Scott Almar

MEETING DATE: 1/18/00
ITEM NO. 19

COUNCIL/AGENCY AGENDA REPORT

DATE: January 13, 2000

TO: MAYOR AND TOWN COUNCIL/
CHAIR AND MEMBERS OF THE REDEVELOPMENT AGENCY

FROM: TOWN MANAGER/EXECUTIVE DIRECTOR

SUBJECT: DOWNTOWN PARKING IMPROVEMENT PLAN

A. APPROVE CONCEPT DESIGN FOR LOT #2 SCHEME "A", INCLUDING ADDITIONAL ROWS BELOW GROUND AT CLODFELTER PROPERTY AND AUTHORIZE FINAL DESIGN TO BE UNDERTAKEN;

B. AUTHORIZE TOWN MANAGER TO NEGOTIATE AND EXECUTE CONSULTANT SERVICES CONTRACT FOR FINAL DESIGN SERVICES WITH GORDON H. CHONG & PARTNERS IN AN AMOUNT NOT TO EXCEED $475,000.00.

RECOMMENDATION:

1. Approve concept design for Lot #2 Scheme "A" including the additional rows below ground at Clodfelter property and authorize final design to be undertaken.
2. Authorize Town Manager to negotiate and execute consultant services contract for final design services with Gordon H. Chong & Partners in an amount not to exceed $475,000.00.

BACKGROUND:

On July 13th, 1999 Town Council entered into a consultant services agreement with Gordon Chong and Partners to provide conceptual design services for two parking structures on Town lots #2 and #6. Chong presented its conceptual designs and cost estimates to Council on November 22, 1999. The report consisted of two separate concepts for each lot with alternative add-ons for each concept to increase levels of parking, encompass additional area, and other possible additions.

DISCUSSION:

There are a number of issues that were considered in making the above recommendations:

1. Design Selection

Council has already directed that Lot #2 be constructed first. Design Scheme A (Attachment 1) is recommended because it is estimated to be $1.2M less expensive, provides spaces at a lower unit cost, produces a higher level of service, and offers a higher level "pedestrian experience". The staff recommends that the project include six additional parking spaces below ground at the Clodfelter property because those spaces have a lower unit cost than the rest of Lot #2.

PREPARED BY: **JAMES W. PIPER**
Assistant Town Manager

JWP:pg
MGR160 A:\cnclrprts\parking.tc

Reviewed by: CK Attorney Revised: 1/13/00 3:22 PM

Reformatted: 7/14/99

2. **Design Consultant**

Continuation with Chong & Partners for further design work is recommended because: a) the Town Selection Committee (Jan Hutchins, Linda Lubeck) that chose Chong for the preliminary design contemplated using Chong for the final design; b) having done the preliminary design, Chong can proceed to final design more efficiently than a new firm starting from scratch; c) Chong has demonstrated its ability and responsiveness. Authorizing the Manager to negotiate and finalize a design contract will keep the project moving forward.

3. **Redevelopment Agency (RDA) Funding Capacity**

When the RDA was established, one of its goals was to provide more parking downtown. To date, the RDA has committed $3.5 million (present value) toward Lot #4 and $1,500,000 toward our current commitment to Lots #2 and #6. The RDA is projected to produce approximately $18,000,000 in today's dollars over and above the Agency's costs for pass-throughs, housing set-aside, administration and staffing. The actual projected revenue is approximately $50,000,000, however, this money will be produced over the next 32 years. Discounting the revenue stream by five percent per year yields the $18,000,000 projection. A projection of the annual increment is shown in Attachment 2.

4. **Cost**

Chong estimates that building both Lot #2 and Lot #6 will range between $14M and $16M depending on the designs selected.

5. **Competition for RDA Funds**

Several projects are contemplated for the use of RDA funds. The current plan calls for continuing the downtown beautification efforts, alley improvements, street reconstruction in the residential and commercial areas, storm drain improvements, and public transit facilities. In addition, a new Library and a better facility for senior citizens are being actively pursued. Not surprisingly, more needs have been identified than can be accommodated by the projected, available revenues. A summary of these projects and their estimated costs is provided as Attachment 3.

6. **Property Owner Participation**

Burt Millen and Bill Bacchi invested an enormous amount of time and effort to conduct a straw poll of downtown property owners. They report that as of September 15, 1999, sixty-five (65) signed ballots have been collected -- 64 positive written responses and only one negative response. The positive indications received as of that date represent 45.5 percent of all the downtown commercial property included in the survey. The straw ballot indicated willingness to pay one cent per square foot for 20 years. A summary of their report is attached (Attachment 4). Their poll calls for two structures within five years and requires the Town to provide a total of 300 net new spaces. The revenue from the proposed assessment district would flow in over 20 years. Given the stringent requirements and the cost of bonding against the projected revenue, it may be best to use Town/RDA money for capital expenditures and use the district money for operations and maintenance (O & M). Chong has estimated that O & M costs are typically $500 per space per year. Lot #2 Scheme A (with Clodfelter) would generate $127,500 per year in O & M costs using this rule of thumb. Since all four design schemes have underground levels, and three of the four include two levels underground, the need for air handling and groundwater pumping is likely. An analysis of the proposed assessment district and the steps required to set it up are outlined in Attachment 5.

7. **Adjacent Landowner Cooperation**

The Town Manager and Town Attorney met with property owners whose land would be required to build Lot #2. Based on that meeting, it appears that an agreement can be reached to use their property.

8. **Environmental Issues**

As a part of the conceptual design work prepared by Chong, a Phase I environmental study was performed on the parcel to determine if toxins were present and in what quantity. The subsequent report states that the toxins present and the quantities of those present are below levels that would suggest remediation work to be required on the parcel as a part of construction. The conclusions from that report are shown in Attachment 6. This provides a reasonable basis to assume that a parking structure can be built on that site without having to remove or remediate soils from the project.

9. **Timing**

In order to keep this project on schedule, the recommended actions above need to be taken on January 1, 2000. Both the Watry report and Chong have indicated that 21 months will be required to construct a new parking facility. Because construction must be completed by the end of October 2001, to avoid construction during the holidays, the 21 month process must begin by February, 2000.

ENVIRONMENTAL ASSESSMENT:

Is a project as defined under CEQA and may have a possible significant effect. As described in the adopted Capital Improvement Program, an initial study will be prepared to determine if there are significant impacts associated with this project and if so what is required to mitigate them.

FISCAL IMPACT:

As discussed earlier in this report, the future uncommitted RDA financial capacity is projected to be approximately $18,000,000 at a discounted annual rate of 5%. Existing and potential projects discussed in this report would require approximately $34,500,000.

Attachments:

1. December 1, 1999 Gordon H. Chong & Partners Report
2. Annual Increment
3. Programs and Projects Competing for Available RDA Funds
4. Town of Los Gatos Chamber of Commerce - Downtown Parking Strategy Report – Executive Summary
5. E. Wagner & Associates, Incorporated - Analysis of the Proposed Assessment District
6. Gordon H. Chong & Partners -- Phase I Environmental Study (Conclusions)

Distribution:

Parking Commission
Chamber of Commerce
Parking Interest List

File

GORDON H CHONG
& Partners

December 1, 1999

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

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

tel 415 433 0120
fax 415 433 4068

Re Downtown Parking Structures, Lots 2 and 6.

Dear Scott,

Enclosed please find project information that was presented to the Town Council on November 22. Included are reduced copies of the 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.

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. A breakdown of the estimated costs for each scheme is included in the attached. Unlike costs discussed previously, which were based upon an evaluation of estimates in the Watry study, the costs presented on November 22 and 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.

ATTACHMENT 1

In addition to the above, at the November 22 Council meeting, we also presented preliminary environmental findings that low levels of hydrocarbon type contaminates were detected in the ground water at both Lot 2 and 6. One potential impact of this finding is that water pumped from the site during construction my have to be treated prior to being discharged into the storm system. Further tests are required to finalize this determination. We have accordingly scheduled Lowrey Associates to complete this additional investigation within the month.

Per my conversation with you yesterday, we are planning to meet with the Town Council in a study session on January 17, 2000.

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,

GORDON H CHONG & *Partners*

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	$6,414,100	$25,759	$63.00	409	$8,081,766
Additions:									
Extend under Royce Street	20	B+	High	8,484	$667,700	$33,385	–	–	$834,625
Extend under Bachman Avenue	32	B+	High	16,245	$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.

TOWN of LOS GATOS GARAGE - LOT 2 Scheme 1a - 2 levels below grade with Central Ramp
SAN FRANCISCO, CALIFORNIA
CONCEPTUAL COST ESTIMATE

ESTIMATE UNDERGROUND GARAGE
FILE:

Walker #: 33-1190.00
November 29, 1999

Area Slab-on-Grade (Concrete) Basement	38,013	Total Const. Cost	$6,414
Area Intermediate Below Grade Supported Deck	34,243	Const. Cost/SF	$63.[illegible]
Area Surface Top Level Supported Deck & Plaza	29,557	Number of Stalls	247
Area Office/Storage	0	Const. Cost/Stall	$25,968
Total Area, SF	101,813	Efficiency,SF/Stall	412

					$/SF	Total
01000	**GENERAL CONDITIONS**				**$6.36**	**$648,000**
		Units	Qty	Unit Cost	$/SF	Extension
00100	Bond	LS	1	1.00%	0.51	$52,000
00110	Insurance	LS	1	0.50%	0.26	$26,000
00120	Permit Fee	LS	1	1.00%	0.51	$52,000
00130	Mob/Overhead/Super	LS	1	5.00%	2.54	$259,000
00200	Gen Contractor Fee	LS	1	5.00%	2.54	259,000
02000	**SITE WORK**				**$6.75**	**$687,000**
		Units	Qty	Unit Cost	$/SF	Extension
02150	Demolition/Site Preparation	LS	1	50,000.00	0.49	$50,000
02200	Exc. - Common	CY	29,900	15.00	4.41	449,000
02250	BackFill	CY	3,000	20.00	0.59	60,000
	Earthfill of Ramps	CY	593	20.00	0.12	12,000
	Disposal of Excess Excavation	CY	0	15.00	0.00	0
	Dewatering Allowance during Constructi	LS	1	10000.00	0.10	10,000
02300	Sidewalks	SF	1,500	3.75	0.06	6,000
02230	Curb and Gutters	LF	150	9.00	0.01	1,000
02240	Security (Chainlink) Screen	LF	0	5.00	0.00	0
02270	Landscaping Allow.	SF	3,500	5.00	0.18	18,000
02483	Planters	EA	20	1,000.00	0.20	20,000
02290	Driveways	SF	600	4.00	0.02	2,000
02660	Fire & Domestic Water Services	LS	1	50,000.00	0.49	50,000
02735	Storm Drainage	LF	300	30.00	0.09	9,
03000	**CONCRETE**				**$26.10**	**$2,657,[illegible]**
		Units	Qty	Unit Cost	$/SF	Extension
03300	Concrete Foundations	CY	1,056	245.00	2.54	259,000
03301	Area Slab-on-Grade (Concrete) Basement	SF	38,013	3.80	1.41	144,000
03302	Area Intermediate Below Grade Supporte	SF	34,243	13.50	4.54	462,000
03303	Area Surface Top Level Supported Deck	SF	29,557	27.00	7.84	798,000
03304	Area Office/Storage	SF	0	50.00	0.00	0
03305	Retaining Walls (including shoring)	SF	21,640	45.00	9.57	974,000
03306	Interior Walls, Shafts, Misc.	SF	1,000	20.00	0.20	20,000
05000	**METALS**				**$1.18**	**$120,000**
		Units	Qty	Unit Cost	$/SF	Extension
05500	Guard Posts	EA	0	200.00	0.00	$0
05501	Stair Systems	EA	3	15000.00	0.44	45,000
05550	Bumper Wall	LF	750	100.00	0.74	75,000
05600	Pipe Rails	LF	0	60.00	0.00	0
07000	**MOISTURE PROTECTION**				**$1.06**	**$108,000**
		Units	Qty	Unit Cost	$/SF	Extension
07570	Exterior Wall Waterproofing	SF	21,640	2.50	0.53	$54,000
07570	Top Level Waterproofing	SF	29,557	0.40	0.12	12,000
07910	Expansion Joints	LF	260	120.00	0.30	31,000
07920	Caulk and Sealants	SF	72,256	0.15	0.11	11,000
07930	Traffic Topping	SF	0	4.50	0.00	0
08000	**STAIR & ELEVATOR TOWERS**				**$1.23**	**$125,000**
		Units	Qty	Unit Cost	$/SF	Extension
08100	Stair Lobby Finish	LS	3	5,000.00	0.15	$15,00[illegible]
08110	Elevator Tower Finish	LS	1	50,000.00	0.49	50,
08400	Open Space Plaza Finish	SF	1,500	40.00	0.59	60,

TOWN of LOS GATOS GARAGE - LOT 2 Scheme 1a - 2 levels below grade with Central Ramp
SAN FRANCISCO, CALIFORNIA
CONCEPTUAL COST ESTIMATE

ESTIMATE UNDERGROUND GARAGE
FILE:

Walker #: 33-1190.00
November 29, 1999

9000	**FINISHES** (Striping/Painting)				$5.96	$607,000
		Units	Qty	Unit Cost	$/SF	Extension
09920	Floor Striping	EA	247	12.00	0.03	$3,000
09950	Paint Bms/Cols/Slab Soffits	SF	63,800	0.50	0.31	32,000
	Res. Sound wall (8' colored split face	SF	3,016	6.90	0.21	21,000
	Architectural Treatment	SF	21,640	25.00	5.31	541,000
09990	Misc. Painting	LS	1	10,000.00	0.10	10,000

10000	**SPECIALTIES** (Signage/Graphics)				$0.25	$25,000
		Units	Qty	Unit Cost	$/SF	Extension
10440	Graphics	LS	247	100.00	0.25	$25,000

11000	**PARKING EQUIPMENT**				$0.00	$0
		Units	Qty	Unit Cost	$/SF	Extension
11150	Parking Equipment					
	Central Cashier Stations	EA	0	15,000	0.00	$0
	Exit/Entry Lane (2 each)	EA	0	40,000	0.00	0
	Count Control & Audit Systems	LS	0	75,000	0.00	0
	Office & Supplies	LS	0	20,000	0.00	0

14000	**ELEVATORS**				$0.98	$100,000
		Units	Qty	Unit Cost	$/SF	Extension
14200	Elevators (Hydraulic-3 stops)	EA	1	100,000	0.98	$100,000

15000	**MECHANICAL** (Sprinklers, Ventilation)				$4.38	$446,000
		Units	Qty	Unit Cost	$/SF	Extension
15200	General Plumbing	SF	101,813	0.70	0.70	$71,000
15510	Standpipes	SF	72,256	0.45	0.32	33,000
15511	Fire Sprinklers	SF	72,256	1.50	1.06	108,000
513	Landscape Irrigation	SF	3,500	1.00	0.04	4,000
520	Ventilation	SF	72,256	2.00	1.42	145,000
	Underslab Drainage	SF	38,013	0.25	0.10	10,000
	Sump Pump for Underslab Drainage	LS	1	25000.00	0.25	25,000
15530	Discharge Sand/Oil Separator and Sump	LS	1	50,000.00	0.49	50,000

16000	**ELECTRICAL**				$3.03	$308,200
		Units	Qty	Unit Cost	$/SF	Extension
16100	Electrical Lighting	SF	101,813	2.00	2.00	$204,000
-	New electrcial Service Allowance	LS	1	30000.00	0.29	30,000
-	Emer. Power (UPS)	LS	1	35000.00	0.34	35,000
-	Fire Alarm System	EA	4	300.00	0.01	1,200
-	Telephone System	EA	4	2000.00	0.08	8,000
-	Conduit for CCTV	LS	1	30000.00	0.29	30,000
16800	Security Systems Allowance	LS	0	100000.00	0.00	0
16810	Office Elect.	SF	0	6.00	0.00	0

S U M M A R Y

Area Slab-on-Grade (Concrete) Basement	38,013	Total Const. Cost	$6,414,100
Area Intermediate Below Grade Supported Deck	34,243	Const. Cost/SF	$63.00
Area Surface Top Level Supported Deck & Plaza	29,557	Number of Stalls	247
Area Office/Storage	0	Const. Cost/Stall	$25,968
Total Area, SF	101,813	Efficiency,SF/Stall	412

	DIVISION	% OF SUB-TOTAL	$/SF	ITEM COST
01000	General Conditions.....	11.11%	6.36	$648,000
02000	Site Work.....	11.78%	6.75	687,000
03000	Concrete.....	45.57%	26.10	2,657,000
000	Metals.....	2.06%	1.18	120,000
00	Moisture Protection.....	1.85%	1.06	108,000
000	Stair & Elevator Towers.....	2.14%	1.23	125,000

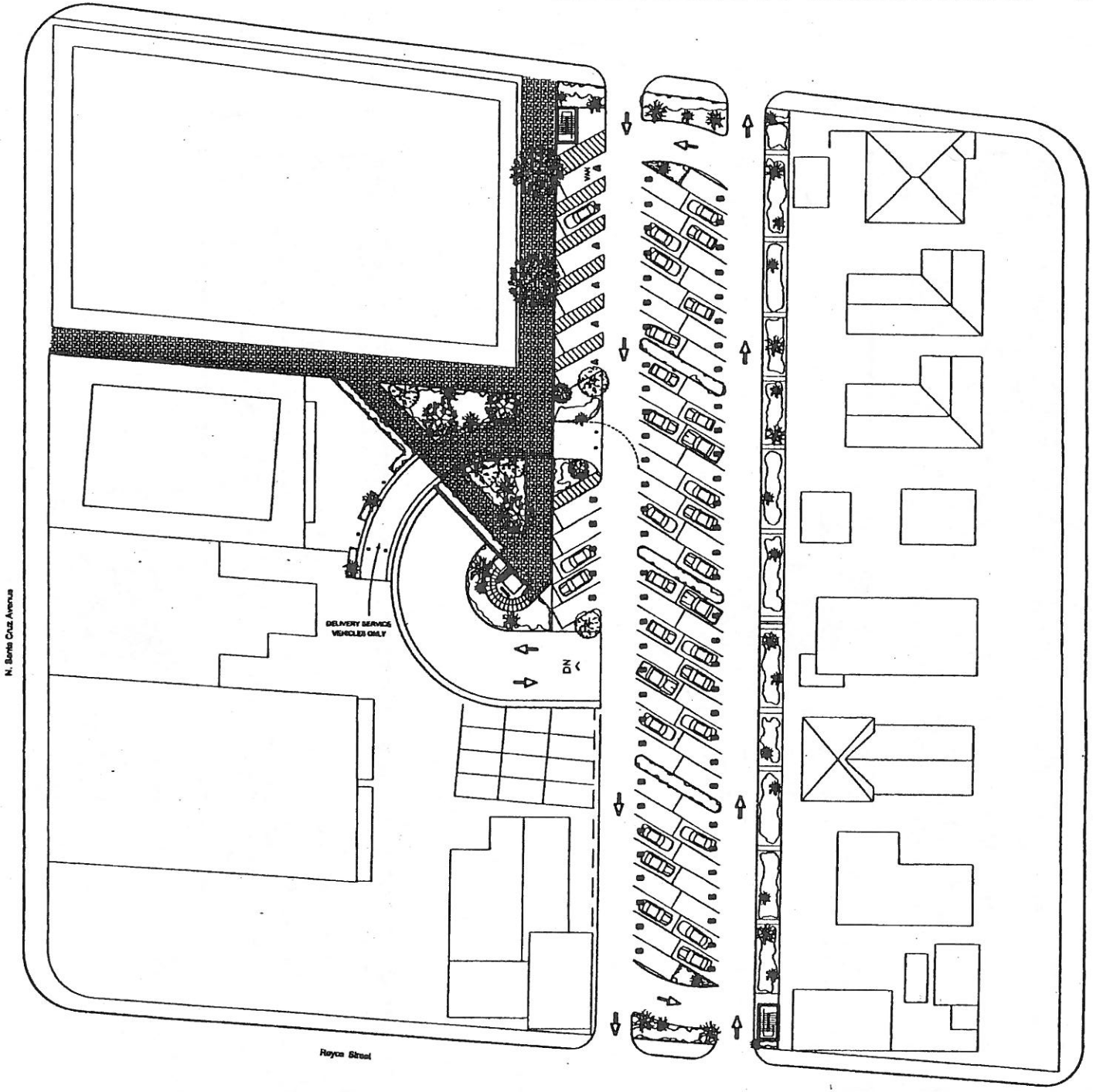
TOWN of LOS GATOS GARAGE - LOT 2 Scheme 1a - 2 levels below grade with Central Ramp
SAN FRANCISCO, CALIFORNIA
CONCEPTUAL COST ESTIMATE

ESTIMATE UNDERGROUND GARAGE
FILE:

Walker #: 33-1190.00
November 29, 1999

09000	Finishes	10.41%	5.96	607,
10000	Specialties	0.43%	0.25	25,000
11000	Equipment	0.00%	0.00	0
14000	Elevators	1.71%	0.98	100,000
15000	Mechanical	7.65%	4.38	446,000
16000	Electrical	5.29%	3.03	308,200
	SUBTOTAL	1.00	57.27	$5,831,000.00
	Design Contingency	10.00%	5.73	$583,100
	Total Construction Cost		63.00	$6,414,100.00
	Escalation	5.00%	3.15	320,705
	Design Fees	7.00%	4.41	448,987
	Construction Management	3.00%	1.89	192,423
	Testing and Inspections	1.00%	0.63	64,141
	Contingency	10.00%	6.30	641,410
	TOTAL PROJECT COST IN 1999 DOLLARS		79.38	$8,081,766.00

Since the Engineer has no control over the cost of labor, materials, or equipment, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, opinions of probable cost, as provided above, are made on the basis of experience and qualifications of the Engineer and represent the best judgement as a design professional familiar with the construction industry. However, the Engineer cannot and does not guarantee that proposals, bids, or the construction cost will not vary from opinions of probable cost as shown above.



SITE PLAN (GROUND LEVEL - 73 SPACES)

TOTAL SCHEME SPACES: 249

Site 2
Scheme A
3 levels
249 spaces

Los Gatos

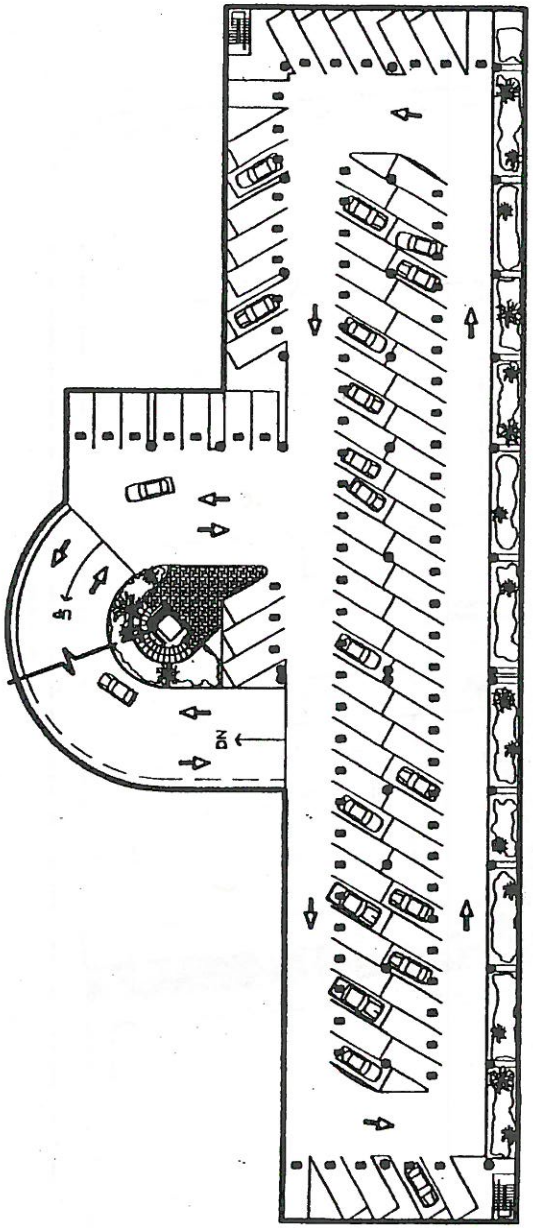
GORDON H CHONG
ARCHITECTURE & Partners

Site 2
Scheme A
3 levels
249 spaces

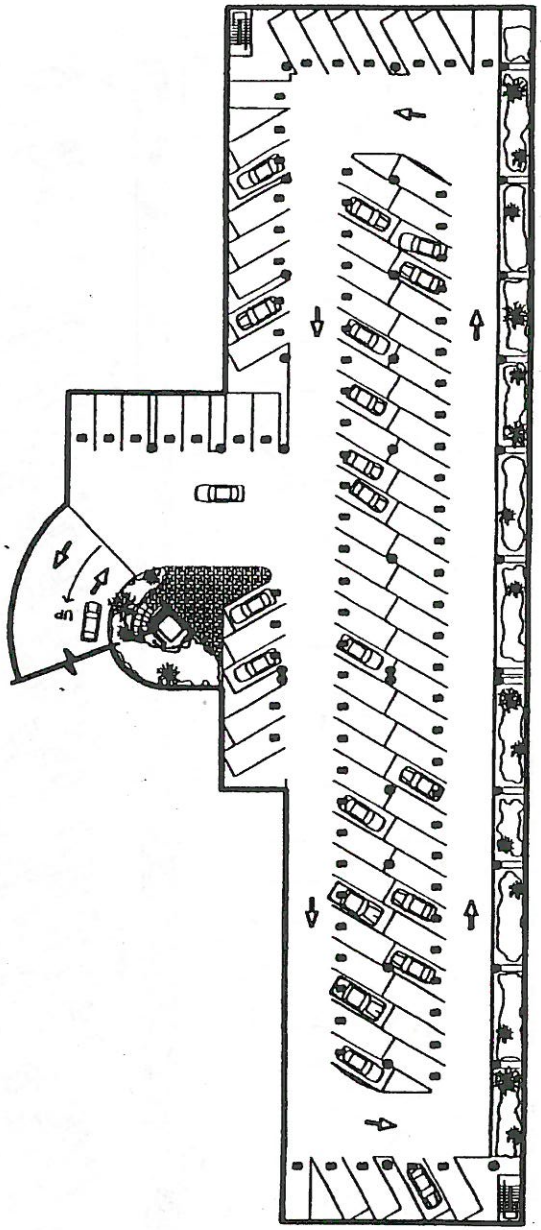
Los Gatos

2

Gordon H Chong
ARCHITECTURE & Partners



1st UNDERGROUND LEVEL - 87 SPACES



2nd UNDERGROUND LEVEL - 89 SPACES

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	$7,395,300	$27,698	$58.22	476	$9,318,078
Additions:									
Extend under Royce Street	20	C	Medium	8,484	$667,700	$33,385	–	–	$834,625
Extend under Bachman Avenue	32	C	Medium	16,245	$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

TOWN of LOS GATOS GARAGE - LOT 2 Scheme B - 2 levels below grade with One Way Speed Ramps
SAN FRANCISCO, CALIFORNIA
CONCEPTUAL COST ESTIMATE

UNDERGROUND GARAGE

Walker #: 33-1190.00
November 15, 1999

o-on-Grade (Concrete) Basement	47,186	Total Const. Cost	$7,395,300
ermediate Below Grade Supported Deck	43,416	Const. Cost/SF	$58.22
face Top Level Supported Deck & Plaza	36,416	Number of Stalls	280
ice/Storage	0	Const. Cost/Stall	$26,412
ea, SF	127,017	Efficiency,SF/Stall	454

				$/SF	Total
GENERAL CONDITIONS				**$5.89**	**$748,000**
	Units	Qty	Unit Cost	$/SF	Extension
Bond	LS	1	1.00%	0.47	$60,000
Insurance	LS	1	0.50%	0.24	$30,000
Permit Fee	LS	1	1.00%	0.47	$60,000
Mob/Overhead/Super	LS	1	5.00%	2.35	$299,000
Gen Contractor Fee	LS	1	5.00%	2.35	299,000
SITE WORK				**$6.53**	**$830,000**
	Units	Qty	Unit Cost	$/SF	Extension
Demolition/Site Preparation	LS	1	50,000.00	0.39	$50,000
Exc. - Common	CY	38,447	15.00	4.54	577,000
BackFill	CY	3,845	20.00	0.61	77,000
Earthfill of Ramps	CY	504	20.00	0.08	10,000
Disposal of Excess Excavation	CY	0	15.00	0.00	0
Dewatering Allowance during Constructi	LS	1	10000.00	0.08	10,000
Sidewalks	SF	1,500	3.75	0.05	6,000
Curb and Gutters	LF	150	9.00	0.01	1,000
Security (Chainlink) Screen	LF	0	5.00	0.00	0
Landscaping Allow.	SF	3,500	5.00	0.14	18,000
Planter Boxes	EA	20	1,000.00	0.20	20,000
Driveways	SF	600	4.00	0.02	2,000
Fire & Domestic Water Services	LS	1	50,000.00	0.39	50,000
Storm Drainage	LF	300	30.00	0.07	9,000
CONCRETE				**$24.52**	**$3,115,000**
	Units	Qty	Unit Cost	$/SF	Extension
Concrete Foundations	CY	1,311	245.00	2.53	321,000
Area Slab-on-Grade (Concrete) Basement	SF	47,186	3.80	1.41	179,000
Area Intermediate Below Grade Supporte	SF	43,416	13.50	4.61	586,000
Area Surface Top Level Supported Deck	SF	36,416	27.00	7.74	983,000
Area Office/Storage	SF	0	50.00	0.00	0
Retaining Walls (including shoring)	SF	22,800	45.00	8.08	1,026,000
Interior Walls, Shafts, Misc.	SF	1,000	20.00	0.16	20,000
METALS				**$0.94**	**$120,000**
	Units	Qty	Unit Cost	$/SF	Extension
Guard Posts	EA	0	200.00	0.00	$0
Stair Systems	EA	3	15000.00	0.35	45,000
Bumper Wall	LF	750	100.00	0.59	75,000
Pipe Rails	LF	0	60.00	0.00	0
MOISTURE PROTECTION				**$0.92**	**$117,000**
	Units	Qty	Unit Cost	$/SF	Extension
Exterior Wall Waterproofing	SF	22,800	2.50	0.45	$57,000
Top Level Waterproofing	SF	36,416	0.40	0.12	15,000
Expansion Joints	LF	260	120.00	0.24	31,000
Caulk and Sealants	SF	90,601	0.15	0.11	14,000
Traffic Topping	SF	0	4.50	0.00	0
STAIR & ELEVATOR TOWERS				**$0.98**	**$125,000**
	Units	Qty	Unit Cost	$/SF	Extension
Stair Lobby Finish	LS	3	5,000.00	0.12	$15,000
Elevator Tower Finish	LS	1	50,000.00	0.39	50,000
Open Space Plaza Finish	SF	1,500	40.00	0.47	60,000

FINISHES (Striping/Painting)				$5.07	$644,000
	Units	Qty	Unit Cost	$/SF	Extension
Floor Striping	EA	280	12.00	0.02	$3,000
Paint Bms/Cols/Slab Soffits	SF	79,831	0.50	0.31	40,000
Res. Sound wall (8' colored split face	SF	3,016	6.90	0.17	21,000
Architectural Treatment	SF	22,800	25.00	4.49	570,000
Misc. Painting	LS	1	10,000.00	0.08	10,000

SPECIALTIES (Signage/Graphics)				$0.22	$28,000
	Units	Qty	Unit Cost	$/SF	Extension
Graphics	LS	280	100.00	0.22	$28,000

PARKING EQUIPMENT				$0.00	$0
	Units	Qty	Unit Cost	$/SF	Extension
Parking Equipment					
Central Cashier Stations	EA	0	15,000	0.00	$0
Exit/Entry Lane (2 each)	EA	0	40,000	0.00	0
Count Control & Audit Systems	LS	0	75,000	0.00	0
Office & Supplies	LS	0	20,000	0.00	0

ELEVATORS				$0.79	$100,000
	Units	Qty	Unit Cost	$/SF	Extension
Elevators (Hydraulic-3 stops)	EA	1	100,000	0.79	$100,000

MECHANICAL (Sprinklers, Ventilation)				$4.24	$538,000
	Units	Qty	Unit Cost	$/SF	Extension
General Plumbing	SF	127,017	0.70	0.70	$89,000
Standpipes	SF	90,601	0.45	0.32	41,000
Fire Sprinklers	SF	90,601	1.50	1.07	136,000
Landscape Irrigation	SF	3,500	1.00	0.03	4,000
Ventilation	SF	90,601	2.00	1.43	181,000
Underslab Drainage	SF	47,186	0.25	0.09	12,000
Sump Pump for Underslab Drainage	LS	1	25000.00	0.20	25,000
Discharge Sand/Oil Separator and Sump	LS	1	50,000.00	0.39	50,000

ELECTRICAL				$2.82	$358,200
	Units	Qty	Unit Cost	$/SF	Extension
Electrical Lighting	SF	127,017	2.00	2.00	$254,000
New electrcial Service Allowance	LS	1	30000.00	0.24	30,000
Emer. Power (UPS)	LS	1	35000.00	0.28	35,000
Fire Alarm System	EA	4	300.00	0.01	1,200
Telephone System	EA	4	2000.00	0.06	8,000
Conduit for CCTV	LS	1	30000.00	0.24	30,000
Security Systems Allowance	LS	0	100000.00	0.00	0
Office Elect.	SF	0	6.00	0.00	0

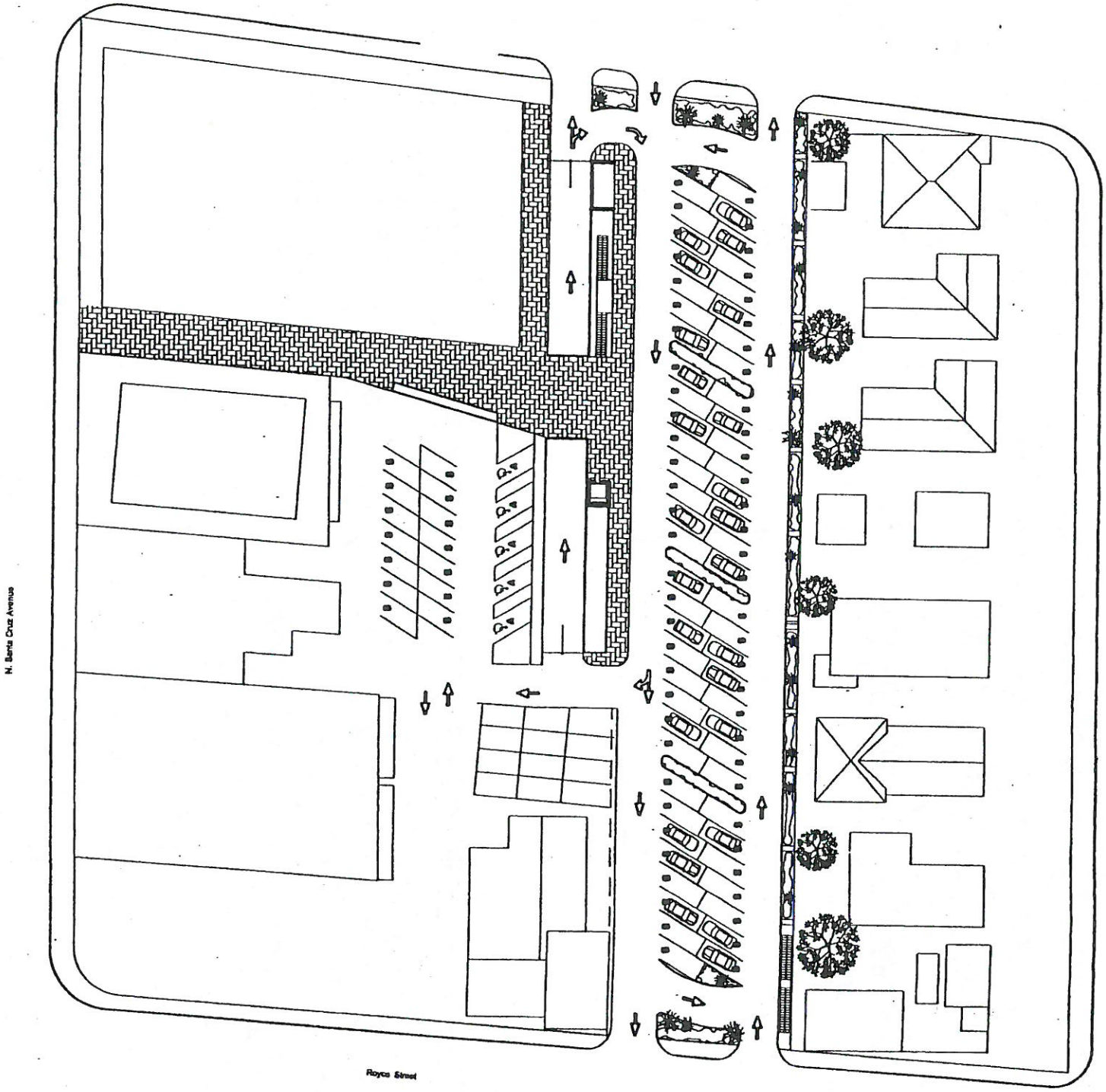
S U M M A R Y

o-on-Grade (Concrete) Basement	47,186	Total Const. Cost	$7,395,300
ermediate Below Grade Supported Deck	43,416	Const. Cost/SF	$58.22
face Top Level Supported Deck & Plaza	36,416	Number of Stalls	280
ice/Storage	0	Const. Cost/Stall	$26,412
ea, SF	127,017	Efficiency,SF/Stall	454

DIVISION	% OF SUB-TOTAL	$/SF	ITEM COST
General Conditions	11.13%	5.89	$748,000
Site Work	12.35%	6.53	830,000
Concrete	46.33%	24.52	3,115,000
Metals	1.78%	0.94	120,000
Moisture Protection	1.74%	0.92	117,000
Stair & Elevator Towers	1.86%	0.98	125,000
Finishes	9.58%	5.07	644,000
Specialties	0.42%	0.22	28,000
Equipment	0.00%	0.00	0
Elevators	1.49%	0.79	100,000
Mechanical	8.00%	4.24	538,000
Electrical	5.33%	2.82	358,200

SUBTOTAL	1.00	52.93	$6,723,000.00
Design Contingency	10.00%	5.29	$672,300
Total Construction Cost		58.22	$7,395,300.00
Escalation.....	5.00%	2.91	369,765
Design Fees.....	7.00%	4.08	517,671
Construction Management.....	3.00%	1.75	221,859
Testing and Inspections.....	1.00%	0.58	73,953
Contingency.....	10.00%	5.82	739,530
TOTAL PROJECT COST IN 1999 DOLLARS		73.36	$9,318,078.00

a Engineer has no control over the cost of labor, materials, or equipment, or over the contractor's
of determining prices, or over competitive bidding or market conditions, opinions of probable
provided above, are made on the basis of experience and qualifications of the Engineer and
t the best judgement as a design professional familiar with the construction industry. However,
neer cannot and does not guarantee that proposals, bids, or the construction cost will not vary
nions of probable cost as shown above.



GROUND LEVEL - 81 SPACES

TOTAL SCHEME SPACES: 267

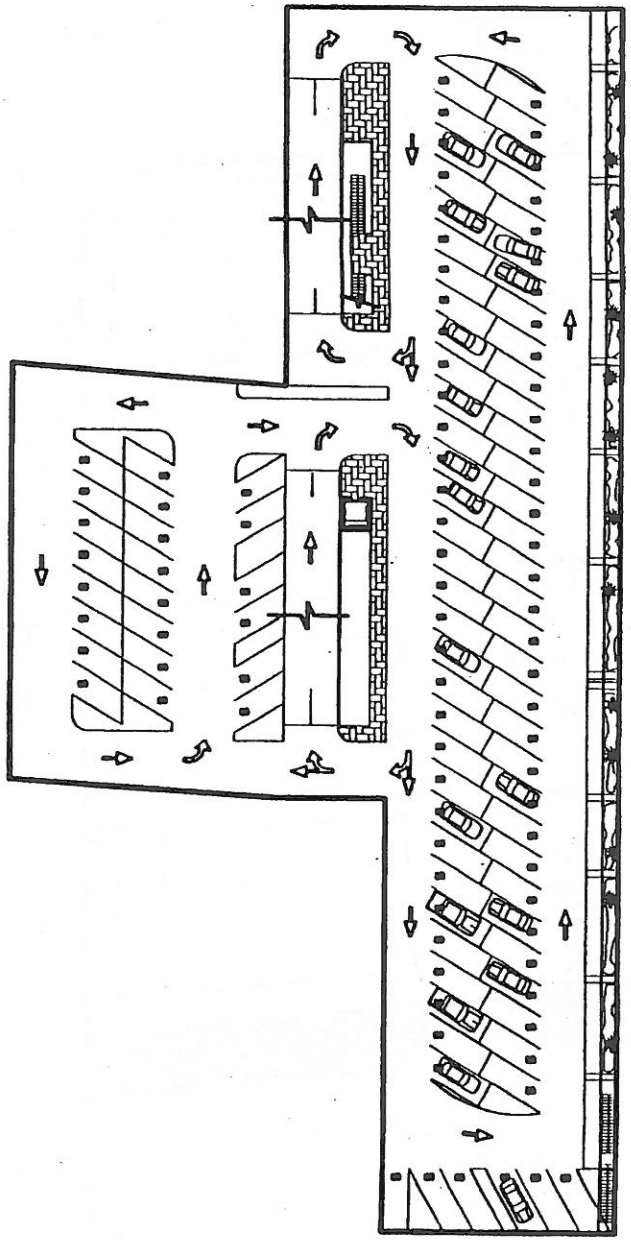
Site 2
Scheme B
3 levels
267 spaces

Los Gatos

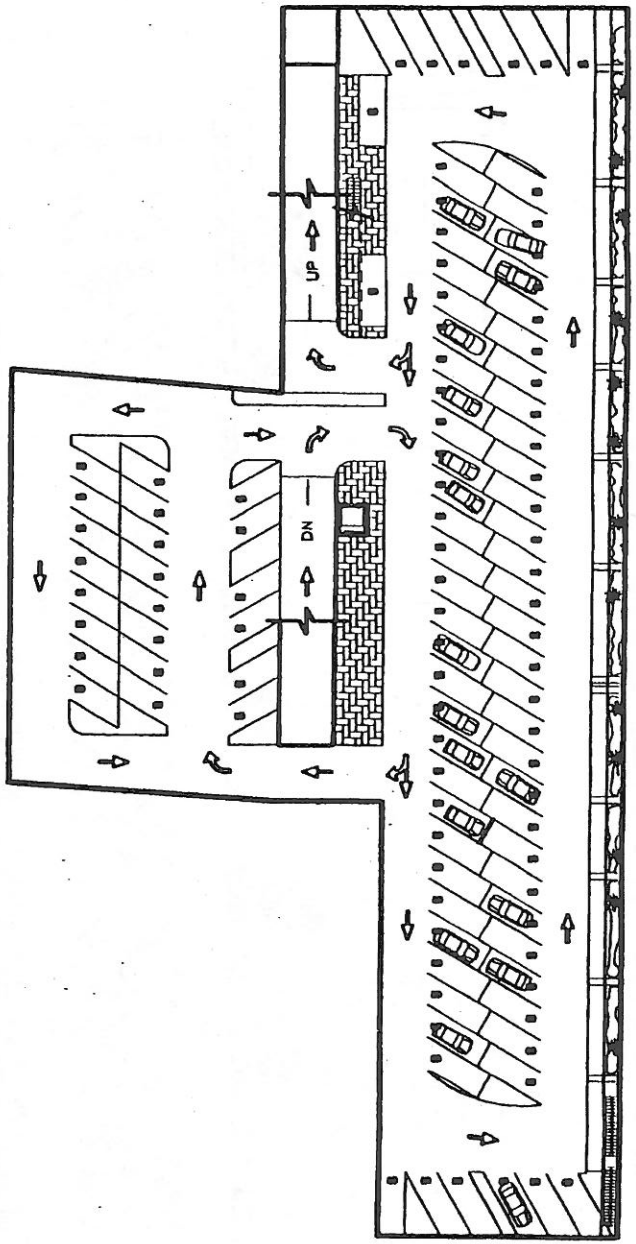
3

Gordon H Chong

Site 2
Scheme B
3 levels
267 spaces



1st UNDERGROUND LEVEL - 92 SPACES



2nd UNDERGROUND LEVEL - 94 SPACES

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	$5,216,200.00	$22,196.60	$60.55	367	$6,572,412.00
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	$4,662,900.00	$20,541.41	$59.11	347	$5,875,254.00
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

TOWN of LOS GATOS GARAGE - LOT 6 Scheme A with 2 Underground Levels with Separate Ramp
SAN FRANCISCO, CALIFORNIA
CONCEPTUAL COST ESTIMATE

ESTIMATE UNDERGROUND GARAGE — Walker #: 33-1190.00
FILE: — October 18, 1999

Area Slab-on-Grade (Concrete) Basement	30,060	Total Const. Cost	$5,216,200
Area Intermediate Below Grade Supported De	30,060	Const. Cost/SF	$60.55
Area Top Surface Level Supported Deck	26,028	Number of Stalls	242
Area Office/Storage	0	Const. Cost/Stall	$21,555
Total Area, SF	86,148	Efficiency,SF/Stall	356

					$/SF	Total
01000	GENERAL CONDITIONS				$6.12	$527,000
		Units	Qty	Unit Cost	$/SF	Extension
00100	Bond	LS	1	1.00%	0.49	$42,000
00110	Insurance	LS	1	0.50%	0.24	$21,000
00120	Permit Fee	LS	1	1.00%	0.49	$42,000
00130	Mob/Overhead/Super	LS	1	5.00%	2.45	$211,000
00200	Gen Contractor Fee	LS	1	5.00%	2.45	211,000
02000	SITE WORK				$7.39	$637,000
		Units	Qty	Unit Cost	$/SF	Extension
02150	Demolition/Site Preparation	LS	1	50,000.00	0.58	$50,000
02200	Exc. - Common	CY	26,943	15.00	4.69	404,000
02250	BackFill	CY	2,694	20.00	0.63	54,000
	Earthfill of Ramps	CY	824	20.00	0.19	16,000
	Disposal of Excess Excavation	CY	0	15.00	0.00	0
02300	Sidewalks	SF	1,500	3.75	0.07	6,000
02230	Curb and Gutters	LF	150	9.00	0.01	1,000
02240	Security (Chainlink) Screen	LF	0	5.00	0.00	0
02270	Landscaping Allow.	SF	5,000	5.00	0.29	25,000
02483	Planter Boxes	EA	20	1,000.00	0.20	20,000
02290	Driveways	SF	600	4.00	0.02	2,000
02660	Fire & Domestic Water Services	LS	1	50,000.00	0.58	50,000
02735	Storm Drainage	LF	300	30.00	0.10	9,000
03000	CONCRETE				$23.63	$2,036,000
		Units	Qty	Unit Cost	$/SF	Extension
03300	Concrete Foundations	CY	850	245.00	2.41	208,000
03301	Area Slab-on-Grade (Concrete) Bas	SF	30,060	3.80	1.32	114,000
03302	Area Intermediate Below Grade Sup	SF	30,060	16.88	5.89	507,000
03303	Area Top Surface Level Supported	SF	26,028	16.88	5.10	439,000
03304	Area Office/Storage	SF	0	50.00	0.00	0
03305	Retaining Walls	SF	16,632	45.00	8.68	748,000
03306	Interior Walls, Shafts, Misc.	SF	1,000	20.00	0.23	20,000
05000	METALS				$1.11	$96,000
		Units	Qty	Unit Cost	$/SF	Extension
05500	Guard Posts	EA	0	200.00	0.00	$0
05501	Stair Systems	EA	3	15000.00	0.52	45,000
05550	Bumper Cables on ramps	LF	300	100.00	0.35	30,000
05600	Pipe Rails on surface	LF	350	60.00	0.24	21,000
07000	MOISTURE PROTECTION				$0.71	$61,000
		Units	Qty	Unit Cost	$/SF	Extension
07570	Exterior Wall Waterproofing	SF	16,632	2.50	0.49	$42,000
07570	Top Level Waterproofing	SF	26,028	0.40	0.12	10,000
07910	Expansion Joints	LF	0	120.00	0.00	0
07920	Caulk and Sealants	SF	60,120	0.15	0.10	9,000
07930	Traffic Topping	SF	0	4.50	0.00	0
08000	STAIR & ELEVATOR TOWERS				$0.75	$65,000
		Units	Qty	Unit Cost	$/SF	Extension
08100	Stair Lobby Finish	LS	3	5,000.00	0.17	$15,000
08110	Elevator Tower Finish	LS	1	50,000.00	0.58	50,000
08400	Office Space Shell Finish	SF	0	40.00	0.00	0

09000	FINISHES (Striping/Painting)				$7.23	$622,900
		Units	Qty	Unit Cost	$/SF	Extension
09920	Floor Striping	EA	242	12.00	0.03	$2,900
09950	Paint Bms/Cols/Slab Soffits	SF	56,088	0.50	0.33	28,000
	Exterior Architectural Finish	SF	16,632	35.00	6.76	582,000
09990	Misc. Painting	LS	1	10,000.00	0.12	10,000

10000	SPECIALTIES (Signage/Graphics)				$0.28	$24,000
		Units	Qty	Unit Cost	$/SF	Extension
10440	Graphics	LS	242	100.00	0.28	$24,000

11000	PARKING EQUIPMENT				$0.00	$0
		Units	Qty	Unit Cost	$/SF	Extension
11150	Parking Equipment					
	Central Cashier Stations	EA	0	15,000	0.00	$0
	Exit/Entry Lane (2 each)	EA	0	40,000	0.00	0
	Count Control & Audit Systems	LS	0	75,000	0.00	0
	Office & Supplies	LS	0	20,000	0.00	0

14000	ELEVATORS				$1.16	$100,000
		Units	Qty	Unit Cost	$/SF	Extension
14200	Elevators (Hydraulic)	EA	1	100,000	1.16	$100,000

15000	MECHANICAL (Sprinklers, Ventilation)				$3.80	$327,000
		Units	Qty	Unit Cost	$/SF	Extension
15200	General Plumbing	SF	86,148	0.70	0.70	$60,000
15510	Standpipes	SF	60,120	0.45	0.31	27,000
15511	Fire Sprinklers	SF	60,120	1.50	1.04	90,000
15513	Landscape Irrigation	SF	5,000	1.00	0.06	5,000
15520	Ventilation	SF	60,120	2.00	1.39	120,000
15530	Discharge Sand/Oil Separator	LS	1	25,000.00	0.29	25,000

16000	ELECTRICAL				$2.86	$246,200
		Units	Qty	Unit Cost	$/SF	Extension
16100	Electrical Lighting	SF	86,148	1.65	2.00	$142,000
-	New electrcial Service Allowance	LS	1	30000.00	0.35	30,000
-	Emer. Power (UPS)	LS	1	35000.00	0.41	35,000
-	Fire Alarm System	EA	4	300.00	0.01	1,200
-	Telephone System	EA	4	2000.00	0.09	8,000
-	Conduit for CCTV	LS	1	30000.00	0.35	30,000
16800	Security Systems Allowance	LS	0	100000.00	0.00	0
16810	Office Elect.	SF	0	6.00	0.00	0

S U M M A R Y

Area Slab-on-Grade (Concrete) Basement	30,060	Total Const. Cost		$5,216,200
Area Intermediate Below Grade Supported De	30,060	Const. Cost/SF	1.00	$60.55
Area Top Surface Level Supported Deck	26,028	Number of Stalls		242
Area Office/Storage	0	Const. Cost/Stall		$21,555
Total Area, SF	86,148	Efficiency,SF/Stall		356

	DIVISION	% OF SUB-TOTAL	$/SF	ITEM COST
01000	General Conditions	11.11%	6.12	$527,000
02000	Site Work	13.43%	7.39	637,000
03000	Concrete	42.94%	23.63	2,036,000
05000	Metals	2.02%	1.11	96,000
07000	Moisture Protection	1.29%	0.71	61,000
08000	Stair & Elevator Towers	1.37%	0.75	65,000
09000	Finishes	13.14%	7.23	622,900
10000	Specialties	0.51%	0.28	24,000
11000	Equipment	0.00%	0.00	0
14000	Elevators	2.11%	1.16	100,000
15000	Mechanical	6.90%	3.80	327,000
16000	Electrical	5.19%	2.86	246,200
	SUBTOTAL	1.00	55.04	$4,742,000.00
	Design Contingency	10.00%	5.50	$474,200
	Total Construction Cost		60.55	$5,216,200.00
	Escalation	5.00%	3.03	260,810

Design Fees.....	7.00%	4.24	365,134
Construction Management.....	3.00%	1.82	156,486
Testing and Inspections.....	1.00%	0.61	52,162
Contingency.....	10.00%	6.05	521,620
TOTAL PROJECT COST IN 1999 DOLLARS		76.29	$6,572,412.00

Since the Engineer has no control over the cost of labor, materials, or equipment, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, opinions of probable cost, as provided above, are made on the basis of experience and qualifications of the Engineer and represent the best judgement as a design professional familiar with the construction industry. However, the Engineer cannot and does not guarantee that proposals, bids, or the construction cost will not vary from opinions of probable cost as shown above.

TOWN of LOS GATOS GARAGE - LOT 6 Scheme B Above Grade with Central Lightwell
SAN FRANCISCO, CALIFORNIA
CONCEPTUAL COST ESTIMATE

ESTIMATE UNDERGROUND GARAGE
FILE:

Walker #: 33-1190.00
18-Oct-99

Area Slab-on-Grade (Concrete) Basement	28,187	Total Const. Cost	$4,662,900
Area Intermediate Supported Deck	24,987	Const. Cost/SF	$59.11
Area Top Level Supported Deck	25,707	Number of Stalls	225
Area Office/Storage	0	Const. Cost/Stall	$20,724
Total Area, SF	78,881	Efficiency,SF/Stall	351

					$/SF	Total
01000	GENERAL CONDITIONS				$5.97	$471,000
		Units	Qty	Unit Cost	$/SF	Extension
00100	Bond	LS	1	1.00%	0.48	$37,700
00110	Insurance	LS	1	0.50%	0.24	$18,800
00120	Permit Fee	LS	1	1.00%	0.48	$37,700
00130	Mob/Overhead/Super	LS	1	5.00%	2.39	$188,400
00200	Gen Contractor Fee	LS	1	5.00%	2.39	188,400
02000	SITE WORK				$5.48	$432,200
		Units	Qty	Unit Cost	$/SF	Extension
02150	Demolition/Site Preparation	LS	1	50,000.00	0.63	$50,000
02200	Exc. - Common	CY	12,632	15.00	2.40	189,500
02250	BackFill	CY	1,263	20.00	0.32	25,300
	Earthfill of Ramps	CY	2,689	20.00	0.68	54,000
	Disposal of Excess Excavation	CY	0	15.00	0.00	0
02300	Sidewalks	SF	1,500	3.75	0.07	5,600
02230	Curb and Gutters	LF	150	9.00	0.02	1,400
02240	Security (Chainlink) Screen	LF	0	5.00	0.00	0
02270	Landscaping Allow.	SF	5,000	5.00	0.32	25,000
02483	Planter Boxes	EA	20	1,000.00	0.20	20,000
02290	Driveways	SF	600	4.00	0.03	2,400
02660	Fire & Domestic Water Services	LS	1	50,000.00	0.63	50,000
02735	Storm Drainage	LF	300	30.00	0.11	9,000
03000	CONCRETE				$19.59	$1,545,100
		Units	Qty	Unit Cost	$/SF	Extension
03300	Concrete Foundations	CY	750	245.00	2.33	183,800
03301	Area Slab-on-Grade (Concrete) B	SF	28,187	3.80	1.36	107,100
03302	Area Intermediate Below Grade D	SF	24,987	16.88	5.35	421,700
03303	Area Top Level Supported Deck	SF	25,707	16.88	5.50	433,800
03304	Area Office/Storage	SF	0	50.00	0.00	0
03305	Retaining Walls	SF	8,415	45.00	4.80	378,700
03306	Interior Walls, Shafts, Misc.	SF	500	40.00	0.25	20,000
05000	METALS				$1.10	$86,400
		Units	Qty	Unit Cost	$/SF	Extension
05500	Guard Posts	EA	0	200.00	0.00	$0
05501	Stair Systems	EA	3	15000.00	0.57	45,000
05550	Bumper Cables	LF	0	100.00	0.00	0
05600	Pipe Rails	LF	690	60.00	0.52	41,400
07000	MOISTURE PROTECTION				$0.44	$35,100
		Units	Qty	Unit Cost	$/SF	Extension
07570	Exterior Wall Waterproofing	SF	8,415	2.00	0.21	$16,800
07570	Top Level Waterproofing	SF	25,707	0.40	0.13	10,300
07910	Expansion Joints	LF	0	120.00	0.00	0
07920	Caulk and Sealants	LS	53,174	0.15	0.10	8,000
07930	Traffic Topping	SF	0	4.50	0.00	0
08000	STAIR & ELEVATOR TOWERS				$0.82	$65,000
		Units	Qty	Unit Cost	$/SF	Extension
08100	Stair Lobby Finish	LS	3	5,000.00	0.19	$15,000
08110	Elevator Tower Finish	LS	1	50,000.00	0.63	50,000
08110	Office Space Shell Finish	SF	0	40.00	0.00	0

09000	**FINISHES** (Striping/Painting)				$12.35	$974,200
		Units	Qty	Unit Cost	$/SF	Extension
09920	Floor Striping	EA	225	12.00	0.03	$2,700
09950	Paint Bms/Cols/Slab Soffits	SF	50,694	0.50	0.32	25,300
	Exterior Architectural Finish +	SF	26,750	35.00	11.87	936,200
09990	Misc. Painting	LS	1	10,000.00	0.13	10,000

10000	**SPECIALTIES** (Signage/Graphics)				$0.29	$22,500
		Units	Qty	Unit Cost	$/SF	Extension
10440	Graphics	LS	225	100.00	0.29	$22,500

11000	**PARKING EQUIPMENT**				$0.00	$0
		Units	Qty	Unit Cost	$/SF	Extension
11150	Parking Equipment					
	Central Cashier Stations	EA	0	15,000	0.00	$0
	Exit/Entry Lane (2 each)	EA	0	40,000	0.00	0
	Count Control & Audit Systems	LS	0	75,000	0.00	0
	Office & Supplies	LS	0	20,000	0.00	0

14000	**ELEVATORS** (1 elevator)				$1.27	$100,000
		Units	Qty	Unit Cost	$/SF	Extension
14200	Elevators (Hydraulic)	EA	1	100,000	1.27	$100,000

15000	**MECHANICAL** (Sprinklers, Ventilation)				$3.11	$245,100
		Units	Qty	Unit Cost	$/SF	Extension
15200	General Plumbing	SF	78,881	0.70	0.70	$55,200
15510	Standpipes	SF	53,174	0.45	0.30	23,900
15511	Fire Sprinklers	SF	53,174	1.50	1.01	80,000
15513	Landscape Irrigation	SF	5,000	1.00	0.06	5,000
15520	Ventilation	SF	28,187	2.00	0.71	56,000
15530	Discharge Sand/Oil Separator	LS	1	25,000.00	0.32	25,000

16000	**ELECTRICAL**				$3.32	$262,000
		Units	Qty	Unit Cost	$/SF	Extension
16100	Electrical Lighting	SF	78,881	2.00	2.00	157,800
-	New electrcial Service Allowanc	LS	1	30000.00	0.38	30,000
-	Emer. Power (UPS)	LS	1	35000.00	0.44	35,000
-	Fire Alarm System	EA	4	300.00	0.02	1,200
-	Telephone System	EA	4	2000.00	0.10	8,000
-	Conduit for CCTV	LS	1	30000.00	0.38	30,000
16800	Security Systems Allowance	LS	0	100000.00	0.00	0
16810	Office Elect.	SF	0	6.00	0.00	0

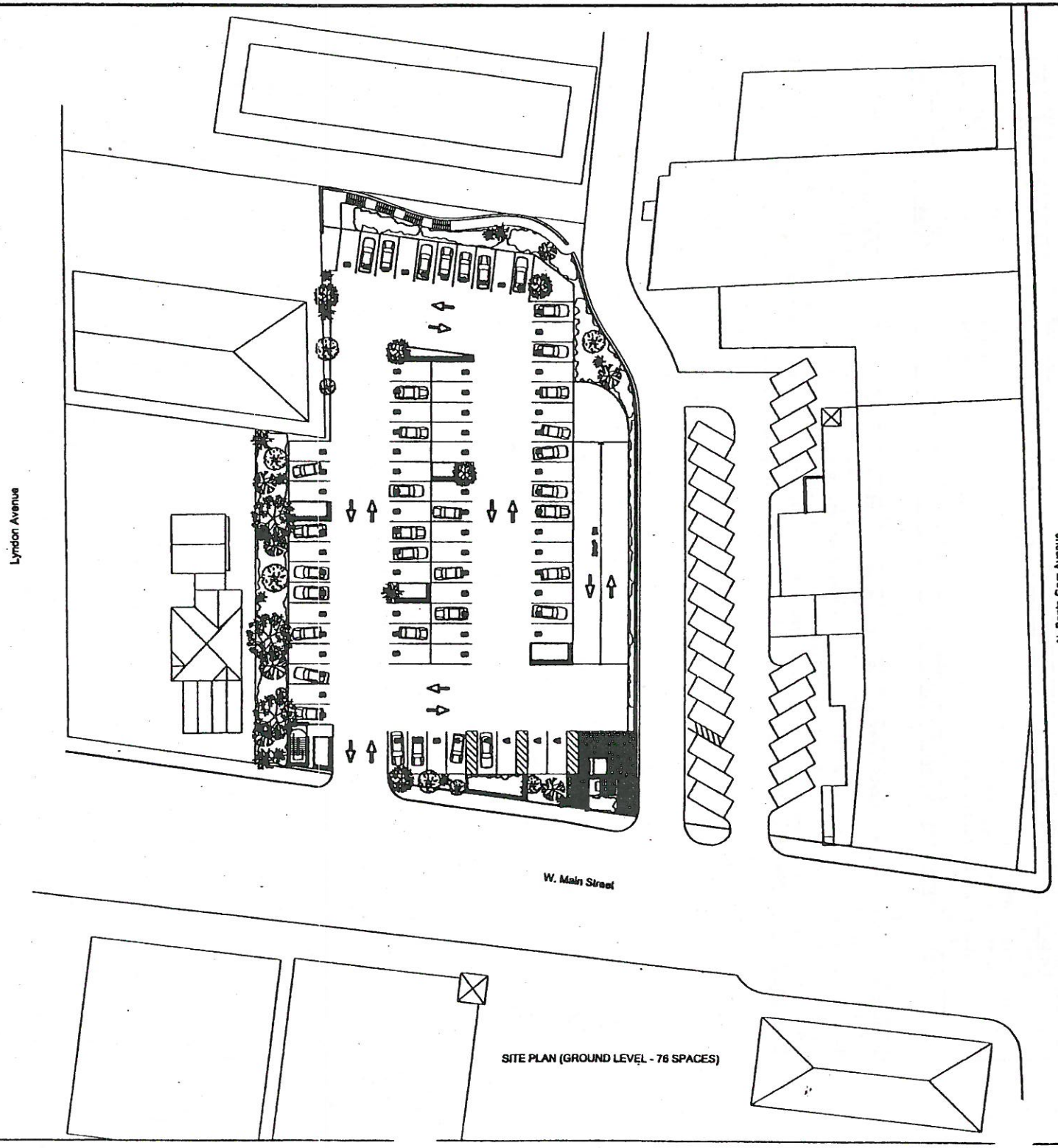
S U M M A R Y

Area Slab-on-Grade (Concrete) Basement	28,187	Total Const. Cost	$4,662,900
Area Intermediate Supported Deck	24,987	Const. Cost/SF	$59.11
Area Top Level Supported Deck	25,707	Number of Stalls	225
Area Office/Storage	0	Const. Cost/Stall	$20,724
Total Area, SF	78,881	Efficiency,SF/Stall	351

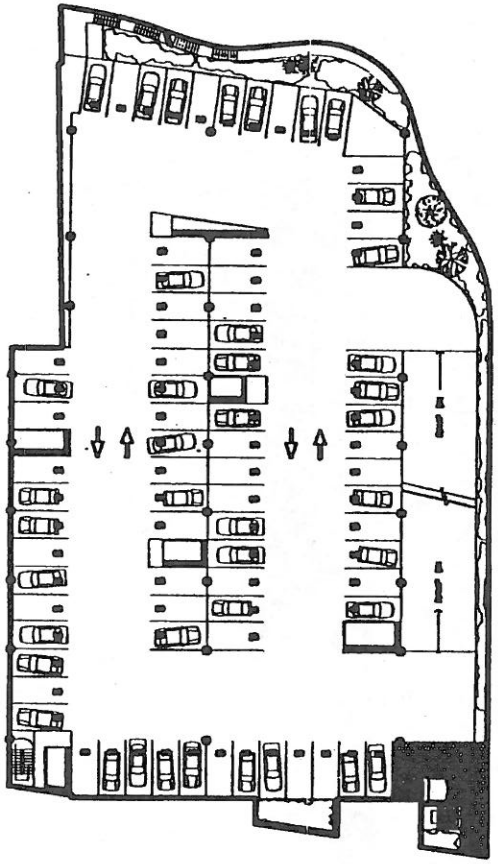
	DIVISION	% OF SUB-TOTAL	$/SF	ITEM COST
01000	General Conditions.....	11.11%	5.97	$471,000
02000	Site Work.....	10.20%	5.48	432,200
03000	Concrete.....	36.45%	19.59	1,545,100
05000	Metals.....	2.04%	1.10	86,400
07000	Moisture Protection.....	0.83%	0.44	35,100
08000	Stair & Elevator Towers.....	1.53%	0.82	65,000
09000	Finishes.....	22.98%	12.35	974,200
10000	Specialties.....	0.53%	0.29	22,500
11000	Equipment.....	0.00%	0.00	0
14000	Elevators.....	2.36%	1.27	100,000
15000	Mechanical.....	5.78%	3.11	245,100
16000	Electrical.....	6.18%	3.32	262,000

SUBTOTAL	1.00	53.74	$4,239,000.00
Design Contingency	10.00%	5.37	$423,900
Total Construction Cost		59.11	$4,662,900.00
Escalation.....	5.00%	2.96	233,145
Design Fees.....	7.00%	4.14	326,403
Construction Management.....	3.00%	1.77	139,887
Testing and Inspections.....	1.00%	0.59	46,629
Contingency.....	10.00%	5.91	466,290
TOTAL PROJECT COST IN 1999 DOLLARS		74.48	$5,875,254.00

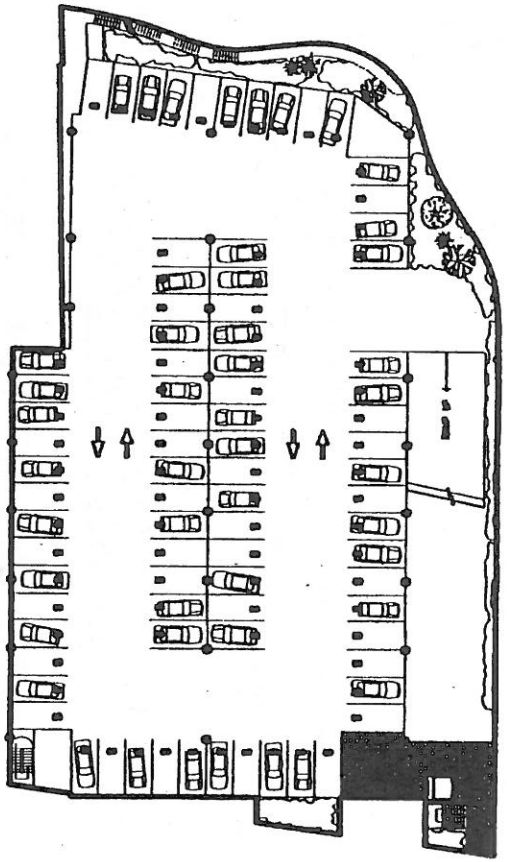
Since the Engineer has no control over the cost of labor, materials, or equipment, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, opinions of probable cost, as provided above, are made on the basis of experience and qualifications of the Engineer and represent the best judgement as a design professional familiar with the construction industry. However, the Engineer cannot and does not guarantee that proposals, bids, or the construction cost will not vary from opinions of probable cost as shown above.



Site 6
Scheme A
3 levels
235 spaces



1ST UNDERGROUND LEVEL - 77 SPACES



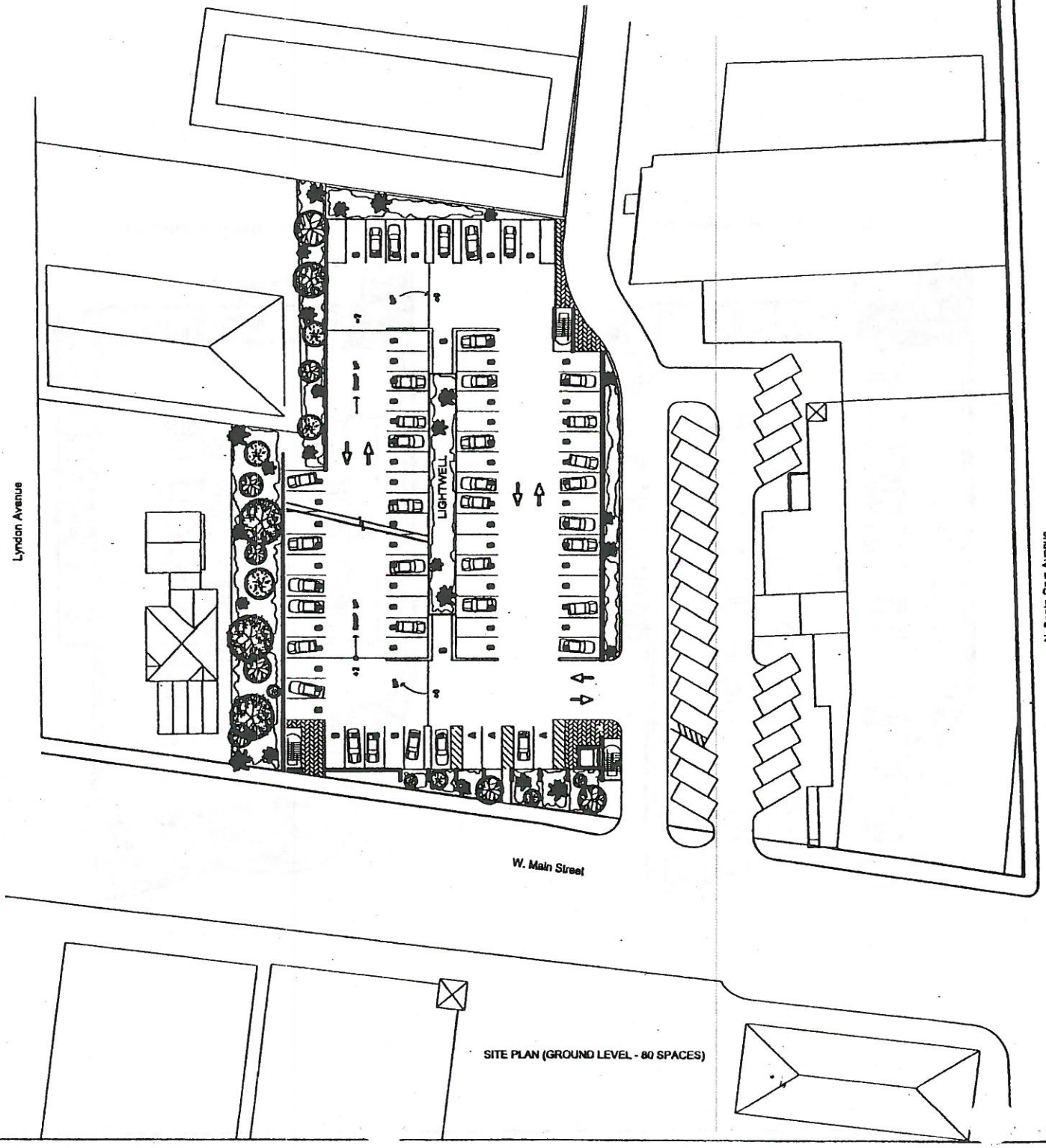
2ND UNDERGROUND LEVEL - 82 SPACES

Site 6
Scheme A
3 levels
235 spaces

Los Gatos

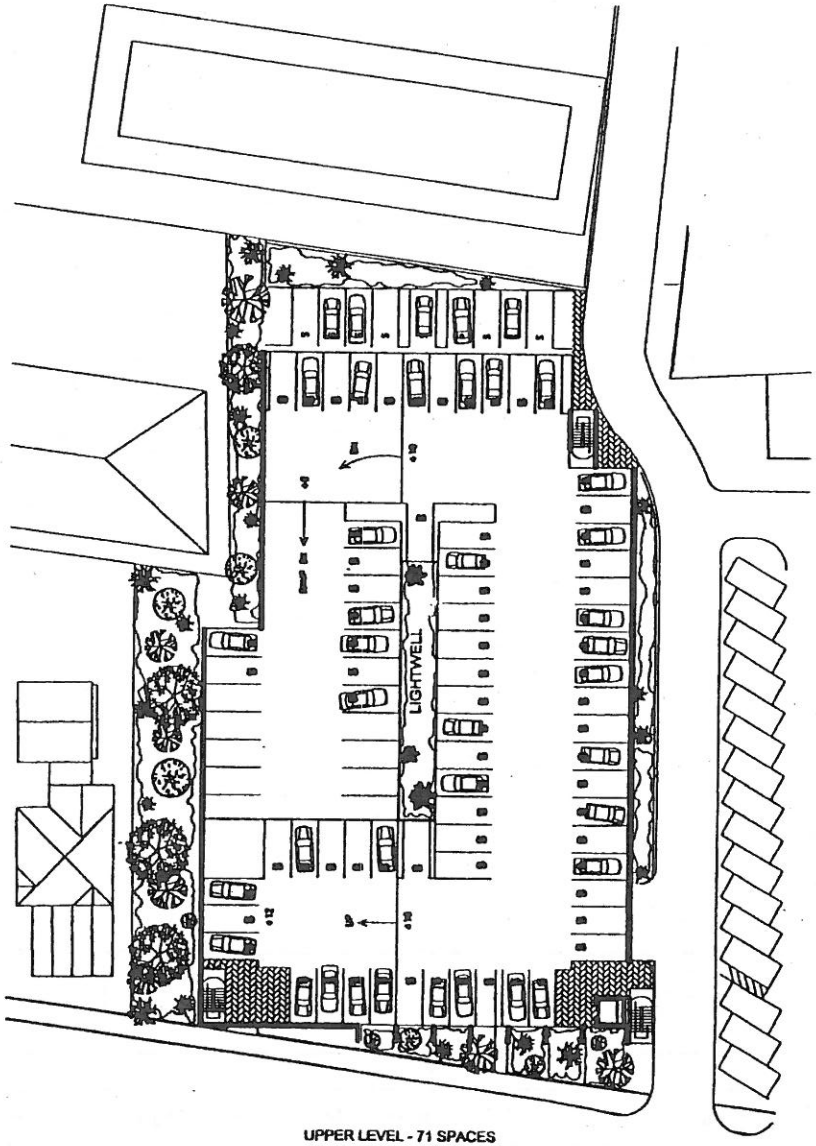
6

Gordon H Chong

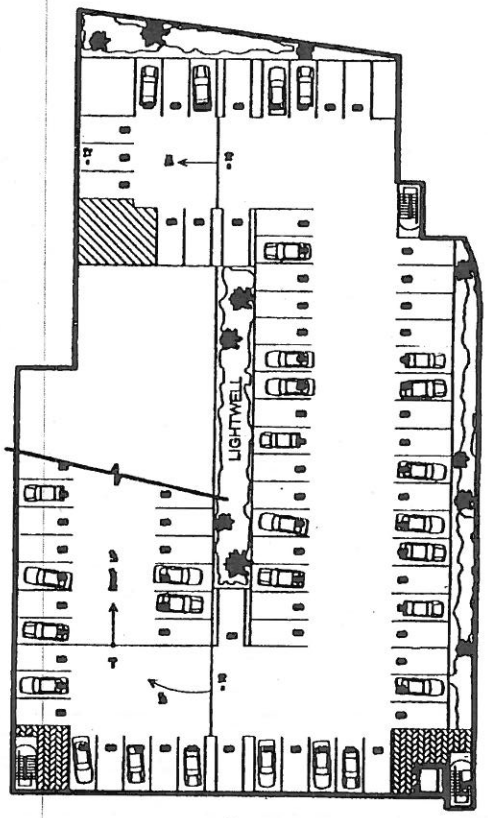


Site 6
Scheme B
3 levels
227 spaces

Site 6
Scheme B
3 levels
227 spaces



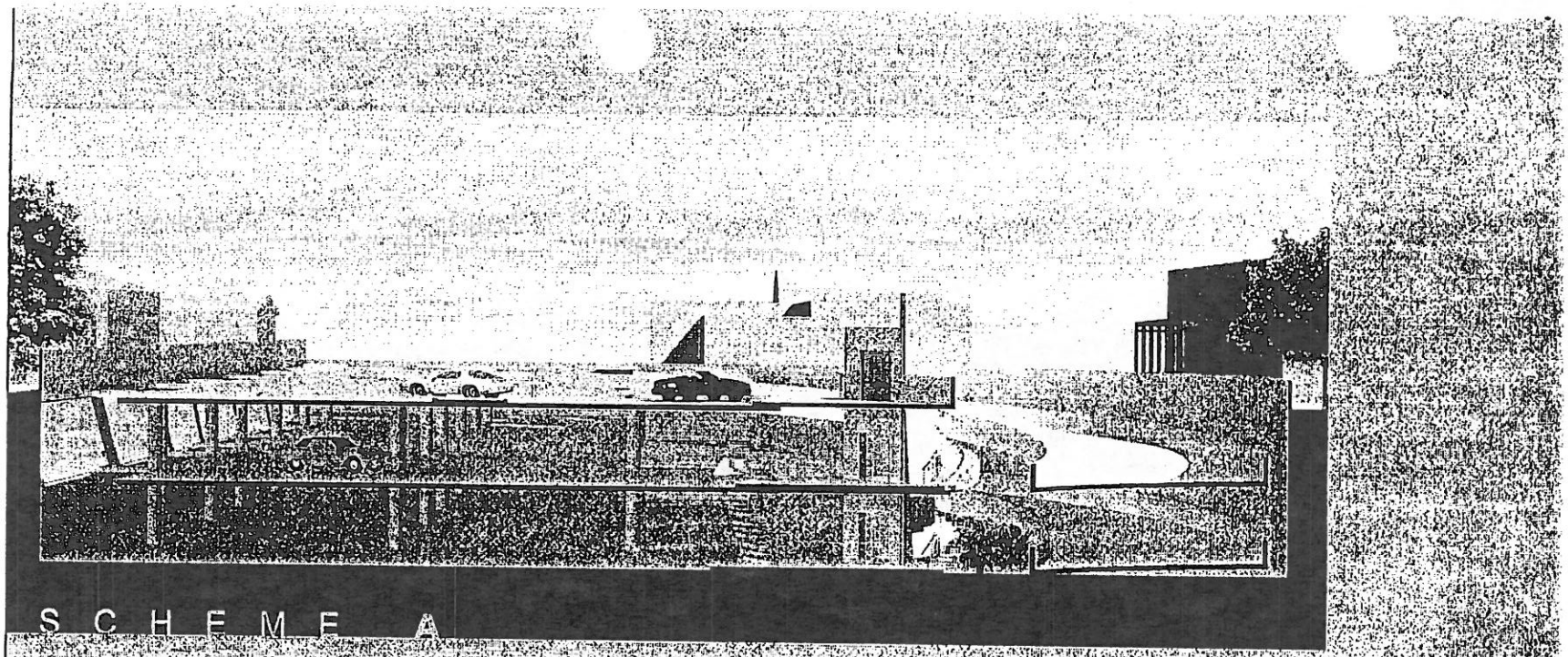
UPPER LEVEL - 71 SPACES

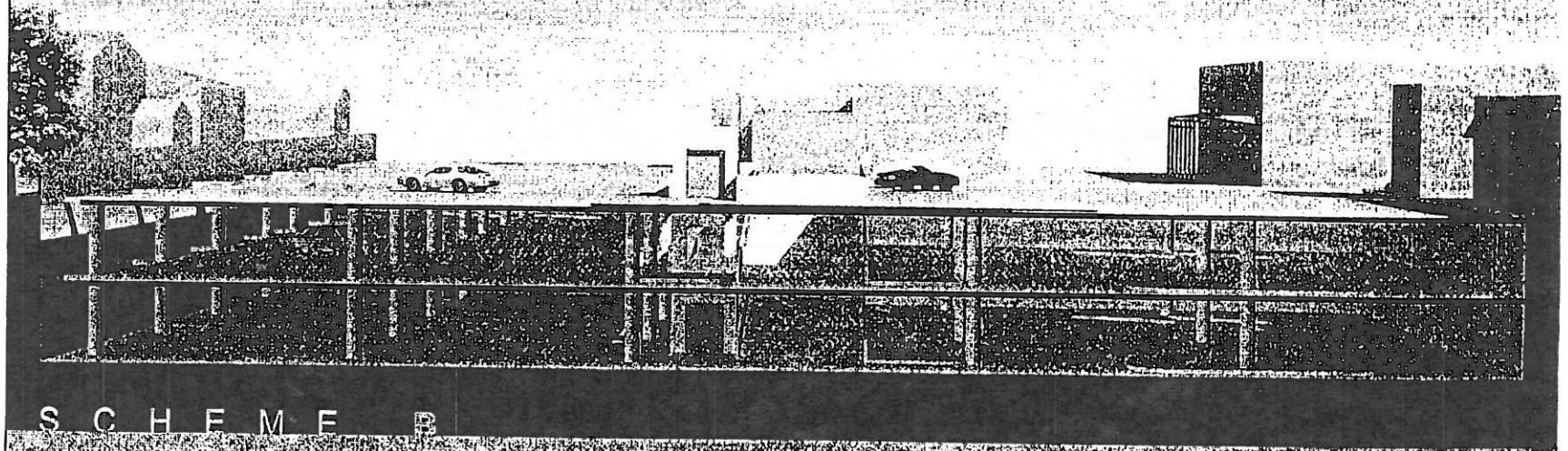


UNDERGROUND LEVEL - 76 SPACES

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	$7,423,900.00	$22,227.25	$53.78	413	$9,354,114.00

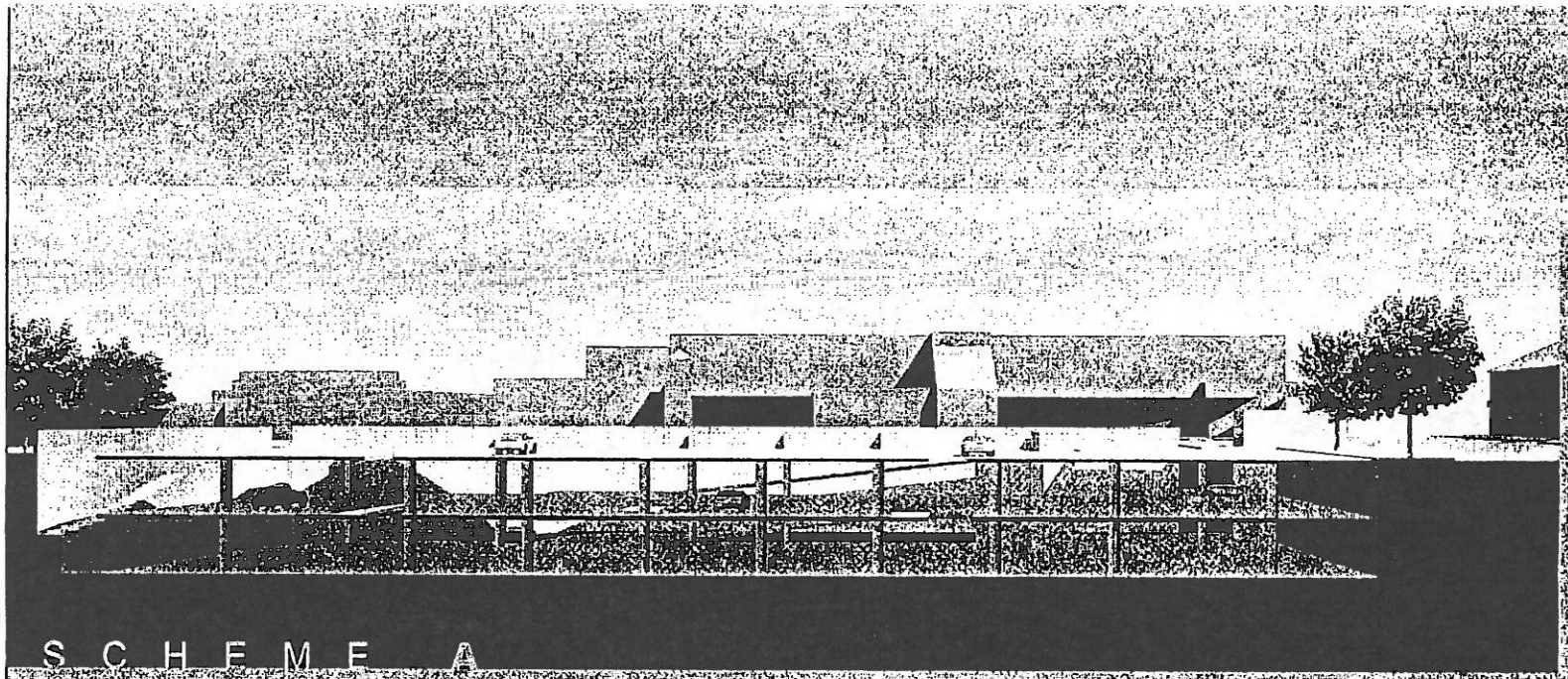


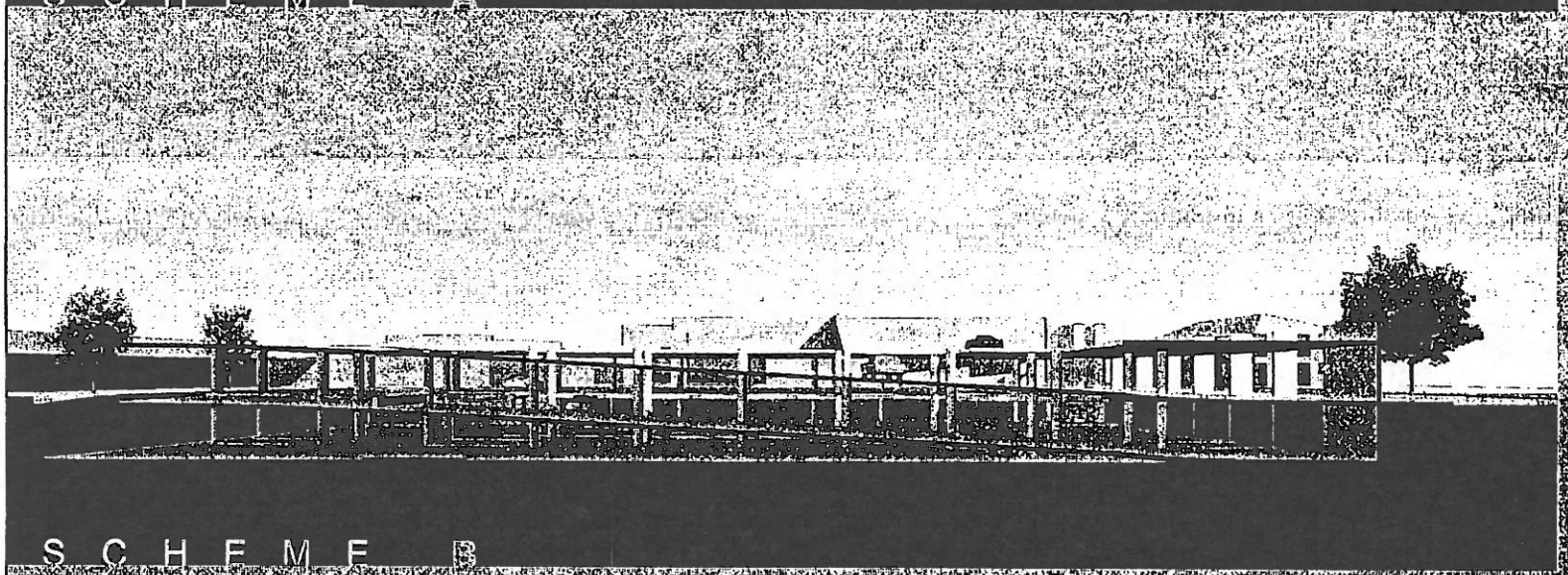


Site 2
Scheme A&B
Section Comparison

Los Gatos

GORDON H CHONG & PARTNERS





Site 6
Scheme A&B
Section Comparison

Los Gatos

GORDON H CHONG

ANNUAL INCREMENT

LESS:

PASS THROUGH AGREEMENTS
HOUSING SET ASIDE @20%
CERTIFICATES OF PARTICIPATION (8/1/2012)
ADMIN/BUSINESS SERVICES @ 15%

Payment Date	Annual Increment Calculation	PV 3.50%	PV 5.00%	PV 6.50%
1/1/00				
6/30/00	$306,250	$301,100	$298,900	$296,800
6/30/01	$353,660	$335,900	$328,700	$321,800
6/30/02	$403,780	$370,500	$357,500	$345,000
6/30/03	$410,720	$364,200	$346,300	$329,500
6/30/04	$372,630	$319,200	$299,200	$280,700
6/30/05	$420,140	$347,700	$321,300	$297,200
6/30/06	$470,450	$376,200	$342,600	$312,500
6/30/07	$523,650	$404,600	$363,200	$326,600
6/30/08	$579,930	$432,900	$383,100	$339,600
6/30/09	$639,340	$461,100	$402,200	$351,500
6/30/10	$702,060	$489,300	$420,700	$362,500
6/30/11	$768,250	$517,300	$438,400	$372,400
6/30/12	$838,020	$545,200	$455,500	$381,500
6/30/13	$911,570	$573,000	$471,800	$389,600
6/30/14	$1,239,200	$752,600	$610,900	$497,300
6/30/15	$1,320,860	$775,000	$620,100	$497,800
6/30/16	$1,406,820	$797,600	$629,000	$497,800
6/30/17	$1,497,360	$820,200	$637,600	$497,500
6/30/18	$1,592,580	$842,800	$645,900	$496,800
6/30/19	$1,692,750	$865,600	$653,800	$495,900
6/30/20	$1,798,090	$888,300	$661,400	$494,600
6/30/21	$1,908,850	$911,200	$668,700	$493,000
6/30/22	$2,025,240	$934,000	$675,700	$491,100
6/30/23	$2,147,540	$956,900	$682,400	$489,000
6/30/24	$2,275,880	$979,800	$688,800	$486,600
6/30/25	$2,410,680	$1,002,800	$694,800	$484,000
6/30/26	$2,552,220	$1,025,700	$700,600	$481,100
6/30/27	$2,700,720	$1,048,700	$706,000	$478,000
6/30/28	$2,856,620	$1,071,800	$711,200	$474,700
6/30/29	$3,020,080	$1,094,800	$716,100	$471,300
6/30/30	$3,191,550	$1,117,800	$720,800	$467,600
6/30/31	$3,371,320	$1,140,800	$725,100	$463,800
6/30/32	$3,559,720	$1,163,800	$729,200	$459,900
	$50,268,530	$24,028,400	$18,107,500	$13,925,000

ATTACHMENT 2

PROGRAMS AND PROJECTS COMPETING FOR AVAILABLE RDA FUNDS

Project	1991 Implementation Plan	Completed as of June 30, 1999	Budgeted 1999-2004	Proposed Additions	Budget to Complete 1991 Implementation Plan
Street Reconstruction	$ 3,038,000	$ 275,100	$ 3,099,270		Target Reached
Alley Improvements	$ 1,238,300				$ 1,238,300
Streetscape Improvements	$ 750,000	$ 315,500	$ 1,893,730		Target Reached
Storm Drains	$ 619,000		$ 406,490		$ 212,510
Sanitary Sewers	$ 430,000				$ 430,000
Civic Center Rehabilitation	$ 1,480,000				Removed
Public Transit Facilities	$ 70,000				$ 70,000
Public Parking Facilities- Lot 2			$ 1,500,000	$ 6,700,000	
Public Parking Facilities- Lot 6				$ 6,000,000	
Town Plaza			$ 673,960		
Library				$ 12,000,000	
Senior Center				$ 250,000	
	$ 7,625,300	$ 590,600	$ 7,573,450	$ 24,950,000	$ 1,950,810

Budgeted Capital Projects, Proposed Additions and Unbudgeted but Planned from 1991 Implementation Plan:
$ 34,474,260

ATTACHMENT 3

Town of Los Gatos Chamber of Commerce

Downtown Parking Strategy Report

Executive Summary

Presented to the Los Gatos Town Council September 20, 1999

In the spring of 1999, the Los Gatos Town Council reviewed several options for increasing parking capacity in the downtown and decided to pursue the construction of two buildings – the first on Lot 2, followed by Lot 13 – if financing could be found for both. The Council asked the business community for help in researching revenue opportunities to support long-term solutions and in developing an interim plan for short-term parking strategies.

The following report fulfills this request. It represents hundreds of hours of time by dozens of volunteers, and we believe it outlines a practical, realistic approach to parking strategies for downtown Los Gatos. The report contains three sections:

I. The results of a survey of downtown property owners about a special need assessment district

II. Recommendations on the feasibility of parking revenue, based on the results of the Town-sponsored public opinion poll conducted this summer

III. Recommendations for interim parking solutions, some of which can be implemented by the business community itself and some of which require Town action

The economic strength of Los Gatos is dependent upon many factors, but a major contributor to the Town's viability is its historic downtown which attracts shoppers, diners, and overnight guests from throughout the Bay Area, the U.S., and, in fact, the world. The dollars they spend while in downtown shops, restaurants, and hotels represent an important source of revenue for the Town. And, certainly, the charm and ambiance of our unique downtown is a major part of the small town character that our residents so highly value.

The business community has done its part. We now look to the Town to take the steps necessary to implement the interim parking plan and to invest in the construction of two parking buildings.

It is time for the Town of Los Gatos to act.

ATTACHMENT 4

Section I Executive Summary
Special Needs Assessment District

Methodology

- The Parking Assessment Committee of the Town of Los Gatos Chamber of Commerce mailed a packet of information about the potential of a Special Need Assessment District to 186 downtown commercial property owners of record. "Downtown" was defined as commercial properties from Highway 9 at the north to Highway 17 at the south, from East Main to the east to Alpine Avenue to the west.

- The mailing was supplemented with an Information Hotline. All inquiries were responded to within 48 hours.

- Follow-up calls and visits were made to as many property owners as could be located. The Committee is still pursuing the remaining owners who have not responded.

Results

- The property owners were asked to sign a straw ballot indicating their willingness to pay 1 cent per square foot for 20 years.

- As of 9/15/99, 65 signed ballots have been collected – 64 positive written responses and only 1 negative response.

- The positive votes received to date represent 45.5 percent of all of the downtown commercial property included in this survey.

- If only the commercial property between Highway 17 and East Main Street is considered, 51 percent of the property owners favor a Special Need Assessment District.

- A color-coded map showing the location and size of parcels whose owners are voting yes is presented in the full Downtown Parking Strategy Report presented by the Town of Los Gatos Chamber of Commerce.

Conclusions

This is an intensive time-consuming project that requires one-on-one discussion with each commercial property owner. The Parking Assessment Committee will continue its efforts to reach the remaining commercial property owners and to ascertain their "vote" on a Special Need Assessment District. [Some property is owned by family trusts that only meet once a month, or by out-of-state corporations where it is difficult to locate the appropriate person with responsibility for this type of decision.]

This has been a very positive experience for the Chamber's Parking Committee members who have forged new alliances to solve a mutual problem – the lack of sufficient parking in downtown Los Gatos. This project has opened new channels of communication and is bringing in more people to become involved in the Town policy issues.

Given the success achieved to date and the tenor of the conversations the Committee has had with commercial downtown property owners, the Town of Los Gatos Chamber of Commerce anticipates that **in total 60-70% of the property owners will favor** the establishment of a Special Need Assessment District. We urge the Town to take the necessary steps to begin this process.

INTRODUCTION

E. Wagner & Associates, Inc. has been hired by the Town of Los Gatos to:

1. determine the annual and total revenues that could be generated from such a district and
2. outline the necessary legal steps the Town would need to undertake to form the district and collect the assessment.

The following report is a presentation of this information.

BACKGROUND

On September 20, 1999, the Town Council received a petition in support of a parking assessment district in downtown Los Gatos signed by approximately 50% of the property owners in the proposed district. The petition requested the creation by the Town of a real property assessment district to provide funds to assist in paying the costs associated with the planning, design, construction and maintenance of two new parking facilities (i.e., Lots 2 and 6) in downtown Los Gatos.

FORMATION OF AN ASSESSMENT DISTRICT

The Council is the legislative body authorized to form an assessment district. The District formation can either be initiated by the Council or a petition signed by a majority of the assessees in the proposed assessment district. Once the process is initiated the following must be determined in order to complete the process:

- district boundaries
- improvements to be financed
- methodology for spread of benefit/assessment
- total assessment per parcel.

Proposition 218 requires all assessment districts to be approved by a ballot process whereby a simple majority (more than 50%) of the assessees must approve of the formation of the District and the levying of an assessment. Therefore, ultimately the Town Council approves of the District, but obviously not without a majority support of the properties within the District.

REVENUES TO BE GENERATED BY AN ASSESSMENT DISTRICT

Once again, the Council is the legal body that makes the determination as to the improvements and facilities that are to be funded by an assessment district, the properties that are to be included and assessed in the district, and the methodology of spread of benefit and/or assessment against properties in the district. However, not without a majority support of the assessees in the District.

The petition submitted by the property owners in the proposed district was very specific to these issues. The following is a further discussion of these issues:

- What real property is to be included in the District? A map was provided with the petition that outlined the proposed district boundaries. The map included approximately 186 parcels in the downtown area. The proposed district boundaries were the same as the Downtown Parking Assessment District formed in 1988. The Council could elect to define the boundaries differently (smaller area, larger area) than was presented. Therefore, the financial advisor reviewed three different district boundaries as follows:

  - Original Parking Assessment District
  - Revised Parking Assessment District (smaller area)
  - Business Improvement District

- Who is to be assessed in the assessment district? By law either the real property owners (landlords) or the businesses (tenants) can be assessed. The petition received by the Town called for the landlords to pay the assessments.

- How much is to be assessed annually? The petition called for an assessment of no more than one (1) cent per square foot of building area per month for no more than twenty (20) years, to raise no more than two million seven-hundred thousand dollars ($2,700,000) in total gross assessment. Once again, the Town Council is the legal body authorized to determine the amount of the annual assessment and total assessment. Therefore, Council could determine that the total revenues are to be less or more than the amount generated by the formula put forth in the petition. However, ultimately the assessment formula is subject to majority support by the property owners in the district.

Based on the petition formula, the financial advisor calculated the annual revenues for each of the three alternatives as follows:

District	#s of Parcels	Assessment Paid By	Annual Revenues	Total Revenues
Original Parking A.D.	186	Property Owner	$130,550	$2,611,000
Revised Parking A.D.	145	Property Owner	99,579	1,991,580
Bus. Imp. District	143	Tenant	100,640	2,012,800

Based on the petition formula each district generates between $99,000 and $130,000 annually in assessments for a total of $2 million to $2.6 million over a twenty-year period. These funds could be used for either capital costs or maintenance and operating costs of the garage(s).

ADDITIONAL ISSUES

Finally, the petition put forth by the petitioners called for the building of both Lots 2 and 6 within five years from the date of the creation of this assessment district. If not, the assessment district could be cancelled and all funds returned to the respective property owners.

In light of the most recent cost estimates provided by the parking consultant, this may be an impossible task for the Town. Therefore, Council should be very clear about their intentions as to the number of parking garages to be built before the district is formed and assessments collected. In other words, if only one garage is to be built then the formation of the district and the collection of the assessments could not be conditioned on the construction of two garages.

NEXT STEP

Forming the assessment district and levying an assessment can provide the necessary funds to supplement the costs of construction, maintenance and operation of the parking garage(s). It will also show good faith on the part of the business community toward solving the parking problem in downtown Los Gatos. However, in order to form the district several issues must be resolved. They are:

- how many parking garages can the Town afford to build?
- based on the above, what is the appropriated contribution from the business community through an assessment?
- is it necessary to have pay-for-parking to bridge the gap?

Once, the above answers are determined the district formation process can be commenced and completed in approximately 28 weeks.

Table 3. Analytical Results of Ground Water Grab Samples – Parking Lot 2 (continued)
(concentrations in parts per billion)

Target Parameters/EPA Method	EB-1W 10/29/99	EB-2 10/28/99	EB-2-A 12/14/99
EPA 8010	–	–	–
1,2-Dichloroethane	0.9	<0.5	NA
All other target EPA Method 8010 parameters	ND	ND	NA

< Indicates that the compound was not detected at or above the stated laboratory reporting limit
ND = Target parameters Not Detected at or above the method detection limits
NA = Not Analyzed
MTBE = Methyl Tertiary Butyl Ether BTEX = Benzene, Toluene, Ethyl benzene, Xylenes

Table 3. Analytical Results of Ground Water Grab Samples – Parking Lot 6
(concentrations in parts per billion)

Target Parameters/EPA Method	EB-3 10/28/99	EB-3 12/14/99
TPHd	91	<50
TPHmo	<250	<250
TPHbo	340	<50
TPHho	<250	NA
All other target fuel fingerprint parameters	ND	NA
MTBE	<5.0	NA
BTEX	<0.5	NA
EPA 8010		–
1,1,1-Trichloroethane	1.7	NA
All other target EPA Method 8010 parameters	ND	NA

< Indicates that the compound was not detected at or above the stated laboratory reporting limit
ND = Target parameters Not Detected at or above the method detection limits
NA = Not Analyzed
MTBE = Methyl Tertiary Butyl Ether BTEX = Benzene, Toluene, Ethyl benzene, Xylenes

4.0 CONCLUSIONS

4.1 Potential Environmental Concerns Within the Site Vicinity

Based on the information obtained during this study, several facilities were reported adjacent to the two parking lots that use hazardous materials. A leaking underground storage tank (UST) was reported adjacent to Lot 2 at 21 North Santa Cruz Avenue. In addition, a former Mobile service station was reported approximately 250 feet southwest of Lot 6, in the potential up-gradient direction from the parking lot with respect to anticipated ground water flow direction. As discussed below, ground water beneath the two lots does not appear to be

ATTACHMENT 6

significantly impacted. However, there is a potential that the parking lots could be impacted if future hazardous material incidents were to occur at the adjacent facilities. The magnitude of the potential impact would be largely dependent on the nature of the release and effectiveness of any corrective measures implemented.

4.2 Ground Water Quality

During this investigation, ground water grab samples were collected from the borings advanced at selected locations across the two parking lots during the concurrent geotechnical investigation. No significant levels of petroleum hydrocarbons or VOCs were detected in ground water beneath the site. The hydrocarbons originally reported by the laboratory appear to be the result of naturally occurring compounds instead of petroleum fuel hydrocarbons. No further work appears required.

4.3 Soil Quality

Based on laboratory analyses of soil samples collected during this investigation, soil beneath the site does not appear to be significantly impacted. The hydrocarbons initially reported by the laboratory in the soil sample collected from boring EB-1W appears to be the result of naturally occurring compounds instead of petroleum hydrocarbons, based on analysis of a second soil sample collected from this location and analyzed using a silica gel cleanup. The levels of metals detected are generally consistent with typical background levels, with the exception of the 92 ppm total lead detected in the soil sample collected from boring EB-2 on Lot 6. The soluble lead results for this sample were below the hazardous waste limits, and the concentration of lead detected is not a significant threat to human health. Further soil quality evaluation does not appear required at this time.

4.4 General Conclusions

We understand that the City of Los Gatos plans to develop the sites with parking structures. Based on the information obtained during this survey, the planned use, appears compatible with the known on-site environmental conditions. No further environmental work appears required at this time.

5.0 LIMITATIONS

As with all site assessments, the extent of information obtained is a function of client demands, time limitations, and budgetary constraints. Our conclusions and recommendations regarding the site are based on readily observable site conditions, review of readily available documents, maps, aerial photographs, and data collected and/or reported by others. We are not responsible for the accuracy of information or data presented by others.

This report was prepared for the sole use of the City of Los Gatos, care of Gordon H. Chong & Partners. We make no warranty, expressed or implied, except that our services have been performed in accordance with environmental principles

generally accepted at this time and location. The chemical and other data presented in this report can change over time and are applicable only to the time this study was performed. We are not responsible for the data presented by others.

6.0 REFERENCES

Lowney Associates. October 6, 1998. *Environmental Feasibility Review, Parking Lots 2 and 13.*

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