

Gaylord Streetscape



PROJECT: Gaylord Streetscape

CHALLENGE: Working in a limited space, maintaining open sidewalks and lane closure; expectations of local development groups; congested construction site.

SOLUTION: Persistent detailed planning and work, patience, and knowledgeable subcontractors

OWNER: MDOT, City of Gaylord

CONTRACT AMOUNT: \$1,975,366.77

DESIGN ENGINEER: Lawrence Fox, C2AE

ENGINEER CONTACT: (989) 732-8131

LOCATION: City of Gaylord, Otsego County

DATE STARTED: September 14, 2016

DATE COMPLETED: August 4, 2017

SELF-PERFORMED: 46%

PARTNERS: Bella Concrete, Central Michigan Contracting, Johnston's Landscaping, LSP Electric, Rieth-Riley Construction, Ben Gowell-Gaylord TSC

Until recently, the downtown area in Gaylord, Michigan, was characterized by infrastructure falling rapidly into disrepair. Ahead of a recent high-profile downtown improvement project - a project that Team Elmer's led in the fall of 2016 - Gaylord Herald Times noted issues with "crumbling sidewalks, curbs, and aging underground infrastructure." In answer to these challenges, the Gaylord Downtown Development Authority was pushing to give Gaylord's downtown area a facelift and turn it into "more of a destination."

Working alongside a team of subcontractors, Team Elmer's excavation crews took to a pair of Downtown Gaylord streets - Main Street and South Otsego Avenue - to remove deteriorating curb and gutter and begin work on the revitalization. The job involved everything from full reconstruction and restoration of the outdated storm sewer and gutter systems to placement of new sidewalks. Paving and concrete work - including decorative concrete - was necessary to construct new sidewalks in accordance

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with the Gaylord Streetscape plan, as were new ramps compliant with the Americans with Disabilities Act.

The project wasn't without its challenges. While Team Elmer's was able to close one lane of traffic on South Otsego Avenue to carry out the project work, Main Street remained open in its standard five-lane configuration for the duration of the job. Even the sidewalks remained open to pedestrian traffic during the project, creating a tight construction site for Team Elmer's and our various subcontractors. An intense timeframe during summer construction and high expectations from the community only added to the challenge.

With hard work and patience, though, Team Elmer's was able to overcome challenges and get the project done on time. Gaylord's main downtown streets had new sidewalks, improvements to underground utilities, a landscaping overhaul, and a fresh asphalt surface. Now, Downtown Gaylord is the vision the Gaylord Downtown Development Authority imagined, revitalized and aesthetically stunning - the kind of bustling, beautiful area that charms locals and draws out-of-town visitors.

Gaylord Streetscape By The Numbers

- Aggregate Base: 6,358 Square Yards
- Sanitary Sewer: 951 Feet
- Hot Mix Asphalt: 2,667 Tons
- Concrete Pavement: 2,161 Square Yards
- Curb & Gutter: 5,808 Feet
- Conduit: 4,910 Feet
- Water Main: 2,748 Feet
- Water Service: 4,205 Feet
- Sidewalk & Ramp: 32,300 Square Feet

