



CITY OF LONG BEACH

ECONOMIC AND PROPERTY DEVELOPMENT DEPARTMENT

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Belmont Shore Parking Commission – Staff Report 2nd Street Parking Lots Improvement Project March 16, 2017

Scope

A total of six City-owned parking lots are within the scope of the 2nd Street Parking Lots Improvement Project (project). These lots include: Argonne/Granada, Granada/East End Alley, Corona/Covina, Glendora/Pomona, Santa Fe/East End Alley, and the Bay Shore Library lot. The project has three components: repaving, LED lighting, and new meters.

Repaving

All six lots will be repaved and re-striped with City standard size parking stalls. Furthermore, parking stalls will meet the requirements for the Americans with Disabilities Act.

LED lighting

Five out of the six lots (Argonne/Granada, Granada/East End Alley, Corona/Covina, Glendora/Pomona, Santa Fe/East End Alley) will have LED lights furnished and installed.

New meters

Five out of the six lots (Argonne/Granada, Granada/East End Alley, Corona/Covina, Glendora/Pomona, Santa Fe/East End Alley) will have either single-space smart meters or multi-space meters furnished and installed.

Cost

The total cost for the project is a not to exceed amount of \$605,000.

Breakdown

- a) Design: \$69,050
- b) Inspection: \$42,200
- c) Construction: \$422,000
- d) Project Management: \$25,320
- e) Contingency: \$29,540
- f) CIP Overhead: \$14,703

Total: \$603,000

Cost Rationale

- a) *Design*: The \$69,050 design cost includes \$17,320 for surveying services. Surveying is necessary to locate hard surface features, top of curbs, flowlines, walkways, walls, pedestrian ramps, utilities, and finish floor elevations. Other design services for this project include grading plans, as well as signing and striping plans. This design will ensure

that parking stalls are City standard size and meet the requirements for the Americans with Disabilities Act (ADA).

- b) *Inspection:* The \$42,200 inspection cost covers construction management services. These services are crucial for any construction project to ensure that workers are safe and that design plans are implemented correctly. These services will be provided by City of Long Beach staff.
- c) *Construction:* The \$422,000 construction cost includes repaving (grind and overlay), ensuring ADA access, as well as furnishing and installing LED lights and new meters. Additionally, this cost includes approximately \$110,000 in construction costs for the Bay Shore Library lot. This includes having an arborist and biologist examine the trees that will be removed (as is required for tree removal), in addition to reconstructing uplifted areas that have been damaged by trees. This is a public safety concern that needs to be addressed.
- d) *Project Management:* The \$25,320 cost covers Public Works staff time, which consists of coordinating with designers, contractors, inspectors, buyers, biologists, and others who make this project possible. Furthermore, it includes coordination with other departments, such as Economic and Property Development, and will include communication with the business community as construction nears.
- e) *Contingency:* The contingency cost of \$29,540 is 7% of the total construction costs. It is standard for any capital project to include 5-15% contingency.
- f) *CIP Overhead:* The CIP overhead charge of \$14,703 is 2.5% of the total cost of a capital improvements project. This is charged to the Public Works Department by the Financial Management Department. Public Works does not have any control over this charge.

Bay Shore Library Lot

The Bay Shore Library lot is a community asset for the 2nd Street community. Though it is a library lot, it is used by patrons who often visit restaurants and other destinations on 2nd Street. Furthermore, this lot is in close proximity to Roe, a thriving 2nd Street restaurant. City staff spoke with the owner of Roe on March 8th, 2017 and he indicated that the Library lot spaces are completely full on Friday and Saturday evenings.

The Department of Library Services is currently using its limited budget to pay for various unexpected projects. To illustrate, Library Services is completing a major termite removal project at the Bay Shore Library, which is estimated at \$14,000. There were also unexpected costs for the new Michelle Obama Library, which amount to approximately \$100,000. Other projects include mandatory corrections for a five-year sprinkler test and increased landscaping costs.

Furthermore, given the need to spend Community Facilities District 2 (CFD2) funds as soon as possible, City staff recommends using these funds to pay for repaving the Bay Shore Library lot. There will not be any lighting or meter improvements at this lot.

Funding Source

The current budget for the 2nd Street Parking Lots Improvements Project is a not-to-exceed amount of \$605,000. CFD2 funds will be used for this project. If depleted, CFD1 funds will be used. If the project budget were to exceed \$605,000, City staff will come back to the Belmont Shore Parking and Business Improvement Area Advisory Commission.