



**Metro**

Los Angeles County  
Metropolitan Transportation Authority

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REVISED

**REGULAR BOARD MEETING-PLANNING AND PROGRAMMING COMMITTEE**  
**JANUARY 23, 2014**~~OCTOBER 16, 2013~~

**SUBJECT: TRANSFER OF CALTRANS PARK AND RIDE LOTS**

**ACTION: APPROVE THE RECOMMENDATIONS IN SUPPORT OF THE  
TRANFER OF THE PARK AND RIDE LOTS, AND RECEIVE AND FILE  
TRANSFER PROCESS UPDATE**

**RECOMMENDATION**

- A. Authorize the Chief Executive Officer to implement the park and ride facilities assessment recommendations **timed to coincide with the actual transfer of the lots** in the amount not to exceed **\$12,000,000** million-dollars and to amend the FY14 in the amount not to exceed ~~\$2 million-dollars~~ **\$451,000** to begin those improvements (Attachment A-C and C1: Park and Ride Facilities Assessment)
- B. Amend the FY14 budget to add 18 additional FTEs necessary to support and operate these facilities, add another 12 FTEs in FY15 and the remaining 3 FTEs in FY16 for a total of 33 FTEs; **the increase in FTEs shall be timed to coincide with the actual transfer of the lots** (Attachment D: Caltrans Lots Maintenance Estimates)
- C. Amend the FY14 budget by \$1.9 million to support operational and improvement materials and equipment costs (Attachment D-1: Expenditure Plan)
- D. Receive and file the progress report on the transfer of the Caltrans owned park and ride lots to Metro (Attachment E: Park and Ride Lot Priority 1 Transfer Update)

**ISSUE**

Board directed staff to return in October for an update on the progress of the transfer and the necessary support and improvements to facilitate the transfer of the 42 state owned park and ride lot locations.

## DISCUSSION

The State of California Department of Transportation (Caltrans) currently owns, operates, manages and maintains park and ride lots at 42 locations throughout Los Angeles County. In September 2011, Board action was taken to transfer all 42 park and ride locations to Metro. As a result of that board action, an assessment was done of all 42 park and ride locations on the current conditions.

### Park and Ride Transfer Update

Caltrans does not possess the resources necessary to properly operate and maintain the park and ride lots. Because the majority of these park and ride lots service Metro patrons, Metro is in the process of acquiring ownership and responsibility of the park and ride lots.

Since the September 2011 Board action recommending Metro acquire Caltrans owned park and ride lots, staff has been working diligently to accomplish this task, beginning with the Harbor Gateway Transit Center (HGTC). The acquisition will require several actions: 1) setting up a process for the transfer from Caltrans to Metro; 2) identifying and conforming to State requirements; and 3) performing due diligence analyses per Metro's requirements.

Findings from the Phase I Due Diligence report identified that the HGTC site is a former landfill with groundwater contamination. Since the State turned the property into a park and ride lot, it has been responsible for maintaining and monitoring the contamination on the property. Disagreement between Metro and the State in regards to responsibility of who continues to monitor the contamination has led to the delay of the transfer of the HGTC.

The priority one group of the park and ride lots (Attachment E: Park and Ride Lot Prioritization List) is scheduled to be transferred in March 2014 with the exception of HGTC. Staff has initiated the Phase I due diligence reports for Priority 2 group properties and is expected to procure professional services ~~before the end of the year~~ **early 2014** for the right-of-way engineering portion of the transfer.

Metro's overall goal is to ensure that the park and ride locations provide a safe, efficient, attractive, clean and effective service to the public. In advance of the transfers, Metro staff is conducting detailed evaluation of the 42 park and ride locations and their associated lots. This includes performing a comprehensive survey, inventory and evaluation of the park and ride locations, assessing the needs for improving the overall appearance of each park and ride facility, and determining how best to improve, operate, and maintain the park and ride locations.

## Assessment

**As a result of that board action, an assessment of current conditions was done for all 42 park and ride locations.**

- Minimum Conditions

The first step in the evaluation process is to determine the minimum level of conditions requirements for each facility, defining a threshold for acceptance for each attribute, such as signing, parking layout, pavement conditions, Americans with Disabilities Act (ADA) compliance, and on-site circulation. The following general categories of attributes were assessed:

- Convenience and Accessibility (Functional Attributes)
- Safety and Security (Design Attributes)
- Curb Appeal (Aesthetic Attributes)

Attachment A provides a summary of the minimum level conditions requirements for each attribute under the three categories for each park and ride location.

- Existing Conditions

A comprehensive and detailed field assessment was conducted at each of the 42 park and ride locations, evaluating all of the necessary attribute. For each attribute, the existing conditions were assessed good, fair, poor, pass or fail level, with a detailed description of the condition.

Attachment B provides a summary of those existing conditions.

- Cost Estimate

Based on the assessments, an itemized cost estimates was completed to improve the existing conditions to the minimum level requirement. The total cost is estimated at approximately \$12 million.

Attachment C provides a summary by priority group of the itemized cost estimates for the improvements.

## Staffing, Maintenance, and Contracted Services

**This work is a combination of contracted services and Metro employee work. Contracting is a significant part of the maintenance plan for each of the park and ride lots. Power sweeping, graffiti abatement, and landscaping maintenance are representative of nine services identified for subcontracting in an effort to achieve maximum flexibility in service levels. The Metro property maintenance portion includes electrical separation of existing utilities from Caltrans' systems.**

**ADA regulatory compliance, safety improvements, and regular maintenance of lighting, striping, and plumbing. Collective Bargaining Agreements (CBA) apply and must be considered when property is Metro owned. Property maintenance trades are represented by the Amalgamated Transit Union, Local 1277 (ATU). Article 11 of the CBA addresses general subcontracting.**

**Sound and dedicated management oversight is necessary when dealing with contractors or employees. The scale and diversity of the improvements needed at the park and ride lots will require years of effort. Capital Improvement Projects are yet another component to lot improvements that will involve contracting and require project management and supervision.**

Facilities Maintenance included ~~\$1.59 million~~ **\$1,590,000** in FY14 for limited contracted maintenance services of the 42 Park and Ride locations. ~~For the past 20 months, maintenance services have been performed utilizing Metro contractors for power sweeping, graffiti abatement, and trash and debris removal.~~ As the 42 locations are transferred, certain immediate facility improvements and routine maintenance services will be required to ensure the provision of safe, clean, and well-maintained facilities.

Considering best management practices and existing labor agreements, routine maintenance will be delivered through contracted services estimated at ~~\$2 million~~ **\$2,000,000** annually, and the addition of 33 new full time employees (FTE). Eighteen FTE's) will be hired in FY 14, 12 in FY15 and 3 in FY 16. The FTE's are distributed over various phases of the acquisition process. Total annual labor cost required to adequately maintain the 42 locations is estimated at ~~\$3.47 million~~ **\$3,470,000**. With Board approval, staff will move forward with the phase-one recruitment of 18 FTE's and procurement of vehicles and equipment.

Attachment D summarizes the staffing and equipment plan. Attachment D1 summarizes the expenditure plan for operating costs.

Vehicles equipment, material and supplies costs are estimated at ~~\$1.83 million~~ **\$1,830,000** to support all four phases. Annual costs are approximately \$672,000 for materials and supplies thereafter.

Given the time necessary, to hire new FTE's, initiate new improvements and acquire the materials and supplies, staff is recommending amending the FY14 budget by ~~\$1.9 million~~ **\$2,300,000** for ~~six~~ **three** months of labor and the vehicles, equipment, materials and supplies.

## **DETERMINATION OF SAFETY IMPACT**

The transfer of the park and ride facilities and addition of staff to improved lot conditions and appearance, including lighting, pavement, and parking, will have a positive impact

on safety. Upon Board approval, staff will continue their efforts to assess the safety impact to patrons.

## **FINANCIAL IMPACT**

Funding for the transfer of the park and ride lots is currently included in the FY14 budget in cost center 0442 (Highway Capital) Account 50316, Project Number 404100 (Park and Ride Engineering Services). Funding for the Park and Ride assessment improvements, operations and maintenance portion of this project will be added to the FY14 budget in cost center 3367 Facilities Property maintenance, project 410028 Caltrans Property Maintenance, account 50445 – Tools and Expendable Equipment.

Since this is a multi-year project the cost center manager, project manager will ensure that the balance of funds are budgeted in future fiscal years.

### **Impact to Budget**

The funding for this project will be from eligible local funding sources.

## **ALTERNATIVES CONSIDERED**

~~The alternative consideration was to postpone~~ **Staff considered delaying** the assessment findings and ~~recommendation implementations~~ **recommended improvements** along with to the transfer of the park and rides **that Metro is acquiring from Caltrans** and to maintain the existing priorities. Staff is not recommending this alternative ~~based on~~ **because** the identified 14 highest priority lots **would will** be immediately beneficial to Metro and promote the use of public transportation and ridesharing.

## **NEXT STEPS**


Upon approval by the Metro Board, staff will forward the Boards endorsement to the California Transportation Committee to complete Phase 1 of the transfer of the 1<sup>st</sup> 14 lots. Staff will work with Metro's HR department to begin the solicitation and hiring of 18 FTEs to manage and maintain the parking facilities as Metro owned property and the related equipment necessary to support their efforts. Staff will re-solicit for consultant services to support the transfer of the remaining 28 properties in three additional phases over the next two years.

## **ATTACHMENTS**

- A. Metro Park and Ride Minimum Level Condition Requirements
- B. Caltrans Park and Ride Facility Existing Conditions Assessment Results
- C. Draft Cost Estimates for Improvements to Minimum Level Conditions
- C1. Cost Expenditure Plan

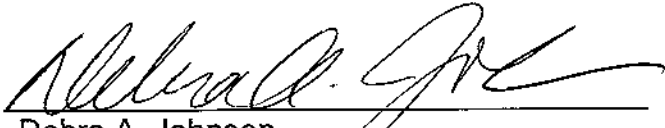
- D. Caltrans Lot Maintenance Estimates – Internal Support Assumptions
- D1. **Operating Cost Expenditure Plan**
- E. Park and Ride Lot Prioritization List

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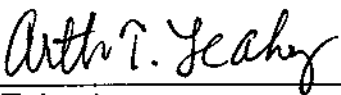
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Douglas R. Failing, P.E.  
Executive Director, Highway Program



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Debra A. Johnson  
Interim Chief Operations Officer



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Arthur T. Leahy  
Chief Executive Officer

### Metro Park and Ride Facility Minimum Level Conditions Requirements

	Min. Level Required	Description
<b>Convenience and Accessibility (Functional Attributes)</b>		
Access/Egress	good	Vehicle access within half mile from highway with less than 2 intersections to cross and easy left-turn access to driveway, two driveways for more than 300 spaces, travel modes separated.
Internal Circulation & Bike Racks	good	Vehicle ingress without queuing with two-way circulation & 90-degree stalls, minimal conflicts between modes, walking distance to stops within 300', bike racks/lockers provided for transit center.
Parking Layout & Capacity	good	Layout maximizes capacity minimizing wasted space, limited compact spaces, 2-way circulation with 90-degree stalls where feasible, short walking distance to collection area.
Lot Visibility	good	Clear visual from main street of facility and access, clear visual of available spaces at entrance.
Transit Connection	good	Transit stop inside or directly adjacent to facility, linear bus bays, transit travel time from and to highway or main arterial roadway at less than 2 minutes or distance of less than half mile.
Signage & Rideshare/Transit Information	good	Clear and distinguishable/consistent sign at entrance providing assurance of penalty free parking, sufficient wayfinding signage from highway to facility, ridesharing and transit information provided.
Passenger Drop-off	good	Designated area provided clearly marked with sufficient waiting area, easy vehicle ingress/egress access with minimal turns to/from drop-off, separate areas for carpool pickup & transit boarding.
<b>Safety and Security (Design Attributes)</b>		
Facility Design & ADA Compliance	good	Overall facility design consistent with industry standards and is ADA compliant, sidewalks at 5 feet wide or more, streetscape meets or exceeds ADA recommendations, safety maximized.
Lighting	good	Consistent with industry standards for sufficient illumination for the facility square footage, minimal wear and tear with all lights working, LED type preferred for longer lasting and energy saving.
Perimeter Fencing & Access Control	good	Consistent type fencing in good condition around entire perimeter, vehicle access control limited to driveways & visible, access limited to main arterials/collector, pedestrian access clearly visible.
Crime Visibility & Prevention Measures	good	Sufficient prevention measures provided for location such as signing, video cameras, access control, & visibility with no indication of crime such as broken car glass, break-ins, vehicle parts, or theft.
Vandalism & Vagrancy	good	Sufficient prevention measures provided for location with no visible sign of vandalism or vagrancy such as homeless encampment or materials visible.
Drainage	good	Adequate but not excessive slope (1% to 5%) for surface runoff, no flat ponding areas, sufficient curb & gutter and drains provided, inlets away from pedestrian and loading areas.
Shelter	fair	Shelter provided in fair condition on premises where feasible near collection areas, as needed.
<b>Curb Appeal (Aesthetic Attributes)</b>		
Landscaping & Irrigation	good	Sufficient landscaping & irrigation provided in good condition showing attractive curb appeal; good overall visual of the landscape aesthetics.
Streetscape	good	Attractive streetscape and pavement in good condition, very minor cracks and damage, minor discoloration and stains, looks relatively new.
Cleanliness	good	Generally clean facility with no graffiti older than a week, trash bin(s) provided at high pedestrian traffic locations.
Grffiti	good	Generally clean facility with no graffiti older than a week, trash bin(s) provided at high pedestrian traffic locations.
Pavement Condition	good	Attractive streetscape and pavement in good condition, very minor cracks and damage, minor discoloration and stains, looks relatively new.
Unrepaired Damages	good	Appurtenances, fixtures, and devices in generally good condition with damage not older than a few weeks.
Pavement Markings	good	Good pavement markings that clearly distinguish parking stalls, compact spaces, and types of parking.
Paint	good	Attractive curb appeal with good paint on curbs and walls that look relatively new.
Amenities	fair	Appropriate amenities in fair condition provided at high transit activity locations such as transit centers or stations, as needed.



Caltrans Park and Ride Facility  
Existing Conditions Assessment Results

Accessibility and Convenience (Functional Attributes)

Rte	Park and Ride Name	City	Priority Group	Accessibility and Convenience (Functional Attributes)							
				Access/Egress	Circulation & Bike Rack	Layout & Capacity	Lot Visibility	Transit Connection	Signage & Information	Passenger Drop-off	
Minimum Level Conditions Requirement:				good	good	good	good	good	good	good	
1	110	Harbor Gateway	Los Angeles	1	good	good	good	good	good	fair	good
2	105	I-105 Termination	Norwalk	1	good	good	good	fair	good	fair	good
3	105	Crenshaw	Hawthorne	1	good	fair(2)	good	good	good	fair	good
4	105	Aviation	El Segundo-Los Angeles	1	good	good	good	good	good	fair	fair(3)
5	105	Long Beach Blvd	Lynwood	1	good	good	good	good	good	fair	good
6	105	Vermont Ave	Athens	1	good	fair(2)	good	good	good	fair	fair(3)
7	105	Willowbrook	Willowbrook	1	fair	good	fair	good	good	fair	fair(3)
8	110	Slauson	Los Angeles	1	good	fair(2)	good	good	good	fair	fair(3)
9	105	Century/Harbor Junction	Los Angeles	1	fair	good	good	fair	good	good	fair(3)
10	105	Hawthorne	Hawthorne	1	good	fair(2)	fair	good	good	good	fair(3)
11	110	Manchester	Los Angeles	1	fair	fair(2)	good	good	good	fair	fair(3)
12	105	Lakewood Blvd	Downey	1	good	good	good	good	good	fair	fair(3)
13	105	Avalon	Los Angeles	1	fair	good	good	good	good	good	fair(3)
14	110	Rosecrans	Los Angeles	1	good	fair(2)	good	good	good	fair	fair(3)
15	10	El Monte Transit Center	El Monte	2	good	good	fair(1)	good	good	fair	good
16	405	Skirball & Mulholland	Los Angeles	2	fair	fair(2)	fair	fair	good	good	fair(3)
17	210	Sierra Madre Blvd	Pasadena	2	good	fair(2)	good	fair	good	fair	fair(3)
18	210	Lone Hill	Glendora	2	fair	fair(2)	fair(1)	fair	fair	good	fair(3)
19	210	Grand Ave	Glendora	2	good	fair(2)	fair(1)	fair	good	fair	fair(3)
20	5	Lakewood-West Lot	Downey	2	fair	fair(2)	good	good	good	fair	fair(3)
21	60	Diamond Bar - East	Diamond Bar	2	good	fair(2)	fair(1)	good	good	fair	fair(3)
22	60	Diamond Bar - West	Diamond Bar	2	good	fair(2)	good	good	fair	fair	fair(3)
23	110	Harbor Park	Wilmington	3	good	fair(2)	good	good	good	good	fair(3)
24	110	Carson	Los Angeles	3	good	fair(2)	fair	fair	fair	good	fair(3)
25	110	San Pedro	San Pedro	3	fair	fair(2)	fair	good	fair	good	fair(3)
26	110	San Pedro II	San Pedro	3	good	fair(2)	good	good	fair	fair	fair(3)
27	57	Via Verde	San Dimas	3	good	fair(2)	fair(1)	fair	good	fair	fair(3)
28	101	Kanan Rd (Southeast Lot)	Agoura Hills	3	good	fair(2)	good	good	good	fair	fair(3)
29	14	Newhall - East Lot	Santa Clarita	3	good	good	good	fair	good	fair	fair(3)
30	14	Newhall - West Lot	Santa Clarita	3	good	good	good	fair	good	fair	fair(3)
31	14	Golden Valley	Santa Clarita	3	good	good	fair	fair	good	fair	fair(3)
32	14	Pearblossom	LA County, Acton	3	good	fair(2)	fair(1)	good	fair	good	fair(3)
33	57	Pathfinder Rd	Diamond Bar	3	good	fair(2)	good	good	fair	fair	fair(3)
34	118	Porter Ranch	Chatsworth	3	good	fair(2)	good	good	good	fair	fair
35	134	Glendale	Glendale	4	good	fair(2)	good	fair	good	fair	fair(3)
36	118	Chatsworth	Granada Hills	4	good	good	good	fair	fair	fair	fair
37	170	Rte 170/Oxnard	No. Hollywood	4	fair	good	good	fair	good	fair	fair(3)
38	14	Ave S & Geiger Ave	Palmdale	4	good	good	good	good	good	fair	fair
39	210	Paxton	Pacoima	4	good	fair	good	good	good	fair	fair
40	210	Lowell	Glendale	4	good	good	good	fair	good	fair	fair
41	14	Ave K	Lancaster	4	good	good	good	fair	good	fair	fair
42	2	Verdugo	La Canada	4	fair	fair(2)	good	fair	fair	fair	fair

Notes: (1) Insufficient capacity  
(2) No bike racks

(3) No designated passenger dropoff  
(4) Coverage sufficient but many not working

fair

Does not meet minimum requirements

## Caltrans Park and Ride Facility Existing Conditions Assessment Results Safety and Security (Design Attributes)

Rte	Park and Ride Name	City	Priority Group	Safety and Security (Design Attributes)								
				Design	ADA Compliance	Lighting	Fencing & Control	Crime Visibility	Vandalism & Vagrancy	Drainage	Shelter	
Minimum Level Conditions Requirement:				good	pass	good	good	good	good	good	good	fair
1	110	Harbor Gateway	Los Angeles	1	good	pass	good	good	good	good	good	good
2	105	I-105 Termination	Norwalk	1	good	pass	good	good	good	good	good	good
3	105	Crenshaw	Hawthorne	1	good	pass	good	good	good	good	good	fair
4	105	Aviation	El Segundo-Los Angeles	1	fair	fail	good	good	good	good	good	good
5	105	Long Beach Blvd	Lynwood	1	good	pass	good	good	good	good	good	good
6	105	Vermont Ave	Athens	1	good	pass	fail	fail	fail	fail	good	fail
7	105	Willowbrook	Willowbrook	1	good	pass	good	fail	good	good	good	good
8	110	Slauson	Los Angeles	1	fail	fail	good	fail	fail	fail	good	fail
9	105	Century/Harbor Junction	Los Angeles	1	good	pass	good	good	fail	good	good	good
10	105	Hawthorne	Hawthorne	1	fair	fail	good	fail	fail	fail	good	fail
11	110	Manchester	Los Angeles	1	fail	fail	good	good	fail	fail	good	fail
12	105	Lakewood Blvd	Downey	1	good	pass	good	good	good	good	good	fail
13	105	Avalon	Los Angeles	1	good	pass	good	good	good	fail	good	fail
14	110	Rosecrans	Los Angeles	1	fair	fail	fail	good	good	fail	good	fail
15	10	El Monte Transit Center	El Monte	2	good	pass	good	good	good	good	good	good
16	405	Skirball & Mulholland	Los Angeles	2	fair	fail	fail	fail	fail	fail	fail	fail
17	210	Sierra Madre Blvd	Pasadena	2	good	pass	fail	fail	good	good	fail	fail
18	210	Lone Hill	Glendora	2	fair	fail	fail	good	good	good	good	fail
19	210	Grand Ave	Glendora	2	fair	fail	good	fail	good	good	fail	fail
20	5	Lakewood-West Lot	Downey	2	fail	fail	good	good	good	good	good	fail
21	60	Diamond Bar - East	Diamond Bar	2	good	pass	good	good	good	good	fail	fail
22	60	Diamond Bar - West	Diamond Bar	2	good	pass	good	fail	good	good	good	fail
23	110	Harbor Park	Wilmington	3	fair	fail	good	fail	fail	fail	good	fail
24	110	Carson	Los Angeles	3	fail	fail	good	fail	good	good	fail	fail
25	110	San Pedro	San Pedro	3	fail	fail	fail	fail	fail	fail	fail	fail
26	110	San Pedro II	San Pedro	3	fail	fail	good	good	good	fail	fail	fail
27	57	Via Verde	San Dimas	3	fail	fail	good	good	fail	fail	fail	fail
28	101	Kanan Rd (Southeast Lot)	Agoura Hills	3	good	pass	good	good	good	good	good	fail
29	14	Newhall - East Lot	Santa Clarita	3	fail	fail	fail	fail	good	good	fail	fail
30	14	Newhall - West Lot	Santa Clarita	3	fail	fail	fail	fail	good	fail	fail	good
31	14	Golden Valley	Santa Clarita	3	good	pass	fail	good	good	good	good	fail
32	14	Pearblossom	LA County, Acton	3	fail	fail	fail	fail	good	good	good	fail
33	57	Pathfinder Rd	Diamond Bar	3	good	pass	good	good	fail	fail	fail	fail
34	118	Porter Ranch	Chatsworth	3	fail	fail	good	good	good	good	good	fail
35	134	Glendale	Glendale	4	good	pass	good	good	fail	good	fail	fail
36	118	Chatsworth	Granada Hills	4	good	pass	good	good	good	fail	good	fail
37	170	Rte 170/Oxnard	No. Hollywood	4	fail	fail	fail	fail	good	good	good	fail
38	14	Ave S & Geiger Ave	Palmdale	4	good	pass	good	fail	good	good	good	good
39	210	Paxton	Pacoima	4	good	pass	good	good	good	good	good	fail
40	210	Lowell	Glendale	4	fail	fail	good	fail	good	good	good	fail
41	14	Ave K	Lancaster	4	good	pass	good	good	fail	good	good	fail
42	2	Verdugo	La Canada	4	good	pass	good	good	fail	good	fail	fail

Notes: (1) Insufficient capacity (3) No designated passenger drop  
(2) No bike racks (4) Coverage sufficient but many

fail

Does not meet minimum requirements

## Caltrans Park and Ride Facility Existing Conditions Assessment Results

### Curb Appeal (Aesthetic Attributes)

Rte	Park and Ride Name	City	Priority Group	Curb Appeal (Aesthetic Attributes)									
				Landscape & Irrigation	Streetscape	Cleanliness	Graffiti	Pavement Condition	Unrepaired Damages	Pavement Markings	Paint	Amenities	
Minimum Level Conditions Requirement:				good	good	good	good	good	good	good	good	good	fair
1	110	Harbor Gateway	Los Angeles	1	good	good	fair	good	good	fair	fair	good	good
2	105	I-105 Termination	Norwalk	1	good	good	good	good	fair	good	good	good	good
3	105	Crenshaw	Hawthorne	1	good	good	fair	good	good	fair	good	good	fair
4	105	Aviation	El Segundo-Los Angeles	1	good	good	good	good	good	good	fair	good	good
5	105	Long Beach Blvd	Lynwood	1	good	good	good	good	good	good	fair	good	good
6	105	Vermont Ave	Athens	1	good	good	good	fair	good	good	fair	good	fair
7	105	Willowbrook	Willowbrook	1	good	good	fair	fair	fair	good	fair	good	good
8	110	Slauson	Los Angeles	1	good	fair	good	fair	fair	good	fair	good	fair
9	105	Century/Harbor Junction	Los Angeles	1	good	good	good	fair	good	good	good	good	good
10	105	Hawthorne	Hawthorne	1	good	fair	good	fair	good	good	fair	good	fair
11	110	Manchester	Los Angeles	1	good	good	fair	good	fair	good	fair	good	fair
12	105	Lakewood Blvd	Downey	1	good	good	fair	good	fair	good	fair	good	fair
13	105	Avalon	Los Angeles	1	good	good	fair	fair	good	good	good	good	fair
14	110	Rosecrans	Los Angeles	1	good	fair	fair	good	fair	fair	fair	good	fair
15	10	El Monte Transit Center	El Monte	2	good	good	good	good	good	good	good	good	good
16	405	Skirball & Mulholland	Los Angeles	2	good	fair	good	fair	fair	good	fair	fair	fair
17	210	Sierra Madre Blvd	Pasadena	2	fair	good	good	good	good	good	good	good	fair
18	210	Lone Hill	Glendora	2	good	fair	good	good	good	fair	good	good	fair
19	210	Grand Ave	Glendora	2	good	fair	fair	fair	fair	fair	good	good	fair
20	5	Lakewood-West Lot	Downey	2	good	good	good	good	good	good	good	good	fair
21	60	Diamond Bar - East	Diamond Bar	2	good	fair	good	good	fair	fair	good	good	fair
22	60	Diamond Bar - West	Diamond Bar	2	good	fair	good	good	fair	fair	good	good	fair
23	110	Harbor Park	Wilmington	3	good	fair	fair	good	fair	fair	fair	fair	fair
24	110	Carson	Los Angeles	3	good	fair	fair	fair	fair	fair	fair	fair	fair
25	110	San Pedro	San Pedro	3	good	fair	good	good	good	good	good	fair	fair
26	110	San Pedro II	San Pedro	3	good	fair	fair	fair	good	fair	fair	fair	fair
27	57	Via Verde	San Dimas	3	good	good	good	good	good	good	good	fair	fair
28	101	Kanan Rd (Southeast Lot)	Agoura Hills	3	fair	good	good	good	fair	good	good	fair	fair
29	14	Newhall - East Lot	Santa Clarita	3	good	good	good	good	good	good	good	good	good
30	14	Newhall - West Lot	Santa Clarita	3	good	good	fair	good	good	good	good	good	fair
31	14	Golden Valley	Santa Clarita	3	good	good	fair	good	good	good	good	good	good
32	14	Pearblossom	LA County, Acton	3	good	fair	fair	fair	good	good	good	good	good
33	57	Pathfinder Rd	Diamond Bar	3	good	fair	fair	good	fair	fair	fair	fair	fair
34	118	Porter Ranch	Chatsworth	3	good	fair	good	good	good	good	good	good	good
35	134	Glendale	Glendale	4	good	fair	fair	good	good	good	good	good	good
36	118	Chatsworth	Granada Hills	4	good	good	fair	good	good	good	good	good	fair
37	170	Rte 170/Oxnard	No. Hollywood	4	good	good	good	good	good	good	good	good	fair
38	14	Ave S & Geiger Ave	Palmdale	4	fair	good	good	good	good	good	good	good	good
39	210	Paxton	Pacoima	4	good	fair	good	good	fair	good	good	good	fair
40	210	Lowell	Glendale	4	fair	good	fair	good	good	good	good	good	good
41	14	Ave K	Lancaster	4	good	good	good	good	good	good	good	good	good
42	2	Verdugo	La Canada	4	fair	fair	good	fair	good	good	good	fair	fair

Notes: (1) Insufficient capacity (3) No designated passenger drop  
 (2) No bike racks (4) Coverage sufficient but many

fair  
 Does not meet minimum requirements

**Draft Cost Estimate for Improvements to  
Minimum Level Conditions Requirements**

	Rte	Park and Ride Name	City	Priority Group	Improvement Cost Estimate
1	110	Harbor Gateway	Los Angeles	1	\$507,000
2	105	I-105 Termination	Norwalk	1	\$1,443,000
3	105	Crenshaw	Hawthorne	1	\$117,000
4	105	Aviation	El Segundo Los Angeles	1	\$302,000
5	105	Long Beach Blvd	Lynwood	1	\$109,000
6	105	Vermont Ave	Athens	1	\$112,000
7	105	Willowbrook	Willowbrook	1	\$225,000
8	110	Slauson	Los Angeles	1	\$201,000
9	105	Century/Harbor Junction	Los Angeles	1	\$120,000
10	105	Hawthorne	Hawthorne	1	\$355,000
11	110	Manchester	Los Angeles	1	\$214,000
12	105	Lakewood Blvd	Downey	1	\$129,000
13	105	Avalon	Los Angeles	1	\$125,000
14	110	Rosecrans	Los Angeles	1	\$225,000
		<b>Subtotal</b>			<b>\$4,184,000</b>
15	10	El Monte Transit Center	Ei Monte	2	\$540,000
16	405	Skirball & Mulhallond	Los Angeles	2	\$117,000
17	210	Sierra Madre Blvd	Pasadena	2	\$140,000
18	210	Lone Hill	Glendora	2	\$90,000
19	210	Grand Ave	Glendora	2	\$187,000
20	5	Lakewood-West Lot	Downey	2	\$148,000
21	60	Diamond Bar - East	Diamond Bar	2	\$165,000
22	60	Diamond Bar - West	Diamond Bar	2	\$96,000
		<b>Subtotal</b>			<b>\$1,483,000</b>
23	110	Harbor Park	Wilmington	3	\$91,000
24	110	Carson	Los Angeles	3	\$79,000
25	110	San Pedro	San Pedro	3	\$155,000
26	110	San Pedro II	San Pedro	3	\$69,000
27	57	Via Verde	San Dimas	3	\$114,000
28	101	Kanan Rd (Southeast Lot)	Agoura Hills	3	\$54,000
29	14	Newhall - East Lot	Santa Clarita	3	\$500,000
30	14	Newhall - West Lot	Santa Clarita	3	\$600,000
31	14	Golden Valley	Santa Clarita	3	\$657,000
32	14	Pearblossom	LA County, Acton	3	\$195,000
33	57	Pathfinder Rd	Diamond Bar	3	\$54,000
34	118	Porter Ranch	Chatsworth	3	\$114,000
		<b>Subtotal</b>			<b>\$2,682,000</b>
35	134	Glendale	Glendale	4	\$56,000
36	118	Chatsworth	Granada Hills	4	\$54,000
37	170	Rte 170/Oxnard	No. Hollywood	4	\$145,000
38	14	Ave S & Geiger Ave	Palmdale	4	\$56,000
39	210	Paxton	Pacoima	4	\$52,000
40	210	Lowell	Glendale	4	\$61,000
41	14	Ave K	Lancaster	4	\$51,000
42	2	Verdugo	La Canada	4	\$76,000
		<b>Subtotal</b>			<b>\$551,000</b>

Total Construction	<b>\$8,900,000</b>
Engineering/Support (20%)	<b>\$1,780,000</b>
Contingency (15%)	<b>\$1,335,000</b>
<b>Grand Total Cost</b>	<b>\$12,000,000</b>

## EXPENDITURE PLAN

## PARK AND RIDE LOTS

	Priority 1 Locations	Priority 2 & 3 Locations	Priority 4 Locations	Total Costs
2014	\$851,000			\$851,000
2015	\$ 1,400,000	\$ 263,000	\$ -	\$ 1,663,000
2016	\$ 1,033,000	\$ 2,610,000	\$ 100,000	\$ 3,743,000
2017	\$ 850,000	\$ 1,230,000	\$ 451,000	\$ 2,531,000
2018	\$50,000	\$62,000	\$0	\$112,000
<b>Total Cost</b>	<b>\$ 4,184,000</b>	<b>\$ 4,165,000</b>	<b>\$ 551,000</b>	<b>\$ 8,900,000</b>
				\$8,900,000
	ENGINEERING/Support		20.00%	\$1,780,000
	Contingency		15.00%	\$1,335,000
			<b>TOTAL</b>	<b>\$12,015,000</b>

Caltrans Lots Maintenance Estimates - Internal Support Assumptions

Locations	Priority 1 Locations 74 Lots	Priority 2 Locations 8 Lots	Priority 3 Locations 12 Lots	Priority 4 Locations 8 Lots	Total 42 Lots
Personnel Required	18	8	4	3	33
<b>Detail</b>	<b>Initial Resources</b>	<b>Additional Resources</b>	<b>Additional Resources</b>	<b>Additional Resources</b>	
Technicians					
Electrical	3	2	2	2	9
Property Maintenance	4	2	1	1	8
Irrigation	1				1
Custodial	2	1	1		4
Non Revenue Mechanic	1	1			2
Supervision	11		4	3	24
Field Maintenance Supervisor	1				1
Field Supervision	1	1			2
Project Oversight & Planning (non-contract)	2				2
Additional Staff		1	0	0	5
Parking Planning and Use (Non-Contract)	1				1
Administrative Staff Support (Non-Contract)	1				1
Planning and Parking Programs (Non-Contract)	1	1			1
Transportation Access Planner III (Non-Contract)	1				1
<b>Total</b>	<b>18</b>	<b>8</b>	<b>4</b>	<b>3</b>	<b>33</b>
<b>Equipment Required</b>					
Lighting Bucket Truck	1	1			2
Autos	4	2			6
Utility Trucks	5	4			9
Pick Up Trucks	2	1			3
Flatbed with Pressure Washer	1	1			2
<b>Total</b>	<b>\$541,000</b>	<b>\$806,000</b>	<b>\$186,000</b>	<b>\$50,000</b>	<b>\$ 1,096,000</b>
Materials & Supplies	\$330,000	\$147,000		\$77,000	\$740,000
<b>Capital Equipment &amp; Supplies Total</b>	<b>\$871,000</b>	<b>\$652,000</b>	<b>\$186,000</b>	<b>\$127,000</b>	<b>\$ 1,836,000</b>
<b>Total Number of Spaces</b>	<b>6,322</b>	<b>2,500</b>	<b>1,954</b>	<b>1,301</b>	<b>12,077</b>
<b>Estimated Number of Acres</b>	<b>57.5</b>	<b>22.7</b>	<b>17.8</b>	<b>11.8</b>	<b>109.8</b>
with El Monte 4 acre parcel	4.1				4.1
	61.6				113.9
<b>Number of Spaces Per Employee</b>	<b>376</b>	<b>312</b>	<b>488</b>	<b>433</b>	<b>1,609.0</b>

\* An additional 450 spaces will be added in El Monte during phase one due to a Metro purchase. This will add an additional 4.1 acres, bringing the total new parking to 61.6 acres.

## EXPENDITURE PLAN

## PARK AND RIDE LOTS

	FY14 Priority 1 Locations	FY15 Priority 2 & 3 Locations	FY16 Priority 4 Locations
FTE's	18	12	3
Labor \$ (Est.)	<del>\$ 4,030,000</del> <b>515,000</b>	\$ 1,320,000	\$ 330,000
Vehicles & Equipment	\$ 541,000	\$ 505,000	\$ 50,000
Materials & Supplies	<del>\$ 330,000</del> <b>165,000</b>	\$ 333,000	\$ 77,000
Total Equipment and Material & Supplies	<del>\$ 871,000</del> <b>706,000</b>	\$ 838,000	\$ 127,000
<b>Total Labor, Equipment, Supplies</b>	<del>\$ 4,901,000</del> <b>1,221,000</b>	\$ 2,158,000	\$ 457,000
<b>Contracted Services</b>	<del>\$1,590,000</del> <b>1,079,000</b>	\$2,000,000	\$2,000,000
<b>Total</b>	<del>\$3,491,000</del> <b>2,300,000</b>	\$4,158,000	\$2,457,000

## Park and Ride Facilities Prioritization List

Rte	Park and Ride Name	City	Parking Stalls	Pct Lot Utilization	Congestion Level	Transit Potential	HOV/EL Potential	Priority Level
110	Harbor Gateway	Los Angeles	980	44	●	●	●	
105	I-105 Termination	Norwalk	1502	107	●	●	●	
105	Crenshaw	Hawthorne	513	24	●	●	●	
105	Aviation	El Segundo Los Angeles	390	102	●	●	●	
105	Long Beach Blvd	Lynwood	646	23	●	●	●	
105	Vermont Ave	Athens	155	1	●	●	●	
105	Willowbrook	Willowbrook	231	44	●	●	○	
110	Slauson	Los Angeles	151	8	●	●	○	
105	Century / Harbor Junction	Los Angeles	253	44	●	●	○	
105	Hawthorne	Hawthorne	359	19	●	●	○	
110	Manchester	Los Angeles	247	8	●	○	●	
105	Lakewood Blvd	Downey	414	108	●	●	●	
105	Avalon	Los Angeles	158	7	●	●	●	
110	Rosecrans	Los Angeles	338	5	●	○	○	
10	El Monte Transit Center	El Monte	1550	100	●	●	●	2
405	Skirball & Mulhallond	Los Angeles	26	81	●	○	●	2
210	Sierra Madre Blvd	Pasadena	102	100	●	●	○	2
210	Lone Hill	Glendora	150	92	●	○	○	2
210	Grand Ave	Glendora	190	94	●	○	○	2
5	Lakewood-West Lot	Downey	83	64	●	○	○	2
60	Diamond Bar - East	Diamond Bar	255	92	●	○	●	2
60	Diamond Bar - West	Diamond Bar	110	79	●	○	●	2
110	Harbor Park	Wilmington	244	19	●	○	●	3
110	Carson	Los Angeles	143	34	●	●	●	3
110	San Pedro	San Pedro	106	47	●	●	●	3
110	San Pedro II	San Pedro	280	9	●	●	●	3
57	Via Verde	San Dimas	88	73	●	●	●	3
101	Kanan Rd (Southeast Lot)	Agoura Hills	20	100	●	●	●	3
14	Newhall - East Lot	Santa Clarita	32	266	●	○	●	3
14	Newhall - West Lot	Santa Clarita	50	100	●	○	●	3
14	Golden Valley	Santa Clarita	350	59	●	○	●	3
14	Pearblossom	LA County, Acton	213	54	●	●	●	3
57	Pathfinder Rd	Diamond Bar	120	97	●	●	●	3
118	Porter Ranch	Chatsworth	177	32	●	●	●	3
134	Glendale	Glendale	215	85	●	○	○	4
118	Chatsworth	Granada Hills	117	21	●	○	○	4
170	Rte 170/Oxnard	North Hollywood	112	46	●	●	○	4
14	Ave S & Geiger Ave	Palmdale	430	87	●	●	○	4
210	Paxton	Pacoima	114	77	●	●	●	4
210	Lowell	Glendale	150	75	●	●	●	4
14	Ave K	Lancaster	118	59	●	●	●	4
2	Verdugo	La Canada	104	80	●	●	●	4