

Addendum # 2

City of Kirkland Municipal Garage Management and Parking Consulting Services Job# 43-21-PW

The following questions were posed during the walk-through but after the attendees had disbanded as a group:

Are the overhead lights in the garage LED, and are they programable?

The lights are LED. They were installed about six years ago as an energy-saving action. According to City maintenance staff, they could be programable were a new controller to be installed.

The following questions were submitted by e-mail subsequent to the walk-through:

Is the parking operator responsible for any elevator service costs (other than the cost to clean elevator cabs daily) or garage utility costs?

The City is responsible for elevator service costs and has a separate contract with Otis for inspections and repairs.

The City pays garage utility costs.

Should parking operator budget for painting and striping refreshes, or does the City cover that cost when it is needed?

The City pays the costs for painting and striping refreshes.

Once the garage is secured at midnight, are parkers who have an access card able to access their vehicle in the garage and leave the garage?

Only Kirkland emergency service providers and a limited number of City staff have key card access to the garage.

Would the City be able to share the current contract with Diamond Parking?

A copy of the current contract can be found at the end of this addendum. The current contract was extended through February 2022 by mutual agreement to accommodate the current RFP process.

The RFP does not specifically ask for pricing, but there was discussion at the site visit about including pricing. Would the city clarify what pricing should be included in the proposal? Is there a preferred type of pricing model?

The City understands that there are or could be a variety of pricing options. Presently, because the City does not charge for parking at the garage, private management assistance is only an expense to the City. As mentioned at the walk-through, we anticipate discussing with the City Council in the coming months about whether to charge for parking in the garage (new), for on-street parking (new), whether to change prices at City-owned surface lots downtown (potential change), whether to charge for parking at waterfront parks (new), and whether to charge for the downtown employee parking program (potential change). The City is looking to review proposed financial/business arrangements, given these options and variables, from those who submit.

Is the net paid amount of parking notices paid (gross collected less tax and CC fees) considered operator revenue to keep, or does that paid notice revenue get remitted to the City?

Respondents are free to propose how net revenue from parking notices paid would be handled. To be clear, “parking notices” in this context are not the same as tickets or infractions issued by City police staff, which are City instruments and revenues.

We noticed there are proximity readers for door access and gate access. Is the successful proposer responsible for maintaining and issuing the access devices?

The City would be responsible for maintenance and repair/replacement if and when needed.

Does the parking operator currently recognize and put notices on vehicles who have been parked over 4 hour limit, or do the police LPR patrols primarily handle that and issue them citations?

The police department enforces over-time violations.

The RFP mentioned the successful proposer would issue parking warning notices.

a. Will the city be providing the successful proposer with a handheld device to issue the notices? There is the assumption the City would like to track warnings issued to vehicles.

No, the City will not provide handheld devices.

b. How many parking warning notices did Diamond Parking issue in 2019, 2020 and 2021?

2019: 57 written notices

2020: 20 written notices prior to pandemic shut-down and economic changes

2021: Zero written notices based upon City’s direction with continuing pandemic

These are associated primarily with issues related to the downtown employees parking program on the lower level of the garage.

Should we budget for degreasing stalls every 1-2 years, or does City cover that cost when needed?

Periodic degreasing or deep cleaning is a responsibility of the City.

Would the City be able to provide vehicle occupancy counts by month for the years 2019, 2020 and 2021?

The vehicle occupancy counts for 2020 and 2021 are listed below. These counts were made and recorded by City staff. We do not have such a file for 2019.

EXISTING CONTRACT

31800157

PROFESSIONAL SERVICES AGREEMENT

Municipal Garage Management, Contract Number 29-18-PW

The City of Kirkland, Washington, a municipal corporation ("City") and Diamond Parking Services, whose address is 10620 N.E. 8th Street, Suite 205, Bellevue, Washington 98004 ("Consultant"), agree and contract as follows:

I. SERVICES BY CONSULTANT

- A. The Consultant agrees to perform the services described in Attachment A, Scope of Services, Section II.A., "Initial Service Level," to this Agreement, which attachment is incorporated herein by reference. If so notified and at the City's sole discretion, Consultant later will provide the services as described in Attachment A, Section II.B., "Enhanced Service Level." Concurrent with the notification to begin providing the services as described in Attachment A, Section II.B., the City will provide Consultant with the connectivity needed to provide those services, the terms of which will be negotiated at that time.
- B. All services and duties shall be conducted and performed diligently, completely and in accordance with professional standards of conduct and performance.

II. COMPENSATION

- A. The total compensation to be paid to Consultant for the services contemplated in Attachment A, Section II.A. shall not exceed \$115,864 per calendar year, as detailed in Attachment B.1. The total compensation to be paid to Consultant for the services contemplated in Attachment A, Section II.B., if so requested by the City, shall not exceed \$195,205 per calendar year, as detailed in Attachment B.2.
- B. Payment to Consultant by the City in accordance with the payment ceiling specified above shall be the total compensation for all services performed under this Agreement and supporting documents hereto as well as all subcontractors' fees and expenses, supervision, labor, supplies, materials, equipment or the use thereof, reimbursable expenses, and other necessary incidentals.
- C. The Consultant shall be paid monthly on the basis of invoices submitted. Invoicing will be on the basis of percentage complete or on the basis of time, whichever is applicable in accordance with the terms of this Agreement.
- D. The City shall have the right to withhold payment to Consultant for any services not completed in a satisfactory manner until such time as Consultant modifies such services to the satisfaction of the City.
- E. Unless otherwise specified in this Agreement, any payment shall be considered timely if a warrant is mailed or is available within 45 days of the date of actual receipt by the City of an invoice conforming in all respects to the terms of this Agreement.

III. TERMINATION OF AGREEMENT

The City or the Consultant may terminate this Agreement at any time, with or without cause, by giving ten (10) days' notice to the other in writing. In the event of termination, all finished or unfinished reports, or other material prepared by the Consultant pursuant to this Agreement, shall be provided to the City. In the event the City terminates prior to completion without cause, consultant may complete such analyses and records as may be necessary to place its files in order. Consultant shall be entitled to receive just and equitable compensation for any satisfactory services completed on the project prior to the date of termination, not to exceed the payment ceiling set forth above.

IV. OWNERSHIP OF WORK PRODUCT

- A. Ownership of the originals of any reports, data, studies, surveys, charts, maps, drawings, specifications, figures, photographs, memoranda, and any other documents which are developed, compiled or produced as a result of this Agreement, whether or not completed, shall be vested in the City. Any reuse of these materials by the City for projects or purposes other than those which fall within the scope of this Agreement or the project to which it relates, without written concurrence by the Consultant will be at the sole risk of the City.
- B. The City acknowledges the Consultant's plans and specifications as instruments of professional service. Nevertheless, the plans and specifications prepared under this Agreement shall become the property of the City upon completion of the services. The City agrees to hold harmless and indemnify consultant against all claims made against Consultant for damage or injury, including defense costs, arising out of any reuse of such plans and specifications by any third party without the written authorization of the Consultant.
- C. Methodology, materials, software, logic, and systems developed under this Agreement are the property of the Consultant and the City, and may be used as either the consultant or the City sees fit, including the right to revise or publish the same without limitation.

V. GENERAL ADMINISTRATION AND MANAGEMENT

The Deputy Director of Public Works for the City of Kirkland shall review and approve the Consultant's invoices to the City under this Agreement, shall have primary responsibility for overseeing and approving services to be performed by the Consultant, and shall coordinate all communications with the Consultant from the City.

VI. COMPLETION DATE

The estimated completion date for the Consultant's performance of the services specified in Section I of this Agreement is November 5, 2021.

Consultant will diligently proceed with the services contracted for, but Consultant shall not be held responsible for delays occasioned by factors beyond its control which could not reasonably have been foreseen at the time of the execution of this Agreement. If such a delay arises, Consultant shall forthwith notify the City.

VII. SUCCESSORS AND ASSIGNS

The Consultant shall not assign, transfer, convey, pledge, or otherwise dispose of this Agreement or any part of this Agreement without prior written consent of the City. In the event Consultant uses subcontractors to perform any of the services provided under this Agreement, the Consultant will require any subcontractor to provide the same terms and conditions as required by this Agreement and to provide the same indemnification and insurance as required of Consultant to the City.

VIII. NONDISCRIMINATION

Consultant shall, in employment made possible or resulting from this Agreement, ensure that there shall be no unlawful discrimination against any employee or applicant for employment in violation of RCW 49.60.180, as currently written or hereafter amended, or other applicable law prohibiting discrimination, unless based upon a bona fide occupational qualification as provided in RCW 49.60.180 or as otherwise permitted by other applicable law. Further, no person shall be denied or subjected to discrimination in receipt of the benefit of any services or activities made possible by or resulting from this Agreement in violation of RCW 49.60.215 or other applicable law prohibiting discrimination.

IX. HOLD HARMLESS/INDEMNIFICATION

To the greatest extent allowed by law the Consultant shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from its negligence or breach of any of its obligations in performance of this Agreement.

In the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability hereunder shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

X. LIABILITY INSURANCE COVERAGE

The Consultant shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees. A failure to obtain and maintain such insurance or to file required certificates and endorsements shall be a material breach of this Agreement.

Consultant's maintenance of insurance as required by the agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

A. Minimum Scope of Insurance

Consultant shall obtain insurance of the types described below:

1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be as least as broad as Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
2. Commercial General Liability insurance shall be as least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The City shall be named as an additional insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO CG 20 26.
3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
4. Professional Liability insurance appropriate to the Consultant's profession.

B. Minimum Amounts of Insurance

Consultant shall maintain the following insurance limits:

1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.

C. Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions for Automobile Liability and Commercial General Liability insurance:

1. The Consultant's insurance coverage shall be primary insurance as respects the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.
2. The Consultant shall provide the City and all Additional Insureds for this services with written notice of any policy cancellation, within two business days of their receipt of such notice.

D. Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.

E. Verification of Coverage

Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Consultant before commencement of the services.

F. Failure to Maintain Insurance

Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days' notice to the Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.

G. City Full Availability of Consultant Limits

If the Consultant maintains higher insurance limits than the minimums shown above, the City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Consultant, irrespective of whether such limits maintained by the Consultant are greater than those required by this contract or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the Consultant.

XI. COMPLIANCE WITH LAWS/BUSINESS LICENSE

The Consultant shall comply with all applicable State, Federal, and City laws, ordinances, regulations, and codes. Consultant must obtain a City of Kirkland business license or otherwise comply with Kirkland Municipal Code Chapter 7.02.

XII. FUTURE SUPPORT

The City makes no commitment and assumes no obligations for the support of Consultant activities except as set forth in this Agreement.

XIII. INDEPENDENT CONTRACTOR

Consultant is and shall be at all times during the term of this Agreement an independent contractor and not an employee of the City. Consultant agrees that he or she is solely responsible for the payment of taxes applicable to the services performed under this Agreement and agrees to comply with all federal, state, and local laws regarding the reporting of taxes, maintenance of insurance and records, and all other requirements and obligations imposed on him or her as a result of his or her status as an independent contractor. Consultant is responsible for providing the office space and clerical support necessary for the performance of services under

this Agreement. The City shall not be responsible for withholding or otherwise deducting federal income tax or social security or for contributing to the state industrial insurance of unemployment compensation programs or otherwise assuming the duties of an employer with respect to the Consultant or any employee of Consultant.

XIV. EXTENT OF AGREEMENT/MODIFICATION

This Agreement, together with all attachments and addenda, represents the final and completely integrated Agreement between the parties regarding its subject matter and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended only by written instrument properly signed by both parties.

XV. ADDITIONAL WORK

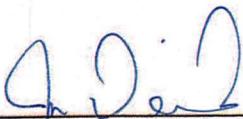
The City may desire to have the Consultant perform work or render services in connection with the project other than provided for by the express intent of this Agreement. Any such work or services shall be considered as additional work, supplemental to this Agreement. This Agreement may be amended only by written instrument properly signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates written below:

CONSULTANT:

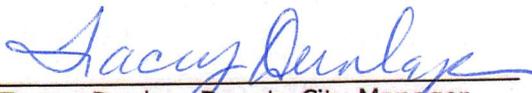
CITY OF KIRKLAND:

By:



Jon Diamond, Manager
Diamond Parking Services

By:



Tracey Dunlap, Deputy City Manager
City of Kirkland, Washington

Date: _____

Date: 11/13/18

Attachment A

Scope of Work

Professional Services Agreement 29-18-PW Municipal Garage Management

I. Definitions

A. City Contact. The City Contact shall be the Deputy Director of Public Works, or designee.

B. Enhanced Service Level. This is the level of service agreed to by the parties that Diamond will provide at the Facility once additional capital improvements are caused to be made by the City, specifically improvements to enable the garage to be fully closed and locked at certain hours. During the Enhanced Service Level period, Diamond will fully manage the downtown employees parking program.

C. Facility. The Facility is the City-owned parking structure under the Kirkland public library located at 308 Kirkland Avenue, 98033. The Facility does not include the uncovered, surface parking area on the upper ramp of the parking structure.

D. Initial Service Level. This is the level of service agreed to by the parties that Diamond will provide at the Facility as a starting point or a transition to the Enhanced Service Level. During the Initial Service Level period, the Facility cannot be fully closed and locked because of needed repairs or changes. During the Initial Service Level period, Diamond will work with City staff to become familiar with the current administration of the downtown employees parking program and will take steps toward fully managing that program.

E. Monitor/monitoring. Monitor or monitoring shall mean primarily in-person walk-throughs and inspections of the Facility for security checks and conformance with established rules of the Facility, but shall not mean patrolling. Electronic monitoring and devices may be used to augment primary monitoring.

F. Parking Notices. This is a private notice issued for violation(s) of one or more of the parking rules of the Facility, which may include the identification and collection of private parking notice fees.

II. Facility Operations

The City is contracting with Consultant to professionally manage the Facility. In its current state, the City acknowledges that not all of the services the City prefers can be provided reasonably at the Facility because certain improvements or repairs need to be made (see Exhibit A). Until they are, the City asks Consultant to provide services at an "Initial Service Level," specified below. Once the City causes certain

improvements or repairs to be made, Consultant may be asked to perform its services at a higher service level ("Enhanced Service Level," specified below).

A. INITIAL SERVICE LEVEL

Consultant will provide the following services:

- Monitor the garage every day of the week between the hours of 5:00 a.m. and midnight by conducting walk-throughs of each level of the garage and all stairwells at least five times during that nineteen hour period, including the following services:
 - Provide customer assistance at any time present in the Facility, as asked by a garage customer or the City;
 - Issue parking notices as warranted for violations of the rules of the garage (see Exhibit B), or contact the Kirkland Police Department for apparent violations of the *Kirkland Municipal Code*;
 - Report incidents of vandalism to the City Contact as soon as possible after discovering or being made aware of the vandalism; also, provide immediate correction of such vandalism, as able, if the vandalism has created a safety or security issue;
 - Assist in preventing loitering or vagrancy;
 - Arranging for impounds, if warranted;
 - Contacting and coordinating with the Kirkland Police Department regarding criminal activity immediately upon its occurrence or the discovery that it has occurred, or when the department's assistance is desired; and
 - If Consultant is told by the Kirkland Police Department that an item being reported is not a policing matter, then Consultant shall contact the City Contact.
- Provide regular custodial services every day of the week within the interior spaces of the garage, including but not limited to:
 - Routine emptying of trash receptacles every day, or as needed;
 - Daily cleaning of the elevator, inside and out, before 5:00 a.m.;
 - Weekly cleaning of the stairways on the same day each week; and
 - Daily pick up of litter, or as needed.
- Provide minor, routine maintenance (e.g. lightbulb replacement, graffiti abatement) as discovered or requested. The City will provide reasonable storage facilities.
- Clean the driving surfaces/ramps quarterly on approximately the same day each quarter, or upon the City's request.

- Consult and coordinate with the City Contact, or designee, for recommended near-term improvements and repairs needed to bring the garage to a level of improved functionality.
- During this Initial Service Level period, Consultant and the City shall have coordinating meetings in person or by phone frequently to work out preliminary operating and capital issues.
- Consultant may be asked to attend City Council meetings or committee/commission meetings from time to time to share data or speak to recommendations.

B. ENHANCED SERVICE LEVEL

If requested by the City at the City's sole discretion, Consultant will provide the following services:

- Staff the facility every day of the week between the hours of 4:00 p.m. and midnight.
- Monitor the garage every day of the week between the hours of 5:00 a.m. and midnight by conducting walk-throughs of each level of the garage and all stairwells at least five times during that nineteen hour period, including the following services:
 - Provide customer assistance at any time present in the Facility, as asked by a garage customer or the City;
 - Issue parking notices as warranted for violations of the rules of the garage (see Exhibit B), or contact the Kirkland Police Department for apparent violations of the *Kirkland Municipal Code*;
 - Report incidents of vandalism to the City Contact as soon as possible after discovering or being made aware of the vandalism; also, provide immediate correction of such vandalism, as able, if the vandalism has created a safety or security issue;
 - Assist in preventing loitering or vagrancy;
 - Arranging for impounds, if warranted;
 - Contacting and coordinating with the Kirkland Police Department regarding criminal activity immediately upon its occurrence or the discovery that it has occurred, or when the department's assistance is desired; and
 - If Consultant is told by the Kirkland Police Department that an item being reported is not a policing matter, then Consultant shall contact the City Contact.
- Open and securely close the garage every day of the week at times established by the City:
 - This provision includes vehicular and pedestrian access; and

- Communicate and coordinate with the City Contact during times of inclement weather or anticipated inclement weather to determine if facility access should be curtailed or modified during the period of inclement weather.
- Provide regular custodial services within the interior spaces of the garage, including:
 - Routine emptying of trash receptacles every day, or as needed;
 - Daily cleaning of the elevator, inside and out, before 5:00 a.m.;
 - Weekly cleaning of the stairways on the same day each week; and
 - Daily pick up of litter, or as needed.
- Provide minor, routine maintenance (e.g. lightbulb replacement, graffiti abatement) as discovered or requested.
- Clean the driving surfaces/ramps quarterly on approximately the same day each quarter, or upon the City's request.
- Consultant shall market the Facility in a variety of ways and media, including websites, and shall look for and recommend parking partnership opportunities, such as with adjacent public and private venues.
- Consult and coordinate with the City Contact, or designee, on recommended parking rates, hours of operation, recommended improvements or repairs, or other matters related to the effective management of the facility.
- Consultant and the City shall have quarterly coordinating and status meetings at least quarterly by phone or in person.
- Consultant may be asked to attend City Council meetings or committee/commission meetings from time to time to share data or speak to recommendations.

III. Staffing

Consultant's employees will have regular contact with the public and should conduct themselves as ambassadors of the community. As such, employees and agents of Consultant must provide superior customer service. This includes:

- Excellent proficiency in the English language;
- Treating customers courteously and respectfully;
- Wearing clean and respectable attire for those who will be conducting work at the Facility; the attire of those working at the Facility must have a patch or badge identifying them as employees of the Consultant; and
- Maintaining a working familiarity with the facilities and businesses that are within downtown Kirkland (see Exhibit C).

- The City shall make restrooms available to Consultant's staff at Peter Kirk Park, and Consultant's staff shall use those restrooms while on duty at the Facility.

IV. Administration of Downtown Employees Parking Program

Consultant initially shall assist then ultimately fully administer the City's established parking program for downtown Kirkland employees. Presently, this parking program regulates parking stalls and spaces at the Facility, certain City-owned surface parking lot stalls downtown, and along certain roads (e.g. Lake Avenue West). During the Initial Service Level period, the primary task will be reviewing, refining, and migrating the program from the City to Consultant. During the Enhanced Service Level period, Consultant shall fully administer this program. Consultant shall:

- Assist the City in marketing/promoting the downtown employees parking program;
- Administer an application process for the program accessible by Internet and the United States Postal Service;
- Use either the City's method or suggest and use a method approved by the City for ensuring the applicant is a worker within the program's geographical boundaries;
- Issue permits (e.g. window clings) to qualified individuals;
- Monitor and record performance; and
- Provide a means for the public to learn about and/or ask questions about the program by both telephone and the Internet.

V. Record Keeping and Data Reporting

Because the selected provider will be acting on behalf of the City, there may be certain records that Consultant may be required to retain for a fixed number of years and may need to have available for audit. This may be especially true if and when the City decides to charge fees at the Facility and/or for the downtown employees parking program.

The City also will require Consultant to maintain and provide the City with data reports such as volume of usage, peak hour usage, average length of stay, revenue (if any), and similar data as agreed to mutually between Consultant and the City.

VI. Customer Accessibility to Diamond

Consultant shall make itself accessible to all customers contemplated by this Agreement by telephone, Internet, and United States Postal Service.

VII. Supplies

The cost of supplies will be dispersed based upon the usage of supplies and/or items necessary to the maintenance and operation of the Facility. Costs will be billed back to the City via the contract based upon the usage of said supplies in the execution of services rendered within this Agreement and its scope of work. Some examples of supplies that could be billed to the City for this Facility include, but are not limited to:

- Cleaning supplies, light bulbs, safety equipment for maintenance and Monitoring of the Facility, etc.

Some examples of the supplies that would be the sole responsibility of Consultant for execution of its responsibilities in this Facility under this Agreement and its scope of work include, but are not limited to:

- Employee uniforms, name/identification badges, hand-held Monitoring equipment and the residual supplies for their use, etc.

Approximate costs have been estimated within the pro-forma provided for this Agreement (Attachments B.1 and B.2., attached) and would be accounted for within report provided on a monthly basis to the City.

VIII. Fees for Services

Until the aforementioned improvements and repairs identified in Exhibit A are completed, the City acknowledges that Consultant cannot provide the City's preferred level of service. Once said improvements and repairs are complete, Consultant may be asked to provide the City's preferred level of service. Therefore, Consultant's monthly fees for its services will be lower during the Initial Service Level period and higher during the Enhanced Service Level period. Further, if and when the City chooses to begin charging for parking in the Facility and/or for the downtown employees parking program, the fees and business arrangement might change.

- During the Initial Service Level period, Consultant shall be paid monthly according to the rates identified in Attachment B.1.
- During the Enhanced Service Level period, Consultant shall be paid monthly according to the rates identified in Attachment B.2.
- If and when the City chooses to charge for parking in the Facility and/or for the downtown employees parking program, Consultant and the City shall renegotiate the terms of compensation.

All consulting or advisory services related to the scope of the current Agreement are included in the projected costs of the pro-forma (Attachments B.1 and B.2). Any additional consulting or advisory services for projects not covered under this Agreement shall be billed at a standard rate of one-hundred dollars (\$100.00) per hour.

Exhibits:

- A. Near-term Municipal Garage Improvements and Repairs**
- B. Municipal Garage Rules**
- C. Map of Downtown Kirkland**

Exhibit A to Attachment A

Near-term Municipal Garage Improvements and Repairs
Professional Services Agreement 29-18-PW
Municipal Garage Management

Subject to both recommendation by the City Manager and approval of the City Council, the City may make the following improvements or repairs to the Facility to enable full closure and locking of the Facility:

- Repair or replacement of all vehicle doors/grilles and associated tracks, as determined necessary;
- Repair or replacement of vehicle door/grille operating motors, as determined necessary;
- Repair or replacement of all exterior pedestrian doors and associated panels, as determine necessary; and
- Provision of an attendant booth at the 3rd Street vehicular entrance to the Facility.

The City may choose to make other near-term improvements or repairs, and/or may choose to make additional improvements or repairs in the future.

Exhibit B to Attachment A

Municipal Garage Rules

Professional Services Agreement 29-18-PW

Municipal Garage Management

The following rules shall be in effect in the Facility and shall be enforced by the Consultant; or, based upon the circumstances, by the Kirkland police department or Kirkland code enforcement staff.

- This facility is for the use of Kirkland residents, visitors, and permitted downtown employees.
 - 2 hours of free parking is available daily between 5:00 a.m. and midnight
 - Please park inside stall lines
 - Please do not occupy more than one parking stall
 - Parking in ADA stalls allowed only with a current, visibly-displayed State-issued permit
-
- Park at your own risk
 - No commuter parking
 - No loitering
 - No skateboarding
 - No overnight parking
 - No vehicle storage allowed
 - No vehicle repair or maintenance allowed
 - City public nuisance laws in apply (KMC 11.45)
 - City traffic regulations apply (KMC 12.12)

Downtown Kirkland Library Municipal Garage

Aug-18

12 MONTH PRO FORMA

394 Stalls; 24/7 Access

BY: DIAMOND PARKING LLC

Evening Attendant

NON-REVENUE/MANAGEMENT FEE PRO-FORMA

	January	February	March	April	May	June	July	August	September	October	November	December	Annual
Revenue:													
Transient Event Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Monthly/Permit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Validations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Gross Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
State Sales Tax (10.0%)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial Parking Tax (0.0%)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gross Revenue After All Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenue Per Stall (After Taxes)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payroll Expenses:													
Supervision (Variable: Scope Dependent)	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
Bookkeeper/Admin	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attendant- Service/Monitoring	\$2,108	\$1,904	\$2,108	\$2,040	\$2,108	\$2,040	\$2,108	\$2,108	\$2,040	\$2,108	\$2,040	\$2,108	\$24,820
Maintenance/Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxes and Benefits	\$777	\$726	\$777	\$760	\$777	\$760	\$777	\$777	\$760	\$777	\$760	\$777	\$9,205
Total Payroll:	\$3,885	\$3,630	\$3,885	\$3,800	\$3,885	\$3,800	\$3,885	\$3,885	\$3,800	\$3,885	\$3,800	\$3,885	\$46,025
Other Expenses:													
Garage License			\$378										\$378
Telephone and Internet Charges	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Repairs and Maintenance	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Pressure wash	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$6,600
Supplies	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$2,700
Other taxes and Licenses	\$74	\$70	\$74	\$73	\$74	\$73	\$74	\$74	\$73	\$74	\$73	\$74	\$881
Signs	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
Cleaning Service	\$1,885	\$1,885	\$1,885	\$1,885	\$1,885	\$1,885	\$1,885	\$1,885	\$1,885	\$1,885	\$1,885	\$1,885	\$22,620
Technical Support & PCI Compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permit Program Costs	\$1,200	\$0	\$0	\$1,200	\$0	\$0	\$1,200	\$0	\$0	\$1,200	\$0	\$0	\$4,800
Banking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CC Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Risk Management	\$440	\$440	\$440	\$440	\$440	\$440	\$440	\$440	\$440	\$440	\$440	\$440	\$5,280
Accounting & Data Processing	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$1,380
Base Management Fee	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Total Operating Expenses	\$10,474	\$9,015	\$9,652	\$10,388	\$9,274	\$9,188	\$10,474	\$9,274	\$9,188	\$10,474	\$9,188	\$9,274	\$115,864
Net Operating Income	(\$10,474)	(\$9,015)	(\$9,652)	(\$10,388)	(\$9,274)	(\$9,188)	(\$10,474)	(\$9,274)	(\$9,188)	(\$10,474)	(\$9,188)	(\$9,274)	(\$115,864)
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Due to Owner	(\$10,474)	(\$9,015)	(\$9,652)	(\$10,388)	(\$9,274)	(\$9,188)	(\$10,474)	(\$9,274)	(\$9,188)	(\$10,474)	(\$9,188)	(\$9,274)	(\$115,864)

Downtown Kirkland Library Municipal Garage

Aug-18

BY: DIAMOND PARKING LLC

12 MONTH PRO FORMA

394 Stalls; 24/7 Access

Evening Attendant

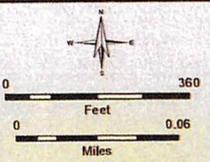
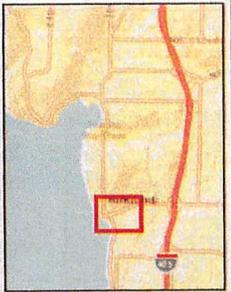
NON-REVENUE/MANAGEMENT FEE PRO-FORMA

	January	February	March	April	May	June	July	August	September	October	November	December	Annual
Revenue:													
Transient Event Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Monthly/Permit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Validations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Gross Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
State Sales Tax (10.0%)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial Parking Tax (0.0%)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gross Revenue After All Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenue Per Stall (After Taxes)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payroll Expenses:													
Supervision (Variable: Scope Dependent)	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$48,000
Bookkeeper/Admin	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attendant- Service/Monitoring	\$4,340	\$3,920	\$4,340	\$4,200	\$4,340	\$4,200	\$4,340	\$4,340	\$4,200	\$4,340	\$4,200	\$4,340	\$51,100
Maintenance/Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxes and Benefits	\$2,085	\$1,980	\$2,085	\$2,050	\$2,085	\$2,050	\$2,085	\$2,085	\$2,050	\$2,085	\$2,050	\$2,085	\$24,775
Total Payroll:	\$10,425	\$9,900	\$10,425	\$10,250	\$10,425	\$10,250	\$10,425	\$10,425	\$10,250	\$10,425	\$10,250	\$10,425	\$123,875
Other Expenses:													
Garage License			\$378										\$378
Telephone and Internet Charges	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Repairs and Maintenance	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Pressure wash	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$6,600
Supplies	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$2,700
Other taxes and Licenses	\$200	\$190	\$200	\$196	\$200	\$196	\$200	\$200	\$196	\$200	\$196	\$200	\$2,372
Signs	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
Cleaning Service	\$1,885	\$1,885	\$1,885	\$1,885	\$1,885	\$1,885	\$1,885	\$1,885	\$1,885	\$1,885	\$1,885	\$1,885	\$22,620
Technical Support & PCI Compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permit Program Costs	\$1,200	\$0	\$0	\$1,200	\$0	\$0	\$1,200	\$0	\$0	\$1,200	\$0	\$0	\$4,800
Banking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CC Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Risk Management	\$440	\$440	\$440	\$440	\$440	\$440	\$440	\$440	\$440	\$440	\$440	\$440	\$5,280
Accounting & Data Processing	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$1,380
Base Management Fee	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Total Operating Expenses	\$17,140	\$15,405	\$16,318	\$16,961	\$15,940	\$15,761	\$17,140	\$15,940	\$15,761	\$17,140	\$15,761	\$15,940	\$195,205
Net Operating Income	(\$17,140)	(\$15,405)	(\$16,318)	(\$16,961)	(\$15,940)	(\$15,761)	(\$17,140)	(\$15,940)	(\$15,761)	(\$17,140)	(\$15,761)	(\$15,940)	(\$195,205)
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Due to Owner	(\$17,140)	(\$15,405)	(\$16,318)	(\$16,961)	(\$15,940)	(\$15,761)	(\$17,140)	(\$15,940)	(\$15,761)	(\$17,140)	(\$15,761)	(\$15,940)	(\$195,205)

Exhibit C to Attachment A Map of Downtown Kirkland Municipal Garage Management



- - - Downtown Kirkland
- Parks / Open Spaces
- Parcels




Author: Name In Map Doc Properties
 Name: CBD_ExhibitC_AttachmentA
 Date Saved: 10/23/2018 8:04:39 AM

VEHICLE OCCUPANCY COUNTS

WEEK OF 12-13-2021

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	86	95	96	99	105	52.00%
	empty stalls	99	90	89	86	80	
	upper level occupied stalls (public 4 hr parking)	66	73	70	89	67	48.34%
	empty stalls	85	78	81	62	84	

4pm	Lower level occupied stalls (permit parking)	66	88	92	102	113	49.84%
	empty stalls	119	97	93	83	72	
	upper level occupied stalls (public 4 hr parking)	44	52	71	53	82	40.00%
	empty stalls	107	99	80	98	69	

Lower level = 185 permit parking only stalls on lower level & lower level ramp

Upper level = 151 public 4hr stalls on upper level

Note - not included in count: 4 ADA stalls & 4 EV stalls

WEEK OF 11-15-2021

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	90	97	103	116	101	54.81%
	empty stalls	95	88	82	69	84	
	upper level occupied stalls (public 4 hr parking)	66	74	90	95	52	49.93%
	empty stalls	85	77	61	56	99	

4pm	Lower level occupied stalls (permit parking)	64	91	101	104	121	52.00%
	empty stalls	121	94	84	81	64	
	upper level occupied stalls (public 4 hr parking)	50	64	51	70	64	39.60%
	empty stalls	101	87	100	81	87	

Lower level = 185 permit parking only stalls on lower level & lower level ramp

Upper level = 151 public 4hr stalls on upper level

Note - not included in count: 4 ADA stalls & 4 EV stalls

WEEK OF 10-25-2021

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	85	89	91	101	108	51.24%
	empty stalls	100	96	94	84	77	
	upper level occupied stalls (public 4 hr parking)	45	54	64	83	90	44.50%
	empty stalls	106	97	87	68	61	

4pm	Lower level occupied stalls (permit parking)	70	90	105	99	112	51.46%
	empty stalls	115	95	80	86	73	
	upper level occupied stalls (public 4 hr parking)	51	63	57	74	75	42.38%
	empty stalls	100	88	94	77	76	

Lower level = 185 permit parking only stalls on lower level & lower level ramp

Upper level = 151 public 4hr stalls on upper level

Note - not included in count: 4 ADA stalls & 4 EV stalls

WEEK OF 9-13-2021

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	85	91	94	100	99	50.70%
	empty stalls	100	94	91	85	86	
	upper level occupied stalls (public 4 hr parking)	86	79	71	90	74	52.98%
	empty stalls	65	72	80	61	77	

4pm	Lower level occupied stalls (permit parking)	83	94	103	105	109	53.41%
	empty stalls	102	91	82	80	76	
	upper level occupied stalls (public 4 hr parking)	52	57	72	75	66	42.65%
	empty stalls	99	94	79	76	85	

Lower level = 185 permit parking only stalls on lower level & lower level ramp

Upper level = 151 public 4hr stalls on upper level

Note - not included in count: 4 ADA stalls & 4 EV stalls

WEEK OF 8-16-2021

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	81	95	109	115	100	54.05%
	empty stalls	104	90	76	70	85	
	upper level occupied stalls (public 4 hr parking)	87	99	115	127	93	69.01%
	empty stalls	64	52	36	24	58	

4pm	Lower level occupied stalls (permit parking)	65	87	107	106	105	50.81%
	empty stalls	120	98	78	79	80	
	upper level occupied stalls (public 4 hr parking)	82	111	113	121	98	69.54%
	empty stalls	69	40	38	30	53	

Lower level = 185 permit parking only stalls on lower level & lower level ramp

Upper level = 151 public 4hr stalls on upper level

Note - not included in count: 4 ADA stalls & 4 EV stalls

WEEK OF 7-12-2021

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	85	101	99	115	105	54.59%
	empty stalls	100	84	86	70	80	
	upper level occupied stalls (public 4 hr parking)	117	142	121	148	128	86.89%
	empty stalls	34	9	30	3	23	

4pm	Lower level occupied stalls (permit parking)	75	111	111	114	115	56.86%
	empty stalls	110	74	74	71	70	
	upper level occupied stalls (public 4 hr parking)	112	138	148	118	131	85.70%
	empty stalls	39	13	3	33	20	

Lower level = 185 permit parking only stalls on lower level & lower level ramp

Upper level = 151 public 4hr stalls on upper level

Note - not included in count: 4 ADA stalls & 4 EV stalls

WEEK OF 6-14-2021

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	74	86	96	103	89	48.43%
	empty stalls	111	99	89	82	96	
	upper level occupied stalls (public 4 hr parking)	87	95	116	123	117	71.26%
	empty stalls	64	56	35	28	34	

4pm	Lower level occupied stalls (permit parking)	71	97	116	109	107	54.05%
	empty stalls	114	88	69	76	78	
	upper level occupied stalls (public 4 hr parking)	67	96	129	118	126	70.99%
	empty stalls	84	55	22	33	25	

Lower level = 185 permit parking only stalls on lower level & lower level ramp

Upper level = 151 public 4hr stalls on upper level

Note - not included in count: 4 ADA stalls & 4 EV stalls

WEEK OF 5-10-2021

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	64	78	88	85	86	43.35%
	empty stalls	121	107	97	100	99	
	upper level occupied stalls (public 4 hr parking)	75	77	107	83	112	60.13%
	empty stalls	76	74	44	68	39	

4pm	Lower level occupied stalls (permit parking)	53	67	88	90	104	43.46%
	empty stalls	132	118	97	95	81	
	upper level occupied stalls (public 4 hr parking)	47	89	63	64	126	51.52%
	empty stalls	104	62	88	87	25	

Lower level = 185 permit parking only stalls on lower level & lower level ramp

Upper level = 151 public 4hr stalls on upper level

Note - not included in count: 4 ADA stalls & 4 EV stalls

WEEK OF 4-12-2021

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	67	74	85	86	82	42.59%
	empty stalls	118	111	100	99	103	
	upper level occupied stalls (public 4 hr parking)	60	71	89	88	93	53.11%
	empty stalls	91	80	62	63	58	

4pm	Lower level occupied stalls (permit parking)	54	67	84	75	96	40.65%
	empty stalls	131	118	101	110	89	
	upper level occupied stalls (public 4 hr parking)	55	83	67	85	95	50.99%
	empty stalls	96	68	84	66	56	

Lower level = 185 permit parking only stalls on lower level & lower level ramp

Upper level = 151 public 4hr stalls on upper level

Note - not included in count: 4 ADA stalls & 4 EV stalls

WEEK OF 3-15-21

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	60	74	76	84	82	40.65%
	empty stalls	125	111	109	101	103	
	upper level occupied stalls (public 4 hr parking)	58	75	82	76	95	51.13%
	empty stalls	93	76	69	75	56	

4pm	Lower level occupied stalls (permit parking)	48	66	83	76	83	38.49%
	empty stalls	137	119	102	109	102	
	upper level occupied stalls (public 4 hr parking)	22	54	67	34	65	32.05%
	empty stalls	129	97	84	117	86	

Lower level = 185 permit parking only stalls on lower level & lower level ramp

Upper level = 151 public 4hr stalls on upper level

Note - not included in count: 4 ADA stalls & 4 EV stalls

WEEK OF 2-8-2021

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	41	49	64	48	49	27.14%
	empty stalls	144	136	121	137	136	
	upper level occupied stalls (public 4 hr parking)	55	60	63	52	40	35.76%
	empty stalls	96	91	88	99	111	

4pm	Lower level occupied stalls (permit parking)	35	42	55	47	47	24.43%
	empty stalls	150	143	130	138	138	
	upper level occupied stalls (public 4 hr parking)	18	31	29	18	27	16.29%
	empty stalls	133	120	122	133	124	

Lower level = 185 permit parking only stalls on lower level & lower level ramp

Upper level = 151 public 4hr stalls on upper level

Note - not included in count: 4 ADA stalls & 4 EV stalls

WEEK OF 1-11-2021

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	39	53	54	64	59	29.08%
	empty stalls	146	132	131	121	126	
	upper level occupied stalls (public 4 hr parking)	46	41	58	52	67	34.97%
	empty stalls	105	110	93	99	84	

4pm	Lower level occupied stalls (permit parking)	32	45	51	63	57	26.81%
	empty stalls	153	140	134	122	128	
	upper level occupied stalls (public 4 hr parking)	14	17	33	36	44	19.07%
	empty stalls	137	134	118	115	107	

Lower level = 185 permit parking only stalls on lower level & lower level ramp

Upper level = 151 public 4hr stalls on upper level

Note - not included in count: 4 ADA stalls & 4 EV stalls

WEEK OF 12-14-2020

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	48	60	70	69	69	34.16%
	empty stalls	137	125	115	116	116	
	upper level occupied stalls (public 4 hr parking)	51	51	57	47	47	33.51%
	empty stalls	100	100	94	104	104	

4pm	Lower level occupied stalls (permit parking)	35	58	54	65	63	29.73%
	empty stalls	150	127	131	120	122	
	upper level occupied stalls (public 4 hr parking)	22	32	34	33	24	19.21%
	empty stalls	129	119	117	118	127	

Lower level = 185 permit parking only stalls on lower level & lower level ramp

Upper level = 151 public 4hr stalls on upper level

Note - not included in count: 4 ADA stalls & 4 EV stalls

WEEK OF 11-16-2020

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	47	53	54	49	62	28.65%
	empty stalls	138	132	131	136	123	
	upper level occupied stalls (public 4 hr parking)	48	42	47	45	60	32.05%
	empty stalls	103	109	104	106	91	

4pm	Lower level occupied stalls (permit parking)	41	51	63	61	66	30.49%
	empty stalls	144	134	122	124	119	
	upper level occupied stalls (public 4 hr parking)	12	27	31	27	19	15.36%
	empty stalls	139	124	120	124	132	

Lower level = 185 permit parking only stalls on lower level & lower level ramp

Upper level = 151 public 4hr stalls on upper level

Note - not included in count: 4 ADA stalls & 4 EV stalls

WEEK OF 10-5-2020

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	44	61	57	60	59	30.38%
	empty stalls	141	124	128	125	126	
	upper level occupied stalls (public 4 hr parking)	35	45	46	47	42	28.48%
	empty stalls	116	106	105	104	109	

4pm	Lower level occupied stalls (permit parking)	47	62	69	72	73	34.92%
	empty stalls	138	123	116	113	112	
	upper level occupied stalls (public 4 hr parking)	24	47	51	38	33	25.56%
	empty stalls	127	104	100	113	118	

Lower level = 185 permit parking only stalls on lower level & lower level ramp

Upper level = 151 public 4hr stalls on upper level

Note - not included in count: 4 ADA stalls & 4 EV stalls

WEEK OF 9-14-2020

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	49	56	61	63	69	32.22%
	empty stalls	136	129	124	122	116	
	upper level occupied stalls (public 4 hr parking)	25	24	37	29	37	20.13%
	empty stalls	126	127	114	122	114	

4pm	Lower level occupied stalls (permit parking)	43	54	67	59	65	31.14%
	empty stalls	142	131	118	126	120	
	upper level occupied stalls (public 4 hr parking)	17	19	36	32	34	18.28%
	empty stalls	134	132	115	119	117	

Lower level = 185 permit parking only stalls on lower level & lower level ramp

Upper level = 151 public 4hr stalls on upper level

Note - not included in count: 4 ADA stalls & 4 EV stalls

WEEK OF 8-10-2020

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	51	62	71	58	66	33.30%
	empty stalls	134	123	114	127	119	
	upper level occupied stalls (public 4 hr parking)	33	36	27	44	35	23.18%
	empty stalls	118	115	124	107	116	

4pm	Lower level occupied stalls (permit parking)	54	59	69	65	67	33.95%
	empty stalls	131	126	116	120	118	
	upper level occupied stalls (public 4 hr parking)	32	37	37	49	66	29.27%
	empty stalls	119	114	114	102	85	

Lower level = 185 permit parking only stalls on lower level & lower level ramp

Upper level = 151 public 4hr stalls on upper level

Note - not included in count: 4 ADA stalls & 4 EV stalls

WEEK OF 6-15-2020

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	24	35	31	33	34	16.97%
	empty stalls	161	150	154	152	151	
	upper level occupied stalls (public 4 hr parking)	16	17	20	35	41	17.09%
	empty stalls	135	134	131	116	110	

4pm	Lower level occupied stalls (permit parking)	29	43	45	40	45	21.84%
	empty stalls	156	142	140	145	140	
	upper level occupied stalls (public 4 hr parking)	20	30	43	58	55	27.28%
	empty stalls	131	121	108	93	96	

Lower level = 185 permit parking only stalls on lower level & lower level ramp

Upper level = 151 public 4hr stalls on upper level

Note - not included in count: 4 ADA stalls & 4 EV stalls

WEEK OF 5-11-2020

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	8	5	6	5	4	3.03%
	empty stalls	177	180	179	180	181	
	upper level occupied stalls (public 4 hr parking)	13	10	13	10	16	8.21%
	empty stalls	138	141	138	141	135	

4pm	Lower level occupied stalls (permit parking)	9	6	6	9	10	4.32%
	empty stalls	176	179	179	176	175	
	upper level occupied stalls (public 4 hr parking)	7	15	14	13	18	8.87%
	empty stalls	144	136	137	138	133	

Lower level = 185 permit parking only stalls on lower level & lower level ramp

Upper level = 151 public 4hr stalls on upper level

Note - not included in count: 4 ADA stalls & 4 EV stalls

WEEK OF 4-13-2020

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	7	3	6	6	7	3.14%
	empty stalls	178	182	179	179	178	
	upper level occupied stalls (public 4 hr parking)	4	5	10	5	8	4.24%
	empty stalls	147	146	141	146	143	

4pm	Lower level occupied stalls (permit parking)	9	5	4	7	11	3.89%
	empty stalls	176	180	181	178	174	
	upper level occupied stalls (public 4 hr parking)	6	5	9	11	7	5.03%
	empty stalls	145	146	142	140	144	

Lower level = 185 permit parking only stalls on lower level & lower level ramp

Upper level = 151 public 4hr stalls on upper level

Note - not included in count: 4 ADA stalls & 4 EV stalls

WEEK OF 3-9-2020

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	46	59	54	55	58	32.19%
	empty stalls	123	110	115	114	111	
	upper level occupied stalls (public 4 hr parking)	57	70	72	78	70	41.56%
	empty stalls	110	97	95	89	97	

4pm	Lower level occupied stalls (permit parking)	45	61	51	47	65	31.83%
	empty stalls	124	108	118	122	104	
	upper level occupied stalls (public 4 hr parking)	69	87	89	73	77	47.31%
	empty stalls	98	80	78	94	90	

Lower level = 169 permit parking only stalls

Upper level = 167 total stalls - 117 public 4hr stalls + 50 shared public & permit stalls

Note - not included in count: 4 ADA stalls & 4 EV stalls

WEEK OF 2-10-2020

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	54	73	63	69	68	38.70%
	empty stalls	115	96	106	100	101	
	upper level occupied stalls (public 4 hr parking)	105	165	114	150	125	78.92%
	empty stalls	62	2	53	17	42	

4pm	Lower level occupied stalls (permit parking)	55	81	75	73	89	44.14%
	empty stalls	114	88	94	96	80	
	upper level occupied stalls (public 4 hr parking)	103	111	97	123	122	66.59%
	empty stalls	64	56	70	44	45	

Lower level = 169 permit parking only stalls

Upper level = 167 total stalls - 117 public 4hr stalls + 50 shared public & permit stalls

Note - not included in count: 4 ADA stalls & 4 EV stalls

WEEK OF 1-6-2020

Time		MON	TUE	WED	THUR	FRI	Avg Occupancy
11am	Lower level occupied stalls (permit parking)	56	69	63	86	60	39.53%
	empty stalls	113	100	106	83	109	
	upper level occupied stalls (public 4 hr parking)	102	110	126	164	98	71.86%
	empty stalls	65	57	41	3	69	

4pm	Lower level occupied stalls (permit parking)	54	66	65	81	81	41.07%
	empty stalls	115	103	104	88	88	
	upper level occupied stalls (public 4 hr parking)	92	101	102	99	120	61.56%
	empty stalls	75	66	65	68	47	

Lower level = 169 permit parking only stalls

Upper level = 167 total stalls - 117 public 4hr stalls + 50 shared public & permit stalls

Note - not included in count: 4 ADA stalls & 4 EV stalls