

Manitou Avenue Downtown Revitalization Phase 2 Pre-Construction Meeting

March 6, 2006 @ 10:30am

Attendees: Mike Leslie – City of Manitou Springs
Brad Walters – City of Manitou Springs
Mike Hussey – Nolte
Ron LaCroix – Nolte
Dale J. Ekberg – Nolte
Ron Herron – AA Construction
Bill Weaver – AA Construction
Kitty Clemens – Manitou Springs EDC
Eric Drummond – Manitou Springs EDC
Ed Klingman – Manitou BID
Jim Edie – Adelpia
Bill Gatti – Qwest
Loyd Cabojog – Qwest
Kash Kelloff – Qwest
Scott Brace – CDOT
Dave Watt – CDOT
Jim Thomas – CSU
Andy Funchess – CSU
Cindy-Lou Hyde – CSU
J. Hawley – Taos Maos
Jack Elder – Pikes Peak Bulletin

Minutes:

- AA Constr. - Can't complete Downtown Manitou Avenue Phase 2 by Memorial Day, it is not physically possible. We need to do the whole north side first, then the south side.
- CSU - We need 6 weeks to get in and get out.
- Qwest - We need our conduit in first, 3-4 weeks to splice. The run will end at El Paso next to City Hall.
- CSU - We need to have a planning meeting with all the construction crews to figure out the sequencing and set the critical path. (CSU, Qwest, Adelpia and AA)
- Mike L. - How long will it really take to complete this project?
- AA Constr. - This is a 120 day project at the least, not an 80 day project.

- CSU - It will take 4 weeks for just the north side, 2 weeks to place the Qwest conduit.
- Qwest - It will take 4 weeks after the placement of our conduit.
- Kitty - Consider dual phasing (2A/2B) Manitou Avenue Phase 2,. The Town has sold the schedule of Memorial Day to the businesses. 2a would be the north side, 2B the south side. 2A would be completed by Memorial Day, 2B would not start until after labor day.
- General
- Discussion - The proposed construction schedule would be start with Manitou Avenue Phase 2A (the north side) and have that completed by Memorial Day, continue construction eastward with the north side of RTA Phase 1 to El Paso, then cross over and continue with the south side of RTA Phase 1 and go as far westward as possible – up to the commercial area of Manitou Avenue Phase 2B (the south side), work in the commercial area of Manitou Avenue Phase 2B would not start until after Labor Day and would be completed by Thanksgiving.
- AA Constr. - We will have to roto-mill all at once before we can lay the patterned concrete.
- | CDOT - Split phasing doesn't change the issues for CDOT, permitting etc.
- CSU - CSU needs to get their crews in order before attending the planning meeting. Cindy-Lou Hyde will contact Mike Hussey as to the schedule for the planning meeting.
- Kitty - A detour plan needs to be in place to route traffic to the backside of the Wichita lot.
- AA Constr. - How do we get paid for stored materials before installation?
- Mike L. - City will pay for the items as they are delivered, less installation.
- Ron L. - I will monitor and itemize materials for payment.
- AA Constr. - We would like spot elevations, similar to Phase 1 plans, in areas around the planters and the 4 corners of the inlet boxes.
- Mike L. - The City will need a revised construction contract for AA Construction from Mike Hussey to accommodate the project new phasing.