

Northville DDA Parking Committee Meeting

AGENDA

Monday, July 26, 2018

Meeting Room A – 8:00 – 9:00 am

1. Residential Overnight Parking Permit Program
 - A. Comparison Chart of Rates (Attachment 1.A)
 - B. Brochure Example (Attachment 1.B)
2. Parking Deck Evaluation, Rehabilitation and Maintenance Update (Attachment 2)
3. Cady Street Surface Parking Lot Status (Attachment 3)
4. Adjourned

Downtown Parking Program Grand Haven

Downtown Parking Program

(April 2018)



Overnight parking by permit only. Spaces with special restrictions are marked with special signage, as seen above (yellow areas on the attached map). Permit holders are asked to park in the eastern most portion of our downtown parking lots.

Downtown Grand Haven Residential Parking Program

Permit Questions?

616-842-3210

Enforcement & Citation Concerns?

8:00 a.m.–5:00 p.m.

616-842-3460

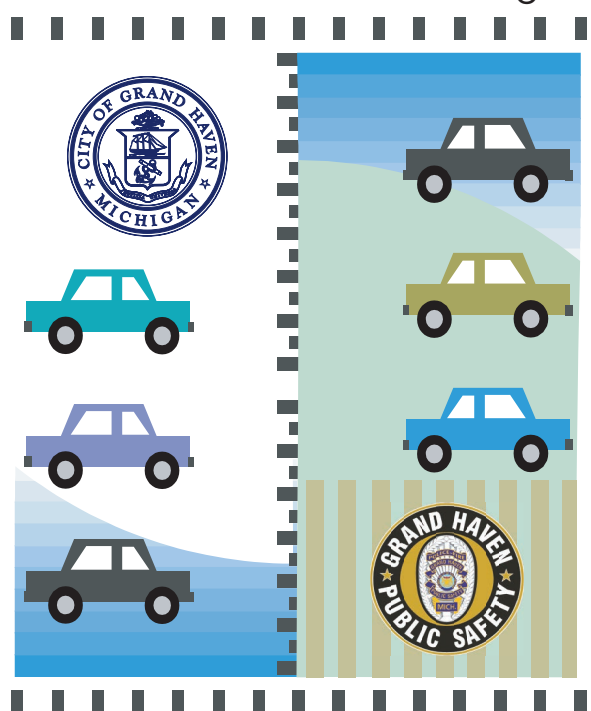
After Hours, Weekends, Holidays

616-994-7850



City of Grand Haven
519 Washington Avenue
Grand Haven, MI 49417
616-842-3210
www.grandhaven.org

Downtown Grand Haven, Michigan



Welcome!

Our goal is to make downtown overnight parking as convenient as possible for both residents and visitors. To purchase a permit or ask any questions, please visit the Clerk/Treasurer's Office, Monday through Friday, 8:00 a.m. to 5:00 p.m. If you have an after-hours question, please contact Ottawa Central Dispatch at 616-994-7850 and ask for an officer to contact you.

Resident Parking Registration

Resident parking permits are only available to long-term downtown residents for \$120 per year or \$10 per month.

1. Downtown overnight parking registration must be completed at the City of Grand Haven Treasurer's Office located at 519 Washington Avenue.
2. New applicants must provide:
 - License plate number, vehicle make and model.
 - Proof of residence in downtown district.
 - Contact number for landlord, if applicable.
3. The residential permit shall be hung from the rearview mirror of the vehicle.
 - This permit is valid only for the calendar year of the permit.
4. Additional information:
 - One permit per residential unit. Additional permits may be obtained upon special request (maximum two per unit).

Temporary Resident Parking Registration

Temporary resident permits are only available to downtown residents, short-term renters and building owners for \$20 per month.

1. Downtown overnight parking registration must be completed at the City of Grand Haven Treasurer's Office located at 519 Washington Avenue.
2. New applicants must provide:
 - Proof of residence in downtown district.
 - Contact number for landlord, if applicable.
3. The permit shall be hung from the rearview mirror of the vehicle.
 - This permit is valid until the date specified on the the permit.

Visitor Parking Registration

Overnight visitors may obtain an overnight permit from the kiosk located at the corner of First and Franklin for \$5 per day.

1. Overnight parking permits are available to everyone.
2. Parking station permits expire daily at 9:00 a.m.
 - Permits shall be displayed on the dashboard.
 - Permits shall be displayed with the expiration date clearly visible.

Downtown Public Parking Areas

Overnight permit holders (residents and visitors) are generally encouraged to park in the eastern most sections of the downtown parking lots. [Refer to map on back.]

Enforcement & Parking Availability

1. The Grand Haven Department of Public Safety is responsible for enforcing these rules and regulations.*
 - All enforcement inquiries must be directed to the Public Safety Department at 525 Washington or by telephone at 616-842-3460.
 - Vehicles may be ticketed and towed for non-compliance with parking restrictions.
 - In addition, any motor vehicle remaining in a parking space for 72 continuous hours may be deemed abandoned and is subject to impoundment pursuant to the City of Grand Haven Code of Ordinances.*
 - The City of Grand Haven may deny renewal of a permit to an applicant for non-compliance with the provisions of the Code of Ordinances of the City of Grand Haven.
2. Available parking is not guaranteed.

Serving Our Downtown Residents and Visitors

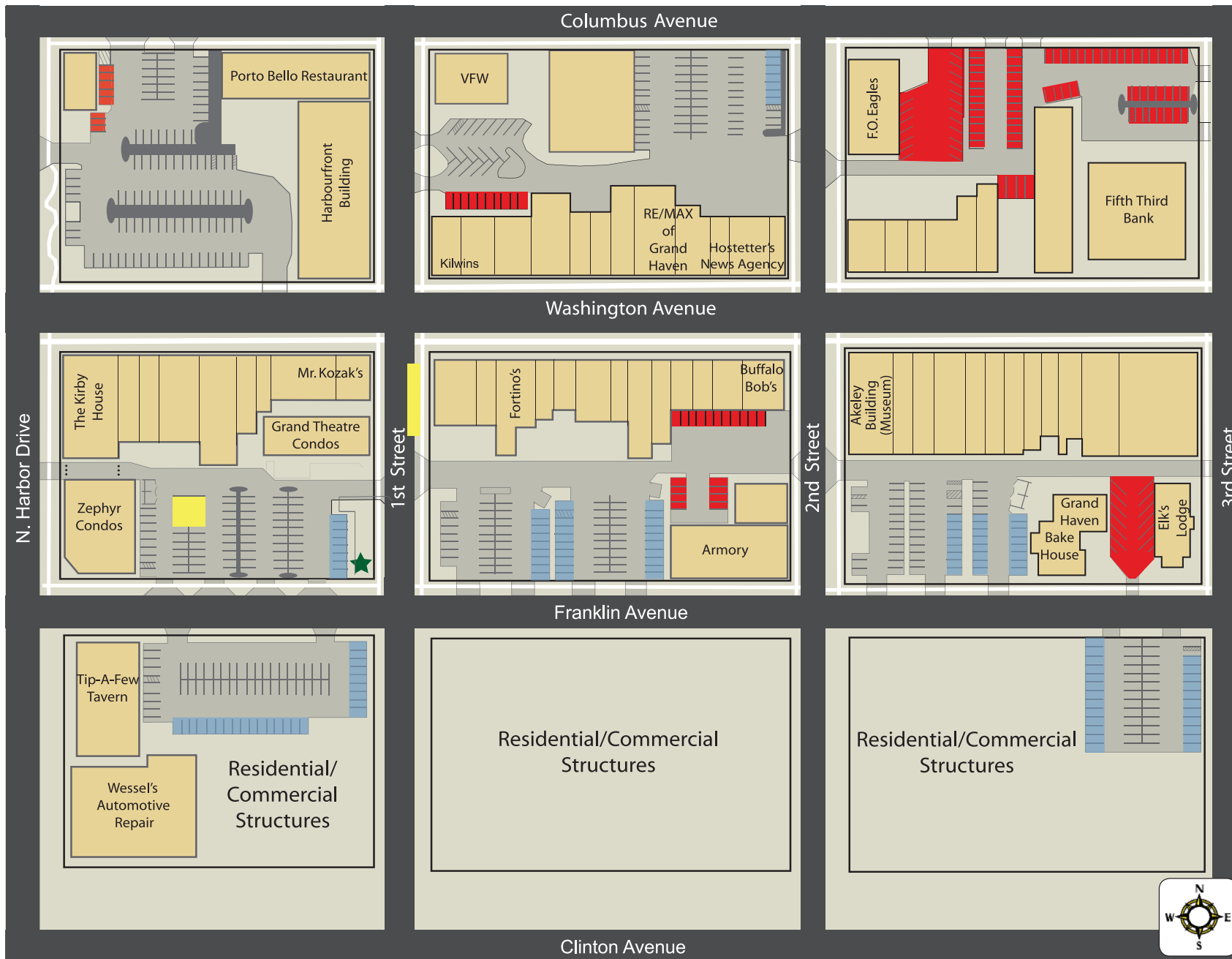
Your cooperation and support is essential to the success of this program. Please take a few minutes to familiarize yourself with the parking spaces shown on this brochure. Note three hour time restrictions in many lots; these restrictions apply to all vehicles.

*[City of Grand Haven Code of Ordinances Sec. 36-38.]



Map of Downtown Parking Lots (April 2018)

Grand Haven, Michigan



Overnight parking by permit only. Visitor permits are available from the kiosk above (located at the corner of First and Franklin) for \$5 per night. Please refer to the map for parking locations. Three hour parking 8:00 AM to 6:00 PM, May 1–November 1.

**Downtown Grand Haven
Parking Program**

Permit Questions: 616-842-3210
 Enforcement & Citations: 616-842-3460
 After Hours & Weekends: 800-249-0911

Parking Map Legend

- Recommended Overnight Parking
- Parking Permit Kiosk (1st & Franklin)
- Reserved Parking (No Public Parking)
- Special Rules

Please park in recommended spaces only

Base Cost Estimate

Work Item No.	Work Item Description	Units	Estimated Quantity	Unit Cost	Cost
Division 0 & 1 - General Conditions					
1.1	Contractor Mobilization (5%)	L.S.	n/a	n/a	\$ 12,000
1.2	Contractor General Requirements (10%)	L.S.	n/a	n/a	\$ 23,900
Division 3 - Concrete					
3.1	Top of Slab Repair	S.F.	1,100	\$ 40.00	\$ 44,000
3.2	Tee Flange Repair (Ceiling)	S.F.	80	\$ 100.00	\$ 8,000
3.3	Tee Stem Repair	S.F.	10	\$ 100.00	\$ 1,000
3.4	Beam Repair	S.F.	10	\$ 100.00	\$ 1,000
3.5	Column Repair	S.F.	10	\$ 100.00	\$ 1,000
3.6	Spandrel Repair	S.F.	10	\$ 100.00	\$ 1,000
3.7	Wall Repair	S.F.	10	\$ 100.00	\$ 1,000
Division 4 - Masonry					
4.1	Brick Repair	EA.	60	\$ 20.00	\$ 1,200
4.2	Repoint Mortar Joints	L.F.	150	\$ 20.00	\$ 3,000
Division 5 - Metals					
5.1	Steel Tread Pan Repair	EA.	5	\$ 500.00	\$ 2,500
5.2	Steel Landing Panel Repair	EA.	1	\$ 1,000.00	\$ 1,000
Division 7 - Waterproofing					
7.1	Rout & Seal Cracks at Topping	L.F.	100	\$ 5.00	\$ 500
7.2	Remove & Replace Control Joint Sealants	L.F.	3,500	\$ 5.00	\$ 17,500
7.3	Remove & Replace Cove Joint Sealants at Ext. Stairs & Bridge	L.F.	250	\$ 5.00	\$ 1,250
7.4	Install Cove Joint Sealants at NE Stairs	L.F.	50	\$ 6.00	\$ 300
7.5	Remove & Replace Interior Wall Sealants	L.F.	120	\$ 10.00	\$ 1,200
7.6	Remove & Replace Exterior Wall Sealants	L.F.	160	\$ 10.00	\$ 1,600
7.7	Inject Wall Cracks	L.F.	10	\$ 50.00	\$ 500
7.8	Recoat Deck Coating	S.F.	4,000	\$ 3.25	\$ 13,000
7.9a	Install Deck Coating at Entry/Exit - Full System	S.F.	600	\$ 5.60	\$ 3,360
7.9b	Install Deck Coating at Ped. Bridge - Full System	S.F.	350	\$ 5.60	\$ 1,960
7.9c	Install Deck Coating at Stair Towers - Full System	S.F.	380	\$ 7.00	\$ 2,660
7.10	Apply Concrete Sealer at Spandrels	S.F.	1,400	\$ 0.50	\$ 700
Division 9 - Finishes					
9.1a	Clean & Paint Perimeter Railing at Lower Level	L.F.	450	\$ 40.00	\$ 18,000
9.1b	Clean & Paint Perimeter Railing at Upper Level	L.F.	600	\$ 30.00	\$ 18,000
9.2a	Clean & Paint Handrails & Stairs at NE Stair Tower	L.S.	1	\$ 8,000.00	\$ 8,000
9.2b	Clean & Paint Handrails & Stairs at NW Stair Tower	L.S.	1	\$ 6,000.00	\$ 6,000
9.3	Clean & Paint Tube Steel at Ped. Bridge (incl. column base)	L.S.	1	\$ 3,000.00	\$ 3,000
9.4	Clean & Paint Standpipe System	L.F.	380	\$ 15.00	\$ 5,700
9.5	Clean & Paint Pipe Guard	EA.	4	\$ 300.00	\$ 1,200
9.6	Remove Flooring at NE Stair Tower	S.F.	130	\$ 10.00	\$ 1,300
Division 22 - Mechanical					
22.1	Remove & Replace Storm Drainage Piping	L.F.	30	\$ 80.00	\$ 2,400
22.2	Remove & Replace Standpipe	L.F.	10	\$ 100.00	\$ 1,000
Division 26 - Electrical					
26.1	Misc. Electrical Repairs	L.S.	1	\$ 1,000.00	\$ 1,000
Division 32 - Exterior Improvements					
32.1	Asphalt Repair	S.F.	6,600	\$ 8.00	\$ 52,800
32.2	Seal Asphalt Cracks/Joints	L.F.	750	\$ 2.50	\$ 1,875
32.3	Concrete-to-Asphalt Joint Repair at Upper Level	S.F.	120	\$ 40.00	\$ 4,800
32.4	Paint Pavement Markings	L.S.	1	\$ 3,500.00	\$ 3,500
32.5	Install Railing Post Covers at Upper Level	EA.	10	\$ 50.00	\$ 500
Total Estimated Construction Cost					\$ 274,210
Construction Contingency (10%)					\$ 27,500
Probable Construction Cost Budget					\$ 301,710
Soft Costs (20%)					\$ 60,400
Total Probable Construction Cost Budget					\$ 362,200

*Unit Key Code: L.S. - Lump Sum, S.F. - Square Foot, L.F. - Lineal Foot, EA. - Each

Optional Items – Cost Estimate

Work Item No.	Work Item Description	Units	Estimated Quantity	Unit Cost	Cost
PROTECTION OPTIONS					
O1	Concrete Sealer	S.F.	21,300	\$0.45	\$9,590.00
O2	Concrete Sealer with Corrosion Inhibitor	S.F.	21,300	\$1.10	\$23,430.00
O3	Deck Coating	S.F.	21,300	\$3.25	\$69,230.00
O4	Deck Coating with Corrosion Inhibitor	S.F.	21,300	\$4.35	\$92,660.00
LIGHTING UPGRADE					
O5	Replace Light Fixtures	L.S.	1	\$20,000.00	\$20,000.00

*Unit Key Code: L.S. - Lump Sum, S.F. - Square Foot, L.F. - Lineal Foot, EA. - Each

VIII. FUTURE REPAIRS AND MAINTENANCE

The repairs and protection presented in Section 8 are based on the current condition of the structure. As you are aware, even after repairs are completed, continued maintenance and repairs should be anticipated to keep the facility safe and operational. The following is a summary of anticipated future maintenance and repair items.

Concrete Repairs – Miscellaneous concrete repairs should be anticipated, including slab, beam, and columns. Increasing repair quantities should be anticipated in the future.

Crack & Joint Sealant Replacement – Sealant repairs should be anticipated periodically as part of the annual maintenance program. Total replacement is anticipated every 8 years.

Expansion Joint Replacement – Expansion joint replacement should be anticipated every 8 years.

Deck Coating – Recoating should be anticipated every 8 years.

Sealer Reapplication – Reapplication of the sealer should be anticipated every 8 years.

Pavement Markings – Repainting of the pavement markings should be anticipated every 2 to 3 years.

Annual Maintenance – Annual maintenance should include a slab wash-down in the Spring and the Fall, annual inspection for deterioration, miscellaneous sealant repair, isolated concrete repairs, painting touch up, floor drain clean-out, lighting lamp replacement, etc.

Base Cost Estimate

Work Item No.	Work Item Description	Units	Estimated Quantity	Unit Cost	Cost
Division 0 & 1 - General Conditions					
1.1	Contractor Mobilization (5%)	L.S.	n/a	n/a	\$ 9,200
1.2	Contractor General Requirements (10%)	L.S.	n/a	n/a	\$ 18,400
Division 3 - Concrete					
3.1	Top of Slab Repair	S.F.	400	\$ 40.00	\$ 16,000
3.2	Tee Flange Repair (Ceiling)	S.F.	20	\$ 100.00	\$ 2,000
3.3	Beam Repair	S.F.	30	\$ 100.00	\$ 3,000
3.4	Column Repair	S.F.	40	\$ 100.00	\$ 4,000
3.5	Spandrel Repair	S.F.	30	\$ 100.00	\$ 3,000
3.6	Wall Repair	S.F.	20	\$ 100.00	\$ 2,000
3.7	Curb Repair	S.F.	20	\$ 100.00	\$ 2,000
Division 4 - Masonry					
4.1	Brick Repair	EA.	40	\$ 20.00	\$ 800
4.2	Repoint Mortar Joints	L.F.	180	\$ 20.00	\$ 3,600
Division 5 - Metals					
5.1	Install Stair Riser at SW Stairs	EA.	1	\$ 1,000.00	\$ 1,000
5.2	Repair Doors	EA.	2	\$ 1,000.00	\$ 2,000
Division 7 - Waterproofing					
7.1	Rout & Seal Cracks	L.F.	100	\$ 5.00	\$ 500
7.2	Remove & Replace Control Joint Sealants	L.F.	3,800	\$ 5.00	\$ 19,000
7.3	Remove & Replace Cove Joint Sealants	L.F.	910	\$ 5.00	\$ 4,550
7.4	Remove & Replace Interior Wall Sealants	L.F.	120	\$ 10.00	\$ 1,200
7.5	Remove & Replace Exterior Wall Sealants	L.F.	220	\$ 10.00	\$ 2,200
7.6	Remove & Replace Expansion Joint Sealant	L.F.	30	\$ 120.00	\$ 3,600
7.7	Recoat Deck Coating	S.F.	3,400	\$ 3.00	\$ 10,200
7.8	Inject Wall Cracks	L.F.	80	\$ 50.00	\$ 4,000
7.9	Crack Repair at Treads/Landings	L.F.	70	\$ 30.00	\$ 2,100
7.10	Roof Repair at NE Stair Tower	L.S.	1	\$ 2,000.00	\$ 2,000
7.11	Remove & Replace Window Sealant at NE Stair Tower	L.F.	20	\$ 15.00	\$ 300
Division 9 - Finishes					
9.1a	Clean & Paint Railing (Green) at Lower Level	L.F.	40	\$ 40.00	\$ 1,600
9.1b	Clean & Paint Railing (Green) at Upper Level	L.F.	690	\$ 30.00	\$ 20,700
9.1c	Clean & Paint Railing (Green) at SW Stairs	L.F.	40	\$ 30.00	\$ 1,200
9.1d	Clean & Paint Railing (Green) at Exterior Stair/Ramp	L.F.	120	\$ 20.00	\$ 2,400
9.2	Clean & Paint Cyclone Fencing (Black)	S.F.	3,200	\$ 10.00	\$ 32,000
9.3	Clean & Paint Columns at Upper Level Interior (ASR)	S.F.	120	\$ 10.00	\$ 1,200
9.4	Clean & Paint Standpipe System	L.F.	270	\$ 15.00	\$ 4,050
9.5	Clean & Paint Pipe Guards	EA.	3	\$ 300.00	\$ 900
9.6	Touch-up Paint at North Stair Tower	L.S.	1	\$ 4,000.00	\$ 4,000
9.7	Touch-up Paint at Ped. Bridge Ceiling	L.S.	1	\$ 2,000.00	\$ 2,000
9.8	Clean & Paint Entry Signage Frame (Green)	L.S.	1	\$ 2,000.00	\$ 2,000
Division 22 - Mechanical					
22.1	Install Supplemental Floor Drain	EA.	1	\$ 3,500.00	\$ 3,500
22.2	Remove & Replace Risers	L.F.	30	\$ 80.00	\$ 2,400
Division 26 - Electrical					
26.1	Remove & Replace Junction Box	EA.	3	\$ 300.00	\$ 900
Division 32 - Exterior Improvements					
32.1	Asphalt Repair	S.F.	240	\$ 20.00	\$ 4,800
32.2	Seal Asphalt Cracks/Joints	L.F.	1,900	\$ 2.50	\$ 4,750
32.3	Paint Pavement Markings	L.S.	1	\$ 4,000.00	\$ 4,000
32.4	Install Railing Post Covers	EA.	20	\$ 50.00	\$ 1,000
32.5	Fence Repair	L.S.	1	\$ 1,000.00	\$ 1,000
Construction Cost Subtotal					\$ 211,050
Construction Contingency (10%)					\$ 21,110
Probable Construction Cost Budget					\$ 232,160
Soft Costs (20%)					\$ 46,500
Total Probable Construction Cost Budget					\$ 278,700

*Unit Key Code: L.S. - Lump Sum, S.F. - Square Foot, L.F. - Lineal Foot, EA. - Each

Optional Items – Cost Estimate

Work Item No.	Work Item Description	Units	Estimated Quantity	Unit Cost	Cost
PROTECTION OPTIONS					
O1	Concrete Sealer	S.F.	26,000	\$0.45	\$11,700.00
O2	Concrete Sealer with Corrosion Inhibitor	S.F.	26,000	\$1.10	\$28,600.00
O3	Deck Coating	S.F.	26,000	\$3.25	\$84,500.00
O4	Deck Coating with Corrosion Inhibitor	S.F.	26,000	\$4.35	\$113,100.00
LIGHTING UPGRADE					
O5	Replace Light Fixtures	L.S.	1	\$24,000.00	\$24,000.00

*Unit Key Code: L.S. - Lump Sum, S.F. - Square Foot, L.F. - Lineal Foot, EA. - Each

VIII. FUTURE REPAIRS AND MAINTENANCE

The repairs and protection presented in Section 8 are based on the current condition of the structure. As you are aware, even after repairs are completed, continued maintenance and repairs should be anticipated to keep the facility safe and operational. The following is a summary of anticipated future maintenance and repair items.

Concrete Repairs – Miscellaneous concrete repairs should be anticipated, including slab, beam, and columns. Increasing repair quantities should be anticipated in the future.

Crack & Joint Sealant Replacement – Sealant repairs should be anticipated periodically as part of the annual maintenance program. Total replacement is anticipated every 8 years.

Expansion Joint Replacement – Expansion joint replacement should be anticipated every 8 years.

Deck Coating – Recoating should be anticipated every 8 years.

Sealer Reapplication – Reapplication of the sealer should be anticipated every 8 years.

Pavement Markings – Repainting of the pavement markings should be anticipated every 2 to 3 years.

Annual Maintenance – Annual maintenance should include a slab wash-down in the Spring and the Fall, annual inspection for deterioration, miscellaneous sealant repair, isolated concrete repairs, painting touch up, floor drain clean-out, lighting lamp replacement, etc.

~ City of Northville ~

Council Communications

To: Mayor and City Council
From: Pat Sullivan, City Manager
Date: July 16, 2018
Subject: Option to Purchase Cady Street Parking Lot Property

Background

Hunter Pasteur Homes (HPH) holds an option on the Northville Downs Property and has expressed a desire to purchase the City's property, currently used as a surface parking lot, on the south side of Cady Street, east of Center Street. Both the City and HPH would like to see the City's property, about .75 acres, redeveloped as part of a comprehensive plan for Cady Street. Through discussions with our attorney for real estate matters and HPH, we have developed the attached option agreement (Attachment A) which contains the following provisions:

1. The City property and the Downs Property will be developed as a Planned Unit Development (PUD), meaning the Planning Commission and City Council must approve the PUD prior to closing.
2. The purchase price will be \$422,917.
3. HPH will, as part of the PUD, replace the 92 parking spaces currently available on the City property with at least 92 public parking spaces located within 600 feet.
4. The City has the option of retaining up 12 feet of right of way on the north edge of the property for potential widening of Cady Street.
5. Should the previous option, granted to the Cady Project, for the westerly 24 feet of the parking lot expire, HPH has the option of purchasing that land as well at a pro-rated price.
6. The option will expire if construction doesn't commence within three years of closing.

Recommendation

It is recommended that City Council approve the attached agreement with Hunter Pasteur Homes to purchase the Cady Street Parking Lot property.

9/2

Recommended Motion

Move to approve the Option to Purchase the Cady Street Parking Lot Property with Hunter Pasteur Northville, LLC, and authorize the City Manager to sign the agreement on behalf of the City.

Council Communications

To: Mayor and City Council
From: Pat Bellows, City Manager
Date: July 14, 2015
Subject: Option to Purchase Cady Street Parking Lot Property

Background
Hunter Pasteur Northville, LLC (HPN) holds an option on the Northville Downer Property and has agreed to purchase the City's property, currently used as a surface parking lot on the south side of Cady Street, from the City and HPN would like to see the City's property. HPN is a real estate developer and HPN has developed the attached option agreement (Attachment A) which contains the following provisions:

1. The City property and the Downer Property will be described as a Planned Unit Development (PUD), meaning the Planning Commission and City Council will approve the PUD prior to closing.
2. The purchase price will be \$422,017.
3. HPN will, as part of the PUD, replace the 32 parking spaces currently available on the City property with at least 32 public parking spaces located within 600 feet.
4. The City has the option of retaining up to 12 feet of right of way on the north edge of the property for potential widening of Cady Street.
5. Should the purchase option granted to the City expire, for the western 24 feet of the parking lot space, HPN has the option of purchasing the land as well as a 24-foot wide piece.
6. The option will expire 18 months from the date of the City Council's approval of this motion.

Commercial
Development

DEPARTMENT



CITY MANAGER