



# TOWN OF FAIRFAX

## SUPPLEMENTAL STAFF REPORT

### November 7, 2018

**TO:** Mayor and Town Council

**FROM:** Garrett Toy, Town Manager

**SUBJECT:** Authorize the Town Manager to secure professional engineering design and other related services for ADA and parking lot improvements for the Parkade in an amount not to exceed \$80,000.

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#### **RECOMMENDATION**

Authorize the Town Manager to secure professional engineering design and other related services for ADA and parking lot improvements for the Parkade in an amount not to exceed \$80,000 and appoint a Council subcommittee to review preliminary designs.

#### **BACKGROUND**

At its May 2, 2018 meeting, the Council considered and confirmed the 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 crosswalks across from the Parkade at the corners of Bolinas and Broadway (i.e., in front of Coffee Roastery and 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 preliminary construction cost estimate for the proposed ADA and parking lot improvements is approximately \$630,000 including design and project contingencies. 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.*

## **DISCUSSION**

We estimate approximately 450-500 hours of professional services are required to design and bid out this project. The preliminary design services include: topographic survey, arborist, geotechnical report, conceptual and preliminary site plans, meetings with staff, construction cost estimates, and preparation of plans and specifications. An allowance has been made for the design of the storm water runoff treatment improvements for the project. Staff is working with CSW/Stuber-Stroeh Engineering Group, Inc., based in Novato, who developed the conceptual plans, to further refine the scope to reduce costs. Staff may contract directly for the geotechnical engineering and arborist services to save on overhead costs.

The current approach will be to bid the project in two parts: 1) ADA improvements and 2) parking lot paving. Since these are two different types of work, this may provide greater flexibility to the Town to bid one of component of the project out sooner than the other. To facilitate the project design process, staff is suggesting a Council subcommittee being formed for staff to consult with on different aspects of the project's design. Staff would report back to the Council in December on the project's progress.

## **FISCAL IMPACT**

The Town received a grant for \$300,000 with a \$100,000 match (25% match requirement of the total cost) in 2013.