



CITY COUNCIL STAFF REPORT

TO: Honorable Mayor and City Council **DATE:** October 16, 2017

FROM: Matthew Bronson, City Manager

PREPARED BY: Gregory A. Ray, Public Works Director/City Engineer
Mamerto Estepa, Jr., Associate Engineer
Erin Wiggin, Capital Improvement Project Manager

SUBJECT: Ramona Square Parking Lot Improvements

RECOMMENDATION

Receive information about the status of the Ramona Square parking lot improvement project and provide direction for staff to proceed with the design phase of the project.

BACKGROUND

The Ramona Square parking lot provides 62 regular parking spaces and 6 accessible spaces that serve the general public and the businesses surrounding the lot. The City owns a parcel within the parking lot that is situated east of the N. 9th Street entrance and has improvements including a driveway and a portion of two rows of parking (see Attachment 1). The City's parcel is approximately 8,600 square feet which staff has estimated is equal to 23 percent of the total parking area. The remainder of the parking area is privately owned with easements granted for parking to the City. In all, there are twelve (12) private parcels that are served by the parking lot at Ramona Square.

In the last twenty (20) years, only minor maintenance has been performed on the privately-owned portion of the parking lot. The City has performed periodic pothole filling in the City-owned portion of the lot and has provided limited landscape maintenance throughout the lot. After many years of insufficient maintenance, the existing pavement throughout the lot is fully deteriorated and concrete curbs and sidewalks have been damaged by roots from trees located on the property. Portions of the irrigation, landscaping and many of the trees will also need replacement. In addition, the ADA facilities within the parking lot may require upgrades.

At the June 6, 2017 City Council meeting, the Council received information from staff about the development of a parking assessment district to fund construction, maintenance and future replacement of the parking lot and associated improvements located at Ramona Square. Council provided direction to staff to include this project in the City's 2017-18 budget and seek commitment from affected property owners for payment of repairs beyond the percentage of the parking lot that the City owns. Council further provided direction for staff to consider using an unallocated balance in Local Transportation Funds (LTF) to fund the upfront cost of the repairs, which would be replenished from property owner reimbursement funding and allow the project to be completed sooner than through an assessment district. LTF funds were determined to be used for this purpose given the public benefit of this parking lot for special events and the South County Transit bus stop at the nearby Ramona Garden Park. Staff indicated that it would return to the Council at a future meeting with a progress update on the project prior to moving forward with designing and repairing the lot.

In 2016, the City retained an engineering consultant (Cannon) who estimated the construction cost to renovate the parking lot would be \$315,000. The City Engineer evaluated the engineer's estimate and determined that there would likely be additional costs related to accessibility upgrades and removal of large trees and revised the budgetary estimate to \$415,000. However, based on additional analysis and consultation with the City's contract building inspection firm, staff has further revised this estimate to include the substantial ADA upgrades necessary to both the parking lot and the adjacent walkways to businesses and offices surrounding the lot. The updated estimate including design and construction management costs is now \$722,000. Of this amount, the City's share would be \$166,000 based on the City's 23% ownership of the lot and the remainder would be funded by the property owners. The City's final payment amount would be a policy decision for the Council. This upgrade would have an estimated lifespan of 40 years.

Staff also identified a lower-cost routine maintenance option with a three-year lifespan that would cost \$160,000 with the City's share equaling \$38,000 based on the ownership percentage. This option would address immediate pavement condition needs though not improve landscaping, walkways, or other needs. A long-term solution would still need to be identified for future improvements after this three-year period. The cost estimates for both options are shown in Attachment 2.

City staff has been working with affected property owners to inform them of this project and the need to work together in contributing public and private funds to carry out the work. Staff has proposed that a reimbursement agreement be drafted with each property owner in an amount based on building square footage with a multi-year payback period at 2% interest. Staff convened a meeting with affected property owners on October 11, 2017 with half of the 10 property owners attending representing approximately 54% of the property square footage with Mayor Shoals also in attendance. Attendees provided general concurrence in the public/private cost-sharing arrangement proposed by the City though raised questions and concerns about the cost estimates, construction impacts, and other topics.

Staff is seeking direction from the Council to proceed with the design phase of the parking lot project. This phase will involve refinement of project costs and development of the design engineer estimate before going out to bid on the construction. Pending Council's direction, it is anticipated that the project would proceed along the following proposed timeline:

<u>Task</u>	<u>Anticipated Completion</u>
RFP for Design Services / Award of Contract	Fall 2017
Project Design	Winter 2018
Bidding Project / Award Project	Spring 2018
Begin Construction	Late Spring 2018

FISCAL IMPACT

The City's operating budget would be sufficient to fund the upfront cost of these improvements using Local Transportation Funds (LTF). Reimbursement funding from property owners for the percentage of the repair outside of the City's scope would replenish the LTF fund.

ALTERNATIVES

The City Council has the following alternatives to consider:

1. Provide direction for staff to proceed with the design phase of the project; or
2. Provide alternate direction to staff.

PUBLIC NOTIFICATION




The agenda was posted in accordance with the Brown Act. A copy of this staff report and the meeting agenda were provided to property owners located adjacent to the proposed parking district.

ATTACHMENTS

1. Map of Districts and City Parcel
2. Parking Lot Renovation and Routine Maintenance Cost Estimates

ASSESSMENT DISTRICTS 1 & 2 AND CITY-OWNED LOT

LEGEND

-  District 1
-  District 2
-  City-Owned



**CITY OF GROVER BEACH
PUBLIC WORKS DEPARTMENT**

ATTACHMENT 2

**CIP 3393: Ramona Square Parking Lot
Engineer's Estimate
Parking Lot Renovation**

ITEM NO.	ITEM DESCRIPTION	APPROX. QTY	UNIT	UNIT PRICE	TOTAL ITEM PRICE	CITY of GB Contribution (23%)	Property Owner Contribution (77%)
PHASE 1: DESIGN							
1	Project Design (10%)	1	LS	\$ 57,367.61	\$ 57,367.61	\$ 13,194.55	\$ 44,173.06
Subtotal Design					\$ 57,367.61	\$ 13,194.55	\$ 44,173.06
PHASE 2: CONSTRUCTION							
2	Mobilization	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 230.00	\$ 770.00
2	Stormwater Pollution Prevention Plan Prep	1	LS	\$ 3,500.00	\$ 3,500.00	\$ 805.00	\$ 2,695.00
3	Water Pollution Control (BMP Implementation, Inspection, Maintenance, & Removal)	1	LS	\$ 3,500.00	\$ 3,500.00	\$ 805.00	\$ 2,695.00
4	Construction Stormwater Monitoring (QSP Sampling and Inspection)	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 1,150.00	\$ 3,850.00
5	Roadway Excavation	960	CY	\$ 25.00	\$ 24,000.00	\$ 5,520.00	\$ 18,480.00
6	AC Disposal	190	CY	\$ 50.00	\$ 9,500.00	\$ 2,185.00	\$ 7,315.00
7	Base Mat'l Disposal	770	CY	\$ 30.00	\$ 23,100.00	\$ 5,313.00	\$ 17,787.00
8	Fine Grading	34,000	SF	\$ 0.50	\$ 17,000.00	\$ 3,910.00	\$ 13,090.00
9	Class II Base	2,895	CY	\$ 60.00	\$ 173,703.70	\$ 39,951.85	\$ 133,751.85
10	AC (3")	560	TN	\$ 125.00	\$ 70,000.00	\$ 16,100.00	\$ 53,900.00
11	Wheel Stops	68	EA	\$ 150.00	\$ 10,200.00	\$ 2,346.00	\$ 7,854.00
12	Utility Cover - Adjust to Grade	10	EA	\$ 500.00	\$ 5,000.00	\$ 1,150.00	\$ 3,850.00
13	ADA Parking Space Modification	8	EA	\$ 8,800.00	\$ 70,400.00	\$ 16,192.00	\$ 54,208.00
14	Pavement Striping (4" White Thermoplastic)	1,600	LF	\$ 1.50	\$ 2,400.00	\$ 552.00	\$ 1,848.00
15	PCC Curb/Gutter Removal	620	LF	\$ 25.00	\$ 15,500.00	\$ 3,565.00	\$ 11,935.00
16	PCC Sidewalk (incl. sidewalk, curb ramps, and driveway approaches) Removal	3,000	SF	\$ 5.00	\$ 15,000.00	\$ 3,450.00	\$ 11,550.00
17	PCC Concrete Swale to Retention Area	100	LF	\$ 45.00	\$ 4,500.00	\$ 1,035.00	\$ 3,465.00
18	PCC Sidewalk (incl. sidewalk, curb ramps, and driveway approaches)	3,000	SF	\$ 10.00	\$ 30,000.00	\$ 6,900.00	\$ 23,100.00
19	Tree Removal	7	EA	\$ 1,000.00	\$ 7,000.00	\$ 1,610.00	\$ 5,390.00
20	Irrigation	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 1,150.00	\$ 3,850.00
21	Planting Areas (soil prep, mulch, shrubs)	50	SF	\$ 3.00	\$ 150.00	\$ 34.50	\$ 115.50
22	Landscaping & Miscellaneous	1	EA	\$ 6,600.00	\$ 6,600.00	\$ 1,518.00	\$ 5,082.00
23	Landscape Planting - Planting Areas (soil prep, mulch, & shrubs)	50	SF	\$ 3.00	\$ 150.00	\$ 34.50	\$ 115.50
24	Root Barrier	5	EA	\$ 780.00	\$ 3,900.00	\$ 897.00	\$ 3,003.00
25	Street Trees	7	EA	\$ 400.00	\$ 2,800.00	\$ 644.00	\$ 2,156.00
26	Tree Backfill	32	CY	\$ 35.00	\$ 1,120.00	\$ 257.60	\$ 862.40
27	Lighting and Electrical Systems	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 2,300.00	\$ 7,700.00
28	Water / Sewer Repairs	1	EA	\$ 1,500.00	\$ 1,500.00	\$ 345.00	\$ 1,155.00
Subtotal Bid Items					\$ 521,523.70	\$ 119,950.45	\$ 401,573.25
Contingency (10%)					\$ 52,152.37	\$ 11,995.05	\$ 40,157.33
Subtotal Construction					\$ 573,676.07	\$ 131,945.50	\$ 441,730.58
PHASE 3: CONSTRUCTION MANAGEMENT							
28	Construction Management (15%)	1	LS	\$ 86,051.41	\$ 86,051.41	\$ 19,791.82	\$ 66,259.59
Subtotal Design					\$ 86,051.41	\$ 19,791.82	\$ 66,259.59
PHASE 4: PAVEMENT MAINTNENANCE (ANNUAL)*							
29	Slurry Seal Coat	1	LS	\$ 4,000.00	\$ 4,000.00	\$ 920.00	\$ 3,080.00
30	Striping	1	LS	\$ 250.00	\$ 250.00	\$ 57.50	\$ 192.50
31	Potholes & Incidental Upkeep	1	LS	\$ 500.00	\$ 500.00	\$ 115.00	\$ 385.00
Subtotal Maintenance (Annual)					\$ 4,750.00	\$ 1,092.50	\$ 3,657.50
TOTAL PROJECT COST					\$ 721,845.09	\$ 166,024.37	\$ 555,820.72

* Estimate does not include the costs for landscape maintenance, water for landscaping, electricity for lighting, and parking lot sweeping.

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Engineer's Estimate
Routine Maintenance**

ITEM NO.	ITEM DESCRIPTION	APPROX. QTY	UNIT	UNIT PRICE	TOTAL ITEM PRICE	CITY of GB Contribution (23%)	Property Owner Contribution (77%)
PHASE 1: DESIGN							
1	Project Design (10%)	1	LS	\$ 12,472.90	\$ 12,472.90	\$ 2,868.77	\$ 9,604.13
Subtotal Design					\$ 12,472.90	\$ 2,868.77	\$ 9,604.13
PHASE 2: CONSTRUCTION							
2	Mobilization	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 230.00	\$ 770.00
2	Stormwater Pollution Prevention Plan Prep	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 575.00	\$ 1,925.00
3	Water Pollution Control (BMP Implementation, Inspection, Maintenance, & Removal)	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 575.00	\$ 1,925.00
4	Construction Stormwater Monitoring (QSP Sampling and Inspection)	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 1,150.00	\$ 3,850.00
5	Digouts	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 4,600.00	\$ 15,400.00
6	Cold Mill	1,150	SY	\$ 3.00	\$ 3,450.00	\$ 793.50	\$ 2,656.50
7	Overlay (2")	375	TN	\$ 120.00	\$ 44,950.00	\$ 10,338.50	\$ 34,611.50
11	Wheel Stops	68	EA	\$ 150.00	\$ 10,200.00	\$ 2,346.00	\$ 7,854.00
12	Utility Cover - Adjust to Grade	10	EA	\$ 1,700.00	\$ 17,000.00	\$ 3,910.00	\$ 13,090.00
14	Pavement Striping (4" White Thermoplastic)	1,700	LF	\$ 3.50	\$ 5,950.00	\$ 1,368.50	\$ 4,581.50
14	Pavement Markings	56	SF	\$ 15.00	\$ 840.00	\$ 193.20	\$ 646.80
Subtotal Bid Items					\$ 113,390.00	\$ 26,079.70	\$ 87,310.30
Contingency (10%)					\$ 11,339.00	\$ 3,911.96	\$ 13,096.55
Subtotal Construction					\$ 124,729.00	\$ 29,991.66	\$ 100,406.85
PHASE 3: CONSTRUCTION MANAGEMENT							
28	Construction Management (15%)	1	LS	\$ 18,709.35	\$ 18,709.35	\$ 4,303.15	\$ 14,406.20
Subtotal Design					\$ 18,709.35	\$ 4,303.15	\$ 14,406.20
PHASE 4: PAVEMENT MAINTNENANCE (ANNUAL)*							
29	Slurry Seal Coat	1	LS	\$ 4,000.00	\$ 4,000.00	\$ 920.00	\$ 3,080.00
30	Striping	1	LS	\$ 250.00	\$ 250.00	\$ 57.50	\$ 192.50
31	Potholes & Incidental Upkeep	1	LS	\$ 500.00	\$ 500.00	\$ 115.00	\$ 385.00
Subtotal Maintenance (Annual)					\$ 4,750.00	\$ 1,092.50	\$ 3,657.50
TOTAL PROJECT COST					\$ 160,661.25	\$ 38,256.07	\$ 128,074.68

* Estimate does not include the costs for landscape maintenance, water for landscaping, electricity for lighting, and parking lot sweeping.