



Office of the Town Manager  
Christopher E. Martino

**Warrenton Town Council**

Carter Nevill, Mayor  
Roy Francis, Ward 1  
William Semple, Ward 2  
Larry Kovalik, Ward 3  
Michele O'Halloran, Ward 4  
Eric Gagnon, Ward 5  
Paul Mooney, At Large  
David McGuire, At Large

# STAFF REPORT

<b>Council Meeting Date:</b>	March 10 <sup>th</sup> , 2026.
<b>Agenda Title:</b>	Main Street Improvements Update
<b>Requested Action:</b>	Receive the information- No action needed.
<b>Department / Agency Lead:</b>	Public Works
<b>Staff Lead:</b>	Michael Wharton.

## **EXECUTIVE SUMMARY**

Town Staff and VDOT has reached an agreement for scope and cost estimate for the Main Street Improvement project. The total project estimate for the construction project will be \$1,766,514.00. VDOT will contribute \$735,563 and the Town portion will be \$1,084,307. The project upgrades will include the following: improve pedestrian safety by bumping out sidewalks at crosswalks, updating the streetlight electrical, replacement of all bricks on sidewalk, upgrade the existing drainage system and overlay Main Street. The revised project limits will be from Court Street to Fifth Street.

In December 2024, VDOT and Town Staff finalized the agreement. Then Town Staff issued a Purchase Order to Kimley-Horn to start the design process. After two months of work with the designer. We have come up with a revised concept to fit with the project's budget as mentioned above. At this moment, the estimated project cost will be \$1,728,374.56. This estimate includes a 20 percent contingency.

Project finished design in 2025. VDOT approved the plans on February 19, 2026.

## **BACKGROUND**

On August 10, 2019, the Town Council approved a Resolution for Staff the apply for a VDOT Revenue Share project on Main Street. Town Staff applied for the project on October 1, 2019. In May 2020, VDOT awarded the Town with the funds to construct the Main Street Improvement project. The original scope was from Courthouse Square to Calhoun Street. With the increase in construction cost the limits of the project scope/limits had to be revised. On July 3, 2024, Town Staff and VDOT came to an agreement on the scope and cost estimate. On July 31, 2024, VDOT sent Town Staff with an agreement to sign.

The Town held three informational meetings on March 19, 2025, October 27, 2025, and December 10<sup>th</sup>. In the meetings Town Staff described the work pertaining to the proposed work and the benefits to pedestrian safety. In the March meeting, everyone in attendance voted and accepted concept B as the right direction. This design would expand the sidewalk area from Culpeper Street to 2<sup>nd</sup> Street. VDOT approved the plans on February 19, 2026. This gives the Town permission to proceed with the bid and construction phase of the project. The Town approved all Purchase Order pertaining to the project on February 26, 2026. The contractor plans to move equipment, materials, and install traffic control devices to start the first phase. The contractor plans to start on March 2, 2026. The project will improve pedestrian safety, replace all existing

bricks, install conduits to upgrade the streetlights, install new crosswalks, and pave the existing roadway. The working hours will be 3pm to 11pm. This is to avoid disruptions to the Court services and minimize the impact to business owners. The first phase of construction will begin from Court Street to 2<sup>nd</sup> Street (Southside). After this section is completed, the contractor will continue block by block from 2<sup>nd</sup> Street to 5<sup>th</sup> Street (Southside). Then switch to the northside working from 5<sup>th</sup> Street to Court Street to complete the sidewalk/curb replacement. Below is an estimated timeframe construction.

- Third Street Drainage: 3/26 - 4/21
- Court Street to Second Street (South): 3/2 - 4/14
- Second Street to Third Street (South): 4/16 - 5/6
- Third Street to Fourth Street (South): 4/27 - 5/21
- Fourth Street to Fifth Street (South): 5/6 - 6/1
- Court Street to First Street (North): 6/23 - 7/15
- First Street to Third Street (North): 5/15 - 6/10
- Third Street to Fourth Street (North): 5/28 - 6/25
- Fourth Street to Fifth Street (North): 6/10 - 7/8
- Main Street Crosswalks: 7/16 - 7/29
- Paving Main Street: 7/30 - 9/4

## STAFF RECOMMENDATION

Receive the information. No action needed at this time.

## Service Level/Collaborative Impact

The work for this project is being conducted by contractors. The project manager and Public Works team will be coordinating with the contractor.

## Policy Direction/Warrenton Plan 2040

The Main Street Improvement project aligns with the goals of the Warrenton Plan 2040 by enhancing the Town's transportation infrastructure and fostering a vibrant, walkable downtown. Specifically, the project addresses several key focus areas:

- **Pedestrian Safety and Connectivity:** By installing sidewalk "bump outs" at crosswalks and replacing all sidewalk bricks, the project directly supports the Plan's initiative to improve pedestrian safety and accessibility.
- **Infrastructure Modernization:** Updating the streetlight electrical systems and upgrading the existing drainage system ensures that the Town's core infrastructure remains reliable and sustainable for future growth.

- **Economic Vitality:** Paving the roadway and improving the aesthetic and functional quality of the Main Street streetscape helps maintain the downtown area as a premier destination for residents and visitors alike.
- **Operational Efficiency:** The scheduled working hours of 3:00 PM to 11:00 PM are designed to minimize disruptions to Court services and local businesses, maintaining a high level of service for the community throughout the construction phase.

### **Fiscal Impact**

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Funding has been allocated for this project. No additional fiscal impact at this time.

### **Legal Impact**

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### **ATTACHMENTS**

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- 2.
- 3.