



DOWNTOWN CONSTRUCTION UPDATE (MEETING NOTES)

**Friday, May 27, 2011, 10:00 AM
Downtown Norfolk Council, 201 Granby Street
1st Floor Conference Room**

Attendees:

Contractors/Utility Company Representatives: Chad Cowger, Vanda Dixon, Don Lint, Otteran Stewart

Other Organizations: Jennifer Brown, CVB; Cathy Coleman, DNC; Jim Hughes, GSA Jack Kavanaugh, FSAA; Mary Miller, DNC; Kevin R. Murphy, DNCL; Jim Wofford, MacArthur Center

City Staff: Freda Burns, Tammy Gillikin, Ihsane Mouak, Officer Rick James (CRO), Wayne Rountree

Ongoing Projects

- **Wells Fargo Center (Chad Cowger, Clancy & Theys)**
 - BLDG B Monticello Avenue (Area A)
 - Installing finishes (carpet)
 - MEP trim out
 - BLDG B Monticello Avenue (Area B)
 - MEP trim out
 - Casework
 - BLDG B Monticello Avenue (Area C)
 - Painting
 - casework
 - BLDG B Monticello Avenue (Exterior)
 - EFIS ongoing on Monticello Ave.
 - Waterproofing
 - Swim spa
 - Pavers
 - Buffalo Wild Wings starting build out June 6
 - BLDG C –Freemason Street
 - Installing Carpet
 - Punch list ongoing
 - Exterior is complete
 - BLDG D –Bank Street
 - Final touches
 - First tenants moved in Memorial Day weekend

- Bite is open
 - Minor water leak fixed
 - Sitework
 - Repaving July/August
 - walkway removed
 - Sidewalk is open
 - Dominion Power installing street lights on Bank Street
 - E.V. Williams installing redesign on Freemason Street
 - VNG installing gas laterals in Freemason within next 2 weeks
 - Fencing for adjacent law office
 - Ihsane Mouak will take assist with Design Review
 - Completion Dates:
 - Early July – Buildings B and C
 - Buffalo Wild Wings – mid-July opening
 - Other
 - Trash disposal will be relocated within building B and out of garage area in early July.
- **The Tide (Light Rail) update (Don Lint – Hampton Roads Transit)**
 - Construction
 - Punch list items remain
 - Skanska
 - Bollards
 - Rumble strips
 - Track lubricators
 - Pole relocations
 - Blank out signs
 - Bryant Contracting
 - Pavement markings
 - Shortening “STOP” bars throughout downtown
 - Extending curbs
 - Upcoming 2-day weekend closure of Granby/Charlotte for transition slab extension
 - Concern expressed during meeting – Restoration
 - MacArthur Center sprinkler system and plantings along Monticello near City Hall Avenue (in front of Dillard’s) was damaged during construction and requires repair and restoration. Planting season window is closing.
 - City and HRT staff will follow-up on all concerns immediately.
 - Operations
 - Official start date will be announced by mid-June
 - Dynamic signal testing continues
 - Expect to see more trains in downtown for burn ins, training, and testing from now until operations begin
 - Safety
 - Warning stages for vendors parking along rail and in unauthorized areas is winding down. Ticketing to start soon. Before ticket writing begins, a letter will go out to businesses following a meeting with DNC and other stakeholders to implement.

- Contractors and all crew members are reminded to get Track Access Training. City ROW office will not issue permits for work within 12 feet of red concrete light rail guideway downtown without track access permit or clearance from HRT. Contact E.Pippins@hrtransit.org to register for training.
- **Concerns expressed during meeting:** (Cathy Coleman, Jim Hughes, and Jim Wofford)
 - MacArthur Center porte-cochere left turns southbound are allowed
 - left turn northbound onto Market Street at porte-cochere; can't see the signal
 - Signal reception flux for wireless devices should and will be investigated
 - Street safety teams handing out literature are not wearing HRT clothing
 - Police Officer needed to educate public at Monticello/City Hall intersection
 - Safety team needed to educate public at loading zone in front of MacArthur Center
 - City and HRT staff will follow-up on all concerns within 7 days.

- **Brambleton Avenue Intersections Improvements (Chuck Swan, Norfolk Public Works)**
 - 90% complete
 - Crosswalks remain
 - Complete by mid-June

- **Flat Iron Park (Wayne Rountree, Norfolk Public Works)**
 - Pavers ongoing
 - DVP light poles are several months out, but there is sufficient lighting for now
 - Public art is being manufactured

- **Plume Street Streetscape and Pedestrian Improvements (Wayne Rountree, Public Works)**
 - Southside of Plume Street between Bank and Atlantic Street near MacArthur Square
 - Tree pit on back of sidewalk
 - Public art on Post Office building wall
 - Repaving, crosswalks, and streetlights
 - Work starts within the next 6 weeks

- **VDOT Projects affecting Downtown (Heather Robinson, Public Works)**
 - 2nd Midtown tunnel tube is being planned as public-private partnership; nothing has been finalized
 - Private utilities have been contacted for ballpark pricing for relocations and services.
 - Toll costs are still being determined
 - Work could start as early as 2012

- **Fort Norfolk Projects (Chuck Swan and Tammy Gillikin, Norfolk Public Works)**
 - **Southampton Avenue Improvements**
 - Southampton is one-way westbound through 2012
 - water and sewer lines continuing
 - sections of electrical ductbank underway
 - Full intersection closure of Colley/Brambleton being revisited. Partial and directional closures may be feasible instead
 - **Colley/Brambleton Pedestrian Safety Improvements**
 - Contractor is moving the SW curb line at Brambleton/Colley intersection and installing pedestrian lights and crosswalk.
 - This work is being completed on the light rail side of the intersection now so that trains will not be disrupted.
 - Completed by mid-June
 - **Colley/Brambleton Transfer Station**
 - Contractor is placing a Light Rail Feeder Bus Stop on the south side of Brambleton just west of the pedestrian bridge. Work will be completed by mid-June

Private Utility Company Updates

- **Cox Communications (Otteran Stewart, Cox Communication)**
 - Working to install services to Wells Fargo apartments, B, C, and D
- **Dominion Virginia Power (Dean Gilliam and Steve Heroux, DOM)**
 - DOM has not received final plans on but has had preliminary discussions concerning the Federal Courthouse Site.
 - The MacArthur Memorial DOM has only had preliminary discussions with and have no finalized plans or load information.
 - **Park Avenue Duct Bank Project** - completed
 - **Holt Street – Park to Chapel**—Working on final 25 feet. The duct bank has been installed from under I-264 to Park. All will be repaved at the same time.
 - **Cable replacements** – Crews will be working in manholes downtown to replace cable. The work will be completed during off-peak hours day and night.
- **Hampton Roads Sanitation District (Freda Burns, Norfolk –Public Works)**
 - No projects downtown in the immediate future
 - South trunk 48 inch sewer main replacement project will affect motorists leaving downtown on Boush, Olney, and Llewellyn for about 2 months during the 18 month project which will begin in the fall.
- **Verizon (Jeremy McCormick, Verizon)**
 - No projects downtown

- **Virginia Natural Gas**
 - No projects downtown
 - Reminder to downtown businesses to call City Emergency Ops Center before they clean/blow out gas cooking systems. This helps VNG crews avoid calls from City and 911 operators concerning complaints about the smell of gas downtown.

Recently Completed Projects

- **Tidewater Community College Student Center** (Vanda Dixon, TCC)
 - Einstein Bagels open
 - City has a few punch list items and minor permit issue for S.B. Ballard and Vanda Dixon asked for a list so that she can resolve.
- **MacArthur Square**
- **Future Federal Courthouse Annex Sitework**
- **Former HiPage Building Demolition**
- **Boush Street--Dominion Power Ductbank Replacement (Emergency)**
 - Dominion Power restored crosswalks, sidewalk, curb, gutter, full lane width resurfacing, traffic loops, and completed cable pull-ins, terminations, and cutovers. **Tree replacements of diseased trees removed by the project have been postponed until fall 2011 at the City Forester's request.**

Upcoming Projects

- **Repaving and Restoration –portions of Saint Paul's, Duke, Granby, Plume, Atlantic**
 - **Work will take place this month**
- **Multi-modal Transfer Station (Freda Burns, Norfolk Public Works)**
 - Norfolk Southern's Passenger Platform and Track Changes at Harbor Park
 - Norfolk Southern will add an additional track travels into Lot D at Harbor Park
 - 100% construction drawings will be forwarded to private utilities and Norfolk Utilities
 - Station update
 - Funded and RFP for design services will be posted soon at this link: www.norfolk.gov/publicworks/bids.asp
 - Contact Robert.Jackson@norfolk.gov or Paul.Filion@norfolk.gov for assistance with the station, track changes, or platform projects.
- **Main Street Crosswalk and Repaving Project (Freda Burns – Norfolk Public Works)**
 - Project limits on E. Main Street from Boush Street to Saint Paul's Blvd.
 - Postponed until further notice due to summer festival season and conventions
- **City's Consolidated Courts Complex (Freda Burns, Norfolk Public Works)**
 - Pre-qualification of bidders **has** begun. Please check our website at www.norfolk.gov/publicworks/bids.asp for details.
 - Project funding has been approved for construction to begin this year.
- **Slover Memorial Library (Ihsane Mouak, Norfolk Development)**

- In design phase – 90% design drawings
 - Current library building to attach to Seaboard and Selden Arcade Building
 - Prequalification of bidders will start soon after budget is approved, check our website at www.norfolk.gov/publicworks/bids.asp
 - Construction starts 2012
- **MacArthur Memorial Theater Demolition (Freda Burns – Norfolk Public Works)**
 - Starts this month
 - Clancy & Theys to demo
- **MacArthur Memorial Expansion Project (Ihsane Mouak, Norfolk Development)**
 - In formal Site Plan review
 - Clancy & Theys to build
- **The Savoy (Granby at City Hall) (Ihsane Mouak, Norfolk Development)**
 - In closing
 - Pedestrian walkway replaced and safed up following windstorm
- **The Rockefeller (Boush at Brooke)**
 - In closing
- **Norfolk Westin Hotel & Conference Center (future) (Cathy Coleman, DNC and Ihsane Mouak, Norfolk Development)**
 - No update on construction
 - New Banners are being placed by Convention and Visitors bureau
 - DNC and others planning to creatively dress up the area temporarily in August
- **Colley/Brambleton Intersection Improvements (Chris Chambers, Norfolk – Public Works)**
 - Anticipate 100% design completion in June 2011.
 - Property issue being addressed by VDOT liaison, Heather Robinson and Public Works staff
- **Brambleton/2nd Street Improvements (Chris Chambers, Norfolk – Public Works)**
 - 90% under review

Other

- **Construction and Other Considerations**
 - Contractors are advised to:
 - Please submit permit applications for road closures 14 days in advance to allow for notifications and coordination with residents, businesses, events, other projects, and closures in the area.
 - Please be aware of the noise levels throughout the day/night and be considerate of those who live and work downtown. Permit hours will vary based on location and proximity to residences and businesses.

- Please keep dust under control and work sites and surrounding areas clean. Consider using mesh fencing
- Please take care not to park trucks, heavy equipment, commercial vehicles, and personal vehicles in such a way that they block access to businesses and other entrances. Parking spaces are for business patrons only. Please make this clear to your sub-contractors as well as your crews. Cars will be ticketed and/or towed. Parking spaces will be closed/covered for construction activity and special events only.
- Please consider parking at a satellite lot (such as Harbor Park) and bus in crews from a designated parking lot; similar to what Clancy & Theys has been doing for the Wells Fargo Center project. Contact Linda Davis, Parking Administrator (757-664-6222) to make similar arrangements. The website: <http://www.norfolk.gov/Parking/default.asp>
- Please spend money downtown and in Freemason because it helps to maintain positive community/contractor relations.
- Downtown ROW Inspector, Tammy Gillikin, 621-6454

• **Upcoming Events**

- [Society of Government Meeting Professionals Convention, 6/8-6/11](#)
- [2nd Annual AT&T HarborFEAST Seafood Sampler, 6/9](#)
- [35th Annual Norfolk Harborfest®, 6/10-6/12](#)
- [CHKD Run/Walk for Kids, 6/18](#)
- [22nd Annual AT&T Bayou Boogaloo & Cajun Food Festival, 6/23-6/26](#)
- [29th Annual Norfolk Jazz Festival, 7/22-7/23](#)
- [Caribfest – Virginia Carnival 2011, 8/6](#)
- [Cruise ship next in port, 8/21](#)
- September 11th, 10-year Remembrance Events – TBD
- [Freedom Half Marathon, 11/13](#)

• **Hotline:**

- The City has established a 24-hour construction hotline. Call 621-6454 with any concerns or questions.

Next Meeting: *Friday, June 24, 2011; Downtown Norfolk Council, 201 Granby Street, 1st floor Conference Room, at 10 a.m.*