



Meeting Date: April 21, 2026

Consent Agenda: Facility Paving

BACKGROUND:

This project includes asphalt replacement and concrete repair at GRTC’s Maintenance and Administration facility at 301 East Belt Boulevard and at the Downtown Transfer Station (DTS) at 808 East Clay Street.

Using a process known as full- depth reclamation, the Contractor will repave the Maintenance and Operations lots and the employee and visitor parking lot at GRTC’s headquarters facility, and the bus bays at the DTS. Concrete repair will consist of filling cracks where needed at 301 East Belt Boulevard. The project will be phased so that operations can continue and is expected to take four-six months to complete.

HIGHLIGHTS:

- With the exception of minor repairs, the asphalt at 301 East Belt Boulevard is 15 years old and has experienced significant wear and tear over the years. A 2024 condition assessment of approximately 307,000 square feet of asphalt and concrete parking surfaces at the facility found that more than 200,000 square feet were in fair or poor condition.
- Working with GRTC staff, the project engineer developed a phasing plan that allows operations to continue throughout the project.
- This project will use a process known as full-depth reclamation (FDR), in which existing asphalt is milled and mixed with asphalt cement to be used as a base layer for new asphalt medium and surface layers. FDR provides a more durable asphalt surface than typical heavy duty asphalts and is expected to last 20-30 years.
- GRTC staff prepared an Independent Cost Estimate of \$4,184,800 for the paving work at 301 East Belt Boulevard, and \$252,186.13 for the asphalt repairs at the DTS, for a total project estimate of \$4,436,986.13.

In response to Invitation for Bids 254-25-15, Finley Asphalt & Concrete submitted a bid of \$4,074,330.20. After reviewing the proposal and fee, GRTC staff concluded that they were justified, fair, and reasonable. This project is funded through federal, state, and local grants.

- This project is funded through a Virginia Department of Rail and Public Transportation MERIT grant with a cost breakdown as follows:

State (68%)	Federal (28%)	Local (4%)
\$2,770,544.54	\$1,140,812.46	\$162,973.20

RECOMMENDATION:

Staff recommends that the Board of Directors approve a purchase order for \$4,074,330.20 with Finely Asphalt & Concrete for pavement remediation at 301 East Belt Boulevard and 808 East Clay Street.

Ellen Robertson, Secretary
GRTC Board of Directors

Date