

March 12, 2009



Madison's Central Business Improvement District (BID)

University Ave. - Gorham St. – Broom St. Reconstruction

CONSTRUCTION UPDATE / Notes from March 10 Information Meeting

CONSTRUCTION STARTS MONDAY, MARCH 16.

This is the last construction update that will be mailed. Weekly BID construction updates will be sent by email only. If you did not receive by email, send an email to mcarbine@downtownmadison.org to ask to be added to the list.

PROJECT SUMMARY: University, Gorham & Broom street reconstruction

Dates: March 16 – Sep. 11, 2009

Contractor: Homburg Contractors, Inc.

Project Limits:

- University Ave. from East Campus Mall to N. Bassett St.
- W. Gorham St. from Bassett to State St.
- N. Broom St. from State St. to W. Johnson St.

The project will be “gapped” at Park St. intersection; no construction at intersection of University & Park.

Work being done:

- Complete street concrete pavement replacement
- Sanitary sewer main & lateral replacement
- Storm sewer inlet replacement as necessary
- Water main & lateral replacement
- MGE gas & electrical utility upgrades
- Curb & gutter replacement as necessary
- 300 Gorham & 300-400 Broom only: Sidewalk terrace & street/ped lighting replacement

NOTES: Two other projects begin May 18: West Gilman from Univ. Ave. to State St., and University Ave./Campus Drive resurfacing. They are being contracted separately from this project, and will have their own business pre-construction meetings.

HOW TO GET INFORMATION:

- **Website:** City of Madison “University Ave. Corridor Project Website”. Sign up here to get project updates by email: <http://www.cityofmadison.com/engineering/universityAvenue/index.cfm>
- **Bi-Weekly Meetings:** The best place to ask questions, bring up concerns and learn what to expect. Representatives from City Engineering, Homburg Contractors, and the BID will be there.

Tuesdays, 10 am, University Square Food Court, 2nd Fl., 365 East Campus Mall
Meetings start Tuesday, March 24, and will be **every other week**.

- **BID Construction Updates**, Summarizing weekly construction meetings. Sent via email after the construction meeting, and posted to http://www.visitdowntownmadison.com/news/index.php?category_id=2477 (“visitdowntownmadison.com,” “News,” “Construction Updates”)

See also the BID December 9 informational meeting notes about 2009 construction projects: http://www.visitdowntownmadison.com/uploads/media/ConstructionNotes_Dec9_FINAL.pdf

TRAFFIC IMPACTS, ROAD CLOSURES

- Dates are estimated and may be adjusted as project progresses.
- Peak hours are 7:00 am to 9:00 am and 3:00 pm to 6:00 pm
- Business access will be maintained. The contractor will contact you in advance of any street closures that will affect business access.
- See also map created by the BID (see link below)

1. Phase I: Mid-March to Mid-June:

All side street traffic crossing Gorham Street, University Avenue, and Broom Street will be maintained except as noted below. Traffic will be shifted from side to side on University Ave. as necessary to complete the work.

1.) Gorham Street from State Street to Bassett Street:

- Will be reduced to one lane of traffic at all times of the day (down to one travel lane from current two; no parking lanes).
- Traffic will be shifted to the east side of the roadway while the west side is reconstructed.

2.) University Avenue - from Bassett Street to Park Street:

- Will be reduced to two lanes of traffic at all times of the day.
- Traffic may be reduced to one lane of traffic during non-peak hours to enable concrete paving of the roadway.
- Traffic will be shifted to the south side of the roadway while the north side is reconstructed.

3.) Broom Street - from Johnson to Gorham:

- Traffic will be reduced to one lane of traffic at Johnson Street at all times of the day.
- Traffic will be shifted to various sides of Broom Street as the project progresses.

4.) Broom Street - from State Street to Gorham Street:

- Will be a one-way street outbound FROM State Street TO Gorham Street.
- It will be narrowed to one lane, with traffic shifting from side to side as project progresses.
- Local traffic only recommended.

5.) Frances/University Intersection:

Contractor may close Frances St. north of University Ave. for one weekend in late April/early May if necessary. This closure will be done before construction starts on Gilman St. project.

Contractor may start work at 7:00 AM Saturday and must have the intersection reopened by 7:00 AM Monday morning. Southbound Frances St. traffic will be allowed to exit to University Ave.

6.) Hawthorne Ct./University Intersection

Contractor will maintain access except for one day of utility work (week of March 30) and one day of paving/concrete in April.

Bicycles will be detoured from Gorham Street at State Street in the westbound direction and at Lake Street in the eastbound direction.

2. Phase 2: Mid-June to Mid-September

All side street traffic crossing Gorham Street, University Avenue, and Broom Street will be maintained except as noted below. Traffic will be shifted from side to side on University Ave. as necessary to complete the work.

1.) Gorham Street from State Street to Bassett Street:

- Will operate with two travel lanes during peak hours (normal # of travel lanes, no parking lanes).
- Traffic will be shifted to the west side of the roadway while the east side of the roadway is reconstructed.
- Traffic may be reduced to one travel lane during non-peak hours to complete concrete paving.

2.) University Avenue - from Bassett Street to Park Street:

- Will be reduced to two travel lanes at all times.

3.) Broom Street - from Johnson to Gorham:

- Traffic will be reduced to one lane of traffic at Johnson Street at all times of the day.
- Traffic will be shifted to various sides of Broom Street as the project progresses.

4.) Broom Street - from State Street to Gorham Street:

- Will be a one-way street outbound FROM State Street TO Gorham Street.
- It will be narrowed to one lane, with traffic shifting from side to side as project progresses.
- Local traffic only recommended.

5.) Lake Street between University Ave. and Johnson St.

- Will operate as a one-way street southbound (FROM University Ave. TOWARDS Johnson St.).

6.) Frances Street between University Ave. and Johnson St.

- Will operate as a one-way street northbound (FROM Johnson St. TOWARDS University Ave.)

Note: Lake and Frances Street north of University and south of Johnson will continue to operate as two-way streets. Only the blocks specified above will be one-way.

Bicycles will be detoured onto State Street in the southbound direction. Eastbound bicycles will be detoured to Dayton Street by other construction projects to the west during this phase of construction.

Both Phases:

Some Metro bus routes will detour from Gorham St. and University Ave. to State St. due to construction. For more information see: <http://www.cityofmadison.com/metro/Detours/GorhamUniv/GorhamUniv.html>

DOWNTOWN MADISON “GET AROUND” GUIDE & MAP

The BID created a map and handout showing how to get around, alternate routes, parking during the construction.

MAP: http://www.visitdowntownmadison.com/uploads/media/Construction_Map_FINAL.pdf

HANDOUT: _____

SCHEDULE:

Regular Construction Hours March 16 – Sep. 11: 7 am to 7 pm Mon.-Fri.; Saturdays as needed.

The contractor is required to stop work for:

- UW Graduation Weekend: May 15-17
(construction hours limited to 9am – 7pm during Exam Week May 11-14)
- Maxwell Street Days July 17-19
Contractor will not work on Gorham and Broom St. segments; will clean up area beforehand.
- Student Move-In: August 14-16
(Plus additional accommodations for individual student housing dates in the construction zone)
- Ironman Weekend: Sep. 12-13

What will happen first:

- March 16 - start removing the existing bike lane on University Ave. so they can shift traffic over to the south side.
- Next – pavement removal on North side of University. Access to driveways provided with gravel ramps.
- Later March – water main work near Bassett & Broom
- Next, sanitary sewer at Lake St., work their way east to Bassett/Broom
- Mid-April – start repaving

WATER

Due to water main and lateral work, there will be brief planned shutoffs of water to properties when they reconnect you to the water main. The contractor is required to give you at least 48 hours notice prior to a water shutoff. When they contact you, they will try to work out a good time for the shutoff. Most shutoffs will last only a few hours.

TENTATIVE dates for water shutoffs. These dates are TENTATIVE per the current schedule. Attend the construction meetings and read the BID Construction Updates to keep track of the schedule.

- Broom Street (304 N. Broom, corner of W Johnson St.) - May 3rd
- Gorham St. (State to Bassett) - July 12th
- State St. (400 or 500 block/449 State at intersection of State, Gilman & Broom)- July 12th
- Frances St. - Weekend of May 25th
- Lake St. - March 29th

IMPORTANT: During construction, there is always a chance of emergency water shutoff due to water main break or other emergency. Crews will do their best to avoid this, and to keep you informed if emergency shutoff happens.

DRIVEWAY ACCESS

Driveway access will be maintained at all times unless absolutely impossible to facilitate the construction. Driveways will be gravel, and may not be at grade. If necessary to remove driveway access, you will be notified beforehand, and every effort will be made to minimize inconvenience.

LOADING ZONES

The contractor is required to work with businesses to arrange delivery and loading zone areas adjacent to their properties. Contact Mike Hackel at Homburg (608) 244-3554. Locations may vary based on construction sequence. Loading access will be greatly restricted during utility work and paving.

The following loading zones will be **AVAILABLE** during construction:

200 Block W. Gorham
south side just east of State: Truck Loading Only

200 Block W Gilman
north side east of State: Freight Loading Zone
South side east of State: Freight Loading zone 7 am - 11 am ex Sat Sun & City Holidays

300 Block N. Frances
east side north of Conklin Pl: Truck Loading Only

400 Block N. Frances
east side mid block: Freight Loading Zone
west side north of University: Freight Loading Zone (2 spaces)
west side mid block: Truck Loading Only

500 Block N. Lake
West side north of State: Freight Loading Zone (2 stalls)
West side south of Langdon: Freight Loading Zone
East side north of State: 24 Hour Loading Zone (2 stalls)

*The following loading zones will be **UNAVAILABLE** mid-March to September:*

*300 Block W. Gorham Under Construction
north side just east of Broom: Freight Loading Zone
south side mid-block: Truck Loading Only
south side mid-block: Freight Loading Zone*

*400 Block N Broom Under Construction
east side south of State: Freight Loading Zone (2 stalls)
east side south of State: Freight Loading Zone 7 am - 11 am ex Sat Sun & City Holidays
West side north of Gorham: Truck Loading Only
west side south of state: Freight Loading Zone 7 am - 11 am ex Sat Sun & City Holidays*

*The following loading zones will be **UNAVAILABLE** mid-May to September (Gilman project):*

*400 Block W. Gilman Under Construction Beginning in May
north side just west of state: Truck Loading Only (2 stalls)
north side just east of University: Freight Loading Zone
south side just east of University: Freight Loading Zone*

The Parking Utility will consider requests for temporary loading zones outside the construction limits. Business owners can call Bill Putnam, Parking Utility (608) 266-6528 to discuss what locations outside the construction limits they think would be useful for their delivery needs.

PARKING

All parking lanes and metered parking will be removed and unavailable on Gorham, University, and Broom for the duration of the project. Access to city ramps/lots will be maintained at all times.

DELIVERIES

Businesses within the construction zone AND on State St. should notify their vendors of the construction and traffic impacts

If you are in the construction zone and take delivery from anything larger than a standard straight truck (i.e., a semi), please contact Mike Hackel at Homburg right away to arrange access (contact info below).

Please Note:

- Broom St. will be one way OUTBOUND from State to Gorham, and restricted to one lane from mid-March to mid-September.
- Gilman will be under construction, local access only, University to State, May 18 - August 28. During this time, delivery vehicles will not be able to access State St. using Broom OR Gilman.
- From mid-June to mid-September:
 - Lake Street between University Ave. and Johnson St. will operate as a one-way street southbound (FROM University Ave. TOWARDS Johnson St.).
 - Frances Street between University Ave. and Johnson St. will operate as a one-way street northbound (FROM Johnson St. TOWARDS University Ave.)
- Delivery vehicles trying to access State St. from the east can still turn onto State St. from Gorham for the duration of the project, but Gorham will be congested.
- If coming from the west, delivery vehicles can access State St. via Lake St., BUT if coming from Johnson during the time Lake St. is one way, they will have to go to Frances, turn left, and come around to Lake via University.

GARBAGE

The contractor is required to provide access for garbage and recycling removal. Homburg will work with you on a way to get dumpsters out to an accessible site. It would be helpful if you could ask private waste contractors to provide you with a dumpster on wheels for the duration of the construction. Contact Mike Hackel to work out specifics for your business.

VENDING PERMITS

Street Vending & Outdoor Café Permits: Vending and outdoor cafes in the Street Right of Way will not be allowed within the project limits during the construction projects; the exception is Maxwell Street Days. (Questions? Contact Warren Hansen, City Vending, 261-9171 ext. 471, WHansen@cityofmadison.com)

SIGNAGE:

BID-provided "All Businesses OPEN" signs will be posted in the Gorham and Broom area.

Temporary Business Signage

The City of Madison Engineering Division allows temporary business signage in the public right of way when businesses access is changed due to a street construction project. Temporary signage is used to direct patrons around and through the construction area. Only approved temporary business signs are permitted in the public right of way and all signs must be removed when normal access is restored to the business.

There are three types of signs allowed:

- Driveway Signs
- Directional Signs
- Alternate Business Access Signs (which will be provided by the city in some project areas)

Businesses need to apply in advance for permission to install the signs. Please allow 2 weeks for processing. Businesses need to create and pay for the Driveway Signs and Directional Signs, and provide a business plaque for the Alternate Business Access Signs.

See <http://www.cityofmadison.com/engineering/universityAvenue/resources.cfm> for:

Temporary Business Sign Info
Temporary Business Sign APPLICATION and instructions

CONTACTS:

If questions or concerns arise, please bring them up at weekly meetings or contact those listed below.

- **Homburg Contractors Inc.: Mike Hackel, Project Manager. (608) 244-3554. mhackel@homburginc.com**

Mike Hackel is your main contact and point person to work out any specific issues regarding your business (e.g., getting dumpsters out for trash collection, etc.).

Site Supervisors will be Duane Mellum and Brad Gustrowsky. Route contacts through Mike Hackel.

- City of Madison Engineering Project Supervisor: Chris J. Petykowski, 608-267-8678 or CPetykowski@cityofmadison.com.
- After Hours Emergency Contact (e.g., emergency on construction site such as water main break)
City Engineering After Hours: (608) 266-4430
City Water Utility After Hours: (608) 266-4665
- BID Contact: For additional help, questions, concerns. Mary Carbine, BID Executive Director, 443-1973, mcarbine@downtownmadison.org.