

The Unified Government of Athens-Clarke County
SPLOST 2005 Project #10 and TSPLIST 2018 Project #9
Clayton Street Infrastructure & Transportation Improvements
Project History

1. On November 2, 2004, Athens-Clarke County citizens approved the SPLOST 2005 Referendum. This Referendum included the Business Corridor Infrastructure Improvements Project (SPLOST 2005 Project #10).
2. On July 5, 2005, the Mayor and Commission (M&C) approved the Master Implementation Plan and Funding Schedule for the SPLOST 2005 Program. The Clayton Street Infrastructure & Transportation Improvements Project (SPLOST 2005 Project # 010) was programmed for Tier IV (FY09) through Tier VI (FY10) of the SPLOST 2005 Program with a total funding of \$8,391,955.
3. In November 2008, a Project User Group was formed to include Brad Griffin (Director of Planning), David Clark (Director of Transportation and Public Works), David Fluck (Director of Central Services), and Gary Duck (Director of Public Utilities). Planning efforts were initiated by the User Group to define an approach to meet the intent of the Initial Project Statement established under the SPLOST 2005 Program.
4. On September 4, 2012, M&C approved Clayton Street (Lumpkin Street – Thomas Street) & Jackson Street (Washington Street – Broad Street) as the Sub-Project priority and authorized staff to proceed with preliminary plans.
5. On November 5, 2013, M&C approved the Preliminary Plans that retained the existing 3-lane roadway section on Clayton Street and authorized staff to enter the Bid & Award Phase.
6. On November 20, 2014, ACCGOV received zero bids for construction services contract.
7. In March to April 2015, ACCGOV pre-qualified Contractors for re-bidding. Three firms submitted. Two firms were deemed qualified.
8. On August 13, 2015, ACCGOV received one bid from the two Pre-qualified Contractors. The bid was three times the amount of the construction budget.
9. On September 1, 2015, M&C rejected the bid and authorized staff to develop alternative project approaches to adjust the project within project budget, including removal of work on Washington Street and City Hall Streetscape.
10. In November 2015, coordination efforts began for T&PW staff to install underground project components (storm sewer & communication ducts) to mitigate one reason for lack of Contractor interest in the project.

11. On May 6, 2016, ACCGOV issued an RFP for the Downtown Public Health and Safety study. Subsequently, the Manager's office placed the SPLOST 2005 Downtown infrastructure project on hold to allow the Public Health and Safety study to be completed and for the possibility of a future TSPLOST to provide an additional funding source.
12. In November 2016, ACCGOV T&PW submitted the Downtown Transportation Improvement Program for inclusion in TSPLOST 2018.
13. In November 2016, ACCGOV engaged independent engineering firms to complete a traffic study on Clayton Street to determine what opportunities, if any, were present to change lane configuration, on street parking, dedicated bike lanes, increase sidewalk widths, and impact from potential street closures.
14. On June 6, 2017, M&C established the Operating and Capital Budgets for FY18. Inclusive in this budget was the authorization of five additional full-time positions within Transportation & Public works contingent on the passage of the TSPLOST referendum in November 2017.
15. On November 7, 2017, citizens of Athens-Clarke County approved the TSPLOST 2018 Program Referendum; which included the Downtown Transportation Improvement Program (Project #09).
16. In November 2017, ACCGOV received the Draft Downtown Safety Study.
17. On November 30 & December 6, 2017, a new Project User Group for the combined SPLOST and TSPLOST project convened to review potential Project Concept Options. The Project User Group included Drew Raessler (Director of Transportation and Public Works), David Fluck (Director of Central Services), Suki Janssen (Director of Solid Waste), Rita Brown (Landscape Management), Kyle Hendrix (Asst. Chief Fire/Emergency Management), Scott Freeman (Police Chief), and David Lynn and Linda Ford (ADDA Directors) (See F&I #4).
18. On December 12, 2017, staff presented to M&C Project Concept options and elements that had been reviewed by the User Group. At the meeting, the M&C indicated the desire to move forward with the adoption of the concept of reducing Clayton Street to two lanes in the interest of expediting the project, and not have the typical public input period prior to approving the Project Concept. The Mayor directed the Manager to create this agenda report for those purposes in the December/January cycle.
19. On December 13, 2017, the Athens Cultural Affairs Commission (ACAC) offered a recommendation in accordance with Athens-Clarke County Code Ordinance, Section 1, Title I, Chapter 1-25-6, Additional Funding for Public Art, to the M&C related to the use of public art for the project. The recommendation included a budget designation of 1% of the TSPLOST Construction Budget or \$53,650 to be used for public art in the Clayton Street Improvements

with the final selection and location of the art to be determined during design and approved by the M&C. Staff concurs with this recommendation.

20. On January 2, 2018, M&C approved the Project Concept (See F&I #4).
21. On January 2, 2018, M&C approved the purchase of capital project related vehicles and equipment for the Transportation & Public Works Department for initial use on the Clayton Street Infrastructure & Transportation Improvements project.
22. On February 25, 2018, a Public Information Open House was held to solicit feedback on various topics along the Clayton Street Project Area including the M&C approved Project Concept Elements and Construction Schedule. ACAC along with Solid Waste hosted tables to receive feedback in conjunction with the project.
23. April 27, 2018 the User Group met to review the proposed plans, timelines and perceived community needs moving forward.
24. On June 5, 2018, M&C approved the Preliminary Plans – Phase 1 for the Clayton Street Infrastructure & Transportation Improvements project. This approval confirmed the curb line location and conversion of Clayton Street from a three lane to two lane street configuration with 45-degree angle parking to match the western end of Clayton Street.
25. On June 18, 2019, ACCGOV crews initiated the Pre-Dig Phase to identify and map potential conflicts with the proposed storm drain line alignment.
26. On August 9, 2018 (2:00 PM- 4:00 PM) and October 13, 2018 (6:00 PM -8:00 PM), a Public Information Open House was held to solicit feedback on streetscape elements of the Clayton Street Infrastructure Improvement project by conducting a visual preference survey. Staff received 18 written survey responses from attendees and 64 responses from the online survey form. Below is a summary of the Visual Preferences from those survey results:

Benches	1. Standard Metal Benches	21
	2. Backless Benches	22
	3. Solid Block/Natural Materials	8
Bike Racks	4. Standard U Shape	21
	5. Monopole	10
	6. Panel with design	16
Crosswalks	7. Standard	10
	8. Enhanced	15
	9. Decorative	30
Material Composition	10. Monotone Concrete	4

	11. Monotone One Color	0
	12. Blended Material Colors	44
Hardscape Materials		
	13. Brick Pavers	12
	14. Exposed Aggregates	7
	15. Concrete Paving	6
	16. Block Pavers	4
	17. Paved Drain	18
	18. Concrete Sand Blasted	7
Color Palette		
	19. Greys	8
	20. Reds	14
	21. Tans	3
Curb Materials		
	22. Granite Edging	12
	23. Concrete Edging	11
Planters		
	24. Individual/Non Fixed Location	19
	25. Protected/Fixed Location	37
Aesthetic Amenities		
	26. Banners	5
	27. Flowering Baskets	22
	28. String/Festival Lighting	39
27.	In October 2018, Streets and Drainage staff completed the pre-dig phase of the project. Between October and November, staff and the design team went through several storm drain design iterations to reduce in number and severity, the utility conflicts based on the information obtained during the pre-dig phase.	
28.	On December 18, Streets & Drainage staff and SPLOST staff met to review the most recently revised storm drains and identified approximately 60 unresolved utility conflicts with numerous utility companies that require resolution. Staff also reviewed the documents for constructability to determine conflicts with division of services between ACCGov storm drain installation efforts and work identified for the yet to determined construction contractor Attachment #1 – storm drain –utility conflicts)	
29.	On February 5, 2019, M&C approved the Preliminary Plans for the Streetscape portion (Phase 2) of the project, authorized staff to advance the portions of the project to be built with ACCGov staff to the construction phase, and authorized staff to advance the Phase 2 portion of the project to the bid & award phase.	

30. On April 23, 2019, ACCGov issued a Request for Proposals (RFP) to solicit Construction Management at Risk Contractor (CMAR) firms to submit proposals to help ACCGov with Pre-Construction Services and work together with ACCGov staff, the project design professionals, and outside utility companies to finalize construction efforts.
31. On April 26, 2019, O.C.G.A. § 50-3-1 amendments made by the Georgia Legislature became effective, governing the preservation and protection of certain public monuments and memorials and providing for the moving of such monuments with specific limitation.
32. On May 13, 2019, Streets and Drainage staff initiated storm drain work on the project.
33. On May 16, 2019, a Mandatory Pre-proposal Conference was held for interested firms seeking to submit CMAR proposals for the Clayton Street Infrastructure & Transportation Improvements Project. The following firms attended and as such are eligible to submit proposals:
 - Astra Group, Inc.
 - RW Allen
 - All State Construction
 - Kevin Price Construction
34. On May 31, 2019, Proposals in response to the RFP for CMAR services were submitted by the following firms:
 - Astra Group, Inc.
 - RW Allen
 - Kevin Price Construction
35. On June 20, 2019, the proposal selection team conducted interviews with all three firms that submitted proposals.
36. On June 27, 2019, the selection team finalized the proposal scoring matrix identifying the Astra Group, Inc. as the recommended firm.
37. On July 2, 2019, M&C approved a CMAR services contract to Astra Group, Inc. that included Pre-Construction activities and authorized staff to negotiate a final Guaranteed Maximum Price (GMP) not to exceed the available construction budget of \$8,376,121.
38. On February 4, 2020 M&C approved a Change Order for the CMAR services contract to Astra Group, Inc., for a not-to-exceed value of lump sum fee of \$197,400 to extend pre-construction services and begin construction activities.
39. During the week of May 15, 2020, Georgia Power Company began the utility relocation efforts on Clayton and associated streets.

40. On July 1, 2020 ACCGov executed the Final GMP with Astra Group, Inc. in the amount of \$7,855,263; which is \$520,858 below the approved construction budget (History #35).
41. On July 9, 2020, Atlanta Gas Light (AGL), Service Electric Company (SEC) (AGL's subcontractor), ACCGov, Astra (ACCGov's Contractor) met onsite and worked through the coordination plan to allow AGL to proceed with Astra approving design location information for final meter box placement. AGL's schedule at that time anticipated completion the around the first week of October.
42. On October 5, 2020, SPLOST office confirmed with AGL that they will have to rework the meter sets along Clayton Street. AGL's efforts will require reworking meter boxes, meter sets, and in some locations reconnecting to mains in the street. AGL's onsite Supervisor committed to working around ACCGov's Contractor to allow ACCGov's efforts to proceed without additional delays.
43. On October 8, 2020, M&C approved a six-month College Square Plaza pilot project.
44. At the January 12, 2021 M&C Work Session, Central Services Department presented options for a public restroom(s) in the downtown area.
45. During the week of January 25, 2021 "Streetscape" portion of the Phase 2 work began on the corner of Clayton Street and Lumpkin Street. Also, Atlanta Gas Light finished their utility relocation efforts.
46. On February 26, 2021, staff met with business owners on the south side of Clayton Street near Lumpkin Street to review current construction and better understand their concerns regarding how the streetscape project will change the use of their sidewalk cafes.
47. On April 6, 2021, M&C approved revisions to Sidewalk Café Ordinance changes to ensure functional sidewalk cafes on East Clayton Street.
48. On April 6, 2021, the Clayton Street User Group reviewed the proposed revisions and voted to recommend the proposed changes to the Preliminary Plans.