



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Approve Plans and Specifications and Authorize Advertisement for Bids for ADA Improvement Project Phase 3 – Church Street Parking Lots
MEETING DATE: March 5, 2014
PREPARED BY: Public Works Director

RECOMMENDED ACTION: Approve plans and specifications and authorize advertisement for bids for ADA Improvement Project Phase 3 – Church Street Parking Lots.

BACKGROUND INFORMATION: The project consists of reconstructing two City parking lots located at 10 and 30 South Church Street (32,000 square feet) with asphalt concrete pavement, installation of handicap-accessible parking stalls, replacing 19 trees, and other incidental and related work, all as shown on the plans and specifications for the project. The improvements are shown on Exhibit A.

The existing parking lots are in poor condition, with un-even pavement and concrete walkways damaged primarily by overgrown tree roots inside the parking area. The damage poses a tripping hazard for pedestrians and impacts ADA access.

The existing trees consist of Raywood Ash, American Sweet Gum, and Honey Locust, all of which are known for their surface root problems. Root surgery will only promote more root growth. Staff recommends removing these trees and replacing them with Chinese Pistachio. Chinese Pistachio has a large canopy and fewer surface root issues, making it suitable for parking lot planting. New drought-tolerant plants will be planted in the landscape area to improve esthetics.

New energy-efficient LED lighting will be installed to provide improved security.

Three new ADA-compliant parking stalls will be constructed, in addition to repairing damaged sidewalk on Church Street. The improvements, which will improve ADA access and reduce trip hazards, are consistent with the City-Wide ADA Transition Plan (February 2011).

The plans and specifications are on file in the Public Works Department. The project will advertise for bid after the NEPA environmental review is complete. The project estimate is \$320,000.

FISCAL IMPACT: The proposed improvements will decrease maintenance and lighting costs, and reduce the City's exposure to trip-and-fall claims.

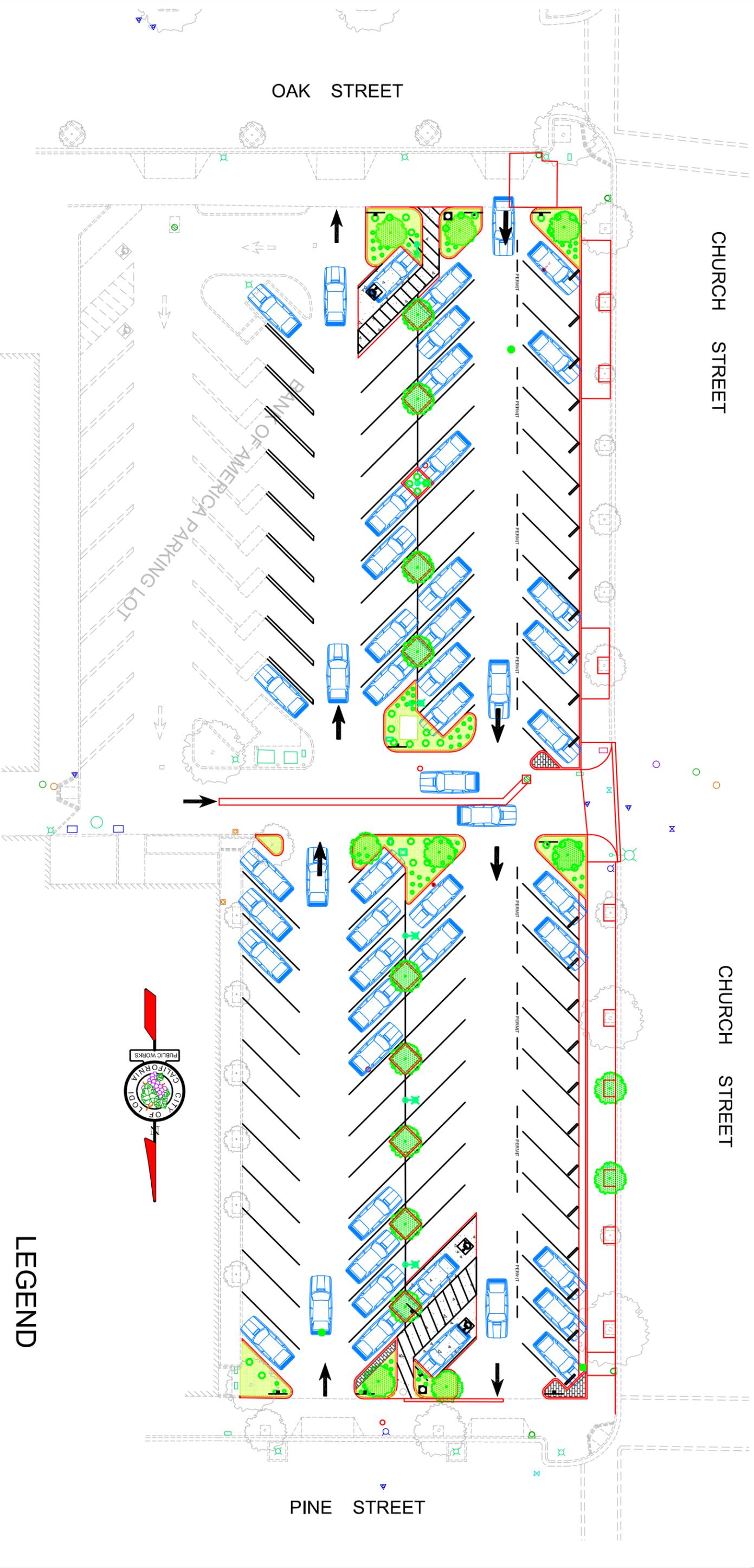
FUNDING AVAILABLE: General Fund Capital and Community Development Block Grant (CDBG) funding will be used on this project. Funding amounts will be identified at project award.

F. Wally Sandelin
Public Works Director

Prepared by Lyman Chang, Senior Civil Engineer
FWS/LC/pmf
Attachment
cc: Neighborhood Services Manager
Deputy Public Works Director Swimley
Senior Civil Engineer

APPROVED:

Stephen Schwabauer, Interim City Manager



EXISTING PARKING STALLS: 87
 PROPOSED PARKING STALLS :79
 TOTAL PARKING STALLS (INCLUDING BOA):110
 ADA PARKING STALLS REQUIRED: 5
 ADA PARKING STALLS PROVIDED: 5 (2 VAN ACCESSIBLE)
 REMOVE 19 EXISTING TREES
 PLANT 19 NEW TREES

LEGEND

-  PROPOSED TREE
-  EXISTING TREE TO REMAIN
-  PROPOSED LANDSCAPE AREA

NO.	DATE	BY	DESIGN	SCALE	JOB NUMBER
		DRAWN	DATE	1" = 30'	
		CHECKED		APPROVED	
		RECORD DWG		DEPUTY PUBLIC WORKS DIRECTOR ROE NO. 52842	DATE



CITY OF LODI
 PUBLIC WORKS DEPARTMENT
 CHURCH ST PARKING LOTS
 10 AND 30 S CHURCH ST

EXHIBIT A