



CITY OF ROWLETT DOWNTOWN REVITALIZATION PROJECT

Preconstruction Project Update
to Stakeholders



Freese and Nichols

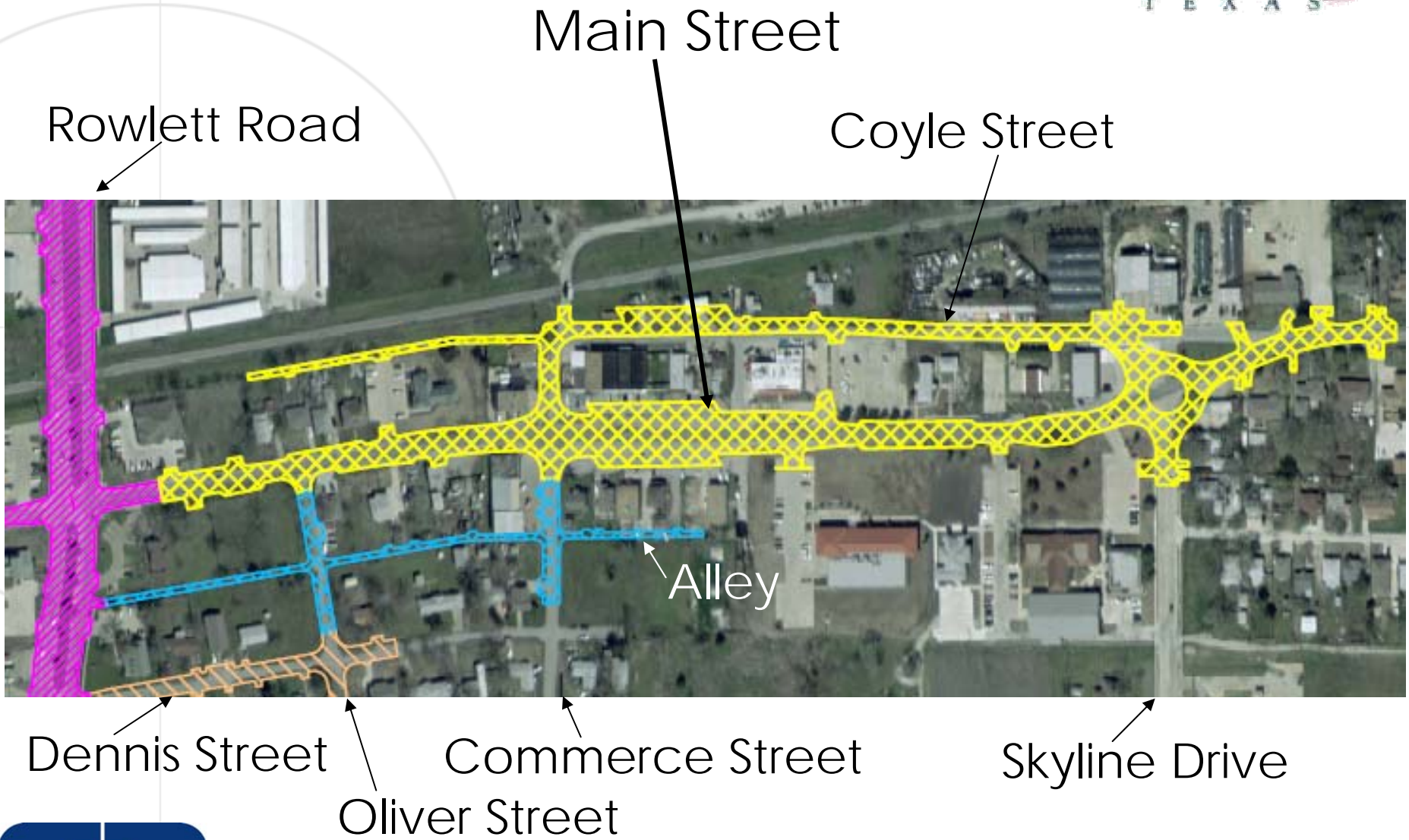
May 12, 2005

Downtown Revitalization Project



Project	Status	Construction	
		Start	End
Downtown Phase 1 Utilities	Completed	October 2003	March 2004
Dennis Street	Completed	February 2004	September 2004
Downtown Phase 2 Oliver, Commerce & Alleys	Completed	August 2004	April 2005
Big A Road Intersection	Completed	November 2004	February 2005
Downtown Phase 3 Main St & Coyle St Paving	Starting Construction	June 2005	December 2005
Downtown Phase 4 Main St Streetscape	Final Design	December 2005	April 2006
Rowlett Rd & Lakeview Pkwy (SH 66) Intersection	Final Design	August 2005	February 2006
Rowlett Rd Improvements Phase 1	Final Design	January 2006	January 2007

Downtown Revitalization Project



- Main Street Paving Project
 - Construction: June '05 – December '05
 - Concrete curb and gutter pavement in Main Street from Rowlett Road to east of Skyline Drive
 - Concrete curb and gutter pavement in Coyle Street
 - Roundabout intersection at Main Street, Skyline Drive and Coyle Street
 - Finish storm drain system and miscellaneous utilities

- Project Schedule
 - City is using a new contracting method that provides incentive for on-time or early completion
 - Construction should last about 7 months
 - You will likely see work being done on the weekends
- General Contractor
 - Texas Sterling Construction

- Utility Relocations
 - City's Electrical Contractor has been wiring services to new electric lines
 - New lines will be energized soon and old pole lines will be demolished and removed from the streets
 - Gas service relocations and repairs completed
 - Comcast/Verizon aerial lines are currently being relocated

- Traffic Control
 - Phased construction
 - Some phases allow for two-way traffic on Main Street, some will allow only for one-way
 - Coyle Street and Dennis Street will be used to complete traffic flow on Main Street
 - Access will be maintained to all businesses, residences, and City facilities
 - Library can be accessed from Dennis Street by way of a new temporary driveway

- Project Contacts

- City Staff

- Shawn Poe – City Engineer – 972-463-3910
 - Paul Allison – City Inspector – 972-463-3911

- Texas Sterling Construction

- Dusty Goldsmith – General Supt. – 214-837-0530
 - Jerry Cortez – Project Supt. – 817-825-3037
 - Carl Wall – Project Manager – 817-825-0075

- Freese and Nichols

- Justin Shaw – Construction Rep. – 214-914-4708
 - Sam Meisner – Engineer – 214-217-2235

- On the web: www.ci.rowlett.tx.us

Downtown Revitalization Project



Main Street Streetscape Project



- Main Street Streetscape project
 - Construction: December '05 – April '06
 - Partially funded by TxDOT STEP Grant
 - Gateway clock tower monument at Skyline Drive
 - Fountains in Town Square
 - Antique lighting along all of Main Street
 - Street furniture including benches and bike racks
 - Landscaping including trees and planters
 - Plaza at Veterans Park entrance
 - Bus stop at City Hall



Eastern gateway at roundabout

Artist renderings of the Downtown Streetscape



Town Square from Commerce Street



Town Square



Town Square from Commerce Street

Questions & Answers



Downtown Revitalization Project

