



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommend consideration of a Temporary Parking Lot on the Phase III Site of the First Street Redevelopment Project
Presenter:	Christopher Tiedt

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development (8/13/2012)		City Council

Estimated Cost:	\$16,000.00	Budgeted:	YES		NO	X
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If NO, please explain how item will be funded:

Funding can be allocated from First Street Project Budget

Executive Summary:

Staff was directed to explore possible options to construct a temporary parking lot on the Phase III site of the First Street Redevelopment Project. Attached is an option to construct a temporary, 50- space parking lot, utilizing asphalt grindings and applying a coat of sand seal tar emulsion on top of the compacted grindings. (See proposed parking layout). The sand seal emulsion would provide a better surface for the striping to adhere to and to help keep down the potential for dust. It should be noted that additional maintenance activities or repairs such as re-grading, re-sealing or re-striping may be needed if the parking lot remains in place for more than a year.

City staff does not have much experience with constructing a parking lot in this manner. However, staff believes that for a temporary parking lot, the proposed option would be the most cost effective method to provide additional parking spaces on a temporary basis.

In addition to the construction of the parking lot, staff would also construct a 5' wide minimum asphalt carriage walk along the eastside of First Street to allow pedestrian foot traffic to access the proposed parking lot from Route 64.

Attachments: *(please list)*

- Proposed Temporary Parking Layout
- Exhibit Identifying Proposed Carriage Walk Locations
- Preliminary proposal for construction of parking lot and estimate for carriage walk.

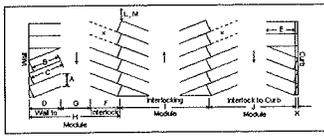
Recommendation / Suggested Action *(briefly explain):*

Direct staff to proceed with the construction of a temporary parking lot on the Phase III site and asphalt carriage walk along the east side of First Street.

For office use only:

Agenda Item Number: 3b

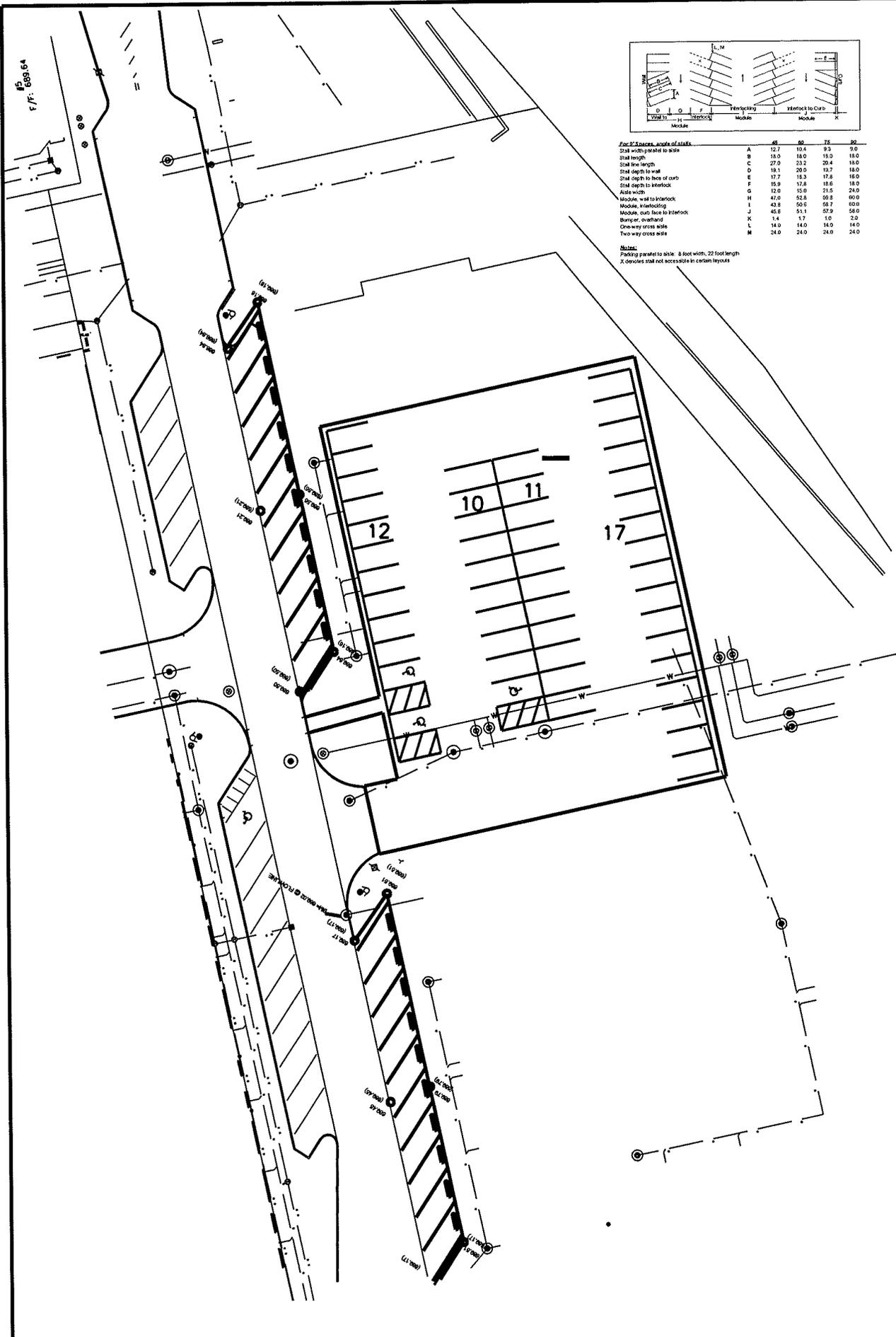
#5
F/F: 669 64



For 90° spaces, angle of aisle:

	45	60	75	90
Stall width parallel to aisle	A 12.7	B 10.4	C 9.3	D 9.0
Stall length	E 19.1	F 18.0	G 18.0	H 18.0
Stall line length	I 27.0	J 23.2	K 20.4	L 18.0
Stall depth to wall	M 19.1	N 20.0	O 19.7	P 18.0
Stall depth to base of curb	Q 17.7	R 18.3	S 17.8	T 16.0
Stall depth to interlock	U 15.9	V 17.8	W 18.6	X 18.0
Aisle width	Y 12.0	Z 10.0	AA 11.5	AB 10.0
Module, wall to interlock	AC 47.0	AD 52.8	AE 58.5	AF 60.0
Module, interlocking	AG 43.8	AH 50.6	AI 56.7	AJ 59.0
Module, curb face to interlock	AK 45.8	AL 51.1	AM 57.9	AN 56.0
Bumper, overhand	AO 1.4	AP 1.7	AQ 1.0	AR 2.0
Driveway cross aisle	AS 14.0	AT 14.0	AU 14.0	AV 14.0
Two-way cross aisle	AW 24.0	AX 24.0	AY 24.0	AZ 24.0

Notes:
 Parking parallel to aisle: 8 foot width, 22 foot length
 X denotes stall not accessible in certain layouts



50 Parking Spaces
 (90-Degree)

PROJECT NUMBER		DATE	
DESIGNED	REVISION	DATE	DESCRIPTION
REVISION	REVISION	DATE	DESCRIPTION
REVISION	REVISION	DATE	DESCRIPTION
REVISION	REVISION	DATE	DESCRIPTION



City of St. Charles, Illinois

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Precision GIS

DONALD P. DEWITTE *Mayor*
BRIAN TOWNSEND *City Administrator*



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Data Source:
City of St. Charles, Illinois
Kane County, Illinois
Dupage County, Illinois

Projection: Transverse Mercator
Coordinate System: Illinois State Plane East
North American Datum 1983

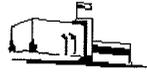
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MARTAM CONSTRUCTION, INC.

General Contractors & Engineers



ASPHALT GRINDINGS ONLY

NORTH 90-DEGREE PARKING (50 SPACES)

1 Earthwork (removal of 6" of topsoil only)	365	cy	\$ 1.00	\$ 365.00
2 Supply and place asphalt grindings (15")	910	cy	\$ 1.00	\$ 910.00
3 3" Hot Mix Asphalt Surface Course- Mix N D 50	0	ton	\$	-
4 Sand Seal Coal Tar Emulsion	2,185	sy	\$ 0.60	\$ 1,311.00
SUBTOTAL:				\$ 2,586.00
5 Curb Stops	50	ea	\$ 100.00	\$ 5,000.00
6 Striping	1	ls	\$ 600.00	\$ 600.00
7 Seeding & Blanketing parking lot perimeter	1	ls	\$ 4,500.00	\$ 4,500.00
SUBTOTAL:				\$ 10,100.00
TOTAL:				\$ 12,686.00

NORTH ANGLED PARKING (44 SPACES)

1 Earthwork (removal of 6" of topsoil only)	335	cy	\$ 1.00	\$ 335.00
2 Supply and place asphalt grindings (15")	835	cy	\$ 1.00	\$ 835.00
3 3" Hot Mix Asphalt Surface Course- Mix N D 50	0	ton	\$	-
4 Sand Seal Coal Tar Emulsion	2,000	sy	\$ 0.60	\$ 1,200.00
SUBTOTAL:				\$ 2,370.00
5 Curb Stops	44	ea	\$ 100.00	\$ 4,400.00
6 Striping	1	ls	\$ 600.00	\$ 600.00
7 Seeding & Blanketing parking lot perimeter	1	ls	\$ 4,750.00	\$ 4,750.00
SUBTOTAL:				\$ 9,750.00
TOTAL:				\$ 12,120.00

CLARIFICATIONS

Proposal is limited to those items listed above.
 Earthwork does not include any import/export of material
 No warranty is included on seal coat. Turning vehicle traffic may remove sealed surface.
 All utility work by others
 Proposal is based on the use of asphalt grindings and does not include any purchased stone

EXCLUSIONS

ENGINEERING LAYOUT	DEMOLITION OR REMOVAL OF DEMOLITION SPOILS
SETTLEMENT PLATES AND MONITORING	CONTAMINATED MATERIALS
WELL POINTING, SHEETING SHORING OR BRACING	OFFSITE WORK
SOIL TESTING	ROCK EXCAVATION
TREE REMOVAL	FROST RIPPING
WINTER CONDITIONS	TREE PROTECTION
EROSION CONTROL	

Thank you for the opportunity to bid this project. Please feel free to call with any questions.

Craig Mandel
 (847) 774-2567

Estimated Quantities for Additional Asphalt Sidewalk

Engineer's Estimate

Item #	Description	Unit	Estimated Engr. Quantity	Unit Price	Item Cost
5' Carriage Walk from Route 64 to Manor Parking Lot					
1	Earthwork* (removal of 6" of topsoil only)	CY	11	\$ 40.00	\$440.00
2	4" Stone Base (Grindings)	CY	7.2	\$ 48.00	\$345.60
3	3" Hot Mix Asphalt Surface Course- Mix N D 50	Ton	11.4	\$ 110.00	\$1,254.00
4	Prime Coat	Gal	65	\$ 1.50	\$97.50
Totals-					\$2,137.10
5' Sidewalk from Manor Parking lot to Proposed lot					
5	Earthwork* (removal of 6" of topsoil only)	CY	5.6	\$ 40.00	\$224.00
	4" Stone Base (Grindings)	CY	3.7	\$ 48.00	\$177.60
6	3" Hot Mix Asphalt Surface Course- Mix N D 50	Ton	5.9	\$ 110.00	\$649.00
	Prime Coat	Gal	33	\$ 1.50	\$49.50
Totals-					\$922.50
GRAND TOTAL					\$3,059.60