



Residential Street Rebuild Program (RSRP) Test Project Updates Rogerson Drive & Ralston Avenue



Council Presentation
January 23, 2018



RSRP Test Projects PURPOSE



- Obtain up-to-date pricing
- Better define design requirements
- Identify construction requirements



Rogerson Drive PROJECT SUMMARY



➤ **Rogerson Drive: McArdle Road to Sunnybrook Road**

- ✓ Design: Freese & Nichols, Inc.
- ✓ Contractor: JE Construction
- ✓ 2 Blocks
 - Phase 1 – McArdle Road to Mansheim Road
 - Phase 2 – Mansheim Road to Sunnybrook Road
- ✓ Concrete Pavement
- ✓ Estimated Construction Period – 3 Months
- ✓ Notice to Proceed (NTP) –
- ✓ Expected Completion Date –

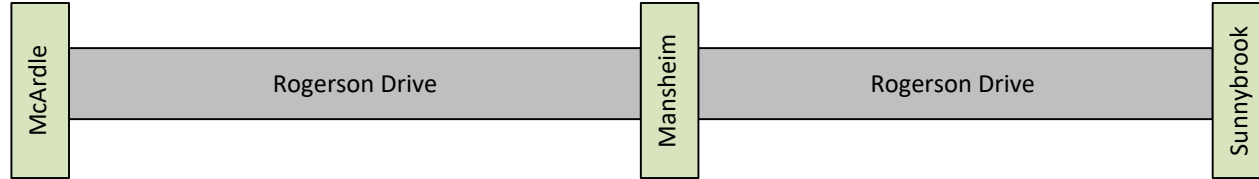
Sep. 18, 2017

Dec. 17, 2017 (Original)

Mar. 2, 2018 (Revised)*



Rogerson Drive WORK STATUS



Done	<ul style="list-style-type: none">• Installed concrete pavement• Installed 21 driveway aprons• Installed 5' tied sidewalk both sides• Installed 6" curb & gutter both sides• Improved surface flow drainage	<ul style="list-style-type: none">• Removed driveway aprons• Excavated to subgrade• Started storm water line improvements
Pending	<ul style="list-style-type: none">• Installation of small amount curb & gutter• Installation of small amount sidewalk• Apply sod behind sidewalks	<ul style="list-style-type: none">• Installation of 20 driveway aprons• Installation of 5' tied sidewalks both sides• Installation of 6" curb & gutter both sides• Replacement of 1 inlet• Installation of 2 new inlets• Installation of 2 new manholes• Lowering of AT&T cable• Installation of concrete pavement
Status	~ 95% Complete	~ 15% Complete



Rogerson Drive



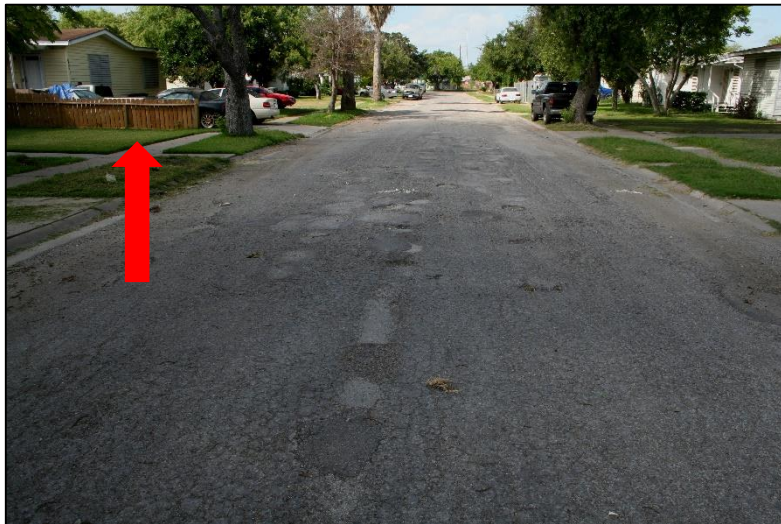
BEFORE



AFTER



Rogerson Drive



BEFORE



AFTER



Rogerson Drive





Ralston Avenue PROJECT SUMMARY



➤ **Ralston Avenue: Staples Street to Alameda Street**

- ✓ Design: Urban Engineering
- ✓ Contractor: JE Construction
- ✓ 3 Blocks
 - Phase 1 thru 3 – S. Staples to Swantner
 - Phase 4 thru 6 – Swantner to Reid
 - Phase 7 thru 8 – Reid to S. Alameda
- ✓ Hot Mix Asphalt Concrete (HMAC) Pavement
- ✓ Estimated Construction Period – 5 Months
- ✓ Notice to Proceed –
- ✓ Expected Completion Date –

Sep. 18, 2017

Feb. 15, 2018 (Original)

May 22, 2018 (Revised)*



Ralston Avenue WORK STATUS



S. Staples		Ralston Avenue		Swantner		Ralston Avenue		Reid		Ralston Avenue		S. Alameda	
Done	<ul style="list-style-type: none">• Installed limestone base halfway• Completed concrete work halfway<ul style="list-style-type: none">✓ 5' Tied sidewalk✓ 6" Curb & gutter✓ 9 Driveways• Installed new storm water pipe• Adjusted water service lines				<ul style="list-style-type: none">• Installed limestone base ½ block• Adjusted half of water service lines• Completed concrete work ½ block<ul style="list-style-type: none">✓ 5' Tied sidewalk✓ 6" Curb✓ 17 Driveways				<ul style="list-style-type: none">• None				
Pending	<ul style="list-style-type: none">• Mill existing pavement halfway• Place limestone base halfway• Install 5' Tied sidewalk halfway• Install 6" Curb & gutter halfway• Install 11 Driveways• Pave entire block				<ul style="list-style-type: none">• Mill existing pavement halfway• Place limestone base halfway• Install 5' Tied sidewalk halfway• Install 6" Curb & gutter halfway• Install 12 Driveways• Complete water service line adjustments• Pave entire block				<ul style="list-style-type: none">• Mill existing pavement• Place limestone base• Install new storm sewer pipe• Perform concrete work• Adjust utilities (if needed)• Pave block				
Status	~ 40% Complete				~ 50% Complete				0% Complete				



Ralston Avenue



BEFORE



AFTER



Ralston Avenue



BEFORE



AFTER



Ralston Avenue





Construction Issues



CONTRACTOR	<ul style="list-style-type: none">• Slow execution due to lack of experience
	<ul style="list-style-type: none">• Inadequate resources for each project
	<ul style="list-style-type: none">• Resources moved to other projects
	<ul style="list-style-type: none">• Leadership turnover – Rogerson (4 Superintendents), Ralston (3 Superintendents)
WEATHER	<ul style="list-style-type: none">• Snow & excessive rain caused delays for additional pumping/draining & drying
	<ul style="list-style-type: none">• Excessive rain required more “all weather” material for access to residences
UTILITY	<ul style="list-style-type: none">• Water lines too shallow to allow subgrade preparation; had to be lowered
	<ul style="list-style-type: none">• AT&T cable had to be lowered before storm pipe could be installed
CONSTRUCTION YARD	<ul style="list-style-type: none">• No offsite construction yard(s) – equipment & materials have to be stored on project site
PARKING	<ul style="list-style-type: none">• Residents and contractors use same available offsite parking



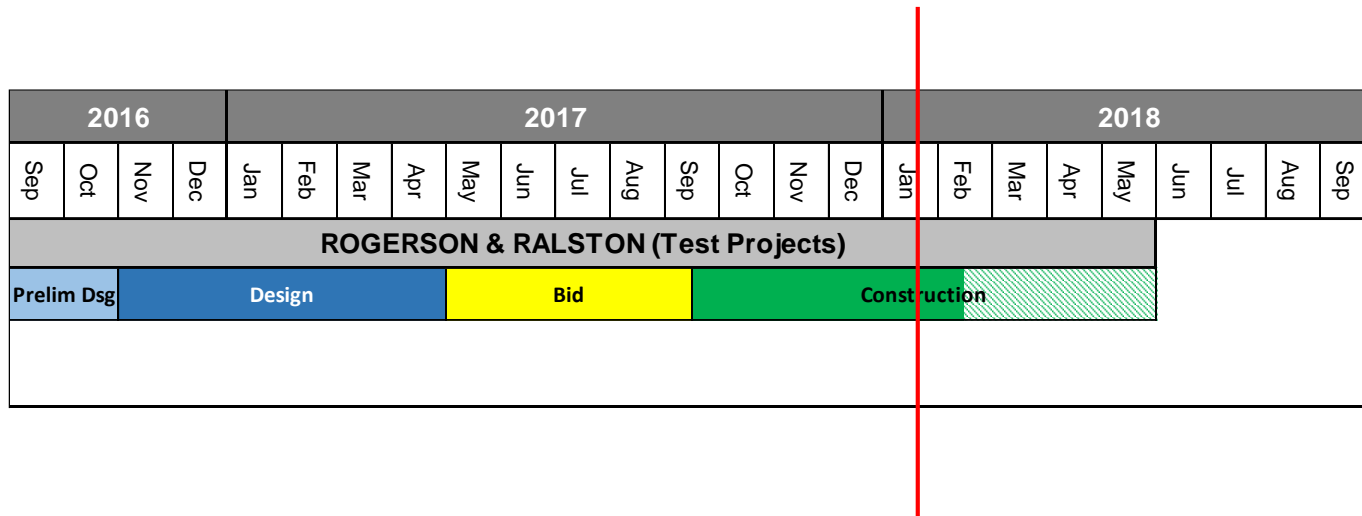
LESSONS LEARNED



	ISSUE	WHAT HAPPENED	IMPROVEMENT
1.	Project Phasing	<ul style="list-style-type: none"> Different phasing strategies caused significant differences in execution 	<ul style="list-style-type: none"> Establish protocol for project phasing
2.	Schedule aggressive for seasonal conditions	<ul style="list-style-type: none"> Insufficient time for weather delays or utility conflicts 	<ul style="list-style-type: none"> Adjust construction schedule for seasonal considerations
3.	Increased Communications	<ul style="list-style-type: none"> Interactions w/ residents more frequent 	<ul style="list-style-type: none"> Account for stakeholder interaction time
4.	Materials Storage	<ul style="list-style-type: none"> No construction yard: <ul style="list-style-type: none"> ✓ Contractors and residents share same offsite parking ✓ Materials & equipment stored on site 	<ul style="list-style-type: none"> Establish offsite yard
5.	Parking	<ul style="list-style-type: none"> Contractors & residents share same offsite parking options 	<ul style="list-style-type: none"> Include a parking plan
6.	Driveway Access	<ul style="list-style-type: none"> All-time access to driveways & homes during wet weather not included in bid form 	<ul style="list-style-type: none"> Adjust bid form to add pay item for accessibility Specify temporary material to be used
7.	Utility Service Lines	<ul style="list-style-type: none"> Additional time needed because of unexpected water service line adjustments 	<ul style="list-style-type: none"> Improve estimates of service line adjustments
8.	Bid Package Size	<ul style="list-style-type: none"> Insufficient Contractor resource capacity & ability to execute project 	<ul style="list-style-type: none"> Consider bundling bid packages



RSRP Test Projects TIMELINE*



TODAY



RSRP Test Projects



Discussion

