

STAFF REPORT

DATE: 10/21/2022
FROM: Philip Smith
SUBJECT: MDM Evo Paving Proposal

John Roberts, Manager of GGH 1, LLC (developer of the current Panera Bread project to the east of Evolutions) has requested that the Board consider collaboration on paving and storm water concerns (primarily pooling due to grade of Evo parking lot and current storm drain configuration).

Mr. Roberts identifies the following concerns, as well as the potential benefits, of this project (with minor editing by me for Board review):

As you know, the north/south drive aisle along our shared property boundary is in poor condition and in need of repair. In order to facilitate a good outcome for TLHD and Prosperity Center, we suggest that the drive aisle be repaired as part of the Panera project under a reimbursement agreement. Performing the repair as part of the current project will have several benefits.

- Repairing the drive aisle as part of the Panera project will allow Evolutions users uninterrupted access to the new parking area at the southeast corner of the Evolutions parcel during the larger solar/parking lot repair project.
- Repairing the drive aisle as part of the Panera project will allow solid waste access to the trash enclosure during the larger solar/parking lot repair project.
- Matching the grade of the two properties will have a much better technical outcome if the work is performed as one project. There is a low spot in the northeast corner of the Evolutions parking lot which will be raised if the project is performed as one.
- The drive aisle is used regularly by solid waste to access the trash enclosure which is causing rapid degradation. If not repaired as part of the Panera project, the repairs may need to be made in the near future as separate work under the easement agreement. The work along the property boundary will be much more difficult to manage once Panera is open.
- Site safety and neighborly relations will be best served by performing the repairs now. The drive aisle will create a functional buffer between Prosperity Center and the Evolutions parking lot during the solar/parking lot repair project.

Attached is a bid to perform the drive aisle repair from MDM Construction, the general contractor on the Panera Project. TLHD could contract directly with MDM, but it would likely be simpler if GGH 1, LLC manages the work under a reimbursement agreement. There will of course be full cost transparency on the project. Only the work on TLHD property is included in the bid.

Also attached is a drawing showing the work in the drive aisle. There may be a slightly newer version of this drawing which I will bring to the board meeting next week.