PARKS AND RECREATION COMMISSION
STAFF REPORT

MEETING DATE: December 6, 2016

AGENDA ITEM NUMBER: 4C

APPLICANT: Jennifer Budge, Parks and Recreation Director
Vern L. Krahn, Senior Park Planner

REQUEST: Discussion only on the Multi-purpose Athletic Center's temporary asphalt grindings parking lot project.

GENERAL DISCUSSION:

Project Background: During the final stages in developing the Multi-purpose Athletic Center (MAC), the landscaping (turf/trees, and spray irrigation system) and the adjacent concrete sidewalks on the west side of the building were removed from the plans for cost savings (Exhibit A). In the 15/16 FY budget process, $44,884 was allocated in Q18-Parks Capital / MAC Improvement Funds with the intent to install these improvements at the MAC. Quotes were solicited earlier this year for the landscaping and concrete sidewalk work. Unfortunately, the quotes exceeded the available budget.

Due to the overwhelming popularity of the facility, the dirt area had become a "de-facto" parking lot during special events (i.e. Nevada State Wrestling Tournament and the Boys and Girls Club Luau) and sport league games. The area presented a dust problem for adjacent neighbors and a dirt/mud source for the adjacent asphalt parking lots (Exhibit B – Before photographs). In order to temporarily address these concerns while considering the limited remaining budget, asphalt grindings were placed over the dirt area to mitigate these issues. (Exhibit C – Map and after photographs).

The asphalt grindings project was sent out to bid, the City received three bids, and ARMAC was the low bidder at $56,348.90. The project had two change orders in the amount of $1,684.00 for a gate bollard and traffic rated concrete irrigation valve box. **Total Project Construction Cost: $58,032.90**

The funding for the contract amount came from the following Q18 funds:

Q18 – Parks Capital	$44,884.00
Q18 – Maintenance	$15,000.00
Total Project Construction Budget	$59,844.00

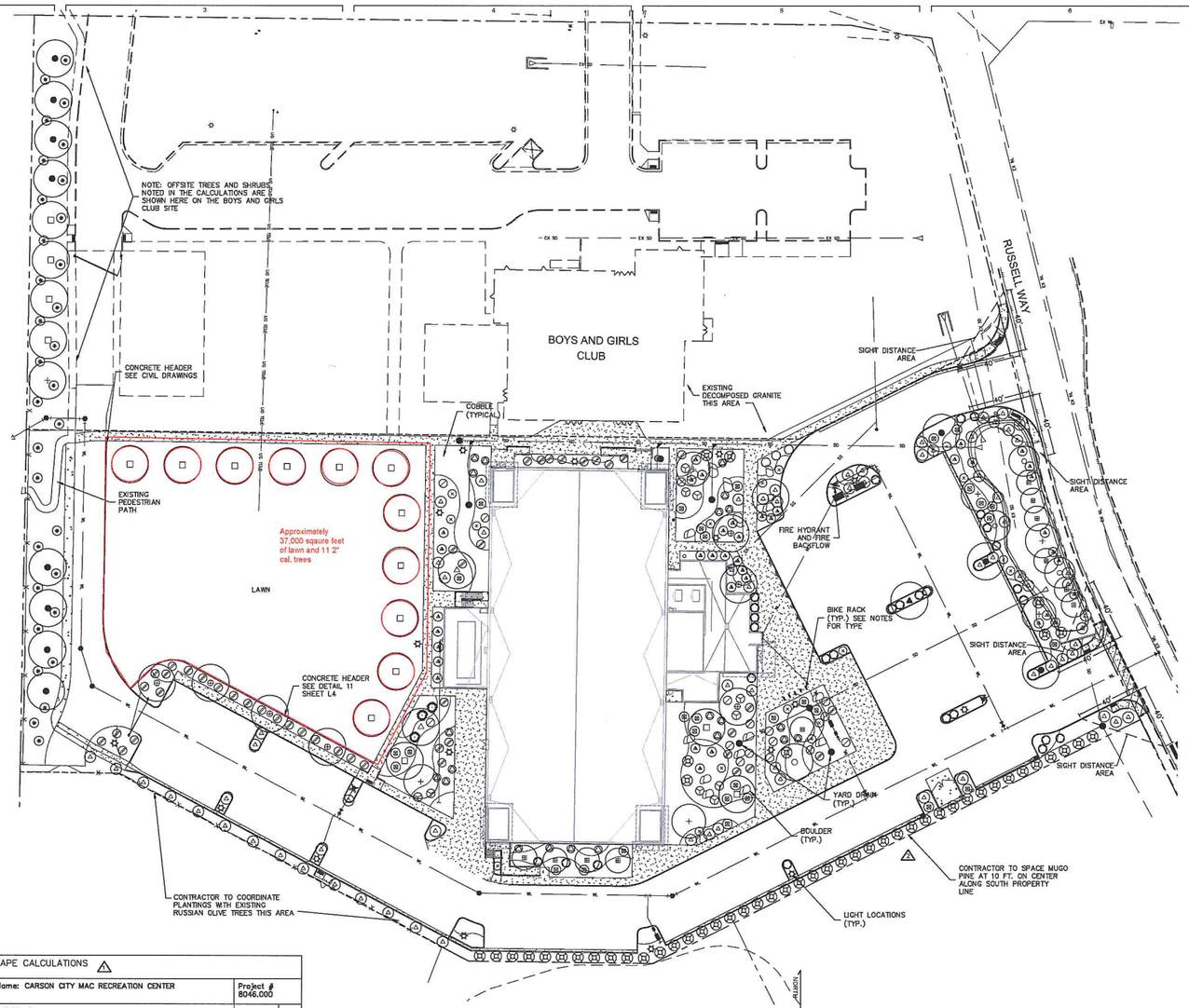
The placement of the asphalt grindings is a temporary solution and efforts will be made to seek grant opportunities and future Q18 funds to construct a permanent asphalt parking lot for the MAC. To minimize wear and tear on the asphalt grindings surface, the access gate will only be open for special events and sport league games.

RECOMMENDED ACTION: This is a presentation and discussion only item. No formal action can be taken by the Commission at this time.

PLANT LEGEND △1				8046.000
	TREES			
	Count	LATIN NAME	COMMON NAME	SIZE
▲	1	Acer rubrum 'Red Sunset'	Red Sunset Maple	2" cal.
●	7	Celtis occidentalis	Common Hackberry	2" cal.
⊙	7	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2" cal.
△	2	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2" cal.
□	15	Platanus acerifolia 'Bloodgood'	Bloodgood Sycamore	2" cal.
○	4	Prunus virginiana	Choke Cherry	2" cal
+	6	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	6 ft. tall
⊞	11	Juniperus scopulorum 'Blue Haven'	Blue Haven Juniper	6 ft. tall

PLANT LEGEND △1				8046.000
	SHRUBS			
	Count	LATIN NAME	COMMON NAME	SIZE
△	73	Rhus trilobata 'low grow'	low grow sumac	5 gal.
Y	10	Lonicera tatarica	Tatarian Honeysuckle	5 gal.
⊠	31	Miscanthus sinensis 'Gracillimus'	Maiden hair grass	5 gal.
⊘	17	Cotinus coggygria 'Purpurea'	Purple smoke tree	5 gal.
◬	34	Viburnum burkwoodii	Burkwood Viburnum	5 gal.
⊗	17	Cercocarpus ledifolius	Curl-leaf Mountain Mahogany	5 gal.
⊘	44	Cornus sericea	Redtwig Dogwood	5 gal.
△	22	Physocarpus opulifolius	Diablo Ninebark	5 gal.
○	3	Nassella tenuissima	Mexican Feather Grass	5 gal.
✺	3	Yucca filamentosa 'Bright Edge'	Variegated Yucca	5 gal.
○	28	Lavendula angustifolia 'Hidcoat Superior'	Hidcoat English Lavender	5 gal.
✳	13	Parthenocissus quinquefolia	Virginia Creeper	5 gal.
⊗	55 △1	Pinus Mugo 'Mughus'	Dwarf Mugo Pine	5 gal.

NOTE: TABLES DO NOT INCLUDE OFFSITE TREES AND SHRUBS



L1 LANDSCAPE PLANTING PLAN △1

SCALE: 1" = 30'-0"

LANDSCAPE NOTES:

1. BOTH THE 3"x8" ROUND RIVER COBBLE AND 2"x6" OX ROCK TO BE CLEANED AND WASHED PRIOR TO DELIVERY TO THE SITE. DIRTY ROCK WILL BE REJECTED AND REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE.
2. ROCK MULCH TYPES TO BE SUBMITTED FOR APPROVAL BY ENGINEER, CARSON CITY CONSTRUCTION MANAGER, AND THE PARKS AND RECREATION DEPARTMENT.
3. TURF AREA TO BE SEEDED WITH AGRONOTEC BALLFIELD MIX 4A (801-876-3690). SEEDING RATE TO BE 10 LBS PER 1000 SF OF AREA. FOLLOW AGRONOTEC'S RECOMMENDATIONS FOR HYDROSEEDING METHODS, INCLUDING TYPE OF BINDER MATERIAL.
4. FOR SOIL PREPARATION IN BOTH PLANTER BEDS AND LAWN AREAS THE CONTRACTOR SHALL CONDUCT A COMPLETE HORTICULTURAL SOILS TEST WITH A MINIMUM 3 SAMPLES FROM DIFFERENT LOCATIONS ON THE SITE. THE TEST AT A MINIMUM SHALL INCLUDE SOIL TYPE, BORON, EC, SAR, ANY HAZARDS, pH, AND ORGANIC CONTENT. CONTRACTOR TO FOLLOW THE RECOMMENDATIONS OF THE SOIL REPORT FOR INCORPORATION FOR NUMBER OF CUBIC YARDS OF ORGANIC MATERIAL, NITROGEN, PHOSPHATE, POTASH, AND TRACE ELEMENTS. HUMUS TYPE SHALL BE APPROVED BY THE CITY.
5. CONTRACTOR SHALL AVOID PLANTING SHRUBS 8 FT FROM EVERGREEN TREES SHOWN.
6. BIKE RACK SHOWN SHALL BE CYCLESAFE BIKE RACK (888-950-6531), OR APPROVED EQUAL. MODEL TO BE THE CLASIC U/2 #12700 INVERTED U SHAPE, SURFACE MOUNTED. COLOR TO BE A STANDARD "TRAFFIC BLACK", RAL9017, WITH CUSTOM ZINC PRIMER ON STEEL FRAME, TGIC POWDER COATED WITH PLASTISOL FINISH. SECURE EACH FRAME TO THE CONCRETE WITH ¾"x3" CARBON STEEL MUSHROOM HEAD ATTACHMENTS. SHAPE TO BE 24" WIDE AND 36" TALL – MAINTAIN A MINIMUM DISTANCE FROM FRAME TO CONCRETE EDGE OF 12".

LANDSCAPE CALCULATIONS △1			
Project Name: CARSON CITY MAC RECREATION CENTER		Project # 8046.000	
Carson City Division 3			
Landscape Development Standard 3			
3.5 LANDSCAPE STANDARD			
3.5.2 REQUIRED LANDSCAPING: 20% OF IMPERVIOUS SURFACE MINUS BUILDING			
AREA OF IMPERVIOUS SURFACE – BUILDING FOOTPRINT	=	86,500	s.f
LANDSCAPE AREA REQUIRED = (IMPERVIOUS SURFACE–BUILDING AREA x .20	=	17,300	s.f
LANDSCAPE AREA PROVIDED	=	78,120	s.f
3.7 TREES REQUIRED			
3.7.1 TREES REQUIRED FOR STREET FRONTAGE: (1 Tree/30 L.F.)			
REQUIRED: L.F. FRONTAGE/30L.F.	=	9	
PROVIDED	=	9	
3.7.2 TREES REQUIRED FOR PARKING: (1 Tree/10 parking spaces)			
REQUIRED: 133 SPACES/10	=	14	
PROVIDED	=	16	
TOTAL TREES REQUIRED (1/400 SF OF REQUIRED LANDSCAPE)	=	44	
TOTAL TREES SHOWN, NOT INCLUDING 9 OFFSITE TREES	=	53	
SHRUBS REQUIRES –6/TREE	=	264	
SHRUBS SHOWN AT 5 GAL. NOT INCLUDING 19 OFFSITE SHRUBS	=	350	△1

VALENTINER CRANE ARCHITECTS
424 SOUTH 500 EAST
SALT LAKE CITY, UT 84102
801.575.0100
801.575.0101

LUMOS & ASSOCIATES
800 EAST COLLEGE PARKWAY
CARSON CITY, NEVADA 89706
TEL (775) 883-7077
FAX (775) 883-7114
WWW.LUMOSENGINEERING.COM

REV	DATE	DESCRIPTION
△1	12/10/14	CARSON CITY COMMENTS
△1	1-15-2015	CARSON CITY COMMENTS

VCBO NUMBER: 14590
CLIENT NUMBER: 00000
DATE: 2/20/2015

CARSON CITY M.A.C. GYMNASIUM

CARSON CITY PARKS & RECREATION DEPARTMENT
CARSON CITY, NV
CONSTRUCTION DOCUMENTS - FEBRUARY 2015

EXHIBIT A

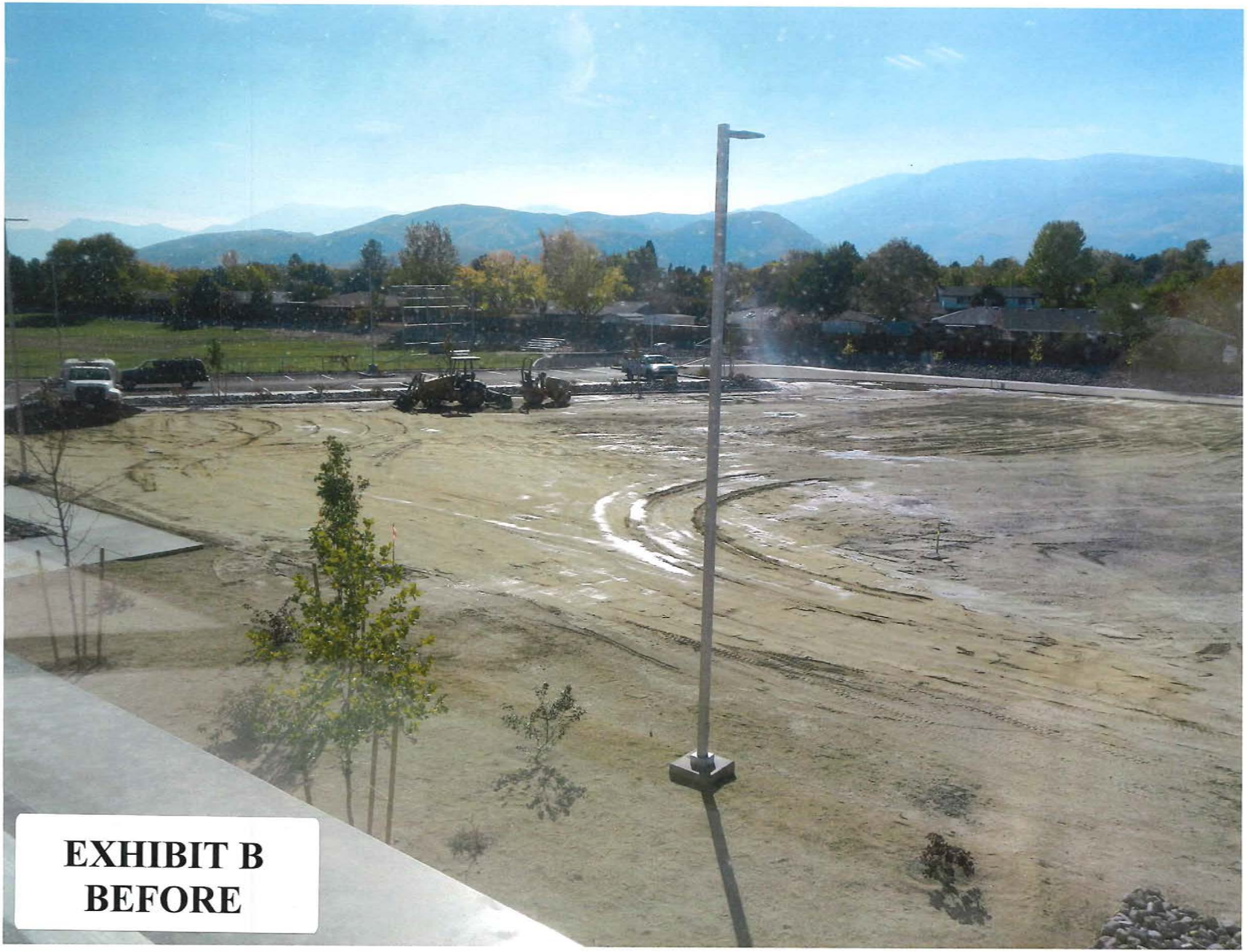


EXHIBIT B
BEFORE

ASPHALT
GRINDINGS

CONSTRUCTION NOTES:

1. GRADE NATIVE SOIL AND COMPACT TO 90%, SUFFICIENT TO APPLY 4" OF ASPHALT GRINDINGS. GRADE AND COMPACT GRINDINGS TO GRADES SHOWN ON PLANS.
2. MATCH EXISTING GRADE AT LANDSCAPE CURB PER DETAIL A, SHEET C2.
3. MATCH GRADES PER PLAN AT PCC CURB AND PCC SIDEWALK PER DETAIL B, SHEET C2.
4. INSTALL EXISTING IRRIGATION STUBS AND WIRES PER DETAIL C, SHEET C2.
5. PROTECT IN PLACE
6. INSTALL 6' PCC PARKING BUMPER 2' FROM FACE OF CURB, SIDEWALK OR EDGE OF GRINDINGS
7. PAINT 4" WHITE STRIPE PER STD. DRAWINGS C-5.5.1 AND C-5.5.2.
8. PAINT ADA PARKING SYMBOL PER PLANS ON EXISTING ASPHALT PARKING LOT
9. INSTALL ADA PARKING SIGN PER STD. DRAWING C-5.4.2.

LEGEND

- ASPHALT GRINDINGS
- EXISTING LUMINAIRE
- EXISTING PCC CURB & GUTTER TYPE 1
- EXISTING LANDSCAPE CURB
- EXISTING SIDEWALK
- 4" WIDE PARKING STRIPE
- WV — EXISTING WATER VALVE
- DIRECTION OF EXISTING DRAINAGE FLOW
- X% — FINISHED SURFACE FLOW
- 6' PCC PARKING BUMPER
- (4650.00 SW) — EXISTING SIDEWALK GRADE
- (4650.00 TC) — EXISTING TOP OF CURB GRADE
- 4650.0 G — FINISHED ASPHALT GRINDINGS GRADE
- (4650) — EXISTING GROUND CONTOUR LINE
- 4650 — FINISHED GROUND CONTOUR LINE

TOTAL PARKING SPACES

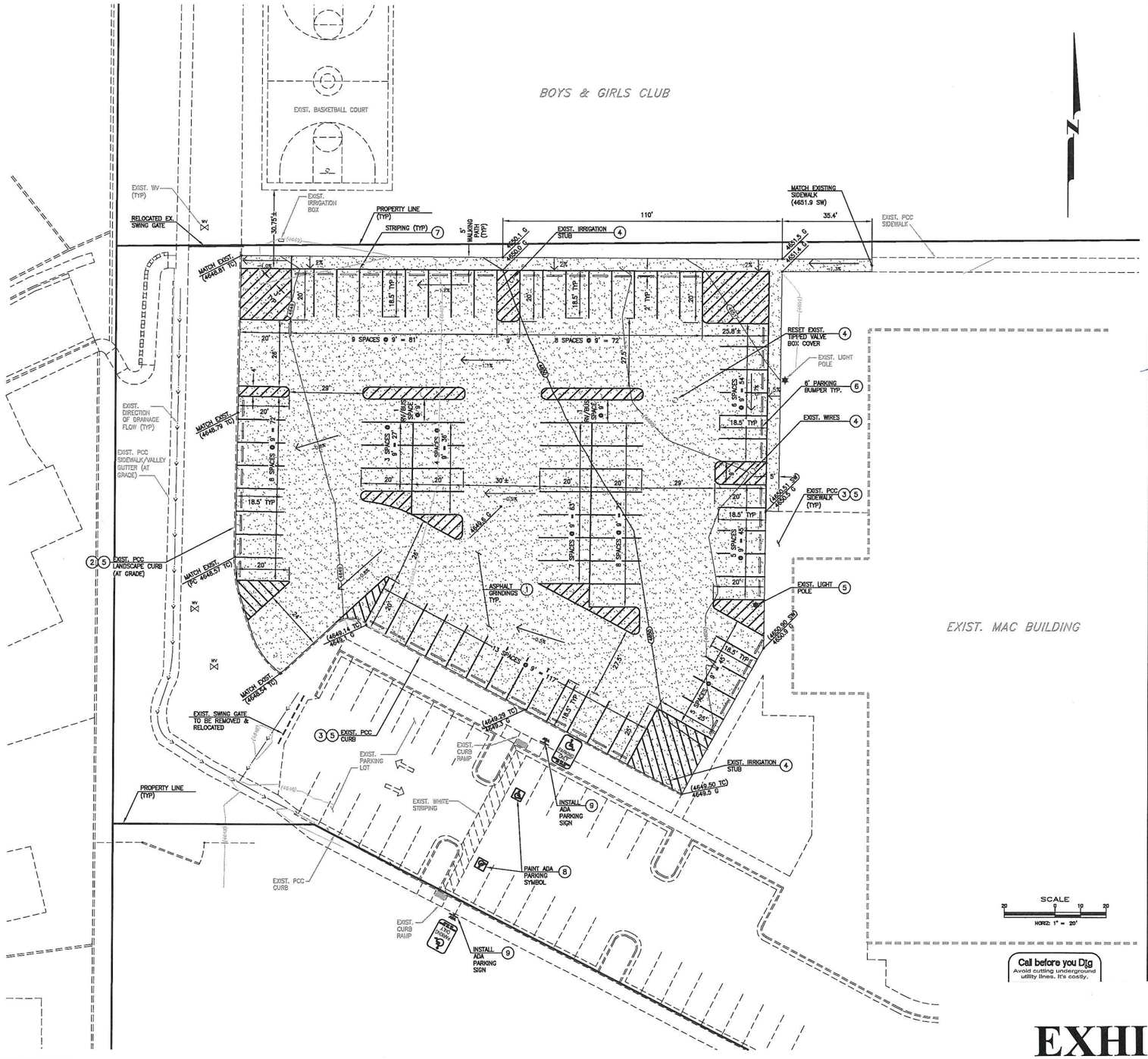
NEW PARKING LOT: 76 SPACES

NEW RV/BUS PARKING: 2 SPACES

ADA PARKING: 2

CUT/FILL QUANTITIES

4" THICK ASPHALT GRINDINGS:	442 CY
CUT (TO BOTTOM OF GRINDINGS)	71 CY
FILL (TO BOTTOM OF GRINDINGS)	155 CY
CUMULATIVE FILL	84 CY



DESIGNED BY: DA/DLO
DRAWN BY: DLO
CHECKED BY: DA/DGR
DWG NO.: cmac parking plan.dwg
SCALE (HORIZ): 1"=20'
SCALE (VERT): N/A
PLOT DATE: 8/17/16

CARSON CITY
PUBLIC WORKS DEPARTMENT
3505 BUTTI WAY CARSON CITY, NEVADA 89701
PH: 887-2355 FAX: 887-2112

PROFESSIONAL ENGINEER - STATE OF NEVADA
DARREN S. ANDERSON
Exp: 12/31/16
CIVIL
No. 23728
8/18/16

REV.	DATE	DESCRIPTION	BY	APP'D

CARSON CITY MULTI-USE ATHLETIC CENTER (MAC)
PROJECT No. 01.0708
PARKING LOT
LAYOUT & GRADING PLAN

I:\CAPITAL PROJECTS\Projects\01.0708-MAC\02.Design\MAC Parking\MAC PARKING DZN.dwg 8/17/16

EXHIBIT C

EXHIBIT C
AFTER