

ATTACHMENT C

SUMMARY TEN-YEAR CAPITAL PLAN

The Los Angeles Union Station (Union Station) Ten-Year Project Projection identifies the known major Capital Improvement Projects for the station. The attached spreadsheet, Cost Center 4520 – 10 Year Budget, divides those projects into: (a) current Capital Projects underway with Project Numbers; and (b) Identified Future Projects with Project Numbers as TBD.

We have one current Capital Improvement Project in progress in the station; Fire, Life, Safety/ADA and LED lighting. Currently, that project is progressing on schedule and within budget.

Identified Future Projects were prioritized on the basis of state of good repair, public safety, compliance with law, enhancing Union Station as a Transit Oriented Destination and being “customer-centric”, and meeting passenger needs for Metro, Amtrak and Metrolink. The restroom project is the number one Identified Future Project for Union Station out of a total of nine Future Projects listed.

All of the proposed projects are motivated by the foregoing criteria. Major projects include:

- The Ticket Concourse restaurant concept would be placed behind the Ticket Counter and seat approximately one hundred diners. The main floor area of the Ticket Concourse would remain available for event booking.
- Passenger Concourse Restack includes the co-location of businesses and services that have customers and functions in common and the creation of a European-style food hall offering a variety of eateries and experiences. This project is triggered by implementation of the LinkUS project which relocates certain Amtrak facilities into the new concourse.
- The Amtrak Bus Parking Security facility is a future project for which Amtrak would be asked to provide a capital contribution.

The balance of the projects represent ongoing restoration and refurbishment projects required to maintain the historic structure. As with any plan, modifications to the list and their individual projected timing may be amended as more knowledge evolves.

		Non-Labor Expenses										Assumptions Detail				
Project Num	Project Name	18	19	20	21	22	23	24	25	26	27	Applied Assumpt	If other assumption, explain	Justification	Project Priority (Low/Medium/High)	
610061	OWNED PROPERTY	3,880,692.00	3,206,677	3,306,062	3,408,589	3,514,358	3,623,476	3,736,053	3,852,200	3,972,034	4,095,677	CPI	CPI assumed 3-percent and cost inflation of 5-percent for insurance.	Operating Expense Reimbursement to Thir-Party Management Company.	High	
210145	UNION STATION FLS-ADA & LED	6,674,000.00	6,675,000										Second part half of project work	Continuation of Board Directed Project.	High	
320011	UNION STATION	60,000.00	61,068	62,186	63,398	64,698	65,940	67,199	68,496	69,832	71,194	CPI	3-percent cost infaltion assumed	Cost for Audit of Union Station required annually.	High	
TOTAL	TOTAL		9,942,745	3,368,248	3,471,987	3,579,056	3,689,416	3,803,252	3,920,696	4,041,866	4,166,871					
		Non-Labor Expenses										Assumptions Detail			Description and Scope	
Project Num	Project Name	18	19	20	21	22	23	24	25	26	27	Applied Assumpt	If other assumption, explain	Justification	Description (if new)	Scope of Work
TBD	Men's & Women's Restrooms - Union Station		7,950,000									Other	Cost estimated and provided as total Expected project cost.	Required to bring to needed capacity for current and future use of station. Current restroom facilities are not meeting passenger needs for Amtrak, Metrolink, or Metro ridership.	Construction of New Men's and Women's Restrooms & Renovation of Existing M/W Restrooms	Construction of New Men's and Women's Restrooms & Renovation of Existing M/W Restrooms
320011	State of Good Repair -metals resonation (every 5 years) -wood restoration (every 6 years) -Parking lot slurry/stripe (every 6 years) -station wide repainting (every 5 years) -tile replacement (4th year and as needed)	0	0	2,000,000	2,500,000	1,000,000	0	0	0	2,000,000	1,500,000	Other	Cost estimated and provided as total Expected project cost.	Projects are required to ensure safe and well maintained station for passengers. Deferring items listed will only increase total costs in later budget year.	Continue to maintain Union Station existing infrastructure as required to provide for long-term asset life and avoidance of increased costs due to deferred maintenance.	Restoration of Metal Windows & Doors, Restoration of Wood Counters & Chairs, Station-wide Slurry & Stripe, Interior & Exterior Painting including patching of concrete spalls throughout, Recreation of historic tile & replacement of damaged tiles throughout main station
TBD	Amtrak Bus Plaza Security							3,500,000				Other	Cost estimated and provided as total Expected project cost.	Required to ensure safe and productive business environment for Amtrak bus terminal operations.	Installation of Security Booth, Parking Control Gates & Pedestrian Safety Fencing @ Amtrak Bus Plaza	Installation of Security Booth, Parking Control Gates & Pedestrian Safety Fencing @ Amtrak Bus Plaza
TBD	Ceiling Restoration				1,500,000	1,500,000						Other	Cost estimated and provided as total Expected project cost.	Years of neglect prior to Metro ownership have left historically protected ceiling in poor condition. Continued deferred maintenance will only increase costs for restoration in coming years. Lower cost alternatives to replace ceiling tiles are not possible due to preservation requirements.	Cleaning & Painting of Waiting Room Ceiling & Ticket Concourse Ceiling	Cleaning & Painting of Waiting Room Ceiling & Ticket Concourse Ceiling
TBD	Parking Lot G Renovation						4,725,000					Other	Cost estimated and provided as total Expected project cost.	Required to ensure needed parking requirements and capacity are met as well as replacement of collapsed utility lines, inefficient lighting, and corroded asphalt.	Installation of Parking Control Gates, New underground utilities, lighting, asphalt & striping	Installation of Parking Control Gates, New underground utilities, lighting, asphalt & striping
TBD	Ticket Concourse Restaurant								3,200,000	3,200,000		Other	Cost estimated and provided as total Expected project cost.	Required to bring high quality tenant aligned with Metro vision for Union Station. Tenant will be a revenue producer and source of income for Metro once in place.	Landlord work associated with new Ticket Concourse Tenant	Landlord work associated with new Ticket Concourse Tenant
TBD	Expansion Joint Renovation			750,000								Other	Cost estimated and provided as total Expected project cost.	Required to ensure plumbing systems are adequate and will be able to maintain daily ridership projections for Union Station into the future as well as reduce leaks, avoid damage to underlying foundation, and reduce causes of public health issues related to and associated with moisture.	Renovation of copper expansion joints throughout main building including new waterproofing system	Renovation of copper expansion joints throughout main building including new waterproofing system
TBD	Passenger Concourse Restack								5,000,000	5,000,000	5,000,000	Other	Cost estimated and provided as total Expected project cost.	Required to accommodate future transit projects as outlined in LinkUSA and other plans for Union Station's growth as LA's Rail Hub.	Multi-phased reconfiguration of Passenger Concourse	Multi-phased reconfiguration of Passenger Concourse
TBD	Landscaping Renovation									1,500,000	1,500,000	Other	Cost estimated and provided as total Expected project cost.	Beatification project to ensure Union Station Represents Los Angeles as premier economic driver of Southern California during lead up to expected international events of 2028.	Landscaping Renovation @ Historic Station	Landscaping Renovation @ Historic Station
			7,950,019	2,750,020	4,000,021	2,500,022	4,725,023	3,500,024	5,000,025	11,700,026	11,200,027					