



BOTL Board Meeting

Guest Parking

March 20, 2025

Guest Parking Options

- Leasing Parking from Owners
- Use of EV Charging Spaces Initially
- Construct New Guest Parking Spaces





Renting/Leasing a Parking Space from an Owner

Considerations:

- Several owners do not use their outside parking space.
- Have contacted five owners to date about renting their space to Bayview.
- One would lease their space to Bayview for a year.
- This space would have to be temporarily traded with a space on the south side of B Building.



Using an EV charging space

Considerations:

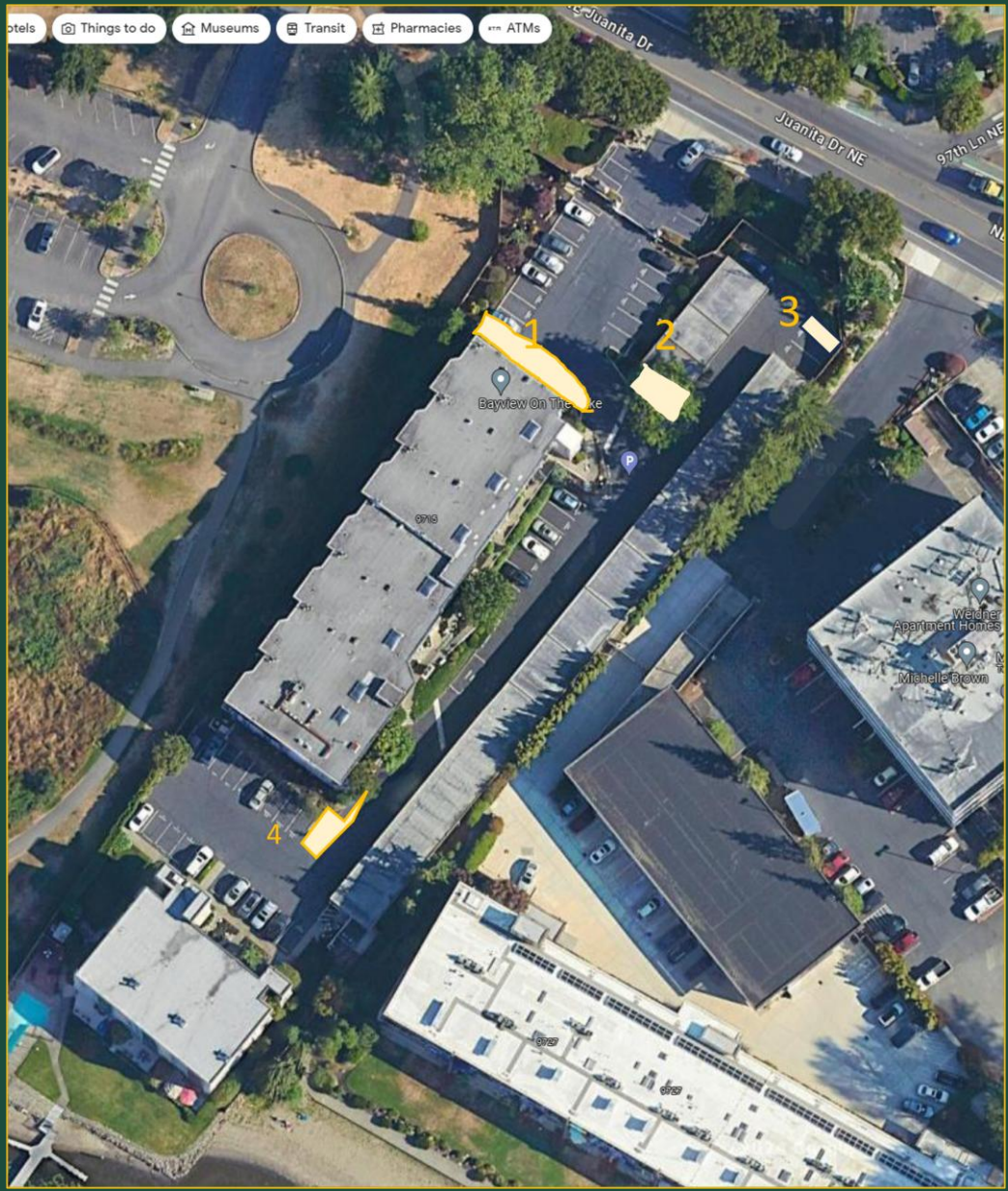
- Four EV's on the property now.
- Fully charging an EV would take about 6 to 8 hours.
- The use of the EV chargers depends on the number of miles driven by the EV's on the property.
- It takes about 1 hour of charging to provide electricity for about 22 miles of range.
- Two EV charging spaces are probably not necessary for charging the four EV's on the property now.



Constructing New Parking Spaces

Considerations:

- Four areas for possible parking spaces were identified.
- Three contractors were asked to provide cost estimates and their comments on the possible parking spaces.
- The contractors were:
 - McLeod Construction
 - Brookstone Landscape and design
 - Tilco Vanguard
- This is the permanent solution to provide parking spaces.





Parking Space 1

Recommended





Parking Space 2

Recommended





Parking Space 3





Parking Space 4



Parking Space Bid Results

Company	Space 1	Space 2	Space 3	Space 4
McLeod	\$7,223.08	\$11,366.32	\$28,548.74	\$8,241.52
Brookstone	\$15,281.39	\$10,228.72	\$12,090.68	\$6,430.65
Tilco Vanguard	\$13,542.00	\$6,386.00	\$3,684.22	\$3,431.00

Notes

Cost do not include sales tax.

Permit costs are not included.

McLeod - Space 1 is smaller and Space 3 is in more difficult location.

Brookstone - Space 3 is slightly larger than the Tilco.

Tilco Vanguard - Curbing is in addition to the bid numbers shown mainly in Spaces 3 & 4.

Recommendations 1

1. Lease parking space for 3 to 5 months at \$50 per month from volunteer resident. We have a volunteer owner for this.
2. Trade with an owner to transfer this parking space to the parking stalls at the south end of B Building during this time.
3. Allow guest parking in one of the EV Charger spaces during this 3 to 5 months
4. Select Tilco Vanguard to build additional spaces in summer of 2025 followed by the planned parking lot re-sealing and striping. This is more efficient since the same contactor is doing both pieces of work.
5. Construct parking Spaces 1 and 2 in summer of 2025.
6. Investigate feasibility of constructing Spaces 3 and 4, if desired.



Recommendations 2

1. Lease parking space for one year at \$50 per month from volunteer resident. We have a volunteer owner for this.
2. Trade with an owner to transfer this parking space to the parking stalls at the south end of B Building.
3. Allow guest parking in one of the EV Charger spaces. Erect signage for the new parking spaces.
4. Construct parking Spaces 1 and 2 in summer of 2026.
5. Investigate feasibility of constructing Spaces 3 and 4.
6. Select Tilco Vanguard to build additional spaces in 2026-2027.
7. Include construction of new parking spaces in the 2026-2027 budget.
8. Build parking spaces in summer of 2026.



Financing Construction

Primary

1. Use common area reserve to pay for parking space construction.
2. Dedicate parking fine revenues to reimburse reserves for parking space construction.
3. Set EV charging electrical costs above PSE rate costs.

Secondary

1. Use common area reserve to pay for parking space construction.
2. Special assess to reimburse reserves, about \$500 to \$700 per unit.
3. Dedicate parking fine revenues to reimburse reserves.
4. Set EV charging electrical costs above PSE rate costs to reimburse.

