

Manitou Avenue Downtown Revitalization - Phase 2
Construction Progress Meeting #5

May 25, 2006 @ 10:00 AM

Attendees: See attached attendance sheet.

INTRODUCTION

City - Mike Leslie (the City's Project Manager) introduced himself, Michael Hussey and Ron LaCroix of Nolte Associates (Nolte).

Nolte - Ron LaCroix, Nolte, presented a brief update including the following points.

1. AA will meet the goal of finishing Manitou Avenue Downtown Revitalization – Phase 2A to the entry drive to the public parking lot by Friday, May 26, 2006.
2. Benches and ash urns will **not** be delivered until Mid June.
3. Tree grates (for the installed street trees should be installed next week on Tuesday or Wednesday).
4. Bike racks have been delivered, but will wait to install until the parking striping is complete.
5. Landscape planting and irrigation should be complete today (may 25th).
6. AA will continue construction on the remainder of Phase 2A (to the Stagecoach Restaurant driveway next Monday, with completion scheduled by June 20th).

Michael Hussey, Nolte, added the following.

1. Passed around photos of the three sculptures that had been submitted to the Manitou Springs Arts Council for inclusion in Manitou Avenue – Phase 2.
2. Passed around a graphic picture of the proposed new wayfinding symbol submitted by the Springs Foundation. There was a general consensus that in concept the design was okay. However, there were concerns expressed about how it would appear when actually implemented in the concrete sidewalk. Hussey stated that he had already request that the Springs Foundation supply a “real life” example of the symbol applied to an 18” X 18” panel of colored sidewalk concrete.
3. Downtown Manitou Avenue – Phase 1 plant replacements are scheduled to be completed by Timberline Landscaping on Saturday, June 3, 2006.
4. Revised Stage 2 and 3 (PPRTA Phase 1) plans will be delivered to the City ands AA this afternoon.
5. Qwest still had some “clean-up” to complete around their new utility box located between the American Legion and Stagecoach Restaurant

(backfill a hole), and near the northwest corner of the Pikes Peak Inn (replace the retaining wall blocks).

- CSU -
1. CSU and Adelpia plan to start construction on PPRTA Phase 1 on June 1, 2006.
 2. CSU will have a crossing at El Paso. (Qwest is already past El Paso; however, some lines [911?] appear to still be up.)
- K. Clemens -
1. Needs to get a “model release” waiver to use photos of “Tommy.”
 2. Requested that M. Hussey get her prints of the 2 photos included in the minutes from the last meeting.
 3. The Historic Preservation Commission is getting bids for installing new sandstone fascia on the Downtown Manitou Avenue – Phase 1 planter wall pilasters.
- AA -
- AA added the following points:
1. AA will repair one of the pilasters mentioned above with unacceptable concrete prior to the new sandstone fascia is installed.
- City –
- Mike Leslie added the following points:
1. Nolte has AA’s change order request ready.
 2. AA has relocated their construction area from the public parking area next to the Stagecoach to the parking area next to City Hall in preparation for work on PPRTA Phase 1.
 3. The parking meter in the public parking lot is back up and working.
 4. The concrete patch job on the existing public parking lot driveway has been completed, and will be billed separately (from Manitou Avenue – Phase 2).
 5. Phase 2A construction work has gone smoothly with **no** complaints **received by** the City.
 6. The CDOT contract for Manitou Avenue Downtown Revitalization – Phase 3 has been received by the City
 7. Nolte’s revised contract for Phase 3 will be presented to City Council for approval at its June 6, 2006 meeting.
 8. The placement of future CSU electric meters will be addressed on a building by building basis.

The next meeting was scheduled for 10:00 a.m., Thursday, June 8, 2006 at City Hall.