



Brutontown-Phase III | City of Greenville, SC

Project Highlights

- Roadway Improvements (pavement, sidewalks, curbs & gutters)
- Streetscaping (trees and signage)
- Limited Roadway Access and Associated Traffic Management
- Permitting (SC DHEC)
- Creation of bid documents (drawings, specifications, bid schedule and contract)
- Stakeholder Engagement

Client

Greenville County Redevelopment Authority

Description

The Brutontown neighborhood is a mixed-use community that had become run down and required infrastructure improvements to revitalize the area. Located about two miles from downtown Greenville, the 40-acre

community was situated between Rutherford Road and Poinsett Highway.

Rogers & Callcott completed: preliminary and detail design, bidding assistance and construction support for this Greenville County Redevelopment Authority (GCRA) initiated project.

This project consisted of reconstructing three roads (Scott, Mack and Attu Streets), a distance of 1,800 lineal feet, including installing new concrete curb, gutter and sidewalks. Roadway surface was replaced after re-compaction of stone base, and existing private walkways and driveways within the right-of-way were restored. Additionally, 820 lineal feet of storm drains and associated catch basins were constructed. Existing municipal covers (manholes, valve boxes, and grates) were adjusted to new roadway grade.

Permits were obtained, including assisting with right-of-way encroachment permit which required a traffic control plan. Construction services involved: shop drawing review, construction observation, monthly contractor pay request review, final inspections with regulatory agencies and

final certificates for agency approval to operate and contract closure.

Unique Aspects

At client's request, asphalt pavement was planned to be removed and recycled for use on repaving component. Due to a lack of qualified bidders willing to use recycled asphalt, it was decided to allow contractor's choice in use of recycled material.

Lessons Learned

Project was a revitalization project which encouraged connectivity and walkability within the community. It allowed GCRA the opportunity to reenergize the Brutontown neighborhood with new roads, utility upgrades, sidewalk, curbs, storm water improvement and street trees. By completing the project, Rogers & Callcott was able to demonstrate their commitment to community improvements.

Challenges and Solutions

Challenge #1: Due to the nature of the project impacting local residents, it was necessary to have specific requirements when contractors worked on residential driveways.

Solution #1: Contractors were required to delineate driveway removal areas with spray paint for on-site review with both construction inspector and residential property owner prior to any work being performed. A defined schedule was provided by Contractor for maintaining property owner driveway access during transition from existing to new driveway.

Challenge #2: Due to lack of proper drainage, there was concern regarding localized ponding along property's frontage.

Solution #2: Contractor was required to make adjustments to road shoulders to prevent concentrations of stormwater runoff. This reduced erosion and ensured that drainage from shoulder areas did not create flooding problems for existing residential structures, driveways or property.

Outcome

Greenville County Redevelopment Authority fully revitalized the area after the roadway improvements were completed. They built up to 80 units consisting of single family detached units and some rental duplexes for the elderly within the local neighborhood.

