Concrete retaining walls went up as the bowl went down in the project area of the Cowboys Stadium this quarter.

Behind the fenced perimeter of the Cowboys Stadium Project, contractors began digging deeper into the ground, with a goal to move more than 1.4 million cubic yards of dirt. Some of the dirt is being moved off site. Much of it remains on site and will be used in other areas of the stadium project.

Construction officials say the bowl of the stadium will be approximately 50 feet or five stories below ground.

This quarter, the Arlington City Council endorsed an updated Construction Mitigation Plan that defines safety operations and procedures for dirt hauling activities at night. Day and night operations are expected to help contractors meet or exceed plans for a fall 2009 grand opening.

North of the Stadium Project site, developers unveiled plans to help redefine the shopping and entertainment destination of the city’s Entertainment District. Steiner Associates and Hicks Holdings announced plans for Glorypark - an estimated $600 million project which includes a mix of retail, entertainment, residential, office and hotels. Ground breaking is anticipated for early 2007. The first phase is scheduled for completion in the fall 2008. The second phase could be completed by 2010.

Off site, the Cowboys Working Group continues to manage many other important aspects of the Stadium project, including legal, real estate, contracts and finance matters. To date, nearly $119 million has been invested.
The **Legal Team** continues with the the acquisition of land for the Dallas Cowboys Complex Development Project. The Legal Team’s work on 84 special commissioner hearings resulted in all property acquisitions in the Core Project Area being completed ahead of schedule.

According to the Legal Team, 80 of the 84 special commissioners’ decisions have been appealed by property owners. During subsequent months, the Team will be involved in the disposition of the appealed cases appearing in Tarrant County courts.

This quarter, the Legal Team, with the assistance of Winstead Sechrest and Minick, received a written ruling from the Office of the State Comptroller that contractors and subcontractors on the city’s sports venue project may claim sales tax exemptions provided under the Texas Tax Code for public projects.

In the surrounding area, the Glorypark Project is in its planning phase. Developers have announced plans for an early 2007 groundbreaking and Fall 2008 opening. Some of the legal groundwork for this project includes preparing amendments to the 1992 lease between the Arlington Sports Facilities Development Authority (ASFDA) and the Texas Rangers regarding use of ASFDA land for the Glorypark Project. The Legal Team will also work with city management and staff to prepare ordinances, resolutions and agreements for City Council consideration relative to the creation of a tax increment reinvestment zone, public infrastructure funding and the transfer of land for project development.

The Legal Team will prepare legal documents designating and dedicating a linear park that is planned adjacent to the project. They also work closely with city staff in presenting to the Arlington Planning and Zoning Commission and the City Council a “PD” zoning case, which includes parking to be shared by Ameriquest Field, the Arlington Convention Center, and the Glorypark Project.

The **Finance Team** has completed debt financings for the Cowboys Stadium Project. On July 19, the City of Arlington issued $147.8 million in Admissions and Parking Taxes Revenue Obligations - Taxable Series 2006. These obligations will be secured by a 10 percent admissions tax and a $3 parking tax on all events held at the Stadium. These obligations are also secured by a guaranty of the Stadium tenant.

Expenditures for the project through July 11, 2006 total $118,157,361. The City’s portion of the total, to date, is $58,961,929.

The **Real Estate Team** continued to provide relocation assistance to commercial establishments along North Collins Street.

According to the Real Estate Team, 41 of the 43 businesses along North Collins Street have relocated. One family style restaurant, Cici’s Pizza, opened a new location west of Collins Street in July. The new Bank of America building is under construction north of Interstate 30 and Lamar Boulevard and is scheduled to open by the end of the year.

To date, four commercial structures remain on North Collins. Demolition is scheduled for October 2006.

For more than two years, the Real Estate Team has worked in partnership with Pinnacle Consulting and Thompson and Knight, LLP to assist property owners and renters in the Core Project Area with relocation services. To date, all residential owners or renters have relocated, and the demolition of all residential properties acquired for the project has been completed.
The Operations Team presented an updated Construction Mitigation Plan to the City Council on May 23. The plan addresses excavation and hauling activities.

The Operations Team provides oversight of all public safety, traffic, health and code issues in the Core Project Area.

To date, four structures remain along North Collins which are scheduled for demolition in October. The Operations Group is now focusing on construction related activities such as excavation, hauling, utilities and safety.

Construction activity has been primarily the excavation of the stadium bowl, shoring up the perimeter wall of the stadium bowl and hauling of dirt. The maximum depth of the bowl is 52 feet. The excavation and hauling contractor is Mario Sinacola and Sons. The first phase of hauling activity began this quarter and included daytime operations to Grand Prairie.

Approximately 45-50 trucks daily moved east from the site into Grand Prairie to the new State Highway 161 overpass. More than 200,000 cubic yards of dirt have been taken to the site and will be used to build the new highway. According to the Operations Team, the travel distance to Grand Prairie was shorter and quicker, and proved to be more productive for excavation and hauling.

**Update on Safety**

With a focus on safety, the City of Arlington required the hauling and excavation contractor to provide off-duty police officers at the intersections of Sanford and Stadium and Stadium and Division to reduce traffic congestion and the possibility of accidents.

Once the negotiated amount of dirt was delivered to State Highway 161 overpasses in Grand Prairie, a second site was identified by the hauling contractor. Starting June 19, night hauling operations began. Approximately 70 trucks traveled north on Collins Street to the Texas Industries, Inc. site in Euless.

Sinacola has secured other locations in addition to Grand Prairie and TXI. According to the Operations Team report, night hauling on North Collins is safer because of the lower traffic volumes. Night hauling operations are scheduled to continue into late September.

A total of 1.4 million cubic yards of dirt is scheduled to be moved. Approximately 600,000 cubic yards will be hauled offsite. To date, approximately 500,000 cubic yards have been removed.

In other parts of the project, six tower crane bases have been installed around the stadium bowl to lift the concrete and structures that will make up the stadium and roof supports. The tower cranes will vary in height, with the first two cranes expected to be installed in early August and the others to follow in September.

The Arlington Police Department continues to monitor hauling operations to ensure compliance with all traffic safety laws. The summer season means professional baseball and additional traffic in the area. The Police Department monitors baseball traffic and truck hauling activities to ensure seamless traffic flow. The Police Department continues its partnership efforts with construction management and security companies to implement measures that will prevent construction related crime issues.

The Arlington Fire Department is leading safety and emergency response planning efforts for the site. On a regular basis, the Fire Department and construction management officials review and discuss on-site emergency response protocols.

Daily monitoring of the Stadium Site is conducted by Bureau Veritas and Lopez Garcia, third-party companies performing the traditional regulatory functions of plan review and inspections. Bureau Veritas performs architectural plan reviews and construction inspections to assure compliance with building codes and City ordinances. Lopez Garcia performs professional engineering services for design review and construction inspection of public facilities, including civil improvements to streets, traffic impact, drainage, water, sanitary sewer and storm water management.
Johnson Creek Update

In March, Applied Ecological Services completed a new Johnson Creek Conservation Plan to address the goals of flood reduction, erosion, sedimentation control and recreation.

AES is a Wisconsin-based environmental planning consultant. The plan, as presented to the Corps of Engineers in March, proposes improvements at Vandergriff Park, Julia Burgen Park, Meadowbrook Park and throughout the Entertainment District. The Arlington City Council is currently seeking federal financial assistance for the implementation of the plan.

Simultaneously, city staff members are working with the United States Army Corps of Engineers to identify ecosystem restoration alternatives to offset any anticipated impacts of development within the Entertainment District.

In April, the Corps of Engineers approved two general permits, which were necessary for the construction of Baird Farm Road and the extension of Rogers Street. A third permit is expected this summer for drainage improvements proposed south of Randol Mill Road.

The City is continuing to work with U.S. congressional representatives to seek federal authorization and financial support for the Johnson Creek Conservation Plan. Congress is expected to take action on Water Resources Development Act legislation this fall, which could include authorization language for the plan. Following Federal authorization, a separate Corps of Engineers’ permitting process could begin later this year to address proposed stream bank restoration. This process is expected to take 12 to 18 months to complete. Conservation Plan improvements are expected to begin in 2008.

Construction Site

Inside the Cowboys stadium perimeter, retaining walls are being built and tower cranes will soon be emerging from the landscape. Tractor trailer trucks crisscross the field, entering and exiting the site day and night.

Despite the hot North Texas temperatures, the project remains on schedule and safety remains a top priority.

To help minimize the amount of dirt on public streets and highways, a street sweeper and vacuum scours the haul route daily.

To help keep dust to a minimum, watering trucks are being deployed around the clock to spray the landscape and help keep dirt stable.

About five stories below the ground, contractors continue to remove dirt in preparation for the Stadium bowl construction, which is expected to be completed in about three months.

To date, approximately 1.2 million cubic yards of dirt has been moved and nearly 100,000 square feet of concrete poured. Approximately 1.4 million cubic yards of dirt is scheduled to be moved. Construction officials estimate that more than 2.2 million square feet of concrete will be used on the project site.
Minority Contracting Opportunities Spotlight

DTech Services, Inc. of Arlington

DTech Services, Inc. of Arlington has been awarded the two-year environmental service contract for asbestos inspection in the Core Project Area of the Cowboys Stadium.

To help safeguard public health and safety, Texas law requires an asbestos inspection before the demolition of a public building can occur.

To date, DTech Services has completed pre-demolition work on 104 homes and six apartment complexes.

DTech owners Demetrius Cook and Reginald Neal say their company’s work on this project has been a good public relations opportunity.

“This project is giving us exposure to people who would not have otherwise known we were here,” said Demetrius Cook.

The company was founded in Arlington with a commitment to integrity, honesty, and quality work. Co-founder Reginald Neal said they saw an opportunity to start their own firm and provide cost-effective solutions to growing environmental problems.

DTech has eight employees and is licensed by the Texas Department of Health as an asbestos consulting agency and laboratory. They are also certified by the North Central Texas Council of Governments and registered as a minority-owned business. Since 2001, the company has expanded to offer risk-based environmental assessments and consulting services for lead-based paint and indoor air quality. Some of DTech’s biggest clients have included Verizon, Trammell Crow and Exxon Mobil.

For more information about DTech, visit their office at 624 Six Flags Drive or www.dtechit.net.

Three Hispanic Owned Firms

Mario Sinacola & Sons Excavating, Inc. a Frisco-based hauling operations firm has subcontracted for excavation and dirt removal operations at the Cowboys Stadium.

According to Katrina Keyes, who is leading an effort to increase minority contracting opportunities in the development of the Cowboys Stadium Project, the hauling operations company has awarded second tier subcontractor hauling operations to three Metroplex area Hispanic-owned firms.

Tomas Reyes Trucking, Inc. and Miko Trucking are Dallas-based firms while North Texas Trucking is based in Irving. Miko Trucking is also contracting with Tarrant County.

“This project has meant more work and more business for my company,” said owner David Davila who founded North Texas Trucking in 1981 with two trucks. Today, he has a fleet of 100 trucks with hauling contracts throughout the state. He describes his company’s work on the site of the future Cowboys Stadium.

While asbestos is believed to be generally safe if left undisturbed, major repairs, remodeling and demolition can cause the release of microscopic fibers into the air. Asbestos fibers have been linked to lung disease and cancer.

Bid packages are available for the following service contracting opportunities:
- Structural Concrete
- Reinforcing Steel Erection
- Below Slab Waterproofing
- Steel Package
- Expansion Joints
- Glass
- Exterior Metal Cladding

Mark Your Calendar for the Next Cowboys Stadium M/WBE Networking Event

Monday, September 18
Arlington Convention Center
1200 Ballpark Way

Meet representatives with the Cowboys, Manhattan Construction and prime contractors, including JMEG, the prime electrical contractor and TD Industries, the prime mechanical contractor. This networking opportunity is sponsored by the Hispanic Contractors Association and Arlington Hispanic Chamber of Commerce in partnership with the City of Arlington Fair Share Committee. RSVP today. Call M/WBE Coordinator Katrina Keyes at 214-468-8737.
Keeping in touch with the development is easy using the City of Arlington website at www.ci.arlington.tx.us. Information about the project is routinely posted on the website where the public can access news and information 24 hours a day and seven days a week.

The web page includes the latest news releases, current and archived issues of the Cowboys Stadium Scoreboard and the Cowboys Project Newsletter. The site also provides links to other web pages containing information about contractors and contracting opportunities associated with the development project.

This quarter, the Cowboys web page had 5,414 visitors compared to 7,003 visitors last quarter. The web pages for the Cowboys Stadium are designed and updated by the City of Arlington Office of Communication.

Did you know?
Breakfast, lunch and dinner are being served up daily at the construction site for more than 200 workers. DéCarbo Catering of Grand Prairie is a Hispanic and women-owned enterprise with the three-year contract for construction site catering. Tacos and fajita plates are among the most requested hot food items. DéCarbo Catering has been serving the North Texas area for more than 15 years and is owned by Angela Carbo.

The Dallas Cowboys logo is among three official logos painted this quarter on the rooftop of the Elevated Storage Tank at 318 N. Collins Street. The Cowboys logo is also on the east side of the tank, along with the Texas Rangers logo on the north, the UTA logo on the west and the new City of Arlington logo on the south. Each entity agreed to pay between $4,000 and $8,000 to have their logo displayed on the tank. The logos are part of $600,000 in tank renovation and repairs completed in July. City officials anticipate significant value in co-branding the City’s logo with the tenants of major public venues. With rooftop lighting, the logos can be prominently seen by commercial air travelers and aerial news media when providing live television coverage of sporting events.

M/WBE Facts as of July 2006:

- 360 - Number of registered minority and women-owned firms
- 38 - Number of minority and women-owned firms with contract awards
- $7,636,631 - Dollars paid to M/WBE firms of the total $43.5 million in contract dollars paid
- 18% - Contract dollars paid to minority and women-owned firms

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Coming next quarter:
Stay connected with the City of Arlington website and watch for important road closure and detour information as well as plans for an upcoming town hall meeting.

Stadium as “enjoyment.”

“We appreciate the opportunity to be a part of such a very high profile project - we’re enjoying every minute of it.”

Manhattan Construction Senior Project Manager Mark Penny said the companies comply with project safety guidelines as a part of a fleet of 70 trucks on site each day and night. They are completing more than 700 trips per eight-hour shift.

“These firms are an important part of our operations, and they are driving the success of this project,” he said.

www.ci.arlington.tx.us/cowboys
Football Clinic Returns This Fall

Plans are being made for the next Dallas Cowboys/Gatorade Junior Training Camp. The program returns to Arlington elementary schools this fall.

Underwritten by the Gene and Jerry Jones Family Charities and Gatorade, the Junior Training Camp is a complimentary, grass roots, non-contact football clinic. It features the educational and recreational benefits of football in a safe and fun environment. This program is especially designed for girls and boys between the ages of 7 and 14. The camp emphasizes fun, instead of winning. Any student can participate, regardless of age, gender, ability or experience level. It is a great opportunity for churches and programs that provide services to youth.

This past spring, more than 1,800 Arlington youth at Butler, Burgin and Miller Elementary Schools enrolled in the camp. The two-day special session was held at Carter Junior High School and helped to increase student interest in the athletic programs available at the school and in the community.

Schools, churches and youth programs can begin scheduling a Fall Junior Training Camp in late August. For more information about this program, call the Dallas Cowboys Community Relations Department at 972-556-9959.

Dallas Cowboys Coaches Clinic - A Partnership With Youth

The Dallas Cowboys held their annual Coaches Clinic for youth and middle school football coaches at Texas Stadium on July 21. Hosted by Cowboys Owner and General Manager Jerry Jones, the one-day seminar was geared towards teaching the fundamentals that most benefit the coaches who work with youth just starting out in organized football.

More than 20 Arlington football coaches from organizations such as the Arlington Optimist Clubs, Arlington Jaguars, Boles Junior High School, Arlington Thunder and South Arlington Eagles joined the 650 participants registered from the North Texas region. Six other states and Salvation Army Corps from across the country also attended.

“This is another great way that Jerry Jones and the Dallas Cowboys give back to the community,” said Arlington Thunder Head Coach Ted Ehrhardt.

“There are coaches from all over the county working with kids at all levels here at the clinic. This is a chance for youth coaches to learn some of the techniques that they may otherwise never have the chance to do. The Cowboys coaching staff does an outstanding job of teaching in a way that you can go back and apply it to your youth team regardless of age or skill level.”

Underwritten by Gene and Jerry Jones Family Charities, the clinic allows youth coaches the opportunity to learn from the Cowboys position coaches. Participants get an opportunity to learn first-hand about the team’s coaching philosophy and different offense and defensive schemes.

All participating coaches received complimentary tickets to the Cowboys preseason game against Minnesota, a gift bag of Dallas Cowboys and sponsor items and a clinic notebook. This year’s sponsors included Gatorade, Pepsi, Dr Pepper, Gaylord Texan, Papa John’s Pizza, Acme Brick, Dallas Cowboys Weekly, Dallas Cowboys Pro Shops, Dallas Cowboys Cheerleaders and Dallas Desperados Dancers.
By the Numbers
Fourth Quarter 2006

1.4 Million
Total cubic yards of dirt to be moved

500,000
To date, total cubic yards of dirt moved off-site

600 Loads
Approximate number of daily trips to State Highway 161

70
Total number of trucks moving at night to the TXI site

5
Number of stories being dug below the ground

14,400
Average number of gallons of recycled water per day at Stadium site

1,800
Number of Arlington youth enrolled in football training camp

The Cowboys Stadium Scoreboard is a quarterly publication published by the Cowboys Stadium Working Group.

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