

February 7, 1979

Subject: Monitoring Report #64

City of Flint Downtown Improvement Program

Flint, Michigan

Project: 75:56

Dates of Monitoring: January 12 and 29, 1979 (working days 1028 and 1039)

Actions taken:

- Attended technical conference re convention center project
- Participated in ad hoc committee meetings
- Began preparation of network models for front end work on Riverfront Center, Convention Center and State Office Building Complex

Riverfront Center Project

At these two sessions we focused heavily upon planning early work for the convention center, the convention center parking deck, the state office building and the state office building parking deck.

The morning of January 12, 1979 (working day 1028) was devoted to a detailed discussion of technical aspects of the convention center and the convention center parking deck. At this meeting there were several major architectural and engineering points stressed and the development team also presented a desired timetable for occupancy of the cleared site and start of their work. It is very important that an agreed upon site plan showing proposed boundaries and rights-of-way be prepared and agreed to by all parties concerned just as quickly as possible. Major early efforts are being exerted in this particular matter.

Concurrently, heavy efforts are being made to initiate public area site improvements design (PASI). Components of PASI work include underground city utilities such as storm, sanitary and water lines, underground utility installations of Consumers Power, Michigan Bell Telephone and CATV, and all architectural and engineering above grade work in public rights-of-way. This work is important in assuring the various parcels of land can be occupied and built upon expeditiously. Again, a successful start of early work depends upon quickly achieving an agreed-upon, proposed boundary and right-of-way site plan.

Our work on January 29, 1979 (working day 1039) concentrated heavily upon how to obtain this document. Currently a map showing the existing topographic data, along with the proposed new boundary lines will be available by February 5, 1979 (working day 1044). This will allow the developer and the constructor/designer/operator of the new parking decks to review and comment on these boundary lines. In addition, the DPW, the CDC, along with the other agencies and consultants involved can then review this work.

Once the total review has been completed, some revisions may have to be made to the proposed boundary line surveys prior to submission of these to the various agencies that must finally review and approve them.

Concurrently with preparation of the boundary line survey is preparation and submittal of sidewalk width recommendations at the government center. Also, there should be, if required, a release by those agencies involved on options at the convention center parking deck property.

Another important element that can be initiated once new boundary lines are defined is that the design manager can begin preparing and submitting architectural design development drawings for public area site improvement work. This work will be combined with the contract document work on PASI elements to allow completion of these contract documents.

A milestone date is to have the required revisions to the final boundary line survey prepared and ready for submittal to the various governmental agencies no later than March 19, 1979 (working day 1074). If an earlier date can be met, it would be very desirable, although there still remain several obstacles to total approval of the new site plan. One of these is resolution of Union Street right-of-way dimensions and alignment at the west side. It is expected that the developer along with the parking deck consultant will concentrate on this upon receipt of the proposed boundary lines and the topo.

The network model shown on sheets 28 and 29, Issue #2 dated January 29, 1979 indicate a current target timetable for much of this work. I suggest we carefully monitor this plan and wherever possible, attempt to improve upon it. Also, contained on sheet 28 of this network model is a laundry list of those things that must be done to get the project into final design and construction. We shall review this laundry list and continue diagramming it at each subsequent session with the Riverfront Center project team.

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CONSULTING ENGINEER

Concurrent with work on boundary line surveys and consequent approvals required, proposals from the utility company - Michigan Bell Telephone, Consumers Power and where required, CATV, must be prepared, reviewed and executed. This work will allow work for utility relocation and installation to proceed at an early date. Representatives of the utility companies should be asked to be present at early planning sessions since their involvement is very important.

At the next few meetings, we should plan to first monitor current status of work and then continue planning a sequence of actions on out to the point where the project is fully in work in the field.

In our meeting of January 29, 1979 (working day 1039) along with setting activities needed for approval of the boundary line surveys, we also prepared a typical diagram for acquisition of various properties involved at the convention center. Land acquisition, particularly the relocation portion will probably be a long, complex and time consuming process. Therefore, I suggest the network model we have prepared of one typical parcel acquisition be drafted into final and acceptable logic form and that a separate diagram be kept for each of the several parcels to be acquired.

We diagrammed two alternative methods; one where a settlement could be reached; the other where a settlement could not be reached. These should be shown in the plan as alternative procedures. I shall speak to those involved in land acquisition about this technique at our next session.

The network model for property acquisition along with the tracings for sheets 28 and 29, Issue #2 dated January 29, 1979 (working day 1039) were left with Mr. Vyvyan of the DPW for use and distribution.

At our next session we will continue preparation of this network model. Presently it is expected that we will resume our work on Friday, February 16, 1979 (working day 1053). I shall be in touch with Mr. Vyvyan regarding this and he will prepare the required agenda for the day. I strongly recommend we again review the logic to date, along with the suggested plan of acquiring properties.

In summary, one of the most important downtown programs underway at the present time is to insure that the convention center and state

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CONSULTING ENGINEER

office building complexes are initiated and moved along as rapidly as possible. We are concentrating all our efforts on planning these projects in depth with the project team so as to generate a good standard of performance by which work on the program can be guided and measured. The project team is working enthusiastically and diligently on the job and we hope to continue a high level of effort in our subsequent meetings.

Ralph J. Stephenson, P.E.

RJS  
m

To: Mr. Andrew Nester, P.E.



March 2, 1979

Subject: Monitoring Report #65  
City of Flint Downtown Improvement Program  
Flint, Michigan

Project: 75:56

Date of Monitoring: February 16, 1979 (working day 1053)

Actions taken:

- Continued preparation of network models for front end work on Riverfront Center, Convention Center and State Office Building Complex

General Summary

For this full session we continued planning work necessary to initiate construction on the Riverfront Center and the State Government Office complex. At present heavy attention is being given to the review, approval and final production of an acceptable overall property map showing boundaries, utilities, elevations and all information needed by the design teams and constructors on the job.

It has been decided that a master grid will be used based upon the U.S. Coast and Geodetic data maps. All those involved in the development, design or construction of any facilities in this area will be requested to utilize the USCG base grid for their reference purposes.

Meanwhile utility companies are proceeding with an ongoing evaluation of the project, and the architectural manager is preparing public area site improvement architectural design development drawings. It is yet too early to make accurate projections as to current work status, however, by our next monitoring session, enough early work will have been done so we can begin generating more predictable future work activities.

In addition to the design work on the site, heavy attention is being given the early work on acquiring the necessary properties. Real estate acquisition and relocation are an ongoing and very critical part of the total plan of action; therefore, it is and must continue to be given top attention.

We have done some early planning for the acquisition process for each parcel of land. It has been recommended that for each parcel necessary to acquire, a tracking diagram be maintained so it is possible to identify

the current status of each and every parcel at any given time. This matter is under consideration by the DPW and the DCD.

It is becoming increasingly important that the State of Michigan bring their architect/engineer on board for design of the projected state office building. The reason is that many decisions that influence the entire project must be considered jointly with the state since their facility is an important part of the total project.

In light of a possible desire to consider the project needs, by geographic division we have identified the portion of the project east of Saginaw as being Phase E, the project west of Saginaw as being Phase W. Items important to both phases include the following:

- Setting street alignments for W and E
- Setting site sizes for W and E
- Resolving right-of-way locations and sizes for W and E
- Establishing traffic patterns to and from parking decks in both phases
- The design of the sky-walk

We shall further consider the requirements of each phase in our ongoing project planning. Mr. Vyvyan has sent out the agenda for the next meeting and I am looking forward to continuing work on this very exciting program.

Ralph J. Stephenson, P.E.

RJS  
m

To: Mr. Andrew W. Nester, P.E.

March 15, 1979

Subject: Monitoring Report #66

City of Flint Downtown Improvement Program

Flint, Michigan

Project: 75:56

Date of Monitoring: March 8, 1979 (working day 1067)

Actions taken:

- Reviewed progress of PASI design work on Riverfront Center
- Monitored network model for Riverfront Center, Issue #3 dated February 16, 1979
- Analyzed and diagrammed site acquisition processes for Riverfront Center

General Summary

As of March 8, 1979 (working day 1067) the right-of-way maps for PASI work have been forwarded to most parties for their review and approval. Included among those receiving the maps are Landmark, Richard Rich, DPW, DCD, Michigan Bell Telephone, Consumers Power and GBQC. At our meeting the architects and engineers for PASI work suggested some minor provisions to the street rights-of-way, and these are presently being taken under consideration.

It is becoming increasingly critical that we obtain a final property boundary plan. This document will be the basic tool through which site planning proceeds. It was not possible at this session to determine when the final boundary line survey would be prepared but we will continue to follow up on this at subsequent meetings.

Also of importance is preparation of a composite map showing all of the developments in the Riverfront Center. Presently the assignment of responsibility for preparation of this composite is not clear. However, it will be discussed and resolved by the project team and prepared in the near future.

In our Issue #3 network dated February 16, 1979 (working day 1053), sheet 28, we showed a possible restraint from the design review committee approving the GBQC public area site design development drawings to preparation of the final revisions to the boundary line survey. Mr. Whitney said that we could remove this restraint since there is apparently a close communication between the design review committee, GBQC and the work staff on PASI work for CHMP.

The reason the boundary line survey is important is that it unlocks the sequence by which right-of-way documents and subsequent approvals by the planning commission, the mayor and the city council can be achieved.

We also discussed the possibility of a needed review by the State of Michigan on the final boundary line survey. It is still felt that this will be essential and that our best approach would be to prepare the boundary line survey we feel is best and submit it to the state with our recommendations it be approved.

The impact of Michigan Bell Telephone design and construction upon the overall plan was discussed next. Engineering efforts have been initiated and it is expected that a proposal will be prepared within the next week. To date close cooperation is being maintained between the design consultants and the utilities. We have had no opportunity to date to tie in Consumers Power work with this early planning; however, Mr. Nester said that he would plan to have them at our next session for an overall review as we have in the past with Michigan Bell.

There still remains some concern about how the various PASI packages are to be broken down. At present CHMP is preparing two separate contract document groupings - those for the west and those for the east. A decision should be made soon about how contract work for these two areas is to be let. We should discuss this at our next session.

To aid in better understanding the complexities and management processes on this project, we have prepared a managerial grid consisting of some 14 or so geographic areas and from 8 to 12 functional divisions consisting of work to be done in those 14 areas. This matrix is to be drafted into final form by DPW and DCD and used to identify the staff and decision-makers responsible for each element of the project. I suggest in the discipline/area space that the person in charge be listed, the person

doing the work be identified, the starting and completion dates for work on that specific part of the project be given, who is to monitor the work be specifically selected and if possible, a brief description of the activity be included either in the matrix square or in a convenient reference location. Everyone has tended to agree that this is a good idea and potentially a very valuable document.

A major share of our afternoon work dealt with completely reviewing the plan for acquisition of property shown on sheet 30, Issue #3 dated February 16, 1979. This network was updated to Issue #4 dated March 8, 1979. There are several basic methods by which property will be acquired, depending upon the conditions. One is where there is a willing buyer and a willing seller and the acquisition can move ahead with little, if any, delay. This process is expected, if utilized, to take an average of approximately 45 working days. A second form is where the seller and the buyer are generally willing but there is additional negotiation, usually in the form of another appraisal being made. This process will take longer depending upon how much time is consumed with the second appraisal. The third technique is the quick claim which involves condemnation. The condemnation request must be processed through the court and is the longest process of the group. It was estimated that as much as eight months could be required for this process. Demolition would follow.

There was some brief discussion about what the most appropriate technique would be for each of the parcels but this will be gone over in much more detail at subsequent sessions. Property acquisition, occupant relocation and property clearing are shaping up as being most critical portions of this total program. We should plan to spend a portion of each planning session reviewing the status of property acquisition in depth.

Property negotiations will start once a grant agreement is executed and grant funds are released. It is anticipated that the agreement will be executed on April 9, 1979 (working day 1089) with funds to be released one week later on April 16, 1979 (working day 1094). Following this closing on properties could start.

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CONSULTING ENGINEER

To close our planning session, we prepared a preliminary network for the rerouting of Beach Street traffic, installation of the new Beach Street utilities, removal of existing Beach Street and completing construction of the new Beach Street while deactivating and removing the existing. We are presuming we will be able to start PASI work on July 18, 1979 (working day 1159) and on that day reroute Beach traffic. Following that we have allocated 35 working days for installation of new utilities, river to the vicinity of Union on the new Beach Street alignment. Once utilities are complete, 5 days have been allowed for removing the existing Beach pavement, Water to Kearsley and then removing the existing deactivated Beach Street utilities within the site. Concurrently construction of the new Beach Street will proceed and should take about 22 working days.

The Beach Street relocation will be a critical part of the new project construction. Heavy efforts are being given its planning at present and we will monitor this area carefully.

At our next session we should continue diagramming front end work for the Riverfront Center. Mr. Nester has prepared and distributed the proposed agenda.

Ralph J. Stephenson, P.E.

RJS  
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To: Mr. Andrew Nester, P.E.

March 27, 1979

Subject: Monitoring Report #67

City of Flint Downtown Improvement Program

Flint, Michigan

Project: 75:56

Date of Monitoring: March 22, 1979 (working day 1077)

Actions taken:

- Reviewed Riverfront Center progress
- Reviewed River Beautification and Flood Control projects
- Reviewed University of Michigan Flint Campus program

Riverfront Center

The discussion focused first on preparation of the boundary line survey. Right-of-way maps being done by CHMP are now being reviewed. Sign-off by all major parties is expected by Monday, March 26, 1979 (working day 1079) and the completed boundary line survey should be available by April 6, 1979 (working day 1089). This will require a following compression of the right-of-way processing through the Planning Commission and City Council but it still is expected that by May 11, 1979 (working day 1113) approval of a right-of-way resolution will be given by Council.

It still is important to clear all restrictions on soliciting proposals, writing contracts and starting work for public area site improvements since a considerable amount of this work must be done this year. It is also important that Beach Street utility work be given a high priority since it will be necessary to relocate many important utilities from the present right-of-way to the new proposed right-of-way in order to vacate existing Beach Street boundaries.

The goal currently is to allow architectural/engineering PASI field work to begin by no later than August 15, 1979 (working day 1179). Where possible and simultaneously, Michigan Bell Telephone and Consumers Power work also should begin in the right-of-way since close management cooperation between the water, sewer, gas, phone and power installations will be essential. The deeper utilities will be installed first, followed

by those closer to the surface.

Michigan Bell Telephone work in the section of relocated Beach adjoining the new hotel is minimal; however, Consumers Power work there consists of a shifting of a large gas main. Thus, it is important to bring field operations for the city, Michigan Bell and Consumers as close together as possible in the field.

An important related objective to focus upon presently is getting utility contracts negotiated where necessary and releases prepared so both the phone company and the power company can carry out their work without delay.

Consumers Power is working on engineering drawings for their work and expects to complete them by April 16, 1979 (working day 1094). At that point a contract proposal will be prepared for submission to the city and approval by both parties. Michigan Bell Telephone has not yet begun either preparation of the proposal or preparation of their contract documents for PASI. It was recommended in our session that such work by Michigan Bell be initiated as soon as possible. We should continue to review utility progress at each of the Riverfront Center monitoring sessions.

Public area site improvement work is to be discussed by the design/review committee at the meeting on March 29, 1979 (working day 1082). Feed-back from them will be continuous relative to preparation of architectural/engineering PASI work and assurances have been given by CHMP that the contract documents for this work can be substantially completed, ready for final review by the various agencies by May 21, 1979 (working day 1119).

It was suggested at this session that the final PASI contract documents prepared by CHMP be submitted to Landmark, Michigan Bell, Consumers Power, the Department of Natural Resources, the Economic Development Authority and the design/review committee for a one week review period, after which any comments would be incorporated into the final documents. Current issue target for PASI architectural/engineering work issue is June 5, 1979 (working day 1129).

Further discussions were held about mapping the area and it was agreed that a good composite of the total project area would be valuable. This composite should show the final street alignments, the major architectural features and the general outline of the buildings to as close a configuration

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as available information will allow. It is not clear at this time who will prepare the composite, however, the DCD staff probably will be involved in the main.

Further study was made at this session of the techniques and schedule by which total site acquisition and clearing could be accomplished by the necessary target dates. This data was reviewed by those attending and a request made by representatives of the mayor's office that an evaluation be prepared by the DCD of the material. George Ursuy will discuss this with his DCD management.

Site turnover is composed of two basic major elements - acquisition, relocation and clearance of buildings is the first, with the second being definition and shifting of rights-of-way, along with the attendant utilities. Present goals are to have the hotel site totally available by early fall and intensive efforts are being made to insure that this can be accomplished.

It will take careful, well focused attention by all key members of the project team to do this since, as is common in programs of this complexity, the unknown but necessary tasks continually confront the project team and impose unexpected delays. Our work in these sessions focuses primarily on identifying to the greatest extent possible what these unanticipated problems might be.

In respect to acquisition, present plans are to complete executing the grant agreement by April 9, 1979 (working day 1089) with grant funds to be released a week later on April 16, 1979 (working day 1094). At that point the acquisition machinery can begin to function and careful, close, continuous monitoring should be imposed by the project staff.

I suggest that a network model of the acquisition process for each parcel to be acquired be prepared and monitored so day by day comparisons of progress can be made.

At our next session we should plan to discuss the review and analysis of clearance work and Beach Street relocation work as conveyed to the project group at this session.

In our checklist on the rough draft, sheet 28, Issue #5 dated March 22, 1979 (working day 1077) there is identified in the laundry list on the left hand side of the sheet 15 or more agreements needed for project development. These, I understand, are in work and being consummated. However, it

would be wise to get a quantified response as to the current status and how much longer it is expected to take to negotiate each agreement. Also, we should carefully evaluate the impact each agreement has and the restraints it provides. On this sheet are also circled in the laundry list several other tasks that have not yet been fully considered in the network model. I strongly recommend that these be evaluated at our next session.

Overall, the Riverfront Center project is growing nearer to realization and it is essential that the intensity of attention on implementation of work leading to a cleared site be maintained. I have suggested to the project management group that the matrix format developed to identify those people who are responsible, in charge and doing the work be drafted into final form and used as a project identification notebook. Mr. Ursuy said that he will see that this particular job is accomplished as quickly as possible - probably within the next two weeks. It would be handy to have such a document at our monitoring sessions to allow ease of identification of the major areas and the progress being made in them.

#### Riverfront Beautification and Flood Control Program

Present target for substantial completion of the flood control and initial riverfront beautification project is set at July 2, 1979 (working day 1148). There will be additional work carried on throughout the summer and early fall that primarily deals with landscaping, cleanup and completing other work that must be done in seasonal periods. It is expected the start of the opening celebration of the riverfront park area will be July 11, 1979 (working day 1154).

There are also other key celebration dates, such as unveiling the sculpture work and putting into operation certain of the river beautification projects at the north bank.

There still remain miscellaneous problem areas to be resolved on these programs. These are discussed briefly below.

- Stair 104 reconstruction has not yet been approved. There is some difficulty with resolving the extra costs involved and the matter is still up for consideration. However, since it is growing close to the point in time where it would be desirable to have this stair work done, I suggest some reasonably heavy attention be given it shortly.

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- Remodeling or replacement of grating on the Saginaw Street bridge has not yet been resolved. There has been a solution suggested and probably this will be handled internally, within the city. *Rm 1 Done to handle*
- Saginaw Street bridge verticals on the bridge rail will be handled the same as above for the grating. *Rm 1 Done to handle*
- Operating manuals are in work and will be needed soon. Of particular importance will be the training period on the fibre dam. This work should be expedited so the city can take over these facilities with minimal difficulty in the startup and operational periods. *All in work Done will follow up*
- Access to businesses on First Avenue are still not resolved. ✓
- Sewer work on Harrison Street at the river is to begin April 2, 1979 (working day 1084). It is expected that there will be some short time temporary traffic inconvenience at the river. ✓
- All handrails for flood control and river beautification areas should be in place shortly. These are necessary for safety reasons. ✓
- Provision of continuing technical inspection on the projects will be needed on through turnover. This matter is being considered by the DPW staff. ✓
- The sculpture piece will be delivered May 1, 1979 (working day 1105) and the area should be ready to receive it. There is probably no major problem with this presently but it should be assured that footings and access are available. ✓
- Test date for the fibre dam is set for May 1979. At this point operating procedures should be clearly defined for those who must maintain the dam operation. ✓
- Dredging is substantially along but there still remain some unfinished cleanup items that should be given early attention. ✓

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RALPH J. STEPHENSON, P.E.  
CONSULTING ENGINEER

- One of the construction offices at the supported flume area has been vacated; however, the other office will probably be maintained until close to the end of the project. This may pose some interference problems with work on the supported flume at the north river beautification project.

We partially monitored the river beautification 2 projects at the north bank, however, since there was no contractual representation at this monitoring session, it was not possible to make a meaningful evaluation. Therefore, this analysis will be deferred until the next monitoring session. Because of the importance of the north bank work, it would be wise to insure that at an early meeting we do make a complete review of the current status of the project.

University of Michigan Flint Campus

Mr. Wilson joined us late in the afternoon and gave a complete run-down on the present position of U of M work in Flint and the proposed projects that are coming on line.

The UCEN building, under construction, should be partially occupied within the next 3 to 4 months with full use anticipated by fall school opening. Two other projects are nearing start of active design and construction, the classroom and lab building and the physical ed building. Both of these are expected to proceed rapidly over the next few months.

Mr. Wilson said that he would like to tie the campus design as closely as possible into the design of the Riverfront Center. In this sense, he said he is very interested and anxious to work closely with the project team on the Riverfront Center job. It would be well, in the opinion of those who were at this session, to begin a cross fertilization of ideas between Riverfront Center and the University of Michigan campus planners so that there is a mutuality of planning interface, both internal and at the boundaries. It is particularly important relative to ultimate plans for the parking facilities now located at the west boundary of the campus.

General

Mr. Vyvyan and I reviewed the next meeting agenda and he will have this distributed to the appropriate parties.

Ralph J. Stephenson, P.E.

RJS/m

To: Mr. Andrew Nester, P.E.

April 7, 1979

Subject: Monitoring Report #68

City of Flint Downtown Improvement Program

Flint, Michigan

Project: 75:56

Date of Monitoring: April 6, 1979 (working day 1088)

Actions taken:

- Reviewed Riverfront Center status
- Continued diagramming and planning Riverfront Center
- Monitored river beautification and flood control project
- Made brief field inspection of riverfront beautification  
and flood control project

Riverfront Center

Monitored from issue 6 dated April 6, 1979 (working day 1088).

The boundary line survey has been revised and is being mailed today April 6, 1979 (working day 1088) to the concerned parties. Most of those involved have already approved the right-of-way arrangement except Richard Rich's office, which is still reviewing interferences with parking deck foundations and utility work. It is important that he release the proposed right-of-way data immediately.

The design review committee has completed a preliminary review of public area site improvements (PASI) and work is continuing on design development drawings by the design consultant.

It should be kept in mind that the last 4 weeks of work on PASI contract documents requires prior completion of the design consultant's work and its approval by the design review committee.

Issue of PASI contract documents is still being held at May 21, 1979 (working day 1119) and is critical. It is also important that Michigan Bell Telephone and Consumers Power be consulted to insure they have provided adequate data for PASI contract documents to be completed by that date. This item is becoming critical.

There was considerable discussion about protection and maintenance of Michigan Bell telephone work in Buckham Alley as the right-of-way is abandoned, demolition proceeds, and new construction begins. This is an item that soon will become crucial to maintaining ongoing job progress and all negotiations should be consummated on this matter as rapidly as possible. *ok*

We next discussed the matter of footing design for the parking deck adjoining the hotel and convention center. Presently, preliminary plans and specifications are being prepared and it appears some columns and footings will be in public right-of-ways, particularly on Beach Street and relocated West Union. It is important that underground work for foundations of the parking deck be installed along with public area site improvements to reduce the possibility of expensive interferences with utilities, and to avoid later removal of paving and curbs to put these footings in place. This matter should be investigated in detail now.

I strongly recommend we identify current progress of working drawings and specifications by the parking consultant in the immediate future.

It was intended that the final boundary line survey would be processed through the planning commission and then through the city commission as soon as it was completed. These were to be submitted to the planning commission for their approval at the meeting nearest April 11, 1979 (working day 1091) after which they would be processed through city council with the intent that right-of-way public hearings would be held on May 7, 1979 (working day 1109). It has been considered important that council approval of right-of-way resolutions precede solicitation and receipt of public area site improvement work proposals. I suggest this still be maintained as a logic target.

As the planning discussion moved into a review of the current status of real estate acquisition it was mentioned that a possibility exists that Beach Street work on the west phase of PASI work might be started early with other work to follow at a date to be established when acquisition is complete and demolition of buildings on the hotel and convention center site was accomplished. This matter is to be discussed in detail with the PASI architect/engineer next week.

We next made a detailed review of the current status of property acquisition and there are critical problems developing.

Execution of the grant agreement has been delayed until April 16, 1979 (working day 1094) from the previous date of April 9, 1979 (working day 1089). This moves release of grant funds back one week to April 2, 1979 (working day 1099). The delay affects issuance of letters of intent-to-purchase.

A major discussion ensued about how much time should be required for acquisition of the potentially difficult parcels. The problem was analysed in some depth and the figures established were checked by the project team.

Results of the evaluation were tabulated on sheet 31, issue 6, dated April 6, 1979 (working day 1088). There was considerable discussion about these key points and efforts are being made to shorten procedural times in land acquisition.

We should plan to again discuss this matter in detail at our next monitoring session. In my opinion it is imperative that at this point, project participants begin inter-facing their very diverse activities into a tightly controlled and managed plan of action (plan the work and work the plan).

This is essential since there is only about 108 working days from now until the approximate target for complete site clearance of September 10, 1979 (working day 1196). This is an extremely short period of time and planning must be maintained at a high/intense level.

The next focus of attention was on preparation and execution of agreements for the project. It was decided after a brief discussion by the project participants that it would be wise to take 15 to 20 needed agreements and diagram how they are to be interfaced. We started this work on issue 6, dated April 6, 1979 (working day 1088), sheet 33 and will continue it at our next session.

It is understood that preparation of these agreements is moving well with the consultant legal staff having been retained to draft them. It is now, however, becoming important that they be submitted for reviews and approvals and of course to move into final execution stage.

In addition there are several other items shown on the left hand side of sheet 28, issue 6, dated April 6, 1979 (working day 1088) in our laundry list that must be given immediate attention in order that they be completed by the time property turn over is to be made. We have been discussing these periodically but they should be given careful and ongoing attention.

Another pending item of importance to project success is a review of the total boundary line survey and a signing off on it by the State of Michigan. Mr. Whitney is to meet with the State on April 11, 1979 (working day 1091) and it is anticipated that some progress can be made at that meeting regarding a sign off on the survey.

In summary the Riverfront Center project is now gaining momentum and as expected is becoming increasingly complex. It will take a high level of management attention and the application of all of the experience and skills available by the various staff members involved to keep the project moving so present commitments can be met.

Emerging as an important element is the need to provide a high level of technical skill to the individual elements of the program. Mr. Ursuy is presently preparing a descriptive matrix of those involved in various sectors of the project and this should be studied carefully by team members.

#### Riverfront Beautification and Flood Control Program

July 2, 1979 (working day 1148) is being maintained as the target for substantial completion of flood control and initial riverfront beautification work. The Corps of Engineers feels achievement of this date still is probable and it is being maintained as the target. This is an important point in time because initial ceremonies for opening of the riverfront area are to be held on July 11, 12, 13, 1979 (working day 1154, 1155, 1156). On these dates it will be necessary to have the amphi-theatre available, the bridge area at Saginaw Street complete and the entire south bank ready and accessible to the public. There will be miscellaneous displays on the north bank but apparently north bank improvements will not be in use at that time. It was emphasized that the opening celebration dates are firm and that the area must be ready for use by the public by that time.

The Corps of Engineers reminded the project group that some of the grass areas would not then be mature enough to take the ultimately intended traffic; therefore, provisions will have to be made to protect these areas by roping them off or otherwise providing barriers to their use.

The sculpture is due on the job June 1, 1979 (working day 1127) and footings should be complete and cured by that time. There is a need to co-operate closely with the phase 1 contractor since probably erection of the sculpture will require partial use of the present construction site. It must be a carefully managed co-operative venture.

Some of the problem areas discussed in previous monitoring reports are again reviewed below:

- Stair 104 construction has not yet been approved and we are approaching a time when this work must be freed up. Major Kraus of the Corp. of Engineers said he will work out this problem and have it resolved in approximately one week.



- Remodeling of grating and bridge rail verticals on the Saginaw Street bridge has been substantially complete and now it will be essential to price this and to obtain funding. Major Kraus pointed out it would be wise to have these two items resolved shortly since he will be completing iron work on the bridge sometime within the next 2 months.
- Operating manuals are still being worked upon and still .. are needed. Members of the project team pointed out that although there was suppose to have been a water control plan prepared several months ago it has not yet been issued. This must be assembled and should be done preferably before major features of the river beautification and flood control program are put into operation.

Of continuing importance is the operation of the fiber dam. This dam is a critical element in controlling river levels. Responsibilities for operation of the fiber dam is being determined now by the city.

- Access to businesses on First Avenue has still not been resolved. It was pointed out by the city's two contractors that on April 30, 1979 (working day 1104) or thereabouts work will start on the First Avenue area of the riverfront beautification. At that point the access problem will be acute and I suggest attention be given its resolution now both temporarily and permanently.
- Sewer work at the river and Harrison Street will now be done in mid April. There will be some short time inconvenience.
- Safety rails at the river will be completed by July 2, 1979 (working day 1148)
- Ongoing inspection of the project is being worked out now. This probably will be a co-operative effort between the city and CHMP. The test date for the fiber dam is still set for May 1979.
- Construction offices at the supported flume areas still are to be totally vacated. The phase 2 contractor requires this be accomplished by May 1, 1979 (working day 1105). Major Kraus felt that it probably would be closer to May 21, 1979 (working day 1119) when the vacation will be done. This matter is being worked on by the city and the various contract participants along with the Corps of Engineers.

To close our review of riverfront work we monitored progress of phase 2 river beautification work. A brief review is given below.

Grand Fountain (GF)

Installation of supported decks and waterproofing is proceeding along with installation of mechanical and electrical control devices. Rip-rap has been partially installed and landscaping is to begin shortly. It is presently intended the current target for completion July 31, 1979 (working day 1168) be maintained.

Water Wall (WW)

Work at the Water Wall lags by about 32 working days, a considerable pick up on time in time over previous lags. However, it is doubtful whether any additional gain can be made and therefore the current target completion of August 8, 1979 (working day 1175) might have to be adjusted to a revised completion target of September 25, 1979 (working day 1207).

Archimedes Screw (AS)

It is intended to hold the completion target at the Archimedes Screw at September 14, 1979 (working day 1200). Presently there is a possibility that the turbine delivery may be delayed by the truckers strike. However, the full impact is not yet able to be evaluated.

Flume areas

It is expected that major construction work at the Flumes will be completed by the present target of September 26, 1979 (working day 1208) with landscaping and cleanup to continue on to the November 9, 1979 (working day 1240) date. Of importance here continues to be vacation of the area through which the flume is to built. A portion of this area has been vacated by the Corps of Engineers and the remaining area will be needed in early May 1979.

General

Mr. Vyvyan and I reviewed the next meeting agenda and he has distributed this to the appropriate parties. I shall be in touch with him shortly to establish these later meeting sessions.

Ralph J. Stephenson, P.E.

RJS:cmz

To. Mr. Andrew W. Nester, P. E.

April 28, 1979

Subject: Monitoring Report #69  
City of Flint Downtown Improvement Program  
Flint, Michigan

Project: 75:56

Date of Monitoring: April 24, 1979 (working day 1100)

Actions taken:

- Reviewed status of Riverfront Center
- Identified immediate critical decision areas in Riverfront Center program
- Monitored river beautification and flood control project
- Reviewed State of Michigan office building and parking deck project status

Riverfront Center

Monitored from Issue #6, dated April 6, 1979 (working day 1088).

We first discussed the actions required to insure issuance of PASI contract documents by our current target of May 21, 1979 (working day 1119). It is desired by this time to submit these contract documents for final review by several concerned parties. After the review, appropriate comments will be incorporated and the drawings issued for proposing. R

CHMP mentioned that several matters must be resolved if they are to complete their work according to the present schedule. First, the parking deck column locations need to be specifically identified and a decision made as to how footings and piers in right-of-ways can be constructed within the PASI contract. This is to avoid having to come back later after PASI work is completed and break out pavement and disrupt traffic to install these columns. This information is needed for both phase 1 and phase 2. R  
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1119  
1119

During this discussion, it was noted that the parking deck designer and operator has still not signed off on the boundary survey. It is important that all parties to this entire program provide their approval to the boundary survey so that future difficulties, that might revolve around the location of rights-of-way, can be avoided. R

It was pointed out that as yet there had been few, if any, schematics for the two parking decks provided to the various members of the project team. Although great detail is not required at this time, it is essential that those elements of the parking decks that affect PASI design be provided immediately, since time is growing short by which PASI contract documents are to be submitted for final review. This matter will be followed intensively by the Mayor and the project team over the next week.

As a result of our discussions, CHMP drafted a letter dated April 24, 1979 (working day 1100) which was sent out to the project manager at the City of Flint, mentioning the needs they have from the parking deck consultant.

Another major difficulty in completion of PASI work is in defining items to be included in the proposals. A detailed discussion ensued of how to control a phased installation of landscaping, brick paving, plaza work, the divider strip on Saginaw, and where possible the start at an earlier date of work in the Beach Street right-of-way. Mr. Ursuy also brought up the fact that there is a potential need for a pedestrian underpass at the northwest corner of the site under Beach Street. This should be an integral part of the PASI design work.

To help resolve some of these matters, we prepared a decision tree, which detailed 17 different routes to follow relative to incorporating supplemental items in the PASI contract documents. The decision of the group was to put the various items that may have to be held back for later decision in the contract documents as an alternate with qualification. The qualification desired would be that the items would be installed as defined and needed by the City of Flint and no later than a date to be established by the City of Flint and incorporated into the proposal documents. It would be wise to consider the extent of these qualifications in relation to the various areas since work would have to be delayed only on portions of the project adjoining new construction. CHMP will review this matter in detail.

Next we discussed installation of Michigan Bell Telephone and Consumers Power work. There still has been no satisfactory resolution of maintenance during and after construction of the Michigan Bell Telephone lines through the hotel site. This must be done immediately if we are going to turn the site over late this year. The agreements with both Michigan Bell and Consumers Power have to be written and their work started actively to maintain our present targets.

It was suggested by Kathy Stoughton that we might possibly authorize Michigan Bell to go ahead with their design so when the agreement problem is resolved we could move into the field immediately with a design already prepared.

Apparently Consumers Power is presently working on relocation plans and will complete these prior to preparing their cost estimates.



The same type of difficulties, although seemingly less critical, appear in the east portion of the project, phase 2. Apparently there is some talk of constructing over Brush Alley at the State office building site. Since there are utilities in this alley, provision might have to be made to maintain and perhaps even relocate some of them.

Another important project item is that PASI design development drawings should be completed by GBQC and presented to the design review committee and then released by the design review committee to CHMP just as quickly as possible so information can be incorporated into issued contract documents. Apparently there will be a major presentation by GBQC to the design review committee on May 2, 1979 (working day 1106). Some alternates will be presented and a decision hopefully can be made that day. With our present plan of work this then puts the date of issuance of PASI documents for final review and approval at May 23, 1979 (working day 1121).

As a result of the discussions, some decisions were made by the project team present. These were:

1. Landscaping, brick paving, and the divider strip on Saginaw will be included as alternatives with the qualification noted above.
2. The underpass will not be included in the basic PASI contract document issue.
3. Footings that must be located in public rights-of-way for the various structures in the project should be incorporated into PASI contract documents and installed with PASI work. The project manager will work out a method of identifying responsibility for the cost of these footings within the documents.
4. A fountain is not to be incorporated into the PASI contract documents.
5. The problems with Consumers Power and Michigan Bell Telephone will be given top priority attention by the project manager and resolved as quickly as possible.

We next discussed in detail the east portion of the project (phase 2). It is important to obtain the reaction of the State of Michigan to the boundary line map which is apparently in their hands presently.

We do need a sign off from them on the boundary lines and also need approvals on the land area to be allocated for their project, the setbacks to be maintained and the method of connecting the office complex to other Riverfront Center facilities. Apparently the state office building architect is now retained and intensive efforts should be made to review the current status of the project with him to get his approval on the boundary line surveys.

Another important item that should be reemphasized is the need to clarify disposition of utilities in Brush Alley. This is particularly important if there is any thought of constructing structures over the alley since apparently there is a sanitary sewer, storm sewer, telephone cable and electrical cable underground in the alley at the north portion of the project. If a building is built over them there could be some serious technical interferences. This again refocuses the heavy need for work by the utility companies to start as quickly as possible, both on design and in the field.

To close out our discussion on the Riverfront Center, we reviewed the current status of real estate negotiations. The City now has the grant funds and a letter of intent went out to property owners on the west portion of the project April 23, 1979 (working day 1099). The offer to purchase will be hand delivered the week of April 24, 1979.

Thus, full scale negotiations can now proceed on an intense basis. We shall keep closely posted on the status of land acquisition since it is a critical pivot of the entire project. At our meeting, we called attention to the need for completing the demolition specifications so that as facilities are acquired, demolition can proceed.

Proposals will be solicited for demolition work in the very near future.

It was agreed that the entire project should be reviewed with the planning commission to insure that they support the program and they are given a chance to participate in it. It also would be wise to check whether or not legal requirements make planning commission approval necessary. The project manager will review this matter and check out the needs.

#### Riverfront beautification and flood control program

A target completion for flood control and initial riverfront beautification work is being held at July 2, 1979 (working day 1148). Opening ceremonies for the riverfront area are still to be held on July 11th, 12th and 13th, 1979 (working days 1154, 1155 & 1156).

It was pointed out that for the ceremonies probably some operations will need power and potable water. This is to be followed by the committee handling the affair.

The sculpture is due on the job June 1, 1979 (working day 1127) and the two contractors will cooperate in seeing it is installed properly.

We again reviewed problem areas from earlier reports and a brief commentary is given below:

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- power  
a problem



- Stair 104 construction will proceed, with costs to be negotiated later. Remodeling of grating and bridge rail verticals is still not totally resolved. However, drawings have been issued and the work is to proceed soon. It was pointed out again that to get the bridge rail verticals painted under the present contract they will have to be installed within the next month. It is doubtful they can be inserted that quickly. *5/21/79, Being built under protest. No work done on this until yet.*
- Operating manuals continue to be worked upon and still are needed. There was no information available on the preparation of the water control plan. This matter should be looked into soon since there seems to be communication difficulties relative to operation and control of various installations that maintain river levels. Classes in operating the fabri dam will be presented to the city staff responsible for its use. No firm date has been set for this as yet. Test date for the Fabri dam is still set in May, 1979. *Need plan*
- Sewer work at the river and Harrison Street will probably be started May 1, 1979 (working day 1105). However, there had been difficulties in getting this work underway and the date is not firm. *being backfilled. In 2nd. paved down*
- Work on the First Street area will begin May 1, 1979 (working day 1105) and this will probably require closing the street. A decision has been made to proceed with the work and to complete it just as quickly as possible. Some traffic modifications will have to be made at the intersection. These are presently being worked upon by the project team.
- Safety rails at the river will be completed by July 2, 1979 (working day 1148).
- Inspection procedures by CHMP were discussed and efforts are being made presently to keep CHMP involved as a technical inspector.
- It was mentioned by Major Kraus that every effort is being made to vacate the supported flume area offices by May 21, 1970 (working day 1119). He said this date will in all likelihood be met.

We next reviewed what impact an underpass at the northwest corner of the hotel convention center site would have upon the riverfront program. It was agreed that it would not interfere or delay work.

Then, we began a review of the riverfront beautification program. A brief discussion is given below:

Grand Fountain (GF)

This project is moving into its final phases with installation of mechanical and electrical controls and devices presently in work. It was decided to hold the current completion target of July 31, 1979 (working day 1168).

Water Wall (WW)

There has been some loss in time at the Water Wall over the previous monitoring and the lag now appears to range from 50 to 55 working days. If this time cannot be picked up it would move completion to about October 23, 1979 (working day 1227). Every effort will be made to regain the latest time loss but it is not certain it can be done.

Archimedes Screw (AS)

The turbine will be shipped the week of April 30, 1979 (working day 1104) and will be installed as soon as it arrives at the job site. Presently it is the intent to hold a target completion date of September 14, 1979 (working day 1200).

Flume Area

Construction of supporting columns and installation of back fill is proceeding at both areas 1 and 2. The lag on the project is currently about 15 working days and it is not certain if this lag can be recaptured. As noted above, the area will be totally cleared for construction by May 21, 1979 (working day 1119).

General

Mr. Vyvyan and I reviewed the agenda for our next meeting and he will send copies to those concerned.

Ralph J. Stephenson, P.E.

RJS:j

to: Mr. Andrew W. Nester, P.E.



May 31, 1979

Subject:       Monitoring Report #70  
                  City of Flint Downtown Improvement Program  
                  Flint, Michigan  
Project:        79:30 (previously 75:56)  
Date of Monitoring: May 21, 1979 (working day 1119)

Actions taken:

- Reviewed status of Riverfront Center
- Monitored flood control and river beautification programs
- Prepared preliminary network model for early stages of Phase 3 river beautification
- Continued review of agreements needed for Riverfront Center program

Riverfront Center

Monitored from Issue #7, dated April 24, 1979 (working day 1100)

PASI contract documents for Phase 1 (west side) work were issued today, May 21, 1979 (working day 1119) for major review. This was the target date set in the early network models.

The documents are to be given to Landmark, Michigan Bell, Consumers Power, Department of Natural Resources, EDA, and the design review committee for review and comment. Comments will be incorporated into the documents as appropriate and the contract documents issued. Proposals for the west side work are expected back by July 9, 1979 (working day 1152) with contracts to be let by August 7, 1979 (working day 1173). Field work can probably begin by August 21, 1979 (working day 1183).

It has been decided that all materials and finish elements for the PASI Phase 1 (W) work are to be included in this initial issue. Any removal, protection, or reworking of finish materials, such as pavers, landscaping, islands, and other architectural features, will be the responsibility of contractor on other work.

Footings for the parking deck will go into the Beach Street right-of-way only under the PASI Phase 1 contract.

During our session it was mentioned that a wise step would be to order extra pavers as part of Phase 1 (W), so if replacement of pavers became necessary there would be an adequate supply on hand to match the original materials.

We next discussed the real estate matters it will be necessary to resolve prior to start of PASI work. Three parcels are needed for this field activity to begin the Commerce Building, the Commerce Building parking lot, and the bar. We reviewed methods by which acquisition of the property would proceed and established after the meeting a detailed time table for the acquisition of each parcel in the entire block. With the approach presently under consideration, it may be possible for city ownership to be achieved on many of the parcels within two weeks, by June 5, 1979 (working day 1129).

The hope is that clearing of properties in most cases can still be accomplished by our late September, 1979 target date. The project manager is presently working on this basis and feels that it can be accomplished.

Thus, presently PASI work and property acquisition and clearance is matching schedules fairly well. The work will have to be continually meshed if we are to meet the present commitments for release of the development site.

During our session a brief discussion was held regarding east side developments (Phase 2). Because of the difference in the movement pace, primarily at the state level, it has been decided to keep PASI work for Phase 2 (East) separate and allow it to proceed at a later date.

Some members of the project team met with the State of Michigan on May 2, 1979 (working day 1106) and exchanged information regarding the state office building and parking deck development. Presently, it is the intent to complete PASI Phase 2 (E) contract documents at a considerable later date than originally intended so as to be able to keep pace with the state development. The architectural contract for the State of Michigan office building has just been let and a thorough site review is being made.

We also discussed the role of the planning commission in the project and it was re-emphasized that it would be appropriate to check whether or not a full project review should be made with them in the near future. The project manager will investigate this and make a decision.

The boundary line survey has been checked and signed off by most concerned parties; however, the description of the property west of Beach Street must be redone. This should not affect work in progress.

Michigan Bell Telephone is presently beginning their work on the project and have prepared a cost estimate. Michigan Bell is also working with the developer regarding disposition of lines on the site. Consumers Power has submitted a proposal that is being reviewed and revised as required. Some decisions will be needed soon on overhead versus underground installation and also on street lighting plans.

Flume Area

Offices at the flume area have been vacated and work should proceed there now without delay. Flume areas 1 and 2 are proceeding concurrently, and the general contractor feels he will be able to hold the target end date of September 26, 1979 (working day 1208) for major work exclusive of final landscaping.

Wall footings, supporting columns, and backfilling are the major activities in work at present.

Phase 3. Riverfront Beautification Program

We prepared a network model of the design work up to the point where a contract was awarded for field work. The date for award was somewhat later than desired and a complete review of the network model is presently being made by staff to see if compression can occur. The tracing was left with Mr. Richard Kagerer for printing and review. We should plan to again monitor this work in the near future.

General

Mr. Vyvyan and I reviewed the agenda for our next session and copies of this have been distributed to those concerned.

Ralph J. Stephenson, P. E.

RJS:jc

to: Mr. Andrew W. Nester, P. E.

June 11, 1979

Subject: Monitoring Report #71

City of Flint Downtown Improvement Program

Flint, Michigan

Project: 79:30 (previously 75:56)

Date of Monitoring: June 5, 1979 (working day 1129)

Actions taken:

- Reviewed status of Riverfront center
- Monitored flood control and river beautification programs
- Discussed future corridor planning
- Monitored state office building and parking deck status

Riverfront center

Monitored from Issue #8, dated May 21, 1979 (working day 1119)

PASI contract documents are not yet issued for proposals since grant funds have not been released. However, there has been a verbal authorization to release for proposals and, the documents will be issued Tuesday, June 12, 1979 (working day 1114). It is expected we will hold the date for start of construction of August 21, 1979 (working day 1183). To do this will require consideration as to the best methods by which contractors can be encouraged to start at the Beach Street relocation early. Several techniques were discussed and it was decided that it would be best to leave this as a matter to be worked out between the DPW, the DCD, CHMP, and the contractors. *Issued*

Land acquisition is proceeding, and presently it is planned that the entire site will be cleared by September 28, 1979 (working day 1210). This will require that property be acquired far enough in advance to allow proper demolition. We have assumed demolition will require 30 working days which means that presently we are trying for a mid-August 1979 completion date for acquisition of all property on the site.

At present, documents are prepared for stipulation agreements on four of the parcels. Negotiations are proceeding on one other and it appears that the acquisition process at present is on schedule. It is somewhat difficult to objectively evaluate the present status of acquisition since so many of the factors of influences are generated by day-to-day occurrences and reactions. Presently, the timetable for the project is as follows:

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CONSULTING ENGINEER

- Move on site and start construction - November 1, 1979  
(working day 1234)
- Convey land - assume takes <sup>one</sup> working day
- Entire site cleared - September 28, 1979 (working day 1210)
- All agreements - Must be executed by August 1, 1979  
(working day 1169). (These agreements deal with the  
items tabulated on sheet 28, Issue #8, dated May 21,  
1979 (working day 1-19).
- Executed agreements - Must be in HUD's hands by August 8,  
1979 (working day 1174).

It can be seen that the agreements are very critical and should be monitored carefully on an ongoing basis. There remain from today only 105 working days until it is expected the contractor for the hotel and convention center will move on the site.

6/24/79  
J.L.  
B.W.

Of particular importance, is that the building at the northwest corner of the site be cleared and in condition as to allow start of Beach Street improvements by August 21, 1979 (working day 1183). Presently, vacations of these premises is proceeding on the target program set up earlier.

As we discuss the various projects in Riverfront center, it becomes apparent there are several corridor interferences that should be isolated and identified. Therefore, at future sessions, I recommend we allow some time to generate corridor descriptions for, not only projects that are in the downtown area, but also for those that are on the perimeter of downtown that may affect Riverfront Center.

Presently the legal description for property to the west of BBeach Street is being rewritten, and I urge this be completed as quickly as possible since we are now approaching a point where a final boundary line survey must be available and approved.

PASI work documents have been signed off on by the DPW, Traffic, Forestry, Parks, and Water. Remaining to sign off are Michigan Bell Telephone, Consumers Power, department of natural resources, the State health department, the design review committee, and EDA. It is very important that all of these people be fully aware of the scope of work. By wording of the transmittal for PASI contract documents, it is assumed most of them have given agreement to the documents. However, formal signoffs should be obtained from the department of natural resources, the state health department, and EDA.

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On the east half of the project, design work is about ready to start on the State office building. No major release has been given as yet but it is expected momentarily. We discussed briefly the overall timetable for the State office complex and parking deck. It was agreed it would be desirable to bring construction and completion of these two facilities together as close as possible so they will be opened concurrently.

Continuing discussion of site boundaries, building size and building programs is to be constantly checked. However, we will hold off doing major formal planning work on the program until more definitive word is obtained from the state relative to their timetable. It would be wise to establish the point in time at which parking deck work must also begin.

It appears presently that field work and construction of the office building could begin sometime in late 1980 and be complete in 1982.

To close out the Riverfront Center discussion, we reviewed the progress of hotel and convention center work. The site plan for the hotel was submitted to the building inspection department May 29, 1979 (working day 1124). Approval will hopefully be given at the June, 1979 meeting. There does not appear to be any major City Council action needed for start of PASI work by August 21, 1979 (working day 1183).

Council approvals, of course, will have to be given on the award of contracts and probably later on, some of the proposed street revisions.

Michigan Bell telephone's work in the immediate future will be basically protection of existing utilities where required. The work that they will be doing through the hotel site will be accomplished as the hotel is built.

There is considerable Consumers' Power work involved in the early Riverfront Center construction. At our next session, we should plan to look at this in detail to see what progress is being made on utility design and negotiation of contracts.

Corridor discussion

The number of projects being brought on line over the next five years indicates it might be wise to, once again, make a detailed corridor analysis in identifying potential problem areas and interferences.

The corridors we may wish to examine include the following:

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- 4th, 5th Avenue routes
- Autoworld
- Development of north bank Flint River private properties
- Center City Plaza
- Central transfer facility
- University of Michigan - Flint Campus
- Expressway construction
- Stewart Avenue
- Skyway Program
- Improvement of Longway Boulevard
- Shift of main traffic emphasis at Mott College from Court Street to Longway
- Hurley Hospital improvements
- Hamilton bridge project
- Widening of Lapeer Road
- Development of East Oak Park

To generate authentic information about the corridors, it will be necessary to have people available who are closely concerned with each project available. Therefore, we shall attempt in subsequent meetings to assemble, one by one, the corridor conditions that may exist around each of the above improvements.

Riverfront beautification and flood control program

The target for completion of the flood control and the initial riverfront beautification is still being held at July 2, 1979 (working day 1148). There will be work continuing on past this date, particularly at the east portion of the project and on the north side of the river. However, from discussions conducted today, it appears that by festival time, which will be July 11, 12, and 13, 1979 (working days 1154, 1155, and 1156), enough work will be available so that the festival can be held without excessive construction disruption and dislocation.

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It would be wise, prior to the festival, to insure that all insurance coverage is cleared for public use of the site on a temporary basis. These sites are still under construction and proper legal protection should be provided.

A brief review of the current river work problem areas is given below:

- Stair 103 and 104 construction is under way. These will not be available for the opening. ✓
- Intermediate bridge verticals will probably be installed sometime late this month. ✓
- Covering the Saginaw Street bridge grading will be accomplished either permanently or on a temporary basis for the festival. ✓
- No word was available on preparation of the operating manuals.
- Preparation of a water control plan has been started on a selective basis. Mr. Ursay will follow this matter.
- Power is now available for operation of the fabri dam. However, the manufacturer will have to be scheduled in on a mutually satisfactory date to give instructions in its operation. A test date has not yet been set.
- The First Avenue access problem is still under study. This matter was not discussed at our session.
- Safety rails at the river, according to Major Kraus, will be completed by July 2, 1979 (working day 1148).
- Installation planning of the sculpture is proving somewhat difficult. Access is very limited and methods are now being worked upon to bring the sculpture work to the site and to erect it. Various schemes were discussed in our session today.

Mrs. Linda Tapp attended a portion of our meeting, and we discussed the needs of the festival in detail with her. It was agreed that at the market area on the east side of the project a concrete slab would be desirable but a hard fill surface would be acceptable.

Mrs. Tapp also said that it would be of great help to have the canals filled by July 5, 1979 (working day 1150), one week before the festival, so rehearsals for some of the pageants could be held in the canals. This means that the fabri dam will probably have to be operative sometime about July 2, 1979 (working day 1148).



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CONSULTING ENGINEER

Once the canals are flooded this also raises water levels on the north side of the river and may interfere with ongoing work at riverfront beautification phase II. Where such interferences may be encountered will be identified and problems worked out on an ongoing basis.

On July 10, 1979 (working day 1153) Saginaw Street will be closed from the Durant Hotel to Water Street to start the festival preparation. From our discussions it appears the riverfront festival may be a difficult program to bring off but one that is being planned well and handled competently. Most of the local difficulties that are bound to occur will be resolved in good fashion.

On the riverfront beautification programs, the target dates for completion of each area were briefly reviewed. These are as follows: *6/24/79*

- *d* Grand Fountain (GF) - Hold July 31, 1979 (working day 1168) *Hold*
- Water Wall (WW) - Hold October 23, 1979 (working day 1227) *Hold*
- Archimedes Screw (AS) - Date has slipped to October 2, 1979 (working day 1212) *Hold*
- Flume Area - Hold September 26, 1979 (working day 1208) *Hold*

Phase 3 , Riverfront Beautification Program

A re-evaluation was made of the network model for this program, and it appears now that the construction contract will not be able to be let until November 29, 1979 (working day 1253). It was decided to consider awarding the contract but holding off start of construction until spring weather. This puts tentative completion of field work on the Phase 3 Program to late summer 1980. We shall continue to monitor this project on an ongoing basis.

General

Mr. Vyvyan and I reviewed the agenda for our next session. He will prepare the schedule and distribute it to those concerned.

Ralph J. Stephenson, P.E.

RJS:sps

to: Mr. Andrew W. Nester, P.E.

June 22, 1979

Subject:     Monitoring Report #72  
              City of Flint Downtown Improvement Program  
              Flint, Michigan  
Project:     79:30 (previously 75:56)  
Date of Monitoring:   June 22, 1979 (working day 1142)

Actions taken:

- Reviewed status of Riverfront Center
- Prepared network model to start of PASI work
- Monitored flood control and river beautification program
- Discussed preparations for river festival
- Field inspected various project areas

Riverfront Center

PASI documents are out for proposals to be submitted by July 18, 1979 (working day 1159). After a review of the proposals and staff recommendations, the council is expected to approve letting PASI work somewhere between July 23, 1979 (working day 1162) and August 6, 1979 (working day 1172). Hopefully, it can be an early date to allow a start on the field operations as soon as possible.

After council approval EDA must review and approve the contract award, the contract must be awarded, a notice to proceed provided; and then the contractor can mobilize and move on the site.

Concurrent with early steps, the City of Flint will receive the EDA grant offer, after which council will accept the offer and presumably funds will be released by EDA.

Meanwhile, Consumers Power is drafting a City of Flint contract for PASI work and receiving proposals for the field installation of their

system. Once proposal costs have been obtained, execution of the Consumers Power/City of Flint contract can be completed. This would be desirable to accomplish by July 23, 1979 (working day 1162), although it is doubtful that the work on the contract will move that quickly.

With the above program, it appears that PASI work, City of Flint, Consumers Power and Michigan Bell Telephone activity, can begin between August 15, 1979 (working day 1179) and August 30, 1979 (working day 1190). The network model for this sequence is shown on Sheet 35, Issue #1, dated June 22, 1979 (1142).

Land acquisition continued and according to the information received at this monitoring session is in accordance with the proposed schedule set by DCD. Apparently stipulation agreements are being executed and those contracts where a negotiated sale is made are being consummated. The target is still to have all property acquired by August 15, 1979 (working day 1179). This appears feasible.

At our meeting, we made a summary review of project key target dates that have been agreed will be maintained closely as possible. These are as follows:

July 23, 1979 (working day 1162)

City of Flint Council approves major agreements, contracts and other items of importance to initiation of PASI work, and ultimate start of construction of the hotel and convention center.

August 1, 1979 (working day 1169)

All agreements for the project to be executed.

August 8, 1979 (working day 1174)

All agreements for the project in HUD's hands.

August 15, 1979 (working day 1179)

Demolition starts.

August 21, 1979 (working day 1183)

PASI work begins.

September 28, 1979 (working day 1210)

Property cleared of all buildings.

October 1, 1979 (working day 1211)

Site turned over to developer.

November 1, 1979 (working day 1234)

Start hotel and convention center construction.

An item to watch carefully is the sheet piling to be done through the demolition contract. Presently, sheet piling will be needed adjoining the Pierce Furniture Store along Water Street and for a short distance from Water Street south on the west side of Saginaw. The location and method of driving the sheet piling is very important to both present and future installations. Locations of utilities, new footings and tie backs, where required, will have to be studied carefully since this sheeting probably cannot be removed until basement walls are in place in the new structure and able to be backfilled. This matter is presently being checked.

To be  
checked  
by  
George U

We spoke briefly about the state office building; however, there is no current authentic information on its status. Apparently the joint capital outlays committee has approved the project and the architect-engineer has been given a go-ahead to begin preliminary planning. This work is to be done in about 90 working days. Construction of the state office building is expected to begin in middle or late 1980 and be complete in 1982.

We next reviewed the various project sign-offs still to be obtained. Most of these have been given, with the Department of Natural Resources, the Health Department and EDA, providing the main official approvals of the PASI work. The hotel site plan has been approved by the Flint building inspection department and the parking deck site plan is now in for a site plan review. The design review committee has been active in formulating design criteria and most materials have been selected and approved for use in the PASI contracts.

The fountain at the plaza is now a possibility and work is proceeding on preliminary and final drawings to be made a part of the PASI work, if permissible. It is doubtful whether these drawings can be incorporated into the contract documents in time to be included in proposals coming back from contractors on PASI work. This was discussed briefly and it was felt that, if necessary, the fountain work can become a change to the document contracts at a later date if it is a desired program.

The legal descriptions for the project area are now being revised and put in final form. These will be in the DPW's hands by June 29, 1979 (working day 1147). This is an important target to meet since the revised legal descriptions are, in many cases, to be attached as exhibits to the many agreements now being prepared.

Riverfront Beautification and Flood Control Program

Mr. Vyvyan and I made a brief walking inspection of the riverfront project and it presently is unlikely all major work, which was planned to be done by July 2, 1979 (working day 1148), will be complete by then. Some of the landscaping work may have to be done in the fall as required by planting weather.

Contractors for the flood control and riverfront beautification stage 1 are concentrating on those areas important to having the Flint festival on July 11, 12 and 13, 1979 (working days 1154, 1155 & 1156). The amphitheater is sodded and probably will be in fair condition for the festivities. The area to the far east of the south bank is still occupied by equipment but will be graded and compacted to a hard surface.

Considerable discussion was conducted throughout our meeting about the need for the sculpture piece to be erected for the festival. The sculpture is to be shipped next Thursday, June 28, 1979 (working day 1146); erection of the structure is expected to be done over July 2 and 3, 1979 (working days 1148 & 1149). Present plans are for an unveiling on July 4, 1979 (working day 1150), if possible.

There still are some difficult rigging problems to erecting this piece of sculpture; however, it appears as of today that the basic elements of the problem have been resolved and work can proceed to put the piece in place. It should be remembered that this is a very tight schedule but if careful planning of the entire process is maintained along with on-going attention it should be possible to have the sculpture work in place by the above dates.

A detailed discussion of the flood control work was not possible since some members of the project team were not available; however, we did go through the river work problem areas once again and a brief discussion of these is given below:

- Construction of stairs 103 and 104 continues. ✓
- A contract is to be let to install intermediate Saginaw bridge verticals soon. It probably will not be possible to have these in place prior to the festival. ✓
- Saginaw Street bridge grating will be covered permanently or temporarily by festival time. ✓
- Preparation of the water operating manual has begun with a brief description of the characteristics desired at the riverfront area. Detailed discussions of this manual should be conducted with Mr. Ursay in the near future. ✓

- Power is now available for operation of the fabridam. Testing of the dam is scheduled for Monday, June 25, 1979 (working day 1143). ✓
- The First Avenue access problem has been resolved by design of a turn-around. This is to be installed as part of north bank work. ✓
- Safety rails are being installed. ✓
- Some of the concrete wall bulkhead work still remains to be done on the north bank. It is expected that testing of the fabridam on Monday, June 25, 1979 (working day 1143) will require raising the water level to the point where it could overflow through this wall gap. Also, it is desired by July 5, 1979 (working day 1150) that the water level be raised between then and the end of the festival for use by the festival team. Thus, it becomes quite critical that concrete bulkhead work be completed so as to prevent water from flowing back and around the rear of the in place sheet piling. This matter is to be worked out with the Phase 1 and Phase 2 project staff. ✓
- Riverfront beautification work on Phase 2, primarily at the north bank, is continuing in fair to good fashion. Completion of each area is to be held as noted in Monitoring Report #71, dated June 11, 1979 (working day 1133).

#### General

At future sessions of our work we should plan to cover several items Mr. Vyvan and I have discussed; however, at the next session it is expected a major portion of the morning will be devoted to a total review of all items that are to be put on the City of Flint Council agenda July 23, 1979 (working day 1162).

Mr. Vyvan will prepare the detailed agenda for the day and this comprehensive checklist review should be given enough time so that all parties can be available to discuss the various programs in which they are involved. This is a very important matter since the time to July 23, 1979 (working day 1162) is only 19 working days from Monday, June 25, 1979 (working day 1143).

Ralph J. Stephenson, P. E.

RJS:jc

To: Mr. Andrew W. Nester, P. E.

RALPH J. STEPHENSON, P.E.  
CONSULTING ENGINEER

July 17, 1979

Subject:     Monitoring Report #73  
              City of Flint Downtown Improvement Program  
              Flint, Michigan  
Project:     79:30 (previously 75:56)  
Date of Monitoring:   July 12, 1979 (working day 1155)

Actions taken:

- Monitored Riverfront Center
- Prepared network model for execution of binding legal documents on Riverfront Center
- Inspected job site at river beautification (Festival in progress)
- Monitored flood and river beautification program
- Began corridor analysis for current and future downtown and downtown related programs

U. of M., Flint

For a brief period prior to the start of the Riverfront Center monitoring, we discussed with Mr. Robert Wilson the physical characteristics of the University of Michigan, Flint, property bounding on the river. The university desires to revise the grades at their boundary areas so as to improve sight lines. Our discussion centered on how this could best be done from a technical and contractual standpoint.

The matter was also discussed later in the day when we began the corridor analysis. No firm decisions were reached; however, it was decided that Mr. Ursuy and Mr. Wilson would continue to discuss this matter in the near future.

Riverfront Center

Monitored from Sheet 35, Issue #1, dated June 22, 1979 (working day 1142)

For various reasons, completion of binding agreements, their approval by council, and submission to HUD has been delayed by about one month. It is expected presently that full approval of the approximately 38 agreements should occur on August 27, 1979 (working day 1187). This still is a very tight date to meet and heavy efforts will have to be made to get all the agreements in order and on the agenda for council.

now 9/10/79  
(1196)

The City has still not received their EDA grant offer. It apparently has been lost in the mail and there is no authentic word on what the problem is in getting copies to the City of Flint; however, the DCD staff feels it will be here by July 16, 1979 (working day 1157) and that funds will be released by about July 26, 1979 (working day 1165).

Meanwhile proposals for PASI work are still expected to be received by July 18, 1979 (working day 1159). There are some pressures to extend this date since additions to the proposal documents have been made.

We are still holding a target approval by city council of July 23, 1979 (working day 1162) for release of PASI construction work. This will allow construction of PASI work to start August 27, 1979 (working day 1187) or perhaps slightly earlier. It is critical we hold these targets since any delays now would extend us further into colder weather.

Consumers Power proposals have been slightly delayed by the need to clarify the scope of electrical work. Presently the target date for transmitting proposals to the City of Flint by Consumers Power has been revised to August 2, 1979 (working day 1170); thus, council approval could be given by August 13, 1979 (working day 1177). This is an important target to meet since Consumers Power has set tight deadlines for installation of their work. Presently they intend to move on the site in late August, 1979. Their gas lines must be installed and complete by October 1, 1979 (working day 1211). It is expected that Michigan Bell work will start late August or early September.

Thus, overall, we are still holding most general targets for PASI work to begin the latter part of August, 1979.

Next, a brief review was made of the current status of property acquisition. Many of the most critical properties either have been closed upon or are to be closed in the very near future. We are still holding a target for total vacation of all properties by August 15, 1979 (working day 1179) with actual physical demolition to begin on August 29,

hold



1979 (working day 1189). The site is expected to be cleared by September 28, 1979 (working day 1210) and turned over October 1, 1979 (working day 1211). This will allow hotel and convention center work to begin by November 1, 1979 (working day 1234).

*Will be 10/15/79  
due to land bank  
delay in completion  
partially agreement  
had*

As has been emphasized so frequently, decision making processes over the next 2½ months will have to be kept extremely flexible and dynamic to prevent delays in meeting key targets. The first of these rapid decision processes will occur as PASI proposals are evaluated and recommendations made. It will be necessary to have all members of the group making decisions available on an on-going basis so delays are not encountered in making final recommendations. It will be the same for execution of the binding legal documents.

*from  
R.J.*

A brief discussion was held about the start of demolition work in mid August, 1979. A requirement of this work may be that sheeting will be driven on the north and east side of the total site to allow completion of demolition at basements of the adjoining structures. The specification for this sheet piling must be carefully worded since it is entirely possible piling cannot be removed until the new structure foundations, basement walls, basement floor slab and 1st floor slab are in place at these areas. This would mean that there could be a considerable period of time after demolition work was complete before sheet piling could be pulled by the demolition contractor. This delay could result in substantial additional costs for demolition work. Mr. Vyvan will review the matter with the DCD to insure that requirements of the specifications for demolition allow an economical procedure to be followed.

*it is  
worded  
as such*

Mr. Whitney, Mr. Vyvan and I next prepared a network model for completion of binding legal documents on the Riverfront Center using the 42 item check list prepared by the project team. This network model is shown on Sheet 36, Issue #1, dated July 12, 1979 (working day 1155). It identifies the logic in terms of document number. No durations were assigned to the network model but the volume of work indicated by it shows there will be considerable time required before all agreements are properly approved or executed. I suggested that prints of the network model be prepared and submitted to those responsible for this work for assignment of durations. At our next session we should plan to complete calculating this diagram and use it to evaluate the target date by which we can realistically expect to have all agreements approved and executed.

*sh.*

#### Riverfront Beautification and Flood Control Program

The river park festival was in its 2nd day so Mr. Vyvan and I made an on-foot reconnaissance of the project. I would like to congratulate

the project team and the festival committee for the fine work they have done in bringing this project on line. There are still areas to be completed but it was apparent that what was available for the festival is worthy of commendation and appeared to be enthusiastically received by those using the new facility.

In the early afternoon we met to review the on-going construction program and discuss the current status of work. The water control plan came up for a brief discussion. There still appears to be some confusion about the exact scope of work encompassed by the comprehensive water control plan. Mr. Ursuy said he would outline his understanding of what is required and submit it to all concerned for review and comment. Hopefully this will then allow the full water control program envisioned earlier to be completed.

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1a km

The target date for completion of the flood control program has now been set at August 1, 1979 (working day 1169). Our inspection indicated there is still considerable work to do and that in conjunction with the need to complete a rather full punch list check it is doubtful that this date can be fully met. In addition of course, landscaping will undoubtedly extend on through into the fall landscaping season.

A brief discussion of the problems reviewed in previous reports is given below:

- Construction of stairs 103 and 104 continues.
- The Saginaw bridge railing verticals are not installed. There is no current word on when this work will start.
- The Saginaw Street bridge grating was covered temporarily at the festival. Permanent covering will be done soon.
- The water operating manual was discussed above.
- The fabridam is operative.
- First Avenue access is now being considered on a day-to-day basis. Present construction encompasses a turn-around area to be paved or surfaced in some manner. A permanent solution to this matter is still not available.
- Safety rails are substantially in place in areas where they are called for.

103 done  
104 done  
2 and  
of work

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by  
City

Mr. Wilson discussed the impact of University of Michigan, Flint, grading changes upon the riverfront beautification and flood control programs. This matter is to be discussed further and resolved by Mr. Ursuy and Mr. Wilson in conjunction with the construction and design team.

An evaluation was made of the current status of phase 2 river beautification work. Grand Fountain installation has experienced some lags due to difficulties with stair construction, sandblasting, and some delays to construction because of the festival. Therefore, it is now anticipated the Grand Fountain structure will be completed August 22, 1979 (working day 1184), street work by August 24, 1979 (working day 1186), and landscaping by September 4, 1979 (working day 1194).

Waterfall work is still being held for completion at October 23, 1979 (working day 1227).

Installation of the Archimedes screw is still being held at the target set in the previous monitoring at October 2, 1979 (working day 1212).

Flume area construction completion is anticipated for September 26, 1979 (working day 1208); there may be some delays here due to revisions but presently the contractor is making every effort to complete by the above date.

The contractors on both the flood control and the beautification programs have been very cooperative in their efforts to help put on the Flint Festival, and during our monitoring session it was noted that their assistance was greatly appreciated.

### Corridor Discussion

The identification of corridors that contain services such as roads, utilities, pedestrian walk areas, and other such common access routes is an important part of proper planning for the future of any urban area. We have used this technique previously with good results and I have recommended we again begin a series of corridor analysis that will allow us to identify conflicts in urban movement patterns as present plans are implemented.

We used as a basis of our discussion the corridors identified on page 4, monitoring report #71, dated June 11, 1979.

The first corridor discussed was that of the river boundary street along the University of Michigan, Flint, campus (East Boulevard). This corridor encompassed the Stevens Street bridge, presently in use as a public thoroughfare. Considerable speculation about the timing and implications of revising interior street patterns at the University of Michigan, Flint, showed that the impact of these changes could have a domino effect on the entire surrounding area. It will require a more detailed analysis by the DPW and the DCD before a full and comprehensive identification of the corridor needs are prepared.

Monitoring Report #73  
City of Flint Downtown Improvement Program  
Page five

RALPH J. STEPHENSON, P.E.  
CONSULTING ENGINEER

Therefore, we shall plan to continue this specific corridor discussion and expand it to others at our future monitoring sessions.

Ralph J. Stephenson, P. E.

RJS:jc

To: Mr. Andrew W. Nester, P. E.

RALPH J. STEPHENSON, P. E.  
CONSULTING ENGINEER

July 30, 1979

Subject:     Monitoring Report #74  
              City of Flint Downtown Improvement Program  
              Flint, Michigan

Project:     79:30 (previously 75:56)

Date of Monitoring:   July 26, 1979 (working day 1165)

Actions taken:

- Monitored progress on Riverfront Center
- Updated network for execution of binding legal documents on Riverfront Center
- Monitored flood control and river beautification program
- Continued corridor analysis for current and future downtown and downtown-related programs

Riverfront Center

Our first point of discussion was the current status of PASI work and the letting of public area site improvement contracts. A proposal was received and evaluated on the target dates for submission. However, because of cost difficulties a reevaluation of the construction technique to be followed is under study.

The DPW is currently making a unit cost takeoff and it is expected that this cost estimate along with a method of proceeding with the work will be submitted to EDA for their review on Monday, July 30, 1979 (working day 1167). It will probably require several days to obtain EDA's analysis and recommendation.

Once EDA approval is given of the proposed method of work, field operations could start immediately. The process will be for EDA to release funds, the DCD to write work orders, and DPW to initiate field operations.

8/9/79

There are some very important commitments to be met in the PASI work. One of the more important of these is the need for Consumers Power to have gas lines installed and complete by October 1, 1979 (working day 1211). Thus, the need for a prompt beginning of PASI work remains just as urgent and critical as has been emphasized in the previous monitoring report (report #73, dated July 17, 1979).

Proposals for Consumers Power PASI work are expected today with the target being to submit the City of Flint and Consumers Power contract to city council on August 13, 1979 (working day 1177).

The City of Flint accepted the grant offer from EDA on July 23, 1979 (working day 1162) and it is expected that grant funds will be released momentarily.

A review of the status of property acquisition was next made by the project group. Presently, six of the properties are owned by the city and closings have been scheduled for four more. Negotiations are in process for three of the properties and on two parcels we are waiting for options. Thus, progress on acquisition of real estate is apparently good. Vacation of various properties is under way with four having moved, five in the process of moving, and the others to be vacated shortly. The current target for total vacation of all properties is August 15, 1979 (working day 1179).

Physical demolition of building on the site is due to begin August 29, 1979 (working day 1189). Total clearance of the site is still anticipated by September 28, 1979 (working day 1210) with turnover to follow shortly after. There is presently considerable discussion about expediting turnover of the site by various techniques to improve the probability of getting more field work than presently anticipated done by the start of colder weather. This matter will be reviewed in more depth at subsequent meetings.

We next concentrated on an updating of the network model for Riverfront Center binding legal commitments. This plan of work is shown on Sheet #36, Issue #2, dated July 26, 1979. A complete overhaul of the diagram was made identifying those activities required to be submitted as part of the binding legal document package. Durations were assigned to the best of the project team's knowledge, and prints were made of the document and issued to those concerned.

It presently appears that submission of binding legal commitments to HUD will be made on October 15, 1979 (working day 1221). HUD will review and approve these, and then make funds available. There is some possibility of compressing the date of submission that will depend upon several factors not totally under the control of the project team. This matter is being constantly reviewed. At our next session, we will again evaluate the validity of the planned course of action and update the network according to current information prior to issuing it for final use.

4014

There has been interest, for timing reasons, in accurately projecting the expected value of field work in place over the early months of construction. It might be wise to make some additional projections on these early draw amounts at one of our sessions. This will be made a part of the agenda if felt appropriate by those involved.

*not  
needed.*

#### Flood Control and Riverfront Beautification

Flood control work and riverfront beautification phase I are being brought to a close now with work being identified that will extend beyond the formal completion target. Punch list items, such as landscaping, painting, benches, baskets, electrical testing and other such finishing activities, will probably go on for one or two months into the fall.

Sediment removal is presently being worked upon and is to be completed by August 3, 1979 (working day 1171). The total completion target, including landscaping, is now approximately October 10, 1979 (working day 1218). A dedication ceremony is planned by the Corps of Engineers for October 1, 1979 (working day 1211) at 10:00 a.m. A discussion of the problems from previous reports and which are presently influencing work is given below:

- Stair 103 is complete. Stair 104 will be complete by the end of the week.
- Saginaw Street bridge railing verticals are to be installed next week. Bridge grating will go in after handrails are complete.
- No discussion was held re the water operating manual.
- The First Avenue access problem still must be resolved. The project group requested immediate direction on this matter.
- Major Kraus mentioned he is working with the University of Michigan on revisions to grades at the river. His regional office is reviewing flood characteristics to provide an answer to the university.

Next, an evaluation was made of the current status of phase II river beautification. However, because of vacations, no contractor was represented and the discussion was kept very general.

Grand Fountain work is now expected to be completed by September 4, 1979 (working day 1192). The water wall is to be complete October 23, 1979 (working day 1227). The Archimedes screw area is to be complete by October 2, 1979 (working day 1212), with the flume areas still to be done by September 26, 1979 (working day 1208).

At our next session we should begin discussing details of completing the work and turning it over for operation by the city. The entire facility is complex and a comprehensive operational plan should be discussed as part of the overall water control program.

We also reviewed the status of work on the phase III river beautification. There have been delays in completing the contract documents and these delays have generally dictated that work on phase III will have to start next spring, unless various sections of the project are to be split from the contract document package for an early start. We should again review this at our next monitoring.

#### Corridor Discussion

Two corridors were discussed — the 4th and 5th Avenue couplet, and the University of Michigan/Stevens Street system.

Currently, the 4th and 5th Avenue couplet is definitely not to be installed. Instead, a series of improvements to 5th Avenue are to be made. At subsequent sessions we will identify the work to be done and establish a time scale and corridor condition that will allow us to prepare corridor definitions.

We further reviewed the impact of the removal of East Boulevard from Stevens Street to the Red Cross site. It is felt by city staff that the closing of this street section, although locally and temporarily disruptive, will not have any detrimental long range impact upon use of the street system in that area. There was, however, some concern that the I-475 opening could reshift traffic patterns and pose a need for street improvement considerations.

This discussion generated a further discussion around the responsibility for developing downtown traffic patterns. A report is to be prepared soon which specifically deals with downtown traffic and land use. I suggested that the consultant be invited to our August 30, 1979 (working day 1190) monitoring session to participate in further corridor discussion. This matter will be arranged if desirable by the project manager and the traffic department.

Other important corridor work planned for the near future includes Hamilton Avenue bridge improvements. These will be made with the bridge



kept open. Also, the improvements to Beach Street which are part of the Riverfront Center PASI work also are to start soon and will have a sizeable impact on downtown traffic movement. We are presently laying the groundwork for continuing corridor analyses and will continue to devote time at each of our monitoring sessions to identify the conditions surrounding each corridor alteration for construction.

### General

The Riverfront Center program is now close to moving into field operations with demolition of properties and start of PASI work to begin in late August, 1979. This work will proceed rapidly once it starts, and I recommend that the greatest pressure to start work at an early date be maintained. It will be necessary to quickly build up momentum on the project, and the most effective way of doing this is to have intense field activity start and continue at as high a level as possible.

Flood control work and the river beautification program phase I is nearing completion. River beautification phase II is to complete this fall and river beautification phase III will probably start next spring.

Corridor discussions continue and a thorough analysis of the total downtown traffic and land use program is now being made. This should assist in setting corridor patterns for the next two or three years. Mr. Vyvan and I reviewed the agenda for our next session and he will publish it to those involved.

Ralph J. Stephenson, P. E.

RJS:jc

Mr. Andrew W. Nester, P. E.  
City Engineer

August 19, 1979

Subject: Monitoring Report #75  
City of Flint Downtown Improvement Program  
Flint, Michigan

Project: 79:30 (previously 75:56)

Date of Monitoring: August 9, 1979 (working day 1175)

Actions taken:

- Monitored Riverfront Center Program
- Began diagramming installation of PASI work for Riverfront Center
- Monitored flood control and river beautification program
- Continued preparation of corridor analyses

Riverfront Center

8/10/79

The city has a verbal EDA go ahead to proceed with construction of Items #1 through 49 on Riverfront Center PASI work. Present plans are to begin work August 22, 1979 (working day 1184) and to proceed through to the point where fine grading and a portion of the sub-base can be installed on Beach Street.

Discussions at our monitoring indicated that three items -- the outlet structure (item #13), piling and caps in the right-of-ways (item #60), and the retaining wall at the intersection of Beach Street and the river (item #50) -- could be critical to completion of Beach Street work.

It was decided at this session that the outlet structure (item #13) was to be done by the city. It is thought that the piling and caps (item #60) and the retaining wall (item #50) can be let soon depending upon how construction is financed. It will take about five working days to reissue the contract documents for piling and the retaining wall and we could probably have a contract executed for each by September 18, 1979 (working day 1202). At this point, or perhaps even sooner, materials could be ordered, with construction starting in the field as early as September 25, 1979 (working day 1207).

August 19, 1979

Every effort will be made to acquire critical material including steel H piling for parking facility footings and reinforcing steel for the retaining wall at an early date. The objective presently is to get both the piling driven and the retaining wall complete in adequate time to complete laying the entire base course for relocated Beach Street this year. Projections show it is possible that the retaining wall could be complete by early or mid-December 1979, and if the weather stays mild in December, perhaps paving of the sub-base could be done even at that late date. *h*

We used the network model Sheet #37, Issue #1, August 9, 1979 (working day 1175) to make a preliminary cash flow projection for PASI work through the early part of December 1979. We will continue working on this network model at subsequent diagramming sessions.

The major goal relative to Beach Street is to have it reopened ready for limited traffic by mid-October 1979 or earlier. *November* *Correct in next report*

Present plans are to install Consumers Power gas and electrical services, along with Michigan Bells Telephone's phone work, whatever might be required, concurrently with installation of DPW utility work. This appears feasible and in the case of Consumers Power is important since their new gas service must be operative by October 1, 1979 (working day 1211).

We are presuming in our planning work that the present Beach Street right-of-way to be a part of the new hotel and convention center will be totally cleared and the utilities abandoned by the target turnover date of November 1, 1979 (working day 1234). This will take careful field and office management of all operations and require constant attention by the project team. Of prime importance now is to get field work under way on items #1 through 49, to let contracts for items #50 and 60 as soon as possible, and to make certain that contracts with Michigan Bell and Consumers Power are completed so their work can proceed without delay. *h*

So far as real estate acquisition is concerned, eight parcels on the site are now owned by the city, four are due for closing by the end of August 1979, with two to be closed the first part of September 1979. One is still in negotiation. It is still expected that everybody will be out of their building on the site by August 15, 1979 (working day 1179) with one exception, expected to be out by August 17, 1979 (working day 1181).

August 19, 1979

8/30/79

Mention was made at the meeting that care should be taken at the southeast corner of the hotel since the new right-of-way of Union extends over this corner and it will be a public road.

It was not possible at this session to monitor progress of preparation, approval, and execution of the binding letters of agreement. However, it is still expected that submission of these to HUD will be made on October 15, 1979 (working day 1221). At our next session, we will review in detail the legal document network.

2011

The proposal for Consumers Power work in the hotel and convention center PASI area is to reviewed and approved by the city council on August 13, 1979 (working day 1177).

Sh  
don.

#### Flood Control and River Beautification

After extensive discussion, we set October 10, 1979 (working day 1218) as the full completion date for the flood control and first phase of riverfront beautification work. This includes landscaping, completion of punch lists, submission of operating manuals and finishing all other work connected with the program. The date will have to be once again reviewed before setting it as final, but presently we shall assume it is the goal.

Below are summarized remaining points that should be given attention in the river projects over the next few weeks. These include the problems discussed in previous monitoring reports:

- Stair 104 is complete.
- Saginaw Street bridge verticals and gradings are not yet installed. It is necessary that this work be started soon since painting will be put in work shortly. Major Kraus again suggested we contact the flood control contractor so as to work out how installation could best be done.
- The total water control plan is being worked upon by George Ursay who will complete his rough draft in 3 to 4 weeks. The water control plan will become increasingly important as various phases of the river projects are completed and turnover is made to the city. Thus, the need for this total plan is urgent.

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- The First Avenue access problem is still not resolved.  
The road plan is badly needed so work can proceed.  
Mr. Ursay will continue trying to find a solution to the difficulties.
- The Corps of Engineers flood characteristic review is almost complete, and a decision on grade revision at the University of Michigan boundaries on the river will be made within the next week. Major Kraus is working on this with the University of Michigan.
- Sediment removal is in the final stages of clean-up and will be substantially complete next week. There still is no permanent sediment removal plan. The City of Flint and the Corps of Engineers should address this problem jointly. The water control plan will contain provisions for permanent sediment removal action and Mr. Ursay is trying to find a method by which this can be done.
- Operating manuals are still in work by the Corps of Engineers and the river beautification 2 contractor.  
A list of elements for which operating manuals must be prepared including both flood control and total river beautification were identified as follows:
  - Archimedian water lift
  - Fish ladder
  - Lawn sprinkler system
  - Grand Fountain (this is a very complex installation and contains many sub-elements)
  - Fabri-dam
  - Electrical vault at southeast corner of Saginaw Street bridge
  - The sculpture work
  - Channel elements
  - Irrigation and water taps (A regular maintenance and drainage program for the water systems should be established to prevent winter freezing.)
  - Sediment removal

- Work is proceeding on design of phase #3 river beautification with the assumption that the major parts will be designed and built as individual projects. Presently, there is a need for the go-ahead on contract documents for the rest room building.
- A brief review was made of the river beautification Phase #2 work and target dates as set in Monitoring Report #74, dated July 30, 1979 (working day 1167) are to be held. These dates are as follows:
  - Grand Fountain work - Complete September 4, 1979 (working day 1192) *New Date  
10/14/79 (1220)*
  - Water Wall work - Complete October 23, 1979 (working day 1227) *New Date  
11/13/79 (1242)*
  - Archimedes Screw - Complete October 2, 1979 (working day 1212)
  - Flume areas - Complete September 26, 1979 (working day 1208)

### Corridors

We discussed the Beach Street closing corridor in detail. Present plans are to close Beach Street on August 22, 1979 (working day 1184) and reroute traffic as follows:

- Close Garland Street at Second Avenue
- Route southbound Garland traffic east on Second Avenue to Detroit
- Traffic follows Detroit south to Saginaw Street bridge, across the bridge, and south to Kearsley.
- Traffic moves west on Kearsley to Beach (Kearsley to be one-way westbound until Beach is complete.)
- Traffic resumes southbound on Beach.

During the construction period, there will be some work to be done on Kearsley on installation of a storm sewer east from Beach to the alley. During this period, it is expected that one-half of Kearsley will be maintained for traffic.

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City of Flint Downtown Improvement  
Program  
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RALPH J. STEPHENSON, P.E.  
CONSULTING ENGINEER

August 19, 1979

Present expectations are that Beach Street can be reopened in part by November 8, 1979 (working day 1239). At that time, curbs and gutters will have been installed and the new sub-base for paving laid. The wearing course will be installed next year in the spring.

The reason that only a portion of Beach Street will be able to be opened is that to complete the entire right-of-way the retaining wall at the river must be constructed and backfilled. It probably will not be possible to have this wall completed until about mid-December 1979. Hopefully, backfilling can be installed in time to complete laying the sub-base at the retaining wall prior to the end of December 1979. If it is a hard winter this might not be possible.

We again reviewed the feasibility of installing a pedestrian underpass at the south side of the river from one side of Beach to the other. However, because of the tight time schedule for getting Beach Street improvements into work, a decision was made by the project team not to consider this element of the program in the first phase of construction. The matter might be reviewed at a later date and considered in light of total pedestrian traffic movement in the downtown area.

During our discussions, the traffic department requested that if there is any need to close streets during demolition work that the matter be discussed with them at an early date since they do need lead time in closing down various streets during construction work. Demolition is expected to begin on the hotel and convention center block at the end of August 1979. Thus, a decision should be made now as to the need for street closing.

General

Mr. Vyvyan and I discussed the next meeting agenda. He has prepared it and distributed it to all concerned.

Ralph J. Stephenson, P.E.

RJS/sps

to: Mr. Andrew W. Nester, P.E.

RALPH J. STEPHENSON, P.E.  
CONSULTING ENGINEER  
September 6, 1979

Subject: Monitoring Report #76

City of Flint Downtown Improvement Program  
Flint, Michigan

Project: 79:30 (previously 75:56)

Date of Monitoring: August 30, 1979 (working day 1190)

Note: In Monitoring Report #75, dated August 19, 1979, on page two, the third paragraph should be corrected to read that Beach Street will be reopened ready for limited traffic by mid-November 1979 or earlier.

Actions taken:

- Prepared network model for additional PASI work at Riverfront Center
- Monitored current status of work at Riverfront Center
- Reviewed status of flood control and river beautification programs
- Continued detailed corridor discussions
- Reviewed current status of binding legal documents for Riverfront Center work
- Inspected projects

Riverfront Center

Beach Street was closed to traffic about August 22, 1979 (working day 1184) and work is in progress on demolition of existing paving and blacktop. Currently this work is about three working days behind our Issue #1 network, Sheet 37, dated August 9, 1979 (working day 1175).

Consumers Power and Michigan Bell Telephone work is expected to begin shortly with Consumers Power starting on their new gas line sometime this week. It is planned that this line will be installed and complete by October 1, 1979 (working day 1211).

The new power service south of Union to the river will also start sometime next week and proceed on through to completion. It was pointed out at our session today that installation of the underground electrical work adjoining pile cap one (PC 1)



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City of Flint Downtown  
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RALPH J. STEPHENSON, P.E.  
CONSULTING ENGINEER

should be done after the piling has been driven for this pile cap to avoid damage to the power conduit.

Michigan Bell work is relatively minor and will begin within the next two or three weeks. Installation of new storm and sanitary sewers from the river east will begin about September 10, 1979 (working day 1196).

Presently it is the intent of DPW field forces to complete the storm and sanitary sewer system so that the existing Beach Street right-of-way lines can be abandoned by October 29, 1979 (working day 1231). This will allow fine grading and partial installation of the sub-base to begin by November 1, 1979 (working day 1234).

The method of proceeding on the additional work to be done under the PASI contract has been decided upon and the contractor selected. Execution of the contract is presently in progress but meanwhile piling material, resteel, and bearing plates will be ordered and as soon as the contract is executed work will begin in the field.

Present expectations are to start driving piling at pile cap one by October 29, 1979 (working day 1231). Piling is to be complete with pile caps by November 16, 1979 (working day 1245). Retaining wall work is expected to begin by September 19, 1979 (working day 1203) and be complete and ready to backfill by October 24, 1979 (working day 1228). Backfilling will take place after the concrete curing period. This curing time length is presently being evaluated. It is important that both the pile caps and the retaining wall be completed as quickly as possible so that as much paving as can be done is completed prior to the holiday season.

Presently a portion of Beach Street rerouted right-of-way will be able to be paved prior to the start of heavy holiday traffic. However, because of the late completion expected on the retaining wall it is possible there will be only a restricted flow of traffic on Beach Street during the late November and early December periods. The contractors and the city forces are addressing this problem intently.

It is still anticipated that the site will be turned over to the developer on November 1, 1979 (working day 1234). The contractor will move on the site immediately and, according to the current development schedule, structural steel erection will begin sometime in early February 1980.

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RALPH J. STEPHENSON, P.E.  
CONSULTING ENGINEER

We will again evaluate hotel work and its impact on adjoining PASI work at subsequent sessions.

All properties at the Riverfront Center west of Saginaw have been acquired except one. This piece will be closed on at the end of August 1979. Demolition will start on the site by September 4, 1979 (working day 1192), and present plans are for it to be complete by October 15, 1979 (working day 1221). This is an extremely ambitious schedule of work but it will be essential to maintain if we are to turn the site over to the developer on November 1, 1979 (working day 1234).

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A construction representative of the construction management firm F/D/C, Mr. Lusky, was at our meeting and he and the contractor for PASI work along with the DPW field staff reviewed the various interfaces and potential interferences of each other's work. Over the next few months of construction, it will be imperative that the three parties involved meet regularly to discuss progress and iron out conflicts in completing work as much as possible prior to the cold weather.

The matter of protection of finishes came up during the meeting and the decision was made that work under the PASI contracts will proceed with installation of finishes to be completed prior to the date specified in the EDA grant agreement. Thus, protection of finishes will be a major item to be agreed upon and resolved among the various parties concerned.

Presently it has been left that each contracting agency will be responsible for work within their own job boundaries and that protection of work outside their job boundaries will be their responsibility.

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The discussion today was healthy, and we should continue in subsequent sessions to review progress with all parties concerned. Site boundaries are very tight and as demolition starts, which introduces another contractor on the job site, it will be found that all will be working under rather difficult and cramped conditions. The need for cooperation is great.

We next reviewed the binding legal commitment network, Sheet 36, Issue #3, dated August 30, 1979. At present, it is the intent to complete binding legal documents for review at a special council meeting on September 15, 1979 (working day 1201). This should allow formal approval of the various items to be given by council on September 24,

1979 (working day 1206). In turn, this action will release submission of binding legal commitments to HUD by October 15, 1979 (working day 1221) with approval expected by HUD on November 23, 1979 (working day 1249).

#### Flood Control and River Beautification

A representative of the Corps of Engineers was not at our session, but we are maintaining October 10, 1979 (working day 1218) as the date of full completion for flood control and the first phase of the riverfront beautification work. Formal opening ceremonies for the project will be at 10:00 a.m., October 1, 1979 (working day 1211). We first reviewed the outstanding items on both flood control and riverfront beautification phase #1. Results are as follows:

- Saginaw Street bridge verticals are installed. The grating will be installed next week.
- Mr. Ursay has submitted a preliminary water control plan. He has asked for reviews of the plan and will call for a meeting on the matter within the next few weeks. Following the meeting, the plan will be worked into form for final review and approval. This water control plan will probably be a flexible document and will be revised as experience is gained in the control of the total water system along the Flint River.
- The First Avenue access into the drug warehouse is proceeding, with construction as identified on sketches provided to the contractor.  
  
Heavy efforts are being made to get this entry paved and ready prior to the October 1, 1979 (working day 1211) dedication ceremonies.
- The Corps of Engineers has given approval for grade changes on the University of Michigan campus. Mr. Ursay is working on this matter at present with the campus staff.
- Sediment removal is still in work with no firm commitment as to when it will be complete.
- Operating manuals were discussed in detail and most agree that they are essential. Mr. George Liljeblad of CHMP will follow the matter closely on river beautification phase #2. Mr. Ursay will do the same for flood control on river beautification #1.

- Contract documents for preparation of the rest room are in work, and it is hoped that over the next few weeks contracts can be let for construction.
  - We reviewed the current status of river beautification phase #2 work and the target dates were again revised for a variety of reasons. New dates are as follows:
    - Grand Fountain work - complete October 12, 1979 (working day 1221)
    - Water Wall work - complete November 13, 1979 (working day 1242)
    - Archimedes Screw - no completion date projected
- A problem exists at this installation regarding the direction of the screw movement. The problem is currently being resolved with the design and fabrication team. Once a decision is made, we can then re-project when the installation will be ready for operation.
- Flume Areas - no completion date projected due to the recent release of sanitary sewer information and fish ladder details.

### Corridor Discussion

#### Beach Street Corridor

The current Beach Street corridor is as defined in Monitoring Report #75, dated August 19, 1979 (page five). It was stressed in the session that an alternate supplementary corridor should be identified in the event there is a delay in paving and reactivating the Beach Street relocated right-of-way so that it could not be available for holiday traffic.

The alternate route decided upon was:

- West on Third Avenue to Grand Traverse
- South on Grand Traverse to Second or other cross streets
- East on Second (or other cross streets) to Beach Street
- Resume southbound traffic on Beach Street

Thus it becomes very critical from a corridor standpoint to complete the work on the Beach Street right-of-way and get it back into operation as quickly as possible.

Demolition work at the site may temporarily complicate the Beach Street corridor in effect now and therefore the alternate must be kept open.

Of critical importance to the new right-of-way as mentioned above is completion of piling, the pile caps, the retaining wall and the backfill. This is all followed up by paving of the sub-base.

#### East Boulevard U. of M. Corridor

This corridor is now at a point where major policy decisions should be made. The University of Michigan will be letting contracts for demolition of the East Boulevard paving on their site shortly and therefore the decision to be made will be the disposition of the Stevens Street bridge and the condition to be established at the crossing of the present East Boulevard from a public right-of-way to the University of Michigan property.

No further planning action on this can occur until a decision has been reached as to what disposition should be made.

As a part of this review the determination of how East Boulevard is to end at the north boundary of the University of Michigan property is important and can be decided only by the university.

#### Fifth Avenue Improvements

Working documents for improvements to Fifth Avenue are in work and at some future date we will prepare network models of the document preparation, contract letting and installation of the improvements. Improvements consist of three basic categories:

- At Fifth Avenue and Grand Traverse, redesign of the four legs of the intersection to include left turn lanes.
- Fifth Avenue and Garland, redesign of two legs (Fifth Avenue) of the intersection to include left turn lanes.

- Modernization of signal equipment along with improvement in progression of both east/west and north/south traffic through programmed signal light controls on Fifth Avenue. These improvements are to be made between Avon and Grand Traverse.

Of importance here is the need for additional right-of-way. The present right-of-way on Fifth Avenue is 60 feet. The new design will require five eleven-foot traffic lanes and two two-foot wide curb and gutter sections for a total of 5950 feet. Thus, the 60 foot right-of-way is not adequate when improving the space for turns, the radii and sidewalks. A decision must be made soon on how this needed property is to be acquired since it does affect the design of the improvements.

#### General Summary

Overall, work on the Riverfront Center is moving well and it is still expected that the site will be cleared and the turnover to the developer will be made on November 1, 1979 (working day 1234).

There are some local problems with construction of facilities around the site, but this should not impact too heavily on the early stages of the hotel and convention center work.

Installation of the retaining wall and pile caps is essential to complete the sub-base and reopening of Beach Street. Thus, these items become prime targets for heavy expediting.

The flood control and river beautification looks now to be complete sometime in early fall with dedication ceremonies scheduled for 10:00 a.m., October 1, 1979 (working day 1211). Some local problems are being experienced at the river beautification phase #1 work. These are being ironed out on a day-to-day basis.

Our corridor discussions are now becoming detailed enough to identify specific elements of the corridors, the conditions that surround corridors, and dates will have to be established during which the corridors will be in effect. We shall continue reviewing these but there is presently enough data available so that some major policy decisions are needed for the East Boulevard - U. of M. corridor installation work.

Mr. Vyvyan has prepared an agenda for our next conference and will distribute it to those concerned.

Ralph J. Stephenson, P.E.

September 20, 1979

Subject: Monitoring Report #77  
City of Flint Downtown Improvement Program  
Flint, Michigan  
Project: 79:30 (previously 75:56)  
Date of Monitoring: September 20, 1979 (working day 1204)

Actions taken:

- Discussed activities of traffic consultant in new downtown traffic study program
- Monitored current status of work at flood control and river beautification areas
- Monitored current status of work at Riverfront Center
- Reviewed binding legal document network for Riverfront Center work
- Briefly inspected Riverfront Center

Downtown Traffic Study

Mr. Fred Schweiger of Barton Ashman attended this session and we reviewed, in detail, the traffic study just initiated for the downtown area. There was an excellent discussion about the analysis techniques, basic assumptions, and goals to be realized in the study and evaluation.

Barton Ashman is under contract with the DDA to review traffic circulation in the downtown area, to consider proposed thoroughfare revisions, to look at the impact of I-75 on the downtown area, to consider a long range traffic plan for downtown, and to generate an implementation method for its evolution. They also will be working on short-range traffic programs they feel will be of help in achieving long time goals.

The boundaries of the study are Grand Traverse on the west, Fifth Avenue on the north, I-75 on the east, and I-79 on the south. They are presently working with a task force from the city to which they address their recommendations and studies for feed-back, comment and direction.

It is expected that they will prepare and submit a draft report by December 1, 1979 (working day 1255). Apparently there is considerable data already available; and thus, the consultant hopes to keep the field studies required to a minimum, and focus quickly on conceptual areas of his work.

The approach the consultant is taking is to start from an unstructured plan, assign relatively fixed elements upon which all agree, and then to work from the outside physical boundaries of the area to the internal areas, generating greater detail as the study moves in and focusses on the various individual elements of the downtown.

Next Mr. Schweiger discussed the charts presented previously in a preliminary review with the task force. He indicated that one of the major needs that has been identified already is that east-west traffic continuity be encouraged wherever possible, and that strong efforts be made to reduce the number of discontinuous street patterns presently existing both east-west and north-south.

Out of our session there came several specific elements, which were mentioned to the consultant that this group felt worthy of consideration as he develops his plans. These are listed below, at random:

1. First Avenue access at the present loading area to the drug warehouse.
2. Stevens Street bridge disposition.
3. Future of Cole Boulevard.
4. Characteristics and locations of additional bridges which might be required over the Flint River.
5. Servicing and accomodating the proposed Central City Plaza.
6. Pedestrian access and circulation throughout the entire downtown.
7. Traffic circulation adjoining the hotel and convention center.
8. The Church-Mason proposed connection.
9. Service traffic access and egress throughout the downtown area.
10. Potential routes for sediment removal at the Flint River.
11. Riverbank Park parking.
12. Development and required parking at the north side of the Flint River.



There were many other items discussed in our session. One of the more important was the question as to whether Union Street is firmly fixed now and in the future as a one-way street, westbound. This matter is to be investigated as part of the study.

As we talked about downtown planning and the traffic circulation, it became very clear from the statistics shown on the consultant's preliminary origin-destination studies that there is a need to consider pedestrian movement along with vehicular movement. The present contract of the consultant does not include study of foot traffic in the downtown area, and I have suggested to the project group it might be wise to consider extending his contract to include a combined study of both vehicular and pedestrian movement.

This is especially important since indications are that the Flint downtown over the next few years will become increasingly oriented toward foot traffic.

I suggest we continue to meet when possible with the traffic consultant, throughout the course of his study, so we can jointly provide data that will aid in our on-going attempts to improve the bringing on-line of downtown projects.

#### Flood Control and River Beautification

Opening ceremonies for the project are still to be held on October 1, 1979 (working day 1211) at 10 a.m. As part of this dedication, it was suggested the river level be raised so the canals are flowing full. This might pose some delay problems to installation of rip rap at the water wall in the river beautification phase II area, and is presently under consideration by the contractor and the project manager.

Below are listed the outstanding items we reviewed at the meeting for both the flood control and riverfront beautification phase I, II and III:

- The Saginaw Street bridge grating has been installed and the Major reports that painting is probably complete.
- There has been no progress in the evaluation and further preparation of the water control plan. Mr. Ursuy and Mr. Vyvyan will give attention to this matter over the next few days.
- First Avenue access at the drug warehouse is still under construction. Curbs will start next week.

- The phase II beautification contractor is having difficulty getting a tap into the water line at First Avenue near Beach for the fountain, and at mid-block near the flume area. This matter is being followed by CHMP and the contractor, with the water department.
- Modifications for grade changes at the University of Michigan had been approved by the Corps of Engineers.
- Sediment removal is complete. It should be pointed out that there is still a need for a long range plan for sediment removal.
- Operating manuals have been requested of the river beautification phase II contractors. There is no current word on when these will be available.

Major Kraus is having the manuals prepared for the flood control program and expects them soon after formal completion of the project, October 10, 1979 (working day 1218).

- Restroom contract documents for river beautification phase III are about 90% complete. They will be out for proposals soon.

It is expected that construction will begin early this winter. There is a strong desire to install utilities for the restroom while construction at the water wall is still open and installation can proceed with ease. It presently appears that there is little, if any, chance of having the contract let for the restroom prior to completion of this work. Therefore, it might be wise to put a portion of the underground work adjoining the water wall in a separate contract and install it at an early date.

- Demolition at the Pierce furniture building encountered some difficulties in wrecking operations that extended over onto the riverfront beautification south bank area. Therefore, there is presently a portion of the south bank river beautification work that will be isolated and separate contract arrangements for its repair assigned in another contract.
- It was explicitly mentioned that room must be provided for pulling the sheet piling being driven along Water Street and Saginaw Street for the hotel and convention center. This will require access at the north onto the

riverfront park area. Provision for this should be made now since pulling of this piling will probably not occur until next year.

- We next reviewed the current status of phase II river beautification work. A resume of this discussion follows:
  - On Thursday, September 13, 1979 (working day 1199), there was a very heavy rain that washed out rip rap, walkways, and concrete elements of the river beautification program. This caused delays that probably will force completion dates to a later point than had been considered in our previous monitoring report.
  - At the Grand Fountain, completion has now been shifted to November 1, 1979 (working day 1234). *sh*
  - At the water wall, the completion probably will be November 27, 1979 (working day 1251). *sh.*
  - Archimedes Screw - There is no current word on projected completion except that, if a decision is made immediately on the gear box for the screw, it is possible it could be completed sometime between October 17, 1979 (working day 1223) and November 1, 1979 (working day 1234). *6.*
  - Flume Area - Present target completion is now November 1, 1979 (working day 1234). *sh*
  - Grand Traverse Ramp - To be completed November 28, 1979 (working day 1252). *sh*

### Riverfront Center

At our afternoon session, we monitored the current status of PASI work and reviewed progress of land acquisition and demolition.

Currently, demolition and excavation for the new Beach right-of-way from Kearsley to the River is about 50% complete. It lags the projected plan of work, Issue #2 dated August 30, 1979 (working day 1190); however, installation of utilities has begun early, which reduces the lag to a nominal amount.

Consumers Power has not yet started to install their new gas line south of Union to the river. This work is expected to begin shortly. Target completion was October 1, 1979 (working day 1211). It currently lags by about 11 working days.

Consumers Power is presently installing the new power service south of Union to the river. This work has been in progress for about 5 working days.

The sanitary sewer from the river east of Beach is complete. The storm sewer is in from the river to the east curb line of the new Beach Street right-of-way. There is a need for a sleeve at the outlet structure to complete this sewer.

Work on the new Beach storm sewer from Union to Kearsley will start Tuesday, September 25, 1979 (working day 1209). This is about two working days ahead of its projected early start date. The new Beach Street storm sewer, Union to river, is in work and slightly ahead of projected schedules.

Presently, we are still holding an October 29, 1979 (working day 1231) date by which the storm and sanitary sewers in the existing Beach right-of-way can be abandoned.

A slight problem may exist in installation of a new water line at Union and Beach. Pipe material will be on the job next week except for a valve at the north end. This valve is just outside of the right-of-way and could conceivably be installed at a later date. Present valve delivery is estimated at about 6 weeks or by November 1, 1979 (working day 1234). The valve is an item that should be watched carefully, since its late delivery could have an impact upon paving the sub-base of Beach Street.

The contract for other PASI work, such as the retaining walls, pile caps, and other finishes, is to be executed by September 28, 1979 (working day 1210). Presently, shop drawings and material lists are being prepared for the various front end material procurement activities; these will be in to the city by the middle of next week, probably by September 26, 1979 (working day 1208). This is a lag of approximately 8 working days over the projected target dates for submissions.

It should be emphasized that very critical to being able to pave and put Beach Street back into operation are the pile caps in the right-of-way and the retaining wall and backfilling. Presently, our Issue #2 network dated August 30, 1979 (working day 1190), shows completion of the pile caps by November 21, 1979 (working day 1248) and completion of backfilling at the retaining wall by November 27, 1979 (working day 1251). The current lag of 8 working days is over these dates.

It is entirely possible at present that we could have the pile caps in and the retaining wall backfilled by early December, 1979. If we have a relatively mild early winter, we could have the sub-base paved by mid December, 1979. If the weather turns harsh, we probably will not be able to pave this winter.

At the hotel and convention site, demolition work started on September 1, 1979 (working day 1192), slightly ahead of its proposed target. Demolition on all above grade buildings is complete except for the Commerce Building. Sheet piling will be driven at the north and east starting Monday, September 24, 1979 (working day 1206). Demolition of the Commerce Building is presently due to begin September 21, 1979 (working day 1205).

Conveyance of the hotel and convention center property is presently set for October 17, 1979 (working day 1223). It is hoped that demolition work can be completed by that time, although this presents a very optimistic target considering the amount of material and work remaining to be done.

As part of our discussion, we continued to review protection of finishes on adjoining properties with the FDC organization, who are design build contractors for RCHA. We will address ourselves in the next few weeks to how to accomplish a mutually satisfactory protection program for finishes adjoining work that offers potential damage hazard. Items that could be damaged include pavers, landscaping, curbs, gutters, and fountain finishes. This will be an on-going evaluation and probably will have to be worked out as field work proceeds.

It is possible, during the construction period, that Saginaw Street will have to be used for access and perhaps for some temporary construction operations. It was emphasized to the construction manager that Saginaw presently is a major element of the Beach Street by-pass and that we must make every effort to avoid disrupting traffic on Saginaw while Beach Street is restricted.

To close our discussion, we again reviewed the binding legal document progress. Presently, the intent is to have the city execute most, if not all, of their documents on September 25, 1979 (working day 1206). Most private sector documents are to be executed on October 17, 1979 (working day 1223). Care should be taken to insure that the interfacing of the private sector documents and the public documents is managed so submissions can be made promptly to EDA and a proper sequence of land conveyance is established. This matter is presently under good control by the project team.

#### General Summary

We are presently approaching, by late October or early November, 1979, completion of a substantial part of the river beautification and all of the flood control program.

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City of Flint Downtown Improvement Program  
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RALPH J. STEPHENSON, P.E.  
CONSULTING ENGINEER

The convention center and hotel will probably begin in earnest by November 1, 1979 (working day 1234), and a detailed traffic study is underway for the downtown area. Downtown improvement is moving well and the project teams are maintaining good to excellent progress on most projects.

Mr. Vyvyan has prepared an agenda for our next session and he will distribute this to those concerned.

Ralph J. Stephensen, P. E.

RJS:jc

cc: Mr. Andrew W. Nester, P. E.

October 15, 1979

Subject: Monitoring Report #78

City of Flint Downtown Improvement Program

Flint, Michigan

Project: 79:30 (previously 75:56)

Date of Monitoring: October 11, 1979 (working day 1219)

Actions taken:

- Reviewed installation of PASI work at Riverfront Center
- Discussed construction sequence for hotel and convention center
- Prepared corridor analysis for Riverfront Center  
(Corridor 51.00)
- Monitored flood control and riverfront beautification programs
- Briefly inspected Riverfront Center project

Riverfront Center

We first rediagrammed installation of PASI work up to the point where Beach Street could be opened to three lanes of through traffic from the river to Kearsley (Corridor 51.06). This was a complex sequence due to the large number of inter-relationships that must be maintained throughout the work. The new diagram is shown on sheets 37 and 38, Issue #3, dated October 11, 1979 (working day 1219).

The contract with the private PASI contractor has not yet been executed, having been held up for various administrative reasons. Strong efforts are being made to execute this contract immediately. We, in our replanning, assumed it would be executed by October 19, 1979 (working day 1225). If possible to accomplish this sooner, it should be done.

The PASI contractor has submitted and had approved retaining wall and pile cap resteel. Resteel will be delivered to their yard October 15, 1979 (working day 1221). No procurement work has started on steel piling or on the piling bearing plates. This work must await execution of the contract.

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RALPH J. STEPHENSON, P.E.  
CONSULTING ENGINEER

Presently the plan is to drive the test pile and conduct the test starting November 5, 1979 (working day 1236). An earlier starting date will be made if at all possible. Once the pile has been tested, it then will be possible, after the new Beach sub-base has been installed for limited traffic access, that driving piling for 1, 2, and 3 can begin. Our present plan indicates that completion of pile caps 1, 2, and 3 can be achieved by January 9, 1980 (working day 1280) or earlier. After pile caps are complete areas over the pile caps will be patched and the street opened. It is expected that Beach Street could be opened to three-lane through traffic between the river and Kearsley on sub-base paving by about February 1, 1980 (working day 1297).

Work will proceed soon ~~on the retaining wall~~ near the Beach Street bridge. It is expected this retaining wall could be completed and backfilled by about December 31, 1979 (working day 1274). It is doubtful, however, that any paving adjoining the retaining wall will be done this year. There may be some skin coat paving placed at the retaining wall to preserve and protect the sub-base over the winter.

Installation of sewer and utility work is continuing at Beach Street and presently the storm sewers from the alley to Beach at Kearsley and Union are in progress. Also, storm sewer work at the intersection of Beach and Union is under way.

Once Consumers Power completes installation of their gas line south of Union, and the storm sewers are installed in Kearsley, in Union and at the intersection, and after the new outlet structure has been built at the river, final tie-in of the new storm system to the outlet at the river can be made. This, in turn, will allow the storm and sanitary sewers at Beach and Buckham Alley to be abandoned. At this point, the site can be physically turned over to the contractor for his early work on the new hotel and convention center. Presently the projected date for abandoning this work is November 7, 1979 (working day 1238). This date was accepted as reasonable by all concerned.

Present plans are to complete curbs and gutters in Beach concurrently with installation of the utility work. Starting at about November 12, 1979 (working day 1241), it will be possible to rough grade the new Beach right-of-way from river to Kearsley and to pave three lanes of the relocated Beach from the river to Kearsley. There may be some areas that have more lanes and some less, but basically the pavement available from the river to Kearsley will be three lanes. This point, which is November 21, 1979 (working day 1242) will allow limited construction traffic access at the north of the construction site for the new hotel and convention center off from Beach.



Corridors for these conditions have been identified on Sheet 2, Issue #1, dated October 11, 1979 (working day 1219) of the corridor staging schedule for the Riverfront Center.

Mr. Lusky of FDC reviewed his projected construction schedule for the next four months of work on the hotel and convention center in detail. We worked out some of the local interferences and in the corridor planning were able to arrive at mutually agreeable conditions to be encouraged on the surrounding street patterns.

The present intent is to move on site November 1, 1979 (working day 1234) and to begin work by excavating and installing supports for the telephone cable across the site by Buckham Alley. It should be remembered here that an agreement must be reached with the telephone company relative to the support and protection of this line outside the property line of the hotel and convention center before work can start inside the property line. There is no current word available on this. *oh*

Next, construction of foundation will proceed. It is expected now that erection of super-structure steel will begin about February 1, 1980 (working day 1297). Present plans call for the building to be totally closed to weather by November 1, 1980 (working day 1490). Mr. Lusky pointed out that all the above dates are tentative, but for the time being are being held as targets. Final planning of the work will be followed as it evolves from FDC and the owner, RCHA. *Hold.*

We again discussed briefly protection of finished surfaces at adjoining areas, and it was decided that since all parties are aware of the need for such protection and the potential for damage, the actual implementation of a plan of protection will be carried out as the project is built. *oh*

Ground breaking for the hotel and convention center is presently set for the morning of November 1, 1979 (working day 1234). *oh*

We briefly discussed demolition work, and present plans indicate all demolition will be done by October 20, 1979 (working day 1225). Sheet piling is presently being driven at Water Street and Saginaw Street areas. The Department of Parks and Recreation has taken on the responsibility for providing an area in which equipment can be placed for pulling sheet piling. No date is yet set for pile removal but it probably will be in mid 1980.

Flood Control and River Beautification

The official dedication of the flood control program was held October 1, 1979 (working day 1211), and the ceremony was, from all reports, very impressive. The contractor is now cleaning up his work and all parties are participating in correcting items on the punch list. It is expected all work will be completed there within the next month.

Work on the river beautification is also continuing and the dates for completion of the various features, and as reported in Monitoring Report #77 dated September 20, 1979 (working day 1204), still are being held.

We discussed the outstanding items still pending on the flood control and river beautification programs. These are reviewed briefly below:

- A meeting will be held to make a final review of the preliminary water control plan on October 18, 1979 (working day 1221). This plan is an important element to the proper maintenance and operation of the entire water system; therefore, it has been encouraged and continues to be encouraged, that all parties involved in water control be present to provide information and comments. The final report will be prepared as a result of the October 18, 1979 (working day 1224) meeting.
- First Avenue construction at the drug warehouse is well along and should be completed within the next two weeks.
- The phase II beautification contractor has made a tap into the water line at First Avenue, near Beach, for the fountain. The tap near the flume area is to be made shortly.
- There is still a need for a long range plan of sediment removal. This presumably will be a part of the water control program.
- No operating manuals for either river beautification or the flood control program are yet available. This matter should be followed since, now that the jobs are winding down, it will be increasingly difficult to obtain such information from the contractors involved as they leave the job.
- Restroom contract documents for river beautification Phase III are 98% complete. They will be issued for proposals November 1, 1979 (working day 1234).

GF 11/1/79 (123)  
WW 11/27/79 (125)  
AS 11/1/79 (127)  
FA 11/1/79 (128)  
GTR 11/25/79  
(129)

- Replacement responsibility for damaged work at the old Pierce furniture site has been set and the Department of Parks and Recreation will insure this work will be done.
- Mr. Vyvyan recommended that an on-site inspection of the fill at Cedar Street be made to determine if the fill is clean and free of rubble. This will be done by Mr. Ursay on October 12, 1979 (working day 1220).
- Final adjustments to the Grand Fountain will be made by the contractor and inspected for proper flow by all parties concerned. It is desired to have this fountain operative, if at all possible, for the November 1, 1979 (working day 1234) ground breaking at the hotel and convention center. Mr. Ursay will sign off on the final fountain operation.
- A brief review was made of the traffic elements to be considered in the Barton Ashman Traffic study for downtown as they affect the riverfront center and the flood control program.

#### Corridor Analysis for Riverfront Center (Corridor 51.00)

We first reviewed present progress of the expressway construction, and it was reported by Mr. Travis of the Highway Department that the present target for opening the entire remaining stretch of expressway to traffic is November, 1980. Mr. Travis pointed out that this date could be changed by unanticipated heavy weather, strikes or other such events; however, presently they are maintaining the November, 1980 opening target.

We next evaluated the corridor conditions discussed in the morning session around the riverfront center over the next several months. We identified these corridor staging elements on Sheet #2, Issue #1, dated October 11, 1979 (working day 1219). A review of the corridor elements is given below:

<u>Corridor Code</u>	<u>Corridor Description</u>	<u>Start</u>	<u>Complete</u> (Comp.)
51.01	Beach Street closed to all traffic between Flint River and Kearsley	Oct. 11, 1979 (working day 1219)	Nov. 21, 1979 (working day 1248)
51.02	Kearsley open with limited lanes between Saginaw and Grand Traverse	Oct. 11, 1979 (working day 1219)	Nov. 15, 1979 (working day 1244)

<u>Corridor Code</u>	<u>Corridor Description</u>	<u>Start</u>	<u>Complete</u>
51.03	Union open to limited local traffic between Beach and Saginaw	Oct. 11, 1979 (working day 1219)	Nov. 3, 1979 (working day 1490)
51.04	Beach Street open to local traffic with limited paved sub-base	Nov. 21, 1979 (working day 1248)	Feb. 1, 1980 (working day 1297)
51.05	Parking removed from both sides of Saginaw, Union to river	Oct. 11, 1979 (working day 1219)	permanent
51.06	Beach Street reopened to three lane through traffic, river to Kearsley	Feb. 1, 1980 (working day 1297)	July 2, 1980 (working day 1404)
51.07	Beach Street opened to four lane through traffic, river to Kearsley	July 2, 1980 (working day 1404)	permanent
51.08	Saginaw Street used for construction access and egress for occasional <del>short</del> periods	Nov. 1, 1979 (working day 1234)	Feb. 1, 1980 (working day 1297)
51.09	Saginaw closed except for one lane two-way from river to Union; lane restricted to emergency and construction use.	Feb. 1, 1980 (working day 1297)	May 1, 1980 (working day 1361)
51.10	Detour southbound Saginaw and Detroit traffic west on First Avenue and south on Beach across river	Feb. 1, 1980 (working day 1297)	May 1, 1980 (working day 1361)
51.11	Union open for full traffic flow from Saginaw to Beach	Nov. 3, 1980 (working day 1490)	Permanent
51.12	Saginaw made one-way southbound between Union and Kearsley	Feb. 1, 1980 (working day 1297)	May 1, 1980 (working day 1361)

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CONSULTING ENGINEER

We will continue to refine this corridor analysis as additional information becomes available. However, it has been agreed at the present time that the above corridor conditions will be appropriate and proper for the early hotel and convention center construction.

General

Mr. Vyvyan has prepared an agenda for our next session and will distribute it to those concerned.

Ralph J. Stephenson, P.E.

RJS:sps

cc: Mr. Andrew W. Nester, P.E.

November 1, 1979

Subject: Monitoring Report #79

City of Flint Downtown Improvement Program

Flint, Michigan

Project: 79.30 (previously 75.56)

Date of Monitoring: October 26, 1979 (working day 1230)

Actions taken:

- Monitored progress of PASI work at Riverfront Center
- Reviewed interfacing between hotel and convention construction, and PASI work
- Monitored flood control and river beautification programs

Riverfront Center

Work continues on PASI work, and Consumers Power installation at the Riverfront Center site. The major goal now is to complete tying in the new storm sewer to the outlet at the river which will then allow utilities in Beach and Buckham to be abandoned. The target for this tie in to be complete is November 7, 1979 (working day 1238).

We monitored this sequence of activities and found that most are complete except for short sewer line runs to tie in the system. This work is restrained by completion of the electrical conduit and pulling cable which then allows the new electrical service to be energized and the present electrical service in Beach Street to be abandoned.

At that point, sewer work at Beach and Union can be completed which frees up the start of tie in of the new storm sewer.

This is a very critical sequence, and it is important it be followed on a day-by-day basis since the commitments presently made for abandonment of utilities in Beach and Buckham are firm.

It is expected that the outlet construction, also a restraint on tie in, will be completed by October 31, 1979 (working day 1233). It is important that work here be completed so that on November 1, 1979 (working day 1234) the river level can be raised for the official groundbreaking at the hotel and convention center site.

Installation of test piles in Beach Street will probably start Monday, October 29, 1979 (working day 1231). After driving and testing the piles, and depending upon progress of sub-base installation at the new Beach Street, piling for pile cap #1 will continue. The intent presently is to use some pile caps in PC-1 as test piles.

Retaining wall footing will be poured out today, October 26, 1979 (working day 1230), and the wall will be started Monday, October 29, 1979 (working day 1231). This is slightly ahead of projected dates in the network model prepared at our last session (Issue #3, dated October 11, 1979 (working day 1219)).

Other Beach Street work is generally in line or slightly ahead of the targets set in the Issue #3 network, Sheet 38, but the job will require, as noted above, constant and ongoing management to get as much of the Beach Street right-of-way as possible back in service before cold weather and the holidays.

A critical element, of course, is to free up the existing right-of-way on Beach Street so construction at the hotel and convention center can start on its groundbreaking date of November 1, 1979 (working day 1234) and continue without delay.

As part of our work we reviewed corridor 51.00 conditions with all the hotel project team. They agreed it was a satisfactory corridor definition, and we will continue on the basis as outlined in the previous monitoring report #78, dated October 15, 1979.

At the hotel and convention center, easement work through the building for Michigan Bell Telephone has been designed and installation responsibility for service improvements outside the hotel property line for Michigan Bell have been resolved.

On the site proper, demolition continues although it has been delayed frequently by equipment breakdowns, lack of equipment, and in some cases, wet weather which limited the amount of hauling that could have been done. Sheet piling is driven at the river side and along Saginaw Street.

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CONSULTING ENGINEER

There remains considerable debris on the site which must be cleared by Monday, October 29, 1979 (working day 1231). Removal of debris is especially important since on Monday morning, October 29, 1979 (working day 1231), the site for the groundbreaking is to be leveled, gravelled, and seeded with astroturf. On Tuesday morning, at 8:00 a.m., the tents for the groundbreaking will be delivered, and later Tuesday they will be erected. Groundbreaking is presently scheduled for Thursday, November 1, 1979 (working day 1234).

Once tent erection has started, access and egress from the site will be difficult at best. Therefore, the demolition contractor will be making every effort to complete his major removal work by Monday, October 31, 1979.

It should be pointed out that the intersection of Union and Beach is the problem area for completing the electrical and storm sewer work in the PASI contract. This is near the area of the groundbreaking and the tent raising activity. Therefore, cooperation between all parties will be essential if preparations for the groundbreaking are to be carried out properly.

We briefly discussed closing on the hotel property, now under way, and reviewed the city's binding agreement work, now substantially complete.

11/4/79  
[Total closed]

In summary, it appears that the official groundbreaking of the project will go as scheduled on November 1, 1979 (working day 1234), and the construction work will proceed as has been planned by the project team.

Future project considerations in the downtown area

We briefly reviewed with the Riverfront Center project team other interfacing programs in the downtown area that are being worked upon presently and will be worked upon in the next few months. This includes work at the University of Michigan, as well as the new government center and the government center parking deck. The new central city commercial facility on Saginaw is also a part of this total development. There is little forward planning that can be done on any of these projects relative to the city's involvement at present, pending further development of programs, requirements, and needs. However, we should keep in close touch with each project to insure



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that when long-range planning is needed, we are ready to initiate such work. I shall maintain contact with the DCD, DDA, and DPW regarding these and other programs coming on line.

Flood control and river beautification programs

Major work on flood control and river beautification #1 is now focused on cleaning up punch lists and completing operations manuals for the various elements of the project. All punch work will be finished this year probably before cold weather.

Major Kraus has completed his work here and as of today, October 26, 1979 (working day 1231), will join his new position. We wish to congratulate him for his work on the program, and the project team made it known that they appreciate his involvement and wish him the best of luck in his new assignment.

There still remains some outstanding items and problems. These are discussed briefly below:

- The water control plan was reviewed on October 18, 1979 (working day 1224) by those primarily concerned with its implementation. Mr. Ursay said it was an excellent meeting, and the final draft of the plan will be out Monday, October 29, 1979 (working day 1231).
- First Avenue construction is nearly complete with the second lift of asphalt to be applied shortly.
- The tap into the water line to service the flume area is becoming critical. Parks and Recreation said a method must be obtained to water the landscaping and trees prior to the onset of winter so the area goes into the winter wet.

This was specifically noted by Mr. Ursay, and he will follow the matter immediately. This watering must be done just as quickly as possible.

- There still is no plan for sediment removal other than to contract the work when it becomes necessary. I pointed out in the meeting that work on the U. of M. Flint campus riverfront was under way, and probably no provisions for servicing the sediment basin would be incorporated in the U. of M. work.

At the north bank there are no plans presently to accommodate any dredging, loading, or access or egress from this area. Therefore, when sediment removal is necessary, a technique will have to be used that will either disrupt existing landscaped areas on the north or south side; or some sort of pumping and remote removal may be required. Some consideration was given during our session to the introduction of sediment into the Archimedes screw at the city waste line to the east of the settling basin. The idea may or may not be feasible, but it will be further reviewed.

The sediment removal plan will ultimately become a part of the water control manual.

- Operating manuals for the river beautification and flood control program have not yet been prepared. This item is being followed continuously, and ongoing reminders are being given to those who must produce the manuals that they are needed.
- Rest room contract documents for river beautification phase #3 are now 99% complete. There have been changes that delayed the work. However, it is still the intent to issue these drawings and obtain proposals as soon as possible, starting construction so the facility will be available for next summer.
- The field at the Cedar Street site apparently has been graded and is growing a stand of lawn. It is acceptable to those concerned.
- Every effort will be made to get the Grand Fountain operating by November 1, 1979 (working day 1234). This will be in time for the groundbreaking.
- A question was asked regarding who furnishes as built drawings. Mr. Ursay feels this is the responsibility of the architect/engineer, and he will institute discussions with the architect/engineer regarding production of these drawings. The information will be given the architect by the DPW, CHMP, the Corps of Engineers, and the contractors.
- At our next meeting, Mr. George Liljeblad will review current plans of the University of Michigan Flint campus for improvement of their riverfront area.

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Overall, the project is now being drawn to a close, and within the next few weeks, most major facilities and work at the flood control and river beautification areas #1 and #2 will be substantially done and ready for operation next spring.

Corridor Analysis for riverfront center (Corridor 51.00)

A brief review of this corridor and its conditions as shown on page 5 and 6 of Monitoring Report #78, dated October 15, 1979 was made with the project teams involved in project discussions today. There were no objections to these corridors, and they have been adopted as the monitoring standard of performance.

Mr. Vyvyan is preparing an agenda for our next session and will distribute it to those involved.

Ralph J. Stephenson, P.E.

RJS:eps

To: Mr. Andrew W. Nester, P.E.

November 13, 1979

Subject: Monitoring Report #80

City of Flint Downtown Improvement Program

Flint, Michigan

Project: 79:30 (previously 75:56)

Date of Monitoring: November 8, 1979 (working day 1239)

Actions taken:

- Reviewed corridor analysis approach
- Discussed methods by which a plan of implementation for the comprehensive master plan draft could be initiated.
- Monitored flood control and river beautification programs
- Monitored riverfront center project
- Inspected riverfront center site

Corridor analysis and review of implementation for comprehensive master plan draft

The corridor 51 statements for traffic patterns around the riverfront center area shown in Monitoring Report #78, pages 5 and 6, were reviewed briefly as a starting point for discussion of implementation plans for the comprehensive master plan draft (CMPD). Our efforts then were focused on the question as to how to identify corridors and time scales in future implementation of programs in the city of Flint.

The comprehensive master plan draft was prepared some time ago by the DCD and is now available for putting to work. Attention is being given this master plan draft at present, and therefore, early identification of corridors that might be required by it is important.

We had a rather loosely structured discussion that identified our goal as setting a method of implementing the programs anticipated by the CMPD. Some of the elements of implementation identified include:

1. Priorities
2. Monies available
3. Legislative processes
4. Political considerations
5. Objectives and goals
6. Staffing
7. Time requirements
8. Citizen desire
9. Community involvement
10. Demands
11. Interfacing with adjoining disciplines and areas
12. Circulation of movable or moving elements
13. Nature of fixed elements
14. Land use
15. Identification of plan units
16. Past planning efforts

It was noted that most of these elements can be identified within a five part division of the total planning process as identified by Mr. Ursay. These five parts, important to every good plan, include political, social, economic, physical and transportation considerations.

Once we had identified some of the major elements it was then logical to define how boundaries could be established. The various criteria by which boundaries are established include:

- a. Political considerations
- b. Topographical considerations
- c. Geographic grid (for instance, USOC data)

- d. By corridor
- e. Natural boundaries
- f. Demographic boundaries
- g. Zoning
- h. Land use
- i. Nature and desires of those residing or working in the area

Once we had identified a few of the above elements it was then established that if we thought of the implementation work as a series of goals to be achieved, that we then could identify line A as being where a staff member or members within the city of Flint was authorized to prepare a plan to implement the CMPD. The next time line was where staff approval was given for the plan of implementation submitted. This line was identified as line B. Line C was established as the point in time where governing bodies or others in positions of authority approved the plan of implementation proposed. The next time line, D, was where specific projects were assigned a priority and project work authorized to start.

The present task is to do the work between time lines A and B.

I suggest, that with our present knowledge and background gained through the various programs that have been put into operation in Flint over the past several years, we prepare a series of network model diagrams that chart the method of proceeding with work in each of the elements identified above. For instance, we know that obtaining financing for projects can be done in several different manners. It can be acquired by grants, private donations, self-financed operations, by bonding, or many other techniques depending totally on conditions surrounding the program. We could probably prepare five or ten procedural diagrams showing the logic to be followed for these based upon our past experience.

When done, we would have a library of procedures that would be excellent references for future implementation or project funding. The same thing is true of practically all the other elements listed above.

Once we had a good collection of network models for each of the many elements, we could then, as specific projects were to be evaluated, assemble these elements and prepare tailor-made network diagrams for the actual projects we have under analysis. I believe this would give us the ability to quickly analyze what is required during all phases of projects past time line point D noted above when the project has been identified and authorized. In addition, it might also give better direction than we now have as to the most effective method of proceeding to acquire approvals of the large number of programs anticipated over the next few years.

The discussion was rather brief in this session and not intended to be comprehensive. It was primarily a loosely organized identification of how we might best proceed to implement the comprehensive master plan draft. I recommend these discussions be continued and further suggest we begin allocating some time at our meetings to prepare standard network models of each of the processes we have found successful in the past.

To do this would best be accomplished by involving those who have been engaged in the many programs that we have worked on in the past. This, I believe, would provide many benefits in terms of improving the probability of being right, and furthermore, of being effective, in our future work.

As a part of this simulation, we also reviewed the downtown traffic study now in work and expected to be presented over the next few weeks. We should certainly at this time be considering how best to put into operation the acceptable elements of this plan.

There are several other programs also pending we could use with benefit for testing the various models we might prepare.

#### Flood Control and River Beautification

Reviewing the outstanding items still pending on flood control we find the following:

- The final draft of the water control plan has been submitted and is in for approval. Once appropriate approvals have been given, it has been suggested this document be circulated outside the city to technical organizations such as architects, engineers, and concerned contractors for comments and input for updating the dynamic portions of the plan.

- First Avenue construction is complete and the road is open to traffic.
  - The tap into the water line to service the flume area has not yet been completed. This is a serious matter and is becoming extremely critical, due to the onset of freezing weather. As a result of our discussions today, authorization to proceed with installation has been given and is being followed on a day-to-day basis. Harrison
  - There is no current formal plan for sediment removal. The difficulty is that bit by bit the boundaries of the basin, U. of M. on the south, the Stevens Street bridge on the east, and north bank landscaping of the river on the north, and the Harrison dam on the west are being closed and if access is severely restricted by inability of equipment to get to this area on the bank or adjoining structures, then it decreases the number of alternatives we have for removing sediment. This matter has been brought to the attention of those involved, and some action should be forthcoming soon so far as deciding how this removal process will be conducted. ←
- Once the sediment removal plan has been set, it will be incorporated into the water control manuals.
- Operating manuals for the river beautification and flood control programs are still being prepared. None have yet been submitted. I suggest a target end date be set.
  - Rest room working drawings are complete and specifications are being prepared. These will be submitted to the city for their approval.
  - Fill at the Cedar Street site is still not accepted due to punch list deficiencies. The area is being used for off road vehicle travel and is subject to ongoing damage. Every effort must be made by the contractor to get this area into acceptable form so that it can be turned over to the city.
  - The Grand Fountain was operated on November 1, 1979 (working day 1234). There are a few bugs yet to be worked out.
  - Preparation of as-built drawings is being followed by Mr. Ursay.



- Mr. George Liljeblad reviewed briefly the plans of the University of Michigan for improvement of their riverfront area. These were very impressive and further pointed up the need for deciding upon a course of action by which sediment is to be removed from the settling basin.
- Overall work at the various elements of the north bank is proceeding well, and the goal is to wind up all major construction within the next few days.

The gear box for the Archimedes screw in on the job and is awaiting installation approval for completion. It should be tested prior to cold weather.

Thus, the only major elements of the total project that will carry on through to next spring will be landscaping and some minor punch list corrections.

#### Riverfront Center

Our major discussion centered around the need for obtaining as much street capacity as possible and out of downtown during the holiday season. Traditionally, the period of time from the weekend before Thanksgiving on to and through the week after Christman is very critical and important to the downtown businessman. → Christmas

Therefore, the considerations before us today were how to get Beach Street back into operation as quickly as possible, and how to bring Kearsley between Saginaw and Beach to a point where it could be fully used for traffic just as soon as possible.

Several alternatives were discussed and the DPW staff is now working with the PASI contractor to determine if it is possible to interrupt their pile driving operation and to complete it following the holiday season. There were several different courses of action possible within this overall procedure, but an analysis will be made by the DPW and submitted to the mayor for his decision.

Work on Kearsley between Saginaw and Beach requires tie in of the lines at the Buckham Alley intersection, compacting the granular fill, and repaving the street. It is presently thought that by increased overtime spent on the project by the DPW it might be possible to get Kearsley back in full operation by the weekend prior to Thanksgiving.

Of course, heavy attention will be given to compressing the work at Beach by finding alternatives to the present planned course of action.

During our session, we also again reviewed the requirements of corridor 51, identified in Monitoring Report #78. It was stressed that the Saginaw Street restrictions on traffic flow were only to be in effect during the period when structural steel was being erected for the Riverfront Center. This is basically between February 1, 1980 (working day 1297) and May 1, 1980 (working day 1361). It was also stressed that this restricted traffic flow does not mean that the street cannot be used, but merely that the traffic is limited by virtue of the problems faced in erecting overhead steel while maintaining safe traffic flow underneath.

It was required of the contractor on the project, FDC, that they try to find alternative locations from which they can erect structural steel. Mr. Lee, representing the contractor said that he would address this problem.

The site for the hotel and convention center is presently being backfilled, and although some limited operations can start now, abandonment of the utilities now crossing the site next week along with completion of backfill will be the signal for full start of work.

In summary, the major thrust over the next few days will be to determine the characteristics and requirements for compressing time by which Beach and Kearsley are put back into partial or total service. The analysis is being done now by the DPW. Work is about to begin on the site of the hotel and convention center, and it is anticipated that a full-blown construction operation will be in action by mid-month.

A consideration mentioned briefly at the session that should be given careful attention is the requirements that construction of the parking deck adjoining the hotel and convention center will impose upon Union and Beach traffic. I suggest that the designer and builder of the garage be requested to attend one of our monitoring sessions in the near future so as to give us a better idea of the requirements needed during construction of his parking ramp.

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CONSULTING ENGINEER

With certain types of construction, it will be essential to close off these streets in part or totally. It is possible, with early consideration, that we could avoid disruption problems, however, if we are involved in the analysis early enough. Since work on the parking deck could be starting sometime in mid or late 1980, it is important to work out the interference potential as soon as possible.

For our next session, we should prepare the agenda as quickly as possible. Mr. Vyvyan, in conjunction with Mr. Nester, will do this and circulate it to those concerned.

Ralph J. Stephenson, P.E.

RJS:sps

To: Mr. Andrew W. Nester, P.E.

December 3, 1979

Subject: Monitoring Report #81  
City of Flint Downtown Improvement Program  
Flint, Michigan

Project: 79-30

Date of Monitoring: November 27, 1979 (working day 1251)

Actions taken:

- Monitored Riverfront Center project
- Began discussion and preliminary planning for north Saginaw redevelopment project implementation
- Monitored flood control and river beautification programs
- Continued work on corridor definition

Riverfront Center

Active construction work has begun on the site with excavation proceeding at both the low and high rise areas. There still remain some demolition items to clear. These are being worked on by the project staff and hopefully will be resolved soon.

Work on relocated Beach Street has been completed for this year with four lanes of Beach Street sub base paved and curbs complete so the street can be used for its full width.

Paving was complete the morning of November 21, 1979 (working day 1248.) This was a considerable improvement over the original plan, and the entire project team involved in this very critical program deserve a compliment.

File caps for the parking deck construction in Beach are also in place and have been paved over. They will be exposed next spring when curbs are put in around the parking deck column locations. Also next spring the paving wearing course will be laid which includes raising manhole elevations in the right of ways.

A request was made by the developer's contractor on the hotel and convention center that the no parking restriction on Saginaw Street from the river to Union be strictly enforced due to the need to maintain a safe thoroughfare condition on Saginaw during construction.

We next reviewed the corridors which have been established for Riverfront Center activities, and it was agreed that the major corridors presently set by previous discussion would be held. This is #51.09 in which Saginaw Street is closed except for one lane two way from the river to Union; the lane restricted to emergency and construction use - from February 1, 1980 (working day 1297) to May 1, 1980 (working day 1361). This period of time is that to be used for erecting structural steel and precast floor deck.

The developer's contractor stated that they would attempt to compress this construction and allow as full a traffic use of Saginaw as possible as quickly as they can. However, adequate space for storage, parking, marshalling, and erection area is essential to the contractor. He is still holding a delivery of February 1, 1980 (working day 1297) for delivery of tower structural steel. still good.

It is important that everyone be aware of the results of our discussion at this session, and if there is any question about the decisions reached, it should be brought up promptly and resolved since a full scale construction program is now under way for the hotel.

During our discussion, the PASI contractor for work at the tower and low rise said he would resume his operations on May 1, 1980 (working day 1361). This appears a suitable date since by that time major structural tower erection will be complete.

During our corridor discussions later in the day, we identified several needs which will be covered under the subject of corridors. However, present planning for the work shows that the May 1, 1980 (working day 1361) resumption date is valid.

We discussed the demolition problem briefly, and the developer's contractor said he had found nine footings which were left in the demolition area that must be totally or in part removed. This matter is important to process promptly since it is necessary to clear the area so as to avoid delaying installation of piles. Mr. Vyvyan pointed out that the Commerce Building footings which are still remaining are probably on piles. Thus, their removal may prove difficult. Also, compaction tests

had been made on the lower backfilled areas at the Commerce Building, and several at the meetings requested copies of these compaction tests to evaluate whether their work can proceed without soil difficulties.

Since the relationship of the parking deck construction is so critical to proper implementation of the various corridors to be encountered over the next year, Miss Stoughton will ask the parking consultant and operator to attend the next meeting to discuss parking deck construction relative to PASI and hotel construction work.

The present goal is to start PASI work on the east side by early in 1980. It is also anticipated that demolition of building on the east side of Saginaw will begin the spring of 1980. The inter-relationship between work on the east side and ongoing work on the west side of Saginaw and the river is critical and must be managed extremely well to avoid overlapping of traffic disruptions.

Again, the corridor identification analysis should assist in smoothing out these difficulties so a constant flow of traffic can be maintained properly in the downtown area.

The contract, document for phase #2 (east side) PASI work are presently being prepared, and we did a rough timetable of needs in order to complete construction of east side phase 2 work by October 13, 1980 (working day 1475). Assuming a 90-working day construction period, it will be necessary to complete contract documents (CS's) no later than February 22, 1980 (working day 1311) to allow the CD's to be processed and proposed upon properly. This is the latest allowable starting date, and I suggest we make every effort to have the drawings complete shortly after the first of the year 1980 and no later than mid-January 1980. This matter will be followed closely.

*Feb 1, 79  
complete  
doh*

It should be noted here that specifications for demolition of the existing building on the east side will be kept separate from PASI construction plans and specifications.

#### New Flint North Commercial Revitalization Project (New Flint North)

This was our first planning session for New Flint North, and our objective was to plan the work between now and start of construction on the nine blocks of North Saginaw between Carpenter Road and Russell. We reviewed the project in some detail and established the basic procedures to be followed.

12/13/79

We also prepared an Issue #1 network, dated November 27, 1979 (working day 1251) Sheet 40, showing some of the early tasks that must be done in order to get the project under way as soon as possible next spring. Some of the items to be considered (at random) are:

- It will be desirable to receive a discretionary grant (DG) from HUD for phase #2 work. This grant, if it could be meshed with the starting date for phase #1 work, would allow complete continuous construction of the development to proceed concurrently.
- It has been decided that the DPW will do phase #1a work from back of curb to back of curb, including installing utilities, with their own forces. Remaining PASI work will be let to private contractors and also is to be done by Consumers Power and Michigan Bell Telephone. Phase #1 DPW work is known as phase #1a; the private phase #1 work is phase #1b. Private contractor work in phase #2 is known simply as phase #2, since there is no DPW work in phase #2.
- Of utmost importance is to get Consumers Power and Michigan Bell Telephone work under way currently with other PASI installation. This may prove somewhat difficult since Consumers Power work definition must be redone once the work desired has been proposed upon next spring. This then means that Consumers Power will have to submit and have processed a contract with the city.
- MBE requirements must be resolved early since there is a chance that this project will be difficult to man and let in accordance with the needs of meeting city policy on MBE. The project staff is now reviewing the matter.

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Due to the press of time, we were not able to complete the network model but will continue working on it at our next North Saginaw session. During the session, it was mentioned that there is a possibility that private sector project work (phase #1b and #2) may be field managed by the design team on a construction management basis. This matter should be studied very carefully since the project is somewhat complex and procurement of certain of the elements of the entire program may prove to require long lead times. Therefore, the method of letting the

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Decision  
will be  
made this  
week.

various contracts has to be examined thoroughly to permit proper procurement time to be allocated.

This matter is also now being discussed in depth with the project team and the architect/engineer. We should plan to discuss this again at our next session when additional information will be available.

### Flood Control and Riverfront Beautification

We first reviewed pending items from previous meetings:

- The final draft of the water control plan has been approved by the mayor and is being printed and distributed by Mr. Ursuy. *ok*
- The tap in of the water line at the flume area has been completed, and the landscaped area has been plentifully watered by natural and artificial means over the last two weeks. *ok*
- No formal sediment removal plan has been formulated. This matter is still under study by the City of Flint technical departments. *Tom Tapp is looking into this thing.*
- No operating manuals for either river beautification or flood control have been submitted. *None on FC all on CR*
- Rest room contract documents are being readied for issue with proposals due in early January 1980. *Early Feb. 80*
- The fill at the Cedar Street site is apparently growing grass and in good shape. *Mud be smoothed yet. wipe out*
- Grand Fountain debugging is continuing. *Done*
- As-built drawings are now being put into final processing for both the river beautification and the flood control program. Tom Ecklund and George Ursuy will follow up on this matter. *in progress.*
- Further review of the University of Michigan plans for improvement of their riverfront area was felt to be desirable. This would allow better interaction of the various ideas proposed over the next few months for improvements at the U. of M. campus. *observed rather than participate*
- The gear box at the Archimedes screw is in place and has been tested. It works properly. *good*



### Corridor Discussion

Our work on the corridors focused initially on the area surrounding the Riverfront Center. In order to provide a frame of reference, we made assumptions about major facilities in the area that may or may not be totally accurate. However, these were established to clarify the needs of the corridors surrounding each facility and set some discussion bases. It also allowed us to more clearly focus on the needs of traffic circulation in the area between the river, Kearsley Street, Harrison, and Beach. Assumptions were:

- The State of Michigan Office Building would be built between October 15, 1980 (working day 1477) and October 15, 1982 (working day 1988).
- The State of Michigan parking deck would be built between May 1, 1981 (working day 1616) and October 15, 1982 (working day 1987).
- The hotel parking deck would be built between September 1, 1980 (working day 1446) and January 1, 1982 (working day 1786).
- The hotel would be built between November 15, 1979 (working day 1244) and January 1, 1982 (working day 1786).
- The private office building on the east side of Saginaw would be built between March 1, 1982 (working day 1329) and March 1, 1984 (working day 2340.)
- Center city plaza would be built between May 1, 1982 (working day 2128) and May 1, 1985 (working day 2639). (Note: The dates for center city plaza were based only on the assumption that development would be desired sometime within the overall development period of the riverfront center complex. The center city plaza dates are subject to change at any time.)

With these broad targets in mind, we next identified conditions that would exist for each of the major street elements around the downtown projects. These are discussed briefly below:

12/13/79

Union Street west of Saginaw

This street would be substantially closed to through traffic and open only to limited local traffic from now through to June, 1981. June, 1981 was selected since at this point both the hotel and parking deck will be well along in construction and therefore clear access should be available adjoining and underneath these structures. *SW*

Union Street east of Saginaw

The existing Union would probably be closed from Harrison to Brush Alley in May, 1981 at the start of construction for the State of Michigan parking deck. Present plans call for completion of the relocated Union Street east of Saginaw by October 15, 1980 and this thoroughfare would remain open permanently from that point on. Construction of the State of Michigan Office Building, it was assumed, will be from the private office center property on the west side of the former Brush Alley north of relocated east Union. *SW*

It was pointed out that clarification of the use of this site with the potential user of the office site should be initiated soon so that there is no undue delay or conflict once the start date of the State of Michigan Office Building is decided upon. *SW*

Brush Alley

The alley would be closed from relocated Union south to Kearsley May 1, 1981 (working day 1616) at the start of construction of the State of Michigan parking deck. Brush Alley could be reactivated upon completion of the deck October 15, 1982 (working day 1987). *SW*

Brush Alley south of relocated Union is an important service thoroughfare and as such should be given very careful early planning attention. *see if can keep from 1/2*

We discussed at length the possibility of leaving the existing Union from Saginaw east to Brush Alley in operation for varying periods of time to provide a circulation pattern for service traffic. *possible*

Beach Street

It was decided that Beach Street must be kept open as continuously and as high a capacity as possible. Discussions will be held shortly with the convention center and parking *SW*

deck owner/operator to determine what steps can be taken now to maintain free flow of traffic under the deck while under construction.

Again, it should be emphasized that the above time frames, conditions, and elements for this set of corridors has been set as above only to provide a starting point for ongoing analysis. It is important that we review these carefully, and in subsequent sessions refine the corridors, correct the target dates where appropriate, and thoroughly identify the conditions that surround the entire riverfront center circulation patterns.

Since the dates projected for each project are based upon very scanty current information, it would be appreciated if further refinement was continued through revision of data where appropriate and as available.

Also of importance is to insure that the projected corridor conditions as outlined above (not necessarily using the time structure) be related to the current traffic study being done by Barton Ashman. This study is nearing completion, and it is recommended we closely tie the long range planning suggestions of the report to the corridor situations.

To close out our corridor discussions we added a new corridor #68.00 that defines the new Flint North program. It is expected that this project, if things move as planned now, will be under construction from May 1, 1980 (working day 1361) to October 13, 1980 (working day 1575). Although traffic will be somewhat restricted on Saginaw Street between Carpenter and Russell, there does not appear to be any need to plan bypasses around the area. However, the matter will be studied further by the project staff.

### General

Mr. Vyvyan and I reviewed the agenda for the next session, and he will prepare it and forward it to those involved.

Ralph J. Stephenson, P.E.

RJS:sps

To: Mr. Andrew W. Nester, P.E.

December 19, 1979

Subject: Monitoring Report #82  
City of Flint Downtown Improvement Program  
Flint, Michigan

Project: 79:30

Date of Monitoring: December 13, 1979 (working day 1263)

Actions taken:

- Monitored Riverfront Center
- Reviewed target dates for building complexes at north end of downtown
- Monitored and continued diagramming North Saginaw redevelopment project
- Monitored flood control and river beautification program
- Continued discussing basic approach to implementation of comprehensive master plan for the city of Flint
- Continued discussions of corridors with DCD and traffic department staff

Riverfront Center

Representatives of Richard Rich & Associates attended this meeting, and we began the discussion by reviewing the tentative dates outlined in Monitoring Report #81, dated December 3, 1979, page 6. These dates were established from assumptions made previously, and will be used, revised as necessary, at each session to form a basis for continued long range planning of downtown Flint projects.

Starting and completions dates now being used as targets for each of the projects identified were updated and some were revised. Present targets for construction are:

- State of Michigan office building - start October 15, 1980  
(working day 1477) - complete October 15, 1982  
(working day 1988)

1/10/80  
hold  
fill  
want  
mfg.

1/10/80

- State of Michigan parking deck - start August 3, 1981 (working day 1680) - complete October 15, 1982 (working day 1987) 82

(Note: These dates were given by Mr. Dick Rich as estimates.)

- Hotel parking deck - start August 1, 1980 (working day 1425) - complete November 2, 1981 (working day 1744) 82

(Note: These dates were given by Mr. Dick Rich)

- Hotel - starting date November 15, 1979 (working day 1244) complete January 1, 1982 (working day 1786)

(Note: Mr. Lusky of FDC was at the session and said their present targets are to have 50% of the rooms and 100% of the public spaces available for use by November 1, 1981 (working day 1744) and 100% of the rooms by December 1, 1981 (working day 1764). 82

- Private office building on the east side of Saginaw - start March 1, 1982 (working day 1826) - complete March 1, 1984 (working day 2335) 82

- Center city plaza - to be built sometime between May 1, 1982 (working day 1870) and May 1, 1985 (working day 2633) 82

Note: Dates for center city plaza are based on the assumption that development is desired some time within the development period of the entire Riverfront Center complex. Center city plaza dates are subject to change.

We next discussed with Mr. Rich and his staff the street conditions he anticipates at and around the Riverfront Center sites during various stages of construction. These are outlined on page 7 and 8 of Monitoring Report #81. All agreed generally to each of the corridor conditions defined there for Union Street east and west, Brush Alley, and Beach Street. However, it is desired to keep Brush Alley opened as continuously as possible for its full length. In any event, Brush Alley must be maintained in its south half during construction, and any shutdown must be brief.

1/10/80

There are no present plans whatsoever to construct the parking deck over Brush Alley or relocated Union nor is there any plan to build the government office building over east Union. However, this may be subject to revision if there appears to be advantages in such construction.

The matter of building over the alleys and streets is to be further reviewed with the city and state officials along with the development team architects and engineers. Present plans, however, are to stay within boundary lines on all individual buildings. There are intended to be walkway connections at upper levels between the state parking deck and the state office building as well as between the state office building and the new proposed private office building.

So far as the status of each of the parking decks is concerned, that at the hotel and convention center is still in preliminary design and no framing system has been finally selected. The method of framing is important relative to possible disruption to traffic flow at both Beach and Union. It has been emphasized with all those involved that Beach Street must be kept open to the greatest extent possible.

Mr. Rich's staff said that there would be no interference from the deck with traffic during the holiday season next year and that minimal interference is expected as construction proceeds. We should plan to again review this matter when the framing system has been selected for the hotel and convention center parking deck.

We next moved to a review of the interfacing of west side PASI work and the parking deck and hotel projects. The present intent is to stop most PASI work until the frost is out of the ground. At that time, the contractor estimates it will take approximately 12 weeks or 60 working days to complete the PASI work on the west site.

The PASI contractor mentioned that fountain work is presently being redesigned. I suggest this be done just as quickly as possible so that no delays are imposed on the construction program.

At the hotel, the intent is still to start with structural steel at the tower in February, 1980 with completion by May, 1980. Steel at the low rise will be erected by July, 1980 and the building is expected to be closed in totally by November 3, 1980 (working day 1490).

revised

Referring to PASI work, Mr. Rich requested he be sent a set of contract documents. Miss Stoughton will see that this is done.

While discussing PASI work, the DPW requested that as accurate information as possible be given them soon about populations expected in the private office building, the state office building, the parking deck at the government center, and in whatever other facilities anticipated for that area that will drain into the utility system surrounding it.

New Flint North Commercial Revitalization Project (New Flint North)

Monitored from Issue #1, dated November 27, 1979 (working day 1251)

Currently the discretionary grant public hearings are being held with one held on December 10, 1979 (working day 1260) and the other scheduled for December 27, 1979 (working day 1272).

Once the hearings are complete, a final pre-application will be submitted by January 7, 1980 (working day 1278). Following this, it is expected that there will be a fifty working day review period and then another week will be needed to complete and submit the final discretionary grant application to HUD. Ten days have then been allowed for HUD to review and approve the final discretionary grant applications. Funds should be available within 70 working days of the final review and approval. This brings the date by which monies would be available for phase #2 work to July 15, 1980 (working day 1413).

Turnback funds from the Michigan Department of Transportation will be available by May 1, 1980 (working day 1361). All documentation has been submitted.

We had considerable discussion about the method by which the phase #1b work should be let and administered. 1b work is phase #1 private PASI work. Presently, a decision is being made as to how to proceed, and once this decision is made, the phase #1 contract documents will be revised to reflect the decisions made.

Two methods of proceeding are under consideration. The first is to solicit conventional general contractor proposals for the entire work. The second is to use construction management techniques to carry out the process. It is

presently of concern that adequate coverage by general contractors may not be obtained. Therefore, it has been thought feasible to break the contract document package into small units and have the architect/engineer or some other professional organization solicit proposals, evaluate these proposals, and administer the work.

If an alternate method of proceeding other than by general contract is decided upon, it may be necessary to process another proposal prior to advertising and receipt of proposals for phase #1b PASI work. However, the important item is to insure that work does get started by spring, 1980, and present goals are to begin in early April.

Of greater importance is the need to identify the costs for each of the phases and to insure there is adequate money to complete not only the total job but each of the various elements. With delays that have been experienced, costs have escalated over the past year or so and a re-evaluation of the cost estimates that were prepared earlier on the job should be made.

Consumers Power expects to solicit proposals for their work starting February 15, 1980 (working day 1307). Once proposals have been received Consumers Power will prepare their proposal to the city. After it is approved, the power company can begin work on the site. Present target date for start of Consumers Power work is April 18, 1980 (working day 1352).

It has been assumed, although direct information has not been received, that Michigan Bell Telephone can also start their work in the spring of 1980.

Overall, the project presently needs very careful attention particularly in relation to establishing the method by which contracts are to be let and most importantly establishing cost guidelines to be utilized for all phases of the work. The various elements of the project that must be costed include phase #1a DPW costs, phase #1b private work costs, phase #2 PASI work costs, Consumers Power costs, Michigan Bell Telephone costs, management fees (if required), and DPW fees as required. Mr. John McGary is giving these items careful attention at present.



Flood Control and Riverfront Beautification

After a brief discussion of the project, it was generally decided that flood control and river beautification phases #1 and #2 is for purposes of our review sessions complete. There remains a few punch out items, some landscaping, and, of course, start up of the various facilities next spring. However, the project will not be put on future agendas for discussion unless requested.

A brief review of items remaining from previous meetings is given below:

- The final approved draft of the water control plan has been distributed to all concerned.
- No formal sediment removal plan has been formulated. Mr. Tom Tapp is presently working on this.
- Operating manuals for the river beautification work are substantially complete.
- No operating manuals have been received as yet for the flood control program.
- Rest room contract documents in phase #3 beautification are presently being reviewed by the required regulatory agencies. Plans are to receive proposals for construction work in early February 1980.
- There has been no change in the Cedar Street site positions. A method should be found by which this area can be accepted.
- The Grand Fountain is debugged.
- As built drawings are presently being prepared.
- Constant observation of University of Michigan riverfront work plans should be made.

Now that work has been almost completed on the river areas, it is appropriate to step back and look at the tremendous improvements that have been put in place. I would like to congratulate the city departments, Corps of Engineers project managers, contractors, design teams and all agencies that have been involved in this very significant program. They are to be complimented and deserve much credit for a job well done.

Implementation of the Flint comprehensive master plan

Referring to our previous meeting on this subject discussed in Monitoring Report #80, dated November 13, 1979, we continued a review of how best to approach implementation of the program. As a starting point, we asked the question,

What elements of implementation should we concentrate on first?

This initiated a review of the several factors to be considered. During our meeting, we were able to cover four of the more significant items. These are outlined below as they evolved in the discussion.

1. Selection of the most needed projects.
  - a. Setting priorities.
  - b. Establishing the specific content of each project.
  - c. Preparing a matrix analysis of each project including obtaining answers to the basic six questions - what?, why?, where?, when?, how?, and who?.
  - d. Etc.
2. How do we obtain financing?
  - a. Preparing a financing plan.
  - b. Marketing bonds.
  - c. Preparing and filing grant applications.
  - d. Obtaining approvals.
  - e. Etc.
3. Obtaining government support and approval.
4. Preparing the project program.
  - a. Writing the work plan.
  - b. Developing work plan schedules.
  - c. Assigning responsibilities.
  - d. Estimating costs.
  - e. Defining objectives
  - f. Identifying project characteristics.
  - g. Etc.

The sub-topics shown under 1, 2, and 4 are only partial lists designed to stimulate thinking about how the implementation plan can be officially established.

Monitoring Report #82  
City of Flint Downtown Improvement Program  
Page eight

RALPH J. STEPHENSON, P.E.  
CONSULTING ENGINEER

The work to be done has been broadly outlined in a policy plan which identifies overall desires leaving implementation yet to be developed. It was felt by all concerned that we should review this policy statement in depth and continue formulating methods by which we can approach the implementation of this master plan. It is still the intent to prepare a series of network models charting work in each of the elements as we identify them. This will give us a good starting point for assembling procedural manuals to help the city and private staff to prepare workable implementation procedures.

To close out our discussion, we again reviewed the corridors being established in the downtown area. It was stated that of utmost importance now is to begin identifying pedestrian and non-motorized vehicle circulation patterns we wish to create and have evolve out of the downtown plan. There will be a discussion initiated soon with DCD management to see how this best can be put into work.

The Barton-Ashman plan for traffic in the downtown area is to be released shortly for preliminary review. Once this is on hand, it will be possible to be more specific about what sub-plans are desired and needed. We shall continue to work on the matter at subsequent meetings as required by the project personnel.

#### Corridor Discussion

Much of the corridor discussion conducted today was an integral part of each project discussion. A request was made to have prepared a list of the various corridors presently under consideration so that as the downtown traffic program is reviewed and commented upon additional corridors can be added without duplication or overlap. Therefore, a list of the current corridors with their identification numbers is given on the attached sheets.

#### General

The various members of the project teams discussed future agenda items with Mr. Vyvyan and myself. Mr. Vyvyan has prepared an agenda for the next meeting and will distribute it to those concerned.

Ralph J. Stephenson, P.E.

RJS:sps

To: Mr. Andrew W. Nester, P.E.

Attachment

Corridor Numbers and Identification

- 05.00 - University of Michigan Flint - Stevens Street bridge, East Boulevard, and IMA connection
- 06.00 - University of Michigan Flint - Kearsley Street bypasses and pedestrian circulation
- 07.00 - University of Michigan Flint - parking and inter-campus connections
- 08.00 - University of Michigan Flint - Doyle interconnections
- 27.00 - Dort Highway relocation from Flint River through Stewart Avenue
- 28.00 - Buick Freeway work
- 51.00 - Riverfront Center (see Monitoring Report #78, dated October 15, 1979, pages 5 and 6 for details of this corridor)
- 52.00 - Center city plaza
- 53.00 - Auto World
- 61.00 - Mott College Court Street campus
- 62.00 - Sanitary sewer relief program
- 63.00 - Fourth and Fifth one-way pair
- 64.00 - Hurley Hospital area
- 64.00 - Hamilton Street bridge improvements
- 66.00 - Saginaw Street from I-69 on the south to Fifth Avenue on the north
- 67.00 - Church, Grand Traverse, Beach thoroughfare patterns
- 68.00 - Flint North program