



**CITY OF FULLERTON
INFRASTRUCTURE AND NATURAL
RESOURCES ADVISORY COMMITTEE**

INFRASTRUCTURE DATA SHEET

Date: February 2020

Asset: PARKING STRUCTURES

Asset Description: Public parking structures located in the downtown area serving the adjacent businesses and Transportation Center. Typical service life of concrete parking structure is approximately 50 years, however, the components within the structure (mechanical, electrical, etc.) have much shorter services lives.

Asset Quantity: 6 public parking structure locations. 2 structures are privately owned with requirement to provide public parking. City is responsible for specific maintenance activities within the private structures.

- Plummer Structure – 230 E. Chapman Ave
- Wilshire Structure – 114 E. Wilshire Ave
- SOCO Structure – 150 W. Santa Fe Ave
- Transportation Center Structure – 122 S. Pomona Ave
- Wilshire Promenade Structure – 141 W. Wilshire Ave (Private)
- City Pointe – 130 E. Chapman Ave (Private)

Asset Needs: Various levels of preventive maintenance including:

Inspections	Circulation Fans
Painting	Sump Pumps
Bird and Pest Control	Generators
Lighting	Elevators
Solar Panels (cleaning & inspection)	Sprinkler Systems
Water Backflow Certifications	Security Systems
Façade	Striping and Signage

Various improvements including:

Certified Inspections	Paid Parking Systems
Security System Updates	LED Lighting Conversion (one structure)
Solar Panels (where allowable)	Elevator replacements (as needed)
Structural System Repairs/Replacements	Mechanical System Repairs/Replacements

Approximate Total Current Need: Preventative Maintenance: \$ 1,600,000

Allowable Funding Sources: General Fund

Current Annual Funding: \$ 225,000 General Fund (portion of larger maintenance program)

Typical Annual Improvements/Maintenance:

- Regular cleaning by City staff (at least once a week)
- Regular visual inspections by City staff (monthly)
- Water backflow certification
- Elevator inspection and maintenance by contract (monthly)
- Solar panel inspection and cleaning

- Lighting repair/replacement (as needed)
- Striping and signage repairs and update (as needed)
- Unforeseen miscellaneous repairs (as needed)

Routine maintenance activities can extend the life. Routine maintenance can include inspections, structural components (structural systems, waterproofing, slab sealing, painting), operational components (cleaning, doors, electrical, elevators, HVAC, parking control equipment, signs, security systems), and aesthetic components (landscaping, finishes). Repairs and replacement needs would be expected later in the service life, but would include replacing items of the structural, operational and/or aesthetic components.

Recommended Annual Strategy & Associated Costs:

Maintain Existing Activities and Funding, including:

Visual Inspection by City Staff	Routine Cleaning (x 6 structures)
Bird & Pest Control (x 4 structures)	Solar Inspection & Cleaning (x 1 structure)
Mechanical System Inspection & Repair (x 6)	Electrical System Inspection & Repair (x 6)
Water Backflow Certification (x 6 structures)	Fire Sprinkler System Inspection & Repair (x 4)
Minor Repairs/replacements	
TOTAL	
\$225,000	

Additional Activities and Funding

<i>Item</i>	<i>Cost</i>	<i>Frequency</i>	<i>Annual Cost</i>
Inspection by Qualified Engineer	\$ 10,000 EA	1 structure per year	\$ 10,000
Painting (every 10-12 years) x 4	\$100,000 EA	1 structure per 3 yrs	\$33,000
Elevator Maintenance (monthly) x 3	\$25,000 EA	Annual contract	\$75,000
Elevator Replacement (20 yr life) x 3	\$250,000 EA	Every 20 yrs	\$37,500
Security Upgrades (10 yr life) x 6	\$100,000 EA	Every 10 yrs	\$60,000
Façade & Misc Repairs x 6	\$10,000 EA	Annual	\$60,000
Electric Charging Stations	\$20,000	Annual	\$20,000
Paid Parking Systems	\$25,000	Annual	\$25,000
General Repairs	\$50,000	Annual	\$50,000
TOTAL			\$370,500

ANNUAL FUNDING NEED: \$595,500

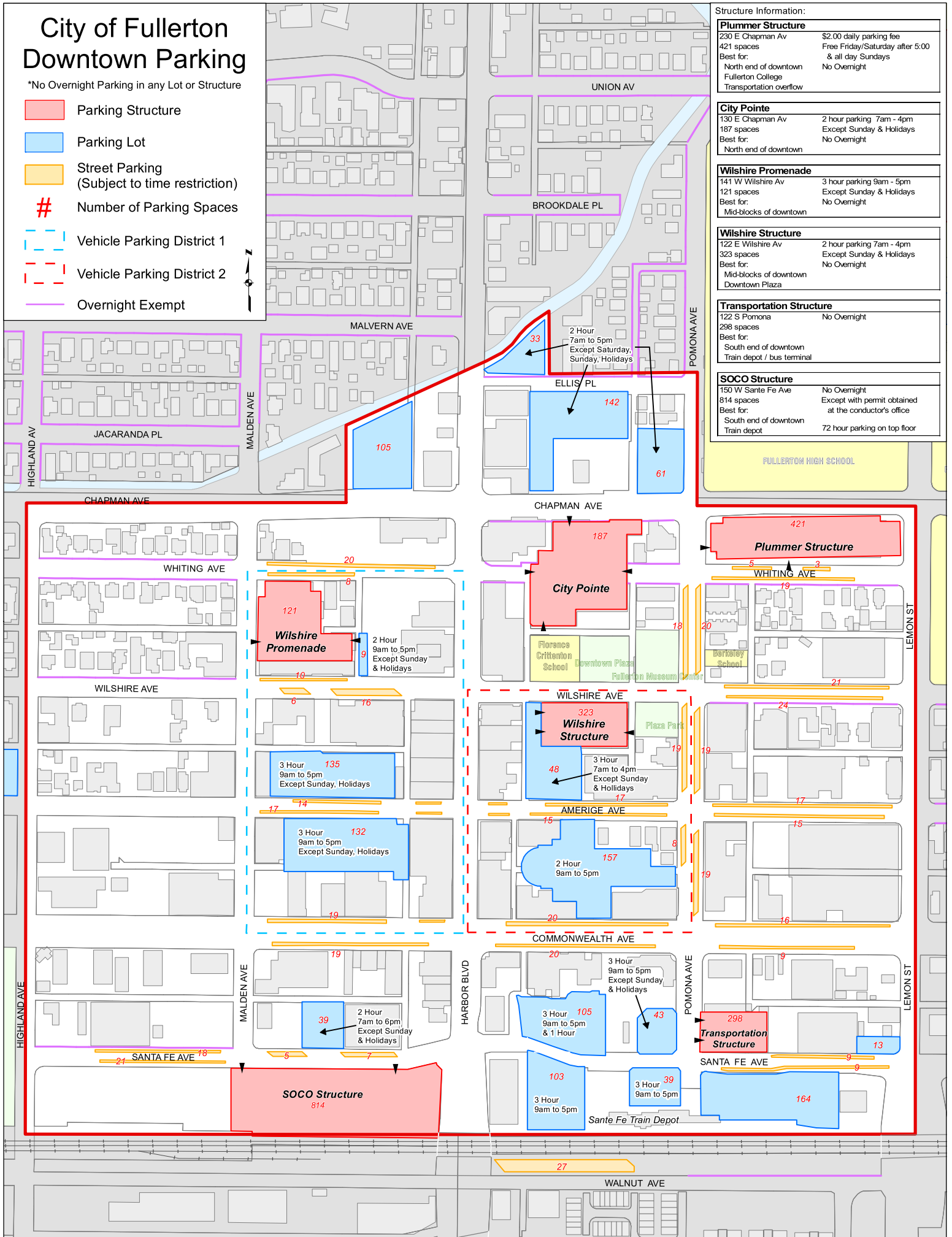
Starting July 18, 2019, a pilot program for paid parking in the downtown area began. Paid parking will be required in surface parking lots and parking structures at a flat \$5 rate on Thursday, Friday and Saturday nights. The results of the pilot program was reviewed by City Council on December 17, 2019 and the City Council voted to continue the paid parking program. The revenue generated will be used to offset (not cover), maintenance, enforcement, safety and security, and administration costs associated with the downtown area parking. As such, a portion of the revenue could offset the parking structure maintenance costs. See attached exhibit for the paid parking program. See attached exhibit for the pilot program.

Recommended Additional Annual Funding: **\$370,500**

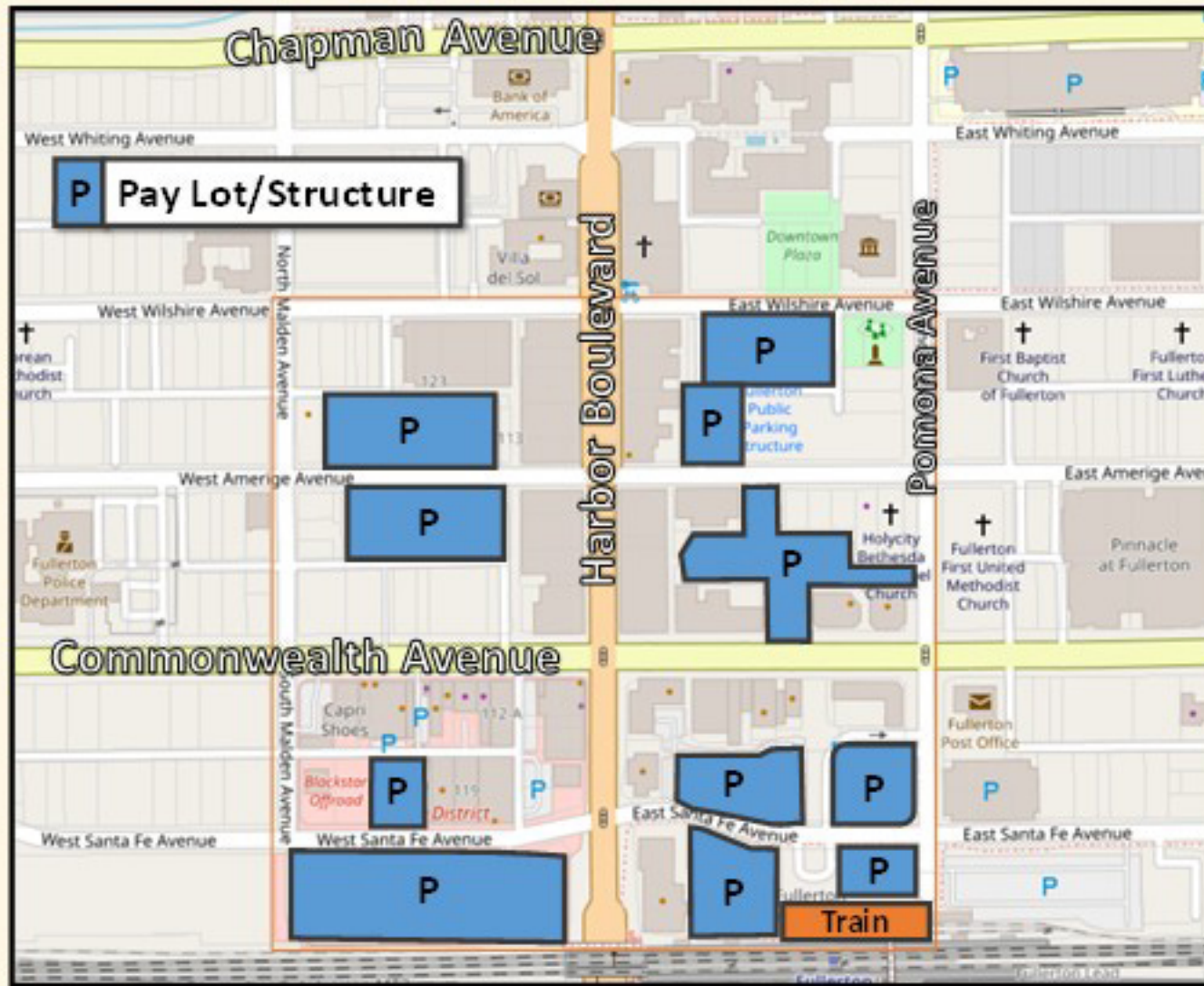
City of Fullerton Downtown Parking

*No Overnight Parking in any Lot or Structure

- Parking Structure
- Parking Lot
- Street Parking
(Subject to time restriction)
- # Number of Parking Spaces
- Vehicle Parking District 1
- Vehicle Parking District 2
- Overnight Exempt



Paid Parking Pilot Program



**Downtown
Game Plan**



START DATE:
Thursday, July 18th



**Thursday, Friday
and Saturday Nights**

From 9:00 PM to 1:00 AM

Contact: Heather Allen
(714) 738-6884
parking@cityoffullerton.com

More info at:

Fullerton.ParkingGuide.com