



## Takoma Park City Council Meeting – February 15, 2017 Agenda Item 3

### **Work Session**

Single Reading Ordinance Authorizing Contract for Parking Lot Surface Restoration

### **Recommended Council Action**

Approve Ordinance

### **Context with Key Issues**

The surface of the Community Center lower level parking lot is in deteriorating condition. The Public Works Department investigated several options for restoration. Due to the size of the lot, daily use and comparative costs, the Department recommends a restoration method that includes installation of a surface coating. The cost for partial removal and replacement of the concrete surface was determined to be prohibitive and negatively impactful to operations. The City identified several possible vendors that provide concrete coating including Concrete Specialists, O'Leary Asphalt Inc., and Concrete Restoration Services. The City received only one bid for the project from Concrete Restoration Services.

The Department requested that Concrete Restoration Services provide a sample of the restoration method and material so we could see the process and determine if it would meet our needs. The sample surface was installed several months ago and appears to provide a much improved surface that will be water proof. The process included removal of all loose and deteriorated concrete on the surface, removal and replacement of all joint sealants, installation of a liquid vapor barrier coating followed by installation of a plastic surface coat. Based on the review of the project by our Construction Manager and City Engineer, the Department recommends we proceed with this vendor for the parking lot restoration.

The bid to coat the entire lower level parking area is \$143,856. The FY 17 Capital Budget included \$65,000 in funding for this project. The Department recommends that half of the lot be completed in FY17 and the remainder done in FY18. Funds for the completion of the project would be requested in the FY18 CIP. It is anticipated that the cost for the remainder of the work in FY18 will increase slightly.

### **Council Priority**

Fiscally Sustainable Government

### **Environmental Impact of Action**

Maintaining City parking facilities in good condition reduces particulate pollution from failing surfaces and improves safety for vehicles and other parking lot users.

**Fiscal Impact of Action**

\$71,928 cost for FY17 (\$6,928 more than in the CIP), similar cost in FY18. Without action to seal the existing concrete, deterioration will continue. If it becomes severe enough, we will not be able to use this less costly method and instead we will need to undertake full removal and replacement of the concrete slab at a much greater cost. Resealing the restored surface is anticipated to be done every three years hereafter at costs in the \$10,000 - \$20,000 range. These ongoing maintenance costs will be funded in the operating budget.

**Attachments and Links**

Draft Single Reading Ordinance

Introduced by:

Single Reading

**CITY OF TAKOMA PARK, MARYLAND  
ORDINANCE NO. 2017-**

**AUTHORIZING EXECUTION OF A CONTRACT FOR PARKING LOT SURFACE  
RESTORATION ON THE LOWER LEVEL LOT OF THE COMMUNITY CENTER**

WHEREAS, in accordance with the City procurement procedures, the Public Works Department solicited price proposals for repairs and surface restoration of the lower level parking lot at the community Center; and

WHEREAS, three vendors were contacted and Concrete restoration Services was the only bidder; and

WHEREAS, the Public Works Department has determined that the bid is responsive and responsible; and

WHEREAS, funds are available in the FY17 Capital budget to do half of the project. Department staff recommend including funding in FY18 for the remainder of the project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND, THAT:

Section 1. The City Manager or her designee is authorized to enter into a contract with Concrete Restoration Services for restoration of the lower level parking lot in the amount of (\$71,928), Seventy-One Thousand Nine Hundred Twenty-Eight Dollars.

Section 2. This Ordinance shall become effective upon adoption.

Adopted this \_\_\_\_ day of February, 2017.

AYE:

NAY:

ABSTAIN:

ABSENT: