



City Council Staff Report

January 7, 2009

CONSENT CALENDAR

Subject: CITY HALL AND DOG PARK PARKING LOT REPAIRS, PHASE 1, CITY PROJECT NO. 01-17

From: David H. Ready, City Manager

Initiated by: Public Works and Engineering Department

SUMMARY

The construction documents are complete and in accordance with 7.03.040 of the Procurement and Contracting Code the Council is required to approve and adopt plans, specifications and authorize the bid request for all public projects in excess of \$100,000. Approval of this item will allow staff to proceed with this public project to "whitetop" the south City Hall parking lot for an estimated cost of \$425,000.

RECOMMENDATION:

- 1) Approve the revised parking lot layout; and
- 2) Provide advance approval of the plans, specifications, and working details for the City Hall and Dog Park Parking Lot Repairs, Phase 1, City Project No. 01-17.

STAFF ANALYSIS:

For many years, the Public Works and Engineering Department has included repair of the City Hall and Dog Park parking lots in its Capital Improvement Program. Similar to parking lot improvements made at the Mizell Senior Center, Sunrise Pavilion, and Library, the Department recommended reconstructing the City Hall and Dog Park parking lots with Portland cement concrete "whitetopping", where a new 3½" layer of concrete is installed over the existing asphalt concrete. Our experience with this method of reconstruction has been positive, as can be seen at the three parking lots reconstructed in this way.

The Mizell Senior Center, Sunrise Pavilion, and Library parking lots had extensive cracking and needed major repairs. Much of the damage in these parking lots was the result of root intrusion from the carob trees planted in the parking lots in the 1980's. The roots had uplifted curbs and caused cracking throughout the paving. Therefore, the

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appropriate solution to repairing these parking lots included removing the existing trees and installing new irrigation and landscaping to ensure the new parking lot surfacing was not compromised.

The parking lot around City Hall is identified as the City Hall and Dog Park parking lot. This parking lot has similar damage as was seen at the others, and has not seen any significant maintenance or repairs since its initial construction many years ago. The primary reason for this is the limited funding available. The source of funding for parking lot construction and maintenance is limited to the City's General or other funding sources; Gas Tax or Measure A funding typically used for street improvements can not be used for parking lot construction or maintenance.

Reconstructing the parking lot whether with new asphalt concrete pavement or concrete "whitertopping" is expensive. Staff has compared costs to grind the existing asphalt pavement and install new asphalt concrete paving with installing 3½" concrete pavement over the existing asphalt paving, and found the cost to install concrete "whitertopping" is similar to re-paving, however, the concrete "whitertopping" has a longer life than typical asphalt paving.

In 2001, staff began preparation of plans to reconstruct the City Hall and Dog Park parking lot. At a size of 53,500 square feet, reconstructing the parking lot was estimated in 2001 to cost approximately \$200,000 (excluding landscaping and irrigation). However, the reconstruction would include removal of the existing parking lot landscaping, which is mainly comprised of carob trees that have caused damage to the surrounding curbs and paving. Staff pursued the issue of re-landscaping the parking lot, and was concerned that the high visibility of the City Hall facility may warrant a closer review of proposed re-landscaping of the parking lot as part of its reconstruction. Subsequently, staff was directed to complete the parking lot reconstruction design, but postpone bidding until further direction was provided regarding the landscaping.

Renewed interest in reconstructing the parking lot resulted in funding being budgeted as part of the 2007/2008 fiscal year budget, which made available \$200,000 from General Fund revenues, and \$400,000 from the Risk Management Fund. The Department coordinated with Sharon Heider, Director of Parks and Recreation, to develop the landscaping plan and plant palette for the parking lot. At the time, staff also coordinated with Paul Ortega, the appointed landscape designer to the Architectural Advisory Committee to review the suggested landscaping plan, which was supported.

On April 16, 2008, staff presented the plans and specifications to the City Council for consideration of approval, and authorization to bid. Upon review, a concern regarding the landscaping plan was raised, and ultimately the City Council directed staff to postpone the project until such time that a comprehensive landscaping plan for the City Hall complex was available.

On May 29, 2008, Mayor Steve Pougnet issued a call to the citizens of Palm Springs to join him on "The Palm Springs Path to Sustainability", and "20 First Steps on

Sustainability" agreed upon by the Palm Springs City Council on May 21, 2008, including:

2. Complete a comprehensive water audit of all public buildings and facilities and develop an action plan that will reduce City water usage by 50% by 2012; and
5. Identify City Hall as a showcase for public sustainability efforts and a model for energy, water and waste conservation; and
9. Implement a model re-landscaping project showcasing the Tahquitz Median from the airport to downtown by the end of 2009.

In order to implement the Council's sustainability vision, staff prepared a Request for Proposals (RFP) to obtain a professional schematic landscape plan to convert the existing Tahquitz Canyon Way median landscaping to a desert-landscape, drought tolerant, and sustainable landscape, and which also will include concepts for landscaping the Palm Springs City Hall and Riverside County Administrative Offices complex. The RFP was issued on October 17, 2008, and 17 proposals were received by the deadline of November 14, 2008. Staff is currently coordinating an Evaluation Committee to review the submitted proposals to determine a recommendation for award of contract to the City Council for the landscape design project.

Once a design contract is awarded, one deliverable to the City will be a schematic landscape plan for the City Hall parking lots, which could be used to prepare a final landscape plan as part of the parking lot reconstruction.

Staff continues to pursue reconstruction of City Hall and Dog Park parking lot. Given the deteriorating condition, it is important to appropriately repair and reconstruct the parking lot to avoid any slip and fall accidents. It has been on this basis that the use of Risk Management funds has previously been budgeted for the project as several claims have been filed against the City over recent years. An additional sustainability benefit of the "whitetopping" process is a 15% temperature reduction over asphalt concrete.

The final Engineer's Estimate, based on completed design plans for reconstruction of the original layout of the south half of the parking lot is \$525,000 (which includes landscaping and irrigation). The north half of the parking lot does not require a substantial removal of parking lot islands and landscaping as required for the south half. The north half of the parking lot is similar in size to the south half (approximately 53,000 square feet), and although no plans have been prepared for the north half at this time, staff estimates reconstruction of the north half of the parking lot may be in the magnitude of \$500,000.

It is possible to proceed with construction of the south half of the parking lot, excluding landscaping and irrigation which could follow at a later date as a separate project based on the approved schematic landscape plan for City Hall. The south half of the parking lot would be reconstructed with sleeves installed for future irrigation lines. However, this would leave the parking lot without any trees for shading during the interim period while

the schematic and final landscape plans are prepared, and a subsequent project is funded to install the new landscaping at City Hall.

Staff has prepared a revised layout for the south half of the parking lot, which eliminates half of the parking lot area in the southwest corner of City Hall, and adds new parking lot spaces directly in front of City Council chambers. The intent of the revised layout is to provide much more area for landscaping in front of City Hall, to be used as a demonstration project envisioned by the Council in its "20 First Steps on Sustainability". As a result of a reduction in the overall area of paving, the engineer's estimate for construction of the revised layout is \$425,000 (\$50,000 less than the original layout).

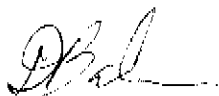
Staff recommends that the City Council review and approve the revised parking lot layout, and provide advance approval of the project for bidding (the completed plans will require some minor revisions to reflect the revised parking lot layout, prior to bidding).

FISCAL IMPACT:

The 2007/2008 fiscal year budget allocated \$200,000 from the General Fund and \$400,000 from the Risk Management Fund (Loss Containment) for construction of the south half of the City Hall parking lot. As the project was temporarily postponed, other issues required use of the Risk Management loss containment funding. Currently available funds in the 2008/2009 fiscal year budget include \$217,648 in account 261-1395-54060 (City Hall Repair Parking Lot), and \$95,109 in account 540-5904-48622 (Loss Containment), or \$312,757.

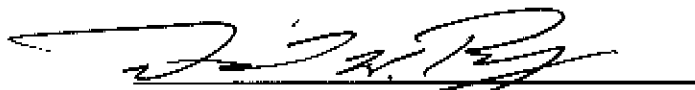
The Engineer's Estimate for the revised layout of the south half of the parking lot excluding landscaping and irrigation is \$425,000 (an estimated \$50,000 reduction from the original layout). To proceed with reconstruction of the south half of the parking lot using the revised layout (excluding landscaping) requires an additional \$87,243 in funding. The additional funding would come from available Quimby Fund Balance (152-29301).

Submitted:



David J. Barakian
Director of Public Works/City Engineer

Thomas J. Wilson
Assistant City Manager



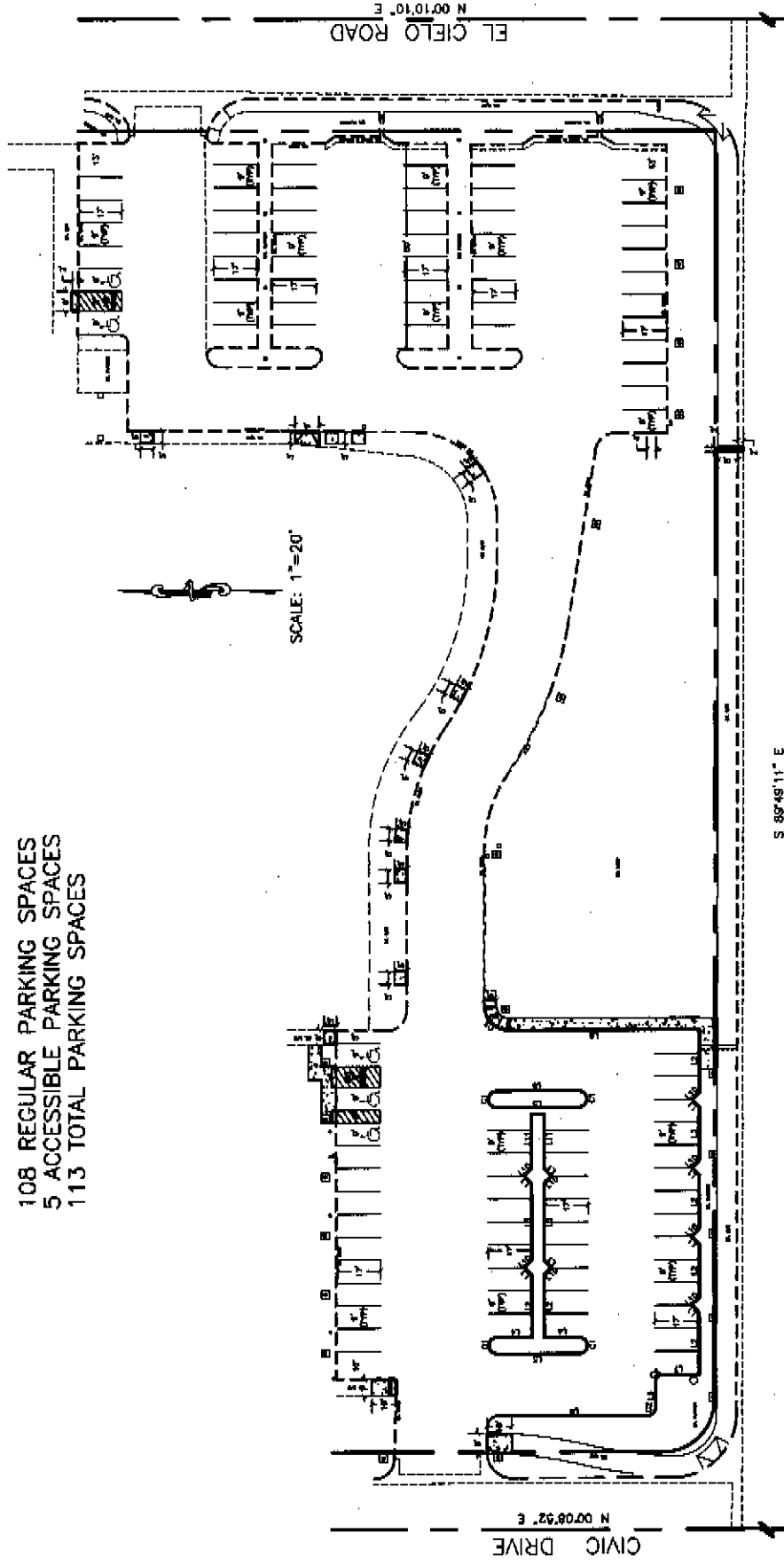
David H. Ready
City Manager

ATTACHMENTS:

1. "South" Parking Lot Plan Sheets

ORIGINAL LAYOUT

108 REGULAR PARKING SPACES
 5 ACCESSIBLE PARKING SPACES
 113 TOTAL PARKING SPACES



Underground Service Alert
 Call: TOLL FREE
 1-800
 227-2600
 FOR MORE INFO SEE PG. 02 OF 04

TAHQUITZ CANYON WAY
 S 89°48'11" E

CIVIC DRIVE
 N 00°08'32" E

EL CIELO ROAD
 N 00°10'10" E

SCALE: 1"=20'

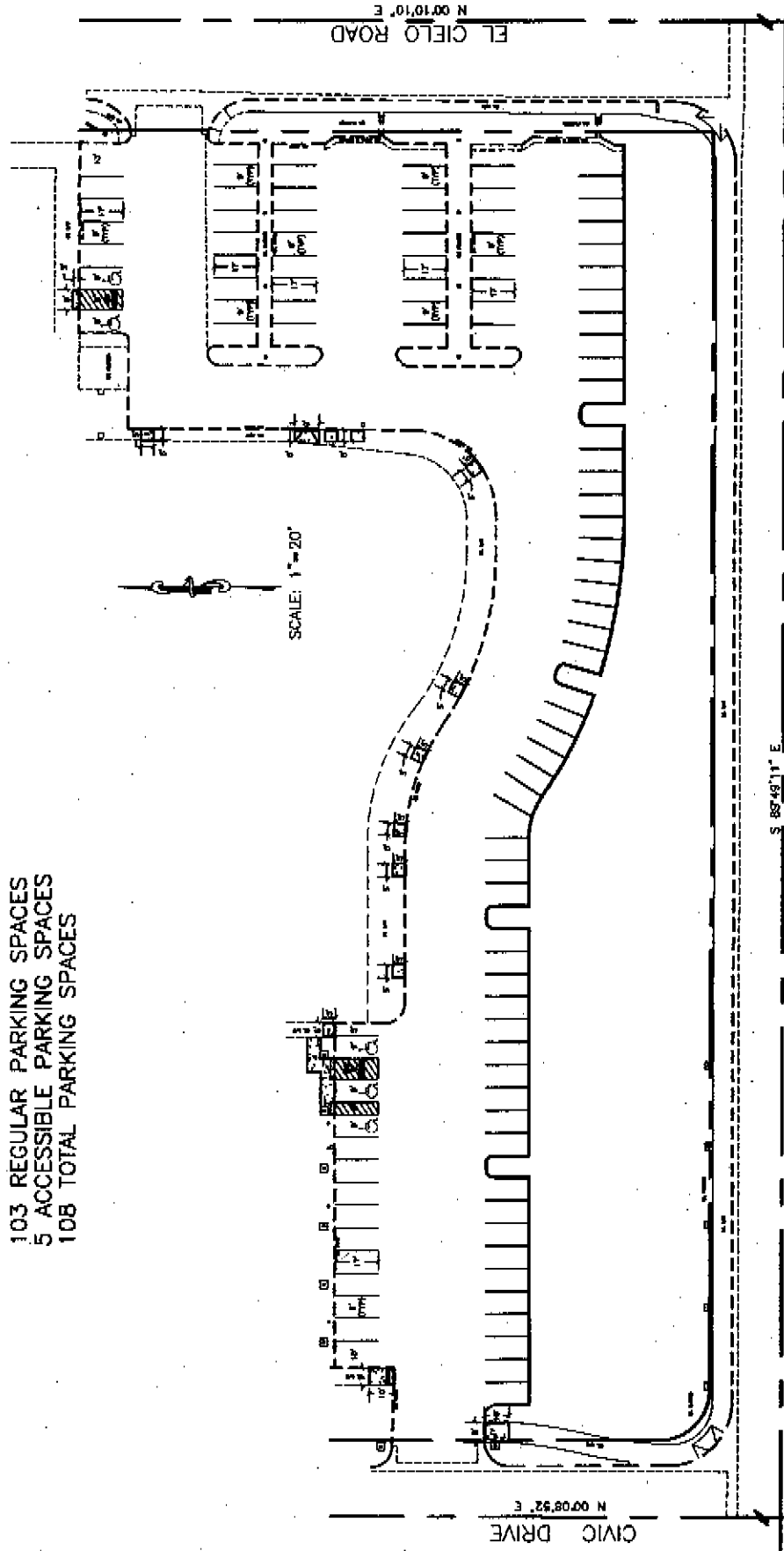


C.P. 01-17

CITY OF PALM SPRINGS, CALIFORNIA		3	
CITY HALL PARKING LOT IMPROVEMENTS		HORIZONTAL CONTROL PLAN	
DATE	BY	CHKD	APP'D
PREPARED FOR THE PUBLIC DEPARTMENT OF City of Palm Springs Public Engineering Department			
PREPARED BY: JACOB ENGINEER & ARCHITECT P.A. INC. 100 N. PALM AVENUE, SUITE 100 PALM SPRINGS, CALIF. 92262			
PROJECT NO.	DATE	SCALE	

REVISED LAYOUT

103 REGULAR PARKING SPACES
 5 ACCESSIBLE PARKING SPACES
 108 TOTAL PARKING SPACES



TAHQUITZ CANYON WAY

S 85°49'11" E

EL CIELO ROAD
 N 00°10'10" E

CIVIC DRIVE
 N 00°08'32" E



C.P. 01-17

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CITY OF PALM SPRINGS, CALIFORNIA		PROJECT	3
CITY HALL PARKING LOT IMPROVEMENTS		DATE	
HORIZONTAL CONTROL PLAN		SCALE	
DESIGNED BY	DATE	CHECKED BY	DATE
DRAWN BY	DATE	APPROVED BY	DATE
 CITY OF PALM SPRINGS, CALIFORNIA Public Works & Engineering Department			
DATE OF PRELIMINARY PLAN	DATE OF FINAL PLAN	DATE OF REVISION TO THIS CITY	DATE