

TOWN BRANCH COMMONS PROJECT UPDATE

Council Work Session

January 23, 2017



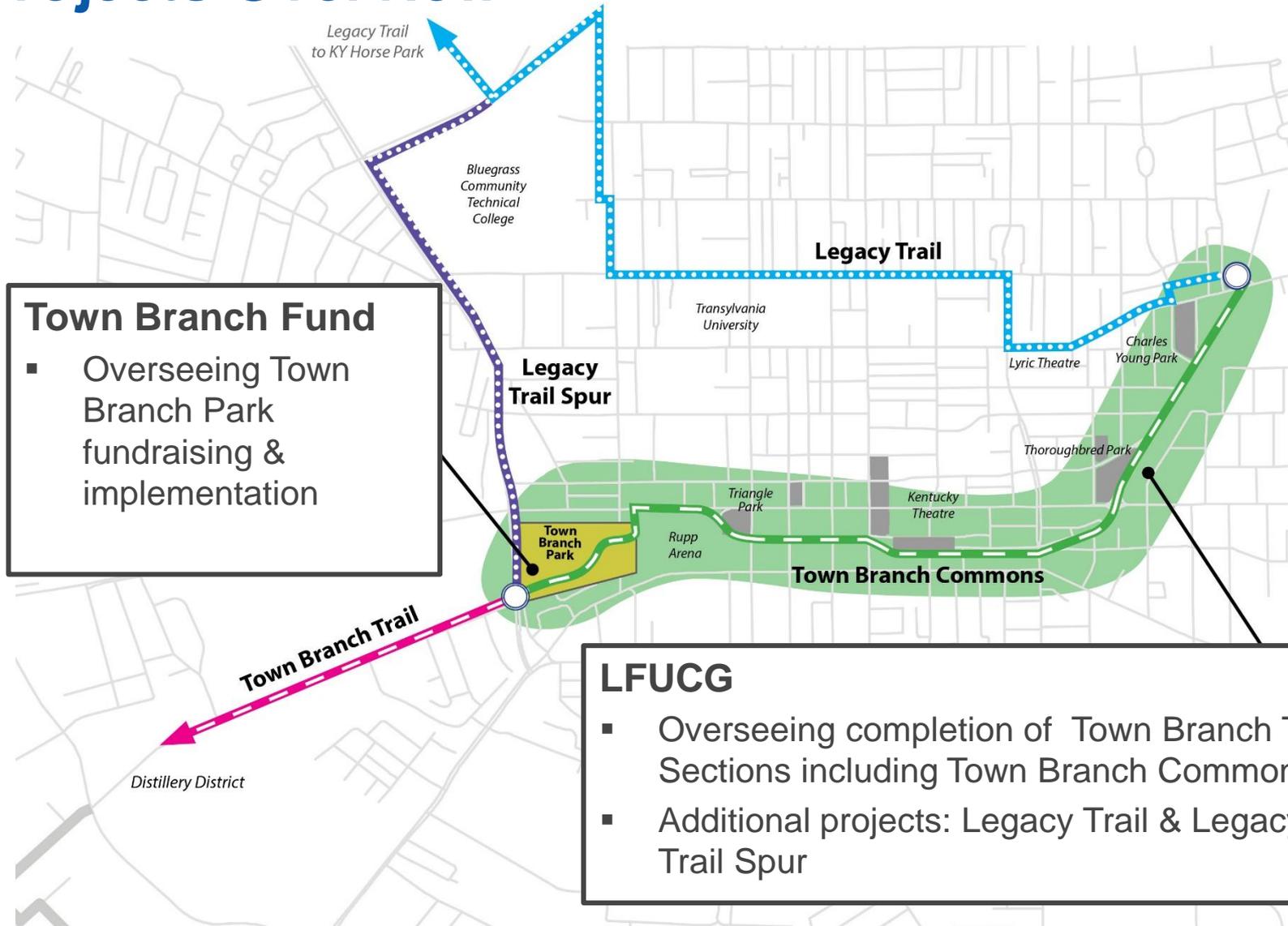
LEXINGTON

Projects Overview





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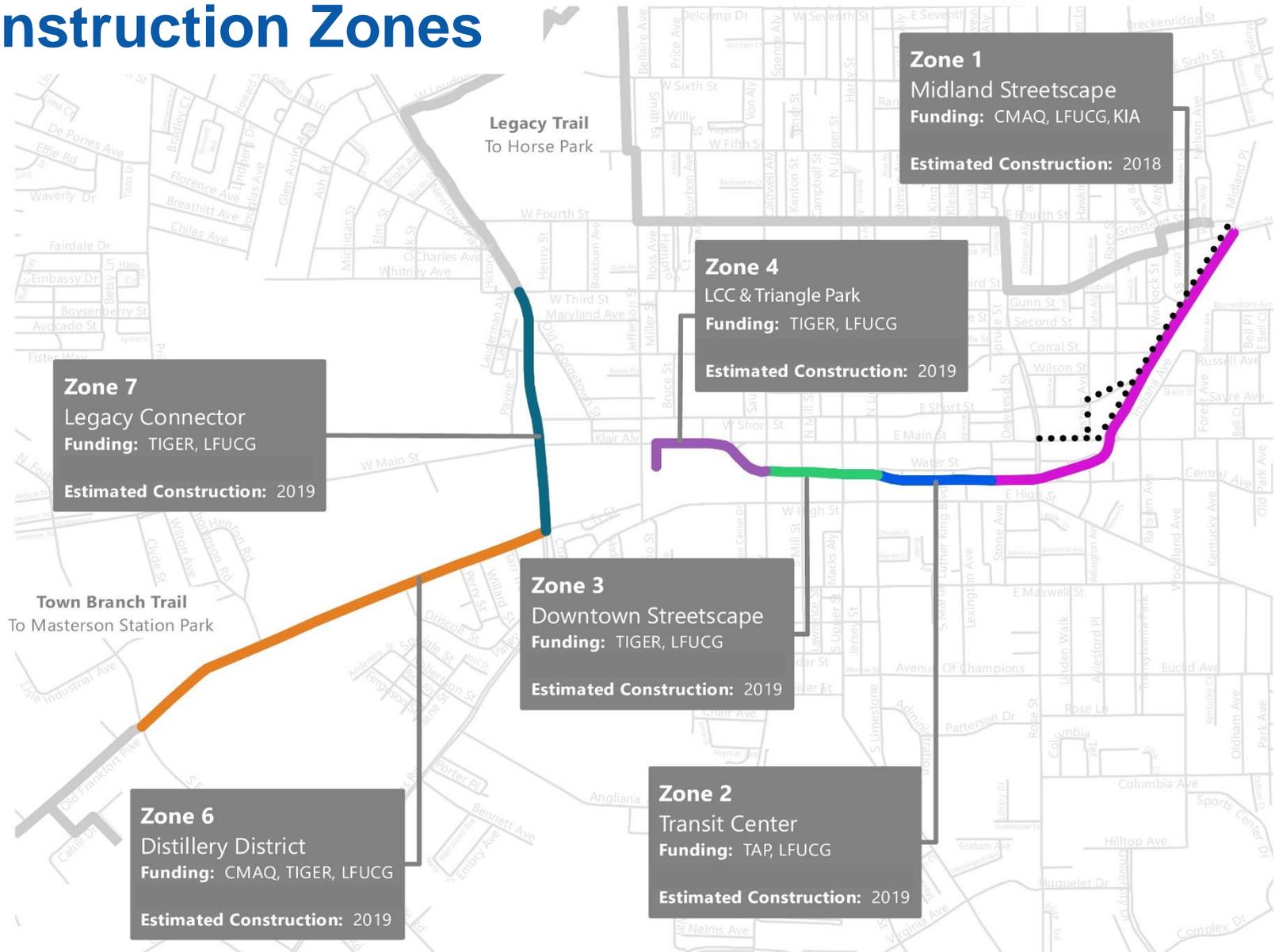


Agenda

- LFUCG Town Branch Commons Construction Zones
- Overview of Work Completed
- Anticipated Timeline
- Next Steps
 - Key Coordination Elements
 - Budget Review
 - Outreach Plan
- Questions



Construction Zones





Overview of Work Completed: 2017

- Joint Town Branch Trail and Town Branch Commons Public Workshop held in Spring

- Phase I Design Completed
 - SCAPE completed Town Branch Commons Masterplan & Design Standards
 - Gresham Smith & Partners completed preliminary engineering

- Environmental Approval received (NEPA)

- TIGER Grant Approved by FHWA and Executed



Preliminary Timeline

Winter 2018

- TBC Phase II Design Underway

Spring 2018

- Groundbreaking
- Sanitary Sewer Construction Begins
- Right-of-Way Acquisition
- Utility Coordination & Relocation

Summer 2018

- TBC Trail Final Design & Engineering Completion

Fall 2018

- Sanitary Sewer Construction Completion
- TBC Trail Construction Letting

Winter 2019

- TBC Trail Construction Begins

Fall 2020/ Winter 2021

- TBC Trail Substantial Completion & Ribbon Cutting



Next Steps: *Key Coordination Elements*

- Utilities
 - Kentucky Utilities, transmission & distribution line alterations within Zone 1 along Midland Avenue
 - Sanitary Sewer Construction thru 2018

- Lexington Center Corporation
 - Design coordination along Main Street for TBC
 - Construction coordination

- Town Branch Fund
 - Town Branch Park design elements to be coordinated throughout final design and engineering of trail

- Adjacent Property Owners
 - One-on-one coordination meetings for design details, ROW acquisition where needed, and construction coordination
 - Lextran, Centreponte, Community Ventures, Main+Vine, Main Street Baptist Church, YMCA, RJ Corman, Triangle Foundation, etc.



Next Steps: *Addressing Costs*

- Previously an overall budget number was identified
- Currently we are estimating a cost that exceeds this budgeted number, which is typical with construction projects this early in the process
- These costs are a result of anticipated right-of-way costs (which are higher today than two years ago when an estimate was created), materials, conservative construction estimates, and a high contingency, etc.

What we are doing to address this:

- Conducting a value engineering study to help identify areas where we can trim costs. We are looking at design details, materials, construction methods, and contract efficiency opportunities that will help lower the costs.
- Additionally, the current 25% contingency will lower as we fine tune the design and have more realistic numbers for cost estimating



Next Steps: *Outreach Plan*

- Website Revamp
 - Joint Communications Strategy with Town Branch Fund
www.townbranchcommons.org

- LFUCG Social Media Updates
 - LFUCG & Mayor's Office

- Community Outreach
 - Emails Updates, coordination with Council members
 - Joint Neighborhood Meetings, March 2018

- Council Outreach
 - Monthly Email Updates

Questions?



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