



Legislation Details (With Text)

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File created:	8/30/2016	In control:	Board of Aldermen
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Title:	Town Commons Final Design and Authorization to Seek Construction Bids PURPOSE: Request Board of Alderman approval for the final Town Commons design and provide authorization to seek construction bids.		

Indexes:

Code sections:

Attachments: 1. A: Town Commons Capital Projects Ordinance 8-31-2016, 2. B: Reimbursement Resolution - Town Commons Project_ 8-31-2016, 3. C: Fidelity Street Closure Proposal, 4. D: Proposed Layout_Sep 16, 5. E: Previous Town Commons Design Approval

Date	Ver.	Action By	Action	Result
9/6/2016	1	Board of Aldermen	approved	Pass

TITLE:

Town Commons Final Design and Authorization to Seek Construction Bids

PURPOSE: Request Board of Alderman approval for the final Town Commons design and provide authorization to seek construction bids.

DEPARTMENT: Public Works, Finance

CONTACT INFORMATION: JD Freeman 919-918-7427

INFORMATION: Town Commons Project Schedule (Past and Proposed)

- June 8, 2016 - Engineering design kick off meeting
- Week of June 20th - Begin survey of Town Commons and Town Hall
- June 28th Council Meeting - Public Hearing for Town Commons Design Update
- July 4th - Public information booth
- September 6th 2016 - Council approve plans for bid
- September 2016 - November 2016 - Advertise project and award bid
- November 2016 - Start construction
- December 2016 - March 2017 - Construction phase

The market is currently scheduled for relocation to Fidelity Street during construction. Town staff is coordinating this effort with staff from the Farmers' Market, O2 Fitness, and White Oak Apartments.

Town staff is coordinating with the design engineer to allow for the shelters to remain open during the majority of construction. It is possible that the Farmers' Market will be able to relocate back to the shelters during the winter months when vendor numbers are low. The shelters will also be available for the Craft Bazaar on November 13, 2016.

The major changes to the previously approved design include:

Expanding the parking lot and creating 90 degree turns. This option was pursued for multiple reasons. First of all the dead-end parking lots previously proposed would have created a traffic hazard of cars entering and having to turn around if no spots were available. In addition, expanding the parking lot adds 6 spaces instead of the previously proposed loss of four spaces. This action does remove the additional green area but the larger parking lot is more practical and it is designed to accommodate a stage when needed.

It was also decided to make the entire grass area drivable. This is accomplished by installing support structures under the sod which will allow the grass to survive vehicle traffic during the Farmers' Market and other Town events. The previously approved design required the vendors to only drive on the proposed sidewalk which would have created a logistical nightmare to get farmers on and off the property essentially in a single line.

To maintain the beauty of the final project, a well and irrigation system will be installed as part of this project.

The proposed restroom will be located next to Laurel Avenue and will consist of two stalls both designated as unisex/family restrooms.

Addition of an irrigation system, fed by an on-site well, to maintain and preserve the freshly renovated Town Commons.

It was decided to remove the road/entrance realignment from the project. Upon investigation into the project it was determined that a more thorough traffic study is required before proceeding. The impact to BIM street is unknown and the parking lot in front of Town Hall would need to be widened further into the Elm trees' root zone. In addition, the estimated cost to perform the project were quickly escalating beyond the original estimate.

FISCAL & STAFF IMPACT: The total cost of construction, including contingency, is estimated to be \$963,690. Based on inquiries with financial institutions, debt financing does not appear to be an option at this time for the construction. Because of the need for construction to begin in November and be completed by Spring 2017, staff recommends the appropriation of fund balance that has been set aside by the Town Manager for capital projects. Should an opportunity for debt financing arise, the Town will seek to reimburse itself for funds expended for the project.

RECOMMENDATION: Town staff requests the Board of Alderman to approve the final design for Town Commons, Town Commons Capital Projects Ordinance 8-2016 (Attachment A), and a Reimbursement Resolution (Attachment B).