

To: Council Committee on Economic Sustainability
From: Mary Jane Nirdlinger, Deputy Town Manager
Dwight Bassett, Economic Development Director
Date: February 4, 2022
Subject: Rosemary Parking Garage Update

Successes

- Demolition of old parking structure—100% of concrete and masonry removed was accepted for use as fill materials by Westgate Operations (~48 tons).
- Relocated house from 108 North Street to 770 Gomains Ave. with Empowerment Inc.
- Neighborhood petition banning trucks was approved by Council on January 12, 2022.
- Reconfigured deck exit on Rosemary Street for left exit only (to MLK) in response to neighborhood concerns.
- Obtained two temporary construction easements from neighboring properties for excavation/soil nails.
- Will be halfway done with temporary shoring by Feb 4th.

Challenges

- Utility work required some redesign and reapproval with OWASA because of new information about condition of utilities in Rosemary Street. Overall result has been a 43-working day delay in schedule.
- Team will continue to look for opportunities to make up time (Saturday work) but currently anticipate substantial completion in February 2023 and full completion in March 2023.
- Coordinated to update pedestrian detour signage to be clearer; coordinated with Police Department for educational outreach when University classes resumed in January.

Next Steps

- Coordinating with 136/137 Rosemary project to provide a sheltered ped walkway ASAP.
- Some structures have been delivered for stormwater utilities – starting that work now.
- Lane closure starting mid-February because of utility work (full trench) Four weeks or less, depending on utilities.
- North Street entrance may be used for some hauling (trucks leaving site to MLK) but plan to keep trucks to Rosemary, if possible.
- Expect storm and sewer work to be completed by late March with foundations to follow

Attachments:

1. Report on HUB status
2. Photographs of construction in progress

Live video feed of the project [here](#).

Attachment 1: Report on HUB Status

The Council requested that the project target 15% MWBE participation, which we knew was an ambitious goal. A January 8, 2022, HUB Report from Samet indicated that it was very difficult contract to hit participation goals since 1/3 of the total cost is for precast concrete, and there aren't HUB contractors that could do precast work of that magnitude.

Our current statistics, including Parking Guidance Systems (PGS) which was selected by the Town and is HUB but not certified in NC (Samet has asked them to pursue NC Certification):

Contract TOTAL:	\$	33,471,852.00	11.58%
Calculated fields			
Total Value of HUB Trade Contracts:	\$	3,874,820.37	
Trade & Vendor Services Package Values Bid Out YTD	\$	27,741,051.08	13.97%
GMP	\$	33,471,852.00	11.58%

And without including PGS:

Contract TOTAL:	\$	33,471,852.00	9.78%
Calculated fields			
Total Value of HUB Trade Contracts:	\$	3,272,445.85	
Trade & Vendor Services Package Values Bid Out YTD	\$	27,741,051.08	11.80%
GMP	\$	33,471,852.00	9.78%

Unclassified

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Uploaded By
Drew Willis

File Name
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Photos From Daily Log

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File Name
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Drone Photos

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Drone Photos

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