



Office of the Town Manager

Christopher E. Martino

STAFF REPORT

Warrenton Town Council

Carter Nevill, Mayor

Heather Sutphin, Ward 1

William Semple, Ward 2

Brett Hamby, Ward 3

James Hartman, Ward 4 Vice Mayor

Jay Heroux, Ward 5

Sean Polster, At Large

Renard Carlos, At Large

Council Meeting Date:	November 9, 2022
Agenda Title:	Broadview Avenue Safety Improvement Project
Requested Action:	No action necessary. Informational briefing only
Department / Agency Lead:	VDOT/Community Development
Staff Lead:	Rob Walton

EXECUTIVE SUMMARY

The Town of Warrenton applied for and received Virginia Department of Transportation (VDOT) Smartscale funding for the Broadview Avenue Safety Improvement project in 2017. This project is being administered for the Town by VDOT and is currently in the right-of-way (ROW) phase, which is anticipated to last approximately 15 months.

After the right-of-way phase, the project will be advertised for construction. According to VDOT, the current ad date is September 12, 2023. If an acceptable bid is received, work will begin January 2024. The preliminary construction period is anticipated to be 18-24 months. A more refined construction period will be developed before advertisement to allow for additional knowns such as the amount of night work and other market influences. Final construction costs will become known at the conclusion of the contract bidding process. The entire project timeline is attached to this report. The VDOT project page can be found at virginiadot.org/projects/culpeper/broadview/asp.

BACKGROUND

The Town applied for, and received, VDOT Smartscale funding for this project in 2017. The Town and VDOT conducted multiple community outreach meetings, a Citizen Information Meeting, and a public hearing in 2019. A final design was approved in 2020. VDOT informed the Town of cost escalations in March of 2021 and the Town asked VDOT to find cost saving measures. Town Council held work sessions on June 15 and July 13 directing staff to work with VDOT to find a solution, including committing an additional \$1 million to the project with the scope as originally presented. VDOT contributed an additional \$700,000 to the project. On August 10, 2021, Town Council passed a

Resolution committing to moving this project forward quickly and formally requested VDOT do so expeditiously in order to avoid further potential cost escalations. (Resolution attached)

The project is currently in the ROW phase which is anticipated to last approximately 15 months. The ROW acquisition process includes the following:

- Prepare valuation for acquisition
- Contact landowner
- Present offer to landowner (plan sheets, offer letter, acquisition documents, valuation), explaining project, and acquisition
- Negotiate – address concerns and discuss settlement
- Reach Settlement – process and go to closing, record documents, provide settlement check,
OR
- Reach Impasse – Exercise eminent domain, record certificate, deposit money with Clerk of the Court, continue to work towards agreement after certificate.

Confidential VDOT communications with property owners are underway with 18 properties under negotiation, eight offers have been made, and four agreements are completed for temporary and/or permanent easements as of September 30, 2022.

Town Council Action

No action is necessary at this time. This is an informational briefing on the current project status and future project schedule.

Service Level / Policy Impact

The Broadview Avenue Smartscale project has always been about safety for drivers and pedestrians. The proposed improvements attempt to correct areas where high crash incidents occur along Broadview Avenue. Over the period 2010 – 2017 there have been a total of 228 crashes with approximately 117 injuries. Crash data between 2010-2017 is attached to this report

The Public Works Department will be extending a waterline down Broadview Avenue to supply additional fire hydrants and to improve the water service to the Broadview Avenue area in conjunction with the Smartscale project.

Fiscal Impact

The total project budget is currently \$10,262,180 of which \$7,960,550 is funded by VDOT and \$2,301,630 by the Town. VDOT has indicated that any project scope changes at this time will require the project to be resubmitted to the Smartscale process to be rescored (possibly losing the project), and will result in additional construction delays (perhaps as long as 2 years), and most likely an increase in construction costs (by as much as \$3million).

Legal Impact

The Town Attorney will advise the Council with regard to any legal issues in connection with the project.

ATTACHMENTS

1. VDOT Project Timeline
2. August 10, 2021 Resolution
3. Crash Data, 2010 – 2017