

MINUTES
PUBLIC WORKS COMMITTEE
JULY 5, 2022

Committee Attendees:

Daron Stephens, Engineer
Dianna Layne, Deputy City Clerk
Kitty Strode, City Commissioner
Brian Sewell, Public Works

Pat Clark, Public Works Director
Shanda Cecil, Planning
Mike Flynn, City Manager
Brian Ward, Palmer Engineering

NEXT MEETING – Monday, August 1, 9:30 AM, in the Training Room.

MINUTES – Kitty made a motion to approve the June 6, 2022 minutes; Mike seconded. Minutes approved.

FIFTH STREET PRESENTATION

Brian Ward, Palmer Engineering, presented a proposal for the cul de sac at the end of Fifth Street. The road will be widened at the beginning of Fifth to make it the same width from the beginning of the road. The cul de sac will be 60 feet wide, so it will not be able to accommodate the ladder fire truck. The County requires 96 feet in width and the City requires 80 feet. The existing stream will be moved so that the 60' will be possible. The water line will be extended with the hydrant moved down to the end for flushing (no permit required). We will pay for the materials, and WMU will provide the labor. Kevin Mayhorn will be made aware of this arrangement. WMU will be extending the water line and moving the fire hydrant as soon as the plan has been submitted to WMU. There will be a 2' deep, 5' wide channel with an overflow spill area. A Corps of Engineers permit will be required, which will take approximately two months to obtain. The drawings were meant to match the grade of the existing yards. There are no storm structures. A plat of the right-of-way will be required. This proposal will be submitted to the commission July 19th at the 4:30 PM work session. There should be no negative impact to any property owner because it will have the same slope and the same volumes.

EAST BROADWAY BUILDING DEMOLITION OPTIONS

Brian submitted a Cost Option handout, which is attached to these minutes. This is a very complicated project. This building serves as the retaining wall that holds up a parking lot. It is also adjacent to a wall at 1 South Main, who has an architectural engineer monitoring the project to be sure there is no negative impact to that building. There were two bids for this demolition. One of the contractors has the skill to also do the construction for the Town Branch repairs, and we could do this under a change order, which might mitigate the costs. The longer we wait on this project, the more the costs will increase. Still, taking this building down was our best option. We have already sent letters to our legislators about our need for funds, and we may send a follow up letter letting them know that this project is ready to go. Once we accept a bid, it would take 30-45 days before work would begin. There will be quite a bit of disruption in the beginning, and we would shut down the parking area in front of the buildings, possibly on both sides of the roadway so that we can maintain two-way traffic. This is a very complicated project and very expensive, but still less expensive than putting the construction through the middle of the roadway and less intrusive to the business owners. The contractors have been told that work must cease Friday through Sunday of Labor Day weekend. They would have to completely clean

up the area and reduce the work site as much as possible. It would probably be best to push the start date until after Pioneer Festival.

WINN AVENUE PROJECT

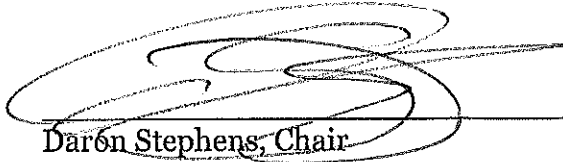
Brian Ward, Palmer Engineering, is putting together a proposal for the Winn Avenue project and that will be presented to the commission on July 19th.


PROJECTS UPDATES

Daron submitted a list of project updates, which is attached to these minutes.

Based on the number of complaints that we have received about the bulb-outs and the difficulty of turning from Wall onto Lexington Avenue toward Main, Daron is going to recommend to the commission that we make Wall Alley from Lexington Avenue to Hickman Street a one-way alley. We will have to send letters to the affected business owners.

ADJOURN – Daron made a motion to adjourn; Mike seconded. Meeting was adjourned.


Daron Stephens, Chair


Dianna Layne, Deputy City Clerk

CITY OF WINCHESTER



Engineering Technician

email:dstephens@winchesterky.com

Public Works Committee Meeting

AGENDA

July 5, 2022

9:30 a.m.

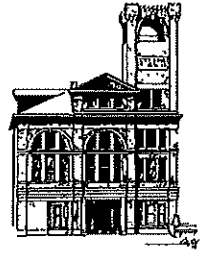
Training Room 2nd Floor

Call to Order: _____

SET NEXT PUBLIC WORKS MEETING August 1, 2022

- 1) APPROVE MINUTES FROM 6/6/22 PWCM
- 2) FIFTH STREET PRESENTATION -- BRIAN WARD, PALMER ENGINEERING
- 3) EAST BROADWAY DEMOLITION OPTIONS DISCUSSION -- BRIAN WARD,
PALMER ENGINEERING
- 4) GENERAL COMMENTS
- 5) ADJOURN MEETING

City of Winchester



From the Office of the Engineering Technician

Established 1793

ENGINEERING PROJECT UPDATES REPORT

Columbia Gas Upgrades

Project remains on schedule to be completed in late 2022. Restoration is set to begin in the area of Holly, Cherry, and Magnolia as early as this week (week of 7/4). Restoration of Mt. Sterling Road will begin in the coming weeks, and the contractor hopes to be completed shortly after school starts back in August.

FY23 Concrete Services

Southern Contractors of Ky has again won the bid for the concrete services contract. An order for the approval of said contract will be on the 7/5 agenda for City Commission approval. Once approved, the contractor can begin mobilizing and will start work completing bulbouts for Main Street. There are also currently 4 sidewalk projects in the cue.

Wall/Maple Storm Sewer

Final design is still in process. LE Gregg will be on-site at the property of Carmack Kersey in the coming weeks to do investigation on the sinkhole at the rear of the property. Once this work is complete, final design can be completed, and the project will be ready for bid.

Barlow Drive Storm Sewer

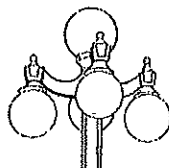
Final design is underway. Once final design is complete, this project will be ready for grant applications for funding through infrastructure bill grants.

North Main Storm Sewer

Preliminary design is underway. Engineers have sent schematic plans to both Columbia Gas and WMU, in hopes of identifying any potential conflicts/relocations that would need to take place. This project is scheduled for presentation to the Public Works Committee at our August meeting.

222 Cook Avenue

Repair of the existing barn is underway. Palmer Engineering is finalizing plans for the foundation of the salt barn. Once foundation plans are complete, the structure itself can go out for bid.



Considered Options for Town Branch Culvert Repair at Church and Broadway

	November/December 2021 Estimates
Option 1: Run Culvert down Church Street	\$1,000,000
Option 2: Run Culvert down Highland Street	\$1,450,000
Option 7: Replace Culvert in Place	\$500,000

Additional Information Identified/Incurred During Design of Building Demolition Leading to Increased Cost
1. Bedrock levels vary significantly through the footprint of the building
2. The adjacent soil and potentially buildings appear to bear partially on the 12-18 E. Broadway Building
3. Increased economic volatility due to the war in Ukraine, supply chain issues, and gas prices.

Structural engineer determined the existing building could not be removed without stabilization to protect adjacent improvements.

Options Considered for Stabilization of Adjacent Improvements after Building Demolition:
1. Cast-In-Place Retaining Wall at Property Boundary - Selected Option
2. MSE Retaining Wall at Property Boundary - Would require additional property acquisition and/or encroachment agreement for anchoring off property
3. Stabilization with H-Piles - Would require extensive utility relocation and additional property acquisition and/or encroachment agreement to install off property
4. Removal of Front Portion of Building and Replacing Culvert While Back Portion is Standing - Spoke to Contractors who indicated this would be very expensive and they would be unlikely to bid due to 10' clear height. Also presents additional liability to the City.
5. Stabilization with Soil Nailing - Would require encroachment agreement to install off property. Would be high risk to install in an area with so much older development and unknown subsurface conditions.
6. Install retaining wall approximately 20 feet into the site and place compacted fill behind wall to slope up to adjacent grades - Would still require building retaining walls and now compacted fill would have to be placed in tight corners if flowable fill was not used. Retaining wall and fill would have to be constructed while existing building is standing.
7. Allow soil from adjacent parking lot to become unstable and tear the building down traditionally - Would result in the loss of the parking lot and potential damage to adjacent structures. Utility relocation would be required. City would likely have to purchase portions of adjacent parcels.

Cast-in-Place Retaining Wall Option was chosen to try to minimize liability and cost of construction for the City

Updated Cost Estimates for Town Branch Culvert Repair at Church and Broadway

	June 2022 Estimates	
	Building Demo/Repair	Culvert Installation
Option 1: Run Culvert down Church Street	\$750,000	\$1,200,000
Option 2: Run Culvert down Highland Street	\$750,000	\$1,900,000
Option 7: Replace Culvert in Place*	\$935,000	\$650,000

*Culvert Install includes the Property Purchase Price of \$225,000

June 28 Building Demolition Low Bid Number: \$1,141,955.70

Option 7 Total Anticipated Cost Current Bid:	\$1,792,000
Option 1 Total Estimate June 2022:	\$1,950,000

