

TOWN OF FAIRFAX

STAFF REPORT

May 2, 2018

TO: Mayor and Town Council

FROM: Garrett Toy, Town Manager 

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

RECOMMENDATION

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

DISCUSSION

At its April 4th meeting, the Council discussed conceptual accessibility (ADA) and parking lot improvements for the Parkade in downtown. Specifically, after much discussion the Council decided to continue to consider the following improvements:

- Replace curb ramps at five (5) crosswalk locations around the Parkade to make them ADA compliant
- Replace curb ramps at the (6) crosswalks on the sidewalks across from the Parkade which includes the northeast corner of Bolinas and Broadway (i.e., in front of Grilly's)
- Remove and construct new Parkade stairway across from the theater
- Explore closing Parkade stairway across from theater and create path from Taylor/Sir Francis Drake to remaining crosswalk stairs (i.e., Siam Lotus) and install flashing light system for the crosswalk
- Reconstruct the existing ADA ramp in the same location
- Reconstruct walkway between Sir Francis Drake and Broadway on the western edge of the Parkade
- Add two more ADA parking stalls and restripe the spaces
- Grind and repave the parking lot
- Explore treatments for storm water runoff (e.g., rain gardens)
- Add a bus shelter along Broadway
- Explore renovation of the existing bus shelter in the Parkade using local residents

The type of improvements and preliminary cost estimates were developed by a professional cost estimator and civil engineering firm. The proposed ADA improvements are required to meet current ADA standards. In addition, the grant for the Parkade was specifically awarded to enhance pedestrian safety including ADA improvements.

While the Council discussed the entire reconstruction of the parking lot and permeable pavement, the Council determined that the additional cost of approximately \$390,000 was prohibitive and decided not to pursue those two options at this time. ***The Council also reiterated staff's intention to retain as many existing trees as possible with the***

acknowledgement that much of the damage to the parking lot pavement is probably caused by tree roots.

The Council requested staff to return to the June Council meeting with a presentation on ideas to reduce/treat storm water runoff along with more information on the design concepts. Councilmembers Reed and Goddard indicated they would meet with a local expert on the subject and report back to the Council (see their attached report). Their findings can easily be incorporated into the design process.

At the meeting, the Council also requested additional information on the ramp improvements. Attached is information from the civil engineer. In essence, the slope of the new ramp will be extended into the parking lot to meet current ADA standards. The Town's Building Official has confirmed that the existing width of the ramp is sufficient to meet ADA standards. Both the Building Official and engineer believe the reconstruction of the ramp is straight-forward and should not experience any significant unforeseen construction costs. Staff will discuss this portion of the project more at the meeting.

Staff is seeking confirmation of the type and level of improvements the Council would like to further pursue in the design process. For example, if the Council prefers the "painted" connection through the lot from the Taylor and Sir Francis Drake intersection to the mid-block crossing with a flashing beacon system for the crosswalk and closing the Parkade steps to the theater crosswalk, we would eliminate that design option which would save some project costs.

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.

The preliminary construction cost estimate for the proposed ADA and parking lot improvements is approximately \$630,000 including design and project contingencies. The Town has a grant and matching funds of \$400,000 budgeted for the project. The design process will allow the Town to further refine construction estimates and design issues. Based on the refined estimates, the Council could discuss the concept of bid alternatives for the various improvements.

ATTACHMENTS

- A. Report from Council Members John Reed and Renee Goddard
- B. ADA ramp
- C. ADA ramp requirements
- D. Conceptual Plan from April meeting
- E. Cost estimates from April meeting

REPORT FROM COUNCILMEMBERS JOHN REED AND RENEE GODDARD

We did a walk-through of the Parkade with Warren Karlenzig who is recognized as one of the world's top sustainability planning strategists. He is respected as a County leader for incorporating green infrastructure in the built environment. Warren gave his time pro bono to the walkthrough and to developing the successful rain catchment and storm runoff project in the Pavilion Parking lot.

Warren offered his opinion that much can be done, using the existing features of the Parkade and the implementation of water catchment. Sections of the lot now being lifted by roots can be optimized for water absorption and covered with "pavers" around the trees. Fifteen (15) of the 20 trees in the Parkade could potentially be used for rain catchment and flow diversion. The work would require, after exposing the roots, a professional to oversee placement of sand and compost below the new pavers in order to properly protect the root systems of the Liquid Ambers.

Also, there are several areas which with the proper curb cuts, would direct water into existing mini basins. Together, these two approaches would significantly reduce storm run-off, and water the trees as well.



PHOTO 14



PHOTO 16



PHOTO 13



PHOTO 15

FAIRFAX PARKADE

15. RAMPS

DEFINITION

RAMP is a walking surface which has a running slope steeper than one unit vertical in 20 units horizontal (5% slope). 202

General

Ramps on accessible routes shall comply as detailed. 11B-405.1 405.1

EXCEPTION: In assembly areas, aisle ramps adjacent to seating and not serving elements required to be on an accessible route shall not be required to comply.

Slope

- _____A. Ramp runs have a running slope not steeper than 1:12 (8.33%). 11B-405.2 405.2

ADVISORY: Slope. To accommodate the widest range of users, consideration should be given to providing ramps with the least possible running slope and, wherever possible, accompany ramps with stairs for use by those individuals for whom distance presents a greater barrier than steps, e.g., people with heart disease or limited stamina.

Cross Slope

- _____B. Cross slope of ramp runs are not steeper than 1:48 (2.08%). 11B-405.3 405.3

ADVISORY: Cross Slope. Cross slope is the slope of the surface perpendicular to the direction of travel. Cross slope is measured the same way as slope is measured (i.e., the rise over the run).

Curved ramps are not prohibited, however, requirements for maximum slope and cross-slope cannot be exceeded.

Floor or Ground Surfaces

- _____C. Floor or ground surfaces of ramp runs comply with Section 7 "FLOOR OR GROUND SURFACES". 11B-405.4 405.4

Clear Width

- _____D. The clear width of a ramp run shall be 48 inches minimum. 11B-405.2 405.5

EXCEPTIONS:

1. Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

2. Handrails may project into the required clear width of the ramp at each side 3-1/2 inches maximum at the handrail height.
3. The clear width of ramps in residential uses serving an occupant load of fifty or less shall be 36" minimum between handrails.

Rise

- _____ E. The rise for any ramp run is 30 inches maximum. **11B-405.6** 405.6

Landings

- _____ F. Ramps have landings at the top and the bottom if each ramp run.
11B-405.7 405.7 Fig. CD-15A

ADVISORY: Landings. Ramps that do not have level landings at changes in direction can create a compound slope that will not meet the requirements of this document. Circular or curved ramps continually change direction. Curvilinear ramps with small radii also can create compound cross slopes and cannot, by their nature, meet the requirements for accessible routes. A level landing is needed at the accessible door to permit maneuvering and simultaneous door operation.

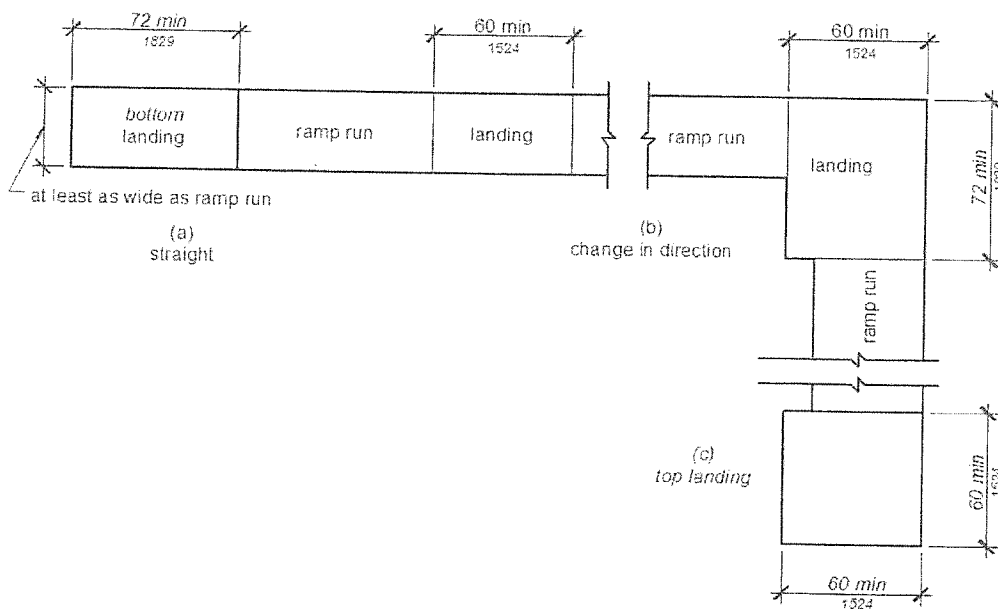


Fig. CD-15A
Ramp Landings

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Slope

- _____ G. Changes in level at ramp landings are not permitted. **11B-405.7.1**
405.7.1

EXCEPTION: Slopes not steeper than 1:48 (2.08%) shall be permitted.

RAMPS

Floor or Ground Surfaces

- _____ H. Floor or ground surfaces of ramp landings comply with Section 7, "FLOOR OR GROUND SURFACES". **11B-405.7.1 405.7.1**

Width

- _____ I. The landing clear width is at least as wide as the widest ramp run leading to the landing. **11B-405.7.2 405.7.2 Fig. CD-15A(a)**

Length

- _____ J. The landing clear length is 60 inches long minimum. **11B-405.7.3 405.7.3**
- _____ K. Bottom landings extend 72 inches minimum in the direction of ramp run. **11B-405.7.3.1 405.7.3.1 Fig. CD-15A(a)**

Change in Direction

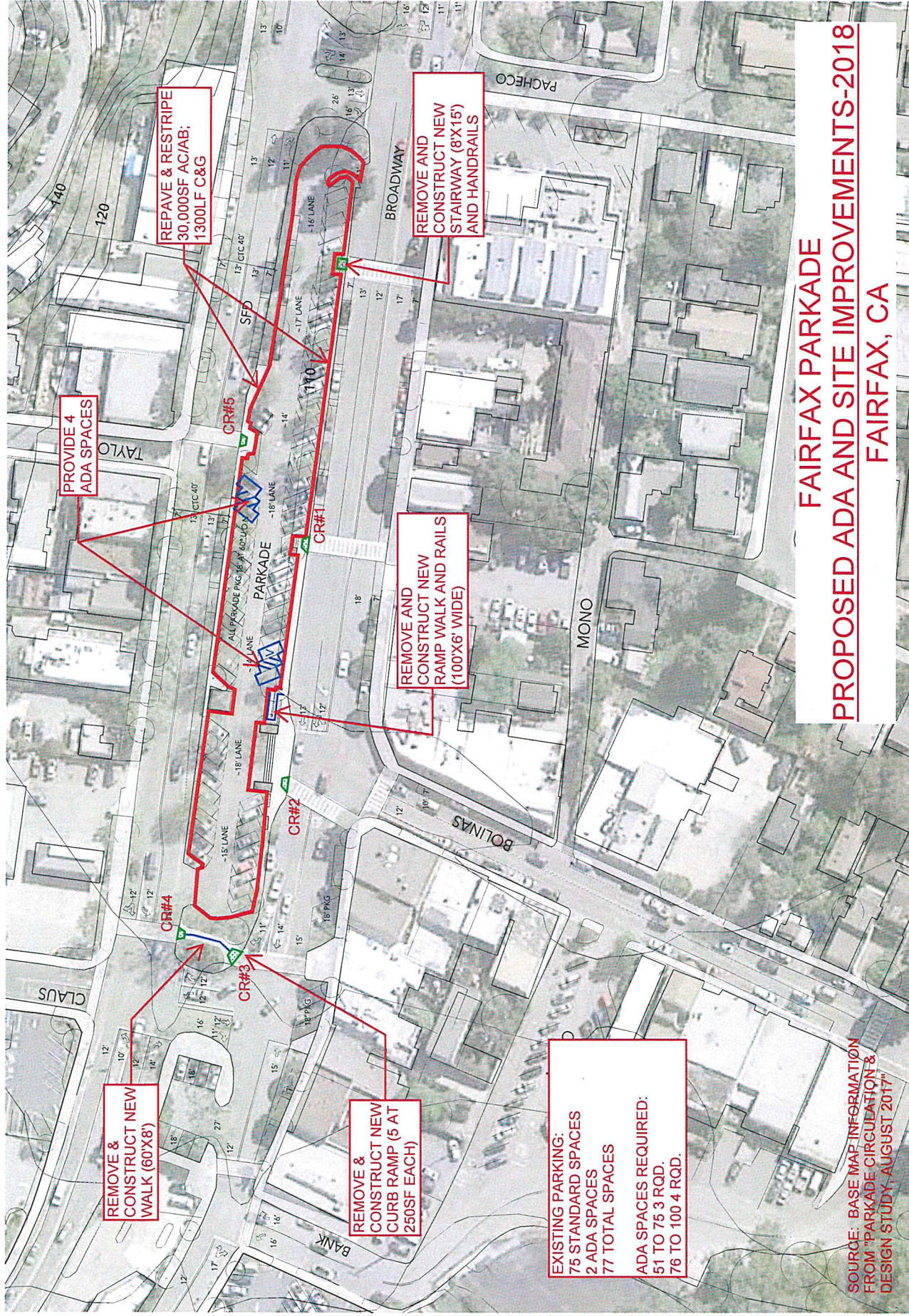
- _____ L. Ramps that change direction between runs at landings have a clear landing 60 inches minimum by 72 inches minimum in the direction of downward travel from the upper ramp run. **11B-405.7.4 405.7.4 Fig. CD-15A(b)**

Doorways

Where doorways are located adjacent to a ramp landing, the required doorway maneuvering clearances are permitted to overlap the required landing area. **11B-405.7.5 405.7.5**

- _____ M. Doors, when fully open, do not reduce the required ramp landing width by more than 3 inches. Doors, in any position, do not reduce the minimum dimension of the ramp landing to less than 42 inches. **11B-405.7.5 Fig. CD-15B**
- _____ N. Door width plus 42 inches minimum landing dimension is provided. **11B-405.7.5 Fig. CD-15B**
- _____ O. Door does not reduce the required ramp landing width by more than 3 inches when fully open. **11B-405.7.5 Fig. CD-15B**

ADVISORY: Doorways. The placement of a pedestrian ramp at a doorway requires a good deal of consideration. Since doors cannot reduce the required width of a ramp (this includes the landing) by more than 3" when fully open, a door that encroaches by more than 3" into the required landing width will require the provision of a full landing prior to the door. The length of this landing would be dependent on whether it was at the top or bottom of the ramp slope; 60" minimum at the top of a ramp and 72" minimum at the bottom of a ramp. This design requirement makes considerable sense; an individual in a wheelchair may not be able to avoid hitting a fully open door that extended into a landing with only 42" of clearance between the terminus of the ramp and the door.



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:

1. 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.
2. 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
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

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
Subtotal - Exterior Improvements				<u>\$201,815</u>