



Special Meeting
Wednesday, November 29, 2023
6:00 p.m.

By Zoom Virtual Video Conference and Tele Conference

To allow public access, anyone may access a meeting by telephone, Zoom, and/or the City of Norwalk YouTube channel. Specific instructions and links can be found at
www.norwalkct.org/meetings.



Members of the public can call in and listen to a meeting. They will not be able to speak or see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. Please find the information using the link above.



Members of the public who wish to provide "live comments" will need to register in advance and use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called on by the host of the meeting during the public comment section. Please find the information using the link above.



Members of the public who wish to view the meeting, but are not participating, can view a live stream on the City of Norwalk YouTube channel. This stream is delayed by approximately 20 seconds. Please find the information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email Bryan Lutz blutz@norwalkct.gov to provide written public comment prior to the meeting.

AGENDA

- 1) Public Comment, limited to three minutes each speaker.
- 2) Discussion and action related to minutes from the Parking Authority meeting, Wednesday October 25, 2023
- 3) Financial and Operating Report -LAZ
- 4) Engineering and Project Report
 - a) Update -Yankee Doodle Garage -Exterior Repairs & Improvement
 - b) Update -Walk Bridge Look ahead.
 - c) Discussion -Upcoming projects
- 5) New Business
 - a) Discuss and Vote– Haviland Deck asphalt work.
 - b) Discuss and Vote -Haviland Deck stairwell and aesthetic improvements.
 - c) Discuss and Vote -SNRR Furnace repair.
 - d) Discuss and Vote -Cale April 2023 purchase.
- 6) Old Business
 - a) Update -15-minute free option
- 7) Motion to Adjourn



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Members of the public who wish to provide public comment are encouraged to submit those via e-mail in advance of the meeting. For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email James Travers at jtravers@norwalkct.gov to provide written comment prior to the meeting.

PARKING AUTHORITY
REGULAR MEETING VIA ZOOM VIRTUAL VIDEOCONFERENCE
AND TELECONFERENCE
OCTOBER 25, 2023

ATTENDANCE: Eric Rains, Chair
Matthew Seebeck, Vice Chair
Jud Aley
Peter Fullam
Pam Parkington

STAFF Garrett Bolella, Asst. Asst. Director, TMP
Bryan Lutz, Asst. Parking Director

OTHERS: Stathis Manousos, LAZ Parking
Rocky Legesse, LAZ Parking

CALL TO ORDER

Mr. Rains called the meeting to order at 6:00PM

1. PUBLIC COMMENT, LIMITED TO THREE MINUTES EACH SPEAKER

Moina Noor- 15 Pequot Drive

Ms. Noor said she is the President of the Norwalk Library Board of Trustees and that last year the library became a polling location for District A and the library is delighted to provide the service to the residents. She is here to support the request of Sherelle Harris, the Director of the library, that the Parking Authority waive parking tickets on election day and allow for free parking on Mott Avenue on election day, November 7th from 6:00AM to 8:00PM. This year the large lot behind the library is not available and currently the patrons are using the Eagles parking lot and while it is a good temporary solution it is a bit further from the entrance to the library. We need to make voting as easy as possible for our residents, especially the elderly residents and free parking on Mott Avenue would go a long way in making that happen.

Ms. Noor said the library is also hosting and Indie Author Day from November 3rd through November 5th and will have over 100 authors all over Connecticut coming for this event and would like to work with the Parking Authority to come up with solutions for the large crowd that is expected that day by offering free on street parking on Mott Avenue.

2. DISCUSSION AND ACTION RELATED TO MINUTES FROM THE PARKING AUTHORITY MEETING, WEDNESDAY, SEPTEMBER 27, 2023.

**** MR. ALEY MOVED TO APPROVE THE MINUTES AS SUBMITTED.**
**** MR. SEEBECK SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

3. FINANCIAL AND OPERATING REPORT

Mr. Manousos reported and said for the month of September the operating surplus was favorable to budget and year to date and the parking revenue side is under budget for the month due to violations, the Maritime Garage, and Haviland Deck but were offset from increases at some of the other facilities. He said the expenses are 4.6% under budget due to not doing as much repair work as what was projected. He said that transient revenues are down compared to last month and that is due to seasonal trends and saw reductions at the Maritime Garage, Webster Lot, and the North Water Lot but are over budget year to date.

Mr. Manousos reported on the permit activity and said that it has been stable and that the revenues were up slightly due to the McMahon Ford billing which happens each month until the car count is done.

Mr. Manousos reported on the Walk Bridge project impacts and said that some of the spaces on Elizabeth Street had to be blocked off due to construction work but there is no financial impact to the Parking Authority because it is a 2-hour timed parking space area with no fee. He said in the second week of November seven spaces of on street parking will be removed and they will be installing a crane in the North Water Street lot. Mr. Lutz said that the North Water Street lot will be affected as well and a total of 50 parking spaces will be affected during the four-day installation.

Mr. Manousos reported on the variance report and said there was only one item to report on, which was for the building repair and maintenance, and was due to not as much work being completed as was projected for the month.

Mr. Manousos reported on the systemwide activity and said it was stable year to date compared to last year but on the revenue side was higher than last year which is due Webster lot, Yankee Doodle Garage, and especially the railroad station facilities where the average transaction is higher.

Mr. Manousos reported on the permit sales and said the activity is stable. He said the on-street activity and revenue year to date are down through September due to seasonal trend activity and the SONO area represents 53% of the transactions and 67% of the revenue compared to the Wall Street and West Avenue areas.

Mr. Manousos reported on the enforcement and said the ticket issuance was up year to date which is related to beach citations over the summer but is down compared to last month due decreased beach activity and back to school. He said that violation revenue accounts for 22 ½% of systemwide revenues.

Mr. Manousos reported the ticket issuance versus demand and said this month the ratio is the same as last month.

Mr. Aley asked why transient revenue is down. Mr. Manousos said overall systemwide is .6% below last year but on street was down 11% and may be partly due to in 2022 there was a lot more meter bag revenue which took some metered spaces offline, as well as the transition to multi-space meters has resulted few transactions but may have higher ticket values, but staff will look into it and report back.

Mr. Manousos reported on Pay by Cell and said the activity and revenue is up year to date. The average transaction was down three cents in September to \$2.91 and systemwide the average transaction is \$2.22. The Pay by Cell transactions represent almost 22% of system demand and just over 11% of the revenue systemwide.

Mr. Lutz presented the changes that he and Mr. Legesse had made to the Park Norwalk website and said they made changes to the parking map to show the hours of operation and rates when applied so that people have good information about parking. He said they have also updated the contact information. Mr. Manousos applauded Mr. Lutz and said in the short time that he has been here he has been so helpful and is glad he is here. Mr. Legesse agreed and said that he has been phenomenal.

4. ENGINEERING AND PROJECT REPORT

a) Update- South Norwalk Train Station Roof Repair

Mr. Lutz provided an update and said the contractor will be onsite tomorrow to address some of the leaks to be sure there are not continuing issues and they should be completed by Friday.

5. NEW BUSINESS

a) Discuss and Vote- Norwalk Public Library Election Day Request

Mr. Lutz said the library is recommending that parking on Mott Avenue be free during election day and staff is also recommending that and follow what was done last year which was provided parking that is unenforced on Mott Avenue between the hours of 6:00PM to 8:00PM on November 7th.

**** MR. SEEBECK MOVED TO APPROVE TO SUSPEND ENFORCEMENT OF PARKING PAYMENT ON MOTT AVENUE ON ELECTION DAY.**

**** MR. FULLAM SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

There was a discussion on the request to offer free parking on November 3rd through November 5th for the Indie Author Day. Mr. Rains said that there is a funeral home that is down the road that has varying sizes of people that attend funerals and they have never requested free parking for a big gathering and additionally, he thinks parking should become part of people's planning. He said he is hesitant to make parking free on an event basis because it should be part of their planning, and with the Yankee Doodle Garage being in close proximity as well as on street parking on both West Avenue and Mott Avenue he does not think it is appropriate to leave parking out of whatever entity or group is planning.

Mr. Bolella said there are eight 30-minute timed spaces in front of the library, and he believes there is an ability to post emergency no parking signs for those spaces as part of the special event application with no impact to the Parking Authority. He said there will be a lot of authors at the library on those days and this would help to manage the arrivals and departures. Mr. Rains said that may address the comment regarding the elderly needing closer parking, but he does not feel in this instance that they are viewing parking as part of their event. Mr. Seebeck said the Parking Authority has started establishing a fairly solid precedent on this topic and he thinks the solution for loading and unloading and expanded handicapped parking in the immediate adjacency is appropriate, but for anyone that has come to the Parking Authority for events chaser tickets have been provided to ensure that other entities get paid and have tried to promote the adjacency of the Yankee Doodle Garage and proximate street parking so he leans toward Mr. Rains comments on ensuring that parking is participated in by guests. Mr. Aley said he also agrees with Mr. Rains and the funeral home that is down the street regularly has large groups of people and is a good opportunity to educate people, so his opinion is to deny the request but does support Mr. Bolella's suggestion of offering the eight spaces that are non-metered.

**** MR. ALEY MOVED TO DECLINE THE REQUEST FROM THE LIBRARY FOR FREE STREET PARKING ON MOTT AVENUE ON NOVEMBER 3RD , NOVEMBER 4TH AND NOVEMBER 5TH AND APPROVE PROVIDING THE EIGHT 30- MINUTE TIMED PARKING SPACES ON MOTT AVENUE.**

**** MS. PARKINGTON SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

b) Discussion- Bike area at Yankee Doodle

Mr. Aley said even though he is a member of the Bike/Walk Commission he is not in favor of the bike area at Yankee Doodle garage at this time because to do anything substantial a few parking spaces would need to be taken and he does not think there is a demand at this point. He said there is a bike rack inside the Maritime garage which has been there four to five years and in that time period he has only seen one bicycle parked there. He said he is not opposed to putting additional bike racks outside of the Yankee Doodle garage. Mr. Bolella said the Wall Street improvements are moving forward and this spring will be implementing the first phase from Main Street to Brook Street and have diligently working on the remainder of the improvements to the rest of the Wall Street neighborhoods and are currently pushing forward with the design for the improvements on Wall Street, Belden Avenue, and River Street and will be brought to the community to identify opportune locations those types of infrastructures such as bike racks.

c) Discussion- Walk Bridge Impact

Mr. Lutz said he will be receiving newsletters on the updates on the progress of the Walk Bridge project and recommends that everyone go to the Walk Bridge website to sign up for the newsletter. He said the crane assembly will begin on November 13th and will impact the 50 spaces for four days at the North Water Street lot and will use the website to update people on the closures and alternate routes that they can park. He said as the project moves forward the East Norwalk Railroad Station will be affected, and some assets will be taken as well. Mr. Rains said that Ms. Pelletier suggested adding the QR code to the Parking Authority's information so that people are being referred to information that they are distributing, and he thinks that will be helpful in the Parking Authority playing a role in communicating where the road closures will be and to help people to better navigate. Additionally, he suggested in the near future the Parking Authority meet with the Walk Bridge project team to discuss how to get people to the parking places as the impact of the project becomes more evident. Mr. Lutz agreed and said it's close to 160 spaces that will be affected in East Norwalk and will definitely need to plan ahead of that so that alternative options can be given. Mr. Rains said if the Parking Authority is interested it can be arranged to have the Walk Bridge team present a project update in the next few months and would be good to identify ways that the Parking Authority can be a conduit for information for not only people visiting from out of town but for residents as well.

Mr. Rains suggested that when the Wall Street improvements begin it would be a good idea to have something built into the Parking Authority's communications to keep people up to date on what is happening related to access to parking. Mr. Bolella said an engagement plan can be looked at with Park Norwalk and can report back on that each month and will keep providing updates throughout the project. He also suggested a standing item for the Walk Bridge projects update on the agenda so that staff can provide the short long-term impacts to the Parking Authority.

Mr. Bolella noted that the Parking Authority will be reimbursed for the parking spaces that will be taken in the North Water Street lot for the Walk Bridge project. Mr. Lutz said their permit is contingent on them paying that fee and is expecting payment in the next week.

d) Discussion- ENRR Sunday Parking Numbers

Mr. Lutz presented and said the north side of the East Norwalk Railroad Station is free on Sundays so the transactions that he is presenting are solely on the south side of the lot and over the past year averages approximately 44 transactions every Sunday so it is a decent revenue generator so it is the recommendation of staff that since the Walk Bridge project and the Yankee Doodle project are impacting the parking assets expanding any Sunday parking could be difficult. Mr. Legesse said that there was construction being done in the fall of last year, so the transactions were lower but once the agreement was completed with Spinnaker the transactions began to increase and now average approximately 15 paid parkers on Sunday's, and in addition to that the permit parkers also park in the lot. He said that Spinnaker has a pizza restaurant and resident parking that is paid parking so offering free parking in the lot while Spinnaker is charging would be inconveniencing paid customers. Mr. Aley said that free parking is already offered on all of the street assets on Sunday's and the restaurants benefit from that and realizes that cant be done all of the time, but when he looks at the New Haven bound side of the East Norwalk Railroad Station it is adjacent to four to five restaurants that may benefit from it but also realizes that it is complicated with the variety of different zones, but his thought is if the Parking Authority gives a boost to all of the restaurant in the SONO and Wall Street areas on Sundays that can be done for these restaurant owners in East Norwalk. He said he was not aware of the free parking on the north side on Sundays and although its great it does not benefit the restaurants but with this new information, he would like to think about this and may bring it up again in the future but asked that the Parking Authority think about the possibility of free parking and what it might do for those businesses on Sunday's. Mr. Rains noted that the parking spaces are also full Monday through Saturday. Mr. Bolella suggested that staff pull the number of transactions and do some occupancy counts including the permit holders that use the lot. Mr. Lutz also suggested conducting a rate survey.

6. OLD BUSINESS

a) Update- 15-Minute Free Option

Mr. Lutz provided an update and said they are working on getting the signs ordered and should be here in three to four weeks, and the signage comes at a very opportune time so that some of the Park Mobile signage issues can be addressed. He said he is still working with Park Mobile to be able to offer a zero rate without a transaction fee. Mr. Bolella said having clear and concise messaging through the signage is important and in addition will be increasing the number of wayfinding signs to the multi-space meters that were installed and want to take every step to make this a successful pilot so that it can be rolled out in the future throughout the city and will serve as a model. Mr. Aley asked the status of the signs with the QR code being lowered. Mr. Lutz said the signs will be updated to have the QR code at the bottom of the sign as well as redesigning the Park Mobil app, so the QR code is larger and strategically placed.

b) Update- Lease with Norwalk Transit District at Yankee Doodle Garage

Mr. Lutz provided an update and said that the contract was executed by the Transit District, and he has sent the contract to Mr. Rains to have the contract fully executed so that the lease can begin on November 1st.

7. ADJOURNMENT

**** MR. FULLAM MOVED TO ADJOURN.**

**** MS. PARKINGTON SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 7:05PM.

Respectfully submitted,

Dilene Byrd



October
2023

Operations Report

FINANCIAL SUMMARY

	Month (October)					YTD (July - October)					FISCAL YEAR	
	Actual	Budget	Var \$	Var %	Actual PY	Actual	Budget	Var \$	Var %	Actual PY	Forecast	Budget
REVENUES:												
Parking Revenue	535,592	534,159	1,433	0.3%	497,756	2,388,939	2,252,975	135,964	6.0%	2,217,149	6,569,146	6,518,573
Other Revenue	10,249	8,115	2,135	26.3%	3,796	29,930	32,459	(2,529)	-7.8%	15,000	143,789	97,376
Total System Revenue	545,842	542,274	3,568	0.7%	501,552	2,418,869	2,285,434	133,435	5.8%	2,232,149	6,712,935	6,615,949
EXPENSES:												
Operations	346,041	347,904	(1,863)	-0.5%	285,447	1,318,331	1,370,466	(52,135)	-3.8%	1,132,524	4,348,329	4,304,199
City Support/Admin Svcs	61,949	63,377	(1,428)	-2.3%	61,903	247,797	253,508	(5,711)	-2.3%	247,612	743,390	760,524
Debt Service	104,593	104,593	0	0.0%	107,180	418,374	418,374	-	0.0%	428,721	1,255,121	1,255,121
Capital Reserve & Replacemen	11,250	11,250	0	0.0%	11,250	45,000	45,000	-	0.0%	45,000	135,000	135,000
Total Expenses	523,834	527,125	(3,291)	-0.6%	465,781	2,029,501	2,087,348	(57,846)	-2.8%	1,853,857	6,481,839	6,454,844
Fund Balance	22,008	15,149	6,858	45.3%	35,772	389,368	198,086	191,281	96.6%	378,292	231,095	161,105

Budget Summary

- Parking revenue is **0.3% over** budget for the month and **6.0% over** budget YTD.
- Total expenses are **0.6% under** budget for the month and **2.8% under** budget YTD.
- Transient revenue is **1.4% over** budget for the month and **13.9% over** budget YTD. Compared to the same period last year, YTD transient revenue is **8.8% above** last year.

Month and YTD Comparisons

- Total Revenue for the month is **up 0.2%** compared to last month (September) and is **up 8.8%** compared to October of last year. Compared to the same period last year, YTD revenue is **8.3% above** last year.
- Transient activity for the month is **down 2.4%** compared to last month (September) and is **down 0.6%** compared to October of last year. Transient activity YTD is **down 0.6%** compared to last year.
- Permit activity (number of permits sold) is **down 0.4%** compared to last month (September) and **up 3.3%** compared to October of last year. Permit activity YTD is **up 4.4%** compared to last year.
- Permit Revenue is **down 1.6%** compared to last month (September) and **up 3.9%** compared to October of last year. Permit revenue YTD is **up 6.1%** compared to last year.

Walk Bridge Project Impacts

- Elizabeth Street spaces have been blocked off to allow for construction work. No significant financial impact as Elizabeth Street is a free parking area with 2-hour timed spaces.
- North Water Lot – parking lot and 7 on-street spaces back to normal operation after crane assembly from 11/13-11/17.

Variance Report (Actual v. Budget)

The Variance Report identifies and explains variances that are at least 20% and \$5,000 compared to budget.

For the Month Ending October 31, 2023

ACTUAL	BUDGET	Var. (\$)	Var. (%)	COMMENTS	Actual YTD	Budget YTD	
PARKING REVENUE							
N/A							
OPERATING EXPENSES							
Service Contract	\$32,939	\$24,363	\$8,576	35.2%	Payment to Desman Associates for condition assessments	\$118,660	\$74,706
Tickets	\$6,344	\$1,250	\$5,094	407.5%	Entry tickets for SNRR & MG	\$17,918	\$5,000

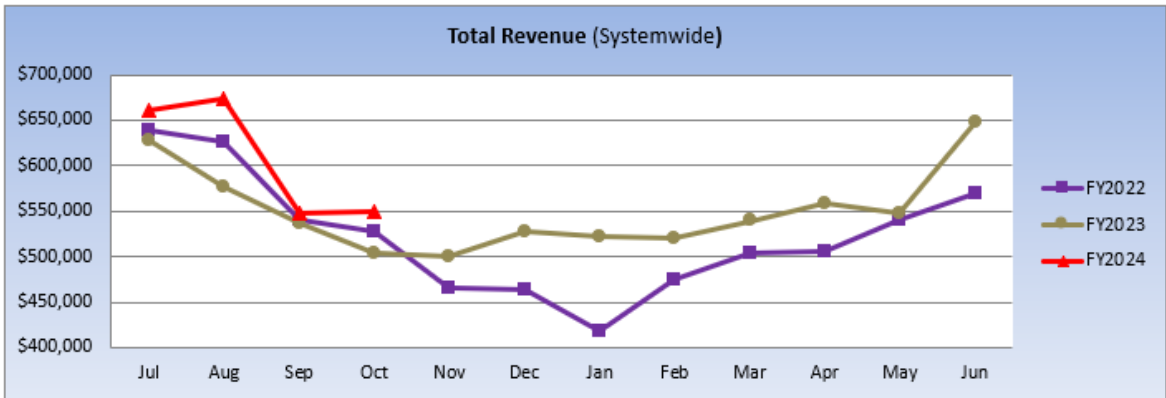
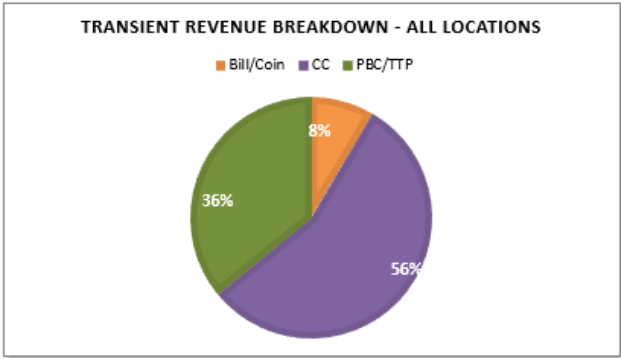
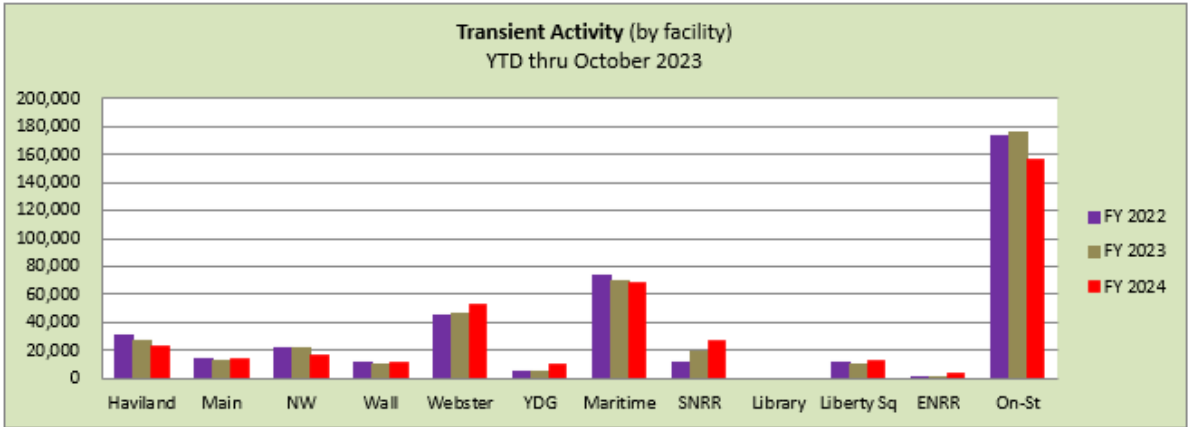
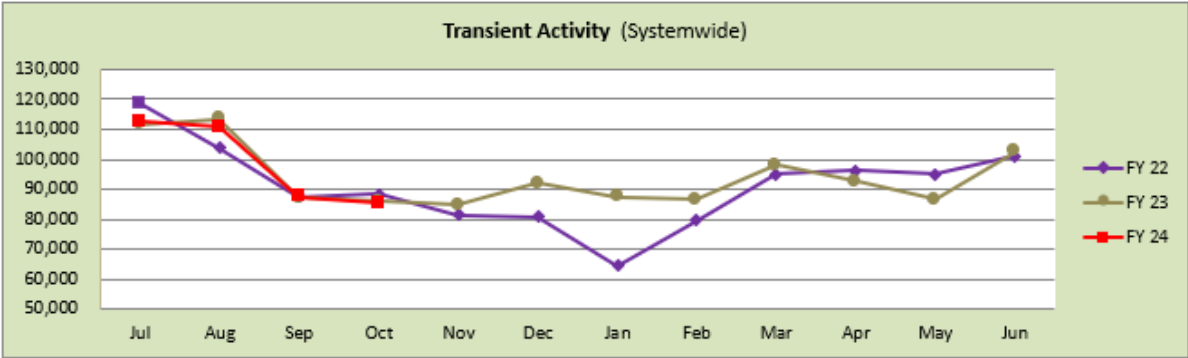
Financial Statement

For the Month ending October 31, 2023

						Year-to-Date					Fiscal Year	
	ACTUAL	BUDGET	VAR	% VAR	Prev. ACTUAL	ACTUAL	BUDGET	VAR	% VAR	Prev. ACTUAL YTD	FORECAST	ANNUAL BUDGET
PARKING REVENUE												
Monthly Parking	193,190	196,308	(3,118)	(1.59%)	185,928	779,981	785,233	(5,251)	(0.67%)	734,940	2,339,944	2,355,699
Transient Parking	194,378	191,674	2,704	1.41%	172,022	944,693	829,585	115,108	13.88%	867,907	2,534,078	2,428,471
Meter Revenue	51,997	54,808	(2,811)	(5.13%)	52,093	216,946	226,770	(9,823)	(4.33%)	227,134	650,839	676,028
Parking Violation	122,273	117,807	4,466	3.79%	112,197	564,367	521,346	43,020	8.25%	496,520	1,393,101	1,384,396
Less: Refunds	0	0	0	0.00%	0	(1,164)	0	(1,164)	0.00%	(29)	(1,164)	0
Less: Sales Tax	(26,246)	(26,438)	193	(0.73%)	(24,483)	(115,884)	(109,958)	(5,926)	5.39%	(109,323)	(347,652)	(326,020)
TOTAL PARKING REVENUE	535,592	534,159	1,433	0.27%	497,756	2,388,939	2,252,975	135,964	6.03%	2,217,149	6,569,146	6,518,573
OTHER REVENUE												
Lease Income - SNRR/MTG	4,874	3,080	1,794	58.26%	3,040	18,314	12,320	5,994	48.65%	12,159	54,941	36,960
Lease Income - Webster											0	
Lease Income - YDG	418	418	0	0.00%	418	1,672	1,672	0	0.00%	1,672	35,016	5,016
SNRR/ENRR Concessions	4,663	2,700	1,963	72.70%	0	8,899	10,800	(1,901)	(17.60%)	0	26,697	32,400
Advertising Revenue	0	1,500	(1,500)	(100.00%)	0	0	6,000	(6,000)	(100.00%)	0	24,000	18,000
Investment Income	0	83	(83)	(100.00%)	0	0	333	(333)	(100.00%)	0	0	1,000
ATM Machines	294	333	(39)	(11.80%)	338	1,045	1,333	(288)	(21.62%)	1,169	3,135	4,000
TOTAL OTHER REVENUE	10,249	8,115	2,135	26.31%	3,796	29,930	32,459	(2,529)	(7.79%)	15,000	143,789	97,376
TOTAL SYSTEM REVENUE	545,842	542,274	3,568	0.66%	501,552	2,418,869	2,285,434	133,435	5.84%	2,232,149	6,712,935	6,615,949
OPERATING EXPENSES												
Gross Wages	104,598	107,692	(3,094)	(2.87%)	87,369	416,485	430,769	(14,284)	(3.32%)	415,267	1,349,455	1,400,000
Payroll Taxes	12,834	13,623	(789)	(5.79%)	10,655	51,095	54,492	(3,397)	(6.23%)	50,941	163,286	177,100
Worker's Compensation	4,261	4,523	(262)	(5.79%)	3,538	16,964	18,092	(1,128)	(6.23%)	16,913	50,893	58,800
Group Health Insurance	11,564	11,308	256	2.27%	10,710	47,726	45,231	2,496	5.52%	44,512	143,179	147,000
401(k) Company Match	2,029	2,154	(125)	(5.79%)	1,685	8,078	8,615	(537)	(6.23%)	8,054	24,235	28,000
Vehicle	8,896	5,833	3,063	52.50%	5,117	16,783	23,333	(6,551)	(28.07%)	20,486	50,348	70,000
Security Services	17,523	17,373	150	0.86%	15,499	44,824	49,831	(5,007)	(10.05%)	35,816	149,473	129,831
Equipment Expense	0	2,500	(2,500)	(100.00%)	0	118	10,000	(9,882)	(98.82%)	0	118	30,000
Building Repair & Maintenance	43,917	48,247	(4,330)	(8.97%)	30,869	168,382	206,387	(38,005)	(18.41%)	126,859	554,150	554,150
Service Contract	32,939	24,363	8,576	35.20%	18,277	118,660	74,706	43,954	58.84%	44,400	355,981	201,373
Sanitation Expense	2,220	2,460	(240)	(9.75%)	4,033	7,813	9,840	(2,027)	(20.60%)	8,617	23,439	29,520
Operating Expenses	10,869	10,417	453	4.35%	6,502	40,720	41,667	(946)	(2.27%)	32,997	122,160	125,000
Elevator Repair & Maintenance	0	0	0	0.00%	0	0	0	0	0.00%	(372)	0	0
Snow Removal	0	0	0	0.00%	0	0	0	0	0.00%	0	177,500	177,500
Signage	459	4,167	(3,707)	(88.98%)	493	6,490	16,667	(10,177)	(61.06%)	1,471	50,000	50,000
Tickets	6,344	1,250	5,094	407.54%	0	17,918	5,000	12,918	258.36%	0	20,000	15,000
Liability Insurance	12,854	13,502	(648)	(4.80%)	12,038	57,338	56,945	393	0.69%	53,576	172,014	164,624
Maritime Garage Condo Fees	1,779	1,965	(185)	(9.42%)	1,779	7,118	7,858	(740)	(9.42%)	7,118	21,353	23,574
Uniforms	1,600	3,333	(1,733)	(52.00%)	550	4,385	13,333	(8,948)	(67.11%)	550	13,155	40,000
Management Fees LAZ	8,333	8,333	0	0.00%	8,333	33,333	33,333	0	0.00%	33,333	100,000	100,000
Bank and Credit Card Fees	26,220	24,418	1,802	7.38%	23,455	119,834	102,594	17,240	16.80%	107,704	359,502	297,414
Office Expense	1,043	1,333	(290)	(21.79%)	1,635	4,992	5,333	(341)	(6.40%)	4,649	14,976	16,000
Utilities	4,040	6,609	(2,569)	(38.87%)	4,254	15,283	26,438	(11,155)	(42.19%)	18,135	65,850	79,314
Telephone	8,080	7,500	580	7.73%	7,027	28,242	30,000	(1,758)	(5.86%)	29,498	84,726	90,000
Permit/Violation Management	9,483	12,500	(3,017)	(24.14%)	16,481	44,999	50,000	(5,001)	(10.00%)	38,889	134,996	150,000
Marketing and Communication	5,881	4,167	1,714	41.14%	690	15,846	16,667	(821)	(4.92%)	2,880	47,538	50,000
Parking Program	8,273	8,333	(60)	(0.72%)	14,459	24,904	33,333	(8,430)	(25.29%)	30,231	100,000	100,000
TOTAL OPERATING EXPENSES	346,041	347,904	(1,863)	(0.54%)	285,447	1,318,331	1,370,466	(52,135)	(3.80%)	1,132,524	4,348,329	4,304,199
CITY ADMINISTERED EXPENSES												
Other City Payroll Expenses	38,333	38,333	0	0.00%	38,333	153,333	153,333	0	0.00%	153,333	460,000	460,000
Electric	18,214	19,642	(1,428)	(7.27%)	18,214	72,857	78,568	(5,711)	(7.27%)	72,857	218,571	235,705
Sewer	968	968	0	0.00%	922	3,873	3,873	0	0.00%	3,689	11,619	11,619
Professional Services	3,750	3,750	0	0.00%	3,750	15,000	15,000	0	0.00%	15,000	45,000	45,000
Business Expense	267	267	0	0.00%	267	1,067	1,067	0	0.00%	1,067	3,200	3,200
Legal Service Retainer	417	417	0	0.00%	417	1,667	1,667	0	0.00%	1,667	5,000	5,000
TOTAL CITY ADMINISTERED EXPENSES	61,949	63,377	(1,428)	(2.25%)	61,903	247,797	253,508	(5,711)	(2.25%)	247,612	743,390	760,524
SUBTOTAL OPERATING EXPENSES	407,991	411,281	(3,291)	(0.80%)	347,350	1,566,128	1,623,974	(57,846)	(3.56%)	1,380,136	5,091,719	5,064,723
Debt Service Interest	17,977	17,977	0	0.00%	23,704	71,906	71,906	0	0.00%	94,815	215,719	215,719
Debt Service Principle	86,617	86,617	0	0.00%	83,476	346,467	346,467	0	0.00%	333,906	1,039,402	1,039,402
SUBTOTAL DEBT SERVICE	104,593	104,593	0	0.00%	107,180	418,374	418,374	0	0.00%	428,721	1,255,121	1,255,121
Capital Reserve and Replacement	11,250	11,250	0	0.00%	11,250	45,000	45,000	0	0.00%	45,000	135,000	135,000
TOTAL EXPENSES	523,834	527,125	(3,291)	(0.62%)	465,781	2,029,501	2,087,348	(57,846)	(2.77%)	1,853,857	6,481,839	6,454,844
Fund Balance	22,008	15,149	6,858	45.27%	35,772	389,368	198,086	191,281	96.56%	378,292	231,095	161,105

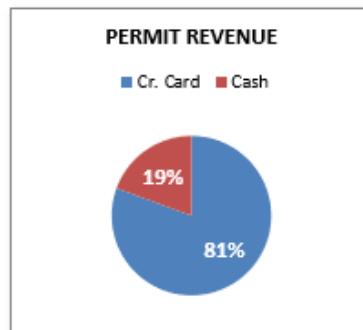
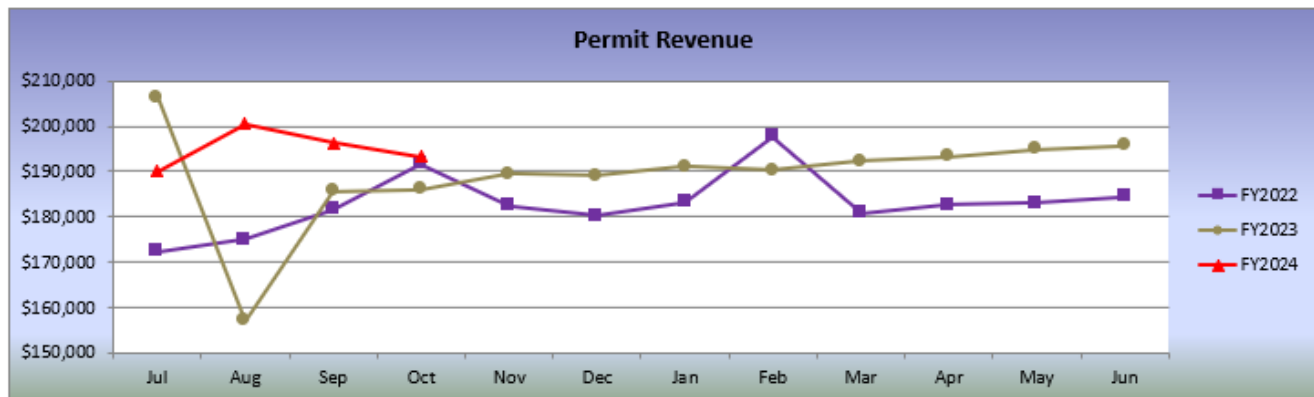
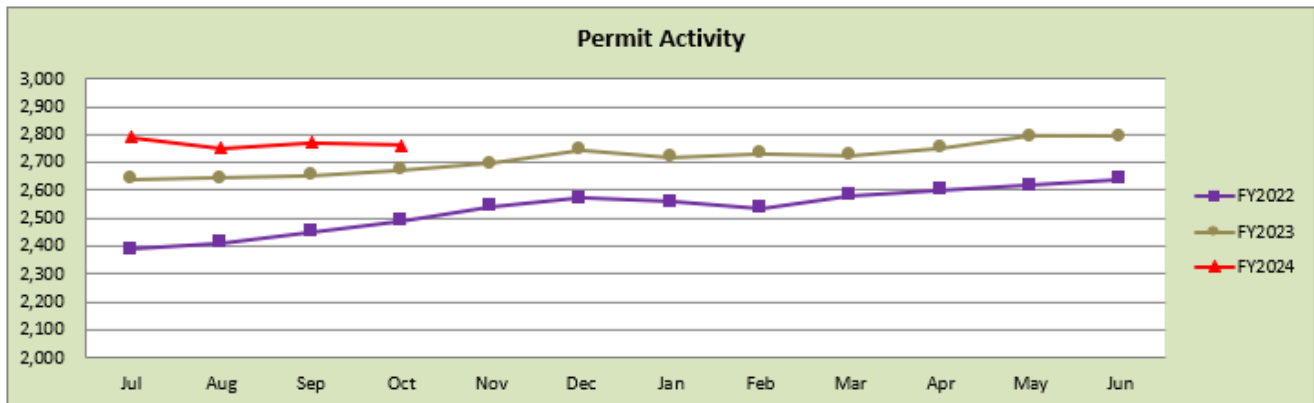
Systemwide Activity

- Overall, systemwide transient activity YTD is **0.6% below** last year and revenue is **8.3% above** last year.



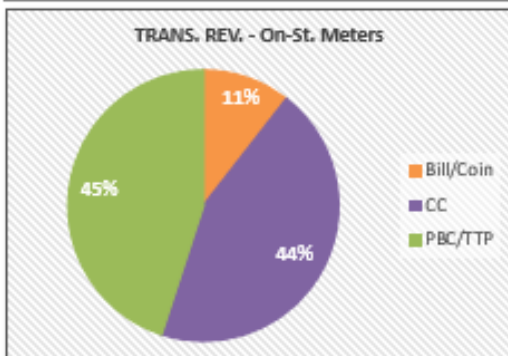
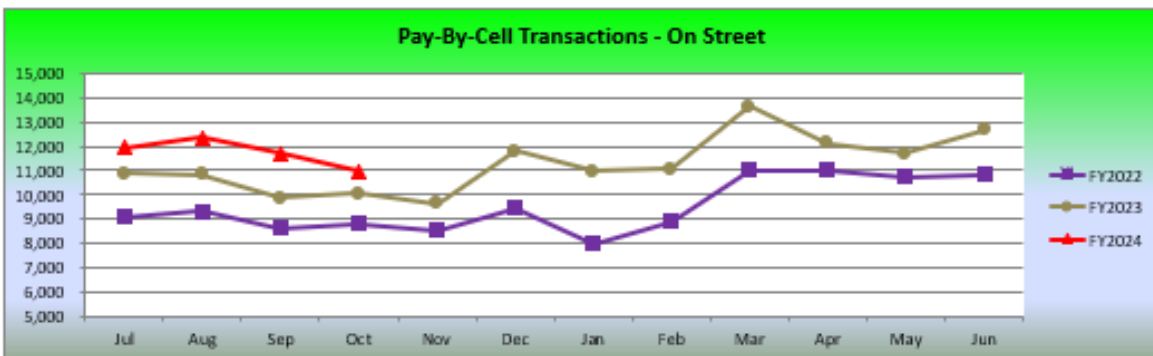
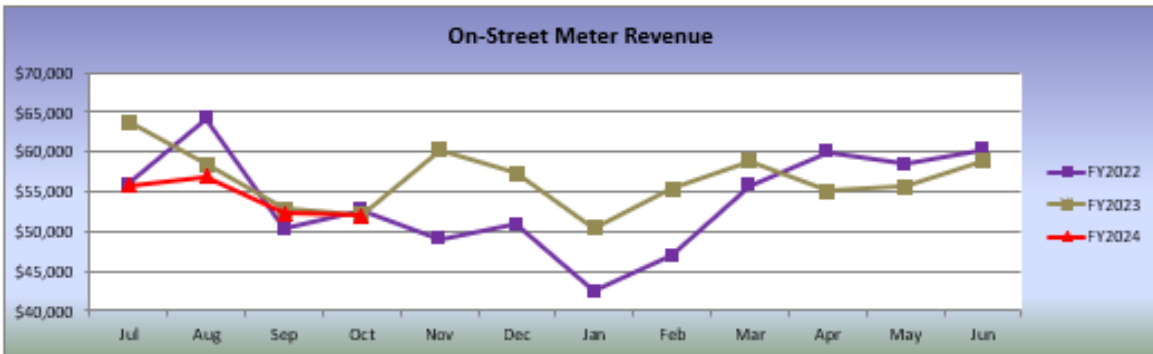
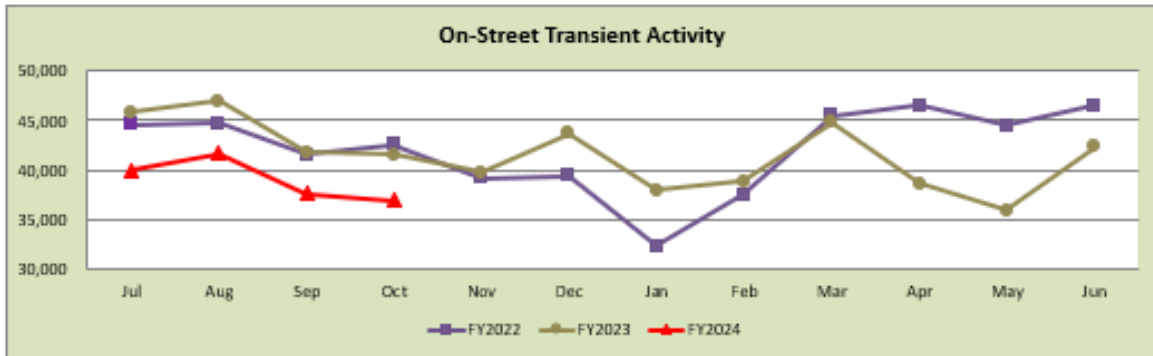
Permit Sales

- Compared to last month, October permits are **down 0.4%** and permit revenues are **down 1.6%**.
- Compared to last year, October permits are **up 3.3%** and permit revenues are **up 3.9%**.
- YTD compared to last year, permit activity is **up 4.4%** and revenue is **up 6.1%**.
- YTD permit revenue is **0.7% under** budget.
- **2,762** permits were sold systemwide. There are 3,591 spaces available for permits and 4,425 total spaces systemwide, including non-metered spaces.



On-Street Parking

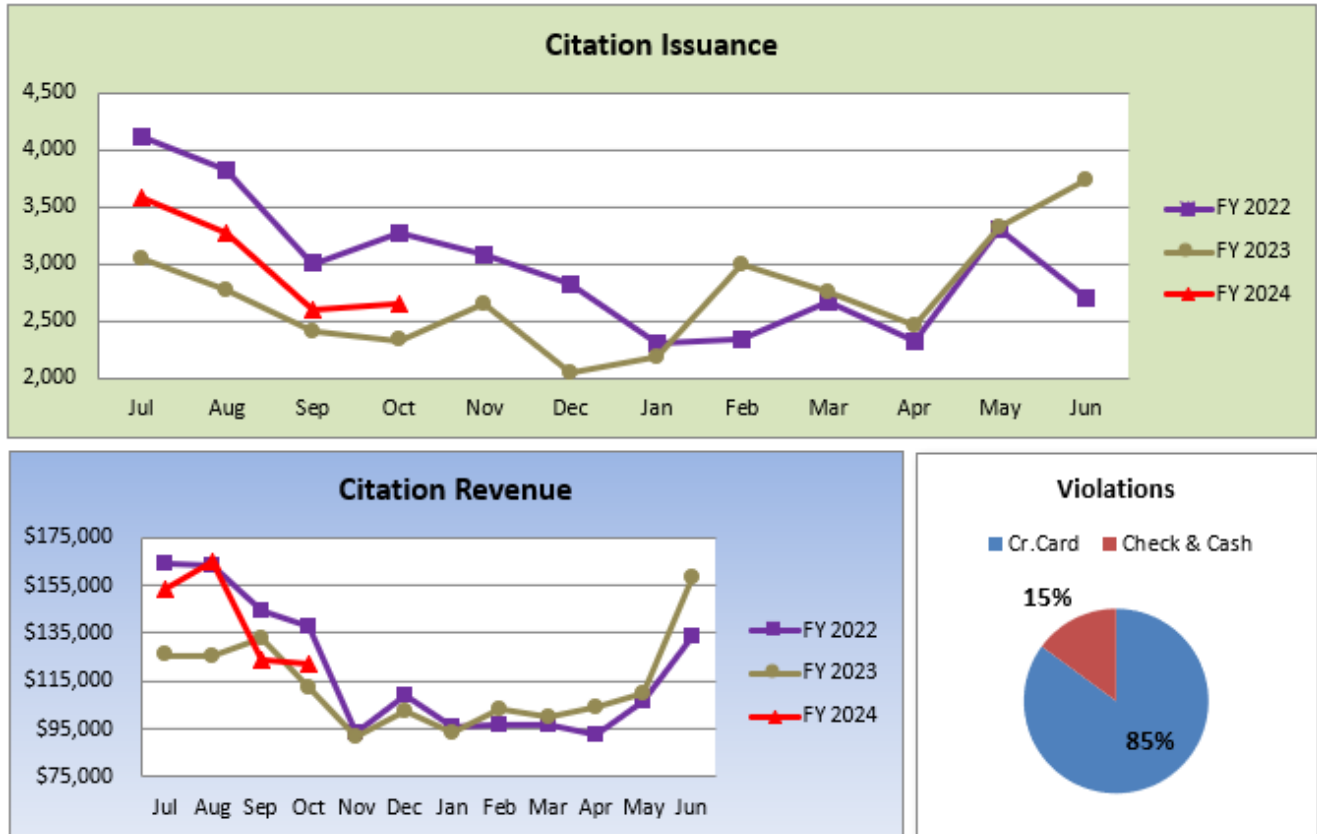
- YTD through October, transient activity was **down 11.4%** and revenue was **down 4.5%** compared to last year.
- For the month of October, transient activity was **down 1.8%** compared to last month and **down 11.3%** compared to last October.
- Revenue was **down 0.5%** compared to last month and **down 0.2%** compared to last October.
- In SONO, the average PBC transaction was **\$2.25** or an Average Stay of **1.5** hours.
- In the Wall District, the average PBC transaction was **\$1.09** or an Average Stay of **2.2** hours.



On-Street Comparison (by Area)				
Area	# Trans.	Revenue	% Trans.	% Rev.
Sono	19,848	\$34,789	53%	67%
Wall	13,575	\$9,624	36%	19%
West Ave.	4,123	\$7,518	11%	14%
Total	37,546	\$51,931	100%	100%

Parking Enforcement

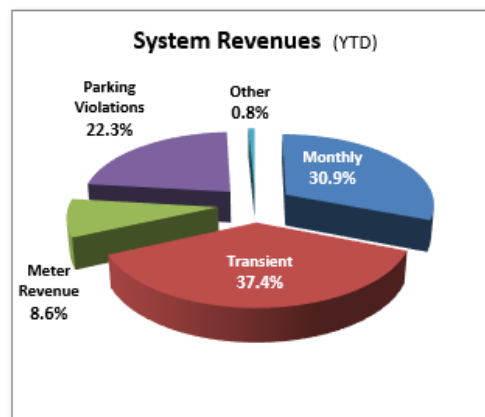
- YTD through October, ticket issuance was **up 14.4%** and citation revenue was **up 13.7%** compared to the same period last year.
- Compared to last month, ticket issuance was **up 2.1%** and citation revenue was **down 1.2%**.
- Citation revenue accounts for **22.3%** of system revenues YTD.



Parking Violations Collection Program

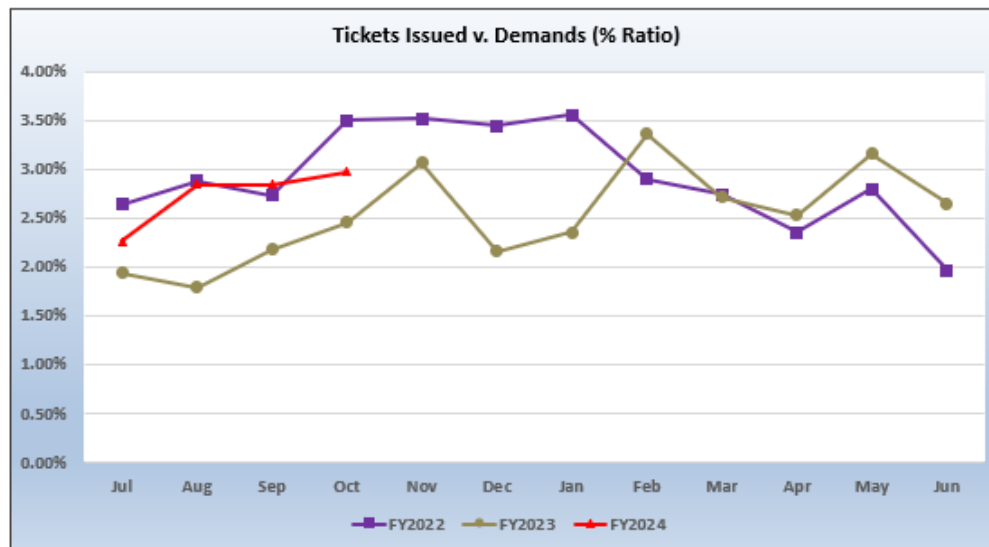
Fiscal Year	Delinquent \$ Collected
2013	\$131,458
2014	\$108,435
2015	\$84,233
2016	\$84,628
2017	\$152,412
2018	\$128,025
2019	\$103,032
2020	\$93,378
2021	\$71,346
2022	\$137,355
2023	\$129,477
2024	\$54,850

YTD thru October



Tickets Issued v. Demands Analysis

Analysis of the ratio of tickets issued compared to transient demands does not include citations issued at the beaches nor does it include violations issued by the Norwalk Police Department.



Tickets Issued (NOT including Beaches & Police issued tickets)

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	TOTAL	AVG.
FY2019	1,574	1,843	1,461	1,569	1,515	1,594	1,294	1,072	1,491	1,468	1,131	1,505	17,517	1,460
FY2020	1,602	1,718	1,484	1,160	1,367	1,710	1,514	1,667	851	17	17	223	13,330	1,111
FY2021	397	362	360	201	136	601	916	752	2,529	2,745	1,728	2,689	13,416	1,118
FY2022	3,127	2,993	2,390	3,092	2,859	2,783	2,284	2,305	2,606	2,257	2,650	1,981	31,327	2,611
FY2023	2,164	2,033	1,897	2,104	2,595	1,986	2,053	2,903	2,655	2,342	2,730	2,713	28,175	2,348
FY2024	2,540	3,146	2,482	2,534									10,702	2,676

Transient Demands (NOT including Beaches)

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	TOTAL	AVG.
FY2019	106,168	112,894	87,811	91,061	86,286	95,118	90,170	86,885	104,945	99,209	101,014	106,576	1,168,137	97,345
FY2020	110,327	113,742	96,762	110,459	100,233	101,475	106,779	108,995	46,453	0	0	39,154	934,379	77,865
FY2021	60,962	65,055	60,234	59,448	44,445	44,600	52,682	47,949	71,404	76,193	83,038	93,578	759,588	63,299
FY2022	118,674	103,859	87,480	88,359	81,427	80,829	64,339	79,672	95,094	96,140	94,935	101,065	1,091,873	90,989
FY2023	111,814	113,560	87,199	85,804	84,706	92,082	87,283	86,518	98,079	92,535	86,456	102,660	1,128,697	94,058
FY2024	112,565	110,796	87,317	85,255	0	0	0	0	0	0	0	0	395,933	32,994

Ratio (%) - Tickets v. Demands

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	AVG.
FY2019	1.48%	1.63%	1.66%	1.72%	1.76%	1.68%	1.44%	1.23%	1.42%	1.48%	1.12%	1.41%	1.50%
FY2020	1.45%	1.51%	1.53%	1.05%	1.36%	1.69%	1.42%	1.53%	1.83%	0.00%	0.00%	0.57%	1.16%
FY2021	0.65%	0.56%	0.60%	0.34%	0.31%	1.35%	1.74%	1.57%	3.54%	3.60%	2.08%	2.87%	1.60%
FY2022	2.63%	2.88%	2.73%	3.50%	3.51%	3.44%	3.55%	2.89%	2.74%	2.35%	2.79%	1.96%	2.92%
FY2023	1.94%	1.79%	2.18%	2.45%	3.06%	2.16%	2.35%	3.36%	2.71%	2.53%	3.16%	2.64%	2.53%
FY2024	2.26%	2.84%	2.84%	2.97%									2.73%

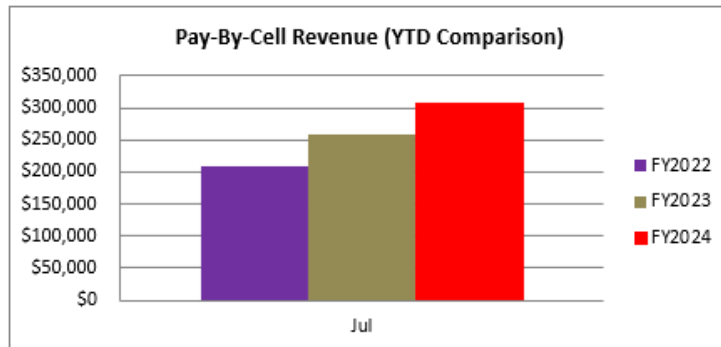
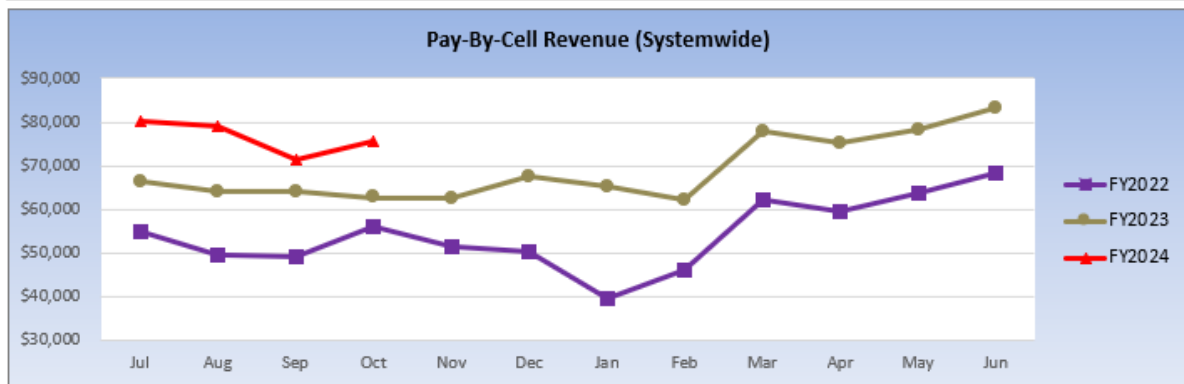
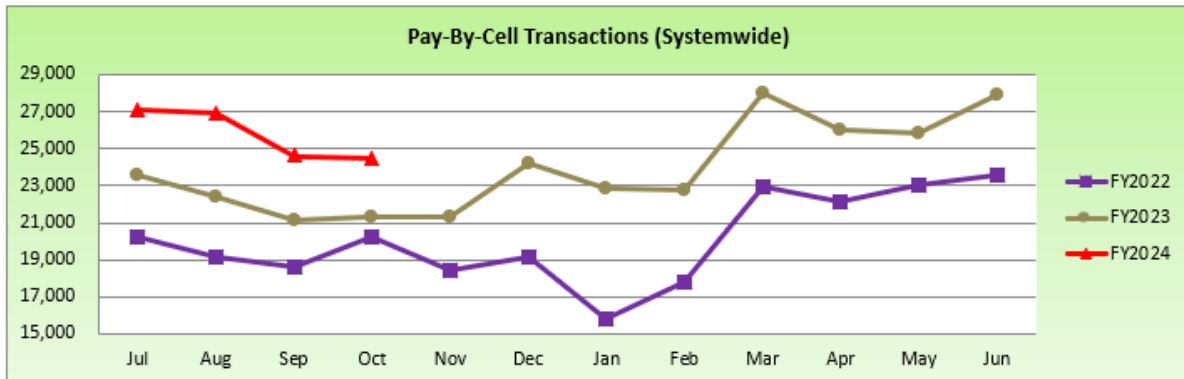
Tickets Issued v. Demands Analysis (continued)

Analysis of the ratio of tickets issued compared to transient demands by street:

5 Years Summary (Expired meter violations only)						
Zone Number	Row Labels	Current 2023/24	2022/23	2021/22	2020/21	2019/20
2011	Ann St.	4.6%	2.5%	1.6%	2.5%	2.2%
2033	Berkeley St.	14.3%	9.1%	1.5%	1.8%	4.4%
2012	Haviland St.	4.9%	3.2%	2.9%	5.6%	4.5%
2021	Madison St.	10.8%	3.4%	1.7%	5.2%	4.1%
2030	Maple St.	3.5%	1.7%	1.0%	2.1%	0.4%
2010	Marshall St.	1.0%	1.2%	1.7%	2.4%	2.1%
2026	Merwin St.	8.1%	4.3%	2.1%	4.1%	2.1%
2024	Monroe St.	1.0%	0.3%	0.4%	1.1%	2.9%
2017	N. Main St.	3.2%	2.3%	1.8%	3.2%	3.6%
2018	N. Water St.	4.0%	2.3%	1.4%	2.8%	2.4%
2027	Orchard St.	5.8%	4.8%	4.3%	7.2%	1.8%
2032	Quincy St.	0.0%	0.0%	0.0%	0.0%	0.0%
2020	S. Main St.	1.8%	1.1%	1.1%	2.1%	1.9%
2016	W. Washington St.	2.0%	0.5%	1.3%	0.9%	1.2%
2014	Washington St.	4.0%	5.3%	5.7%	8.7%	4.6%
2031	West Ave	2.5%	1.9%	1.5%	3.7%	0.9%
2040	Wall St. Area	2.0%	3.3%	3.9%	10.5%	4.7%
2002	Webster Lot	1.7%	2.3%	2.8%	3.7%	1.3%
2004	Haviland Deck	2.2%	2.1%	2.8%	4.8%	2.4%
2022	North Water Lot	2.2%	2.6%	3.5%	4.9%	3.6%
2023	SNRR Lot	4.3%	5.0%	6.1%	8.9%	3.9%
2005	YDG	3.2%	2.0%	3.2%	5.2%	0.9%
2028	Wall Street Lot	1.6%	1.6%	2.5%	6.4%	2.4%
2029	Main Street Lot	1.3%	2.1%	2.7%	4.5%	1.6%
2015	Liberty Square Lot	1.5%	0.6%	0.7%	1.9%	1.0%
Grand Total		2.5%	2.6%	2.8%	4.8%	2.6%
** Current year data is September - October 2023						

Pay-By-Cell

- YTD through October, pay by cell activity was **up 16.6%** and revenue was **up 18.8%** compared to the same period last year.
- Compared to last month, October transactions were **down 0.5%** and revenue was **up 5.5%**.
- The average transaction is **up 6.0%** from **\$2.91** in September to **\$3.08** per transaction in October.
- By comparison, the average transaction systemwide (all payment methods) is **\$2.23** per transaction.
- PBC transactions represent **22.3%** of system demands and **10.6%** of systemwide revenue.



Yankee Doodle Parking Garage

OPINION OF PROBABLE CONSTRUCTION COSTS:

Work Description	Prioritized Repairs (Year 1)	Programmed Repairs (Year 2)	Long-Term Repairs (Years 3 - 5)
A. Concrete Repair:			
1 Miscellaneous Partial-Depth Repair	\$ 1,050,000.00	\$ -	\$ -
2 Miscellaneous Concrete Curb Repair	\$ 8,750.00	\$ -	\$ -
3 Miscellaneous Vertical & Overhead Concrete Repair (including kneewall & precast fin connections; approx. 1102 connections)	\$ 650,000.00	\$ -	\$ -
4 Miscellaneous Vertical Concrete Repair (Exterior Façade)	\$ 180,000.00	\$ -	\$ -
5 Miscellaneous Stair Repair (treads, risers)	\$ 20,000.00	\$ -	\$ -
6 Miscellaneous Epoxy Injection	\$ 75,000.00	\$ -	\$ -
7 Asphalt Repair/Replacement	\$ -	\$ 60,000.00	\$ -
B. Waterproofing:			
1 Application of Corrosion Inhibitor	\$ -	\$ 157,500.00	\$ -
2 Repair/Replacement of Expansion Joints	\$ -	\$ 39,000.00	\$ -
3 Vertical Joint Repair/Installation (at the perimeter knee walls)	\$ 75,000.00	\$ -	\$ -
4 Installation of Membrane (including sealant work)	\$ -	\$ -	\$ 787,500.00
5 Waterproofing of Tops of Precast Fins	\$ -	\$ -	\$ 5,250.00
C. Plumbing, Mechanical & Electrical Repairs and Improvements:			
1 Drain Pipe Flushing and Cleaning (<i>before & after deck repairs</i>)	\$ -	\$ 20,000.00	\$ -
2 Replacement of Floor Drains/Supplemental Drain installation	\$ -	\$ 45,000.00	\$ -
3 Replacement of Piping/Supplemental Drain Pipe Installation (full)	\$ -	\$ 60,000.00	\$ -
4 Miscellaneous Drainage System Repairs	\$ -	\$ 15,000.00	\$ -
5 Miscellaneous Electrical Repairs	\$ -	\$ 15,000.00	\$ 15,000.00
D. Architectural Repairs and Enhancements:			
1 Painting of Metal Surfaces (i.e. misc. railings, doors, standpipe, cable eye-rings)	\$ -	\$ -	\$ 50,000.00
2 Door and Hardware Repair	\$ -	\$ -	\$ 25,000.00
3 Re-painting of Stair Wall Surfaces	\$ -	\$ -	\$ 25,000.00
4 Re-painting of Stair Railings	\$ -	\$ -	\$ 25,000.00
5 Re-Painting of Traffic Markings	\$ 15,000.00	\$ 15,000.00	\$ 7,500.00
6 Replacement of Stair Railings	\$ -	\$ -	\$ 85,000.00
7 Signage Repairs and Improvements (Allowance)	\$ -	\$ -	\$ 10,000.00
E. Miscellaneous Coordination Work:			
	\$ 103,700.00	\$ 21,300.00	\$ 51,300.00
F. Mobilization/Demobilization			
	\$ 103,700.00	\$ 21,300.00	\$ 51,300.00
Sub-TOTAL:	\$2,281,150.00	\$469,100.00	\$1,137,850.00
Construction Contingencies @ +/-10%:	\$228,100.00	\$46,900.00	\$113,800.00
Total Phased Construction Costs with Contingencies:	\$2,509,250.00	\$516,000.00	\$1,251,650.00
TOTAL Construction Cost with Contingencies:			\$4,276,900.00

S.N.R.R Parking Garage
OPINION OF PROBABLE CONSTRUCTION COSTS:

Work Description	Prioritized Repairs (Year 1)	Programmed Repairs (Year 2)	Long-Term Repairs (Years 3 - 5)
A. Concrete Repair:			
1 "Spot" Repair of CIP Concrete Aprons (stair tower & inverted tee beams)	\$ 18,000.00	-	-
2 Shear Connector Repair	\$ 20,000.00	-	-
3 Installation of Supplemental Connections	\$ 6,250.00	-	-
4 Miscellaneous Concrete Curb Repair	\$ 1,900.00	-	-
5 Miscellaneous Vertical & Overhead Concrete Repair	\$ 1,200.00	-	-
6 Healer/Sealer/Installation of Epoxy Overlay (Roof Level)	\$ 200,000.00	-	-
7 Miscellaneous Healer/Sealer/Installation of Epoxy Overlay (Intermediate Levels)	\$ -	100,000.00	-
8 Misc SOG Concrete Repair	\$ -	-	2,500.00
B. Waterproofing:			
1 Miscellaneous Crack Repair	\$ -	-	-
2 Tee Joint Replacement (incl. grinding of tee edges) (roof level)	\$ 24,000.00	-	45,000.00
3 miscellaneous Tee Joint Replacement on Intermediate Levels (incl. grinding of tee edges)	\$ -	30,000.00	45,000.00
4 Control/Construction Joint Repair (@ aprons)	\$ 7,000.00	-	-
5 Miscellaneous Cove Joint Installation	\$ -	20,000.00	-
6 Application of Corrosion Inhibitor	\$ -	309,000.00	309,000.00
7 Recoat Traffic Bearing Membrane (Level 2)	\$ -	29,400.00	-
8 Replacement of Expansion Joints	\$ -	150,000.00	-
9 Repair of Roofing, Track Side (includes approx. potential Force Account)	\$ -	-	50,000.00
10 Roofing Repairs/Replacement	\$ -	-	150,000.00
C. Plumbing, Mechanical & Electrical Repairs and Improvements:			
1 Drain Pipe Flushing and Cleaning (<i>before & after deck repairs</i>)	\$ 10,000.00	-	-
2 Replacement of Floor Drains/Supplemental Drain installation	\$ 27,000.00	-	-
3 Supplemental Drain Pipe Installation	\$ 17,500.00	-	-
4 Miscellaneous Drainage System Repairs	\$ 15,000.00	-	-
5 Miscellaneous Electrical Repairs	\$ 10,000.00	-	-
D. Architectural Repairs and Enhancements:			
1 Painting of Metal Surfaces (i.e. railings, doors, standpipe)	\$ -	-	50,000.00
2 Replacement of Stair Landings, Street Side	\$ -	-	100,000.00
3 Door and Hardware Repair/Replacement	\$ -	-	100,000.00
4 Re-Painting of Traffic Markings	\$ 20,000.00	20,000.00	10,000.00
5 Installation of Enclosures at Stairs (Roof Level)	\$ -	-	100,000.00
6 Miscellaneous Signage Improvements (allowance)	\$ -	-	10,000.00
E. Miscellaneous Coordination Work:			
	\$ 18,900.00	\$32,900.00	\$43,100.00
F. Mobilization/Demobilization			
	\$ 18,900.00	\$32,900.00	\$43,100.00
Sub-TOTAL:	\$ 415,650.00	\$724,200.00	\$1,057,700.00
Construction Contingencies @ +/-10%:	\$ 41,600.00	\$72,400.00	\$105,800.00
Total Phased Construction Costs with Contingencies:	\$ 457,250.00	\$796,600.00	\$1,163,500.00
TOTAL Construction Cost with Contingencies:			\$2,417,350.00

Maritime Parking Garage

OPINION OF PROBABLE CONSTRUCTION COSTS:

Work Description	Prioritized Repairs (Year 1)	Programmed Repairs (Year 2)	Long-Term Repairs (Years 3 - 5)
A. Concrete Repair:			
1 "Spot" Repair of CIP Concrete Aprons & Washes	45,000.00	\$ -	\$ -
2 Shear Connector Repair	10,000.00	\$ -	\$ 5,000.00
3 Installation of Supplemental Connections	5,000.00	\$ -	\$ 5,000.00
4 Miscellaneous Concrete Curb Repair	1,750.00	\$ -	\$ 1,750.00
5 Miscellaneous Vertical & Overhead Concrete Repair	3,250.00	\$ -	\$ 3,250.00
6 Healer/Sealer/Installation of Epoxy Overlay (Roof Level)	225,000.00	\$ -	\$ -
7 Miscellaneous Healer/Sealer/Installation of Epoxy Overlay (Intermediate Levels)	-	\$ 125,000.00	\$ -
8 Epoxy Injection	-	\$ 7,500.00	\$ -
9 Miscellaneous SOG Repair	-	\$ -	\$ 6,250.00
10 Miscellaneous CMU Repair	-	\$ -	\$ 5,000.00
11 Miscellaneous Stair Repair	-	\$ -	\$ 15,000.00
B. Waterproofing:			
1 Miscellaneous Crack Repair	-	\$ 6,000.00	\$ -
2 Tee Joint Replacement (incl. grinding of tee edges)	-	\$ 80,000.00	\$ -
3 Cove Joint Installation	45,000.00	\$ -	\$ -
4 Application of Corrosion Inhibitor	-	\$ 264,750.00	\$ -
5 Recoat Traffic Bearing Membrane (Level 2)	-	\$ -	\$ 21,000.00
6 Replacement of Expansion Joints	-	\$ -	\$ 86,250.00
7 Vertical Joint Repair/Installation	-	\$ -	\$ 50,000.00
8 Coating of Spandrels (sealing of pockets, cracking, divets, etc.); Roof Level and Miscellaneous Locations	-	\$ -	\$ 150,000.00
C. Plumbing, Mechanical & Electrical Repairs and Improvements:			
1 Drain Pipe Flushing and Cleaning (<i>before & after deck repairs</i>)	-	\$ -	\$ 10,000.00
2 Supplemental Drain installation	-	\$ -	\$ 9,000.00
3 Supplemental Drain Pipe Installation	-	\$ -	\$ 10,500.00
4 Miscellaneous Drainage System Repairs	-	\$ -	\$ 10,000.00
5 Miscellaneous Electrical Repairs	-	\$ -	\$ 10,000.00
6 LED Light Fixture Installation	-	\$ -	\$ 80,000.00
7 Lightning Protection Repairs	-	\$ -	\$ 20,000.00
D. Architectural Repairs and Enhancements:			
1 Painting of Metal Surfaces (i.e. railings, doors, standpipe)	-	\$ -	\$ 25,000.00
2 Door and Hardware Repair	-	\$ -	\$ 20,000.00
3 Re-Painting of Traffic Markings	10,000.00	\$ 10,000.00	\$ 10,000.00
4 Railing Improvements/Enhancements	-	\$ -	\$ 25,000.00
5 Miscellaneous Signage Repairs/Improvements (allowance)	-	\$ -	\$ 10,000.00
6 Roofing Repairs/Replacement	-	\$ -	\$ 60,000.00
7 Cleaning and Degreasing	-	\$ -	\$ 50,000.00
E. Façade Repairs and Exterior Enhancements:			
Precast Joint Installation	-	-	\$ 37,500.00
F. Miscellaneous Coordination Work:			
	\$17,300.00	\$24,700.00	\$ 36,800.00
G. Mobilization/Demobilization			
	\$17,300.00	\$24,700.00	\$ 36,800.00
Sub-TOTAL:	\$379,600.00	\$542,650.00	\$809,100.00
Construction Contingencies @ +/-10%:	\$38,000.00	\$54,300.00	\$80,900.00
Total Phased Construction Costs with Contingencies:	\$417,600.00	\$596,950.00	\$890,000.00
TOTAL Construction Cost with Contingencies:			\$1,904,550.00

Haviland Street Parking Garage

OPINION OF PROBABLE CONSTRUCTION COSTS:

Work Description	Prioritized Repairs (Year 1)	Programmed Repairs (Year 2)	Long-Term Repairs (Years 3 - 5)
A. Concrete Repair:			
1 Partial-Depth Concrete Slab Repair	525,000.00	-	-
2 Post-Tension Tendon Repair Allowance	50,000.00	-	-
3 Miscellaneous Concrete Curb Repair	5,250.00	-	-
4 Miscellaneous Vertical & Overhead Concrete Repair	212,500.00	-	-
5 Misc. SOG Concrete Repair (including vandalism)	1,250.00	-	-
6 Miscellaneous Stair Repair (treads, risers)	25,000.00	-	-
B. Waterproofing:			
1 Repair/Recoat of Traffic Bearing Membrane (including joint sealants)	-	300,000.00	-
2 Repair/Recoat of Traffic Bearing Membrane at Stairs	-	15,000.00	-
3 Repair/Waterproofing Base of Light Poles	-	125,000.00	-
4 Repair/Replacement of Expansion Joints (main deck)	-	36,300.00	-
5 Repair/Replacement of Expansion Joints (main entry)	-	4,000.00	-
6 Exterior Joint Repair/Coating Application/Installation of Planter Closures	-	-	50,000.00
C. Plumbing, Mechanical & Electrical Repairs and Improvements:			
1 Drain Pipe Flushing and Cleaning <i>(before & after deck repairs)</i>	2,500.00	2,500.00	-
2 Replacement of Floor Drains & Piping/Installation of Supplemental	52,500.00	52,500.00	-
3 Miscellaneous Electrical Repairs	25,000.00	-	-
D. Architectural Repairs and Enhancements:			
1 Painting of Metal Surfaces (fencing, bollards, light poles)	-	-	50,000.00
2 Door and Hardware Repair/Replacement	-	-	15,000.00
3 Painting of Ceiling with Reflective Coating	-	-	50,000.00
4 Re-painting of Steel Framing	-	-	50,000.00
5 Re-Painting of Traffic Markings	3,750.00	15,000.00	7,500.00
E. Miscellaneous Coordination Work:			
	\$45,100.00	\$27,500.00	\$11,100.00
F. Mobilization/Demobilization			
	\$45,100.00	\$27,500.00	\$11,100.00
Sub-TOTAL:	\$992,950.00	\$605,300.00	\$244,700.00
Construction Contingencies @ +/-10%:	\$99,300.00	\$60,500.00	\$24,500.00
Total Phased Construction Costs with Contingencies:	\$1,092,250.00	\$665,800.00	\$269,200.00
TOTAL Construction Cost with Contingencies:	\$2,027,250.00		