



### Staff Report:

In order to use the grass area directly east of the existing AMP paved parking lot, it needs to be graded and have gravel added to function as parking for future AMP events. Attached are the plans that include the following:

- Grading the entire area (approx. 7.5 acres) to smooth it out and to provide surface drainage.
  - If this were a paved parking lot, it would include 1,048 stalls, but knowing that parking is less efficient on gravel, we are assuming that this area will accommodate about 800 vehicles (assuming 80% gravel vs paved parking)
- Adding 3-inches of gravel to create a stable driving and parking surface.
- With the addition of the gravel, it requires stormwater treatment. An infiltration basin has been designed in the NE corner of the project area as shown on the plans.
  - I have included some of the concept planning for a future public safety facility for your information. You will notice that the concept planning had assumed a parking lot in the area of this pond. Future planning of the public safety facility would have to be adjusted to account for this pond location.
  - The pond is sized to only treat the runoff from the gravel parking area. If/when the site is further developed for a public safety facility, the pond could be expanded to treat runoff from that site.
- Creating an access point to the parking lot off of Parkway Drive by essentially completed the south leg of this intersection as shown on the plans. This requires relocating a streetlight and hydrant.

Staff has solicited quotes to complete the gravel parking lot work from Landwehr and C&L Excavating, which are attached. The low quote is from C&L Excavating in the amount of \$171,425.

We requested the quotes with the assumption that the City would purchase the aggregate material directly from Martin Marietta at a discounted price of \$4 per ton (or \$5.6 / CY), and the City would contract trucking to the site outside of the contract. So as a part of the base bid, the contractor would simply need to place and compact the gravel that was delivered to the site.

The alternate included in the quote is for the contractor to supply, deliver, place, and compact the gravel. We did this in the event that the sourcing and trucking directly doesn't work out, and to get a true understanding of the cost savings.

Staff is still working with Rock On Trucking to confirm their availability and cost to truck the material. We should have that information by the Council Meeting on Monday

The contractor plans to complete the work this fall.

Staff is recommending awarding the base bid quote (City supplying and trucking the gravel) to C&L in the amount of \$171,425.