

TOWN BRANCH COMMONS TRAIL CONSTRUCTION UPDATE

Council Work Session May 25, 2021



LEXINGTON



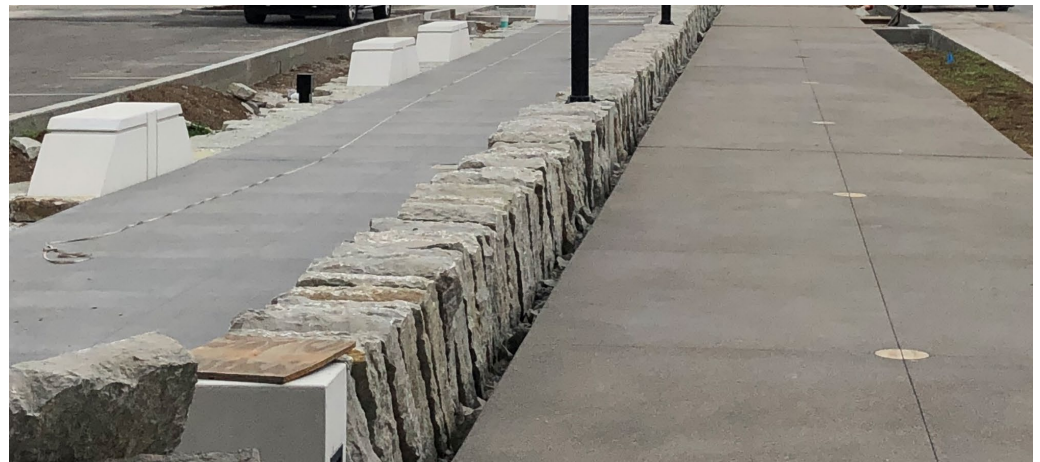
Construction Update

- Pace Contracting started construction in March 2020
- Work continued throughout pandemic
 - COVID – minimal negative impact to project
 - Reduced traffic on roadways within work zone
- Newtown Pike completed ahead of schedule
- Vine Street and Midland Avenue started ahead of schedule
- Challenges:
 - Downtown utility coordination and unforeseen conflicts underground
 - Utilities, Archaeological Findings, Town Branch Culvert
 - Overlap of project footprints between Town Branch Commons and Lexington Center renovation project
- Construction progressing steadily
 - On Schedule for Final Completion December 2022



Project Details Throughout the Town Branch Commons

Pedestrian & Bike Paths



Paths are separated by signature stone walls or flush white precast pavers.
Near intersections concrete paths merge and paver patterns alert users of intersection.

Stone Work



Karst Embankment along Urban Rain Gardens and Bioswales



Signature Limestone Walls

Benches



Standalone Precast Bench



Bench Integrated into Stone Wall

Corridor and Accent Lighting



Street and Trail Lighting



Trail Accent Lighting

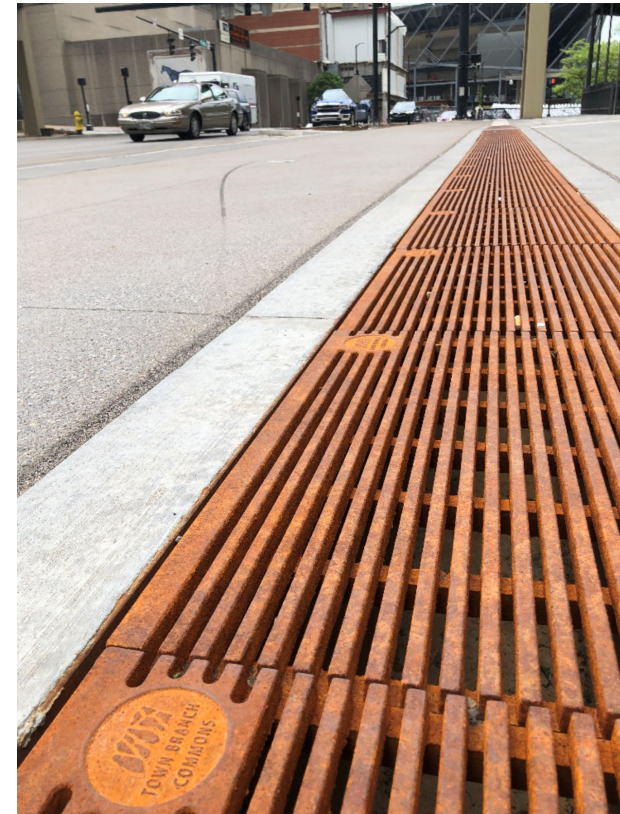
Signage and Branding



Bike/Ped Path Designation



Bike Path Lane Markers



Storm Drains

Underground Infrastructure



Soil cells are installed underground to provide a healthy environment for tree roots.



What looks like a normal plant bed above actually contains layers of drainage systems for storm water below.

History Uncovered



Two significant archaeological sites were uncovered: (1) near Triangle Park and (2) in the Phoenix Building Plaza. Both uncovering hidden bits of Lexington's history below ground.

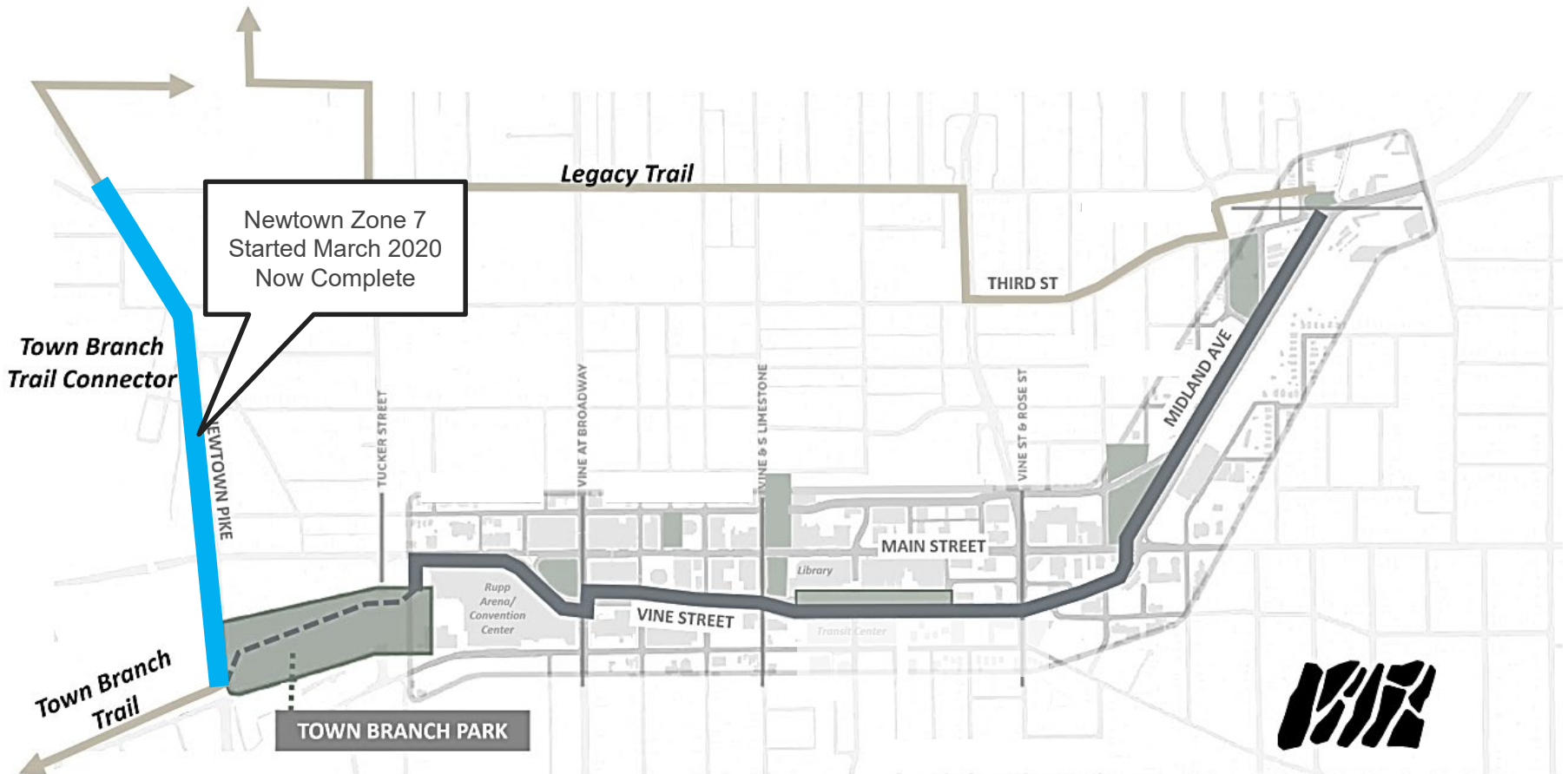


Zone by Zone Construction Tour



Construction Zones

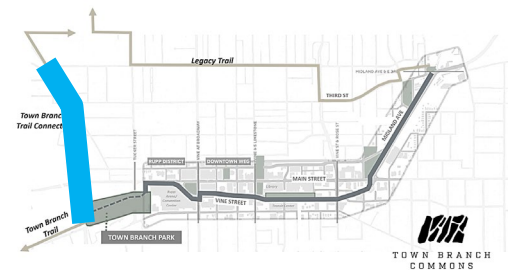
TIGER Grant Funded





Newtown Pike

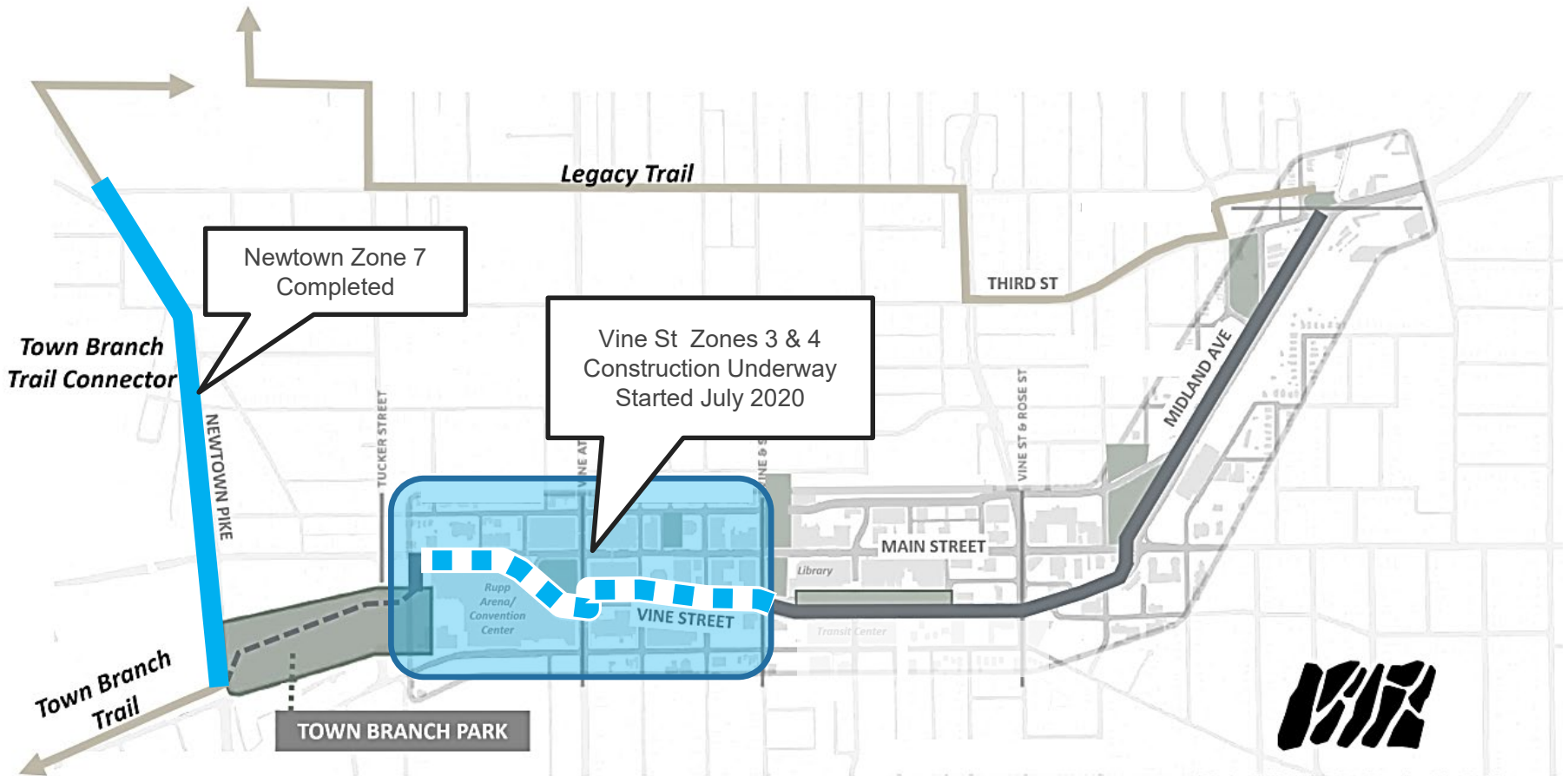
Off Road trail connects from Town Branch Trail to Legacy Trail.
Construction is complete





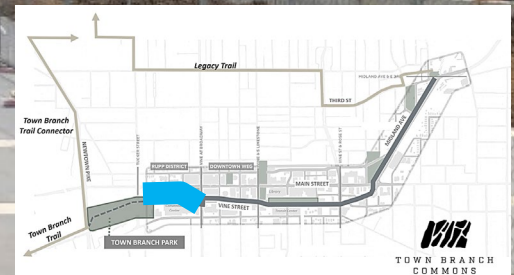
Construction Zones

TIGER Grant Funded



Along Central Bank Center

Starting at Mary Todd Lincoln House, the trail runs along the convention center's edge



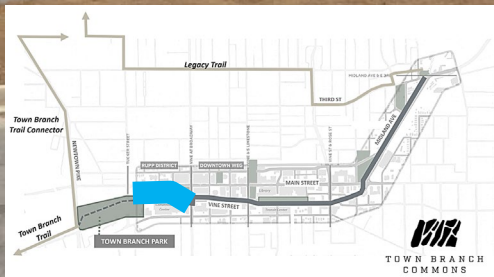
Along Central Bank Center

Coordination between the TBC and CBC projects are critical as they share the same project footprint.



At Triangle Park

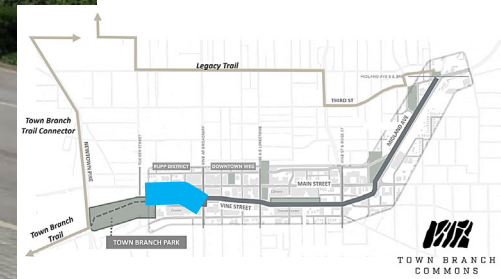
Elevated pedway was removed with convention center project, TBC reworked this intersection to install traffic signals to allow for safe pedestrian crossings.





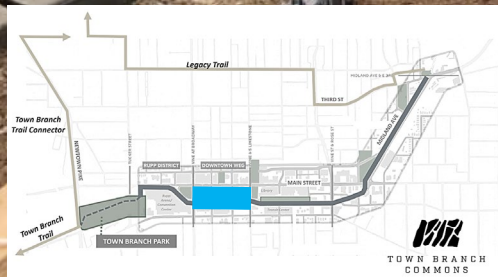
At Broadway & Vine St.

The trail changes from the south side to the north side of Vine Street at this intersection.



Vine at Mill Street

This image reflects the typical separated trail along Vine Street with urban rain gardens and signature walls throughout.



Vine at Upper St.

Final pavers are being installed around walls and benches.



Vine between Upper & Limestone

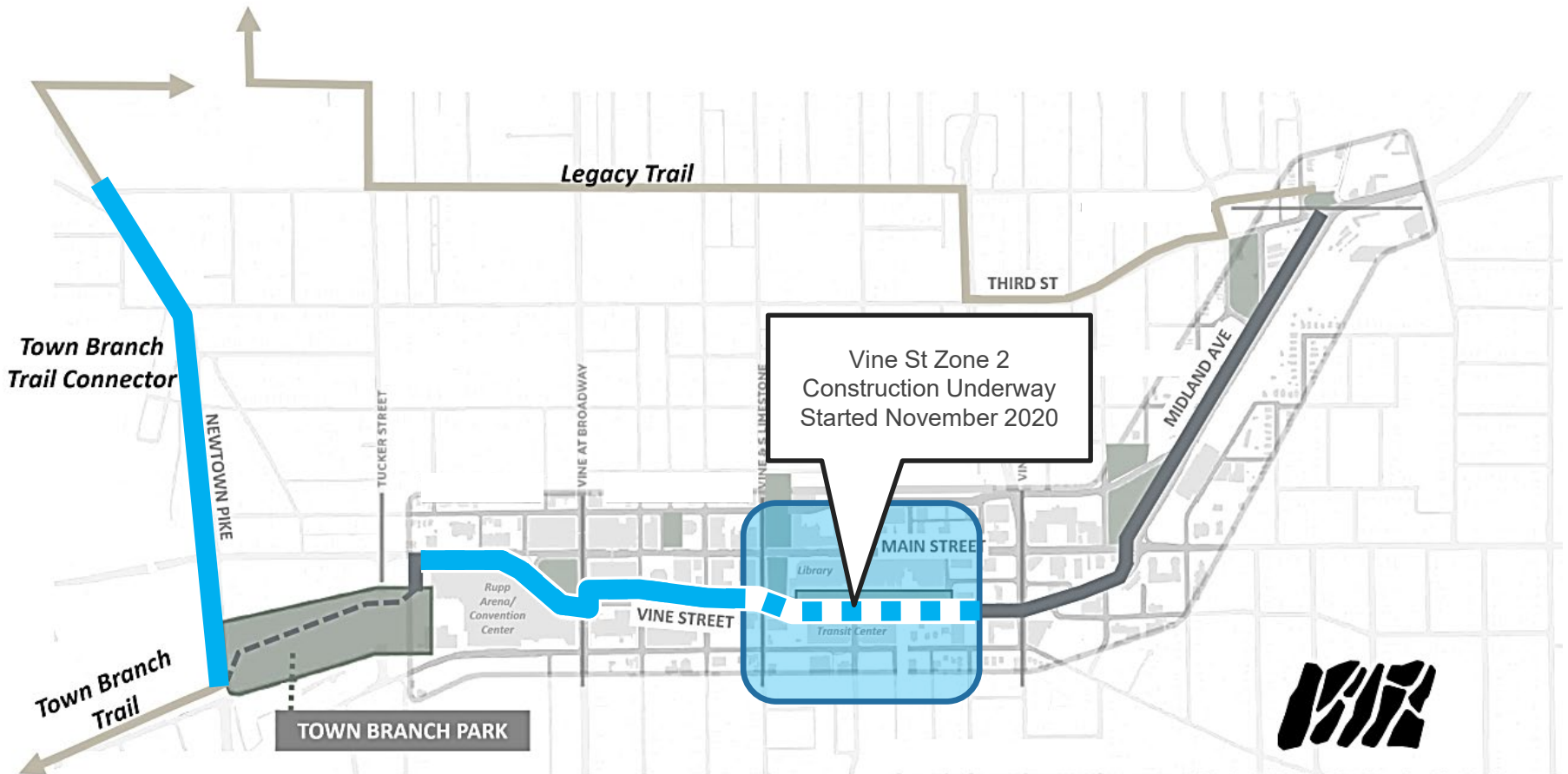
Flush pavers separate the bike and ped paths in this block





Construction Zones

TAP Grant and KIA Funded



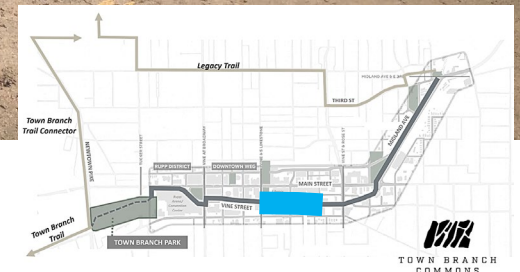
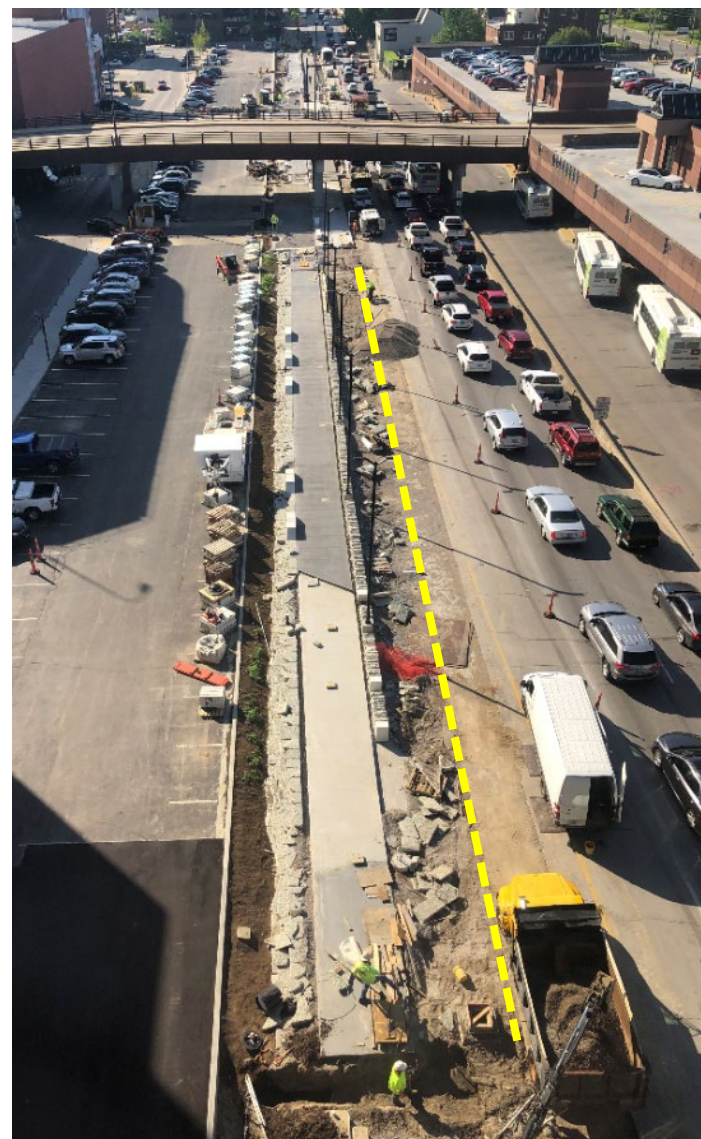
Vine at Limestone

Paver installation occurring to complete hardscape walkways and plazas.



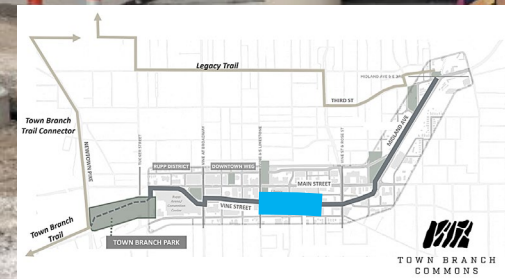
Vine at Hernando Alley

During demolition the Town Branch Culvert was uncovered very close to the road's surface.



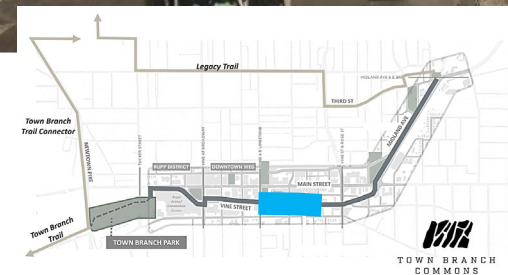
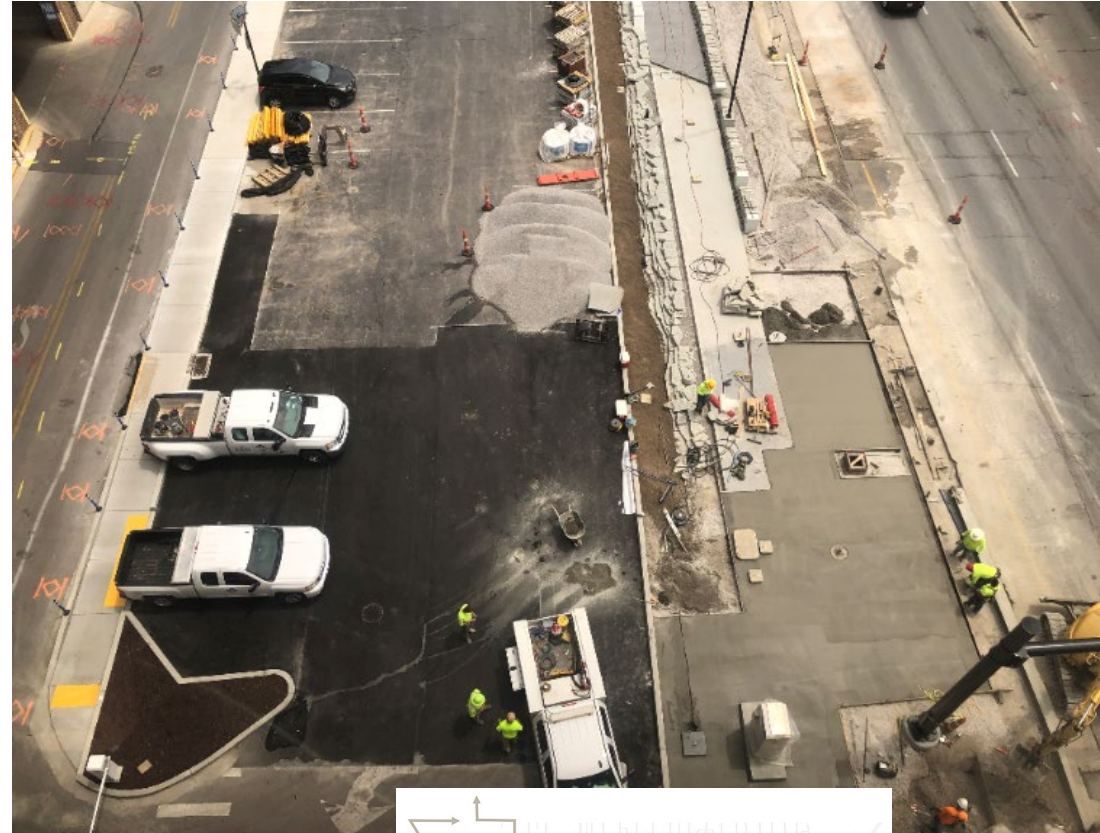
Vine at Hernando Alley

This alley connection was closed and a dedicated traffic signal installed for a safe crossing.



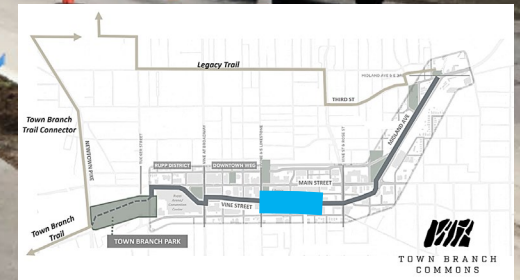
Phoenix Parking Lot

Change Order #1 allowed for the reconfiguration of this parking lot. Final surface and striping to occur in June.



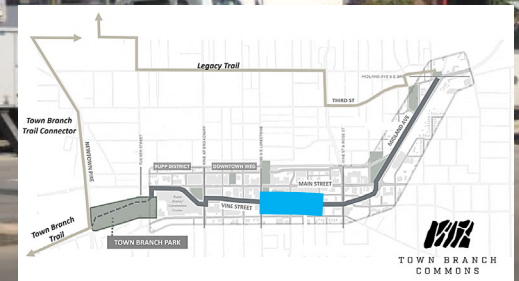
Vine at MLK

Pedestrian path on the left and bike path on the right are separated on Vine using the signature stone walls when possible.



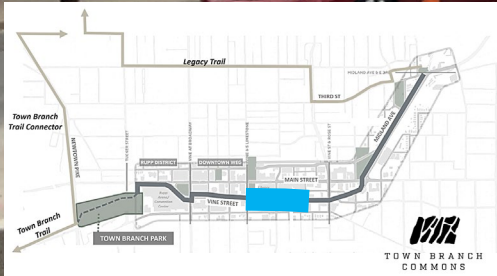
Vine at Ayers Alley

This alley connection was eliminated and new traffic signal installed to provide safe pedestrian crossing and a signaled exit for Lextran buses.



Vine at Quality Street

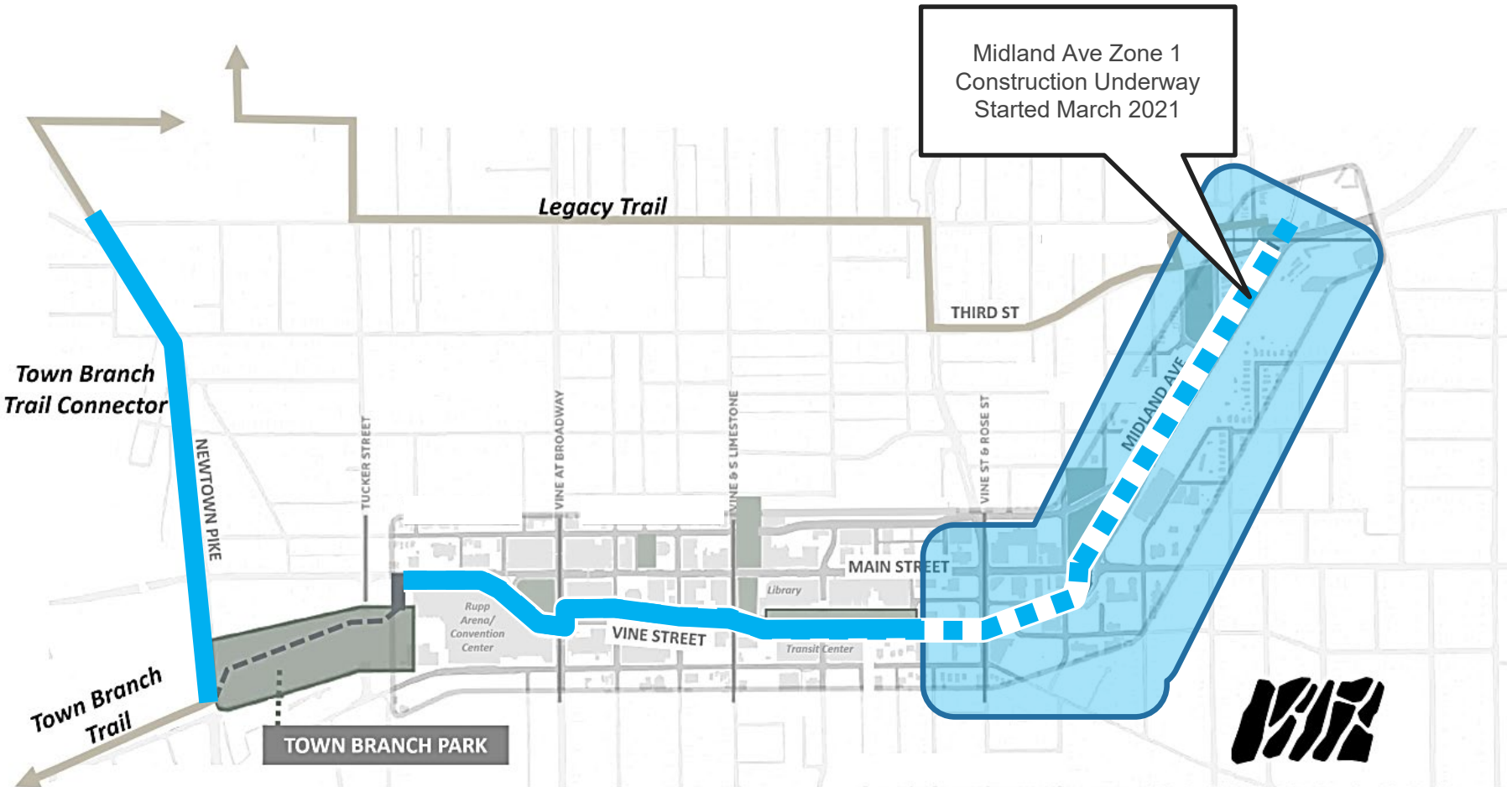
Construction is underway on Vine until Quality Street, work will continue this fall from Quality to Main Street.





Construction Zones

CMAQ Grant and KIA Funded

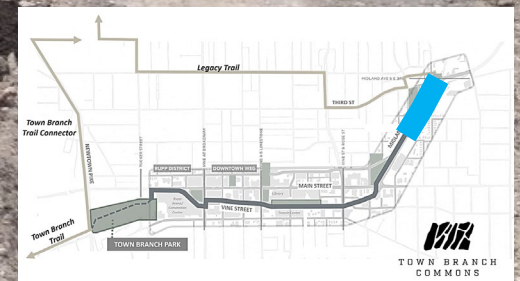


Midland Ave Zone 1
Construction Underway
Started March 2021



Midland at Third Street

Demolition has occurred and a safety vehicular wall has been installed.



Midland at Lewis St

This series of images shows before, during construction, and the vision for this location once completed.



BEFORE CONSTRUCTION

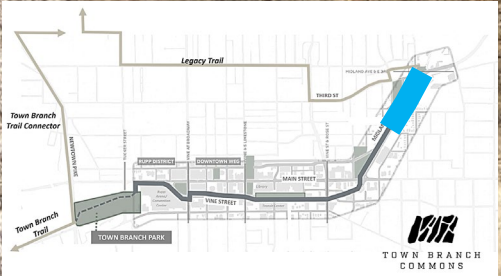


Planting Strip

Shared Bike & Pedestrian Path

Plaza with trees and benches

Connection to Charles Young Park

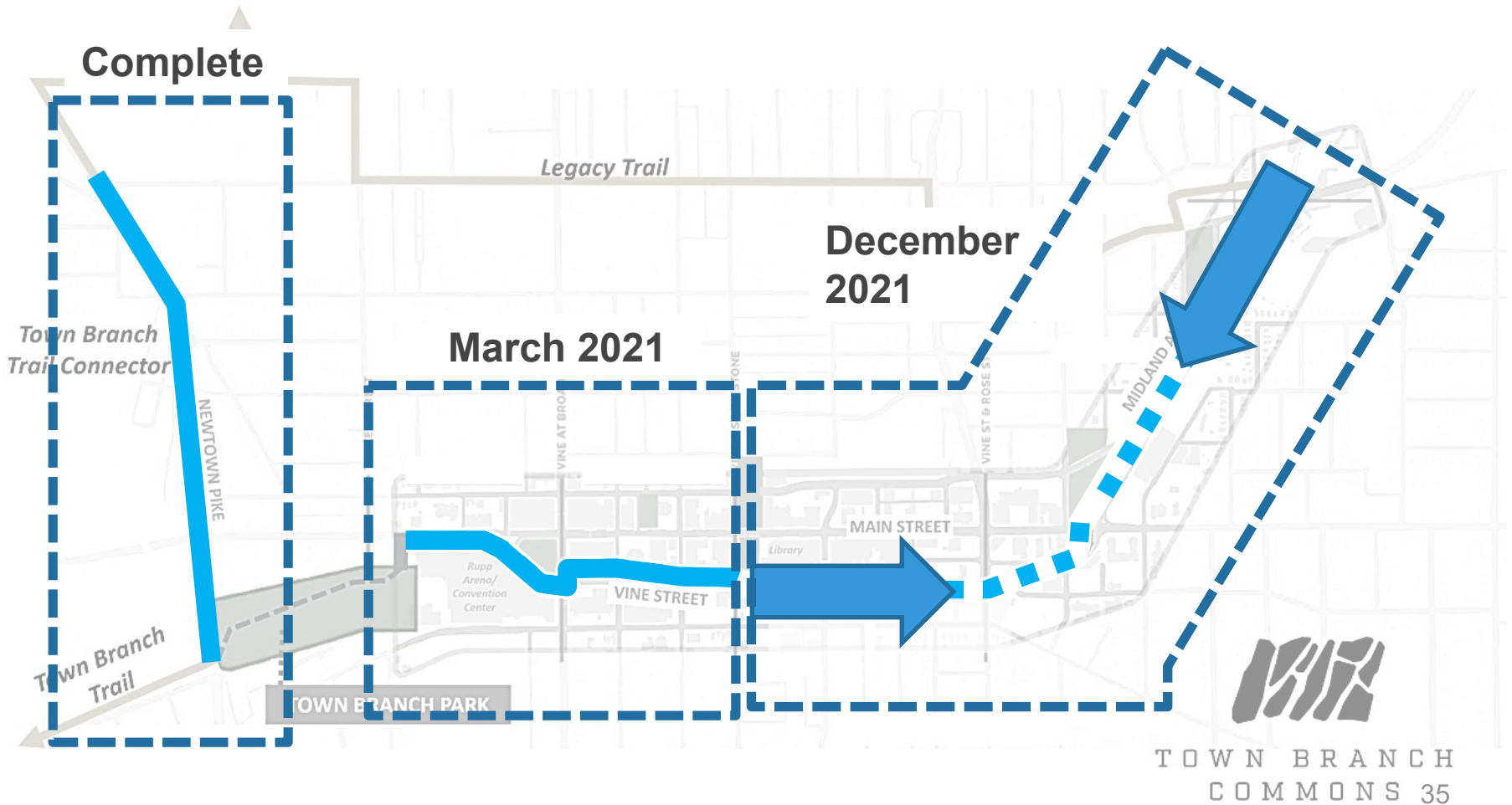




CONCEPTUAL RENDERING



Anticipated Final Completion Schedule





Change Order #2

Significant Changes Include:

Zone 1: CMAQ and KIA funded

- Update typical walls to signature walls to match Change Order #1
- Charles Young Plaza material change for preferred maintenance
- Water fountain designs amended to save on operating costs
- Reduced number of water meters and updated irrigation systems

Zone 2: TAP and KIA funded

- Addition of one water meter
- Addition of curb between trail and adjacent parking lots

Zones 3 & 4: TIGER Funded

- Additional concrete needed in locations to complete the trail and still provide Central Bank Center construction access
- Cost associated with final curb and sidewalk extension to close Old Patterson Street

All Zones:

- replacing crushed stone in tree pits to mulch
- incorporating bollards at driveway entrances to prevent vehicles from turning onto the bike/ped path



Review of Costs:

- Original Contract: \$20,193,934
- Change Order #1: \$161,290
- Change Order #2: \$522,191
 - Total project cost increase (all change orders): 3.5% of original contract

- Anticipated future Change Orders
 - Zone 2: Town Branch Culvert
 - All Zones: Street Furniture/Amenities
 - Contingency funds in place for future change orders and unforeseen costs



Project Snapshot

13 Contractors on site (prime + subs)

433 days since construction started

42% of project timeline used *As of April 30, 2021

45% of work complete *As of April 30, 2021

43% of contracted funds expended

19 months of work remaining

Questions?

