16	2,625,000	676,162	-	676,162	-	676,162
Hillcrest Rd. (2)	B-17	1,952,500	502,936	-	502,936	-	502,936
Hillcrest Rd. (3)	B-18	1,899,000	489,155	-	489,155	-	489,155
Hillcrest Rd. (4)	B-19	1,343,000	345,937	-	345,937	-	345,937
Hillcrest Rd. (5)	B-20	7,746,000	1,995,258	-	1,995,258	-	1,995,258
Coit Rd. (1)	B-21	232,000	59,760	-	59,760	-	59,760
Coit Rd. (2)	B-22	1,387,000	357,271	-	357,271	-	357,271
Coit Rd. (3)	B-23	924,000	238,009	-	238,009	-	238,009
Coit Rd. (4)	B-24	331,000	85,261	-	85,261	-	85,261
Coit Rd. (5)	B-25	19,000	4,894	-	4,894	-	4,894
Coit Rd. (6)	B-26	374,000	96,337	96,337	-	-	96,337
Coit Rd. (7)	B-27	4,792,000	1,234,350	1,234,350	-	-	1,234,350
Coit Rd. (8)	B-28	40,000	10,303	10,303	-	-	10,303
Independence Pkwy. (1)	B-29	362,000	93,246	4,238	89,008	-	93,246
Independence Pkwy. (2)	B-30	272,000	70,063	2,393	67,671	-	70,063
Independence Pkwy. (3)	B-31	1,989,000	512,338	231,531	280,807	-	512,338
Independence Pkwy. (4)	B-32	902,000	232,342	81,835	150,507	-	232,342
Independence Pkwy. (5)	B-33	4,440,000	1,143,680	432,972	710,708	-	1,143,680
Custer Rd. (1) [FM 2478]	B-34	1,934,340	498,258	189,338	-	308,920	498,258
2011 Roadway Impact Fee Update		13,150	3,387	-	-	3,387	3,387
Total		$ 77,218,531	$ 19,890,379	$ 7,166,304	$ 10,662,342	$ 2,061,733	$ 19,890,379

(1) Table 2.8 10-Year Capital Improvement Plan with Conceptual Level Cost Opinions Service Area B

(2) Table 2.13 Maximum Assessable Roadway Impact Fee

(3) Per discussions with City staff and City files

City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees
Credit Determination
Service Area B

2010 Service Units [1]	425,962	
Ten Year Growth in Service Units [1]	30,371	
	10	years
Annual Growth in Service Units	3,037	

Year	1	2	3	4	5	6	7	8	9	10	Total
Debt Service for Debt Funded Projects Eligible for Impact Fees[2]	$ 754,905	$ 926,072	$ 812,192	$ 982,984	$ 981,483	$ 1,155,782	$ 1,154,876	$ 1,332,963	$ 1,332,652	$ 1,513,196	$ 10,947,106
Less: Impact Fees Applied to Debt Service[3]	162,056										162,056
Net Impact Fee Eligible Debt Service Funded by Other Sources	$ 592,849	$ 926,072	$ 812,192	$ 982,984	$ 981,483	$ 1,155,782	$ 1,154,876	$ 1,332,963	$ 1,332,652	$ 1,513,196	$ 10,785,050
Vehicle Miles (All Service Areas)	428,999	432,036	435,074	438,111	441,148	444,185	447,222	450,259	453,296	456,333	
Total Debt Funded Projects Eligible for Impact Fees per Vehicle Mile	$ 1.38	$ 2.14	$ 1.87	$ 2.24	$ 2.22	$ 2.60	$ 2.58	$ 2.96	$ 2.94	$ 3.32	
Annual Growth in Service Units Service Area B (Cumulative)	3,037	6,074	9,111	12,148	15,185	18,222	21,259	24,296	27,334	30,371	
Annual Ad Valorem Revenue Generated by Vehicle Mile for Debt Funded Projects Eligible for Impact Fees	$ 4,197	$ 13,020	$ 17,009	$ 27,257	$ 33,785	$ 47,415	$ 54,899	$ 71,928	$ 80,358	$ 100,709	$ 450,576

Credit Amount **$ 450,576**

(1) Derived from Table 2.12 10-Year Growth Projections
(2) Appendix E - page 2 Section II, Service Area B
(3) $1,000,000 in Roadway Impact Fee revenue applied to roadway debt service in Year 1; allocated between service areas based on revenue

City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees
Impact Fee Calculation Assumptions
Service Area C

I. General Assumptions

Annual Interest Rate on Deposits [1]	0.09%
Annual Service Unit Growth [2]	4,185
Existing Fund Balance [3]	$ 3,021,457

Portion of Projects Funded by Existing Debt [4]	$ 12,936,320
Non-debt Funded Project Cost [4]	3,353,086
Project Cost Funded Through New Debt [4]	17,461,181
Total Recoverable Project Cost [5]	$ 33,750,588

II. New Debt Issues Assumptions

Year	Principal [6]	Interest [7]	Term
1	$ -	5.00%	20
2	3,492,236	5.01%	20
3	-	5.03%	20
4	3,492,236	5.10%	20
5	-	5.18%	20
6	3,492,236	5.32%	20
7	-	5.44%	20
8	3,492,236	5.49%	20
9	-	5.55%	20
10	3,492,236	5.64%	20
Total	$ 17,461,181		

III. Capital Expenditure Assumptions

Year	Annual Capital Expenditures [8]
1	$ 335,309
2	1,499,387
3	1,499,387
4	2,663,466
5	1,499,387
6	2,663,466
7	1,499,387
8	2,663,466
9	1,499,387
10	1,499,387
11	1,164,079
12	1,164,079
13	1,164,079
Total	$ 20,814,268

(1) Estimated annual return on fund balance based on City's earnings rates
(2) Derived from Table 2.12 10-Year Growth Projections
(3) Per City
(4) Per discussions with City staff and City files
(5) Table 2.13 Maximum Assessable Roadway Impact Fee
(6) Per discussions with City staff
(7) Base interest rate of 5.0% per City staff
(8) Assumes debt proceeds expended over a 3-year timeframe;
Non-debt funded capital expenditures allocated in equal annual amounts

City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees
Debt Service and Expense Summary
Service Area C

I. New Debt Service Detail

Year	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6	Series 7	Series 8	Series 9	Series 10	Total Annual New Debt Service
1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	-	280,551	-	-	-	-	-	-	-	-	280,551
3	-	280,551	-	-	-	-	-	-	-	-	280,551
4	-	280,551	-	282,563	-	-	-	-	-	-	563,114
5	-	280,551	-	282,563	-	-	-	-	-	-	563,114
6	-	280,551	-	282,563	-	287,815	-	-	-	-	850,929
7	-	280,551	-	282,563	-	287,815	-	-	-	-	850,929
8	-	280,551	-	282,563	-	287,815	-	291,994	-	-	1,142,923
9	-	280,551	-	282,563	-	287,815	-	291,994	-	-	1,142,923
10	-	280,551	-	282,563	-	287,815	-	291,994	-	295,623	1,438,546
11	-	280,551	-	282,563	-	287,815	-	291,994	-	295,623	1,438,546
12	-	280,551	-	282,563	-	287,815	-	291,994	-	295,623	1,438,546
13	-	280,551	-	282,563	-	287,815	-	291,994	-	295,623	1,438,546
14	-	280,551	-	282,563	-	287,815	-	291,994	-	295,623	1,438,546
15	-	280,551	-	282,563	-	287,815	-	291,994	-	295,623	1,438,546
16	-	280,551	-	282,563	-	287,815	-	291,994	-	295,623	1,438,546
17	-	280,551	-	282,563	-	287,815	-	291,994	-	295,623	1,438,546
18	-	280,551	-	282,563	-	287,815	-	291,994	-	295,623	1,438,546
19	-	280,551	-	282,563	-	287,815	-	291,994	-	295,623	1,438,546
20	-	280,551	-	282,563	-	287,815	-	291,994	-	295,623	1,438,546
21	-	280,551	-	282,563	-	287,815	-	291,994	-	295,623	1,438,546
22	-	-	-	282,563	-	287,815	-	291,994	-	295,623	1,157,994
23	-	-	-	282,563	-	287,815	-	291,994	-	295,623	1,157,994
24	-	-	-	-	-	287,815	-	291,994	-	295,623	875,432
25	-	-	-	-	-	287,815	-	291,994	-	295,623	875,432
26	-	-	-	-	-	-	-	291,994	-	295,623	587,617
27	-	-	-	-	-	-	-	291,994	-	295,623	587,617
28	-	-	-	-	-	-	-	-	-	295,623	295,623
29	-	-	-	-	-	-	-	-	-	295,623	295,623
	$ -	$ 5,611,027	$ -	$ 5,651,254	$ -	$ 5,756,301	$ -	$ 5,839,879	$ -	$ 5,912,453	$ 28,770,913

II. Summary of Annual Expenses

Year	New Annual Debt Service[1]	Annual Capital Expenditures[2]	Annual Bond Proceeds[2]	Existing Annual Debt Service[3]	Annual Credit[4]	Total Expense
1	$ -	$ 335,309	$ -	$ 2,000,122	$ (16,670)	$ 2,318,761
2	280,551	1,499,387	(3,492,236)	2,000,820	(43,959)	244,563
3	280,551	1,499,387	-	1,026,109	(37,406)	2,768,641
4	563,114	2,663,466	(3,492,236)	1,023,666	(59,995)	698,015
5	563,114	1,499,387	-	1,021,700	(74,199)	3,010,003
6	850,929	2,663,466	(3,492,236)	1,020,075	(104,143)	938,091
7	850,929	1,499,387	-	1,019,254	(120,330)	3,249,240
8	1,142,923	2,663,466	(3,492,236)	1,019,517	(157,563)	1,176,107
9	1,142,923	1,499,387	-	1,020,225	(175,716)	3,486,820
10	1,438,546	1,499,387	(3,492,236)	1,020,924	(219,999)	246,622
11	1,438,546	1,164,079	NA	1,020,892	-	3,623,517
12	1,438,546	1,164,079	NA	1,021,089	-	3,623,713
13	1,438,546	1,164,079	NA	1,021,035	-	3,623,660
14	1,438,546	-	NA	964,629	-	2,403,175
15	1,438,546	-	NA	734,877	-	2,173,423
16	1,438,546	-	NA	478,950	-	1,917,495
17	1,438,546	-	NA	214,033	-	1,652,579
18	1,438,546	-	NA	138,664	-	1,577,209
19	1,438,546	-	NA	-	-	1,438,546
20	1,438,546	-	NA	-	-	1,438,546
21	1,438,546	-	NA	-	-	1,438,546
22	1,157,994	-	NA	-	-	1,157,994
23	1,157,994	-	NA	-	-	1,157,994
24	875,432	-	NA	-	-	875,432
25	875,432	-	NA	-	-	875,432
26	587,617	-	NA	-	-	587,617
27	587,617	-	NA	-	-	587,617
28	295,623	-	NA	-	-	295,623
29	295,623	-	NA	-	-	295,623
	$ 28,770,913	$ 20,814,268	$ (17,461,181)	$ 17,766,581	$ (1,009,981)	$ 48,880,600

(1) Appendix E - page 2 Section I, Service Area C
(2) Appendix E - page 1, Service Area C
(3) Eligible outstanding debt funded projects as a percent of outstanding principal times outstanding eligible annual debt service
(4) Appendix E - page 6, Service Area C

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City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees

Impact Fee Calculation

Service Area C

Year	Number of Years to End of Period	Future Value Escalation Interest Rate Factor	Future Value Escalation Recovery Fee Factor	Annual Service Units Actual	Annual Service Units Escalated	Annual Expense Actual	Annual Expense Escalated
1	29	1.0245	1.0000	4,185	4,287	$ 2,318,761	$ 2,375,666
2	28	1.0237	1.0000	4,185	4,284	244,563	250,351
3	27	1.0228	1.0000	4,185	4,280	2,768,641	2,831,765
4	26	1.0219	1.0000	4,185	4,276	698,015	713,322
5	25	1.0211	1.0000	4,185	4,273	3,010,003	3,073,396
6	24	1.0202	1.0000	4,185	4,269	938,091	957,034
7	23	1.0193	1.0000	4,185	4,265	3,249,240	3,312,032
8	22	1.0185	1.0000	4,185	4,262	1,176,107	1,197,816
9	21	1.0176	1.0000	4,185	4,258	3,486,820	3,548,161
10	20	1.0167	1.0000	4,185	4,255	246,622	250,747
11	19	1.0159	1.0000	-	-	3,623,517	3,680,994
12	18	1.0150	1.0000	-	-	3,623,713	3,678,064
13	17	1.0141	1.0000	-	-	3,623,660	3,674,882
14	16	1.0133	1.0000	-	-	2,403,175	2,435,073
15	15	1.0124	1.0000	-	-	2,173,423	2,200,398
16	14	1.0116	1.0000	-	-	1,917,495	1,939,644
17	13	1.0107	1.0000	-	-	1,652,579	1,670,246
18	12	1.0098	1.0000	-	-	1,577,209	1,592,715
19	11	1.0090	1.0000	-	-	1,438,546	1,451,453
20	10	1.0081	1.0000	-	-	1,438,546	1,450,219
21	9	1.0073	1.0000	-	-	1,438,546	1,448,985
22	8	1.0064	1.0000	-	-	1,157,994	1,165,406
23	7	1.0055	1.0000	-	-	1,157,994	1,164,415
24	6	1.0047	1.0000	-	-	875,432	879,537
25	5	1.0038	1.0000	-	-	875,432	878,789
26	4	1.0030	1.0000	-	-	587,617	589,369
27	3	1.0021	1.0000	-	-	587,617	588,868
28	2	1.0013	1.0000	-	-	295,623	296,000
29	1	1.0004	1.0000	-	-	295,623	295,748
					42,709		$ 49,591,096

Annual Interest Rate:	0.09%
Present Value of Initial Impact Fee Fund Balance	$ 3,021,457
Total Escalated Expense for Entire Period	$ 49,591,096
Less Future Value of Initial Impact Fee Fund Balance	3,096,924
Sub-Total	$ 46,494,172
Total Escalated Service Units	42,709
Impact Fee for Service Area C	**$ 1,089**

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City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees

Revenue Test

Service Area C

Year	Impact Fee	Service Units	Impact Fee Revenue	Annual Expenses	Sub-Total	Accumulated Interest	Estimated Fund Balance
Initial							$ 3,021,457
1	$ 1,089	4,185	$ 4,555,440	$ 2,318,761	$ 2,236,679	$ 3,523	5,261,660
2	1,089	4,185	4,555,440	244,563	4,310,877	6,312	9,578,850
3	1,089	4,185	4,555,440	2,768,641	1,786,799	8,912	11,374,561
4	1,089	4,185	4,555,440	698,015	3,857,425	11,322	15,243,308
5	1,089	4,185	4,555,440	3,010,003	1,545,437	13,631	16,802,376
6	1,089	4,185	4,555,440	938,091	3,617,349	15,839	20,435,564
7	1,089	4,185	4,555,440	3,249,240	1,306,200	17,948	21,759,711
8	1,089	4,185	4,555,440	1,176,107	3,379,333	19,957	25,159,001
9	1,089	4,185	4,555,440	3,486,820	1,068,620	21,866	26,249,488
10	1,089	4,185	4,555,440	246,622	4,308,818	24,173	30,582,479
11	-	-	-	3,623,517	(3,623,517)	24,486	26,983,448
12	-	-	-	3,623,713	(3,623,713)	21,422	23,381,157
13	-	-	-	3,623,660	(3,623,660)	18,357	19,775,854
14	-	-	-	2,403,175	(2,403,175)	15,808	17,388,487
15	-	-	-	2,173,423	(2,173,423)	13,874	15,228,938
16	-	-	-	1,917,495	(1,917,495)	12,145	13,323,587
17	-	-	-	1,652,579	(1,652,579)	10,636	11,681,645
18	-	-	-	1,577,209	(1,577,209)	9,271	10,113,706
19	-	-	-	1,438,546	(1,438,546)	7,995	8,683,155
20	-	-	-	1,438,546	(1,438,546)	6,778	7,251,387
21	-	-	-	1,438,546	(1,438,546)	5,559	5,818,401
22	-	-	-	1,157,994	(1,157,994)	4,459	4,664,866
23	-	-	-	1,157,994	(1,157,994)	3,477	3,510,349
24	-	-	-	875,432	(875,432)	2,615	2,637,532
25	-	-	-	875,432	(875,432)	1,872	1,763,972
26	-	-	-	587,617	(587,617)	1,251	1,177,607
27	-	-	-	587,617	(587,617)	752	590,743
28	-	-	-	295,623	(295,623)	377	295,497
29	-	-	-	295,623	(295,623)	126	0
			$ 45,554,400	$ 48,880,600		$ 304,743	

City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees

Impact Fee Project Funding

Service Area C

Impact Fee Project Name[1]	Impact Fee Project No.[1]	Cost in Service Area[1]	Impact Fee Recoverable Cost[2]	Debt Funded[3] Existing	Debt Funded[3] Proposed	Non-Debt Funded[3]	Impact Fee Recoverable Cost
Main St. (1)	A-9, C-1	$ 2,073,500	$ 1,118,430	$ -	$ 1,118,430	$ -	$ 1,118,430
Main St. (2)	A-10, C-2	3,733,232	2,013,676	1,800,219	-	213,457	2,013,676
Stonebrook Pkwy. (1)	C-3	3,367,000	1,816,133	-	1,816,133	-	1,816,133
Stonebrook Pkwy. (2)	C-4	2,422,738	1,306,806	-	-	1,306,806	1,306,806
Stonebrook Pkwy. (3)	C-5	971,000	523,750	-	523,750	-	523,750
Stonebrook Pkwy. (4)	C-6	7,149,000	3,856,115	3,658,575	-	197,540	3,856,115
Lebanon Rd. (1)	C-7	9,252,000	4,990,456	2,704,177	2,286,279	-	4,990,456
Lone Star Ranch Pkwy. (1)	C-8	2,990,000	1,612,783	-	1,612,783	-	1,612,783
Lone Star Ranch Pkwy. (2)	C-9	1,906,000	1,028,081	-	1,028,081	-	1,028,081
Lone Star Ranch Pkwy. (3)	C-10	3,742,000	2,018,406	-	2,018,406	-	2,018,406
Teel Pkwy. (3)	C-11	7,874,000	4,247,174	1,544,052	2,703,122	-	4,247,174
4th Army Memorial Rd. (1)	C-12	2,918,000	1,573,946	278,542	1,295,405	-	1,573,946
4th Army Memorial Rd. (2)	C-13	432,000	233,017	23,753	209,265	-	233,017
4th Army Memorial Rd. (3)	C-14	888,000	478,980	84,765	394,215	-	478,980
Cotton Gin Rd. (1)	C-15	539,000	290,732	-	290,732	-	290,732
Cotton Gin Rd. (2)	C-16	253,000	136,466	-	136,466	-	136,466
Cotton Gin Rd. (3)	C-17	3,038,000	1,638,673	-	1,638,673	-	1,638,673
Cotton Gin Rd. (4)	C-18	722,000	389,441	-	389,441	-	389,441
Legacy Dr. (3)	C-19	2,243,900	1,210,342	1,193,816	-	16,526	1,210,342
Legacy Dr. (4)	C-20	6,044,000	3,260,086	1,648,421	-	1,611,665	3,260,086
2011 Roadway Impact Fee Update		13,150	7,093	-	-	7,093	7,093
Total		$ 62,571,520	$ 33,750,588	$ 12,936,320	$ 17,461,181	$ 3,353,086	$ 33,750,588

(1) Table 2.9 10-Year Capital Improvement Plan with Conceptual Level Cost Opinions Service Area C

(2) Table 2.13 Maximum Assessable Roadway Impact Fee

(3) Per discussions with City staff and City files

City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees
Credit Determination
Service Area C

2010 Service Units [1]	425,962	
Ten Year Growth in Service Units [1]	41,845	
	10	years
Annual Growth in Service Units	4,185	

Year	1	2	3	4	5	6	7	8	9	10	Total
Debt Service for Debt Funded Projects Eligible for Impact Fees[2]	$ 2,000,122	$ 2,281,371	$ 1,306,660	$ 1,586,780	$ 1,584,814	$ 1,871,004	$ 1,870,183	$ 2,162,440	$ 2,163,148	$ 2,459,470	$ 19,285,993
Less: Impact Fees Applied to Debt Service[3]	286,496										286,496
Net Impact Fee Eligible Debt Service Funded by Other Sources	$ 1,713,626	$ 2,281,371	$ 1,306,660	$ 1,586,780	$ 1,584,814	$ 1,871,004	$ 1,870,183	$ 2,162,440	$ 2,163,148	$ 2,459,470	$ 18,999,496
Vehicle Miles (All Service Areas)	430,147	434,331	438,516	442,701	446,885	451,070	455,254	459,439	463,623	467,808	
Total Debt Funded Projects Eligible for Impact Fees per Vehicle Mile	$ 3.98	$ 5.25	$ 2.98	$ 3.58	$ 3.55	$ 4.15	$ 4.11	$ 4.71	$ 4.67	$ 5.26	
Annual Growth in Service Units Service Area C (Cumulative)	4,185	8,369	12,554	16,738	20,923	25,107	29,292	33,476	37,661	41,845	
Annual Ad Valorem Revenue Generated by Vehicle Mile for Debt Funded Projects Eligible for Impact Fees	$ 16,670	$ 43,959	$ 37,406	$ 59,995	$ 74,199	$ 104,143	$ 120,330	$ 157,563	$ 175,716	$ 219,999	$ 1,009,981
Credit Amount	**$ 1,009,981**										

(1) Derived from Table 2.12 10-Year Growth Projections
(2) Appendix E - page 2 Section II, Service Area C
(3) $1,000,000 in Roadway Impact Fee revenue applied to roadway debt service in Year 1 per City staff; allocated between service areas based on revenue

City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees
Impact Fee Calculation Assumptions
Service Area D

I. General Assumptions

Annual Interest Rate on Deposits [1]	0.09%
Annual Service Unit Growth [2]	8,135
Existing Fund Balance [3]	$ 978,281

Portion of Projects Funded by Existing Debt [4]	$ 17,333,776
Non-debt Funded Project Cost [4]	3,672,754
Project Cost Funded Through New Debt [4]	19,001,733
Total Recoverable Project Cost [5]	$ 40,008,263

II. New Debt Issues Assumptions

Year	Principal [6]	Interest [7]	Term
1	$ -	5.00%	20
2	3,800,347	5.01%	20
3	-	5.03%	20
4	3,800,347	5.10%	20
5	-	5.18%	20
6	3,800,347	5.32%	20
7	-	5.44%	20
8	3,800,347	5.49%	20
9	-	5.55%	20
10	3,800,347	5.64%	20
Total	$ 19,001,733		

III. Capital Expenditure Assumptions

Year	Annual Capital Expenditures [8]
1	$ 367,275
2	1,634,058
3	1,634,058
4	2,900,840
5	1,634,058
6	2,900,840
7	1,634,058
8	2,900,840
9	1,634,058
10	1,634,058
11	1,266,782
12	1,266,782
13	1,266,782
Total	$ 22,674,487

(1) Estimated annual return on fund balance based on City's earnings rates
(2) Derived from Table 2.12 10-Year Growth Projections
(3) Per City
(4) Per discussions with City staff and City files
(5) Table 2.13 Maximum Assessable Roadway Impact Fee
(6) Per discussions with City staff
(7) Base interest rate of 5.0% per City staff
(8) Assumes debt proceeds expended over a 3-year timeframe;
Non-debt funded capital expenditures allocated in equal annual amounts

City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees
Debt Service and Expense Summary
Service Area D

I. New Debt Service Detail

Year	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6	Series 7	Series 8	Series 9	Series 10	Total Annual New Debt Service
1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	-	305,304	-	-	-	-	-	-	-	-	305,304
3	-	305,304	-	-	-	-	-	-	-	-	305,304
4	-	305,304	-	307,492	-	-	-	-	-	-	612,796
5	-	305,304	-	307,492	-	-	-	-	-	-	612,796
6	-	305,304	-	307,492	-	313,208	-	-	-	-	926,004
7	-	305,304	-	307,492	-	313,208	-	-	-	-	926,004
8	-	305,304	-	307,492	-	313,208	-	317,756	-	-	1,243,760
9	-	305,304	-	307,492	-	313,208	-	317,756	-	-	1,243,760
10	-	305,304	-	307,492	-	313,208	-	317,756	-	321,705	1,565,465
11	-	305,304	-	307,492	-	313,208	-	317,756	-	321,705	1,565,465
12	-	305,304	-	307,492	-	313,208	-	317,756	-	321,705	1,565,465
13	-	305,304	-	307,492	-	313,208	-	317,756	-	321,705	1,565,465
14	-	305,304	-	307,492	-	313,208	-	317,756	-	321,705	1,565,465
15	-	305,304	-	307,492	-	313,208	-	317,756	-	321,705	1,565,465
16	-	305,304	-	307,492	-	313,208	-	317,756	-	321,705	1,565,465
17	-	305,304	-	307,492	-	313,208	-	317,756	-	321,705	1,565,465
18	-	305,304	-	307,492	-	313,208	-	317,756	-	321,705	1,565,465
19	-	305,304	-	307,492	-	313,208	-	317,756	-	321,705	1,565,465
20	-	305,304	-	307,492	-	313,208	-	317,756	-	321,705	1,565,465
21	-	305,304	-	307,492	-	313,208	-	317,756	-	321,705	1,565,465
22	-	-	-	307,492	-	313,208	-	317,756	-	321,705	1,260,161
23	-	-	-	307,492	-	313,208	-	317,756	-	321,705	1,260,161
24	-	-	-	-	-	313,208	-	317,756	-	321,705	952,669
25	-	-	-	-	-	313,208	-	317,756	-	321,705	952,669
26	-	-	-	-	-	-	-	317,756	-	321,705	639,460
27	-	-	-	-	-	-	-	317,756	-	321,705	639,460
28	-	-	-	-	-	-	-	-	-	321,705	321,705
29	-	-	-	-	-	-	-	-	-	321,705	321,705
	$ -	$ 6,106,072	$ -	$ 6,149,848	$ -	$ 6,264,163	$ -	$ 6,355,115	$ -	$ 6,434,092	$ 31,309,290

II. Summary of Annual Expenses

Year	New Annual Debt Service[1]	Annual Capital Expenditures[2]	Annual Bond Proceeds[2]	Existing Annual Debt Service[3]	Annual Credit[4]	Total Expense
1	$ -	$ 367,275	$ -	$ 1,787,672	$ (26,994)	$ 2,127,953
2	305,304	1,634,058	(3,800,347)	1,788,249	(77,019)	(149,756)
3	305,304	1,634,058	-	1,558,405	(100,988)	3,396,779
4	612,796	2,900,840	(3,800,347)	1,555,261	(153,860)	1,114,690
5	612,796	1,634,058	-	1,552,739	(188,753)	3,610,840
6	926,004	2,900,840	(3,800,347)	1,550,158	(254,556)	1,322,099
7	926,004	1,634,058	-	1,548,167	(291,744)	3,816,484
8	1,243,760	2,900,840	(3,800,347)	1,547,431	(369,913)	1,521,771
9	1,243,760	1,634,058	-	1,546,449	(409,226)	4,015,040
10	1,565,465	1,634,058	(3,800,347)	1,546,111	(498,936)	446,351
11	1,565,465	1,266,782	NA	1,544,179	-	4,376,425
12	1,565,465	1,266,782	NA	1,542,162	-	4,374,409
13	1,565,465	1,266,782	NA	1,539,791	-	4,372,038
14	1,565,465	-	NA	1,244,167	-	2,809,632
15	1,565,465	-	NA	1,237,049	-	2,802,514
16	1,565,465	-	NA	830,579	-	2,396,043
17	1,565,465	-	NA	576,664	-	2,142,129
18	1,565,465	-	NA	168,968	-	1,734,433
19	1,565,465	-	NA	-	-	1,565,465
20	1,565,465	-	NA	-	-	1,565,465
21	1,565,465	-	NA	-	-	1,565,465
22	1,260,161	-	NA	-	-	1,260,161
23	1,260,161	-	NA	-	-	1,260,161
24	952,669	-	NA	-	-	952,669
25	952,669	-	NA	-	-	952,669
26	639,460	-	NA	-	-	639,460
27	639,460	-	NA	-	-	639,460
28	321,705	-	NA	-	-	321,705
29	321,705	-	NA	-	-	321,705
	$ 31,309,290	$ 22,674,487	$ (19,001,733)	$ 24,664,201	$ (2,371,990)	$ 57,274,256

(1) Appendix E - page 2 Section I, Service Area D
(2) Appendix E - page 1, Service Area D
(3) Eligible outstanding debt funded projects as a percent of outstanding principal times outstanding eligible annual debt service
(4) Appendix E - page 6, Service Area D

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City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees

Impact Fee Calculation

Service Area D

Year	Number of Years to End of Period	Future Value Escalation Interest Rate Factor	Future Value Escalation Recovery Fee Factor	Annual Service Units Actual	Annual Service Units Escalated	Annual Expense Actual	Annual Expense Escalated
1	29	1.0245	1.0000	8,135	8,334	$ 2,127,953	$ 2,180,175
2	28	1.0237	1.0000	8,135	8,327	(149,756)	(153,301)
3	27	1.0228	1.0000	8,135	8,320	3,396,779	3,474,224
4	26	1.0219	1.0000	8,135	8,313	1,114,690	1,139,135
5	25	1.0211	1.0000	8,135	8,306	3,610,840	3,686,887
6	24	1.0202	1.0000	8,135	8,299	1,322,099	1,348,796
7	23	1.0193	1.0000	8,135	8,292	3,816,484	3,890,238
8	22	1.0185	1.0000	8,135	8,285	1,521,771	1,549,861
9	21	1.0176	1.0000	8,135	8,278	4,015,040	4,085,674
10	20	1.0167	1.0000	8,135	8,271	446,351	453,817
11	19	1.0159	1.0000	-	-	4,376,425	4,445,846
12	18	1.0150	1.0000	-	-	4,374,409	4,440,019
13	17	1.0141	1.0000	-	-	4,372,038	4,433,839
14	16	1.0133	1.0000	-	-	2,809,632	2,846,924
15	15	1.0124	1.0000	-	-	2,802,514	2,837,297
16	14	1.0116	1.0000	-	-	2,396,043	2,423,719
17	13	1.0107	1.0000	-	-	2,142,129	2,165,029
18	12	1.0098	1.0000	-	-	1,734,433	1,751,484
19	11	1.0090	1.0000	-	-	1,565,465	1,579,510
20	10	1.0081	1.0000	-	-	1,565,465	1,578,167
21	9	1.0073	1.0000	-	-	1,565,465	1,576,825
22	8	1.0064	1.0000	-	-	1,260,161	1,268,227
23	7	1.0055	1.0000	-	-	1,260,161	1,267,148
24	6	1.0047	1.0000	-	-	952,669	957,136
25	5	1.0038	1.0000	-	-	952,669	956,323
26	4	1.0030	1.0000	-	-	639,460	641,367
27	3	1.0021	1.0000	-	-	639,460	640,822
28	2	1.0013	1.0000	-	-	321,705	322,115
29	1	1.0004	1.0000	-	-	321,705	321,842
					83,024		$ 58,109,147

Annual Interest Rate:		0.09%
Present Value of Initial Impact Fee Fund Balance	$	978,281
Total Escalated Expense for Entire Period	$	58,109,147
Less Future Value of Initial Impact Fee Fund Balance		1,002,715
Sub-Total	$	57,106,432
Total Escalated Service Units		83,024
Impact Fee for Service Area D	**$**	**688**

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City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees

Revenue Test

Service Area D

Year	Impact Fee	Service Units	Impact Fee Revenue	Annual Expenses	Sub-Total	Accumulated Interest	Estimated Fund Balance
Initial							$ 978,281
1	$ 688	8,135	$ 5,595,216	$ 2,127,953	$ 3,467,263	$ 2,308	4,447,852
2	688	8,135	5,595,216	(149,756)	5,744,972	6,230	10,199,053
3	688	8,135	5,595,216	3,396,779	2,198,437	9,615	12,407,106
4	688	8,135	5,595,216	1,114,690	4,480,526	12,466	16,900,098
5	688	8,135	5,595,216	3,610,840	1,984,376	15,227	18,899,701
6	688	8,135	5,595,216	1,322,099	4,273,117	17,903	23,190,721
7	688	8,135	5,595,216	3,816,484	1,778,732	20,494	24,989,946
8	688	8,135	5,595,216	1,521,771	4,073,444	23,001	29,086,392
9	688	8,135	5,595,216	4,015,040	1,580,175	25,427	30,691,994
10	688	8,135	5,595,216	446,351	5,148,865	28,312	35,869,170
11	-	-	-	4,376,425	(4,376,425)	28,664	31,521,409
12	-	-	-	4,374,409	(4,374,409)	24,965	27,171,966
13	-	-	-	4,372,038	(4,372,038)	21,264	22,821,192
14	-	-	-	2,809,632	(2,809,632)	18,227	20,029,787
15	-	-	-	2,802,514	(2,802,514)	15,854	17,243,127
16	-	-	-	2,396,043	(2,396,043)	13,655	14,860,739
17	-	-	-	2,142,129	(2,142,129)	11,736	12,730,346
18	-	-	-	1,734,433	(1,734,433)	10,096	11,006,010
19	-	-	-	1,565,465	(1,565,465)	8,701	9,449,246
20	-	-	-	1,565,465	(1,565,465)	7,376	7,891,157
21	-	-	-	1,565,465	(1,565,465)	6,050	6,331,742
22	-	-	-	1,260,161	(1,260,161)	4,852	5,076,434
23	-	-	-	1,260,161	(1,260,161)	3,784	3,820,057
24	-	-	-	952,669	(952,669)	2,846	2,870,234
25	-	-	-	952,669	(952,669)	2,037	1,919,603
26	-	-	-	639,460	(639,460)	1,362	1,281,504
27	-	-	-	639,460	(639,460)	819	642,862
28	-	-	-	321,705	(321,705)	410	321,568
29	-	-	-	321,705	(321,705)	137	0
			$ 55,952,158	$ 57,274,256		$ 343,817	

City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees

Impact Fee Project Funding

Service Area D

Impact Fee Project Name[1]	Impact Fee Project No.[1]	Cost in Service Area[1]	Impact Fee Recoverable Cost[2]	Debt Funded[3] Existing	Debt Funded[3] Proposed	Non-Debt Funded[3]	Impact Fee Recoverable Cost
Main St. (3)	B-13, D-1	$ 2,590,000	$ 1,350,234	$ 1,350,234	$ -	$ -	$ 1,350,234
Main St. (4) [FM 3537]	B-14, D-2	1,175,414	612,774	502,288	-	110,485	612,774
Stonebrook Pkwy. (5)	D-3	386,000	201,232	10,309	-	190,923	201,232
Stonebrook Pkwy. (6)	D-4	995,000	518,719	-	518,719	-	518,719
Stonebrook Pkwy. (7)	D-5	6,108,000	3,184,259	3,184,259	-	-	3,184,259
Rolater Rd. (1)	D-6	2,611,000	1,361,182	-	1,361,182	-	1,361,182
Rolater Rd. (2)	D-7	3,663,000	1,909,617	1,909,617	-	-	1,909,617
Rolater Rd. (3)	D-8	2,597,000	1,353,884	641,211	-	712,672	1,353,884
Wade Blvd. (1)	D-9	1,115,000	581,278	-	581,278	-	581,278
Wade Blvd. (2)	D-10	221,000	115,213	-	-	115,213	115,213
Lebanon Rd. (2)	D-11	2,682,000	1,398,196	-	1,398,196	-	1,398,196
Lebanon Rd. (3)	D-12	4,593,000	2,394,450	-	2,394,450	-	2,394,450
Gaylord Pkwy. (1)	D-13	3,993,000	2,081,655	-	2,081,655	-	2,081,655
Gaylord Pkwy. (2)	D-14	693,000	361,279	-	361,279	-	361,279
Gaylord Pkwy. (3)	D-15	2,761,000	1,439,381	-	1,439,381	-	1,439,381
Warren Pkwy. (1)	D-16	2,909,646	1,516,874	606,929	909,946	-	1,516,874
Warren Pkwy. (2)	D-17	368,000	191,848	-	191,848	-	191,848
Warren Pkwy. (3)	D-18	1,520,000	792,416	-	792,416	-	792,416
Warren Pkwy. (4)	D-19	275,000	143,365	-	143,365	-	143,365
Warren Pkwy. (5)	D-20	479,000	249,715	-	249,715	-	249,715
Town & Country Blvd.	D-21	1,135,000	591,705	-	591,705	-	591,705
Legacy Dr. (5)	D-22	3,964,000	2,066,536	1,592,242	474,294	-	2,066,536
Parkwood Dr. (1)	D-23	3,105,000	1,618,717	439,978	1,178,740	-	1,618,717
Ohio Dr. (1)	D-24	540,785	281,925	242,740	-	39,185	281,925
Ohio Dr. (2)	D-25	1,520,250	792,546	792,546	-	-	792,546
Ohio Dr. (3)	D-26	270,000	140,758	-	-	140,758	140,758
Hillcrest Rd. (6)	D-27	4,806,000	2,505,493	-	2,505,493	-	2,505,493
Coit Rd. (9)	D-28	688,000	358,672	-	358,672	-	358,672
Coit Rd. (10)	D-29	8,668,000	4,518,854	3,049,455	1,469,399	-	4,518,854
Independence Pkwy. (6)	D-30	7,142,000	3,723,310	2,386,746	-	1,336,564	3,723,310
Custer Rd. (2) [FM 2478]	D-31	3,156,028	1,645,319	625,221	-	1,020,098	1,645,319
2011 Roadway Impact Fee Update		13,150	6,855	-	-	6,855	6,855
Total		$ 76,743,273	$ 40,008,263	$ 17,333,776	$ 19,001,733	$ 3,672,754	$ 40,008,263

(1) Table 2.10 10-Year Capital Improvement Plan with Conceptual Level Cost Opinions Service Area D

(2) Table 2.13 Maximum Assessable Roadway Impact Fee

(3) Per discussions with City staff and City files

City of Frisco 2010-11 Roadway Impact Fee Update

Capital Improvement Plan for Impact Fees
Credit Determination
Service Area D

2010 Service Units [1]	425,962	
Ten Year Growth in Service Units [1]	81,346	
	10	years
Annual Growth in Service Units	8,135	

Year	1	2	3	4	5	6	7	8	9	10	Total
Debt Service for Debt Funded Projects Eligible for Impact Fees[2]	$ 1,787,672	$ 2,093,552	$ 1,863,709	$ 2,168,057	$ 2,165,535	$ 2,476,162	$ 2,474,171	$ 2,791,191	$ 2,790,209	$ 3,111,575	$ 23,721,833
Less: Impact Fees Applied to Debt Service[3]	347,148										347,148
Net Impact Fee Eligible Debt Service Funded by Other Sources	$ 1,440,523	$ 2,093,552	$ 1,863,709	$ 2,168,057	$ 2,165,535	$ 2,476,162	$ 2,474,171	$ 2,791,191	$ 2,790,209	$ 3,111,575	$ 23,374,685
Vehicle Miles (All Service Areas)	434,097	442,232	450,366	458,501	466,635	474,770	482,905	491,039	499,174	507,308	
Total Debt Funded Projects Eligible for Impact Fees per Vehicle Mile	$ 3.32	$ 4.73	$ 4.14	$ 4.73	$ 4.64	$ 5.22	$ 5.12	$ 5.68	$ 5.59	$ 6.13	
Annual Growth in Service Units Service Area D (Cumulative)	8,135	16,269	24,404	32,538	40,673	48,808	56,942	65,077	73,211	81,346	
Annual Ad Valorem Revenue Generated by Vehicle Mile for Debt Funded Projects Eligible for Impact Fees	$ 26,994	$ 77,019	$ 100,988	$ 153,860	$ 188,753	$ 254,556	$ 291,744	$ 369,913	$ 409,226	$ 498,936	$ 2,371,990
Credit Amount	**$ 2,371,990**										

(1) Derived from Table 2.12 10-Year Growth Projections
(2) Appendix E - page 2 Section II, Service Area D
(3) $1,000,000 in Roadway Impact Fee revenue applied to roadway debt service in Year 1 per City staff; allocated between service areas based on revenue

2010-2011 Water Impact Fee Update

Prepared for:

City of Frisco, Texas

Prepared by:

Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 950
Fort Worth, TX 76102
817.335.6511
Firm Registration No. F-928

August 2011

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3.1 INTRODUCTION

The City of Frisco retained the services of Kimley-Horn and Associates, Inc., for the purpose of updating the impact fees for water system improvements required to serve new development. These fees were originally developed in 1999, and updated in 2005 in accordance with Chapter 395 of the *Local Government Code* (impact fees).

The purpose of this report is to satisfy the requirements of the law and provide the City with an updated impact fee capital improvements plan and associated impact fees.

For convenience and reference, the following is excerpted from Chapter 395 of the code:

(a) The political subdivision shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan must contain specific enumeration of the following items:

(1) a description of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand, or replace the improvements to meet existing needs and usage and stricter safety, efficiency, environmental, or regulatory standards, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;

(2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of the existing capital improvements, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;

(3) a description of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;

(4) a definitive table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of capital improvements or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including but not limited to residential, commercial, and industrial;

(5) the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;

(6) the projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time, not to exceed 10 years; and

(7) a plan for awarding:

(A) a credit for the portion of ad valorem tax and utility service revenues generated by new service unit during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or

(B) in the alternative, a credit equal to 50 percent of the total project cost of implementing the capital improvements plan.

The impact fee study includes information from the latest *Water System Master Plan* completed by Freese & Nichols, Inc. The impact fees are based on recommended capital improvements outlined in the *Water System Master Plan* and the population growth projections shown in the current *Land Use Assumptions Report*.

The study process was comprised of four tasks:

A. Land Use Assumptions

The development of land use assumptions included the following:

- Establishing impact fee service areas (SA) for water and wastewater;
- Collection/determination of population and employment data SA; and
- Projection of the ten-year population and employment by SA.

A detailed discussion is outlined in the current *Land Use Assumptions Report*.

B. Evaluation of the Water System Master Plan

This task involved reviewing the *Water System Master Plan* and its growth projection compatibility with the *Land Use Assumptions Report*. The water demand projections were then used to determine the additional service units.

C. Impact Fee Capital Improvements Plan

This task involved evaluation of the water capital improvements plan outlined in the master plan and discussion with City staff to identify projects that will be built in the 10-year planning window and meet the design criteria.

D. Impact Fee Analysis and Report

This task included calculating the additional service units, service unit equivalents, and credit reduction. These values were then used to determine the impact fee per service unit and the maximum assessable impact fee by meter size.

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3.2 EXECUTIVE SUMMARY

This study was performed to update the City of Frisco's Water System Impact Fees. Water system analysis and the Water System Master Plan are important tools for facilitating orderly growth of the water system and for providing adequate facilities that promote economic development in the City of Frisco. The implementation of Impact Fees is a way to shift a portion of the burden of paying for new facilities onto new development.

Elements of the water system, including storage facilities, pumping facilities, and the distribution network itself, were evaluated against industry standards as outlined in the Design Criteria section of this report. Information related to the growth of the City was provided by Freese & Nichols, Inc.

Water system improvements necessary to serve 10-year (2020) and ultimate system needs were evaluated. Typically, infrastructure improvements are sized beyond the 10-year requirements; however, the state's impact fee law (Chapter 395) only allows recovery of costs to serve the 10-year planning period. The remainder can be assessed as the planning window extends beyond 2020 and as the impact fees are updated in the future.

The impact fee law defines a service unit as follows, "Service Unit means a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years." Therefore, the City of Frisco defines a *service unit* as unit of development that consumes the amount of water requiring a standard 5/8-inch meter. For a development that requires a different size meter, a service unit equivalent is established at a multiplier based on its capacity with respect to the 5/8-inch meter. The equivalency factor and associated impact fee by meter size is shown in **Table 3.1**.

Based on the City's 10-year growth projections and the associated demand (consumption) values, **14,896** additional service units will need water by the year 2020. Based on the additional service units and the recoverable capital improvements plans the City may assess a maximum of **$2,953** per service unit.

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Table 3.1 Maximum Assessable Water Impact Fee for Commonly Used Meters

Meter Size*	Maximum Continuous Operating Capacity (GPM)**	Service Unit Equivalent	Maximum Assessable Impact Fee
5/8" PD	10	1	$2,953
3/4" PD	15	1.5	$4,430
1" PD	25	2.5	$7,383
1-1/2" PD	50	5	$14,765
1-1/2" TURB	80	8	$23,624
2" PD	80	8	$23,624
2" TURB	100	10	$29,530
3" TURB	240	24	$70,872
3" COMP	160	16	$47,248
4" TURB	420	42	$124,026
4" COMP	250	25	$73,825
6" TURB	920	92	$271,676
6" COMP	500	50	$147,650

*PD=Positive Displacement Meter, TURB=Turbine Meter, COMP=Compound Meter
**Operating capacities obtained from American Water Works Association (AWWA) C-700-02

3.3 DESIGN CRITERIA

A. WATER TRANSMISSION LINES (12-INCH AND LARGER)

Water transmission lines shall be sized to maintain a minimum of 50 pounds per square inch (psi) throughout the system during peak hour demands conditions. In addition to this, the transmission lines shall be designed for a maximum pipeline velocity of 7.0 feet per second with a maximum friction loss of 5 feet per 1,000 feet of pipeline length for 16-inch and 12-inch waterlines. For waterlines 20-inch and larger, a maximum friction loss of 3 feet per 1,000 feet of pipeline length shall be used.

B. ELEVATED STORAGE TANKS

The design criteria used to size elevated storage tank capacity is the capacity to provide adequate storage for peak hour demands plus emergency storage for fire protection. The required capacity for the peak hour demands is calculated as the storage volume to allow a minimum of a three (3) hour drain time using 2/3rds of the tank volume during a summer peak hour operating condition. The required capacity for emergency fire protection storage is calculated as the volume of water needed to meet a 3,000 gallon per minute (gpm) fire for a three (3) hour time period, which typically is met through the remaining 1/3rd tank volume.

In addition to these criteria, the City must also meet the TCEQ elevated storage capacity requirements of 100 gallons per connection. The above recommended design criteria (to provide storage for peak hour demands plus fire protection) is this most restrictive criteria and therefore recommended for use in sizing future elevated storage facilities.

C. GROUND STORAGE TANKS

The design criteria recommended to size ground storage tank capacity within each pressure plane is to provide adequate storage volume to meet 12 hours of maximum day summer demand utilizing 2/3rds of the available ground storage tank capacity.

In addition to these criteria, the City must also meet TCEQ ground storage capacity requirements of 200 gallons per connection. The above recommended criterion (for 12 hours of storage capacity) is the most restrictive criteria and will be used here to size recommended storage capacity.

D. PUMP STATIONS

The design criteria recommended for pump station capacity is providing a firm pumping capacity to meet 125% of the summer maximum day demands. The firm pumping capacity is defined as the available total pumping capacity with the largest pump out of service.

3.4 IMPACT FEE CAPITAL IMPROVEMENTS PLAN

The City Council commissioned Freese & Nichols, Inc., to update Water System Master Plan. The purpose of the plan is to provide the City with a logical strategy for upgrading and expanding its water distribution system to accommodate future growth and for addressing existing system deficiencies. Freese & Nichols, Inc. completed the *Water System Master Plan* and recommended system improvements to accommodate growth through the City's build-out.

Nineteen (19) projects identified in the W*ater System Master Plan* are determined eligible for recoverable cost through impact fee over the next 10 years. The total cost of these projects is $121,917,911. The projected total recoverable through impact fees is $38,237,387. After financing costs are added and the credit reduction calculation is complete, $44,000,368 is recoverable through impact fees serving the 10-year system needs. These impact fee capital improvements are shown in **Table 3.2.**

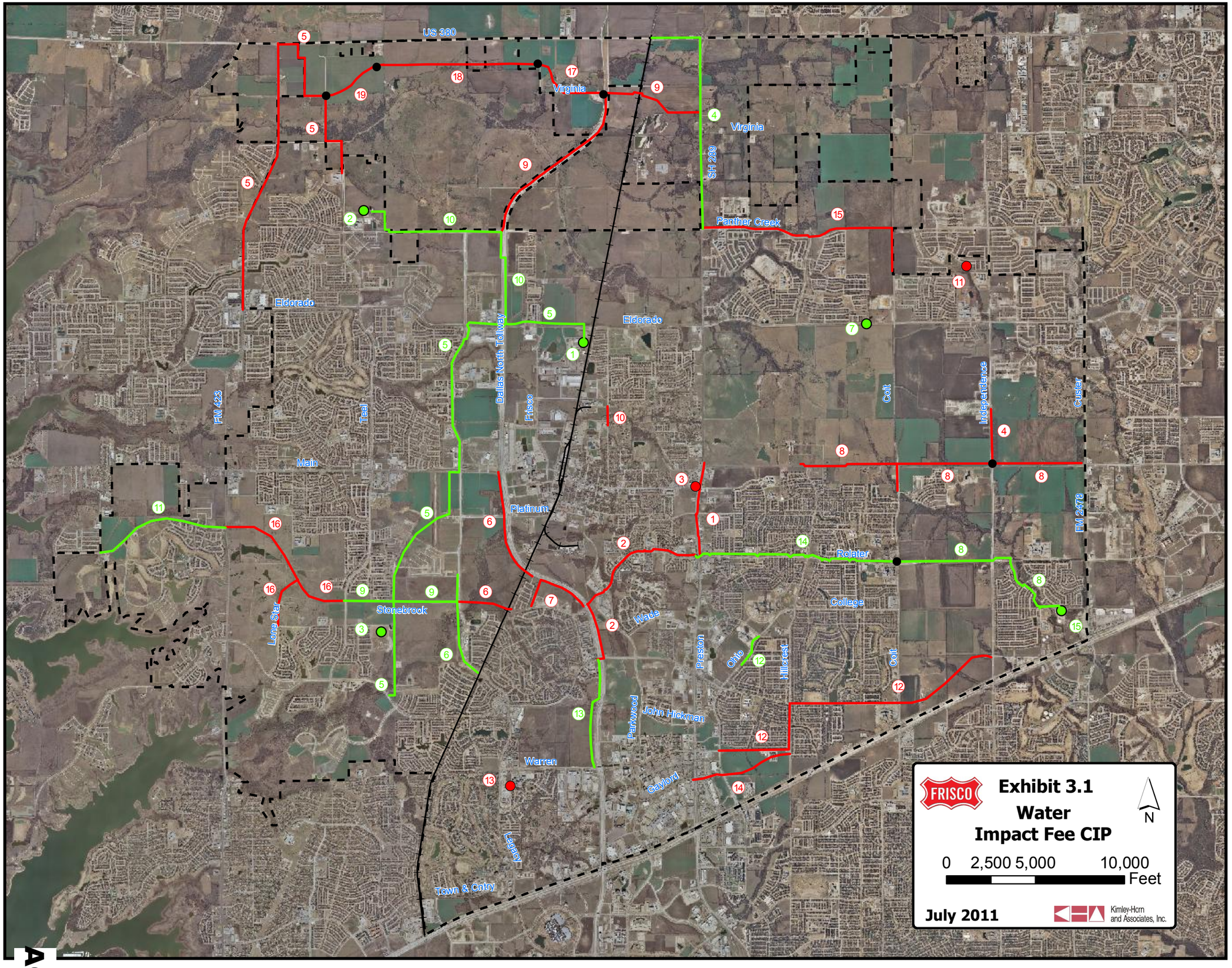
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Table 3.2 Water Impact Fee Capital Improvements Project Cost and 10-Year Recoverable Cost

Proj. #	Description	2010 Required Capacity (Percent Utilization)	2020 Required Capacity (Percent Utilization)	2010-2020 Required Capacity (Percent Utilization)	2020 Projected Recoverable Cost	Total Project Cost
	EXISTING					
1	Frisco #3 Pump Station and Ground Storage	72%	100%	28%	$ 1,787,520	$ 6,384,000
2	2.5 MG Teel Elevated Storage Tank	44%	65%	21%	$ 533,295	$ 2,539,500
3	2.5 MG Timber Ridge Elevated Storage Tank	65%	85%	20%	$ 529,100	$ 2,645,500
4	20" SH 289 Water Line	10%	20%	10%	$ 92,091	$ 920,906
5	West Side Water Line - Phase 1, 2 & 3	45%	90%	45%	$ 4,024,091	$ 8,942,425
6	16" Legacy Drive Water Line	40%	90%	50%	$ 120,838	$ 241,675
7	2.5 MG Eldorado Parkway Elevated Storage Tank	61%	100%	39%	$ 1,393,780	$ 3,573,795
8	42" Rolater Road Water Line (Frisco #1 Pump Station to Coit)	30%	80%	50%	$ 2,777,778	$ 5,555,556
9	24"/18" Railroad/Legacy Drive Water Line	15%	35%	20%	$ 111,201	$ 556,033
10	36" Legacy Drive and Panther Creek Water Line	30%	45%	15%	$ 1,248,852	$ 8,325,682
11	20" Stonebrook Parkway Water Line	25%	70%	45%	$ 858,931	$ 1,908,736
12	12" Ohio Drive Water Line	60%	90%	30%	$ 31,750	$ 105,833
13	12"/24" Dallas Parkway Water Line and Pressure Reducing Valve	30%	55%	25%	$ 289,652	$ 1,158,607
14	42" Rolater Road Water Line (Coit to Preston)	35%	75%	40%	$ 2,031,242	$ 5,078,106
15	Frisco #1 Pump Station Expansion	12%	100%	88%	$ 4,187,041	$ 4,758,001
	PROPOSED					
1	24" Preston Road Water Line	10%	77%	67%	$ 1,127,674	$ 1,683,096
2	36" Stonebrook Parkway Water Line and Pressure Reducing Valve	15%	72%	57%	$ 3,448,381	$ 6,049,792
3	2.5 MG Downtown Elevated Storage Tank	0%	17%	17%	$ 714,000	$ 4,200,000
4	16" Independence Parkway Water Line	30%	60%	30%	$ 195,384	$ 651,280
5	12"/16"20"/24" FM 423 Water Line	10%	30%	20%	$ 953,918	$ 4,769,591
6	12"/24" Dallas Parkway Water Line	35%	65%	30%	$ 676,740	$ 2,255,798
7	12" Dallas Parkway Water Line	45%	90%	45%	$ 354,444	$ 787,654
8	20" FM 3537/24" Coit Road Water Line	55%	90%	35%	$ 228,109	$ 651,740
9	30" Dallas Parkway Water Line	0%	20%	20%	$ 1,164,133	$ 5,820,666
10	12" North County Road Water Line	45%	100%	55%	$ 129,704	$ 235,825
11	Frisco #4 Pump Station and Ground Storage	0%	5%	5%	$ 900,480	$ 18,009,600
12	20"/24"/30" Southeast Upper Pressure Plane Water Line	0%	48%	48%	$ 2,914,952	$ 6,072,816
13	1.5 MG Legacy Elevated Tank	36%	73%	37%	$ 1,006,992	$ 2,721,600
14	12" Future Gaylord Parkway Water Line	0%	52%	52%	$ 256,873	$ 493,987
15	36" Coit Road Water Line & 30"/36" Future Virginia Parkway Water Line	0%	20%	20%	$ 1,122,108	$ 5,610,538
16	24" Stonebrook Parkway Water Line/12" Lone Star Ranch Parkway Water Line	0%	66%	66%	$ 2,070,830	$ 3,137,620
17	24" Virginia Parkway Water Line (DNT to Legacy)	5%	20%	15%	$ 309,451	$ 2,063,007
18	24" Virginia Parkway Water Line (Legacy to Teel)	5%	20%	15%	$ 324,773	$ 2,165,151
19	24" Northwest Lower Pressure Plane Water Line	5%	20%	15%	$ 268,679	$ 1,791,195
20	Water Impact Fee Update	0%	100%	100%	$ 52,600	$ 52,600
	Total				**$ 38,237,387**	**$ 121,917,911**



Legend

- Existing Water Line or Water Line Under Construction
- Existing Pump Station or Tank
- Proposed Water Line
- Proposed Pump Station or Tank
- CIP Project Limit
- Railroad
- City Limits

Existing Facility or Facility Under Construction

Project Description

1. Frisco #3 Pump Station & Ground Storage
2. 2.5 MG Teel Elevated Storage Tank
3. 2.5 MG Timber Ridge Elevated Storage Tank
4. 20" SH 289 Water Line
5. West Side Water Line - Phase 1, 2 and 3
6. 16" Legacy Drive Water Line
7. 2.5 MG Eldorado Parkway Elevated Storage Tank
8. 42" Rolater Road Water Line (Frisco #1 Pump Station to Coit)
9. 24"/18" Railroad/Legacy Drive Water Line
10. 36" Legacy Drive and Panther Creek Water Line
11. 20" Stonebrook Parkway Water Line
12. 12" Ohio Drive Water Line
13. 12"/24" Dallas Parkway Water Line and Pressure Reducing Valve
14. 42" Rolater Road Water Line (Coit to Preston)
15. Frisco #1 Pump Station Expansion

Water Master Plan Projects

Project Description

1. 24" Preston Road Water Line
2. 36" Stonebrook Parkway Water Line & Pressure Reducing Valve
3. 2.5 MG Downtown Elevated Storage Tank
4. 16" Independence Parkway Water Line
5. 12"/16"/20"/24" FM 423 Water Line
6. 12"/24" Dallas Parkway Water Line
7. 12" Dallas Parkway Water Line
8. 20" FM 3537/24" Coit Road Water Line
9. 30" Dallas Parkway Water Line
10. 12" North County Road Water Line
11. Frisco #4 Pump Station and Ground Storage
12. 20"/24"/30" Southeast Upper Pressure Plane Water Line
13. 1.5 MG Legacy Elevated Tank
14. 12" Future Gaylord Parkway Water Line
15. 36" Coit Road Water Line & 30"/36" Future Virginia Parkway
16. 24" Stonebrook Parkway Water Line/12" Lone Star Parkway Water Line
17. 24" Virginia Parkway Water Line (DNT to Legacy)
18. 24" Virginia Parkway Water Line (Legacy to Teel)
19. 24" Northwest Lower Pressure Plane Water Line

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A. PROJECT DESCRIPTIONS

Existing Facilities or Facilities under Construction

(1) Frisco #3 Pump Station and Ground Storage
Construct 30 MGD pump station and 10 MG of ground storage along Eldorado Parkway east of Dallas North Tollway.

Project Cost	$6,384,000
Recoverable Cost	$1,787,520

(2) 2.5 MG Teel Elevated Storage Tank
Construct 2.5 MG elevated storage tank near Lone Star High School.

Project Cost	$2,539,500
Recoverable Cost	$533,295

(3) 2.5 MG Timber Ridge Elevated Storage Tank
Construct 2.5 MG elevated storage tank near Timber Ridge Drive and 4th Army Memorial Drive to serve west side of the City of Frisco.

Project Cost	$2,645,500
Recoverable Cost	$529,100

(4) 20" SH 289 Water Line
Construct 20" water line along SH 289. This line connects to the Town of Prosper at US 380.

Project Cost	$920,906
Recoverable Cost	$92,091

(5) West Side Water Line - Phase 1, 2 & 3
Phase 1- Construction of a 48" water line in Eldorado Parkway from the BNSF Railroad to DNT. Construction of a 36" water line adjacent to DNT from Eldorado Parkway south of Panther Creek Parkway. Together with Phases 2 and 3, this will connect the Eldorado Pump Station to the Northwest and Southwest Elevated Water Tanks.
Phase 2- Construction of a 36" water line adjacent to DNT from south of Panther Creek Parkway to Panther Creek Parkway, in Panther Creek Parkway from DNT to Teel Parkway, and in Teel Parkway from Panther Creek Parkway north to the Northwest Elevated Water Tank. Construction of a 36" water line in Eldorado Parkway from DNT to Legacy Drive, and in Legacy Drive from Eldorado Parkway to Veneto Drive.
Phase 3- Construction of a 36" water line adjacent to Legacy Drive from Main Street Platinum Parkway, and in future Platinum Parkway from Legacy Drive to the Southwest Elevated Tank. Construction of a 16" water line in future Platinum Parkway from the Southwest Elevated Water Tank to Lebanon Road.

Project Cost	$8,942,425
Recoverable Cost	$4,024,091

(6) 16" Legacy Drive Water Line
Construct 16" water line along Legacy Drive running south near Stonebrook Parkway.

Project Cost	$241,675
Recoverable Cost	$120,838

(7) 2.5 MG Eldorado Parkway Elevated Storage Tank
Construct 2.5 MG elevated storage tank near Eldorado Parkway and CR 71.

Project Cost	$3,573,795
Recoverable Cost	$1,393,780

(8) 42" Rolater Road Water Line
Construct 42" water line from the Frisco #1 Pump Station along Rolater Road to Coit Road.

Project Cost	$5,555,556
Recoverable Cost	$2,777,778

(9) 24"/18" Railroad/Legacy Drive Water Line
Construct new 24"/18" water line along Stonebrook Parkway.

Project Cost	$556,033
Recoverable Cost	$111,201

(10) 36" Legacy Drive and Panther Creek Water Line
Construct 36" water line north along Legacy Drive and east along Panther Creek to the Teel elevated storage tank.

Project Cost	$8,325,682
Recoverable Cost	$1,248,852

(11) 20" Stonebrook Parkway Water Line
Construct 20" water line along Stonebrook Parkway east of FM 423.

Project Cost	$1,908,736
Recoverable Cost	$858,931

(12) 12" Ohio Drive Water Line
Construct 12" water line along Ohio Drive from Wake Bridge Drive to Wade Boulevard.

Project Cost	$105,833
Recoverable Cost	$31,750

(13) 12"/24" Dallas Parkway Water Line and Pressure Reducing Valve
Construct 12" water line south of McCandles Way to CR 2. Construct 24" water line along Dallas Parkway from Warren Parkway to Lebanon Road. Install 1 Pressure Reducing Valve at Lebanon Road.

Project Cost	$1,158,607
Recoverable Cost	$289,652

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(14) 42" Rolater Road Water Line
Construct 42" water line from Coit Road to Preston Road along Rolater Road.

Project Cost	$5,078,106
Recoverable Cost	$2,031,242

(15) Frisco #1 Pump Station Expansion
Expansion of Frisco #1 to 80 MGD firm capacity.

Project Cost	$4,758,001
Recoverable Cost	$4,187,041

Proposed Facilities, Improvements, and Water Lines

(1) 24" Preston Road Water Line
Construct new 24" water line along Preston Road from Rolater Road to Main Street.

Project Cost	$1,683,096
Recoverable Cost	$1,127,674

(2) 36" Stonebrook Parkway Water Line and Pressure Reducing Valve
Construct new 36" water line on Stonebrook Parkway from Preston Road to Dallas Parkway and south along Dallas Parkway to Lebanon Road. Install 1 pressure reducing valve at Stonebrook Parkway.

Project Cost	$6,049,792
Recoverable Cost	$3,448,381

(3) 2.5 MG Downtown Elevated Storage Tank
Construct new 2.5 MG elevated storage tank near downtown area on Preston Road to serve the east side of the City of Frisco.

Project Cost	$4,200,000
Recoverable Cost	$714,000

(4) 16" Independence Parkway Water Line
Construct new 16" water line along Independence Parkway from Main Street to Sorano Drive.

Project Cost	$651,280
Recoverable Cost	$195,384

(5) 12"/16"/20"/24" FM 423 Water Line
Construct new 12" water line along FM 423 from existing 12" north of Eldorado Parkway to Panther Creek Parkway tying into existing 12" water line along FM 423. Construct new 16" water line along FM 423 from Virginia Parkway to Panther Creek Parkway. Construct new 12" water line along FM 423 from Highway 380 to Virginia Parkway.

Project Cost	$4,769,591
Recoverable Cost	$953,918

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(6) 12"/24" Dallas Parkway Water Line
Construct new 24" water line along Dallas Parkway from Main Street to Cotton Gin Road. Construct new 12" water line from Cotton Gin Road along Dallas Parkway to existing Middle Pressure Plane 12" line. Construct new 12" line along Stonebrook Parkway from Legacy Drive to existing Middle Pressure Plane line east of the railroad.

Project Cost	$2,255,798
Recoverable Cost	$676,740

(7) 12" Dallas Parkway Water Line
Construct new 12" water line along Dallas Parkway from Stonebrook Parkway to east of Stallion Lane and continues south to existing 12" water line on Stonebrook Parkway.

Project Cost	$787,654
Recoverable Cost	$354,444

(8) 20" FM 3537/24" Coit Road Water Line
Construct new 20" water line along FM 3537 to close transmission line gap north of Frisco #2 Pump Station. Construct new 24" water line along Coit Road from Lyndhurst Drive to FM 3537. Convert existing 20" water line to Frisco transmission line. Convert Frisco #2 to reuse facility.

Project Cost	$651,740
Recoverable Cost	$228,109

(9) 30" Dallas Parkway Water Line
Construct new 30" water line along Dallas Parkway from CR 1043/Panther Creek Parkway to CR 26 and east to the future transfer valve. Construct new 30" running east from the transfer valve to existing 20" line at SH 289 and CR 25.

Project Cost	$5,820,666
Recoverable Cost	$1,164,133

(10) 12" North County Road Water Line
Construct new 12" water line along North County Road from Meadow Hill Drive to Cottonwood Street.

Project Cost	$235,825
Recoverable Cost	$129,704

(11) Frisco #4 Pump Station and Ground Storage
Construct new 20 MGD pump station and 12 MG ground storage tank north of Coit Road.

Project Cost	$18,009,600
Recoverable Cost	$900,480

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(12) 20"/24"/30" Southeast Upper Pressure Plane Water Line
Construct new 30" water line north of SH 121 from Independence Parkway to Coit Road. Construct new 24" water line along Lebanon from Coit Road to Hillcrest Road and new 20" line from Coit to connect to existing 20" water lines.

Project Cost	$6,072,816
Recoverable Cost	$2,914,952

(13) 1.5 MG Legacy Elevated Tank
Construct new elevated storage tank near the intersection of Legacy Drive and Warren Parkway and in the middle of the Middle Pressure Plane. Decommission existing elevated tank and convert existing pressure reducing valves to transfer valves.

Project Cost	$2,721,600
Recoverable Cost	$1,006,992

(14) 12" Future Gaylord Parkway Water Line
Construct new 12" water line along future Gaylord Parkway from Hillcrest Road tying into existing 12" line on Gaylord Parkway and continuing to Ohio Drive.

Project Cost	$493,987
Recoverable Cost	$256,873

(15) 36" Coit Road Water Line and 30"/36" Future Virginia Parkway Water Line
Construct new 36" water line running north along Coit Road from the proposed 48" water line then east along future Virginia Parkway to Hillcrest Road.

Project Cost	$5,610,538
Recoverable Cost	$1,122,108

(16) 24" Stonebrook Water Line and 12" Lone Star Parkway Water Line
Construct new 24" on Stonebrook Parkway from Teel Parkway to FM 423. Construct new 12" water line from Stonebrook Parkway to Timber Ridge Drive on Lone Star Ranch Parkway.

Project Cost	$3,137,620
Recoverable Cost	$2,070,830

(17) 24" Virginia Parkway Water Line
Construct new 24" water line running west along Virginia Parkway from Dallas North Tollway to Legacy Drive.

Project Cost	$2,063,007
Recoverable Cost	$309,451

(18) 24" Virginia Parkway Water Line
Construct new 24" water line running west along Virginia Parkway from Legacy Drive to Teel Parkway.

Project Cost	$2,165,151
Recoverable Cost	$324,773

(19) 24" Northwest Lower Pressure Plane Water Line
Construct new 24" water line along Virginia Parkway from FM 423 to Teel Parkway.

Project Cost	$1,791,195
Recoverable Cost	$268,679

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3.5 WATER IMPACT FEE CALCULATION

Chapter 395 of the Local Government Code defines a service unit as follows; "Service Unit means a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years." Therefore, the City of Frisco defines a *service unit* based on historical water usage over the past 10 years as compared to the estimated residential units. The residential unit is the development type that predominately uses a 5/8-inch meter. The measure of consumption per service unit is based on a 5/8-inch meter and the data shown in **Table 3.3**

Table 3.3 Service Unit Consumption Calculation

Year	Population[1]	Residential Units (3.2 persons/unit)	Water Usage Average Day Demand (MGD)	Consumption per Service Unit (GPD)
2000	33,714	10,536	10.09	958
2001	42,511	13,285	11.27	848
2002	50,550	15,797	13.21	836
2003	55,400	17,313	16.05	927
2004	66,400	20,750	15.28	736
2005	73,900	23,094	21.51	931
2006	84,652	26,454	22.41	847
2007	92,100	28,781	18.92	658
2008	97,602	30,501	23.80	780
2009	100,800	31,500	21.06	669
Average Consumption per Service Unit				**819**

(1) Data Sources:
- City of Frisco Water Master Plan, prepared by Freese & Nichols, Inc.

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Based on the City's 10-year growth projections and the resulting water demand projections, water service will be required for an additional 14,896 service units. The calculation is as follows:

- A service unit, which is a unit of development that consumes approximately 819 gallons per day (GPD), is a typical residential connection that uses a 5/8-inch meter.

Table 3.4 10-year Additional Service Units Calculation

Year	Average Day Demand (MGD)	Service Unit Demand (GPD)	Service Units
2010	26.9	819	32,845
2020	39.1	819	47,741
10-year Additional Service Units			**14,896**

Impact fee law allows for a credit calculation to credit back the utility revenues or ad valorem taxes that are allocated for paying a portion of future capital improvements. The intent of this credit is to prevent the City from double charging development for future capital improvements via impact fees and utility rates. If the City chooses not the do a financial analysis to determine the credit value they are required by law to reduce the recoverable cost by 50 percent. The City chose to perform a financial analysis. J. Stowe & Co., LLC has detailed the credit calculation in the Water Appendix.

A breakdown of the 10-year recoverable costs and the associated impact fee per service unit is as follows:

Table 3.5 10-year Recoverable Cost Breakdown[1]

Recoverable Impact Fee CIP Costs	$ 38,237,387
Financing Costs	$ 16,866,484
Existing Fund Balance	$ (8,304,829)
Interest Earnings	$ (275,544)
Pre Credit Recoverable Cost for Impact Fee	$ 46,523,498
Credit for Utility Revenues	$ (2,523,130)
Maximum Recoverable Cost for Impact Fee	**$ 44,000,368**

(1) Per J. Stowe & Co., LLC. financial analysis, see the Water Appendix – Summary of Water Impact Fee Determination

$$\text{Impact fee per service unit} = \frac{\text{10-year recoverable costs}}{\text{10-year additional service units}}$$

$$\text{10-year recoverable costs} = \$44{,}000{,}368$$

$$\text{Impact fee per service unit} = \frac{\$44{,}000{,}368}{14{,}896}$$

$$\text{Impact fee per service unit} = \$2{,}953$$

Therefore, the maximum assessable impact fee per service unit is $2,953.

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For a development that requires a different size meter, a service unit equivalent is established at a multiplier based on its capacity with respect to the 5/8-inch meter. The maximum impact fee that could be assessed for other meter sizes is based on the Equivalency Table (**Table 3.6)**.

Table 3.6 Service Unit Equivalency Table for Commonly Used Meters

Meter Size*	Maximum Continuous Operating Capacity (GPM)**	Service Unit Equivalent	Maximum Assessable Impact Fee
5/8" PD	10	1	$2,953
3/4" PD	15	1.5	$4,430
1" PD	25	2.5	$7,383
1-1/2" PD	50	5	$14,765
1-1/2" TURB	80	8	$23,624
2" PD	80	8	$23,624
2" TURB	100	10	$29,530
3" TURB	240	24	$70,872
3" COMP	160	16	$47,248
4" TURB	420	42	$124,026
4" COMP	250	25	$73,825
6" TURB	920	92	$271,676
6" COMP	500	50	$147,650

*PD=Positive Displacement Meter, TURB=Turbine Meter, COMP=Compound Meter
**Operating capacities obtained from American Water Works Association (AWWA) C-700-02

WATER APPENDICES

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SUMMARY OF WATER IMPACT FEE DETERMINATION

Water Service Area

Recoverable Impact Fee CIP Costs	$	38,237,387	Table 3.2
Financing Costs		16,866,484	See Detail Below
Existing Fund Balance		(8,304,829)	Water Appendices - page 1
Interest Earnings		(275,544)	Water Appendices - page 4
Pre Credit Recoverable Cost for Impact Fee	$	46,523,499	Sum of Above
Credit for Utility Revenues		(2,523,130)	Water Appendices - page 6
Maximum Recoverable Cost for Impact Fee	**$**	**44,000,368**	

Recoverable Impact Fee CIP Costs:

Represents the portion of capital improvement costs that are eligible for funding through impact fees.
Reference is Table 3.2 Water Impact Fee Capital Improvements Project Cost and 10-Year Recoverable Cost

Financing Costs:

Represents the interest costs associated with debt financing the new impact fee project costs. Interest costs are derived from existing debt issues and forecasted debt issues.

New Annual Debt Service	$	18,673,279	Water Appendices - page 2
Existing Annual Debt Service		32,303,653	Water Appendices - page 2
Principal Component (New and Existing Debt)		(34,110,447)	Water Appendices - page 1
Financing Costs	$	16,866,484	

Existing Fund Balance:

Represents impact fee revenue collected but not yet expended. Some projects that are included in the 2010-11 Impact Fee Update were also included in the 2005 Impact Fee Update. To avoid charging twice for the same project, the impact fee revenues collected but yet to be expended (i.e. fund balance) are credited against the recoverable costs. Reference is page 1 of Water Appendices.

Interest Earnings:

Represents the interest earned on cash flows and assumes a 0.09% annual interest rate.
The Impact Fee Statue states that interest earnings are funds of the impact fee account and are held to the same restrictions as impact fee revenues. Therefore in order to recognize that interest earnings are used to fund capital improvements, interest earnings are credited against the recoverable costs.
Reference is the sum of Accumulated Interest on page 4 of Water Appendices.

Pre Credit Recoverable Cost for Impact Fee

Represents Recoverable Impact Fee CIP Costs plus Financing Costs less Exsiting Fund Balance and Interest Earnings.

Credit for Utility Revenues:

In 2001, the Impact Fee Statute was amended to include a credit for ad valorem and utility revenues generated by new service units during the ten-year timeframe that are used to fund impact fee eligible projects for which the new service units were charged an impact fee. The intent of this amendment is to avoid double-charging the new service units for impact fee capital improvements. The credit recognizes utility revenues used to fund the debt service of debt financed impact fee eligible projects. Reference is page 6 of Water Appendices.

Maximum Recoverable Cost for Impact Fee:

Represents Pre Credit Recoverable Cost for Impact Fee less Credit for Utility Revenues.
This is the maximum cost that can be recovered through impact fees.

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City of Frisco 2010-11 Water Impact Fee Update

Capital Improvement Plan for Impact Fees
Impact Fee Calculation Assumptions
Water Service Area

I. General Assumptions

Annual Interest Rate on Deposits [1]	0.09%
Annual Service Unit Growth [2]	1,490
Existing Fund Balance [3]	$ 8,304,829

Portion of Projects Funded by Existing Debt [4]	$ 22,777,560
Non-debt Funded Project Cost [4]	4,126,940
Project Cost Funded Through New Debt [4]	11,332,887
Total Recoverable Project Cost [5]	$ 38,237,387

II. New Debt Issues Assumptions

Year	Principal [6]	Interest [7]	Term
1	$ -	5.00%	20
2	2,266,577	5.01%	20
3	-	5.03%	20
4	2,266,577	5.10%	20
5	-	5.18%	20
6	2,266,577	5.32%	20
7	-	5.44%	20
8	2,266,577	5.49%	20
9	-	5.55%	20
10	2,266,577	5.64%	20
Total	$ 11,332,887		

III. Capital Expenditure Assumptions

Year	Annual Capital Expenditures [8]
1	$ 412,694
2	1,168,220
3	1,168,220
4	1,923,746
5	1,168,220
6	1,923,746
7	1,168,220
8	1,923,746
9	1,168,220
10	1,168,220
11	755,526
12	755,526
13	755,526
Total	$ 15,459,827

(1) Estimated annual return on fund balance based on City's earnings rates
(2) Derived from Table 3.4 10-year Additional Service Units Calculation
(3) Per City
(4) Per discussions with City staff and City files
(5) Table 3.2 Water Impact Fee Capital Improvements Project Cost and 10-Year Recoverable Cost
(6) Per discussions with City staff
(7) Base interest rate of 5.0% per City staff
(8) Assumes debt proceeds expended over a 3-year timeframe;
Non-debt funded capital expenditures allocated in equal annual amounts

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City of Frisco 2010-11 Water Impact Fee Update

Capital Improvement Plan for Impact Fees
Debt Service and Expense Summary
Water Service Area

I. New Debt Service Detail

Year	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6	Series 7	Series 8	Series 9	Series 10	Total Annual New Debt Service
1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	-	182,087	-	-	-	-	-	-	-	-	182,087
3	-	182,087	-	-	-	-	-	-	-	-	182,087
4	-	182,087	-	183,393	-	-	-	-	-	-	365,480
5	-	182,087	-	183,393	-	-	-	-	-	-	365,480
6	-	182,087	-	183,393	-	186,802	-	-	-	-	552,281
7	-	182,087	-	183,393	-	186,802	-	-	-	-	552,281
8	-	182,087	-	183,393	-	186,802	-	189,514	-	-	741,795
9	-	182,087	-	183,393	-	186,802	-	189,514	-	-	741,795
10	-	182,087	-	183,393	-	186,802	-	189,514	-	191,869	933,664
11	-	182,087	-	183,393	-	186,802	-	189,514	-	191,869	933,664
12	-	182,087	-	183,393	-	186,802	-	189,514	-	191,869	933,664
13	-	182,087	-	183,393	-	186,802	-	189,514	-	191,869	933,664
14	-	182,087	-	183,393	-	186,802	-	189,514	-	191,869	933,664
15	-	182,087	-	183,393	-	186,802	-	189,514	-	191,869	933,664
16	-	182,087	-	183,393	-	186,802	-	189,514	-	191,869	933,664
17	-	182,087	-	183,393	-	186,802	-	189,514	-	191,869	933,664
18	-	182,087	-	183,393	-	186,802	-	189,514	-	191,869	933,664
19	-	182,087	-	183,393	-	186,802	-	189,514	-	191,869	933,664
20	-	182,087	-	183,393	-	186,802	-	189,514	-	191,869	933,664
21	-	182,087	-	183,393	-	186,802	-	189,514	-	191,869	933,664
22	-	-	-	183,393	-	186,802	-	189,514	-	191,869	751,577
23	-	-	-	183,393	-	186,802	-	189,514	-	191,869	751,577
24	-	-	-	-	-	186,802	-	189,514	-	191,869	568,184
25	-	-	-	-	-	186,802	-	189,514	-	191,869	568,184
26	-	-	-	-	-	-	-	189,514	-	191,869	381,383
27	-	-	-	-	-	-	-	189,514	-	191,869	381,383
28	-	-	-	-	-	-	-	-	-	191,869	191,869
29	-	-	-	-	-	-	-	-	-	191,869	191,869
	$ -	$ 3,641,743	$ -	$ 3,667,851	$ -	$ 3,736,031	$ -	$ 3,790,275	$ -	$ 3,837,379	$ 18,673,279

II. Summary of Annual Expenses

Year	New Annual Debt Service[1]	Annual Capital Expenditures[2]	Annual Bond Proceeds[2]	Existing Annual Debt Service[3]	Annual Credit[4]	Total Expense
1	$ -	$ 412,694	$ -	$ 2,120,788	$ (22,520)	$ 2,510,962
2	182,087	1,168,220	(2,266,577)	2,121,197	(76,783)	1,128,144
3	182,087	1,168,220	-	2,120,855	(110,536)	3,360,626
4	365,480	1,923,746	(2,266,577)	2,122,735	(170,173)	1,975,210
5	365,480	1,168,220	-	2,121,463	(204,617)	3,450,546
6	552,281	1,923,746	(2,266,577)	2,122,837	(277,039)	2,055,248
7	552,281	1,168,220	-	2,123,675	(312,287)	3,531,888
8	741,795	1,923,746	(2,266,577)	2,121,609	(394,927)	2,125,646
9	741,795	1,168,220	-	2,124,353	(430,779)	3,603,589
10	933,664	1,168,220	(2,266,577)	2,124,016	(523,470)	1,435,852
11	933,664	755,526	NA	2,125,787	-	3,814,976
12	933,664	755,526	NA	2,123,083	-	3,812,273
13	933,664	755,526	NA	2,122,119	-	3,811,308
14	933,664	-	NA	1,861,021	-	2,794,685
15	933,664	-	NA	1,244,539	-	2,178,203
16	933,664	-	NA	895,451	-	1,829,115
17	933,664	-	NA	566,950	-	1,500,613
18	933,664	-	NA	141,176	-	1,074,840
19	933,664	-	NA	-	-	933,664
20	933,664	-	NA	-	-	933,664
21	933,664	-	NA	-	-	933,664
22	751,577	-	NA	-	-	751,577
23	751,577	-	NA	-	-	751,577
24	568,184	-	NA	-	-	568,184
25	568,184	-	NA	-	-	568,184
26	381,383	-	NA	-	-	381,383
27	381,383	-	NA	-	-	381,383
28	191,869	-	NA	-	-	191,869
29	191,869	-	NA	-	-	191,869
	$ 18,673,279	$ 15,459,827	$ (11,332,887)	$ 32,303,653	$ (2,523,130)	$ 52,580,741

(1) Water Appendices - page 2 Section I
(2) Water Appendices - page 1
(3) Eligible outstanding debt funded projects as a percent of outstanding principal times outstanding eligible annual debt service
(4) Water Appendices - page 6

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City of Frisco 2010-11 Water Impact Fee Update

Capital Improvement Plan for Impact Fees

Impact Fee Calculation

Water Service Area

Year	Number of Years to End of Period	Future Value Escalation Interest Rate Factor	Future Value Escalation Recovery Fee Factor	Annual Service Units Actual	Annual Service Units Escalated	Annual Expense Actual	Annual Expense Escalated
1	29	1.0245	1.0000	1,490	1,526	$ 2,510,962	$ 2,572,584
2	28	1.0237	1.0000	1,490	1,525	1,128,144	1,154,847
3	27	1.0228	1.0000	1,490	1,524	3,360,626	3,437,247
4	26	1.0219	1.0000	1,490	1,522	1,975,210	2,018,526
5	25	1.0211	1.0000	1,490	1,521	3,450,546	3,523,218
6	24	1.0202	1.0000	1,490	1,520	2,055,248	2,096,749
7	23	1.0193	1.0000	1,490	1,518	3,531,888	3,600,142
8	22	1.0185	1.0000	1,490	1,517	2,125,646	2,164,881
9	21	1.0176	1.0000	1,490	1,516	3,603,589	3,666,984
10	20	1.0167	1.0000	1,490	1,515	1,435,852	1,459,869
11	19	1.0159	1.0000	-	-	3,814,976	3,875,491
12	18	1.0150	1.0000	-	-	3,812,273	3,869,452
13	17	1.0141	1.0000	-	-	3,811,308	3,865,183
14	16	1.0133	1.0000	-	-	2,794,685	2,831,779
15	15	1.0124	1.0000	-	-	2,178,203	2,205,238
16	14	1.0116	1.0000	-	-	1,829,115	1,850,242
17	13	1.0107	1.0000	-	-	1,500,613	1,516,656
18	12	1.0098	1.0000	-	-	1,074,840	1,085,407
19	11	1.0090	1.0000	-	-	933,664	942,041
20	10	1.0081	1.0000	-	-	933,664	941,240
21	9	1.0073	1.0000	-	-	933,664	940,440
22	8	1.0064	1.0000	-	-	751,577	756,387
23	7	1.0055	1.0000	-	-	751,577	755,744
24	6	1.0047	1.0000	-	-	568,184	570,849
25	5	1.0038	1.0000	-	-	568,184	570,364
26	4	1.0030	1.0000	-	-	381,383	382,520
27	3	1.0021	1.0000	-	-	381,383	382,195
28	2	1.0013	1.0000	-	-	191,869	192,114
29	1	1.0004	1.0000	-	-	191,869	191,951
					15,204		$ 53,420,340

Annual Interest Rate:		0.09%
Present Value of Initial Impact Fee Fund Balance	$	8,304,829
Total Escalated Expense for Entire Period	$	53,420,340
Less Future Value of Initial Impact Fee Fund Balance		8,512,258
Sub-Total	$	44,908,082
Total Escalated Service Units		15,204
Impact Fee for Water Service Area	**$**	**2,954**

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City of Frisco 2010-11 Water Impact Fee Update

Capital Improvement Plan for Impact Fees

Revenue Test

Water Service Area

Year	Impact Fee	Service Units	Impact Fee Revenue	Annual Expenses	Sub-Total	Accumulated Interest	Estimated Fund Balance
Initial							$ 8,304,829
1	$ 2,954	1,490	$ 4,400,037	$ 2,510,962	$ 1,889,075	$ 7,872	10,201,775
2	2,954	1,490	4,400,037	1,128,144	3,271,893	10,075	13,483,743
3	2,954	1,490	4,400,037	3,360,626	1,039,411	11,918	14,535,071
4	2,954	1,490	4,400,037	1,975,210	2,424,827	13,402	16,973,300
5	2,954	1,490	4,400,037	3,450,546	949,491	14,849	17,937,640
6	2,954	1,490	4,400,037	2,055,248	2,344,789	16,264	20,298,692
7	2,954	1,490	4,400,037	3,531,888	868,149	17,645	21,184,485
8	2,954	1,490	4,400,037	2,125,646	2,274,391	18,997	23,477,874
9	2,954	1,490	4,400,037	3,603,589	796,448	20,320	24,294,642
10	2,954	1,490	4,400,037	1,435,852	2,964,185	21,937	27,280,765
11	-	-	-	3,814,976	(3,814,976)	21,594	23,487,383
12	-	-	-	3,812,273	(3,812,273)	18,367	19,693,476
13	-	-	-	3,811,308	(3,811,308)	15,138	15,897,306
14	-	-	-	2,794,685	(2,794,685)	12,340	13,114,962
15	-	-	-	2,178,203	(2,178,203)	10,235	10,946,994
16	-	-	-	1,829,115	(1,829,115)	8,538	9,126,418
17	-	-	-	1,500,613	(1,500,613)	7,129	7,632,933
18	-	-	-	1,074,840	(1,074,840)	6,039	6,564,131
19	-	-	-	933,664	(933,664)	5,189	5,635,656
20	-	-	-	933,664	(933,664)	4,399	4,706,391
21	-	-	-	933,664	(933,664)	3,608	3,776,336
22	-	-	-	751,577	(751,577)	2,894	3,027,653
23	-	-	-	751,577	(751,577)	2,257	2,278,333
24	-	-	-	568,184	(568,184)	1,697	1,711,846
25	-	-	-	568,184	(568,184)	1,215	1,144,877
26	-	-	-	381,383	(381,383)	812	764,306
27	-	-	-	381,383	(381,383)	488	383,412
28	-	-	-	191,869	(191,869)	245	191,787
29	-	-	-	191,869	(191,869)	82	0
			$ 44,000,369	$ 52,580,741		$ 275,544	

City of Frisco 2010-11 Water Impact Fee Update

Capital Improvement Plan for Impact Fees

Impact Fee Project Funding

Water Service Area

Impact Fee Project Name[1]	Cost in Service Area[1]	Impact Fee Recoverable Cost[1]	Debt Funded[2] Existing	Debt Funded[2] Proposed	Non-Debt Funded[2]	Impact Fee Recoverable Cost
Frisco #3 Pump Station and Ground Storage	$ 6,384,000	$ 1,787,520	$ 1,787,520	$ -	$ -	$ 1,787,520
2.5 MG Teel Elevated Storage Tank	2,539,500	533,295	533,295	-	-	533,295
2.5 MG Timber Ridge Elevated Storage Tank	2,645,500	529,100	502,315	-	26,785	529,100
20" SH 289 Water Line	920,906	92,091	85,992	-	6,099	92,091
West Side Water Line - Phase 1, 2 & 3	8,942,425	4,024,091	3,141,756	-	882,335	4,024,091
16" Legacy Drive Water Line	241,675	120,838	120,838	-	-	120,838
2.5 MG Eldorado Parkway Elevated Storage Tank	3,573,795	1,393,780	737,822	-	655,958	1,393,780
42" Rolater Road Water Line (Frisco #1 Pump Station to Coit)	5,555,556	2,777,778	1,822,648	-	955,130	2,777,778
24"/18" Railroad/Legacy Drive Water Line	556,033	111,201	111,201	-	-	111,201
36" Legacy Drive and Panther Creek Water Line	8,325,682	1,248,852	559,750	-	689,102	1,248,852
20" Stonebrook Parkway Water Line	1,908,736	858,931	-	-	858,931	858,931
12" Ohio Drive Water Line	105,833	31,750	31,750	-	-	31,750
12"/24" Dallas Parkway Water Line and Pressure Reducing Valve	1,158,607	289,652	289,652	-	-	289,652
42" Rolater Road Water Line (Coit to Preston)	5,078,106	2,031,242	2,031,242	-	-	2,031,242
Frisco #1 Pump Station Expansion	4,758,001	4,187,041	4,187,041	-	-	4,187,041
24" Preston Road Water Line	1,683,096	1,127,674	1,127,674	-	-	1,127,674
36" Stonebrook Parkway Water Line and Pressure Reducing Valve	6,049,792	3,448,381	3,448,381	-	-	3,448,381
2.5 MG Downtown Elevated Storage Tank	4,200,000	714,000	88,400	625,600	-	714,000
16" Independence Parkway Water Line	651,280	195,384	195,384	-	-	195,384
12"/16"20"/24" FM 423 Water Line	4,769,591	953,918	233,160	720,758	-	953,918
12"/24" Dallas Parkway Water Line	2,255,798	676,740	93,020	583,720	-	676,740
12" Dallas Parkway Water Line	787,654	354,444	-	354,444	-	354,444
20" FM 3537/24" Coit Road Water Line	651,740	228,109	127	227,982	-	228,109
30" Dallas Parkway Water Line	5,820,666	1,164,133	641,600	522,533	-	1,164,133
12" North County Road Water Line	235,825	129,704	-	129,704	-	129,704
Frisco #4 Pump Station and Ground Storage	18,009,600	900,480	-	900,480	-	900,480
20"/24"/30" Southeast Upper Pressure Plane Water Line	6,072,816	2,914,952	-	2,914,952	-	2,914,952
1.5 MG Legacy Elevated Tank	2,721,600	1,006,992	1,006,992	-	-	1,006,992
12" Future Gaylord Parkway Water Line	493,987	256,873	-	256,873	-	256,873
36" Coit Road Water Line & 30"/36" Future Virginia Parkway Water Line	5,610,538	1,122,108	-	1,122,108	-	1,122,108
24" Stonebrook Parkway Water Line/12" Lone Star Ranch Parkway Water Line	3,137,620	2,070,830	-	2,070,830	-	2,070,830
24" Virginia Parkway Water Line (DNT to Legacy)	2,063,007	309,451	-	309,451	-	309,451
24" Virginia Parkway Water Line (Legacy to Teel)	2,165,151	324,773	-	324,773	-	324,773
24" Northwest Lower Pressure Plane Water Line	1,791,195	268,679	-	268,679	-	268,679
2011 Water Impact Fee Update	52,600	52,600	-	-	52,600	52,600
Total	$ 121,917,911	$ 38,237,387	$ 22,777,560	$ 11,332,887	$ 4,126,940	$ 38,237,387

(1) Table 3.2 Water Impact Fee Capital Improvements Project Cost and 10-Year Recoverable Cost

(2) Per discussions with City staff and City files

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City of Frisco 2010-11 Water Impact Fee Update

Capital Improvement Plan for Impact Fees
Credit Determination
Water Service Area

2010 Service Units [1]	32,845	
Ten Year Growth in Service Units [1]	14,896	
	10	years
Annual Growth in Service Units	1,490	

Year	1	2	3	4	5	6	7	8	9	10	Total
Debt Service for Debt Funded Projects Eligible for Impact Fees[2]	$ 2,120,788	$ 2,303,285	$ 2,302,942	$ 2,488,215	$ 2,486,943	$ 2,675,119	$ 2,675,956	$ 2,863,404	$ 2,866,148	$ 3,057,680	$ 25,840,478
Less: Impact Fees Applied to Debt Service[3]	1,601,729	1,380,000	1,380,000	1,380,000	1,380,000	1,380,000	1,380,000	1,380,000	1,380,000	1,380,000	14,021,729
Net Impact Fee Eligible Debt Service Funded by Other Sources	$ 519,058	$ 923,285	$ 922,942	$ 1,108,215	$ 1,106,943	$ 1,295,119	$ 1,295,956	$ 1,483,404	$ 1,486,148	$ 1,677,680	$ 11,818,749
Current Service Units	34,335	35,824	37,314	38,803	40,293	41,783	43,272	44,762	46,252	47,741	
Total Net Impact Fee Eligible Debt Service Funded by Other Sources per Service Unit	$ 15.12	$ 25.77	$ 24.73	$ 28.56	$ 27.47	$ 31.00	$ 29.95	$ 33.14	$ 32.13	$ 35.14	
Annual Growth in Service Units (Cumulative)	1,490	2,979	4,469	5,958	7,448	8,938	10,427	11,917	13,407	14,896	
Annual Water Rate Revenue Generated by Service Unit for Net Impact Fee Eligible Debt Service Funded by Other Sources	$ 22,520	$ 76,783	$ 110,536	$ 170,173	$ 204,617	$ 277,039	$ 312,287	$ 394,927	$ 430,779	$ 523,470	$ 2,523,130

Credit Amount **$ 2,523,130**

(1) Derived from Table 3.4 10-year Additional Service Units Calculation
(2) Water Appendices - page 2 Section II
(3) $2,000,000 in Water and Wastewater Impact Fee revenue applied to debt service; expect Year 1, allocated 61% to Water and 39% to Wastewater per City staff

2010-2011 Wastewater Impact Fee Update

Prepared for:

City of Frisco, Texas

Prepared by:

Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 950
Fort Worth, TX 76102
817.335.6511
Firm Registration No. F-928

August 2011

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4.1 INTRODUCTION

The City of Frisco retained the services of Kimley-Horn and Associates, Inc., for the purpose of updating the impact fees for water system improvements required to serve new development. These fees were originally developed in 1999, and updated in 2005 in accordance with Chapter 395 of the *Local Government Code* (impact fees).

The purpose of this report is to satisfy the requirements of the law and provide the City with an updated impact fee capital improvements plan and associated impact fees.

For convenience and reference, the following is excerpted from Chapter 395 of the code:

(a) The political subdivision shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan must contain specific enumeration of the following items:

(1) a description of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand, or replace the improvements to meet existing needs and usage and stricter safety, efficiency, environmental, or regulatory standards, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;

(2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of the existing capital improvements, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;

(3) a description of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;

(4) a definitive table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of capital improvements or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including but not limited to residential, commercial, and industrial;

(5) the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;

(6) the projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time, not to exceed 10 years; and

(7) a plan for awarding:

(A) a credit for the portion of ad valorem tax and utility service revenues generated by new service unit during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or

(B) in the alternative, a credit equal to 50 percent of the total project cost of implementing the capital improvements plan.

The impact fee study includes information from the *Wastewater System Master Plan* completed by Freese & Nichols, Inc. The impact fees are based on recommended capital improvements outlined in the *Wastewater System Master Plan* and the population growth projections shown in the current *Land Use Assumptions Report.*

The study process was comprised of four tasks:

A. Land Use Assumptions

The development of land use assumptions included the following:

- Establishing impact fee service areas (SA) for water and wastewater;
- Collection/determination of population and employment data by SA; and
- Projection of the ten-year population and employment by SA.

A detailed discussion is outlined in the current *Land Use Assumptions Report.*

B. Evaluation of the Wastewater System Master Plan

This task involved reviewing the *Wastewater System Master Plan* and its growth projection compatibility with the *Land Use Assumptions Report.* The wastewater flow projections were then used to determine the additional service units.

C. Impact Fee Capital Improvements Plan

This task involved evaluation of the wastewater capital improvements plan outlined in the master plan and discussion with City staff to identify projects that will be built in the 10-year planning window and meet the design criteria.

D. Impact Fee Analysis and Report

This task included calculating the additional service units, service unit equivalents, and credit reduction. These values were then used to determine the impact fee per service unit and the maximum assessable impact fee by meter size.

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4.2 EXECUTIVE SUMMARY

This study was performed to update the City of Frisco's Wastewater System Impact Fees. Wastewater system analysis and the Wastewater System Master Plan are important tools for facilitating orderly growth of the wastewater system and for providing adequate facilities that promote economic development in the City of Frisco. The implementation of Impact Fees is a way to shift a portion of the burden of paying for new facilities onto new development.

Elements of the wastewater system, including gravity pipes, force mains and lift station facilities, were evaluated against industry standards as outlined in the Design Criteria section of this report. Information related to the growth of the City was provided by Freese & Nichols, Inc.

Wastewater system improvements necessary to serve 10-year (2020) and ultimate system needs were evaluated. Typically, infrastructure improvements are sized beyond the 10-year requirements; however, the state's impact fee law (Chapter 395) only allows recovery of costs to serve the 10-year planning period. The remainder can be assessed as the planning window extends beyond 2020 and as the impact fees are updated in the future.

The impact fee law defines a service unit as follows, "Service Unit means a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years." Therefore, the City of Frisco defines a *service unit* as unit of development that consumes the amount of water requiring a standard 5/8-inch meter. For a development that requires a different size meter, a service unit equivalent is established at a multiplier based on its capacity with respect to the 5/8-inch meter. The equivalency factor and associated impact fee by meter size is shown in **Table 4.1**.

Based on the City's 10-year growth projections and the associated flow values, **25,170** additional service units will need water by the year 2014. Based on the additional service units and the recoverable capital improvements plans the City may assess a maximum of **$2,698** per service unit.

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Table 4.1 Maximum Assessable Wastewater Impact Fee for Commonly Used Meters

Meter Size*	Maximum Continuous Operating Capacity (GPM)**	Service Unit Equivalent	Maximum Assessable Impact Fee
5/8" PD	10	1	$2,698
3/4" PD	15	1.5	$4,047
1" PD	25	2.5	$6,745
1-1/2" PD	50	5	$13,490
1-1/2" TURB	80	8	$21,584
2" PD	80	8	$21,584
2" TURB	100	10	$26,980
3" TURB	240	24	$64,752
3" COMP	160	16	$43,168
4" TURB	420	42	$113,316
4" COMP	250	25	$67,450
6" TURB	920	92	$248,216
6" COMP	500	50	$134,900

*PD=Positive Displacement Meter, TURB=Turbine Meter, COMP=Compound Meter
**Operating capacities obtained from American Water Works Association (AWWA) C-700-02

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4.3 DESIGN CRITERIA

A. SEWER TRUNK LINES (INTERCEPTORS)

The design criteria for sewer trunk lines or interceptors is based on the TCEQ requirements that meet peak wet weather design flows with no overflows, while maintaining a minimum of 2 feet per second cleaning velocity and a maximum of 8 feet per second velocity.

B. LIFT STATIONS PUMPING CAPACITY

The design criteria for lift station pumping shall be to provide firm pumping capacity to meet 125% of the peak wet weather design flows. The firm pumping capacity is defined as the available total pumping capacity with the largest pump out of service.

C. LIFT STATION WET WELL CAPACITY

The design criteria for lift station wet wells are to provide adequate volumes to limit pump cycling to once every 10 minutes. Based on this criteria, the required operating volume for each pump can be calculated as

V =	tQ/4 where,
t =	Maximum pump cycling time = 10 minutes
Q =	Lead pump discharge rate in gallons per minute (gpm)
V =	Required wet well volume between pump start and stop elevation

D. FORCE MAINS

The design criteria recommended for force mains is to meet the required pumping capacity of the lift station at a velocity less than 8 feet per second and a maximum discharge pressure of 100 psi and to allow a minimum of 2 feet per second scouring velocity during a single pump operation.

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4.4 IMPACT FEE CAPITAL IMPROVEMENTS PLAN

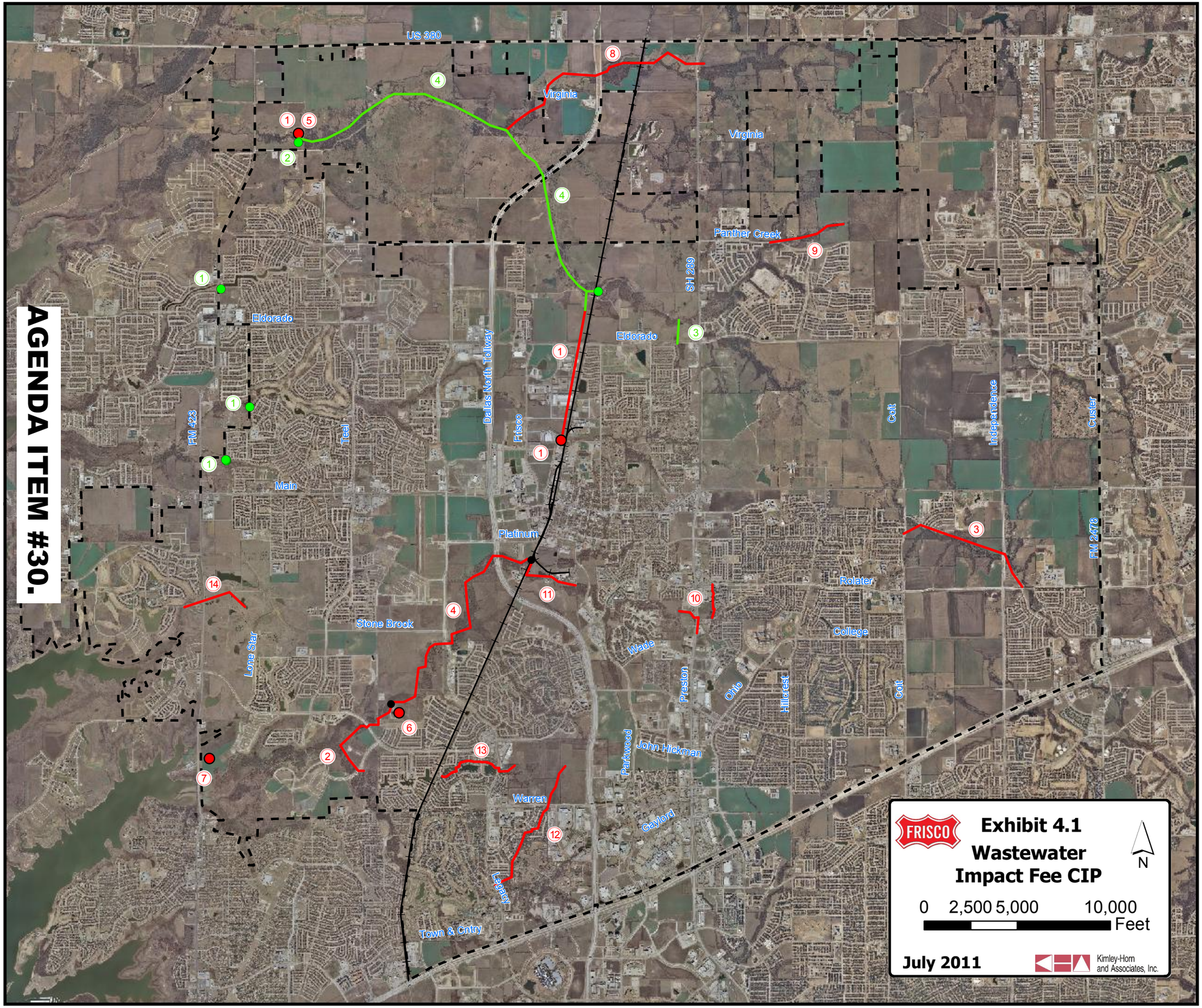
The City Council commissioned Freese & Nichols, Inc., to develop a Wastewater System Master Plan. The purpose of the plan is to provide the City with a logical strategy for upgrading and expanding its wastewater collection system to accommodate future growth and for addressing existing system deficiencies. Freese & Nichols completed the *Wastewater System Master Plan* and recommended system improvements to accommodate growth through the City's build-out.

Fourteen (14) projects identified in the *Wastewater System Master Plan* are determined eligible for recoverable cost through impact fee over the next 10 years. The total projected cost of these projects is $108,578,407. The projected total recoverable through impact fees is $51,627,287. After financing costs are added and the credit reduction calculation is complete, $67,931,754 is recoverable through impact fees serving the 10-year system needs. These impact fee capital improvements are shown in **Table 4.2.**

Table 4.2 Wastewater Impact Fee Capital Improvements
Project Cost and 10-Year Recoverable Cost

Proj. #	Description	2010 Required Capacity (Percent Utilization)	2020 Required Capacity (Percent Utilization)	2010-2020 Required Capacity (Percent Utilization)	2020 Projected Recoverable Cost	Total Project Cost
	EXISTING					
1	Westside Lift Stations	43%	67%	24%	$ 252,458	$ 1,051,910
2	Panther Creek Wastewater Treatment Plant	68%	100%	32%	$ 13,455,000	$ 20,700,000
3	Eldorado Lift Station Sewer Line	5%	25%	20%	$ 113,589	$ 567,947
4	Panther Creek Interceptor	15%	23%	8%	$ 886,616	$ 11,082,702
	PROPOSED					
1	Cottonwood Creek Lift Station	27%	43%	16%	$ 571,774	$ 3,573,585
2	Lower Stewart Creek Sewer Line	25%	60%	35%	$ 307,531	$ 878,659
3	Rowlett Creek Interceptor Extension	10%	27%	17%	$ 392,935	$ 2,311,385
4	Stewart Creek 42"/36" Grand Park Interceptor	35%	53%	18%	$ 1,098,593	$ 6,103,296
5	Panther Creek Wastewater Treatment Plant Expansion	0%	18%	18%	$ 13,455,000	$ 20,700,000
6	Stewart Creek West Wastewater Treatment Plant Expansion	0%	60%	60%	$ 17,802,000	$ 29,670,000
7	Lone Star Lift Station Expansion	19%	56%	37%	$ 745,920	$ 2,016,000
8	30"/24" Panther Creek Interceptor	5%	15%	10%	$ 227,671	$ 2,276,708
9	Panther Creek Extension	0%	14%	14%	$ 110,421	$ 788,718
10	Stewart Creek Sewer Extension	67%	90%	23%	$ 359,154	$ 1,561,540
11	Stewart Creek Sewer Rehabilitation	50%	80%	30%	$ 450,147	$ 1,500,488
12	Lower Stewart Creek Sewer Extension	25%	60%	35%	$ 578,719	$ 1,653,483
13	Lower Stewart Creek Sewer Extension	15%	40%	25%	$ 347,480	$ 1,389,918
14	Upper Stewart Creek Extension	0%	60%	60%	$ 419,680	$ 699,466
15	Wastewater Impact Fee Update	0%	100%	100%	$ 52,600	$ 52,600
	Total				**$ 51,627,287**	**$ 108,578,407**

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Legend

- Existing Sewer Line or Under Construction
- Existing Facility
- Proposed Sewer Line
- Proposed Facility or Facility Improvement
- Wastewater Project Limit
- Railroad
- City Limits

Existing Wastewater Projects

Project Description

1. Westside Lift Stations
2. Panther Creek Wastewater Treatment Plant
3. Eldorado Lift Station Sewer Line
4. Panther Creek Interceptor

Impact Fee CIP Wastewater Projects

Project Description

1. Cottonwood Creek Lift Station
2. Lower Stewart Creek Sewer Line
3. Rowlett Creek Interceptor Extension
4. Stewart Creek 42"/36" Grand Park Interceptor
5. Panther Creek Wastewater Treatment Plant Expansion
6. Stewart Creek West Wastewater Treatment Plant Expansion
7. Lone Star Lift Station Expansion
8. 30"/24" Panther Creek Interceptor
9. Panther Creek Extension
10. Stewart Creek Sewer Extension
11. Stewart Creek Sewer Rehabillitation
12. Lower Stewart Creek Sewer Extension
13. Lower Stewart Creek Sewer Extension
14. Upper Stewart Creek Extension

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A. PROJECT DESCRIPTIONS

Existing Facilities or Facilities under Construction

(1) Westside Lift Stations
Trails- Modify piping to pump to Fairways Lift Station.
Fairways- Construct new 10 MGD Fairways Lift Station (ultimate capacity 25 MGD) and 30" force main. Existing 24" force main will pump north and converge with new 30" force main near Gray Hawk that will carry flow north to Panther Creek Wastewater Treatment Plant.
Gray Hawk- Replace two existing 2.5 MGD pumps at Gray Hawk Lift Station with higher head pumps. Each pump will have 2.5 MGD capacity. Modify discharge piping to pump into the new Fairways Lift Station 30" force main going northward to Panther Creek Wastewater Treatment Plant.

Project Cost	$1,051,910
Recoverable Cost	$252,458

(2) Panther Creek Wastewater Treatment Plant
Construction of 5 MGD Panther Creek Wastewater Treatment Plant.

Project Cost	$20,700,000
Recoverable Cost	$13,455,000

(3) Eldorado Lift Station Sewer Line
15" line from manhole at decommissioned Eldorado Lift Station to existing 27" line north.

Project Cost	$567,947
Recoverable Cost	$113,589

(4) Panther Creek Interceptor
Construct new 48"/36" interceptor line from Panther Creek Lift Station to new Panther Creek Wastewater Treatment Plant.

Project Cost	$11,082,702
Recoverable Cost	$886,616

Proposed Facilities, Improvements, and Sewer Lines

(1) Cottonwood Creek Lift Station
5 MGD and pipe modifications to pump north to Panther Creek interceptor through new 16" force main.

Project Cost	$3,573,585
Recoverable Cost	$571,774

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(2) Lower Stewart Creek Sewer Line
Construct new section of 42" sewer interceptor from Rock Creek Parkway to Stewart Creek West Wastewater Treatment Plant.

Project Cost	$878,659
Recoverable Cost	$307,531

(3) Rowlett Creek Interceptor Extension
Construct Rowlett Creek 21"/24"/27" extension and 15" sewer line from decommissioned Coit Lift Station to new 21" sewer line.

Project Cost	$2,311,385
Recoverable Cost	$392,935

(4) Stewart Creek 42"/36" Grand Park Interceptor
Construct new 36" and 42" line inside of Grand Park from Cotton Gin Road and Dallas North Tollway to west of the Stewart Creek West Wastewater Treatment Plant.

Project Cost	$6,103,296
Recoverable Cost	$1,098,593

(5) Panther Creek Wastewater Treatment Plant Expansion
Expansion of Panther Creek Wastewater Treatment Plant to 10 MGD (2011).

Project Cost	$20,700,000
Recoverable Cost	$13,455,000

(6) Stewart Creek West Wastewater Treatment Plant Expansion
Expansion of Stewart Creek West Wastewater Treatment Plant to 10 MGD.

Project Cost	$29,670,000
Recoverable Cost	$17,802,000

(7) Lonestar Lift Station Expansion
Expansion of Lonestar Lift Station from 6 MGD to required 12 MGD.

Project Cost	$2,016,000
Recoverable Cost	$745,920

(8) 30"/24" Panther Creek Interceptor
Construct 30"/24" interceptor in sub-basin PC3 to SH 289.

Project Cost	$2,276,708
Recoverable Cost	$227,671

(9) Panther Creek Extension
Extend existing 18" line from Panther Creek Parkway northeast past CR 23 with new 18" sewer line.

Project Cost	$788,718
Recoverable Cost	$110,421

(10) Stewart Creek Sewer Extension
Construct new 18"/24" sewer line north of Wade Boulevard. New 18"/24" sewer line will replace existing 12"/15" sewer line.

Project Cost	$1,561,540
Recoverable Cost	$359,154

(11) Stewart Creek Sewer Rehabilitation
Construct new 30" sewer line along Crystaller Parkway and north of the intersection of Stonebrook Parkway and Dallas Parkway.

Project Cost	$1,500,488
Recoverable Cost	$450,147

(12) Lower Stewart Creek Sewer Extension
Construct new 15"/18" sewer line west of Dallas Parkway and north of SH 121.

Project Cost	$1,653,483
Recoverable Cost	$578,719

(13) Lower Stewart Creek Sewer Extension
Construct new 15" sewer line along Venetian Way and Longview Drive.

Project Cost	$1,389,918
Recoverable Cost	$347,480

(14) Upper Stewart Creek Extension
Construct new 12"/15" sewer line east of FM 423.

Project Cost	$699,466
Recoverable Cost	$419,680

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4.5 WASTEWATER IMPACT FEE CALCULATION

Chapter 395 of the Local Government Code defines a service unit as follows; "Service Unit means a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years." Therefore, the City of Frisco defines a *service unit* based on historical wastewater discharge over the past 10 years as compared to the estimated residential units. The residential unit is the development type that predominately uses a 5/8-inch meter. The measure of consumption per service unit is based on a 5/8-inch meter and the data shown in **Table 4.3**

Table 4.3 Service Unit Consumption Calculation

Year	Population[1]	Residential Units (3.2 persons/unit)	Wastewater Flow Average Day Demand (MGD)	Flow per Service Unit (GPD)
2000	33,714	10,536	2.60	247
2001	42,511	13,285	3.31	249
2002	50,550	15,797	5.11	323
2003	55,400	17,313	5.42	313
2004	66,400	20,750	6.57	316
2005	73,900	23,094	6.34	274
2006	84,652	26,454	7.68	290
2007	92,100	28,781	9.20	320
2008	97,602	30,501	9.08	298
2009	100,800	31,500	9.64	306
Average Consumption per Service Unit				**294**

(1) Data Sources:
- City of Frisco Water Master Plan, prepared by Freese & Nichols, Inc.

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Based on the City's 10-year growth projections and the resulting wastewater flow projections, wastewater service will be required for an additional 25,170 service units. The calculation is as follows:

- A service unit, which is a unit of development that discharges approximately 294 gallons per day (GPD), is a typical residential connection that uses a 5/8-inch meter.

Table 4.4 10-year Additional Service Unit Calculation

Year	Average Day Flow (MGD)	Service Unit Demand (GPD)	Service Units
2010	10.6	294	36,054
2020	18.0	294	61,224
10-year Additional Service Units			**25,170**

Impact fee law allows for a credit calculation to credit back the utility revenues or ad valorem taxes that are allocated for paying a portion of future capital improvements. The intent of this credit is to prevent the City from double charging development for future capital improvements via impact fees and utility rates. If the City chooses not the do a financial analysis to determine the credit value they are required by law to reduce the recoverable cost by 50 percent. The City chose to perform a financial analysis. J. Stowe & Co., LLC. has detailed the credit calculation in the Wastewater Appendix.

A breakdown of the 10-year recoverable costs and the associated impact fee per service unit is as follows:

Table 4.5 10-year Recoverable Cost Breakdown[1]

Recoverable Impact Fee CIP Costs	$ 51,627,287
Financing Costs	$ 24,299,463
Existing Fund Balance	$ (3,413,536)
Interest Earnings	$ (542,041)
Pre Credit Recoverable Cost for Impact Fee	$ 71,971,173
Credit for Utility Revenues	$ (4,039,419)
Maximum Recoverable Cost for Impact Fee	**$ 67,931,754**

(1) Per J Stowe & Co., LLC. Inc. financial analysis, see Wastewater Appendix – Summary of Wastewater Impact Fee Determination

$$\text{Impact fee per service unit} = \frac{\text{10-year recoverable costs}}{\text{10-year additional service units}}$$

$$\text{10-year recoverable costs} = \$67{,}931{,}754$$

$$\text{Impact fee per service unit} = \frac{\$67{,}931{,}754}{25{,}170}$$

$$\text{Impact fee per service unit} = \$2{,}698$$

Therefore, the maximum assessable impact fee per service unit is $2,698.

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For a development that requires a different size meter, a service unit equivalent is established at a multiplier based on its capacity with respect to the 5/8-inch meter. The maximum impact fee that could be assessed for other meter sizes is based on the Equivalency Table (**Table 4.6)**.

Table 4.6 Service Unit Equivalency Table for Commonly Used Meters

Meter Size*	Maximum Continuous Operating Capacity (GPM)**	Service Unit Equivalent	Maximum Assessable Impact Fee
5/8" PD	10	1	$2,698
3/4" PD	15	1.5	$4,047
1" PD	25	2.5	$6,745
1-1/2" PD	50	5	$13,490
1-1/2" TURB	80	8	$21,584
2" PD	80	8	$21,584
2" TURB	100	10	$26,980
3" TURB	240	24	$64,752
3" COMP	160	16	$43,168
4" TURB	420	42	$113,316
4" COMP	250	25	$67,450
6" TURB	920	92	$248,216
6" COMP	500	50	$134,900

*PD=Positive Displacement Meter, TURB=Turbine Meter, COMP=Compound Meter
**Operating capacities obtained from American Water Works Association (AWWA) C-700-02

WASTEWATER APPENDICES

SUMMARY OF WASTEWATER IMPACT FEE DETERMINATION

Wastewater Service Area

Recoverable Impact Fee CIP Costs	$	51,627,287	Table 4.2
Financing Costs		24,299,463	See Detail Below
Existing Fund Balance		(3,413,536)	Wastewater Appendices - page 1
Interest Earnings		(542,041)	Wastewater Appendices - page 4
Pre Credit Recoverable Cost for Impact Fee	$	71,971,173	Sum of Above
Credit for Utility Revenues		(4,039,419)	Wastewater Appendices - page 6
Maximum Recoverable Cost for Impact Fee	**$**	**67,931,754**	

Recoverable Impact Fee CIP Costs:

Represents the portion of capital improvement costs that are eligible for funding through impact fees.
Reference is Table 4.2 Wastewater Impact Fee Capital Improvements Project Cost and 10-Year Recoverable Cost

Financing Costs:

Represents the interest costs associated with debt financing the new impact fee project costs. Interest costs are derived from existing debt issues and forecasted debt issues.

New Annual Debt Service	$	56,974,050	Wastewater Appendices - page 2
Existing Annual Debt Service		6,315,421	Wastewater Appendices - page 2
Principal Component (New and Existing Debt)		(38,990,009)	Wastewater Appendices - page 1
Financing Costs	$	24,299,463	

Existing Fund Balance:

Represents impact fee revenue collected but not yet expended. Some projects that are included in the 2010-11 Impact Fee Update were also included in the 2005 Impact Fee Update. To avoid charging twice for the same project, the impact fee revenues collected but yet to be expended (i.e. fund balance) are credited against the recoverable costs. Reference is page 1 of Wastewater Appendices.

Interest Earnings:

Represents the interest earned on cash flows and assumes a 0.09% annual interest rate.
The Impact Fee Statue states that interest earnings are funds of the impact fee account and are held to the same restrictions as impact fee revenues. Therefore in order to recognize that interest earnings are used to fund capital improvements, interest earnings are credited against the recoverable costs.
Reference is the sum of Accumulated Interest on page 4 of Wastewater Appendices.

Pre Credit Recoverable Cost for Impact Fee

Represents Recoverable Impact Fee CIP Costs plus Financing Costs less Exsiting Fund Balance and Interest Earnings.

Credit for Utility Revenues:

In 2001, the Impact Fee Statute was amended to include a credit for ad valorem and utility revenues generated by new service units during the ten-year timeframe that are used to fund impact fee eligible projects for which the new service units were charged an impact fee. The intent of this amendment is to avoid double-charging the new service units for impact fee capital improvements. The credit recognizes utility revenues used to fund the debt service of debt financed impact fee eligible projects. Reference is page 6 of Wastewater Appendices.

Maximum Recoverable Cost for Impact Fee:

Represents Pre Credit Recoverable Cost for Impact Fee less Credit for Utility Revenues.
This is the maximum cost that can be recovered through impact fees.

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City of Frisco 2010-11 Wastewater Impact Fee Update

Capital Improvement Plan for Impact Fees
Impact Fee Calculation Assumptions
Wastewater Service Area

I. General Assumptions

Annual Interest Rate on Deposits [1]	0.09%
Annual Service Unit Growth [2]	2,517
Existing Fund Balance [3]	$ 3,413,536

Portion of Projects Funded by Existing Debt [4]	$ 4,412,232
Non-debt Funded Project Cost [4]	12,637,278
Project Cost Funded Through New Debt [4]	34,577,777
Total Recoverable Project Cost [5]	$ 51,627,287

II. New Debt Issues Assumptions

Year	Principal [6]	Interest [7]	Term
1	$ -	5.00%	20
2	6,915,555	5.01%	20
3	-	5.03%	20
4	6,915,555	5.10%	20
5	-	5.18%	20
6	6,915,555	5.32%	20
7	-	5.44%	20
8	6,915,555	5.49%	20
9	-	5.55%	20
10	6,915,555	5.64%	20
Total	$ 34,577,777		

III. Capital Expenditure Assumptions

Year	Annual Capital Expenditures [8]
1	$ 1,263,728
2	3,568,913
3	3,568,913
4	5,874,098
5	3,568,913
6	5,874,098
7	3,568,913
8	5,874,098
9	3,568,913
10	3,568,913
11	2,305,185
12	2,305,185
13	2,305,185
Total	$ 47,215,056

(1) Estimated annual return on fund balance based on City's earnings rates
(2) Derived from Table 4.4 10-year Additional Service Unit Calculation
(3) Per City
(4) Per discussions with City staff and City files
(5) Table 4.2 Wastewater Impact Fee Capital Improvements Project Cost and 10-Year Recoverable Cost
(6) Per discussions with City staff
(7) Base interest rate of 5.0% per City staff
(8) Assumes debt proceeds expended over a 3-year timeframe;
Non-debt funded capital expenditures allocated in equal annual amounts

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City of Frisco 2010-11 Wastewater Impact Fee Update

Capital Improvement Plan for Impact Fees
Debt Service and Expense Summary
Wastewater Service Area

I. New Debt Service Detail

Year	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6	Series 7	Series 8	Series 9	Series 10	Total Annual New Debt Service
1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	-	555,566	-	-	-	-	-	-	-	-	555,566
3	-	555,566	-	-	-	-	-	-	-	-	555,566
4	-	555,566	-	559,549	-	-	-	-	-	-	1,115,115
5	-	555,566	-	559,549	-	-	-	-	-	-	1,115,115
6	-	555,566	-	559,549	-	569,950	-	-	-	-	1,685,066
7	-	555,566	-	559,549	-	569,950	-	-	-	-	1,685,066
8	-	555,566	-	559,549	-	569,950	-	578,226	-	-	2,263,291
9	-	555,566	-	559,549	-	569,950	-	578,226	-	-	2,263,291
10	-	555,566	-	559,549	-	569,950	-	578,226	-	585,411	2,848,703
11	-	555,566	-	559,549	-	569,950	-	578,226	-	585,411	2,848,703
12	-	555,566	-	559,549	-	569,950	-	578,226	-	585,411	2,848,703
13	-	555,566	-	559,549	-	569,950	-	578,226	-	585,411	2,848,703
14	-	555,566	-	559,549	-	569,950	-	578,226	-	585,411	2,848,703
15	-	555,566	-	559,549	-	569,950	-	578,226	-	585,411	2,848,703
16	-	555,566	-	559,549	-	569,950	-	578,226	-	585,411	2,848,703
17	-	555,566	-	559,549	-	569,950	-	578,226	-	585,411	2,848,703
18	-	555,566	-	559,549	-	569,950	-	578,226	-	585,411	2,848,703
19	-	555,566	-	559,549	-	569,950	-	578,226	-	585,411	2,848,703
20	-	555,566	-	559,549	-	569,950	-	578,226	-	585,411	2,848,703
21	-	555,566	-	559,549	-	569,950	-	578,226	-	585,411	2,848,703
22	-	-	-	559,549	-	569,950	-	578,226	-	585,411	2,293,136
23	-	-	-	559,549	-	569,950	-	578,226	-	585,411	2,293,136
24	-	-	-	-	-	569,950	-	578,226	-	585,411	1,733,587
25	-	-	-	-	-	569,950	-	578,226	-	585,411	1,733,587
26	-	-	-	-	-	-	-	578,226	-	585,411	1,163,637
27	-	-	-	-	-	-	-	578,226	-	585,411	1,163,637
28	-	-	-	-	-	-	-	-	-	585,411	585,411
29	-	-	-	-	-	-	-	-	-	585,411	585,411
	$ -	$ 11,111,323	$ -	$ 11,190,984	$ -	$ 11,399,005	$ -	$ 11,564,511	$ -	$ 11,708,228	$ 56,974,050

II. Summary of Annual Expenses

Year	New Annual Debt Service[1]	Annual Capital Expenditures[2]	Annual Bond Proceeds[2]	Existing Annual Debt Service[3]	Annual Credit[4]	Total Expense
1	$ -	$ 1,263,728	$ -	$ 398,271	$ -	$ 1,661,999
2	555,566	3,568,913	(6,915,555)	398,393	(40,916)	(2,433,599)
3	555,566	3,568,913	-	398,593	(57,865)	4,465,207
4	1,115,115	5,874,098	(6,915,555)	399,120	(195,202)	277,576
5	1,115,115	3,568,913	-	399,063	(231,361)	4,851,731
6	1,685,066	5,874,098	(6,915,555)	399,412	(432,332)	610,687
7	1,685,066	3,568,913	-	399,471	(480,754)	5,172,696
8	2,263,291	5,874,098	(6,915,555)	399,255	(731,953)	889,135
9	2,263,291	3,568,913	-	399,791	(788,351)	5,443,645
10	2,848,703	3,568,913	(6,915,555)	399,990	(1,080,685)	(1,178,635)
11	2,848,703	2,305,185	NA	400,457	-	5,554,345
12	2,848,703	2,305,185	NA	399,740	-	5,553,628
13	2,848,703	2,305,185	NA	399,505	-	5,553,393
14	2,848,703	-	NA	398,671	-	3,247,373
15	2,848,703	-	NA	266,795	-	3,115,497
16	2,848,703	-	NA	236,995	-	3,085,697
17	2,848,703	-	NA	221,899	-	3,070,602
18	2,848,703	-	NA	-	-	2,848,703
19	2,848,703	-	NA	-	-	2,848,703
20	2,848,703	-	NA	-	-	2,848,703
21	2,848,703	-	NA	-	-	2,848,703
22	2,293,136	-	NA	-	-	2,293,136
23	2,293,136	-	NA	-	-	2,293,136
24	1,733,587	-	NA	-	-	1,733,587
25	1,733,587	-	NA	-	-	1,733,587
26	1,163,637	-	NA	-	-	1,163,637
27	1,163,637	-	NA	-	-	1,163,637
28	585,411	-	NA	-	-	585,411
29	585,411	-	NA	-	-	585,411
	$ 56,974,050	$ 47,215,056	$ (34,577,777)	$ 6,315,421	$ (4,039,419)	$ 71,887,331

(1) Wastewater Appendices - page 2 Section I
(2) Wastewater Appendices - page 1
(3) Eligible outstanding debt funded projects as a percent of outstanding principal times outstanding eligible annual debt service
(4) Wastewater Appendices - page 6

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City of Frisco 2010-11 Wastewater Impact Fee Update

Capital Improvement Plan for Impact Fees

Impact Fee Calculation

Wastewater Service Area

Year	Number of Years to End of Period	Future Value Interest Rate Factor	Escalation Recovery Fee Factor	Annual Service Units Actual	Annual Service Units Escalated	Annual Expense Actual	Annual Expense Escalated
1	29	1.0245	1.0000	2,517	2,579	$ 1,661,999	$ 1,702,786
2	28	1.0237	1.0000	2,517	2,577	(2,433,599)	(2,491,202)
3	27	1.0228	1.0000	2,517	2,574	4,465,207	4,567,011
4	26	1.0219	1.0000	2,517	2,572	277,576	283,663
5	25	1.0211	1.0000	2,517	2,570	4,851,731	4,953,912
6	24	1.0202	1.0000	2,517	2,568	610,687	623,019
7	23	1.0193	1.0000	2,517	2,566	5,172,696	5,272,659
8	22	1.0185	1.0000	2,517	2,563	889,135	905,547
9	21	1.0176	1.0000	2,517	2,561	5,443,645	5,539,411
10	20	1.0167	1.0000	2,517	2,559	(1,178,635)	(1,198,350)
11	19	1.0159	1.0000	-	-	5,554,345	5,642,450
12	18	1.0150	1.0000	-	-	5,553,628	5,636,925
13	17	1.0141	1.0000	-	-	5,553,393	5,631,893
14	16	1.0133	1.0000	-	-	3,247,373	3,290,476
15	15	1.0124	1.0000	-	-	3,115,497	3,154,165
16	14	1.0116	1.0000	-	-	3,085,697	3,121,339
17	13	1.0107	1.0000	-	-	3,070,602	3,103,428
18	12	1.0098	1.0000	-	-	2,848,703	2,876,708
19	11	1.0090	1.0000	-	-	2,848,703	2,874,262
20	10	1.0081	1.0000	-	-	2,848,703	2,871,818
21	9	1.0073	1.0000	-	-	2,848,703	2,869,376
22	8	1.0064	1.0000	-	-	2,293,136	2,307,814
23	7	1.0055	1.0000	-	-	2,293,136	2,305,852
24	6	1.0047	1.0000	-	-	1,733,587	1,741,717
25	5	1.0038	1.0000	-	-	1,733,587	1,740,236
26	4	1.0030	1.0000	-	-	1,163,637	1,167,107
27	3	1.0021	1.0000	-	-	1,163,637	1,166,114
28	2	1.0013	1.0000	-	-	585,411	586,159
29	1	1.0004	1.0000	-	-	585,411	585,660
					25,689		$ 72,831,959

Annual Interest Rate:		0.09%
Present Value of Initial Impact Fee Fund Balance	$	3,413,536
Total Escalated Expense for Entire Period	$	72,831,959
Less Future Value of Initial Impact Fee Fund Balance		3,498,795
Sub-Total	$	69,333,163
Total Escalated Service Units		25,689
Impact Fee for Wastewater Service Area	**$**	**2,699**

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City of Frisco 2010-11 Wastewater Impact Fee Update

Capital Improvement Plan for Impact Fees

Revenue Test

Wastewater Service Area

Year	Impact Fee	Service Units	Impact Fee Revenue	Annual Expenses	Sub-Total	Accumulated Interest	Estimated Fund Balance
Initial							$ 3,413,536
1	$ 2,699	2,517	$ 6,793,175	$ 1,661,999	$ 5,131,177	$ 5,089	8,549,801
2	2,699	2,517	6,793,175	(2,433,599)	9,226,774	11,203	17,787,778
3	2,699	2,517	6,793,175	4,465,207	2,327,969	16,129	20,131,876
4	2,699	2,517	6,793,175	277,576	6,515,599	19,906	26,667,381
5	2,699	2,517	6,793,175	4,851,731	1,941,445	23,522	28,632,347
6	2,699	2,517	6,793,175	610,687	6,182,488	26,999	34,841,834
7	2,699	2,517	6,793,175	5,172,696	1,620,480	30,342	36,492,655
8	2,699	2,517	6,793,175	889,135	5,904,041	33,570	42,430,266
9	2,699	2,517	6,793,175	5,443,645	1,349,530	36,685	43,816,481
10	2,699	2,517	6,793,175	(1,178,635)	7,971,810	40,683	51,828,973
11	-	-	-	5,554,345	(5,554,345)	41,746	46,316,374
12	-	-	-	5,553,628	(5,553,628)	37,055	40,799,801
13	-	-	-	5,553,393	(5,553,393)	32,360	35,278,768
14	-	-	-	3,247,373	(3,247,373)	28,642	32,060,037
15	-	-	-	3,115,497	(3,115,497)	25,959	28,970,499
16	-	-	-	3,085,697	(3,085,697)	23,342	25,908,144
17	-	-	-	3,070,602	(3,070,602)	20,743	22,858,285
18	-	-	-	2,848,703	(2,848,703)	18,241	20,027,824
19	-	-	-	2,848,703	(2,848,703)	15,833	17,194,954
20	-	-	-	2,848,703	(2,848,703)	13,422	14,359,673
21	-	-	-	2,848,703	(2,848,703)	11,009	11,521,979
22	-	-	-	2,293,136	(2,293,136)	8,830	9,237,673
23	-	-	-	2,293,136	(2,293,136)	6,886	6,951,423
24	-	-	-	1,733,587	(1,733,587)	5,178	5,223,014
25	-	-	-	1,733,587	(1,733,587)	3,707	3,493,134
26	-	-	-	1,163,637	(1,163,637)	2,478	2,331,975
27	-	-	-	1,163,637	(1,163,637)	1,489	1,169,827
28	-	-	-	585,411	(585,411)	746	585,162
29	-	-	-	585,411	(585,411)	249	0
			$ 67,931,754	$ 71,887,331		$ 542,041	

City of Frisco 2010-11 Wastewater Impact Fee Update

Capital Improvement Plan for Impact Fees

Impact Fee Project Funding

Wastewater Service Area

Impact Fee Project Name[1]	Cost in Service Area[1]	Impact Fee Recoverable Cost[1]	Debt Funded[2] Existing	Debt Funded[2] Proposed	Non-Debt Funded[2]	Impact Fee Recoverable Cost
Westside Lift Stations	$ 1,051,910	$ 252,458	$ 252,458	$ -	$ -	$ 252,458
Panther Creek Wastewater Treatment Plant	20,700,000	13,455,000	1,311,193	-	12,143,807	13,455,000
Eldorado Lift Station Sewer Line	567,947	113,589	-	-	113,589	113,589
Panther Creek Interceptor	11,082,702	886,616	559,334	-	327,282	886,616
Cottonwood Creek Lift Station	3,573,585	571,774	120,975	450,799	-	571,774
Lower Stewart Creek Sewer Line	878,659	307,531	-	307,531	-	307,531
Rowlett Creek Interceptor Extension	2,311,385	392,935	-	392,935	-	392,935
Stewart Creek 42"/36" Grand Park Interceptor	6,103,296	1,098,593	66,600	1,031,993	-	1,098,593
Panther Creek Wastewater Treatment Plant Expansion	20,700,000	13,455,000	-	13,455,000	-	13,455,000
Stewart Creek West Wastewater Treatment Plant Expansion	29,670,000	17,802,000	1,800,000	16,002,000	-	17,802,000
Lone Star Lift Station Expansion	2,016,000	745,920	74,000	671,920	-	745,920
30"/24" Panther Creek Interceptor	2,276,708	227,671	227,671	-	-	227,671
Panther Creek Extension	788,718	110,421	-	110,421	-	110,421
Stewart Creek Sewer Extension	1,561,540	359,154	-	359,154	-	359,154
Stewart Creek Sewer Rehabilitation	1,500,488	450,147	-	450,147	-	450,147
Lower Stewart Creek Sewer Extension	1,653,483	578,719	-	578,719	-	578,719
Lower Stewart Creek Sewer Extension	1,389,918	347,480	-	347,480	-	347,480
Upper Stewart Creek Extension	699,466	419,680	-	419,680	-	419,680
2011 Wastewater Impact Fee Update	52,600	52,600	-	-	52,600	52,600
Total	$ 108,578,407	$ 51,627,287	$ 4,412,232	$ 34,577,777	$ 12,637,278	$ 51,627,287

(1) Table 4.2 Wastewater Impact Fee Capital Improvements Project Cost and 10-Year Recoverable Cost

(2) Per discussions with City staff and City files

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City of Frisco 2010-11 Wastewater Impact Fee Update

Capital Improvement Plan for Impact Fees
Credit Determination
Wastewater Service Area

2010 Service Units [1]	36,054	
Ten Year Growth in Service Units [1]	25,170	
	10	years
Annual Growth in Service Units	2,517	

Year	1	2	3	4	5	6	7	8	9	10	Total
Debt Service for Debt Funded Projects Eligible for Impact Fees[2]	$ 398,271	$ 953,959	$ 954,159	$ 1,514,235	$ 1,514,179	$ 2,084,477	$ 2,084,537	$ 2,662,546	$ 2,663,083	$ 3,248,693	$ 18,078,138
Less: Impact Fees Applied to Debt Service[3]	398,271	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	5,978,271
Net Impact Fee Eligible Debt Service Funded by Other Sources	$ -	$ 333,959	$ 334,159	$ 894,235	$ 894,179	$ 1,464,477	$ 1,464,537	$ 2,042,546	$ 2,043,083	$ 2,628,693	$ 12,099,867
Current Service Units	38,571	41,088	43,605	46,122	48,639	51,156	53,673	56,190	58,707	61,224	
Total Net Impact Fee Eligible Debt Service Funded by Other Sources per Service Unit	$ -	$ 8.13	$ 7.66	$ 19.39	$ 18.38	$ 28.63	$ 27.29	$ 36.35	$ 34.80	$ 42.94	
Annual Growth in Service Units (Cumulative)	2,517	5,034	7,551	10,068	12,585	15,102	17,619	20,136	22,653	25,170	
Annual Wastewater Rate Revenue Generated by Service Unit for Net Impact Fee Eligible Debt Service Funded by Other Sources	$ -	$ 40,916	$ 57,865	$ 195,202	$ 231,361	$ 432,332	$ 480,754	$ 731,953	$ 788,351	$ 1,080,685	$ 4,039,419
Credit Amount	**$ 4,039,419**										

(1) Derived from Table 4.4 10-year Additional Service Unit Calculation
(2) Wastewater Appendices - page 2 Section II
(3) $2,000,000 in Water and Wastewater Impact Fee revenue applied to debt service; expect Year 1, allocated 61% to Water and 39% to Wastewater per City staff

AGENDA ITEM #31.

FRISCO
PROGRESS IN MOTION

Department of General Government
City of Frisco, Texas

Memorandum

To: **Honorable Mayor Maso and City Council Members**

Thru: **George Purefoy, City Manager**

From: **Nell Lange, Assistant City Manager**
Jim Gandy, Executive Director of the Economic Development Corporation

Date: **February 17, 2012**

Subject: **Conduct a Public Hearing and Consider and Act Upon an Ordinance with regard to Participation in the Texas Enterprise Zone Program and Nominating MoneyGram Payment Systems, Inc. as an Enterprise Project**

Action Requested: City Council holding a public hearing and approval of an ordinance with regard to participation in the Texas Enterprise Zone Program and nominating Moneygram Payment Systems, Inc. (Moneygram) to the Texas Economic Development Bank for consideration and designation as a Texas Enterprise Project.

Background Information: The Frisco Economic Development Corporation has approved a Performance Agreement with Moneygram Payment Systems, Inc. which provides incentives to the company for locating a business in Frisco. Moneygram has proposed to lease up to 40,000 sq ft of office space, maintaining up to 250 jobs and proposes to add taxable real and business personal property in an estimated amount of $2,910,000 to the property. Moneygram has requested that the City nominate the company to the Texas Economic Development Bank for consideration and designation as a Texas Enterprise Project. Participation in this program gives the company additional incentives from the state.

Notice of the public hearing was published in the paper on February 10, 2012.

Board/ Citizen Input: None.

Alternatives: City Council could choose not to move forward at this time.

Legal Review: Bob Roeder of Abernathy, Roeder, Boyd and Joplin is reviewing the agreement.

Supporting Documents: Draft of the Ordinance.

Staff Recommendation: Conduct public hearing and approve ordinance with regard to nominating MoneyGram for consideration and designation as a Texas Enterprise Project.

CITY OF FRISCO, TEXAS ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, ORDAINING THE CITY'S PARTICIPATION IN THE TEXAS ENTERPRISE ZONE PROGRAM PURSAUANT TO THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE (ACT), PROVIDING TAX INCENTIVES, DESIGNATING A LIAISON FOR COMMUNICATION WITH INTERESTED PARTIES, AND NOMINATING MONEYGRAM PAYMENT SYSTEMS, INC., A DELAWARE CORPORATION, TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT & TOURISM ("EDT") THROUGH THE ECONOMIC DEVELOPMENT BANK ("BANK") AS AN ENTERPRISE PROJECT ("PROJECT"); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Frisco, Texas (the "City") desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in distressed areas of the City and to provide employment to residents of such area; and

WHEREAS, the Project or activity is not located in an area designated as an enterprise zone; and

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Act, MoneyGram Payment Systems, Inc., a Delaware corporation, has applied to the City for designation as an enterprise project; and

WHEREAS, the City finds that MoneyGram Payment Systems, Inc., a Delaware corporation, meets the criteria for tax relief and other incentives adopted by the City on the grounds that it will be located at the qualified business site, will both retain and create a higher level of employment, economic activity and stability; and

WHEREAS, a public hearing to consider this ordinance was held by the City Council on February 21, 2012.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:

SECTION 1: The City nominates MoneyGram Payment Systems, Inc., a Delaware corporation, 2595 Dallas Parkway, Suite 310, Frisco Texas, 75034 for enterprise project status.

SECTION 2: The following local incentives, at the election of the governing body, are or will be made available to the nominated project or activity of the qualified business:

a. The City may abate taxes on the increase in value of real property improvements and eligible personal property that locate in designated enterprise zone. The level of abatement shall be based upon the extent to which the business receiving the abatement creates jobs for qualified employees, in accordance with the City of Frisco Tax Abatement Policy, and with qualified employee being defined by the Act.

b. The City may provide regulatory relief to businesses, including:

(1) zoning changes or variances;

(2) exemptions from unnecessary building code requirements, impact fees, or inspection fees; or
(3) streamlined permitting.

c. The City may provide enhanced municipal services to businesses, including:
(1) improved police and fire protection;
(2) institution of community crime prevention programs.

d. The City may provide improvement in community facilities, including:
(1) capital improvements in water and sewer facilities;
(2) road repair; or
(3) creation or improvement of parks.

e. The City may provide improvements to housing, including:
(1) low-interest loans for housing rehabilitation, improvement, or new construction; or
(2) transfer of abandoned housing to individuals or community groups.

f. The City may provide business and industrial development services, including:
(1) low-interest loans for business;
(2) use of surplus school buildings or other underutilized publicly owned facilities as small business incubators;
(3) provision of publicly owned land for development purposes, including residential, commercial, or industrial development;
(4) creation of special one stop-permitting and problem resolution centers or ombudsmen; or
(5) promotion and marketing services.

g. The City may provide job training and employment services to businesses, including:
(1) retraining programs;
(2) literacy and employment skills programs;
(3) vocational education; or
(4) customized job training.

h. Sales Tax Exemption:
(1) The Sales Tax Exemption initiative creates a program under which the City would acquire by purchase from a qualified company personal property for an exemption in state sales tax. The City would grant a possessory interest in the equipment for a limited time, and the equipment would be located at the business premises during the term of use:
(2) A company that meets the evaluation criteria for a property tax incentive or tax abatement and has a potential equipment and furnishings taxable value of at least $10,000,000 that would be incorporated within a sales tax exemption program may be considered for the program;
(3) A one percent (1%) administration fee is required to the City.

i. Rebate of Certain Sales Tax Receipts. The City of Frisco will consider providing incentives pursuant to Chapter 380 of the Texas Local Government Code equivalent to a certain portion of sales tax receipts from the City one percent (1%) local sales and use tax imposed by the City pursuant to Chapter 321 of the Texas Tax Code for sale of taxable items and services of the business.

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SECTION 3: The enterprise zone areas with the City are reinvestment zones in accordance with the Texas Tax Code, Chapter 312.

SECTION 4: The City of Frisco City Council directs and designates its City Manager, or designee, as the City's liaison to communicate and negotiate with the EDT through the Bank and enterprise project(s) and to oversee zone activities and communications with qualified businesses and other entities in an enterprise zone or affected by an enterprise project.

SECTION 5: The City finds that MoneyGram Payment Systems, Inc., a Delaware corporation, meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

(a) MoneyGram Payment Systems, Inc., a Delaware corporation, is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body's jurisdiction, located outside of an enterprise zone, and at least thirty-five percent (35%) of the business' new employees will be residents of an enterprise zone or economically disadvantaged individuals; and
(b) There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities in the area; and
(c) The designation of MoneyGram Payment Systems, Inc., a Delaware corporation, as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

SECTION 6: The enterprise project shall take effect on the date of designation of the enterprise project by EDT and terminate on September 1, 2015.

SECTION 7: This Ordinance shall become effective from and after its adoption and publication as required by the City Charter and by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, on this 21st day of February, 2012.

_____
MAHER MASO, MAYOR

ATTEST TO

_____
JENNY PAGE, City Secretary

APPROVED AS TO FORM:

_____
ABERNATHY, ROEDER, BOYD & JOPLIN, P.C.
BOB ROEDER
City Attorney

Date of Publication: _____*, Frisco Enterprise*

AGENDA ITEM #32.

PROGRESS IN MOTION

City Secretary's Office
City of Frisco, Texas

Memorandum

To: **Honorable Mayor Maso and Members of the Frisco City Council**

Cc: **George A. Purefoy, City Manager**

From: **Jenny Page, City Secretary**

Date: **02/21/2012**

Agenda Caption: **Mayor's appointment of one (1) member to the Housing Authority Board - Place 4 (tenant position) to the unexpired term ending on September 30, 2012.**

Action Requested: Mayor's appointment of one (1) member to the Housing Authority Board – Place 4 (tenant position). This appointment was not made at the time of the other board appointments. It was last presented on October 18, 2011.

Background Information: There is one (1) vacant tenant position. Per the Texas Local Government Code - Chapter 392, at least one (1) appointed commissioner shall be a tenant of a public housing project over which the Frisco Housing Authority has jurisdiction.

Mr. Robert Uhls is a tenant in good standing and recommended by Frisco Housing Authority Director, Sue Kaeufer. Mayor Maso interviewed Mr. Uhls on February 15, 2012.

Board Review/Citizen Input: None

Alternatives: Mayor could choose to appoint Mr. Uhls or table this item.

Supporting Documents: N/A

AGENDA ITEM #33.

Engineering Services
City of Frisco, Texas

Memorandum

To: **Honorable Mayor Maso and Members of the Frisco City Council**

cc: **George Purefoy, City Manager**
Paul Knippel, P.E., Director of Engineering Services
Elizabeth Metting, P.E., Asst. Director/City Engineer

From: **Jason Brodigan, P.E., Senior Civil Engineer**

Date: **February 21, 2012**

Subject: **Consider and act upon adoption of a Resolution determining a public necessity to acquire certain properties for public use by eminent domain for permanent water line easements and temporary construction easements for the construction, access, repair and maintenance of the FM 3537 20" and 24" Water Improvements (Preston Road to Custer Road) project; giving notice of an official determination to acquire properties for said easements; authorizing the City Manager to establish procedures for acquiring the easements on said properties, offering to acquire the easements voluntarily from the landowners through the making of bona fide offers; appropriating funds; providing for repealing, savings and severability clauses; and providing for an effective date.**

Action Requested: City Council's consideration and adoption of the above-referenced Resolution for the purposes set forth therein.

SB 18 (effective September 1, 2011): City Council may notice changes in the form of the Resolution which has been utilized by the City of Frisco in the past. These changes have been made in response to SB 18, enacted by the 82nd Legislature and which became effective on September 1, 2011. **Please note that SB 18 requires the City to first attempt to acquire the necessary easements on the properties from**

#604835

the landowners voluntarily through the making of a bona fide offer prior to filing any eminent domain proceedings.

Background Information: The Texas Department of Transportation (TxDOT) is preparing to begin construction for the widening of FM 3537 (Main Street) from Preston Road to Custer Road. The project will widen the existing two lane roadway to a six lane urban roadway with a raised median, turn lanes, and curb and gutter. Construction should begin in summer 2012 and the project is estimated to take two years to construct.

The City operates an existing 20" water line in a separate easement on the north side of FM 3537 which must be relocated away from the proposed TxDOT project. The City of Frisco needs to acquire water line and temporary construction easements for relocation of the Main Street water line. City Council approved a professional services contract with US ROW to acquire the easements on behalf of the City of Frisco at the April 19, 2011 City Council meeting.

The acquisition, whether by voluntary donation, purchase based on the independent appraisal or through eminent domain proceedings, of the following properties is necessary for the FM 3537 20" and 24" Water Improvements:

Property Owner	Property Description	Exhibit	Area
Frisco Town Center Properties	Water Temp. Const. Esmt. A	1	0.03 acres
Frisco Town Center Properties	Water Temp. Const. Esmt. 1	2	0.09 acres
Frisco Town Center Properties	Water Esmt 1	3	0.34 acres
J. Baxter Brinkmann	Water Esmt 2	4	0.20 acres
Brinkmann Ranches	Water Esmt 3	5	2.04 acres
J. Baxter Brinkmann	Water Esmt 4	6	0.25 acres
Collin County Two Trees	Water Esmt 5	7	0.42 acres
Brinkmann Ranches of Collin County	Water Esmt 6	8	0.04 acres
Brinkmann Ranches of Collin County	Water Esmt 7	9	2.20 acres
Lawler	Water Esmt 9	10	0.03 acres
United Frankford Company, Ltd	Water Esmt 11	11	0.01 acres
Lambert FM 720 Ltd	Water Esmt 13	12	0.03 acres
Preston Trail Ministries	Water Esmt 14	13	0.09 acres
Preston Trail Ministries	Water Temp. Const. Esmt. 14	14	0.05 acres
Arthur V. Phelps, et al.	Water Esmt 15	15	0.02 acres
Arthur V. Phelps, et al.	Water Temp. Const. Esmt. 15	16	0.03 acres

#604835

The City, through US ROW, will first request each landowner to donate the necessary portion of their property and make any further attempts, as reasonably determined by the City, to amicably acquire the same. If the landowner and the City cannot reach an agreement after making these attempts, the City will move forward with acquiring the necessary easements through the eminent domain process, with the first step being the making of the bona fide offer required by SB 18. The City's desired date for the completion of this project will impact the City's efforts to acquire the necessary parcels as described herein.

Alternatives: The City Council could consider the following alternatives:

- Approval of Resolution, in whole or in part. Since multiple units of property are made a part of the Resolution, SB 18 allows a single ordinance, resolution or order to be adopted if: (a) the motion indicates that the first record vote applies to all units of property to be condemned; and (b) the minutes of the City reflect that the first vote applies to all of those units. If more than one member of the City Council objects to adopting a single ordinance, resolution or order for all of the units of property, then a separate vote must be made for each unit;
- Denial of Resolution; or
- Send back to staff with direction.

Financial Considerations: Staff recommends acquisition of the properties be funded from any lawful source, including but not limited to, Certificate of Obligations. The cost of the easements for relocation of the water line will be reimbursed by TxDOT based on the reimbursement agreement between the City of Frisco and TxDOT.

Legal Review: The Resolution has been reviewed and approved by the City Attorney.

Supporting Documents: Supporting documents include the following items:

- Location Map; and
- Copy of the Resolution, attaching the exhibits which provide the legal description and depiction of the easements on the subject properties.

Staff Recommendation: Staff recommends approval of the Resolution, in its entirety. Staff will be present at the meeting to address the City Council's questions relating to this agenda item.

#604835

FORM OF THE MOTION TO ADOPT THE RESOLUTION (as required by SB 18)

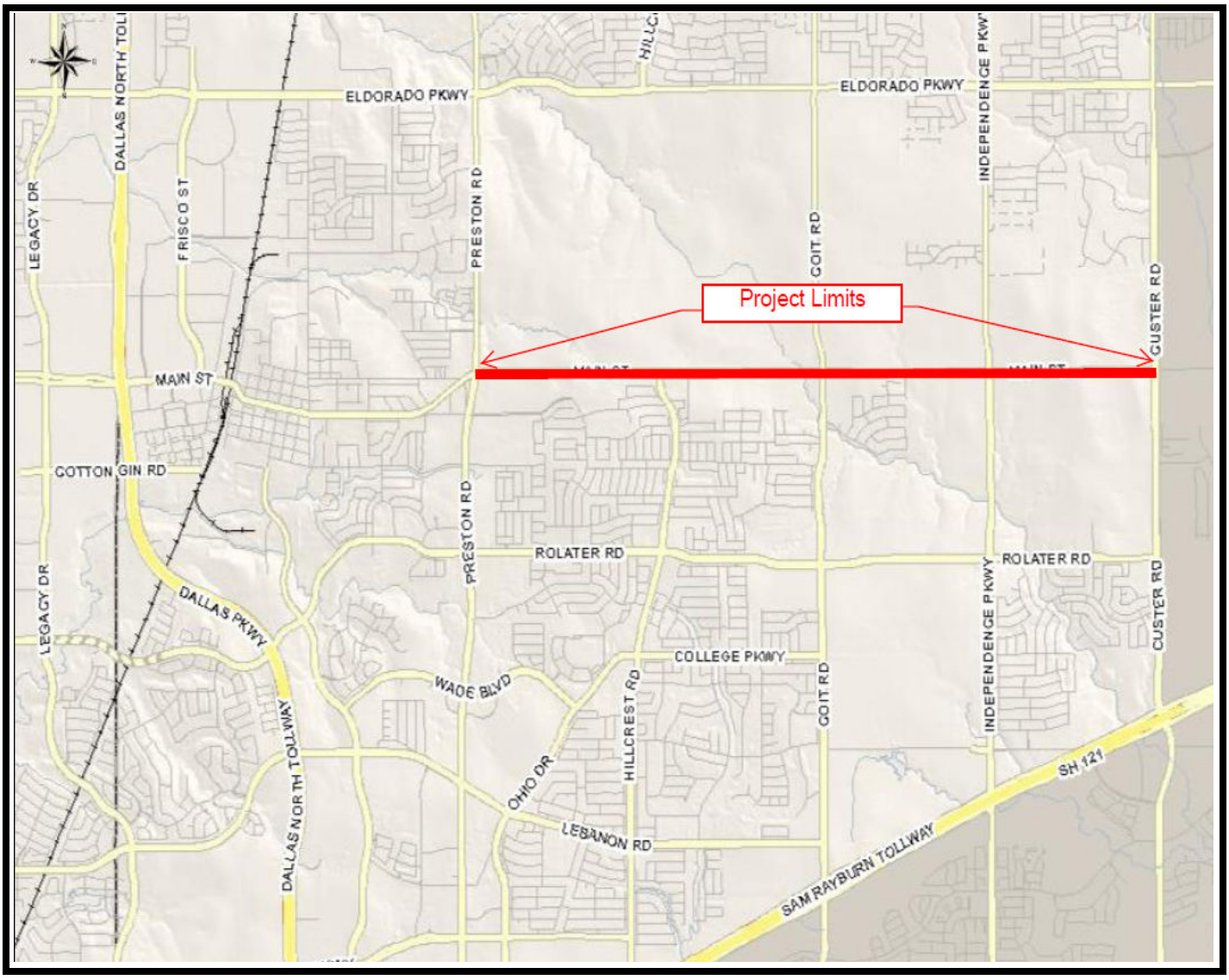
"I move that the City of Frisco, Texas, City Council adopt the Resolution described in Agenda Item #33 and authorize the use of the power of eminent domain to acquire for public use the permanent water line easements and temporary construction easements on all of the properties depicted and described by metes and bounds in Exhibits "1" – "16" attached to said Resolution, said depictions and descriptions being incorporated in their entirety into this motion for all purposes, for the construction, access, repair and maintenance of the FM 3537 (Preston Road to Custer Road) 20" and 24" Water Improvements Project."

#604835

FRISCO
PROGRESS IN MOTION

Easement Acquisition
FM 3537 20" and 24" Water Improvements
Preston Road (SH 289) to Custer Road (FM 2478)
February 7, 2012

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CITY OF FRISCO, TEXAS **RESOLUTION NO. _____**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE CERTAIN PROPERTIES FOR PUBLIC USE BY EMINENT DOMAIN FOR PERMANENT WATER LINE EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS FOR THE CONSTRUCTION, ACCESS, REPAIR AND MAINTENANCE OF THE FM 3537 20" AND 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD) PROJECT; GIVING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE PROPERTIES FOR PERMANENT WATER LINE EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS FOR THE FM 3537 20" AND 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD) PROJECT; AUTHORIZING THE CITY MANAGER OF THE CITY OF FRISCO, TEXAS TO ESTABLISH PROCEDURES FOR ACQUIRING THE EASEMENTS ON THE PROPERTIES, OFFERING TO ACQUIRE THE EASEMENTS VOLUNTARILY FROM THE LANDOWNERS THROUGH THE MAKING OF BONA FIDE OFFERS; APPROPRIATING FUNDS; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:

WHEREAS, the City Council of the City of Frisco, Texas ("City Council") investigated and determined that there is a public necessity for the acquisition, by eminent domain, of easements on the properties described in and depicted on *Exhibits "1" – "16"*, attached hereto and incorporated herein for all purposes ("Properties"), and it is the City of Frisco, Texas' ("Frisco") intent to acquire the necessary permanent water line easements and temporary construction easements (individually and collectively, "Easement(s)") on the Properties for the purpose of, among other things, the construction, access, repair and maintenance of the FM 3537 (from Preston Road to Custer Road) 20" and 24" Water Improvements Project and related improvements ("Project"); and

WHEREAS, the City Council has investigated and determined that the Project is necessary for public use; and

WHEREAS, it is necessary to establish procedures for determining the establishment and approval of just compensation for the Easements to be acquired by eminent domain for the Project; and

WHEREAS, there may be improvements located on some of the Properties acquired for this Project and such improvements may be required to be moved prior to the beginning of this Project; and

WHEREAS, the City Manager, or his designee, ("City Manager") is required to make a bona fide offer, as defined by and in compliance with §21.0113, Texas Property Code, (individually and collectively, "Bona Fide Offer(s)") to acquire the Easements on the Properties for public use voluntarily from the subject landowners prior to moving forward with acquisition by eminent domain; and

WHEREAS, the City Council has investigated and determined that the passage of this Resolution complies with S.B. 18, enacted by the 82nd Legislature, which became effective on September 1, 2011.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2: Acquisition of Properties. The City Council hereby officially determines that there is a public necessity for and the public welfare and convenience will be served by, the acquisition, by eminent domain, of the Easements on the Properties, and it is Frisco's intent to acquire the Easements for public use as more specifically described in and depicted on *Exhibits "1" – "16"*, attached hereto, specifically for the purpose of, among other things, the construction, access, repair and maintenance of the Project.

SECTION 3: Authority of City Manager/Bona Fide Offer. The City Manager is hereby authorized to contract, on behalf of the City Council, with professional appraisers for appraisal services and with attorneys for preparation of title opinions needed by Frisco from time to time in connection with acquisition of the Easements on the Properties for the construction of, access to, repair of, maintenance of and/or improvements to the Project. The City Council hereby ratifies any contracts entered into, prior to the effective date of this Resolution, by the City Manager with professional appraisers for appraisal services and with attorneys for preparation of title opinions needed for the acquisition of the Easements on the Properties. To this end, the City Manager shall first make a Bona Fide Offer to acquire the

easements on the Properties from the subject landowners voluntarily. Should the landowners fail to provide the Easements voluntarily through said Bona Fide Offer, the City Manager is authorized to move forward with acquiring the Easements on the Properties by eminent domain.

SECTION 4: Determination of Just Compensation. The City Manager is hereby authorized and directed to examine and rely on the independent appraisal reports, and other information, to make a determination as to the establishment and approval of a fair market value offer and the just compensation for the Easements on the Properties for the purpose of making Bona Ride Offers. After such consideration, the City Manager shall establish and approve the amount determined to be just compensation for acquisition of said Easements, and shall have the authority to execute any and all documents necessary to complete the acquisition of same.

SECTION 5: Authority to Make an Offer. Upon establishment and approval by the City Manager of the amount of just compensation for the acquisition of the Easements on the Properties, the City Manager is authorized to send written Bona Fide Offers to the landowners of said Properties for acquisition of said Easements at the full amount determined and established to be just compensation therefore, and to negotiate with said landowners on behalf of Frisco to acquire the Easements voluntarily from said landowners.

SECTION 6: Authority to Execute Documents. The City Manager is hereby authorized to execute all documents necessary to acquire each of the Easements on the Properties needed for the Project, on behalf of Frisco, whether by purchase or eminent domain. The City Council hereby ratifies any documents executed, prior to the effective date of this Resolution, by the City Manager which were necessary for the acquisition of any Easement on the Properties for the Project.

SECTION 7: Disposal of Improvements. The City Manager is hereby authorized to sell such surplus improvements, if any, located on the Easements acquired in connection with this Project, should they interfere with the intended use and enjoyment of said Easement.

SECTION 8: Eminent Domain Authorized. Should the City Manager be unable to acquire the Easements voluntarily from the landowners through the making of Bona Fide Offers, the City Manager is authorized to instruct the law firm of Abernathy, Roeder, Boyd, & Joplin, P.C. to commence eminent domain proceedings for the acquisition of the Easements on the Properties for the Project.

SECTION 9: Source of Funds. The amount to be paid, if any, for acquiring the Easements on the Properties for the Project will be appropriated from any and all lawful sources.

SECTION 10: Savings/Repealing Clause. All provisions of any resolution in conflict with this Resolution are hereby repealed; but such repeal shall not abate any pending matters of the repealed resolution. Any remaining portions of conflicting resolutions shall remain in full force an effect.

SECTION 11: Severability. Should any section, subsection, sentence, clause or phrase of this Resolution be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Resolution shall remain in full force and effect. Frisco hereby declares that it would have passed this Resolution, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

SECTION 12: Effective Date. This Resolution shall take effect immediately from and after its passage.

RESOLVED THIS the _____ day of February, 2012.

_____
Maher Maso, Mayor

ATTEST TO:

_____
Jenny Page, City Secretary

EXHIBIT "1"
Depiction and Description of Easement on Property TCE-A

EXHIBIT A
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
0.028 ACRE

BEING of a tract of land out of the John W. Cox Survey Abstract No. 159, in the City of Frisco, Collin County, Texas, being part of the 494.74 acre tract of land described in deed to Frisco Town Center Properties, L.P. recorded in Volume 4403, Page 2897 of the Land Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at a concrete monument found for the southeast corner of a corner clip between the north right-of-way line of Main Street (FM 3537 - variable width ROW) and the east right-of-way line of Preston Road (State Highway 289 - variable width ROW); **THENCE** with said corner clip, North 55°23'50" West, a distance of 99.92 feet to a point for corner; **THENCE** leaving said corner clip, North 34°36'10" East, a distance of 20.00 feet to a point in the northeast line of a 10' Utility Easement recorded in Collin County Clerk's File No. 93-0060540 of the Land Records of Collin County, Texas and the **POINT OF BEGINNING**;

THENCE with said northeast line, North 55°23'50" West, a distance of 60.00 feet to a point for corner;

THENCE leaving the northeast line of said 10' Utility Easement, the following courses and distances to wit:

North 34°36'10" East, a distance of 20.00 feet to a point for corner;
South 55°23'50" East, a distance of 60.00 feet to a point for corner;
South 34°36'10" West, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 0.028 acre of land.

Bearing system of this survey is based on the City of Frisco monuments, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202.

Dana Brown
Registered Professional Land Surveyor No. 5336
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251



EXHIBIT A
TEMPORARY
CONSTRUCTION EASEMENT
CITY OF FRISCO
COLLIN COUNTY, TEXAS

Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = ##'	DAB	SRD	12/02/2010	61123010	5 OF 6

PLOTTED BY BROWN, DANA 12/2/2010 3:31 PM DWG NAME K:\DAL_SURVEY_FRISCO SURVEY FILES\FRI_SURVEY\61123010-PRESTON-SHOEMAKER_LDD61123010\DWG\BRINKMAN WTR ESMT.DWG LAST SAVED 8/3/2010 3:41 PM

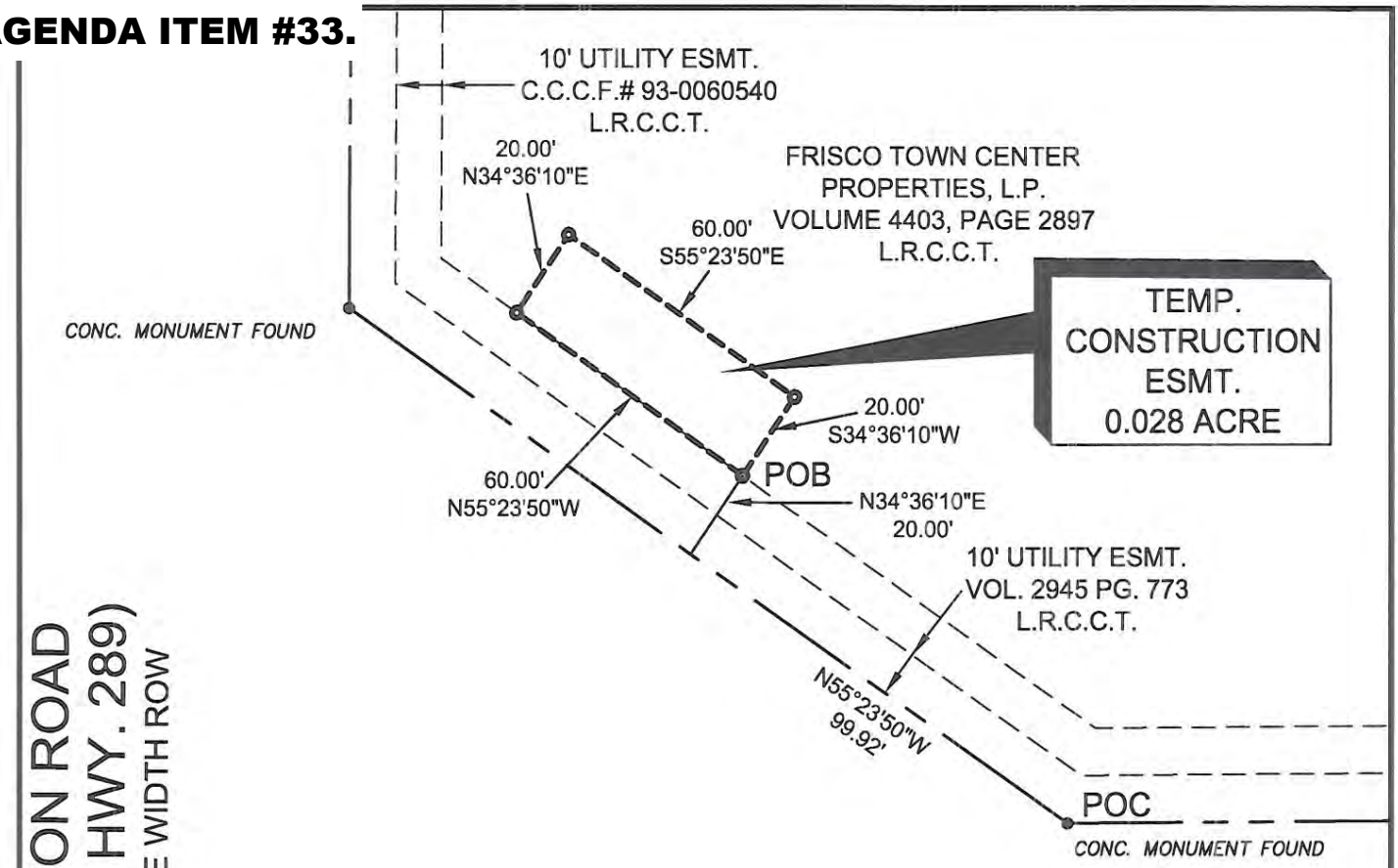


EXHIBIT A
TEMPORARY CONSTRUCTION EASEMENT
CITY OF FRISCO
COLLIN COUNTY, TEXAS

Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DAB	SRD	12/02/2010	61123010	6 OF 6

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EXHIBIT "2"
Depiction and Description of Easement on Property 1-TE

F.M. 3537 20" & 24" WATER IMPROVEMENTS
(PRESTON ROAD TO CUSTER ROAD)
PARCEL No. 1-TE
10102 F.M. 3537
JOHN W. COX SURVEY, ABSTRACT No. 159

EXHIBIT "A"

Being a temporary construction easement situated in the John W. Cox Survey, Abstract No. 159, City of Frisco, Collin County, Texas, said temporary construction easement being a portion of a 494.740 acre tract of land (by deed) being further described as Tract 1 deeded to Frisco Town Center Properties, L.P. as recorded in Volume 4403, Page 2897 of the Deed Records of Collin County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner in the north line of a 0.4147 acre tract of land (by deed) deeded to the City of Frisco, Texas as recorded in County Clerk's File No. 20110127000106490 of the Real Property Records of Collin County, Texas, said point being in the north right-of-way line of F.M. 3537 (Main Street), a variable width right-of-way, from which a TxDOT monument found for the east corner of said 0.4147 acre tract of land bears South 87 degrees 38 minutes 46 seconds East, a distance of 217.76 feet, said TxDOT monument being in the south line of said 494.740 acre tract of land, said TxDOT monument being an angle point in the north right-of-way line of said F.M. 3537, said TxDOT monument having Grid Coordinates of N=7,106,644.90 and E=2,488,896.58;

THENCE North 87 degrees 38 minutes 46 seconds West, with the north line of said 0.4147 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 7.39 feet to a point for corner, from which a TxDOT monument found for corner in the north line of said 0.4147 acre tract of land bears North 87 degrees 38 minutes 46 seconds West, a distance of 246.51 feet, said TxDOT monument being in the north right-of-way line of said F.M. 3537, said TxDOT monument having grid coordinates of N=7,106,664.27 and E=2,488,425.39;

THENCE North 45 degrees 02 minutes 09 seconds West, a distance of 29.54 feet to a point for corner;

THENCE North 87 degrees 38 minutes 46 seconds West, a distance of 224.72 feet to a point for the beginning of a curve to the left having a radius of 5054.78 feet, a central angle of 03 degrees 22 minutes 13 seconds, and whose chord bears North 89 degrees 04 minutes 44 seconds West, a distance of 297.29 feet;

THENCE with said curve to the left, an arc length of 297.33 feet to a point for the beginning of a non-tangent curve to the left having a radius of 1516.62 feet, a central angle of 07 degrees 12 minutes 10 seconds, and whose chord bears South 87 degrees 21 minutes 07 seconds West, a distance of 190.53 feet;

THENCE with said non-tangent curve to the left, an arc length of 190.66 feet to a point for corner;

THENCE South 73 degrees 33 minutes 33 seconds West, a distance of 19.66 feet to a point for corner in the east line of an existing 10.0' Water Easement as recorded in County Clerk's File No. 93-0060540 of said Deed Records of Collin County, Texas;

THENCE North 55 degrees 08 minutes 11 seconds West, with the east line of said existing 10.0' Water Easement, a distance of 6.41 feet to a point for corner;

THENCE North 73 degrees 33 minutes 33 seconds East, a distance of 24.11 feet to a point for the beginning of a non-tangent curve to the right having a radius of 1521.62 feet, a central angle of 07 degrees 13 minutes 01 seconds, and whose chord bears North 87 degrees 20 minutes 32 seconds East, a distance of 191.53 feet;

THENCE with said non-tangent curve to the right, an arc length of 191.66 feet to a point for the beginning of a non-tangent curve to the right having a radius of 5059.78 feet, a central angle of 03 degrees 22 minutes 09 seconds, and whose chord bears South 89 degrees 04 minutes 43 seconds East, a distance of 297.50 feet;

THENCE with said non-tangent curve to the right, an arc length of 297.54 feet to a point for corner;

THENCE South 87 degrees 38 minutes 46 seconds East, a distance of 226.66 feet to a point for corner;

THENCE South 45 degrees 02 minutes 09 seconds East, a distance of 36.93 feet to the **POINT OF BEGINNING**, and containing 3,847 square feet or 0.088 acres of land, more or less.

Notes:

(1) A plat of even survey date herewith accompanies this legal description.

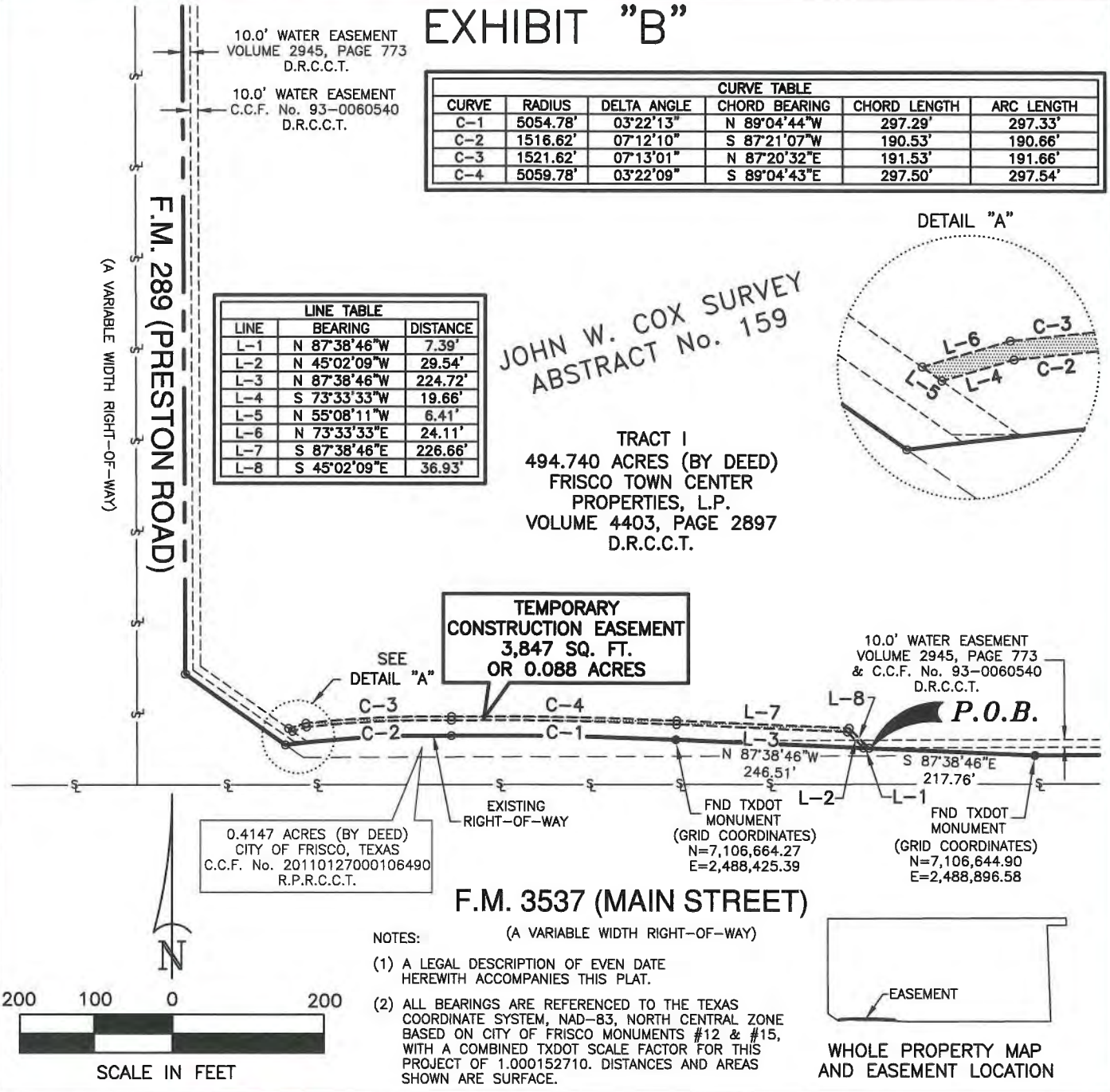
(2) All bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone based on City of Frisco Monuments #12 & #15, with a TxDoT combined scale factor for this project of 1.000152710. Distances and areas shown are surface.

Date: December 3, 2011

Curtis Smith
Registered Professional Land Surveyor
Texas No. 5494

STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "B"



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	5054.78'	03°22'13"	N 89°04'44"W	297.29'	297.33'
C-2	1516.62'	07°12'10"	S 87°21'07"W	190.53'	190.66'
C-3	1521.62'	07°13'01"	N 87°20'32"E	191.53'	191.66'
C-4	5059.78'	03°22'09"	S 89°04'43"E	297.50'	297.54'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 87°38'46"W	7.39'
L-2	N 45°02'09"W	29.54'
L-3	N 87°38'46"W	224.72'
L-4	S 73°33'33"W	19.66'
L-5	N 55°08'11"W	6.41'
L-6	N 73°33'33"E	24.11'
L-7	S 87°38'46"E	226.66'
L-8	S 45°02'09"E	36.93'

NOTES:

(1) A LEGAL DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS PLAT.

(2) ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE BASED ON CITY OF FRISCO MONUMENTS #12 & #15, WITH A COMBINED TXDOT SCALE FACTOR FOR THIS PROJECT OF 1.000152710. DISTANCES AND AREAS SHOWN ARE SURFACE.

FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

TEMPORARY CONSTRUCTION EASEMENT		PARCEL No: 1-TE
OWNER: FRISCO TOWN CENTER PROPERTIES, L.P.		
SURVEY: JOHN W. COX SURVEY, ABSTRACT NO. 159		
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS		
EASEMENT ACQUISITION AREA: 3,847 SQ. FT. OR 0.088 ACRES		
JOB NO. FNI1002.00	DRAWN BY: J.H.	CADD FILE: EASEMENTS.DWG
DATE: DECEMBER 3, 2011	EXHIBIT B PAGE 1 OF 1	SCALE: 1" = 200'

STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL
LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "3"
Depiction and Description of Easement on Property 1-PE

F.M. 3537 20" & 24" WATER IMPROVEMENTS
(PRESTON ROAD TO CUSTER ROAD)
PARCEL No. 1-PE
10102 F.M. 3537
JOHN W. COX SURVEY, ABSTRACT No. 159

EXHIBIT "A"

Being a permanent waterline easement situated in the John W. Cox Survey, Abstract No. 159, City of Frisco, Collin County, Texas, said permanent waterline easement being a portion of the remainder of a 494.740 acre tract of land (by deed) being further described as Tract 1 deeded to Frisco Town Center Properties, L.P. as recorded in Volume 4403, Page 2897 of the Deed Records of Collin County, Texas, said permanent waterline easement being more particularly described by metes and bounds as follows:

BEGINNING at a point in the north line of a 0.4147 acre tract of land (by deed) deeded to the City of Frisco, Texas, as recorded in County Clerk's File No. 20110127000106490 of the Real Records of Collin County, Texas, said point also being in the north right-of-way line of F.M. 3537 (Main Street), a variable width right-of-way, from which a TxDOT Monument found for the intersection of the south line of said 494.740 acre tract of land with the north line of said 0.4147 acre tract of land and the north right-of-way line of said Farm to Market 3537 bears South 87 degrees 38 minutes 46 seconds East, a distance of 225.15 feet, said TxDOT monument having a grid coordinate of N=7,106,644.90 and E=2,488,896.58;

THENCE North 87 degrees 38 minutes 46 seconds West, with the north line of said 0.4147 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 246.51 feet to a TxDOT monument found for the beginning of a curve to the left having a radius of 5034.78 feet, a central angle of 03 degrees 22 minutes 27 seconds, and whose chord bears North 89 degrees 04 minutes 49 seconds West, a distance of 296.46 feet;

THENCE with said curve to the left, with the north line of said 0.4147 acre tract of land, and with the north right-of-way line of said F.M. 3537, an arc length of 296.50 feet to a TxDOT monument found for the beginning of a non-tangent curve to the left having a radius of 1496.62 feet, a central angle of 07 degrees 04 minutes 21 seconds, and whose chord bears South 87 degrees 25 minutes 43 seconds West, a distance of 184.62 feet;

THENCE with said non-tangent curve to the left, with the north line of said 0.4147 acre tract of land, and with the north right-of-way line of said F.M. 3537, an arc length of 184.74 feet to a point for the intersection of the north line of an existing 10.0' Water Easement as recorded in Volume 2945, Page 773 and County Clerk's File No. 93-0060540 of said Deed Records of Collin County, Texas, with the north line of said 0.4147 acre tract of land and the north right-of-way line of said F.M. 3537, from which a TxDOT monument found for the intersection of the west line of said 494.470 acre tract of land with the north line of said 0.4147 acre tract of land and the north right-of-way line of said F.M. 3537 bears a chord bearing of South 83 degrees 14 minutes 17 seconds West, a distance of 34.19 feet, said TxDOT monument having a grid coordinate of N=7,106,656.72 and E=2,487,910.67;

THENCE South 89 degrees 43 minutes 56 seconds West, with the north line of said existing 10.0' Water Easement as recorded in Volume 2945, Page 773 and County Clerk's File No. 93-0060540 of said Deed Records of Collin County, Texas, a distance of 4.71 feet to a point in the northeast line of an existing 10.0' Water Easement as recorded in County Clerk's File No. 93-0060540 of said Deed Records of Collin County, Texas;

THENCE North 55 degrees 08 minutes 11 seconds West, with the northeast line of said existing 10.0' Water Easement as recorded in County Clerk's File No. 93-0060540 of said Deed Records of Collin County, Texas, a distance of 24.39 feet to a point for corner;

THENCE North 73 degrees 33 minutes 33 seconds East, a distance of 19.66 feet to a point for the beginning of a non-tangent curve to the right having a radius of 1516.62 feet, a central angle of 07 degrees 12 minutes 10 seconds, and whose chord bears North 87 degrees 21 minutes 07 seconds East, a distance of 190.53 feet;

THENCE with said non-tangent curve to the right, an arc length of 190.66 feet to a point for the beginning of a non-tangent curve to the right having a radius of 5054.78 feet, a central angle of 03 degrees 22 minutes 13 seconds, and whose chord bears South 89 degrees 04 minutes 44 seconds East, a distance of 297.29 feet;

THENCE with said non-tangent curve to the right, an arc length of 297.33 feet to a point for corner;

THENCE South 87 degrees 38 minutes 46 seconds East, a distance of 224.72 feet to a point for corner;

THENCE South 45 degrees 02 minutes 09 seconds East, a distance of 29.54 feet to the **POINT OF BEGINNING**, and containing 14,638 square feet or 0.336 acres of land, more or less.

Notes:

(1) A plat of even date herewith accompanies this legal description.

(2) All bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone based on City of Frisco Monuments #12 & #15, with a TxDoT combined scale factor for this project of 1.000152710. Distances and areas shown are surface.

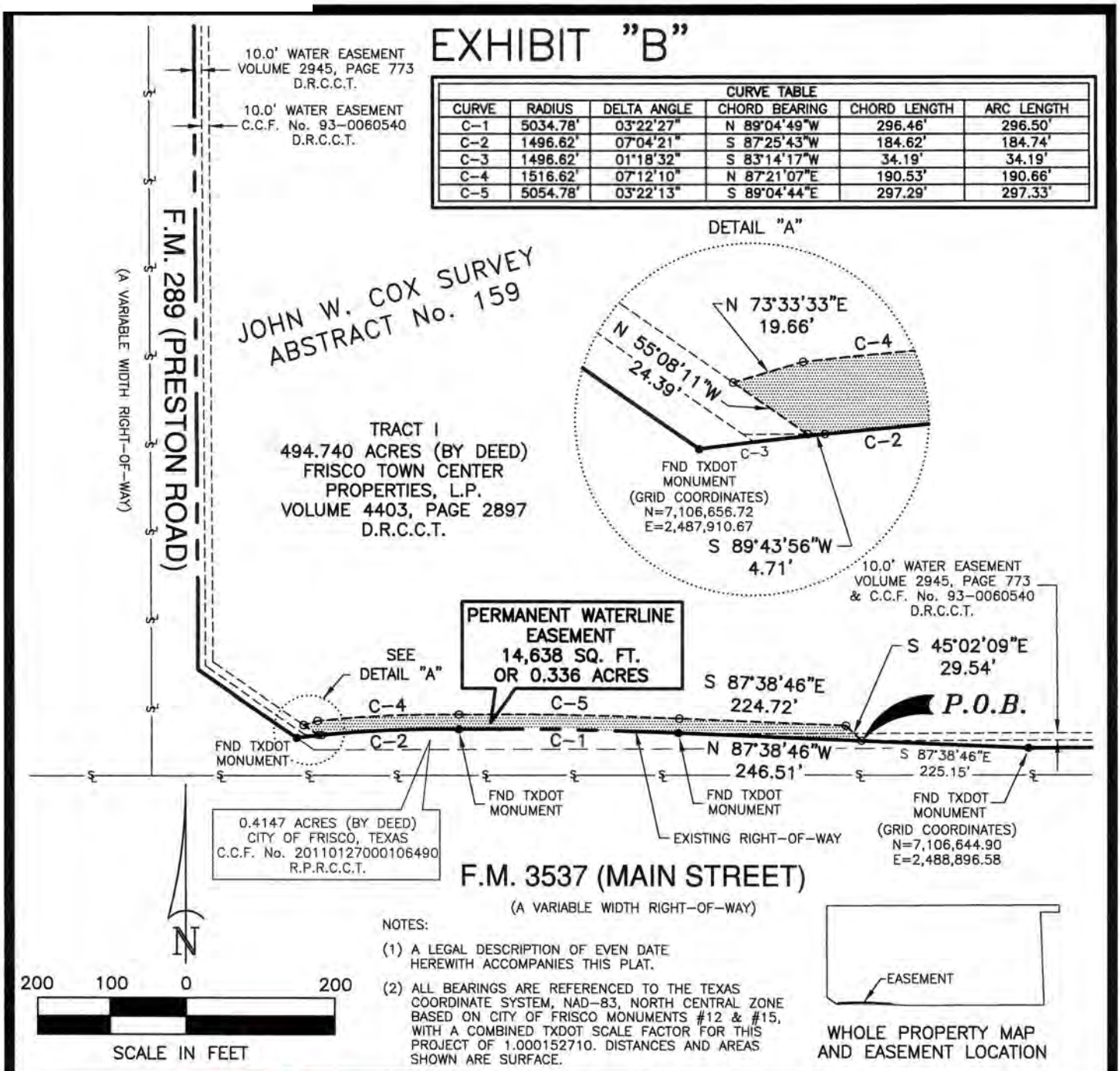
Date: February 21, 2011

Curtis Smith
Registered Professional Land Surveyor
Texas No. 5494



EXHIBIT "B"

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	5034.78'	03°22'27"	N 89°04'49"W	296.46'	296.50'
C-2	1496.62'	07°04'21"	S 87°25'43"W	184.62'	184.74'
C-3	1496.62'	01°18'32"	S 83°14'17"W	34.19'	34.19'
C-4	1516.62'	07°12'10"	N 87°21'07"E	190.53'	190.66'
C-5	5054.78'	03°22'13"	S 89°04'44"E	297.29'	297.33'



NOTES:

(1) A LEGAL DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS PLAT.

(2) ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE BASED ON CITY OF FRISCO MONUMENTS #12 & #15, WITH A COMBINED TXDOT SCALE FACTOR FOR THIS PROJECT OF 1.000152710. DISTANCES AND AREAS SHOWN ARE SURFACE.

FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

PERMANENT WATERLINE EASEMENT		PARCEL No: 1-PE
OWNER: FRISCO TOWN CENTER PROPERTIES, L.P.		
SURVEY: JOHN W. COX SURVEY, ABSTRACT NO. 159		
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS		
EASEMENT ACQUISITION AREA: 14,638 SQ. FT. OR 0.336 ACRES		
JOB NO. FNI1002.00	DRAWN BY: J.H.	CADD FILE: EASEMENTS.DWG
DATE: FEBRUARY 21, 2011	EXHIBIT B PAGE 1 OF 1	SCALE: 1" = 200'

STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "4"
Depiction and Description of Easement on Property 2-PE

F.M. 3537 20" & 24" WATER IMPROVEMENTS
(PRESTON ROAD TO CUSTER ROAD)
PARCEL No. 2-PE
10534 F.M. 3537
W. C. LEWIS SURVEY, ABSTRACT No. 523

EXHIBIT "A"

Being a permanent waterline easement situated in the W. C. Lewis Survey, Abstract No. 523, City of Frisco, Collin County, Texas, said permanent waterline easement being a portion of the remainder of a 32.461 acre tract of land (by deed) deeded to J. Baxter Brinkmann as recorded in Volume 4145, Page 1280 of the Deed Records of Collin County, Texas, said permanent waterline easement being more particularly described by metes and bounds as follows:

BEGINNING at a TxDOT monument found for corner in the east line of said 32.461 acre tract of land, said TxDOT monument being the northeast corner of a 0.0091 acre tract of land (by deed) deeded to the City of Frisco, Texas, as recorded in County Clerk's File No. 20110127000106520 of said the Real Property Records of Collin County, Texas, said TxDOT monument being the northwest corner of a 1.647 acre tract of land (by deed) deeded to the City of Frisco, Texas, as recorded in County Clerk's File No. 20110127000106530 of said Real Property Records of Collin County, Texas, said TxDOT monument also being in the north right-of-way line of F.M. 3537 (Main Street), a variable width right-of-way, said TxDOT monument having a grid coordinate of N=7,106,666.52 and E=2,492,644.26;

THENCE South 86 degrees 51 minutes 46 seconds West, with the north line of said 0.0091 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 124.24 feet to a PK nail found for the west corner of said 0.0091 acre tract of land, said PK nail being in the south line of said 32.461 acre tract of land, said PK nail also being an angle point in the north right-of-way line of said F.M. 3537;

THENCE South 89 degrees 48 minutes 10 seconds West, with the south line of said 32.461 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 734.41 feet to a point for corner, from which a TxDOT monument found for the east corner of a 0.0136 acre tract of land (by deed) deeded to the City of Frisco, Texas, as recorded in County Clerk's File No. 20110127000106520 of said Real Property Records of Collin County, Texas bears South 89 degrees 48 minutes 10 seconds West, a distance of 196.52 feet, said TxDOT monument being in the south line of said 32.461 acre tract of land, said TxDOT monument being an angle point in the north right-of-way line of said F.M. 3537, said TxDOT monument having a grid coordinate of N=7,106,656.52 and E=2,491,589.44;

THENCE North 00 degrees 12 minutes 16 seconds West, a distance of 10.31 feet to a point for corner in the south line of an existing 10.0' Water Easement as recorded in Volume 3051, Page 515 of said Deed Records of Collin County, Texas;

THENCE North 89 degrees 47 minutes 44 seconds East, with the south line of said existing 10.0' Water Easement, a distance of 858.50 feet to a point for the intersection of the south line of said existing 10.0' Water Easement with the east line of said 32.461 acre tract of land;

THENCE South 00 degrees 06 minutes 14 seconds East, with the east line of said 32.461 acre tract of land, a distance of 4.05 feet to the **POINT OF BEGINNING**, and containing 8,506 square feet or 0.195 acres of land, more or less.

Notes:

(1) A plat of even date herewith accompanies this legal description.

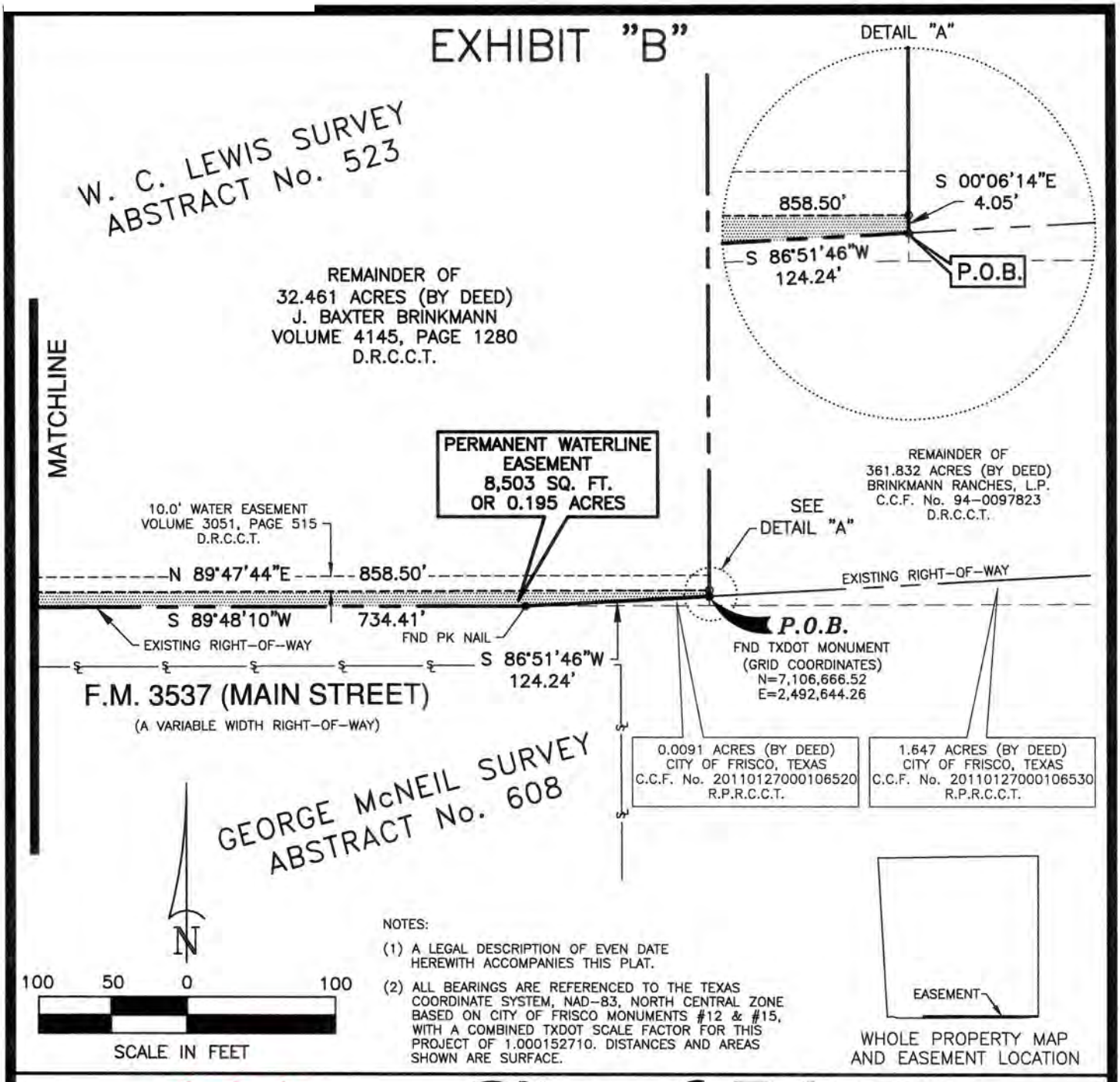
(2) All bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone based on City of Frisco Monuments #12 & #15, with a TxDoT combined scale factor for this project of 1.000152710. Distances and areas shown are surface.

Date: February 21, 2011

Curtis Smith
Registered Professional Land Surveyor
Texas No. 5494



EXHIBIT "B"



NOTES:

(1) A LEGAL DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS PLAT.

(2) ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE BASED ON CITY OF FRISCO MONUMENTS #12 & #15, WITH A COMBINED TXDOT SCALE FACTOR FOR THIS PROJECT OF 1.000152710. DISTANCES AND AREAS SHOWN ARE SURFACE.

FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

PERMANENT WATERLINE EASEMENT	PARCEL No: 2-PE
OWNER: J. BAXTER BRINKMANN	
SURVEY: W. C. LEWIS SURVEY, ABSTRACT NO. 523	
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS	
EASEMENT ACQUISITION AREA: 8,503 SQ. FT. OR 0.195 ACRES	

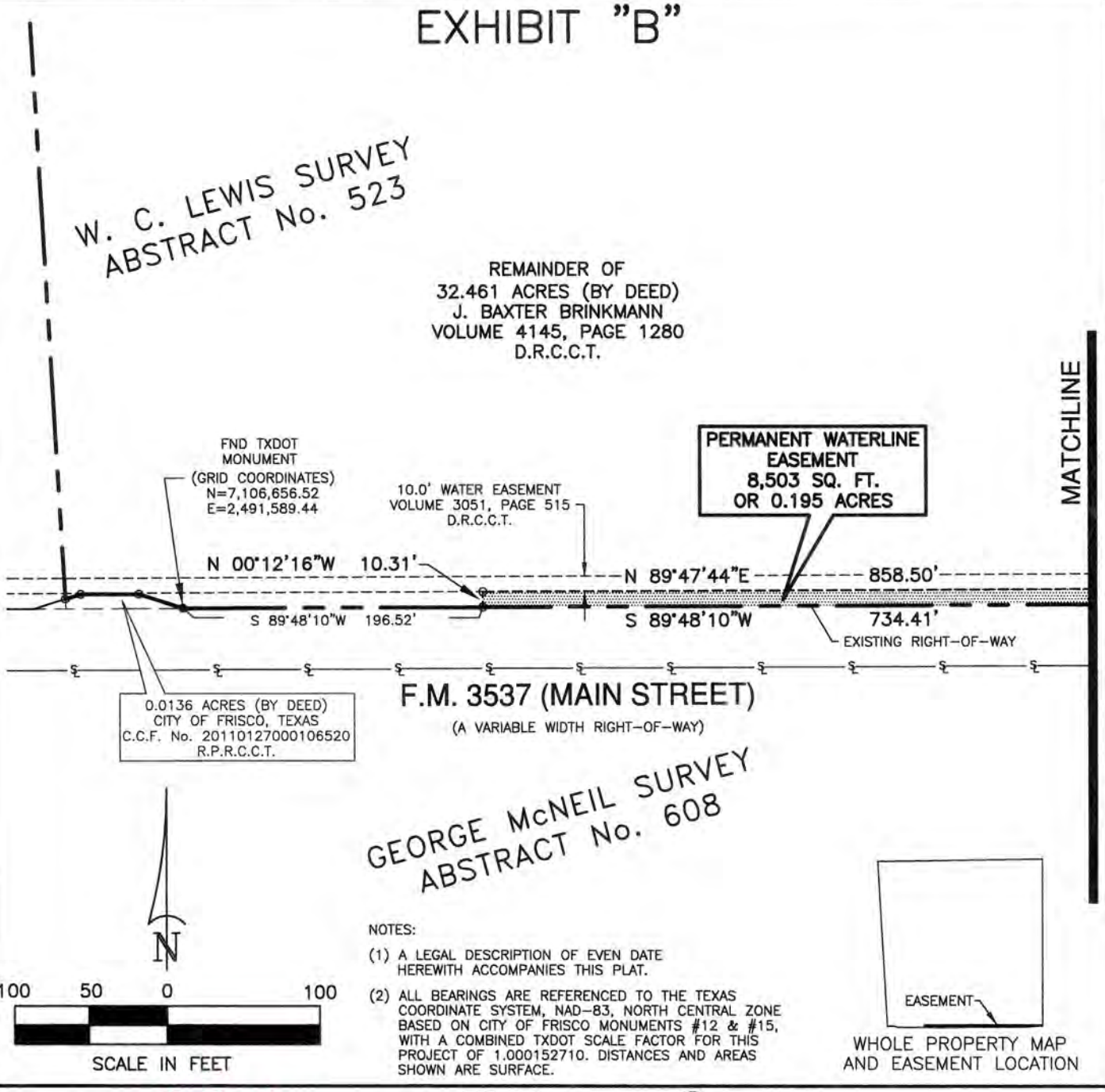
JOB NO. FNI1002.00	DRAWN BY: J.H.	CADD FILE: EASEMENTS.DWG
DATE: FEBRUARY 21, 2011	EXHIBIT B PAGE 1 OF 2	SCALE: 1" = 100'

STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL
LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"



NOTES:

(1) A LEGAL DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS PLAT.

(2) ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE BASED ON CITY OF FRISCO MONUMENTS #12 & #15, WITH A COMBINED TXDOT SCALE FACTOR FOR THIS PROJECT OF 1.000152710. DISTANCES AND AREAS SHOWN ARE SURFACE.

FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

PERMANENT WATERLINE EASEMENT		PARCEL No: 2-PE
OWNER: J. BAXTER BRINKMANN		
SURVEY: W. C. LEWIS SURVEY, ABSTRACT NO. 523		
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS		
EASEMENT ACQUISITION AREA: 8,503 SQ. FT. OR 0.195 ACRES		
JOB NO. FNI1002.00	DRAWN BY: J.H.	CADD FILE: EASEMENTS.DWG
DATE: FEBRUARY 21, 2011	EXHIBIT B PAGE 2 OF 2	SCALE: 1" = 100'

STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "5"
Depiction and Description of Easement on Property 3-PE

F.M. 3537 20" & 24" WATER IMPROVEMENTS
(PRESTON ROAD TO CUSTER ROAD)
PARCEL No. 3-PE
11228 F.M. 3537
W. C. LEWIS SURVEY, ABSTRACT No. 523
JOHN W. COX SURVEY, ABSTRACT No. 160

EXHIBIT "A"

Being a permanent waterline easement situated in the W. C. Lewis Survey, Abstract No. 523 and the John W. Cox Survey, Abstract No. 160, City of Frisco, Collin County, Texas, said permanent waterline easement being a portion of a remainder of a 361.832 acre tract of land (by deed) deeded to Brinkmann Ranches, L.P. as recorded in County Clerk's File No. 94-0097823 of the Real Property Records of Collin County, Texas, said permanent waterline easement being more particularly described by metes and bounds as follows:

BEGINNING at a TxDOT monument found for the northwest corner of a 1.647 acre tract of land (by deed) deeded to the City of Frisco, Texas, as recorded in County Clerk's File No. 20110127000106530 of said Real Property Records of Collin County, Texas, said TxDOT monument being the northeast corner of a 0.0091 acre tract of land (by deed) deeded to the City of Frisco, Texas, as recorded in County Clerk's File No. 20110127000106520 of said Real Property Records of Collin County, Texas, said TxDOT monument being in the east line of a 32.461 acre tract of land (by deed) deeded to J. Baxter Brinkmann as recorded in Volume 4145, Page 1280 of the Deed Records of Collin County, Texas, said TxDOT monument also being in the north right-of-way line of F.M. 3537 (Main Street), a variable width right-of-way, said TxDOT monument having a grid coordinate of N=7,106,666.52 and E=2,492,644.26;

THENCE North 00 degrees 06 minutes 14 seconds West, with the east line of said 32.461 acre tract of land, a distance of 20.03 feet to a point for corner;

THENCE North 86 degrees 51 minutes 46 seconds East, a distance of 245.58 feet to a point for the beginning of a curve to the left having a radius of 5055.75 feet, a central angle of 02 degrees 53 minutes 40 seconds, and whose chord bears North 88 degrees 18 minutes 36 seconds East, a distance of 255.38 feet;

THENCE with said curve to the right an arc length of 255.41 feet to a point for corner;

THENCE North 89 degrees 45 minutes 26 seconds East, a distance of 221.61 feet to a point for corner;

THENCE North 83 degrees 02 minutes 07 seconds East, a distance of 93.99 feet to a point for corner;

THENCE North 89 degrees 45 minutes 25 seconds East, a distance of 49.90 feet to a point for corner;

THENCE North 89 degrees 45 minutes 25 seconds East, a distance of 230.81 feet to a point for corner;

THENCE South 89 degrees 59 minutes 34 seconds East, a distance of 206.65 feet to a point for corner;

THENCE South 82 degrees 49 minutes 31 seconds East, a distance of 88.18 feet to a point for corner;

THENCE South 89 degrees 59 minutes 34 seconds East, a distance of 55.22 feet to a point for corner;

THENCE South 89 degrees 44 minutes 37 seconds East, a distance of 1150.18 feet to a point for corner;

THENCE South 89 degrees 59 minutes 34 seconds East, a distance of 1049.54 feet to a point for corner;

THENCE South 89 degrees 49 minutes 31 seconds East, a distance of 235.18 feet to a point for corner;

THENCE North 89 degrees 51 minutes 06 seconds East, a distance of 499.46 feet to a point for corner;

THENCE South 89 degrees 59 minutes 47 seconds East, a distance of 2.25 feet to a point for corner in the east line of said 361.832 acre tract of land, said point being in the west line of an 11.780 acre tract of land (by deed) being further described as Tract 1 deeded to J. Baxter Brinkmann as recorded in Volume 5401, Page 5447 of said Deed Records of Collin County, Texas;

THENCE South 06 degrees 20 minutes 49 seconds West, with the east line of said 361.832 acre tract of land, the west line of said 11.780 acre tract of land, a distance of 20.12 feet to a 1/2 inch iron rod found for the southeast corner of said 361.832 acre tract of land, said 1/2 inch iron rod being the southwest corner of said 11.780 acre tract of land, said 1/2 inch iron rod also being in the north right-of-way line of said F.M. 3537, said 1/2 inch iron rod having a grid coordinate of N=7,106,685.30 and E=2,497,023.36;

THENCE South 89 degrees 51 minutes 06 seconds West, with the south line of said 361.832 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 499.49 feet to a TxDOT monument found for the east corner of said 1.647 acre tract of land, said TxDOT monument also being an angle point in the north right-of-way line of said F.M. 3537;

THENCE North 89 degrees 49 minutes 31 seconds West, with the north line of said 1.647 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 235.21 feet to a TxDOT monument found for corner, said TxDOT monument having a grid coordinate of N=7,106,684.72 and E=2,496,288.79;

THENCE North 89 degrees 59 minutes 34 seconds West, with the north line of said 1.647 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 1049.55 feet to a TxDOT monument found for corner, said TxDOT monument having a grid coordinate of N=7,106,684.85 and E=2,495,239.39;

THENCE North 89 degrees 44 minutes 37 seconds West, with the north line of said 1.647 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 1150.18 feet to a TxDOT monument found for corner;

THENCE North 89 degrees 59 minutes 34 seconds West, with the north line of said 1.647 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 56.43 feet to a TxDOT monument found for corner, said TxDOT monument having a grid coordinate of N=7,106,690.00 and E=2,494,032.98;

THENCE North 82 degrees 49 minutes 31 seconds West, with the north line of said 1.647 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 88.18 feet to a TxDOT monument found for corner;

THENCE North 89 degrees 59 minutes 34 seconds West, with the north line of said 1.647 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 205.35 feet to a TxDOT monument found for corner;

THENCE South 89 degrees 45 minutes 25 seconds West, with the north line of said 1.647 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 210.79 feet to a TxDOT monument found for an exterior ell corner in the north line of said 1.647 acre tract of land, said TxDOT monument also being an exterior ell corner in the north right-of-way line of said F.M. 3537;

THENCE South 00 degrees 11 minutes 06 seconds East, with the north line of said 1.647 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 11.00 feet to a TxDOT monument found for an interior ell corner in the north line of said 1.647 acre tract of land, said TxDOT monument also being an interior ell corner in the north right-of-way line of said F.M. 3537;

THENCE South 89 degrees 45 minutes 26 seconds West, with the north line of said 1.647 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 384.82 feet to a TxDOT monument found for the beginning of a curve to the left having a radius of 5035.75 feet, a central angle of 02 degrees 53 minutes 40 seconds, and whose chord bears South 88 degrees 18 minutes 36 seconds West, a distance of 254.37 feet;

THENCE with said curve to the left, with the north line of said 1.647 acre tract of land, and with the north right-of-way line of said F.M. 3537, an arc length of 254.40 feet to a TxDOT monument found for corner;

THENCE South 86 degrees 51 minutes 46 seconds West, with the north line of said 1.647 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 246.64 feet to the **POINT OF BEGINNING**, and containing 88,926 square feet or 2.041 acres of land, more or less.

Notes:

(1) A plat of even date herewith accompanies this legal description.

(2) All bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone based on City of Frisco Monuments #12 & #15, with a TxDoT combined scale factor for this project of 1.000152710. Distances and areas shown are surface.

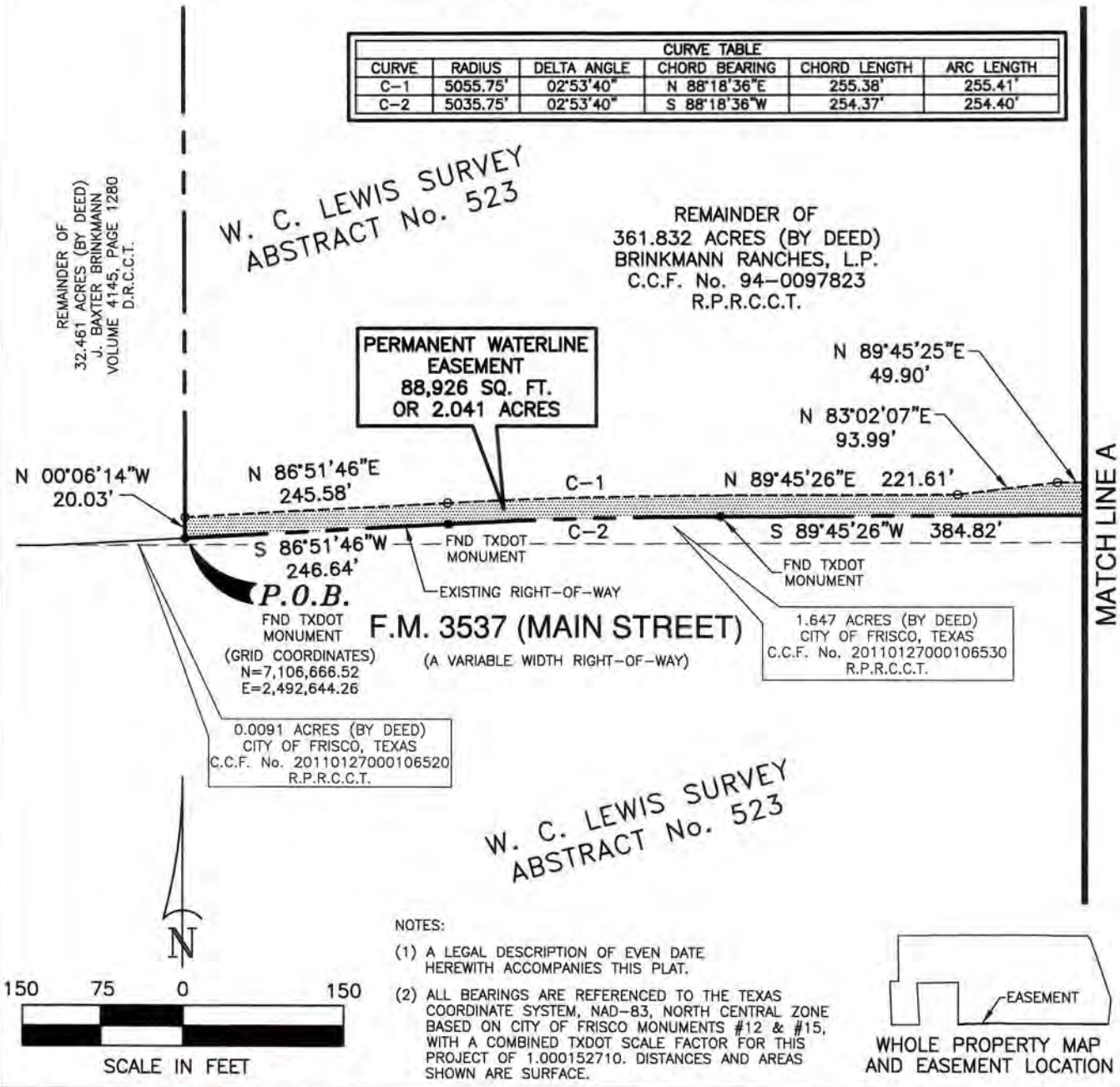
Date: February 21, 2011

Curtis Smith
Registered Professional Land Surveyor
Texas No. 5494



EXHIBIT "B"

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	5055.75'	02°53'40"	N 88°18'36"E	255.38'	255.41'
C-2	5035.75'	02°53'40"	S 88°18'36"W	254.37'	254.40'



NOTES:

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WHOLE PROPERTY MAP AND EASEMENT LOCATION

FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

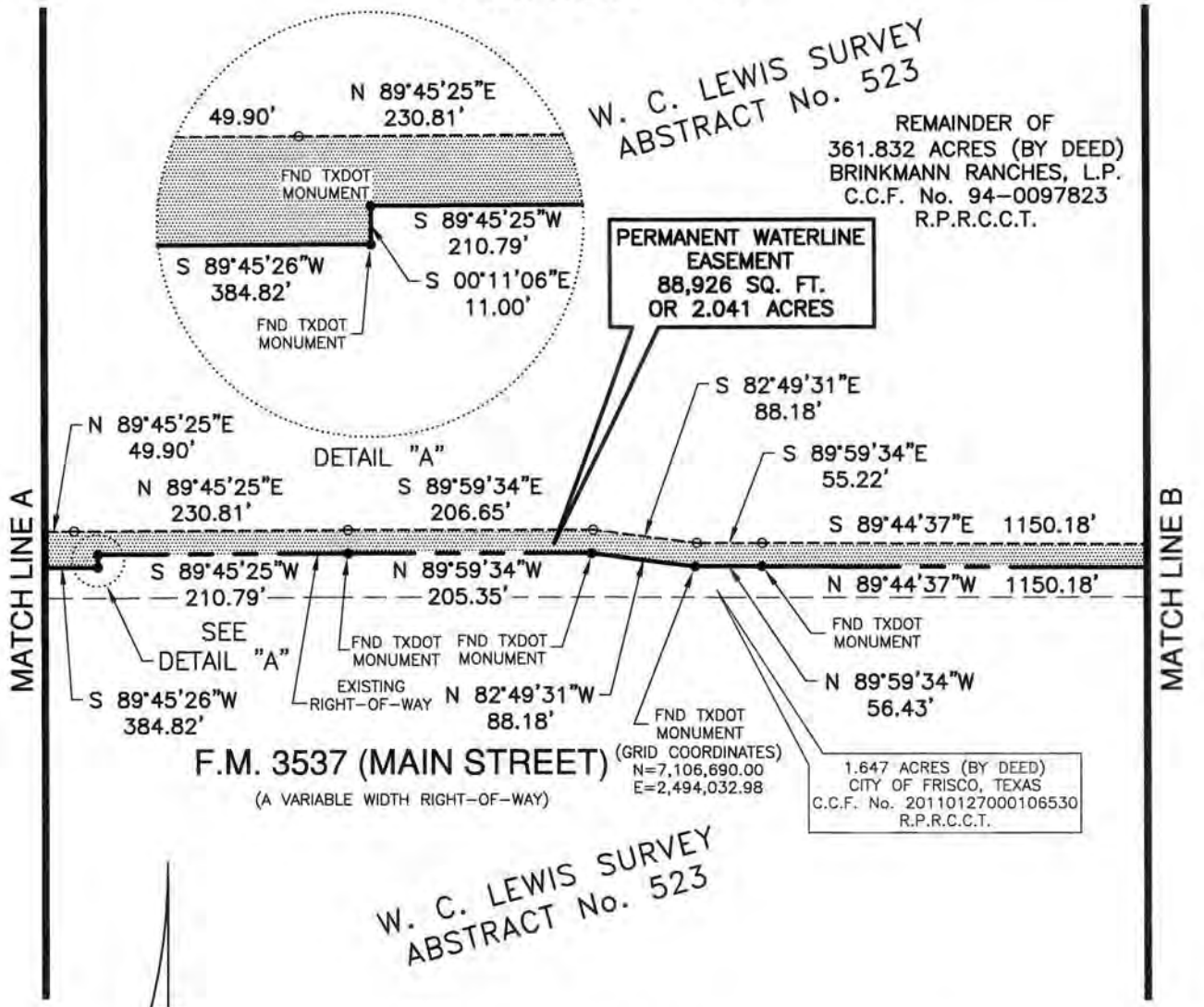
PERMANENT WATERLINE EASEMENT		PARCEL No: 3-PE
OWNER: BRINKMANN RANCHES, L.P.		
SURVEY: W.C. LEWIS SURVEY ABSTRACT No. 523 AND THE JOHN W. COX SURVEY, ABSTRACT NO. 160		
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS		
EASEMENT ACQUISITION AREA: 88,926 SQ. FT. OR 2.041 ACRES		
JOB NO. FNI1002.00	DRAWN BY: J.H.	CADD FILE: EASEMENTS.DWG
DATE: FEBRUARY 21, 2011	EXHIBIT B PAGE 1 OF 5	SCALE: 1" = 150'



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH, FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

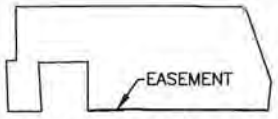
EXHIBIT "B"



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WHOLE PROPERTY MAP AND EASEMENT LOCATION

FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

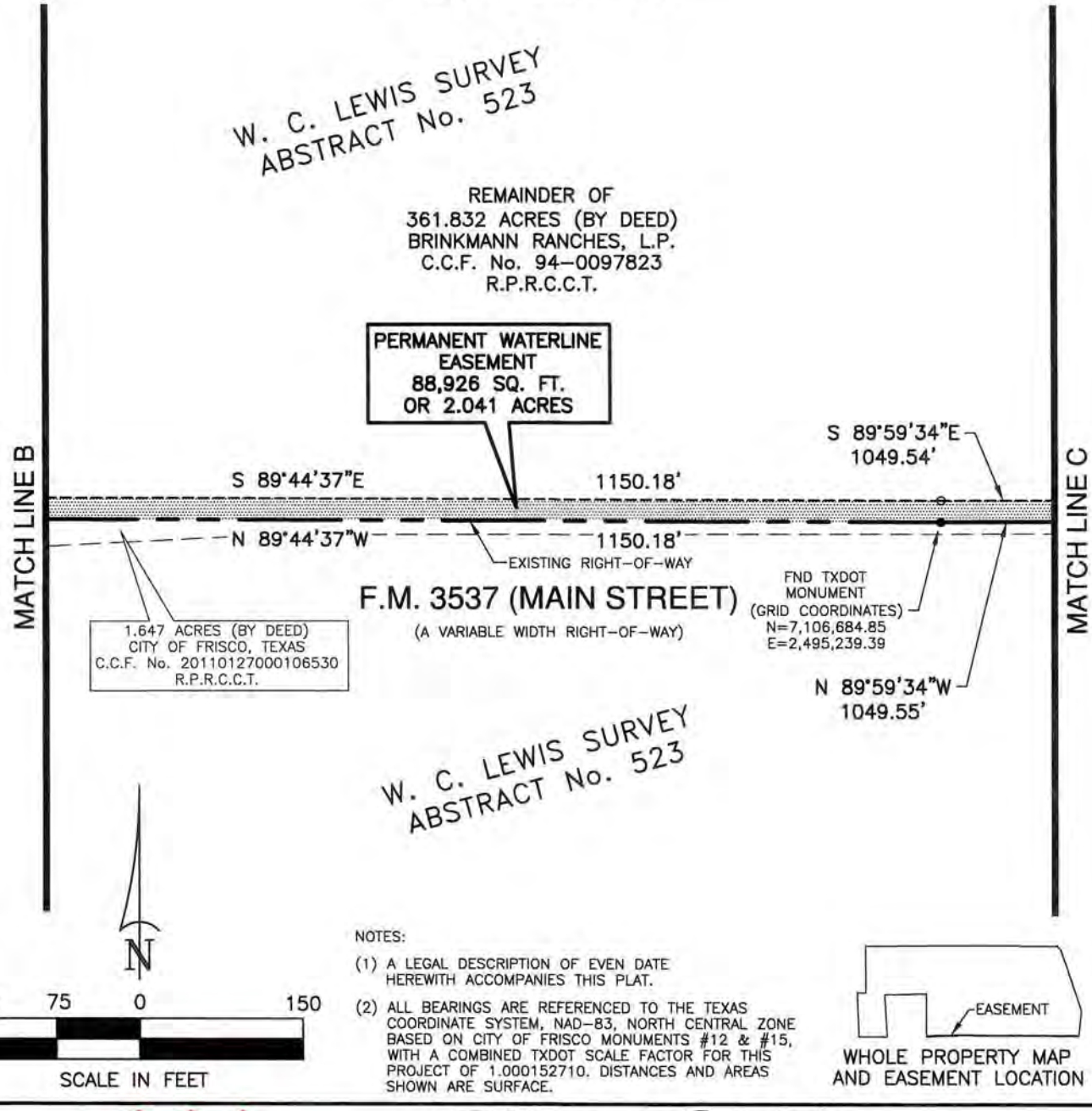
PERMANENT WATERLINE EASEMENT		PARCEL No: 3-PE
OWNER: BRINKMANN RANCHES, L.P.		
SURVEY: W.C. LEWIS SURVEY ABSTRACT No. 523 AND THE JOHN W. COX SURVEY, ABSTRACT NO. 160		
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS		
EASEMENT ACQUISITION AREA: 88,926 SQ. FT. OR 2.041 ACRES		
JOB NO. FNI1002.00	DRAWN BY: J.H.	CADD FILE: EASEMENTS.DWG
DATE: FEBRUARY 21, 2011	EXHIBIT B PAGE 2 OF 5	SCALE: 1" = 150'



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
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EXHIBIT "B"



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WHOLE PROPERTY MAP AND EASEMENT LOCATION

FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

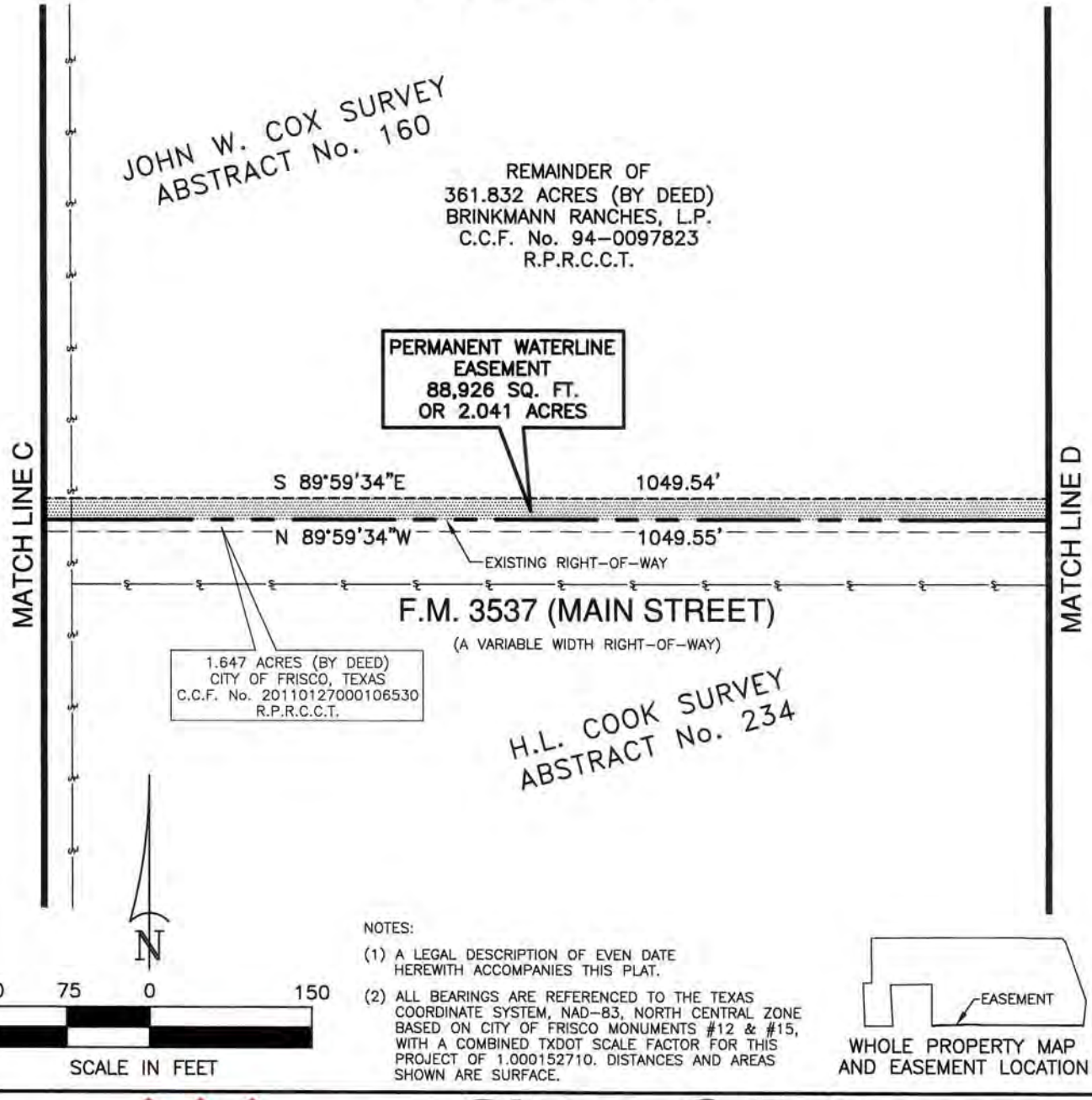
PERMANENT WATERLINE EASEMENT		PARCEL No: 3-PE
OWNER: BRINKMANN RANCHES, L.P.		
SURVEY: W.C. LEWIS SURVEY ABSTRACT No. 523 AND THE JOHN W. COX SURVEY, ABSTRACT NO. 160		
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS		
EASEMENT ACQUISITION AREA: 88,926 SQ. FT. OR 2.041 ACRES		
JOB NO. FNI1002.00	DRAWN BY: J.H.	CADD FILE: EASEMENTS.DWG
DATE: FEBRUARY 21, 2011	EXHIBIT B PAGE 3 OF 5	SCALE: 1" = 150'



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH, FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"



NOTES:

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WHOLE PROPERTY MAP
AND EASEMENT LOCATION

FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

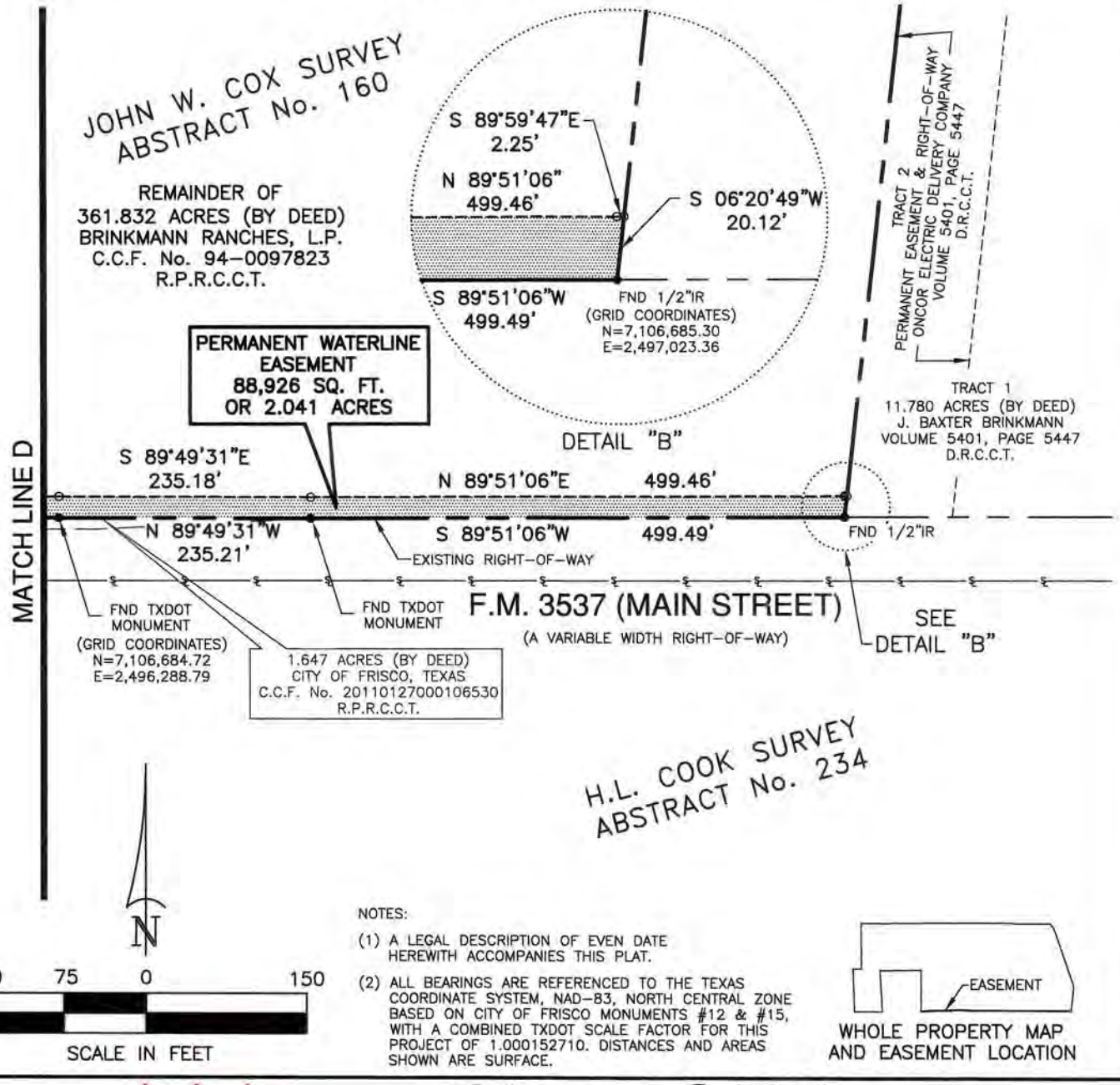
PERMANENT WATERLINE EASEMENT		PARCEL No: 3-PE
OWNER: BRINKMANN RANCHES, L.P.		
SURVEY: W.C. LEWIS SURVEY ABSTRACT No. 523 AND THE JOHN W. COX SURVEY, ABSTRACT NO. 160		
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS		
EASEMENT ACQUISITION AREA: 88,926 SQ. FT. OR 2.041 ACRES		
JOB NO. FNI1002.00	DRAWN BY: J.H.	CADD FILE: EASEMENTS.DWG
DATE: FEBRUARY 21, 2011	EXHIBIT B PAGE 4 OF 5	SCALE: 1" = 150'



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH, FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"



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WHOLE PROPERTY MAP
AND EASEMENT LOCATION

FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

PERMANENT WATERLINE EASEMENT		PARCEL No: 3-PE
OWNER: BRINKMANN RANCHES, L.P.		
SURVEY: W.C. LEWIS SURVEY ABSTRACT No. 523 AND THE JOHN W. COX SURVEY, ABSTRACT NO. 160		
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS		
EASEMENT ACQUISITION AREA: 88,926 SQ. FT. OR 2.041 ACRES		
JOB NO. FNI1002.00	DRAWN BY: J.H.	CADD FILE: EASEMENTS.DWG
DATE: FEBRUARY 21, 2011	EXHIBIT B PAGE 5 OF 5	SCALE: 1" = 150'



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH, FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "6"
Depiction and Description of Easement on Property 4-PE

F.M. 3537 20" & 24" WATER IMPROVEMENTS
(PRESTON ROAD TO CUSTER ROAD)
PARCEL No. 4-PE
12056 F.M. 3537
JOHN W. COX SURVEY, ABSTRACT No. 160

EXHIBIT "A"

Being a permanent waterline easement situated in the John W. Cox Survey, Abstract No. 160, City of Frisco, Collin County, Texas, said permanent waterline easement being a portion of an 11.780 acre tract of land (by deed) being further described as Tract 1 deeded to J. Baxter Brinkmann as recorded in Volume 5401, Page 5447 of the Deed Records of Collin County, Texas, said permanent waterline easement being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of said 11.780 acre tract of land, said 1/2 inch iron rod being the southeast corner of a 361.832 acre tract of land (by deed) deeded to Brinkmann Ranches, L.P. as recorded in County Clerk's File No. 94-0097823 of the Real Property Records of Collin County, Texas, said 1/2 inch iron rod being in the north right-of-way line of F.M. 3537 (Main Street), a variable width right-of-way, said 1/2 inch iron rod having a grid coordinate of N=7,106,685.30 and E=2,497,023.36;

THENCE North 06 degrees 20 minutes 49 seconds East, with the west line of said 11.780 acre tract of land and with the east line of said 361.832 acre tract of land, a distance of 20.12 feet to a point for corner;

THENCE North 89 degrees 56 minutes 05 seconds East, a distance of 535.90 feet to a point for corner in the east line of said 11.780 acre tract of land, said point being in the west line of a 84.748 acre tract of land (by deed) being further described as Tract 5 deeded to Collin County Two Trees Investments, L.P. as recorded in County Clerk's File No. 20090603000680800 of said Real Property Records of Collin County, Texas, said point also being in West Rowlett Creek;

THENCE South 22 degrees 45 minutes 57 seconds East, with the east line of said 11.780 acre tract of land, with the west line of said 84.748 acre tract of land, and with said Rowlett Creek, passing at a distance of 21.00 feet, a point for the apparent northwest corner of a 0.7738 acre tract of land (by deed) deeded to the City of Frisco, Texas, as recorded in County Clerk's File No. 20110127000106540 of said Real Property Records of Collin County, Texas, in all, a distance of 22.39 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the southeast corner of said 11.780 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the west line of said 84.748 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the apparent west line of said 0.7738 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the north right-of-way line of said F.M. 3537, said 5/8 inch iron rod with cap stamped "GORRONDONA" having a grid coordinate of N=7,106,685.26 and E=2,497,570.07, from which a TxDOT monument found for reference bears a radial bearing of North 44 degrees 50 minutes 59 seconds West, a distance of 1.35 feet;

THENCE North 89 degrees 59 minutes 47 seconds West, with the south line of said 11.780 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 546.79 feet to the **POINT OF BEGINNING**, and containing 11,002 square feet or 0.253 acres of land, more or less.

Notes:

(1) A plat of even date herewith accompanies this legal description.

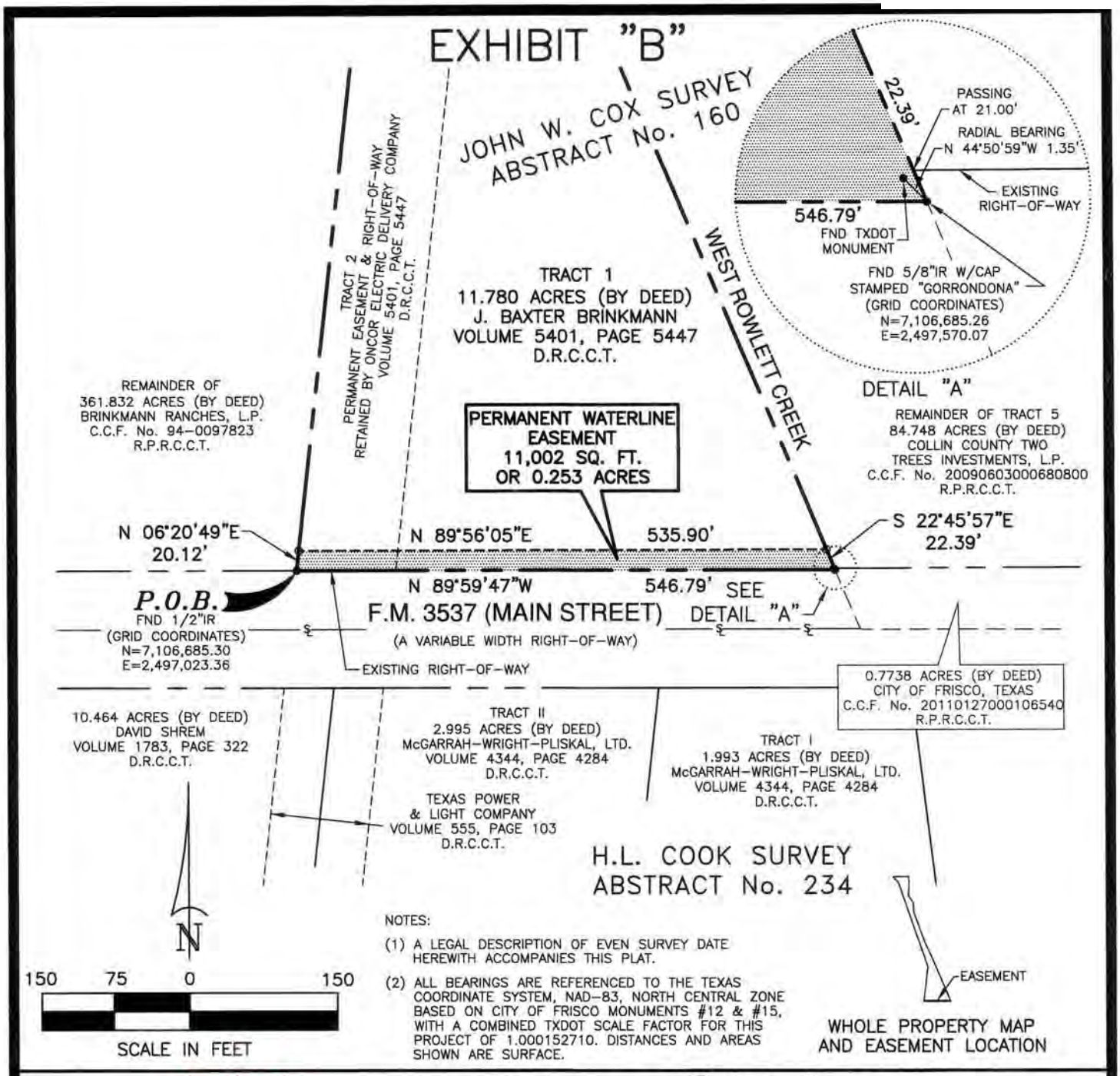
(2) All bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone based on City of Frisco Monuments #12 & #15, with a TxDoT combined scale factor for this project of 1.000152710. Distances and areas shown are surface.

Date: February 21, 2011

Curtis Smith
Registered Professional Land Surveyor
Texas No. 5494



EXHIBIT "B"



NOTES:

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

(2) ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE BASED ON CITY OF FRISCO MONUMENTS #12 & #15, WITH A COMBINED TXDOT SCALE FACTOR FOR THIS PROJECT OF 1.000152710. DISTANCES AND AREAS SHOWN ARE SURFACE.

FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

PERMANENT WATERLINE EASEMENT	PARCEL No: 4-PE
OWNER: J. BAXTER BRINKMANN	
SURVEY: JOHN W. COX SURVEY, ABSTRACT No. 160	
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS	
EASEMENT ACQUISITION AREA: 11,002 SQ. FT. OR 0.253 ACRES	

JOB NO. FNI1002.00	DRAWN BY: J.H.	CADD FILE: EASEMENTS.DWG
DATE: FEBRUARY 21, 2011	EXHIBIT B PAGE 1 OF 1	SCALE: 1" = 150'

STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL
LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH, FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "7"
Depiction and Description of Easement on Property 5-PE

F.M. 3537 20" & 24" WATER IMPROVEMENTS
(PRESTON ROAD TO CUSTER ROAD)
PARCEL No. 5-PE
12534 F.M. 3537
JOHN W. COX SURVEY, ABSTRACT No. 160

EXHIBIT "A"

Being a permanent waterline easement situated in the John W. Cox Survey, Abstract No. 160, City of Frisco, Collin County, Texas, said permanent waterline easement being a portion of the remainder of an 84.748 acre tract of land (by deed) being further described as Tract 5 deeded to Collin County Two Trees Investments, L.P. as recorded in County Clerk's File No. 20090603000680800 of the Real Property Records of Collin County, Texas, said permanent waterline easement being more particularly described by metes and bounds as follows:

BEGINNING at a TxDOT monument found for corner in the east line of said 84.748 acre tract of land, said TxDOT monument being in the west line of a 167.769 acre tract of land (by deed) being further described as Tract 7 deeded to Brinkmann Ranches of Collin County, L.P. as recorded in Volume 6067, Page 1299 of said Deed Records of Collin County, Texas, said TxDOT monument being the northeast corner of a 0.7738 acre tract of land (by deed) deeded to the City of Frisco, Texas, as recorded in County Clerk's File No. 2011017000106540 of said Real Property Records of Collin County, Texas, said TxDOT monument being the northwest corner of a 0.0529 acre tract of land (by deed) deeded to the City of Frisco, Texas, as recorded in County Clerk's File No. 20110127000106550 of said Real Property Records of Collin County, Texas, said TxDOT monument being in the north right-of-way line of F.M. 3537 (Main Street), a variable width right-of-way, said TxDOT monument also being the beginning of a non-tangent curve to the left having a radius of 11525.55 feet, a central angle of 00 degrees 23 minutes 45 seconds, and whose chord bears North 89 degrees 39 minutes 16 seconds West, a distance of 79.62 feet; said TxDOT monument having a grid coordinate of N=7,106,687.23 and E=2,498,479.09;

THENCE with said non-tangent curve to the left, with the north line of said 0.7738 acre tract of land, and with the north right-of-way line of said F.M. 3537, an arc length of 79.62 feet to a TxDOT monument found for corner;

THENCE North 77 degrees 00 minutes 04 seconds West, with the north line of said 0.7738 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 116.78 feet to a TxDOT monument found for corner;

THENCE South 89 degrees 58 minutes 59 seconds West, with the north line of said 0.7738 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 367.00 feet to a TxDOT monument found for corner;

THENCE South 75 degrees 09 minutes 33 seconds West, with the north line of said 0.7738 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 103.52 feet to a TxDOT monument found for corner, said TxDOT monument having a grid coordinate of N=7,106,687.35 and E=2,497,818.72;

THENCE South 89 degrees 48 minutes 52 seconds West, with the north line of said 0.7738 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 249.23 feet to a point for corner in the west line of said 84.748 acre tract of land, said point being in the east line of an 11.780 acre tract of land (by deed) being further described as Tract 1 deeded to J. Baxter Brinkmann as recorded in Volume 5401, Page 5447 of the Deed Records of Collin County, Texas, said point also being in West Rowlett Creek, said point also being the apparent northwest corner of said 0.7738 acre tract of land, from which a TxDOT monument found for reference bears a radial bearing of South 51 degrees 58 minutes 39 seconds West, a distance of 0.53 feet and from which a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the southeast corner of said 11.780 acre tract of land bears South 22 degrees 45 minutes 57 seconds East, a distance of 1.39 feet, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the west line of said 84.748 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the apparent west line of said 0.7738 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the north right-of-way line of said F.M. 3537;

THENCE North 22 degrees 45 minutes 57 seconds West, with the west line of said 84.748 acre tract of land, with the east line of said 11.780 acre tract of land and with said West Rowlett Creek, a distance of 21.00 feet to a point for corner;

THENCE North 89 degrees 56 minutes 05 seconds East, a distance of 14.26 feet to a point for corner;

THENCE North 89 degrees 39 minutes 43 seconds East, a distance of 240.46 feet to a point for corner;

THENCE North 75 degrees 09 minutes 33 seconds East, a distance of 103.55 feet to a point for corner;

THENCE North 89 degrees 58 minutes 59 seconds East, a distance of 371.88 feet to a point for corner;

THENCE South 77 degrees 00 minutes 04 seconds East, a distance of 116.81 feet to a point for the beginning of a non-tangent curve to the right having a radius of 11545.55 feet, a central angle of 00 degrees 22 minutes 58 seconds, and whose chord bears South 89 degrees 38 minutes 59 seconds East, a distance of 77.15 feet;

THENCE with said non-tangent curve to the right, an arc length of 77.15 feet to a point for corner in the east line of said 84.748 acre tract of land, said point also being in the west line of said 167.769 acre tract of land;

THENCE South 00 degrees 29 minutes 31 seconds East, with the east line of said 84.748 acre tract of land and with the west line of said 167.769 acre tract of land, a distance of 20.00 feet to the **POINT OF BEGINNING**, and containing 18,319 square feet or 0.421 acres of land, more or less.

Notes:

(1) A plat of even date herewith accompanies this legal description.

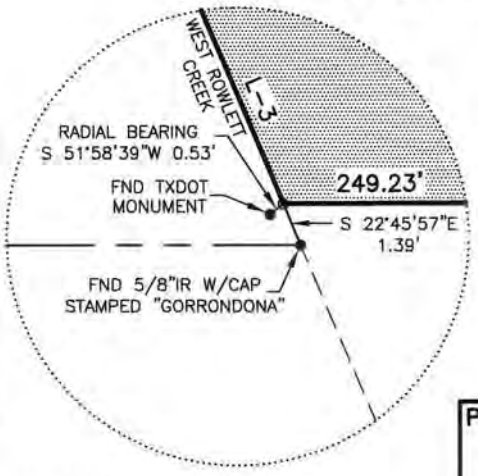
(2) All bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone based on City of Frisco Monuments #12 & #15, with a TxDoT combined scale factor for this project of 1.000152710. Distances and areas shown are surface.

Date: February 21, 2011

Curtis Smith
Registered Professional Land Surveyor
Texas No. 5494

STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "B"



REMAINDER OF TRACT 7
167.769 ACRES (BY DEED)
BRINKMANN RANCHES OF
COLLIN COUNTY, L.P.
VOLUME 6067, PAGE 1299
D.R.C.C.T.

JOHN W. COX SURVEY
ABSTRACT No. 160

REMAINDER OF TRACT 5
84.748 ACRES (BY DEED)
COLLIN COUNTY TWO
TREES INVESTMENTS, L.P.
C.C.F. No. 20090603000680800
R.P.R.C.C.T.

COUNTY ROAD 71 (COIT ROAD)

TRACT 1
11.780 ACRES (BY DEED)
J. BAXTER BRINKMANN
VOLUME 5401, PAGE 5447
D.R.C.C.T.

PERMANENT WATERLINE EASEMENT
18,319 SQ. FT.
OR 0.421 ACRES

N 75°09'33"E
103.55'
L-4
N 89°39'43"E 240.46'
N 89°58'59"E 371.88'
S 77°00'04"E
116.81'
C-2
L-5
L-2
S 89°58'59"W 367.00'
L-1
S 89°48'52"W 249.23'
FND TXDOT MONUMENT
EXISTING RIGHT-OF-WAY
FND TXDOT MONUMENT
FND TXDOT MONUMENT
C-1

FND TXDOT MONUMENT
(GRID COORDINATES)
N=7,106,687.35
E=2,497,818.72

SEE DETAIL "A"

F.M. 3537 (MAIN STREET)
(A VARIABLE WIDTH RIGHT-OF-WAY)

P.O.B.
FND TXDOT MONUMENT
(GRID COORDINATES)
N=7,106,687.23
E=2,498,479.09

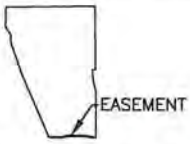
H.L. COOK SURVEY
ABSTRACT No. 234

0.7738 ACRES (BY DEED)
CITY OF FRISCO, TEXAS
C.C.F. No. 20110127000106540
R.P.R.C.C.T.

0.0529 ACRES (BY DEED)
CITY OF FRISCO, TEXAS
C.C.F. No. 20110127000106550
R.P.R.C.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 77°00'04"W	116.78'
L-2	S 75°09'33"W	103.52'
L-3	N 22°45'57"W	21.00'
L-4	N 89°56'05"E	14.26'
L-5	S 00°29'31"E	20.00'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	11525.55'	00°23'45"	N 89°39'16"W	79.62'	79.62'
C-2	11545.55'	00°22'58"	S 89°38'59"E	77.15'	77.15'

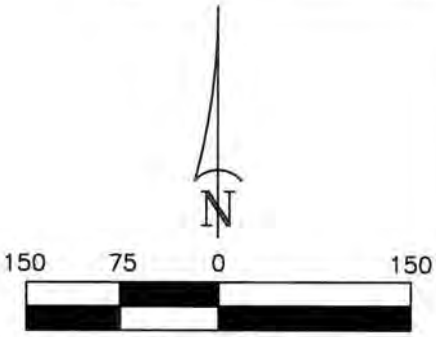


WHOLE PROPERTY MAP
AND EASEMENT LOCATION

NOTES:

(1) A LEGAL DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS PLAT.

(2) ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE BASED ON CITY OF FRISCO MONUMENTS #12 & #15, WITH A COMBINED TXDOT SCALE FACTOR FOR THIS PROJECT OF 1.000152710. DISTANCES AND AREAS SHOWN ARE SURFACE.



SCALE IN FEET

FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

PERMANENT WATERLINE EASEMENT		PARCEL No: 5-PE
OWNER: COLLIN COUNTY TWO TREES INVESTMENTS, L.P.		
SURVEY: JOHN W. COX SURVEY, ABSTRACT No. 160		
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS		
EASEMENT ACQUISITION AREA: 18,319 SQ. FT. OR 0.421 ACRES		
JOB NO. FNI1002.00	DRAWN BY: J.H.	CADD FILE: EASEMENTS.DWG
DATE: FEBRUARY 21, 2011	EXHIBIT B PAGE 1 OF 1	SCALE: 1" = 150'



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH, FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "8"
Depiction and Description of Easement on Property 6-PE

F.M. 3537 20" & 24" WATER IMPROVEMENTS
(PRESTON ROAD TO CUSTER ROAD)
PARCEL No. 6-PE
13136 F.M. 3537
JOHN W. COX SURVEY, ABSTRACT No. 160

EXHIBIT "A"

Being a permanent waterline easement situated in the John W. Cox Survey, Abstract No. 160, City of Frisco, Collin County, Texas, said permanent waterline easement being a portion of the remainder of a 167.769 acre tract of land (by deed) being further described as Tract 7 deeded to Brinkmann Ranches of Collin County, L.P. as recorded in Volume 6067, Page 1299 of the Deed Records of Collin County, Texas, said permanent waterline easement being more particularly described by metes and bounds as follows:

BEGINNING at a TxDOT monument found for the northeast corner of a 0.0529 acre tract of land (by deed) deeded to the City of Frisco, Texas, as recorded in County Clerk's File No. 20110127000106550 of the Real Property Records of Collin County, Texas, said TxDOT monument being in the west line of a 2.6324 acre tract of land (by deed) deeded to the City of Frisco as recorded in Volume 6011, Page 463 of said Deed Records of Collin County, Texas, said TxDOT monument also being the intersection of the north right-of-way line of F.M. 3537 (Main Street), a variable width right-of-way with the west right-of-way line of County Road 71 (Coit Road), a variable width right-of-way, said TxDOT monument having a grid coordinate of N=7,106,711.29 and E=2,498,560.99;

THENCE South 44 degrees 48 minutes 27 seconds West, with the north line of said 0.0529 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 34.89 feet to a TxDOT monument found for the beginning of a non-tangent curve to the left having a radius of 11525.55 feet, a central angle of 00 degrees 17 minutes 06 seconds, and whose chord bears North 89 degrees 18 minutes 51 seconds West, a distance of 57.33 feet

THENCE with said non-tangent curve to the left, with the north line of said 0.0529 acre tract of land, and with the north right-of-way line of said F.M. 3537, an arc length of 57.33 feet to a TxDOT monument found for corner in the west line of said 167.769 acre tract of land, said TxDOT monument being in the east line of an 84.748 acre tract of land (by deed) being further described as Tract 5 deeded to Collin County Two Trees Investments, LP as recorded in County Clerk's File No. 20090603000680800 of said Real Property Records of Collin County, Texas, said TxDOT monument being the northwest corner of said 0.0529 acre tract of land, said TxDOT monument being the northeast corner of a 0.7738 acre tract of land (by deed) deeded to the City of Frisco, Texas, as recorded in County Clerk's File No. 20110127000106540 of said Real Property Records of Collin County, Texas, said TxDOT monument having a grid coordinate of N=7,106,687.23 and E=2,498,479.09;

THENCE North 00 degrees 29 minutes 31 seconds West, with the west line of said 167.769 acre tract of land and with the east line of said 84.748 acre tract of land, a distance of 20.00 feet to a point for the beginning of a non-tangent curve to the right having a radius of 11545.55 feet, a central angle of 00 degrees 14 minutes 41 seconds, and whose chord bears South 89 degrees 20 minutes 10 seconds East, a distance of 49.29 feet;

THENCE with said non-tangent curve to the right, an arc length of 49.29 feet to a point for corner;

THENCE North 44 degrees 48 minutes 27 seconds East, a distance of 21.34 feet to a point for corner;

THENCE North 89 degrees 01 minutes 37 seconds East, a distance of 17.58 feet to a point for corner in the west right-of-way line of said County Road 71;

THENCE South 00 degrees 58 minutes 23 seconds East, with the west right-of-way line of said County Road 71, a distance of 10.80 feet to the **POINT OF BEGINNING**, and containing 1,723 square feet or 0.040 acres of land, more or less.

Notes:

(1) A plat of even date herewith accompanies this legal description.

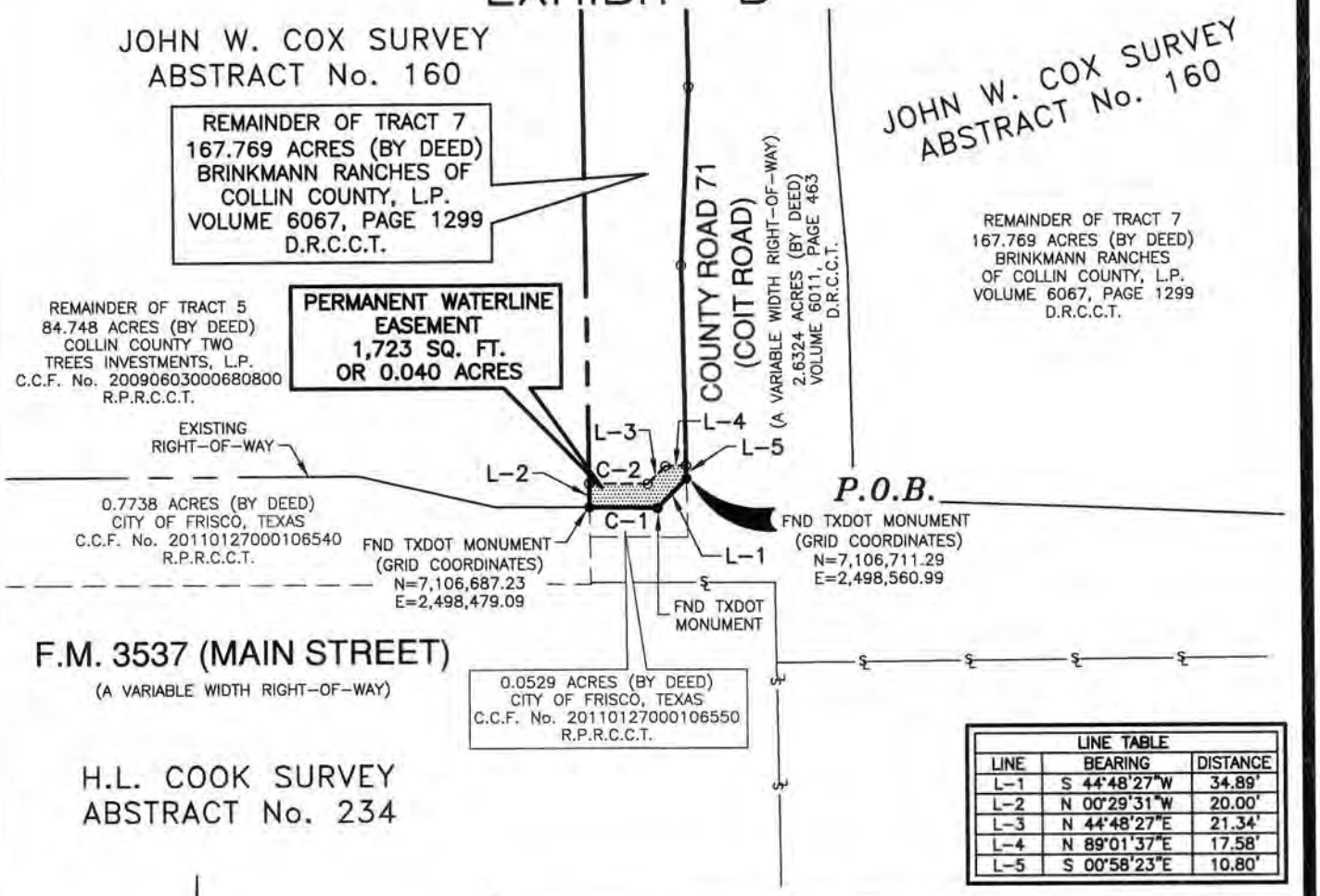
(2) All bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone based on City of Frisco Monuments #12 & #15, with a TxDoT combined scale factor for this project of 1.000152710. Distances and areas shown are surface.

Date: February 21, 2011

Curtis Smith
Registered Professional Land Surveyor
Texas No. 5494



EXHIBIT "B"



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 44°48'27"W	34.89'
L-2	N 00°29'31"W	20.00'
L-3	N 44°48'27"E	21.34'
L-4	N 89°01'37"E	17.58'
L-5	S 00°58'23"E	10.80'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	11525.55'	00°17'06"	N 89°18'51"W	57.33'	57.33'
C-2	11545.55'	00°14'41"	S 89°20'10"E	49.29'	49.29'

N

150 75 0 150

SCALE IN FEET

NOTES:

(1) A LEGAL DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS PLAT.

(2) ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE BASED ON CITY OF FRISCO MONUMENTS #12 & #15, WITH A COMBINED TXDOT SCALE FACTOR FOR THIS PROJECT OF 1.000152710. DISTANCES AND AREAS SHOWN ARE SURFACE.

EASEMENT

WHOLE PROPERTY MAP
AND EASEMENT LOCATION

FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

PERMANENT WATERLINE EASEMENT		PARCEL No: 6-PE
OWNER: BRINKMANN RANCHES OF COLLIN COUNTY, L.P.		
SURVEY: JOHN W. COX SURVEY, ABSTRACT No. 160		
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS		
EASEMENT ACQUISITION AREA: 1,723 SQ. FT. OR 0.040 ACRES		
JOB NO. FNI1002.00	DRAWN BY: J.H.	CADD FILE: EASEMENTS.DWG
DATE: FEBRUARY 21, 2011	EXHIBIT B PAGE 1 OF 1	SCALE: 1" = 150'

STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL
LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH, FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "9"
Depiction and Description of Easement on Property 7-PE

F.M. 3537 20" & 24" WATER IMPROVEMENTS
(PRESTON ROAD TO CUSTER ROAD)
PARCEL No. 7-PE
13136 & 14062 F.M. 3537
JOHN W. COX SURVEY, ABSTRACT No. 160

EXHIBIT "A"

Being a permanent waterline easement situated in the John W. Cox Survey, Abstract No. 160, City of Frisco, Collin County, Texas, said permanent waterline easement being a portion of the remainder of a 167.769 acre tract of land (by deed) being further described as Tract 7 deeded to Brinkmann Ranches of Collin County, L.P. as recorded in Volume 6067, Page 1299 of the Deed Records of Collin County, Texas, and being a portion of the remainder of a 167.769 acre tract of land (by deed) being further described as Tract 6 deeded to Brinkmann Ranches of Collin County, L.P. as recorded in Volume 6067, Page 1299 of said Deed Records of Collin County, Texas, said permanent waterline easement being more particularly described by metes and bounds as follows:

BEGINNNING at a TxDOT monument found for the northwest corner of a 1.355 acre tract of land (by deed) deeded to the City of Frisco, Texas, as recorded in County Clerk's File No. 20110127000106560 of the Real Property Records of Collin County, Texas, said TxDOT monument being in the east line of a 2.6324 acre tract of land (by deed) deeded to the City of Frisco as recorded in Volume 6011, Page 463 of said Deed Records of Collin County, Texas, said TxDOT monument being the intersection of the east right-of-way line of County Road 71 (Coit Road), a variable width right-of-way with the north right-of-way line of F.M. 3537 (Main Street), a variable width right-of-way, said TxDOT monument having a grid coordinate of N=7,106,718.39 and E=2,498,700.87;

THENCE North 00 degrees 58 minutes 23 seconds West, with the east line of said 2.6324 acre tract of land and with the existing east right-of-way line of said County Road 71, a distance of 34.91 feet to a point for corner;

THENCE North 89 degrees 01 minutes 37 seconds East, a distance of 20.00 feet to a point for corner;

THENCE South 00 degrees 58 minutes 23 seconds East, a distance of 26.99 feet to a point for corner;

THENCE South 87 degrees 28 minutes 36 seconds East, a distance of 7.29 feet to a point for corner;

THENCE South 44 degrees 11 minutes 48 seconds East, a distance of 20.61 feet to a point for the beginning of a non-tangent curve to the left having a radius of 11515.89 feet, a central angle of 00 degrees 41 minutes 07 seconds, and whose chord bears South 87 degrees 55 minutes 10 seconds East, a distance of 137.74 feet;

THENCE with said non-tangent curve to the left, an arc length of 137.74 feet to a point for corner;

THENCE South 87 degrees 28 minutes 36 seconds East, a distance of 195.74 feet to a point for corner;

THENCE South 80 degrees 18 minutes 34 seconds East, a distance of 88.18 feet to a point for corner;

THENCE South 87 degrees 28 minutes 36 seconds East, a distance of 559.81 feet to a point for corner;

THENCE South 88 degrees 56 minutes 06 seconds East, a distance of 579.79 feet to appoint for corner;

THENCE North 89 degrees 36 minutes 24 seconds East, a distance of 830.69 feet to a point for corner;

THENCE North 79 degrees 12 minutes 04 seconds East, passing at a distance of 1.58 feet, a point for corner in the east line of said Tract 7, said point being in the west line of said Tract 6, in all, a distance of 110.64 feet to a point for corner;

THENCE North 89 degrees 36 minutes 24 seconds East, a distance of 115.67 feet to a point for corner;

THENCE South 68 degrees 36 minutes 03 seconds East, a distance of 53.85 feet to a point for corner;

THENCE North 89 degrees 36 minutes 24 seconds East, a distance of 890.50 feet to a point for corner;

THENCE North 89 degrees 18 minutes 34 seconds East, a distance of 1150.07 feet to a point for corner;

THENCE North 89 degrees 30 minutes 40 seconds East, a distance of 369.66 feet to a point for corner in the west line of an existing Permanent Meter Vault Easement granted to North Texas Municipal Water District as recorded in Volume 5741, Page 19 of said Deed Records of Collin County, Texas;

THENCE South 00 degrees 26 minutes 42 seconds East, with the west line of said existing Permanent Meter Vault Easement, a distance of 20.00 feet to a point for corner in the north line of a 1.353 acre tract of land (by deed) deeded to the City of Frisco, Texas, as recorded in County Clerk's File No. 20110127000106570 of said Real Property Records of Collin County, Texas, said point also being in the north right-of-way line of said F.M. 3537, from which a TxDOT monument found for an angle point in the north line of said 1.353 acre tract of land bears North 89 degrees 30 minutes 40 seconds East, a distance of 30.98 feet, said TxDOT monument being an angle point in the north right-of-way line of said F.M. 3537, said TxDOT monument having a grid coordinate of N=7,106,658.65 and E=2,503,847.09;

THENCE South 89 degrees 30 minutes 40 seconds West, with the north line of said 1.353 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 369.60 feet to a TxDOT monument found for corner, said TxDOT monument having a grid coordinate of N=7,106,655.23 and E=2,503,446.58;

THENCE South 89 degrees 18 minutes 34 seconds West, with the north line of said 1.353 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 215.51 feet to a point for corner in the north line of an existing easement granted to North Texas Municipal Water District as recorded in County Clerk's File No. 91-0072696 of the Real Property Records of Collin County, Texas;

THENCE South 89 degrees 33 minutes 18 seconds West, with the north line of said existing easement granted to North Texas Municipal Water District, passing at a distance of 934.57 feet, a point for corner, from which a TxDOT monument found for corner in the north line of said 1.353 acre tract of land bears South 00 degrees 26 minutes 42 seconds East, a distance of 4.01 feet, said TxDOT monument being in the north right-of-way line of said F.M. 3537, said TxDOT monument having a grid coordinate of N=7,106,641.37 and E=2,502,296.75, in all, a distance of 1836.97 feet to a point for corner in the north line of said 1.353 acre tract of land, said point being in the north right-of-way line of said F.M. 3537, from which a TxDOT monument found for an angle point in the north line of said 1.353 acre tract of land bears South 68 degrees 36 minutes 03 seconds East, a distance of 8.61 feet, said TxDOT monument being an angle point in the north right-of-way line of said F.M. 3537;

THENCE North 68 degrees 36 minutes 03 seconds West, with the north line of said 1.353 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 45.24 feet to a TxDOT monument found for corner;

THENCE South 89 degrees 36 minutes 24 seconds West, with the north line of said 1.353 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 110.00 feet to a TxDOT monument found for corner, said TxDOT monument having a grid coordinate of N=7,106,654.12 and E=2,501,242.40;

THENCE South 79 degrees 12 minutes 04 seconds West, with the north line of said 1.353 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 94.20 feet to a point for corner in the north line of said existing easement granted to North Texas Municipal Water District;

THENCE South 89 degrees 33 minutes 18 seconds West, with the north line of said existing easement granted to North Texas Municipal Water District, passing at a distance of 17.89 feet, a point for corner in the west line of said Tract 6, said point being in the east line of said Tract 7, in all, a distance of 932.61 feet to a point for corner in the north line of said 1.355 acre tract of land, said point being in the north right-of-way line of said F.M. 3537, from which a TxDOT monument found for corner in the north line of said 1.355 acre tract of land bears South 88 degrees 56 minutes 06 seconds East, a distance of 83.70 feet, said TxDOT monument being in the north right-of-way line of said F.M. 3537;

THENCE North 88 degrees 56 minutes 06 seconds West, with the north line of said 1.355 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 496.60 feet to a TxDOT monument found for corner, said TxDOT monument having a grid coordinate of N=7,106638.46 and E=2,499,721.00;

THENCE North 87 degrees 28 minutes 36 seconds West, with the north line of said 1.355 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 561.32 feet to a TxDOT monument found for corner;

THENCE North 80 degrees 18 minutes 34 seconds West, with the north line of said 1.355 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 88.18 feet to a TxDOT monument found for corner;

THENCE North 87 degrees 28 minutes 36 seconds West, with the north line of said 1.355 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 194.35 feet to a TxDOT monument found for the beginning of a curve to the right having a radius of 11535.89 feet, a central angle of 00 degrees 45 minutes 37 seconds, and whose chord bears North 87 degrees 52 minutes 53 seconds West, a distance of 153.08 feet;

THENCE with said curve to the right, with the north line of said 1.355 acre tract of land, and with the north right-of-way line of said F.M. 3537, an arc length of 153.09 feet to a TxDOT monument found corner;

THENCE North 44 degrees 11 minutes 48 seconds West, with the north line of said 1.355 acre tract of land and with the north right-of-way line of said F.M. 3537, a distance of 36.49 feet to the **POINT OF BEGINNING**, and containing 95,800 square feet or 2.199 acres of land, more or less.

Notes:

(1) A plat of even date herewith accompanies this legal description.

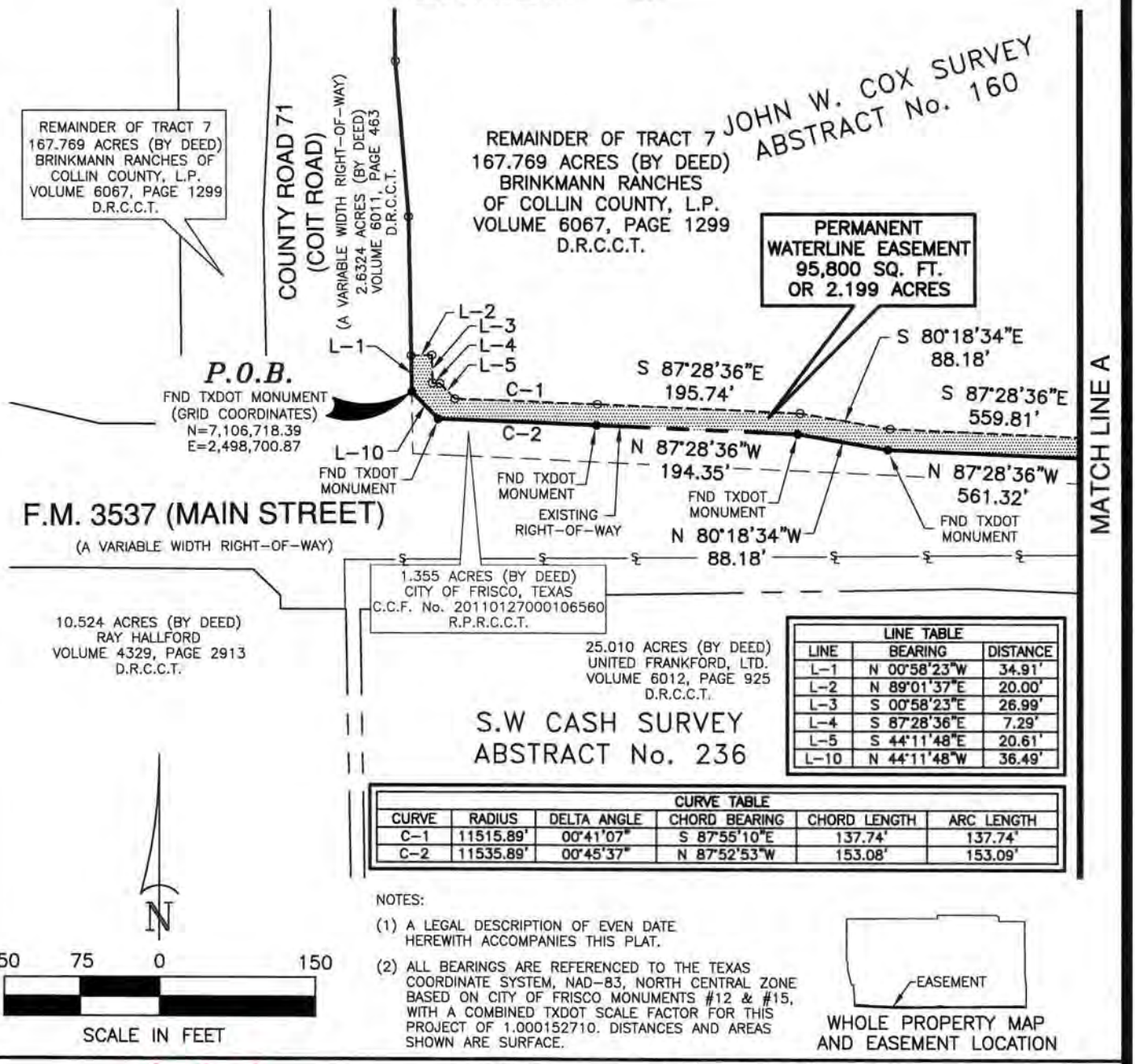
(2) All bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone based on City of Frisco Monuments #12 & #15, with a TxDoT combined scale factor for this project of 1.000152710. Distances and areas shown are surface.

Date: February 21, 2011

Curtis Smith
Registered Professional Land Surveyor
Texas No. 5494

STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "B"



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°58'23"W	34.91'
L-2	N 89°01'37"E	20.00'
L-3	S 00°58'23"E	26.99'
L-4	S 87°28'36"E	7.29'
L-5	S 44°11'48"E	20.61'
L-10	N 44°11'48"W	36.49'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	11515.89'	00°41'07"	S 87°55'10"E	137.74'	137.74'
C-2	11535.89'	00°45'37"	N 87°52'53"W	153.08'	153.09'

NOTES:

(1) A LEGAL DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS PLAT.

(2) ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE BASED ON CITY OF FRISCO MONUMENTS #12 & #15, WITH A COMBINED TXDOT SCALE FACTOR FOR THIS PROJECT OF 1.000152710. DISTANCES AND AREAS SHOWN ARE SURFACE.

WHOLE PROPERTY MAP
AND EASEMENT LOCATION

FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

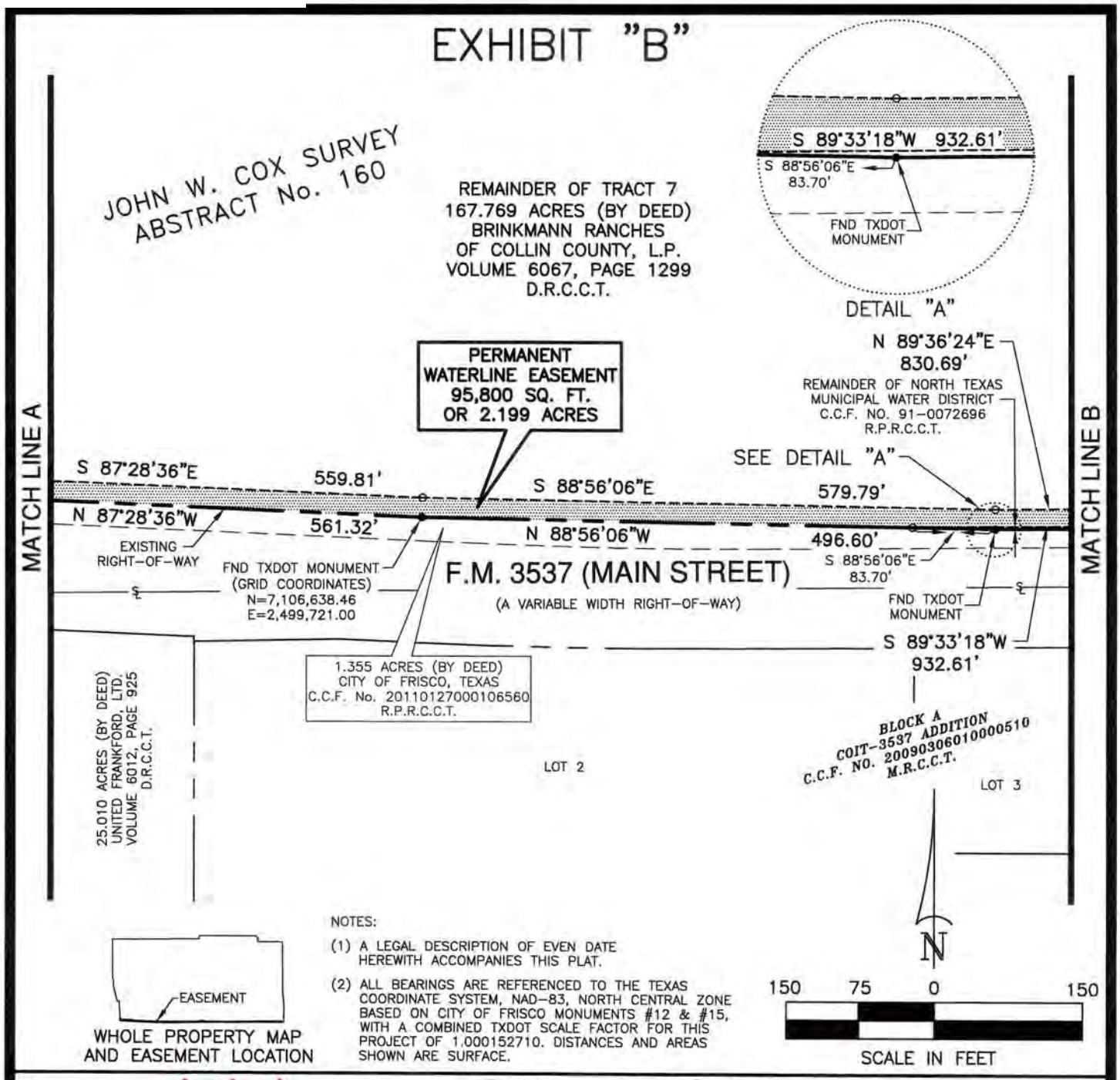
PERMANENT WATERLINE EASEMENT		PARCEL No: 7-PE
OWNER: BRINKMANN RANCHES OF COLLIN COUNTY, L.P.		
SURVEY: JOHN W. COX SURVEY, ABSTRACT No. 160		
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS		
EASEMENT ACQUISITION AREA: 95,800 SQ. FT. OR 2.199 ACRES		
JOB NO. FNI1002.00	DRAWN BY: J.H.	CADD FILE: EASEMENTS.DWG
DATE: FEBRUARY 21, 2011	EXHIBIT B PAGE 1 OF 6	SCALE: 1" = 150'



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH, FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"



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FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

PERMANENT WATERLINE EASEMENT		PARCEL No: 7-PE
OWNER: BRINKMANN RANCHES OF COLLIN COUNTY, L.P.		
SURVEY: JOHN W. COX SURVEY, ABSTRACT No. 160		
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DATE: FEBRUARY 21, 2011	EXHIBIT B PAGE 2 OF 6	SCALE: 1" = 150'

STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL
LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH, FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"

LINE TABLE		
LINE	BEARING	DISTANCE
L-6	S 68°36'03"E	8.61'
L-7	N 68°36'03"W	45.24'
L-8	S 89°36'24"W	110.00'
L-9	S 79°12'04"W	94.20'

JOHN W. COX SURVEY
ABSTRACT No. 160

REMAINDER OF TRACT 7
167.769 ACRES (BY DEED)
BRINKMANN RANCHES
OF COLLIN COUNTY, L.P.
VOLUME 6067, PAGE 1299
D.R.C.C.T.

PERMANENT
WATERLINE EASEMENT
95,800 SQ. FT.
OR 2.199 ACRES

MATCH LINE B

MATCH LINE C

DEED LINE

DETAIL "B"

L-7 1836.97'

L-6

FND TXDOT MONUMENT

N 79°12'04"E
110.64'

S 68°36'03"E
53.85'

N 89°36'24"E
115.67'

REMAINDER OF NORTH TEXAS
MUNICIPAL WATER DISTRICT
C.C.F. NO. 91-0072696
R.P.R.C.C.T.

PASSING AT 1.58'
EAST LINE TRACT 7
WEST LINE TRACT 6

N 89°36'24"E 830.69'

L-9 L-8 L-7

S 89°33'18"W 932.61'

EXISTING
RIGHT-OF-WAY

F.M. 3537 (MAIN STREET)

(A VARIABLE WIDTH RIGHT-OF-WAY)

PASSING AT 17.89'
EAST LINE TRACT 7
WEST LINE TRACT 6

FND TXDOT MONUMENT L-6

SEE DETAIL "B"

FND TXDOT MONUMENT FND TXDOT MONUMENT

(GRID COORDINATES)
N=7,106,654.12
E=2,501,242.40

1.355 ACRES (BY DEED)
CITY OF FRISCO, TEXAS
C.C.F. No. 20110127000106560
R.P.R.C.C.T.

LOT 1

LOT 2, BLOCK X

1.353 ACRES (BY DEED)
CITY OF FRISCO, TEXAS
C.C.F. No. 20110127000106570
R.P.R.C.C.T.

LOT 3

LOT 1

BLOCK A
COIT-3537 ADDITION
C.C.F. NO. 20090306010000510
M.R.C.C.T.

BLOCK A
CYPRESS CREEK PHASE 1
VOLUME R, PAGE 198
M.R.C.C.T.

LOT 23 LOT 22 LOT 21 LOT 20 LOT 19 LOT 18 LOT 17 LOT 16 LOT 15

PINEBRIDGE DRIVE
(A VARIABLE WIDTH RIGHT-OF-WAY)

N

150 75 0 150

SCALE IN FEET

NOTES:

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EASEMENT

WHOLE PROPERTY MAP
AND EASEMENT LOCATION

FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

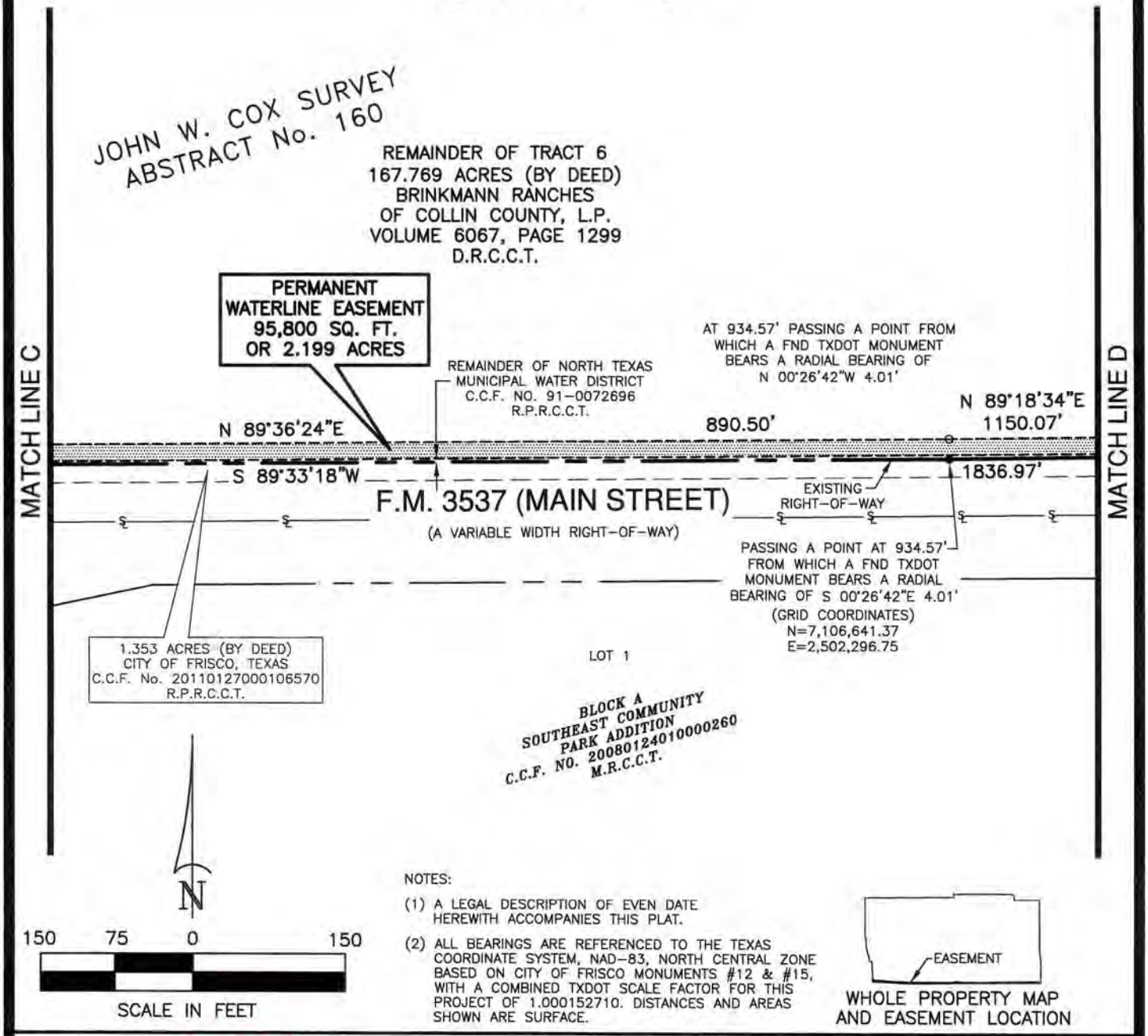
PERMANENT WATERLINE EASEMENT		PARCEL No: 7-PE
OWNER: BRINKMANN RANCHES OF COLLIN COUNTY, L.P.		
SURVEY: JOHN W. COX SURVEY, ABSTRACT No. 160		
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS		
EASEMENT ACQUISITION AREA: 95,800 SQ. FT. OR 2.199 ACRES		
JOB NO. FNI1002.00	DRAWN BY: J.H.	CADD FILE: EASEMENTS.DWG
DATE: FEBRUARY 21, 2011	EXHIBIT B PAGE 3 OF 6	SCALE: 1" = 150'

STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL
LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH, FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"



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WHOLE PROPERTY MAP
AND EASEMENT LOCATION

FRISCO

City of Frisco

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F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

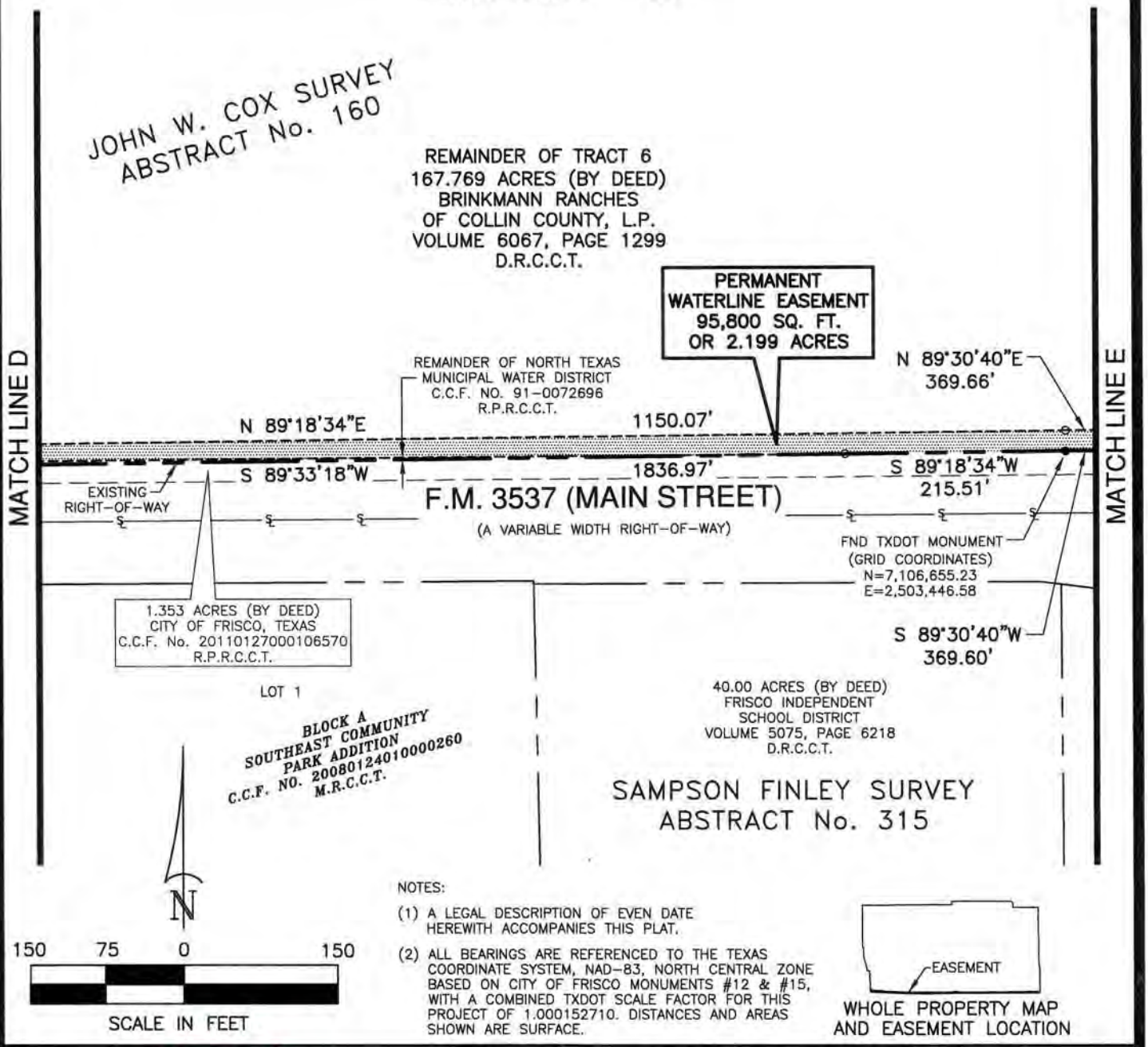
PERMANENT WATERLINE EASEMENT		PARCEL No: 7-PE
OWNER: BRINKMANN RANCHES OF COLLIN COUNTY, L.P.		
SURVEY: JOHN W. COX SURVEY, ABSTRACT No. 160		
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EASEMENT ACQUISITION AREA: 95,800 SQ. FT. OR 2.199 ACRES		
JOB NO. FNI1002.00	DRAWN BY: J.H.	CADD FILE: EASEMENTS.DWG
DATE: FEBRUARY 21, 2011	EXHIBIT B PAGE 4 OF 6	SCALE: 1" = 150'



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

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EXHIBIT "B"



NOTES:

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WHOLE PROPERTY MAP
AND EASEMENT LOCATION

FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

PERMANENT WATERLINE EASEMENT	PARCEL No: 7-PE
OWNER: BRINKMANN RANCHES OF COLLIN COUNTY, L.P.	
SURVEY: JOHN W. COX SURVEY, ABSTRACT No. 160	
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS	
EASEMENT ACQUISITION AREA: 95,800 SQ. FT. OR 2.199 ACRES	

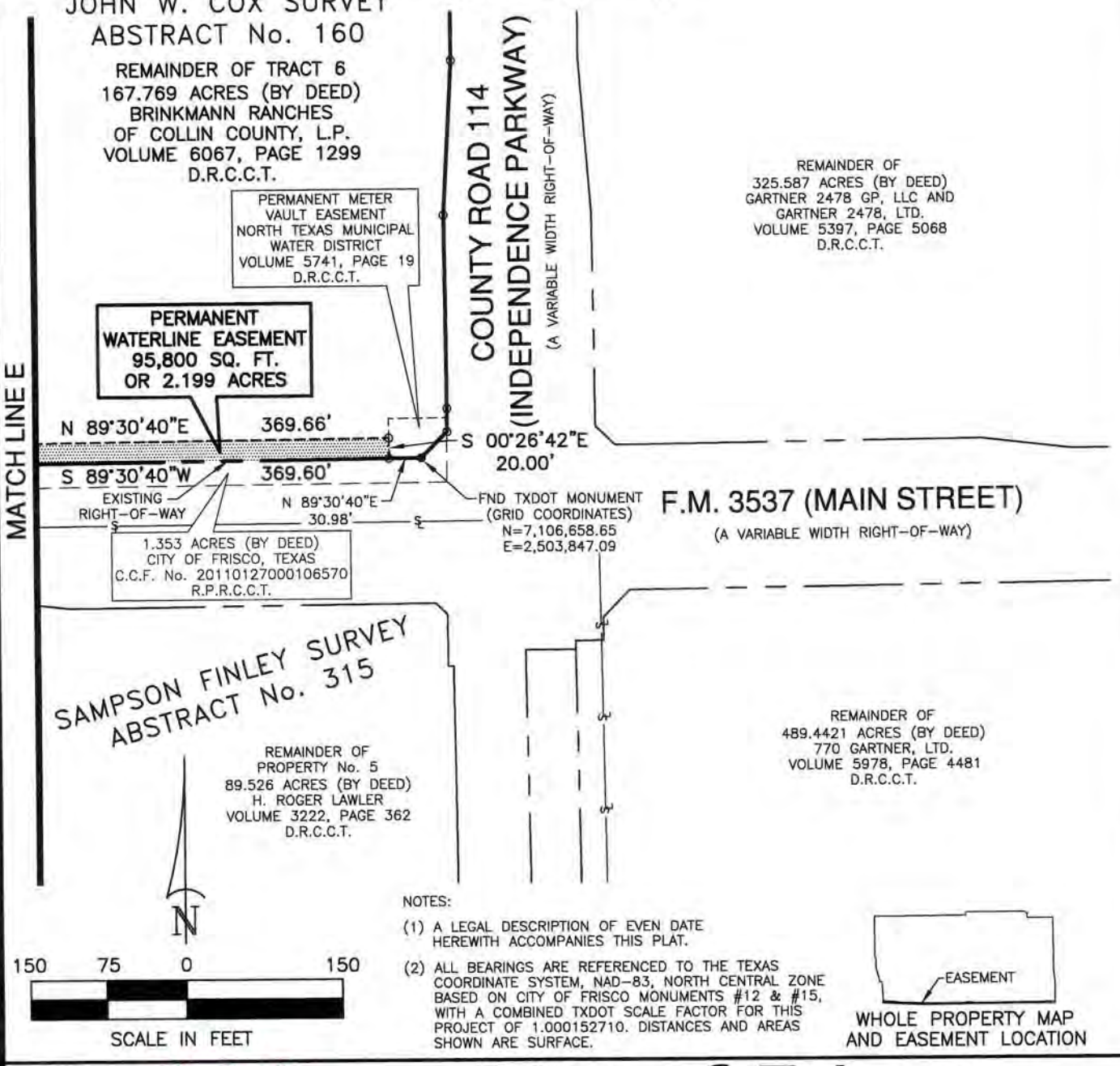
JOB NO. FNI1002.00	DRAWN BY: J.H.	CADD FILE: EASEMENTS.DWG
DATE: FEBRUARY 21, 2011	EXHIBIT B PAGE 5 OF 6	SCALE: 1" = 150'



CURTIS SMITH
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EXHIBIT "B"



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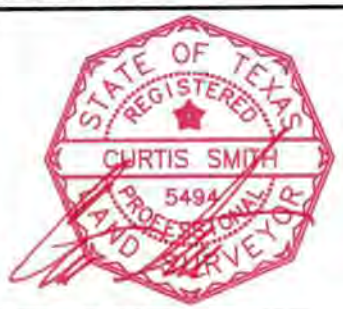
WHOLE PROPERTY MAP
AND EASEMENT LOCATION

FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)



PERMANENT WATERLINE EASEMENT		PARCEL No: 7-PE
OWNER: BRINKMANN RANCHES OF COLLIN COUNTY, L.P.		
SURVEY: JOHN W. COX SURVEY, ABSTRACT No. 160		
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS		
EASEMENT ACQUISITION AREA: 95,800 SQ. FT. OR 2.199 ACRES		
JOB NO. FNI1002.00	DRAWN BY: J.H.	CADD FILE: EASEMENTS.DWG
DATE: FEBRUARY 21, 2011	EXHIBIT B PAGE 6 OF 6	SCALE: 1" = 150'

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH, FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "10"
Depiction and Description of Easement on Property 9-PE

F.M. 3537 20" & 24" WATER IMPROVEMENTS
(PRESTON ROAD TO CUSTER ROAD)
PARCEL No. 9-PE
14456 F.M. 3537
SAMPSON FINLEY SURVEY, ABSTRACT No. 315

EXHIBIT "A"

Being a permanent waterline easement situated in the Sampson Finley Survey, Abstract No. 315, City of Frisco, Collin County, Texas, said permanent waterline easement being a portion of the remainder of an 89.526 acre tract of land (by deed) being further described as Property No. 5 deeded to H. Roger Lawler as recorded in Volume 3222, Page 362 of the Deed Records of Collin County, Texas, said permanent waterline easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "BH&C" found for the southeast corner of a 0.3019 acre tract of land (by deed) deeded to the City of Frisco, Texas, as recorded in County Clerk's File No. 20110127000106590 of the Real Property Records of Collin County, Texas, said 1/2 inch iron rod with cap stamped "BH&C" being an exterior ell corner in the south right-of-way line of F.M. 3537 (Main Street), a variable width right-of-way, said 1/2 inch iron rod with cap stamped "BH&C" being the intersection of the east line of a 40.00 acre tract of land (by deed) deeded to Frisco Independent School District as recorded in Volume 5075, Page 6218 of said Deed Records of Collin County, Texas with the proposed south right-of-way line of said F.M. 3537, said 1/2 inch iron rod with cap stamped "BH&C" having a grid coordinate of N=7,106,523.59 and E=2,503,441.36; THENCE South 83 degrees 15 minutes 18 seconds East, with the proposed south right-of-way line of said F.M. 3537, a distance of 66.44 feet to a point for corner; THENCE North 89 degrees 30 minutes 40 seconds East, with the proposed south right-of-way line of said F.M. 3537, a distance of 287.39 feet to the **POINT OF BEGINNING** of the herein described permanent waterline easement;

THENCE North 89 degrees 30 minutes 40 seconds East, with the proposed south right-of-way line of said F.M. 3537, a distance of 64.88 feet to a 1/2 inch iron rod with cap stamped "BH&C" found for corner, said 1/2 inch iron rod with cap stamped "BH&C" having a grid coordinate of N=7,106,518.76 and E=2,503,859.78;

THENCE South 45 degrees 36 minutes 14 seconds East, with the proposed south right-of-way line of said F.M. 3537, a distance of 15.26 feet to a point for the intersection of the proposed south right-of-way line of said F.M. 3537 with the existing west right-of-way line of County Road 114 (Independence Parkway), a variable width right-of-way and the west line of a 0.128 acre tract of land (by deed) deeded to the City of Frisco as recorded in County Clerk's File No. 20071130001602210 of said Real Property Records of Collin County, Texas;

THENCE South 00 degrees 40 minutes 52 seconds East, with the west line of said 0.128 acre tract of land and with the existing west right-of-way line of said County Road 114, a distance of 21.24 feet to a point for corner;

THENCE North 45 degrees 36 minutes 14 seconds West, a distance of 24.11 feet to a point for corner;

THENCE South 89 degrees 30 minutes 40 seconds West, a distance of 58.68 feet to a point for corner;

THENCE North 00 degrees 29 minutes 20 seconds West, a distance of 15.00 feet to the **POINT OF BEGINNING**, and containing 1,222 square feet or 0.028 acres of land, more or less.

Notes:

(1) A plat of even date herewith accompanies this legal description.

(2) All bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone based on City of Frisco Monuments #12 & #15, with a TxDoT combined scale factor for this project of 1.000152710. Distances and areas shown are surface.

Date: November 28, 2011

Curtis Smith
Registered Professional Land Surveyor
Texas No. 5494

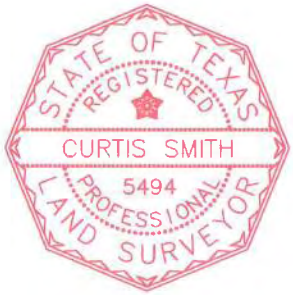
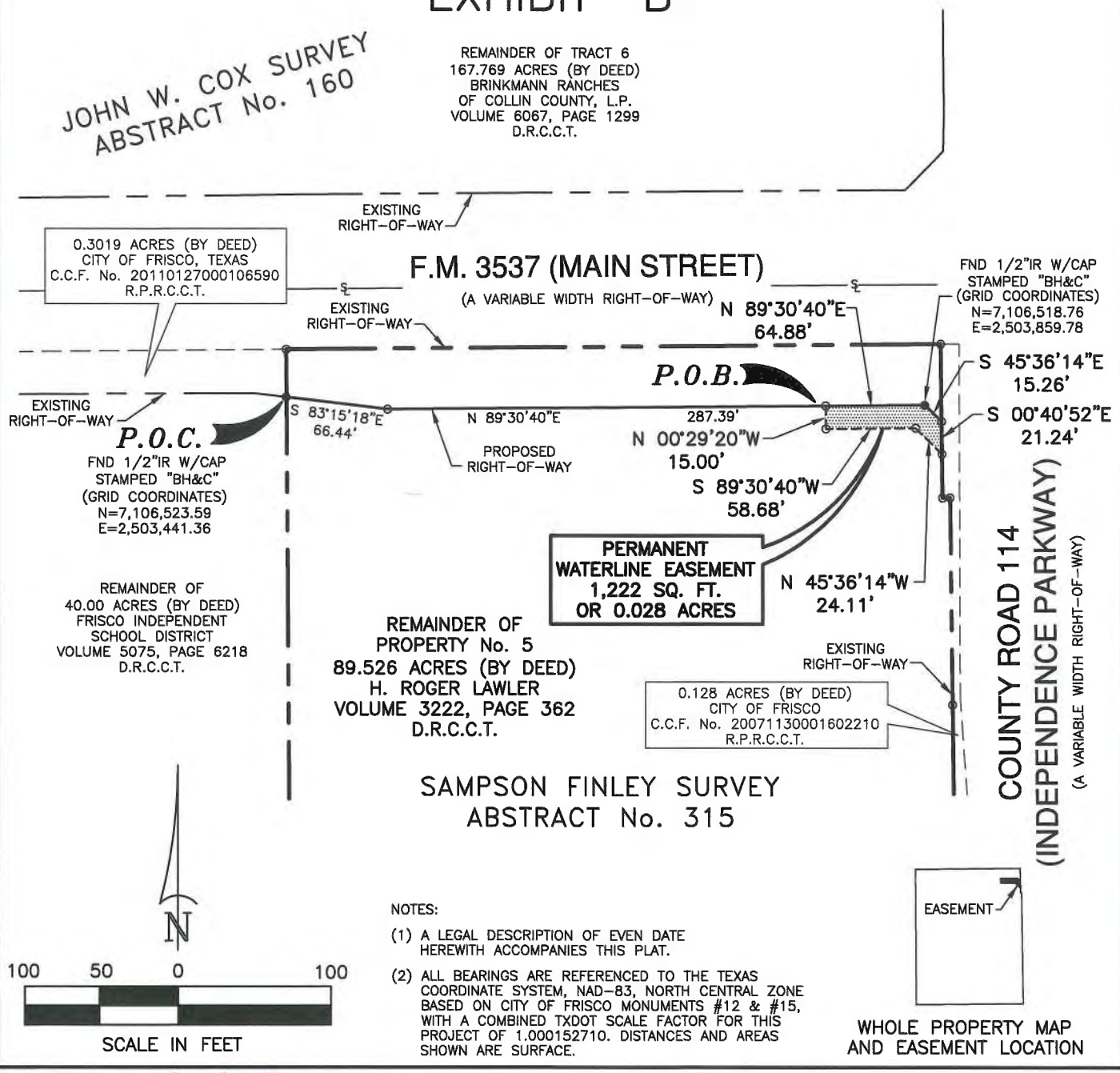


EXHIBIT "B"



NOTES:

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FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

PERMANENT WATERLINE EASEMENT		PARCEL No: 9-PE
OWNER: H. ROGER LAWLER		
SURVEY: SAMPSON FINLEY SURVEY, ABSTRACT No. 315		
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS		
EASEMENT ACQUISITION AREA: 1,222 SQ. FT. OR 0.028 ACRES		
JOB NO. FNI1002.00	DRAWN BY: J.H.	CADD FILE: EASEMENTS.DWG
DATE: NOVEMBER 28, 2011	EXHIBIT B PAGE 1 OF 1	SCALE: 1" = 100'

STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH, FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "11"
Depiction and Description of Easement on Property 11-PE

F.M. 3537 20" & 24" WATER IMPROVEMENTS
(PRESTON ROAD TO CUSTER ROAD)
PARCEL No. 11-PE
13160 F.M. 3537
LOT 3, BLOCK A, COIT-3537 ADDITION

EXHIBIT "A"

Being a permanent waterline easement out of Lot 3, Block A of Coit-3537 Addition, an addition to the City of Frisco, Collin County, Texas as recorded in County Clerk's File No. 20090306010000510 of the Map Records of Collin County, Texas, said Lot 3 being deeded to United Frankford, Ltd. as recorded in Volume 4433, Page 2144 of the Deed Records of Collin County, Texas, said permanent waterline easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "RPLS 5686" found for the northwest corner of Lot 1, Block A of Cypress Creek Phase 1, an addition to the City of Frisco, Collin County, Texas as recorded in Volume R, Page 198 of said Map Records of Collin County, Texas, said 1/2 inch iron rod with cap stamped "RPLS 5686" being the northeast corner of Lot 1, Block A of said Coit-3537 Addition, said 1/2 inch iron rod with cap stamped "RPLS 5686" being in the existing south right-of-way line of F.M. 3537 (Main Street), a variable width right-of-way; THENCE South 89 degrees 36 minutes 57 seconds West, with the most eastern north line of said Lot 1, Block A of said Coit-3537 Addition and with the existing south right-of-way line of said F.M. 3537, a distance of 60.00 feet to a 1/2 inch iron rod with cap stamped "RPLS 5686" found for the northeast corner of said Lot 3, said 1/2 inch iron rod with cap stamped "RPLS 5686" being the most westerly northeast corner of said Lot 1, Block A of said Coit-3537 Addition and having grid coordinates of N=7,106,510.25 and E=2,500,506.60, from which a 1/2 inch iron rod with cap stamped "RPLS 5686" found for corner in the north line of Lot 2, Block A of said Coit-3537 Addition bears South 89 degrees 36 minutes 57 seconds West, a distance of 500.94 feet, said 1/2 inch iron rod with cap stamped "RPLS 5686" being in the existing south right-of-way line of said F.M. 3537 and having grid coordinates of N=7,106,506.89 and E=2,500,005.75; THENCE South 00 degrees 23 minutes 03 seconds East, with the east line of said Lot 3 and with the most northerly west line of said Lot 1, Block A of said Coit-3537 Addition, a distance of 25.64 feet to a point for corner in the north line of a 15.0' Water Easement as recorded in County Clerk's File No. 2009030601000510 of said Map Records of Collin County, Texas, from which a 1/2 inch iron rod with cap stamped "RPLS 5686" found for the southeast corner of said Lot 3 bears South 00 degrees 23 minutes 03 seconds East, a distance of 184.99 feet, said 1/2 inch iron rod with cap stamped "RPLS 5686" being an interior ell corner in said Lot 1, Block A of said Coit-3537 Addition; THENCE South 89 degrees 44 minutes 59 seconds West, with the north line of said 15.0' Water Easement, a distance of 123.91 feet to the **POINT OF BEGINNING** of the herein described permanent waterline easement;

THENCE South 89 degrees 44 minutes 59 seconds West, with the north line of said 15.0' Water Easement, a distance of 15.00 feet to a point for corner;

THENCE North 00 degrees 09 minutes 42 seconds West, a distance of 15.32 feet to a point for corner in the south line of a 10.0' Street Easement as shown on said Coit-3537 Addition;

THENCE North 89 degrees 36 minutes 57 seconds East, with the south line of said 10.0' Street Easement, a distance of 15.00 feet to a point for corner;

THENCE South 00 degrees 09 minutes 42 seconds East, a distance of 15.35 feet to the **POINT OF BEGINNING**, and containing 230 square feet or 0.005 acres of land, more or less.

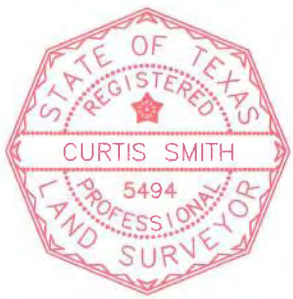
Notes:

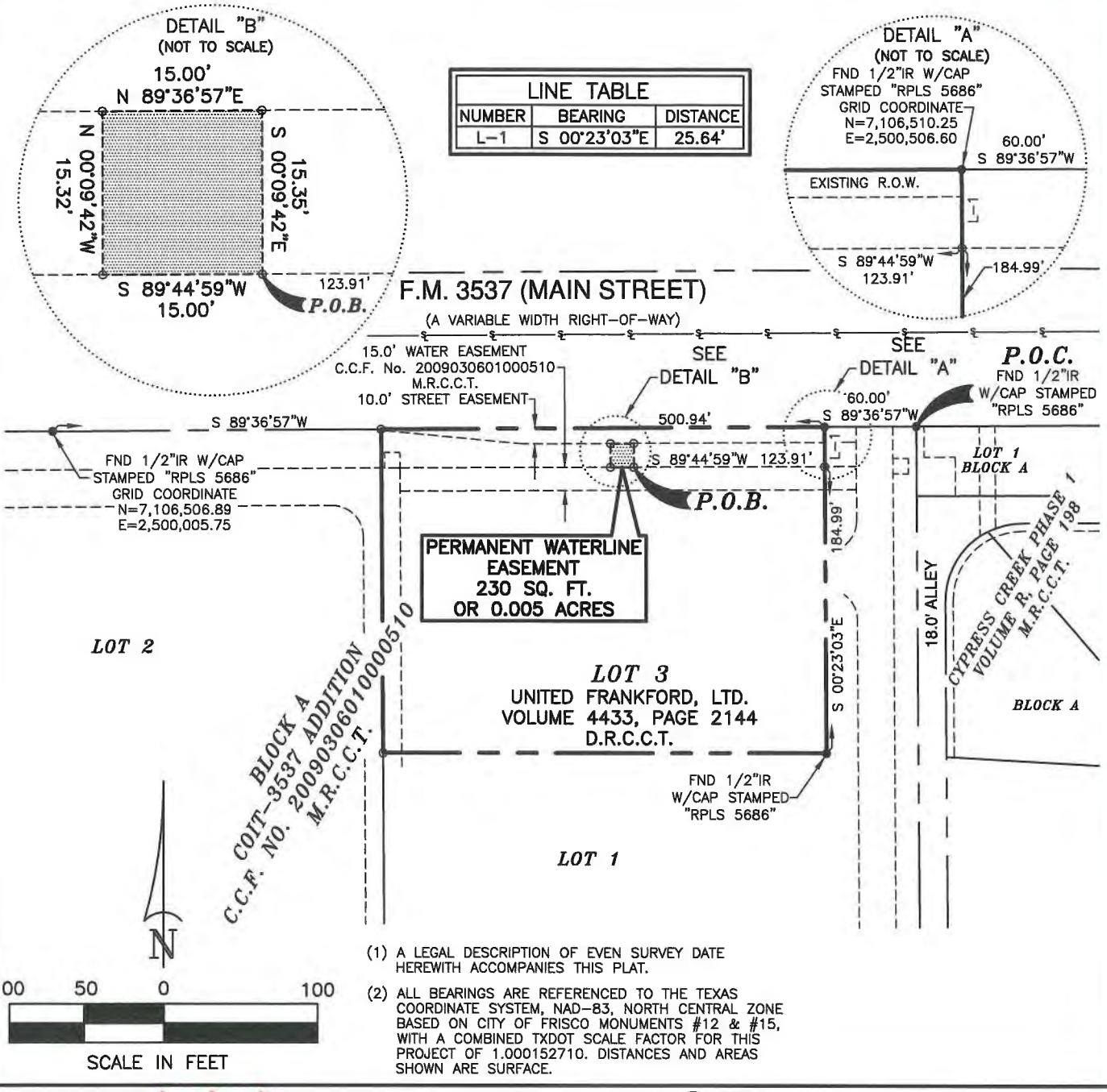
(1) A plat of even survey date herewith accompanies this legal description.

(2) All bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone based on City of Frisco Monuments #12 & #15, with a TxDoT combined scale factor for this project of 1.000152710. Distances and areas shown are surface.

Date: November 22, 2011

Curtis Smith
Registered Professional Land Surveyor
Texas No. 5494





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

(2) ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE BASED ON CITY OF FRISCO MONUMENTS #12 & #15, WITH A COMBINED TXDOT SCALE FACTOR FOR THIS PROJECT OF 1.000152710. DISTANCES AND AREAS SHOWN ARE SURFACE.

FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

PERMANENT WATERLINE EASEMENT		PARCEL No: 11-PE
OWNER: UNITED FRANKFORD, LTD.		
SURVEY: COIT-3537 ADDITION		
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS		
EASEMENT ACQUISITION AREA: 230 SQ. FT. OR 0.005 ACRES		
JOB NO. FNI1002.00	DRAWN BY: D.P.	CADD FILE: EASEMENTS.DWG
DATE: NOVEMBER 22, 2011	EXHIBIT B PAGE 1 OF 1	SCALE: 1" = 100'

STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL
LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD S. FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "12"
Depiction and Description of Easement on Property 13-PE

F.M. 3537 20" & 24" WATER IMPROVEMENTS
(PRESTON ROAD TO CUSTER ROAD)
PARCEL No. 13-PE
11065 F.M. 3537
LOT 1, BLOCK A, HILLCREST PLACE

EXHIBIT "A"

Being a permanent waterline easement out of Lot 1, Block A of Hillcrest Place, an addition to the City of Frisco, Collin County, Texas as recorded in Volume N, Page 308 of the Map Records of Collin County, Texas, said Lot 1 being deeded to Lambert FM #3537, Ltd as recorded in Volume 5265, Page 4816 of the Deed Records of Collin County, Texas, said permanent waterline easement being more particularly described by metes and bounds as follows:

COMMENCING at a 2 inch aluminum disk found for the most westerly northwest corner of said Lot 1, said 2 inch aluminum disk being the intersection of the south right-of-way line of F.M. 3537 (Main Street), a variable width right-of-way, with the east right-of-way line of Hillcrest Road, a 120.0' right-of-way, said 2 inch aluminum disk being the most westerly northwest corner of a 5.0' Sidewalk Easement as recorded in Volume N, Page 308 of said Map Records of Collin County, Texas; THENCE North 44 degrees 45 minutes 46 seconds East, with the northwest line of said Lot 1, with the northwest line of said 5.0' Sidewalk Easement and with the south right-of-way line of said F.M. 3537, a distance of 35.36 feet to a point for the most northerly northwest corner of said Lot 1, said point being an angle point in the south right-of-way line of said F.M. 3537, said point being the most northerly northwest corner of an existing 10.0' Water Easement as recorded in Volume N, page 308 of said Map Records of Collin County, Texas, said point also being the most northerly northwest corner of said 5.0' Sidewalk Easement, from which a 1/2 inch iron rod with cap stamped "Weir & Assoc." found for reference bears North 44 degrees 45 minutes 46 seconds East, a distance of 0.22 feet, said 1/2 inch iron rod with cap stamped "Weir & Assoc." having grid coordinates of N=7,106,554.23 and E=2,493,624.04; THENCE North 89 degrees 45 minutes 46 seconds East, with the north line of said Lot 1, with the north line of said 5.0' Sidewalk Easement, with the north line of said 10.0' Water Easement and with the south right-of-way line of said F.M. 3537, a distance of 12.50 feet to the **POINT OF BEGINNING** of the herein described permanent waterline easement, said point being the northeast corner of said existing 10.0' Water Easement;

THENCE North 89 degrees 45 minutes 46 seconds East, with the north line of said Lot 1, with the north line of said 5.0' Sidewalk Easement and with the south right-of-way line of said F.M. 3537, a distance of 86.83 feet to a point for corner;

THENCE North 89 degrees 59 minutes 38 seconds East, with the north line of said Lot 1, with the north line of said 5.0' Sidewalk Easement and with the south right-of-way line of said F.M. 3537, a distance of 23.50 feet to a point for an exterior ell corner in the north line of a 24.0' Firelane, Access and Utility Easement as recorded in Volume N, Page 308 of said Map Records of Collin County, Texas, from which an "X" in concrete found for an angle point in the north line of said Lot 1 bears North 89 degrees 59 minutes 38 seconds East, a distance of 52.17 feet, said "X" in concrete being an angle point in the south right-of-way line of said F.M. 3537 and having grid coordinates of N=7,106,554.50 and E=2,493,798.85;

THENCE South 00 degrees 00 minutes 22 seconds East, with the north line of said 24.0' Firelane, Access and Utility Easement, a distance of 8.00 feet to a point for the beginning of a curve to the right having a radius of 20.00 feet, a central angle of 05 degrees 44 minutes 21 seconds and whose chord bears South 02 degrees 51 minutes 48 seconds West, a chord distance of 2.00 feet;

THENCE with said curve to the right and with the north line of said 24.0' Firelane, Access and Utility Easement, an arc length of 2.00 feet to a point for corner;

THENCE South 89 degrees 59 minutes 38 seconds West, a distance of 23.38 feet to a point for corner;

THENCE South 89 degrees 45 minutes 46 seconds West, a distance of 86.81 feet to a point for corner in the east line of said existing 10.0' Water Easement;

THENCE North 00 degrees 14 minutes 14 seconds West, with the east line of said existing 10.0' Water Easement, a distance of 10.00 feet to the **POINT OF BEGINNING**, and containing 1,103 square feet or 0.025 acres of land, more or less.

Notes:

(1) A plat of even survey date herewith accompanies this legal description.

(2) All bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone based on City of Frisco Monuments #12 & #15, with a TxDoT combined scale factor for this project of 1.000152710. Distances and areas shown are surface.

Date: October 14, 2010

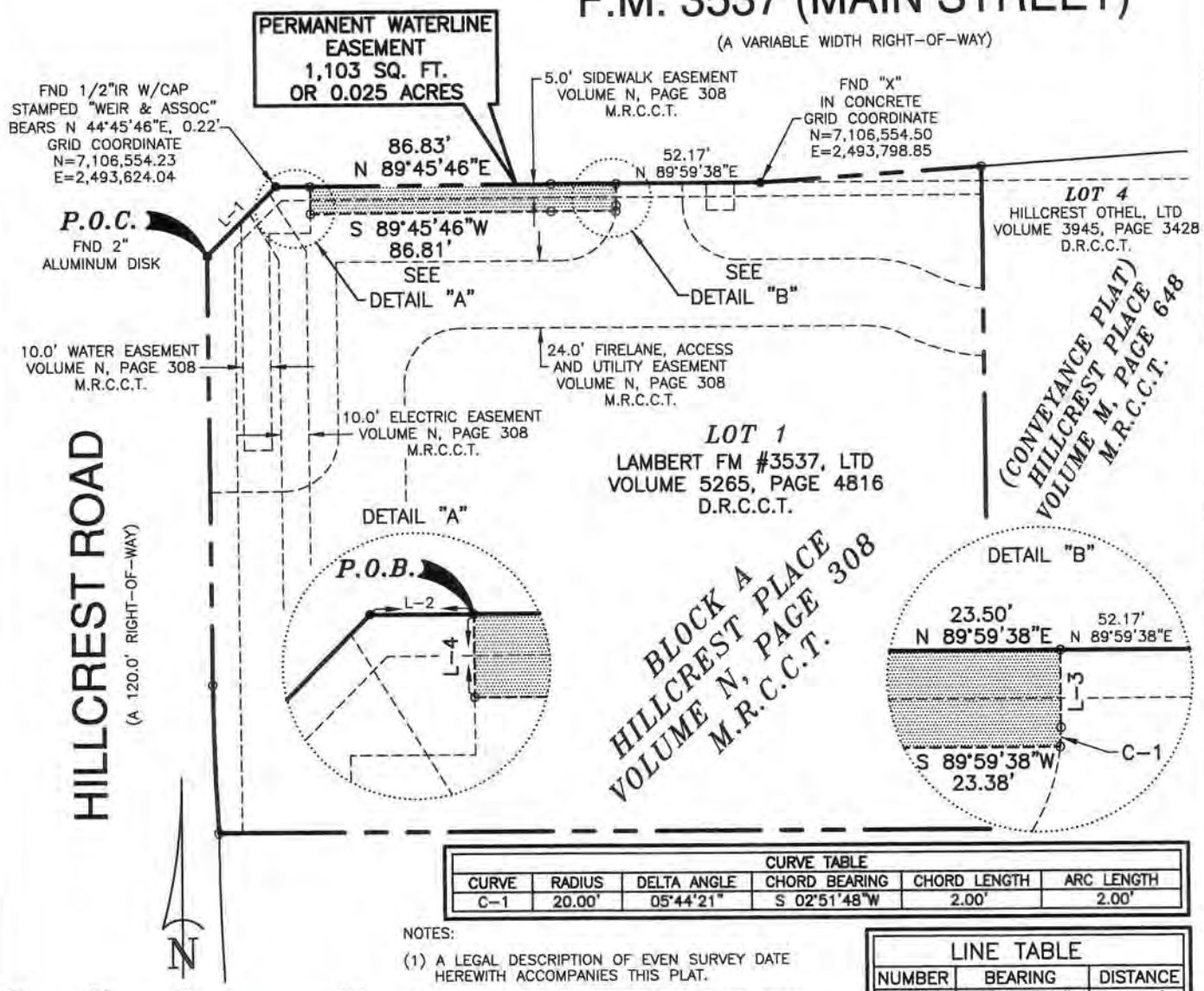
Curtis Smith
Registered Professional Land Surveyor
Texas No. 5494



EXHIBIT "B"

F.M. 3537 (MAIN STREET)

(A VARIABLE WIDTH RIGHT-OF-WAY)



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	20.00'	05°44'21"	S 02°51'48"W	2.00'	2.00'

NOTES:

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

(2) ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE BASED ON CITY OF FRISCO MONUMENTS #12 & #15, WITH A COMBINED TXDOT SCALE FACTOR FOR THIS PROJECT OF 1.000152710. DISTANCES AND AREAS SHOWN ARE SURFACE.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L-1	N 44°45'46"E	35.36'
L-2	N 89°45'46"E	12.50'
L-3	S 00°00'22"E	8.00'
L-4	N 00°14'14"W	10.00'

FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

PERMANENT WATERLINE EASEMENT		PARCEL No: 13-PE
OWNER: LAMBERT FM #3537, LTD		
SURVEY: HILLCREST PLACE		
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS		
EASEMENT ACQUISITION AREA: 1,103 SQ. FT. OR 0.025 ACRES		
JOB NO. FNI1002.00	DRAWN BY: D.P.	CADD FILE: EASEMENTS.DWG
DATE: OCTOBER 14, 2010	EXHIBIT B PAGE 1 OF 1	SCALE: 1" = 60'

STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH, FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "13"
Depiction and Description of Easement on Property 14-PE

F.M. 3537 20" & 24" WATER IMPROVEMENTS
(PRESTON ROAD TO CUSTER ROAD)
PARCEL No. 14-PE
10501 F.M. 3537
LOT 1, BLOCK A, PRESTON TRAIL COMMUNITY CHURCH ADDITION

EXHIBIT "A"

Being a permanent waterline easement out of Lot 1, Block A of Preston Trail Community Church Addition, an addition to the City of Frisco, Collin County, Texas as recorded in County Clerk's File No. 2006-398 of the Map Records of Collin County, Texas, said Lot 1 being deeded to Preston Trail Ministries, Inc. as recorded in County Clerk's File No. 2006-0207000162770 of the Deed Records of Collin County, Texas, said permanent waterline easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "BH&C" found in the south right-of-way line of F.M. 3537 (Main Street), a variable width right-of-way, said 1/2 inch iron rod with cap stamped "BH&C" being the southeast corner of a 0.1181 acre tract of land (by deed) deeded to the State of Texas as recorded in County Clerk's File No. 20110826000903980 of said Deed Records of Collin County, Texas, said 1/2 inch iron rod with cap stamped "BH&C" being in the east line of Lot 2, Block A of said Preston Trail Community Church Addition, said 1/2 inch iron rod with cap stamped "BH&C" being in the west line of a 5.7144 acre tract of land (by deed) deeded to Main at Hillcrest, L.P. as recorded in Volume 5307, Page 2259 of said Deed Records of Collin County, Texas; THENCE South 87 degrees 35 minutes 41 seconds West, with the south right-of-way line of said F.M. 3537 and with the south line of said 0.1181 acre tract of land, a distance of 174.77 feet to a point for the southwest corner of said 0.1181 acre tract of land, said point being the southeast corner of a 0.2124 acre tract of land (by deed) deeded to the State of Texas as recorded in County Clerk's File No. 20110826000903930 of said Deed Records of Collin County, Texas, said point being in the west line of said Lot 2, said point also being in the east line of said Lot 1, from which a 1/2 inch iron rod with cap stamped "BH&C" found for reference bears South 79 degrees 39 minutes 02 seconds East, a distance of 0.42 feet, said 1/2 inch iron rod with cap stamped "BH&C" having grid coordinates of N=7,106,526.01 and E=2,492,289.21; THENCE South 87 degrees 35 minutes 41 seconds West, with the south line of said 0.2124 acre tract of land and with the south right-of-way line of said F.M. 3537, a distance of 32.45 feet to the **POINT OF BEGINNING** of the herein described permanent waterline easement, said point being in the west line of an existing Firelane, Access, and Utility Easement as recorded in County Clerk's File No. 2006-398 of said Map Records of Collin County, Texas;

THENCE South 19 degrees 04 minutes 01 seconds East, with the east line of said existing Firelane, Access, and Utility Easement, a distance of 15.66 feet to a point for corner;

THENCE South 87 degrees 35 minutes 41 seconds West, a distance of 68.98 feet to a point for the beginning of a curve to the right having a radius of 5045.00 feet, a central angle of 01 degrees 07 minutes 52 seconds, and whose chord bears South 88 degrees 09 minutes 37 seconds West, a distance of 99.59 feet;

THENCE with said curve to the right, an arc length of 99.59 feet to a point for corner;

THENCE South 00 degrees 37 minutes 40 seconds East, a distance of 20.00 feet to a point for the beginning of a non-tangent curve to the right having a radius of 5065.00 feet, a central angle of 00 degrees 10 minutes 11 seconds, and whose chord bears South 88 degrees 48 minutes 47 seconds West, a distance of 15.00 feet;

THENCE with said non-tangent curve to the right, an arc length of 15.00 feet to a point for corner in the east line of an existing Firelane, Access, and Utility Easement as recorded in County Clerk's File No. 2006-398 of said Map Records of Collin County, Texas;

THENCE North 00 degrees 37 minutes 40 seconds West, with the east line of said existing Firelane, Access, and Utility Easement, a distance of 35.00 feet to a point for corner in the south line of said 0.2124 acre tract of land, said point being in the south right-of-way line of said F.M. 3537, said point being the beginning of a non-tangent curve to the left having a radius of 5030.00 feet, a central angle of 01 degrees 18 minutes 00 seconds, and whose chord bears North 88 degrees 14 minutes 41 seconds East, a distance of 114.13 feet, from which a TxDOT Monument found for the southwest corner of said 0.2124 acre tract of land bears a chord bearing of South 89 degrees 06 minutes 59 seconds West, a distance of 39.00 feet, said TxDOT Monument being in the west line of said Lot 1, said TxDOT Monument being in the east line of a 27.5500 acre tract of land (by deed) deeded to Collin County Two Trees Investments, L.P. as recorded in County Clerk's File No. 20090603000680780 of said Deed Records of Collin County, Texas, said TxDOT Monument also having grid coordinates of N=7,106,517.92 and E=2,492,038.91;

THENCE with said non-tangent curve to the left, with the south line of said 0.2124 acre tract of land and with the south right-of-way line of said F.M. 3537, an arc length of 114.13 feet to a point for corner;

THENCE North 87 degrees 35 minutes 41 seconds East, with the south line of said 0.2124 acre tract of land and with the south right-of-way line of said F.M. 3537, a distance of 64.49 feet to the **POINT OF BEGINNING**, and containing 3,016 square feet or 0.069 acres of land, more or less.

Notes:

(1) A plat of even survey date herewith accompanies this legal description.

(2) All bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone based on City of Frisco Monuments #12 & #15, with a Permanent waterline combined scale factor for this project of 1.000152710. Distances and areas shown are surface.

Date: December 6, 2011

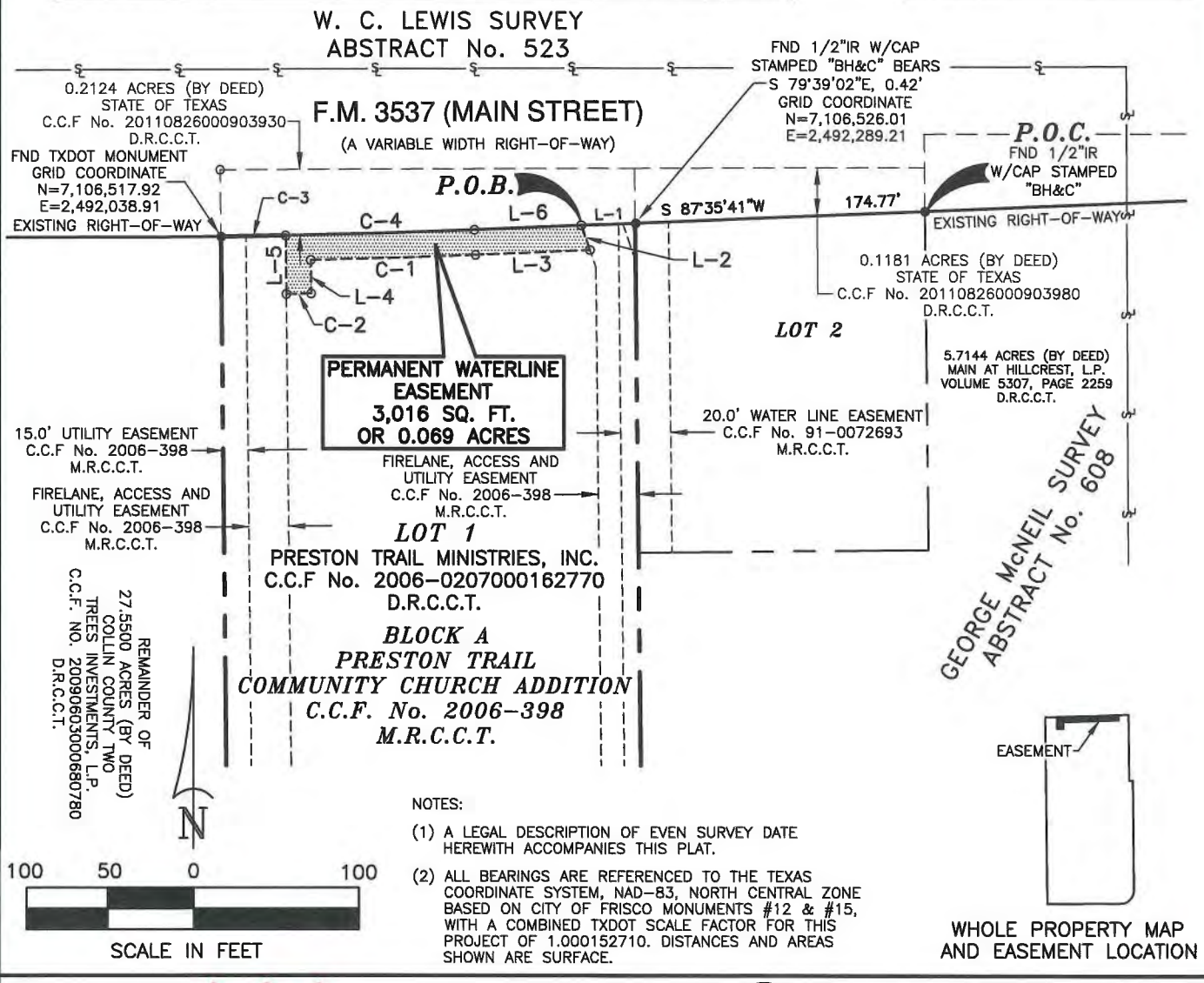
Curtis Smith
Registered Professional Land Surveyor
Texas No. 5494



EXHIBIT "B"

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	5045.00'	01°07'52"	S 88°09'37"W	99.59'	99.59'
C-2	5065.00'	00°10'11"	S 88°48'47"W	15.00'	15.00'
C-3	5030.00'	00°26'39"	S 89°06'59"W	39.00'	39.00'
C-4	5030.00'	01°18'00"	N 88°14'41"E	114.13'	114.13'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 87°35'41"W	32.45'
L-2	S 19°04'01"E	15.66'
L-3	S 87°35'41"W	68.98'
L-4	S 00°37'40"E	20.00'
L-5	N 00°37'40"W	35.00'
L-6	N 87°35'41"E	64.49'



NOTES:

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

(2) ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE BASED ON CITY OF FRISCO MONUMENTS #12 & #15, WITH A COMBINED TXDOT SCALE FACTOR FOR THIS PROJECT OF 1.000152710. DISTANCES AND AREAS SHOWN ARE SURFACE.

FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

PERMANENT WATERLINE EASEMENT		PARCEL No: 14-PE
OWNER: PRESTON TRAIL MINISTRIES, INC.		
SURVEY: PRESTON TRAIL COMMUNITY CHURCH ADDITION		
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS		
EASEMENT ACQUISITION AREA: 3,016 SQ. FT. OR 0.069 ACRES		
JOB NO. FNI1002.00	DRAWN BY: D.P.	CADD FILE: EASEMENTS.DWG
DATE: DECEMBER 6, 2011	EXHIBIT B PAGE 1 OF 1	SCALE: 1" = 100'

STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL
LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD S. FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "14"
Depiction and Description of Easement on Property 14-TE

F.M. 3537 20" & 24" WATER IMPROVEMENTS
(PRESTON ROAD TO CUSTER ROAD)
PARCEL No. 14-TE
10501 F.M. 3537
LOT 1, BLOCK A, PRESTON TRAIL COMMUNITY CHURCH ADDITION

EXHIBIT "A"

Being a temporary construction easement out of Lot 1, Block A of Preston Trail Community Church Addition, an addition to the City of Frisco, Collin County, Texas as recorded in County Clerk's File No. 2006-398 of the Map Records of Collin County, Texas, said Lot 1 being deeded to Preston Trail Ministries, Inc. as recorded in County Clerk's File No. 2006-0207000162770 of the Deed Records of Collin County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "BH&C" found in the south right-of-way line of F.M. 3537 (Main Street), a variable width right-of-way, said 1/2 inch iron rod with cap stamped "BH&C" being the southeast corner of a 0.1181 acre tract of land (by deed) deeded to the State of Texas as recorded in County Clerk's File No. 20110826000903980 of said Deed Records of Collin County, Texas, said 1/2 inch iron rod with cap stamped "BH&C" being in the east line of Lot 2, Block A of said Preston Trail Community Church Addition, said 1/2 inch iron rod with cap stamped "BH&C" being in the west line of a 5.7144 acre tract of land (by deed) deeded to Main at Hillcrest, L.P. as recorded in Volume 5307, Page 2259 of said Deed Records of Collin County, Texas; THENCE South 87 degrees 35 minutes 41 seconds West, with the south right-of-way line of said F.M. 3537 and with the south line of said 0.1181 acre tract of land, a distance of 174.77 feet to a point for the southwest corner of said 0.1181 acre tract of land, said point being the southeast corner of a 0.2124 acre tract of land (by deed) deeded to the State of Texas as recorded in County Clerk's File No. 20110826000903930 of said Deed Records of Collin County, Texas, said point being in the west line of said Lot 2, said point also being in the east line of said Lot 1, from which a 1/2 inch iron rod with cap stamped "BH&C" found for reference bears South 79 degrees 39 minutes 02 seconds East, a distance of 0.42 feet, said 1/2 inch iron rod with cap stamped "BH&C" having grid coordinates of N=7,106,526.01 and E=2,492,289.21; THENCE South 87 degrees 35 minutes 41 seconds West, with the south line of said 0.2124 acre tract of land and with the south right-of-way line of said F.M. 3537, a distance of 32.45 feet to a point for corner in the west line of an existing Firelane, Access, and Utility Easement as recorded in County Clerk's File No. 2006-398 of said Map Records of Collin County, Texas; THENCE South 19 degrees 04 minutes 29 seconds East, with the west line of said Firelane, Access, and Utility Easement, a distance of 15.66 feet to the **POINT OF BEGINNING** of the herein described temporary construction easement;

THENCE South 19 degrees 04 minutes 01 seconds East, with the west line of said existing Firelane, Access, and Utility Easement, a distance of 10.44 feet to a point for corner;

THENCE South 87 degrees 35 minutes 41 seconds West, a distance of 71.97 feet to a point for the beginning of a curve to the right having a radius of 5055.00 feet, a central angle of 01 degrees 01 minutes 08 seconds, and whose chord bears South 88 degrees 06 minutes 15 seconds West, a distance of 89.90 feet;

THENCE with said curve to the right, an arc length of 89.90 feet to a point for corner;

THENCE South 00 degrees 37 minutes 40 seconds East, a distance of 20.00 feet to a point for the beginning of a non-tangent curve to the right having a radius of 5075.00 feet, a central angle of 00 degrees 16 minutes 56 seconds, and whose chord bears South 88 degrees 45 minutes 28 seconds West, a distance of 25.00 feet;

THENCE with said non-tangent curve to the right, an arc length of 25.00 feet to a point for corner in the east line of an existing Firelane, Access, and Utility Easement as recorded in County Clerk's File No. 2006-398 of said Map Records of Collin County, Texas;

THENCE North 00 degrees 37 minutes 40 seconds West, with the east line of said existing Firelane, Access, and Utility Easement, a distance of 10.00 feet to a point for the beginning of a non-tangent curve to the left having a radius of 5065.00 feet, a central angle of 00 degrees 10 minutes 11 seconds and whose chord bears North 88 degrees 48 minutes 47 seconds East, a distance of 15.00 feet, from which a TxDOT Monument found for the southwest corner of said 0.2124 acre tract of land bears a radial bearing of North 48 degrees 57 minutes 16 seconds West, a distance of 52.21 feet, said TxDOT Monument being in the south right-of-way line of said F.M. 3537, said TxDOT Monument being in the west line of said Lot 1, said TxDOT Monument being in the east line of a 27.5500 acre tract of land (by deed) deeded to Collin County Two Trees Investments, L.P. as recorded in County Clerk's File No. 20090603000680780 of said Deed Records of Collin County, Texas, said TxDOT Monument also having grid coordinates of N=7,106,517.92 and E=2,492,038.91;

THENCE with said non-tangent curve to the left, an arc length of 15.00 feet to a point for corner;

THENCE North 00 degrees 37 minutes 40 seconds West, a distance of 20.00 feet to a point for the beginning of a non-tangent curve to the left having a radius of 5045.00 feet, a central angle of 01 degrees 07 minutes 52 seconds, and whose chord bears North 88 degrees 09 minutes 37 seconds East, a distance of 99.59 feet;

THENCE with said non-tangent curve to the left, an arc length of 99.59 feet to a point for corner;

THENCE North 87 degrees 35 minutes 41 seconds East, a distance of 68.98 feet to the **POINT OF BEGINNING**, and containing 2,052 square feet or 0.047 acres of land, more or less.

Notes:

(1) A plat of even survey date herewith accompanies this legal description.

(2) All bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone based on City of Frisco Monuments #12 & #15, with a TxDOT combined scale factor for this project of 1.000152710. Distances and areas shown are surface.

Date: December 6, 2011

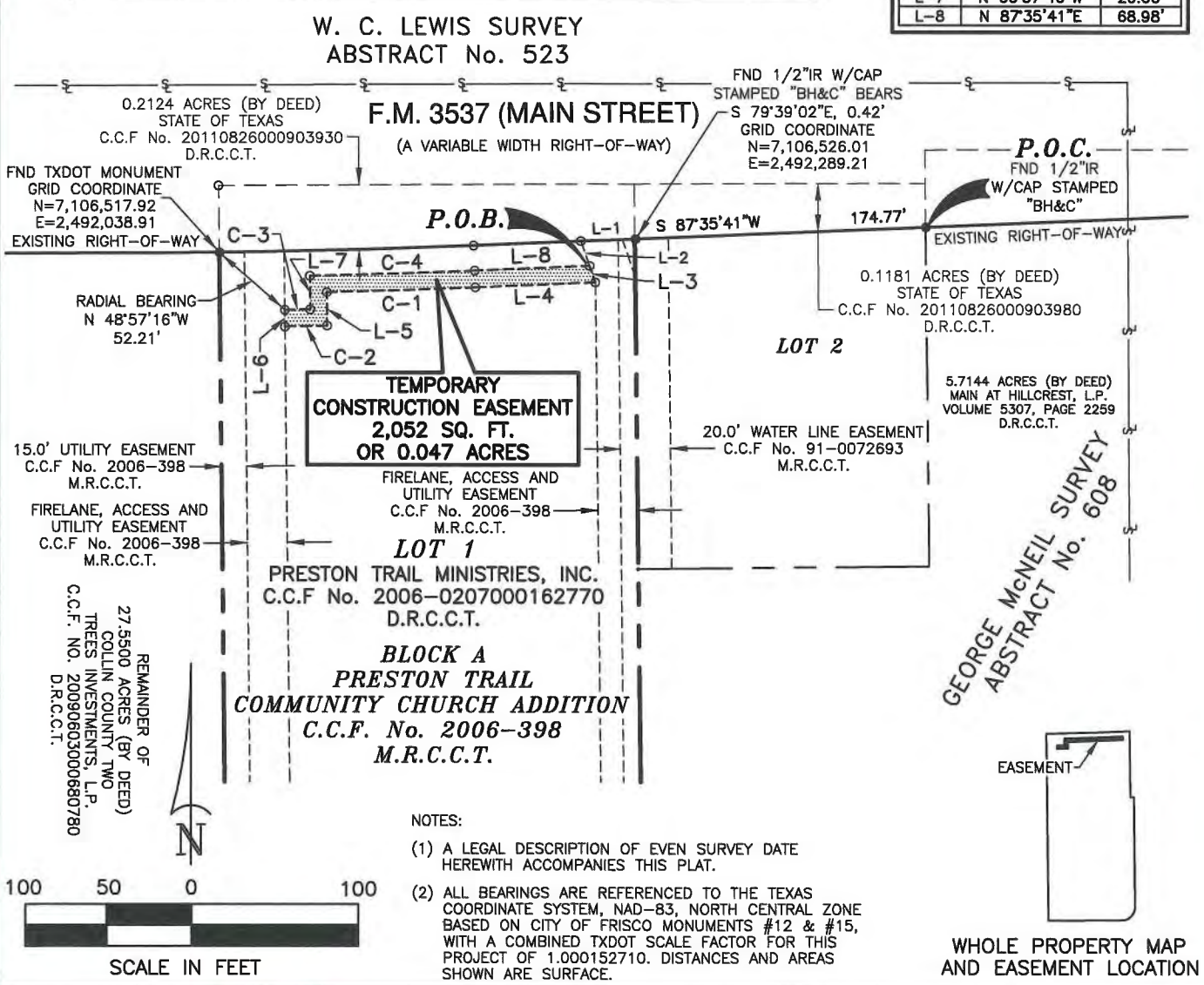
Curtis Smith
Registered Professional Land Surveyor
Texas No. 5494



EXHIBIT "B"

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	5055.00'	01°01'08"	S 88°06'15"W	89.90'	89.90'
C-2	5075.00'	00°16'56"	S 88°45'28"W	25.00'	25.00'
C-3	5065.00'	00°10'11"	N 88°48'47"E	15.00'	15.00'
C-4	5045.00'	01°07'52"	N 88°09'37"E	99.59'	99.59'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 87°35'41"W	32.45'
L-2	S 19°04'29"E	15.66'
L-3	S 19°04'01"E	10.44'
L-4	S 87°35'41"W	71.97'
L-5	S 00°37'40"E	20.00'
L-6	N 00°37'40"W	10.00'
L-7	N 00°37'40"W	20.00'
L-8	N 87°35'41"E	68.98'



NOTES:

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

(2) ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE BASED ON CITY OF FRISCO MONUMENTS #12 & #15, WITH A COMBINED TXDOT SCALE FACTOR FOR THIS PROJECT OF 1.000152710. DISTANCES AND AREAS SHOWN ARE SURFACE.

FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

TEMPORARY CONSTRUCTION EASEMENT		PARCEL No: 14-TE
OWNER: PRESTON TRAIL MINISTRIES, INC.		
SURVEY: PRESTON TRAIL COMMUNITY CHURCH ADDITION		
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS		
EASEMENT ACQUISITION AREA: 2,052 SQ. FT. OR 0.047 ACRES		
JOB NO. FNI1002.00	DRAWN BY: D.P.	CADD FILE: EASEMENTS.DWG
DATE: DECEMBER 6, 2011	EXHIBIT B PAGE 1 OF 1	SCALE: 1" = 100'

STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD S. FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "15"
Depiction and Description of Easement on Property 15-PE

F.M. 3537 20" & 24" WATER IMPROVEMENTS
(PRESTON ROAD TO CUSTER ROAD)
PARCEL No. 15-PE
8992 TAFT POWELL ROAD
W.C. LEWIS SURVEY, ABSTRACT No. 523

EXHIBIT "A"

Being a permanent waterline easement situated in the W.C. Lewis Survey, Abstract No. 523, City of Frisco, Collin County, Texas, said permanent waterline easement being a portion of a 1.027 acre tract of land (by deed) deeded to Arthur V. Phelps and Lawrence W. Wood as recorded in Volume 3026 Page 428 of the Deed Records of Collin County, Texas, said permanent waterline easement being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "BH&C" found for an exterior ell corner in the in the south right-of-way line of F.M. 3537 (Main Street), a variable width right-of-way, said 1/2 inch iron rod with cap stamped "BH&C" being an exterior ell corner in the south line of a 0.1224 acre tract of land (by deed) deeded to the State of Texas as recorded in County Clerk's File No. 20110615000618840 of said Deed Records of Collin County, Texas, said 1/2 inch iron rod with cap stamped "BH&C" having a grid coordinate of N=7,106,530.64 and E=2,494,469.13, from which a 1/2 inch iron rod with cap stamped "BH&C" found for an angle point in the south right-of-way line of said F.M. 3537 bears North 00 degrees 09 minutes 34 seconds West, a distance of 17.45 feet, said 1/2 inch iron rod with cap stamped "BH&C" being an angle point in the south line of said 0.1224 acre tract of land, said 1/2 inch iron rod with cap stamped "BH&C" having a grid coordinate of N=7,106,548.08 and E=2,494,469.08;

THENCE South 00 degrees 09 minutes 34 seconds East, a distance of 20.42 feet to a point for corner;

THENCE South 11 degrees 05 minutes 26 seconds West, a distance of 64.58 feet to a point for corner in the approximate east line of County Road 942 (Taft Powell Road), an undedicated right-of-way;

THENCE North 00 degrees 14 minutes 27 seconds West, with the approximate east line of said County Road 942, a distance of 83.79 feet to a point for corner in the south right-of-way line of said F.M. 3537, said point being in the south line of said 0.1224 acre tract of land;

THENCE South 89 degrees 59 minutes 34 seconds East, with the south right-of-way line of said F.M. 3537 and with the south line of said 0.1224 acre tract of land, a distance of 12.72 feet to the **POINT OF BEGINNING**, and containing 661 square feet or 0.015 acres of land, more or less.

Notes:

(1) A plat of even date herewith accompanies this legal description.

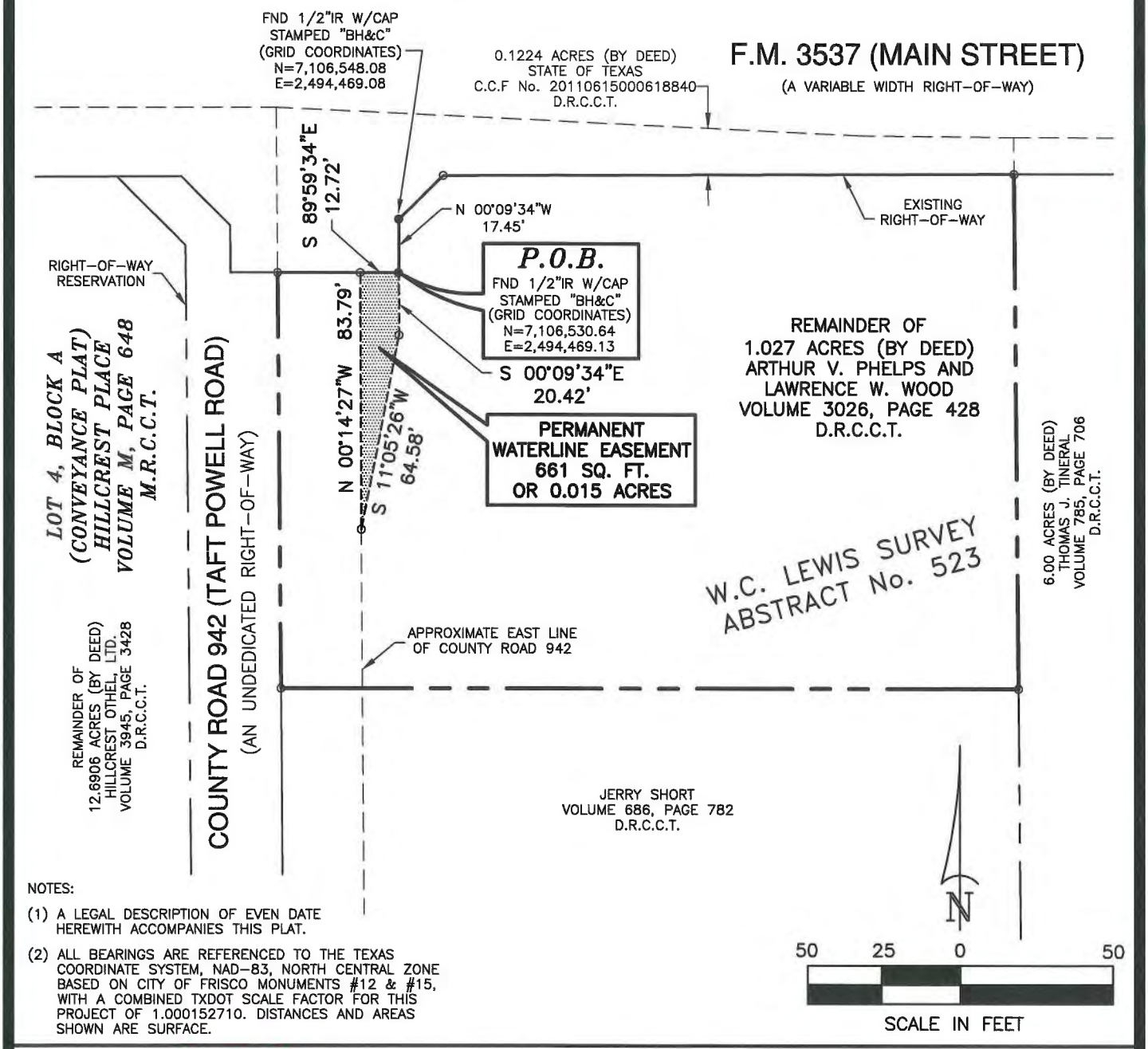
(2) All bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone based on City of Frisco Monuments #12 & #15, with a TxDoT combined scale factor for this project of 1.000152710. Distances and areas shown are surface.

Date: November 30, 2011

Curtis Smith
Registered Professional Land Surveyor
Texas No. 5494



EXHIBIT "B"



NOTES:

(1) A LEGAL DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS PLAT.

(2) ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE BASED ON CITY OF FRISCO MONUMENTS #12 & #15, WITH A COMBINED TXDOT SCALE FACTOR FOR THIS PROJECT OF 1.000152710. DISTANCES AND AREAS SHOWN ARE SURFACE.

FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

PERMANENT WATERLINE EASEMENT	PARCEL No: 15-PE
OWNER: ARTHUR V. PHELPS AND LAWRENCE W. WOOD	
SURVEY: W.C. LEWIS SURVEY ABSTRACT No. 523	
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS	
EASEMENT ACQUISITION AREA: 661 SQ. FT. OR 0.015 ACRES	

JOB NO. FNI1002.00	DRAWN BY: J.H.	CADD FILE: EASEMENTS.DWG
DATE: NOVEMBER 30, 2011	EXHIBIT B PAGE 1 OF 1	SCALE: 1" = 50'

STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL
LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH, FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "16"
Depiction and Description of Easement on Property 15-TE

F.M. 3537 20" & 24" WATER IMPROVEMENTS
(PRESTON ROAD TO CUSTER ROAD)
PARCEL No. 15-TE
8992 TAFT POWELL ROAD
W.C. LEWIS SURVEY, ABSTRACT No. 523

EXHIBIT "A"

Being a temporary construction easement situated in the W.C. Lewis Survey, Abstract No. 523, City of Frisco, Collin County, Texas, said temporary construction easement being a portion of a 1.027 acre tract of land (by deed) deeded to Arthur V. Phelps and Lawrence W. Wood as recorded in Volume 3026 Page 428 of the Deed Records of Collin County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "BH&C" found for an angle point in the south right-of-way line of F.M. 3537 (Main Street), a variable width right-of-way, said 1/2 inch iron rod with cap stamped "BH&C" being an angle point in the south line of a 0.1224 acre tract of land (by deed) deeded to the State of Texas as recorded in County Clerk's File No. 20110615000618840 of said Deed Records of Collin County, Texas, said 1/2 inch iron rod with cap stamped "BH&C" having a grid coordinate of N=7,106,562.33 and E=2,494,483.69;

THENCE North 89 degrees 48 minutes 29 seconds East, with the south right-of-way line of said F.M. 3537 and with the south line of said 0.1224 acre tract of land, a distance of 10.00 feet to a point for corner;

THENCE South 00 degrees 11 minutes 31 seconds East, a distance of 10.00 feet to a point for corner;

THENCE South 89 degrees 48 minutes 29 seconds West, a distance of 5.95 feet to a point for corner;

THENCE South 45 degrees 43 minutes 22 seconds West, a distance of 12.12 feet to a point for corner;

THENCE South 00 degrees 09 minutes 34 seconds East, a distance of 34.62 feet to a point for corner;

THENCE South 11 degrees 05 minutes 26 seconds West, a distance of 78.46 feet to a point for corner;

THENCE South 89 degrees 48 minutes 29 seconds West, a distance of 7.27 feet to a point for corner in the approximate east line of County Road 942 (Taft Powell Road), an undedicated right-of-way;

THENCE North 00 degrees 14 minutes 27 seconds West, with the approximate east line of said County Road 942, a distance of 14.61 feet to a point for corner;

THENCE North 11 degrees 05 minutes 26 seconds East, a distance of 64.58 feet to a point for corner;

THENCE North 00 degrees 09 minutes 34 seconds West, passing at a distance of 20.42 feet, a 1/2 inch iron rod with cap stamped "BH&C" found for an exterior ell corner in the south right-of-way line of said F.M. 3537, said 1/2 inch iron rod with cap stamped "BH&C" being an exterior ell corner in the south line of said 0.1224 acre tract of land, said 1/2 inch iron rod with cap stamped "BH&C" having a grid coordinate of N=7,106,530.64 and E=2,494,469.13, in all, a distance of 37.87 feet to a 1/2 inch iron rod with cap stamped "BH&C" found for an angle point in the south right-of-way line of said F.M. 3537, said 1/2 inch iron rod with cap stamped "BH&C" being an angle point in the south line of said 0.1224 acre tract of land;

THENCE North 45 degrees 43 minutes 22 seconds East, with the south right-of-way line of said F.M. 3537 and with the south line of said 0.1224 acre tract of land, a distance of 20.40 feet to the **POINT OF BEGINNING**, and containing 1,373 square feet or 0.032 acres of land, more or less.

Notes:

(1) A plat of even date herewith accompanies this legal description.

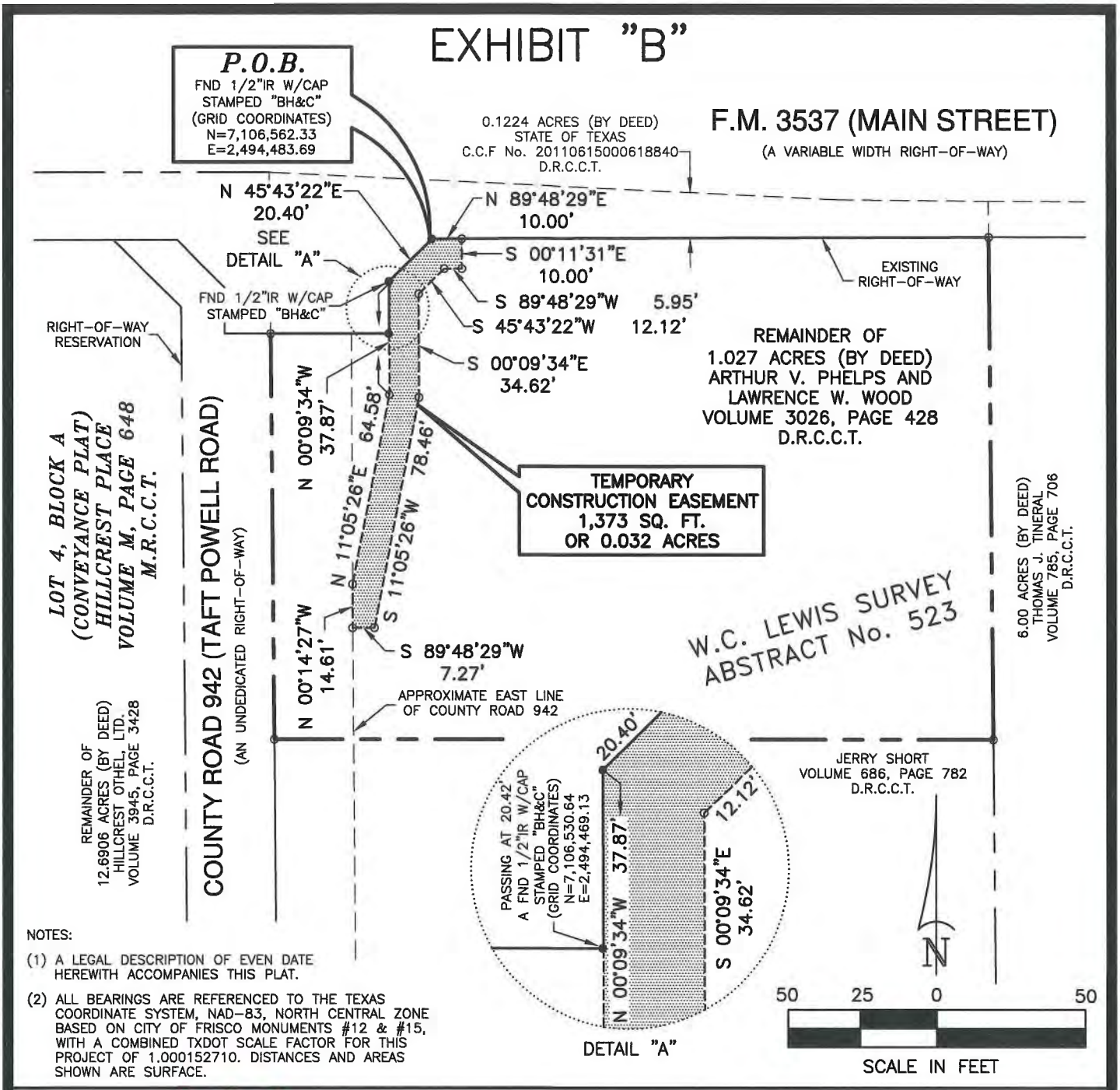
(2) All bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone based on City of Frisco Monuments #12 & #15, with a TxDoT combined scale factor for this project of 1.000152710. Distances and areas shown are surface.

Date: December 6, 2011

Curtis Smith
Registered Professional Land Surveyor
Texas No. 549



EXHIBIT "B"



NOTES:

(1) A LEGAL DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS PLAT.

(2) ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE BASED ON CITY OF FRISCO MONUMENTS #12 & #15, WITH A COMBINED TXDOT SCALE FACTOR FOR THIS PROJECT OF 1.000152710. DISTANCES AND AREAS SHOWN ARE SURFACE.

FRISCO

City of Frisco

6101 FRISCO SQUARE BOULEVARD • FRISCO, TEXAS 75034

F.M. 3537 20" & 24" WATER IMPROVEMENTS (PRESTON ROAD TO CUSTER ROAD)

TEMPORARY CONSTRUCTION EASEMENT		PARCEL No: 15-TE
OWNER: ARTHUR V. PHELPS AND LAWRENCE W. WOOD		
SURVEY: W.C. LEWIS SURVEY ABSTRACT No. 523		
LOCATION: CITY OF FRISCO, COLLIN COUNTY, TEXAS		
EASEMENT ACQUISITION AREA: 1,373 SQ. FT. OR 0.032 ACRES		
JOB NO. FNI1002.00	DRAWN BY: D.P.	CADD FILE: EASEMENTS.DWG
DATE: DECEMBER 6, 2011	EXHIBIT B PAGE 1 OF 1	SCALE: 1" = 50'

STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH, FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

AGENDA ITEM #34.

Engineering Services
City of Frisco, Texas

Memorandum

To: **Honorable Mayor Maso and Members of the Frisco City Council**

cc: **George Purefoy, City Manager**
Paul Knippel, P.E., Director of Engineering Services
Elizabeth Metting, P.E., Asst. Director/City Engineer

From: **Jason Brodigan, P.E., Senior Civil Engineer**

Date: **February 21, 2012**

Subject: **Consider and act upon adoption of a Resolution determining a public necessity to acquire certain properties for public use by eminent domain for right of way (in fee simple) and drainage easements and temporary construction easements for the construction, access, and maintenance for the FM 3537 from SH 289 (Preston Road) to FM 2478 (Custer Road) project; giving notice of an official determination to acquire properties for said right of way (in fee simple) and easements; authorizing the City Manager to establish procedures for acquiring the right of way (in fee simple) and easements on said properties, offering to acquire the right of way (in fee simple) and easements voluntarily from the landowners through the making of bona fide offers; appropriating funds; providing for repealing, savings and severability clauses; and providing for an effective date.**

Action Requested: City Council's consideration and adoption of the above-referenced Resolution for the purposes set forth therein.

SB 18 (effective September 1, 2011): City Council may notice changes in the form of the Resolution which has been utilized by the City of Frisco in the past. These changes have been made in response to SB 18, enacted by the 82nd Legislature and which became effective on September 1, 2011. **Please note that SB 18 requires the**

#604837

City to first attempt to acquire the necessary right-of-way and easements on the properties from the landowners voluntarily through the making of a bona fide offer prior to filing any eminent domain proceedings.

Background Information: The Texas Department of Transportation (TxDOT) is preparing to begin construction for the widening of FM 3537 (Main Street) from Preston Road to Custer Road. The project will widen the existing two lane roadway to a six lane urban roadway with a raised median, turn lanes, and curb and gutter. Construction should begin in summer 2012 and the project is estimated to take two years to construct.

The City of Frisco needs to acquire right-of-way (in fee simple), drainage easements and temporary construction easements for the Main Street widening project. City Council approved a professional services contract with US ROW to acquire properties on behalf of the City of Frisco at the April 19, 2011 City Council meeting.

The acquisition, whether by voluntary donation, purchase based on the independent appraisal or through eminent domain proceedings, of the following properties is necessary for the FM 3537 project:

Property Owner	Property Description	Exhibit	Area
Hillcrest Othel Ltd	Drainage Esmt 11-DE1	1	0.25 acres
Hillcrest Othel Ltd	Temporary Const. Esmt. 11-TCE1	2	0.06 acres
Arthur V. Phelps, etal	Drainage Esmt 12-DE1	3	0.07 acres
McGarrah-Wright-Pliskal, Ltd	Drainage Esmt 19-DE1	4	0.30 acres
Ray A. Hallford	Parcel CT-19 (SB Coit ROW)	5	1.27 acres
Ray A. Hallford	Drainage Esmt. 23-DE1	6	0.23 acres

The City, through US ROW, will first request each landowner to donate the necessary portion of their property and make any further attempts, as reasonably determined by the City, to amicably acquire the same. If the landowner and the City cannot reach an agreement after making these attempts, the City will move forward with acquiring the necessary right of way (in fee simple) through the eminent domain process, with the first step being the making of the bona fide offer required by SB 18. The City's desired date for the completion of this project will impact the City's efforts to acquire the necessary parcels as described herein.

Alternatives: The City Council could consider the following alternatives:

- Approval of Resolution, in whole or in part. Since multiple units of property are made a part of the Resolution, SB 18 allows a single ordinance, resolution or order to be adopted if: (a) the motion indicates that the first record vote applies to all units

of property to be condemned; and (b) the minutes of the City reflect that the first vote applies to all of those units. If more than one member of the City Council objects to adopting a single ordinance, resolution or order for all of the units of property, then a separate vote must be made for each unit;

- Denial of Resolution; or
- Send back to staff with direction.

Financial Considerations: Staff recommends acquisition of the properties be funded through any lawful source, including but not limited to, General Obligation Bonds.

Legal Review: The Resolution has been reviewed and approved by the City Attorney.

Supporting Documents: Supporting documents include the following items:

- Location Map; and
- Copy of the Resolution, attaching the exhibits which provide the legal description and depiction of the right-of-way parcel (in fee simple) and easements on the subject properties.

Staff Recommendation: Staff recommends approval of the Resolution, in its entirety. Staff will be present at the meeting to address the City Council's questions relating to this agenda item.

FORM OF THE MOTION TO ADOPT THE RESOLUTION (as required by SB 18):

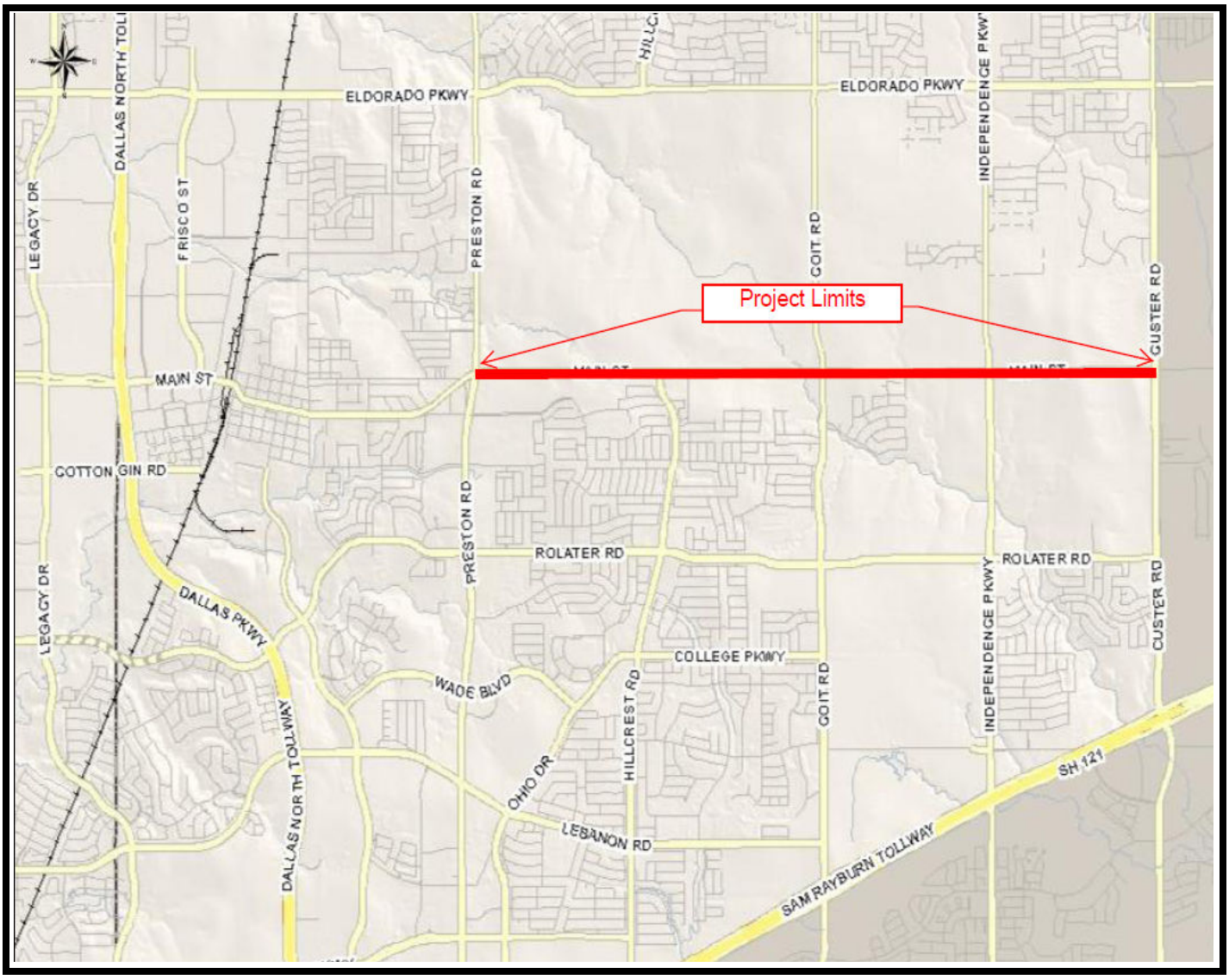
"I move that the City of Frisco, Texas, City Council adopt the Resolution described in Agenda Item #34 and authorize the use of the power of eminent domain to acquire for public use the right of way (in fee simple), drainage easements and temporary construction easements on all of the properties depicted on and described by metes and bounds in Exhibits "1" – "6" attached to said Resolution, said depictions and descriptions being incorporated in their entirety into this motion for all purposes, for the construction, access, repair, maintenance and replacement of the FM 3537 from SH 289 (Preston Road) to FM 2478 (Custer Road) Project."

#604837

FRISCO
PROGRESS IN MOTION

ROW and Easement Acquisition
FM 3537
Preston Road (SH 289) to Custer Road (FM 2478)
February 7, 2012

N



CITY OF FRISCO, TEXAS **RESOLUTION NO. _____**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE CERTAIN PROPERTIES FOR PUBLIC USE BY EMINENT DOMAIN FOR RIGHT OF WAY (IN FEE SIMPLE), DRAINAGE EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS FOR THE CONSTRUCTION, ACCESS, AND MAINTENANCE FOR THE FM 3537 FROM SH 289 (PRESTON ROAD) TO FM 2478 (CUSTER ROAD) PROJECT; GIVING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE PROPERTIES FOR RIGHT OF WAY (IN FEE SIMPLE) AND EASEMENTS FOR THE FM 3537 FROM SH 289 (PRESTON ROAD) TO FM 2478 (CUSTER ROAD) PROJECT; AUTHORIZING THE CITY MANAGER OF THE CITY OF FRISCO, TEXAS TO ESTABLISH PROCEDURES FOR ACQUIRING THE RIGHT OF WAY (IN FEE SIMPLE) AND EASEMENTS ON THE PROPERTIES, OFFERING TO ACQUIRE THE RIGHT OF WAY (IN FEE SIMPLE) AND EASEMENTS VOLUNTARILY FROM THE LANDOWNERS THROUGH THE MAKING OF BONA FIDE OFFERS; APPROPRIATING FUNDS; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:

WHEREAS, the City Council of the City of Frisco, Texas ("City Council") investigated and determined that there is a public necessity for the acquisition, by eminent domain, of right of way (in fee simple) ("ROW") and drainage easements and temporary construction easements (individually and collectively, "Easement(s)") on the properties described in *Exhibits "1" – "6"*, attached hereto and incorporated herein for all purposes ("Properties"), and it is the City of Frisco, Texas' ("Frisco") intent to acquire the necessary ROW and Easements on the Properties for the purpose of, among other things, the construction, access repair maintenance and replacement of a roadway and related improvements, including the Easements, of the FM 3537 (from SH 289 (Preston Road) to FM 2478 (Custer Road)) Road and Drainage Improvements Project and related improvements ("Project"); and

WHEREAS, the City Council has investigated and determined that the Project is necessary for public use; and

WHEREAS, it is necessary to establish procedures for determining the establishment and approval of just compensation for the ROW and Easements to be acquired by eminent domain for the Project; and

WHEREAS, there may be improvements located on some of the Properties acquired for this Project and such improvements may be required to be moved prior to the beginning of this Project; and

WHEREAS, the City Manager, or his designee, ("City Manager") is required to make a bona fide offer, as defined by and in compliance with §21.0113, Texas Property Code, (individually and collectively, "Bona Fide Offer(s)") to acquire the ROW and Easements on the Properties for public use voluntarily from the subject landowners prior to moving forward with acquisition by eminent domain; and

WHEREAS, the City Council has investigated and determined that the passage of this Resolution complies with S.B. 18, enacted by the 82nd Legislature, which became effective on September 1, 2011.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2: Acquisition of Properties. The City Council hereby officially determines that there is a public necessity for and the public welfare and convenience will be served by, the acquisition, by eminent domain, of the ROW and Easements on the Properties, and it is Frisco's intent to acquire the Easements for public use as more specifically described in and depicted on *Exhibits "1" – "6"*, attached hereto, specifically for the purpose of, among other things, the construction, access, repair, maintenance and replacement of the Project.

SECTION 3: Authority of City Manager/Bona Fide Offer. The City Manager is hereby authorized to contract, on behalf of the City Council, with professional appraisers for appraisal services and with attorneys for preparation of title opinions needed by Frisco from time to time in connection with acquisition of the ROW and Easements on the Properties for the construction of, access to, repair of, maintenance of, replacement of and/or improvements to the Project. The City Council hereby ratifies any contracts entered into, prior to the effective date of this Resolution, by the City Manager with professional appraisers for appraisal services and with attorneys for preparation of title opinions needed for the acquisition of the ROW and Easements on the Properties. To this end, the City Manager shall

first make a Bona Fide Offer to acquire the ROW and Easements on the Properties from the subject landowners voluntarily. Should the landowners fail to provide the ROW and Easements voluntarily through said Bona Fide Offer, the City Manager is authorized to move forward with acquiring the ROW and Easements on the Properties by eminent domain.

SECTION 4: Determination of Just Compensation. The City Manager is hereby authorized and directed to examine and rely on the independent appraisal reports, and other information, to make a determination as to the establishment and approval of a fair market value offer and the just compensation for the ROW and Easements on the Properties for the purpose of making Bona Fide Offers. After such consideration, the City Manager shall establish and approve the amount determined to be just compensation for acquisition of said ROW and Easements, and shall have the authority to execute any and all documents necessary to complete the acquisition of same.

SECTION 5: Authority to Make an Offer. Upon establishment and approval by the City Manager of the amount of just compensation for the acquisition of the ROW and Easements on the Properties, the City Manager is authorized to send written Bona Fide Offers to the landowners of said Properties for acquisition of said ROW and Easements at the full amount determined and established to be just compensation therefore, and to negotiate with said landowners on behalf of Frisco to acquire the ROW and Easements voluntarily from said landowners.

SECTION 6: Authority to Execute Documents. The City Manager is hereby authorized to execute all documents necessary to acquire each of the ROW and Easements on the Properties needed for the Project, on behalf of Frisco, whether by purchase or eminent domain. The City Council hereby ratifies any documents executed, prior to the effective date of this Resolution, by the City Manager which were necessary for the acquisition of any ROW and/or Easement on the Properties for the Project.

SECTION 7: Disposal of Improvements. The City Manager is hereby authorized to sell such surplus improvements, if any, located on the ROW and/or Easements acquired in connection with this Project, should they interfere with the intended use and enjoyment of said ROW and/or Easement.

SECTION 8: Eminent Domain Authorized. Should the City Manager be unable to acquire the ROW and/or Easements voluntarily from the landowners through the making of Bona Fide Offers, the City Manager is authorized to instruct the law firm of Abernathy, Roeder, Boyd, & Joplin, P.C.

to commence eminent domain proceedings for the acquisition of the ROW and Easements on the Properties for the Project.

SECTION 9: Source of Funds. The amount to be paid, if any, for acquiring the ROW and Easements on the Properties for the Project will be appropriated from any lawful source.

SECTION 10: Savings/Repealing Clause. All provisions of any resolution in conflict with this Resolution are hereby repealed; but such repeal shall not abate any pending matters of the repealed resolution. Any remaining portions of conflicting resolutions shall remain in full force an effect.

SECTION 11: Severability. Should any section, subsection, sentence, clause or phrase of this Resolution be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Resolution shall remain in full force and effect. Frisco hereby declares that it would have passed this Resolution, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

SECTION 12: Effective Date. This Resolution shall take effect immediately from and after its passage.

RESOLVED THIS the __ day of February, 2012.

_____
Maher Maso, Mayor

ATTEST TO:

_____
Jenny Page, City Secretary

EXHIBIT "1"
Depiction and Description of Easement on Property 11-DE1

EXHIBIT "A"

County: Collin
Highway: F.M. 3537 from S.H. 289 to F.M. 2478

May 26, 2011

Description for Parcel 11-DE1

BEING a 10,951 square foot tract of land situated in the William C. Lewis Survey, Abstract Number 523, in the City of Frisco, Collin County, Texas, of Lot 4, Block A, of Hillcrest Place (conveyance plat), an addition to the City of Frisco, recorded in Cabinet M, Page 648, in the Plat Records of Collin County, Texas, said Lot 4 being part of a 12.6906 acre tract, described in Special Warranty Deed with Vendor's Lien to Hillcrest Othel, Ltd., a Texas Joint Venture c/o Standridge Companies, dated June 27, 1997, recorded in Volume 3945, Page 3428, in the Deed Records of Collin County, Texas (D.R.C.C.T.), said 10,951 square foot tract being more particularly described as follows:

COMMENCING at a 3/8-inch iron rod at the common northeast corner of said Lot 4 and said 12.6906 acre tract, same being the northwest corner of a 1.027 acre tract described in a Warranty Deed to Arthur V. Phelps and Lawrence W. Wood, dated March 28, 1989, recorded in Volume 3026, Page 428, D.R.C.C.T., said point also being in the southern line of F.M. 3537 (variable width), established by a Right-of-Way Easement to the State of Texas, described in Volume 276, Page 385, D.R.C.C.T.;

THENCE, South 00 degrees 31 minutes 25 seconds East, departing said southern line of F.M. 3537 and with the common east line of said Lot 4 and said 12.6906 acre tract, being the west line of said 1.027 acre tract, a distance of 54.04 feet to a P.K. nail found at the POINT OF BEGINNING, said point being in the proposed south line of F.M 3537;

1) THENCE, South 00 degrees 31 minutes 25 seconds East, departing said proposed south line and continuing with said common east line and said west line of the 1.027 acre tract, a distance of 55.67 feet;

2) THENCE, North 89 degrees 59 minutes 34 seconds West, departing said common east line and said west line of the 1.027 acre tract, a distance of 97.52 feet;

3) THENCE, North 39 degrees 35 minutes 54 seconds West, a distance of 112.38 feet to said proposed south line of F.M. 3537;

4) THENCE, North 89 degrees 48 minutes 28 seconds East, with said proposed south line of F.M. 3537, a distance of 137.15 feet;

5) THENCE, South 45 degrees 13 minutes 01 second East, continuing with said proposed south line of F.M. 3537, a distance of 22.67 feet;

6) THENCE, South 00 degrees 14 minutes 31 seconds East, continuing with said proposed south line of F.M. 3537, a distance of 15.43 feet;

EXHIBIT "A"

County: Collin
Highway: F.M. 3537 from S.H. 289 to F.M. 2478

May 26, 2011

Description for Parcel 11-DE1

7) THENCE, South 89 degrees 59 minutes 34 seconds East, continuing with said proposed south line of F.M. 3537, a distance of 15.35 feet to the POINT OF BEGINNING and containing 10,951 square feet [0.2514 acres] of land, more or less.

Note: All the "5/8-inch iron rods with TxDOT aluminum cap found" cited in the preceding legal description were set by the surveyor under previous contracts.

Bearings in this document refer to the NAD-83 Texas State Plane Coordinate System, North Central Zone 4202, according to measurements made at project control station numbers 130 through 139. The Collin County scale factor of 1.000152710 as published by the Texas Department of Transportation, Dallas District Office was used for this project.

5.26.11

Patrick J. Baldasaro, R.P.L.S. Date
Texas Registration No. 5504

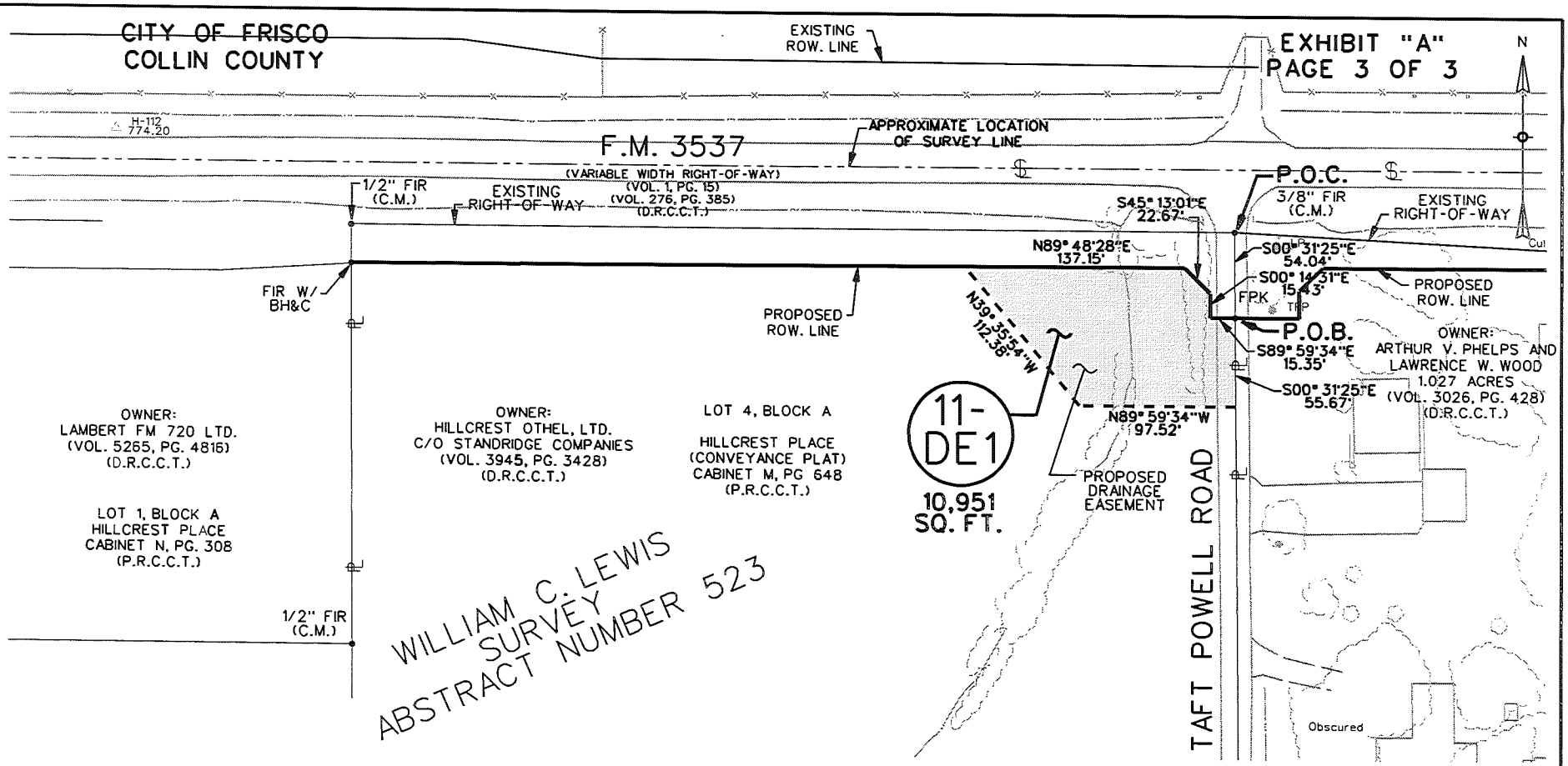
DAL-TECH Engineering, Inc.
17400 Dallas Parkway, Suite 110
Dallas, Texas 75287
Phone 972-250-2727 Fax 972-250-4774



By: mohsen Project:\NTTA-Parcel Plot Driver: \NTTA-printer.plt PenTable:\NTTA-Parcel

CITY OF FRISCO
COLLIN COUNTY

EXHIBIT "A"
PAGE 3 OF 3



0 50 100 150 200
SCALE IN FEET
1"=100'

LEGEND

EXIST. ROW LINE	
NEW ROW LINE	
PROPERTY LINE	℄
SURVEY LINE	℄
CONTROL OF ACCESS (COA) LINE	

FIR = FOUND IRON ROD
FIP = FOUND IRON PIPE
SIR/W = ½" SET IRON ROD WITH CAP CAP STAMPED "DAL-TECH"
FPK = FOUND P.K. NAIL
C.M. = CONTROL MONUMENT
FIR W/BH&C = ½" FOUND IRON ROD W/YELLOW CAP STAMPED BH&C
○ = TxDOT ALUMINUM CAP FOUND ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED

A PLAT OF A SURVEY OF
PARCEL 11-DE1
F.M. 3537
FROM: S.H. 289 (PRESTON ROAD)
TO: F.M. 2478 (CUSTER ROAD)
RIGHT-OF-WAY CSJ: 0135-12-027
10,951 SQ. FT. [0.2514 AC.]
TRACT OF LAND IN THE
WILLIAM C. LEWIS SURVEY
ABSTRACT NUMBER 523
CITY OF FRISCO
COLLIN COUNTY, TEXAS

BEARINGS ARE ON THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, ACCORDING TO MEASURMENTS BASED ON TxDOT VRS NETWORK. A SCALE FACTOR OF 1.000152710 WAS USED.
PARCELS WERE CREATED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

5.2.11

Patrick J. Baldasaro, R.P.L.S. No. 5504 DATE
ROW CSJ: 0135-12-027

P:\1106 City of Frisco Utility Easements\Survey\PARCELS\Parcel11-DE

EXHIBIT "2"
Depiction and Description of Easement on Property 11-TCE1

EXHIBIT "A"

County: Collin
Highway: F.M. 3537 from S.H. 289 to F.M. 2478

May 26, 2011

Description for Parcel 11-TCE1

BEING a 2,757 square foot tract of land situated in the William C. Lewis Survey, Abstract Number 523, in the City of Frisco, Collin County, Texas, of Lot 4, Block A, of Hillcrest Place (conveyance plat), an addition to the City of Frisco, recorded in Cabinet M, Page 648, in the Plat Records of Collin County, Texas (P.R.C.C.T.), said Lot 4 being part of a 12.6906 acre tract, described in Special Warranty Deed with Vendor's Lien to Hillcrest Othel, Ltd., a Texas joint venture, c/o Standridge Companies, dated June 27, 1997, recorded in Volume 3945, Page 3428, in the Deed Records of Collin County, Texas (D.R.C.C.T.), said 2,757 square foot tract being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at the northwest corner of said Lot 4, being the northeast corner of Lot 1, Block A, of Hillcrest Place, an addition to the City of Frisco, recorded in Cabinet N, Page 308, P.R.C.C.T., also being in the southern line of F.M. 3537 (variable width), as established by a Right-of-Way Easement to the State of Texas, described in Volume 276, Page 385, D.R.C.C.T.;

THENCE, South 00 degrees 14 minutes 14 seconds East, departing said southern line of F.M. 3537, and with the west line of said Lot 4 and the east line of the said Lot 1, a distance of 24.27 feet to a 1/2-inch iron rod stamped "BH&C" found in the proposed south line of F.M. 3537;

THENCE, South 89 minutes 49 degrees 23 minutes East, departing the said west line of Lot 4 and said east line of Lot 1, and with said proposed south line of F.M. 3537, a distance of 110.60 feet to the POINT OF BEGINNING;

1) THENCE, North 89 minutes 49 degrees 23 minutes East, continuing with said proposed south line of F.M. 3537, a distance of 100.24 feet to an angle point;

2) THENCE, North 89 degrees 48 minutes 28 seconds East, continuing with said proposed south line of F.M. 3537, a distance of 171.33 feet;

3) THENCE, South 39 degrees 35 minutes 54 East, departing said proposed south line of F.M. 3537, a distance of 12.94 feet;

4) THENCE, South 89 degrees 48 minutes 28 seconds West, a distance of 179.54 feet;

5) THENCE, South 89 degrees 49 minutes 23 seconds West, a distance of 100.27 feet;

6) THENCE, North 00 degrees 00 minutes 26 seconds East, a distance of 10.00 feet to the POINT OF BEGINNING and containing 2,757 square feet [0.0633 acres] of land, more or less.

EXHIBIT "A"

County: Collin
Highway: F.M. 3537 from S.H. 289 to F.M. 2478

May 26, 2011

Description for Parcel 11-TCE1

Note: All the "5/8-inch iron rods with TxDOT aluminum cap found" cited in the preceding legal description were set by the surveyor under previous contracts.

Bearings in this document refer to the NAD-83 Texas State Plane Coordinate System, North Central Zone 4202, according to measurements made at project control station numbers 130 through 139. The Collin County scale factor of 1.000152710 as published by the Texas Department of Transportation, Dallas District Office was used for this project.

5.20.11

Patrick J. Baldasaro, R.P.L.S. Date
Texas Registration No. 5504



DAL-TECH Engineering, Inc.
17400 Dallas Parkway, Suite 110
Dallas, Texas 75287
Phone 972-250-2727 Fax 972-250-4774

P:\1106 City of Frisco Utility Easements\Survey\PARCELS\Parcel11-TC 4 By: mohsen Project:NTTA-Parcel Plot Driver: NTTA-orinter.plt PenTable:NTTA-Par

CITY OF FRISCO
COLLIN COUNTY

EXISTING RIGHT-OF-WAY

EXHIBIT "A"
PAGE 3 OF 3

N

H-112
774.20

P.O.C.
1/2"FIR
(C.M.)

F.M. 3537
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 1, PG. 15)
(VOL. 276, PG. 385)
(D.R.C.C.T.)

APPROXIMATE LOCATION OF SURVEY LINE

EXISTING RIGHT-OF-WAY

S00° 14'14"E
24.27'

P.O.B.

N89° 49'23"W
100.24'

PROPOSED ROW. LINE

N89° 48'28"E 171.33'

S39° 35'54"E
12.94'

EXISTING RIGHT-OF-WAY

Cul

ELP

FIR W/
BH&C

N89° 49'23"E
110.60'

N00° 00'26"E
10.00'

S89° 49'23"W
100.27'

S89° 48'28"W 179.54'

PROPOSED ROW. LINE

TRP

PROPOSED
TEMP. CONST.
EASEMENT

11-
TCE1

2,757
SQ. FT.

OWNER:
LAMBERT FM 720 LTD.
(VOL. 5265, PG. 4816)
(D.R.C.C.T.)

OWNER:
HILLCREST OTHEL, LTD.
C/O STANDRIDGE COMPANIES
(VOL. 3945, PG. 3428)
(D.R.C.C.T.)

LOT 1, BLOCK A
HILLCREST PLACE
CABINET N, PG. 308
(P.R.C.C.T.)

LOT 4, BLOCK A
(CONVEYANCE PLAT)
HILLCREST PLACE
CABINET M, PG. 648
(P.R.C.C.T.)

TAFT POWELL ROAD

Obscured

1/2"FIR
(C.M.)

WILLIAM C. LEWIS
SURVEY
ABSTRACT NUMBER 523

0 50 100 150 200
SCALE IN FEET
1"=100'

LEGEND

EXIST. ROW LINE	
NEW ROW LINE	
PROPERTY LINE	℄
SURVEY LINE	℄
CONTROL OF ACCESS (COA) LINE	

FIR = FOUND IRON ROD
FIP = FOUND IRON PIPE
SIR/W = ½" SET IRON ROD WITH CAP CAP STAMPED "DAL-TECH"
FPK = FOUND P.K. NAIL
C.M. = CONTROL MONUMENT
FIR = ½" FOUND IRON ROD W/YELLOW CAP STAMPED BH&C W/BH&C
○ = TxDOT ALUMINUM CAP FOUND ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED

A PLAT OF A SURVEY OF PARCEL 11-TCE1 F.M. 3537 FROM: S.H. 289 (PRESTON ROAD) TO: F.M. 2478 (CUSTER ROAD) RIGHT-OF-WAY CSJ: 0135-12-027 2,757 SQ. FT. [0.0633 AC.] TRACT OF LAND IN THE WILLIAM C. LEWIS SURVEY ABSTRACT NUMBER 523 CITY OF FRISCO COLLIN COUNTY, TEXAS

BEARINGS ARE ON THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, ACCORDING TO MEASURMENTS BASED ON TxDOT VRS NETWORK. A SCALE FACTOR OF 1.000152710 WAS USED.

PARCELS WERE CREATED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

5-2011

Patrick J. Baldasaro, R.P.L.S. No. 5504 DATE

ROW CSJ: 0135-12-027

EXHIBIT "3"
Depiction and Description of Easement on Property 12-DE1

EXHIBIT "A"

City: Frisco
County: Collin
Highway: FM 3537
R.O.W. CSJ: 0135-12-027
DGN. CSJ: 0135-12-025

April 21, 2009

FIELD NOTE DESCRIPTION
PERMANENT DRAINAGE EASEMENT
ARTHUR V. PHELPS, ET AL
PARCEL 12-DE1

BEING a parcel of land for permanent drainage easement containing an area of 0.0672 acre (2,926 square feet), out of a 1.0200 acre tract in the W.C. Lewis Survey, Abstract No. 523, City of Frisco, Collin County, Texas; said 1.0200 acre tract being the same land conveyed by deed to Arthur V. Phelps, ET AL, dated March 29, 1989, as recorded in Volume 3026, Page 428, of the Deed Records of Collin County, Texas; said permanent drainage easement being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with yellow cap stamped "BHC" at a corner set for on the new south right of way line of FM 3537 (a new variable width right of way) and in the new north property line of said Arthur V. Phelps tract;

1) THENCE North 89° 48' 28" East, along the new south right of way line of said FM 3537 and the new north property line of said Arthur V. Phelps tract, a distance of 187.29 feet to a 1/2" iron rod set with yellow cap stamped "BHC" at the northeast corner of said Arthur V. Phelps tract, also being the northwest corner of a tract of land conveyed by deed to Thos. J. Tineral, as recorded in Collin County Clerk File No. 97-0048748, of the Deed Records of Collin County, Texas;

2) THENCE South 00° 24' 31" East, along said existing east property line of said Arthur V. Phelps tract and the west property line of said Thos. J. Tineral tract, a distance of 15.00 feet to a point for corner;

3) THENCE South 89° 48' 28" West, being parallel with and a perpendicular distance of 15.00 feet from the new south right of way line of said FM 3537 and the new north property line of said Arthur V. Phelps tract, a distance of 202.01 feet to a point for corner;

4) THENCE North 00° 09' 34" West, along the new south right of way line of said FM 3537 and the new north property line of said Arthur V. Phelps tract, a distance of 0.80 feet to a 1/2" iron rod set with yellow cap stamped "BHC";

5) THENCE North 45° 43' 22" West, along the new corner clip for the south right of way line of said FM 3537 and the new north property line of said Arthur V. Phelps tract, a distance of 20.40 feet to the POINT OF BEGINNING and containing 0.0672 acre (2,926 square feet) of land, more or less.

EXHIBIT "A"

City: Frisco
County: Collin
Highway: FM 3537
R.O.W. CSJ: 0135-12-027
DGN. CSJ: 0135-12-025

FIELD NOTE DESCRIPTION
PERMANENT DRAINAGE EASEMENT
ARTHUR V. PHELPS, ET AL
PARCEL 12-DE1

All bearings are based on the Texas State Plane Coordinate Surface System, N.A.D. 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by multiplying by the TxDOT conversion factor of 0.999847313.

** THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF THE REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

4/24/2009
Date

Gary C. Hendricks, R.P.L.S.
Texas Registration No. 5073

Birkhoff, Hendricks & Conway, L.L.P.
11910 Greenville Ave., Suite 600
Dallas, Texas 75243
Ph. 214-361-7900



**THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF THE REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

W.C. LEWIS SURVEY, ABST. NO. 523

J. BAXTER BRINKMANN
COLLIN COUNTY CLERK NO.
94-0097823
D.R.C.C.T.

ALL BEARINGS ARE BASED ON THE TEXAS PLANE COORDINATE SURFACE SYSTEM, N.A.D. 83(1993 ADJ.), NORTH CENTRAL ZONE. ALL COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE TxDOT CONVERSION FACTOR OF 0.999847313.

0 60
GRAPHIC SCALE

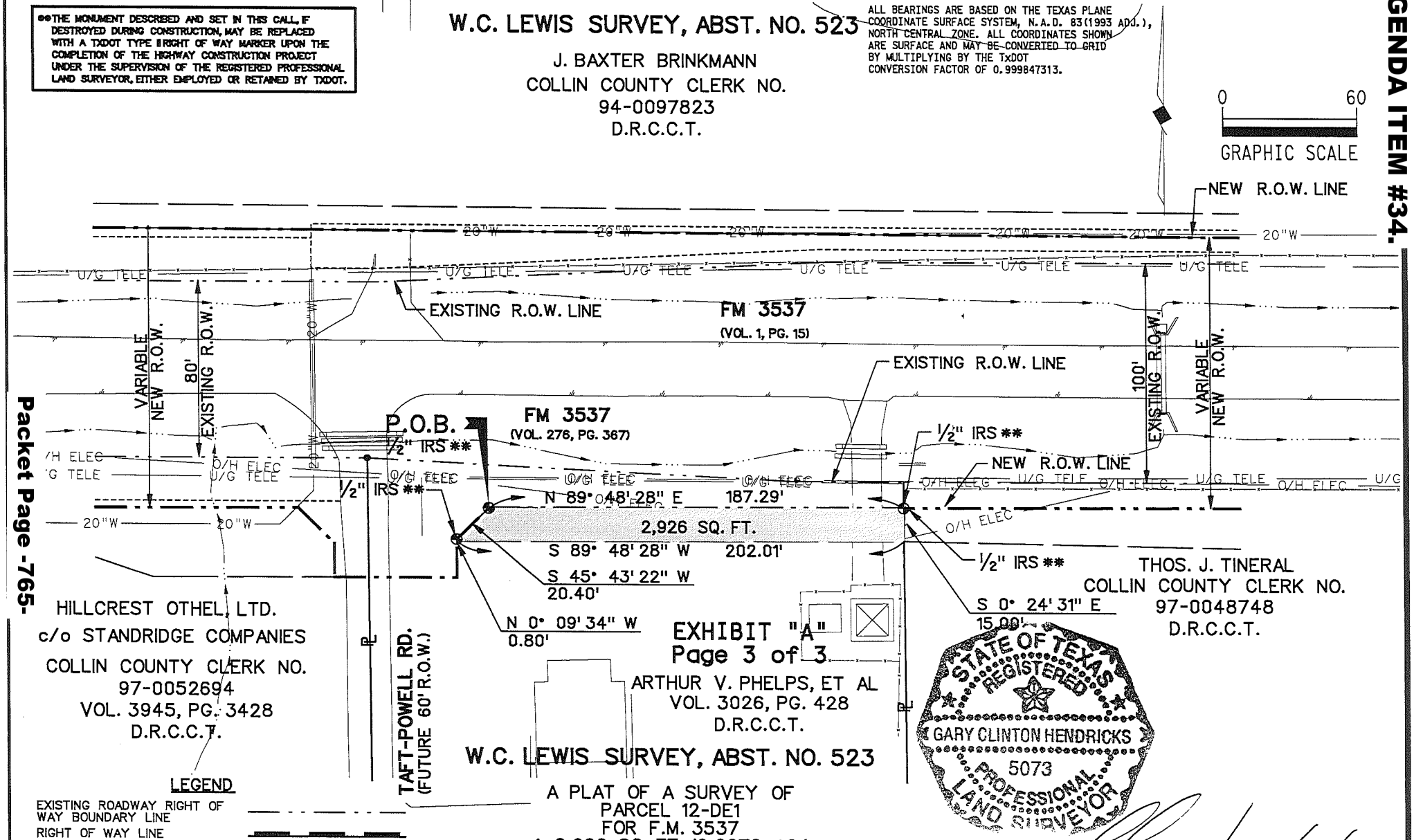


EXHIBIT "A"
Page 3 of 3

W.C. LEWIS SURVEY, ABST. NO. 523

A PLAT OF A SURVEY OF
PARCEL 12-DE1
FOR F.M. 3537
A 2,926 SQ. FT. (0.0672 AC.)
TRACT OF LAND IN THE
W.C. LEWIS SURVEY
ABSTRACT NUMBER 523
CITY OF FRISCO
COLLIN COUNTY, TEXAS
APRIL 2009

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- LOT LINE
- ½" IRON ROD SET WITH YELLOW CAP STAMPED "B.H.C."
- EXISTING EASEMENT LINE
- EASEMENT LINE

STATE OF TEXAS
REGISTERED
GARY CLINTON HENDRICKS
5073
PROFESSIONAL
LAND SURVEYOR

4/24/2009
Gary C. Hendricks, R.P.L.S. No. 5073 DATE

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.
PROFESSIONAL ENGINEERS
11910 GREENVILLE AVE., SUITE 600
DALLAS, TX 75231
(214) 361-7900

DATE SURVEYED
APRIL 9, 2009

DATE DRAWN
APRIL 20, 2009

DGN CSJ: 0135-12-025 12-DE1 ROW CSJ: 0135-12-027

EXHIBIT "4"
Depiction and Description of Easement on Property 19-DE1

EXHIBIT "A"

County: Collin
Highway: F.M. 3537 from S.H. 289 to F.M. 2478

May 26, 2011

Description for Parcel 19-DE1

BEING a 13,099 square foot tract of land situated in the H.L. Cook Survey, Abstract Number 234, in the City of Frisco, Collin County, Texas, being part of a 1.993 acre tract described as Tract I, and part of a 2.995 acre tract described as Tract II, in Warranty Deed to McGarrah-Wright-Pliskal, Ltd., a Texas limited partnership, dated December 31, 1998, recorded in Volume 4344, Page 4284, in the Deed Records of Collin County, Texas (D.R.C.C.T.), said 13,099 square foot tract being more particularly described as follows:

BEGINNING at a 3/8-inch iron rod found at the northwest corner of said Tract II, being in the south line of F.M. 3537 (variable width) as established by a Right-of-Way Easement to the State of Texas for roadway purposes, described in Volume 276, Page 68, D.R.C.C.T.;

1) THENCE, South 89 degrees 58 minutes 23 seconds East, along the north line of said Tract II and said south line of F.M. 3537, at a distance of 330.16 feet passing the northeast corner of said Tract II and the northwest corner of said Tract I, and continuing with the north line of said Tract I and said south line of F.M. 3537, a total distance of 561.72 feet to an angle point;

2) THENCE, North 84 degrees 18 minutes 37 seconds East, continuing with said north line of Tract I and said south line of F.M. 3537, a distance of 24.00 feet to a 1/2-inch iron rod found at the northeast corner of said Tract I;

3) THENCE, South 07 degrees 05 minutes 23 seconds East, departing said south line of F.M. 3537 and with the east line of said Tract I, a distance of 27.60 feet;

4) THENCE, North 89 degrees 58 minutes 23 seconds West, departing said east line of Tract I, a distance of 261.62 feet to the west line of said Tract I and the east line of said Tract II;

5) THENCE, North 06 degrees 19 minutes 29 seconds East, with said west line of Tract I and said east line of Tract II, a distance of 5.03 feet;

6) THENCE, North 89 degrees 58 minutes 23 seconds West, departing said west line of Tract I and said east line of Tract II, a distance of 330.16 feet to the west line of said Tract II;

7) THENCE, North 06 degrees 19 minutes 28 seconds East, with said west line of Tract II, a distance of 20.12 feet to the POINT OF BEGINNING and containing 13,099 square feet [0.3007 acres] of land, more or less.

EXHIBIT "A"

County: Collin
Highway: F.M. 3537 from S.H. 289 to F.M. 2478

May 26, 2011

Description for Parcel 19-DE1

Bearings in this document refer to the NAD-83 Texas State Plane Coordinate System, North Central Zone 4202, according to measurements made at project control station numbers 130 through 139. The Collin County scale factor of 1.000152710 as published by the Texas Department of Transportation, Dallas District Office was used for this project.

5.24.11

Patrick J. Baldasaro, R.P.L.S. Date
Texas Registration No. 5504

DAL-TECH Engineering, Inc.
17400 Dallas Parkway, Suite 110
Dallas, Texas 75287
Phone 972-250-2727 Fax 972-250-4774



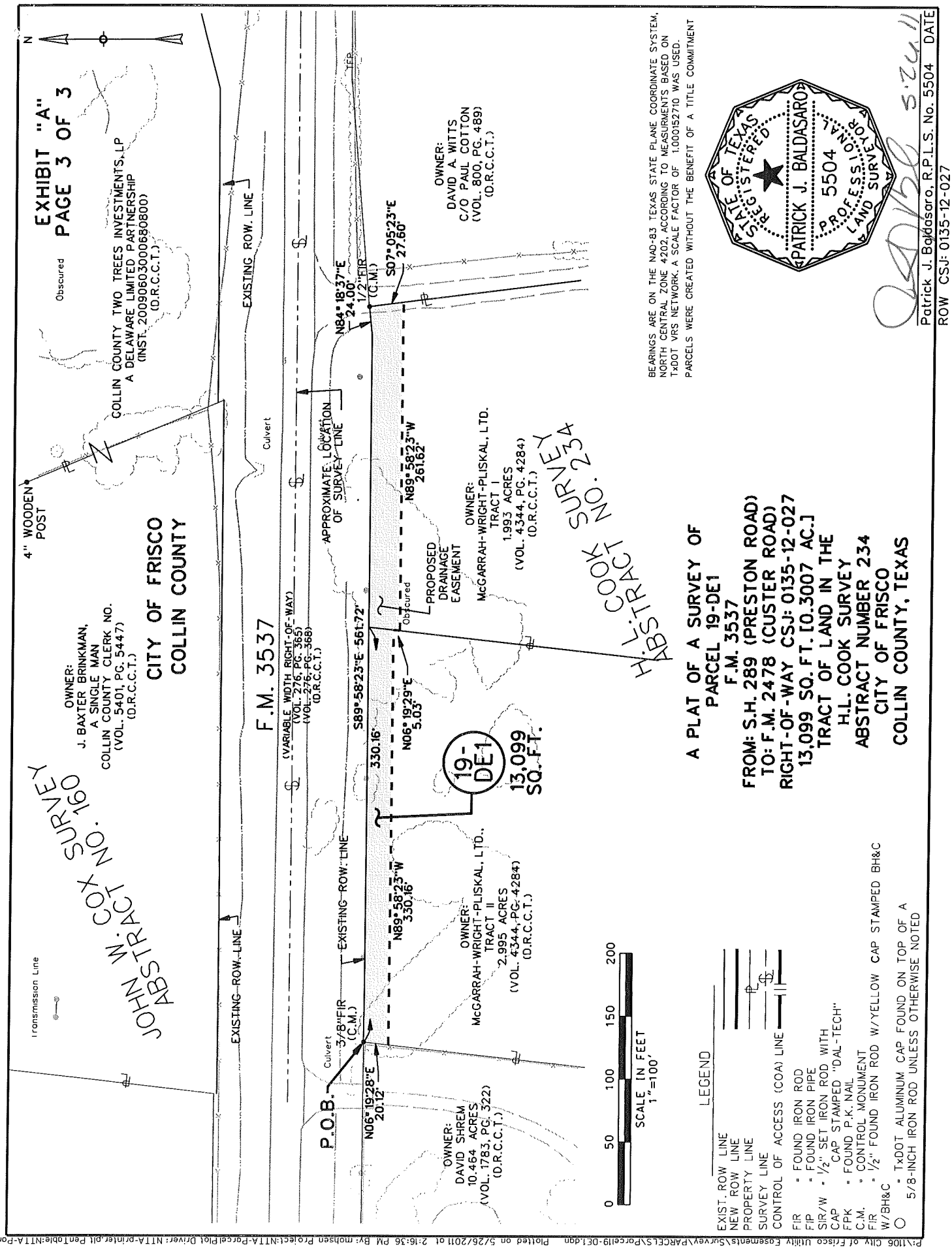

EXHIBIT "A"
PAGE 3 OF 3
A PLAT OF A SURVEY OF
PARCEL 19-DE1
F.M. 3537
FROM: S.H. 289 (PRESTON ROAD)
TO: F.M. 2478 (CUSTER ROAD)
RIGHT-OF-WAY CSJ: 0135-12-027
13,099 SQ. FT. [0.3007 AC.]
TRACT OF LAND IN THE
H.L. COOK SURVEY
ABSTRACT NUMBER 234
CITY OF FRISCO
COLLIN COUNTY, TEXAS
CITY OF FRISCO
COLLIN COUNTY
F.M. 3537
JOHN W. COX SURVEY
ABSTRACT NO. 160
H.L. COOK SURVEY
ABSTRACT NO. 234
OWNER:
J. BAXTER BRINKMAN,
A SINGLE MAN
COLLIN COUNTY CLERK NO.
(VOL. 5401, PG. 5447)
(D.R.C.C.T.)
COLLIN COUNTY TWO TREES INVESTMENTS, LP
A DELAWARE LIMITED PARTNERSHIP
(INST. 20090603000680800)
(D.R.C.C.T.)
OWNER:
DAVID A WITTS
C/O PAUL COTTON
(VOL. 800, PG. 489)
(D.R.C.C.T.)
OWNER:
McGARRAH-WRIGHT-PLISKAL, LTD.
TRACT I
1.993 ACRES
(VOL. 4344, PG. 4284)
(D.R.C.C.T.)
OWNER:
McGARRAH-WRIGHT-PLISKAL, LTD.,
TRACT II
2.995 ACRES
(VOL. 4344, PG. 4284)
(D.R.C.C.T.)
OWNER:
DAVID SHREM
10.464 ACRES
(VOL. 1783, PG. 322)
(D.R.C.C.T.)
4" WOODEN POST
Obscured
Transmission Line
EXISTING ROW LINE
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 276, PG. 365)
(VOL. 276, PG. 368)
(D.R.C.C.T.)
Culvert
APPROXIMATE LOCATION OF SURVEY LINE
PROPOSED DRAINAGE EASEMENT
P.O.B.
3/8" FIR (C.M.)
1/2" FIR (C.M.)
N84° 18'37"E 24.00'
S07° 05'23"E 27.60'
N89° 58'23"W 261.62'
S89° 58'23"E 561.72'
N89° 58'23"W 330.16'
N06° 19'29"E 5.03'
N06° 19'28"E 20.12'
330.16'
19-DE1
13,099 SQ. FT.
BEARINGS ARE ON THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, ACCORDING TO MEASURMENTS BASED ON TxDOT VRS NETWORK. A SCALE FACTOR OF 1.000152710 WAS USED.
PARCELS WERE CREATED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
STATE OF TEXAS
REGISTERED
PROFESSIONAL
LAND SURVEYOR
PATRICK J. BALDASARO
5504
Patrick J. Baldasaro, R.P.L.S. No. 5504 DATE
ROW CSJ: 0135-12-027
0 50 100 150 200
SCALE IN FEET
1"=100'
LEGEND
EXIST. ROW LINE
NEW ROW LINE
PROPERTY LINE
SURVEY LINE
CONTROL OF ACCESS (COA) LINE
FIR = FOUND IRON ROD
FIP = FOUND IRON PIPE
SIR/W = 1/2" SET IRON ROD WITH CAP STAMPED "DAL-TECH"
FPK = FOUND P.K. NAIL
C.M. = CONTROL MONUMENT
FIR = 1/2" FOUND IRON ROD W/YELLOW CAP STAMPED BH&C
W/BH&C
○ = TxDOT ALUMINUM CAP FOUND ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
P:\1106 City of Frisco Utility Easements\Survey\PARCELS\Parcel19-DE1.dgn Plotted on 5/26/2011 at 2:16:36 PM By: mohsen Project:NTA-Parcel Plot Driver: NTA-printer.plt PenTable:NTA-Parce

EXHIBIT "5"
Depiction and Description of Easement on Property CT-19

EXHIBIT "A"
Right-of-Way Acquisition
Ray Hallford
(CT-19Rev)

BEING a 1.3866 acre tract of land situated in the H. L. COOK SURVEY, ABSTRACT No. 234 in Collin County, Texas, and being part of a 10.524 acre tract of land as described in a deed to ***Ray Hallford***, recorded in Volume 4329, Page 2913 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and being more particularly described as follows:

COMMENCING at an iron rod found at the intersection of the existing centerline of Coit Road with the centerline of Farm-to-Market Road 3537, same being the called northeast corner of said 10.524 acre tract;

THENCE, South 00° 59' 50" East, along said existing centerline of said Coit Road, a distance of 115.70 feet to the POINT OF BEGINNING;

THENCE, South 00° 59' 50" East, along said existing centerline of Coit Road and along the east line of said 10.524 acre tract, a distance of 879.67 feet to a point set for corner, same being the southeast corner of said 10.524 acre tract;

THENCE, North 89° 39' 24" West, departing said existing centerline of said Coit Road and along the south line of said 10.524 acre tract, a distance of 60.02 feet to a point on the proposed west right-of-way line of Coit Road;

THENCE, in a northerly direction along said proposed west right-of-way line of Coit Road as follows;

North 00° 59' 50" West, a distance of 576.61 feet to a point set for corner;

North 04° 48' 41" West, a distance of 150.33 feet to a point set for corner;

North 00° 59' 50" West, a distance of 173.33 feet to a point set for corner, same being on the proposed south right-of-way line of said Farm-to-Market Road 3537;

THENCE, in an easterly direction along said proposed south right-of-way line of said Farm-to-Market Road 3537 as follows;

South 45° 13' 43" East, a distance of 9.51 feet to a point set for corner;

South 01° 29' 55" East, a distance of 13.59 feet to a point set for corner;

South 89° 50' 47" East, a distance of 63.26 feet to the POINT OF BEGINNING and containing 1.2664 acres of land, of which a portion of is called as a permitted exception in said 10.524 acre tract of land as described in Volume 4329, Page 2918 of the Deed Records of Collin County, Texas and being more specifically shown on a survey by Hugh E. Peiser, R.P.L.S. No. 3688, dated 10/26/1998, said survey being referenced in the deed described above.

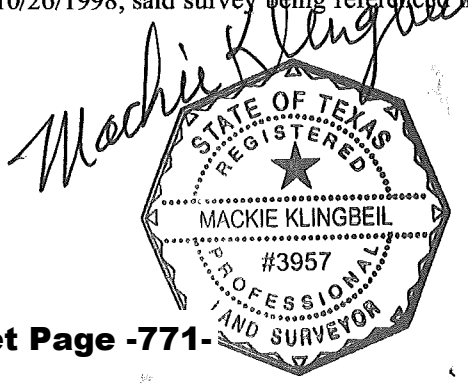
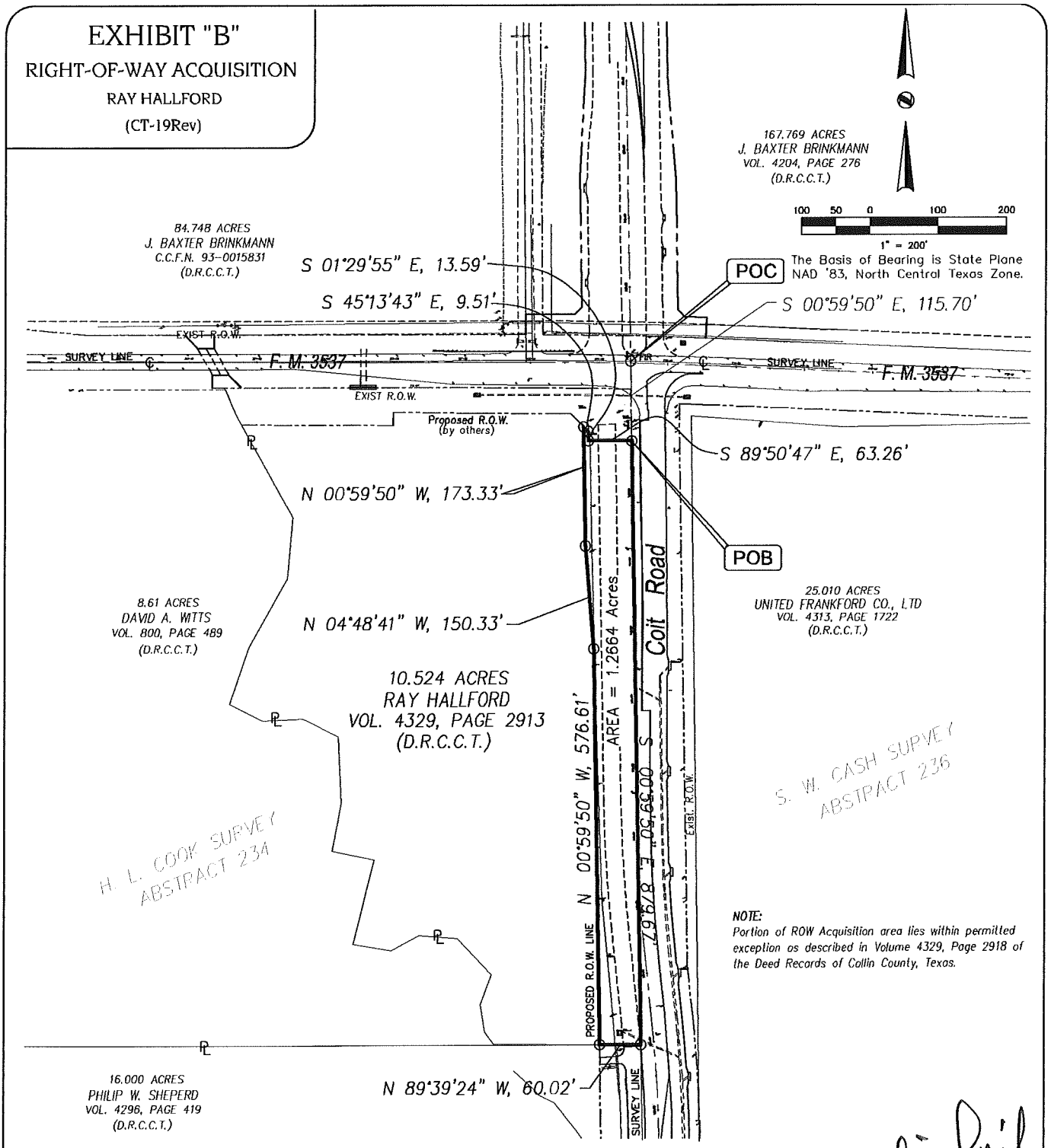


EXHIBIT "B"

RIGHT-OF-WAY ACQUISITION

RAY HALLFORD

(CT-19Rev)



RLK ENGINEERING, INC
6175 Main Street, Suite 395
Frisco, Texas 75034
(214) 619-1733 Off
(214) 619-1833 Fax

STATE OF TEXAS
REGISTERED
MACKIE KLINGBEIL
#3957
PROFESSIONAL
LAND SURVEYOR

PROJECT:	DATE:	DRAWN BY:
Coit Road (05012)	December 02, 2010	JEE
CAD ID:	SCALE:	CHECKED BY:
Hallford.dwg	1"=200'	CAP

EXHIBIT "6"
Depiction and Description of Easement on Property 23-DE1

EXHIBIT "A"

City: Frisco
County: Collin
Highway: FM 3537
R.O.W. CSJ: 0135-12-027
DGN. CSJ: 0135-12-025

April 20, 2009

FIELD NOTE DESCRIPTION
PERMANENT DRAINAGE EASEMENT
RAY A. HALLFORD
PARCEL 23-DE1

BEING a parcel of land for permanent drainage easement, containing an area of 0.2273 acre (9,899 square feet) of land and being over, under and across a 10.6100 acre tract in the H. L. Cook Survey, Abstract No. 234, City of Frisco, Collin County, Texas, said 10.6100 acre tract being the same land conveyed by deed to Ray A. Hallford, dated January 4, 1999, as recorded in Collin County Clerk File No. 99-0004027, Volume 4329, Page 2913, of the Deed Records of Collin County, Texas; said permanent drainage easement being more particularly described as follows:

COMMENCING at a 1/2" iron rod set with yellow cap stamped "BHC" in the new northwest property corner of said Ray A. Hallford tract and the new northeast property corner of a tract of land conveyed by deed to David A. Witts $^{c}/_{o}$ Paul Cotton, as recorded in Volume 800, Page 489, of the Deed Records of Collin County, Texas on the new south right of way line of FM 3537 (a new variable width right of way);

THENCE South 89° 51' 39" East, along the new south right of way line of said FM 3537 and the new north property line of said Ray A. Hallford tract, a distance of 40.28 feet to a 1/2" iron rod set with yellow cap stamped "BHC" being on the new south right of way line of said FM 3537 and in the new north property line of said Ray A. Hallford tract at the intersection with the east line of a permanent channel easement conveyed by deed to the State of Texas, recorded in Volume 484, Page 52 of the Deed Records of Collin County, Texas, and being at the POINT OF BEGINNING;

1) THENCE South 89° 51' 39" East, along the new north right of way line of said FM 3537 and the new north property line of said Ray A. Hallford tract, a distance of 132.23 feet to a 1/2" iron rod set with yellow cap stamped "BHC" at a point for corner;

2) THENCE South 27° 08' 59" West, a distance of 129.11 feet to a point for corner;

3) THENCE North 89° 44' 14" West, a distance of 48.46 feet to a point for corner being in the west property line of a tract of said Ray A. Hallford tract and being in the east property line of said David A. Witts tract;

4) THENCE North 29° 30' 34" West, along the west property line of said Ray A. Hallford tract and the east property line of said David A. Witts tract, a distance of 42.19 feet to an angle point being at the intersection of the south line of said State of Texas permanent channel easement and the west property line of said Ray A. Hallford tract;

EXHIBIT "A"

City: Frisco
County: Collin
Highway: FM 3537
R.O.W. CSJ: 0135-12-027
DGN. CSJ: 0135-12-025

FIELD NOTE DESCRIPTION
PERMANENT DRAINAGE EASEMENT
RAY A. HALLFORD
PARCEL 23-DE1

5) THENCE North 60° 29' 26" East, departing the west property line of said Ray A. Hallford tract and the east property line of said David A. Witts tract, a distance of 35.01 feet to a point for corner being the southeast corner of said State of Texas permanent channel easement;

6) THENCE North 29° 30' 34" West, along the east line of said State of Texas permanent channel easement, a distance of 70.12 feet to the POINT OF BEGINNING, said permanent drainage easement containing 0.2273 acre (9,899 square feet) of land, more or less.

All bearings are based on the Texas State Plane Coordinate Surface System, N.A.D. 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by multiplying by the TxDOT conversion factor of 0.999847313.

** THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF THE REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

4/24/2009

Gary C. Hendricks, R.P.L.S. Date
Texas Registration No. 5073

Birkhoff, Hendricks & Conway, L.L.P.
11910 Greenville Ave., Suite 600
Dallas, Texas 75243
Ph. 214-361-7900



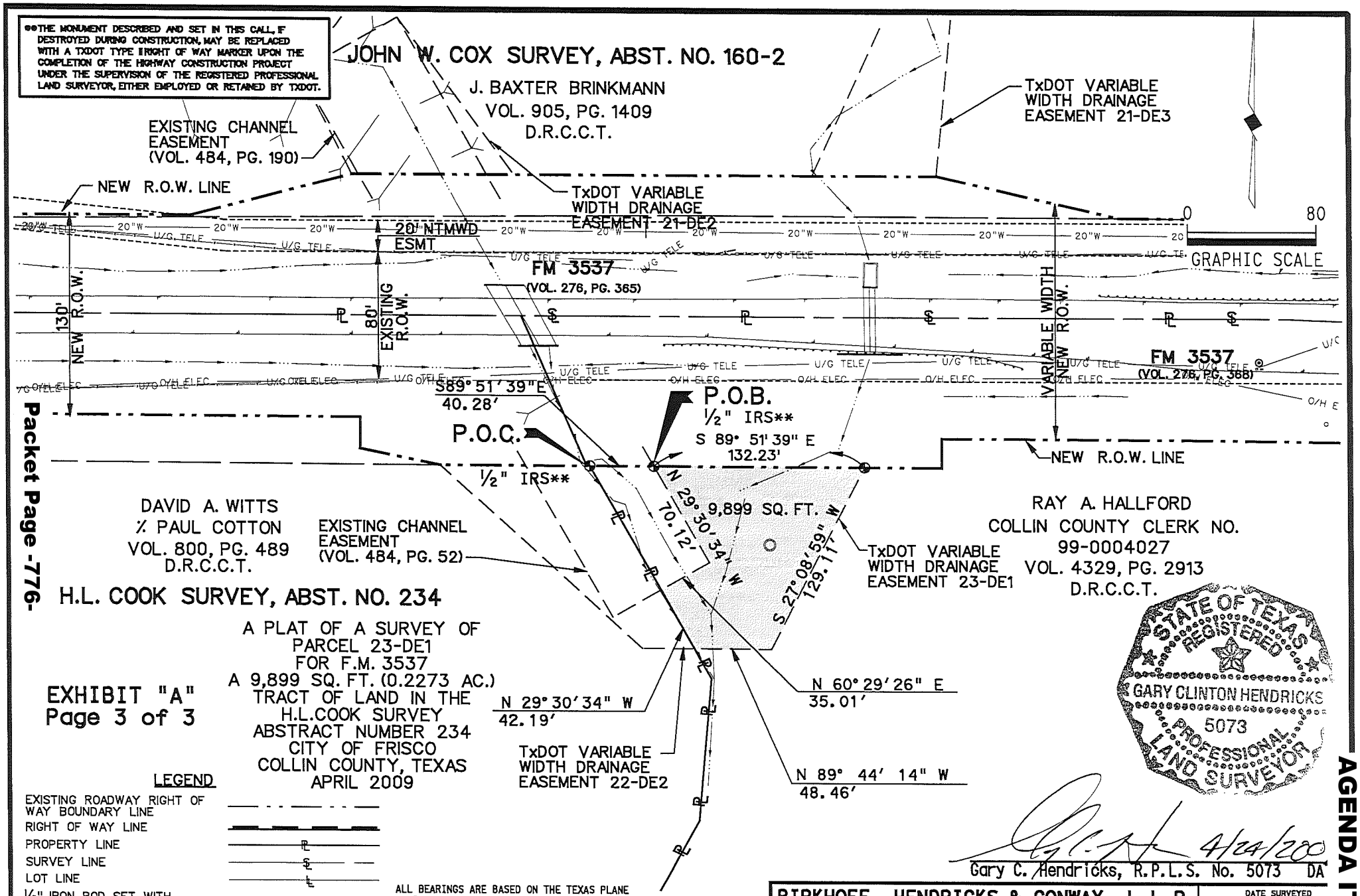


EXHIBIT "A"
Page 3 of 3

A PLAT OF A SURVEY OF
PARCEL 23-DE1
FOR F.M. 3537
A 9,899 SQ. FT. (0.2273 AC.)
TRACT OF LAND IN THE
H.L.COOK SURVEY
ABSTRACT NUMBER 234
CITY OF FRISCO
COLLIN COUNTY, TEXAS
APRIL 2009

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- LOT LINE
- 1/2" IRON ROD SET WITH YELLOW CAP STAMPED "B.H.C."
- EXISTING EASEMENT LINE
- EASEMENT LINE

ALL BEARINGS ARE BASED ON THE TEXAS PLANE COORDINATE SURFACE SYSTEM, N.A.D. 83(1993 ADJ.), NORTH CENTRAL ZONE. ALL COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE TxDOT CONVERSION FACTOR OF 0.999847313.

4/24/200

Gary C. Hendricks, R.P.L.S. No. 5073 DA

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.
PROFESSIONAL ENGINEERS
11910 GREENVILLE AVE., SUITE 600
DALLAS, TX 75231
(214) 361-7900

DATE SURVEYED
APRIL 9, 200

DATE DRAWN
APRIL 20, 20

DGN CSJ: 0135-12-025 23-DE1 ROW CSJ: 0135-12-0

AGENDA ITEM #35.

PROGRESS IN MOTION

City Secretary's Office
City of Frisco, Texas

Memorandum

To: **Honorable Mayor Maso and Members of the Frisco City Council**

Cc: **George A. Purefoy, City Manager**

From: **Jenny Page, City Secretary**

Date: **02/21/2012**

Agenda Caption: A Resolution of the City Council of the City of Frisco, Collin and Denton County, Texas, ordering a Joint General election to be held jointly with the Frisco Independent School District and administered by the Denton County Elections Administrator on May 12, 2012, for the purpose of electing two (2) members of the Frisco City Council (Place 1 and Place 3); designating Early Voting locations; designating filing deadlines; ordering Notices of Election to be given as prescribed by law in connection with such election; and providing for the appointment of election judges.

Action Requested: Approval of a Resolution calling the May 12, 2012 Joint General Election between City of Frisco and Frisco Independent School District and administered by the Denton County Elections Administrator.

Background Information: The May 12, 2012 General Election must be called by March 5, 2012 allowing for the recommended 60 days for preclearance by the Department of Justice.

The Resolution provides main Early Voting locations for Frisco and will be amended to include Election Day locations at a future meeting. Recent redistricting issues are still not settled and could possibly change county precinct lines. Hopefully a final decision on redistricting will be made by the March 6, 2012 City Council meeting and only one amendment will be necessary before submitting the DOJ preclearance.

Other Early Voting locations will be named by Denton County after March 5, 2012, the last day to call an election. Frisco residents will be able to vote at any Early Voting location in Denton County but required to vote in the county precinct they reside in.

Board Review/Citizen Input: On February 16, 2012, the Frisco City Council meet in a Special Called meeting to discuss polling locations and the following locations were agreed upon.

EARLY VOTING

Collin County Community College
Preston Ridge
9700 Wade Blvd.
Frisco, Texas 75035

Frisco Fire Station No. 4.
4485 Cotton Gin Road
Frisco, Texas 75034

Heritage Lakes Amenity Center
3949 Village Boulevard
Frisco, Texas 75034

Frisco Lakes Village Center
7277 Frisco Lakes Drive
Frisco, Texas 75034

ELECTION DAY

City Precinct 1
(Denton County Precincts (10401, 10402, 10403, 10404, 10405, 10406 and 10407)
Pioneer Heritage Middle School
1649 High Shoals
Frisco, Texas 75034

City Precinct 2
(Collin County Precincts 30, 92, 111 and 177)
Staley Middle School
6927 Stadium Lane
Frisco, Texas 75034

City Precinct 3
(Collin County Precincts 87, 101,117, 118, 127, 134, 146)
Wester Middle School
12293 Shepherd Hills
Frisco, Texas 75035

City Precinct 4
(Denton County Precinct 10400)
Tom Hicks Elementary (LISD)
3651 Compass Dr.
Frisco, Texas 75034

Alternatives: Approve as is or table until a special meeting to be called before March 5, 2012.

Legal Review: Documents prepared by Courtney Kuykendall with Abernathy, Roeder, Boyd & Joplin P.C.

Supporting Documents: Resolution calling the General Election and polling location map.

Staff Recommendation: Approval

CITY OF FRISCO, TEXAS **RESOLUTION NO._____**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRISCO, COLLIN AND DENTON COUNTY, TEXAS, ORDERING A JOINT GENERAL ELECTION TO BE HELD JOINTLY WITH THE FRISCO INDEPENDENT SCHOOL DISTRICT AND ADMINISTERED BY THE DENTON COUNTY ELECTIONS ADMINISTRATOR ON MAY 12, 2012, FOR THE PURPOSE OF ELECTING TWO (2) MEMBERS OF THE FRISCO CITY COUNCIL (PLACE 1 AND PLACE 3); DESIGNATING EARLY VOTING LOCATIONS; DESIGNATING FILING DEADLINES; ORDERING NOTICES OF ELECTION TO BE GIVEN AS PRESCRIBED BY LAW IN CONNECTION WITH SUCH ELECTION; AND PROVIDING FOR THE APPOINTMENT OF ELECTION JUDGES

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, THAT:

SECTION 1: An election is hereby ordered to be held jointly with the Frisco Independent School District on Saturday, May 12, 2012, for the purpose of electing two (2) City Council members to fill the expiring terms on the Frisco City Council Place 1 and Place 3 ("Election"), and said Election shall be administered by the Denton County Elections Administrator.

SECTION 2: Early voting by personal appearance shall be available at: Frisco Lakes Village Center, 7277 Frisco Lakes Drive; Collin College, Preston Ridge Campus, 9700 Wade Blvd.; Heritage Lakes Amenities Center, 3949 Village Boulevard; Fire Station No. 4, 4485 Cotton Gin Road, Frisco, Texas 75034; or at the Denton Elections Office, Joseph A. Carroll Bldg., 401 W. Hickory, Ste. 125, Denton, Texas 76201. Early voting will begin on Monday, April 30, 2012 through Tuesday, May 8, 2012 during the normal working hours of 8:00 a.m. to 5:00 p.m., with extended voting hours on Saturday, May 5, 2012 from 8:00 a.m. to 5:00 p.m. and Monday, May 7, 2012 and Tuesday, May 8, 2012 from 7:00 AM to 7:00 PM. Applications for ballot by mail shall be requested from and mailed to the Denton County Elections Office, Attn. Frank Phillips, Elections Administrator, Joseph A. Carroll Bldg., 401 W. Hickory, Ste. 125, Denton, Texas 76201. Applications for ballots by mail must be received no later than the close of business on May 4, 2012.

City and school district voters may vote at any of the additional early voting locations open under full contract services with Denton County Elections Administration, which may be designated after March 5, 2012. The previous sentence shall also be posted in the notice of election.

SECTION 3: Candidates must file for a specific place and adhere to the filing deadlines accordingly. Candidate Packets are available in the City Secretary's Office. The candidate filing periods for the General Election for Mayor and Place 1 and Place 3 are as follows:

General Election Filing for Place 1 and Place 3
Beginning: February 4, 2012 at 8:00 a.m.
Ending: March 5, 2012 at 5:00 p.m.

Candidates must file in the City Secretary's Office located at George A. Purefoy Municipal Center, City Hall, 6101 Frisco Square Blvd 5th Floor, Frisco, Texas.

SECTION 4: Direct Record Electronic (DRE) voting machines shall be used in this election for early voting by personal appearance and Election Day voting. Optical-scan ballots shall be used for early voting by mail.

SECTION 5: The City Secretary is hereby authorized and directed to publish and/or post, in the time and manner prescribed by law, all notices required to be so published and/or posted in connection with the conduct of this election. The election, including providing notice of the election, shall be conducted in accordance with the Texas Election Code and other applicable law, and all resident qualified and registered voters of the City shall be eligible to vote at the election.

SECTION 6: Upon the receipt of recommendations from the City Secretary and/or the Denton County Elections Administrator, the City Council shall appoint the early voting and Election Day judges.

In the event the appointed judges are unable to execute or complete their duties for any reason, the City Secretary and/or Denton County Elections Administrator may identify alternate judges that the City Council shall appoint as soon as possible.

SECTION 7: The Mayor and the City Secretary of the City, in consultation with the City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Texas Election Code and any other state or federal law in carrying out and conducting the election, whether or not expressly authorized herein.

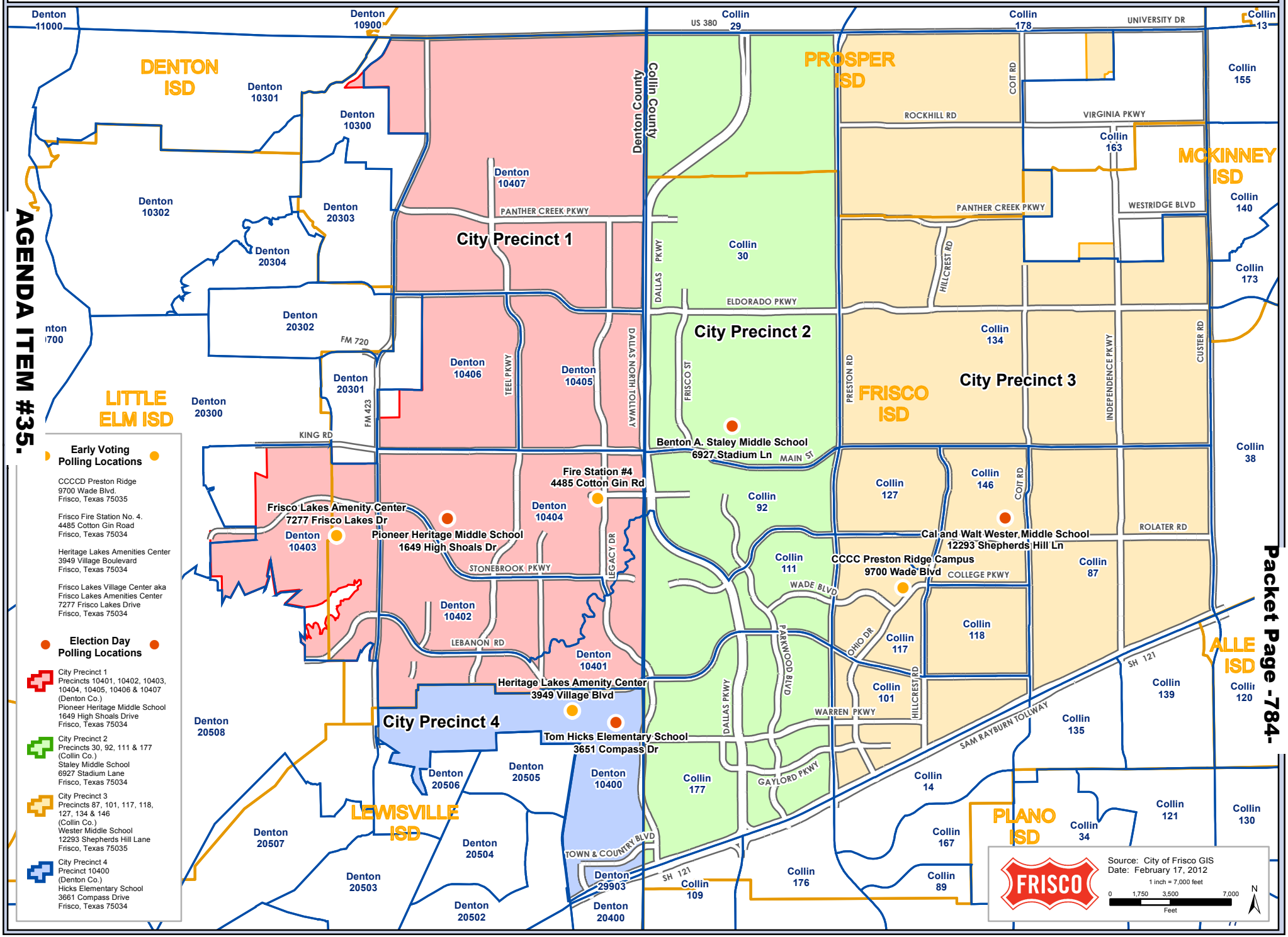
DULY PASSED AND APPROVED by the City Council of the City of Frisco, Collin, and Denton Counties, Texas on this the 21st day of February, 2012.

_____
Maher Maso, Mayor

ATTEST:

_____
Jenny Page, City Secretary

2012 Early Voting and Election Day Voter Precincts and Polling Locations



AGENDA ITEM #35.

Packet Page -784-

AGENDA ITEM #36.

Henry Hill

From: Mary Vail-Grube [mgrubearts@sbcglobal.net]
Sent: Friday, February 17, 2012 9:16 AM
To: Bruce Glasscock; peter vargas; George Purefoy; Jason Little; john godwin; Bobby Baggett
Cc: Frank Turner; Henry Hill; kevin hammeke; Tom Brandt; Ellen Dorn
Subject: Arts Center of North Texas
Attachments: Feb16brdmtg Spin Off Final (1).docx; Resolution Spin Off.pdf

Good Morning All -

At the Board meeting yesterday the Board of Directors adopted a resolution (attached) recommending to the Owner and Member Cities that the Arts Center of North Texas be reorganized as an independent nonprofit 501 (c) (3) corporation. The Board unanimously supported this recommendation and believes it is the best option to preserve the long-term vision and opportunity for success for this important project.

In order to accomplish this transition the three Owner Cities will need to approve the necessary actions. Part of the recommendation included the formation of a committee of the City Attorneys to work with ACNT legal counsel Tom Brandt to prepare the resolution that will need to be adopted concurrently by the Owner City Councils.

We would like to schedule a meeting to begin the discussions as quickly as possible.

Attached please find the press release distributed last evening and the resolution.

Please call me if you have any questions regarding the Board action. I can be reached this morning at 972-679-0698.

Thank you
Mary

Mary Vail-Grube
Interim Executive Director
Arts Center of North Texas
214-495-5801
cell: 972-679-0698
mgrube@artscenterofnorthtexas.org

Join our e-news mailing list at
www.artscenterofnorthtexas.org

ARTS CENTER OF NORTH TEXAS

For more information, please contact:
Justine Sweeney, Sweeney Media Group
214-542-5571
jsweeney@sweeneymediagroup.com

ARTS CENTER OF NORTH TEXAS BOARD OF DIRECTORS UNANIMOUSLY ADOPTS A RESOLUTION TO PRESERVE THE LONG-TERM VISION OF THE PROJECT

Recommending "Spin Off" As an Independent 501(C) (3) Non-Profit Organization For The Purpose Of Constructing and Operating a Performing Arts Center Is Adopted

ALLEN, TX – FEBRUARY 16, 2012 – The Arts Center of North Texas Board of Directors unanimously approved the direction of the organization that would preserve the long-term vision of the regional performing arts hall and art park project and the significant assets designated for that purpose.

The Board, comprised of representatives appointed by the Owner Cities of Allen, Frisco and Plano and at-large members, decided to recommend to the Owner Cities to "spin off" the organization as an independent 501(c)(3) non-profit. Utilizing this strategy, the project would operate as a traditional non-profit versus a quasi-governmental/non-profit entity, bringing more efficiency to the organization. This recommendation is subject to the unanimous approval of the three Owner Cities.

"We are grateful to the board of directors for their thoughtful deliberation in reaching this decision. The multi-city board is in unanimous consensus to preserve the long-term vision of the regional performing arts center project. Today's vote to spin off as an independent 501(c) (3) non-profit demonstrates the support and commitment that exists for this project which is expected to generate an economic impact of $25 million annually to the region," stated Bob Baggett, president of the ACNT board of directors.

"The performing arts hall and park is still an important contribution to the cultural and economic development of the area. With $30 million of assets donated and committed from the private sector, and $8 million invested by the Owner Cities in capital expenditures, pre-construction architecture and design, we believe that as the economy improves this is a significant opportunity to approach with a long-term view. Our current site is an unprecedented and ideal backdrop for a significant regional gathering place to serve the population center of Collin County. Hundreds of donors, businesses and volunteers who are advocates for the arts will be able to continue their work towards making this project a reality. In the meantime, we will operate on a bare-bones budget," continued Baggett.

The Arts Center of North Texas began its fiscal year October 1, 2011 with a six month business plan to determine the feasibility of replacing the City of Frisco's capital investment and O&M commitments. It is operating without financial support from the Owner Cities. After careful review by the Board of Directors of the efforts by staff and supporters over the last five months, it was determined the organization could not replace the City of Frisco's commitment nor function without it as well as overcome the challenges facing fundraising.

In order to preserve the capital assets of the project, the Board evaluated three options that were presented as outlined in the 2012 Business Plan that was adopted by the Board of Directors in June 2011. The three options were: spin off to a private non-profit, on hiatus with all activity but maintain the organization structure or dissolution.

After an extensive executive session, it was decided to adopt a resolution to recommend the reorganization and "spin off" as an independent 501(c) (3) non-profit organization for the purpose of constructing and operating a performing arts center. The motion to adopt the resolution for the re-organization and "spin off" was made by Plano representative, Betty Muns and seconded by at-large member, Bill Shaddock.

The resolution no. 65-2-12 states:

WHEREAS, the Arts Center of North Texas is organized for the purpose of aiding, assisting, and acting on behalf of the cities of Allen, Frisco and Plano, Texas, by financing, constructing, owning, furnishing, managing and operating performing and visual cultural arts facilities; and,

WHEREAS, it is the desire of the Arts Center of North Texas to keep the regional vision of a performing arts facility in place, reorganize the entity to operate more effectively and to build and operate a performing arts center; and,

WHEREAS, the Arts Center of North Texas desires to preserve the significant assets donated by the communities and honor the many dedicated donors, volunteers and supporters of the project by pursuing the vision of a state of the art regional performing arts center ; and,

WHEREAS, it is the intent of the Arts Center of North Texas to accomplish this goal by reorganizing as an independent 501(c)(3) non-profit organization to position the organization to effectively promote a public/private partnership for the purpose of constructing, owning and operating a performing arts center; and,

WHEREAS, the Arts Center of North Texas is currently a Texas local government corporation, jointly owned and governed by a multi- party Interlocal Agreement between the cities of Allen, Frisco and Plano, Texas.

NOW, THEREFORE, BE IT RESOLVED BY THE ARTS CENTER OF NORTH TEXAS, THAT:

SECTION 1. The Arts Center of North Texas hereby recommends to the cities of Allen, Frisco and Plano, that the organization transition and reorganize as a separate independent 501(c) (3) non-profit organization.

SECTION 2. The Arts Center of North Texas also recommends that the assets of the organization remain with the reorganized entity; including all donations, land, and intellectual material, including drawings and plans, to be used to implement the continuing vision of constructing, owning and operating a performing arts center.

SECTION 3. This Resolution shall be effective immediately upon its passage.

The Board of Directors has recommended to the Owner and Member Cities that each takes concurrent action to accomplish the recommended plan. In addition to the resolution, Mary Grube was named interim executive director. Additional information regarding the resolution will be released after each Owner City has taken action.

About The Arts Center of North Texas

The Arts Center of North Texas (formerly the Arts of Collin County) is a nationally recognized, innovative, public-private partnership to develop a 100+ acre arts park. Co-owned by the cities of Allen, Frisco and Plano, with operational support by member cities, Fairview and Melissa, the development of the arts park is supported with public bond monies, Collin County Open Space Enhancement funds, and additional financial support from private individuals, corporations and foundations. Located ½ mile east of Custer Road on the Sam Rayburn Tollway (Hwy 121), the arts park will be completed in phases, with a 2,100-seat performing arts hall, performance meadow, and hike and bike trails included in Phase One. To learn more, visit the www.artscenterofnorthtexas.org or call 214-495-5810.

###

RESOLUTION NO. 65-2-12

A RESOLUTION OF THE ARTS CENTER OF NORTH TEXAS RECOMMENDING THE REORGANIZATION AND "SPIN OFF" AS AN INDEPENDENT 501(c)(3) NON PROFIT ORGANIZATION FOR THE PURPOSE OF CONSTRUCTING AND OPERATING A PERFORMING ARTS CENTER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Arts Center of North Texas is organized for the purpose of aiding, assisting, and acting on behalf of the cities of Allen, Frisco and Plano, Texas, by financing, constructing, owning, furnishing, managing and operating performing and visual cultural arts facilities; and,

WHEREAS, it is the desire of the Arts Center of North Texas to keep the regional vision of a performing arts facility in place, reorganize the entity to operate more effectively and to build and operate a performing arts center; and,

WHEREAS, the Arts Center of North Texas desires to preserve the significant assets donated by the communities and honor the many dedicated donors, volunteers and supporters of the project by pursuing the vision of a state of the art regional performing arts center ; and,

WHEREAS, it is the intent of the Arts Center of North Texas to accomplish this goal by reorganizing as an independent 501(c)(3) non-profit organization to position the organization to effectively promote a public/private partnership for the purpose of constructing, owning and operating a performing arts center; and,

WHEREAS, the Arts Center of North Texas is currently a Texas local government corporation, jointly owned and governed by a multi- party Interlocal Agreement between the cities of Allen, Frisco and Plano, Texas.

NOW, THEREFORE, BE IT RESOLVED BY THE ARTS CENTER OF NORTH TEXAS., THAT:

SECTION 1. The Arts Center of North Texas hereby recommends to the cities of Allen, Frisco and Plano, that the organization transition and reorganize as a separate independent 501(c)(3) non-profit organization.

SECTION 2. The Arts Center of North Texas also recommends that the assets of the organization remain with the reorganized entity; including all donations, land, and intellectual material, including drawings and plans, to be used to implement the continuing vision of constructing, owning and operating a performing arts center.

SECTION 3. This Resolution shall be effective immediately upon its passage.

DULY PASSED AND APPROVED BY THE ARTS CENTER OF NORTH TEXAS, ON THIS THE 10th **DAY OF** February **2012.**

APPROVED:

Bobby J. Baggett, President

ATTEST:

Betty Bell Muns, Vice President (Acting Secretary)

ARTS CENTER OF NORTH TEXAS

February 16, 2012

TO: Board of Directors

FR: Bob Baggett, President and Mary Vail-Grube, Administrative Director

RE: Agenda Item #4 – Consider and Adopt a Resolution Recommending to Owner and Member Cities Future Operating Plans for the Arts Center of North Texas

---

For the Board's consideration and recommendation for action there are three options discussed here, with accompanying Resolutions. These options were outlined in the 2012 Business Plan adopted by the Board in June 2011.

The current Articles of Incorporation of the Arts Center of North Texas address the dissolution of the entity in Article XII E and Article XIV (attached here). These provisions would apply to either the Spin Off or Dissolution option as both would require that the organization as it currently exists dissolve and that either a new entity be established with new Articles and By-Laws or that the entity cease to exist altogether.

1. **Spin Off to a Private Non Profit Organization**.

    a. A detailed proposal for this alternative is attached to this memo.
    b. Timeline: 90-120 days
    c. Budget: $60,000
    d. Resolution 65-2-12 recommending this option attached.

2. **On Hold – Hiatus/Evaluation Period**

    The organizational structure would stay intact and all assets would be retained with the organization, the cities and donors would retain their commitment to the project. All operations and activity would be stopped for one year, or other specified period of time, as stated in the Resolution. An annual Board of Directors meeting would be required to determine future steps and meet legal requirements for non profit status. There is no

annual meeting requirement within the ACNT governing documents. At the end of the specified period the Board would meet and consult with the cities to determine if there is a consensus to explore options for moving the project ahead or if other alternatives, including dissolution, should be explored.

a. Detailed proposal is attached
b. Timeline: 30 days.
c. Budget: $20,000
d. Resolution 66-2-12 recommending this option attached.

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3. Dissolution

The current Articles of Incorporation of the Arts Center of North Texas address the dissolution of the entity in Article XII E and Article XIV (attached here). These provisions would apply to either the Spin Off or Dissolution option as both would require that the organization as it currently exists dissolve and that either a new entity be established with new Articles and By- Laws or that the entity cease to exist altogether.

In this option the organization would cease to exist, no assets would be retained, the cities would be released from their commitments and the ILA would be dissolved.

a. Detailed proposal is attached
b. Timeline 90-120 days
c. Budget $60,000
d. Resolution 67-2-12 recommending this option attached.

STAFF RECOMMENDATION

Staff recommends that the Board consider all of the options presented and come to consensus upon preferred course of direction for the Arts Center of North Texas. And, that the Board adopts the appropriate Resolution recommending to the Owner and Member Cities that each takes concurrent action to accomplish the recommended plan of action.

Staff also recommends that the Owner Cities be requested to appoint a committee of the City Attorneys to work with ACNT Legal Counsel to draft the appropriate resolutions and take any necessary legal actions with regard to the approved plan of action. This will provide efficiency in joint communication to all City Attorneys and result in lower costs to the organization.

Attachments:
Relevant Governing Document Citations
Background information on 3 alternatives:
Spin Off with Resolution
Hiatus with Resolution
Dissolution with Resolution

GOVERNING DOCUMENTS

The InterLocal Agreement and By-Laws are silent on the subject of dissolution. The Articles of Incorporation address it in two sections.

Articles of Incorporation of the Arts Center of North Texas

Article XII

E. Upon dissolution of the Corporation, the Board shall, after paying or making provision for the payment of all of the liabilities of the Corporation, transfer all remaining assets to the Cities. Disposition of the assets by the Cities, whether jointly or individually, shall be exclusively for religious, charitable, educational, scientific, uplibc or cultural purposes as shall at the time qualify under Section 501 (c) 3 of the Infernal Revenue Code of 1986 or any successor stature, as any of the same may be now or hereafter amended.

Article XIV

Subject to any restrictions contained in applicable state law, if each of the Cities considers and approves a concurrent resolution, ordinate or order directing the Board to proceed with the dissolution of the Corporation, the Board shall promptly proceed with the dissolution of the Corporation. The failure of the board to promptly proceed with the dissolution of the Corporation in accordance with this Section shall be deemed a cause for the removal from office of any or all of the Directors as permitted by Article VI of these Articles of Incorporation. Upon the dissolution of the Corporation, the assets of the Corporation shall be distributed equally among the cities then participating in the activities of the Corporation.

SPIN OFF TO INDEPENDENT 501(c)(3) NON PROFIT

Objectives of the plan:

1. To keep the regional vision of a performing arts facility in place, reorganize the organization to operate more effectively and on a nominal budget for an indefinite period of time;
2. Preserve the significant assets donated from the communities;
3. Re-develop and significantly expand our “member” program from the private sector and arts community under a new business model;
4. Avoid legal and other potential conflicts involved with a liquidation process;
5. Position the organization to effectively promote a public /private partnership for development and construction as the economy improves, including potentially re-scoping and reducing the cost of the project.

Proposal:

1. Cities spin-off their “ownership” and control of the ACNT.
2. The ACNT becomes an independent non-governmental 501(c)(3) with a new charter and bylaws. Assignment of assets, contracts, intellectual property and land rights are executed to the new entity.
3. ACNT seeks consent to assignment of the land rights from land donor, or for land donor to exercise reversionary rights to reclaim the property and donate to the new ACNT, subject to land donor’s approval of ultimate development and construction plans.
4. Board is expanded to a 40 member “fundraising” type board with representatives from city leaders (including, perhaps, a council representative from each “Member” city), arts groups, real estate and other professionals, arts supporters and financial supporters, performing arts professionals, public relations, etc. We would seek county-wide/regional representation on the Board. The existing board could serve as the initial and interim Executive Committee.
5. Eliminate the old “Owner and Member City” program, and develop a new Member City program with no O&M obligation at this point in project. Redevelop a Member program to provide supplemental funding in addition to private resources for interim O&M on a minimal budget. We offer “Founding Member” title and benefits to Plano, Allen and Frisco in recognition of their investment in the pre-construction phase and past O&M support. Provide recognition for Melissa and Fairview, as well, for their role as Member Cities in current organization.
6. Maintain communications, awareness and progress to the community through web-site and social media during the interim period and operate on a nominal budget.
7. Develop a Corporate Development Council.
8. ACNT leverages on the rebranded name, on all Intellectual property (data bases, collateral, etc.) and pledges.
9. ACNT releases all Pledge obligations, goes to each pledged donor with the new plan and asks them to consider when we are ready.
10. Relieve the Owner Cities of the remaining bond obligations, if they so desire, and replace capital financing under a new public/private partnership alternative.

RESOLUTION NO. 65-2-12

A RESOLUTION OF THE ARTS CENTER OF NORTH TEXAS RECOMMENDING THE REORGANIZATION AND "SPIN OFF" AS AN INDEPENDENT 501(c)(3) NON PROFIT ORGANIZATION FOR THE PURPOSE OF CONSTRUCTING AND OPERATING A PERFORMING ARTS CENTER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Arts Center of North Texas is organized for the purpose of aiding, assisting, and acting on behalf of the cities of Allen, Frisco and Plano, Texas, by financing, constructing, owning, furnishing, managing and operating performing and visual cultural arts facilities; and,

WHEREAS, it is the desire of the Arts Center of North Texas to keep the regional vision of a performing arts facility in place, reorganize the entity to operate more effectively and to build and operate a performing arts center; and,

WHEREAS, the Arts Center of North Texas desires to preserve the significant assets donated by the communities and honor the many dedicated donors, volunteers and supporters of the project by pursuing the vision of a state of the art regional performing arts center ; and,

WHEREAS, it is the intent of the Arts Center of North Texas to accomplish this goal by reorganizing as an independent 501(c)(3) non-profit organization to position the organization to effectively promote a public/private partnership for the purpose of constructing, owning and operating a performing arts center; and,

WHEREAS, the Arts Center of North Texas is currently a Texas local government corporation, jointly owned and governed by a multi- party Interlocal Agreement between the cities of Allen, Frisco and Plano, Texas.

NOW, THEREFORE, BE IT RESOLVED BY THE ARTS CENTER OF NORTH TEXAS., THAT:

SECTION 1. The Arts Center of North Texas hereby recommends to the cities of Allen, Frisco and Plano, that the organization transition and reorganize as a separate independent 501(c)(3) non-profit organization.

SECTION 2. The Arts Center of North Texas also recommends that the assets of the organization remain with the reorganized entity; including all donations, land, and intellectual material, including drawings and plans, to be used to implement the continuing vision of constructing, owning and operating a performing arts center.

SECTION 3. This Resolution shall be effective immediately upon its passage.

DULY PASSED AND APPROVED BY THE ARTS CENTER OF NORTH TEXAS, ON THIS THE __DAY OF _____2012.

APPROVED:

_____
Bobby J. Baggett, President

ATTEST:

_____
Charles Nies, Secretary

ON HOLD

HIATUS/EVALUTION PERIOD

Proposal

All would be accomplished within a 30 day window from final approval by Board and cities.

1. Staff would be given notice of impending layoff.
2. Contractors could be given required 30 day notice
3. Donors and supporters would be notified that project is “on hold”: but commitments remain, however, no payments on pledges or new donations would be accepted during this time.
4. Records, plans and files packed for storage.
5. Any assets of the organization would remain with the organization since it would not be dissolution. Agreement with City of Allen or, one of the other cities, to manage investments could be negotiated.
6. Agreement with City of Allen or one of the cities to serve as custodian and provide whatever minimal staff support is needed to maintain 501c3 and local government corporation status in good standing.
7. There are no provisions for this type of action addressed in any of the governing documents so other than the basics for the organization to meet any legal requirements to maintain non profit status there are no actions required.
8. Costs to maintain would be minimal, whatever compensation to city that manages investments and coordinating an annual meeting.
9. Determination if website would be maintained and kept operating with message that project is in hiatus.

RESOLUTION NO. 66-2-12

A RESOLUTION OF THE ARTS CENTER OF NORTH TEXAS RECOMMENDING A HIATUS OF THE OPERATIONS AND FUNDRAISING FOR THE ORGANIZATION FOR A SPECIFIED PERIOD OF TIME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Arts Center of North Texas is organized for the purpose of aiding, assisting, and acting on behalf of the cities of Allen, Frisco and Plano, Texas, by financing, constructing, owning, furnishing, managing and operating performing and visual cultural arts facilities; and,

WHEREAS, it is the desire of the Arts Center of North Texas to keep the regional vision of a performing arts facility in place, reorganize the entity to operate more effectively and to build and operate a performing arts center; and,

WHEREAS, the Arts Center of North Texas. desires to preserve the significant assets donated by the communities and honor the many dedicated donors, volunteers and supporters of the project by pursuing the vision of a state- of- the- art regional performing arts center at the appropriate time; and,

WHEREAS, it is the intent of the Arts Center of North Texas to accomplish this goal by placing the operations of the Arts Center of North Texas on hiatus from any ongoing operational or fundraising activity for a period of one year; and,

WHEREAS, the Arts Center of North Texas is currently a Texas local government corporation, jointly owned and governed by a multi- party Interlocal Agreement between the cities of Allen, Frisco and Plano.

NOW, THEREFORE, BE IT RESOLVED BY THE ARTS CENTER OF NORTH TEXAS., THAT:

SECTION 1. The Arts Center of North Texas hereby recommends to the cities of Allen, Frisco and Plano, that the organization be placed on hiatus from any operational or fundraising activity for a period of one year.

SECTION 2. The Arts Center of North Texas also recommends that the assets of the organization remain with the entity during this time; including all donations, land, and intellectual material, including drawings and plans, to be used to implement the continuing vision of constructing, owning and operating a performing arts center at the resumption of operations in one year from the date of passage by all Owner Cities of this Resolution.

SECTION 3. This Resolution shall be effective immediately upon its passage.

DULY PASSED AND APPROVED BY THE ARTS CENTER OF NORTH TEXAS, ON THIS THE __ DAY OF _____2012.

APPROVED:

_____
Bobby J. Baggett, President

ATTEST:

_____
Charles Nies, Secretary

DISSOLUTION

1. Board and Cities concurrently adopt Resolutions consistent with Article XII E and XIV of the Articles of Incorporation dealing with dissolution of the entity.
2. Timeframe established – recommended 90-120 days.
3. Minimum staffing determined and adjusted with two weeks notice
4. Current Board manages the process or a transition Board appointed.
5. Notifications to donors, partners, supporters
6. Committee of City Attorneys and ACNT Legal Counsel work to draft agreements regarding disposition of assets.
7. Appropriate filings made with state and federal agencies regarding the dissolution.
8. Assets distributed as agreed upon.
9. Agreements between ACNT and contractors terminated
10. All records, plans and documents conveyed or stored as agreed upon by Board and Owners

RESOLUTION NO. 67-2-12

A RESOLUTION OF THE ARTS CENTER OF NORTH TEXAS RECOMMENDING DISSOLUTION OF THE ORGANIZATION AND DISTRIBUTION OF THE ASSETS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Arts Center of North Texas is organized for the purpose of aiding, assisting, and acting on behalf of the cities of Allen, Frisco and Plano, Texas, by financing, constructing, owning, furnishing, managing and operating performing and visual cultural arts facilities; and,

WHEREAS, the Arts Center of North Texas has determined that it is no longer reasonable to pursue the original purpose of the organization, and that in order to preserve the significant assets donated by the communities, individuals and businesses and honor the many dedicated donors, volunteers and supporters of the project it is necessary to dissolve the organization; and,

WHEREAS, it is the intent of the Arts Center of North Texas to accomplish this by taking the necessary action as required by the Articles of Incorporation and the applicable regulations of the State of Texas and the Internal Revenue Code; to accomplish the dissolution, pay any outstanding obligations and distribute assets; and,

WHEREAS, the Arts Center of North Texas is currently a Texas local government corporation, as well as a 501 (c)(3) non-profit organization, jointly owned and governed by a multi- party Interlocal Agreement between the cities of Allen, Frisco and Plano, Texas.

NOW, THEREFORE, BE IT RESOLVED BY THE ARTS CENTER OF NORTH TEXAS., THAT:

SECTION 1. The Arts Center of North Texas hereby recommends to the cities of Allen, Frisco and Plano, that the organization dissolves.

SECTION 2. The Arts Center of North Texas also recommends that the current Board of Directors remain in place to manage the process of dissolution.

SECTION 3. The Arts Center of North Texas further recommends that the assets of the organization that remain, after payment of any outstanding liabilities, be distributed in accordance with the Articles of Incorporation, as well as applicable State law and Internal Revenue Code regulations.

SECTION 4. This Resolution shall be effective immediately upon its passage.

DULY PASSED AND APPROVED BY THE ARTS CENTER OF NORTH TEXAS, ON THIS THE __ DAY OF _____2012.

APPROVED:

_____
Bobby J. Baggett, President

ATTEST:

_____
Charles Nies, Secretary