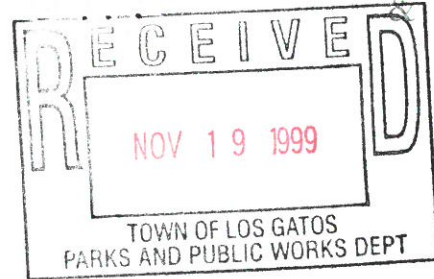


GORDON H CHONG
& Partners

November 17, 1999

Scott Baker, Director
Parks and Public Works
Town of Los Gatos
110 East Main Street
Los Gatos, CA 95032



Subject: Downtown Parking Structures, Lots 2 and 6.

Dear Scott:

The Hallidie Building
130 Sutter Street
Suite 300
San Francisco
CA 94104-4012

Enclosed please find project information that we will be presenting to the Town Council next Monday, November 22. Included are updated drawings for the four primary schemes we have been discussing and matrices which evaluate each scheme in terms of number of stalls, level of service, quality of the pedestrian/patron environment, and cost. Also included in the matrices are evaluations of the various additional options we have discussed; building under adjacent streets and properties, going down another level, etc.

tel 415 433.0120
fax 415 433.4368

Costs are provided as both construction costs and total project costs. Construction costs include a 10% planning and design contingency. Total Project Costs include an additional 25% for escalation, fees, permits, and construction contingency. Unlike costs we have discussed to date which have been based upon an evaluation of previous estimates in the Watry study, the costs included in the enclosed report represent our own estimates. In developing these estimates, we have attempted to account for the costs of the special features we anticipate being included in these structures:

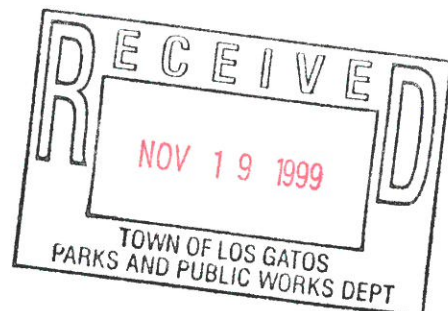
- Large amounts of excavation that may require substantial hauling distance.
- Shoring of excavations adjacent to neighboring buildings and streets.
- Utility relocations.
- Design of Lot 2, upper level, for fire and emergency vehicles.
- Dewatering, underfloor drainage, and sump pumps.
- Special finishes/form work for concrete.
- Landscaping/planters.
- Pedestrian plaza development, site features, trellises, etc.
- Light wells, shafts.
- Mechanical ventilation for all underground levels.
- Elevator structures.
- Interior painting.
- High quality lighting, graphics, and signage.

Please feel free to contact me with any questions or comments you may have. We look forward to our meeting with you and the council on Monday.

Sincerely,

A handwritten signature in blue ink that reads "Geoff Adams".

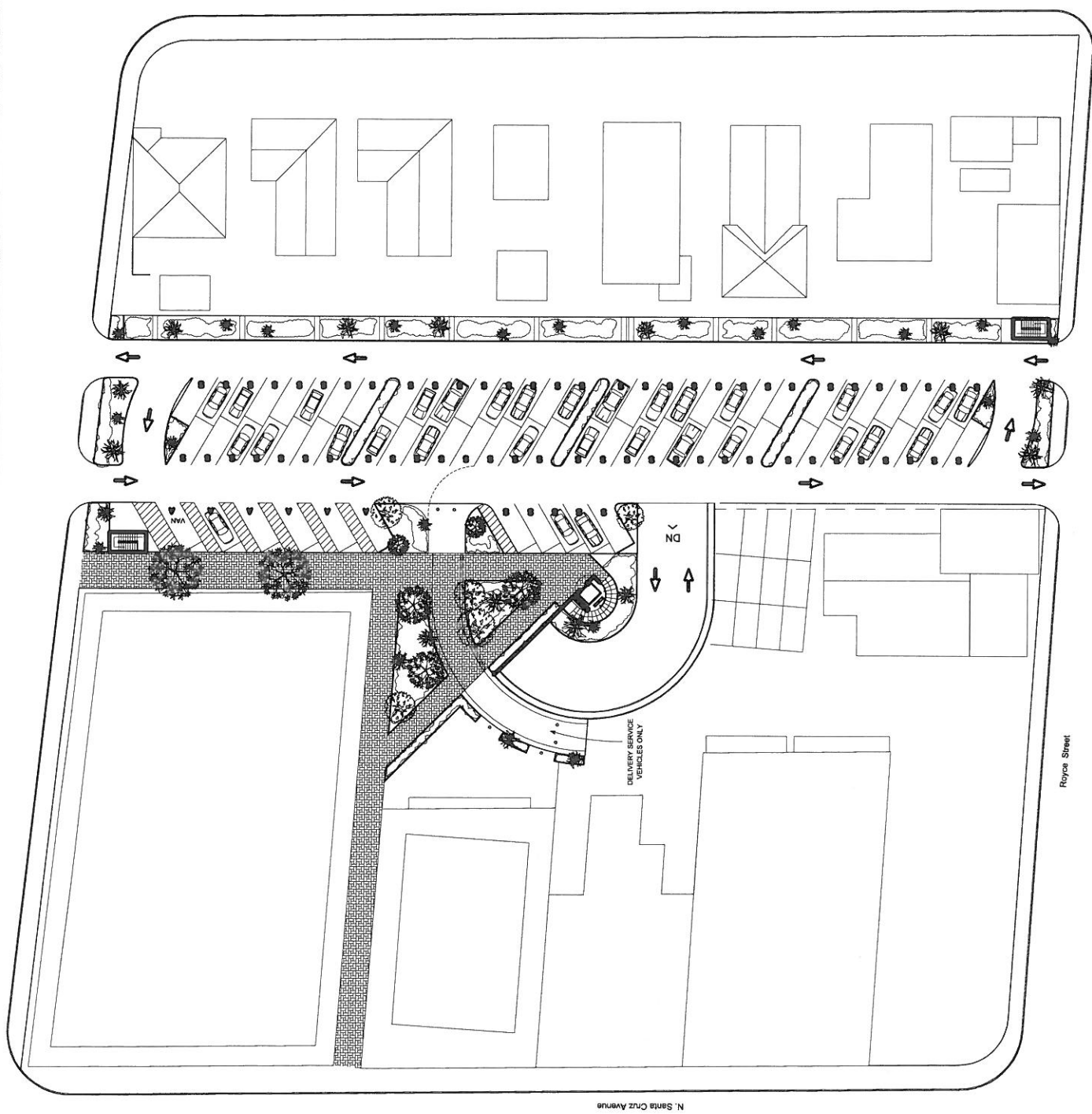
Geoff Adams
Principal/Project Manager



Town of Los Gatos Parking Structures

LOT 2 SCHEME A		Number of Spaces	Overall Level of Service	Pedestrian Experience	Total Square Feet	Opinion of Probable Const. Cost	Cost per Space	Cost per Square Foot	Efficiency SF/Space	Total Project Costs
Two Way Circular Helix		249	B+	High	101,813	\$6,384,500	\$25,641	\$62.71	409	\$7,980,625
Additions:										
Extend under Royce Street		20	B+	High	2,828	\$667,700	\$33,385	—	—	\$834,625
Extend under Bachman Avenue		32	B+	High	5,415	\$941,600	\$29,425	—	—	\$1,177,000
Extend behind circular ramp		34	B-	Medium	23,000	\$1,064,800	\$31,318	—	—	\$1,331,000
Additional rows below ground at Clodfelter property		6	B+	High	2,400	\$93,500	\$15,583	—	—	\$116,875
Third level down		86	B-	Low	33,937	\$2,189,000	\$25,453	—	—	\$2,736,250

Note: Additions are considered individual adds to the base scheme.



SITE PLAN (GROUND LEVEL - 73 SPACES)

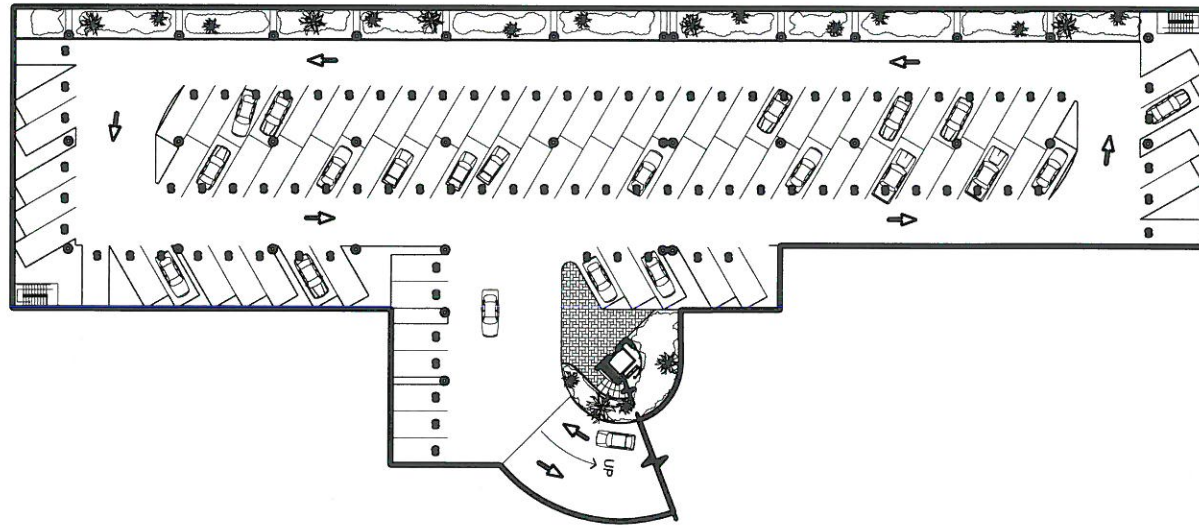
TOTAL SCHEME SPACES: 249

Site 2
Scheme A
3 levels
249 spaces

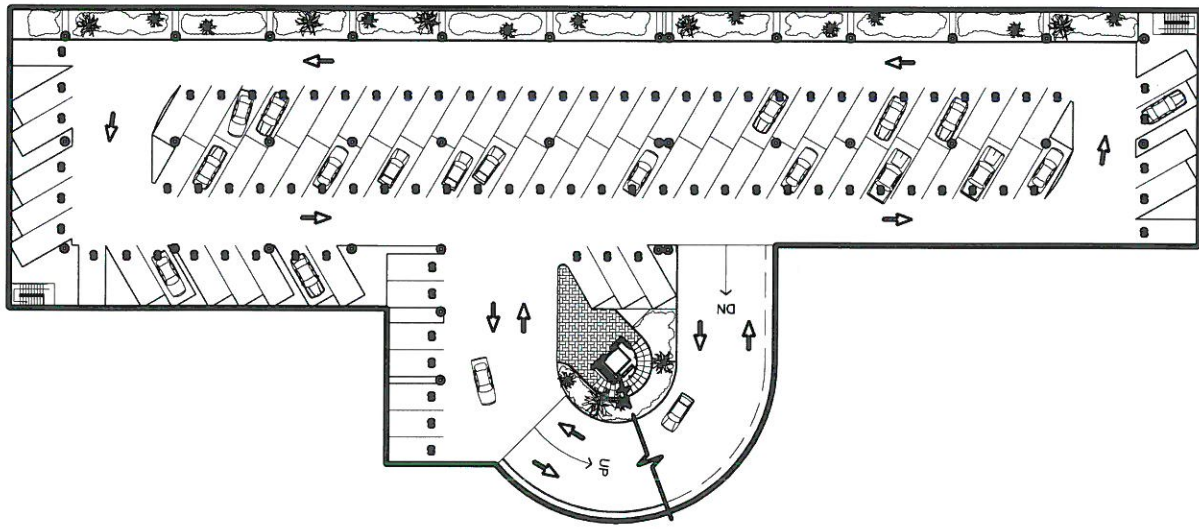
LOS GATOS

GORDON H. CHONG
ARCHITECTURE & PARTNERS





2nd UNDERGROUND LEVEL - 89 SPACES



1st UNDERGROUND LEVEL - 87 SPACES

Site 2
Scheme A
3 levels
249 spaces

LOS GATOS

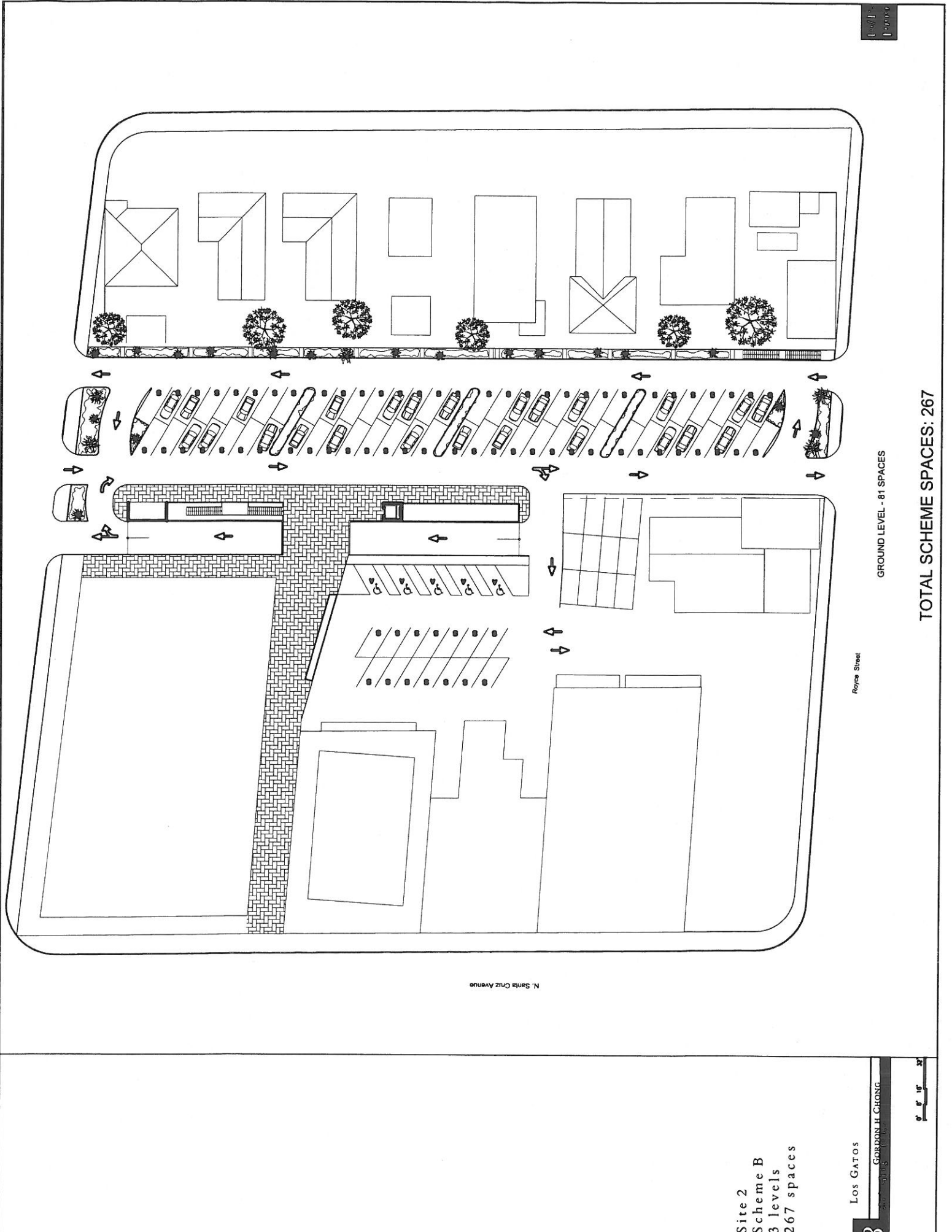
GORDON H. CHONG
ARCHITECTURE
& PARTNERS

Town of Los Gatos Parking Structures

LOT 2 SCHEME B		Number of Spaces	Overall Level of Service	Pedestrian Experience	Total Square Feet	Opinion of Probable Const. Cost	Cost per Space	Cost per Square Foot	Efficiency SF/Space	Total Project Costs
One Way Speed Ramps		267	C	Medium	127,017	\$7,453,700	\$27,916	\$58.68	476	\$9,317,125
Additions:										
Extend under Royce Street		20	C	Medium	2,828	\$667,700	\$33,385	-	-	\$834,625
Extend under Bachman Avenue		32	C	Medium	5,415	\$941,600	\$29,425	-	-	\$1,177,000
Additional rows below ground at Clodfelter property		16	C	Medium	7,125	\$273,900	\$17,119	-	-	\$342,375
Third level down		92	C-	Low	42,339	\$2,597,100	\$28,229	-	-	\$3,246,375
Alternate:										
Limit to Town Property		202	B-	Medium	94,441	\$5,965,400	\$29,532	\$63.17	468	\$7,456,750

Note: Additions are considered individual adds to the base scheme.

Alternate for Limiting to Town Property are complete costs, not adds



Site 2
Scheme B
3 levels
267 spaces

Los Gatos

GORDON H. CHONG

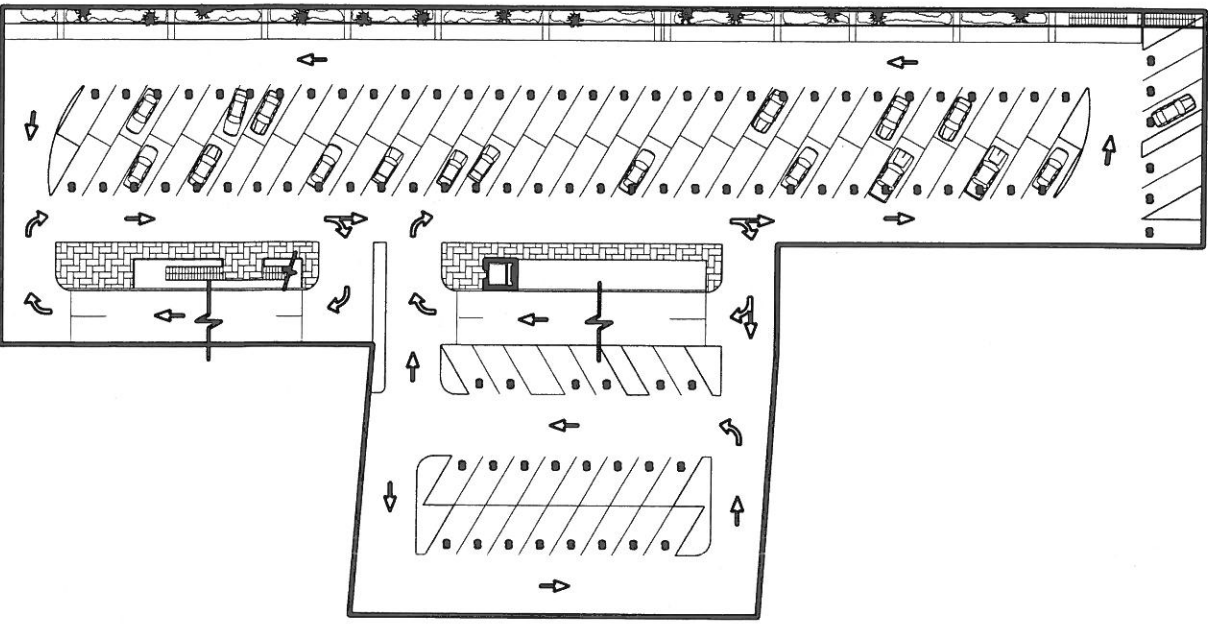
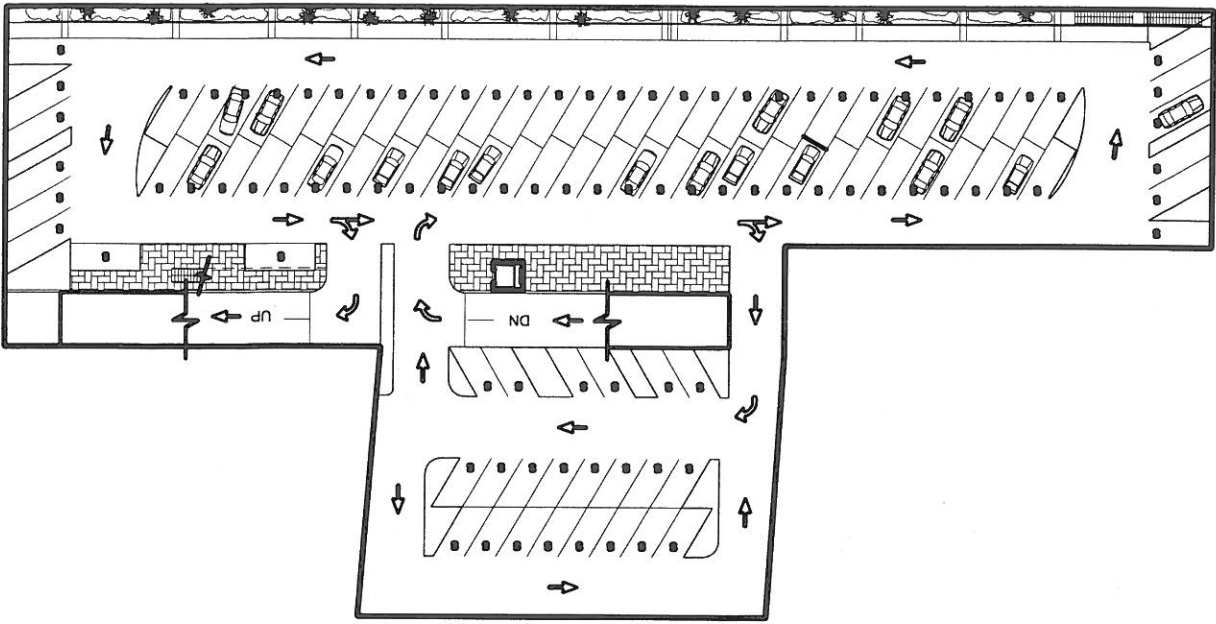


GROUND LEVEL - 81 SPACES

TOTAL SCHEME SPACES: 267

2nd UNDERGROUND LEVEL - 94 SPACES

1st UNDERGROUND LEVEL - 92 SPACES



Site 2
Scheme B
3 levels
267 spaces

Los Gatos

GORDON H. CHONG
ARCHITECTS



Town of Los Gatos Parking Structures

LOT 6 SCHEME A		Number of Spaces	Overall Level of Service	Pedestrian Experience	Total Square Feet	Opinion of Probable Const. Cost	Cost per Space	Cost per Square Foot	Efficiency SF/Space	Total Project Costs
Two Way Speed Ramp		235	B+	High	86,148.00	\$5,211,900.00	\$22,178.30	\$60.50	367	\$6,514,875.00
Additions:										
Third level down		77	B+	Low	28,716.00	\$2,085,600.00	\$27,085.71	-	-	\$2,607,000.00

LOT 6 SCHEME B		Number of Spaces	Overall Level of Service	Pedestrian Experience	Total Square Feet	Opinion of Probable Const. Cost	Cost per Space	Cost per Square Foot	Efficiency SF/Space	Total Project Costs
Single Thread Helix to Above and Below Levels		227	B-	Medium	78,881.00	\$4,556,300.00	\$20,071.81	\$57.76	347	\$5,695,375.00
Additions:										
Second level down		75	B-	Medium	24,987.00	\$1,981,100.00	\$26,414.67	-	-	\$2,476,375.00

Note: Additions are considered individual adds to the base scheme

N. Santa Cruz Avenue

W. Main Street

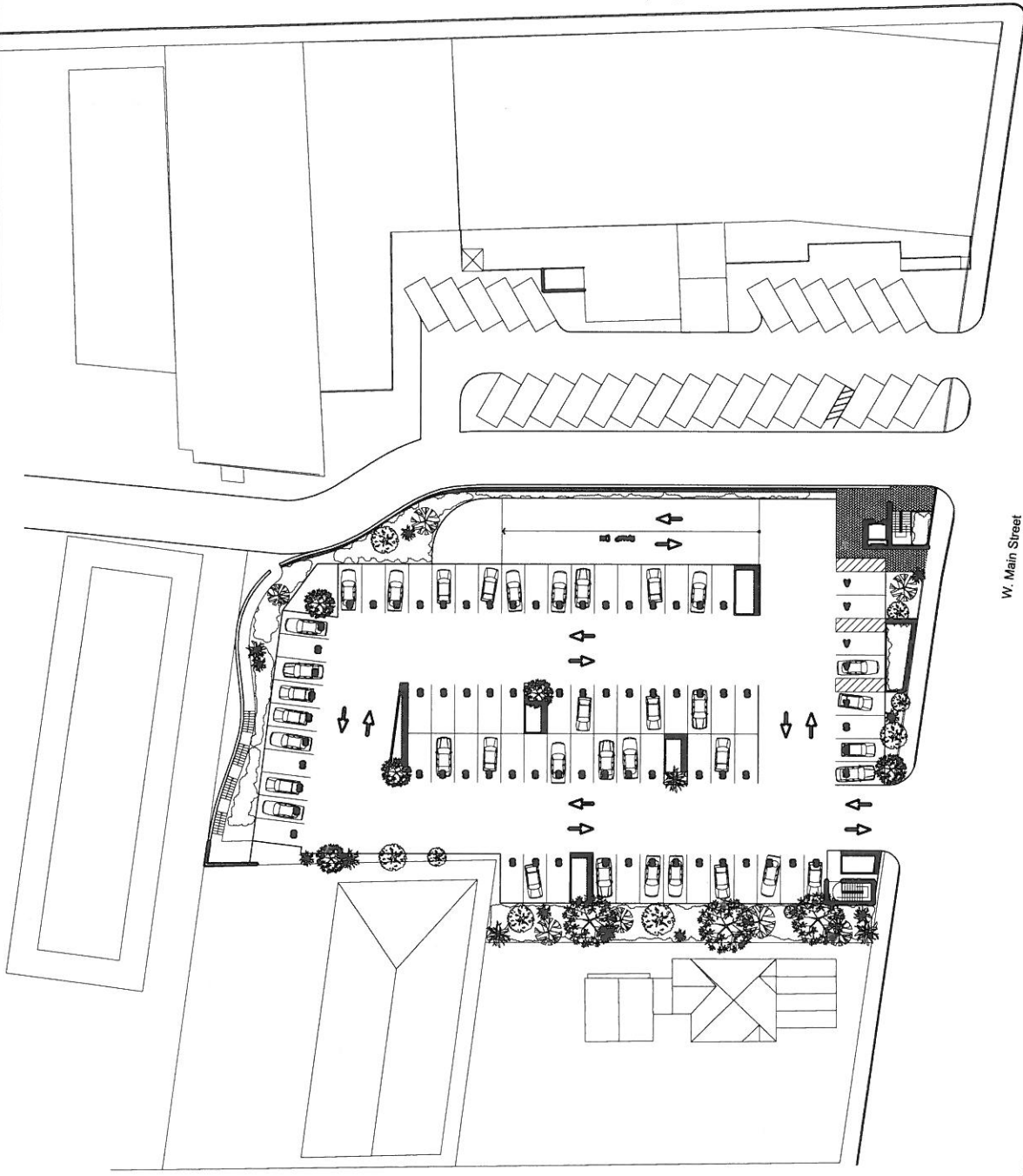
Lyndon Avenue

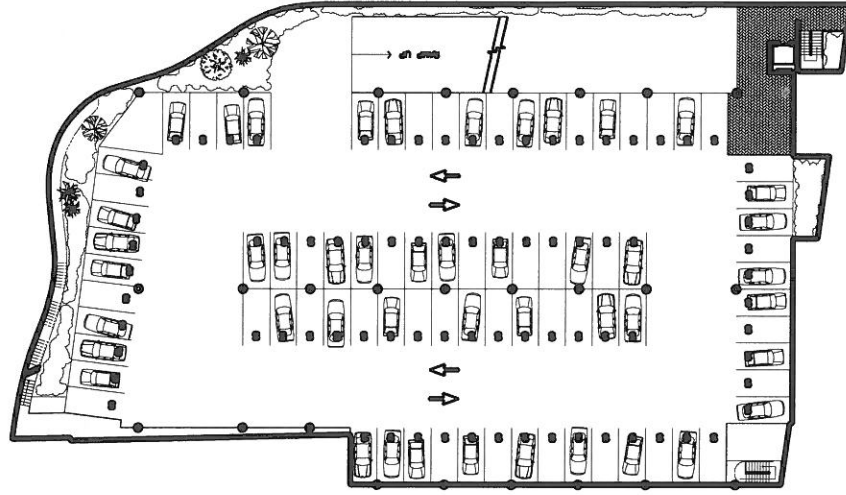
SITE PLAN (GROUND LEVEL - 76 SPACES)

Site 6
Scheme A
3 levels
235 spaces

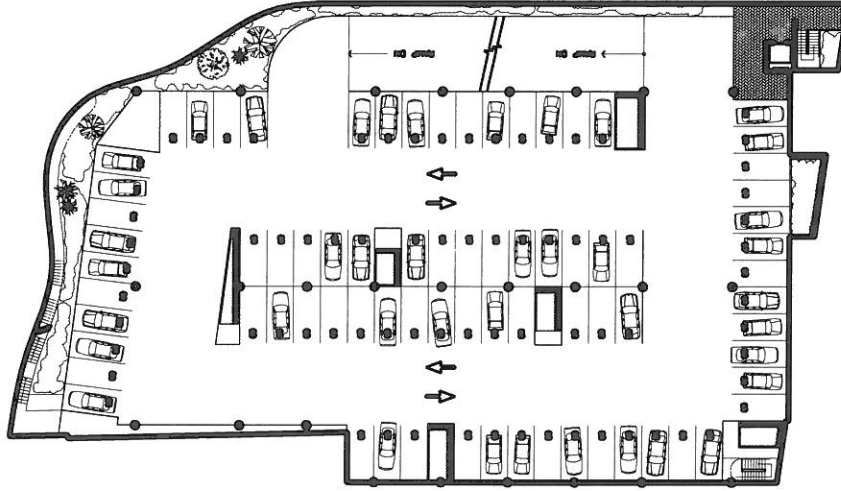
Los Gatos

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2ND UNDERGROUND LEVEL - 82 SPACES



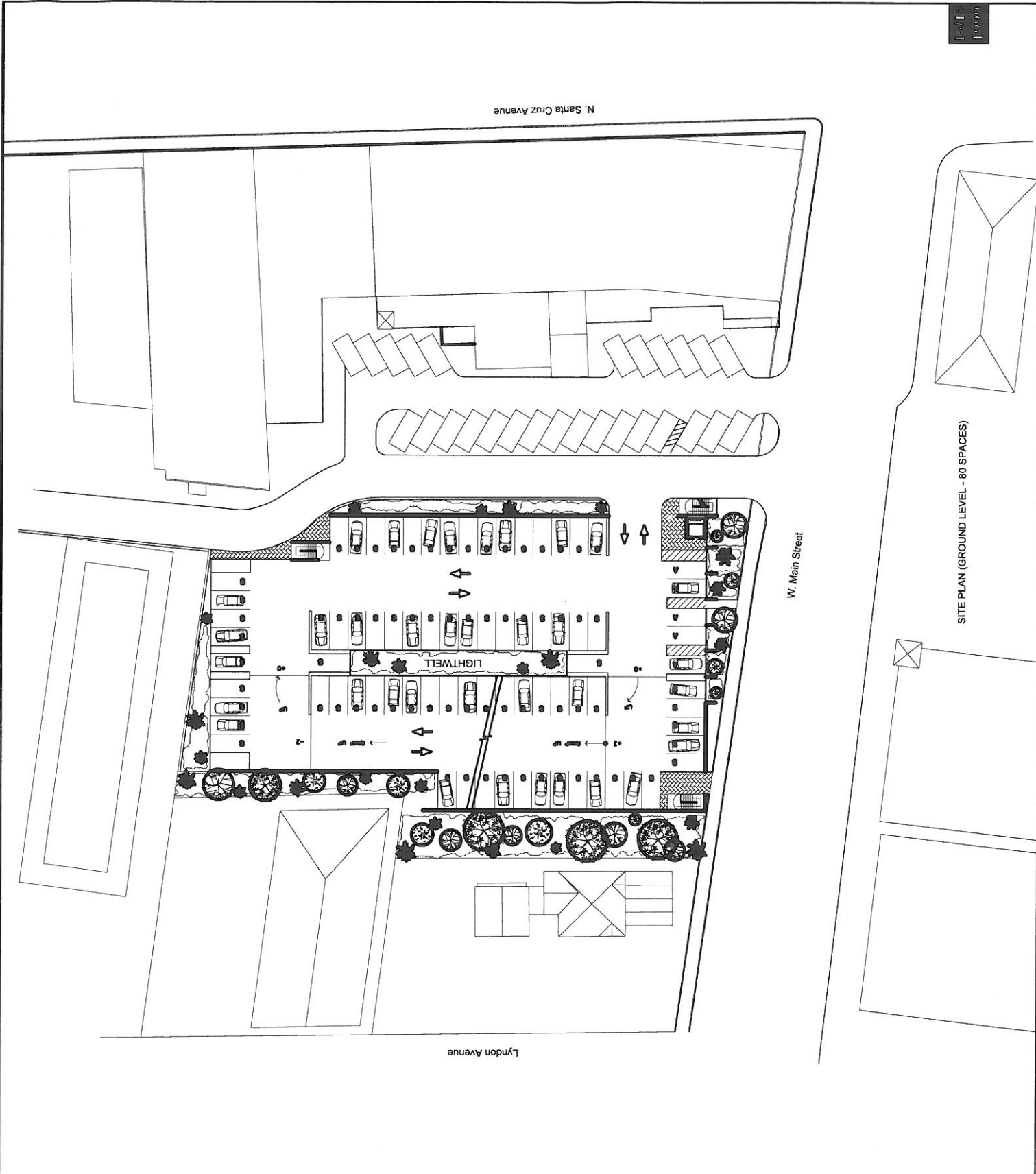
1ST UNDERGROUND LEVEL - 77 SPACES

Site 6
Scheme A
3 levels
235 spaces

Los Gatos

GORDON H. CHONG

ARCHITECT



SITE PLAN (GROUND LEVEL - 80 SPACES)

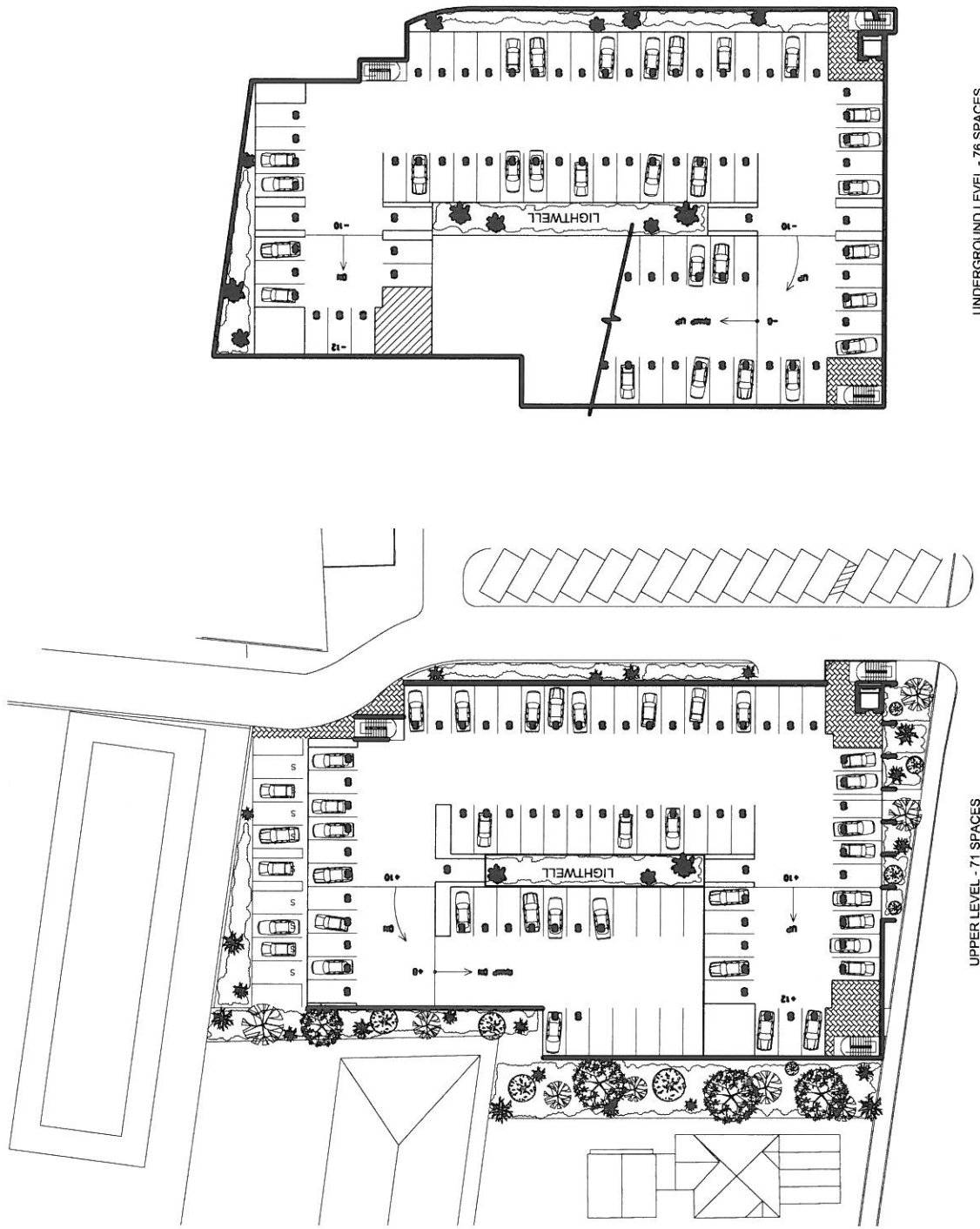
Site 6
Scheme B
3 levels
227 spaces

Los Gatos

GORDON H. CHONG

ARCHITECT

7



Site 6
Scheme B
3 levels
227 spaces

Los Gatos

GORDON H. CHONG

ARCHITECT

Town of Los Gatos Parking Structures

LOT 6 SCHEME C	Number of Spaces	Overall Level of Service	Pedestrian Experience	Total Square Feet	Opinion of Probable Const. Cost	Cost per Space	Cost per Square Foot	Efficiency SF/Space	Total Project Costs
Watry Scheme "E" Revised to Below Grade	334	B-	Low	138,050.00	\$7,625,200.00	\$22,829.94	\$55.24	413	\$9,531,500.00