TEXAS TRANSPORTATION COMMISSION

DALLAS County

MINUTE ORDER

DALLAS District

Transportation Code, Chapter 201, Section 201.1055, authorizes agreements with private entities for the acquisition, design, construction or renovation of buildings for Texas Department of Transportation (department) by various methods. The methods include the exchange of existing department owned property and improvements in return for the design and construction of a building or other facility required to support department operations on department owned property.

Under that authority, the department intends to issue a Request for Qualifications and Proposals to select a qualified private entity to design, develop and construct a department area engineer and maintenance facility in exchange for the existing Grand Prairie maintenance facility. Any difference in value between the proposed new facility and department property to be exchanged will be provided from the Maintenance Division's budget to the extent funds are available (partial capital funding). The construction of a new facility to the latest standards of the department will benefit the traveling public and the department.

The department's Grand Prairie maintenance facility is no longer needed for the purposes for which it was acquired. This facility is located at 4202 Corn Valley Road, Grand Prairie, Dallas County, with an appraised value of $402,253. A metes and bounds description of this property is attached as Exhibit A.

The new area engineer and maintenance facility will be constructed on property currently owned by the State of Texas located at Lots 1-3 High Meadows Industrial Park in the city of Cedar Hill, Dallas County, Texas, more particularly described by metes and bounds in Exhibit B. The site of the new construction is also a part of Exhibit B.

The department proposes to negotiate a Development and Exchange Agreement with the four top ranked proposers beginning with the first ranked proposer to procure the new facility based on whose proposal provides the best value to the department. Best value will be based on cost estimates for site development, professional design services, construction cost and all associated costs for the new facility.

IT IS THEREFORE ORDERED by the commission that the department issue a Request for Qualifications and Proposals and commence negotiations with the four top ranked proposers beginning with the first ranked proposer to design and construct a new facility for the department in exchange for the existing Grand Prairie maintenance facility and partial capital funding, on department property.

IT IS FURTHER ORDERED that the department may reissue a Request for Qualifications and Proposals for this project in the event that suitable terms for a Development and Exchange Agreement cannot be accomplished with the one of the top four ranked proposers.

Submitted and reviewed by:

Director, Maintenance Division

Recommended by:

M. W. Behrens

Executive Director

110590 JUN 29 06

Minute Number | Date Passed

Exhibit A
Grand Prairie Maintenance Site

The Texas Department of Transportation (TxDOT) is the owner of certain property and improvements located at 4202 Corn Valley Road, Grand Prairie, Dallas County, Texas, more particularly described by metes and bounds as follows:

Being a tract of land situated in the Thomas J. Tone Survey, abstract no. 1450, city of Grand Prairie, Dallas County, Texas, and being that tract as conveyed to TxDOT as recorded in Volume 69207, page 1537 of the Deed Records of Dallas County, Texas;

BEGINNING at a ½" iron rod found at the most northwest corner of said TxDOT tract and being on the southern line of a tract as conveyed to Sunbelt Self Storage Ltd. as recorded in Volume 96103, page 2150 and also being the northeast corner of Westchester Meadows Phase 1-C, an addition to the city of Grand Prairie as recorded in Volume 99029, Page 53 of said Deed Records;

(1) THENCE North 88° 40'11" East, along the common line of said TxDOT tract and said Sunbelt tract, a distance of 192.32 feet to a ½" iron rod found;

(2) THENCE North 00°53'41" East, continuing along the common line of said TxDOT tract and said Sunbelt tract, a distance of 184.00 feet to a ½" iron rod found at the most northerly northwest corner of said TxDOT tract and being the southwest corner of a tract as conveyed to Ulex Enterprises, Inc. as recorded in Volume 96006, page 3167 of said Deed Records;

(3) THENCE North 89°11'41" East, along the most northern line of said TxDOT tract, a distance of 352.79 feet to a ½" iron rod found at the northeast corner of same and also being an interior ell corner of Lot lR and lA of Westchester Commercial, Phase 1, an addition to the city of Grand Prairie as recorded in Volume 86146, page 834 of said Deed Records;

(4) THENCE South 00°11'19" East, along the northeast line of said TxDOT tract, a distance of 183.95 feet to a ½" iron rod found;

(5) THENCE North 89°45'57" East, a distance of 30.18 feet to a ½" iron rod found at the northeast corner of a Quitclaim Deed as recorded in Volume 86150, page 4056 and being the northwest corner of a city vacating ordinance as recorded in Volume 86198, page 1499 of said Deed Records;

(6) THENCE South 00°15'50" East, along the eastern line of said TxDOT tract, a distance of 568.66 feet to a ½" iron rod found on the northern ROW line of Bardin Road at the southeast corner of same and being on the northern line of Westchester Phase 1-A, an addition to the city of Grand Prairie as recorded in Volume 85075, page 4654 of said Deed Records;

(7) THENCE along Bardin Road and a curve to the right having a central angle of 00°26'17", a radius of 1150.00 feet, a chord distance of 8.79 feet that bears South 68°57'55" West, around said curve an arc distance of 8.79 feet to a ½" iron rod found'

(8) THENCE South 69°42'28" West, along Bardin Road, a distance of 592.02 feet to a ½" iron rod found at the southwest corner of said TxDOT tract and being on the northern line of Westchester Meadow, Phase I-A, an addition to the city of Grand Prairie as recorded in Volume 98040, Page 240 and being on the southern line of Westchester Meadows, Phase I-C, an addition to the city of Grand Prairie as recorded in Volume 99029, Page 53 of said Deed Records;

(9) THENCE North 01°19'49" West, along the common line of said TxDOT tract and said Westchester Meadows, Phase l-C, a distance of 767.76 feet to the POINT OF BEGINNING and containing 10.292 acres of land, more or less.

Exhibit B

Cedar Hill Area Engineer and Maintenance Facility

The Texas Department of Transportation (TxDOT) is the owner of certain property located at Lots 1-3 High Meadows Industrial Park, Cedar Hill, Dallas County, Texas being more particularly described by metes and bounds as follows:

BEING 18.8004 acres land, more or less, situated in the Hugh Robinson Survey, abstract no. 1218, Dallas County, Texas, and of the Lots 1,2 and 3 of the High Meadows Industrial Park, an addition to the city of Cedar Hill, Texas as recorded in Volume 86095, page 1015, of the Deed Records of Dallas County, Texas, and also being part of that land conveyed to Cedar Hill Economic Development Corporation, a Texas non-profit corporation, by deed recorded in Volume 95019, page 00247 of said Deed Records.

BEGINNING at the intersection of the south line of Mt. Lebanon Road (80'ROW) with the west line of Tar Road (80' ROW) at a set 5/8" iron road with red cap marked "LTRA" for corner (surface northing 6891628.44 and east 2443373.24);

(1) THENCE South 00°56'35" East, along the west line of said Tar Road, a distance of 1842.81 feet to the southeast corner of Lot 3 of said High Meadows Industrial Park Addition, at a set 5/8" iron rod with red cap marked "LTRA" for corner;

(2) THENCE South 89°03'25" West along the south line of said Lot 3, a distance of 460.00 feet to the east line of High Meadows Way (60' ROW) at a set 5/8" iron rod with red cap marked "LTRA" for corner;

(3) THENCE North 00°56'35" West, along said east line of High Meadows Way, a distance of 1195.95 feet to the beginning of a curve to the right, having a radius of 1115.92 feet and a chord which bears North 06°42°'53"East, 297.40 feet, at a found ½" iron rod for corner;

(4) THENCE in a northeasterly direction along the last mentioned curve and the east line of High Meadows Way, through a central angle of 15°18'56", an arc distance of 298.29 feet to a found ½" iron rod for corner;

(5) THENCE North 14°22'28" East, continuing along the east line of High Meadows Way, a distance of 30.28 feet to the beginning of a curve to the left, having a radius of 1175.92 feet and a chord which bears North 07°07'11" East, 296.91 feet, a found ½" iron rod for corner;

(6) THENCE in a northeasterly direction along the last mentioned curve and the east line of High Meadows Way, through a central angle of 14°30'19", an arc distance of 297.70 feet to a found ½" iron rod with cap for corner;

(7) THENCE North 00°07'58" West, continuing along the east line of High Meadows Way, a distance of 34.17 feet to the south line of said Mt. Lebanon Road, at a found ½" iron rod with cap for corner;

(8) THENCE North 89°52'02" East along the south line of said Mt. Lebanon Road, a distance of 370.28 feet to the POINT OF BEGINNING and containing 818,947 square feet (18.8004 acres) of land, more or less.

BASIS OF BEARING: All bearings are based on the Texas State Plane Coordinate System N.A.D. 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion, factor of 1.00015271.