



City Council Staff Report

Date: September 2, 2009 CONSENT CALENDAR

Subject: APPROVAL OF PLANS, SPECIFICATIONS AND ESTIMATE (PS&E)
AND AUTHORIZATION TO BID THE PORT LAWRENCE TEMPORARY
PARKING LOT IMPROVEMENTS, (CITY PROJECT 09-06)

From: David H. Ready, City Manager

Initiated by: Public Works and Engineering Department

SUMMARY

The Port Lawrence residential and commercial project located at North Palm Canyon Drive and Alejo Road has been delayed from starting construction. In an effort to make use of the currently vacant site, it is proposed that the site be used as a temporary parking lot to provide additional parking for downtown business, and to install berming and desert landscaping around the perimeter of the site. The construction documents (Plans, Specifications and Estimate) are completed and, in accordance with 7.03.040 of the Procurement and Contracting Code the Council is required to approve and adopt plans, specifications and working details, and authorize the bid request for all public projects in excess of \$100,000. Approval of this project will allow staff to proceed with this public project with an estimated cost of \$150,000.

RECOMMENDATION:

Approve the plans, specifications, and working details, and authorize bidding for the Port Lawrence Temporary Parking Lot Improvements, (City Project 09-06).

STAFF ANALYSIS:

On October 4, 2006, the City Council approved a 118-unit condominium development with 25,000 square feet of commercial space on 4.1 acres located on the south side of Alejo Road between N. Palm Canyon Dr. and N. Indian Canyon Dr. (Case No. 5.1091, PD-324, Case No. 3.2933, Vesting TTM 34190).

After the City's approval of the Port Lawrence project, the national economy suffered its most dramatic decline since the Great Depression. The recession has essentially frozen financing for residential and commercial projects. This fact has caused the Port Lawrence project from proceeding with construction as approved.

ITEM NO. 2.X.

City staff has discussed with the developer a variety of alternative uses for the currently vacant site while the national economy recovers. Since the site is prominently located at the entrance to the Downtown Business District, the site has significant value and it is staff's recommendation that the vacant site be adapted for an alternative use in the interim until such time when the economy might support financing of a large-scale residential or commercial project at this site.

It has been proposed that a temporary parking lot be constructed on the site, with access from Palm Canyon Dr., providing an additional 48 parking spaces. The Public Works and Engineering Department has prepared plans and specifications for construction of this temporary parking lot, which will include construction of an earthen berm 3 feet high meandering around the entire perimeter of the site along the three street frontages. Desert landscaping consisting of 5-gallon drought tolerant, native shrubs (such as agave and yucca plants), with 1 to 3 feet diameter boulders, is proposed in and around the meandering earthen berm. A landscape plan has not been prepared; however, the general scope of the landscaping has been specified, and staff will direct the contractor during construction on the type, mix and location of the variety of 5-gallon shrubs and boulders.

It is proposed that the temporary parking lot be constructed using 6 inches of crushed miscellaneous base, compacted and sealed, much as the overflow parking lot for Demuth Park was constructed near the YMCA on Mesquite Avenue. Parking spaces would be undesignated (striped) similar to the Demuth Park overflow parking and other unpaved parking areas. As an alternative, a bid will be provided for constructing the temporary parking lot with 2½ inches of asphalt paving on compacted subgrade. The parking lot would only have striped parking spaces in the event the City Council chooses to award the alternative bid that includes asphalt concrete paving. No curbs, landscaping, or parking lot lighting is proposed within the temporary parking lot, and the remainder of the site will remain vacant and undisturbed.


FISCAL IMPACT:

Funding for this project will come from unallocated general fund balance.

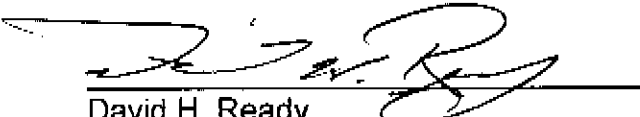
Submitted:



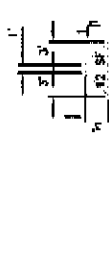
David J. Barakian
Director of Public Works/City Engineer



Thomas J. Wilson
Assistant City Manager



David H. Ready
City Manager



1050 LF x 12" = 12,600 CF
 281 LF x 12" = 3,372 CF
 (1541 CF) TOTAL BEHIND 16,100 CF FILL
 PARKING & GRADING 15,982 CF CUT
 NET 100 CF FILL
 (± CF)

QUANTITIES

RECYCLED PLASTIC BEHIND BOARD
 720 LF
 400 LF
 6 M. THK. - CLASS 1 BASE
 275 CF (7,432 SF)
 ALTERNATE 1: BEHIND BASE - 400
 2-1/2 M. THK. A.C.
 115 CF (3,077 SF)
 3 M. WIDE PARKING STRIP
 750 LF

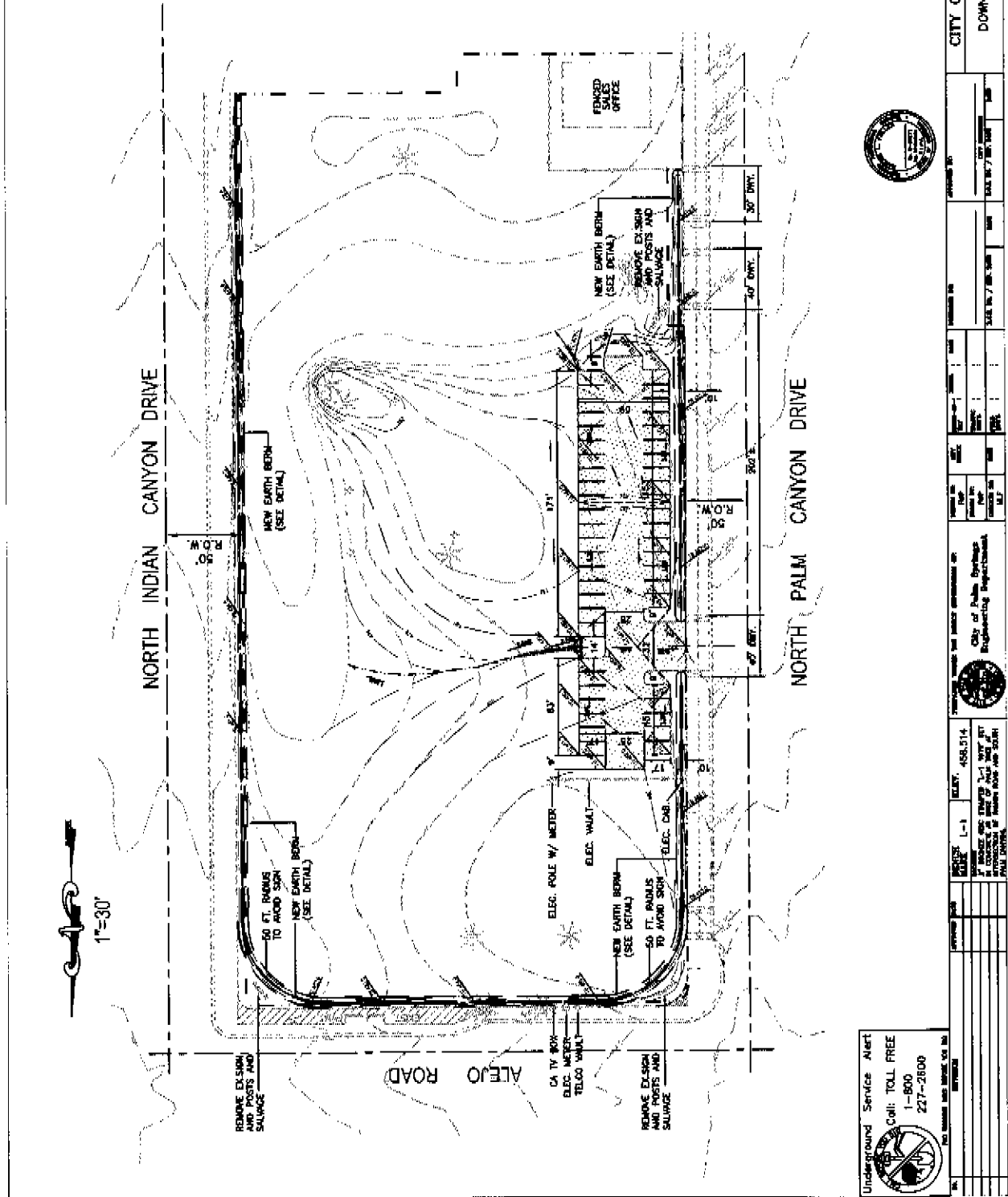
PARKING

9 FT. WIDE PARKING SPACES 48

- LEGEND**
- 1 TOP OF EXIST. CURB
 - 2 EXIST. GUTTER ELEVATION
 - 3 TOP OF SHADE
 - 4 TOP OF BEAM
 - 5 FLOWLINE ELEVATION
 - 6 NEW PARKING AREA
 - 7 EXIST. UNDERGROUND ELECTRIC
 - 8 EXIST. WIND FENCE
 - 9 PROPERTY LINE
 - 10 EXIST. CONTOUR
 - 11 NEW CONTOUR
 - 12 EXIST. PALM TREE
 - 13 EXIST. LIGHT POLE

NOTES

1. EXISTING CONTOURS AND EXISTING UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY GROUND SURVEY. CONTRACTOR TO VERIFY BOTH PRIOR TO BEGINNING GRADING.
2. THE SITE HAS EXISTING LIGHT POLES ASSIGNED IN PLACE. CONTRACTOR TO VERIFY LOCATIONS AND EQUIPMENT WITH NEW BEHND AS NEEDED.
3. BEHND IS SHOWN FOR QUANTIFYING PURPOSES. BEHND TO BE REMOVED AND CONTOUR AS DIRECTED BY CITY ENGINEER.
4. CONTRACTOR TO GRADE TO 2-1/2" INCHES BELOW GRADDES SHOWN IN PARKING AREA FOR ALTERNATE 1.
5. ON STORAGE SITE FOR SALVAGED SOBS AND PORTS.



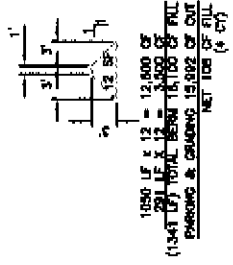
Underground Service Alert
 Call: TOLL FREE
 1-800
 227-2600

FOR MORE INFO VISIT US ON
 WWW.CITYOFPALMSPRINGS.CA.GOV

DATE: 4/11/11
 DRAWN BY: J. L. WATSON
 CHECKED BY: J. L. WATSON
 PROJECT NO: 2010-001

CITY OF PALM SPRINGS, CALIFORNIA
 DOWNTOWN TEMPORARY PARKING LOT

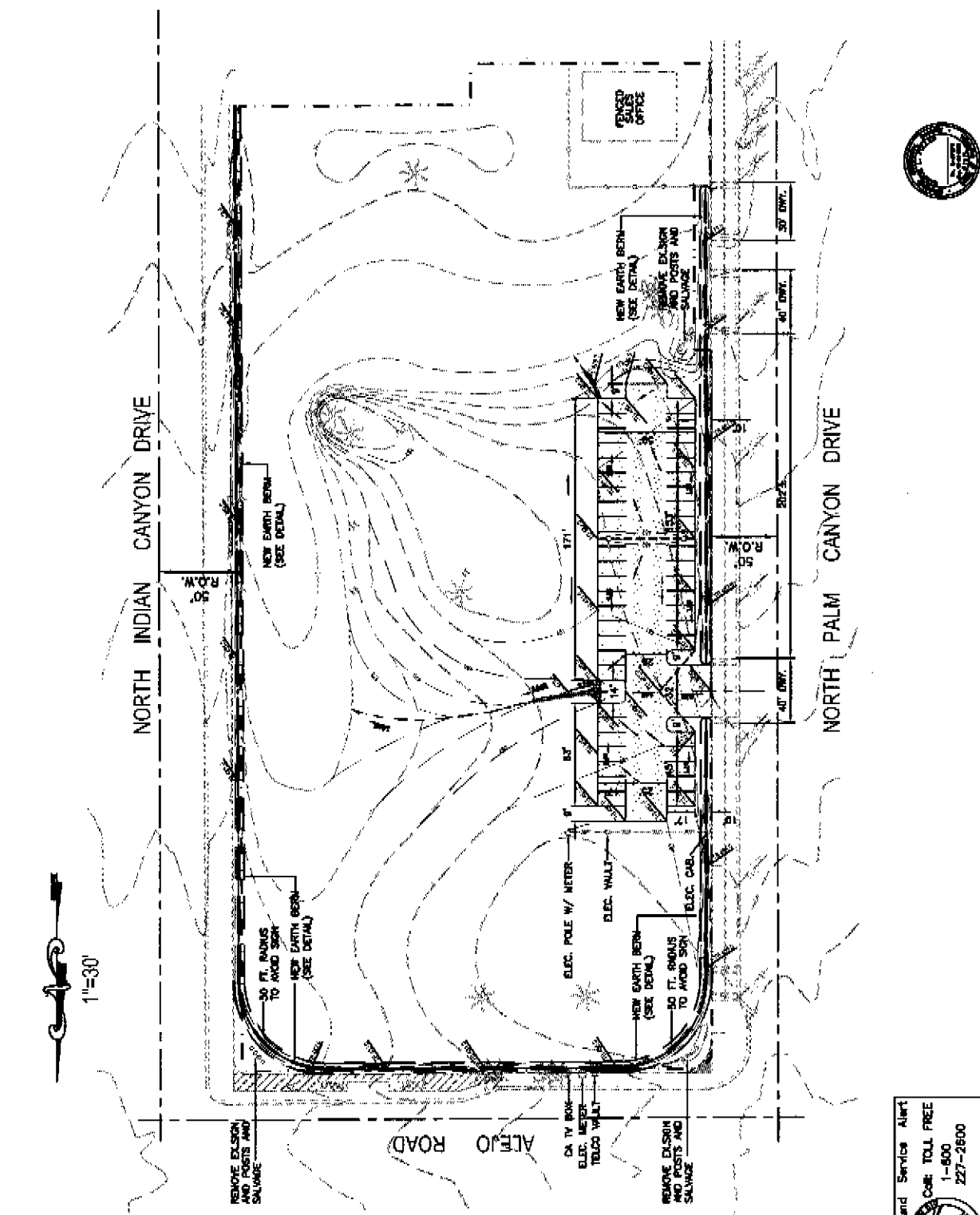
SHEET NO. 1 OF 1



- QUALITIES**
- RECYCLED PLASTIC BENDER BOARD 730 LF
 - 48-48-RAP 760 SF
 - 6 IN. THK. - CLASS II BASE 275 CY (7,432 CF)
 - ALTERNATE BEANPOLE BASE - ADD
 - 2-1/2 IN. THK. A.C. 115 CY (3,097 CF)
 - 3 IN. WIDE PARKING STALL STRIPING 760 LF
- PARKING**
- 9 FT. WIDE PARKING SPACES 48

- LEGEND**
- TO TOP OF EXIST. CURB
 - TO EXIST. CUTTER ELEVATION
 - TO TOP OF GRADE
 - TO TOP OF BEAM
 - TO FINISH ELEVATION
 - NEW PARKING AREA
 - EXIST. UNDERGROUND ELECTRIC
 - EXIST. WIND FENCE
 - PROPERTY LINE
 - EXIST. CONTOUR
 - NEW CONTOUR
 - EXIST. PALM TREE
 - EXIST. LIGHT POLE

- NOTES**
- EXISTING CONTOURS AND EXISTING UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY GROUND SURVEY. CONTRACTOR TO VERIFY BOTH PRIOR TO BEGINNING GRADING.
 - THE SITE HAS EXISTING LIGHT POLES REMOVED IN PLACE. CONTRACTOR TO VERIFY LOCATIONS AND CIRCUMSTANT WITH NEW BEAM AS NEEDED.
 - BEAM IS SHOWN FOR QUANTITATIVE PURPOSES. BOTH TO WEAVER AND CONTOUR AS DIRECTED BY CITY ENGINEER.
 - CONTRACTOR TO COME TO 2-1/2 INCHES BELOW GRADES SHOWN IN PARKING AREA FOR ALTERNATE 1.
 - CONTRACTOR TO COORDINATE WITH CITY ENGINEER ON STORAGE SITE FOR SALVAGED SIGNS AND POSTS.



<p>Underground Service Alert ONE TOLL FREE 1-800 227-2800</p>		<p>DATE: L-1</p> <p>PROJECT NO: 498-514</p> <p>PROJECT: 2-1/2 INCH A.C. BEAM WITH 6 INCH RAP AND 12 INCH POLY CONCRETE</p>		<p>CITY OF PALM SPRINGS Engineering Department</p>		<p>DATE: 7/10/09</p> <p>SCALE: 1"=30'</p>		<p>CITY OF PALM SPRINGS, CALIFORNIA</p>		<p>PROJECT NO: 498-514</p>	
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