

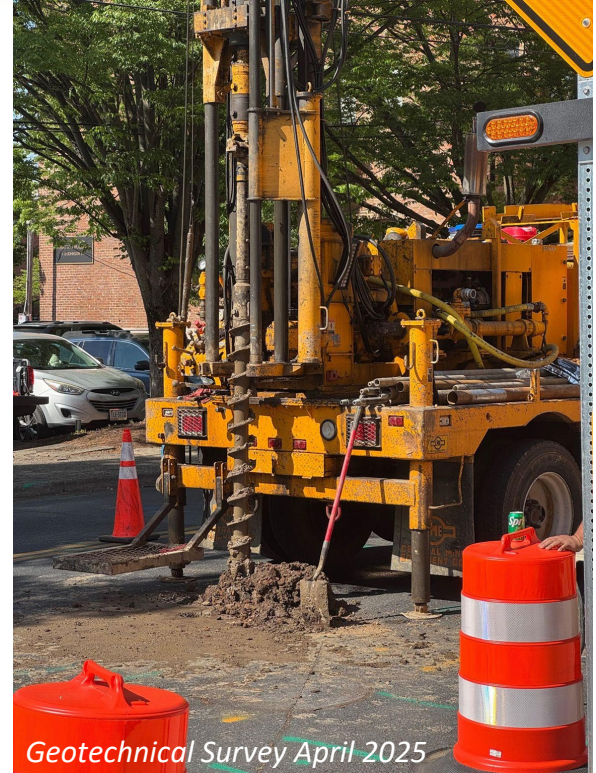


# **Update on Tunnel and Street Repairs and Long-Term Flood Mitigation Efforts at the Wharf**

**City Council Meeting  
December 11, 2025**

# Design Timeline for Tunnel Repairs

- **March 2025 - present** – Surveying, geotech, design, permitting for repairs
- **October 2025** – Issue Invitation for Bids for Tunnel Repairs
- **December 2025** – Anticipate contract awarded
- **Late Winter 2026** – Work on Byers Street expected to begin



# Repair Goals

A decorative horizontal bar consisting of a series of colored rectangular segments in shades of purple, olive green, blue, grey, yellow, maroon, dark blue, tan, teal, and green.

- Public safety first
- Minimize disruption to Wharf area as much as possible
- Cost-effective
- Long-term solutions
- Get downtown streets fully functional

# Locations of Tunnel Repairs and Replacement

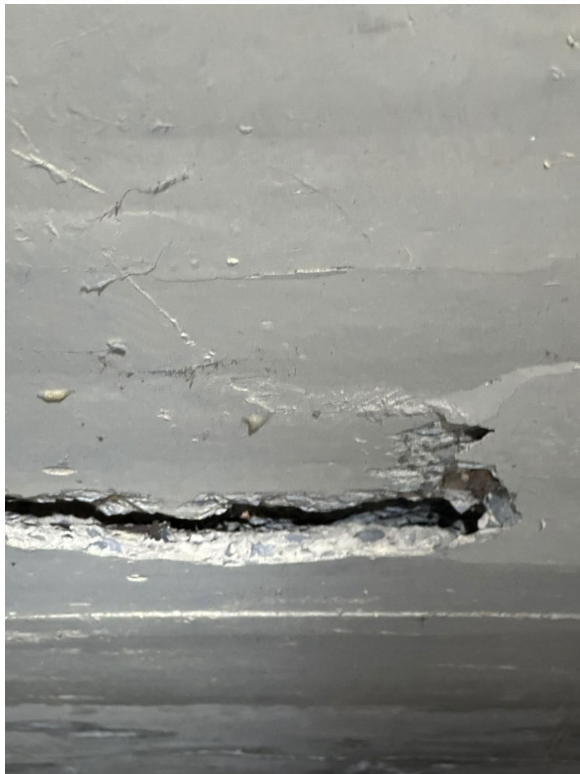


Immediate, high-impact repairs:

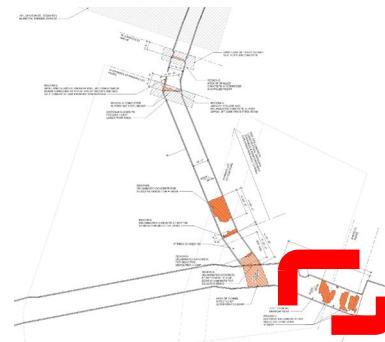
- Tunnel beneath **Byers Street**
- Tunnel beneath **West Johnson Street**
- Tunnel beneath **New Street**



# Tunnel Conditions



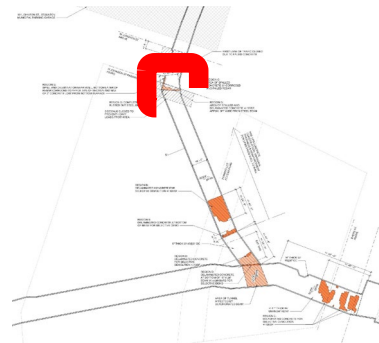
Severe concrete delamination below Wharf parking lot and **Byers Street**



# Tunnel Conditions



Severe concrete spall and rebar corrosion near **Johnson Street** – full width of ceiling

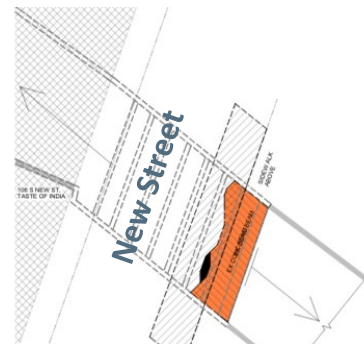




# Tunnel Conditions



Concrete spall and cracks  
under eastern side of  
**New Street**

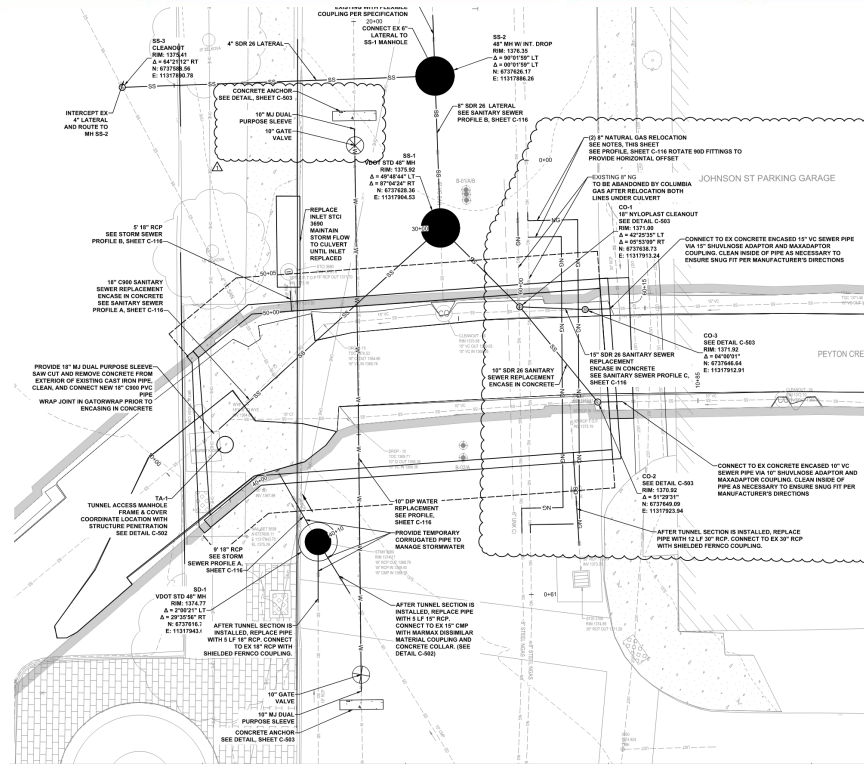


# Approach for Repairs and Replacement

A horizontal decorative bar consisting of ten rectangular segments in various colors: purple, olive green, blue, grey, yellow, maroon, dark blue, tan, teal, and green.

- Top-down approach (come down through road surface) due to safety
- Removal and replacement of tunnel walls and roof with reinforced concrete (Byers & Johnson)
- Partial removal of ceiling and repair (New St)
- Design and relocation of water, sewer, gas, and electric utilities





A horizontal decorative bar composed of several colored segments: purple, olive green, blue, grey, yellow, maroon, dark blue, tan, teal, and green.

Byers Street	Late Winter 2026→ Summer 2026
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Johnson Street	Summer 2026 → Spring 2027
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New Street	Completed by Late Spring 2027
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# Preconstruction Activity

A horizontal decorative bar composed of several rectangular segments in various colors: purple, olive green, blue-grey, grey, yellow, maroon, dark blue, tan, teal, and green.

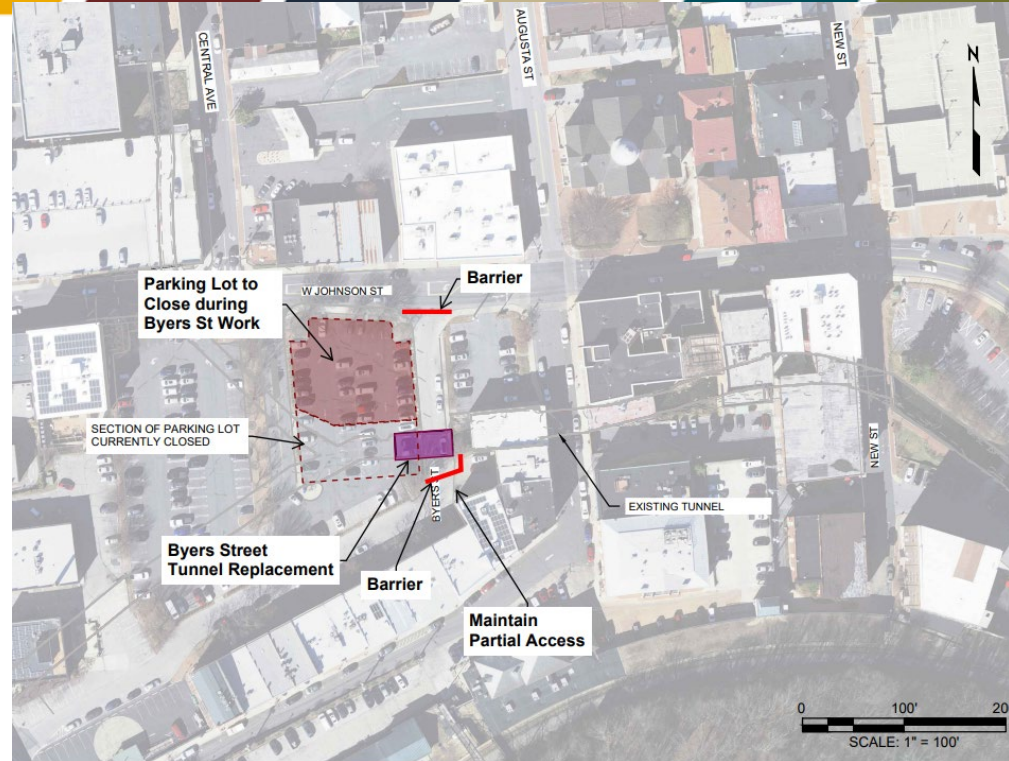
So what all needs to happen **prior** to “boots-on-the-ground” **construction activity**?

- Execute contract (\$4.62M)
- Preconstruction conference
- Review and approval of proposed construction schedule, pay item breakdown, bypass pumping plan, transportation management plan, materials “shop drawings” – includes delegated structural design
  - Only after shop drawings are approved can materials be ordered
- Some items have longer lead times, such as precast concrete items
- Prepare signage and procure materials
- One to two months timeframe for initial preparation period



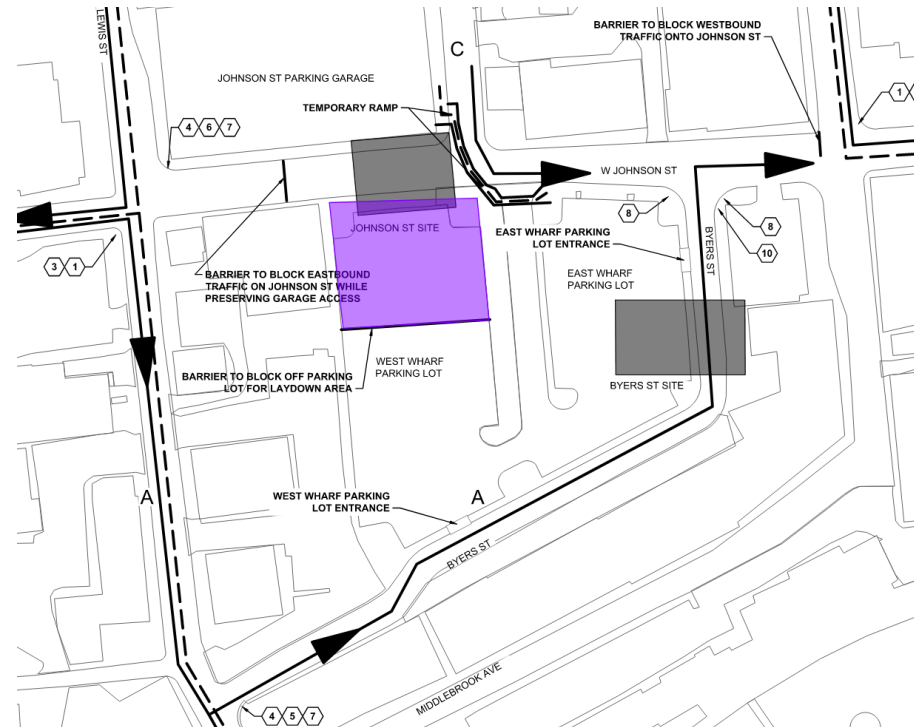
# Byers Street Parking Changes

- Eastern portion of Wharf lot currently open will close
  - Staging area for construction
- Temporary reduction of on-street parking on Byers Street
- Maintain access to residence



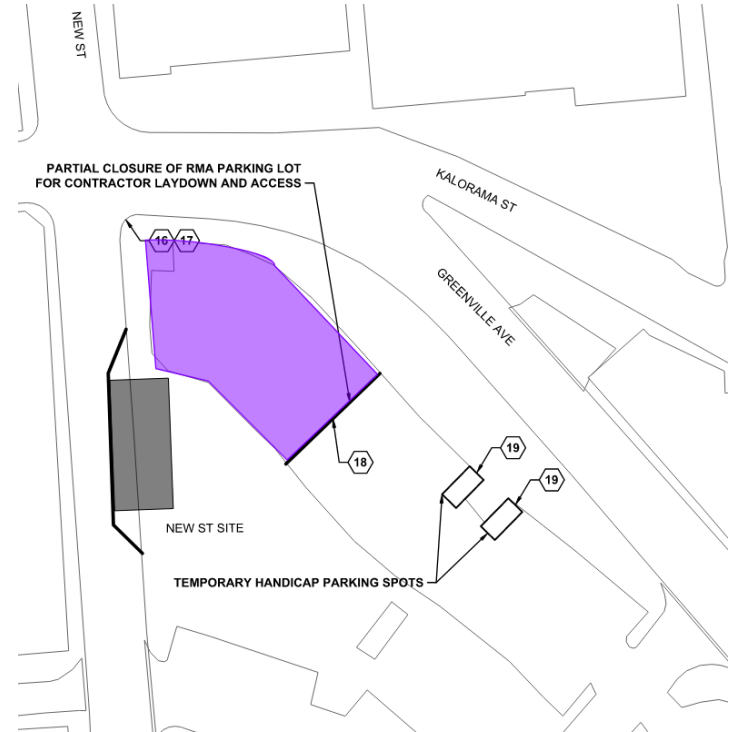
# Johnson Street Traffic/Parking Changes

- Johnson Street will be closed between garage entrance and Central Ave
- Upper section of western side of Wharf will be used for staging area for construction; lower portion of western side will remain open
- Maintain vehicular and pedestrian traffic on Central Ave
- Detour routing



# New Street Parking Changes

- South New Street is to remain open as much as possible to through traffic (currently one way)
- Additional on-street parking spaces will be closed
- Western portion of RMA lot used as staging area and site access





After project completion, what will look different from now?

- **Byers Street:**

- Street will re-open to through traffic
- Steel tube railing along street over creek will be replaced with Essex green bridge guardrail (similar to Mill St); ornamental fence above creek banks
- Additional manhole access to sanitary sewer
- (Lower section of eastern side of Wharf will still be closed)

A decorative horizontal bar consisting of a series of colored rectangular segments in shades of purple, olive green, blue, grey, yellow, maroon, dark blue, tan, teal, and green.

After project completion, what will look different from now?

- **Johnson Street:**

- Entire width of street will be open, including police entrance to garage
- Four large trees on south side will have been replaced with younger ones
- Additional manholes and valve boxes to access utilities and tunnel

A decorative horizontal bar consisting of a series of colored rectangular segments in shades of purple, olive green, blue, grey, yellow, maroon, dark blue, tan, teal, and green.

After project completion, what will look different from now?

- **New Street:**

- Parking spaces and sidewalk will reopen
- Steel tube railing along street over creek will be replaced with Essex green bridge guardrail (similar to Mill St)
- Additional valve boxes to access water line



A horizontal decorative bar consisting of several colored rectangular segments in shades of purple, olive green, blue, grey, yellow, maroon, dark blue, tan, teal, and green.

After project completion, what will look different from now?

- **Inside the Tunnel (under the streets):**
  - Wider tunnel section (Byers & Johnson)
  - Precast solid walls and ceiling (no delamination or corrosion under street)
  - Relocated utilities (water and gas lines not suspended across the ceiling)
  - Debris removed from bottom (particularly at Johnson Street)
  - Increased cross sectional flow area for flood events

# Support During Construction

- Wayfinding & Signage
- Pedestrian Access
- Parking




# Support During Construction

- Support of Businesses
- Plan of Communication



- Central Information Hub
  - Dedicated **project webpage**
    - Timelines
    - Progress updates
    - Construction photos
    - FAQs
  - [www.Staunton.va.us/WharfRepairs](http://www.Staunton.va.us/WharfRepairs)
- Proactive Public Notifications
  - News releases before each construction phase



The screenshot shows the Staunton Virginia website with the 'GOVERNMENT' tab selected. The left sidebar lists various city services, with 'Wharf Tunnel Repairs' highlighted under the 'Projects' section. The main content area is titled 'WHARF TUNNEL REPAIRS' and features a large photo of the downtown area. Below the photo, there is a detailed description of the project, including the need for structural repairs to underground tunnels and the city's decision to restrict traffic and parking. A list of key dates and milestones is provided, followed by a section titled 'Why These Repairs Are Necessary' which explains the impact of the August 2020 floods. On the right side of the page, there are links for 'Contact Us', 'DOCUMENTS' (including 'Background History of Wharf Flooding', 'Tunnel Update, April 10 2025 V3', 'Daylighting Study Proposal - Sept. 12, 2025', and 'Bid J00125 - Johnson, Byers, and New Street Tunnel Repairs - Unofficial Results of Bid Opening'), and a note about free viewers for some documents.