

TEXAS TRANSPORTATION COMMISSION

MCLENNAN County

MINUTE ORDER

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WACO District

Transportation Code, Chapter 201, Section 201.1055, authorizes agreements with private entities for the acquisition, design, construction or renovation of buildings for the 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 Waco area engineer and 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 existing facility, located at 7108 Woodway Drive, Waco, with an appraised value of \$1,246,700, will no longer be needed for the purposes for which it was acquired. A metes and bounds description of the property is attached as Exhibit A.

The new area engineer and maintenance facility will be constructed on department property located at 7703 Bagby Road in the city of Waco, McLennan County, Texas, more particularly described by metes and bounds in Exhibit B.

The department proposes to negotiate a Development and Exchange Agreement with the top three ranked proposers, beginning with the top 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 top three ranked proposers to design and construct a new facility for the department in exchange for the existing Waco area engineer and 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 one of the top three ranked proposers.

Submitted and reviewed by:

Director, Maintenance Division

Recommended by:

Executive Director

110591 JUN 29 06

Minute Number Date Passed

Exhibit A
Waco Area Engineer/Maintenance Site

The Texas Department of Transportation (TxDOT) is the owner of certain property and improvements located at 7108 Woodway Drive (US 84), Waco, McLennan County, Texas, more particularly described by metes and bounds as follow:

Part of the T.B. WHITE SURVEY, abstract number 896, situated in Waco, McLennan County, Texas, and embracing a portion of the tract described in the deed to the State of Texas recorded in Volume 759, page 77 of the McLennan County Deed Records.

BEGINNING at a ½ inch iron rod found in the east line of Jewell Drive, being the east line of a tract described in the deed to the County of McLennan recorded in Volume 728, page 361 of said Deed Records, for the southwest corner of said State of Texas tract, and being the northwest corner of a tract described in the deed to the County of McLennan recorded in Volume 782, page 504 of said Deed Records.

- (1) THENCE north 30°51'15" west along said east line of Jewell Drive, for the west line of said first mentioned State of Texas tract, 704-03/100 feet to a TxDOT Type I concrete monument found at the beginning of a cutback line to US 84.
- (2) THENCE north 32 °47'45" east along said cutback line to US 84, a distance of 190-58/100 feet to a TxDOT Type II concrete monument set, from said TxDOT Type II concrete monument set, a TxDOT Type I concrete monument found in the existing south ROW line of said US 84, bears north 32°47'45" east 42-64/100 feet.
- (3) THENCE north 58°19'00" east along a line 18-37/100 feet southerly and parallel to the existing south ROW line of said US 84, a distance of 230-06/100 feet to a "x" cut in the concrete gutter set in the east line of said first mentioned State of Texas tract, for the west line of Lot 1, Block 1 JEWELL ADDITION, an addition to the city of Waco recorded in Volume 1295, page 862 of said Deed Records, from said "x" cut in the concrete gutter, a 5/8 inch iron rod set in the existing south ROW line of US 84, being the southwest corner of a tract described in the deed to the State of Texas recorded in Volume 888, page 144 of said Deed Records, for the northwest corner of said Lot 1, Block 1, JEWELL ADDITION.
- (4) THENCE south 30°47'54" east along the east line of said first mentioned State of Texas tract, for the west line of said Lot 1, Block 1, JEWELL ADDITION, at 181-48/100 feet pass a ½ inch iron rod found for the southwest corner of said Lot 1, Block 1, JEWELL ADDITION, and the northwest corner of JEWELL ADDITION Lot 3, Block 1, an addition to the city of Waco, McLennan County, Texas as it appears upon the map recorded in Volume 523, page 520 of said Deed Records, and continue along the east line of said State of Texas tract, for the west line of said Lot 3, Block 1, JEWELL ADDITION, 786-16/100 feet to a chain link fence corner post found in concrete for the southeast corner of said State of Texas tract, for the northeast corner of said first mentioned County of McLennan tract, and being in said west line of Lot 3, Block 1.
- (5) THENCE south 58 °19'00" west along the south line of said State of Texas tract, for the north line of said first mentioned County of McLennan tract, 400-08/100 feet to the place of beginning and containing 7-07/100 acres.

Basis of bearings taken from the State of Texas deed recorded in Volume 888, page 144 of said Deed Records, deed call of north 58°19'00" east as monumented by the objects along the existing south ROW line of US 84.

Exhibit B
New Waco Area Engineer/Maintenance Site

The Texas Department of Transportation (TxDOT) is the owner of 18.80 acres located at 7703 Bagby Road, Waco, McLennan County, Texas, more particularly described by metes and bounds as follow:

Part of the CARLOS O'CAMPO SURVEY, abstract number 32, situated in Waco, McLennan County, Texas, and embracing a portion of Tract 1 and 2 described in the deed to H&B Dirt, Inc. recorded in Volume 1806, page 847 of the McLennan County Deed Records.

Beginning at a 3/8 inch iron rod found with cap in the west line of said Tract 1, being in the east ROW of FM 3476 and a tract described in the deed to the State of Texas recorded in Volume 1706, page 335 of said Deed Records, and being the northwest corner of Lot 1, Block 1 of SOUTHWEST INDUSTRIAL PARK ADDITION, as it appears upon the map recorded in Cabinet C, Slide 336 of McLennan County Plat Records, and from said 3/8 inch iron rod found, a TxDOT Type II concrete monument found bears south 24°25'50" west 104-15/100 feet.

- (1) Thence north 24°32'00" east (basis of bearings) along said east ROW of the Highway, and said Tract 1, a distance of 360-25/100 feet to a 3/8 inch iron rod found with cap at the southwest corner of Lot 5, Block 1 of SOUTHWEST INDUSTRIAL PARK ADDITION, an addition to the City of Waco, McLennan County, Texas as it appears upon the map recorded in McLennan County Clerk's file number 9942512 of the Official Public Records of McLennan County, Texas, and from which a 3/8 inch iron rod found with cap bears north 24°16'30" east 15-11/100 feet.
- (2) Thence south 66°26'25" east along the south line of Lot 5, a distance of 279-72/100 feet to a 3/8-inch iron rod found with cap for the southeast corner of said Lot 5.
- (3) Thence north 23°34'10" east along the east line of Lot 5, a distance of 447-18/100 feet to a 3/8-inch iron rod found with cap for the northeast corner of said Lot 5 and being in the southeast line of Lot 4 of said SOUTHWEST INDUSTRIAL PARK ADDITION.
- (4) Thence north 80°12'10" east along the southeast line of Lot 4, a distance of 444-53/100 feet to a 3/8 inch iron rod found with cap for an angle point in the south line of said Lot 4.
- (5) Thence south 83°30'50" east continuing along the southeast line of Lot 4, a distance of 208-40/100 feet to a 3/8 inch iron rod found with cap for a 3/8 inch iron rod found with cap in the north line of said Tract 2, for the most easterly corner of Lot 4, also being in the south line of a tract described in a deed to LBD Wilson Limited Partnership recorded in McLennan County Clerk's file number 2003031704 of said Official Public Records.
- (6) Thence south 65° east along said north line of Tract 2, and the south line of said Wilson tract, 154-56/100 feet to a 3/8 inch iron rod found with cap for the northeast corner of said Tract 2, and the northwest corner of a tract described in a deed to M.F.L.P. recorded in Volume 1851, page 524 of said Deed Records.
- (7) Thence south 24°40'05" west along the east line of said Tract 2, and the west line of said M.F.L.P. tract, at 768-82/100 feet pass a 3/8 inch iron rod found with cap, and continue in all, 1108-92/100 feet to a 3/8 inch iron rod found with cap for the northeast corner of said Lot 1.
- (8) Thence north 66°27'50" west along the north line of said Lot 1, at 333-53/100 feet pass a 3/8 inch iron rod found with cap, at 653-57/100 feet pass another 3/8 inch iron rod found with cap, and continue in all, 989-47/100 feet to the place of beginning and containing 18-88/100 feet.

Basis of bearings taken from the east line of the State of Texas deed recorded in Volume 1706, page 335 of said Deed Records, as north 24°32'00" east as monumented by the objects found along said east ROW line of FM 3476.