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MEMORANDUM

To: Mr. Wendle Medford
Interim City Manager
City of Forney, Texas

From: Gary C. Hendricks

Date: April 27, 2018

Subject:

As directed by Mr. Medford, we have refined the conceptual layouts and opinions of probable cost for the Brooklyn Village connector project. Two refined options are presented as follows:

- Option 1: Brazos Street Extension
Option 2: Longhorn Drive Extension

Both options are configured as collector streets 36-feet in width and situated within a proposed 60-foot wide right-of-way. The Option Summaries are as follows:

Option 1- Brazos Street Extension:

This option connects to Pinson Road at existing Brazos Street on the west and is situated along the back side of the commercial tracts fronting on US Hwy 80. Two connections are provided to the Brooklyn Village Addition as shown on the exhibit; and the extension connects to the US Hwy 80 westbound service road immediately west of Mustang Creek. The project is approximately 3,400 feet in length. Project construction challenges on this option include:

1. Pinson Park Route
2. Relocation of Overhead Power Lines
3. Re-configuration/design of the detention pond behind Holiday Inn Express
4. Relocation of above ground Propane Tank on Northwest Propane Gas Company Tract
5. Possible re-configuration of CYA Guns, Ammo & Indoor Range eastern driveway and fire lane
6. Extensive retaining walls at Mustang Creek
7. FEMA Floodplain Reclamation and COPRS of Engineer Wetlands.
8. Re-configuration of a portion of the alley behind Wrangler Drive
9. Loss of two developed lots in the Brooklyn Village Addition
10. Land Rights required from nine (9) other separate tracts of land

Considering the project challenges and best estimate of land rights cost, the current opinion of probable cost for this option is in the range of \$ Under Construction

Option 2 – Longhorn Drive Extension

This option connects the Brooklyn Village Addition from the intersection of Wrangler Avenue and Longhorn Drive. to U.S. Highway 80 west bound service road near the existing driveway entrance of OWG Technologies. The project is approximately 1,100 feet in length. Project construction challenges include:

1. Relocation of Overhead Power Lines
2. Reconfiguration of the OWG driveway entrance
3. Extensive retaining walls along Mustang Creek
4. FEMA Floodplain Reclamation and COPRS of Engineer Wetlands
5. Channelization of Mustang Creek
6. Possible TxDOT drainage structure configuration at US Highway 80 Service Rd.
7. Reconfiguration of a portion of the alley and pedestrian trail near Wrangle and Longhorn Drives
8. Loss of at least one developed lot in the Brooklyn Village Addition
9. Land Rights required from three (3) other separate tracts of land

Considering the project challenges and best estimate of land rights cost, the current opinion of probable cost for this option is in the range of \$ Under Construction