

2021

CITY OF DENTON CONSTRUCTION GUIDE

MAJOR CONSTRUCTION PROJECTS CONTINUE IN 2021

Last year began with major investments in the City's infrastructure to further address current and projected growth all over the city of Denton. The COVID-19 pandemic required City leadership to carefully reassess operations that would focus on three core priorities: our community and crew safety, project quality, and performance.

As we move forward in 2021, staff is currently designing more than 350 street segments that will be reconstructed as part of the \$70 million 2019 Bond Residential Streets Program, and is taking a neighborhood-focused, holistic approach to delivering these projects. The Southeast Denton Neighborhood will serve as the City's first comprehensive neighborhood improvement effort where utility, roadway, pedestrian connectivity, streetlights, and other public improvements are being considered as part of the project scope to minimize construction disruption to the community and ensure neighborhood residents receive necessary infrastructure improvements and other enhancements.

On March 4, staff held the first Virtual Community Meeting with residents of Southeast Denton to discuss planned street segments, provide an overview of the bond project implementation process, and to seek feedback on the types of enhancements residents want added to their community, in addition to planned utility and street improvements. Staff has taken the feedback and will finalize the project scope over the next month.

With the Southeast Denton Neighborhood, and all future neighborhood improvements funded through the 2019 Bond, staff will engage residents as key stakeholders before project scopes are finalized and throughout the construction process to ensure residents are informed, know how to access information, and will provide contact information for the duration of the project.



WEST HICKORY STREET

W. Hickory Street between Welch Street and Carroll Boulevard

Drainage improvements, lighting improvements, and street & sidewalk reconstruction.

Estimated cost: \$3,000,000
Funding Source: 2012 and 2014 Bond Programs

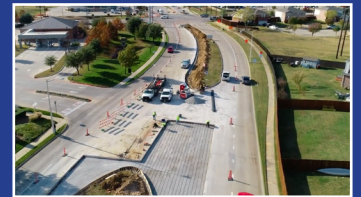
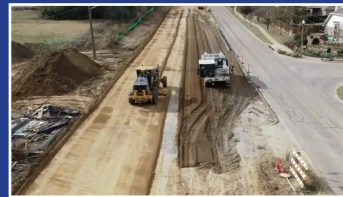


HICKORY CREEK ROAD PHASE 1

Hickory Creek Road, FM-2181 to FM-2499

Widening of Hickory Creek Road from two lanes to four lanes divided between Teasley (FM-2181) and FM-2499; sidewalk, lighting, and signal upgrades.

Estimated cost: \$3,300,000
Funding Source: 2014 Bond Program



BONNIE BRAE BLVD., PHASE 2

Vintage Boulevard from I-35W to US 377



Widen the full extents from Vintage Boulevard from two to four lanes including installation of signals at US 377 & Vintage and South Bonnie Brae; drainage improvements; 10-foot mixed-use trail; and a 5-foot sidewalk.

Estimated cost: \$19,590,000
Funding Source: 2012 and 2014 Bond Programs, Regional Toll Revenue, and Denton County



DID YOU KNOW: THE WEEKLY STREET CLOSURE REPORT

The City coordinates, plans, and publishes a weekly street closure report (SCR) that informs residents of maintenance and major projects that require temporary lane or street closures. A copy of an SCR and information descriptors are included below. You can find the latest SCR online at www.improvingdenton.com.

 Street Closure Report 										
4 Upcoming Closures Week of February 1, 2021 - February 7, 2021										
Street/Intersection 1	From 2	To	Closure Start Date 3	Closure End Date	Description 5	Department 6	Upcoming Info/Notes 7	Public Meeting 8	Other Communication 9	Department Contact 10
Bell Ave	McKinney Street	Hickory Street	02/01/21	04/30/21	Various traffic shifts will be required at the intersection of Bell and Oak (between McKinney and Hickory) in order to cross Bell with a new drainage line on Oak Street.	Engineering, Drainage, Public Works Inspections			NextDoor, Email Notification, Direct business contact	(940) 349-8425
Bell Ave	at	McKinney St	07/08/21	09/04/21	Water Distribution will be installing a new water main line and services.	Water			Email Notification, Direct business contact, N/A	(940) 349-7278

- 1** The street where the construction activities will be performed.
- 2** The street extents where the construction activities will be performed.
- 3** The tentative timeline for the street closure to be in effect.
- 4** Status of closures displayed in the report. Categories include: Upcoming, Current, or Completed.
- 5** A brief description of the construction activities being performed.
- 6** The City department that is managing or completing the construction activities.
- 7** Special instructions or notes related to the street construction.
- 8** Public meeting notes related to the street construction.
- 9** Additional City outreach methods used to inform residents of the construction activities.
- 10** Contact information for the project manager.

CONSTRUCTION 101: COMMON CONSTRUCTION TERMS GLOSSARY

Construction can be a foreign and complicated industry, with hundreds of terms and jargon that are difficult to understand. With most terms found on the City's construction website, www.improvingdenton.com, this glossary of common construction terms can be helpful to understanding the basic terms used in City construction projects.

TERM	DEFINITION
Improving Denton	The City's online portal that provides detailed information about the City's bond programs, major City projects, routine maintenance projects, facility projects, and more.
Construction Projects Map	The City's interactive GIS (Geographic Information Systems) map that displays select routine maintenance and major City projects that are actively in construction.
Sewer Main	A primary conveyance pipeline in a wastewater system.
Water Main	A major line in a water supply system.
Capital Improvement Project	Any major City-funded improvements to facilities and/or infrastructure. These individual projects are a part of the City's Capital Improvement Plan (often referred to as the CIP). Projects may include construction and renovation of recreation centers and libraries, acquisition of parkland, repaving of streets, replacement of water and wastewater lines, provision of power for residents, and the purchase of new fleet vehicles and technology networks.
Expected Timeline	This is the anticipated project schedule from conception through completion.
Project Initiation	The project initiation phase is the conceptualization of the project, which describes the basic processes that must be performed in order to get the project authorized to start. This phase specifies what the project should accomplish.
Project Scope	The overall definition of what the project should achieve and a specific description of the project's intended result.
Substantial Completion	Work on the project has reached a point where the planned improvements are usable by the intended users with only minor items not on the critical path remaining to be completed.

BOND PROGRAMS UPDATE

The 2012, 2014, and 2019 bond programs includes several street, park, public safety and drainage improvement projects to address aging infrastructure and improve the quality of life throughout the Denton community for years to come. For an in-depth review of the spend progress, excluding encumbrances, for each of these programs, refer to the program and proposition breakdown below.

2012 BOND PROGRAM

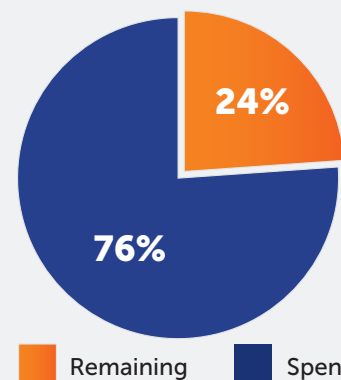
Proposition 1: Street Reconstruction



The 2012 Bond Program includes one proposition for Street improvements. Proposition 1 consists of 208 local road segments.

2012	Voter Approved Amount	Total Debt Program*	Total Spent	Total Remaining	Percent Spent	Percent Remaining
Prop 1	\$20,400,000	\$26,100,000	\$19,955,375	\$6,144,625	76%	24%

2012 BOND PROGRAM BUDGET



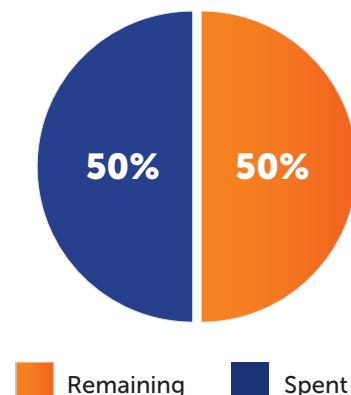
2014 BOND PROGRAM



The 2014 Bond Program includes four propositions. Proposition 1 consists of Street improvements; Proposition 2 consists of Public Safety Facilities; Proposition 3 consists of Stormwater Drainage and Flood Control; and Proposition 4 consists of Park System improvements

2014	Voter Approved Amount	Total Debt Program*	Total Spent	Total Remaining	Percent Spent	Percent Remaining
Prop 1	\$61,710,000	\$78,310,000	\$30,201,354	\$48,108,646	39%	61%
Prop 2	\$16,565,000	\$22,965,000	\$19,333,762	\$3,631,238	84%	16%
Prop 3	\$8,545,000	\$8,545,000	\$6,434,006	\$2,110,994	75%	25%
Prop 4	\$11,355,000	\$14,455,000	\$6,508,564	\$7,946,436	45%	55%
Total	\$98,175,000	\$124,275,000	\$62,477,686	\$61,797,314	50%	50%

2014 BOND PROGRAM BUDGET



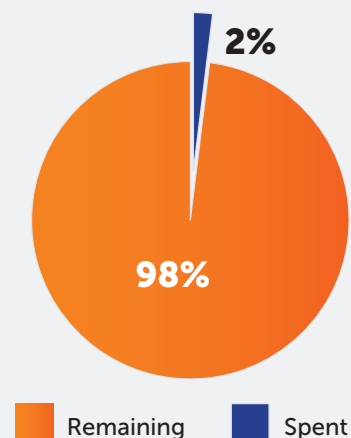
2019 BOND PROGRAM



The 2019 Bond Program includes three propositions. Proposition A consists of Street Improvements; Proposition B consists of Police Facilities; and Proposition C consists of Land for Parks.

2019	Voter Approved Amount	Total Debt Program*	Total Spent	Total Remaining	Percent Spent	Percent Remaining
Prop A	\$154,000,000	\$154,000,000	\$1,065,429	\$152,934,571	1%	99%
Prop B	\$61,900,000	\$61,900,000	\$2,343,377	\$59,556,623	4%	96%
Prop C	\$5,000,000	\$5,000,000	\$0	\$5,000,000	0%	100%
Total	\$220,900,000	\$220,900,000	\$3,408,806	\$217,491,194	2%	98%

2019 BOND PROGRAM BUDGET



*Includes additional funding from other sources.

MAJOR INFRASTRUCTURE PROJECTS

1 Bonnie Brae Street

- Phase 2 (Vintage and the intersection of Vintage at Bonnie Brae) is scheduled for completion in Q3 2021.
- Phase 3 (Roselawn to I-35) is expected to start construction in summer 2021 and has an estimated completion date of Q3 2023.
- Phases 4-6 (I-35 to US77) are currently in the design phase.
- Will accommodate mobility needs and relieve congestion.

2 West Hercules Street Reconstruction

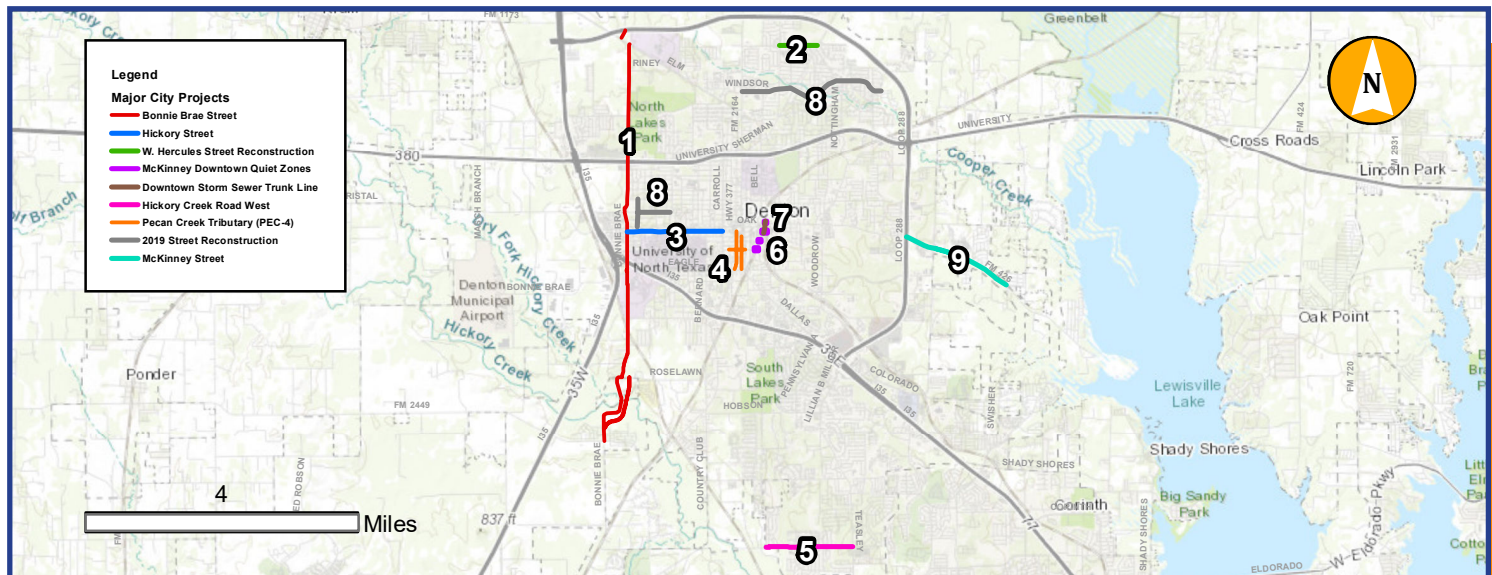
- West Hercules Street (Stuart to Sherman) is on target
- Projected Completion: Q2 2021.
- Will provide residents with a widened roadway for better mobility.

6 McKinney/Downtown Quiet Zones

- Establish railroad Quiet Zones at the railroad crossings of McKinney, Hickory, Sycamore, and Prairie Streets.
- Projected Completion: Q4 2021. (Contingent on necessary Union Pacific Railroad approvals)
- Will reduce noise in residential and downtown areas associated with train horns.

7 Downtown Storm Sewer Trunk Line, Phase 1

- Increase capacity of trunk storm drainage system between McKinney and Hickory along the Union Pacific railroad tracks.
- Projected Completion: Q4 2021.
- Reduce flooding downtown by increasing storm drainage capacity.



3 Hickory Street

- Phase 5 (Welch to Carroll) began August 2020
- Projected Completion: Q3 2021.
- Will improve pedestrian safety, install new street lighting, address aging utilities, and reconstruct the street.

4 Pecan Creek Tributary 4 (PEC-4) Drainage Improvement Project

- Phase 1 (Elm from Hickory to Eagle) and Phase 2 (Locust from Hickory to Eagle) are scheduled for completion in Q3 2021.
- Phases 3 and 4 (between Prairie and Bernard) are in the final stages of design.
- Will reduce flooding and upgrade aging utilities.

5 Hickory Creek Road West Project, Phase 2

- Active construction for this project (Hickory Creek from Teasley to Riverpass) remains on schedule.
- Projected Completion: Q1 2022.
- Will improve mobility and safety in the area by expanding the roadway to four lanes.

8 2019 Street Reconstruction Program

- Construction along Thomas, Scripture, Hercules, and Windsor is ahead of schedule.
- Projected Completion: Q4 2021.
- Street reconstruction and necessary utility replacements.

9 McKinney Street Widening Project, Phase 2

- Active construction for this project (Loop 288 to Grissom) remains on schedule.
- Projected Completion: Q1 2022.
- Will improve pedestrian safety, address aging utilities, reconstruct the street, and improve lighting.

For additional information on all current and upcoming construction projects throughout the city of Denton, including project timelines and an interactive map, visit www.improvingdenton.com.

MAJOR FACILITY PROJECTS

The Nook at Quakertown Park– In collaboration with Denton Rotary, Denton Library Foundation and the Denton Public Library, a new mini-outdoor amphitheater was constructed at Emily Fowler Central Library in Quakertown Park and completed in fall 2020. It was possible due to donations from the Denton Rotary, Library Foundation, and the community. Thank you to all that made this project a reality.



Police Facilities – Renovation of the Police Headquarters at City Hall East and the construction of a new Substation/Firing Range began in March 2021. Construction on the Police Headquarters will reconfigure workspaces and add parking. The new Police Substation will house patrol, neighborhood services, traffic enforcement, criminal investigation, and more. It will also house an indoor firing range and classroom space.

Fire Station No. 3 and No. 8 –

Phase 1 of construction on Station 3 was completed in February 2021. Following Phase 1 of construction, demolition of the old station and new public parking will be complete by spring 2021.

Fire Station 8 is a new 8,500 square-foot facility, and opened in February 2021. This new station has two bays and houses new Fire Engine 8 and Medic 8 to provide residents and property owners in Southeast Denton with faster services.



Sculptures and Murals– Several projects are underway to add beautification to the city by means of sculptures and murals. A new mural was added to the underpass on Robertson St. and sculptures are in production for the MLK Jr. Recreation Center, Vela Athletic Complex, and Industrial Park. Additional sculptures are in the planning stage for other parks and Fire Station 3. All murals and sculptures are expected to be implemented or completed by fall 2021. Visit www.dentonparks.com for more info on City of Denton Parks and Rec facilities and projects.



PARKS & REC FACILITY UPDATES

McKenna Park – Construction will continue this spring at McKenna Park and is expected to be complete in fall 2021. The new playground was installed in December. The loop trail and parking lot are currently underway using the soil from the Bonnie Brae Roundabout project.



Tennis Center – Funding from the 2014 bond program was dedicated to the construction of a new tennis center in North Lakes Park at Windsor Dr. and Riney Rd. Renovation of the old annex building was completed in October 2020 and will serve as the new proshop. Construction of the new courts will begin in the spring. Anticipated opening of the facility is spring 2022.



Park Planning– Efforts to complete the Parks, Recreation, and Trails System Master Plan continues in 2021. A trails plan was completed in 2020 that proposes more than 200 miles of trails for Denton over the next 25+ years. In addition, park plans for Bowling Green Park and the Villages of Carmel property will be started in 2021. Master planning for the future Southwest Park will be completed in summer 2021. While no funding is dedicated for construction, plans will be completed in anticipation of applying for grant funding.



American Legion Hall Senior Center– Construction continues on a new senior center in Fred Moore Park. This facility will consist of meeting and programming space, fitness classes, and a computer lab. Construction is anticipated to be completed in late spring or early summer.

Playground Improvements– Parks and Recreation continues to update playgrounds across the city. Play structures at McKenna Park, Mack Park, and Bowling Green Park have been completed while Joe Skiles Park will be under construction in early 2021. All improvements in the Playground Improvement Plan are being actively completed and ongoing maintenance will continue as needed.



WATER/WASTEWATER PROJECTS

Significant factors in infrastructure maintenance projects include the enhancement and installation of new utility lines and services. The table below displays active water and wastewater projects throughout the city, including project name, scope, and status of the construction with anticipated construction completion. For additional information about City water and wastewater services and projects, visit www.improvingdenton.com.

PROJECT	SCOPE	STATUS
Dry Fork Sanitary Sewer	Installation of approximately 4,600 linear feet of 24-inch sewer main north of Highland Park at Bonnie Brae west to I-35W Frontage Road and south to Corbin Road to provide wastewater services to Southwest Denton Area residents.	Active; Q3 2023
Hickory Creek Interceptor 1 & 2	Installation of approximately 13,000 linear feet of pipe along Hickory Creek between Fort Worth Drive (US 377) and I-35W.	Active; Q3 2022
I-35/Scripture Water Transmission Main	Installation of a new 20-inch water line (approx. 700 feet) crossing I-35 near Panhandle. New water line will increase reliability and provide more adequate water service to the western portion of the City for projected growth.	Active; Q4 2021
I-35/380 Water Transmission Main	Installation of a new 16-inch and 20-inch water line (approx. 2,900 feet) crossing I-35 near US 380. The new water line will increase reliability, provide more adequate water service to the western portion of the City for projected growth.	Active; Q4 2021
North South Water Main Phase 2	The installation of approximately 10,000 linear feet of water transmission main along Bonnie Brae Street from Roselawn Drive to I-35E, servicing South and West Denton.	Closeout: Q1 2021
North South Water Main Phase 3	The installation of approximately 4,225 linear feet of water transmission main along Bonnie Brae Street from I-35E to north of Scripture Street, servicing West Denton.	Active; Pending
Fort Worth Drive (US 377)	Construction activities scheduled for completion in March 2021.	Closeout

TXDOT PROJECT UPDATES

TEASLEY LANE/FM-2181:

The relocation of City utilities along FM-2181 has been completed. TxDOT's crews are currently completing the drainage improvements and constructing the new lanes of the roadway. Multiple traffic shifts are to be expected from now until the completion of the project in Q2 2022.



US 377:

Located on US 377/Fort Worth Drive from I-35E to a quarter mile south of FM-1830, this project widens US 377 from a two-lane rural roadway to a six-lane urban section and replace the existing railroad bridge. The City completed utility relocations, including water and sewer lines between FM-1830 and the recently demolished railroad underpass, and TxDOT has completed all paving. New permanent signals were installed in January in coordination with City of Denton Traffic personnel. The project has an estimated completion date of March 2021. Visit www.drivetexas.org for the latest traffic and detour information.



CITY OF DENTON CONSTRUCTION PROJECT PHASING

The City's commitment to complete active and initiate new voter approved or routine maintenance improvement projects remains a top priority in 2021. Listed below are the different phases of construction to provide community members more information on how major city construction projects turn from an idea to reality. As you review the phases, keep in mind that each construction project is unique—varying in size, scope, and complexity—and varies depending on the needs of the project.

A major construction project can be divided mainly into five sequential phases:

Initiation

Conceptualization of the project, which describes the basic processes that must be performed and specifies what the project should accomplish. Example: Ryan Road Reconstruction (2019 Bond Funded Project).

Planning and Design

Planning: To establish the project scope, refine objectives, and define plans and actions to attain objectives.

Design: To produce drawings and specifications to communicate to the construction team the specific nature of the project or improvements to be constructed.

Example: 2019 Street Reconstruction Bond Residential Streets, Phase 3 (2019 Bond Funded Project).

Advertise, Bid, and Award

Process of advertising and selecting a vendor that meets the qualification standards to deliver a service and/or product that is reliable and warranted for the City of Denton. Example: 2020 Street Bundle Sector 2 (2012 & 2014 Bond Funded Project).



Construction

Execution and progress inspection of the planned infrastructure project while maintaining the safety, health, and welfare of the public throughout the project's construction. Example: West Hickory Reconstruction (2014 Bond Funded Project).

Closeout

Formal completion of a project, including making all final payments, reviewing the final documentation, performing all final inspections, closing contracts, and converting the finalized project into an official City asset. Example: Eagle Drive Drainage Phase 2 (2014 Bond Funded Project).

STAY INFORMED ABOUT CONSTRUCTION PROJECTS & UPDATES

During uncertain times, the City remains committed to adapting and finding new ways to engage residents on various construction projects, programs, and topics that impact and improve our community. Below are ways residents can stay informed and engaged on City planned construction and improvements.

ONLINE: Visit www.improvingdenton.com to stay updated on the latest construction projects and learn more about planned projects throughout the City of Denton. Resources on Improving Denton include: Construction Projects Map, Major Projects webpages, TxDOT projects, Facility Projects, Bond Programs, and much more.

IMPROVING DENTON EMAIL ALERTS: To receive the latest news and info relating to construction from the City of Denton, and opt-in to receive project specific updates, subscribe to receive emails at www.improvingdenton.com.

VIRTUAL COMMUNITY MEETINGS: To introduce new projects, provide updates on active projects, gather feedback on strategic plans, and host input sessions, the City will host community meetings with neighborhoods. To reduce the spread of COVID-19, community meetings are being held virtually through the video-conferencing interface Zoom. To learn more about upcoming virtual meeting or view previous virtual community meetings, visit www.cityofdenton.com/virtualcommunitymeeting.

ENGAGE DENTON: Available online and on mobile, residents can submit a request or report non-emergent issues to City staff through the Engage Denton app. Engage Denton is available in the App Store and Google Play. For additional information, to submit a request, or report an issues online, visit www.engagedenton.com

CONTACT US

Have a question about a project? We're available to talk, answer questions, and get your feedback.

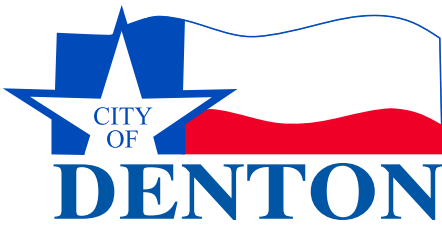
See below for frequently contacted departments. For a comprehensive listing, visit www.cityofdenton.com.

For questions regarding major City projects:
CAPITAL PROJECTS | (940) 349-8910

For questions regarding water and sewer:
WATER/WASTEWATER | (940) 349-8786

For questions regarding property access:
UTILITIES DISPATCH | (940) 349-7000

For questions regarding utilities and account billing:
UTILITIES CUSTOMER SERVICE | (940) 349-8700



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RESIDENTIAL CUSTOMER

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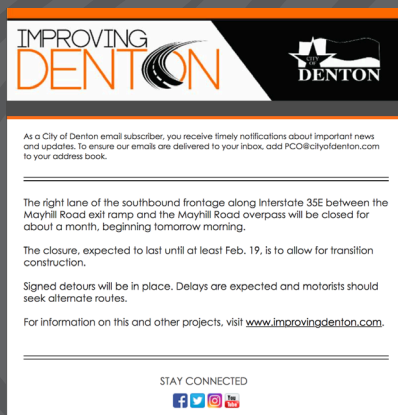
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