



City of Fairburn
56 Malone Street
Fairburn, GA 30213

770-964-2244 FAX - 770-969-3484

INTEROFFICE MEMORANDUM

TO: Mayor and City Council
FROM: Troy Besseche, *TJB* City Engineer
DATE: April 14, 2014
SUBJECT: Community Development Report

- **Downtown Plaza.** The bid announcement for the project to include the plaza, stage, and restroom building was published on 12/18/13 and bids are now due on February 18, due to weather related closures and delays. Bids were received on the 18th and award of the contract is complete. **The notice to proceed was issued 3/31/14 and construction began on April 8.**
- **Fairburn Educational Campus Phase 2.** South-Tree has been released to order the steel and continue to completion of the building shell. The project is beginning to experience some delays with orders for equipment and supplies that will be used for interior build out of the facility. **Building envelope is being completed.**



 **South-Tree**
Enterprises, Inc.

Fairburn Education Campus
Phase II Building 3

Print #140301152
Date: 03/01/14
Lat/Lon: 33.571994 -84.572946
 Aerial Photography, Inc. 954-588-0484

- **Duncan Park Improvements – Phase I.** The playground is substantially complete. The restroom building for the area was delayed on account of late material delivery. Some of the interim lighting issues associated with the evening football games have been corrected. The parking lot has been landscaped and the finish course of asphalt placed. The football plaza grading is complete with the irrigation completed. Vertical construction is underway at the playground and football areas. The masonry work at all three buildings and the dumpster enclosure are complete. The roof trusses are being placed at the playground restroom building as of 11/25/13. The parking lot has been striped and the fence work is substantially complete. The contractor is preparing a recovery schedule to achieve project substantial completion by the end of March. Weather-related delay is being considered as a change order and an additional 49 days is recommended for approval by staff. **See separate report by MAAI.**
- **CDBG- Dodd Streetscape Project.** Construction is underway and the sidewalk is nearly complete. **The crosswalk installation is still being scheduled.**
- **Duncan Park Pool & Splashpad.** An RFP with a modified scope of work has been drafted and is in review. The scope of the project is still being defined with the assistance of some specialized consultants in pool operations and in market research. The location and scope of a new facility is being considered.
- **Bohannon Road Improvement Project.** The project scope is being refined to include some developer-funded improvements and should be ready to go to construction next summer. The surveying and coordination with CSX has started on the project. A coordination meeting was held on site on 3/7/13 with CSX indicating their agreement with our proposed changes to the rail crossing on McLarin. The CSX agreement and payment was approved on 5/13/13. Staff has been regularly coordinating the scope of the project at the north end of the project limits with Porex. A potential solution involves keeping the existing road in its current alignment and providing enhanced access to their site. Right-of-way negotiation has begun with the largest of the land owners along the route.
- **Johnson Road Bridge Replacement.** The stream buffer variance has been approved and GDOT is still reviewing the bridge plans while utility and easement acquisition is underway. Solutions to utility conflicts are still being pursued and may delay construction. GDOT has downgraded the structural sufficiency rating to a 3 Ton limit. An intergovernmental agreement with Fayette County is being drafted which would have the County performing the paving work associated with the project. The project is currently in ROW acquisition and is awaiting agreements with Fayette County and City of Atlanta Watershed Management. The IGA with Fayette County has been executed. Utility design is underway and ROW acquisition is wrapping up as well. **Project will be advertised for bid April 16.**
- **Oakley Industrial Boulevard Upgrade:** This road project involves widening the existing lanes to allow safe truck and passenger vehicle use and will add left turn lanes along its length from Stalwart Drive near the new Fayetteville Road bridge to highway 138 in Union City. The Notice to Proceed was issued 12-02-2013. Construction activity has begun with clearing and erosion control installation for the month of January. **Utility relocation is ongoing.**



- **LCI –Project.** The Atlanta Regional Commission announced in 2012 that Fairburn has been selected to receive \$3.1M in federal funds to complete improvements to the downtown streetscape. The scoping report has been tentatively approved by ARC. An RFP is being drafted to select a consultant for the preliminary engineering phase of

this project. The Project Framework Agreement has been approved and sent to GDOT for final execution. Proposals have been received and a short-list developed by the selection committee. The design kick-off meeting was held on 1-13-2014 with Stantec. **Survey work has begun for the project and a design workshop with staff will be held on the 29th & 30th.**

- **I-85 @ SR-74 Interchange Improvements:** The planning effort associated with this project is being funded through the partnership with the South Fulton CID, Fayette County, Peachtree City and the City of Fairburn. The PIOH was held on February 28, 2012. A recommendation regarding the more expensive alternative is being considered and pushed by a number of the stakeholders. This preferred alternative will need to be determined prior to submitting the document for approval. The IMR has been submitted to FHWA for review. FHWA has responded with a number of minor comments, all of which will not affect the recommendations contained in the report. The concept report and bridge evaluation were approved at the 9/9/13 Council meeting and the Notice to Proceed was issued 10/1/13. Contractor has begun the bridge evaluation and the anticipated completion date for the Concept Report is early Spring of 2014. This project will be the highlight of a South Fulton CID legislative breakfast at the Capitol on March 5. The project funding has been increase in the ARC plan to reflect the partial cloverleaf alternative. **The IMR and Concept reports have been submitted to GDOT for review.**



- **Development Activity:**

- Family Dollar (98 West Broad St) – **Site Development Plans are in review.**
- NW GA Assembly Hall (Highway 29 at VB Smith) – Conceptual Site Plan approved.
- Hardees (7940 Senoia Rd) – **Project is nearing completion.**



- Green Oil Drivers Office (41 Dodd St) – Green Oil has decided to remove the trailer used as a Drivers Office and will pursue other options. **The drivers office is being moved into the main building and a storage shed is being constructed.**
- Panattoni Logistics Center: Mass Grading & Connector Road – **Road to be completed and dedicated later this Spring.**