

Attachment A - List of Cost Per Garage Per Year

Garage	Year 1 FY2022	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10 FY2031	Future Total (FY22-31)
Del Mar Station	\$315,675	\$52,400	\$390,350	\$194,216	\$5,500	\$85,660	\$5,000	\$13,900	\$9,500	\$63,000	\$1,135,201
DeLacey	\$115,610	\$162,396	\$157,000	\$0	\$8,256	\$30,320	\$47,000	\$110,814	\$34,000	\$0	\$665,396
Holly Street	\$709,000	\$234,479	\$79,360	\$4,000	\$0	\$7,000	\$41,000	\$24,900	\$7,000	\$0	\$1,106,739
Los Robles	\$206,300	\$216,572	\$55,000	\$13,240	\$9,000	\$20,700	\$46,000	\$5,000	\$5,000	\$63,000	\$639,812
Marengo	\$384,050	\$266,482	\$943,905	\$5,000	\$98,760	\$5,000	\$33,300	\$0	\$10,000	\$0	\$1,746,497
Marriott	\$16,950	\$81,287	\$12,000	\$2,352	\$166,430	\$39,000	\$771,500	\$5,000	\$1,500	\$0	\$1,096,019
Paseo	\$850,600	\$1,718,530	\$163,500	\$0	\$47,000	\$18,500	\$0	\$8,450	\$13,500	\$0	\$2,820,080
Plaza Las Fuentes	\$85,000	\$340,835	\$22,400	\$15,000	\$5,000	\$6,000	\$13,600	\$30,000	\$6,000	\$305,000	\$828,835
Schoolhouse	\$477,945	\$1,334,644	\$83,400	\$10,000	\$3,000	\$88,444	\$0	\$15,465	\$6,000	\$102,000	\$2,120,898
TOTALS, NOT INFLATED	\$3,161,130	\$4,407,625	\$1,906,915	\$243,808	\$342,946	\$300,624	\$957,400	\$213,529	\$92,500	\$533,000	\$ 12,159,477.00
<i>Inflation factor</i>	<i>0.03</i>										
	<i>No Infl.</i>	<i>1.03</i>	<i>1.06</i>	<i>1.09</i>	<i>1.13</i>	<i>1.16</i>	<i>1.19</i>	<i>1.23</i>	<i>1.27</i>	<i>1.30</i>	
TOTALS, INFLATED	\$3,161,130	\$4,539,854	\$2,023,046	\$266,416	\$385,989	\$348,506	\$1,143,186	\$262,614	\$117,176	\$695,444	\$ 12,943,359.56

Attachment B – Repairs and Costs by Garage

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Description	Del Mar	DeLacey	Holly	Los Robles	Marengo	Marriott	Paseo Sub	Plaza Las Fuentes	Schoolhouse	Future Total (FY22-31)
IMMEDIATE/NEAR TERM ITEMS										
Remove overhead fall hazards		\$1,000	\$5,000	\$6,000	\$4,000		\$12,000	\$5,000	\$3,000	\$ 36,000.00
Repair active leaks	\$5,000						\$7,000			\$ 12,000.00
Repair or replace portions of expansion joints that present trip/fall hazards									\$5,000	\$ 5,000.00
Replace missing ceiling finishes								\$2,500		\$ 2,500.00
Replace/refasten anchors at exterior awnings									\$2,000	\$ 2,000.00
Retention barrier cables						\$5,000				\$ 5,000.00
Unclog slab drains			\$7,500							\$ 7,500.00
STRUCTURAL AND NONSTRUCTURAL CONCRETE										
Beam partial depth repair	\$6,400		\$4,000				\$234,000		\$800	\$ 245,200.00
Clean efflorescence on CMU walls			\$6,000							\$ 6,000.00
Column partial depth repair			\$23,800	\$28,000					\$1,400	\$ 53,200.00
Further investigate and monitor cracks in slabs and beams	\$10,000					\$7,500		\$15,000		\$ 32,500.00
Install new traffic bearing membrane wearing coat over existing		\$100,314				\$729,000			\$8,028	\$ 837,342.00
Install new traffic coating					\$844,965				\$996,405	\$ 1,841,370.00
Install topside sealant at slab penetrations and slab edges			\$72,000							\$ 72,000.00
Investigate failed topside repairs and condition of PT					\$10,000					\$ 10,000.00
Monitor cracks								\$10,000		\$ 10,000.00
Monitor existing repairs at column corners and repair as necessary							\$10,000			\$ 10,000.00
Monitor for concrete spalls and perform routine concrete repairs	\$21,000	\$12,000	\$15,000	\$15,000	\$15,000	\$4,500	\$40,500	\$18,000	\$18,000	\$ 159,000.00
Monitor movement of expansion joints on level P1	\$7,500									\$ 7,500.00
Patch exposed ends of PT cables at roof level				\$1,500						\$ 1,500.00
PT strand splice repair				\$7,000	\$24,500	\$10,500			\$3,500	\$ 45,500.00
Remove and replace traffic bearing membrane		\$67,235							\$6,795	\$ 74,030.00
Remove traffic coating						\$42,500				\$ 42,500.00
Repair spalls						\$7,000			\$5,000	\$ 12,000.00
Repair traffic bearing membrane									\$2,000	\$ 2,000.00
Replace building perimeter sealant									\$12,465	\$ 12,465.00
Replace expansion joint system			\$166,200				\$342,000		\$102,000	\$ 610,200.00
Replace failed portions of expansion joint system	\$36,000									\$ 36,000.00
Replace joint between parking structure and pedestrian bridge				\$4,000	\$8,000					\$ 12,000.00
Replace vertical sealant joints at CMU walls	\$1,000									\$ 1,000.00
Rout and seal cracks	\$79,350	\$5,000	\$625				\$130,750	\$105,000	\$40,600	\$ 361,325.00
Sealant replacement	\$78,660	\$53,740	\$32,520	\$15,700	\$23,760	\$16,430		\$16,400	\$41,100	\$ 278,310.00
Slab partial depth repair	\$3,600	\$3,000	\$18,000	\$24,000	\$8,400	\$3,000	\$7,800	\$600	\$14,400	\$ 82,800.00
Soffit full depth repair							\$9,100			\$ 9,100.00
Soffit partial depth repair	\$4,800	\$8,000	\$8,000	\$40,000	\$51,000			\$16,800	\$40,500	\$ 169,100.00
Stair nosing partial depth repair					\$7,200					\$ 7,200.00
Wall partial depth repair				\$10,000	\$3,000					\$ 13,000.00
MISCELLANEOUS										
Install water intrusion mitigation system at roof level interior slab edges			\$20,000						\$10,000	\$ 30,000.00
Investigate and monitor source of moisture staining at slab soffit penetrations	\$6,000									\$ 6,000.00
Mitigate water intrusion through trench drains							\$10,000			\$ 10,000.00
Perform local stucco repairs to the exterior façade and monitor for repairs as needed		\$10,000				\$7,000			\$9,000	\$ 26,000.00
Recoat columns and walls	\$60,000									\$ 60,000.00
Recoat exterior stucco cladding		\$30,000								\$ 30,000.00
Recoat exterior walls			\$30,000			\$35,000	\$15,000	\$30,000		\$ 110,000.00
Recoat metal guardrails and install sealant at guardrail penetrations									\$5,000	\$ 5,000.00
Recoat soffits, beams, columns and walls		\$40,000	\$35,000	\$50,000	\$75,000				\$60,000	\$ 260,000.00
Recoat stair nosings		\$7,000	\$6,000	\$6,000	\$7,500					\$ 26,500.00
Remove and replace existing guard rails				\$60,000	\$75,000					\$ 135,000.00
Remove vegetation from façade			\$7,000	\$7,000						\$ 14,000.00

Attachment B – Repairs and Costs by Garage

Description	Del Mar	DeLacey	Holly	Los Robles	Marengo	Marriott	Paseo Sub	Plaza Las Fuentes	Schoolhouse	Future Total (FY22-31)
Replace damaged or missing bollards									\$7,000	\$ 7,000.00
Replace spalled/deteriorated tire stops	\$7,000	\$3,000	\$4,000	\$6,000	\$10,000	\$3,000			\$5,000	\$ 38,000.00
Replace spalled/deteriorated/missing speed bumps	\$4,000					\$3,500				\$ 7,500.00
Restripe	\$19,200	\$8,256	\$9,840	\$8,240	\$11,440	\$2,352	\$32,000	\$13,600	\$14,416	\$ 119,344.00
Retension barrier cables	\$6,000	\$3,000								\$ 9,000.00
LIGHTING SYSTEMS										
Extras: crane rental for pole installation		\$40,000	\$40,000	\$40,000	\$40,000				\$40,000	\$ 200,000.00
Light fixture replacement with battery pack		\$34,677	\$30,116	\$45,530	\$74,319	\$4,602				\$ 189,244.00
Light fixture replacement with sensor	\$175,016	\$37,767	\$58,290	\$69,010	\$77,815	\$14,485	\$969,330	\$218,435	\$197,485	\$ 1,817,633.00
Pole light fixture with sensor		\$9,032	\$13,548	\$9,032	\$13,548				\$29,354	\$ 74,514.00
ELEVATOR SYSTEMS										
Bring elevators into compliance with current ADA standards	\$17,000	\$500	\$11,000	\$11,250	\$21,000	\$5,500	\$2,000		\$1,000	\$ 69,250.00
Full modernization of elevator including controller, power unit and door equipment	\$300,000	\$150,000	\$320,000	\$150,000	\$300,000	\$150,000	\$900,000	\$300,000	\$300,000	\$ 2,870,000.00
Install car top handrail on elevator car top	\$5,000			\$2,500	\$5,000			\$5,000		\$ 17,500.00
Install door restrictor					\$3,000					\$ 3,000.00
Install light guards and reinstall the ceiling at the car interior							\$2,000			\$ 2,000.00
Install light guards at machine room, pit, and car top lighting	\$500	\$500					\$1,500	\$500	\$500	\$ 3,500.00
Install new code compliant car top inspection stations on elevator car top	\$7,000		\$7,000							\$ 14,000.00
Install new code compliant pit ladders 48" above pit sill			\$1,500	\$750						\$ 2,250.00
Install new overspeed valves in pits			\$12,000		\$12,000		\$6,000		\$12,000	\$ 42,000.00
Install new split system AC unit in machine room			\$20,000					\$20,000		\$ 40,000.00
Perform general maintenance and repair tasks	\$3,050	\$15,575	\$20,700	\$8,800	\$11,700	\$6,450	\$9,200	\$5,400	\$14,900	\$ 95,775.00
Rebuild the car control valve to improve leveling and stopping									\$2,200	\$ 2,200.00
Repair leaking hydraulic equipment and empty drip pans							\$2,000			\$ 2,000.00
Replace door reopening device due to cracked lens									\$2,500	\$ 2,500.00
Replace hoistway doors							\$3,500			\$ 3,500.00
Replace leaking hydraulic packing					\$5,000				\$8,000	\$ 13,000.00
Replace leaking packing and install code-required rupture valve				\$4,000						\$ 4,000.00
Replace single bottom cylinders (if present) with double bottom cylinders			\$100,000							\$ 100,000.00
Replace stop switches with keyed emergency stop switches			\$4,000							\$ 4,000.00
Update monthly firefighter's test log for all elevators							\$1,000			\$ 1,000.00
Waterproof elevator pit of elevators to prevent water build up			\$7,000							\$ 7,000.00
FIRE AND LIFE SAFETY										
Inspect and test 10" electric bell on outside of elevator shaft				\$1,500						\$ 1,500.00
Install cap on 2.5" wall mount			\$300		\$300					\$ 600.00
Install cap on automatic sprinkler connection						\$1,000				\$ 1,000.00
Install cap on fire hose valve		\$500	\$800							\$ 1,300.00
Install earthquake bracing on sprinkler mains and cross mains							\$12,000		\$57,500	\$ 69,500.00
Install hangers on cross mains									\$6,500	\$ 6,500.00
Install longitudinal bracing on standpipe distribution piping					\$3,000					\$ 3,000.00
Install sprinkler									\$3,000	\$ 3,000.00
Replace 2.5" fire hose valve			\$2,500		\$1,000					\$ 3,500.00
Replace domestic backflow preventer				\$15,000						\$ 15,000.00
Review and correct trouble signal displayed on FACP	\$4,000	\$2,500							\$2,500	\$ 9,000.00
EXHAUST SYSTEMS										
Perform maintenance and repair tasks, including replacement of VFDs and CO sensors	\$273,125	\$23,800				\$37,700	\$80,400	\$54,100	\$40,050	\$ 509,175.00
TOTALS, NOT ADJUSTED FOR INFLATION	\$1,135,201	\$665,396	\$1,106,739	\$639,812	\$1,742,447	\$1,091,019	\$2,820,080	\$828,835	\$2,120,898	\$12,150,427.00

Attachment C - Southern California Cities Paid Parking Rates

Southern California Cities Paid Parking Rates					
City	On-street Hourly Rates	Off-street Lots Hourly Rates	Garage Hourly Rates	Courtesy Time	Garage Max
City of Pasadena (current rates)	\$0.75-\$1.50	\$1.00-\$2.00	\$2.00-\$3.00 (excluding Plaza Las Fuentes)	90 minutes	\$6.00-\$9.00
City of Pasadena (proposed starting rates)	\$1.00 (\$3.00 after 1-2 hours based on zone)	\$1.00 (\$2.00 per hour after 2 hours)	\$1.00 (\$2.00 per hour after 2 hours)	No	\$12.00
City of Beverly Hills	\$0.75-\$2.00	-	\$2.00-\$6.00	1-2 hours	\$12.00-\$22.00
City of Glendale	\$1.50-\$2.00	\$1.50	\$2.00	90 minutes	\$9.00
City of Huntington Beach	\$1.50	\$1.50	\$1.00-\$2.00 (\$3.00-\$6.00 per hour after 2 hours)	No	\$15.00-\$20.00
City of Long Beach	\$0.75-\$2.00	\$1.00-\$3.00	\$3.00-\$6.00	No	\$10.00-\$16.00
City of Los Angeles, Hollywood Boulevard	\$0.50-\$4.00	\$7.00-\$10.00/flat	\$4.00-\$8.00	No	\$12.00-\$16.00
City of Los Angeles, Westwood and Santa Monica Boulevard	\$0.50-\$2.00	\$1.00-\$4.00	\$4.50	No	\$9.00
City of Santa Monica	\$1.25-\$2.50	\$1.00-2.50 (non-beach)	\$2.00-\$6.00 (escalating)	90 minutes	\$14.00-\$25.00
City of West Hollywood	\$2.00	\$1.00-\$2.00	\$3.00	No	\$8.00-\$12.00

Shopping Destination Paid Parking Rates			
Location	Garage Hourly Rates	Courtesy Time	Garage Max
Americana at Brand, Glendale	\$1.00 (First hour) \$4.00 (61-75 minutes) \$4.00 (per additional hour)	No	\$24.00
The Grove, Los Angeles	\$2.00 (First hour) \$4.00 (61-75 minutes) \$4.00 (per additional hour)	No	\$30.00
FIG at 7th, Los Angeles	\$1.00 -\$1.50 (\$3.00 every 10 minutes after 3 hours)	30 minutes	\$35.00
Hollywood & Highland, Los Angeles	\$6.00	No	\$18.00

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