



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council Regular Session

MEETING DATE: May 3, 2022

FROM: Mike Null

SUBJECT: City Council approval of a task order to WGI, Inc. in an amount not to exceed \$256,790 to survey most of the downtown area and design roadway, utility, pedestrian and streetscape improvements on Walnut St from Palmetto Ave to the River. *Mike Null*

BACKGROUND

At the March 15 City Council Meeting, staff presented, and council approved a design concept for Walnut Street that incorporated design elements of several recently-completed studies in the downtown area. Following is the background information from that staff report:

START BACKGROUND FROM MARCH 15 MEETING

Over the last several months, staff has completed a Walnut Street Design project and a Downtown Parking Study. We are in the midst of completing a Downtown Master Plan and a US17 Corridor Study. We have two development projects in the Central Business District that are in different stages of approval. We have funding available from the American Rescue Plan Act (ARPA), the regular CIP budget and a tentative EPA 319 Grant.

Staff is working to bring all of these puzzle pieces together and develop a construction project for the downtown area that will address elements of the Walnut Street streetscape, parking, and redevelopment. The idea is to address all elements of a block of roadway at one time. For example, when we design the 300 block of Walnut Street, we will consider:

- Potable Water
- Sewer
- Stormwater
- Electric
- Roadway Surface
- Parking
- Sidewalks
- Landscape
- Bike Lanes
- Pedestrian and Vehicular movement and interaction.

Attached to this staff report, you will find excerpted pages from the Walnut Street Design Study (Pages 1-11) and one sheet that resulted from the 5-day charrette associated with the Downtown Master Plan (Page 12). Based on all the public, stakeholder, professional and Council input from the previously mentioned studies, staff is moving forward with design as follows:

1. The 400 Block of Walnut Street (Palmetto to Orange) – Proposed Option 1 on page 5 of the attached excerpted sheets. This option offers the best combination of bike and pedestrian mobility, retention of some on-street parking and maximization of sidewalk space for outdoor sales or dining.
2. The 300 and 200 Block of Walnut Street (Orange to the River) – Following Page 12 from the design charrette, we will move forward with the assumption that the ultimate goal is to line the streets with buildings while maximizing on-street parking. Proposed Option 1 will be the basis for design and be adapted as appropriate.
3. The roadway surface will be real brick from Palmetto to Magnolia. Beyond those areas, the surface of Walnut Street will be stamped asphalt to be re-painted regularly. Intersections will vary. The surface of side streets will be determined based on the life-cycle costs of those streets along with aesthetics.
4. The sidewalks will be concrete with brick inlay bands.
5. The other design concepts and considerations in the attached pages will be included in the project as appropriate including but not limited to:
 - a. The mid-block crossing with planting beds and removable bollards shown on page 4
 - b. Proposed improvements to the pedestrian connection
 - c. Landscaping and lighting improvements.

The next steps will be to reach out to one of our continuing services engineers to design the project. Staff will discuss with the engineer the most economical way to review and design the area that is bounded by Palmetto Ave on the west, Center Street on the north, the River on the east and Cove Street on the south. The intent is that the first phase of construction will include total permanent construction of the Walnut Street right-of-way from Palmetto to the River, to the extent practical. Staff will also include cosmetic and surface parking improvements throughout the design area to the extent practical while minimizing sunk costs when permanent construction does occur.

(END BACKGROUND FROM MARCH 15 MEETING)

Since that meeting, staff has engaged WGI, one of our continuing services engineers, to design this project. Staff feels that they are a great fit for this project because they have several in-house capabilities such as surveying, planning, architects and landscape architects that will be vital to ensuring this premier city project will have a first-class design that will carry Downtown into the future. City staff and WGI staff have been working together diligently over the last several weeks to define and refine the scope of the project and develop a task order that meets the needs of the city as well as WGI.

Presented for consideration this evening is a task order covering a survey of a majority of the downtown area as well as complete design of roadway and streetscape improvements described above. The cost is a “not to exceed” amount of \$256,790 to be billed hourly at WGI’s prevailing rates. Staff is confident that as design proceeds over the next five to six months, we will be able to continue to refine the scope of the project and either reduce the overall cost or design improvements for a larger area. Staff is seeking approval for the task order this evening.

FISCAL IMPACT

The funding available for this project includes:

- FY 22 Public Works CIP – Streetscape Design - \$25,000
- FY 22 Public Works Brick Street Repair Budget - \$200,000
- ARPA funds designated by Council - \$1,100,000

- FDEP 319 Grant funds (high confidence of funding) - \$400,000

The total available for this phase of the project is \$1,725,000. This design task order will be funded from the ARPA funds that have been designated for this project.

RECOMMENDATION

Authorize the Mayor to execute a task order to WGI, Inc. in an amount not to exceed \$256,790 to survey most of the downtown area and design roadway, utility, pedestrian and streetscape improvements on Walnut St from Palmetto Ave to the River.