

Garages and Lots included in the Assessment

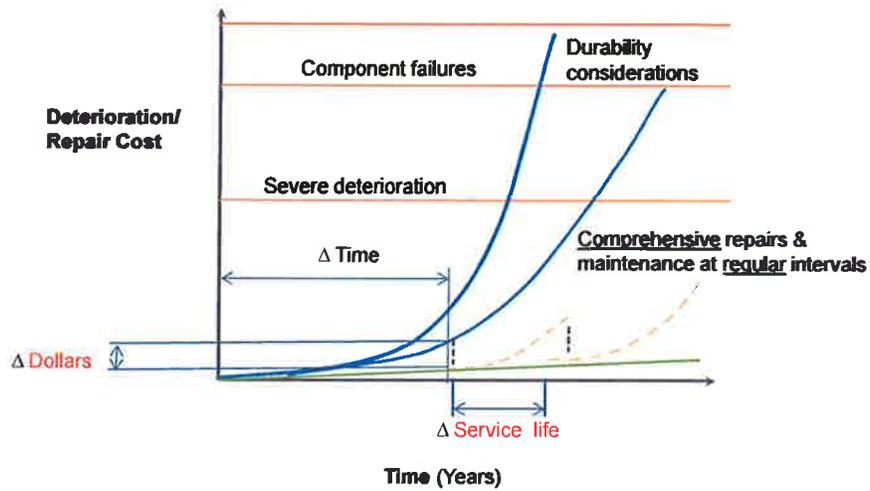
		General Information				
		ADDRESS	NUMBER OF PARKING SPACES	NUMBER OF ADA SPACES	APPROX. AREA (S.F)	NO. OF LEVELS
PARKING GARAGE	GARAGE 4	1919 TULARE ST	313	7	130,680	4
	GARAGE 7	801 VAN NESS AVE	587	15	234,234	7
	GARAGE 8	1077 VAN NESS AVE	968	18	377,862	3
	GARAGE 9	2020 MERCED ST	213	-	75,020	3
	CONVENTION CENTRE GARAGE	707 "O" ST	1,565	26	581,400	5
PARKING LOTS	BOXCAR LOT	829 "H" ST	525	11	175,800	-
	FEDERAL LOT	1100 BLOCK OF "O" ST	90	-	50,645	-
	STADIUM LOT	1039 "H" ST	525	12	176,760	-
	PROMENADE LOT	2710 TULARE ST	750	14	229,230	-
	LOT 2	1240 BROADWAY	210	10	57,857	-
	LOT 6	844 BROADWAY	58	-	23,800	-

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## Condition Assessment Objectives

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## Repairs / Maintenance



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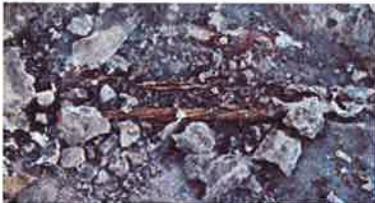
## Immediate/Safety Issues



Garage 9 Spalled Precast beam support



Garage 9 Shored Beam



Garage 7 Ruptured P/T in Helix Ramps



Garage 7 -- Spalled Concrete on Facade

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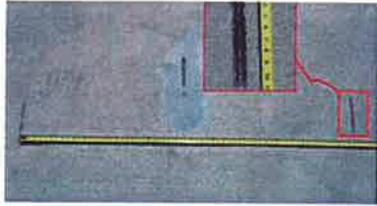


Garage 4  
Tulare Avenue & Fulton Mall



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### Garage 4 Immediate Items



Exposed P/T Tendons



Spalled Concrete Floor



Loose Barrier Cables



Efflorescence in the P/T pockets

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### Garage 4 Other Items



Trip Hazard



Leakage through Pour Strip



Cracking of Columns



Cracking of Beam

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Garage 4 10 Year Cost

Garage 4	10 Year Cost
High Priority Items	\$ 232,000
Medium Priority Items	\$ 234,000
Low Priority Items	\$ 290,000
Elevator/Mechanical Equipment	\$ 75,000
Enhancements	\$ 129,000
<b>Sub Total</b>	<b>\$ 960,000</b>
General Conditions and Contingency	\$ 172,800
<b>TOTAL</b>	<b>\$ 1,136,000</b>

1983 313 Spaces 4 Levels

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Garage 7  
Van Ness & Inyo Avenues



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### Garage 7 Immediate Items



Spalling of façade concrete



Inadequate height of perimeter wall



Broken P/T in helix ramp



Cracking of masonry wall

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### Other items



Too Much Space in handrails



Cracking of concrete in stairs



Concrete spalls



Large space between parapet walls

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Garage 7 10 Year Cost

<b>GARAGE 7</b>	<b>10 Year Cost</b>
High Priority Items	\$ 864,000
Medium Priority Items	\$ 691,000
Low Priority Items	\$ 528,000
Elevator/Mechanical Equipment	\$ 150,000
Enhancements	\$ 105,000
<b>SUB TOTAL</b>	<b>\$ 2,338,000</b>
General Conditions and Contingency	\$ 420,840
<b>TOTAL</b>	<b>\$ 2,762,000</b>

1969 587 Spaces 7 Levels

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Garage 8  
Tulare & Van Ness Avenues



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### Garage 8 Immediate Issues



Expansion Joints on the Plaza Level



Expansion joint from below



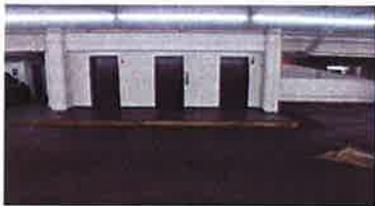
Steel Stairs



Corroded Sewer Pipe

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### Garage 8 Other items



Missing Bollards



Leaks through Plaza Level



Spalled Concrete in Ceiling



Fireproofing of floor joists

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Garage 8 10 Year Cost

<b>GARAGE 8</b>	<b>10 Year Cost</b>
High Priority Items	\$ 587,000
Medium Priority Items	\$ 643,000
Low Priority Items	\$ 86,000
Elevator/Mechanical Equipment	\$ 300,000
Enhancements	\$ 930,000
<b>Sub Total</b>	<b>\$ 2,546,000</b>
General Conditions and Contingency	\$ 458,280
<b>TOTAL</b>	<b>\$ 3,006,000</b>

1966 968 Spaces 3 Underground Levels

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Garage 9  
Van Ness Avenue and Merced Street



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### Garage 9 Immediate items



Spalled bearing of tee beams



Installed shoring at the location of the spall



Barrier Cables at perimeter of the structure



Displaced granite panels

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### Garage 9 Other Items



Leakage through the Slab



Deteriorated Sealants



Missing Bollards



Drainage issues

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Garage 9 10 Year Cost

<b>GARAGE 9</b>	<b>10 Year Cost</b>
High Priority Items	\$ 325,000
Medium Priority Items	\$ 104,000
Low Priority Itms	\$ 37,000
Elevator/Mechanical Equipment	\$ 100,000
Enhancements	\$ 245,000
<b>Sub Total</b>	<b>\$ 811,000</b>
General Conditions and Contingency	\$ 145,980
<b>TOTAL</b>	<b>\$ 959,000</b>

213 Spaces 3 Levels Lower Level Commercial

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Convention Center Garage



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Convention Center Garage Other Items



Failed Expansion Joint



Missing Bollards



Minor Ponding of Water



Rusting Connections

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Conv. Center Garage 10 Year Cost

Convention Center Garage	10 Year Cost
High Priority Items	\$ 83,000
Medium Priority Items	\$ 552,000
Low Priority Itms	\$ 343,000
<b>Sub Total</b>	<b>\$ 978,000</b>
General Conditions and Contingency	\$ 176,040
<b>TOTAL</b>	<b>\$ 1,156,000</b>

2003 1565 Spaces 5 Levels

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Lot 2  
Broadway & H Streets  
Rating 4/5



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Lot 6  
Inyo St and Fulton Mall  
Rating 6



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Box Car Lot  
H& Tuolumne Streets  
Rating 6



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Stadium Lot  
H & Kern Streets  
Rating 7



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### 10 Year Cost by Priority

		TOTAL 10 YEAR CAPITAL COSTS							General Conditions and Contingency	TOTAL
		HIGH PRIORITY ITEMS	MEDIUM PRIORITY ITEMS	LOW PRIORITY ITEMS	ELEVATOR/MECH EQUIPMENT	ENHANCEMENTS	SUB-TOTAL			
PARKING GARAGE	GARAGE 4	\$ 232,000	\$ 234,000	\$ 290,000	\$ 75,000	\$ 129,000	\$ 960,000	\$ 172,800	\$ 1,136,000	
	GARAGE 7	\$ 864,000	\$ 691,000	\$ 528,000	\$ 150,000	\$ 105,000	\$ 2,338,000	\$ 420,840	\$ 2,762,000	
	GARAGE 8	\$ 587,000	\$ 643,000	\$ 86,000	\$ 300,000	\$ 930,000	\$ 2,546,000	\$ 458,280	\$ 3,006,000	
	GARAGE 9	\$ 325,000	\$ 104,000	\$ 37,000	\$ 100,000	\$ 245,000	\$ 811,000	\$ 145,980	\$ 959,000	
	CONVENTION CENTRE GARAGE	\$ 83,000	\$ 552,000	\$ 343,000	\$ -	\$ -	\$ 978,000	\$ 176,040	\$ 1,156,000	
PARKING LOT	BOXCAR LOT	\$162,000.00					\$ 162,000	\$ 29,160.00	\$ 192,000	
	FEDERAL LOT	\$40,000.00					\$ 40,000	\$ 7,200.00	\$ 48,000	
	STADIUM LOT	\$118,000.00					\$ 118,000	\$ 21,240.00	\$ 140,000	
	PROMENADE LOT	\$110,000.00					\$ 110,000	\$ 19,800.00	\$ 130,000	
	LOT 2	\$210,000.00					\$ 210,000	\$ 37,800.00	\$ 249,000	
	LOT 6	\$26,000.00					\$ 26,000	\$ 4,680.00	\$ 32,000	
<b>Garages</b>		<b>\$ 2,091,000</b>	<b>\$ 2,224,000</b>	<b>\$ 1,284,000</b>	<b>\$ 625,000</b>	<b>\$ 1,409,000</b>	<b>\$ 7,633,000</b>	<b>\$ 1,373,940</b>	<b>\$ 9,019,000</b>	
<b>Lots</b>		<b>\$ 666,000</b>					<b>\$ 666,000</b>	<b>\$ 119,880</b>	<b>\$ 791,000</b>	

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### CAMP SUMMARY

		YEAR										Total Cost
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
PARKING GARAGE	GARAGE 4	\$ 274,000	\$ 89,000	\$ 251,000	\$ -	\$ -	\$ -	\$ 369,000	\$ -	\$ 153,000	\$ -	\$ 1,136,000
	GARAGE 7	\$ 652,000	\$ 1,317,000	\$ -	\$ -	\$ -	\$ 585,000	\$ 74,000	\$ -	\$ 124,000	\$ 10,000	\$ 2,762,000
	GARAGE 8	\$ 307,000	\$ -	\$ 509,000	\$ 955,000	\$ -	\$ -	\$ 354,000	\$ 491,000	\$ 390,000	\$ -	\$ 3,006,000
	GARAGE 9	\$ 384,000	\$ -	\$ 285,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280,000	\$ 959,000
	CONVENTION CENTRE GARAGE	\$ 120,000	\$ -	\$ -	\$ -	\$ 811,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 1,156,000
	<b>ALL GARAGES</b>	<b>\$ 1,737,000</b>	<b>\$ 1,406,000</b>	<b>\$ 1,045,000</b>	<b>\$ 955,000</b>	<b>\$ 811,000</b>	<b>\$ 585,000</b>	<b>\$ 797,000</b>	<b>\$ 491,000</b>	<b>\$ 667,000</b>	<b>\$ 525,000</b>	<b>\$ 9,019,000</b>
PARKING LOT	BOXCAR LOT	\$ -	\$ 122,000	\$ -	\$ -	\$ -	\$ -	\$ 70,000	\$ -	\$ -	\$ -	\$ 192,000
	FEDERAL LOT	\$ -	\$ -	\$ 29,000	\$ -	\$ -	\$ -	\$ -	\$ 19,000	\$ -	\$ -	\$ 48,000
	STADIUM LOT	\$ -	\$ -	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ 70,000	\$ -	\$ -	\$ 140,000
	PROMENADE LOT	\$ -	\$ -	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,000	\$ -	\$ 130,000
	LOT 2	\$ 173,000	\$ -	\$ -	\$ -	\$ -	\$ 38,000	\$ -	\$ -	\$ -	\$ 38,000	\$ 249,000
	LOT 6	\$ -	\$ -	\$ 21,000	\$ -	\$ -	\$ -	\$ -	\$ 11,000	\$ -	\$ -	\$ 32,000
<b>ALL LOTS</b>	<b>\$ 173,000</b>	<b>\$ 122,000</b>	<b>\$ 185,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 38,000</b>	<b>\$ 70,000</b>	<b>\$ 100,000</b>	<b>\$ 65,000</b>	<b>\$ 38,000</b>	<b>\$ 791,000</b>	
<b>COMBINED COSTS</b>		<b>\$ 1,910,000</b>	<b>\$ 1,528,000</b>	<b>\$ 1,230,000</b>	<b>\$ 955,000</b>	<b>\$ 811,000</b>	<b>\$ 623,000</b>	<b>\$ 867,000</b>	<b>\$ 591,000</b>	<b>\$ 732,000</b>	<b>\$ 563,000</b>	<b>\$ 9,810,000</b>

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