



CITY OF SACRAMENTO

22

DEPARTMENT OF FINANCE

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October 2, 1981
FA:81199:RCL:KMF

CITY MANAGER'S OFFICE
RECEIVED
OCT 5 1981

APPROVED
BY THE CITY COUNCIL

OCT 13 1981

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Preliminary FY 1981-87 Capital Improvement Program Budget:
Parking Facilities

SUMMARY

Transmitted herewith is the Parking Facility portion of the FY 1981-87 City of Sacramento Preliminary Capital Improvement Program Budget.

The Council's Budget and Finance Committee and Planning and Community Development Committee (Joint Committee), were unable to reach a recommendation on this portion of the CIP budget. At its September 17th meeting, the City Council adopted the entire CIP budget, as amended and recommended by the Joint Committee, except for the Parking portion, which was held over.

Staff recommends adoption of the attached resolution (buff page).

For the Council's information, also attached is the preliminary Parking CIP budget (goldenrod) and the reports-back requested of the Traffic Engineer (yellow).

BACKGROUND

Approval of the Parking CIP was withheld by the Joint Committee due to a 2 to 2 split vote, and staff was directed to detail for the Council the nature of the impasse.

The issue concerns primarily project F-5, in the amount of \$140,000 for painting the interior of the old section of the City's underground garage (Lot K) and to a lesser degree, the related project F-3 (information signs in the garage). The purpose of project F-5 is to improve the light and general appearance of the old section of the garage. The project originally was for painting only the ceiling of the garage. The Traffic Engineer and the merchants believe that based on the effect of ceiling painting in the newer facilities, this project should add significantly to the light levels in the old garage, making it more attractive to customers and adding to safety. To the extent that this attracts additional customers, it will provide more parking

revenue, more sales tax revenue, and add to the general value of downtown.

During the Joint Committee's review of this item on August 25th, representatives of businesses in the Downtown Plaza expressed their concern that the project be expanded to also include both painting of the walls and columns of the underground garage, and a unified graphics program to improve pedestrian orientation in this facility. The Committees were supportive of using F-3 and/or F-5 to accomplish this end.

City staff and representatives of Downtown Plaza businesses have since conferred and agreed that the scope of the project should be expanded to include painting the walls and columns and a unified graphics program to improve pedestrian orientation in this facility, to the extent funds are available. Each additional item will be listed as a deductive alternative in the bid specifications, so that deductions may be made, if the low bid exceeds budget.

However, the Joint Committee split on whether painting the ceiling would significantly improve lighting and attract more customers. As a result of the 2-2 vote, Parking CIP as a whole received no recommendation.

For Council's information, Parking Facilities adds that an energy audit of the parking lots by SMUD (April 1980) recommends that the garage interior be painted since "poor ceiling reflectance can result in a possible reduction in delivered light of 10%," and that energy conservation measures aimed at reducing lighting may be applicable if the garage is painted, resulting in energy cost savings.

Parking also suggests that to avoid confusion on the Parking CIP, all references in the budget to "redevelopment funding" be deleted, thereby making all Parking CIP projects funded solely by the City's Parking Fund.

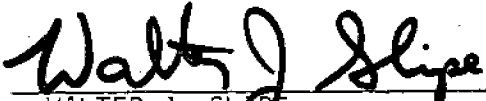
The issue before Council is in what form to adopt the Parking CIP: whether as proposed, or with modifications. The original proposal is attached as Exhibit II.

RECOMMENDATION

It is recommended that the City Council adopt the Parking CIP as recommended by the City Manager, provided that expenditure of Items F-3 (informational signs) and F-5 (ceiling painting) funds be conditioned on the prior agreement between City staff and the Downtown Plaza businesses on a unified graphics program for the garage, the cost of such a program to be funded from a portion of the amounts appropriated for F-3 and/or F-5.

Attachments

RECOMMENDATION APPROVED:


WALTER J. SLIFE
City Manager

Respectfully Submitted,

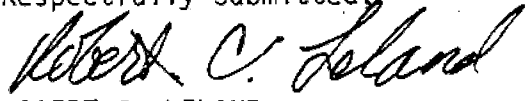

ROBERT C. LELAND
Assistant Director of Finance

EXHIBIT I

RESOLUTION NO. 81-752

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION ADOPTING THE PARKING FACILITY
PORTION OF THE CAPITAL IMPROVEMENT BUDGET
FOR THE CITY OF SACRAMENTO

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

That the Parking portion (Section F) of the Preliminary Capital Improvement Program Budget, dated August 4, 1981, is hereby approved, provided, that expenditure of Items F-3 (informational signs) and F-5 (ceiling painting) funds are conditioned on the prior agreement between City staff and the Downtown Plaza businesses on a unified graphics program for the garage, the cost of such a program to be funded from a portion of the amounts appropriated for F-3 and/or F-5.

MAYOR

ATTEST:

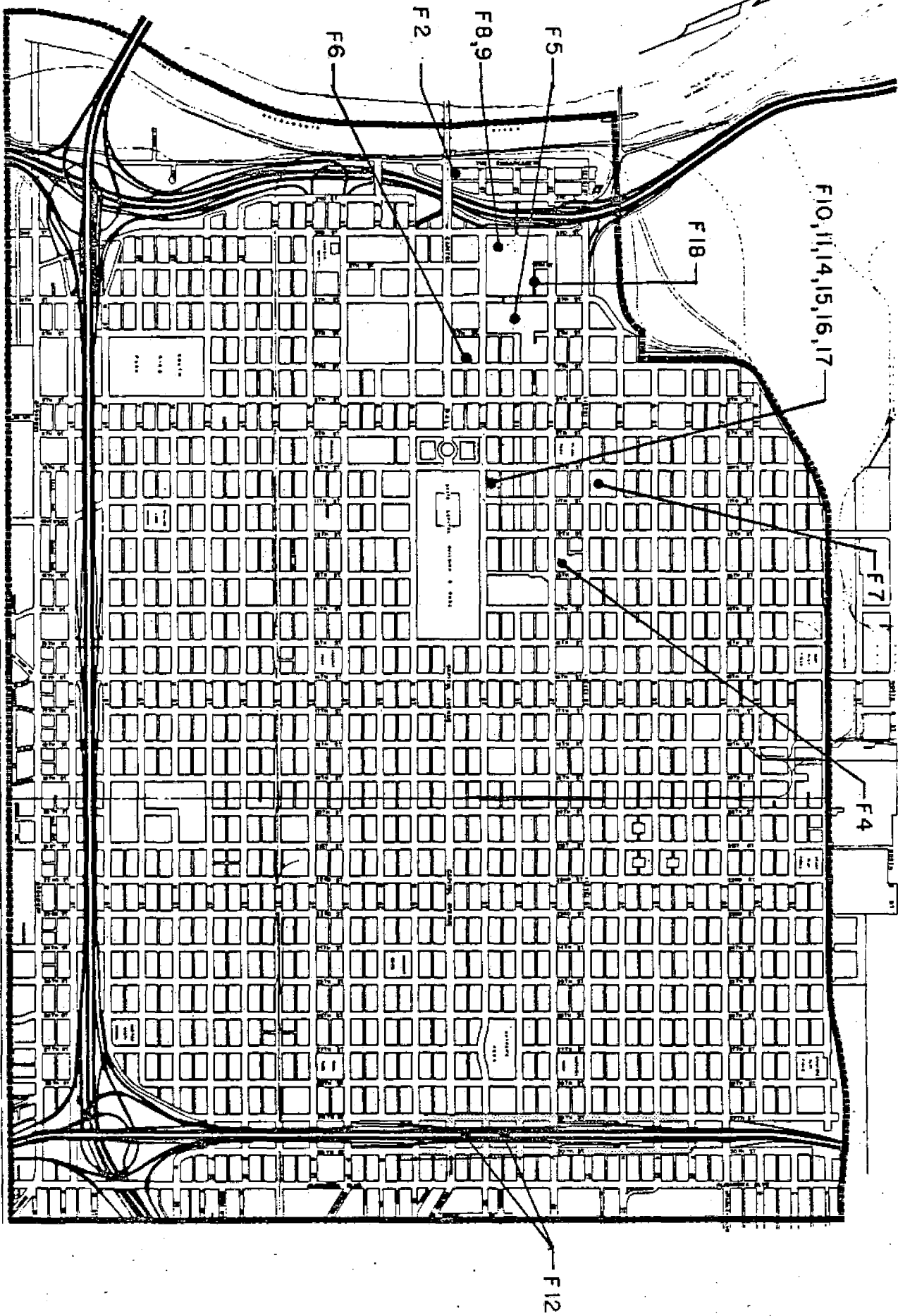
CITY CLERK

APPROVED
BY THE CITY COUNCIL

OCT 13 1981

OFFICE OF THE
CITY CLERK

PARKING PROJECTS 1981-1987



F-1, 3, 19, 20, 21, 22 & 23 are at various locations.

ENGINEERING: PARKING

Source of Funds - Various

Last
Year's
C.I.P.

1981-82

New	F-1	Additional Meters (CP-1) Purchase of 200 heavy duty meters to replace old meters for revenue security. Source: General Fund	\$ 27,000
New	F-2	Elevator Communication System (CP-1) Old Sacramento Parking Garage (Lot R) Front Street and Capitol Mall Replacement of elevator telephones, control buttons and indirect lights with vandal proof replacements. Source: Redevelopment or Parking Fund	10,000
New	F-3	Informational Signs (CP-1) Provide adequate signs directing public to parking facilities in the Downtown Plaza. Source: Redevelopment or Parking Fund	35,000
New	F-4	Conversion of Lot E to Auto-Exit Cashiering System (CP-1) Move ticket collection operation from Lobby to exit booths. Source: Parking Fund	25,000
New	F-5	Paint Ceilings in Lot K (CP-1) Paint ceilings in garage to improve lighting and customer acceptance. Source: Redevelopment or Parking Fund	140,000
New	F-6	Paint Lot A (CP-1) Located at 6th, 7th, L and Capitol Mall. Paint exterior of garage and interior of garage office. Source: Parking Fund	8,500
New	F-7	Paint Lot B (CP-1) Located at 10th, 11th, H and I Streets. Paint exterior of garage and interior of garage office. Source: Parking Fund	8,500

Last
Year's
C.I.P.

1981-82

New	F-8	Garage Roof Monthly Parking System (CP-1) Lot G located at 3rd, 4th, K and L Streets. Install automatic employee parking controls for top level of garage. Source: Redevelopment or Parking Fund	\$ 25,000
New	F-9	Traffic Directional Signs (CP-1) Lot G located at 3rd, 4th, K and L Streets. Improve interior non-illuminated traffic directional signs. Source: Redevelopment or Parking Fund	2,000
New	F-10	Graffiti Removal and Graffiti Proofing (CP-1) Lot H located at 10th and L Streets. Sandblast graffiti and apply graffiti proof seal for easy graffiti removal. Source: Parking Fund	7,000
New	F-11	Cyclone Fencing (CP-1) Located on top four levels of 10th and L garage Lot H. Install cyclone fencing to prevent vandalism and accidents. Source: Parking Fund	7,500
New	F-12	Monthly Parking Card Control System (CP-1) Located in two monthly parking lots (J-2 and J-3) at 29th, 30th, K and Capitol Mall. Install centralized monthly parking system to control monthly parking operations. Source: Parking Fund	26,800
On-Going	F-13	Parking Meter Conversion (CP-1) Located throughout central area. Purchase of vaults for parking meters. Source: General Fund	8,500
New	F-14	Elevator Equipment (CP-1) Located in 10th and L garage. To install vandal proof control equipment. Source: Parking Fund	17,000

Last
Year's
C.I.P.

1981-82

New	F-15	Renovate Garage Office Lease Area (CP-1) Basement level of 10th and L garage. Recarpet or install tile and renovate wood paneling for leasing. Source: Parking Fund	\$ 5,000
New	F-16	Upgrade Ventilation System (CP-1) 10th and L garage Lot H. Install larger ventilating fans, motors and associated equipment to provide adequate fresh air to office and booths. Source: Parking Fund	2,000
New	F-17	Air Conditioner Replacement (CP-1) Parking lot H located 1126 11th Street Replace 25 ton air conditioner. Source: Parking Fund	18,000
Total			<hr/> \$372,800

1982-83

81-82	F-18	Plans and specifications for Parking Structure (CP-1) Location: 4th, 5th, J and K block. Preparation of plans and specifications to serve additional commercial development in west end of Central Business District. Source: Redevelopment Fund	\$250,000
On-Going	F-19	Additional Meters (CP-1) Purchase 400 heavy duty meters to replace old meters for revenue security. Source: General Fund	54,000
Total			<hr/> \$304,000

Last
Year's
C.I.P.

1983-84

On-Going	F-20	Additional Meters (CP-1) Purchase 400 heavy duty meters to replace old meters for revenue security. Source: General Fund	\$ 54,000
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1984-85

On-Going	F-21	Additional Meters (CP-1) Purchase 400 heavy duty meters to replace old meters for revenue security. Source: General Fund	\$ 54,000
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1985-86

On-Going	F-22	Additional Meters (CP-1) Purchase 400 heavy duty meters to replace old meters for revenue security. Source: General Fund	\$ 54,000
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1986-87

On-Going	F-23	Additional Meters (CP-1) Purchase 400 heavy duty meters to replace old meters for revenue security. Source: General Fund	\$ 54,000
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CITY OF SACRAMENTO

TRAFFIC ENGINEERING DIVISION

1023 J STREET - SUITE 202

SACRAMENTO, CALIF. 95814

TELEPHONES (916)

TRAFFIC ENGINEERING 449-5307

OFF-STREET PARKING 449-5354

ON-STREET PARKING 449-5644

August 28, 1981

Joint Budget & Finance Committee

and

Planning & Community Development Committee
Sacramento, California

Honorable Members in Session:

SUBJECT: Parking Capital Improvement Projects

SUMMARY

On August 25, 1981, the Budget & Finance Committee and the Planning and Community Development Committee jointly reviewed the 1981-1987 Preliminary Parking Capital Improvement Program. This report is in response to a request by the Committees to report back on various projects recommended for the 1981-82 fiscal year.

BACKGROUND INFORMATION

F-6 and F-7 (\$8,500 each garage): Paint exteriors and office interiors of Lots A and B:

The Committees requested that staff explore the possibility of having these two garages sandblasted in order to avoid the future periodical cost of repainting. These lots were constructed in the mid-1950's and the concrete surfaces have been painted over many times. It was probably a mistake to paint them in the first place but since it was done, we must continue if we want the garages to look attractive. Both of these lots needed repainting in 1977, and funds were placed in the 1978-79 Capital Improvement Budget. These items were later removed as part of the cuts for Proposition 13. The parking facilities were made self supporting in that year and it was felt there would not be sufficient revenue to cover the painting. Since funds are now available, they have been placed in the 1981-82 budget. It is estimated

that painting will cost 25¢ to 30¢ per square foot. Dry sandblasting would cost 42¢ per square foot and wet sandblasting would cost 55¢ per square foot. Either sandblasting method presents a danger of damage to vehicles in the garage and dry sandblasting would create a cloud of sand and dust over a considerable distance while the work is under way. Because of the age of the concrete, adequate sandblasting to remove all of the previous layers of paint will also scar the concrete, leaving many voids and potholes. It is recommended that since these garages have been painted many times before, they should be repainted again.

F-3 Informational Signs (\$35,000): Provide adequate signs directing public to parking facilities in the Downtown Plaza:

This item is intended to provide half of the funds for large lighted directional signs on 3rd, 7th, J and L Streets around the Downtown Plaza Shopping Center to advertise both the parking entrances and the Downtown Plaza. It is our intention that since the signs would advertise the Plaza, the merchants would be asked to pay the other half of the cost. It is envisioned that \$70,000 would be more than enough for the signs, and there could be money left over to provide some of the internal graphics that the merchants are requesting.

F-5 Paint Ceilings in Lot K (\$140,000):

The old part of the underground garage covers two city blocks and is two levels deep. Therefore, the ceiling area is in the neighborhood of 500,000 square feet. Considering that the surface will need to be cleaned before painting, \$140,000 is a very reasonable estimate. Based on the effects of ceiling painting in our newer facilities, this project should add significantly to the light levels in the old garage, making it more attractive to customers and adding to safety. To the extent that this will attract additional customers, it will provide more parking revenue, more sales tax revenue, and add to the general value of downtown, thereby providing more property tax revenue. It is impossible to estimate the number of additional customers that will be generated by this single improvement, but the sum total of all improvements in the downtown area that attract customers from the suburban centers undoubtedly has a significant effect on city revenues. During the Committees' review of this item on August 25, 1981, representatives of businesses in the Downtown Plaza expressed their concern that the project be expanded to also include painting of the walls and columns of the underground garage and a unified graphics program to improve pedestrian orientation in this facility. Staff has since met with representatives of Downtown Plaza.

Associates, Weinstock's and Liberty House; and it was agreed that, to the extent that funds are available, the project should be expanded in order to enhance the general environment and improve business. Consideration is being given to hiring a graphic artist to do a preliminary design. Each additional item will be listed as a deductive alternate in the bid specifications, so that it may be deleted in the event that the low bid exceeds the project budget.

F-1 Additional Meters (\$27,000):

The useful life of a parking meter is approximately ten years. Since we have approximately 4,000 meters in use, we try to replace approximately 400 each year. In fact, we have not kept up with the ten-year replacement program and over 1,400 meters are over ten years old. Some of them are over 15 years old. We have budgeted for 200 replacement meters in the Operating Budget and 200 additional meters in the 1981-82 C.I.P. In past years, we have placed all of the replacement meters in the Operating Budget. Due to funding constraints, we only placed 200 in the Operating Budget this year. We will be requesting 400 meters per year in the future Capital Improvement Budgets.

FINANCIAL DATA

A question was raised during the Committees' review regarding the effect that funding the Lot K painting project (F-5) will have on the General Fund. We are recommending that this project be funded by the City Parking Fund, an enterprise fund into which revenue is generated from parking fees. This revenue is used to pay annual lease payments to the Parking Authority for parking bond principal and interest costs. It is also used to pay for the operation and maintenance of parking facilities and for the costs of improvements to parking facilities. The City Parking Fund is completely separate and independent of the General Fund, set up administratively for such purposes. Its use is restricted to off-street parking activities and purposes. Any project funded by the Parking Fund has no effect on the General Fund.

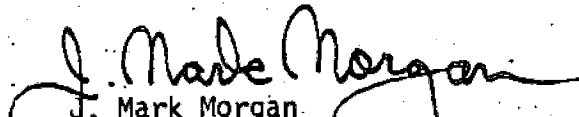
The Parking C.I.P. as originally proposed makes references to Re-development funding for certain projects. Due to the confusion and uncertainties caused by this reference, we proposed that it be deleted, thereby making all Parking Capital Improvement Projects funded by the City Parking Fund. The Parking Fund's current balance is \$429,000. It is estimated that approximately \$500,000 more will flow into the Parking Fund balance by the end of the 1981-82 fiscal year.

RECOMMENDATION

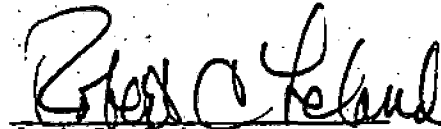
The following are recommended:

1. That the Budget & Finance/Planning & Community Development Committees approve of the project for painting Lots A & B (F-5 and F-6);
2. That the Committees approve of the project for informational signs for the Downtown Plaza (F-3);
3. That the Committees approve of an expanded project to paint the ceiling of Lot K, with the additions of painting the columns and walls and graphics for pedestrian orientation, to the extent that funds are available; and
4. That all projects in the 1981-1987 Parking C.I.P. be funded by the Parking Fund and that all references to Redevelopment funding be deleted.

Respectfully submitted,


J. Mark Morgan
Assistant Parking Director

Recommendation Approved:


for Jack R. Crist
Director of Finance

JMM/mf

September 15, 1981
All Districts