

PARKING UTILITY FEBRUARY 2011 ACTIVITY REPORT & REVENUE/EXPENSE NARRATIVE

Brayton Lot: The State of Wisconsin and the Parking Utility have reached agreement on the sale of the State's portion of the Brayton Lot block to the Utility. The purchase was approved by the Common Council, Transit and Parking Commission and Plan Commission. Final approval will occur after the State of Wisconsin and the City have signed the lease agreement for the share-ride vans. The attached City-prepared draft parking agreement has been provided to the State for their comments. Tentative closing date is March 31, 2011. We will likely be operating the new portion of the lot on a permit basis (similar to Wilson Lot).

MMB/GE Parking Garage: Parking Utility planning funds (\$1.2M) are in this year's Parking Utility Capital Budget. We envision a 5-level garage with 1,435 vehicle stalls that starts at the historic portion of the MMB and continues below Pinckney Street, ending up at the wall of the Great Dane and Magnus buildings. The RFP for the planning for Block 105 (Gov East parcel) Public Market Square was released on Monday Feb. 28, 2011. The Parking Utility will likely hire a parking consultant to look after our interests during this planning process.

Multi-space meters: The multi-space meters opened at Buckeye Lot on September 15, 2010 and at other locations later. All of the first phase meters are in service. The machines have conducted over 78,000 successful transactions. The average recent cash transaction was \$1.16 and the average credit card transaction was \$2.12. Credit card transactions represent over 50% of total transactions. We are working on a MAX button that will allow credit card users the ability to obtain the maximum amount of time by pressing one button. Following the recent blizzard, the multi-space vendor provided new receipt door covers that will reduce the amount of snow that could enter the machines during similar conditions. The single-space meters had similar problems during this blizzard requiring them to be taken back to the shop to be cleaned out.

Revenues: In year-to-date comparisons through January, revenues have increased over the previous year's revenues by \$24K or 3.27%. Occupancies were up at Cap Square North, Overture and Campus facilities but down at Gov East and State St Cap. Notice that occupancies at Cap Square North are over higher (89%) than the generally accepted maximum level of 85%. Last January, Cap Square North had 71% occupancy. Actual revenues for monthlies/leases were 1.61% (\$1,263) over projected levels, with Cap Square North leading the way.

Facility Condition Evaluations 2010: We have recently received condition evaluations for various facilities from JSD Professional Services. Excerpts from the Government East facility are attached. It indicates a large amount (\$1,668,320) of identified maintenance that we have been deferring pending the structure's demolition/rebuilding. This year we intend to do only enough maintenance (about \$70,000) to keep it structurally sound from a safety perspective. This year's remediation contract (\$760,000) will appear on the March 2, 2011 BPW agenda with work starting on May 16, 2011. Work will be done at Govt East, Cap Square North, State Street Cap and State Street Campus (Lake). The lighting conversion project to fluorescent lights at Campus (Lake) facility is now complete.

2011 REVENUES -- BUDGET VS ACTUAL

January					
Variances from budget typically result from one or more of the following factors: changes in the number of spaces in service and/or revenue-generating days; changes in usage levels due to events, weather, price resistance, etc; changes in length of stay; and just plain projection 'misses.' Such impacts are listed in the right-hand columns for variances of +/- \$1,000 or greater.					
((# = TPC map reference))					
		Budget	Actual	Actual +/- Budget Amount	%
74000	Permits				
	74281 RP3 (Residential Parking Permits)	3,479.09	3,663.00	183.91	5.29
	74282 Motorcycle Permits	-	-	-	-
	74283 Residential Street Construction Permits	-	-	-	-
	Total-Permits	3,479.09	3,663.00	183.91	5.29
75300	Awards and Damages	-	-	-	-
76350	Advertising Revenue	-	-	-	-
76710	Cashiered Revenue				
	582502 ALL Cashiered Ramps				
#4	582512 Cap Sq North	51,741.75	67,771.82	16,030.07	30.98
#6	582532 Gov East	100,166.17	109,224.46	9,058.29	9.04
#9	582522 Overture Center	50,475.81	46,872.93	(3,602.88)	(7.14)
#11	582542 SS Campus-Frances	58,753.37	47,045.07	(11,708.30)	(19.93)
#11	582552 SS Campus-Lake	114,121.01	132,551.57	18,430.56	16.15
#12	582562 SS Capitol	103,775.58	99,479.70	(4,295.88)	(4.14)
	Total-Cashiered Revenue	479,033.69	502,945.56	23,911.87	4.99
76720	Meters-Off-Street (non-motorcycle)				
	582334 Blair Lot	174.63	162.46	(12.17)	(6.97)
	582344 Lot 88 (Munic Bldg)	614.01	651.19	37.18	6.06
	582353 Brayton Lot-Machine	26,241.58	26,760.86	519.28	1.98
	582354 Brayton Lot-Meters	144.70	98.45	(46.25)	(31.96)
	582364 Buckeye/Lot 58	9,446.26	-	(9,446.26)	(100.00)
	582369 Buckeye/Lot 58 Multi-Space	-	8,836.41	8,836.41	-
	582374 Evergreen Lot	2,600.60	2,794.04	193.44	7.44
	582379 Evergreen Lot Multi-Space	-	-	-	-
	582414 Wingra Lot	567.56	448.52	(119.04)	(20.97)
	582564 SS Capitol	2,692.48	1,352.08	(1,340.40)	(49.78)
	Subtotal-Off-Street Meters (non motorcycle)	42,481.82	41,104.01	(1,377.81)	(3.24)
	Meters-Off-Street motorcycles				
	582507 All Cycles	-	-	-	-
74000	Total-Off-Street Meters (All)	42,481.82	41,104.01	(1,377.81)	(3.24)
76730	Meters-On-Street				
	582119 On Street Multi-Space	-	-	-	-
	582114 Capitol Square Meters	4,414.62	3,865.23	(549.39)	(12.44)
	582124 Campus Area	18,096.31	12,294.71	(5,801.60)	(32.06)
	582129 Campus Area Multi-Space	5,770.53	2,427.80	(3,342.73)	(57.93)
	582134 CCB Area	13,115.76	10,878.98	(2,236.78)	(17.05)
	582139 CCB Area Multi-Space	-	2,613.32	2,613.32	-
	582144 East Washington Area	3,783.40	4,297.14	513.74	13.58
#4	582154 GEF Area	8,523.98	6,252.63	(2,271.35)	(26.65)
#6	582159 GEF Area Multi-Space	-	2,409.55	2,409.55	-
#9	582164 MATC Area	6,605.17	5,431.59	(1,173.58)	(17.77)
#11	582169 MATC Area Multi-Space	-	3,074.45	3,074.45	-
#11	582174 Meriter Area	8,310.28	8,700.32	390.04	4.69
#12	582184 MMB Area	13,523.79	9,197.68	(4,326.11)	(31.99)
	582189 MMB Area Multi-Space	-	3,764.85	3,764.85	-
	582194 Monroe Area	8,146.74	6,950.93	(1,195.81)	(14.68)
	582204 Schenks Area	1,433.43	1,567.00	133.57	9.32
#1	582214 State St Area	10,316.75	10,366.69	49.94	0.48
#7	582219 State St Area Multi-Space	-	771.60	771.60	-
#2	582224 University Area	19,929.21	18,293.95	(1,635.26)	(8.21)
#2	582234 Wilson/Butler Area	5,432.79	4,938.44	(494.35)	(9.10)
#3	Subtotal-On-Street Meters	127,402.76	118,096.86	(9,305.90)	(7.30)
#3	On-Street Construction-Related Meter Revenue				
	74284 Contractor Permits	4,964.66	4,577.00	(387.66)	(7.81)
	74285 Meter Hoods	5,126.33	2,515.00	(2,611.33)	(50.94)
	74286 Construction Meter Removal	2,094.09	-	(2,094.09)	(100.00)
#12	Subtotal-On-Street Construction Related Revenue	12,185.08	7,092.00	(5,093.08)	(41.80)
	Total-On-Street Meters	139,587.84	125,188.86	(14,398.98)	(10.32)
76740/76750	Monthly Permit & Long-Term Parking Leases				
76740	582335 Blair Lot (#1)	5,111.00	4,501.92	(609.08)	(11.92)
	582405 Wilson Lot	6,172.00	3,525.00	(2,647.00)	(42.89)
	582515 Cap Square North	18,479.00	18,110.92	(368.08)	(1.99)
	582535 Gov East	15,720.00	19,180.03	3,460.03	22.01
	582525 Overture Center	9,126.39	8,433.30	(693.09)	(7.59)
	582565 SS Capitol-Monthly (non-LT Lease)	10,736.00	12,856.00	2,120.00	19.75
	Subtotal-Monthly Permit	65,344.39	66,607.17	1,262.78	1.93
76750	582528 Overture Center (#9)	4,866.75	4,866.75	-	-
	582568 SS Cap-Long Term Lease	8,100.00	8,100.00	-	-
	Subtotal-Long Term Parking Leases	12,966.75	12,966.75	-	-
	Total-Monthly Permit & Long-Term Parking Leases	78,311.14	79,573.92	1,262.78	1.61
78000	Miscellaneous Revenue				
	78220 Operating Lease Payments	-	-	-	-
	78310 Property Sales	-	-	-	-
	78890 Other	48.13	74.80	26.67	55.41
	Subtotal-Miscellaneous Revenue	48.13	74.80	26.67	55.41
	Summary-RP3 & Miscellaneous Revenue	3,527.22	3,737.80	210.58	5.97
	GRAND TOTALS	742,941.71	752,550.15	9,608.44	1.29

(NOTE: Make sure formulas are changed in both Budget and Actual columns to grab thru current month !!)

				ENTER ENDING MONTH			jan
2011 REVENUES -- BUDGET VS ACTUAL							jan
Year-to-Date 2011- Through JAN							
### = TPC Map Reference				Budget	Actual	Amount	%
74000	Permits						
	74281	RP3 (Residential Parking Permits)	3,479.09	3,663.00	183.91	5.29	
	74282	Motorcycle Permits	-	-	-	n/a	
	74283	Residential Street Construction Permits	-	-	-	n/a	
	Total-Permits		3,479.09	3,663.00	183.91	5.29	
75300	Awards and Damages		-	-	-	n/a	
76350	Advertising Revenue		-	-	-	n/a	
76710	Cashiered Revenue						
	#52502	All Cashiered Ramps	-	-	-		
	#4 582512	Cap Sq North	51,741.75	67,771.82	16,030.07	30.98	
	#6 582532	Gov East	100,166.17	109,224.46	9,058.29	9.04	
	#9 582522	Overture Center	50,475.81	46,872.93	(3,602.88)	(7.14)	
	#11 582542	SS Campus-Frances	58,753.37	47,045.07	(11,708.30)	(19.93)	
	#11 582552	SS Campus-Lake	114,121.01	132,551.57	18,430.56	16.15	
	#12 582562	SS Capitol	103,775.58	99,479.70	(4,295.88)	(4.14)	
	Total-Cashiered Revenue		479,033.69	502,945.56	23,911.87	4.99	
76720	Meters-Off-Street (non-motorcycle)						
	#1 582334	Blair Lot	174.63	162.46	(12.17)	(6.97)	
	#7 582344	Lot 88 (Munic Bldg)	614.01	651.19	37.18	6.06	
	#2 582353	Brayton Lot-Machine	26,241.58	26,760.86	519.28	1.98	
	#2 582354	Brayton Lot-Meters	144.70	98.45	(46.25)	(31.96)	
	#3 582364	Buckeye/Lot 58	9,446.26	-	(9,446.26)	(100.00)	
	#3 582369	Buckeye/Lot 58 Multi-Space	-	8,836.41	8,836.41	n/a	
	582374	Evergreen Lot	2,800.60	2,794.04	193.44	7.44	
	582379	Evergreen Lot Multi-Space	-	-	-	n/a	
	582414	Wingra Lot	567.56	448.52	(119.04)	(20.97)	
	#12 582564	SS Capitol	2,692.48	1,352.08	(1,340.40)	(49.78)	
	Subtotal-Off-Street Meters (non-motorcycle)		42,481.82	41,104.01	(1,377.81)	(3.24)	
	Off-Street Meters (motorcycles)						
	582507	ALL Cycles	-	-	-	n/a	
	Total-Off-Street Meters (All)		42,481.82	41,104.01	(1,377.81)	(3.24)	
76730	Meters-On-Street						
	582119	On Street Multi-Space	-	-	-	n/a	
	582114	Capitol Square Meters	4,414.62	3,865.23	(549.39)	(12.44)	
	582124	Campus Area	18,096.31	12,294.71	(5,801.60)	(32.06)	
	582129	Campus Area Multi-Space	5,770.53	2,427.80	(3,342.73)	(57.93)	
	582134	CCB Area	13,115.76	10,878.98	(2,236.78)	(17.05)	
	582139	CCB Area Multi-Space	-	2,613.32	2,613.32	n/a	
	582144	East Washington Area	3,783.40	4,297.14	513.74	13.58	
	582154	GEF Area	8,523.98	6,252.63	(2,271.35)	(26.65)	
	582159	GEF Area Multi-Space	-	2,409.55	2,409.55	n/a	
	582164	MATC Area	6,605.17	5,431.59	(1,173.58)	(17.77)	
	582169	MATC Area Multi-Space	-	3,074.45	3,074.45	n/a	
	582174	Meriter Area	8,310.28	8,700.32	390.04	4.69	
	582184	MMB Area	13,523.79	9,197.68	(4,326.11)	(31.99)	
	582189	MMB Area Multi-Space	-	3,764.85	3,764.85	n/a	
	582194	Monroe Area	8,146.74	6,950.93	(1,195.81)	(14.68)	
	582204	Schinks Area	1,433.43	1,567.00	133.57	9.32	
	582214	State St Area	10,316.75	10,366.69	49.94	0.48	
	582219	State St Area Multi-Space	-	771.60	771.60	n/a	
	582224	University Area	19,929.21	18,293.95	(1,635.26)	(8.21)	
	582234	Wilson/Butler Area	5,432.79	4,938.44	(494.35)	(9.10)	
	Subtotal-On-Street Meters		127,402.76	118,096.86	(9,305.90)	(7.30)	
	On-Street Construction-Related Meter Revenue						
	74284	Contractor Permits	4,964.66	4,577.00	(387.66)	(7.81)	
	74285	Meter Hoods	5,126.33	2,515.00	(2,611.33)	(50.94)	
	74286	Construction Meter Removal	2,094.09	-	(2,094.09)	(100.00)	
	Subtotal-Construction Related Revenue		12,185.08	7,092.00	(5,093.08)	(41.80)	
	Totals-On-Street Meters		139,587.84	125,188.86	(14,398.98)	(10.32)	
76740/76750	Monthly Permit & Long-Term Parking Leases						
	#1 582335	Blair Lot	5,111.00	4,501.92	(609.08)	(11.92)	
	582405	Wilson Lot	6,172.00	3,525.00	(2,647.00)	(42.89)	
	#13 582515	Cap Square North	18,479.00	18,110.92	(368.08)	(1.99)	
	#6 582535	Gov East	15,720.00	19,180.03	3,460.03	22.01	
	#9 582525	Overture Center	9,126.39	8,433.30	(693.09)	(7.59)	
	#12 582565	SS Capitol-Monthly (non-LT Lease)	10,736.00	12,856.00	2,120.00	19.75	
	Subtotal-Monthly Permit		65,344.39	66,607.17	1,262.78	1.93	
	76750 582528	Overture Center (#9)	4,866.75	4,866.75	-	-	
	582568	SS Cap-Long Term Lease	8,100.00	8,100.00	-	-	
	Subtotal-Long-Term Parking Leases		12,966.75	12,966.75	-	-	
	Total-Monthly Permit & Long-Term Parking Leases		78,311.14	79,573.92	1,262.78	1.61	
78000	Miscellaneous Revenue						
	78220	Operating Lease Payments	-	-	-	n/a	
	78310	Property Sales	-	-	-	n/a	
	78890	Other	48.13	74.80	26.67	55.41	
	Subtotal-Miscellaneous		48.13	74.80	26.67	55.41	
	Summary - RP3 and Misc Revenue (incl's Cycle Perms)		3,527.22	3,737.80	210.58	5.97	
	TOTALS		742,941.71	752,550.15	9,608.44	1.29	

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Revenues >> 2010 vs 2011						Jan
Through JAN			2010 YTD	PRE-CLOSING 2011 YTD	2011 +/- 2010 Amount	%
74000	Permits					
	74281	RP3 (Residential Parking Permits)	3,803.00	3,663.00	(140.00)	(3.68)
	74282	Motorcycle Permits	-	-	-	n/a
	74283	Residential Street Construction Permits	-	-	-	n/a
		Total-Permits	3,803.00	3,663.00	(140.00)	(3.68)
75300	Awards and Damages					n/a
76350	Advertising Revenue					n/a
76710	Cashiered Revenue					
		582502 All Cashiered Ramps	-	-	-	n/a
	#4	582512 Cap Sq North	52,043.53	67,771.82	15,728.29	30.22
	#6	582532 Gov East	99,542.33	109,224.46	9,682.13	9.73
	#9	582522 Overture Center	50,159.61	46,872.93	(3,286.68)	(6.55)
	#11	582542 SS Campus-Frances	48,078.95	47,045.07	(1,033.88)	(2.15)
	#11	582552 SS Campus-Lake	120,997.42	132,551.57	11,554.16	9.55
	#12	582562 SS Capitol	103,903.99	99,479.70	(4,424.29)	(4.26)
		Total-Cashiered Revenue	474,725.83	502,945.56	28,219.73	5.94
76720	Off-Street Meters (non-motorcycle)					
	#1	582334 Blair Lot	143.33	162.46	19.13	13.35
	#7	582344 Lot 88 (Munic Bldg)	514.72	651.19	136.47	26.51
	#2	582353 Brayton Lot-Machine	25,727.35	26,760.86	1,033.51	4.02
	#2	582354 Brayton Lot-Meters	123.33	98.45	(24.88)	(20.17)
	#3	582364 Buckeye/Lot 58	9,196.80	-	(9,196.80)	(100.00)
	#3	582369 Buckeye/Lot 58 Multi-Space	-	8,836.41	8,836.41	n/a
		582374 Evergreen Lot	2,911.16	2,794.04	(117.12)	(4.02)
		582379 Evergreen Lot Multi-Space	-	-	-	n/a
		582414 Wingra Lot	579.08	448.52	(130.56)	(22.55)
	#12	582564 SS Capitol	2,634.23	1,352.08	(1,282.15)	(48.67)
		Subtotal-Off-Street Meters (non motorcycle)	41,830.00	41,104.01	(725.99)	(1.74)
		Off-Street Meters (motorcycles)				
		582507 All Cycles	-	-	-	n/a
		Total-Off-Street Meters (All)	41,830.00	41,104.01	(725.99)	(1.74)
76730	On-Street Meters					
		582119 On Street Multi-Space	-	-	-	n/a
		582024 Capitol Square Meters	4,699.75	3,865.23	(834.52)	(17.76)
		582124 Campus Area	18,194.48	12,294.71	(5,899.77)	(32.43)
		582129 Campus Area Multi-Space	-	2,427.80	2,427.80	n/a
		582134 CCB Area	13,534.69	10,878.98	(2,655.71)	(19.62)
		582139 CCB Area Multi-Space	-	2,613.32	2,613.32	n/a
		582144 East Washington Area	3,657.55	4,297.14	639.59	17.49
		582154 GEF Area	8,814.22	6,252.63	(2,561.59)	(29.06)
		582159 GEF Area Multi-Space	-	2,409.55	2,409.55	n/a
		582164 MATC Area	6,868.33	5,431.59	(1,436.74)	(20.92)
		582169 MATC Area Multi-Space	-	3,074.45	3,074.45	n/a
		582174 Meriter Area	8,567.99	8,700.32	132.33	1.54
		582184 MMB Area	14,074.25	9,197.68	(4,876.57)	(34.65)
		582189 MMB Area Multi-Space	-	3,764.85	3,764.85	n/a
		582194 Monroe Area	7,977.63	6,950.93	(1,026.70)	(12.87)
		582204 Schenks Area	1,605.84	1,567.00	(38.84)	(2.42)
		582214 State St Area	10,673.33	10,366.69	(306.64)	(2.87)
		582219 State St Area Multi-Space	-	771.60	771.60	n/a
		582224 University Area	20,220.04	18,293.95	(1,926.09)	(9.53)
		582234 Wilson/Butler Area	5,512.65	4,938.44	(574.21)	(10.42)
		Subtotal-On-Street Meters	124,400.75	118,096.86	(6,303.89)	(5.07)
		On-Street Construction-Related Meter Revenue				
	74284	Contractor Permits	4,403.00	4,577.00	174.00	3.95
	74285	Meter Hoods	874.00	2,515.00	1,641.00	187.76
	74286	Construction Meter Removal	-	-	-	n/a
		Subtotal-Construction Related Revenue	5,277.00	7,092.00	1,815.00	34.39
		Totals-On-Street Meters	129,677.75	125,188.86	(4,488.89)	(3.46)
76740/76750	Monthly Permit & Long-Term Parking Leases					
76740	#1	582335 Blair Lot	4,637.85	4,501.92	(135.93)	(2.93)
		582405 Wilson Lot	6,948.00	3,525.00	(3,423.00)	(49.27)
	#13	582515 Cap Square No	19,197.22	18,110.92	(1,086.30)	(5.66)
	#6	582535 Gov East	14,467.59	19,180.03	4,712.44	32.57
	#9	582525 Overture Center	9,304.90	8,433.30	(871.60)	(9.37)
	#12	582565 SS Capitol-Monthly (non-LT Lease)	11,008.88	12,856.00	1,847.12	16.78
		Subtotal-Monthly Permit Parking	65,564.44	66,607.17	1,042.73	1.59
76750		582528 Overture Center (#9)	4,866.75	4,866.75	-	-
	#12	582568 SS Cap-Long Term Lease	8,100.00	8,100.00	-	-
		Subtotal-Long Term Parking Leases	12,966.75	12,966.75	-	-
		Totals-Monthly Permit & Long-Term Leases	78,531.19	79,573.92	1,042.73	1.33
78000	Miscellaneous Revenues					
	78220	Operating Lease Payments	-	-	-	n/a
	78310	Property Sales	-	-	-	n/a
	78890	Other	170.80	74.80	(96.00)	(56.21)
		Subtotal-Miscellaneous	170.80	74.80	(96.00)	(56.21)
		Summary - RP3 and Misc Revenue (Incl's Cycle Perms)	3,973.80	3,737.80	(236.00)	(5.94)
		TOTALS	728,738.57	752,550.15	23,811.58	3.27

REPRTSCHEDS\11BVSA.XLS\YTD 11 VS 10

**Department of Transportation -- Parking Division
Revenue(a) for the Months of January, 2010 and 2011(c)**

	Facility	Spaces (c)		Days (c)		Avg Wkday Occy (c)		Revenues (c)		Rev/Space/Day (c)			
		Jan-10	Jan-11	Jan-10	Jan-11	Jan-10	Jan-11	Jan-10	Jan-11	Jan-10	Jan-11	Jan-10	Jan-11
Metered	Blair Lot (eff Aug 2002)	13	13	24	24	--		\$ 143.33	\$ 162.46	\$ 0.46	\$ 0.52		
	Lot 88 (Munic Building)	17	19	24	24	82%	65%	\$ 514.72	\$ 651.19	\$ 1.26	\$ 1.43		
	Brayton Lot Paystations	154	154	24	24	96%	71%	\$ 25,727.35	\$ 26,760.86	\$ 6.96	\$ 7.24		
	Brayton Lot Meters	12	12	24	24	42%	33%	\$ 123.33	\$ 98.45	\$ 0.43	\$ 0.34		
	Buckeye Lot	53	0	24	24	28%	0%	\$ 9,196.80	\$ -	\$ 7.23	\$ -		
	Buckeye Lot Multi-Sp	-	55	24	24	-	31%	\$ -	\$ 8,836.41	\$ -	\$ 6.69		
	Evergreen Lot	23	23	24	24	-	39%	\$ 2,911.16	\$ 2,794.04	\$ 5.27	\$ 5.06		
	Wingra Lot	19	19	24	24	-	0%	\$ 579.08	\$ 448.52	\$ 1.27	\$ 0.98		
	SS Capitol	19	19	24	24	47%	42%	\$ 2,634.23	\$ 1,352.08	\$ 5.78	\$ 2.97		
	Cycles	48	46	24	24	-	-	\$ -	\$ -	\$ -	\$ -		
Cashiere	Cap Square North	488	488	30	29	71%	89%	\$ 52,043.53	\$ 67,771.82	\$ 3.55	\$ 4.79		
	Gov East	431	431	30	29	77%	79%	\$ 99,542.33	\$ 109,224.46	\$ 7.70	\$ 8.74		
	Overture Center	544	545	30	29	46%	47%	\$ 50,159.61	\$ 46,872.93	\$ 3.07	\$ 2.97		
	SS Campus (Frances) (combined totals)	1,066	1,066	30	29	51%	47%	\$ 48,078.95	\$ 47,045.07	\$ 5.29	\$ 5.81		
	SS Campus (Lake)							\$ 120,997.42	\$ 132,551.57				
State St Capitol	696	700	30	29	53%	50%	\$ 103,903.99	\$ 99,479.70	\$ 4.98	\$ 4.90	Jan-10	Jan-11	
Monthly	Blair Lot Mo'y (eff 8/2002)	44	44	19	20	100%	99%	\$ 4,637.85	\$ 4,501.92	\$ 5.55	\$ 5.12	46	50
	Wilson Lot Mo'y	50	50	19	20	100%	97%	\$ 6,948.00	\$ 3,525.00	\$ 7.31	\$ 3.53	53	53
	Cap.Sq. N Mo'y	125	125	19	20	100%	99%	\$ 19,197.22	\$ 18,110.92	\$ 8.08	\$ 7.24	145	150
	Gov East Mo'y	85	85	19	20	87%	96%	\$ 14,467.59	\$ 19,180.03	\$ 8.96	\$ 11.28	80	96
	Overture Ctr Mo'y (b) (c)	80	77	19	20	100%	100%	\$ 14,171.65	\$ 13,300.05	\$ 9.32	\$ 8.64	92	95
	SS Cap. Mo'y (b) (d)	119	119	19	20	100%	100%	\$ 19,108.88	\$ 20,956.00	\$ 8.45	\$ 8.81	133	134
On-Street Metered	Campus Area Route	182	160	24	24	43%	51%	\$ 18,194.48	\$ 12,294.71	\$ 4.17	\$ 3.20	549	578
	Capitol Square (f)	25	25	24	24	50%	45%	\$ 4,699.75	\$ 3,865.23	\$ 7.83	\$ 6.44		29
	CCB Area Route	92	80	24	24	66%	63%	\$ 13,534.69	\$ 10,878.98	\$ 6.13	\$ 5.67		
	East Washington Area Route	96	96	24	24	26%	34%	\$ 3,657.55	\$ 4,297.14	\$ 1.59	\$ 1.87		
	GEF Area Route	85	66	24	24	61%	48%	\$ 8,814.22	\$ 6,252.63	\$ 4.32	\$ 3.95		
	MATC Area Route	107	63	24	24	31%	41%	\$ 6,868.33	\$ 5,431.59	\$ 2.67	\$ 3.59		
	Meriter Area Route	131	131	24	24	27%	33%	\$ 8,567.99	\$ 8,700.32	\$ 2.73	\$ 2.77		
	MMB Area Route	107	71	24	24	78%	71%	\$ 14,074.25	\$ 8,915.48	\$ 5.48	\$ 5.23		
	Monroe Area Route	125	125	24	24	--	--	\$ 7,977.63	\$ 6,950.93	\$ 2.66	\$ 2.32		
	Schenks Area Route	79	79	24	24	--	--	\$ 1,605.84	\$ 1,567.00	\$ 0.85	\$ 0.83		
	State Street Area Route	110	104	24	24	44%	49%	\$ 10,673.33	\$ 10,366.69	\$ 4.04	\$ 4.15		
	University Area Route	195	194	24	24	59%	64%	\$ 20,220.04	\$ 18,293.95	\$ 4.32	\$ 3.93		
	Wilson/Butler Area Route	109	110	24	24	53%	52%	\$ 5,512.65	\$ 4,938.44	\$ 2.11	\$ 1.87		
	On Street Multi-Sp	-	126	-	24	-	43%	\$ -	\$ 15,343.77	\$ -	\$ 5.07		
	Subtotal - Route Revenue	1,443	1,430					\$ 124,400.75	\$ 118,096.86	\$ -	\$ -		
	Meter-Related Constrn Rev							\$ 5,277.00	\$ 7,092.00				
	Total On-St Meter Revenue							\$ 129,677.75	\$ 125,188.86				
	Miscellaneous							\$ 3,973.80	\$ 3,737.80				
	Total (a)		5,529	5,520				\$ 728,738.57	\$ 752,550.15				

Footnotes:

- (a) Excludes interest on investments
 - (b) Available to public on nights and weekends.
 - (c) All revenue except Cashiered Ramps and Miscellaneous is reported on an accrual basis. (Information for 2007 may have been restated to reflect corrections and/or changes in accounting treatment.) Occupancy information provided effective March 2004; source = monthly occupancy surveys, except for Cashiered facilities and Brayton Lot >> source = Parcels system once equipment converted. Weekday timeframe = 10 a.m. thru 2 p.m.
 - (d) Monthly information for the State Street Capitol Ramp includes the 60 long-term lease parkers (Physicians Plus/North Square Associates).
 - (e) Monthly information for the Overture Center ramp includes the 45 long-term lease parkers (West Washington Associates -- able to lease up to 60 spaces).
 - (f) Due to the small number of meters around the Capitol Square, monthly surveys are not done. However, \$4,700 of revenue (2010) would support an occupancy rate of about 52% (25 meters x 24 days x 10 hrs/day x \$1.50/hour x 52% rate = \$4,700); 2010-25*24*10*1.50
- n/c Not computed -- collection schedules are too varied to yield reliable information

Spaces out of service: _____ Cashiered
 _____ On-Street Meters
 0

MONTHLY PARKING PASS AGREEMENT BETWEEN THE CITY OF MADISON AND THE STATE OF WISCONSIN

THIS AGREEMENT made by and between the City of Madison, a Wisconsin Municipality, hereinafter "CITY", and the State of Wisconsin, hereinafter the "State."

WHEREAS, the State operates a share-ride program called the State Vanpool Program, using large vans for State employees to commute to work in downtown Madison and parks 29 such vans at a surface parking lot that was until recently owned by the State, located at 302, 312, and 314 E. Main St. and 21 South Butler Street (collectively, the "Properties"), which will become part of the Madison Parking Utility's Brayton Public Parking Lot ("Brayton Lot"); and

WHEREAS, on (the date of closing) the City purchased the Properties from the State pursuant to RES-11-00050 (the "Resolution") and in doing so, the City also agreed to provide up to thirty (30) parking spaces to the State for continued parking of Vanpool vehicles at the Brayton Lot and/or any other City downtown parking facility (with the exception of the Buckeye Lot) that can accommodate its vans, at the Residential Monthly Parking Rate of that parking facility; and

WHEREAS, the City of Madison's Transit and Parking Commission has established Residential Monthly Parking Rates for the Brayton Lot as well as other City public parking facilities that may be available for the State's Vanpool vehicles under this Agreement; and

WHEREAS, in the Resolution the City's Common Council authorized the Mayor and City Clerk to execute all documents necessary to accomplish the purpose of the Resolution which includes entering into this Monthly Parking Pass Agreement with the State;

NOW, THEREFORE, the parties mutually agree as follows:

1. Purpose of Agreement, Definitions. The purpose of this Agreement is for the City to provide the State with up to thirty (30) monthly parking passes to purchase for its Vanpool Program at City public parking facilities in the downtown area (excluding the Buckeye Lot) at the applicable Residential Monthly Parking Rate .
2. Term, Transition Period.
 - (a) This Agreement shall commence on the closing date for purchase of the Properties and continue for the life of the State Vanpool Program (or successor program using similar vehicles), unless terminated earlier by either party as provided in this Agreement or upon written agreement of the parties.
 - (b) Transition Period. For the first sixty (60) days of this Agreement (the "Transition Period"), the State may continue to use the parking spaces at the Properties under

its current procedures without charge from the City. Vehicles may continue to enter and exit using the State's current entrance. The purpose of the transition period is to allow the State time to notify State workers and all other the persons who the State allows to park at the Properties that their parking privileges will be terminated as of the last day of the Transition Period. The State is responsible to make such notifications to all affected users of the Properties.

(c) State Transition Period Responsibilities. During the Transition Period, the State will be responsible for:

- i. any and all maintenance needed on the Properties including, but not limited to, maintenance and repair of the parking lot surfaces, stall markings/stripping and signage; snow and ice removal from the parking lot surfaces on the Properties as well as the public sidewalks adjoining the Properties; any lawn mowing or weed control necessary on the Properties or adjoining terrace areas;
- ii. fees for any public utilities for the Properties
- iii. enforcing unauthorized parking on the Properties by promptly reporting any unauthorized vehicle parking to the Madison Police Department.
- iv. Indemnifications and Insurance. During the Transition Period, the State agrees to hold harmless the City and its employees, agents, officers, and officials from any and all liability including claims, demands, losses, costs, damages, and expenses of every kind and description (including death), or damages to persons or property, based on the acts or omissions of the State, its officers, officials, employees, or agents in any way resulting from or arising out of the State's use of the Properties during the Transition Period; consistent with sections 895.46(1) and 893.82 of the Wisconsin Statutes. It is not the intent of either party to this Agreement to waive the provisions of Wis. Stats. §893.80 or 893.82 or any other applicable immunity, protections, or limitations of liability applicable to either party which may be provided by law.

The State provides liability coverage for its officers, agents, officials and employees consistent with Section 895.46(1) and 893.82 of the Wisconsin Statutes. Although the liability coverage provided by the State under Wis. Stat. §895.46(1) is self-funded, unlimited, and continuous, it is subject to the damage cap in Wis. Stat. §893.82(6). The State shall provide a copy of its standard coverage letter to the City upon request.

- v. The State shall notify all persons currently parking at the Properties that their parking privileges at the Properties will terminate as of the last day of the Transition Period (except Vanpool vehicles purchasing a pass under this Agreement).

- vi. The State shall notify the City, in writing, how many passes it is requesting for each of the available parking facilities, at least thirty (30) days prior to the end of the Transition Period, to allow the City time to assure an adequate number of spaces are available in each parking facility.

3. Monthly Parking after the Transition Period. Beginning with the first day after the Transition Period, the City's Parking Utility will make available to the State up to thirty (30) monthly parking passes for purchase for Vanpool vehicles only, at the applicable Residential Monthly Parking Rate, with the following conditions:

- (a) Parking Facility Locations. Monthly parking under this Agreement may be purchased for the Brayton Lot and any other City Parking Utility public parking facility (surface or structured) that, in the opinion of the City, can accommodate the van height and length, except the Buckeye Lot which is not available under this Agreement. The City will determine which parking spaces are of sufficient size to accommodate the State's vans and will provide a list of appropriate facilities and locations.

Disabled Parking. The State understands that none of the parking spaces that will be made available under this Agreement are stalls meeting the standards for parking spaces reserved for motor vehicles used by a physically disabled person, as defined in Wis. Stats. Sec. 346.503(1), and are thus not accessible to persons with disabilities. If the State requires an accessible disabled parking stall for a van under this Agreement, it shall inform the City of this requirement.

- (b) Parking Facility Selection. The State shall provide the City with a list of each Vanpool vehicle (by license plate) for which a parking pass is requested, and the parking facility selected for each vehicle, at least thirty (30) days before the end of the Transition Period and thereafter, at least thirty (30) days prior to the first day of the month for which the parking pass is requested. Parking passes/access cards will be issued for a specific parking facility and specific Vanpool vehicle only. Each parking pass/access card shall be only valid at the parking facility for which it is purchased. Parking passes shall be issued to a specific Vanpool vehicle and are not transferrable between vehicles.

The State has sole responsibility for deciding which Vanpool vehicles receive parking passes under this Agreement and for distributing the passes and all information required to use the passes in accordance with this Agreement. At the time a parking pass is requested, the State must designate a contact person for each van so that information can be exchanged using an information sheet supplied by the City for this purpose.

- (c) Access Cards and Parking Permits. Access Cards are issued for parking facilities that have automated access. "Parking permits" include hang tags, stickers or other paper permits that must be displayed in the vehicle and are used at surface lots that

do not have automated access equipment. When used herein, "Parking Pass" shall mean either an access card or a parking permit. The City will issue an access card or parking permit as appropriate, for each vehicle for which monthly parking is purchased. The access card or parking permit is valid only for the vehicle to which it is issued.

Lost Parking Passes. The State shall notify the City immediately if a pass is lost or stolen, and request a replacement and pay the current fee for replacement passes as established by the Parking Utility.

Cancelled Parking Passes. All access cards and parking permits cancelled by the City or by the State, for any reason, must be completely removed from the vehicle and returned to the City.

Deactivation/Invalidation of Parking Passes. The City will deactivate or invalidate lost access cards and parking permits.

- (d) New Parking Passes. Any requests for additional parking passes (up to the 30 maximum) must be made at least thirty (30) days before the first day of the month for which the pass is requested. New parking passes will start on the first day of the month.
- (e) Changes to Parking Facility Selection. Upon purchase of a parking pass for a particular facility, the State may not change that parking pass to another facility for six (6) months.
- (f) Parking Days and Hours. Parking passes issued under this Agreement are valid Mondays through Fridays from 6:00 a.m. to 6:00 p.m. Any fees for remaining in the parking facility beyond 6:00 p.m. must be paid upon exiting the facility. , Failure to pay said fees will result in a citation issued to the vehicle.
- (g) No Guarantee of Parking Space Availability. The City accounts for the number of monthly passes issued at each parking facility and controls access accordingly, but does not designate or reserve specific parking spaces for any monthly parkers including those under this Agreement. In the event that a vehicle holding a parking pass under this Agreement cannot gain access to their designated parking facility, the vehicle may park at another City public parking facility that can accommodate the vehicle. The van driver must immediately call the Parking Utility at 267-8752 Monday-Friday to report this activity.

4. Monthly Parking Rate, Payment.

- (a) Rates. The City will charge the current Residential Monthly Parking Rate for the parking facility selected for each pass/access card under this Agreement, up to thirty (30). The State acknowledges that:

- i. The Residential Monthly Parking Rate may vary by parking facility.
- ii. The Residential Monthly Parking Rate for each parking facility is set by official action of the City of Madison Transit and Parking Commission (TPC) at publicly-noticed meetings, and are subject to change. The Residential Monthly Parking Rate(s) applicable to this Agreement will therefore change whenever the TPC changes the rate(s). The City will notify the State in writing when there is a rate change and the date the new rate will take effect.
- iii. The official Residential Monthly Parking Rates are available at offices of the Madison Parking Utility, 215 Martin Luther King Jr. Blvd., Suite 100, Madison, WI 53701-2986.

(b) Payment Procedure.

- i. General Payment Information:
 - Fees for new passes issued after the first day of the month can be prorated on a daily basis
 - The State shall make one payment each month to cover the fee for all parking passes, using the procedures detailed below.
 - Checks are to be made payable to the City Treasurer.
 - Monthly payments must be mailed to:
Madison Parking Utility
Madison Municipal Building Suite 100
215 Martin Luther King, Jr. Boulevard
PO Box 2986
Madison, WI 53701-2986

- ii. Specific Payment Procedures:

The first payment under this Agreement shall be due no later than the last business day prior to the expiration of the Transition Period.

All subsequent payments are due no later than the last day of the month prior to the month for which the pass is issued. The State agrees to pay the City a single payment per month for all passes issued under this Agreement, no later than the last day of the month. The State shall set up a payment program similar to the "Commuter Check" program used now for State employees parking in City parking facilities, that has all of the following capabilities, to be finalized by a representative of the City and the State: the ability to monthly track the number of active passes issued (by vehicle and by parking facility), and the applicable monthly parking rate.

- iii. Failure to pay. If the payment is not paid, access card and/or passes will be invalidated. Any payment that is not received before the first workday of the month will be considered late and the access cards will no longer activate the gates to enter or exit the facility, and parking passes will not be valid.

- iv. Deactivation/Invalidation of Passes/Permits/Access Cards for Nonpayment.
The City reserves the right to deactivate the access card or invalidate the parking permit for any parking pass issued under this Agreement if the State fails to pay the fee for that card when due.

5. Termination.

- a. Default. In the event the State defaults in any of the covenants, agreements, commitments, or conditions herein contained, and any such default shall continue uncured for ten (10) days after written notice thereof, the City may, at its option and in addition to all other rights and remedies which it may have at law or equity against the State, including specific enforcement hereof, forthwith have the cumulative right to immediately terminate this Agreement and all rights of the State under this Agreement, whether or not the City has opted to deactivate parking access cards for nonpayment under Paragraph 5.c. below.

- b. Termination for non-use by the State: There is no minimum number of parking passes required to be purchased under this Agreement. However, if at any time the State should go for six (6) or more months without purchasing any monthly passes under this Agreement, this Agreement shall terminate automatically, effective on the last day of the sixth month.

If, at any time, the State goes for three (3) months with fewer than fifteen (15) passes purchased, the parties agree to meet and discuss amendment or termination of this Agreement. The State acknowledges that the City of Madison Parking Utility is an enterprise agency of the City of Madison with revenue obligations and therefore cannot reserve or hold a number of parking passes if those passes will not be purchased.

- c. Access Card Return. Upon the effective date of a termination of this Agreement for any reason, the access cards and permits will no longer be valid. The State shall collect access cards/permits and return them to the Parking Utility.

6. Notices. All notices to be given under the terms of this Agreement shall be in writing and sent first-class, postage pre-paid or hand-delivered to:

For the City: William Knobeloch
or current Parking Operations Manager
215 Martin Luther King, Jr. Blvd., Rm. 100
P.O. Box 2986
Madison, WI 53701-2986

For the State:

- 7. No Waiver. No failure to exercise, and no delay in exercising, any right, power or remedy hereunder on the part of the City or State shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or remedy preclude any other or further exercise thereof or the exercise of any other right, power or remedy. No express waiver shall affect any event or default other than the event or default specified in such waiver, and any such waiver, to be effective, must be in writing and shall be operative only for the time and to the extent expressly provided by the City or State therein. A waiver of any covenant, term or condition contained herein shall not be construed as a waiver of any subsequent breach of the same covenant, term or condition.
- 8. Entire Agreement/Amendment. The entire agreement of the parties is contained herein and this Agreement supersedes any and all oral representations and negotiations between the parties. Any change in any provision of this Agreement may only be made by a written amendment, signed by duly authorized agent or agents of the parties to this Agreement.
- 9. Compliance with Laws. In the performance of this Agreement, both parties agree to comply with all applicable federal, state and local laws.
- 10. Authority. Both parties represent that they have the authority to enter into this Agreement. The person signing on behalf of the State represents and warrants that he or she has been duly authorized to bind the State and sign this Agreement on the State's behalf.
- 11. Day-to-Day Contact Person. (If different from the "Notices" section):

CITY'S Representative for day-to-day administration of this Agreement:

State's Representative for day-to-day administration of this Agreement:

STATE OF WISCONSIN

(Type or Print Name of Contracting Entity)

By: _____

(Signature)

(Print Name and Title of Person
Signing)

Date: _____

**CITY OF MADISON, WISCONSIN
a municipal corporation**

By: _____

David J. Cieslewicz, Mayor

Date: _____

By: _____

Maribeth Witzel-Behl, City Clerk

Date: _____

Approved as to Form:

Michael P. May, City Attorney

Date: _____

Approved:

Dean Brassler, City Comptroller

Date: _____

Eric T. Veum, Risk Manager

Date: _____

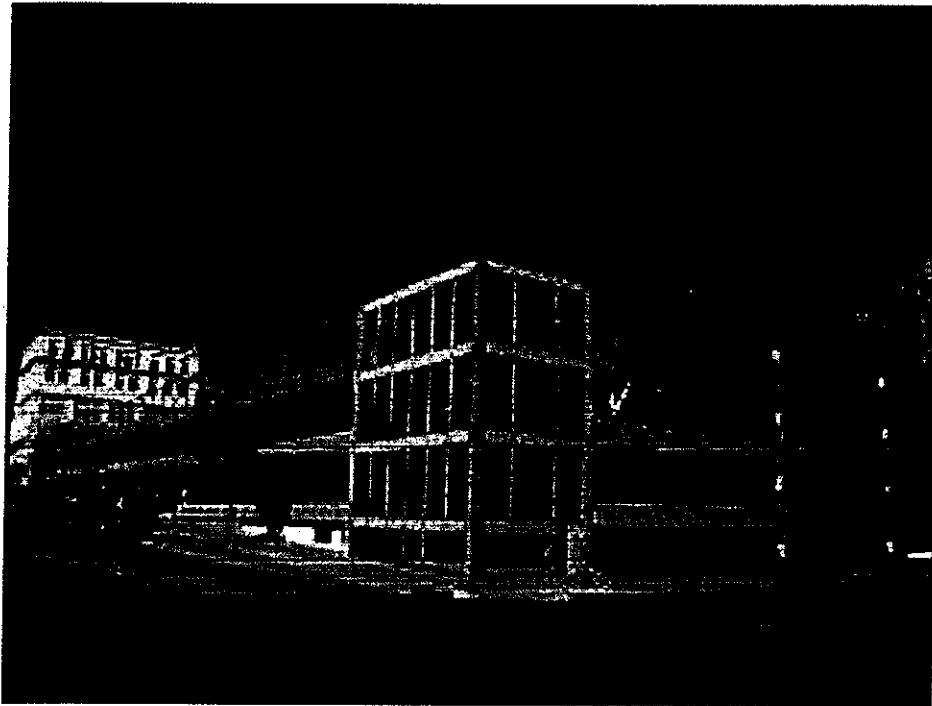


Government East Parking Structure 2010 Condition Evaluation

Madison, Wisconsin

Prepared for:
City of Madison
Parking Utility
Madison, Wisconsin

February 4, 2011



Prepared by:
JSD Professional Services, Inc.
Pierce Engineers, Inc.

PE
PIERCE
ENGINEERS, Inc.
Consulting Structural Engineers

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

*Building relationships with a commitment to client
satisfaction through trust, quality and experience.*

EXECUTIVE SUMMARY

JSD Professional Services, Inc. (JSD) along with Pierce Engineers (PE) have completed the 2010 Condition Evaluation of the Government East (GE) parking structure. The Condition Evaluation of this downtown Madison structure is part of the 10-year plan to monitor, protect and restore the five (5) City of Madison parking garages; Government East (GE), Capitol Square North (CSN), State Street Capitol (SSCa), State Street Campus-Lake/ Frances (SSCL/SSCF) and Overture Center (OC).

The Condition Evaluations are meant to provide early detection of potential problems, provide solutions for restoration and protection and to provide estimates of probable costs for the needed repairs and protection. The repair work and protection needs identified will then become part of the planning for future restoration phasing.

The Structural Condition Evaluation included the following elements:

- A chain drag survey of the elevated structural slabs
- A visual evaluation of the structure; top and underside of floor slabs, columns and beams as well as the exterior façade and parapets.

The study did not include any testing, destructive or non-destructive, and no deconstruction or dismantling was done to review any hidden or concealed conditions.

The 2010 Condition Evaluation did not include a review of Mechanical, Electrical or Plumbing systems. The Structural evaluation, although comprehensive, focused on areas that could become life safety issues. These included parapet conditions and deteriorated areas on the underside of the structure with the potential to fall. The 10-year plan indicates that this structure is scheduled to be demolished in 2012. The replacement for the GE ramp would be part of a larger multi-level underground structure that would extend from the Madison Municipal Building at the West to the Great Dane Pub on the East, Doty Street at the North and Wilson Street at the South. There are currently no restorations planned for this structure beyond 2011.

Areas of Deterioration

The GE ramp has had several repair phases throughout the years, both to the structural parking slabs within the ramp and the exterior spandrel façade and columns. Past restoration has included substantial repairs to the top and underside of the first level. Repairs to levels above the first have not been as extensive. Expansion joint blockouts have been revised and new joint materials placed in phases over the restored surfaces of levels 1, 2 and half the center bay of level 3. Repairs had also been made to the exterior faces of columns at the Wilson Street end of the ramp.

Functionally the parking garage was converted from metered parking to cashiered in the mid-1980's. Traffic islands and cashier booths were placed at the Pinckney Street and Wilson Street entrances. More recently pay by foot stations were added.

Government East Parking Structure
2010 Condition Evaluation

In the summer of 2010 a bent metal diversion gutter was placed below the expansion joint above the entrance, see photo B9. This gutter was added to redirect water that was leaking throughout the joint away from cars waiting to exit.

This report includes a written description of the deterioration observed in the field and recommendations for restoration. The report contains three Appendices:

Appendix A - Cost Analysis, identifies observed deficiencies and their estimated quantities, provides an estimated probable unit cost for repair of the deficiency and provides an opinion of probable construction costs. The Total Cost is the summation of the individual repair item costs.

Appendix B - Provides photos of a representative sampling of observed deficiencies. These photos are referenced on plans of the parking structure which comprise Appendix C.

Appendix C - The plans depict the results of the chain drag survey and the areas of the observed deficiencies from the visual review.

In providing Opinions of Probable Costs, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over conditions or the Contractor's method of pricing, and that the Consultant's Opinions of Probable Construction Costs are made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, expressed or implied that bids, quantities, or negotiated costs of the Work will not vary from the Consultant's Opinion of Probable Construction Cost.

The Total estimated probable construction cost for the restoration and protection of the Government East parking structure based on the observed deficiencies and our estimated restoration unit cost is \$1,668,320 as shown in table A1 in Appendix A. As stated earlier, photos of representative areas of deterioration and plans of the parking structure floor levels are contained in Appendices B and C respectively. The values used in the cost estimate, both for quantities and costs, are current. No factors were applied to inflate these values for future years. Deterioration and restoration costs are expected to increase with time.

CONDITION EVALUATION ANALYSIS

The 2010 Condition Evaluation of the Government East (GE) parking structure consisted of a chain drag survey of the elevated structural slabs and a visual review of the structure. The visual review evaluated the top and underside of the structural slabs and beams and the columns and walls. The visual survey included the exterior façade and parapets at Doty, Pickney, and Wilson Streets as well as the structural components within the ramp.

Plans of the structure with locations of observed deterioration are included with the report as Appendix C. Representative photographs of the deterioration are contained in Appendix B with locations referenced on the plans. The various restoration work items indentified by the chain drag survey and the visual review are listed in the Appendix A, Cost Analysis. Estimated quantities of the areas of deterioration observed in the Condition Evaluation and reflected on the plans in Appendix C are shown with the restoration work items. An estimate of our opinion of probable construction cost for the various work items is also shown in the Cost Analysis of Appendix A. A Total Estimate of Probable Cost for the restoration work represented on the plans of Appendix C is derived by the summation of the estimated quantities for the individual work items multiplied by the estimated unit costs.

The results of the Condition Evaluation Analysis are used to identify ongoing deterioration, plan for timely repairs and provide budget numbers for the restoration work. Based on the magnitude of the deterioration that is observed in the Condition Evaluation, restoration may be completed in one repair phase or may be phased over several years. The decision on the repair approach is based on priority associated with the severity of the deterioration, concerns for imminent danger and cost of repairs relative to allocated budget.

Concrete deterioration at both the top and underside of the structure account for the majority of the restoration needs. This includes slabs, columns, beams and walls, see photos B1, B2, B5, B8, B14 through B17, B19 B20 and B22 through B26. Extensive restoration has occurred in these areas during past repair phases. Membrane protection that had been placed on the restored parking decks as part of past repairs is now showing signs of wear, see photos B10 and B11. Redevelopment plans for the southeast quadrant of the Capitol Square include the demolition and replacement of the GE ramp as part of a potential mixed use development. The long term protection of this structure is therefore not a priority. Any repairs to this structure will be considered short term with an emphasis on protecting public safety. This will include trip hazards and underside slab spalling that could result in concrete pieces dropping from the structure underside.

RECOMMENDATIONS

The Condition Evaluation Phase found that there has been a substantial increase in the degree of deterioration since the last study was completed in 2008. With the planned demolition and replacement of this structure, only minor repairs have been planned and implemented. Restoration of the GE ramp will be limited to providing a safe structure until the replacement can be constructed. A summary of complete restoration and protection required on the GE ramp is contained in Appendix A. Table A1 lists the restoration/protection items observed during the chain drag and visual evaluation of the structure. Estimated unit costs for the items are listed in Table A1 along with a Total Estimated cost.

Recommended Repairs by Priority:

Repairs to the GE ramp during the 2011 restoration phase will be limited to items, that in the short term, could become safety issues.

With the limited funds designated for the GE ramp it is recommended that underside repairs be completed.

Government East Parking Structure
2010 Condition Evaluation

Table A1

Item	Type of Work	Quantity	Unit	Unit Price	Total Cost
1	General Conditions	1	LS		\$120,800
2	Concrete repair at slab on grade	200	SF	\$25	\$5,000
3	Concrete repair at top side of structural slab	12,450	SF	\$35	\$435,750
4	Concrete repair at bottom of slab and beams	4,550	SF	\$70	\$318,500
5	Concrete repair on exterior vertical surfaces of columns and spandrels	1,800	SF	\$70	\$126,000
6	Concrete repair at columns, parapets and other vertical surfaces at ramp interior	1,625	SF	\$70	\$113,750
7	Sealant at topside slab cracks and joints	2,700	LF	\$6	\$16,200
8	Expansion joint replacement	264	LF	\$100	\$26,400
9	Full system bonded membrane overlay replacement at slab repairs and severely worn areas	19,350	SF	\$5	\$96,750
10	Re-topcoat membrane areas	134,590	SF	\$3	\$403,770
11	Replace Trench Drain	36	LF	\$150	\$5,400
	Total (Items 1 through 11)				\$1,668,320

LS= Lump Sum LF= Linear Feet
SF= Square Feet EA = Each

In providing Opinions of Probable Costs, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over conditions or the Contractor's method of pricing, and that the Consultant's Opinions of Probable Construction Costs are made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, expressed or implied that bids, quantities, or negotiated costs of the Work will not vary from the Consultant's Opinion of Probable Construction Cost.