

TO: James L. App, City Manager
FROM: Doug Monn, Public Works Director
SUBJECT: Long-Term Parking Lot at former Boatel Mini-Storage
DATE: September 2, 2014

NEEDS: For City Council to consider approving the final design of a long-term parking lot at the former Boatel Mini-Storage, and direct staff to advertise for bids.

FACTS:

1. At their May 20, 2014 meeting, City Council approved a preliminary design for the parking lot.
2. City Council requested that the design be refined and presented back to them prior to advertising for bids.
3. The final design is attached. Design features are as follows:
 - Resurfacing the old parking lot
 - Pervious concrete at new parking areas
 - Pervious paver sidewalks
 - Lighting
 - Motorcycle parking
 - Two spaces for electric vehicle stations
(we will stub conduits and provide concrete pad for the equipment)
 - Connecting handicap ramps to 6th Street
 - Trash enclosure for three bins – regular trash, recycles, and grease
 - Two trash receptacles
 - Bicycle racks
 - Minimum, drought tolerant landscaping with 3-year plant establishment period
 - 43 parking spaces (two for ADA accessible)
 - Metal railing fence along the easterly property line and the bridge between south/north interior parking lots
 - A 'bid additive' item to install a pedestrian bridge is also included (next to existing oak tree on east side of Pine Street at 7th Street).

ANALYSIS & CONCLUSION: The design of the parking lot as presented incorporates directions and comments received from City Council. Once approved, staff will advertise for bids for the construction phase.

NOTE: On-going maintenance will be funded with Transit Revenue from lease rental of Buildings

POLICY

REFERENCE: City Council May 20, 2014 Meeting Minutes

FISCAL

IMPACT: At the May 20, 2014 meeting, City Council allocated \$1,030,000 for the project with the following funding sources:

Transit	\$ 700,000
Prop 1B grant (for lights)	40,000
SLOCOG Park-n-Ride grant	110,000
Bus sales	27,000
Parking in lieu fees	<u>153,000</u>
Total	\$1,030,000

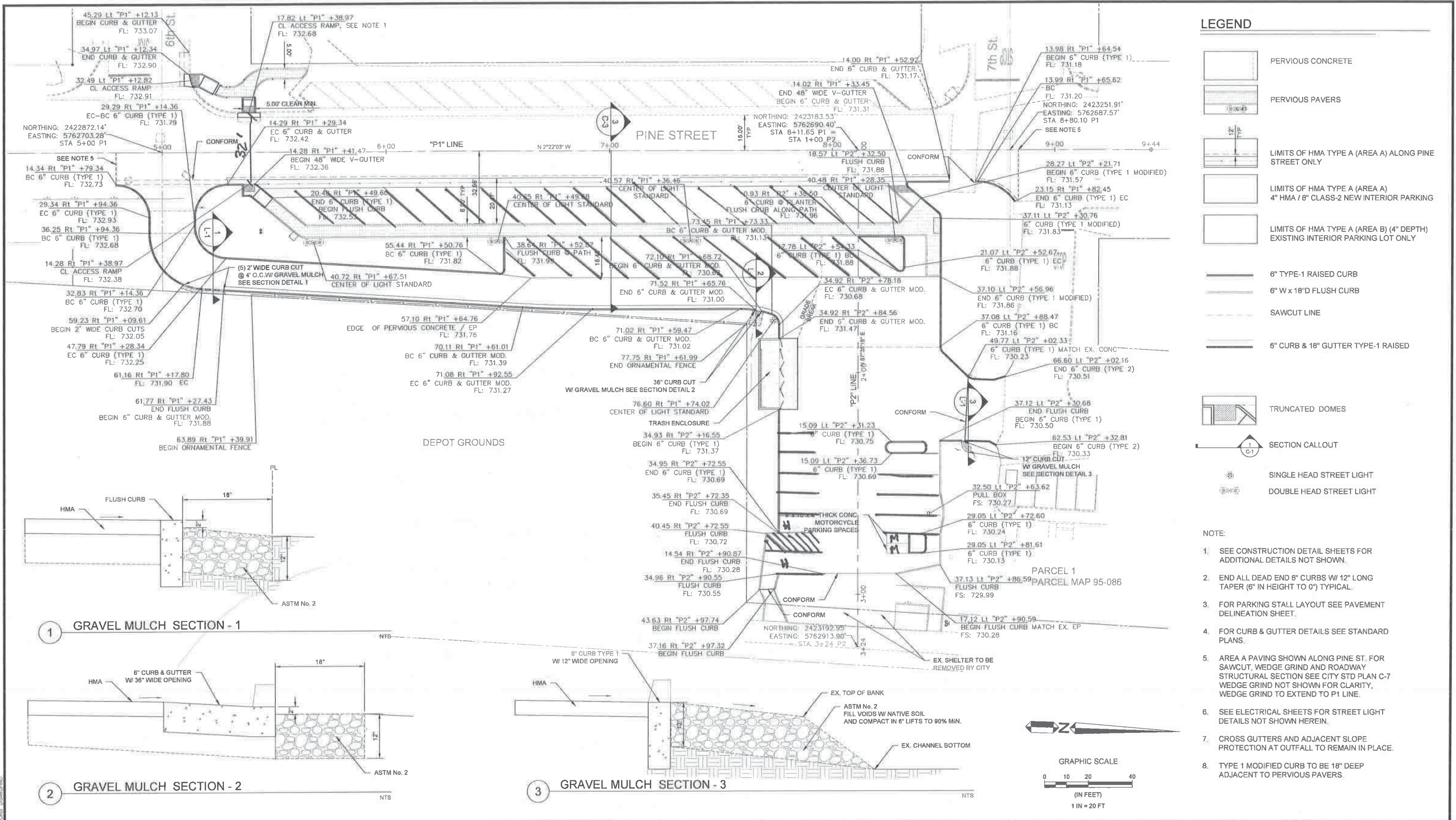
The estimated project costs are as follows:

Design	\$ 82,000
Construction	800,000
Construction administration (survey, soils, inspections)	80,000
Bid additive pedestrian bridge	<u>45,000</u>
Subtotal	\$1,007,000
Contingency	<u>23,000</u>
Total	\$ 1,030,000

- OPTIONS:**
- a. Accept the final design as presented and direct staff to advertise for bids.
 - b. Amend, modify, or reject the above option.

Prepared by: Ditas Esperanza, P.E., Capital Projects Engineer

Attachments: Design (3 pages)



City of El Paso De Robles
 Public Works Department
 1000 Spring Street
 Paso Robles, CA 93446

SCALE: HORIZ : 1" = 20'
 VERT
 ORIGINAL SCALE IN INCHES
 FOR REDUCED PLANS

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Jose Aguilera
 PROJECT ENGINEER

August 4, 2014
 PLANS APPROVAL DATE

REGISTERED PROFESSIONAL ENGINEER
JORGE A. AGUILERA
 No. 48704
 Exp. 09-30-14
 CIVIL
 STATE OF CALIFORNIA

REVISIONS					
NO.	BY	DATE	DESCRIPTION	APPROVED BY	DATE

ACCEPTED BY THE CITY CAPITAL PROJECTS ENGINEER

MERCEDITAS ESPERANZA RCE: C34608

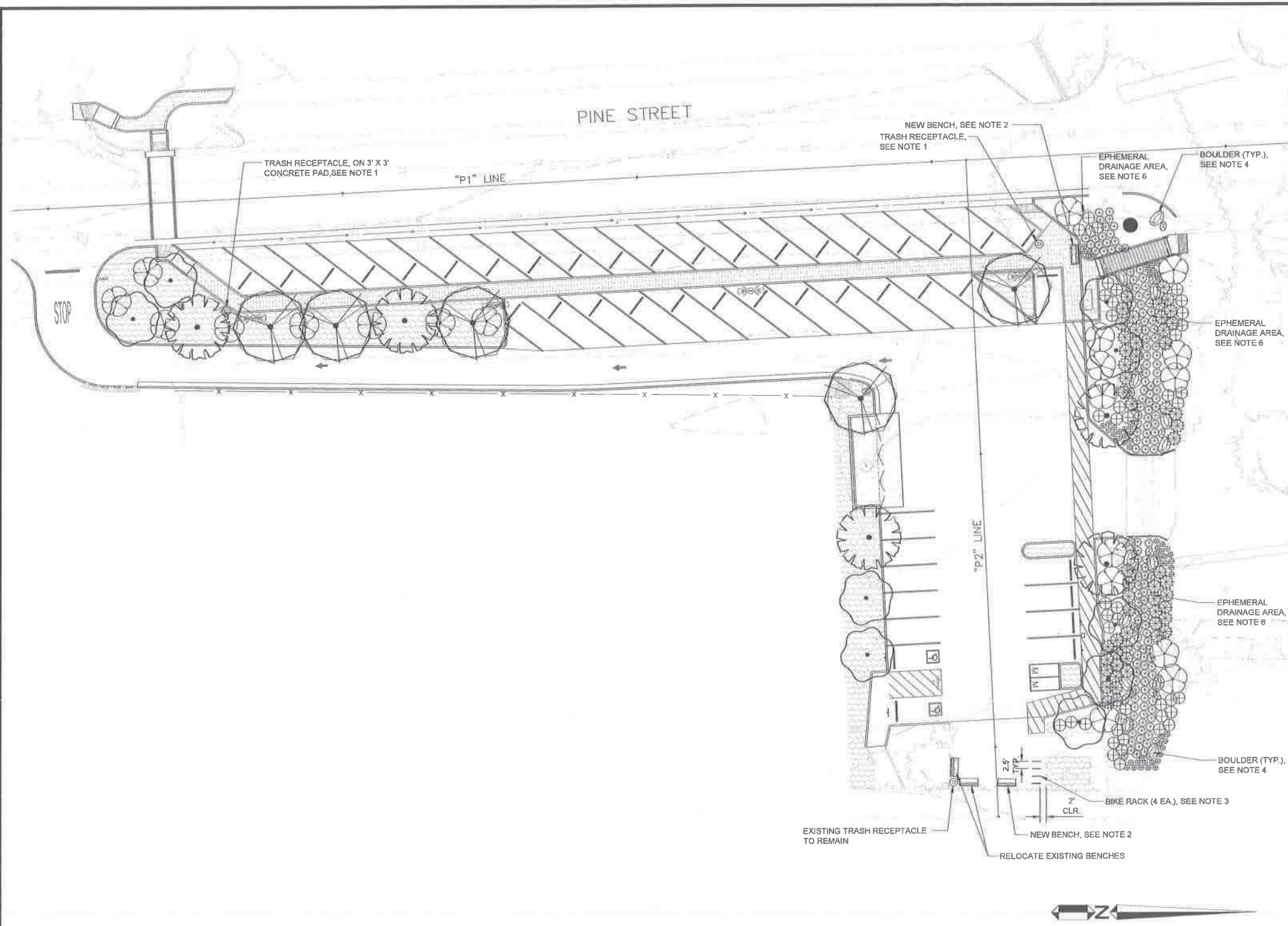
**LONG TERM PARKING
 DPW 13-06
 LAYOUT**

L-1

DESIGNED BY	DRAWN BY	CHECKED BY	JOB NUMBER	SHEET	OF
CD	JA	JA	067-022	4	22

DISREGARD PRINTS BEARING EARLIER REVISION DATE

REVISION DATES (PRELIMINARY STAGE ONLY)



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	<i>Pistacia chinensis</i> / Chinese Pistache	15 gal	9
	<i>Quercus agrifolia</i> / Coast Live Oak	15 gal	5
	<i>Ulmus parvifolia</i> 'True Green' / True Green Elm	24"box	5
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY
	<i>Bouteloua gracilis</i> 'Blonde Ambition' / Blue Grama	4"pot	58
	<i>Cotoneaster dammeri</i> 'Coral Beauty' / Bearberry Cotoneaster	1 gal	20
	<i>Juncus effusus pacificus</i> 'Quartz Creek' / Pacific Rush	4"pot	136
	<i>Leymus condensatus</i> 'Canyon Prince' / Native Blue Rye	4"pot	56
	<i>Muhlenbergia rigens</i> / Deer Grass	4"pot	43
	BARK MULCH	4,217 sf	
	JUTE NET INSTALL JUT NET IN EPHEMERAL DRAINAGE ON ALL SLOPES GREATER THAN 3:1	2,021 sf	

NOTES:

- TRASH RECEPTACLES - FAIRWEATHER SITE FURNISHINGS, MODEL TR-4 COLOR: BLACK SEMI-GLOSS OR APPROVED EQUAL SURFACE MOUNT TO 3x3x6" CONCRETE PAD.
- BENCH - FAIRWEATHER SITE FURNISHINGS PLAZA SERIES MODEL PL-5 WITH CENTER ARM, COLOR: BLACK SEMI-GLOSS OR APPROVED EQUAL (TWO NEW BENCHES AND TWO REUSED BENCHES) FOR NEW BENCH AT PREVIOUS PAVERS - SURFACE MOUNT TO 3' X 7' X 6" CONCRETE PAD (COLOR: NATURAL GRAY). MOUNT TWO REUSED AND ONE NEW BENCH TO EXISTING ASPHALT PAVING WHERE SHOWN.
- BICYCLE RACK - FAIRWEATHER SITE FURNISHINGS MODEL BR-3, EMBED MOUNT, COLOR: BLACK SEMI-GLOSS OR APPROVED EQUAL.
- BOULDERS - (14 EA.) LARGE (36" - 54" DIAM.), (17 EA.) MEDIUM (24" - 36" DIAM.), SEE DETAIL 4, SHEET PL-2.
- PRE-CAST CONCRETE PAVER, "ROMAN I" BY AIR VOL BLOCK 805 543-1314, PATTERN: RUNNING BOND FIELD, SOLDIER COURSE BANDING, COLOR: RED/CHARCOAL OR APPROVED EQUAL. SEE CIVIL DRAWINGS FOR ADDITIONAL DETAILS. SEE DETAIL 3, SHEET PL-2 FOR PATTERN DETAIL.
- EPHEMERAL DRAINAGE AREA, JUTE NETTING NOT SHOWN FOR GRAPHIC CLARITY. SEE LEGEND FOR ADDITIONAL INFORMATION.
- BRIDGE IS A BID ALTERNATE, IF NOT INSTALLED ADJUST PLANT SPACING TO FILL AREA UNDER BRIDGE AND LOCATE NEW BENCH TO CONCRETE PAD LOCATED TO THE EAST OF CURRENT DESIGNED LOCATION.

FILE NAME: 067-022-PP-NEW CONCEPT.DWG
PLOT DATE: 5/27/2014 11:07 AM
BY: CHRIS DEBARUTINGO

City of El Paso De Robles
Public Works Department
1000 Spring Street
Paso Robles, CA 93446

SCALE: HORIZ
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Bj K
LANDSCAPE ARCHITECT
August 4, 2014
PLANS APPROVAL DATE

REVISIONS					
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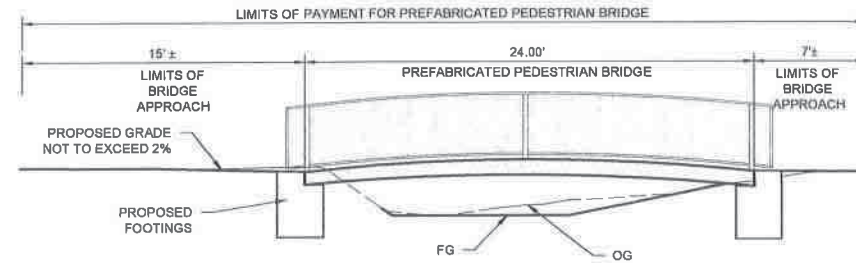
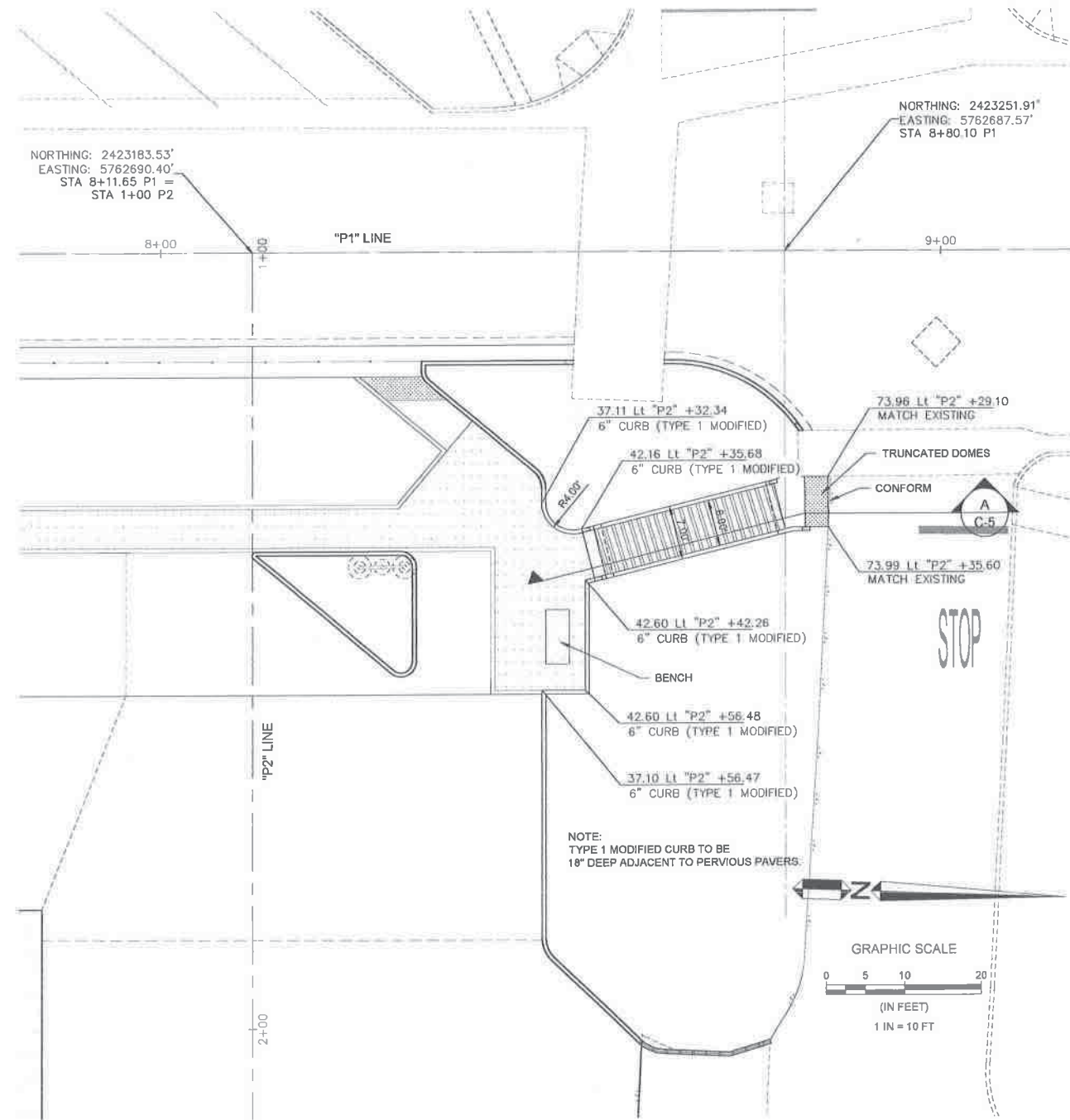
ACCEPTED BY THE CITY CAPITAL PROJECTS ENGINEER

MERCEDITAS ESPERANZA RCE: C34608

**LONG TERM PARKING
DPW 13-06
PLANTING PLAN**

PL-1

DESIGNED BY BK	DRAWN BY BK	CHECKED BY JA	JOB NUMBER 067-022-	SHEET 13	OF 20
DISREGARD PRINTS BEARING EARLIER REVISION DATE			REVISION DATES (PRELIMINARY STAGE ONLY)		



NOTES

1. THE PEDESTRIAN BRIDGE SHALL BE DESIGNED AND MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS, EXCEL BRIDGE MANUFACTURING COMPANY, OR APPROVED EQUAL.
2. STRUCTURAL DESIGN OF THE PEDESTRIAN BRIDGE SHALL BE BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA.
3. PEDESTRIAN BRIDGE AND APPROACHES SHALL BE ADA COMPLIANT.
4. PEDESTRIAN BRIDGE SHALL BE DESIGNED IN ACCORDANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.
5. PEDESTRIAN BRIDGE DESIGN SHALL INCLUDE THE FOLLOWING:
 - A. 8-FOOT MINIMUM CLEAR WIDTH
 - B. 1.2% MAXIMUM CAMBER
 - C. WOOD DECKING
6. THE PEDESTRIAN BRIDGE SHALL BE BUILT TO MATCH THE DESIGN GRADE AFTER ALL PERMANENT DEAD LOAD HAS BEEN APPLIED.
7. PEDESTRIAN BRIDGE RAILING SHALL BE MINIMUM 42-INCH TALL MEASURED FROM TOP OF BRIDGE DECK.
 - A. ALL METAL PARTS OF RAILING SHALL BE POWDER COATED BLACK.
8. PEDESTRIAN BRIDGE FOOTING DESIGN SHALL CONFORM TO "GEOTECHNICAL ENGINEERING REPORT PINE STREET LONG TERM PARKING LOT PASO ROBLES, CALIFORNIA", PREPARED BY EARTH SYSTEMS PACIFIC AND DATED DECEMBER 20, 2013, AND SHALL INCLUDE THE FOLLOWING:
 - A. FOOTINGS SHALL PENETRATE TO A MINIMUM DEPTH OF 36-INCHES BELOW GRADE OR TO A DEPTH WHERE THERE IS AT LEAST 10-FOET OF HORIZONTAL DISTANCE BETWEEN THE BOTTOM OF THE FOOTING AND THE FACE OF ANY SLOPE.
 - B. FOOTINGS BEARING ON COMPACTED FILL SHALL BE DESIGNED USING MAXIMUM ALLOWABLE BEARING CAPACITIES OF 1,500 PSF DEAD LOAD AND 2,250 DEAD PLUS LIVE LOADS.

A SECTION
C-5

Scale: NTS

FILE NAME: 067-0022-LAYOUT-CNTL.DWG
PLOT DATE: 8/7/2014 11:16 AM
BY: CHRIS DESARFINDO



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LONG TERM PARKING DPW 13-06					
CONSTRUCTION DETAILS (ADDITIVE BID ONLY) C-5					
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CD	CD	JA	067-022	4	22
DISCARD PRINTS BEARING EARLIER REVISION DATE			REVISION DATES (PRELIMINARY STAGE ONLY)		