



City Council Staff Report

December 17, 2008

UNFINISHED BUSINESS

Subject: APPROVAL OF PLANS, SPECIFICATIONS AND ESTIMATE AND AUTHORIZATION TO BID FOR FIRST PHASE REPAIR OF THE CITY HALL AND DOG PARK PARKING LOT, 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 the first phase of this public project to "whitetop" the City Hall and Dog Park parking lot for an estimated first phase cost of \$475,000.

RECOMMENDATION:

APPROVE THE PLANS, SPECIFICATIONS AND ESTIMATE AND AUTHORIZE STAFF TO ADVERTISE AND SOLICIT BIDS FOR THE FIRST PHASE OF THE CITY HALL AND DOG PARK PARKING LOT WHITETOPPING.

STAFF ANALYSIS:

For many years, the Public Works and Engineering Department has included repair of the City Hall and Dog Park parking lot 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 lot 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.

Item No. **4.A.**

The roots had uplifted curbs and caused cracking throughout the paving. Therefore, the 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 generally 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 and Dog Park parking lot, which could be used to prepare a final landscape plan as part of the parking lot reconstruction.

Staff continues to pursue reconstruction of the 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 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 south half of 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.

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 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 \$98,037 in account 540-5904-48622 (Loss Containment), or \$315,685.

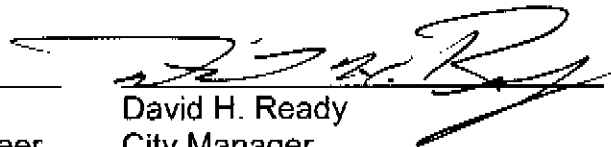
The Engineer's Estimate for the south half of the parking lot excluding landscaping and irrigation is \$475,000.

To proceed with reconstruction of the south half of the parking lot (excluding landscaping) requires an additional \$159,315 in funding. The additional funding would come from available Quimby Fund Balance (152-29301).

SUBMITTED:



David J. Barakian
Director of Public Works/City Engineer



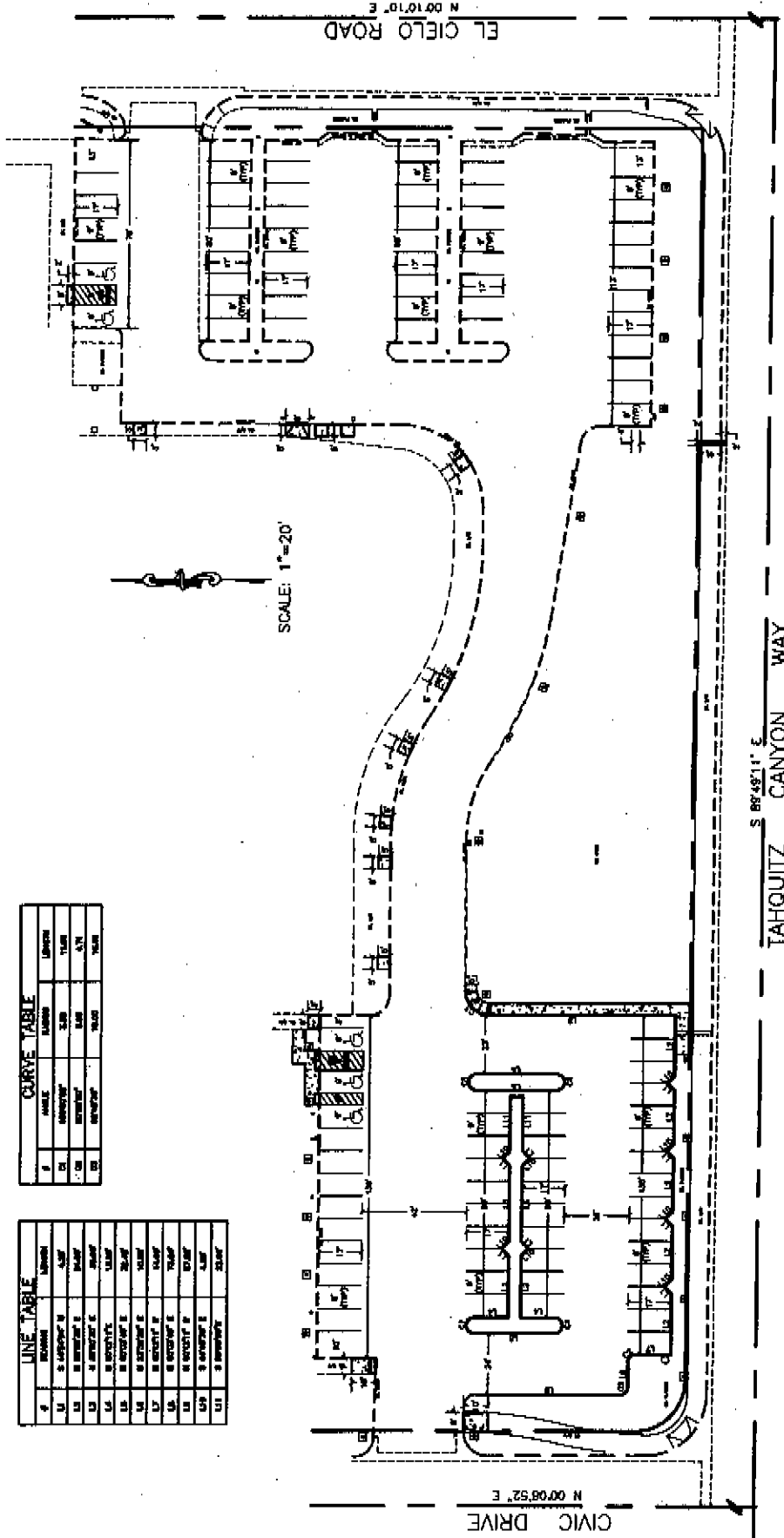
David H. Ready
City Manager



Thomas J. Wilson
Assistant City Manager – Development Services

ATTACHMENTS:

1. City Hall and Dog Park Parking Lot Plan Sheets



CURVE TABLE

NO.	ANGLE	LENGTH	WIDTH
1	90°	100.00	10.00
2	90°	100.00	10.00
3	90°	100.00	10.00
4	90°	100.00	10.00
5	90°	100.00	10.00
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89	90°	100.00	10.00
90	90°	100.00	10.00

LINE TABLE

NO.	BEARING	LENGTH	WIDTH
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89	N 00°00'00" E	100.00	10.00
90	N 00°00'00" E	100.00	10.00



Underground Service Alert
 Call: TOLL FREE
 1-800
 227-2500
 TO LOCATE AND DEPTH OF UTILITY

C.P. 04-17

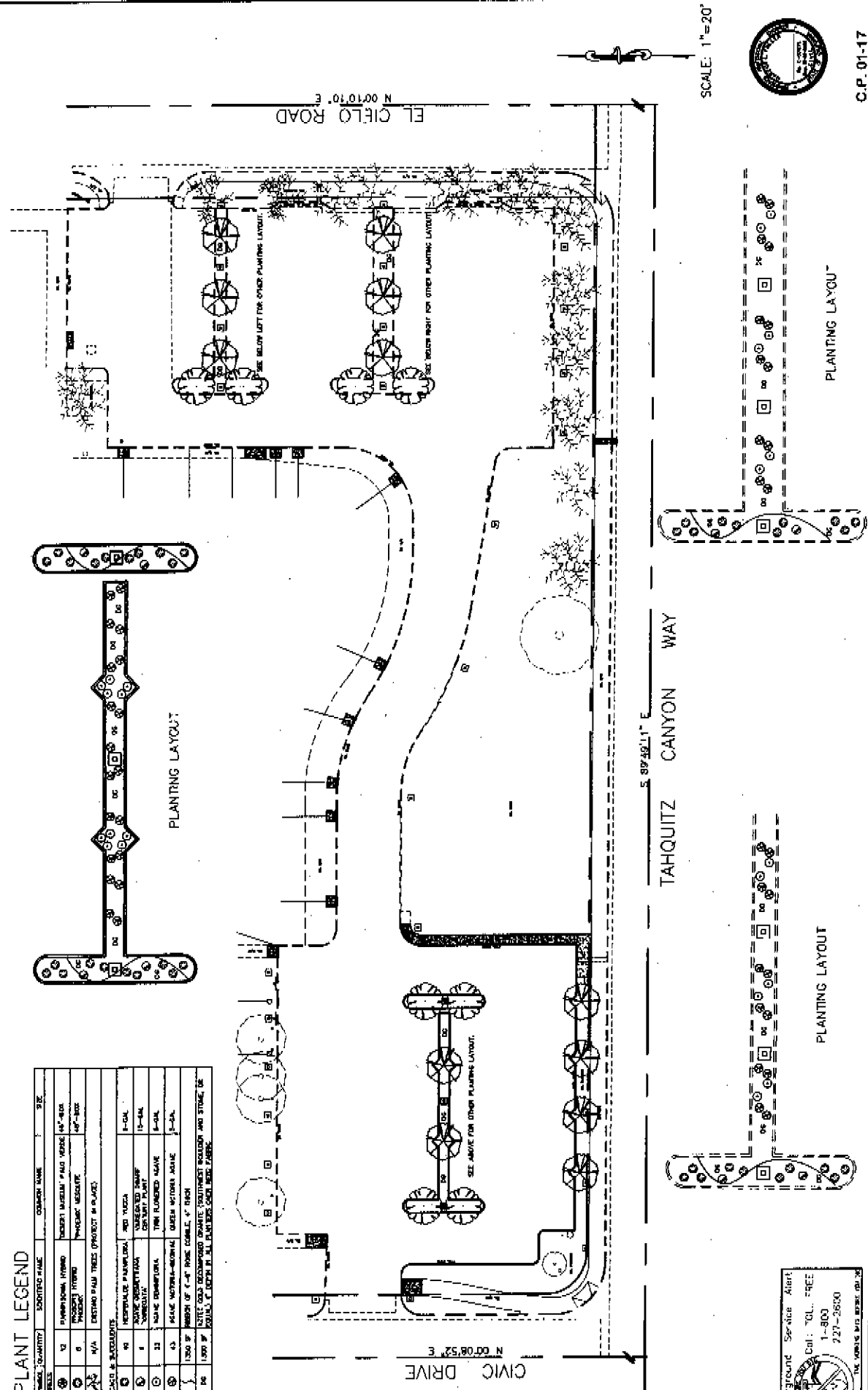
CITY OF PALM SPRINGS, CALIFORNIA
 CITY HALL PARKING LOT IMPROVEMENTS
 HORIZONTAL CONTROL PLAN

DATE: 11/15/17
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

PROJECT NO.: 17-001
 SHEET NO.: 3 OF 7

PLANT LEGEND

PLANT SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
12	PHOENIXIA TITINA	WAX PALM	12'-18"
13	PHOENIXIA TITINA	WAX PALM	18'-24"
14	PHOENIXIA TITINA	WAX PALM	24'-30"
15	PHOENIXIA TITINA	WAX PALM	30'-36"
16	PHOENIXIA TITINA	WAX PALM	36'-42"
17	PHOENIXIA TITINA	WAX PALM	42'-48"
18	PHOENIXIA TITINA	WAX PALM	48'-54"
19	PHOENIXIA TITINA	WAX PALM	54'-60"
20	PHOENIXIA TITINA	WAX PALM	60'-66"
21	PHOENIXIA TITINA	WAX PALM	66'-72"
22	PHOENIXIA TITINA	WAX PALM	72'-78"
23	PHOENIXIA TITINA	WAX PALM	78'-84"
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25	PHOENIXIA TITINA	WAX PALM	90'-96"
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27	PHOENIXIA TITINA	WAX PALM	102'-108"
28	PHOENIXIA TITINA	WAX PALM	108'-114"
29	PHOENIXIA TITINA	WAX PALM	114'-120"
30	PHOENIXIA TITINA	WAX PALM	120'-126"
31	PHOENIXIA TITINA	WAX PALM	126'-132"
32	PHOENIXIA TITINA	WAX PALM	132'-138"
33	PHOENIXIA TITINA	WAX PALM	138'-144"
34	PHOENIXIA TITINA	WAX PALM	144'-150"
35	PHOENIXIA TITINA	WAX PALM	150'-156"
36	PHOENIXIA TITINA	WAX PALM	156'-162"
37	PHOENIXIA TITINA	WAX PALM	162'-168"
38	PHOENIXIA TITINA	WAX PALM	168'-174"
39	PHOENIXIA TITINA	WAX PALM	174'-180"
40	PHOENIXIA TITINA	WAX PALM	180'-186"
41	PHOENIXIA TITINA	WAX PALM	186'-192"
42	PHOENIXIA TITINA	WAX PALM	192'-198"
43	PHOENIXIA TITINA	WAX PALM	198'-204"
44	PHOENIXIA TITINA	WAX PALM	204'-210"
45	PHOENIXIA TITINA	WAX PALM	210'-216"
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47	PHOENIXIA TITINA	WAX PALM	222'-228"
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63	PHOENIXIA TITINA	WAX PALM	318'-324"
64	PHOENIXIA TITINA	WAX PALM	324'-330"
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74	PHOENIXIA TITINA	WAX PALM	384'-390"
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78	PHOENIXIA TITINA	WAX PALM	408'-414"
79	PHOENIXIA TITINA	WAX PALM	414'-420"
80	PHOENIXIA TITINA	WAX PALM	420'-426"
81	PHOENIXIA TITINA	WAX PALM	426'-432"
82	PHOENIXIA TITINA	WAX PALM	432'-438"
83	PHOENIXIA TITINA	WAX PALM	438'-444"
84	PHOENIXIA TITINA	WAX PALM	444'-450"
85	PHOENIXIA TITINA	WAX PALM	450'-456"
86	PHOENIXIA TITINA	WAX PALM	456'-462"
87	PHOENIXIA TITINA	WAX PALM	462'-468"
88	PHOENIXIA TITINA	WAX PALM	468'-474"
89	PHOENIXIA TITINA	WAX PALM	474'-480"
90	PHOENIXIA TITINA	WAX PALM	480'-486"
91	PHOENIXIA TITINA	WAX PALM	486'-492"
92	PHOENIXIA TITINA	WAX PALM	492'-498"
93	PHOENIXIA TITINA	WAX PALM	498'-504"
94	PHOENIXIA TITINA	WAX PALM	504'-510"
95	PHOENIXIA TITINA	WAX PALM	510'-516"
96	PHOENIXIA TITINA	WAX PALM	516'-522"
97	PHOENIXIA TITINA	WAX PALM	522'-528"
98	PHOENIXIA TITINA	WAX PALM	528'-534"
99	PHOENIXIA TITINA	WAX PALM	534'-540"
100	PHOENIXIA TITINA	WAX PALM	540'-546"



CITY OF PALM SPRINGS, CALIFORNIA		PROJECT NO. 430.34	
CITY HALL PARKING LOT IMPROVEMENTS		DATE: 11/11/80	
PLANTING PLAN		DRAWN BY: J. L. BROWN	
C.P. 01-17		SCALE: 1"=20'	
SHEET NO. 6		TOTAL SHEETS: 7	

Underground Service Alert
 Call: TOLL FREE
 1-800-227-2600
 THE OPERATOR WILL ASSIST YOU



PROFESSIONAL ENGINEER
 JAMES L. BROWN
 No. 11,632, U.S. License No. 11,632
 License No. 11,632, State of California
 License No. 11,632, State of California