

**CITY OF MONTPELIER  
CAPITAL CITY OF VERMONT**

**City Manager's Weekly Report – 04/07/2017**




**UPCOMING MEETINGS ...**

- |                     |   |
|---------------------|---|
| Monday, April 10    | Dog/Leash Law Committee, 3:30 P.M. in the City Manager's Conference Room                        |
|                     | Planning Commission, 5:30 P.M. in the City Council Chambers                                     |
|                     | Montpelier Recreation Department's Advisory Board, 5:30 P.M. at the Rec Center, 55 Barre Street |
| Tuesday, April 11   | City Council's Goal Setting Session, 5:30 P.M. in the Police Department Community Room          |
|                     | Montpelier Energy Advisory Committee, 7:00 P.M. in the Memorial Room                            |
| Wednesday, April 12 | Regular City Council Meeting, <b>5:30 P.M.</b> in the City Council Chambers/Memorial Room       |
| Thursday, April 13  | Cemetery Commissioners, 12:00 noon in the City Manager's Conference Room                        |
|                     | Conservation Commission, 7:00 P.M. in the City Council Chambers                                 |

**FOR YOUR CALENDARS ...**

- |                |  |
|----------------|--|
| Friday, May 19 | City Council Retreat, Capitol Plaza, 9:00 A.M. – 1:00 P.M. |
| Monday, May 22 | City Council Retreat Continued, 5:00 – 9:00 P.M.           |

**ATTACHMENTS ...**

-  Press Release: Financial Assistance Provided to Help Achieve CSO Elimination Goal
-  Goal-setting Outline
-  One Taylor Redevelopment Project Update

# **CITY MANAGER'S WEEKLY REPORT**

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## **CITY MANAGER'S REPORT ...**

### **Zoning**

Based on Council discussions, you will review the zoning by section at each Council Meeting until completed. Meetings will start at 5:30 P.M. for regular city business. At 6:30, the zoning discussion will start. Each session will begin with a Council Workshop including the Planning Director, followed by public comments. The first meeting will focus on Sections 1 and 2. The second two meetings will focus on Section 3.

### **Goal Setting**

We have established Tuesday, April 11, at 5:30 P.M. in the Police Station Community Room as the date/time for the first Goal Setting Session. The outline is attached this week.

### **Council Retreat**

Thank you all for finding common times for our retreat. Part one will be held on Friday, May 19, from 9:00 A.M. to 1:00 P.M.; Part two on Monday, May 22, from 5:00 P.M. to 9:00 P.M. The location will be a conference room at the Capitol Plaza. More details to come. You can expect to be contacted in advance of these sessions by Delia Clark or Tim Traber to talk through topics with you.

### **Open Meeting Law/Public Records Law Briefing**

VLCT Attorney Sarah Jarvis will present a brief workshop on the Open Meeting Law and Public Records Law at our next meeting, April 12<sup>th</sup>. This session will be held from 5:30 to 6:30, before the zoning discussion. This was suggested as a possible retreat topic but can be handled this way to free up retreat time.

### **Assistant City Manager**

The deadline was Monday. I have received 77 applications from 25 states and 2 provinces. Twenty-nine are from Vermont, with 13 Montpelier residents. Fifty-five are male, and 22 are female. I have four other people assisting in the resume review – we have narrowed the field down to 20 candidates already with a target of 8-10 candidates for a more detailed review (including initial interviews) over the next two weeks. That pool will be reduced to around 4 finalists who will meet with the leadership team and an advisory group of community members, ideally during the last week in April and/or first week in May. Decision, background check, negotiation and offer will be made after that.

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## One Taylor Street

Appraisals for properties related to a Mowatt transaction have been completed and are being reviewed by VTrans. Jeff Tucker and I are meeting with VTrans officials on Tuesday to develop a proposal for Mowatt which meets VTrans and Federal requirements.

## Economic Development

MDC Executive Director Joe Evans began work on Monday. He and I have set up weekly meetings to touch base about the status of projects and prospects.

## Collective Bargaining

The Public Works and Police Department Union Contracts expire on June 30<sup>th</sup>. We need to begin bargaining for successor agreements soon. I have scheduled a strategy discussion for the April 12<sup>th</sup> meeting, time permitting.

## Nuisance Ordinance

I am working with Paul Giuliani to draft a Public Nuisance Ordinance for the April 26<sup>th</sup> meeting.

## Northfield Street Construction Project

Documents and information related to this project are available here: <http://www.montpelier-vt.org/925/Northfield-Street-Reconstruction>

## Downtown Paving Project

Information about this project is available here: <http://www.montpelier-vt.org/929/State-Paving-Project-STP29501>

## Legal

*Illuzzi vs City, et al:* Status conference requested by Court was convened on Monday the 27<sup>th</sup>. It was concluded that this case will proceed to trial.

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## WEEKLY REPORTS FROM DEPARTMENT HEADS ...

### Finance Director

There is currently a vacancy on the Montpelier Investment Committee. The Investment Committee is comprised of the three community members, the Finance Director and one Council Member. Terry Field is the Committee Chair. Tom Golonka previously held the Council Member position. The Investment Committee meets quarterly to review the performance of the City's investment portfolio, as well as exploring opportunities to combine resources to maximize investment returns for all municipal operations. I anticipate the next meeting will be in late May or June. I expect to have an agenda item for the April 26th or May 10<sup>th</sup> meeting requesting the nomination of a new Council Member.

### Public Works

#### *Montpelier Paving Public Outreach Update*

In February, staff made a presentation to the City Council explaining the planned public relations initiative to be implemented for the major projects that will be occurring in and around the downtown. Namely, the VT Route 12 Paving Project which includes State Street (Business Rte. 2), Northfield Street reconstruction and reconstruction of Taylor Street. The City Council approved a night construction work plan that will be employed within the downtown business district. On February 15<sup>th</sup>, a public meeting was held for all interested owners and residents concerning the Northfield Street Project and on March 15<sup>th</sup>, DPW staff visited Westview Meadows for a well-attended special presentation of the project to brief the residents who weren't able to attend the public meeting.

Updated Highlights for Public Outreach Are:

- Joint efforts are underway between staff and our public outreach coordinator, Francine Perkins, to collect contact information from downtown Montpelier and Northfield Street stakeholders to add to the overall project stakeholder list. During construction, weekly construction updates will be sent to all members of the stakeholder list.
- A double sided informational flyer is being prepared with project information on one side and "Makeover Montpelier" promotional information from Montpelier Alive on the reverse side. They are expected to be included in the April water bill mailing the week of April 17th.

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- An additional message will be posted on Front Porch Forum and social media the week of April 24<sup>th</sup> about the upcoming project and encouraging people to sign up to receive weekly construction updates.
- Once VTrans has accepted the bid and awarded the contract, the selected contractor will prepare a proposed schedule for review. Upon approval, a press release with start dates will be prepared and sent out to all stakeholders and posted on Front Porch Forum and social media.
- Northfield Street construction will be included in the Paving PR Release unless the work starts earlier.
- Portable message boards will be live with messaging about construction in various areas of Montpelier.

## *General Information About the 2017 Construction & Maintenance Season*

The Route 12 and State Street Project schedule remains uncertain at this time. The construction bids were opened on March 24<sup>th</sup> and only one bid was received which was about 11% over the engineer's estimate. We were told by VTrans the contract is likely to be awarded, but we don't yet know whether the review process will have any impact on the anticipated schedule.

Some preliminary pre-paving construction work will be taking place in the downtown area later this month and early May before the contractor begins the "Makeover" project. This work will be performed by DPW crews and will include:

- Construction of enhanced tree planting beds on Main Street consisting of the installation of "structural soils". Six tree pits have been selected for improvements on Main Street where sidewalk work was previously planned. This work was requested by the Tree Board and Tree Warden to improve street tree health.
- Installation of yard drain piping for the State House Lawn (two locations). Recommended by DPW and supported by BGS to help control sidewalk drainage.
- Construction of supplemental drainage across from 133 State Street for a new crosswalk bulb-out. This work was to be performed under the paving project at City expense, but the bid price was deemed excessive.

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- District Heat system wiring repairs. Work is planned to take place the first week of May. Excavation is anticipated near the Langdon/Main intersection.

With regard to Northfield Street, the bid opening is scheduled for today, April 7<sup>th</sup>. Bids will be evaluated and an award recommendation forwarded to City Council when ready. The project schedule will be prepared by the contractor and submitted for approval consideration.

As for Taylor Street, this project will be released for bid advertisement in the near future with work expected to begin later in the summer. Finished paving will be completed in early 2018 after VTrans replaces the railroad grade crossing.

There are many other projects planned for the 2017 construction season, most of which are being funded through the CIP Program, as well the Water and Sewer Fund. The project list with preliminary schedules will be available within the next couple of weeks. The Annual Street Paving program is now being prepared for bid release by the end of April. Also, a previously awarded contract for construction of a retaining wall on River Street near Phelps Street is likely to begin by the end of this month or early May. Other miscellaneous operational work will begin as soon as weather conditions permit including: street sweeping, catch basin cleaning, plow damage repairs and installing downtown amenities such as benches and bike racks. Pavement markings will also begin soon which will be accomplished by a combination of DPW crews and a contractor.

### **TOPICS FOR UPCOMING COUNCIL MEETINGS ...**

April 11	Goals Workshop
April 12	Open Meetings/Public Records w/VLCT Zoning – Sections 1 & 2 Street Closure Applications (3) Collective Bargaining Executive Session (if time) Appoint Rep to the CVRPC Public Hearing to Apply for CDBG Planning Grant Funds

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April 26	Zoning – Section 3 Goals Discussion Continued Parking Strategy Dog Ordinance – 1st Reading (?) Parklet Ordinance (?) Building Code Ordinance – 2 <sup>nd</sup> Reading (?) Nuts and Bolts (?) Appoint Rep to CVRPC Appointment of Council Rep to East Central Vermont Telecommunications District
May 10	Zoning – Section 3 Adopt Goals (?) Committee Assignments Nuts and Bolts (?)
May 19 and 22	City Council Retreat
May 24	Zoning
June 14	Zoning
June 28 (Possibly 21 <sup>st</sup> ?)	Zoning



William J. Fraser  
City Manager



## *America's Small Town Capital*

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DEPARTMENT OF PUBLIC WORKS, City Hall, 39 Main Street, Montpelier, VT 05602

### **Announcement of Grant Award: Financial Assistance Provided to Help Achieve CSO Elimination Goal**

The City of Montpelier has been awarded a Lake Champlain Basin Program Grant in the amount of \$49,843. The grant application was prepared by Stone Environmental and Department of Public Works staff.

The grant objectives consist of developing a communication and outreach strategy to engage building owners in necessary storm water separation work; an update of the existing inventory of roof drains connected to the City's sanitary sewer system; cost estimates for removing confirmed connections from the sewer collection system; prioritizing of roof drain disconnections; and developing a draft ordinance for consideration by City Council to assist in full separation of roof drains from the sewer system and prohibiting new connections. Drainage collected by approximately 8 acres roofs located primarily in the business district is clean water and does not need to be treated before release.

This separation work will be significant in making progress towards Combined Sewer Overflow elimination in the City of Montpelier.





## *America's Small Town Capital*

Mayor John Hollar

William Fraser,  
City Manager

City Council Members:

Dona Bate  
Ashley Hill  
Rosie Krueger  
Jean Olson  
Justin Turcotte  
Anne Watson

### MEMORANDUM

**To:** Mayor Hollar & City Council Members  
**From:** William Fraser, City Manager  
**Re:** 2017-18 Goal Setting Process  
**Date:** March 10, 2017

As a reminder, we scheduled Wednesday, April 5<sup>th</sup> for a workshop to tackle part 1 – time and location to be determined. This is a revision and follow up to my previous memo on the same subject. Based on our conversation this week, I have taken the three general areas and included some specific suggestions of how we might work through them.

**Part 1 – Includes City Council and City Manager. Manager facilitates the conversation and provides technical information as needed.**

In this session the Council would brainstorm key areas of interest. Once the main topic areas are established, the Council will work through a series of questions to reach a policy statement about each one if possible. What is the desired big picture outcome?

The Council will then identify actions that the Council can take which will advance the desired policy – enact an ordinance, approve funding, form a study committee, request a report, make a decision in the future, etc.

- 1) What is the mission of City Government?
- 2) What is Council's vision for city? (Should be similar to Master Plan)
- 3) Identify Topic Areas (and sub topics)
- 4) What are City's strengths/weaknesses in these areas?
- 5) What is the range of policy options?
- 6) Are there existing adopted policies or plans about this area?
- 7) Are we seeking to maintain, evolve or transform in this area?
- 8) What does this area most need - leadership, authority or capacity?
- 9) Statement of Policy or End Goal
- 10) What actions can Council take?

**Part 2 – Includes the City Manager and City Staff Leadership Team. Manager facilitates and leads the conversation.**

City staff will review the policy statements and add action steps by staff which will further the policy. Staff will also add their own priorities which may be mandated, are common service demands or otherwise needed but not identified by the City Council.

The Staff will develop a more complete recommendation of areas, policy statements, council actions and staff actions. This will include identifying which department has lead responsibility, resources required and timelines for task completions.

- 11) What actions can Staff take?
- 12) What resources or information are necessary?
- 13) What work is already underway?
- 14) Is this work still a priority?
- 15) What is out of city control?
- 16) What can be done to mitigate things out of city control?
- 17) What mandates or requirements exist that must be addressed?
- 18) What service commitments exist?
- 19) “Pre-Mortem” – what can go wrong?
- 20) What can be done to mitigate possible obstacles?
- 21) “Pre-Parade” – what can go right?
- 22) How can we prepare for success?
- 23) What are tripwires, milestones, measures?
- 24) What is total estimated time necessary?
- 25) Who has lead responsibility?

**Part 3 – Includes the City Council, City Manager and City Staff Leadership Team. Facilitated by the Manager or an outside facilitator.**

The Council and Staff will meet together to review all of above work. The full group will determine what is possible to be accomplished within the year, which items are top priority and mutual expectations of council/staff action during the year. It is recognized that all of the items on the original lists will not be possible to be completed.

The result will be goals which include policy statements, necessary council actions, necessary staff actions and clear mutual expectations of outcomes. This final document will be drafted by staff and approved by the City Council.

- 26) Which policies/goals/actions conflict?
- 27) Which policies/goals/actions take priority?
- 28) What is expectation for this year?
- 29) What defines success for this year, long term?
- 30) Which policies/goals/actions can be delayed/eliminated if other priorities emerge?

It is clearly up to the Council to establish policy areas and specific topics. I offer the following outline as a suggestion based on recent years for the sole purpose of helping discussion and to stimulate thinking about how this work might be structured.

## **Potential Policy Areas and Sub-Topics**

### *Economic Development*

- Housing
- Downtown Vitality
- Parking
- Business Development
- Zoning
- Master Plan

### *Good governance*

- Taxes/Budget
- City Services
- Regionalization
- Communication
- Accountability

### *Infrastructure*

- Steady State Plan
- Project Completion
- Montpelier in Motion/Street Typography
- Transportation

### *Environment*

- Berlin Pond
- Stormwater/CSO
- Net Zero

### *Quality of Life*

- Public Safety
- Community Services
- Open Spaces
- Community Health
- Culture and Arts



## 1 Taylor Street Redevelopment Project Update

Reporting Period: March 15, 2017 to April 07, 2017

### **ROW Status**

Relative to the overall project, from Taylor St to Main St, there are a total of eight (8) properties that have required full acquisition / purchase or permeant easements. Of these 8, written agreements for six (6) have been acquired and filed. The remaining two include the Mowatt Trust property (parcel 12 on Main St) and a railroad property boundary adjustment.

The City has been negotiating with the Mowatt Trust representatives and a tentative agreement has been reached. The specifics of the agreement require prior approval from the Vermont Agency of Transportation (VTrans) and the Federal Highway Administration (FHWA). The City met with FHWA / VTrans officials on Feb 10, 2017 and established the basis for concluding the agreement.

VTrans completed the updated property appraisals of the "new" parcel on April 2nd, 2017. On April 11<sup>th</sup> City Manager Bill Fraser and Project Manager Jeff Tucker will be meeting with Andy DeForge and Rob White of Vtrans and FTA respectively to discuss the appraisal reports. The outcome of these discussions will inform the negotiations with the Mowatt Trust and determine if, the acquisition as proposed is eligible under FHWA guidelines. The City plans to meet with the representatives of the Mowatt Trust as soon as the appraisal has been completed by VTrans and the City is approved to negotiate the acquisition price.

As reported in the February status report, The City met with VTrans Railroad property management regarding the Railroad ROW boundary line adjustment officials on January 25, 2017. The City and Vtrans will execute these documents once the City obtains ownership of the Mowatt Trust property.

### **Design Status**

On Tuesday, April 4, 2017, the Project Team led by Project Manager Jeff Tucker of Dubois & King met in Montpelier City Hall.

Green Mountain Transit representative Matt Kimball notified the team that GMT would be conducting turning radius tests for various buses on a mock-up of the site, results from these tests will be forwarded to the design team at GBA. The on-site turning radius tests with GMT buses in order to address any unseen or unexpected design challenges. Matt also confirmed that GMT has been coordinating with the design team and has provided input as to the function of the Transit Center as part of the 100% DD documents. In addition, GMT is preparing a letter affirming this review and their on-going support for the project as the project team completes the Design Development phase.

The design of the bike path portion of the project has been advanced to 60-percent complete. The right of way plans for the overall project have been updated to reflect the acquisition / easements of the 6 parcels.

Gregg Gossens, Project Architect at gbA, reports the 100%DD plans are nearly complete and will be submitted to the City for review no later than April 10, 2017. The City intends to provide a copy of the submitted 100% DD plans to FTA for information.

The design team including Mr. Gossens and the landscape architect from Wagner Hodgson met with the City's Technical Review Committee (TRC) on Tuesday March 28<sup>th</sup> to discuss the site plan in anticipation of the submission to the City's Design Review Committee and Development Review Board. The technical review committee includes representatives from Police, Fire, DPW and Planning and provided feedback to the design team on traffic consideration, fall protection for the retaining wall, lighting, safety separations between buses and pedestrian, as well as addressing questions related to stormwater. The Zoning Administrator Sarah McShane will prepare a memo documenting key points discussed in the meeting.

#### **Construction Status**

Construction Manager Jay Hebert of DEW Construction Services has asked for updated Civil and Engineering drawings from the design team in order to further refine costs estimates. The City will provide DEW with the 100% DD plans for construction cost updating following internal review and resolution of comments.

#### **Budget/Grants**

City of Montpelier Todd Provencher is updating the budget and we anticipate this being complete by April 11, 2017.

#### **Permitting & Other Issues**

##### **BRELLA –**

The City must resubmit its Brownfield Reuse and Environmental Liability Limitation program application (BRELLA). The BRELLA application has a 6 month window which was set to expire at the end of February) Prior to leaving the City on February 23, 2017, Assistant City Manager Jessie Baker had contacted Weston Sampson to prepare an updated BRELLA application in anticipation of a new scheduled closing date with Mowatt Trust.

##### **Stormwater Permit-**

The Stormwater Permit application has been prepared by Dubois and King and is scheduled to be submitted to Agency of Natural Resources by Friday April 7<sup>th</sup>, 2017.

##### **Local Permitting**

Permits to be submitted by GBA to The Department of Planning and Community Development by April 7, 2017. The Design Review Committee (DRC) will review the application on April 17 and forward their recommendation to the Design Review Committee (DRC) for review at their May1, 2017 meeting.

**Upper Floor Development:**

DEW indicated that they are currently conducting in-house Performa evaluations for upper floor housing and other development alternatives. DEW expects to advise the City with their findings by mid-April.

**ACT 250**

Act 250 permit will be prepared in anticipation of upper floor housing; Project Manager anticipates having Act 250 permit submitted by mid-June.

**Construction Cost Estimate:**

As indicated above, DEW will update the construction cost estimate upon completion of the 100%DD's. We expect this to be completed by the May 2017 status report.

<b>City of Montpelier, VT</b>			
Multi-Modal Transit Center & Shared Use Path Project			
Project Schedule			
		preparation date:	14-Feb-2017
		prepared by:	J. Tucker, P.E.
	No. of Days	Begin	End
<b>Transit Center Design</b>			
FTA / City meeting	0	17-Jan-2017	17-Jan-2017
Meeting w/ CCTA / GMTA	0	3-Feb-2017	3-Feb-2017
Updated construction cost estimate	6	8-Feb-2017	14-Feb-2017
100% DD plans & outline specifications	60	3-Feb-2017	4-Apr-2017
100% DD estimate	21	4-Apr-2017	25-Apr-2017
100% DD review & comment period	21	4-Apr-2017	25-Apr-2017
Operations Agreement w/ CCTA/GMTA	45	25-Apr-2017	9-Jun-2017
75% Construction Document (CD) plans, specifications & estim	105	25-Apr-2017	8-Aug-2017
75% CD review & comment period (FTA, GMTA)	7	8-Aug-2017	15-Aug-2017
Transit Center Issued For Construction (100% CD) plans & spec	36	15-Aug-2017	20-Sep-2017
<b>Housing Design</b>			
Update City / Developer Agreement	30	14-Feb-2017	16-Mar-2017
Housing Schematic design plans	30	16-Mar-2017	15-Apr-2017
Housing schematic design review meeting	1	15-Apr-2017	16-Apr-2017
Housing 100% Design Development & specification outline	45	16-Apr-2017	31-May-2017
100% DD estimate	21	31-May-2017	21-Jun-2017
Housing 100% DD review & comment period	7	21-Jun-2017	28-Jun-2017
Updated City / Developer Agreement	14	21-Jun-2017	5-Jul-2017
Housing Issued for Construction (100% CD) plans & specificati	36	15-Aug-2017	20-Sep-2017
<b>Right of Way (bike path) (17 weeks)</b>			
Mowatt / TKS / VABVI appraisal	14	16-Feb-2017	2-Mar-2017
Preliminary agreement w/ Mowatt	7	2-Mar-2017	9-Mar-2017
Finalize agreement w/ Mowatt	30	2-Mar-2017	1-Apr-2017
Finalize Railroad boundary line adjustment	45	1-Apr-2017	16-May-2017
Submit ROW Clearance to VTrans	5	16-May-2017	21-May-2017
VTrans issues ROW Clearance	28	21-May-2017	18-Jun-2017
<b>Permits (30 weeks)</b>			
Operational stormwater permit (VANR)	60	9-Mar-2017	8-May-2017
Construction stormwater permit (VANR)	30	30-Aug-2017	29-Sep-2017
CE Reevaluation	21	9-Mar-2017	30-Mar-2017
GMP Utility relocation easements & utility agreement	60	4-Apr-2017	3-Jun-2017
Submit Utility & Environmental Clearance to VTrans	7	3-Jun-2017	10-Jun-2017
VTrans issues Utilities & Environmental Clearance	21	10-Jun-2017	1-Jul-2017
<b>Act 250 (3 months)</b>			
Prepare & submit Act 250 application	21	21-Jun-2017	12-Jul-2017
Attend hearing	40	12-Jul-2017	21-Aug-2017
Appeal process	30	21-Aug-2017	20-Sep-2017
<b>City Permits (4 months)</b>			
Prepare & submit DRB permit application	7	21-Jun-2017	28-Jun-2017
City Council / project status meeting	1	28-Jun-2017	29-Jun-2017
DCR meeting	14	28-Jun-2017	12-Jul-2017
DRB hearing (1)	14	12-Jul-2017	26-Jul-2017
DRB hearing (2)	14	26-Jul-2017	9-Aug-2017
DRB decision	30	9-Aug-2017	8-Sep-2017
Appeal process	30	8-Sep-2017	8-Oct-2017
<b>Bike Path Design (16 weeks)</b>			
Obtain VTrans's authorization to proceed w/ final design			1-Jul-2017
Prepare draft final (90%) plans, specifications & estimate	60	1-Jul-2017	30-Aug-2017
90% review & comment period	14	30-Aug-2017	13-Sep-2017
Prepare draft PS&E (100% complete plans, specifications & es	14	13-Sep-2017	27-Sep-2017
draft PS&E review & comment period	7	27-Sep-2017	4-Oct-2017
Prepare IFC Construction Documents (PS&E)	14	4-Oct-2017	18-Oct-2017
<b>Final Federal Authorizations (7 weeks)</b>			
FTA approval of Transit Center CD's	7	20-Sep-2017	27-Sep-2017
FHWA / VTrans Authorization for construction	14	18-Oct-2017	1-Nov-2017
FTA / FHWA Grant transfer	30	1-Nov-2017	1-Dec-2017
<b>Bid Phase / Guaranteed Maximum Price (7 weeks)</b>			
Advertise for construction	5	18-Oct-2017	23-Oct-2017
Bid duration period	30	23-Oct-2017	22-Nov-2017
Bid Opening	7	22-Nov-2017	29-Nov-2017
Bid Evaluation	7	29-Nov-2017	6-Dec-2017
Issue Guaranteed Maximum Price	2	6-Dec-2017	8-Dec-2017
GMP Evaluation	7	8-Dec-2017	15-Dec-2017
<b>Construction (1 year)</b>			
Execute construction contract	7	15-Dec-2017	22-Dec-2017
Construction Period	365	22-Dec-2017	22-Dec-2018