

GRASS VALLEY'S MILL STREET + MAIN STREET EXAMPLE

- Project Type: CIP (not part of a master plan, specific plan effort)
- Project Description: Mill Street closure (consists of two blocks closed), plus improvements to Main Street to tie in aesthetically to the Mill Street improvements.

Project Timeline – overall approx. 3 years from visioning to completion.

Visioning Process (approx. 10 months)

Worked with Atlas Labs to conduct community outreach and visioning, renderings, conceptual drawings, City Council approval. Developed a package that included an RFP to take to construction.

RFP for Design/Build

To expedite the process and get to construction faster, the city team decided to go with a *Design/Build* approach. Grass Valley's City Engineer explained that engineering/construction drawings can take up to a year to complete, then another 6 months to get a contractor lined up to start the work. Thus, the Design/Build option was their strategy to make it move faster. *Note: the City knew it needed to replace the water line. While the Design/Build drawings were underway, they got started on replacing the water line – cost them \$1 million.*

Construction (approx. 2 years to construct) Note: Grass Valley must deal with occasional snow, which caused the site to shut down; this added to the overall timeline to complete.

Public Outreach – Merchant/Business Operator Communication and Coordination

- In their experience, this is a full-time job.
- City Manager took strong lead in outreach, communication, attending meetings with Chamber and their local Business Improvement District.
- Regular meetings held with merchants, City Manager, and Civil Engineer.
- Construction Office was set up in downtown for continued project presence.
- Inspectors involved.

Financing (multiple methods)

- ARPA funds – American Recovery Protection Act (funds from Covid impacts)
 - 3.5 million total
- Water Fund
 - 1 million to fund waterline replacement work
- Tax Measure Funds
- Developer Funds
- Some General Fund money

Total cost: 6 million (note staff originally thought they could do this with 3.5 million).

