



Agenda Item No. 6f.

Staff Report

Date: May 6, 2024
To: Mayor Kircher and Council Members
From: Richard Simonitch, Public Works Director
Subject: Town Hall Parking Lot Rehabilitation Project – Town Project No. 9126-66

Recommendation

It is recommended that the Town Council award the construction contract for the Town Hall Parking Lot Rehabilitation Project and authorize the Town Manager to enter into a construction contract with Michael Paul Company Inc. in the amount of \$92,662.

Background & Discussion

The work to be performed under this contract consists of widening the driveway entrance to the parking lot from Sir Francis Drake Blvd, updating the accessibility of the parking area, and creating two new angled parking spaces at the existing EV charging station next to the Police Station Building. The project involves pavement grinding, some full depth reconstruction in parking areas, dig-out repairs as needed, AC pavement overlay including depths up to 4”, demolition and reconstruction of concrete curb & gutter, concrete valley gutter, concrete sidewalk and concrete ADA ramp and concrete vertical curb and new pavement striping and signage. The project drawings are attached to this staff report.

Moe Engineering Inc. was contracted to review existing conditions and provide the engineering design and specifications for the project. The engineer’s estimate was \$115,000. Because of the estimated cost of the project, the informal bidding procedure was used. The project was advertised for bid on March 20, 2024 and again on March 23, 2024, and five bids were received and opened on April 11, 2024. Michael Paul Company Inc. is the lowest responsive and responsible bidder in the amount of \$92,662. The total is roughly 19% lower than the engineer’s estimate.

All of the bids that were received are tabulated from low to high bidder as follows:

Michael Paul Company, Inc.	\$ 92,662
Oak Grove Construction	\$ 113,485.30
Tap Excavation Inc.	\$ 144,485
Maggiora & Ghilotti Inc.	\$ 146,955
Ghilotti Bros. Inc.	\$ 210,777

Fiscal, resource and timeline impacts

An approximate 10% ministerial contingency of \$10,000 will be available for use by the Town Manager for unforeseen changes should they arise. Adding the 10% contingency and Moe Engineering design and estimated construction management services costs of \$60,000 brings the total project cost to approximately \$162,662. The project is funded by the Facilities and Equipment Fund under account no. 9126-66. Construction is expected to begin in May 2024 and the contractor is allowed 30 working days (excluding striping), resulting in project completion by mid-July 2024.

Alternative actions

None recommended.

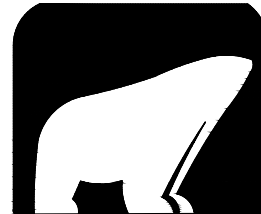
Environmental review

The project is categorically exempt under the California Environmental Quality Act (CEQA) Article 19, Section 15301 existing facilities (existing highways and streets).

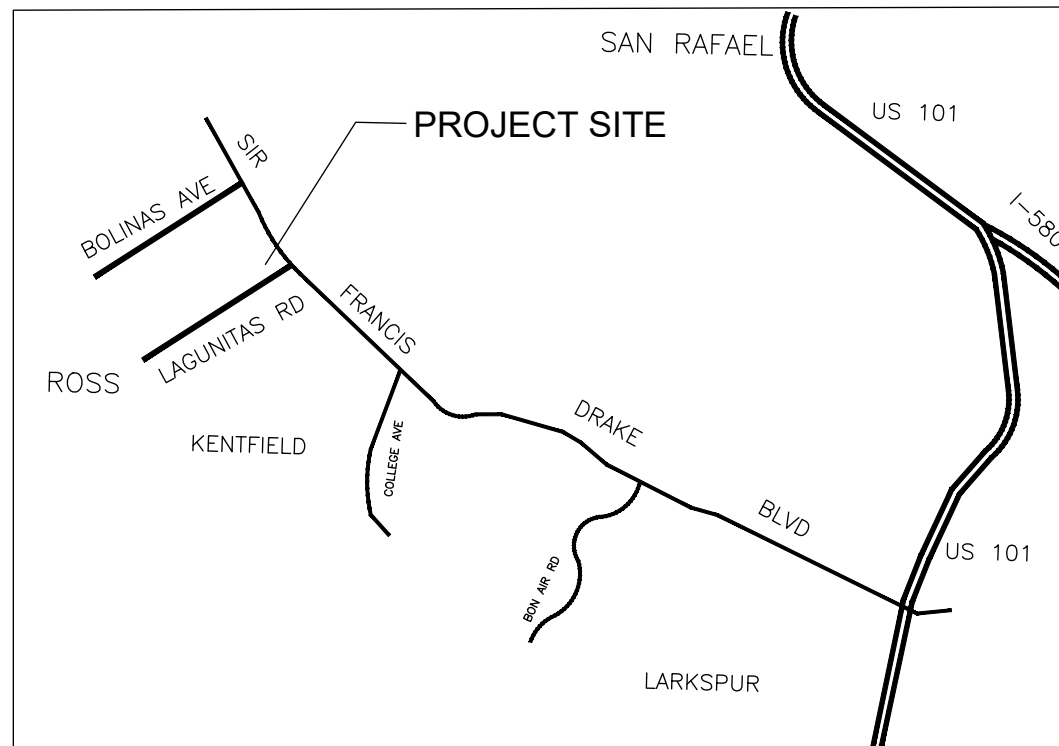
Attachments

- Project Plans

TOWN HALL PARKING LOT REHABILITATION AND ADA IMPROVEMENTS



TOWN
OF
ROSS



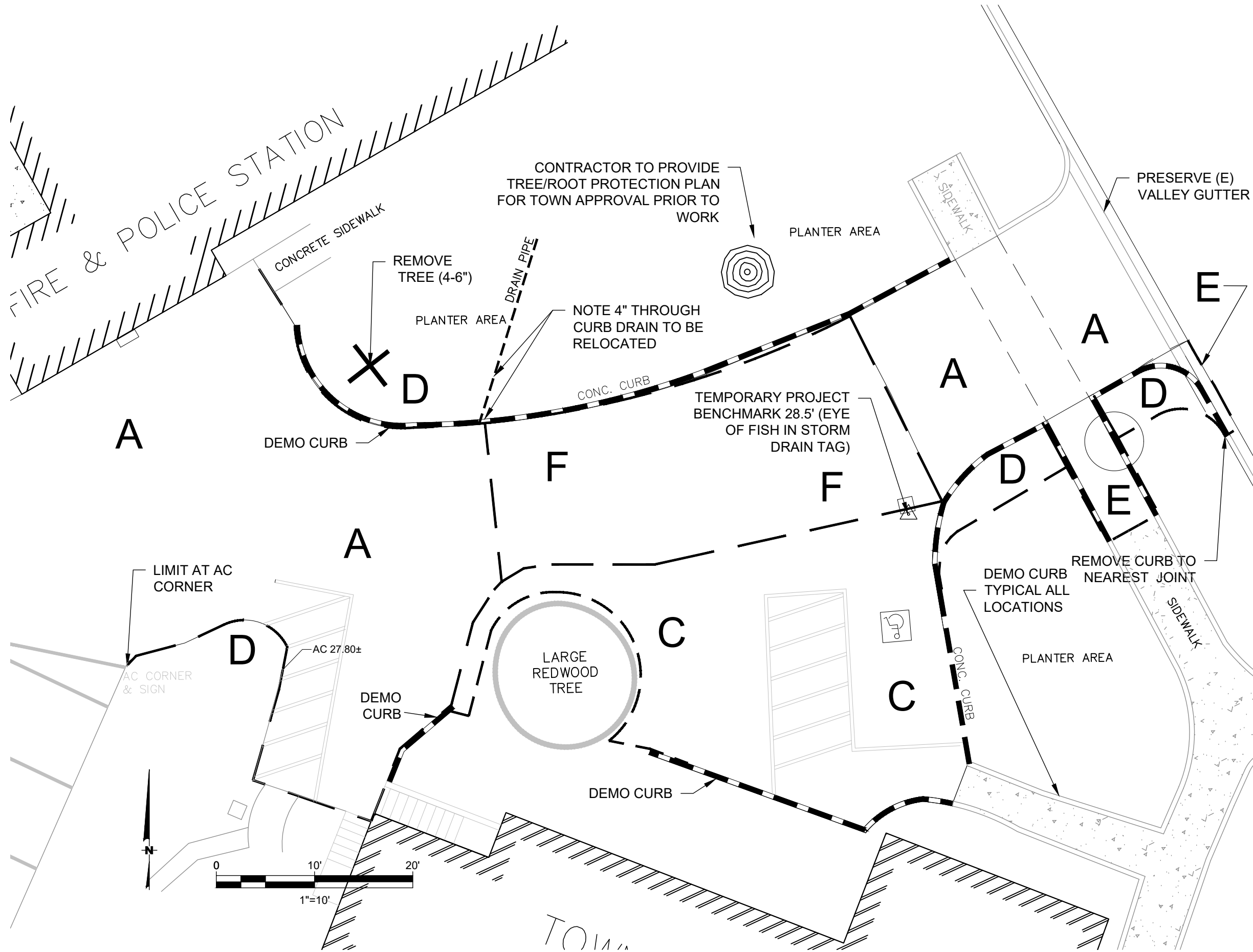
VICINITY MAP

INDEX OF SHEETS

1	COVER SHEET
2	DEMO PLAN
3	CONSTRUCTION LIMITS AND LAYOUT
4	GRADING PLAN
5	STRIPING

ABBREVIATIONS

AC	ASPHALT CONCRETE
BL	BUILDING LINE
CONC	CONCRETE
CP	CONTROL POINT
DI	DRAIN INLET
EP	EDGE OF PAVEMENT
E	EXISTING
EG	EXISTING GRADE
FG	FINISHED GRADE
INV	INVERT
N	NEW
TC	TOP OF CURB
TFC	TOP FLUSH CURB
TG	TOP OF GRATE



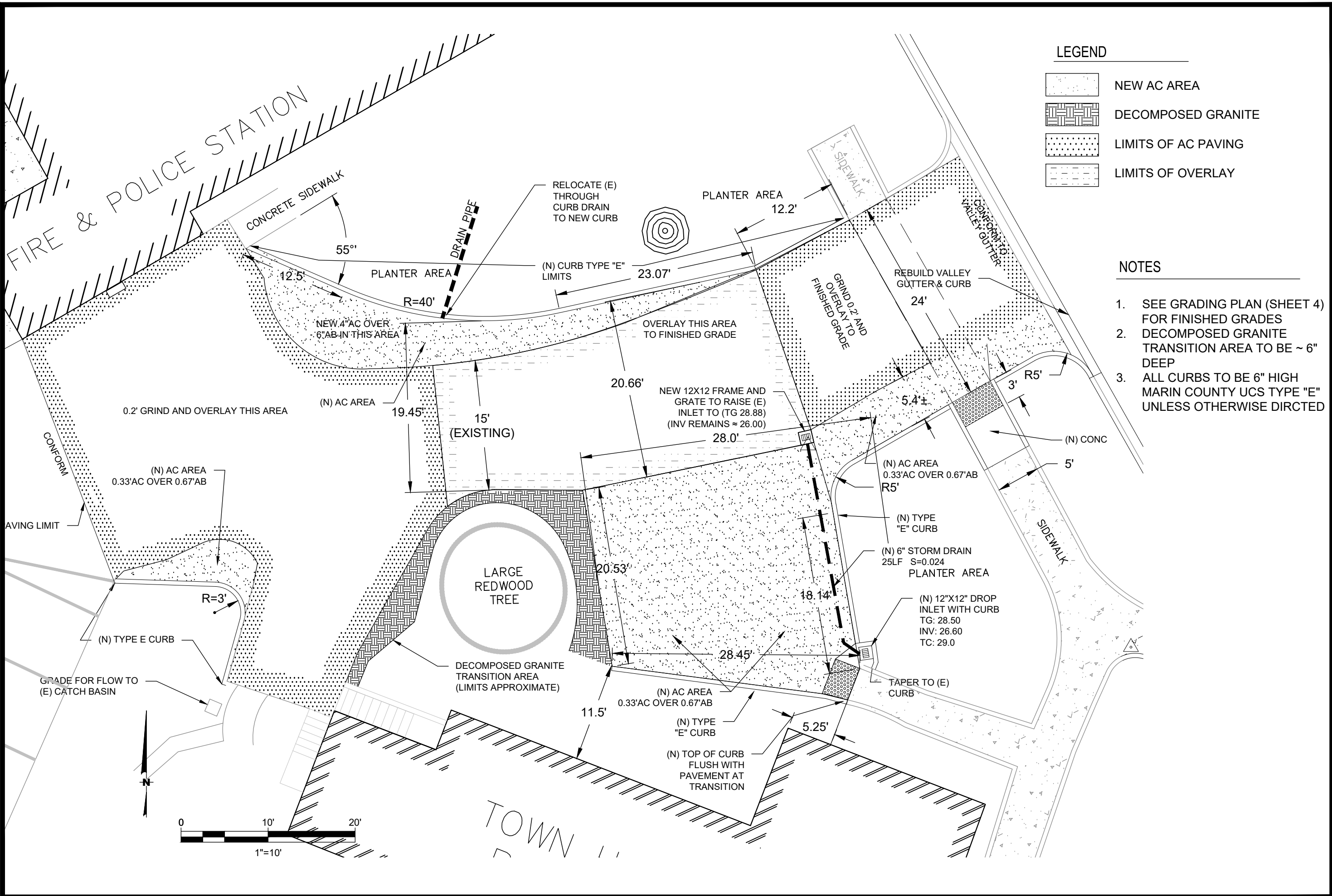
LEGEND

--- DEMO AREA LIMIT

//// BUILDING LINE

- DEMO KEY**
- A. GRIND (E) DRIVEWAY 0.2' (RESERVED)
 - B. (RESERVED)
 - C. DEMO AND REMOVE EXISTING ASPHALT AND AB FULL DEPTH (6" MIN BELOW PAVEMENT SECTION)
 - D. CLEAR AND GRUB, EXCAVATE AND COMPACT EXISTING SOIL AREA (95% RELATIVE COMPACTION) IN PREPARATION FOR NEW ASPHALT SECTION
 - E. REMOVE ALL ASPHALT, SIDEWALK, DRIVEWAY, CURB RETURNS, AND SOUTHERLY PED RAMP
 - F. (E) AC DRIVEWAY AREA TO BE OVERLAID
 - G. REMOVE ASPHALT AND BASEROCK

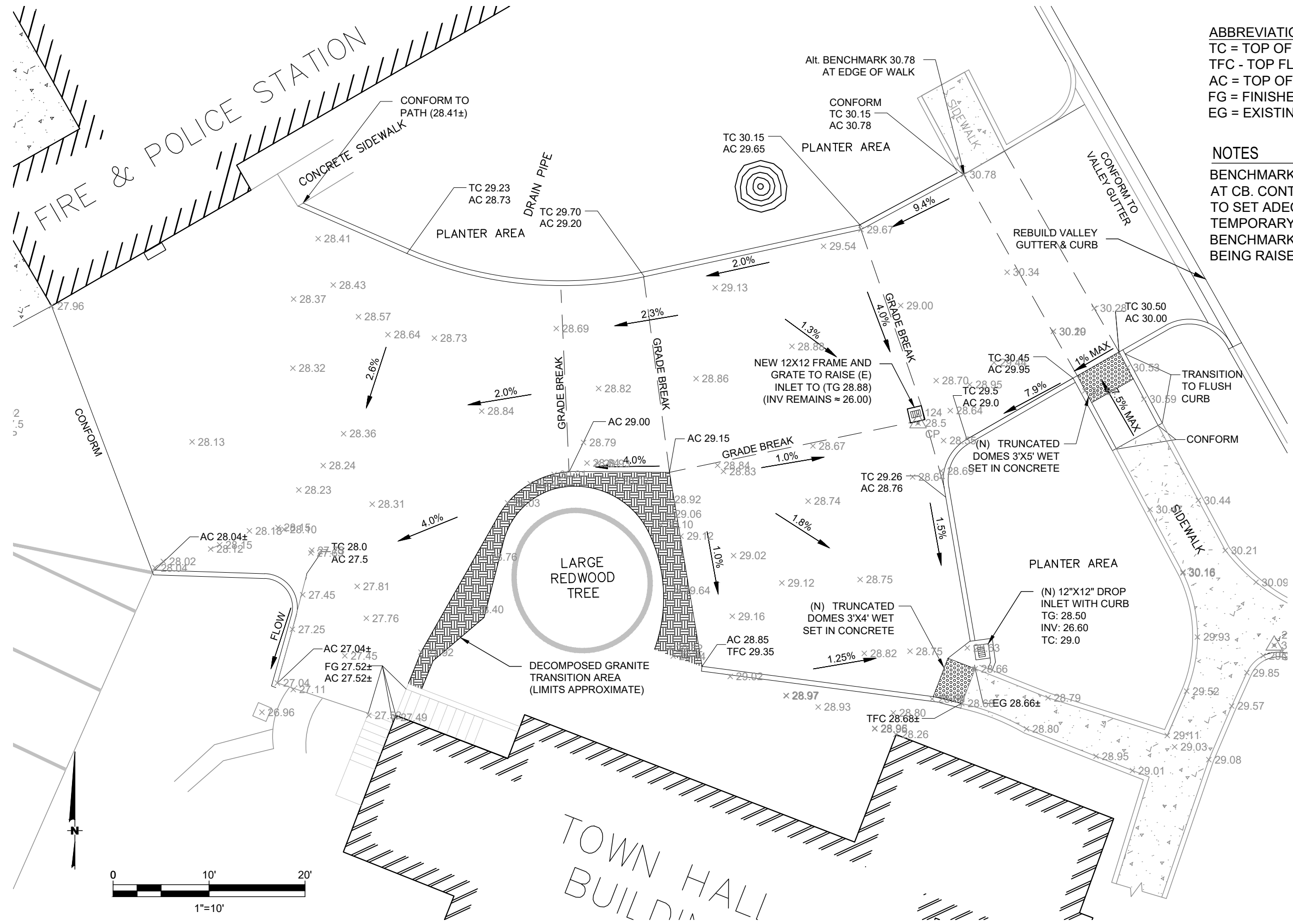
- DEMO NOTES**
1. CONTRACTOR TO LAY OUT AND CONFIRM DEMO LIMITS WITH TOWN PRIOR TO WORK
 2. CONTRACTOR TO TAKE CARE TO PROTECT ROOTS OF REDWOOD TREE.
 3. CONTRACTOR TO FOLLOW TOWN ARBORIST RECOMMENDATIONS REGARDING REDWOOD TREES
 4. CONTRACTOR TO ENSURE A 12' WIDE ACCESS LANE IS AVAILABLE AT ALL TIMES FOR EMERGENCY VEHICLES.



LEGEND

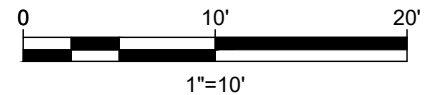
- NEW AC AREA
- DECOMPOSED GRANITE
- LIMITS OF AC PAVING
- LIMITS OF OVERLAY

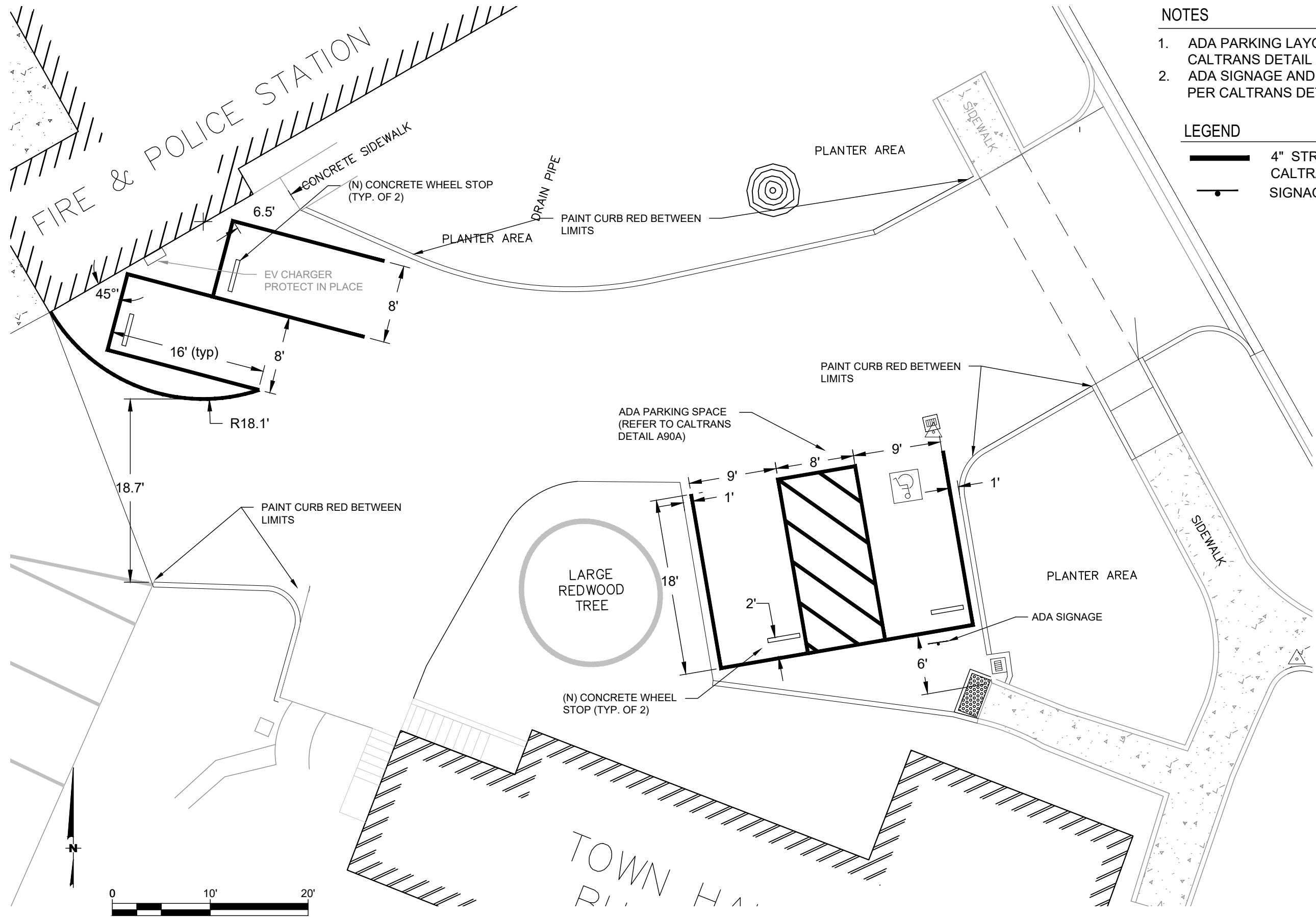
- NOTES**
1. SEE GRADING PLAN (SHEET 4) FOR FINISHED GRADES
 2. DECOMPOSED GRANITE TRANSITION AREA TO BE ~ 6" DEEP
 3. ALL CURBS TO BE 6" HIGH MARIN COUNTY UCS TYPE "E" UNLESS OTHERWISE DIRCTED



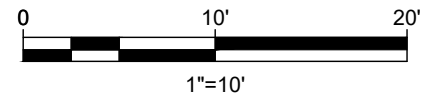
ABBREVIATIONS
 TC = TOP OF CURB
 TFC - TOP FLUSH CURB
 AC = TOP OF ASPHALT
 FG = FINISHED GRADE
 EG = EXISTING GRADE

NOTES
 BENCHMARK IS 28.5'
 AT CB. CONTRACTOR
 TO SET ADEQUATE
 TEMPORARY
 BENCHMARKS (CB IS
 BEING RAISED)





- NOTES**
1. ADA PARKING LAYOUT PER CALTRANS DETAIL A90A
 2. ADA SIGNAGE AND LAYOUT PER CALTRANS DETAIL A90A
- LEGEND**
- 4" STRIPE PER CALTRANS STDS
 - SIGNAGE



MOE ENGINEERING, INC.
2950 MONTECITO AVE.
SANTA ROSA, CA 95404 (707) 544-6274

STRIPING

PROJECT NAME
ROSS TOWN HALL PARKING
31 SIR FRANCIS DRAKE ROSS, CA

SCALE
1" = 10'

DRAWN
JJR

JOB
2021-044

DRAWING
PARKING LOT LAYOUT

DATE
1/31/2024

SHEET
5 OF 5 SHEETS