



TOWN OF FAIRFAX

STAFF REPORT

April 4, 2018

TO: Mayor and Town Council

FROM: Garrett Toy, Town Manager *GT*

SUBJECT: Discuss/consider potential ADA and parking lot improvements for the Parkade in downtown

CONTINUED FROM MARCH 7 MEETING

RECOMMENDATION

Discuss/consider ADA and parking lot improvements for the Parkade in downtown and direct staff, as appropriate.

BACKGROUND

At its September 6, 2017 meeting, the Council discussed “near term” and long-term design improvements for the Parkade parking lot downtown. This was the last of several Council meetings in 2017 to discuss potential improvements for the Parkade, as well as possible long-term traffic circulation solutions for downtown.

From that meeting, the Council directed staff to focus its efforts on the cost estimates and priorities for possible ADA improvements for the Parkade. *The Council did not direct staff to further explore any traffic circulation concepts in the downtown area.* After the September Council meeting, then-Mayor Reed and Councilmember Coler walked the Parkade with a resident and the Building Official/Public Works Manager to develop the attached notes of possible ADA improvements for future consideration.

The goal for this meeting is for the Council to begin discussions of the ADA priorities and possible ADA improvements to Parkade with the recognition that staff and the project management team may need to return to the Council with more information.

DISCUSSION

Staff retained a project management firm whose team includes a cost estimator and civil engineer to evaluate priorities and to develop cost estimates for the various ADA and parking lot improvements. Attached is a plan showing the proposed improvements and conceptual cost estimates. The following are the proposed base improvements to address ADA compliance issues:

- Replace curb ramps (CR) at five (5) locations around the Parkade; the green markings on the plan indicate the addition of truncated domes for the curb ramps.
- Remove and construct new Parkade stairway across from the theater.
- Regrade existing ADA ramp using existing walls.
- Reconstruct walkway between Sir Francis Drake and Broadway.
- Add two ADA parking stalls and restripe the spaces.

The cost estimate includes both the proposed ADA improvements and asphalt grinding and overlay of the parking lot (page 1 of 11). The detailed cost estimates for the ADA improvements are shown on pages 6-7. The construction costs for the ADA improvements and parking lot are estimated to be approximately \$145,000 and \$304,000, respectively. The total soft costs, which includes design, testing, construction management, and project construction contingency, adds another \$150,000. The total project cost is approximately \$600,000. The ADA improvements will range between \$180,000 and \$200,000 if you include prorated soft costs. Similarly, the repaving of the Parkade will cost between \$400,000 and \$420,000.

The conceptual cost estimates also include two upgrade options: 1) additional ADA improvements (\$23,000) to replace curb ramps across the street from the five (5) proposed curb ramp replacement locations; and 2) reconstruction of the parking lot (\$191,000) as opposed to repaving. Permeable pavement would add another \$200,000 to project costs.

The recommended approach to consider is to move forward with the design of the proposed "base" improvements. However, staff would suggest that the design also include the proposed ADA curb ramp upgrades (\$23,000) to enhance accessibility. In addition, the design could explore the treatment and retention of storm water runoff (e.g., rain gardens) as well as other design concepts. The design process will allow the Town to further refine construction estimates and design issues such as the potential need to remove and replace trees. Based on the refined estimates, the Council could discuss the concept of bid alternatives for the various improvements.

The timeframe of construction will also be further refined during the design process. The rough estimate was 4 months, which included the complete reconstruction of the Parkade. The proposed repaving would take significantly less time and the entire parking lot would not need to be closed for the ADA improvements. However, in any case, a plan would need to be developed to address alternative locations for parking in downtown when the Parkade parking lot is closed for construction.

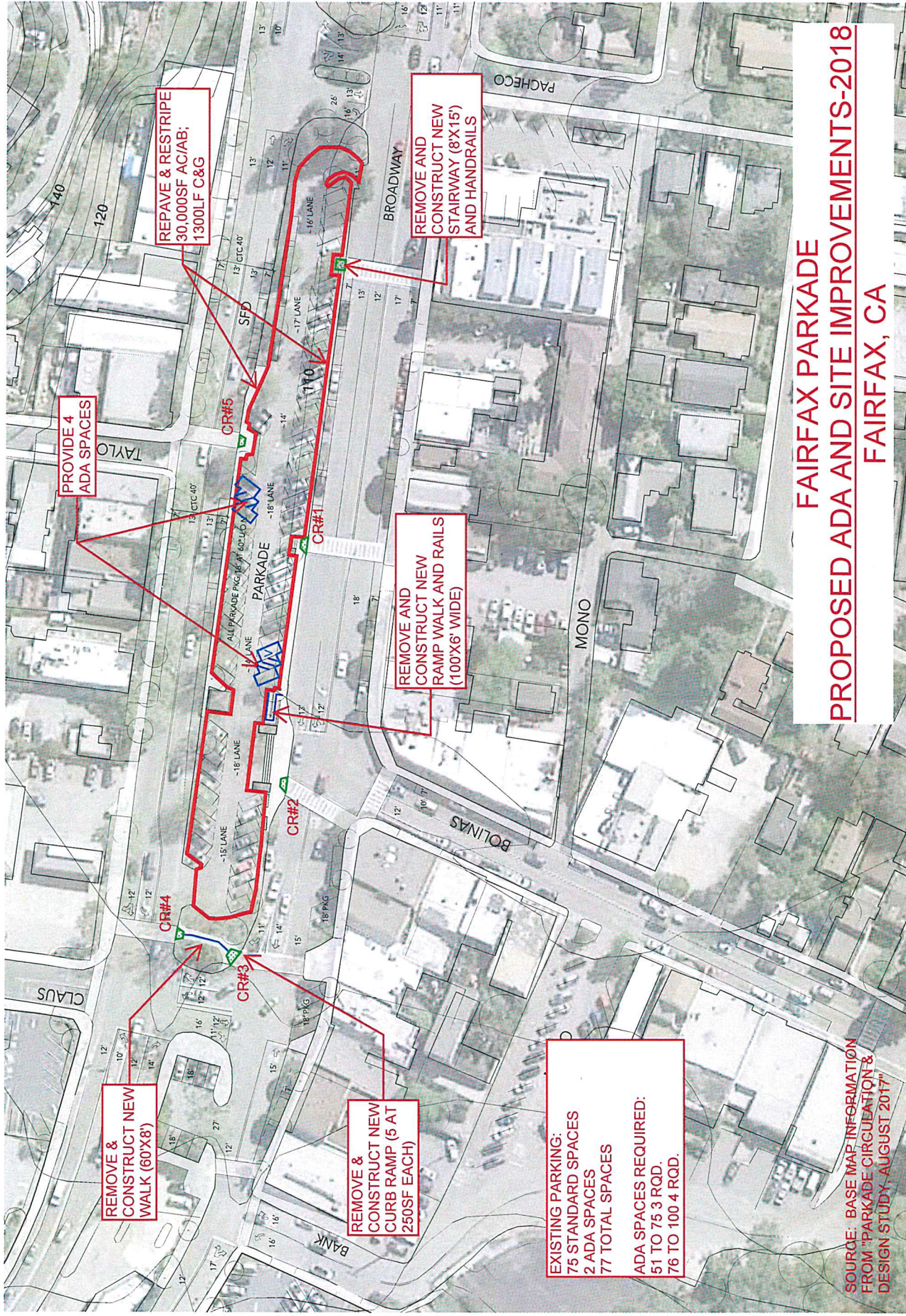
After the Council has determined the type and level of improvements, the next step would be for staff to solicit proposals for an engineering firm to design the project. During design development, staff would report back to the Council at key design junctures (e.g., 30% design) for approval and direction.

FISCAL IMPACT

The Town received a grant for \$300,000 with a \$100,000 match (25% match requirement of the total cost) in 2013. Similar to the process to secure the funding for design, staff had to apply to the California Transportation Commission (CTC) for the allocation of construction funding for FY18-19. There are performance deadlines for the grant which staff will discuss in more detail at the meeting.

ATTACHMENTS

- A. Plan
- B. Cost estimates
- C. Councilmember Coler notes



FAIRFAX PARKADE
PROPOSED ADA AND SITE IMPROVEMENTS-2018
FAIRFAX, CA

Existing Conditions. Line work indicates existing features, such as sidewalks, traffic lanes, curb lines, parking stalls, and building edges. Below the line work, an aerial photograph adds information. Design work was performed using available site mapping. A reliable survey should be obtained prior to more detailed design development.

3/6/2018

Fairfax Parkade
Conceptual Statement of Probable Cost

	COMPONENT		COMMENTS
1	A/E SERVICES		
	Design Development	58,000	Allowance
	Construction Documents	Incl	
	Bidding	Incl	
	Construction Administration	Incl	
	Reimbursables	Incl	
2	GEOTECHNICAL		
	Soils Reports (Parking Areas)	7,500	Allowance
3	ENVIRONMENTAL	N/A	Not Included
4	DEPUTY TESTING AND INSPECTION		
	Soils Testing	10,000	
	Materials Testing	5,000	
5	DIRECT COSTS		
	ADA Upgrades	144,700	
	Parking Lot Upgrades	303,686	Assumes asphalt grind and overlay
		448,000	
6	CONSTRUCTION MANAGEMENT		
	Overhead, Fee & Administration costs	25,000	Not to exceed T&M services
	Reimbursables, Legal, Insurance	incl above	
		25,000	
7	TOWN OF FAIRFAX FEES AND ADMINISTRATION		
	Plan Check, Permit Fees, and Building Inspections	N/A	Assumes Town will not bill project
8	CONTINGENCY: TOWN OF FAIRFAX	45,000	10% Course of Construction Contingency
	CONCEPTUAL STATEMENT OF PROBABLE COST	\$599,000	
	ADDITIVE ALTERNATIVES (INCLUDING SOFT COSTS)		
A	CURB RAMPS AT OPPOSITE SIDE OF STREET	23,000	
B	RECONSTRUCT PARKADE LOT	191,000	Demo and repave option
	CONCEPTUAL COST + ADD ALTERNATIVES	\$813,000	

NOTES:

- Construction Costs are based on March 2018 values and identify future escalation reflecting the anticipated start of October 2018 with a midpoint of construction of December 2018.
- Griffin Structures, Inc. is offering this Conceptual Statement of Probable Cost based on current information available. Griffin has used its reasonable best efforts to assess identified project specific program requirements, geographic considerations, construction methods, current labor rates and material costs, and local market conditions to generate an opinion of possible project specific costs. Griffin cannot be held responsible for adjustments to this estimate which could produce amendments to subsequent and future project budget updates based upon changes in project specific requirements or unforeseen adjustments in local market conditions affecting both direct and indirect costs.

Fairfax Parkade
Proposed ADA and Site Improvement
Fairfax, California
Rough Order of Magnitude Statement of Probable Cost

March 2, 2018

INTRODUCTION

BASIS OF ESTIMATE

This statement of probable cost is based from the undated site plan exhibit along with verbal and written guidance from the design team.

Summary of Documentation

- | | |
|----------------------|-----------|
| 1) Site Plan Exhibit | 1 sheet |
| 2) Site photos | 41 photos |

ESTIMATE MARK UPS

The following markups are included from this estimate:

- | | |
|--------------------------------|----------------|
| 1) General Conditions | \$25,000/month |
| 2) Overhead and Profit (OH&P) | 7.00% |
| 3) Bonds & Insurance | 2.50% |
| 4) Design Contingency | 10.00% |
| 5) Escalation to MOC, 11/30/18 | 3.37% |

EXCLUSIONS

The following items are excluded from this estimate:

- 1) Escalation beyond midpoint of construction, December 2018. We are assuming a construction start date of October 2018, and a 4 month schedule
- 2) Plan check fees and building permit fees
- 3) Asbestos abatement / hazardous material removal
- 4) Off-site work
- 5) Night time and weekends work
- 6) Accelerated construction schedule
- 7) Phasing

INTRODUCTION

ITEMS AFFECTING COST ESTIMATE

Items that may change the estimated construction cost may include but are not limited to the following:

- 1) Unforeseen site condition.
- 2) Any changes to the scope of work not included in this report. We recommend to update the estimate to capture the value of any changes.
- 3) Sole source procurement.
- 4) Any changes or delay from the projected construction schedule.

CLARIFICATIONS

- 1) This estimate is based on the assumption of a competitive bid environment by a minimum of four at the General Contractor and the Subcontractor level.
- 2) This estimate assumes the use of prevailing wages.
- 3) This estimate assumes design - bid - build procurement method.
- 4) Prequalification process for General Contractor and Subcontractor has not been included on this estimate. If prequalification will be implemented, it will have a significant cost impact to the project.

Fairfax Parkade
Proposed ADA and Site Improvement
Fairfax, California
Rough Order of Magnitude Statement of Probable Cost

03/02/18

CONSTRUCTION COST SUMMARY

Base Scope Elements	Area	Cost / SF	Total
ADA UPGRADE			\$144,700
PARKING LOT UPGRADE	30,000 SF	\$15.21	\$456,319
TOTAL ESTIMATED BASE SCOPE CONSTRUCTION COST			\$601,019

Bid Option:

CONSTRUCT (5) NEW CURB CUT RAMP AT THE OPPOSITE SIDE OF THE STREET	\$18,496
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Deductive Alternate:

GRIND AND OVERLAY ASPHALT CONCRETE TO PARKING LOT PAVEMENT IN LIEU OF NEW AC PAVEMENT	(\$152,633)
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ADA Upgrade

Proposed ADA and Site Improvement
ADA Upgrade
Fairfax, California
Rough Order of Magnitude Statement of Probable Cost

03/02/18

ADA Upgrade Summary

Element	Gross Floor Area	SF	Total	Cost/SF
01	General Requirements			
02	Existing Conditions		\$13,436	
03	Concrete			
04	Masonry			
05	Metals			
06	Woods, Plastics, and Composites			
07	Thermal and Moisture Protection			
08	Openings			
09	Finishes			
10	Specialties			
11	Equipment			
12	Furnishings			
13	Special Construction			
14	Conveying Equipment			
21	Fire Suppression			
22	Plumbing			
23	Heating, Ventilating, and Air Conditioning (HVAC)			
26	Electrical			
27	Communications			
28	Electronic Safety and Security			
31	Earthwork		\$3,000	
32	Exterior Improvements		\$62,099	
33	Utilities			
	Subtotal		\$78,536	
	General Conditions for 1.5 months @ \$25,000 / month		\$37,500	
	Subtotal		\$116,036	
	Overhead and Profit (OH&P)	7.00%	\$8,122	
	Subtotal		\$124,158	
	Bonds & Insurance	2.50%	\$3,104	
	Subtotal		\$127,262	
	Design Contingency	10.00%	\$12,726	
	Subtotal		\$139,988	
	Escalation to MOC, 11/30/18	3.37%	\$4,712	
TOTAL ESTIMATED CONSTRUCTION COST			\$144,700	

Proposed ADA and Site Improvement
ADA Upgrade
Fairfax, California
Rough Order of Magnitude Statement of Probable Cost

03/02/18

ADA Upgrade Detail Elements

Element	Quantity	Unit	Unit Cost	Total
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02 Existing Conditions

Site Clearance / Demolition

Demolish existing stairway and handrail, allowance	25	hr	\$75.00	\$1,875
Demolish existing ramp and handrail, allowance	48	hr	\$75.00	\$3,600
Demolish existing curb ramp, allowance	5	loc	\$750.00	\$3,750
Demolish existing walk, allowance	480	sf	\$5.44	\$2,611
Miscellaneous demolition	8	hr	\$75.00	\$600
Protection of existing to remain	1	ls	\$1,000.00	\$1,000

Subtotal - Existing Conditions **\$13,436**

31 Earthwork

Earthwork

Regrade ramp	600	sf	\$5.00	\$3,000
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Subtotal - Earthwork **\$3,000**

32 Exterior Improvements

Hardscape

Concrete pedestrian walk	480	sf	\$16.00	\$7,680
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Concrete Ramps, and Steps

Curb cut concrete ramps	5	ea	\$1,577.60	\$7,888
Curb cut concrete extension ramp	1	loc	\$750.00	\$750
Continuous concrete ramps incl. all concrete, reinforcement, sub base, edge forms, grooved finish	600	sf	\$30.54	\$18,326
Truncated dome	56	sf	\$30.50	\$1,708
Concrete stairway, cast on grade	40	lf nose	\$54.86	\$2,194
Ramp handrail, 2 rail, galvanized	200	lf	\$87.19	\$17,437
Stairway handrail	30	lf	\$87.19	\$2,616

Miscellaneous

Traffic management	1	ls	\$3,500.00	\$3,500
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Subtotal - Exterior Improvements **\$62,099**

Parking Lot Upgrade

Proposed ADA and Site Improvement
Parking Lot Upgrade
Fairfax, California
Rough Order of Magnitude Statement of Probable Cost

03/02/18

Parking Lot Upgrade Summary

Element	Gross Floor Area	30,000 SF	Total	Cost/SF
01 General Requirements				
02 Existing Conditions			\$40,244	\$1.34
03 Concrete				
04 Masonry				
05 Metals				
06 Woods, Plastics, and Composites				
07 Thermal and Moisture Protection				
08 Openings				
09 Finishes				
10 Specialties				
11 Equipment				
12 Furnishings				
13 Special Construction				
14 Conveying Equipment				
21 Fire Suppression				
22 Plumbing				
23 Heating, Ventilating, and Air Conditioning (HVAC)				
26 Electrical				
27 Communications				
28 Electronic Safety and Security				
31 Earthwork			\$61,365	\$2.05
32 Exterior Improvements			\$201,815	\$6.73
33 Utilities				
Subtotal			\$303,424	\$10.11
General Conditions for 2.5 months @ \$25,000 / month			\$62,500	\$2.08
Subtotal			\$365,924	\$12.20
Overhead and Profit (OH&P)		7.00%	\$25,615	\$0.85
Subtotal			\$391,539	\$13.05
Bonds & Insurance		2.50%	\$9,788	\$0.33
Subtotal			\$401,327	\$13.38
Design Contingency		10.00%	\$40,133	\$1.34
Subtotal			\$441,460	\$14.72
Escalation to MOC, 11/30/18		3.37%	\$14,858	\$0.50
TOTAL ESTIMATED CONSTRUCTION COST			\$456,319	\$15.21

**Proposed ADA and Site Improvement
Parking Lot Upgrade
Fairfax, California
Rough Order of Magnitude Statement of Probable Cost**

03/02/18

Parking Lot Upgrade Detail Elements

Element	Quantity	Unit	Unit Cost	Total
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02 Existing Conditions

Site Clearance / Demolition

Sawcut	1	ls	\$2,500.00	\$2,500
Remove AC paving and dispose	30,000	sf	\$0.75	\$22,500
Remove concrete curb and gutter	1,300	lf	\$8.65	\$11,244
Miscellaneous demolition	20	hr	\$75.00	\$1,500
Protection of existing to remain	1	ls	\$2,500.00	\$2,500

Subtotal - Existing Conditions **\$40,244**

31 Earthwork

Earthwork

Field staking/layout	30,000	sf	\$0.20	\$6,048
Clear and grub site	30,000	sf	\$0.17	\$4,981
Rough grading, cut and fill, based on balanced site	1,111	cy	\$6.91	\$7,682
Overexcavate and recompact, 2' below parking area	2,222	cy	\$7.51	\$16,682
Import select fill, backfill and compact	111	cy	\$25.62	\$2,846
Fine grading	30,000	sf	\$0.47	\$14,231
Erosion control	30,000	sf	\$0.30	\$8,894

Subtotal - Earthwork **\$61,365**

32 Exterior Improvements

AC Paving

3" AC over 8" AB	30,000	sf	\$5.05	\$151,500
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Parking Lot Striping/Signage

Parking stall	76	ea	\$44.06	\$3,348
ADA pavement emblem	4	ea	\$132.18	\$529
ADA signage including post and footing	4	ea	\$272.00	\$1,088
Hatched striping	300	sf	\$6.50	\$1,950

Concrete Curb, and Gutter

Concrete curb and gutter	1,300	lf	\$28.00	\$36,400
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Proposed ADA and Site Improvement
Parking Lot Upgrade
 Fairfax, California
 Rough Order of Magnitude Statement of Probable Cost

03/02/18

Parking Lot Upgrade Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Miscellaneous				
Tree replacement as needed	1	ls	\$5,000.00	\$5,000
Miscellaneous site furnishing, allowance	1	ls	\$3,500.00	\$2,000
<i>Subtotal - Exterior Improvements</i>				<u>\$201,815</u>

From: Barbara Coler

Sent: Friday, September 29, 2017 7:46 PM

To: Mark Lockaby; John Reed; Wendy Botwin

Cc: Barbara Coler

Subject: Parkade Meeting – Mark Lockaby, Wendy Botwin, John Reed, Barbara Coler 9/29/17

Hi all, I know I said I would not be able to type up, but I did. My notes may not be perfect but I believe I captured all our main points. Thank you all! Barbara

Purpose: to examine ADA accessibility changes to the Parkade, notes below with action items (AI)

1. Main Ramp - do not completely redo
 1. AI – ML to verify the turning radius at the end of the ramp – does it meet ADA? – if not one possible solution is extending the sidewalk – also add yellow bumpy
 2. AI – ML to determine “how far off” the ADA accessibility of the ramp is
2. Handicap spaces
 1. AI – level out the handicap spaces and add the cross hatch space next to it
 2. AI – add another handicap space on the SFD side across from Yeah Baby store
3. Stairway across from Lotus
 1. AI – needs flat landing & yellow bumpy
 2. * while not part of the Parkade project, should consider fixing the Lotus connect across the street- needs different curb cut so it is a true connection
4. SFD at Taylor crosswalk (across from Yeah Baby)
 1. AI – Ramp is too steep, change slope & add truncated domes ("yellow bumpy")
 2. * while not part of the Parkade project, should consider fixing the connection near Yeah Baby
5. Stairway near the Theater
 1. AI – do ramp with stairway and yellow bumpy (Mark est. ~\$8k)
6. Overall – the Parkade needs to be ground out and flattened (w/repaving) or it is not ADA accessible at all – do not think could just dig out some portions.

ATTACHMENT 