

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
APRIL 2, 2024 AGENDA

Subject:	Type:	Submitted By:
DISCUSSION: SURFACE PARKING LOT LOT 12 LA VISTA CITY CENTRE REPLAT 3	RESOLUTION ORDINANCE RECEIVE/FILE	CHRIS SOLBERG DEPUTY COMMUNITY DEVELOPMENT DIRECTOR

Based on feedback from the City Council received after the February 20th City Council meeting the following questions were compiled for staff to investigate:

1. What's the Engineer's Cost Estimate for the proposed lot?

The following is a rough estimate of the cost for a 6" thick concrete parking lot. It is not a full estimate as we have not entered into design yet and not all the details that may affect the cost have not been determined.

Demolition	\$ 32,500
Earth Moving	\$ 36,000
Paving	\$ 247,500
Curbing	\$ 33,600
Sidewalk	\$ 37,625
Storm Sewer	\$ 36,250
<u>Parking Lot Lighting</u>	<u>\$ 15,000</u>
SUBTOTAL	\$ 438,475 (not including contingency or contractor OH&P)

DLR concluded that choosing asphalt paving over concrete would save approximately \$18,000 on the overall project cost.

Alternately, it is estimated that a 5" thick concrete parking lot would save approximately \$40,000 on the overall project cost.

2. Are curbs necessary for this parking lot?

Without the curbing and proper transmission of stormwater, the water will likely infiltrate behind the retaining walls and other features of The Link, causing significant long-term damage to this substantial investment.

3. What is the estimated cost of a gravel parking lot?

The estimated cost to construct a gravel parking lot is \$299,075.

4. What is the annual maintenance cost of a paved surface parking lot, compared to a gravel parking lot?

Annual Maintenance Cost for Paved Parking Lot:

Maintenance (Snow removal, crack seal, etc)	\$40,000
Utilities	<u>\$ 2,500</u>
	\$42,500

Maintenance (Additional rock, Magnesium Chloride for dust suppression, etc)	\$ 163,200
Utilities	<u>\$ 2,500</u>
	\$ 165,700