



MEETING DATE: 3/20/06  
ITEM NO. 7

### COUNCIL/AGENCY AGENDA REPORT

DATE: MARCH 14, 2006

TO: MAYOR AND TOWN COUNCIL/  
CHAIR AND MEMBERS OF THE REDEVELOPMENT AGENCY

FROM: DEBRA J. FIGONE, TOWN MANAGER/EXECUTIVE DIRECTOR

SUBJECT: PROJECT 05-22 - PARKING LOT 5 REPAIR AND RESURFACING  
 A ADOPT RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR THE PARKING LOT 5 REPAIR AND RESURFACING PROJECT AND AUTHORIZING STAFF TO ADVERTISE THE PROJECT FOR BIDS.  
 B. AUTHORIZE TRANSFER OF FUNDS FROM DOWNTOWN PARKING IMPROVEMENTS (0336) IN THE AMOUNT OF \$95,700 AND APPROPRIATE CONTINGENCY FUNDS (930) IN THE AMOUNT OF \$154,300 TO PARKING LOT 5 ACCOUNT (0613) TO PROVIDE FUNDING FOR THIS PROJECT.

RECOMMENDATION:

1. Adopt resolution approving plans and specifications for the Parking Lot 5 Repair and Resurfacing Project and authorizing staff to advertise the project for bids.
2. Authorize transfer of funds from Downtown Parking Improvements (0336) in the amount of \$95,700 and appropriate Contingency Funds (930) in the amount of \$154,300 to the Parking Lot 5 Account (0613) to provide funding for this project.

BACKGROUND:

The project will repair and reconstruct Parking Lot 5 located between Elm Street and Main Street in advance of the Main Street paving project. Upgrading this parking lot will complete improvements for the Town's public parking lots located between University Avenue and Santa Cruz Avenue.

PREPARED BY: *John E. Curtis*  
 JOHN E. CURTIS  
 Director of Parks and Public Works

Reviewed by: PSS Assistant Town Manager OK Town Attorney \_\_\_\_\_ Clerk Administrator  
SL Finance \_\_\_\_\_ Community Development \_\_\_\_\_ Revised: 3/14/06 1:57 pm

PAGE 2

MAYOR AND TOWN COUNCIL/

CHAIR AND MEMBERS OF THE REDEVELOPMENT AGENCY

SUBJECT: PROJECT 05-22 - PARKING LOT 5 REPAIR AND RESURFACING

MARCH 14, 2006

DISCUSSION:

Parking Lot 5 is in the worst condition among all the public parking lots in Los Gatos. The surface and base of this lot have deteriorated due to aging and deferred maintenance, resulting in surface and base failures throughout the lot. This condition has been aggravated by poor drainage with water ponding at various spots, causing additional failures.

This project will remove the existing asphalt surfacing, repair base failures, and place an asphalt overlay on the surface of the lot. In addition, irrigation lines will be placed under the parking lot to provide water for the planters in this lot. Some sections of curbs that are broken and deteriorated beyond repair will be replaced in this project. The key addition to this parking lot is proper striping and the addition of special access parking toward the center of the lot. The number of parking spaces remain to its current 103 spaces.

It is estimated that the project will take less than ten days to complete. Staff has been working with the merchants located along this parking lot to determine their needs during the construction period and to address their concerns related to customer parking, delivery and access. During the week of March 6<sup>th</sup>, three (3) meetings were held with various merchants to discuss the construction plans and get their input as this project moves forward. Similar to the reconstruction of Santa Cruz Avenue last year, staff will make every effort to complete this project expeditiously, while being aware of the needs of the merchants and their customers. Based upon several merchants' input, staff recommends constructing the project from May 22<sup>nd</sup> to May 31<sup>st</sup>. During this period the parking lot will be closed to vehicles. Accommodations for delivery trucks will be made in parking garage 4 in a designated location. In addition, parking restriction on parking garage 4 will be lifted during the construction of parking lot 5. The merchants agree with this approach and it is not recommended to have valet parking for the days when parking lot 5 is being constructed. All merchants will be noticed further with updates about the project.

CONCLUSION:

It is recommended that the Town Council/Redevelopment Agency adopt the attached Resolution approving plans and specifications for the Parking Lot 5 Repair and Resurfacing Project and authorize staff to advertise the project for bids. If the Council/Agency acts as recommended, the project will be advertised and a construction contract will be presented for Council/Agency award on April 17, 2006.

ENVIRONMENTAL ASSESSMENT:

This is a project as defined under CEQA but is Categorically Exempt (Section 15301[c]). A Notice of Exemption will not be filed.

PAGE 3  
 MAYOR AND TOWN COUNCIL/  
 CHAIR AND MEMBERS OF THE REDEVELOPMENT AGENCY  
 SUBJECT: PROJECT 05-22 - PARKING LOT 5 REPAIR AND RESURFACING  
 MARCH 14, 2006

FISCAL IMPACT:

The estimated construction cost for this project is \$250,000. To meet this cost, a combination of RDA funds is available by transferring \$95,700 from the Downtown Parking Improvement Project (which was completed in FY 2004/05) and transferring \$154,300 from the RDA Contingency Fund, as demonstrated in the following chart:

<b>Parking Lot 5 Improvements</b>				
<i>Engineering Project # 05-22</i>				
<b>FY 2005/06 Fiscal Impact</b>	<b>Available Budget Funding</b>	<b>Expended/ Encumbered To Date</b>	<b>Transfer to 930-0613</b>	<b>Balance of Account</b>
930-0336	111,858	16,153	95,700	5
930 Contingency	183,300	-	154,300	29,000
<b>TOTALS</b>	<b>295,158</b>	<b>16,153</b>	<b>250,000</b>	<b>29,005</b>
<b>TOTAL EXPENDITURES BY CATEGORY:</b>				
Staff Labor				
Materials				
Construction Estimate			250,000	
Contingency		-		
<b>TOTALS</b>		<b>-</b>	<b>250,000</b>	

Attachment:

Resolution approving plans and specifications for the Parking Lot 5 Repair and Resurfacing Project  
*(plans and specifications are available in the Clerk Administrator's Office for review)*

**RESOLUTION**

**RESOLUTION OF THE TOWN COUNCIL/REDEVELOPMENT AGENCY  
OF THE TOWN OF LOS GATOS  
APPROVING THE PLANS AND SPECIFICATIONS FOR  
PROJECT 05-22 - PARKING LOT 5 REPAIR AND RESURFACING  
AND AUTHORIZING STAFF TO ADVERTISE THE PROJECT FOR BIDS**

**WHEREAS**, plans and specifications for the Parking Lot 5 Repair and Resurfacing Project have been prepared by the Town Engineer and duly filed with the Clerk Administrator/Secretary of the Redevelopment Agency; and

**WHEREAS**, public improvements are of benefit to the project area or the immediate neighborhood of the project area; and

**WHEREAS**, no other reasonable means of financing such public improvements are available to the community; and

**WHEREAS**, the Redevelopment Agency's contribution to the cost of the public improvement will assist in elimination of one or more blighting conditions in the project area; and

**WHEREAS**, the Town Council/Redevelopment Agency of the Town of Los Gatos has reviewed said plans and specifications.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Town Council/Redevelopment Agency hereby approves the plans and specifications for the Parking Lot 5 Repair and Resurfacing Project.

**BE IT FURTHER RESOLVED THAT** the Clerk Administrator/Secretary of the Redevelopment Agency is hereby authorized and directed to advertise the Parking Lot 5 Repair and Resurfacing Project for bids in the manner prescribed by the Town Municipal Code.

**PASSED AND ADOPTED** at a regular meeting of the Town Council/Redevelopment Agency of the Town of Los Gatos held on the 20<sup>th</sup> day of March, 2006 by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:   MAYOR OF THE TOWN OF LOS GATOS  
                  LOS GATOS, CALIFORNIA

ATTEST:

CLERK ADMINISTRATOR/SECRETARY OF THE REDEVELOPMENT AGENCY OF THE  
TOWN OF LOS GATOS, CALIFORNIA