Lessons Learned from Design and Construction of the Anacostia Riverwalk Trail, Kenilworth Segment

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Today’s Speakers

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Agenda

• Project Overview

• Summary of Lessons Learned
  – Project Sponsorship
  – Funding
  – Long Lead Time Items
  – Legal
  – Environmental
  – Public Engagement
  – Design Phase
  – Bid Phase
  – Construction Phase

• Project Successes
The Anacostia Riverwalk Trail

- Backbone of the Anacostia Waterfront
- 19 of 28 planned miles of trail open
  - 5 miles in design
- From the tidal basin to the District’s northeast and southeast borders with Maryland
- Seamless pedestrian and bicycle travel between popular destinations and 16 neighborhoods
Kenilworth Trail Segment

- Connects Benning Road in the District with Bladensburg Park in Maryland
- Missing link in 70-mile Regional Trail Network
- Opened on 10/31/2016
- $23 million project investment
- Already approaching 20,000 trips per month
Key Project Features

• 3.9 miles of asphalt-paved trail
  – 3.4 miles in the District
  – 0.5 miles in Maryland
• 5 Prefabricated bicycle/pedestrian bridges
• 1,250 feet of heavy-duty boardwalk
• 2.11 acres of soil restoration and reforestation in Maryland
• Work in Amtrak right-of-way
Lessons Learned - Project Sponsorship

- Requires strong project sponsor with:
  - Firm commitment to funding and implementation
  - Understanding of project scope and how to build it
- One agency lead
- Trail projects should not be taken lightly!
Lessons Learned - Funding

- Understand funding requirements and performance measures
- Plan for multiple funding sources
- Be prepared for higher match
- Reporting requirements can be extensive
Lessons Learned – Long Lead Time Items

- Identify early
- Coordinate from day 1
- Include staff time and consultant cost
- Environmental documentation
- Federal/State permits
- Interjurisdictional agreements
- Railroad coordination
Lessons Learned – Legal

• You may need a lawyer if:
  – Acquiring property
  – Working with utility companies or railroads
  – Project crosses multiple jurisdictions

• Legal agreements take time
• Identify stakeholders and get agreements in place early
Lessons Learned – Legal

• Working with the railroad requires:
  – Time
  – Money
  – Friends in high places
Lessons Learned – Environmental

- Identify type of document needed
- May need more than one
- Whole project at once
- Do it at the right time
Lessons Learned – Public Engagement

- Long breaks also require extra public engagement
- What is “required” may not be enough
Lessons Learned – Design Phase

- Avoid long breaks between design phases
- Document design decisions
- Avoid change in consulting teams
Lessons Learned – Bid Phase

• Lack of clarity in construction documents = risk = higher bids and construction costs

• Consider the time required to prepare a complex bid
Lessons Learned – Bid Phase

- Provide as much information as possible on:
  - Limited site access
  - Site constraints
  - Environmental restrictions
  - Difficult working conditions
  - Potential subsurface conditions

- Include mitigating contract language
Lessons Learned – Construction Phase

- Quality subsurface investigations are invaluable
  - Geotechnical
  - Utility Survey
- 90% of construction claims are subterranean
- Allows transfer of risk from project sponsor to contractor
Lessons Learned – Construction Phase

• Beware of specialty construction
• Use locally available materials
• Plan for substitutions
• Overly prescriptive specifications can work against you
Lessons Learned – Construction Phase

- Time is $$$
- Good construction management is essential for complex projects
- Document everything
- Know your recourse for nonperformance
Project Successes

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- $23 million project investment
- Approaching 20,000 trips per month
Questions?