



Legislation Text

File #: 18-309, **Version:** 1

TO: Honorable Mayor & Members of the North Port Commission

FROM: Peter D. Lear, CPA, CGMA, City Manager

TITLE: Community Education Center Parking Improvements

Recommended Action

Review and consideration of alternate parking lot configurations in support of parking improvements at the Community Education Center.

Background Information

At the February 1, 2018 meeting, staff brought forward a parking lot design (Option 1) to improve parking at the Community Education Center. After discussion, Commission provided direction to redesign the senior center parking lot by "using the grassy area as much as possible; keeping the circle driveway; relocate the shuffleboard court, keep or relocate the gazebo; and come back to Commission with several design and cost estimates. This includes connectivity to the FSC lot back by the Florida Center."

DMK Associates, Inc., who is under contract for the parking lot design, has provided two alternative parking lot configurations (Option 2 and 3) that achieve the desired renovations while also protecting heritage trees in the improvement area.

To summarize:

Option 1 This is the original concept presented on February 1, with a revised estimated opinion of probable cost of \$291,960 (including a 10% construction contingency of \$26,542). Staff requested further review of the original Opinion of Probable Cost (OPC) submitted by DMK and it was determined that there was an error in the quantities used for calculating asphalt, which resulted in the OPC of \$581,122.

Option 2 This concept expands the turning radius of the circle loop and adds a 12' wide drop off zone for patron convenience, relocates the large gazebo and shuffleboard court to more suitable locations on site, increases the current 71 parking spaces to a total of 115 parking spaces (all new spaces will be oversized at 10' wide), converts the former bus parking space on the Family Service Center side of the lot to standard parking spaces; incorporates painted crosswalks in lieu of stamped/paver surface; and provides a connection to the adjacent parking lot near the Florida Center. Fire Rescue reviewed this option and expressed concerns that, although the radius of the circle has increased, the existing and proposed 14' drive lane is still narrow for Fire Rescue equipment and should any vehicles be in the circle, the Fire Rescue equipment would not be able to pass. The estimated OPC for this option, including the gazebo and shuffleboard court relocation, is \$407,906 (including a 10% construction contingency of \$33,901).

Option 3 This concept adjusts the traffic flow of the parking lot by creating a traffic loop throughout the parking lot. Patrons will enter off of Pan American Blvd. and can then either immediately park in a 10' wide parking space or travel through the parking lot towards the Florida Center; at that point traffic will be able to exit into the Florida Center parking lot or turn left and enter the one-way traffic / drop off area and proceed on to the accessible parking spaces. This parking lot configuration includes a 24' wide drive lane, with a 12' patron drop off area; relocates the shuffleboard court and gazebo to a more suitable location on site; increases the current

71 parking spaces to a total of 119 parking spaces (all new spaces will be oversized at 10' wide); converts the former bus parking space on the Family Service Center side of the lot to standard parking spaces; incorporates painted crosswalks in lieu of stamped/paver surface; and provides a connection to the adjacent parking lot near the Florida Center. Fire Rescue reviewed this option and is of the opinion that it provides the best access/egress for the site. The estimated opinion of probable cost for this option, including the gazebo and shuffleboard court relocation is \$415,276 (including a 10% construction contingency of \$34,571).

It should be noted that both parking lot alternatives (Option 2 and 3) were shared with representatives of the North Port Senior Center Board and the preference was for option 3.

Strategic Plan

Fiscally responsible City providing quality municipal services

Financial Impact

Option 1	\$291,960
Option 2	\$407,906
Option 3	\$415,276

This project is currently funded in project P17CEC, in the amount of \$120,000 using Escheated lot monies, Park impact fee monies, and a General Fund appropriation. A total of \$45,865 has been approved for the design/construction plans.

Staff requested in the FY18/19 CIP additional funding of \$500,000 utilizing a Surtax III appropriation, to offset construction and contingency expenses; fund the relocation of the shuffleboard court and gazebo; and add parking lot lighting. At this time, staff is assessing the condition of the gazebo (constructed in 1999) to determine if it is suitable to relocate.

Procurement

Upon approval of the FY18/19 Capital Improvement Plan, this project will be sufficiently funded to prepare a construction Request for Bids.

Attachments:

1. NPCEC Option 1
2. NPCEC Option 2
3. NPCEC Option 3
4. Minutes 2-1-18 meeting

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