



Madison's Central Business Improvement District (BID)

GILMAN STREET- 400 Block

CONSTRUCTION UPDATE / Notes from April 21 Pre-Construction Meeting

CONSTRUCTION BEGINS WEEK OF MAY 18.

Pre-construction utility work on 200 and 400 block W. Gilman, April 27-May 6

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 mcabine@downtownmadison.org to ask to be added to the list.

Pre-Construction Utility Work (MG&E): 400 and 200 block W. Gilman, April 27-May 6:

To help the Gilman project stay on schedule, some utility work will be done beforehand, on the north/west side of the street.

One hole will be dug in the 200 block, near Samba (temporarily removing 3-4 parking spots). Another hole will be dug in the 400 block near Rainbow Bookstore, and a trench cut on that side of the street from Rainbow Books to University (taking out the parking). These holes will be filled in and parking spaces restored at conclusion of the work (by May 6).

The south/east side of Gilman will remain open to driving and parking during this work.

PROJECT SUMMARY: 400 Block West Gilman reconstruction

Dates: May 18 – August 13, 2009

Contractor: R.G. Huston Company, Inc.

Project Limits: 400 block Gilman, from University Ave. to just before State St.

Work being done:

- Complete street concrete, curb & gutter replacement
- Sanitary sewer main & lateral replacement
- Storm sewer inlet replacement as necessary
- Street lighting replacement; pedestrian lighting added
- Sidewalk replacement – portions as necessary.
- Terrace replacement and expansion (wider terraces, all hardscape)
- Parking meters will be replaced with "double" meters, so fewer poles
- A few trees will be replaced+ new ones planted, for net gain of about 3 trees

PROJECT NOTES:

- 400 block of Gilman will be closed (local traffic only) from University to State May 18 – August 13.
“Local traffic” means residents, building occupants. Customers and deliveries should find alternate routes (see loading zone info, below). They ask that you refrain from driving down the road if at all possible. The fewer the interruptions, the quicker the contractor can get the work done, which helps everyone.
- Contact the Brad Huston, the R.G. Huston Project Manager (contact info below) to work out things like access for private garbage pickup.
- At University Ave. intersection, there will be signage: Road Closed, Local Traffic Only, All Businesses Open. Contractor is required to post “Sidewalks Open to Businesses” and “Walk Bikes” signs on both ends of the construction.
- Sidewalk Access. While not all sidewalks (part close to the building) are being replaced, some sections are. Also, when they need to connect sanitary sewer laterals, they may dig a trench through the sidewalk from street to building. Contractor will give you advance notice of such work. Contractor is required to maintain sidewalk access to businesses from at least one side at all times (this means that when necessary, they can close the sidewalk access from one side). When doing sidewalk work directly in front of your entrance, they will “bridge over” to maintain sidewalk access to your building.
- Driveway Access-Contractor will do their best to maintain driveway access the majority of the time (will be gravel). There may be periods when access will be impeded (when they are pouring concrete, or digging a trench outside driveway). They will notify you in advance. If you park or use a driveway off of 400 W. Gilman, be sure to contact Brad Huston (so he knows who uses driveways), come to construction meetings and/or stay tuned to construction updates so you have a heads up when driveway access may be impeded.
- 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.
- Hours – Usual hours of work will be weekdays from 7am to no later than 7pm. If necessary, they can work until 10pm but that would be unusual. (During the preconstruction utility work April 27-May 6, you might see MGE working after 7pm).
- Contractor will not work during Maxwell Street Days Sidewalk Sale July 17-19, and will clean up north area of site (near State St.) for that event.

DOWNTOWN MADISON “GET AROUND” GUIDE & MAP

The BID created a map and handout showing how to get around, alternate routes, parking during the construction. Please share with your customers and vendors, and post on your websites.

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

HANDOUT: http://www.visitdowntownmadison.com/uploads/media/Handout_FINAL.pdf

CONSTRUCTION “SURVIVAL GUIDE”

Created by the Small Business Advisory Council (SBAC) of the Greater Madison Chamber of Commerce and the City of Madison. <http://www.greatermadisonchamber.com/files/UserFiles/Image/survivalguide.pdf>

LOADING ZONES

You will want to inform your vendors of street closures and changes in loading zones:

The following nearby loading zones will be **AVAILABLE** during construction in the area:

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.

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

Return applications to Chris Petykowski, City Engineering (Contact info below).

HOW TO GET INFORMATION:

- **Bi-Weekly Meetings:** The best place to ask questions, bring up concerns and learn what to expect. Representatives from City Engineering, R.G.Huston, and the BID will be there. Combined meeting with Gorham/University/Broom project.

Tuesdays, 10 am, University Square Food Court, 2nd Fl., 365 East Campus Mall, **every other week**. First meeting that this project will be discussed: Tuesday, May 19.
- **BID Construction Updates**, Summarizing weekly construction meetings. Sent via email after the construction meeting, and posted to ("visitdowntownmadison.com," "News," "Construction Updates") http://www.visitdowntownmadison.com/news/index.php?category_id=2477
- **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>

CONTACTS:

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

- **R.G. Huston Company: Brad Huston, Project Manager. (608) 255-9223, bhuston@rghuston.com**

Brad Huston 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.).
- 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.