



STAFF REPORT

DATE: July 18, 2017

REGULAR

ITEM #: 21

AGENDA ITEM: Paving of Library Parking Lot

TO: Mayor and City Council

SUBMITTED BY: Kristina Handt, City Administrator

BACKGROUND:

In November 2015, the City Council approved paving the parking lot at the library for a cost of \$77,200. The library did not agree with this recommendation.

In 2016, the City Council approved contributing 50% of the cost of a new parking lot design and walkway net of any grant funding. Estimated project cost then was \$113,000. The library had sought a grant from Valley Branch Watershed District and Anderson Foundation; neither of which were approved.

In May 2017, the Library Board recommended and the Council approved having the City pay for the paving of the parking lot at the library as part of the agreement to rejoin Washington County. The library board met on July 13th and discussed the options below but did not make a final decision. Library representatives will be at the Council meeting.

ISSUE BEFORE COUNCIL:

Who should the Council award the bid to contingent upon Library Board approval?

PROPOSAL:

The library's consultant advertised for bids for the option approved in 2016. The following is a summary of the results.

Bidder	Site Improvements	Deduct for Parking Lot	Addition for Granular Base
Pember Companies, Inc	\$246,250	\$160,000	\$13,300
Buck Blacktop Inc	\$217,390	\$123,000	\$24,500
ShaneCon	\$224,239	\$160,795	\$23,965
6 Urban Companies	\$247,000	\$153,000	\$9,000

Staff asked the City Engineer to obtain quotes for paving the parking lot consistent with the 2015 proposal approved by Council. Two quotes were received as follows:

1. Miller Excavating, Inc. \$71,401.80.
2. Hardrives, Inc. \$96,914.36.

FISCAL IMPACT:

The fiscal impact is dependent upon the option above chosen by the Council. It could range from \$71,401.80-\$241,890. In addition, a few thousand dollars would be needed for site staking regardless of which option above is chosen.

Staff would propose having one third of the cost paid for from the Park Dedication Fund as this parking lot will be used by people at Lions Park. The other two thirds could be funded from the City Facilities Fund, which is projected to have a balance of \$258,500 by 12/31/17.

OPTIONS:

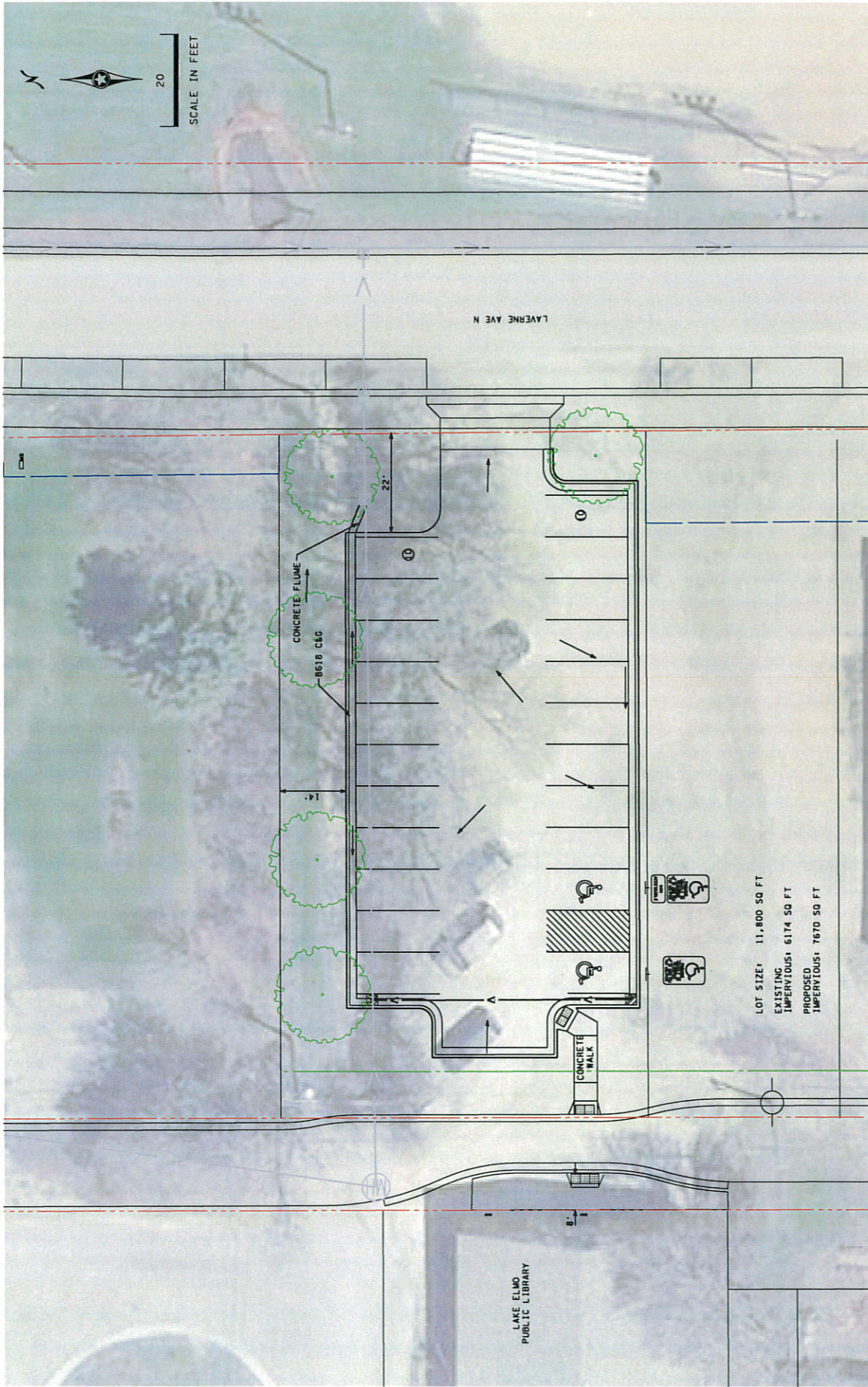
- 1) Award the parking lot paving project to Miller Excavating Inc for \$71,401.80 and approve an additional amount of \$4,600 for pre-construction site work and construction observation.
- 2) Award the parking lot improvement project to Buck Blacktop Inc for \$147,500 and approve an additional amount of \$4,600 for pre-construction site work and construction observation.
- 3) Award the library improvement project to Buck Blacktop Inc for \$241,890 and approve an additional amount of \$4,600 for pre-construction site work and construction observation.

RECOMMENDATION:

Motion to award the parking lot paving project to Miller Excavating Inc for \$71,401.80 and approve an additional amount of \$4,600 for pre-construction site work and construction observation contingent upon library board approval.

ATTACHMENTS:

- Lake Elmo Library Parking Lot Layout 11-4-15
- Lake Elmo Library Concept plan by Confluence March 2016
- Lake Elmo Library Site Improvements by Confluence 2017

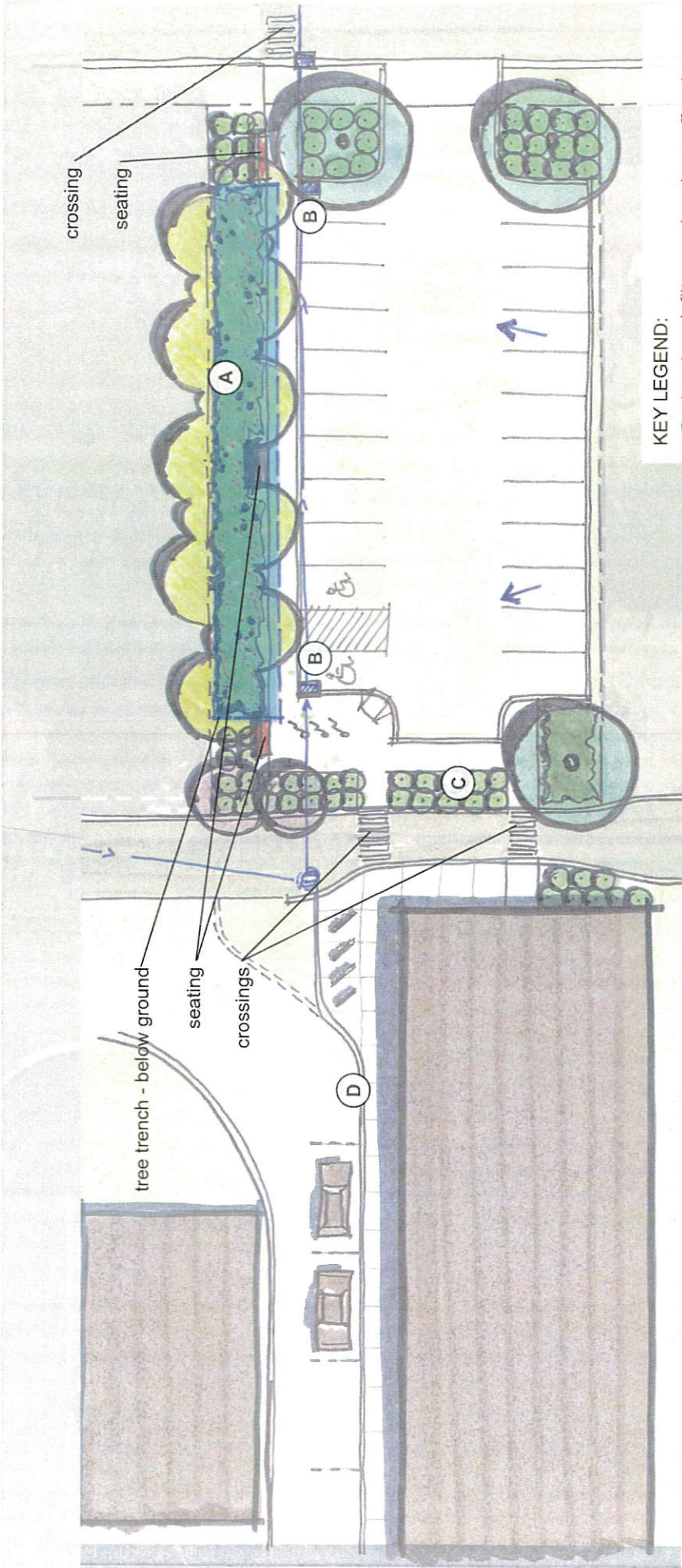


FILE NO.
WASJC0274
OF

LAKE ELMO PUBLIC LIBRARY
PARKING LOT LAYOUT
11-4-15

PHONE: 651-990-2000
555 VIKINGS CENTER DR.
ST. PAUL, MN 55102
SEH

LOT SIZE: 11,800 SQ FT
EXISTING IMPERVIOUS: 6174 SQ FT
PROPOSED IMPERVIOUS: 7670 SQ FT



Revised parking lot and entry drive to capture stormwater and create enhance pedestrian environment. A tree trench will capture and store stormwater for infiltration and reuse by landscaping above.

- Approx. 1,700 cf + of treatment volume in tree trench
- Pedestrian connection from Lake Elmo Ave. to Lion's Park
- Potential to capture adjacent streets
- Benches, lighting, and furnishings improve pedestrian areas

KEY LEGEND:

- Ⓐ tree trench filters runoff and provides irrigation for landscaping
- Ⓑ pretreatment catch basins protect tree trench and improves maintenance
- Ⓒ additional landscaping for traffic calming and aesthetics
- Ⓓ walkway, additional library parking, and bike racks enhance pedestrian connections

SCALE 1"=20' JJJ J JJ

CONCEPT B

LAKE ELMO LIBRARY - TREE TRENCH AND WALKWAY

CONFLUENCE

MARCH 2014

LAKE ELMO PUBLIC LIBRARY
 SITE IMPROVEMENTS
 LAKE ELMO AVE. N. / M

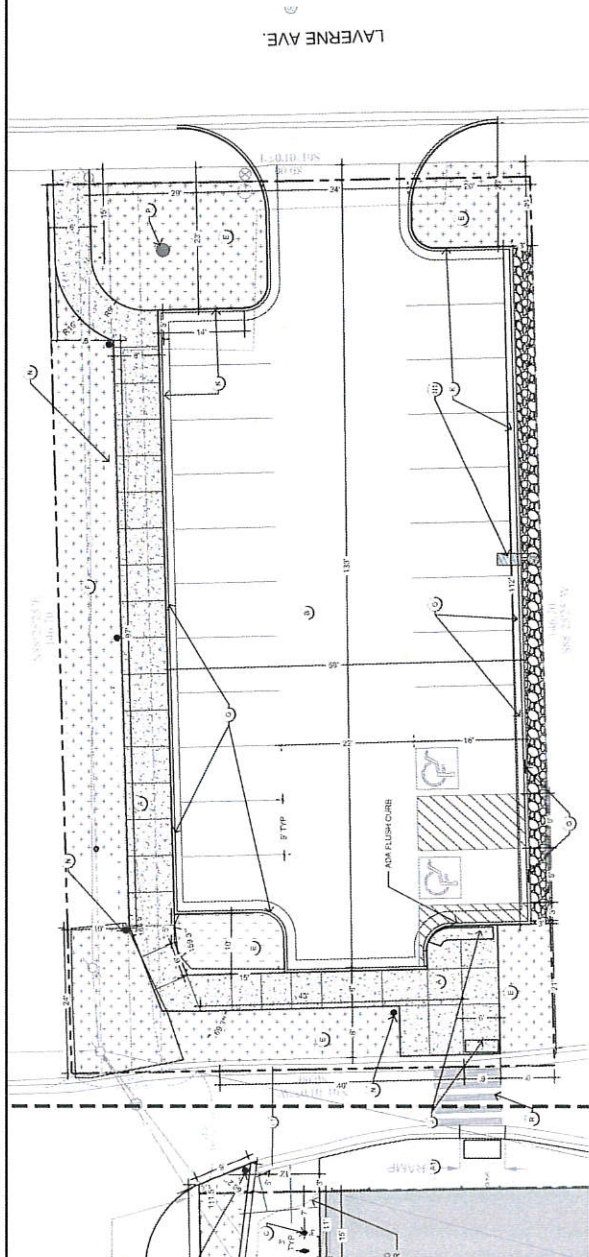
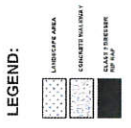
REVISION SCHEDULE	
NO.	DATE
1	02.17.2021
2	02.17.2021
3	02.17.2021
4	02.17.2021
5	02.17.2021
6	02.17.2021
7	02.17.2021
8	02.17.2021
9	02.17.2021
10	02.17.2021

ISSUED FOR
 CD
 100%
 NOT FOR
 CONSTRUCTION

THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF CONFLUENCE ARCHITECT. NO PART OF THIS PLAN OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONFLUENCE ARCHITECT.

SITE LAYOUT
 CONFLUENCE PROJECT ID: LS300

- KEYNOTES:**
- 1. PROPOSED CONCRETE WALK
 - 2. PROPOSED BITUMINOUS PAVEMENT
 - 3. IRON RACK, SEE LS300
 - 4. DRAINER (RIPRA), SEE CIVIL
 - 5. PLANT BED, SEE LANDSCAPE PLAN
 - 6. RAIN GARDEN, SEE LS300
 - 7. PROPOSED PED. MAMP, SEE LS300
 - 8. EXISTING CONCRETE WALK
 - 9. CONCRETE WALK - BY OTHERS
 - 10. PROPOSED CURB & GUTTER
 - 11. EXISTING CURB & GUTTER
 - 12. LIGHTED ISLAND
 - 13. LED PAPER/LIGHT SIGNAGE
 - 14. 8" X 12" CURB AND GUTTER, CITY STANDARD
 - 15. 24" X 24" GUY CATCH BARR, SEE CIVIL
 - 16. A.D.A. PARKING SIGNAGE
 - 17. PEDESTRIAN STRIPES



STANDARD PLAN NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAKE ELMO SPECIFICATIONS.
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DATE: 02.17.2021
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 CITY OF LAKE ELMO

