



## Texas Chapter Public Works Project of the Year (page 1)

### 2010 TPWA Awards Program Supporting Data Form

Please address each of the following areas in your supporting documentation, adhering to the below sequence when possible.

- Completion date contained in contract. Any time extensions granted should be addressed in the submittal.
- Construction schedule, management, and control techniques used.
- Safety performance including number of loss-time injuries per 1,000 man-hours worked and overall safety program employed during the construction phase.
- Environmental considerations including special steps taken to preserve and protect the environment, endangered species, etc., during the construction phase.
- Community relations – a summary of the efforts by the agency, consultant and contractor to protect public lives and property, minimize public inconvenience, and improve relations.
- Unusual accomplishments under adverse conditions, including but not limited to, adverse weather, soil or site conditions, or other occurrences over which there was no control.
- Additional considerations you would like to bring to the attention of the project review panel such as innovations in technology and/or management applications during the project.

**NOTE:** Supporting documentation is limited to twenty (20) pages, exclusive of photographs and nomination form. This submittal will not be returned. When possible, please provide original photographs (black and white or color), as photographs (black and white or color), as photographs will be used for promotional purposes by TPWA. Original submittal and all copies should include nomination form and supporting documentation. Four copies of submittal are required.

Nominated By	<u>Matthew A. Singleton</u>	<u>Director Public Work</u>
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# **Historic Downtown Grapevine, Texas Main Street Pedestrian Enhancement Project**

## Introduction

Grapevine, Texas, settled in the 1850's, is the oldest settlement in Tarrant County, the home of the cities of Fort Worth and Arlington. We have an extensive area of historic significance anchored by the Main Street Historic District, the College Street Historic District and the Cottonbelt Railroad Historic District in the central core of downtown.

Grapevine is a tourist destination. Our shopping attractions and hotels all work in concert with the Vintage Railroad and the Downtown Historic Districts to entertain visitors to our City. Main Street, between Wall St and Dallas Rd is located in the heart of the historic district with its numerous attractions including shopping, restaurants, wine tasting venues and art galleries. Through the years, the City leaders have worked hard to preserve the unique heritage of downtown Grapevine.

## Objective

Enhance the accessibility and pedestrian friendly feel of the Main Street corridor through the City's Historic Downtown Area with improved lighting, improved handicap ramps, landscaping, new and widened sidewalks and new crosswalks utilizing historic styled brick to compliment and blend with the historic features in the corridor.

## Challenges

- Preserve the historic and structural integrity of the buildings built in the late 1890's through the early 1900's.
- Design and construct improvements unique to each block and intersection.
- Meet ADA requirements for new improvements.
- Accomplish this without impacting the operations of the existing businesses.
- Accommodate community events & festivals and the holiday shopping season
- Limit Parking Impacts during construction

## Background

This project was part of the Fairfield on Main Street Grapevine Transit Oriented Development funded by the NCTCOG under the 2006 Sustainable Development Program. The program required a private / public partnership with residential development included in the project to be eligible for funding. The City's private partner for this project was Fairfield GV Main LP.

The project was separated into two phases. Phase I consisted of the pedestrian enhancements around the perimeter of the 200+ residential unit Fairfield Transit Oriented Development in the SE corner of Dallas Rd. and Main St. These improvements were completed in May, 2008 to coincide with the construction schedule of the TOD development.

Phase II was the pedestrian enhancements by the City to the Main St. corridor from the Dallas Rd. and Main St. intersection, north through the Main St. historic corridor to its intersection with Wall St. These enhancements were intended to provide an enjoyable walking route throughout the Main St. corridor and connect the TOD and rail depot to the downtown area and surrounding neighborhoods. The City's segment of the public improvements, Phase II, began in the Summer of 2009 and was completed in April 2010.

## Project Development

The Public Works Department staff developed the plan for improvements through a series of meetings with the City Council. Their primary focus was to preserve the historic feel of the Main St. corridor with its small town atmosphere and limit the new improvements to insure that they would compliment the area, not overwhelm it. The Public Works Staff had extensive experience with project development, project design and construction management plus the operational assets to install the proposed improvements.

Through coordinated efforts with the Historic Preservation Staff, the project was developed to comply with current codes while blending with the historic flavor of the area.

An engineering consultant was hired to prepare the construction plans and specifications with the assistance of a TDLR Licensed consultant.

Once the construction plans were finalized and refined cost estimates were developed, the Public Works staff met with the business owners in the corridor to explain the project and assure them that we would try to limit impacts on their businesses.

For the most part, the project was supported by the building and business owners, with some underlying concerns about traffic impacts and maintaining access to their establishments.

### Financing

The project was funded 80% NCTCOG and 20% City with a total cost of \$ 515,129.00.

### Construction Schedules

The City proposed to the business owners that the construction would be performed as much as possible around their schedules. Public Works staff and the contractor's staff met with business owners in advance of construction occurring in their business's vicinity to advise them of the planned activity and explain how access would be maintained so each business owner could prepare for the activity as needed.

### Project Highlights

- The project consisted of:
  - Historic Brick Crosswalks
  - Period Street Lights
  - Traffic Signal Adjustments
  - Intersection Improvements
  - Handicap Ramps
  - Pedestrian Rails
  - Landscaping
  
- Consultant Engineer- Welch Engineering
  
- General Contractor – Manning Concrete
  
- Construction began Summer 2009
  
- Completed April 2010
  
- Project was pursued in small, site specific segments to limit the time that any one area was under construction
  
- Connecting old uneven surfaces with new ADA routes required multiple field adjustments and continuous on site management

- City coordinated construction of improvements with our TDLR consultant including on site review and consultation to insure compliance with accessibility requirements
- Contractor maintained schedule flexibility throughout the project to allow him to move throughout the project limits and construct segments as schedules permitted
- Project completed within City's desired time line while working around event schedules
- The contractor produced a schedule weekly for staff, building and business owners to identify the specific businesses where work was planned for the upcoming week
- The contractor for the project performed most of the work with subcontractors and City crews performing the remainder
- City of Grapevine Public Works Operations staff and Parks Department staff addressed the landscaping, traffic signals and street lighting
- City of Grapevine Public Works Department was the managing department for the project
- The contractor met on a regular basis with the City staff to discuss safety issues in general and specific to the project. The project's traffic control plan was implemented by the City Traffic Division staff
- No lost time injuries were reported on the project
- The contractor and Public Works staff worked with the City's Historic Preservation Officer and took special precautions to maintain the integrity and the historic appearance of the turn of the century structures during construction
- Public Works staff provided information weekly to the Historic Downtown Grapevine Association of business owners to advise them of project progress and scheduled construction during the major elements of the construction
- Public Works staff met with businesses before, during and after construction to ensure good community relations
- The contractor frequently adjusted their scheduled work sequence to accommodate business owners where possible

- The contractor suspended construction for two weeks in September to insure that the construction activities did not impact the City's annual Grapefest 4 day festival that attracts well in excess of 100,000 visitors each year
- The contractor suspended construction for most of the month of December and into January to accommodate the downtown merchants during the Christmas shopping season

The project has been a very successful one. The end product has met the City Council's goal to protect the historic feel of Main Street. We were successful in limiting the impacts upon the businesses and provide a much improved pedestrian route through the corridor.

The business owners and property owners are very pleased with the outcome of the project.