

WESSLER ENGINEERING RESPONSE IN RED, June 19, 2012



Design Committee Plan Review Meeting

Date Time Location: April 18, 2012 - 3:00 pm DPW Conference Room

Project Name: Alley Drainage Improvements Project

Project Location: Alley section adjacent entire length of Artcraft Theatre – South side

Attendants: Richard Dewitt, Todd Wilkerson, Rob Shilts, Marty Williams, Dru Smyth, Phil Warrenburg

Opening Statement: Scope at preliminary phase and open to modifications.

Material Reviewed: Plans marked as “Draft” and dated April 2012.

Summary Scope of Work: Remove alley pavement, install storm sewer structure and piping, install concrete gutter, install concrete pavement.

Plan Review Comments:

1. Please indicate anticipated design invert at connection into Main Street Project storm sewer.
 - a. We have this information and will add it to Final Plans
2. Please indicate design slope for the 40 feet of RCP storm sewer piping.
 - a. Final Plans
3. Please indicate casting elevation for Type A drainage structure and outlet invert.
 - a. Final Plans
4. Please add plan reference and indicate existing threshold elevations for all existing doorways.
 - a. Additional survey required.
5. Please add design spot grades for concrete gutter.
 - a. Our preference would be to show elevations on the alignment/profile page and keep the plan view clean. DPW echoed this preference.
6. Please add design spot grades for concrete pavement where adjacent existing thresholds and periodically along building interface.
 - a. Okay
7. Please add reference for joint material and sealant where concrete pavement abuts existing buildings.
 - a. A detail will be provided in the Final Plans
8. Please add general note reference to provide positive drainage away from all buildings.
 - a. Okay

Scope Modification Comments:

1. Please consider adding color to concrete gutter and pavement to enhance visual interest.
 - a. This can be done. Concrete costs will increase by approx 3X. Design effort increase is minimal as this can be addressed primarily through specifications.
2. Please consider adding stamped concrete finish to enhance visual interest. This request would apply only to the concrete pavement and not the concrete gutter.
 - a. This can also be done, but at roughly 3X the concrete cost. Design increase effort is minimal.
 - b. Consider adding colored and stamped concrete as an add alternate bid item so it can be considered as a separate “upgrade” and if determine by the Board, paid for through other funding sources?
3. Please consider adding piping and downspout connection points for the various existing downspouts. Alley runs East West and receives limited sunlight during winter. Request is due to safety concern for icing and extended melt seepage from ice and snow that has accumulated on adjacent roofs.
 - a. Could investigate the feasibility of an underdrain system to connect downspouts to a 12” underdrain discharging to the inlet at Main St. The biggest drawback is the increased excavation in an already-crowded utility corridor. Vectren has already stated that excavation (deeper than what was originally proposed) would require them to relocate their main and service in the utility. This would likely be done at the City’s expense. See attached.
4. Please consider adding control bollards at each end of the alley to limit vehicle access to only those authorized. Request is due to safety concern for pedestrians using alley as a walkway.
 - a. This can be done at a small increase to the construction cost (more for architectural bollards). Design effort increase is minimal as this can be addressed through specifications and a bollard detail.

General Comments:

1. Please be advised that a project to stabilize the wall at Kira’s is in the planning stage and will involve excavation of the pavement immediate the wall. Excavation is required in order to perform stabilization work on foundation of wall.
 - a. Wall stabilization must be completed prior to this alley drainage project – particularly if colored, stamped concrete is involved. What is the timing of the stabilization work? (Main St project is tentatively scheduled to begin in October 2012 with this project coinciding.) How will the excavation work be performed?
2. Please be advised that it is highly recommended that non-destructive exploration be conducted in order to physically locate the existing Century Link underground fiber optic cable. Actual location and elevation may impact storm sewer structure and piping installation for not only this project but the Main Street Project.
 - a. The fiberoptic has been physically located in a manhole behind Mutual Savings Bank. There are 24” of cover over the approx 12”x16” duct bank at that location. The proposed improvements should not interfere at that depth – that is likely to change if an underdrain system is added.

Additional design expenses:

- Survey \$1,500
- Incorporate review comments \$ 500
- Design underdrain system, add p&p \$1,000
- Utility Coordination \$ 600

ESTIMATED ADDITIONAL = \$3,000 TO \$4,000

Closing Comments:

Discover Downtown Franklin sincerely appreciates the opportunity the City of Franklin and the Department of Public Works has extended by allowing us review and comment time for this project. We look forward to further opportunity and collaboration as it becomes available. Our Core Statement reads ‘to assist with the physical appearance and function of Downtown Franklin’. We believe this opportunity has allowed us to meet our intentions.

Discover Downtown Franklin

Design Committee

Phil Warrenburg

Krista Linke

Megan Sweany

Marty Williams

Carolyn Williams

Dru Smyth

Rob Shilts

Scott Graham

Neil Dixon