

Montfort Drive Reconstruction

September 23, 2025
City Council Meeting
Rebecca P. Diviney, P.E.

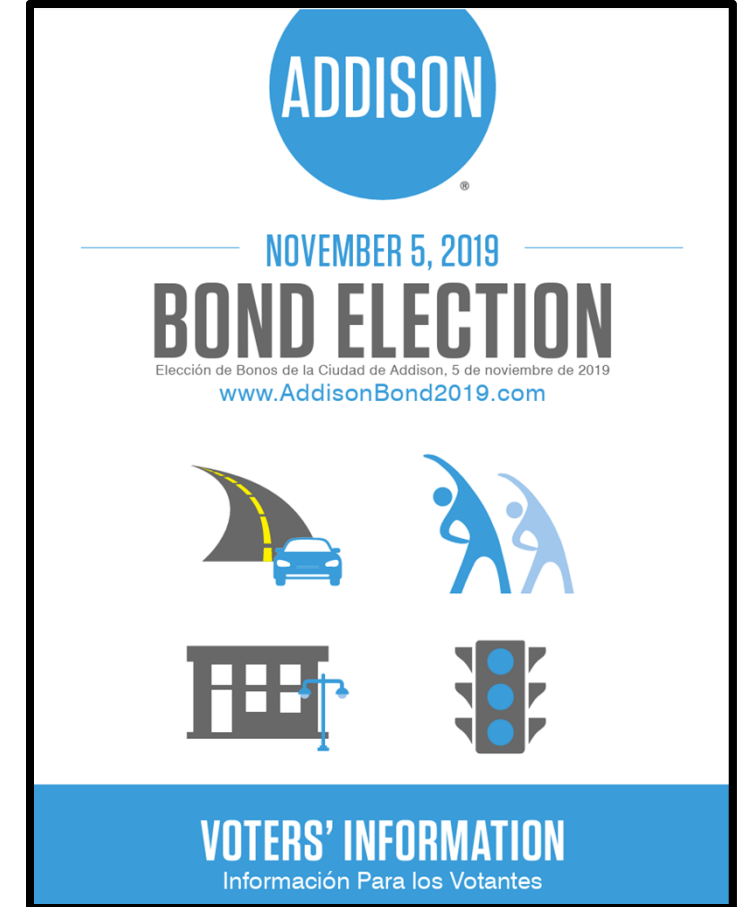
The logo for the City of Addison, featuring the word "ADDISON" in blue capital letters inside a white circle, which is set against a blue background with a white diagonal line.

Background

ADDISON

Project Timeline

- **November 21, 2019:** Voters approved Proposition B, which includes Montfort Drive Reconstruction from Belt Line Road to the city limit as a North/South Roads project, with an initial estimated cost of \$7.3 million for design and construction.
- **April 25, 2023:** City Council approved a professional services agreement with Kimley-Horn and Associates, Inc. to design the Montfort Drive Reconstruction Project for \$792,700.
- **January 9, 2024:** The Public Works and Engineering Quarterly Update presentation to the City Council discussed the possibility of expanding the project limits South.

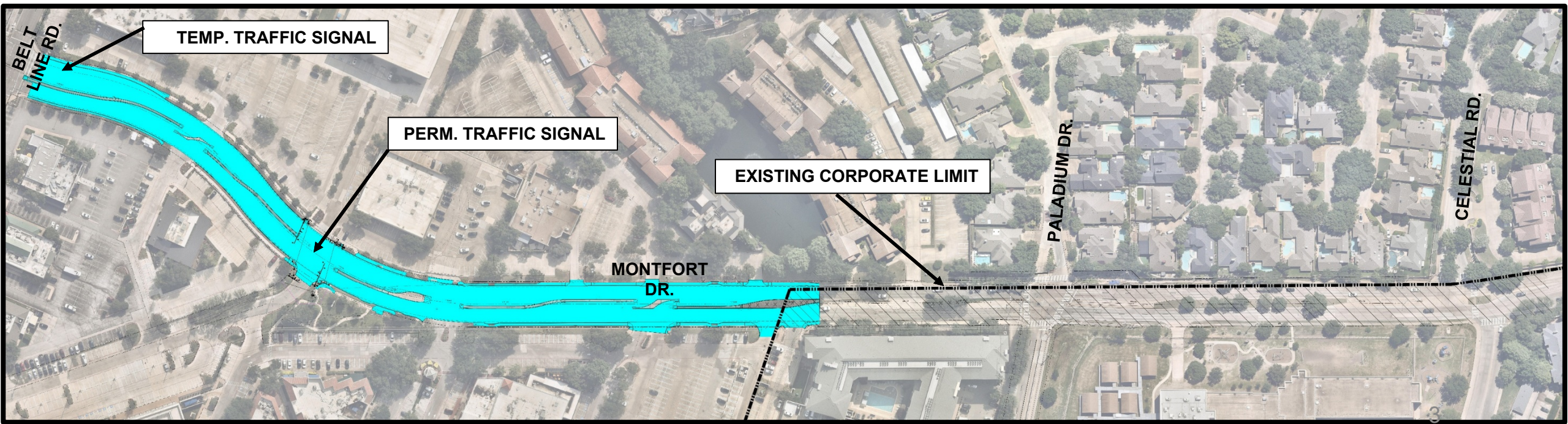
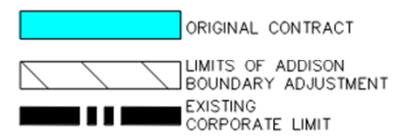


Design Scope Changes



Montfort Drive Project Scope Summary

Original Design Contract: \$792,700



Project Timeline

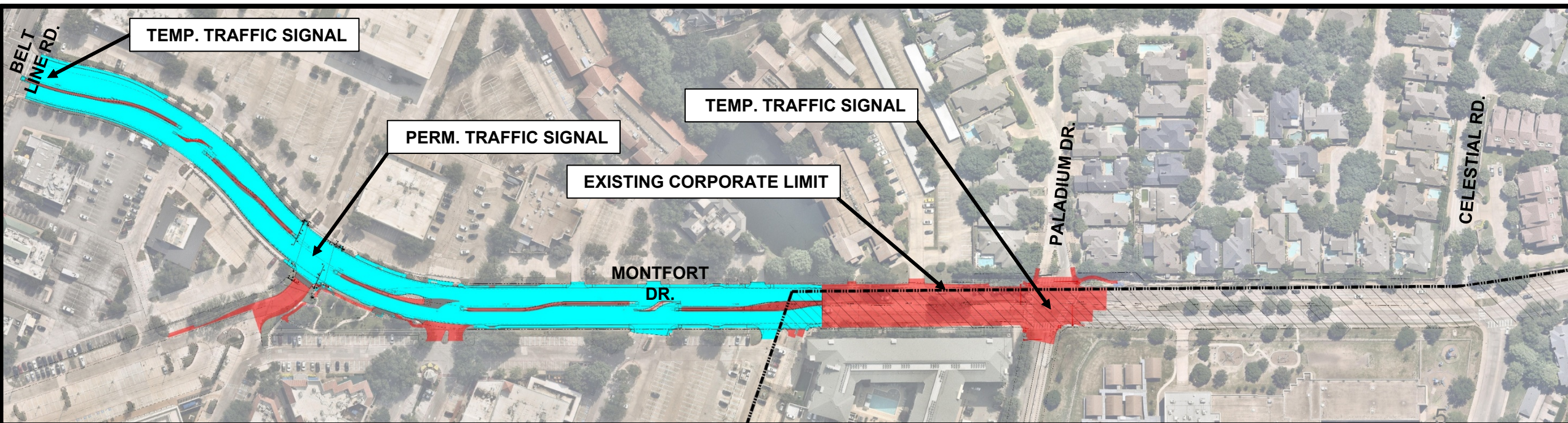
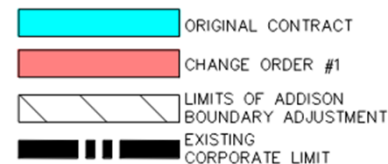
- **April 23, 2024:** Addison City Council approved Change Order #1 to the Kimley-Horn design contract to extend the project limit approximately 500 feet to the south of the Paladium Drive intersection in the amount of \$294,300.

Design Scope Changes

ADDISON

Montfort Drive Project Scope Summary

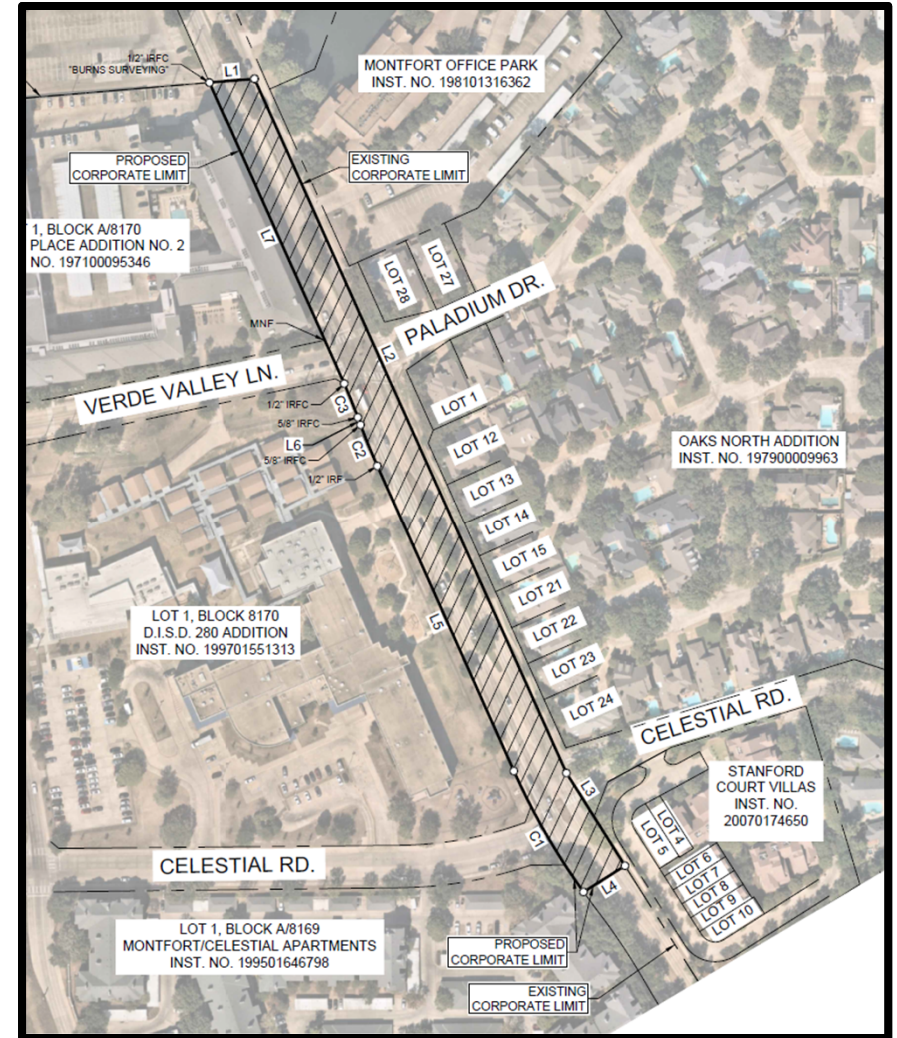
Original Design Contract: \$792,700
Change Order #1: \$294,300
Revised Contract Amount: \$1,087,000



Background – Dallas Boundary Adjustment

ADDISON

- **October 11, 2023:** The Town requested a boundary adjustment from the City of Dallas transferring Montfort Drive from the current Dallas city limits south to Celestial Road from Dallas jurisdiction to Addison.
- **February 5, 2025:** The City of Dallas staff accepted the boundary agreement proposal and began the process of formalizing the boundary adjustment with the Transportation and Infrastructure Committee and Dallas City Council.
- **April 21, 2025:** The City of Dallas Transportation and Infrastructure Committee (TIC) approved from the Town of Addison, a boundary adjustment involving Montfort Drive, specifically extending from the current city limits south to Celestial Road.



Background - Dallas Boundary Adjustment

A blue circular logo with the word "ADDISON" in white, uppercase letters.

- **June 11, 2025:** Dallas City Council approved this boundary adjustment—explicitly stating the release of land and jurisdiction to Addison at no cost to the City.
- **September 2025:** Dallas City Council to consider approving the legal description for the boundary adjustment.
- **October 2025:** Town of Addison City Council to consider approving the legal description from the City of Dallas at an October City Council meeting.

Background - Dallas Boundary Adjustment

ADDISON

Considerations and Benefits:

- No taxable land or revenue-generating property is included—this is strictly about transportation infrastructure.
- Enhanced Traffic Management & Coordination:
 - Realigned jurisdiction allows Addison to better plan and manage infrastructure without cross-jurisdictional hurdles.
 - Enhanced police presence and enforcement improve emergency response coordination.
- Enhanced Infrastructure Management:
 - This includes signal upgrades, better sidewalks, buffers, underground utility replacement, and added fiber capabilities.
 - Simplifies permitting to all be within the Town of Addison instead of Dallas and Addison.
- Enhanced Intersection Management:
 - Replaces signal infrastructure that is currently span wire and met its useful life at Paladium including MUTCD/ADA compliant installation of pedestrian crossings.
 - Improves the intersection at Celestial Drive by adding a traffic signal and pedestrian improvements
 - Creates a safer environment for all modes of transportation in this area.
 - Adds preemption signal improvements to improve response time.

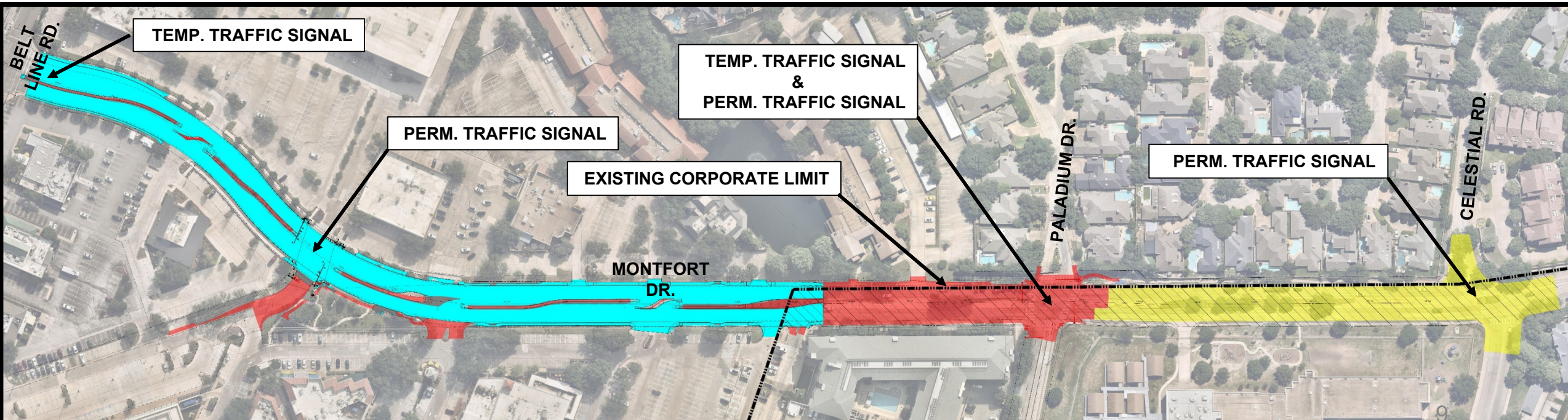
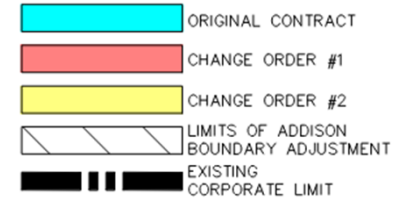


Design Scope Changes

ADDISON

Montfort Drive Project Scope Summary

Original Design Contract: \$792,700
Change Order #1: \$294,300
Change Order #2 (Proposed): \$576,500
Revised Contract Amount: \$1,663,500



Change Order #2 Scope Update

Incorporate the newly acquired section of Montfort Drive from Paladium Drive to Celestial Road:

- Survey & Subsurface Utility Engineering (SUE): Updated topographic and boundary survey, Level B SUE, and related mapping for the extended limits and the reconstructed Private Drive near Village on the Parkway.
- Roadway & Drainage Design: Final design for pavement, grading, and additional storm drain improvements extending north toward Belt Line Road; inlet replacement south of the existing storm drain crossing.
- Water Infrastructure: Replacement of 850 linear feet of Town of Addison water line currently located in the City of Dallas City limits and right-of-way.
- Traffic Signals: Permanent signal design for Paladium Drive and Celestial Road intersections, including poles, pedestrian elements, detection, conduit, and electrical service coordination.
- Franchise Utility Design and Relocation: Fiber conduit design for the Town and franchise utility coordination.
- Landscape, Irrigation, Streetscape & Hardscape: Landscaping to match Belt Line Rd, stamped concrete medians, and enhanced intersections.
- Illumination & Electrical Conduit: Enhanced lighting design and underground conduit for future monument sign.
- Plan Reviews, Meetings & Construction Support: Additional Texas Department of Licensing and Regulation coordination, up to 150 additional hours for meetings, franchise utility coordination, and construction-phase design support.

Recommendation and Next Steps

MONTFORT DRIVE PROJECT COST		
DESCRIPTION	2019 COST FROM BELT LINE ROAD TO 400 LF NORTH OF PALADIUM (1500 LF)	2025 COST FROM BELT LINE ROAD TO SOUTH OF CELESTIAL ROAD (2800 LF)
ROW	\$853,498.00	\$0.00
ENGINEERING, LEGAL, ADMINISTRATIVE, DESIGN SUPPORT DURING CONSTRUCTION	\$1,576,887.00	\$2,694,060.00
CONSTRUCTION	\$4,869,615.00	\$12,882,000.00
TOTAL	\$7,300,000.00	\$15,576,060.00
SIB LOAN SECURED FOR \$13.7M AND \$900K IN BOND FUNDS UTILIZED FOR DESIGN		

- Project will be funded from State Infrastructure Bank, 2019 Bonds and Utility Funds.
- Changes between the 2019 estimated cost and the current estimated cost with Change Order #2 scope include:
 - Almost doubling the project limits;
 - Adding traffic signals, utility improvements, landscaping, illumination, and fiber;
 - Assuming 30 - 40% inflation.
- Costs listed above do not include franchise utility relocations.
- Based on additional research, Oncor undergrounding would cost approximately \$6M and does not include all other franchise utilities on the overhead poles being relocated or the additional easements/right-of-way.
- Final design submittal date is August 2026, with construction anticipated to follow in 2027.

Questions