

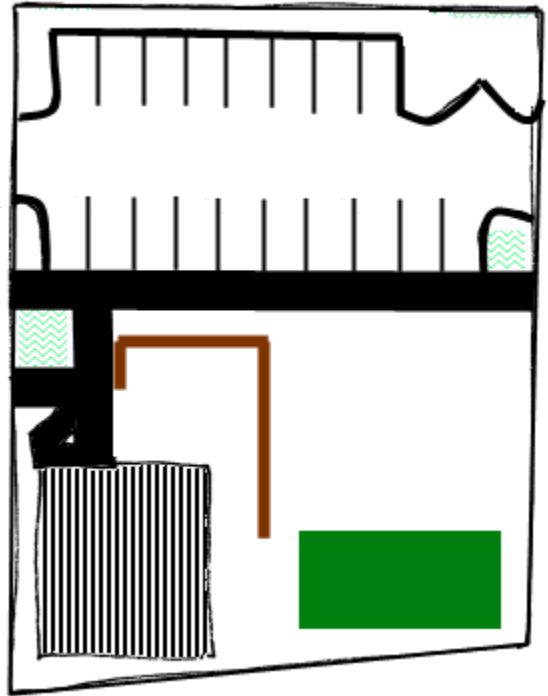
Parking Lot Reconstruction - July 2011

The meeting requested that the B&G committee pursue detailed pricing on the parking lot, after reviewing a general plan for parking lot reconstruction in March. That task was completed in May.

Issues

This list of issues was written up by the B&G clerk, because the parking lot touches on many issues and is not a simple matter.

- Safety - *The northern entrance to the dirt lot is not safe for the speed of traffic and can damage cars. The current drive lane is near the front door. The new plan is safer in these respects.*
- Appearance - *The new plan would give a completed, intentional look to the whole site, which has been one of the concerns about neighborliness.*
- Ability to continue landscaping - *The new plan defines spaces, which makes it possible to continue with permanent work on the site (outdoor worship spaces, play spaces, paths, arbors, and so on).*
- Compliance with city regulations - *The city has rules for the shape, size, and material of virtually everything in the plan; there is very little choice in how this gets done.*
- Water retention and runoff - *Our interpretation is that city policy requires hard surfaces with runoff to the street in order to drain as much water as possible to the river to meet water flow requirements, and because water retention can cause flooding. Some retention may be possible through slopes. Permeable paving is far more expensive (no quotes available on that).*
- Avoiding cost of re-design - *This plan has exceptions to the standard requirements (such as reduced number of spaces) and it was approved by the Environmental Planning Commission. Going back to the drawing board would require hiring an architect and at least 9 months of redesign and approvals. (Is the potential gain worth spending our time and money on this work?)*
- Timeline - *The current plan expires in 2014, at which point we would have to re-design as noted above, and at that point, we may NOT get the reduced parking exception again.*
- Prerequisite for any future construction - *If this lot is not built, it appears likely that the city would not permit any future building, expansion, or temporary building.*
- Trees - *The new plan calls for removing the locust trees. The new landscape plan (not being considered yet) calls for planting more trees and shrubs.*
- Environmental - *The use of asphalt and concrete takes energy, oil, and contributes to global warming.*
- Legal liability - *Any slip & fall or fender bender could be blamed on inadequate maintenance or improper design. (Not sure if this translates to any real concern.)*
- Need for additional parking - *This was not considered as a factor by us, although the city requires it. The number of spaces is determined by the main meeting room size. Therefore any future construction would not increase the number of spaces needed.*



Proposed Minute (may be used as a starting point)

The meeting approves to rebuild the parking lot according to the site plan approved by the Meeting and by the city Environmental Planning Commission, using Star Paving. Their quote is for \$27,019. We will use \$12,500 from reserves, and raise the remaining \$14,519 by direct fundraising appeals to members and attenders. We will sign off with the vendor only after 100% is raised or pledged. The finance committee will handle the fund raising. The project will include sidewalks, new curb cuts, new drive pads, deletion of curb cuts and drive pads on 5th St, asphalt paving, curbs, striping, and all required wheelchair accessible accommodations. The items on the EPC-approved plans that will not be included in this price quote are the electric light pole, landscape irrigation, dumpster enclosure, and deleting the drive pad on Bellamah. (However, conduit for electric and irrigation will be included.)

Additional Ctte Notes

Regarding the possibility of a gravel lot, we have inquired extensively, and it is not permitted by code, so would require a special exception. Reasons for not going further with this include the possibly limited cost savings, the ability to capture water runoff anyway, and the environmental goals of the existing city water runoff policies. These issues can be discussed in detail with the committee. (preferably in advance of the business meeting)

The price of asphalt is rising.

The quote of \$27,019 does not include city permits. There may be overages for unexpected conditions.

STAR PAVING COMPANY				
3109 LOVE ROAD S.W. ALBUQUERQUE NM 87105				
Attn: Ian Ford		P: (505) 877-0380	F: (505) 877-6655	05
PROPOSAL SUBMITTED TO	OFFICE:	DATE		
ABQ Friends Meeting	505-908-9426	May 11, 2011		
ADDRESS	Project	cell:		
3110 9th St NW	ABQ Friends Parking Lot			
CITY, STATE, ZIP	location	Fax:		
Albuquerque, NM 87107	5th St and Belamah			
We hereby submit specifications and estimates for:				
DESCRIPTION	QTY	UNIT	UNIT	TOTAL
REMOVALS				
REMOVE AND DISPOSE EXISTING TREES (2-4"	6	EA	\$400.00	\$2,400.00
PULVERIZE EXISTING ASPHALT AND USE AS	467	SY	\$3.00	\$1,401.00
REMOVE AND DISPOSE 32" CURB AND GUTTER	96	LF	\$5.00	\$480.00
REMOVE AND DISPOSE CONCRETE SIDEWALK	384	SF	\$1.00	\$384.00
REMOVE AND DISPOSE 6" CONCRETE DRIVEPAD	246	SF	\$1.00	\$246.00
CONCRETE				
4" CONCRETE SIDEWALK	384	SF	\$4.00	\$1,536.00
6" CONCRETE DRIVEPAD	438	SF	\$5.00	\$2,190.00
32" CURB AND GUTTER	41	LF	\$15.00	\$615.00
6" X 12" HEADER CURB	279	LF	\$14.00	\$3,906.00
CONCRETE ADA RAMP	115	SF	\$4.00	\$460.00
TRUNCATED DOMES	5	SF	\$30.00	\$150.00
ASPHALT				
NEW 2" P.M.B.P. OVER SUBGRADE PREP	972	SY	\$11.90	\$11,566.80
1' WIDE ASPHALT PATCH IN ROADWAY FOR STRIPING	96	SF	\$4.00	\$384.00
	1	LS	\$1,300.00	\$1,300.00
			SUBTOTAL	\$27,018.80
			TAX @ 7.000%	\$1,891.32
			TOTAL	\$28,910.12
ALTERNATE ASPHALT OPTION				
NEW 2" P.M.B.P. OVER 4" MILLINGS OVER SUBGRADE PREP	972	SY	\$14.90	\$14,482.80
Exclusions:				
1. Applicable sales tax to be charged if NTTC form is not furnished.				
2. Total yardage to be measured and charged accordingly.				
3. No barricading or traffic control.				
4. No testing or engineering.				
5. Subgrade to be (+) or (-) a 0.10 of a foot.				
6. If there is less than 1% drainage we do not guarantee drainage.				
7. Due to fluctuating oil prices, asphalt price may vary.				
9. Does not include curb cut on Belamah				
10. Does not include permits or permit fees. Permits at cost + 10%				
We Propose hereby to furnish material and labor---complete in accordance with above specifications.				