



CITY COUNCIL STAFF REPORT

DATE: June 4, 2014 CONSENT AGENDA

SUBJECT: CONVENTION CENTER TEMPORARY PARKING LOT – APPROVAL OF PLANS AND SPECIFICATIONS AND AUTHORITY TO GO TO BID, CP#14-09.

FROM: David H. Ready, City Manager

BY: Special Projects Coordinator

SUMMARY

The proposed action would be to approve the Plans and Specifications for the Palm Springs Convention Center Temporary Parking Lot and authorize staff to proceed to bid.

RECOMMENDATION:

1. Approve the Plans and Specifications for the Palm Springs Convention Center Temporary Parking Lot, CP# 14-09, as prepared by MSA Consulting, and authorize staff to proceed to bid on the project.
2. Authorize the City Manager to execute all necessary documents.

STAFF ANALYSIS:

With the potential for development of a hotel on the current Convention Center parking lot on the north side of Amado Rd. replacement parking is needed. The City Council previously approved an agreement with MSA Consulting to design a 650 space temporary parking lot on the SE corner of Amado Rd. and Avenida Caballeros. Staff and the consultant worked closely with the Convention Center staff to be certain the parking lot would meet their needs and work well for future events scheduled for that property. The temporary parking lot was to incorporate the existing concrete pad, allow for relocation of the outside electrical service currently on the north lot, relocate the four electric vehicle charging stations.

The project plans were submitted to Planning under a Land Use Permit Process and the review has been completed and the Land Use Permit has been approved; LUP # 14-020B.

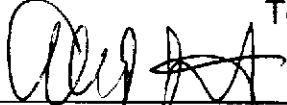
ITEM NO. 2H

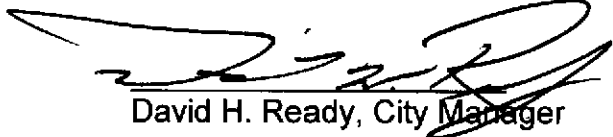
Attached is the parking lot site plan, its landscape plan and a lighting plan. The plans provide for a 650 space parking lot, with perimeter landscaping that reutilizes the palms from the existing parking lot and with a lighting program that utilizes fixtures with shaded lenses to prevent spillage onto adjacent property. The design also accommodates the needs of the Convention Center to bring taxing aircraft onto the site in the future should the need occur. With City Council approval staff will be prepared to move to bid as soon as the City Manager provides that direction based on the activities of the proposed hotel. To be completed by September 1, 2014 the project needs to bid in July.

FISCAL IMPACT:

Funds for this project will be budgeted as a General Fund Capital Project. The engineer has provided a preliminary cost estimate to complete this work as follows:

Landscaping	\$155,000
Lighting/electrical	\$390,000
Lot Improvements	<u>\$740,000</u>
Total Estimate	\$1,285,000

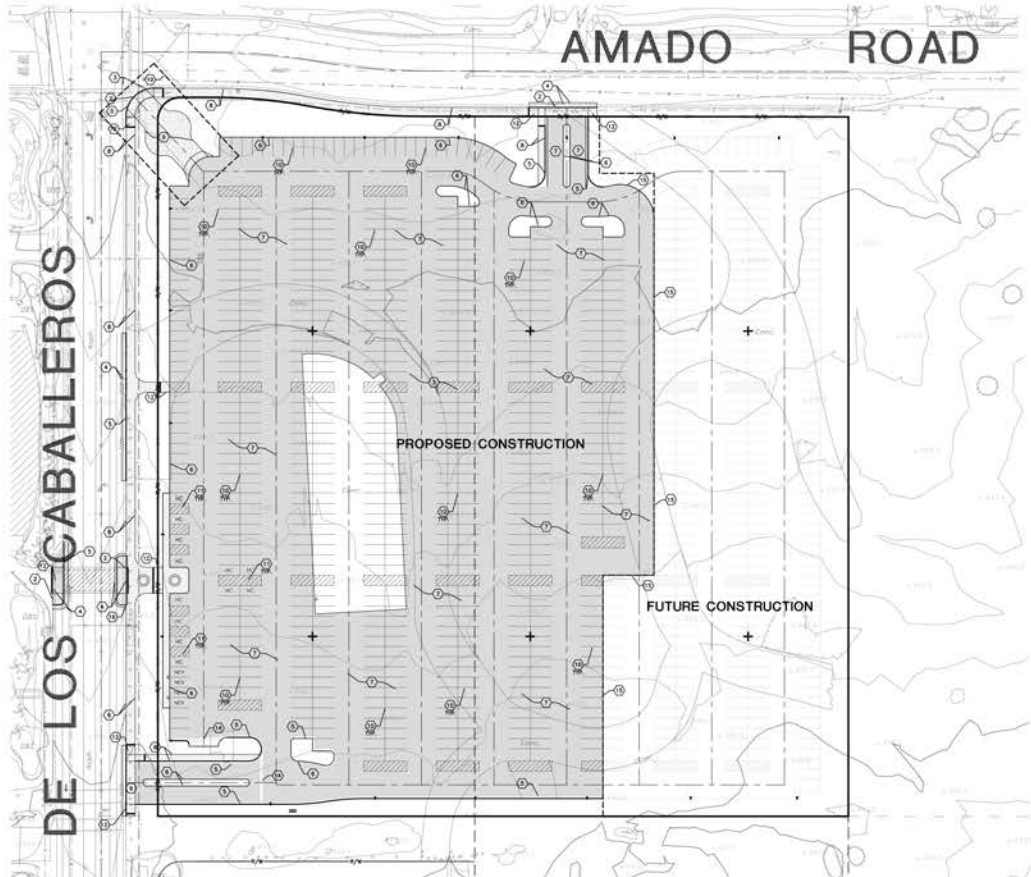

Allen F. Smoot, Special Projects Coordinator


David H. Ready, City Manager

Attachments:

1. Project Plans

- CONSTRUCTION NOTES**
- 1. SCARP EXISTING MATERIAL DOWN 1' (ALL PAVEMENT AREAS)
 - 2. REMOVE EXISTING CURB & GUTTER
 - 3. REMOVE AND RECONSTRUCT EXISTING CONCRETE SPRAWLS
 - 4. REMOVE EXISTING ALL PAVEMENT
 - 5. CONSTRUCT 4" CURB & GUTTER
 - 6. CONSTRUCT 4" SANDER CURB
 - 7. CONSTRUCT 2 1/2" 40# SAND WHITE MATERIAL
 - 8. CONSTRUCT 4" P.E.C. SODWALK
 - 9. CONSTRUCT 4" P.E.C.
 - 10. SPRING (DRY)
 - 11. SPRING (ACCESSIBILITY PARKING)
 - 12. CURB RAMP
 - 13. DRIVEWAY
 - 14. 2" CONCRETE RIBBON GUTTER
 - 15. 2" x 4" REDWOOD HOOKER
 - 16. METAL 1" WIDE STRIP DRAIN



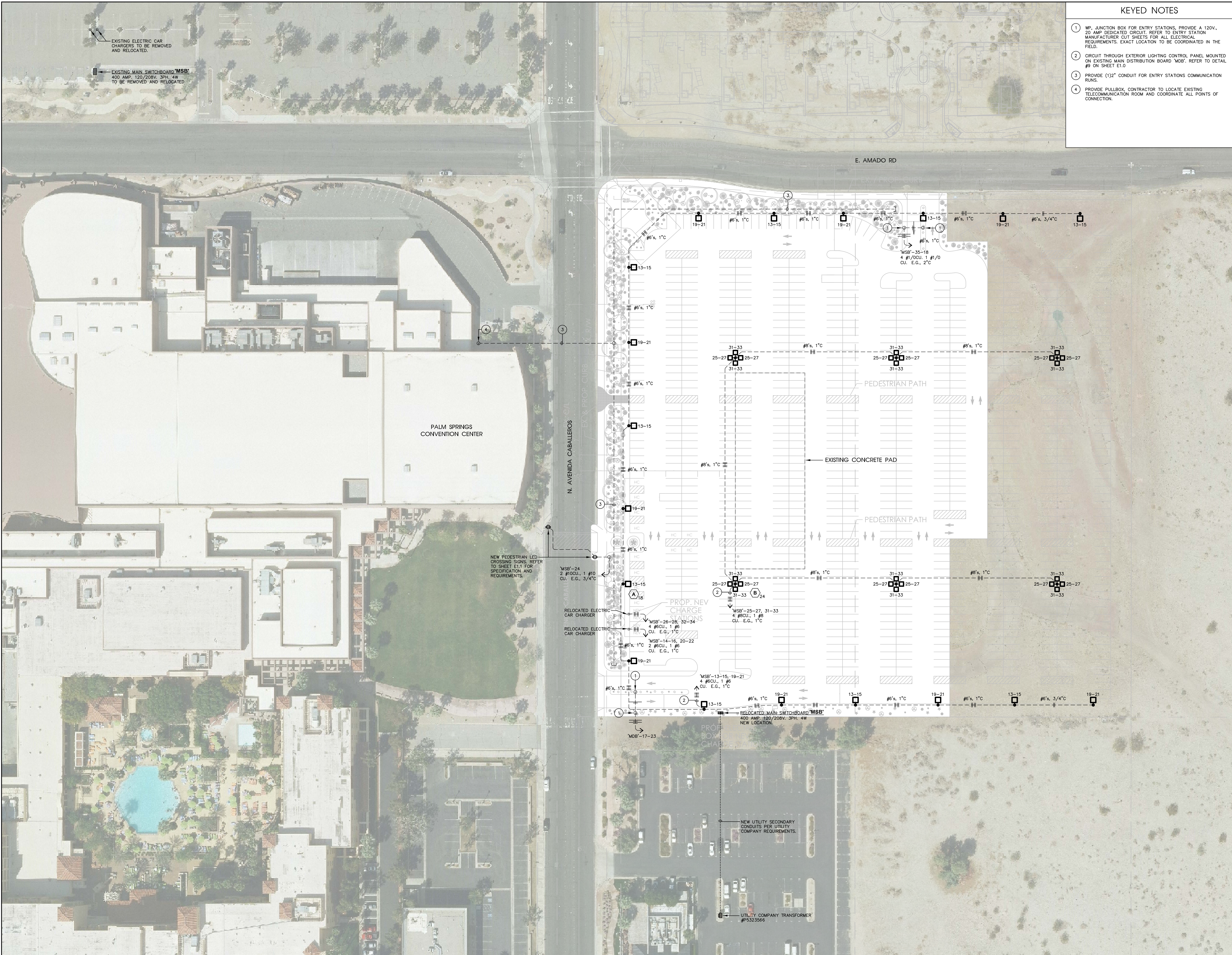
PRELIMINARY CONSTRUCTION EXHIBIT
FOR TEMPORARY PARKING LOT



MSA CONSULTING, INC.
PLANNING • CIVIL ENGINEERING • LAND SURVEYING
34200 Box Hill Drive • Rancho Mirage • CA 92250
Telephone (760) 320-9811 • Fax (760) 323-7893

SCALE BY
DATE BY
JOB NO.
PROJECT NO.
SHEET NO.

File Path: S:\Projects\14048.00_MSA - RS CONVENTION CENTER PARKING LOT - WDI E2.0 - ELECTRICAL PLANDWG
© MRC ENGINEERING, INC. 2009 - Plotted: April 30, 2014 12:31 PM



KEYED NOTES

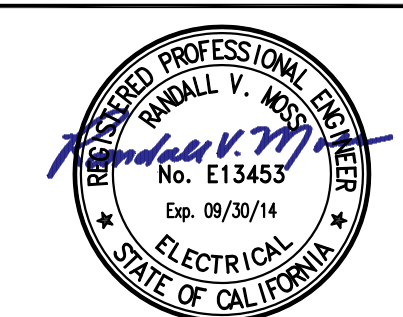
- 1 WP. JUNCTION BOX FOR ENTRY STATIONS, PROVIDE A 120V, 20 AMP DEDICATED CIRCUIT. REFER TO ENTRY STATION MANUFACTURER CUT SHEETS FOR ALL ELECTRICAL REQUIREMENTS. EXACT LOCATION TO BE COORDINATED IN THE FIELD.
- 2 CIRCUIT THROUGH EXTERIOR LIGHTING CONTROL PANEL MOUNTED ON EXISTING MAIN DISTRIBUTION BOARD 'MSB'. REFER TO DETAIL #9 ON SHEET E1.0
- 3 PROVIDE (1)2" CONDUIT FOR ENTRY STATIONS COMMUNICATION RUNS.
- 4 PROVIDE PULLBOX. CONTRACTOR TO LOCATE EXISTING TELECOMMUNICATION ROOM AND COORDINATE ALL POINTS OF CONNECTION.

M|R|C
ENGINEERING, INC

Professional Engineers & Lighting Consultants
 o: 760-340-9005 f: 760-340-9100
 PALM DESERT | SANTA ANA | SAN DIEGO

PROJECT:

PALM SPRINGS CONVENTION CENTER
PARKING LOT ELECTRICAL PLAN
 CITY OF PALM SPRINGS

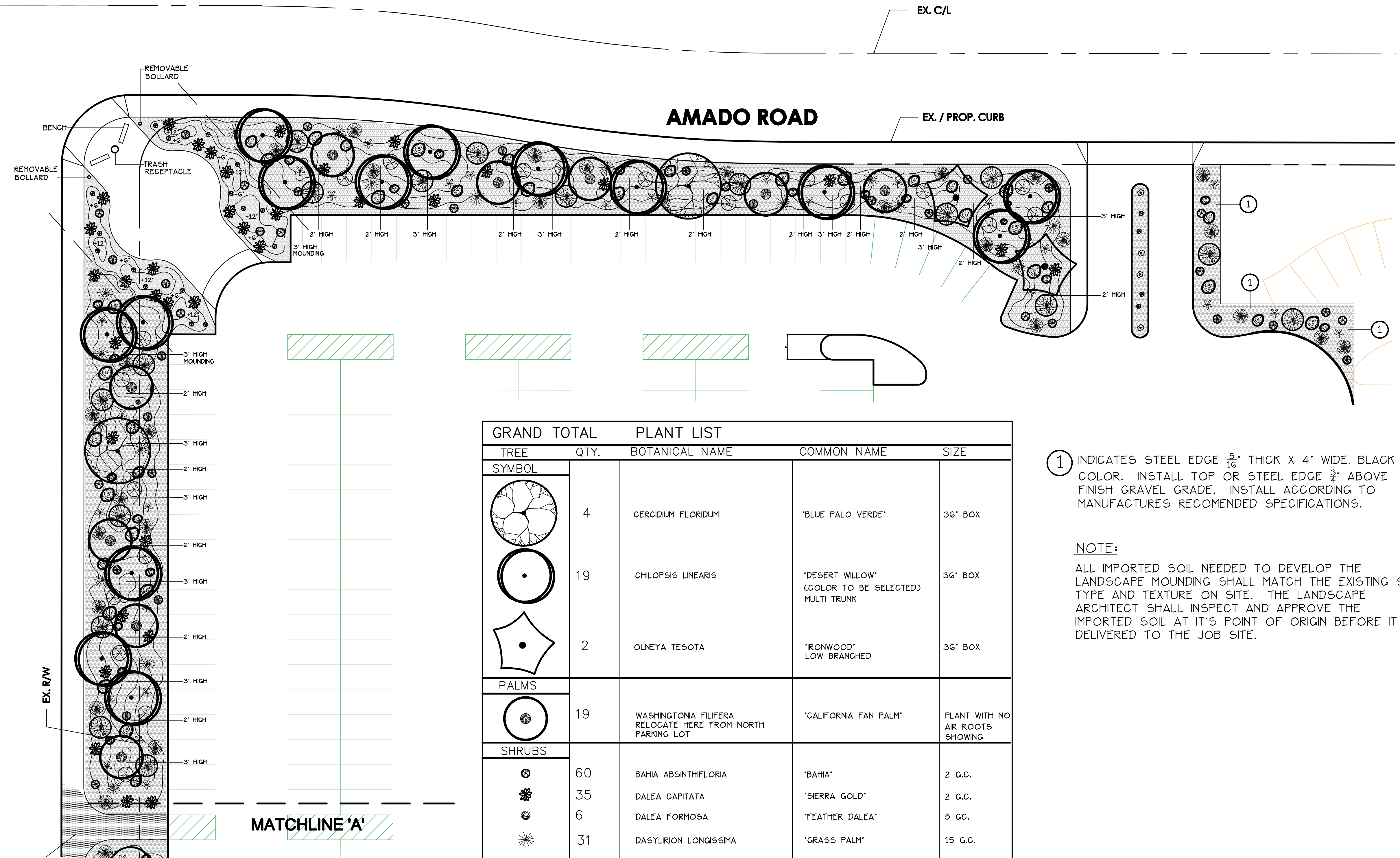


NO.	REVISION	DATE

DATE: APRIL 29, 2014
 DRAWN BY: FR
 CHECKED BY: RR
 PROJECT NO.: 14048.00
 DRAWING TITLE:
ELECTRICAL PLAN

SHEET NO.: **E2.0**

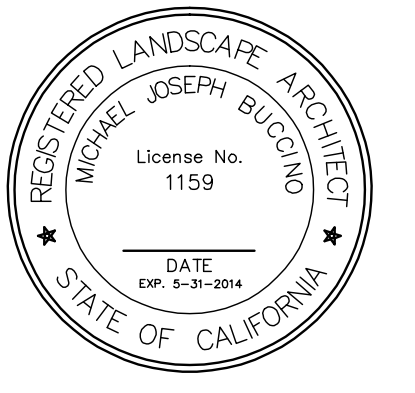
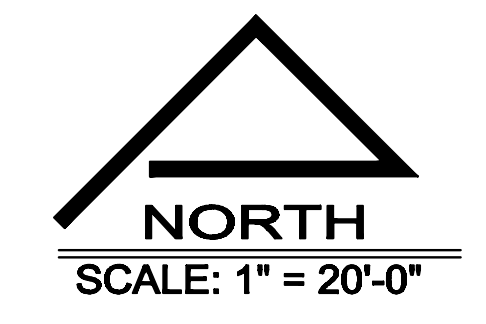
AVENIDA CABALLEROS



GRAND TOTAL		PLANT LIST		
TREE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
TREE				
SYMBOL				
	4	GERCIDIUM FLORIDUM	'BLUE PALO VERDE'	36" BOX
	19	CHILOPSIS LINEARIS	'DESERT WILLOW' (COLOR TO BE SELECTED) MULTI TRUNK	36" BOX
	2	OLNEYA TESOTA	'IRONWOOD' LOW BRANCHED	36" BOX
PALMS				
	19	WASHINGTONIA FILIFERA RELOCATE HERE FROM NORTH PARKING LOT	'CALIFORNIA FAN PALM'	PLANT WITH NO AIR ROOTS SHOWING
SHRUBS				
	60	BAHIA ABSINTHIFLORA	'BAHIA'	2 G.C.
	35	DALEA CAPITATA	'SIERRA GOLD'	2 G.C.
	6	DALEA FORMOSA	'FEATHER DALEA'	5 G.C.
	31	DASYLIRION LONGISSIMA	'GRASS PALM'	15 G.C.
	27	FOUQUERIA SPLENDENS	'OCOTILLO'	10' TALL HEAVY CANE
	10	HESPERALOE PARVIFLORA 'PERFA' BRAKELIGHTS	BRAKELIGHTS RED YUCCA	2 G.C.
	65	LEUCOPHYLLUM CANDIDUM	'VIOLET SILVERLEAF'	5 G.C.
	49	MELAMPodium LEUCANTHUM	'BLACKFOOT DAISY'	2 G.C.
	9	SENNA COVESII	'DESERT SENNA'	2 G.C.
	50	SENNA OLIOGOPHYLLA	'OUTBACK SENNA'	5 G.C.
	42	YUCCA WHIPPLEI	LORD'S CANDLE	5 G.C.
GROUND COVER				
		INDICATES BIRDSEYE (5/16") CLEAN WASHED GRAY STONE LAYED 2" THICK FROM WEST COAST ROCK. (PHONE 760-399-1891) OR EQUAL.		
		INDICATES 1 1/2" DIA. NATURAL GRAY STONE LAYED 3" THICK FROM WEST COAST ROCK. (PHONE 760-399-1891)		
		INDICATES DECORATIVE CONCRETE PAVING AT PEDESTRIAN ACCESS POINT.		

① INDICATES STEEL EDGE 5/16" THICK X 4" WIDE. BLACK COLOR. INSTALL TOP OR STEEL EDGE 3/4" ABOVE FINISH GRAVEL GRADE. INSTALL ACCORDING TO MANUFACTURERS RECOMENDED SPECIFICATIONS.

NOTE:
ALL IMPORTED SOIL NEEDED TO DEVELOP THE LANDSCAPE MOUNDING SHALL MATCH THE EXISTING SOIL TYPE AND TEXTURE ON SITE. THE LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE THE IMPORTED SOIL AT IT'S POINT OF ORIGIN BEFORE IT IS DELIVERED TO THE JOB SITE.



MICHAEL BUCCINO ASSOCIATES
Landscape Architecture
77734 COUNTRY CLUB DRIVE, SUITE A-2
PALM DESERT, CALIFORNIA 92211
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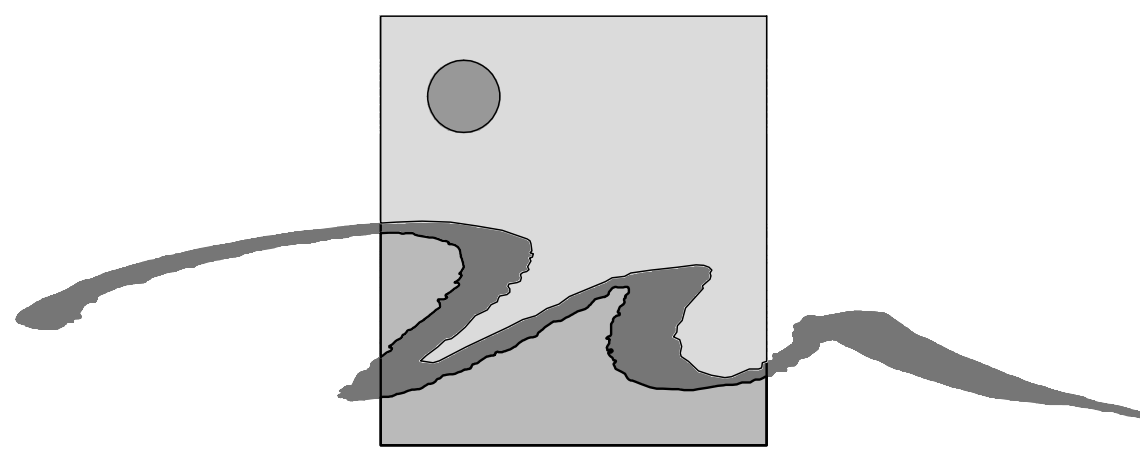
PALM SPRINGS CONVENTION CENTER
PARKING LOT
PALM SPRINGS, CALIFORNIA

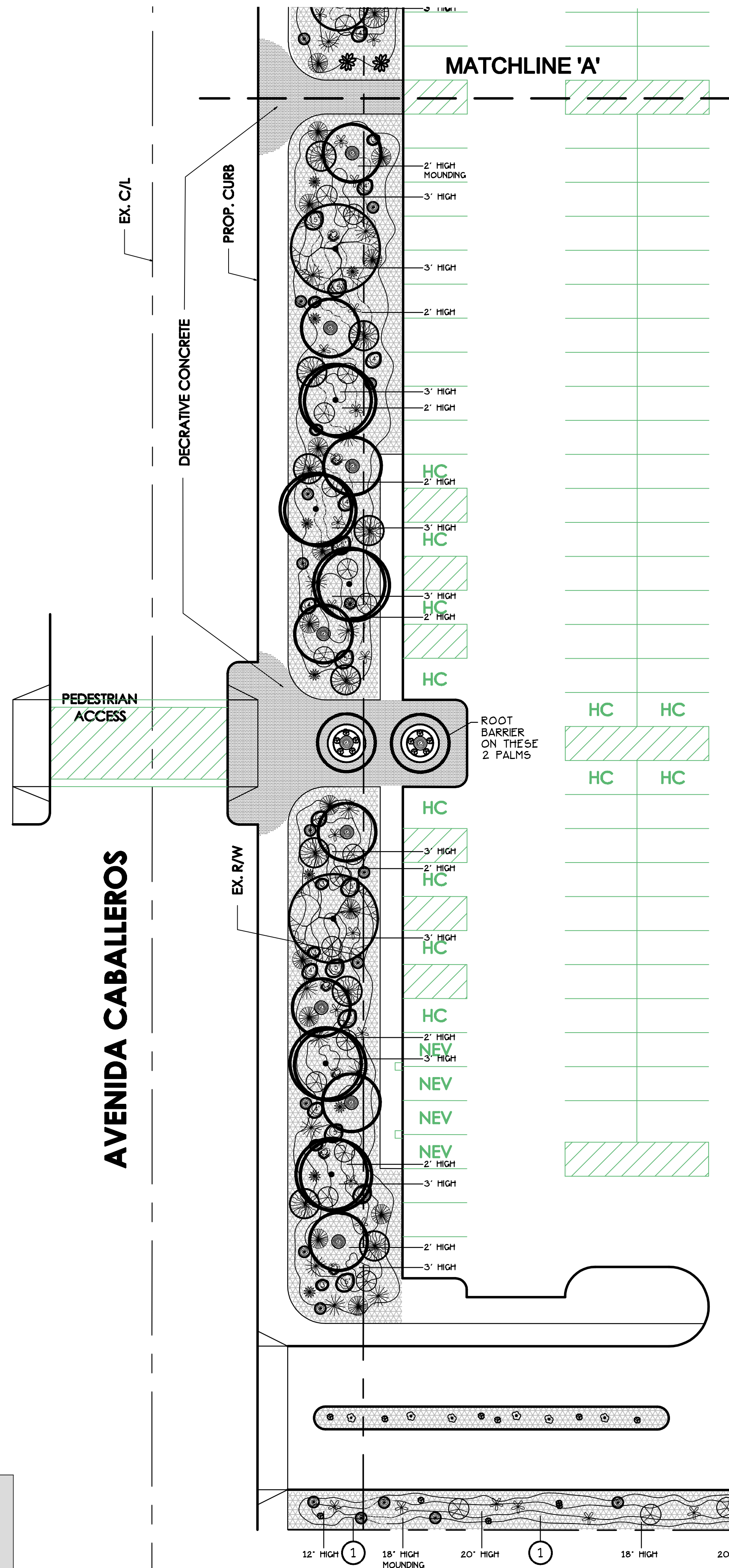
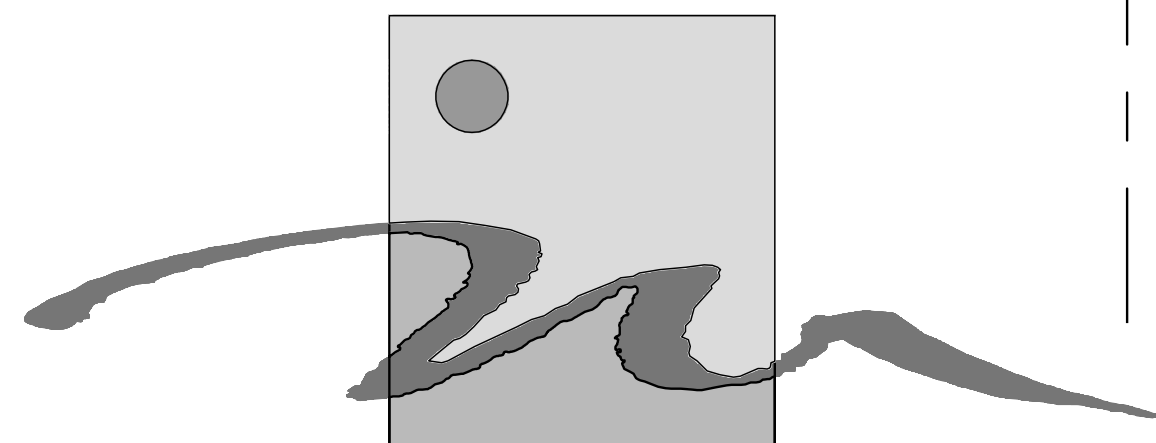
PLANTING PLAN

REVISIONS	
DATE	4/22/2014
SCALE	1" = 20'-0"
DRAWN BY	
APPROVED	

SHEET
L-1.0

JOB NO.

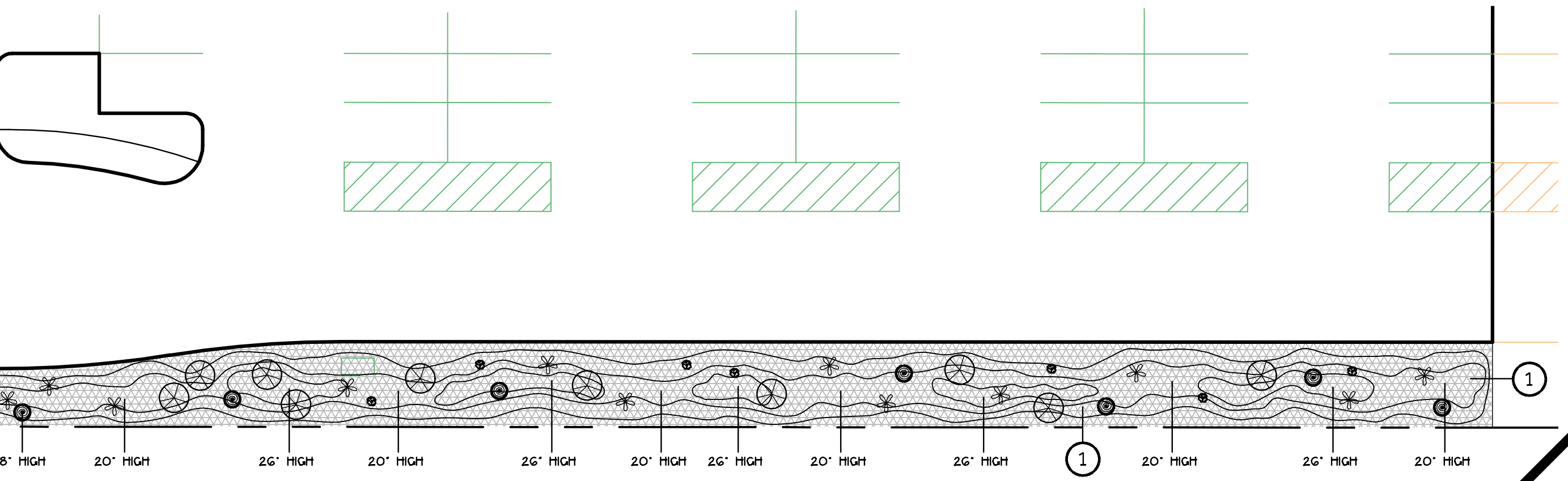




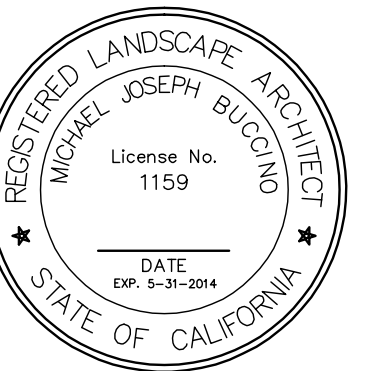
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NORTH
SCALE: 1" = 20'-0"



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**PALM SPRINGS CONVENTION CENTER
PARKING LOT**
PALM SPRINGS, CALIFORNIA

PLANTING PLAN

REVISIONS
DATE: 4/22/2014
SCALE: 1" = 20'-0"
DRAWN BY
APPROVED

SHEET
L-1.1

JOB NO.