

# Memo

To: Bruce D. Glasscock, City Manager  
From: Amy Fortenberry, Director of Parks & Recreation  
Date: 8/29/2012  
Re: Trail Connection Recommendation

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In January, staff presented options for making a trail connection from Hoblitzelle Park at Vineyard Drive along the sidewalk of Water Oaks Drive to the existing trail at Oak Ridge Drive. Since that time we have looked at the construction requirements and have determined probable costs which are outlined below.

## Options

**1. Do nothing, cost \$0**

**2. Corner and ramp improvements, cost \$33,821.50**

The corner and ramp improvements proposal seeks to gain a larger turn radius at the sidewalk corners. Work would take place on five existing ramps at the corners to bring them up to current ADA compliance standards and to slightly increase their size to allow for a wider turning radius. The existing turn radius of two 4' wide sidewalks meeting at a ninety degree angle is very narrow for young cyclists to navigate. The proposed work helps to address that concern.

In addition, the existing trail connections on the Vineyard Drive and Oak Ridge Drive sides would also be reconstructed to bring them up to current ADA compliance standards to provide an improved turning radius transition from sidewalk to trail.

Finally, four proposed signs for improved way finding are proposed. These will help trail users understand where the trail connects and the approximate distance.

### **3. Widen existing 4' sidewalk to 6', cost \$300,627.25**

In this proposal, all of the above work will take place plus the entire 2300' of sidewalk from the Vineyard Drive end to the Oak Ridge Drive end will be widened from 4' wide to 6' wide. There will be exceptional challenges excavating the existing 4' wide sidewalk and expanding it to 6' as it directly impacts twenty six adjacent single family lots.

One challenge will be educating the residents that their lot line is not at the yard edge of the sidewalk; instead, the right of way extends beyond the sidewalk 18"-24" into the turf which most people consider to be their front yard and private property. It is common for single family builders to consider this to be the lot property, too, and typically irrigation lines are located right up against the yard edge of the sidewalk. In addition to this, irrigation lines also extend under the sidewalk to the inside of the street curb. This presents a tremendous challenge on the project of coordinating irrigation as well as sod repairs with 26 private property owners.

Because the work will take place in the right of way, there is also an issue of coordinating for telecom and cable relocations on 8 underground utility vaults. Utility relocations can present unpredictable challenges because of the length of time needed for the relocations and the challenges other unidentified underground conflicts can present.

### **Recommendation**

Staff recommends Option 2, the corner and ramp improvements. This option is cost effective and it addresses the concerns about the turning radii problems with two intersecting sidewalks. Funding is available to proceed in the current budget. In the future, if there is a demand for a wider sidewalk, it can be addressed in combination with any future sidewalk replacement program.

# JBI Partners

16301 Quorum Drive, Suite 200B

Addison, Texas 75001

## OPINION OF PROBABLE CONSTRUCTION COST

**Preliminary Construction Cost Estimate**  
**CHASE OAKS TRAIL CONNECTION - REDUCED SCOPE**  
**JBI Project No. PLA009**

**Date:** 7/11/2012  
**Prepared By:** C. McKinney

Item	Description	Quantity	Units	Unit Prices	Subtotal
1.	Contractor Mobilization, General Conditions and Bonding	1	LS	\$2,500.00	\$2,500.00
2.	Traffic Control - Barricades and Signage	1	LS	\$2,500.00	\$2,500.00
3.	Saw cut and Remove Existing Barrier Free Ramps at Vineyard Dr. and Matilda Dr. and at Crenshaw Dr. and Matilda Dr.	320	SF	\$3.00	\$960.00
4.	Grading and Excavation for Barrier Free Ramp	1	LS	\$500.00	\$500.00
5.	Fine Grading and Solid Sod	75	SY	\$4.00	\$300.00
6.	Construct Barrier Free Ramp, Including Truncated Dome Pavers, and 6" Curb	2	EA	\$1,500.00	\$3,000.00
7.	Saw cut and Remove Existing Trail Paving at Vineyard Drive Cul-De-Sac	850	SF	\$3.00	\$2,550.00
8.	Grading and Excavation for New Trail Connection	1	LS	\$1,000.00	\$1,000.00
9.	Barrier Free Street Ramp at New Trail Including Truncated Dome Pavers	1	EA	\$1,500.00	\$1,500.00
9.	6" Thick Reinforced Concrete Trail Paving	1,200	SF	\$5.00	\$6,000.00
10.	Fine Grading and Solid Sod Along New Trail	150	SY	\$4.00	\$600.00
11.	Relocate Existing Cable Fence	1	LS	\$1,000.00	\$1,000.00
12.	Way Finding Signs	4	EA	\$500.00	\$2,000.00
	Subtotal				\$24,410.00
	Consultant Design Fees for Final Plans				\$5,000.00
	15% Contingency				\$4,411.50
	<b>Total Estimated Construction Cost</b>				<b>\$33,821.50</b>

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Addison, Texas 75001

## OPINION OF PROBABLE CONSTRUCTION COST

**Preliminary Construction Cost Estimate**  
**CHASE OAKS TRAIL CONNECTION**  
**JBI Project No. PLA009**

**Date:** 7/10/2012  
**Prepared By:** C. McKinney

Item	Description	Quantity	Units	Unit Prices	Subtotal
1.	Contractor Mobilization, General Conditions and Bonding	1	LS	\$18,000.00	\$18,000.00
2.	Traffic Control - Barricades and Signage	1	LS	\$8,000.00	\$8,000.00
3.	Inlet Protection - Erosion Control	4	EA	\$500.00	\$2,000.00
4.	Erosion Control Fencing, Maintenance and Removal	2,500	LF	\$3.00	\$7,500.00
5.	Saw Cut and Remove Existing Concrete Sidewalk Paving	10,600	SF	\$3.00	\$31,800.00
6.	Site Grading/Excavation and Haul-Off Excess	400	CY	\$30.00	\$12,000.00
7.	6' Wide X 6" Thick Concrete Trail/Sidewalk Paving	16,200	SF	\$5.75	\$93,150.00
8.	Barrier Free Street Ramps With Truncated Dome Pavers	4	EA	\$1,500.00	\$6,000.00
9.	Barrier Free Alley Ramps	4	EA	\$750.00	\$3,000.00
10.	Solid Sod (Bermuda and St. Augustine Sod as Necessary)	2,600	SY	\$4.00	\$10,400.00
11.	Irrigation System Repair (Head Relocation/Replacement)	160	EA	\$85.00	\$13,600.00
12.	Irrigation Valve Relocation / Replacement	12	EA	\$175.00	\$2,100.00
13.	Electrical Utility Box Relocation/Adjustment (Hand Holes)	12	EA	\$850.00	\$10,200.00
14.	GTE Utility Box Adjustment	4	EA	\$800.00	\$3,200.00
15.	Cable TV Utility Box Adjustment	4	EA	\$800.00	\$3,200.00
16.	Exposed Aggregate Finishing for Driveway and Walks	400	SF	\$5.00	\$2,000.00
17.	Lot 1 - Repair Brick Edge Along Drive Way	20	LF	\$20.00	\$400.00
18.	Curb Along New Trail - to Match Existing Grades (4 Lots)	320	LF	\$20.00	\$6,400.00
19.	Lot 18 - Remove and Replace Damaged Curb	50	LF	\$30.00	\$1,500.00
20.	Lot 4 - Repair Brick Step in Existing Walk to House	1	EA	\$700.00	\$700.00
21.	Wayfinding Signage	5	EA	\$500.00	\$2,500.00
	Subtotal				\$237,650.00
	Consultant Design Fees for Final Plans (10%)				\$23,765.00
	15% Contingency				\$39,212.25
	<b>Total Estimated Construction Cost</b>				<b>\$300,627.25</b>