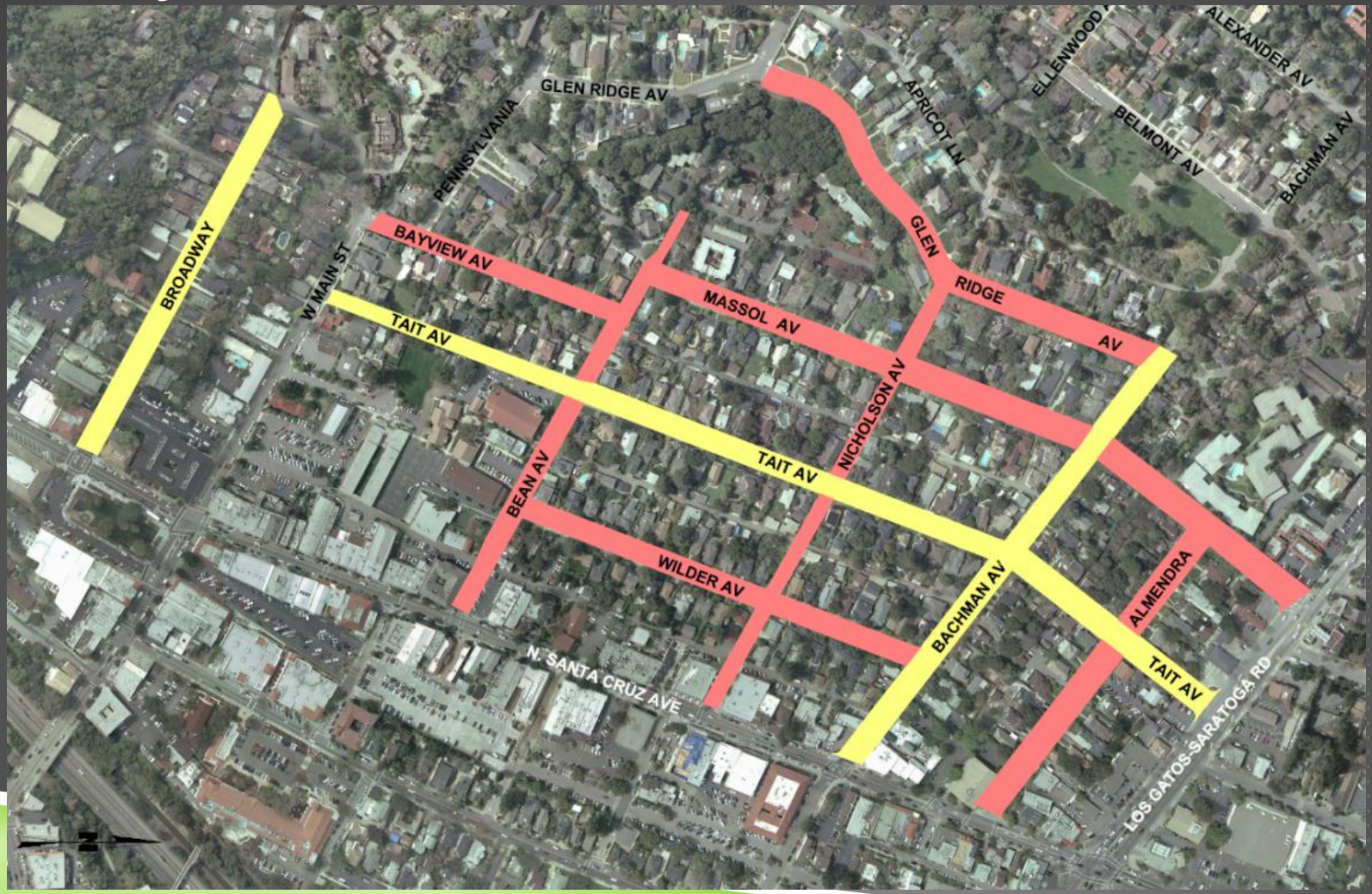
TOWN OF LOS GATOS
ALMOND GROVE DISTRICT
STREET RECONSTRUCTION

BROADWAY, BACHMAN AVENUE & TAIT AVENUE

PUBLIC MEETING #3 (repeat), November 13, 2014

LOS GATOS, CA

PROJECT PHASE I



MEETING AGENDA

- Community Engagement/Project Background
- Revised Conceptual Design Phase I
- Construction Phasing
- Construction Impacts
- Schedule for Phase I Project
- Concrete/Asphalt
- Next Steps
- Comments/Questions

COMMUNITY ENGAGEMENT & PROJECT BACKGROUND

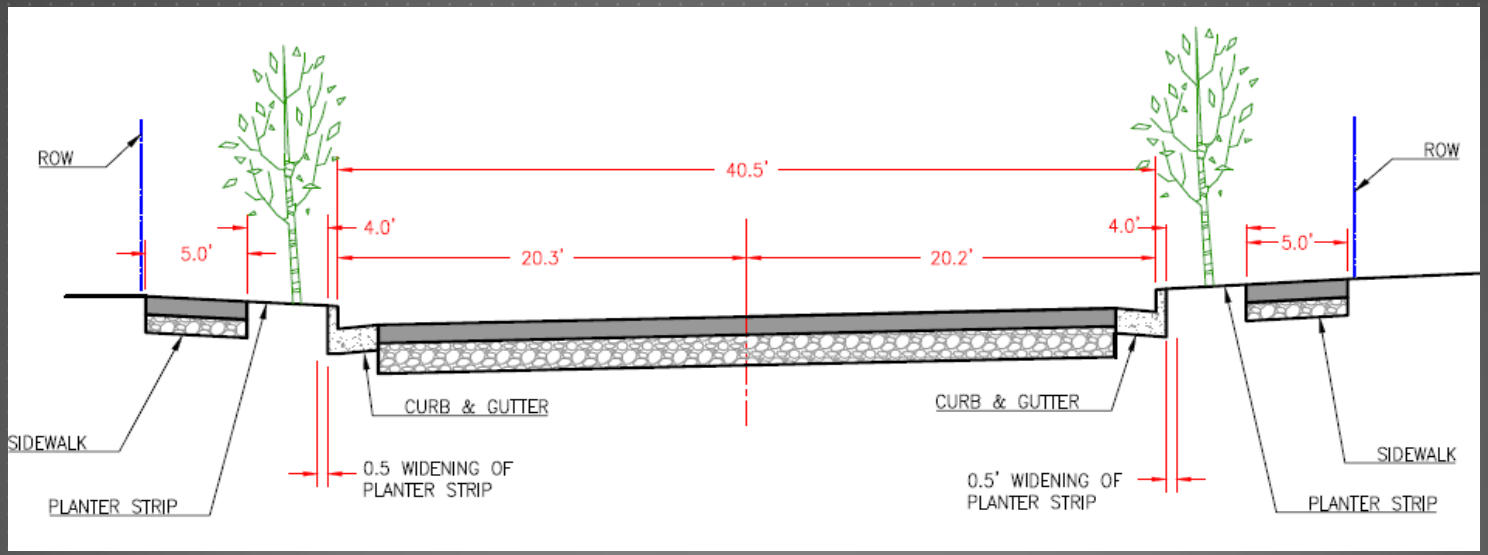
- October 17, 2013 - First Community Meeting
  - Discussion of scope including streets in Phase I, traffic issues, use of concrete
- December 2, 2013 – Council Approves Consultant Design Agreement
  - Scope included Phase I Streets and use of concrete material to retain historic character
- May 20, 2014 - Second Community Meeting
  - Discussion of proposed conceptual design with traffic calming/complete streets
- July 2014 – Community Update Notice
  - Discussion of May meeting questions and that traffic calming comments were being tabulated
- August 2014 – 2nd Community Update Notice
  - Noted that new conceptual design would be developed to remove traffic calming

PHASE 1 CONCEPTUAL DESIGN

- New conceptual design keeps neighborhood feel
- Reconstruction of concrete pavement, curb and gutter, driveway aprons and damaged sidewalk areas
- No traffic calming (based on neighborhood input)
- Minimal widening of planter strips to accommodate trees (min. 4’ planter)
- Holding min. of 36’ road width

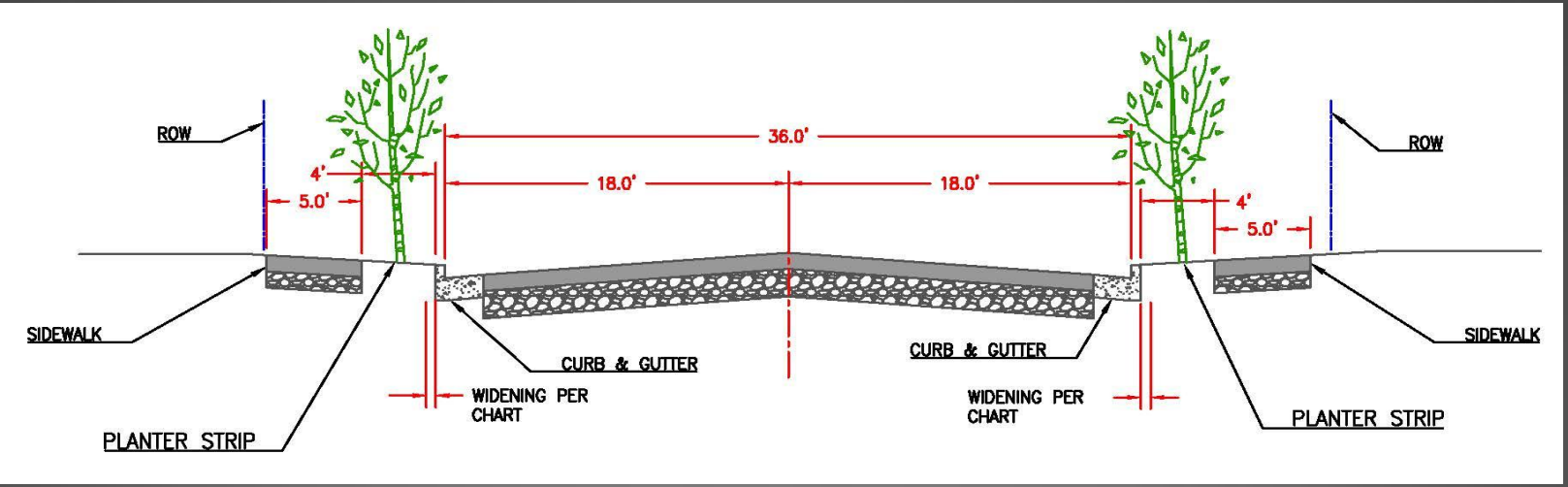
PHASE I CONCEPTUAL DESIGN (CON'T)

- Bachman Avenue – Predominately 6" widening planter strips



PHASE 1 CONCEPTUAL DESIGN (CON'T)

- Tait Avenue - widening planter strips from 0' to 2.5' (varies)

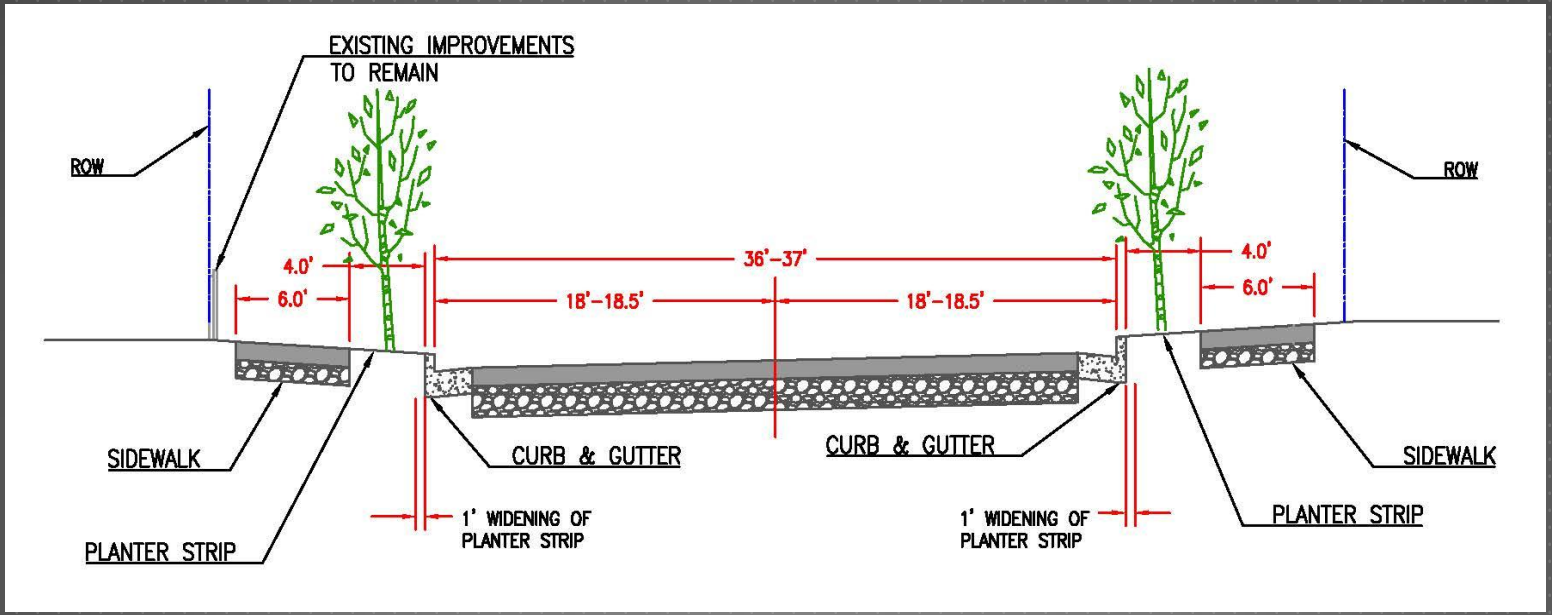


Street to Street	Proposed planter width: West Side	Proposed planter width: East Side	Planter width increase: West Side	Planter width increase: East Side	Proposed Street Width
Main St. to Bean Ave.	No Change				
Bean Ave. to Nicholson Ave.	4'	4'	~1.5'	~2.5'	36'
Nicholson Ave. to Bachman Ave.*	~3.5'	~3.5'	~1.5'	~1.5'	36'
Bachman Ave. to Almendra Ave.	No Change				
Almendra Ave. to Los Gatos-Saratoga Rd.	4'	4'	~0.5'	~0.5'	~44'

*Planter strip less than 4' to accommodate 36' min. width street

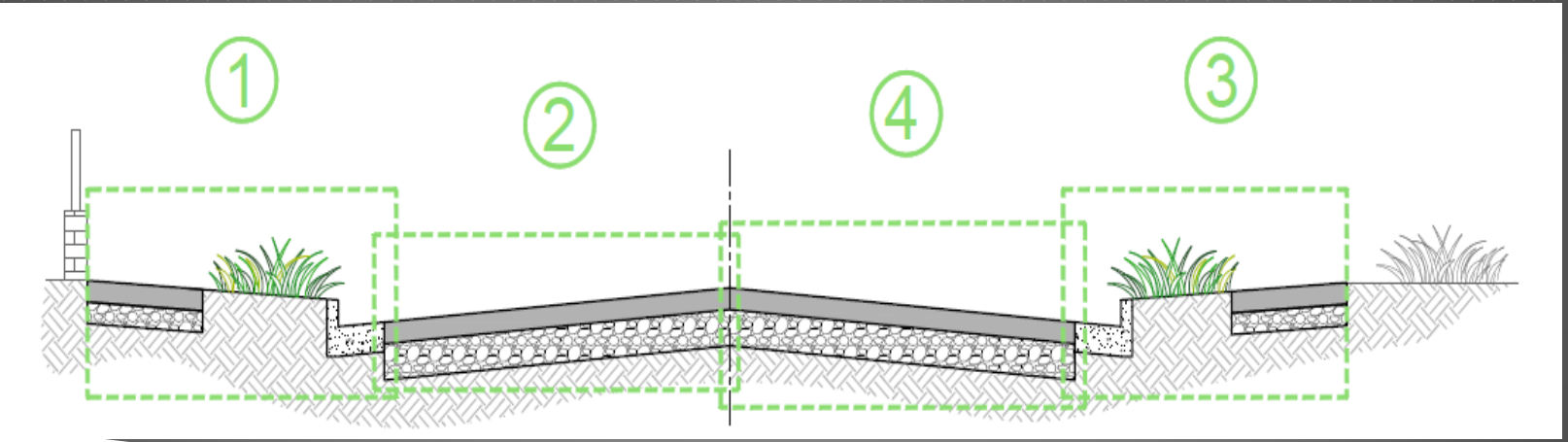
PHASE I CONCEPTUAL DESIGN (CON'T)

- Broadway – Predominately 1' widening of planter strip



CONSTRUCTION PHASING CONCRETE

- One street at a time
- Phase I: Reconstruct sidewalk, driveways, curb & gutter on one side of the street
- Phase II: Reconstruct half the road width to road centerline
- Phase III: Reconstruct sidewalk, driveways, curb & gutter on other side of the street
- Phase IV: Reconstruct half the road width to road centerline



IMPACTS DURING CONSTRUCTION

- Half of road width open - 1 one-way lane and 1 parking lane
- Continuous home access – temporary "bridging" at driveways and walkways
- Temporary limited vehicle access to homes
- Tree/planter strip impacts – one-on-one meetings
- Noise – PCC removal, grinding, sawcutting, trucking, etc.
- Work hours will be limited to 8am – 5pm on weekday

TENTATIVE PROJECT SCHEDULE

- Meeting with Historic Preservation Committee – January 2015
- Project design – Completion Winter/Spring 2015
- Council Approval of Plans and Specifications – Spring 2015
- Construction meeting with Residents – May 2015
- Construction:
  - Broadway and Bachman Avenue: May 2015 - September 2015
  - Tait Avenue: May 2016 – September 2016

CONCRETE/ASPHALT

- Request from the Community to discuss pavement choices
- Town moving forward with Concrete based on Historic Ordinances (#2165,#2166)
- Ordinances note roads are concrete and should maintain appearance as of the year 1976(AG) 1992(Broadway)
- Any change to this must be reviewed by HPC

PAVEMENT ALTERNATIVES

- Reconstruction with Concrete
  - 5” Concrete with 5” Base
  - Construction Cost: $66/sq. yds.*
- Reconstruction with Asphalt
  - 4.5” Asphalt with 8” Base
  - Construction Cost: $52/sq. yds.*
- Thick Asphalt Overlay
  - 2” Rubberized Asphalt over 2” Asphalt with Geotextile
  - Construction Cost: $30/sq. yds.**
- Project could be bid for both Asphalt and Concrete, verify lowest cost

*Costs include demolition and removal of existing pavement section

**Costs may be higher due to replacement of shattered slabs

EXAMPLE BACHMAN COSTS

	Reconstruction Concrete	Reconstruction Asphalt	Thick Overlay
Paving Cost* (other**)	$480,000 ($750,000)	$370,000 ($750,000)	$220,000 ($750,000)
Total	$1,230,000	$1,120,000	$970,000
Future Maintenance Cost (50 yrs)	$<0.25M	$.63M - $1.23M	$.63M - $1.23M

*Includes contingency

**Includes sidewalk, curb and gutter and driveway approaches (associated base rock, concrete removal & off haul), traffic control, etc

PROS/CONS

- Reconstruction with Concrete
  - Pros: Longest lasting 40+years, little future maintenance, cooler pavement.
  - Cons: Higher initial cost, 5 to 7 days curing period, difficult to match color when cut and replaced, can be more unforeseen costs when excavating subgrade, longer overall construction time frame
- Reconstruction with Asphalt
  - Pros: Conventional pavement in California, can be rehabilitated, lower initial cost
  - Cons: Lasts 20 years before major rehabilitation is needed, requires routine maintenance at an early age (7 years), dark surface will be hotter, can be more unforeseen costs when excavating subgrade, age related cracking comes back sooner
- Thick Overlay
  - Pros: Least expensive and less construction time
  - Cons: Requires routine maintenance at an early age (7 years), dark surface will be hotter, cracking more likely to reflect up from concrete requiring more frequent maintenance.

CONSTRUCTION SUMMER SCHEDULE FOR PHASE 1 STREETS BY PAVING MATERIAL

- RECONSTRUCTION W/CONCRETE – Approx. 6 months
- RECONSTRUCTION W/ASPHALT CONCRETE – Approx. 5 months*
- THICK OVERLAY – Approx. 3 months*

* Additional reviews by HPC, PC and Town Council for change to Asphalt may push the construction start out by several months

NEXT STEPS

- Assess and document residents position on design and street pavement choice from comment cards, e-mails, phone discussions
- Send out update with the assessment results, next steps and provide revised schedule (if needed) based on residents input

QUESTIONS? COMMENTS?

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Keep up-to-date on the Almond Grove Project by visiting the Town's Almond Grove Web Page at:

http://www.losgatosca.gov/AlmondGroveProject