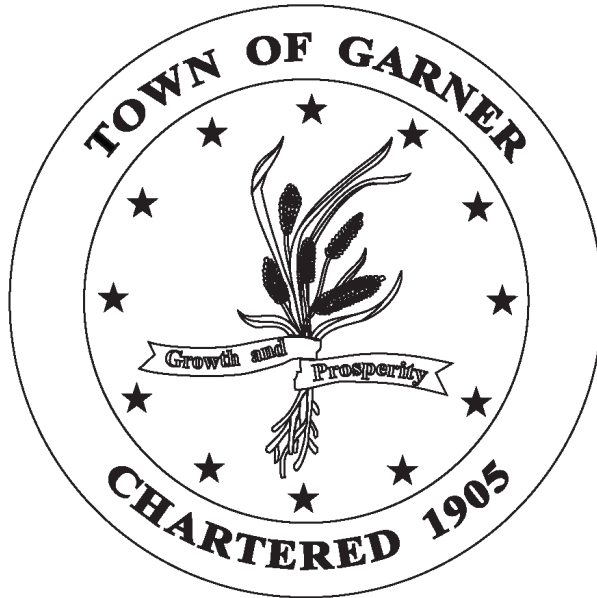


TOWN OF GARNER



Town Council Work Session

May 26, 2020
6:00 p.m.

Garner Town Hall
900 7th Avenue
Garner, NC 27529

**Town of Garner
Town Council Agenda
May 26, 2020**

The work session meeting of the Town Council will be conducted electronically beginning at 6:00 p.m.

- A. CALL MEETING TO ORDER/ROLL CALL: Mayor Ken Marshburn
- B. ADOPTION OF AGENDA
- C. PRESENTATIONS
- D. DISCUSSION/REPORTS

- 1. Development Finance Initiative - Financial Feasibility Report.....Page 3
Presenter: Mari Howe, Downtown Development Manager and Matt Crook and Rory Dowling, UNC School of Government's Development Finance Initiative

DFI will be presenting their final program recommendations based on financial feasibility and site analysis for the board to review and for their feedback. During this presentation DFI may discuss potential public investment needs that could arise, but council will not need to approve or vote on anything at the meeting. If approved, the final program recommendations will be used to develop the Request for Proposals for the downtown development site.

Action: Give feedback on the program to guide DFI as they develop the RFP for site development

- 2. NCDOT Planning Grant Initiative.....Page 40
Presenter: Gaby Lontos-Lawlor, Senior Planner

Planning staff initially presented this item at the April 21st Town Council meeting to provide an overview of the Planning Grant Initiative and the application process. The purpose of this discussion is to address questions Council members had about the program, to provide more details, and to inquire how Council would like to proceed.

Action: Council agreement on staff moving forward with application process.

- 3. Wake BRT: Southern Corridor Project Status Update.....Page 41
Presenter: Gaby Lontos-Lawlor, Senior Planner

An update regarding the current status of the Wake BRT: Southern Corridor project as well as schedule modifications caused by COVID-19.

Action Receive as information

4. Jones Sausage Road Project Status.....Page 42
Presenter: Gaby Lontos-Lawlor, Senior Planner

The purpose of this discussion item is to provide Council with a quick update on the status of the Jones Sausage Road project and to discuss next steps.

Action: Receive as information

5. Garner Transit Study.....Page 45
Presenter: Gaby Lontos-Lawlor, Senior Planner

Planning staff will provide an overview of public and stakeholder engagement and discuss the preferred service alternative. The discussion will include an overview of service preferences and how the options affect cost.

Action: Council discussion and feedback.

6. YMCA Pedestrian Crossing (Aversboro Road/Old Scarborough Road).....Page 49
Presenter: Chris Johnson, Town Engineer

To present final design and construction costs to install a high visibility pedestrian crossing on Aversboro Road at the Old Scarborough Road intersection.

Action: Consider approving and authorize Town Manager to execute change order #2 to add work to the Annual Resurfacing Contract.

E. ADJOURN

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: May 26, 2020		
Subject: Development Finance Initiative - Financial Feasibility Report		
Location on Agenda: Discussion		
Department: Economic Development		
Contact: Mari Howe, Downtown Development Manager		
Presenter: Matt Crook and Rory Dowling, UNC School of Government's Development Finance Initiative		
Brief Summary: DFI will be presenting their final program recommendations based on financial feasibility and site analysis for the board to review and for their feedback. During this presentation DFI may discuss potential public investment needs that could arise, but council will not need to approve or vote on anything at the meeting. If approved, the final program recommendations will be used to develop the Request for Proposals for the downtown development site.		
Recommended Motion and/or Requested Action: Give feedback on the program to guide DFI as they develop the RFP for site development		
Detailed Notes:		
Funding Source: n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	MH	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town of Garner

Garner – Downtown Opportunity Site

Site and Financial Analysis review



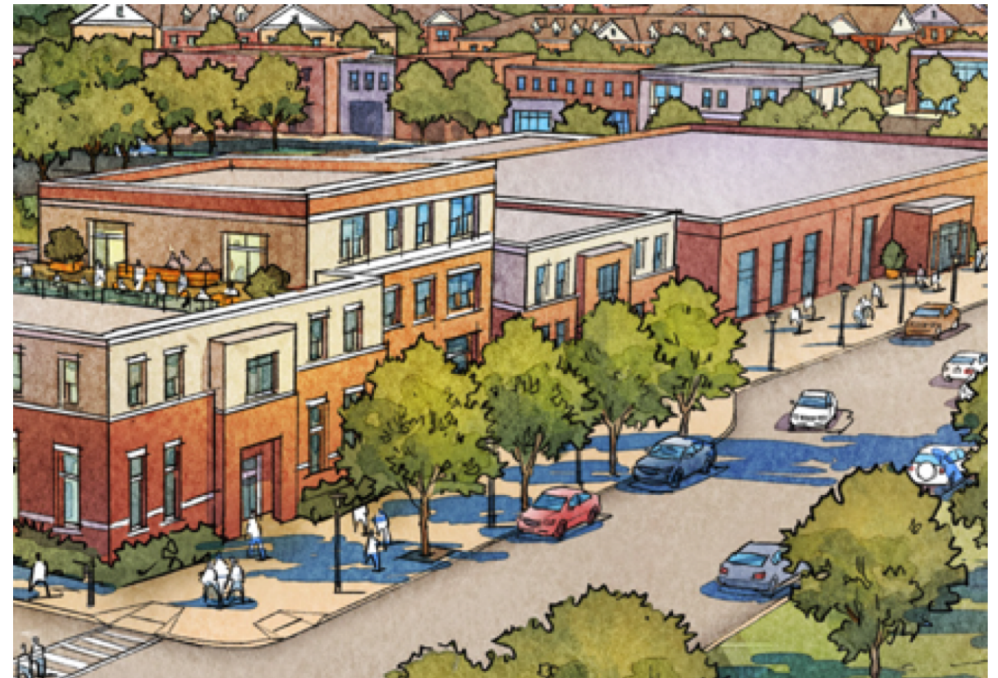
UNC
SCHOOL OF GOVERNMENT

Meeting Agenda

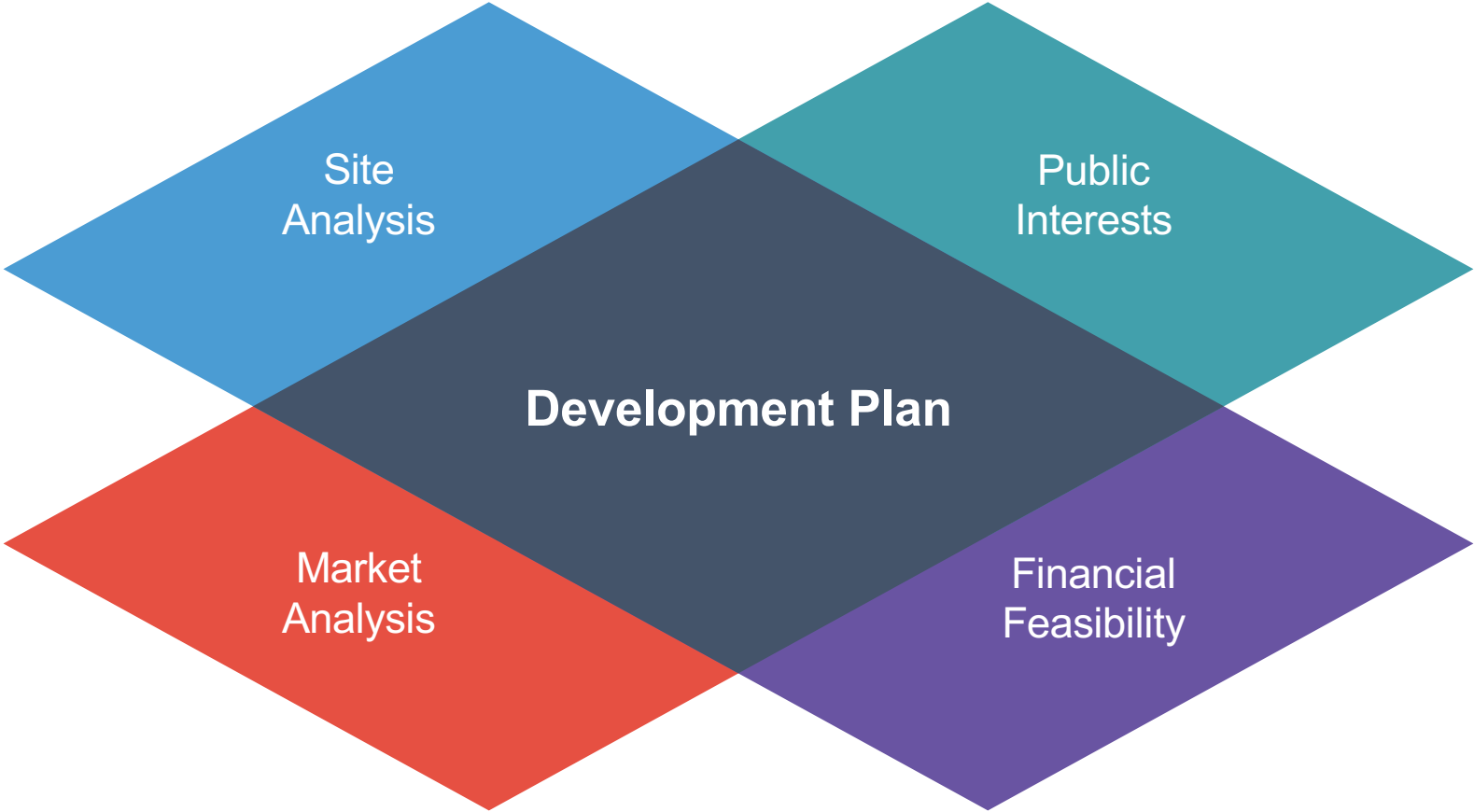
- Project and Timeline review
- Site Analysis highlights
- Potential Program Considerations
- Financial Analysis overview
- Recommendation and Next Steps

Downtown Opportunity Site

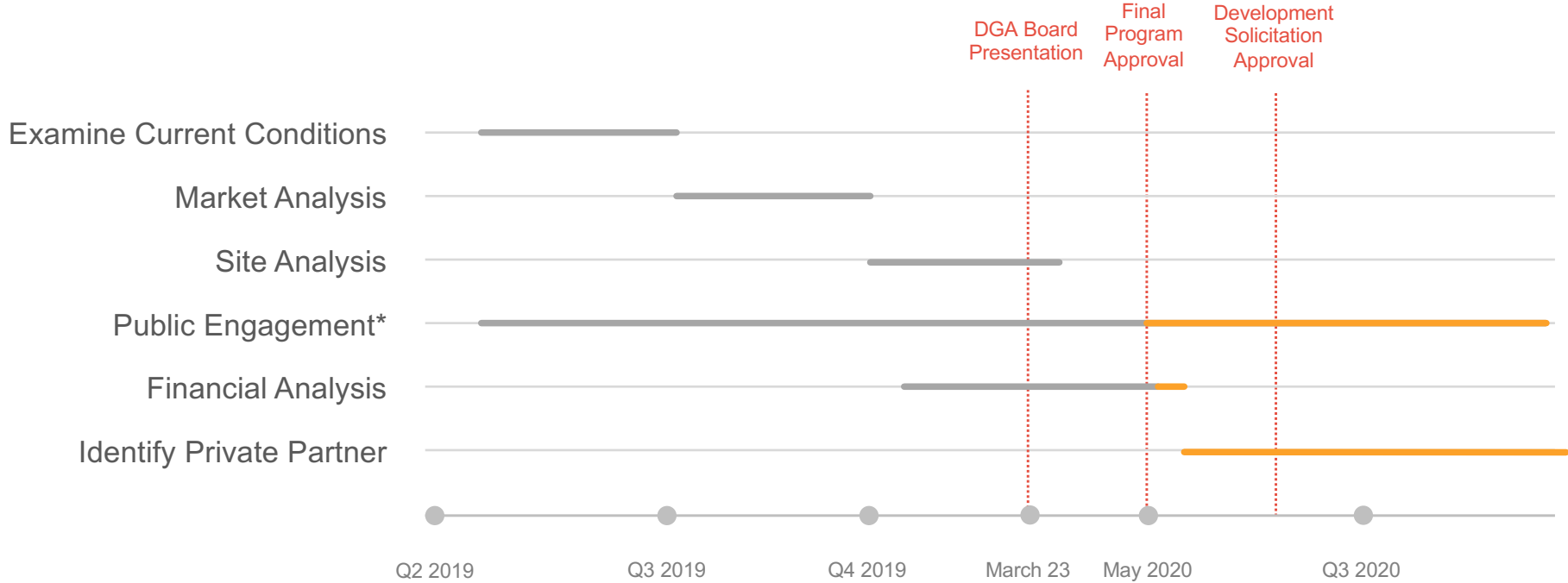
Town contracted with DFI to conduct pre-development services to support the Town of Garner in attracting private investment to the downtown site adjacent to the new Recreation Center



Pre-Development Process



Project Timeline



*Timing and scope of public engagement to be determined following completion of early phase analysis and discussions with City staff.

Note: Timeline subject to change based on additional site control, timing, type and scale of public interest process, as well as response during private partner outreach.



Market Analysis Summary

- Strong population growth will continue trend of increased **residential** development in market area – limited multifamily growth in downtown (historically)
- Low **retail** vacancy (particularly downtown) coupled with limited new supply
- Strong recent growth in supply and rents for **office**, but limited supply of class A space and zero vacancy in downtown area

Guiding Public Interests

- Conserve and leverage the existing **urban fabric** of Garner to create a unique sense of place
- Provide **downtown “5PM – 9PM” amenities** and services that **attract all ages** who are current residents as well as folks moving to Garner
- Explore development of **unique and relevant retail, office, and residential** spaces that expands the downtown market
- Optimize public investment dollars in order to **maximize private investment** that improves the quality of life for all Garner residents and visitors



Site Analysis Highlights

What is a Site Analysis?

- In person and desktop (GIS, AutoCAD) analysis of existing conditions of the site
 - Evaluate ability to reuse existing features
 - Evaluate slopes, accessibility and adjacent uses for development constraints and opportunities
- Produce high level development concepts (i.e. building layout and massings) based on the constraints and opportunities of the site

Known Site Constraints



Max Building Footprint



Existing Topography



Parking

Additional considerations: Rec Center Dumpster, onsite utilities, storm water/sewer

Building Footprint

- No space for onsite surface parking
- Roughly 13,000 SF
- Working within existing rec center build out
 - Dumpster location
 - Utilities and infrastructure
 - Building access

dfi



Structural Parking Study

DGA contracted with Kimley-Horn to analyze site grade and structural elements

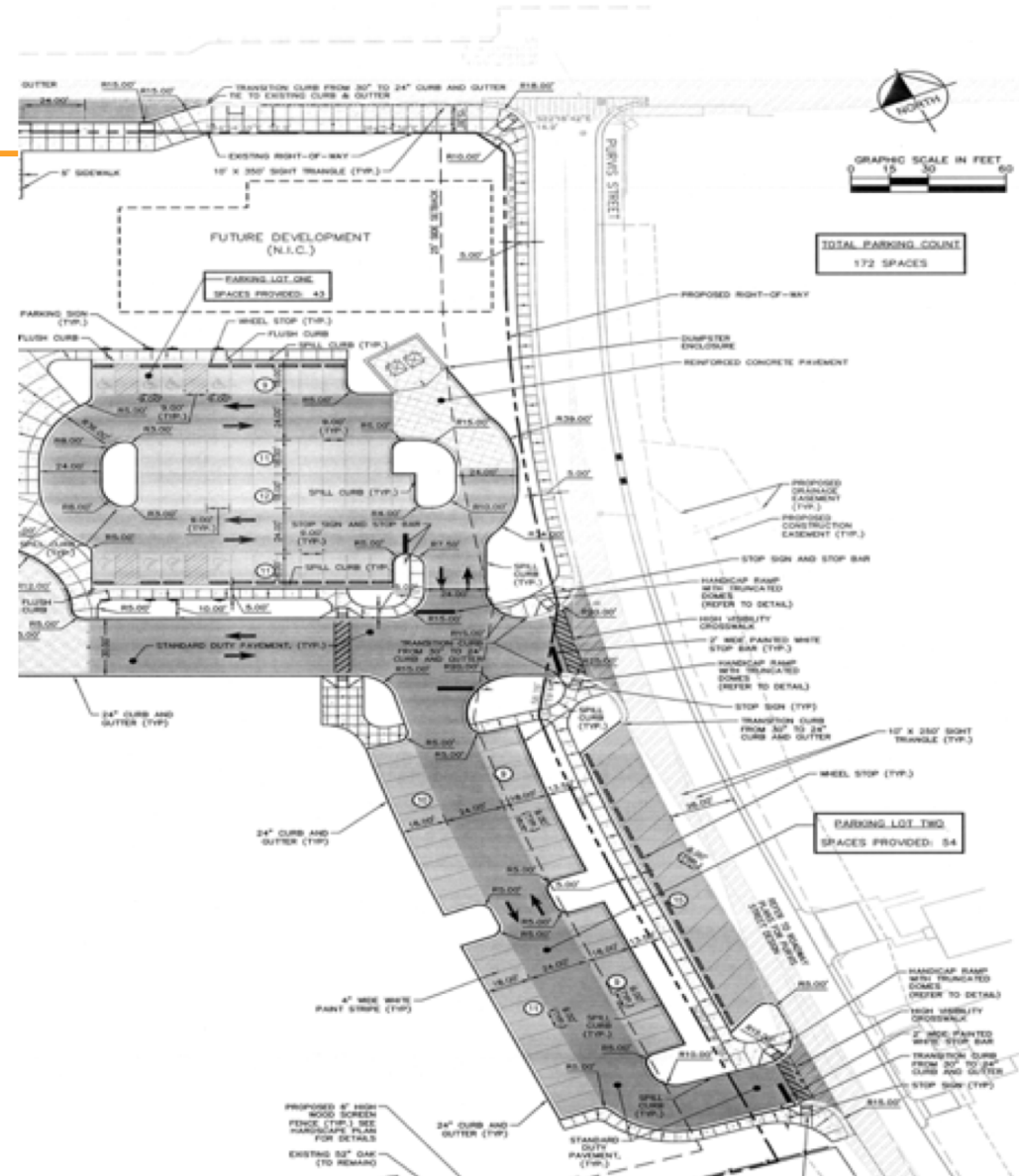
Analysis provides potential structural costs for foundations and podium structure given three different scenarios

Based on DGA feedback and additional conversation with Kimley-Horn, Town may consider the feasibility of podium (“table top”) parking options given topography



Parking Constraints

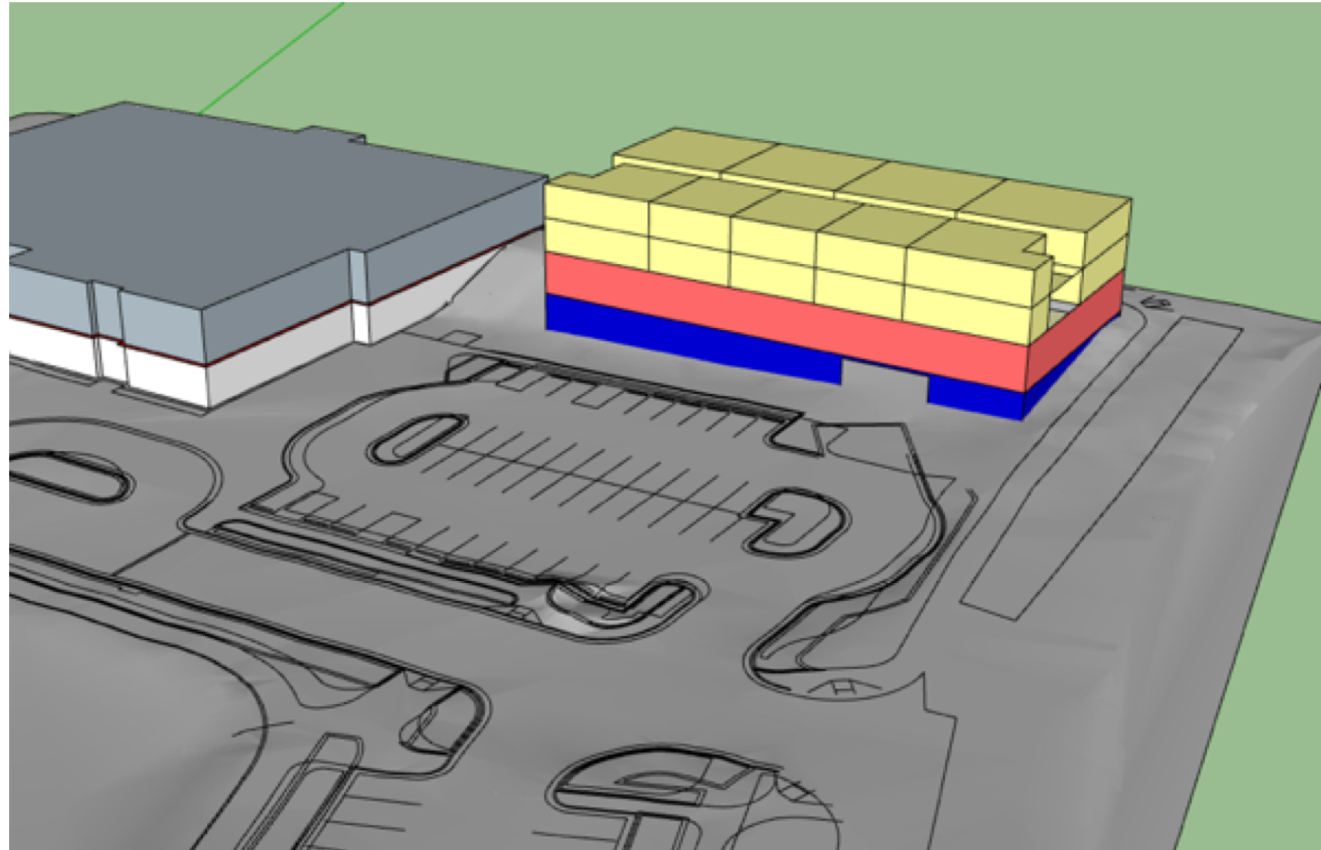
- Maximizing the footprint of development, there is no space for onsite parking
- 172 spaces available for rec center (unknown whether or not these spaces can be shared)
- Need for underground parking if new development is unable to share rec center parking lots or if additional off-site parking can't be provided
- Current parking requirements are restrictive



Potential Program Considerations

Potential Program Considerations

- Building program is based on the Guiding Public Interests, Market and Site Analyses
- DFI analyzed three potential programs with massing studies aimed at maximizing development potential of the site
- Massings are not indicative of any architectural or design intent



Building Program Options

Condo

- 24,000 SF (2 floors)
- 18 units total

Apartment

- 24,000 SF (2 floors)
- 30 units total (8 studios, 18 1-BR, 4 2-BR)

Office

- 24,000 SF (2 floors)
- Unit count TBD

First Floor Retail

- 12,000 SF
- Average Rent: \$18/SF

Ground Floor

- 24 parking spaces
- 1,800 SF storage

Program Details - Condo

Est. Development Cost: \$7.6M

18 Condo Units

- 6 1BR (900 SF)
- 4 2BR (1,050 SF)
- 8 3BR (1,600 SF)

New Parking Added:

- 24 spaces (1.33 per unit)

Unit Pricing:

- \$240,000 – \$325,000
- Average sale price: \$235/SF



Program Details - Apartment

Est. Development Cost: \$7.5M

30 rental units

- 8 Studios (555 SF)
- 4 1BR (775 SF)
- 14 1BR (800 SF)
- 4 2BR (1050 SF)

New Parking Added:

- 24 spaces (0.8 per unit)

Pricing:

- \$880 - \$1,680/month
- Average rent: \$1.55/SF



Program Details - Office

Development Cost: \$8.9M

2 Floors of Office

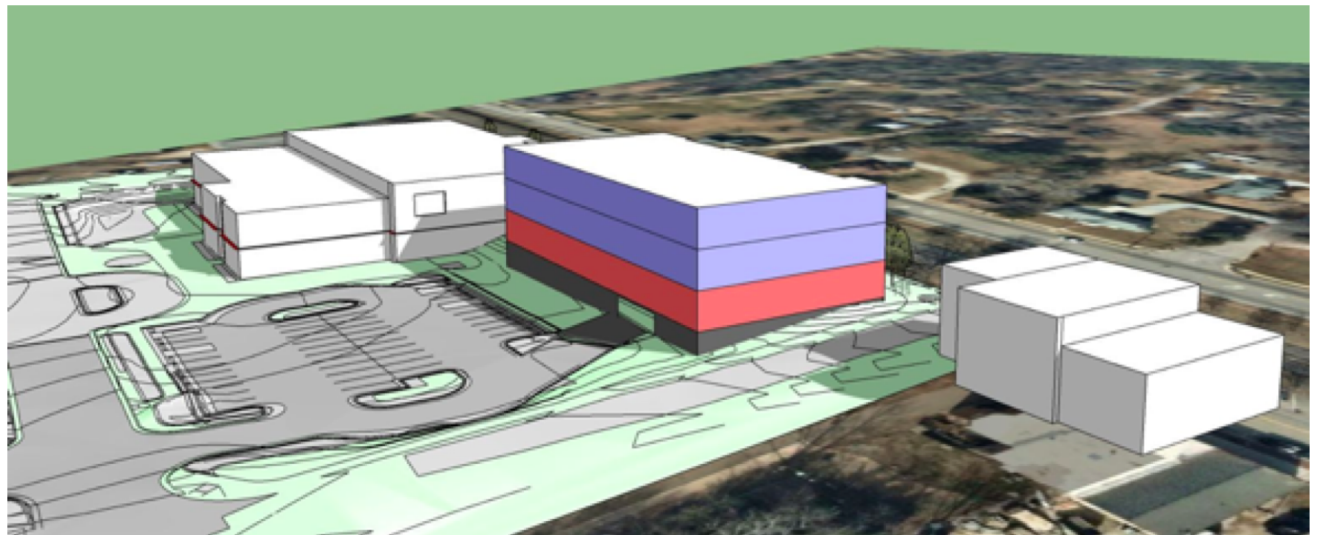
- Number and size of units to be determined by tenant mix

New Parking Added:

- 24 spaces (0.9 per 1000 SF)

Pricing:

- Average Rent: \$20/SF



Parking Requirements (by code)

Residential

- 1.5 spaces for 1 BR, 2 for 2 BR, and 2.5 for 3 BR (+1 for every 4 units)
- Condo = 42 spaces
- Apartments = 55 spaces

Office

- 1 space per 300 gross floor area
- Office = 85 spaces

Retail

- Depends on commercial/retail use
- Drive-In Restaurant: 1 space per 100 gross floor area + 1.5 for every 2 employees
- Retail = 143 spaces (assuming 20 employees)

Financial Analysis Overview

Financial Analysis Overview

- DFI created separate pro formas for each program consideration to test financial feasibility
- Analysis included:
 - Construction costs (including the cost of parking on site)
 - Financing costs
 - Rent and Sale price sensitivity

Development Assumptions

- Maximize building footprint
- Limited height to 3-stories
- Construction costs assume basement parking under a portion of the building (based on Kimley-Horn study/recommendation)
- Developer will lease overflow parking from Town

Financial Feasibility

Program Scenario	Modeled Returns	Developer Return Requirements
Condo	12% Margin	10-15% Margin
Apartments	12% IRR	15-20% IRR
Office	8.5% Cash-on-cash	>10% Cash-on-cash

- Analysis includes onsite parking development costs and offsite parking expenses
- Returns do not factor opportunity zone investment scenarios

Development Considerations

Condo

- Pre-sales (50%+) of units required before construction
- Lack of comparable projects within market area

Apartments

- Residential OpEx inefficient with only 30 apartment units
- Offsite parking needs may be met by sharing with rec center

Office

- Significant (50%+) pre-lease before construction can begin
- Extensive parking requirements would necessitate off site parking solution

Public Private Participation Considerations

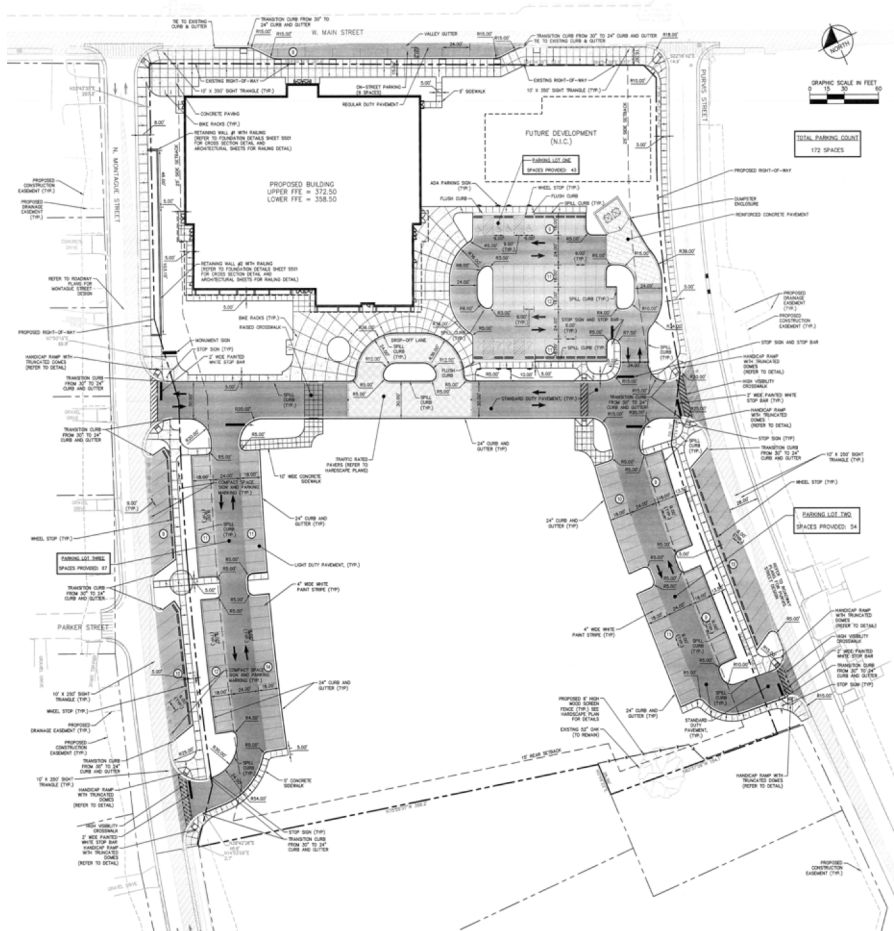
- Site redesign/Dumpster relocation: \$10,000 – 20,000
- Seller financing of parcel
 - Providing loan at estimated value of land; ~\$125,000
- Assist with office pre-lease requirement
 - Town leases office space
- Parking
 - Reduce parking requirements
 - Shared parking with rec center
 - Off-site surface parking or on-site structured parking

Current Program Parking Needs

	Condo	Apartments	Office
Parking Required*	42	55	85
Parking Onsite	24	24	24
Additional Parking Needed	18	31	61

* Does not include retail parking requirements

Potential for Shared Parking



- 172 spaces at rec center
 - 42 spaces for possible opportunity for shared use depending on rec center’s operations
- Daytime vs nighttime parking uses (rec vs residential)
- TBD – knowing how the rec center will truly use the parking

Public Parking Investment Considerations

Off-site surface parking options

	# of Spaces	Cost
P1	~60	\$600,000 ¹
P2 ²	~100	\$450,000
P3	~7	\$35,000 ³

¹ Based on Kimley-Horn quote provided in Sept 2019 (excludes streetscape improvements)

² Assumes 1 space/450 SF & \$4,500 per space (gravel parking)

³ Assumes \$5,000 per space (or roughly \$500 per linear ft)



Table Top Structured Parking Consideration

- Table top structure would be at grade with Main St
- ~100 spaces
- Est. cost: \$1.25M¹
- Reduces footprint of ground floor retail by ~50%



¹ Assumed cost at roughly \$12,500 per space; Kimley-Horn has not analyzed the cost of this scenario

Potential Parking Revenues

	Condo	Apartments	Office
Parking Spaces Needed	18	31	61
\$/space/month	\$25	\$25	\$25
Potential Town Revenue from Parking Leases (annual)	\$5,400	\$9,300	\$18,300

Recommendation and Next Steps

Proposed Recommendation

- Present all three scenarios to the development community
- Town to consider public participation depending on the response from development parties, to include:
 - Shared/new parking
 - Seller financing
 - Dumpster relocation
 - Pre-lease assistance for office

Suggested Next Steps

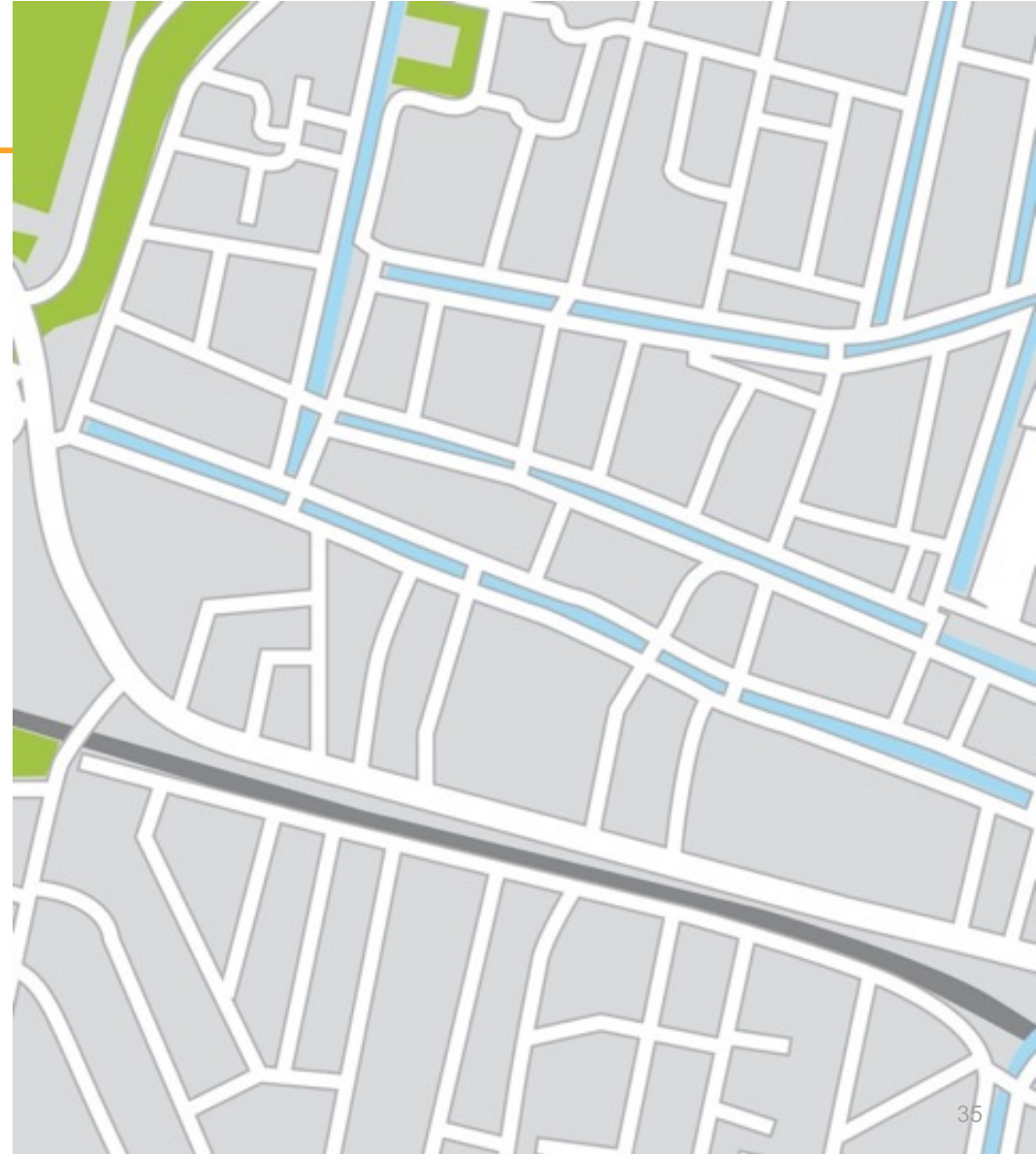


Questions?

Matt Crook
Project Manager
crook@sog.unc.edu

Rory Dowling
Development Advisor
dowling@sog.unc.edu

dfi





UNC
SCHOOL OF GOVERNMENT



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: May 26, 2020		
Subject: NCDOT Planning Grant Initiative		
Location on Agenda: Discussion		
Department: Planning		
Contact: Gaby Lontos-Lawlor, Senior Planner - Transportation		
Presenter: Gaby Lontos-Lawlor, Senior Planner - Transportation		
<p>Brief Summary:</p> <p>Planning staff initially presented this item at the April 21st Town Council meeting to provide an overview of the Planning Grant Initiative and the application process. The purpose of this discussion is to address questions Council members had about the program, to provide more details, and to inquire how Council would like to proceed.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Council agreement on staff moving forward with application process.</p>		
<p>Detailed Notes:</p> 		
<p>Funding Source:</p>		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<p>Manager's Comments and Recommendations:</p> <p>Additional information regarding this grant was provided to Council via email on April 24.</p>		
<p>Attachments Yes: <input type="radio"/> No: <input checked="" type="radio"/></p>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: May 26, 2020		
Subject: Wake BRT: Southern Corridor Project Status Update		
Location on Agenda: Discussion		
Department: Planning		
Contact: Gaby Lontos-Lawlor, Senior Planner - Transportation		
Presenter: Gaby Lontos-Lawlor, Senior Planner - Transportation		
Brief Summary: An update regarding the current status of the Wake BRT: Southern Corridor project as well as schedule modifications caused by COVID-19.		
Recommended Motion and/or Requested Action: Receive as information.		
Detailed Notes: The Wake BRT: Southern Corridor and Wake BRT: Western Corridor are advancing on parallel tracks with the route selection phase. This work will help identify a Locally Preferred Alternative (LPA) for each corridor. Staff is continuing to work with our municipal stakeholders in Garner and Cary, respectively, to coordinate LPA decision timeline. At this time, LPAs for both corridors are anticipated by Summer/Fall 2020 immediately followed by a Project Development application through Federal Transit Administration's Small Starts program. Once Project Development has been initiated, Wake BRT: Southern Corridor and Wake BRT: Western Corridor will begin 0 to 30 percent design and environmental documentation.		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input type="radio"/> No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: May 26, 2020		
Subject: Jones Sausage Road Project Status		
Location on Agenda: Discussion		
Department: Planning		
Contact: Gaby Lontos-Lawlor, Senior Planner - Transportation		
Presenter: Gaby Lontos-Lawlor, Senior Planner - Transportation		
Brief Summary: The purpose of this discussion item is to provide Council with a quick update on the status of the Jones Sausage Road project and to discuss next steps.		
Recommended Motion and/or Requested Action: Receive as information.		
Detailed Notes:		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

TO: Mayor and Town Council

FROM: Gaby Lontos-Lawlor, AICP; Senior Planner - Transportation

SUBJECT: *Jones Sausage Road Project Status*

DATE: May 20, 2020

Overview

In February 2020 the Jones Sausage Road Improvements Feasibility Study was completed. Staff has been working with HDR, the consultant, to develop the scope of work and fee for the next task order for the Jones Sausage Road project. This memo provides context for the schedule that was identified to complete the proposed improvements for Jones Sausage Rd, and a brief explanation of work to be completed in the next task order.

Background

Early in 2019 staff developed a schedule for the planned improvements on Jones Sausage Road, under the Council's directive, to help coordinate a future LAPP application and a potential bond referendum that would help fund this work.

The improvements on Jones Sausage Road are broken into two "phases." Phase 1 refers to the widening of the road from south of the Amazon Fulfillment Center to Garner Road. Phase 2 includes the Garner Road and Jones Sausage Road intersection, the grade separation of the railroad, and the continuation of Jones Sausage Road Extension to US 70.

The Feasibility Study was completed through the first task order, which included a conceptual design for Phase 1 and Phase 2. The second task order will include work to complete the construction design for Phase 1, as well as 15% design for Phase 2.

The design work included in the second task order will allow the Town to develop more accurate cost estimates for right-of-way acquisition and construction for Phase 1. Based on these estimates, a decision will be made as to whether the Town will seek LAPP funding for right-of-way, as well as construction.

Next Steps

The Planning Department will bring the Scope and Fee for Task Order 2 back at the June 1st Council Meeting and ask Town Council to consider authorizing the Town Manager to execute the agreement.

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: May 26, 2020		
Subject: Garner Transit Study		
Location on Agenda: Discussion		
Department: Planning		
Contact: Gaby Lontos-Lawlor, Senior Planner - Transportation		
Presenter: Gaby Lontos-Lawlor, Senior Planner - Transportation		
<p>Brief Summary:</p> <p>Planning staff will provide an overview of public and stakeholder engagement, and discuss the preferred service alternative. The discussion will include an overview of service preferences and how the options affect cost.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Council discussion and feedback.</p>		
<p>Detailed Notes:</p> <p>Map of the preferred alternative route is included for your review.</p>		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<p>Manager's Comments and Recommendations:</p> 		
<p>Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/></p>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

TO: Mayor and Town Council

FROM: Gaby Lontos-Lawlor, AICP; Senior Planner - Transportation

SUBJECT: *Garner Transit Study*

DATE: May 20, 2020

Background

In 2016, Wake County voters approved a sales tax referendum, funding transit improvements through 2027. A portion of Wake County Transit funds are earmarked for the Community Funding Area Program (CFAP)—a competitive program to encourage transit projects in areas not sufficiently served by transit. CFAP funds may be used for planning studies like this one, operating projects that implement new or expanded transit services on the road, and capital projects like bus stops, benches, and other passenger amenities.

Purpose

The purpose of the Garner Transit Study is to identify a community-based transit service that focuses on local needs while complementing regional transit service. The study will also identify an implementation plan.

Garner Transit Study April 2020 Planning Process Update

Based on stakeholder and public input gathered in September 2019 through January 2020, the study team developed and refined two potential local Garner bus routes. The study team shared these alternatives, Options 1 and 2, during March 2020, for stakeholder and public review and comment. The study team will use the stakeholder, public input, and Town Council input shared today to develop our DRAFT recommendation for the preferred local Garner bus service alternative.

Supplementing engagement, the study team will complete a bus service financial analysis and develop a funding strategy. The financial analysis will focus on years 2020-2024, include capital and operating cost estimates, and potential revenue sources. Potential revenue sources will include bus fares. The financial analysis will evaluate what bus fare (if any) the Town of Garner should consider charging riders. The financial analysis will explore impacts of potential fares on estimated bus ridership within Garner, administrative costs the Town of Garner would incur by collecting and managing fare revenue, and offsetting operational costs of the proposed bus service. The study team will perform this analysis based on practices in peer municipalities – Apex, Wake Forest, and Cary – and observations on how they could

be compared with a local Garner route. Results of the transit fare analysis will be included in final operating cost assumptions for the preferred transit alternative. The financial analysis will conclude with a funding strategy that balances costs and available revenues.

Below is a summary of the March-April engagement process as of April 3, 2020:

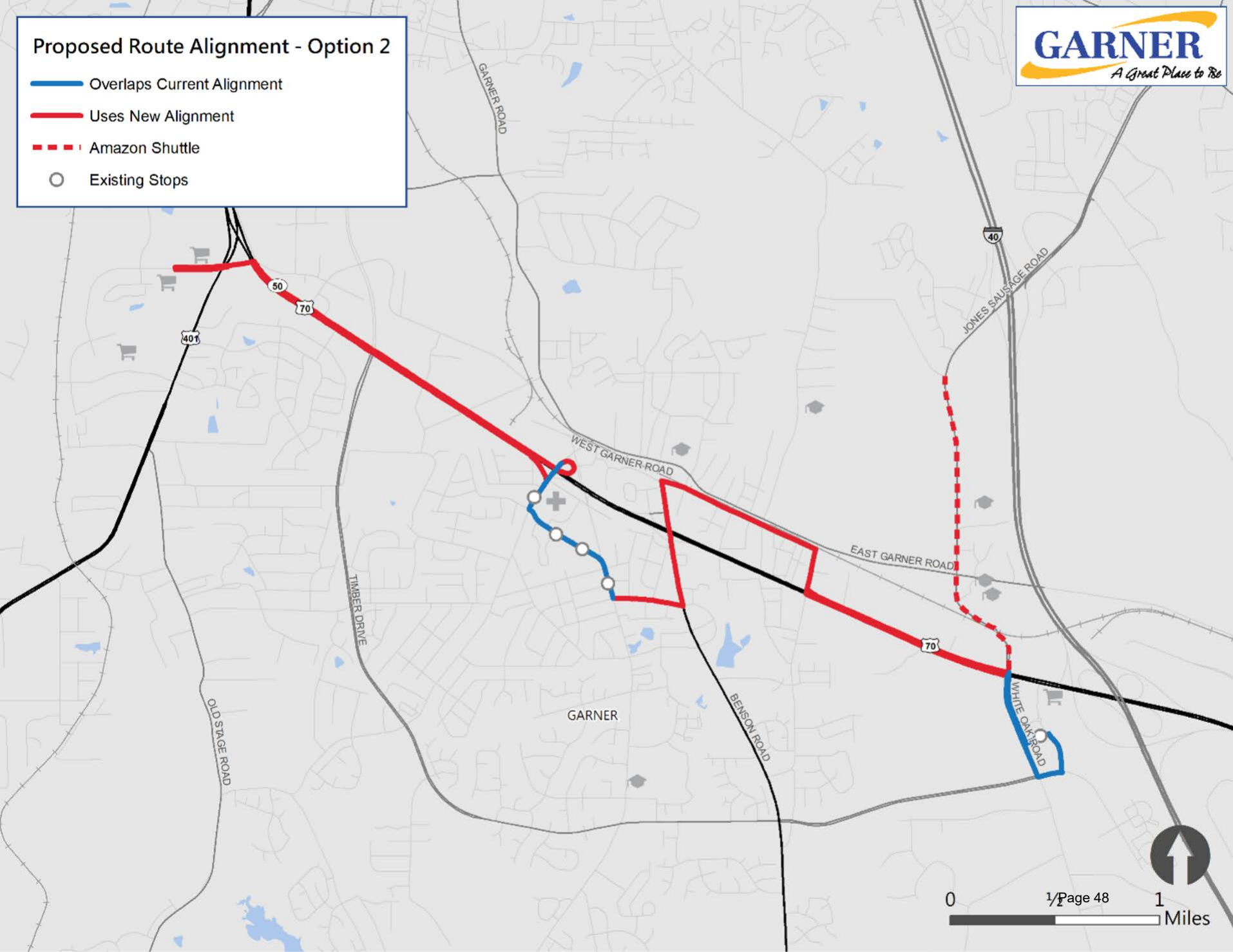
- COVID-19 posed unique challenges during Phase II of public engagement as recommended social distancing made it difficult to engage with the public at traditional public meetings or smaller, pop-up informational sessions. However, in order to remain consistent and continue to disseminate information and provide an accessible platform for stakeholders and the public to provide feedback, the study team developed creative solutions for addressing engagement and outreach obstacles while moving the project forward.
- Online questionnaire – Between March 6, 2020 and April 3, 2020, the Town of Garner hosted an online survey for local residents, stakeholders, and businesses interested in fixed-route public transit. The survey included questions to help determine current transit ridership trends within Garner as well as public preference for one of two potential route options determined during Phase I of the Garner Transit Study. Questions addressing days and times a local transit service would be most utilized were also asked, as well as desired transit amenities like shelters, benches, etc. As of April 3, 2020, 156 people completed the online survey.
 - Links to the online survey were posted on the Town of Garner website, GoTriangle social media feeds, the Wake Transit GoForward website, GoRaleigh social media feeds, and onboard the GoRaleigh Route 20 (via an informational study flyer).
- Stakeholder input— Town of Garner staff electronically distributed materials to the stakeholder group for their review and comment. Materials included a presentation summarizing outreach results regarding two Garner route options presented to the public, as well as an overview of the transit fare analysis methodology. A virtual stakeholder meeting was also held on April 20, 2020 to discuss the previously distributed materials and presentation, as well as discuss the stakeholder group's route option preference. The meeting had a total of 16 attendees.

Next Steps and Schedule

The study team will refine/finalize the preferred service alternative in Garner (including route alignment, operating frequency, and span), operating and capital costs, and assist in developing the funding strategy for transit service. A final report documenting the planning process and phases of the study will be prepared. The Garner Transit Study is scheduled to be complete by mid-2020.

Proposed Route Alignment - Option 2

- Overlaps Current Alignment
- Uses New Alignment
- - - Amazon Shuttle
- Existing Stops



Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: May 26, 2020		
Subject: YMCA Pedestrian Crossing (Aversboro Road/Old Scarborough Road)		
Location on Agenda: Discussion		
Department: Engineering		
Contact: Chris Johnson, PE - Town Engineer		
Presenter: Chris Johnson, PE - Town Engineer		
<p>Brief Summary:</p> <p>To present final design and construction costs to install a high visibility pedestrian crossing on Aversboro Road at the Old Scarborough Road intersection.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Approve and authorize Town Manager to execute change order #2 to add work to the Annual Resurfacing Contract.</p>		
<p>Detailed Notes:</p> <p>Staff obtained NCDOT encroachment approval for the design to add a high visibility crosswalk across Aversboro Road at the Old Scarborough Road intersection. Work would include pavement markings and solar powered pedestrian signage with pushbutton. Staff has obtained pricing from Daniels, Inc. that would allow the work to be added as a change order to the 2020 Annual Resurfacing Contract. Work could be completed by July 2020 based on the current construction schedule if approved by Town Council.</p>		
<p>Funding Source: General Fund</p>		
Cost: \$24,579.71	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
<p>Manager's Comments and Recommendations:</p> 		
<p>Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/></p>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	CJ	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



Town of Garner

900 7th Avenue • Garner, North Carolina 27529
Phone (919) 772-4688 • Fax (919) 662-8874 • www.GarnerNC.gov

ENGINEERING DEPARTMENT MEMORANDUM

DATE: May 14, 2020

TO: John Hodges - Assistant Town Manager

FROM: Chris Johnson, PE - Town Engineer

RE: **YMCA Pedestrian Crossing at Aversboro Road/Old Scarborough Road
CO#2 - 2020 Annual Resurfacing Project – Daniels Inc. of Garner**

Staff previously brought forward to Council in early 2020 a preliminary design to address the demand for a high visibility crosswalk at the Aversboro Road and Old Scarborough intersection. Given the growing demand to accommodate pedestrians in this area and the continued residential development near Aversboro Road and Timber Drive this will continue to be a high demand crossing in future years. Since staff provided this information a few months ago, staff has obtained approval from NCDOT for the final design, which will include installation of solar powered pedestrian crossing signs with pushbuttons and will include pavement marking revisions at the westbound approach to accommodate the new crosswalk.

Staff has obtained pricing from Daniels, Inc. to incorporate this work into the Annual Resurfacing contract that is currently in progress. Most of the work required for this project was already accommodated in the resurfacing contract line items other than the new pedestrian signage and grading work. The total cost to construct this crossing is \$24,579.71 (cost breakdown is attached for reference). Should Council allocate funding to cover this project, then the work could be added to the resurfacing contract and completed by this summer.

Please note the change order also includes a 5-day time extension to the contract, which is based on the prorata method, extending the contract from 162 days to 167 days.

STAFF RECOMMENDATION

Approve the final design and authorize the Town Manager to execute change order #2 in the amount of \$24,579.71 with Daniels, Inc. to add this work to the 2020 Annual Resurfacing Project.



Town of Garner
 900 7th Avenue
 Garner, NC 28301
 (919) 773-4425

**Town of Garner
 CONTRACT CHANGE ORDER**

Project Name: 2020 Resurfacing Contract

Contractor: Daniels Inc. of Garner

Address: 1975 US Hwy 70E, Garner, NC 27529

Contract No.: ENG 2020-01

Previous Total: \$ 802,855.12

Change Order No.: 2

Total Change: \$ 24,579.71

PO No.:

Revised Total: \$ 827,434.83

Account No.:

Time Change: 5 DAYS

**This change order is being written to:
 Construct high visibility crosswalk at Aversboro Road/Old Scarborough Road
 intersection with signage, pavement markings per approved plans and encroachment
 permit.**

Contractor Acceptance:

City Acceptance:

I certify that my bonding company will be notified forth-with that my contract has been changed by the amount of this change order, and that a copy of the approved change order will be mailed upon receipt by me to my surety.

This instrument has been pre-audited in the manner required by the Local Government and Budget Fiscal Control Act.

**By: _____
 (Signature/Date)**

**_____
 Chief Financial Officer
 (Signature/Date)**

**_____
 Type or Print Name**

**_____
 Town Engineer (Signature/Date)**

**_____
 Title**

**_____
 Town Manager (Signature/Date)**

YMCA crossing at Aversboro and Old Scarborough

Prepared by: Chris Johnson, PE

Date: 4-28-20

Change Order #2 - YMCA Pedestrian Crossing					
Item No.	Item Description	Quantity	Unit	Unit Price	Total Price
101	Mobilization (prorated from original bid)	1	LS	\$ 730.77	\$ 730.77
102	2'-6" Curb and Gutter	100	LF	\$ 49.50	\$ 4,950.00
103	Remove/Replace Curb Ramp	1	EA	\$ 16.50	\$ 16.50
104	Grading (curb and ramp corner only)	1	LS	\$ 500.00	\$ 500.00
105	Remove Thermoplastic Arrows	2	EA	\$ 64.35	\$ 128.70
106	Remove Thermoplastic Markings	250	LF	\$ 2.16	\$ 540.00
107	Thermoplastic Arrows (90 mil)	2	EA	\$ 204.00	\$ 408.00
108	4" Thermoplastic Markings (90 mil)	250	LF	\$ 1.66	\$ 415.00
109	4" Thermoplastic Markings (120 mil)	400	LF	\$ 2.99	\$ 1,196.00
110	24" Thermoplastic Markings (120 mil)	130	LF	\$ 12.48	\$ 1,622.40
111	Pedestrian Crossing Ahead Signage (W11-2, W16-9p) with U-channel post/hardware	2	EA	\$ 278.00	\$ 556.00
112	Solar Rectangular Rapid Flashing Beacon w/ Pushbutton Pedestrian Signage (W11-2, W16-7p)	2	EA	\$ 6,157.40	\$ 12,314.80
113	Traffic Control (prorated from original bid)	1	LS	\$ 961.54	\$ 961.54
114	Seeding/Mulching	150	SF	\$ 1.60	\$ 240.00
Total				\$	24,579.71



New line items to be added that were not previously in the 2020 Annual Resurfacing Contract. All other unit costs were directly taken (or prorated) from original bid by Daniels, Inc.