



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: September 12, 2018

MEETING DATE: September 17, 2018

SUBMITTING DEPARTMENT: Public Works/Engineering

DEPARTMENT DIRECTOR: Floren Poliseo

PRESENTER: Brian Lenz, Town Engineer

SUBJECT: Downtown Construction – 85 South King Street (Private Development)

STATEMENT/PURPOSE

The purpose of this item is to discuss the anticipated impacts to the public right-of-way and adjacent properties and businesses associated with partial demolition of an existing building and construction of an addition to an existing commercial building located on the property at 85 South King Street, on the northwest corner of South King Street and East Pearl Avenue.

BACKGROUND/ALTERNATIVES

The subject property and building constructed in 1915 is a historic log structure formerly known as the Coe Cabin and Sweetwater Restaurant. The building's new owner wishes to preserve the historic log structure and proposes to expand the buildings footprint from 2,150 square feet to 2,765 square feet. A Demolition Permit has been approved for removal of the roof and disassembly of the log walls of the southeast wing. The Commercial Building Permit is under review.

A construction staging a phasing plan was submitted with the building permit for the subject property by Old Growth LLC (in coordination with Dubbe-Moulder Architects and Nelson Engineering) which provided information that met the Town of Jackson Municipal Code limitations on use of the public right-of-way within the downtown core as well as the need for an approved construction staging and phasing plan as stated in Title 12, Chapter 12.08, Section 12.08.040 and 045 respectively.

In late August, subsequent to the receipt Old Growth LLC's construction plan, a meeting was held with Teton County Fire Department Staff to review and coordinate Old Growth LLC's plan in conjunction with normal use and future construction work at Fire Station No. 1. Feedback from this meeting included the extents of fire truck maneuvering, coordination of construction timelines with Dubbe-Moulder Architects and requiring the construction gate to swing into the property at 85 South King Street.

In early September Town of Jackson Public Works Engineering staff met with Old Growth LLC, Dubbe-Moulder Architects and the Owner to discuss the construction staging and phasing plan, coordination with Fire Station No. 1 use and construction. This meeting determined that construction efforts and staging are planned to be contained within the property and construction fencing can provide an adequate separation between construction and pedestrians.

Subsequent to this meeting, Old Growth LLC (in coordination with Dubbe-Moulder Architects) provided to the Town Engineering Department a revised construction staging and phasing plan showing location of construction fencing, on-site staging area, use of off-site storage for the dismantled log structure, construction narrative, and anticipated project schedule. No on-site parking was included on the construction plan which may impact on street parking in the area by the contractor. The existing curb along East Pearl Avenue is a no parking zone, and there are approximately three time-restricted parking spaces on South King Street adjacent to the project. The proposed plan minimizes the use of the on-street parking for construction purposes and allows for normal pedestrian travel.

The owner/applicant wishes to place construction fencing along the property line on South King Street and East Pearl Avenue and place a construction gate swinging inward along the southwest portion of the property line prior to the commencement of demolition/construction activities to remove a portion of the existing structure and strip materials from the site. This is anticipated to be around the first week of October pending Building and Public Right-of-Way Permit approvals. Once complete, excavation work will continue to prepare the site for the new commercial building.

Additionally, work requiring use of cranes, concrete pump trucks, etc., including construction material deliveries, that are likely to require use of the public right-of-way will be coordinated with the Town of Jackson through the submittal of a Public Right-of-Way permit containing the work description and traffic control plan. The owner/applicant anticipates use of the public right-of-way for equipment mobilization, concrete deliveries, crane for the roof and dump trucks associated with the demolition and excavation phases of the project. Public Right-of-Way applications would be required to be approved by TOJ staff for any requested or anticipated use of the roadway above and beyond construction vehicle circulation and reasonable material drop-off or loading operations.

The owner/applicant has proactively coordinated with adjacent property owners to provide information as to the project schedule, collect contact information for future notifications, and expected impacts that construction of the 85 South King Street site will have on the adjacent property and street/pedestrian frontage.

ALIGNMENT WITH COUNCIL'S STRATEGIC INTENT

The topic being discussed aligns with the Town's vision of "Economic Sustainability", "Town as Heart", and "Unique Character" by promoting economic redevelopment of the downtown core as well as improved pedestrian corridors.

ATTACHMENTS

Demolition/Construction Site Plan, Storage Yard Plan, and anticipated Construction Schedule.

FISCAL IMPACT

There is no cost to the Town associated with this project.

STAFF IMPACT

1 hour per week for inspections and correspondence

LEGAL REVIEW

Legal does not typically review Construction Management plans and has not been consulted on this plan.

RECOMMENDATION

The Town Council has three main options to proceed with regarding this discussion item...

Option 1 – Approve of the construction staging and phasing plan as presented and direct the owner/applicant to coordinate with neighboring and adjacent businesses and properties for construction related activities and to coordinate with the Town of Jackson for use and occupying of the Public Right-of-Way for all associated construction permits, fees and bonding required for such work on the fee basis as stated within the TOJ Municipal Code under 12.08.060 - Permit Fees.

Option 2 – Other conditions and recommendations as determined by Town Council.

SUGGESTED MOTION

The Town of Jackson Council motions to direct the Owner/Applicant, and TOJ staff to (***Option 1, Option2, or Other***).

Synopsis for PowerPoint (120 words max):

Purpose:

The purpose of this item is to discuss the anticipated impacts to the public right-of-way and adjacent properties and businesses associated with partial demolition of an existing building and construction of a an additiona to an existing commercial building located on the property at 85 South King Street.

Background:

The Demotion Permit has been approved for removal of the roof and disassembly of the existing southeast portion of the log building, and the Commercial Building Permit is under review.

Fiscal Impact:

There is no cost to the Town associated with this project.



Staging Plan Narrative

for

Old Growth LLC Project

85 King Street

Town of Jackson

NO WORK WILL START UNTIL THE END OF SUMMER SEASON/LABOR DAY 9/3/2018

10.1.18 - 10.8.18 - Temporary Construction and Staging prep-

- Build Temporary Fencing as specified on page 6 along Pearl and King Streets.
- To provide our main point of construction access to the site for shoring, excavation, concrete and material deliveries we will remove the boardwalk from the SW property corner to 36' plan east.
- There will be a 16' construction gate south of the new addition that swings into property- along with a stabilized construction entrance built to Town of Jackson specification ST-119.

10.4.18 - 11.1.18- Vestibule removal and relocation-

- During this period the temporary fence on King will be moved to the other side of the sidewalk where we will build a temporary walkway to allow for the removal of the existing vestibule and the excavation, concrete and back fill work necessary to relocate the King Street entrance vestibule. The fence will be immediately moved back to the property line after back fill is complete

10.4.18-7.30.19- Construction Fence in use

- Throughout the project schedule our construction fencing and access gate will be in use and effectively maintained for safety of the public
- 9/29/18 – 10/8/18- Boardwalks or sidewalks will be rebuilt and the temporary fencing will be removed.

10.24.18 – 10.9.18- Shoring

- If deemed necessary, a shoring contractor will shore the west property line as well as the adjacent foundations of the existing structure on the north and east sides

General Logistics-

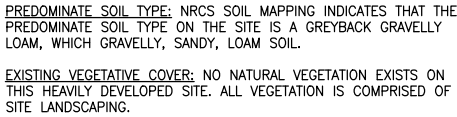
- Due to the limited frontage at the site, our only point to access the building plan west of the property corner on the Pearl Street side of the road. As mentioned above we will install a construction gate from this location over to the beginning of the temporary construction sidewalk. The gate will swing into property. [green dashed box on staging plan]
- The present dining room location, which will be dismantled and stored off sight, will become a temporary spoils area as we dig the basement for the new bar area.
- Any spoils to not be reused will be exported off site.
- All import for basement preparation will be temporarily stored where the present dining room is located. [shaded pink on staging plan]
- All post concrete material will be stored to the south of the new addition at the location of the present patio on Pearl Street. [Yellow shaded on staging plan]
- Concrete will be pumped directly from access point from Pearl street and WMB will communicate directly with the Town of Jackson coordinating concrete deliveries and traffic control.

Traffic Control-

- Any necessary traffic control measures will be provided by Wilkinson-Montesano Builders or its subcontractors and will be coordinated with the Town of Jackson Streets Department.

Phases and Dates where traffic control *may* be needed:

- Equipment mobilization after 9-25
- Concrete deliveries- 11/16 – 12/11-12/16
- Crane for roof- 2/12-2/17
- Egress flagging for dump trucks accessing site (intermittent) 9/19-11/19



CAUTION: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTORS WORK.

3. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS) 2015 EDITION AND THESE PLANS.
2. CONTRACTOR REQUIRED TO MEET WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY'S STORMWATER PERMIT REQUIREMENTS.
3. IT IS RECOMMENDED THAT THE CONTRACTOR EMPLOY A SURVEYOR TO PROVIDE STAKING FOR LOCATIONS OF FOUNDATIONS, UTILITIES, DRIVEWAY, AND FOR GRADING WORK.
4. STRIPPED MATERIAL SHALL BE STOCKPILED AT STOCKPILE AREAS SHOWN ON PLAN, CUT MATERIAL WILL BE PLACED DIRECTLY INTO FILL AREAS OR STOCKPILED. SEE SHEET C2.0 FOR LOCATIONS.
5. TOPSOIL SHALL BE STOCKPILED SEPARATELY & REUSED TO COVER FINISH SLOPES. IMPORT ADDITIONAL WEED-FREE TOPSOIL IF NECESSARY TO COVER ALL DISTURBED AREAS NOT RECEIVING SURFACING. LEAVE SUBGRADE DOWN 4"-6" TO RECEIVE TOPSOIL IN LANDSCAPE AREAS.
6. DUST CONTROL MUST BE ACCOMPLISHED BY WATERING STOCKPILES AND DRY SOILS.
7. CONTRACTOR SHALL PREVENT TRACKING OF SOIL ONTO THE ROAD AND CLEAN ROAD OF SOILS WHEN NECESSARY.
8. IN ACCORDANCE WITH C2.0, INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING WITH LAND DISTURBING ACTIVITIES AND MAINTAIN THE DEVICES DURING CONSTRUCTION. IF NECESSARY THE CONTRACTOR SHOULD INSTALL AND MAINTAIN ADDITIONAL EROSION CONTROL MEASURES TO ENSURE THE SITE IS STABILIZED DURING CONSTRUCTION.
9. REVEGETATION SHALL BE NATIVE SEED AND SOD AND SHALL BE IRRIGATED BY OWNER WHEN NECESSARY.
10. CONTRACTOR MUST HAVE A WEED CONTROL PLAN PREPARED BY TETON COUNTY WEED AND PEST OR OTHER WEED SPECIALIST AND IMPLEMENT THE PLAN THROUGHOUT CONSTRUCTION. SEE NOTES ON SHEET C1.0 FOR WEED MANAGEMENT REQUIREMENTS.
11. LAND DISTURBING ACTIVITIES SHALL OCCUR FROM SUMMER 2018 THROUGH FALL 2019.
12. CONTRACTOR SHOULD COORDINATE THE INSTALLATION OF WIRE UTILITY SERVICES WITH UTILITY PROVIDERS AND ARRANGE INSTALLATION AND SERVICE CONTRACTS.
13. INSTALL ORANGE CONSTRUCTION FENCING ALONG LIMITS OF DISTURBANCE TO CONTAIN CONSTRUCTION ACTIVITIES PER SHEET C2.0.
14. CONSTRUCTION PARKING AND STAGING WILL OCCUR ALONG THE DRIVEWAY, WITHIN THE STAGING AREA, AND AT THE LOT FRONTAGE. GRAVEL SURFACING WILL BE PLACED TO MINIMIZE MUD ISSUES DURING CONSTRUCTION.
15. FOLLOW GEOTECHNICAL REPORT RECOMMENDATIONS FOR FOUNDATION SOILS PREPARATION, FOUNDATION DRAIN PLACEMENT, FOUNDATION BACKFILL, DRIVEWAY CONSTRUCTION, AND OTHER SOIL PREPARATION FOR SLABS AND UTILITIES.

PRE-CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

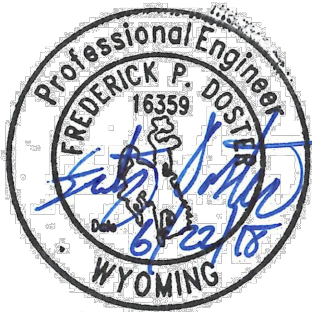
1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT THE TETON COUNTY WEED & PEST, OR OTHER QUALIFIED PROFESSIONAL, TO CONDUCT A SITE SPECIFIC INVENTORY OF INVASIVE SPECIES AND CREATE A SPECIES SPECIFIC MANAGEMENT PLAN IN ACCORDANCE WITH TETON COUNTY LDR 5.7.2.

ACTIVE CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

1. ALL CONSTRUCTION EQUIPMENT TO BE CLEANED PRIOR TO ENTERING THE SITE.
2. SOIL STOCKPILES TO BE ROUTINELY CHECKED AND TREATED FOR INVASIVE SPECIES.
3. DISTURBANCE OUTSIDE OF THE CONSTRUCTION ZONE AND IN AREAS WHERE INVASIVE SPECIES ARE PRESENT SHALL BE MINIMIZED.
4. ALL AREAS OUTSIDE OF THE CONSTRUCTION ZONE SHALL BE KEPT ON ACTIVE MANAGEMENT USING THE CONTROL METHODS PRESCRIBED IN THE SPECIES SPECIFIC MANAGEMENT PLAN CREATED PRIOR TO CONSTRUCTION. THIS AREA SHALL BE MONITORED AND TREATED AT LEAST TWICE EACH GROWING SEASON.

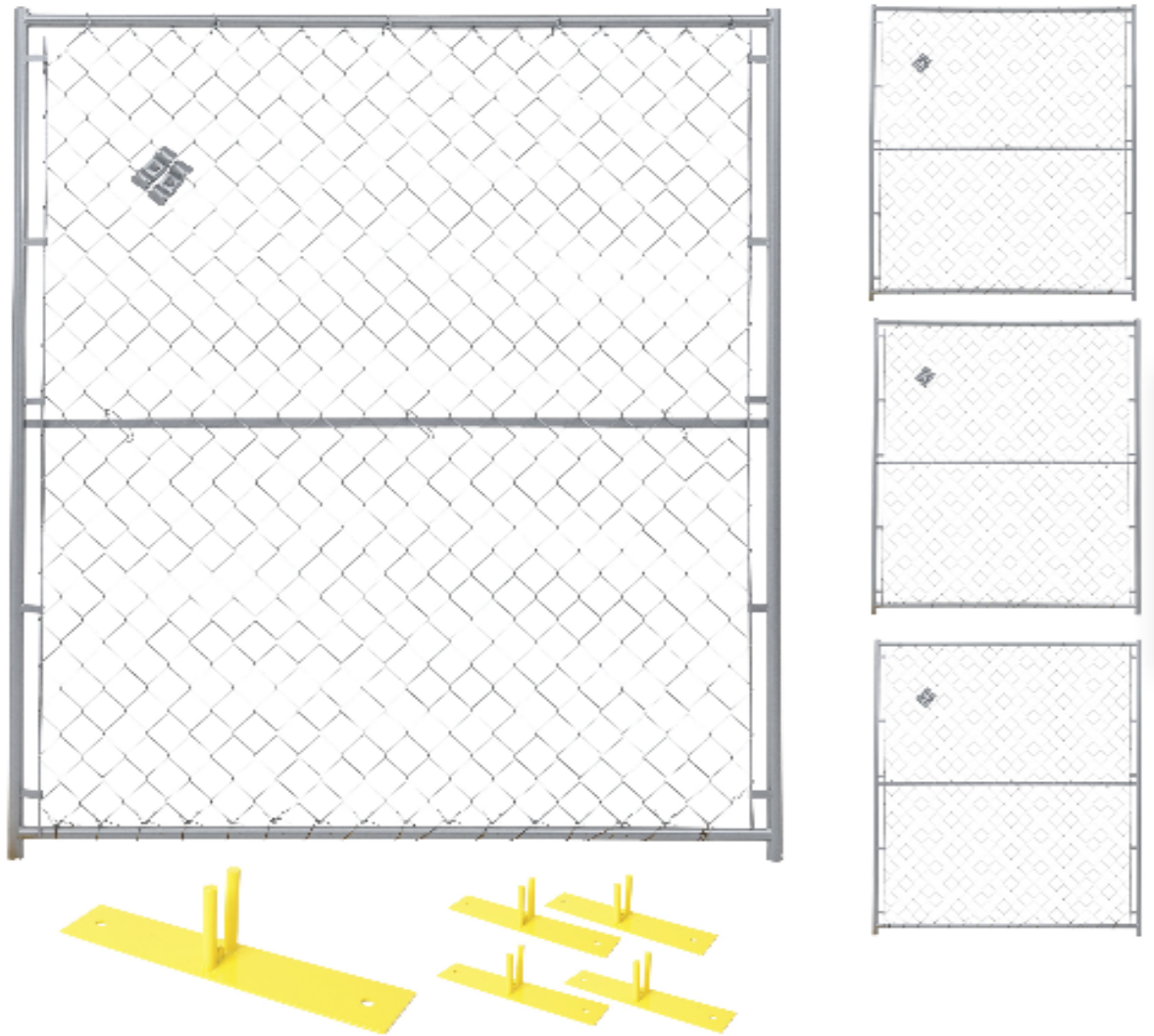
POST-CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

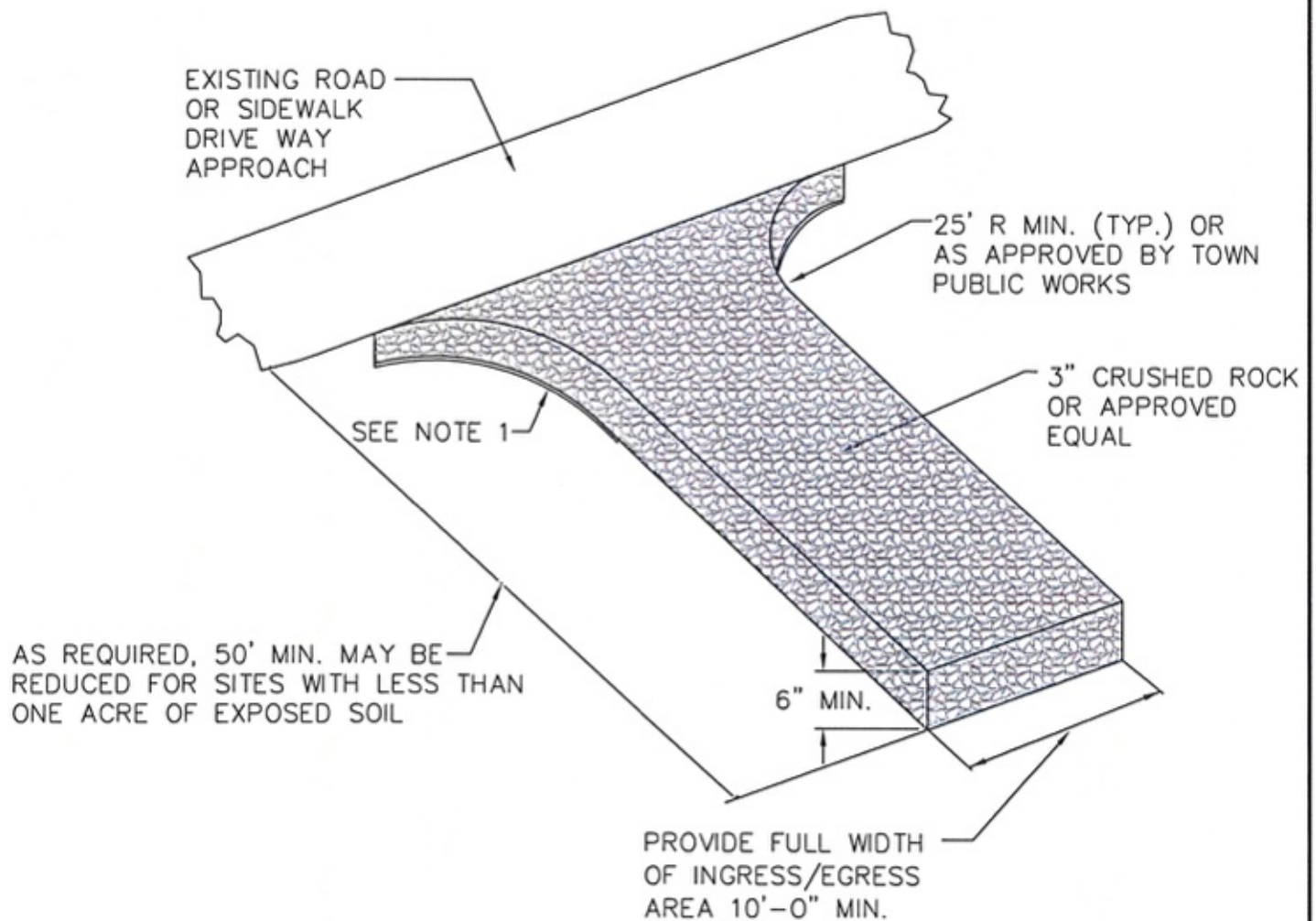
1. RE-VEGETATION TO OCCUR IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE TO PREVENT THE ESTABLISHMENT OF INVASIVE SPECIES IN DISTURBED AREAS.
2. NURSERY STOCK SHALL BE IN ACCORDANCE WITH W.S. 11-9-101 - 109 (WYOMING NURSERY STOCK ACT) AND SHALL BE OBTAINED FROM A PROPAGATOR WHO IS REQUIRED THROUGH A DEALER LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE. SEEDS SHALL BE IN ACCORDANCE WITH W.S. 11-12-101 - 125 (WYOMING SEED LAW), CERTIFIED WEED FREE, AND ACQUIRED THROUGH A DEALER LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE.
3. ALL WEEDS, ROCKS, GRAVEL, AND SOIL SHALL BE UTILIZED WHERE POSSIBLE.
4. TCWP TO BE CONTACTED TO CREATE A POST-CONSTRUCTION INVENTORY.



DRAWING NO C1.0		JOB TITLE OLD GROWTH, LLC	DRAWING TITLE FINAL SITE PLAN	<div><p>NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087</p></div>	DATE	6/22/2018	REV.
JOB NO 18-054-03		85 SOUTH KING ST.			SURVEYED	Y2	
		JACKSON, WY	ENGINEERED		D.M. Arch		
			DRAWN		FPD		
			CHECKED		MB		
			APPROVED		MB		

Perimeter Patrol fencing system with no-trip flat steel safety feet
5'x6' sections





NOTES:

1. PLACE CONSTRUCTION GEOTEXTILE FOR SOIL STABILIZATION UNDER THE CRUSHED ROCK FROM THE EDGE OF THE EXISTING ROADWAY TO THE RADIUS RETURNS, OR AS DIRECTED BY PUBLIC WORKS.
2. ENTRANCE SHALL BE REMOVED AND RECONSTRUCTED AS REQUIRED TO PREVENT EXCESS TRACKING OF MATERIALS ONTO RIGHT-OF-WAY, OR WHEN DIRECTED BY THE TOWN PUBLIC WORKS DEPARTMENT.



STABILIZED CONSTRUCTION ENTRANCE

ST-119 DATE: 1/17/07

SCALE: NTS