

University Boulevard Gateway Update

City of Petersburg VIRGINIA

FEBRUARY 19, 2019 CITY COUNCIL MEETING





The Beginning

The project began back in 2014 with the Cameron Foundation approaching the City about gateway improvements.

The Foundation was also doing work in the City of Hopewell, Colonial Heights, Prince George as well as the City of Petersburg.

The Cameron Foundation's Board approved two gateway projects in the City of Petersburg.

Project #1

Exit 52 Bridge Improvements

Project #2

University Boulevard Gateway Project

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The Beginning

The agreement was that the Cameron Foundation would pay hire the Architect and pay 100% of the Design cost. The Foundation hired Doug Lamson, Principal with Chroma Design out of Boulder Colorado. The City of Petersburg would share 50% of the construction cost and enter into a maintenance agreement for the project.

The City of Petersburg started meeting on the gateway projects back in late 2014. At that time, the focus was on completing the University Boulevard Gateway first and then moving to the Exit 52 Bridge project.

The logic behind the prioritization of the projects was that the University Boulevard Project would fit well with the plans of the City of Petersburg and Chesterfield County. At that time both the City of Petersburg and the Real Estate Foundation of VSU had mixed-use developments proposed.

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The Story Continues

As exploratory work began and the design was being developed. The City of Petersburg was putting together the annual Capital Improvement Budget for 2014-2018. \$560,000 was allocated in the Capital Improvement Budget in 2015 for the University Gateway. The CIP was approved in 2014 and again in 2015 with this allocation.

The design was developed, and initial environmental work was completed by Timmons. Virginia Dominion Power relocated power lines, and Verizon buried and relocated telephone, data and cable lines.

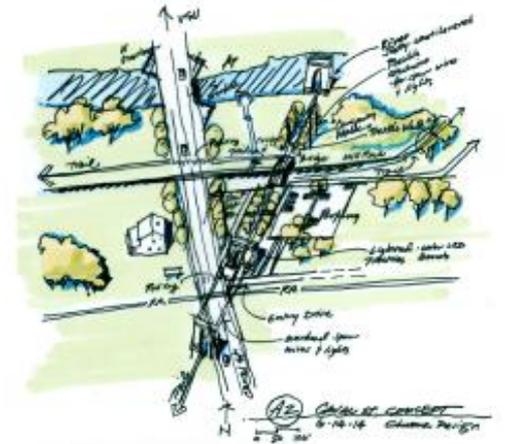
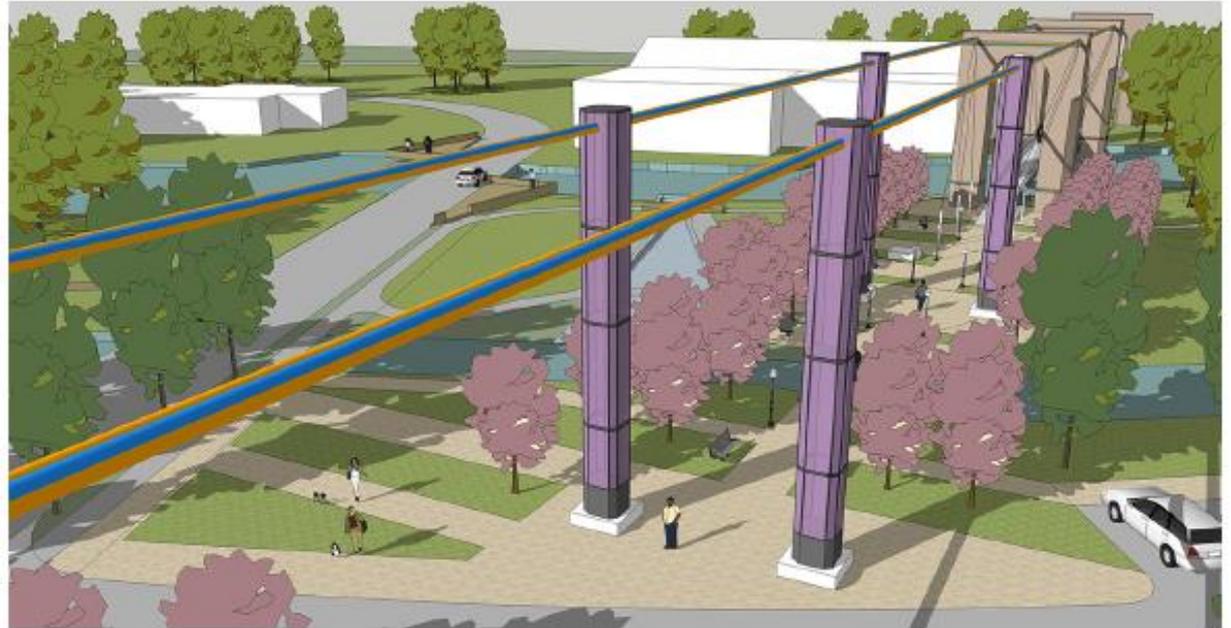
As work continued on this project, other jurisdictions were moving through the approval process a little faster, and the decision was made to shift the priority and develop the bridge project first and the University Boulevard gateway second. Transportation Alternative Program funds from VDOT were awarded in the amount of \$714,000.

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Project Profile

Working with the City of Petersburg and a private local foundation, Chroma Design has proposed an exciting new gateway for this prominent site. Situated on the west side of downtown and on a rocky bluff above the river, this site forms the ceremonial gateway to Virginia State University. The location's rich history includes Native American trails, early American canals and mills, a Civil War retreat, and monumental vestiges of an elevated railroad. All of these qualities were tapped to create a visually stunning park destination and gateway for the city of Petersburg and VSU.

Southside Virginia Gateway A2, Petersburg, VA.



Prime Consultant: **Chroma Design**

Project Size: **2.65 acres**

Estimated Project Cost: **\$2.2m**

Estimated Completion: **2018**

Client: **Local Foundation**



The Story Continues

The monies from the University Boulevard Gateway was moved to the Bridge Project so we could move forward. Cameron ended up paying a little more than the 50% construction cost, as there was a landscape add-on. Exit 52 project became a VDOT managed project and was completed.

Getting back to University Boulevard, work has continued since 2014 on this project. Meetings, coordination, planning, and working on funding options. The City began experiencing financial hardships, but the team continued to move forward seeking ways to fund this project. Chesterfield County, Virginia State University and other Philanthropic organizations have been meeting to discuss collaboration efforts to get this project funded.

In 2017, an application was made to VDOT for Revenue Sharing as a means to fund the Gateway Improvements. In addition, FOLAR has completed their masterplan and has a trail planned to run through the gateway improvements. A Resolution was passed in 2017 supporting this application.

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The Story Continues

The application was awarded for up to \$4 million dollars. This VDOT program is a matching grant program. The City is required to provide a match \$1 for \$1. FOLAR in the meantime had an application for a grant from VDOT and since the projects were intertwined, their trail development application was also approved.

The Cameron Foundation needs a commitment from the City of Petersburg over a course of 3 years \$500,000. The grant is a 3 year grant, but work has to be ongoing during that 3 year period.

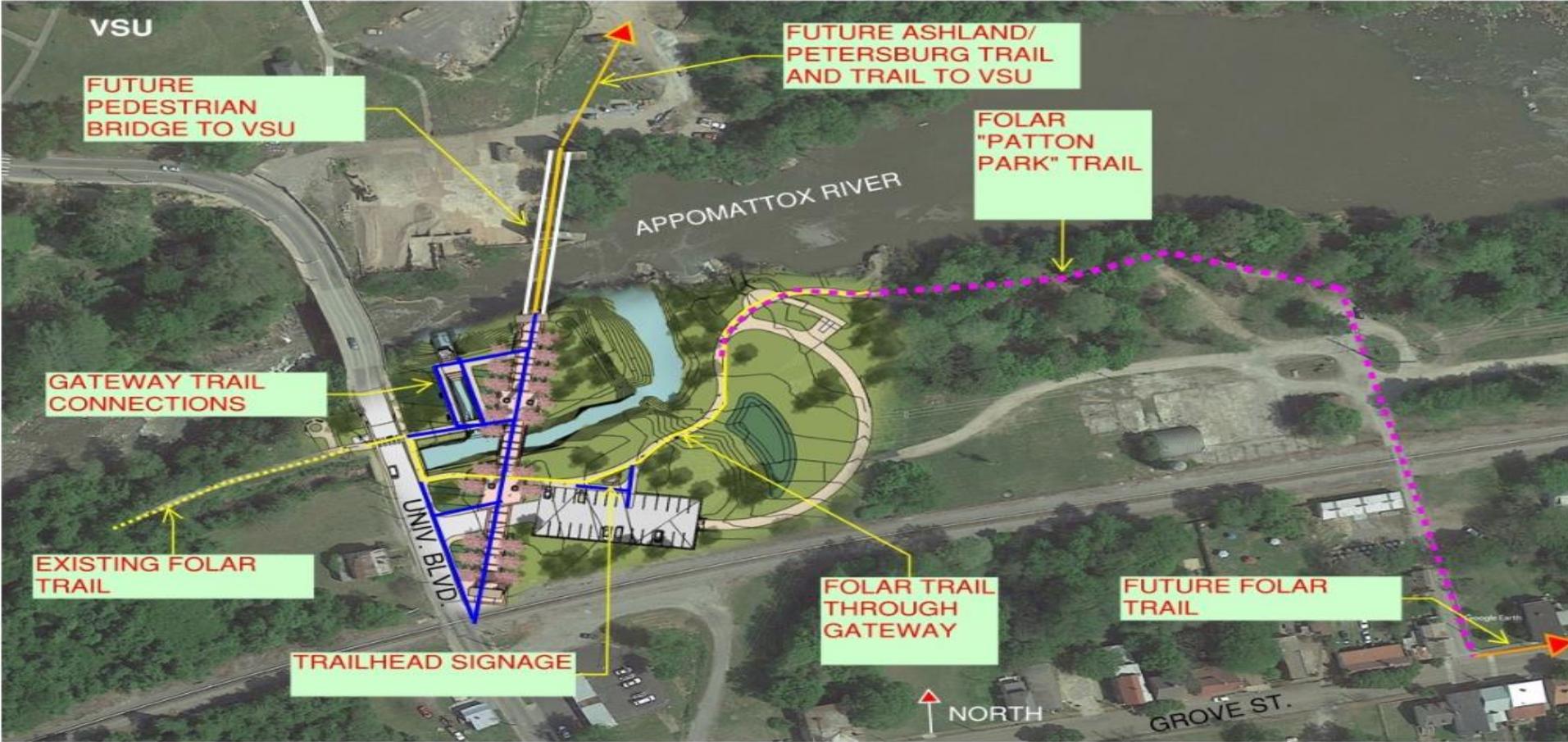
FOLAR has the match for any funds that they will use to develop the trail.

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Where are we right now?

TRAIL & GATEWAY PLAN 1/17/19



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The Cost Breakdown-Phased

OPINION OF PROBABLE CONSTRUCTION COST

Jan. 31, 2019

PROJECT NAME: **A2 - Petersburg, Fleet & Canal St.**



Southern Virginia Gateways, Cameron Foundation, Chroma Design PROJECT #: 14-03.1

Project Status: 60% Design Development Drawings, 1/31/19

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	EXTENSION	VDOT REIMB (est)	NET CITY COST
Total Project Size		78,375	SF	VDOT Reimbursement amounts are estimated based upon preliminary discussions prior to grant award and will be revised following further review by VDOT, as requested by the steering committee.			
0	2019 Pre-Construction						
0.01	Land Acquisition, 100' CSX Easement and land parcel located at south end of promenade, status: City Atty's Office	1	LS	\$25,000.00	\$25,000.00	\$12,500.00	\$12,500.00
0.02	Unacceptable Topsoil Removal and Legal Disposal	680	CY	\$50.00	\$34,000.00	\$17,000.00	\$17,000.00
0.03	Corps of Engineers and State DEQ Permitting	1	LS	\$35,000.00	\$35,000.00	\$17,500.00	\$17,500.00
0.03	Utility Relocation, Dominion Power, place overhead lines underground where they pass over promenade	1	LS	\$243,686.00	\$243,686.00	\$24,368.60	\$219,317.40
0.04	Environmental and Cultural Resource Services	1	EA	\$50,000.00	\$50,000.00	\$25,000.00	\$25,000.00
0.05	Geotechnical Engineering Services	1	EA	\$20,000.00	\$20,000.00	\$10,000.00	\$10,000.00
0.06	Design Services, Design Dev. & Constr. Docs.	1	EA	\$150,000.00	\$150,000.00	\$37,500.00	\$112,500.00
2019 Pre-Construction Phase Total					\$557,686.00	\$143,868.60	\$413,817.40

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1.01	Site Preparation, clear and grub, remove and dispose, remove and salvage, Ph1: lower SS MH	78,375	SF	\$0.50	\$39,187.50	\$19,593.75	\$19,593.75
1.02	Remove top 3' of five concrete foundations and 44LF Brick Walls, & 10CF ledge	1	LS	\$5,000.00	\$5,000.00	\$2,500.00	\$2,500.00
1.03	Cut and/or Fill (1' nom.)	78,375	SF	\$0.75	\$58,781.25	\$29,390.63	\$29,390.63
1.04	Fine Grading and Soil Preparation (soil prep: 50% planting beds and all turf areas)	78,375	SF	\$0.60	\$47,025.00	\$23,512.50	\$23,512.50
1.05	Topsoil Borrow, (50% of planting area @ 12" depth)	680	CY	\$60.00	\$40,800.00	\$20,400.00	\$20,400.00
1.06	Aggregate Base and Drain for Promenade Brick Pvg.	6,576	SF	\$2.50	\$16,440.00	\$8,220.00	\$8,220.00
1.07	Storm Sewer Catch Basin or Manhole	3	EA	\$2,500.00	\$7,500.00	\$3,750.00	\$3,750.00
1.08	Storm Sewer Piping & Outlet	250	LF	\$50.00	\$12,500.00	\$6,250.00	\$6,250.00
1.09	Irrigation P.O.C. - Retrofit backflow & controller	1	EA	\$14,000.00	\$14,000.00	\$0.00	\$14,000.00
1.10	Electrical Service, Underground Conduit &	1	LS	\$15,000.00	\$15,000.00	\$7,500.00	\$7,500.00
1.11	Concrete Bridge Over Canal, Year 1	615	SF	\$125.00	\$76,875.00	\$38,437.50	\$38,437.50
1.12	2 Concrete Bridges over Mill Race, Year 1	240	SF	\$150.00	\$36,000.00	\$18,000.00	\$18,000.00
1.13	6" Concrete Pathway	2,802	SF	\$6.50	\$18,213.00	\$9,106.50	\$9,106.50
1.14	Concrete Driveway Entrance Apron, 7" thick	650	SF	\$12.00	\$7,800.00	\$3,900.00	\$3,900.00
1.15	6"x18" Concrete Curb and Gutter	760	LF	\$30.00	\$22,800.00	\$11,400.00	\$11,400.00
1.16	Concrete Curb Landscape Edge 6"x12"	580	LF	\$22.00	\$12,760.00	\$6,380.00	\$6,380.00
1.17	Reset stone wall cap on Mill Race	140	LF	\$200.00	\$28,000.00	\$14,000.00	\$14,000.00
1.18	Concrete Foundation for Steel & Glass Light Towers, Year 1	4	EA	\$30,000.00	\$120,000.00	\$3,600.00	\$116,400.00
1.19	FOLAR Trail Construction	1	EA	\$175,000.00	\$175,000.00	\$87,500.00	\$87,500.00
			2020	Subtotal	\$578,681.75	\$289,340.88	\$289,340.88
1.20	Land Survey, Const Survey Control Layout & As-Builts, Year 1	1	LS	\$5,000.00	\$5,000.00	\$2,500.00	\$2,500.00
1.21	Erosion Control, .35% Subtotal	1	LS	\$7,000.00	\$7,000.00	\$3,500.00	\$3,500.00
1.22	Adjust, Relocate, Abandon Existing Utilities, .5% Sbttl	1	LS	\$13,000.00	\$13,000.00	\$6,500.00	\$6,500.00
1.23	Mobilization & Gen. Condit. Contract, 10% Subtotal	1	LS	\$57,868.18	\$57,868.18	\$28,934.09	\$28,934.09
1.24	Performance Bond & Payment Bond, 3% subtotal	1	LS	\$17,360.45	\$17,360.45	\$8,680.23	\$8,680.23
1.25	20% Contingency			\$115,736.35	\$115,736.35	\$57,868.18	\$57,868.18

1.26	Construction Admin. Services, Design Team, Yr. 1	1	LS	\$30,000.00	\$30,000.00	\$15,000.00	\$15,000.00
1.27	Construction Management Services Year 1	1	LS	\$75,000.00	\$75,000.00	\$37,500.00	\$37,500.00
	2020 Constrution Year One Phase Total				\$899,646.73	\$449,823.36	\$449,823.36
2 2021 Construction Year Two							
2.01	Overhead Spray Irrigation	4,960	SF	\$1.75	\$8,680.00	\$0.00	\$0.00
2.02	Drip Emitter Irrigation (beds & trees only)	6,200	SF	\$1.75	\$10,850.00	\$0.00	\$0.00
2.03	Seeding- Turf Grass inc. prep & fine grading	18,710	SF	\$0.20	\$3,742.00	\$1,871.00	\$1,871.00
2.04	Sodding-Turf Grass inc. prep & fine grading	4,960	SF	\$0.60	\$2,976.00	\$1,488.00	\$1,488.00
2.05	2" Cal Deciduous Ornamental Tree	21	EA	\$400.00	\$8,400.00	\$4,200.00	\$4,200.00
2.06	4" Cal Deciduous or 12" Evergreen Tree	37	SF	\$600.00	\$22,200.00	\$11,100.00	\$11,100.00
2.07	No. 5 Shrubs, Deciduous/Evg. Inc. mulch	3,100	SF	\$6.00	\$18,600.00	\$9,300.00	\$9,300.00
2.08	Perennials/Orn. Grasses inc. soil prep & mulch	3,100	SF	\$12.00	\$37,200.00	\$18,600.00	\$18,600.00
2.09	Crusher Fines Pathway, 4" deep	6,560	SF	\$3.00	\$19,680.00	\$9,840.00	\$9,840.00
2.10	Gravel Parking, 6" deep w/ Filter Fab.	10,750	SF	\$6.00	\$64,500.00	\$32,250.00	\$32,250.00
2.11	Brick Pavers on Asphalt on Concrete Bridge	615	SF	\$24.00	\$14,760.00	\$7,380.00	\$7,380.00
2.12	Brick Permeable Pavers on sand w/ Edge Restraint over installed agg. w/ drain	8,047	SF	\$16.00	\$128,752.00	\$64,376.00	\$64,376.00
2.13	Steel Barrier 'A' 4" opening Railing with posts	140	LF	\$250.00	\$35,000.00	\$17,500.00	\$17,500.00
2.14	Steel Barrier 'B' 12" opening Railing with posts	600	LF	\$125.00	\$75,000.00	\$37,500.00	\$37,500.00
2.15	Timber Guard Rail (around parking lot)	330	LF	\$60.00	\$19,800.00	\$9,900.00	\$9,900.00
2.16	Steel Landscape Edging	860	LF	\$6.00	\$5,160.00	\$2,580.00	\$2,580.00
2.17	6' Bench w/ Back	8	EA	\$2,500.00	\$20,000.00	\$10,000.00	\$10,000.00
2.18	8' Bench w/ Back	17	EA	\$3,000.00	\$51,000.00	\$25,500.00	\$25,500.00
2.19	Picnic Table & Benches	4	EA	\$3,500.00	\$14,000.00	\$7,000.00	\$7,000.00
2.20	Trash Receptacle	11	EA	\$1,750.00	\$19,250.00	\$9,625.00	\$9,625.00
2.21	Interpretive & Wayfinding Signs & Posts	6	EA	\$5,500.00	\$33,000.00	\$16,500.00	\$16,500.00
2.22	Dan Corson LED Color Light Art & Trestle Arch Painting	1	LS	\$630,000.00	\$630,000.00	\$0.00	\$630,000.00
2.23	LED Color Changing Floodlights & Linear Downlights in Light Towers inc. controls, 3 fixtures	12	EA	\$5,500.00	\$66,000.00	\$5,000.00	\$61,000.00
2.24	Accent Light inc. pwr., cdt., conductors	19	EA	\$2,500.00	\$47,500.00	\$0.00	\$47,500.00
2.25	14' Pole-mounted Pedestrian Light, inc. pwr., cdt., conductors	21	EA	\$5,500.00	\$115,500.00	\$40,425.00	\$75,075.00
2.26	25' Pole-mounted Parking Lot Light inc. pwr., cdt., conductors	6	EA	\$5,500.00	\$33,000.00	\$16,500.00	\$16,500.00
2.27	Steel & Glass Light Towers, Year 2	4	EA	\$150,000.00	\$600,000.00	\$12,000.00	\$588,000.00
2.28	Concrete Bridge Over Canal Year 2	615	SF	\$125.00	\$76,875.00	\$38,437.50	\$38,437.50
2.29	2 Concrete Bridges over Mill Race, Year 2	240	SF	\$150.00	\$36,000.00	\$18,000.00	\$18,000.00
			2021 Subtotal		\$2,217,425.00	\$426,872.50	\$1,790,552.50



			2021	Subtotal	\$2,217,425.00	\$426,872.50	\$1,790,552.50
2.30	Land Survey, Const Survey Control Layout & As-Builts, .2% Subtotal, Year 2	1	LS	\$5,000.00	\$5,000.00	\$2,500.00	\$2,500.00
2.31	Erosion Control, .35% Subtotal	1	LS	\$2,500.00	\$2,500.00	\$1,250.00	\$1,250.00
2.32	Mobilization & Gen. Condit. Contract, 10%	1	LS	\$221,742.50	\$221,742.50	\$110,871.25	\$110,871.25
2.33	Performance Bond & Payment Bond, 3% subtotal	1	LS	\$6,652.28	\$66,522.75	\$33,261.38	\$33,261.38
2.34	20% Contingency			\$443,485.00	\$443,485.00	\$221,742.50	\$221,742.50
2.35	Construction Admin. Services, Design Team, Yr. 2	1	LS	\$30,000.00	\$30,000.00	\$15,000.00	\$15,000.00
2.36	Construction Management Services Year 2	1	LS	\$75,000.00	\$75,000.00	\$37,500.00	\$37,500.00
2021 Construction Phase 2 Total					\$3,097,675.25	\$866,997.63	\$2,230,677.63
GRAND TOTAL GATEWAY & TRAIL, COMPLETE: 2019+2020+2021					\$4,555,007.98	\$1,460,689.59	\$3,094,318.39

Future Phase III, not in current contract

3.01	Phase III Suspension Bridge Over Appomattox River, 110' Span x 15' Wide, not inc. approach bridge on VSU property	1,500	SF	\$1,250.00	\$1,875,000.00	TBD
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Next Steps

The Cameron Foundation Board needs a commitment from the City of Petersburg (City Council) to move forward with the project.

The City will need over the 3 year period a \$500,000 commitment.

VDOT funds are reimbursed to the City. Cameron Foundation contract with the City covers 50% of the cost.



Questions

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