

Georgetown Parking Structure - Concepts Comparison Matrix - Tamiro Plaza Site

WGI Project #: 23217408.00
November 1, 2021

PARKING STRUCTURE		TAMIRO PLAZA SITE					
		OPTION 1A	OPTION 1B	OPTION 1C	OPTION 2A	OPTION 2B	OPTION 2C
General Parking Structure Statistics							
1	Number of Spaces	293	231	227	305	292	255
2	Existing Parking Spaces Displaced						
3	Net Gain of Spaces =	293	231	227	305	292	255
4	Dimensions of Parking Structure	126' x 236'	126' x 236'	126' x 236'	126' x 236'	126' x 236'	126' x 236'
5	Ramping System	Single Helix	Single Helix	Single Helix	Single Helix	Single Helix	Single Helix
6	Total Number of Levels (grade level and above)	3	3	3	4	4	4
Parking Efficiency & Areas							
7	Total Parking Structure Area (SF)	112,400	107,500	105,400	113,050	106,750	98,650
8	Interior Commercial Space Area (SF)	0	4,900	7,000	0	6,300	14,400
9	Total Area (SF) =	112,400	112,400	112,400	113,050	113,050	113,050
10	Parking Structure Efficiency w/o Commercial Area (Sq. Ft./Space)	384	465	464	371	366	387
11	Concept Ranked by Parking Efficiency (For This Site Only)	3	6	5	2	1	4
12	Basement Parking Area (SF) Included in Parking Structure Area	24,900	26,400	26,400	0	0	0
13	Historic Architectural Façade Treatment Area (SF)	16,268	18,808	18,855	23,140	25,281	25,281
General Items							
14	User Comfort Factor	B	B	B	B	B	B
15	Location Ranked Relative to the Town Square (1=closest; 3=farthest)	2	2	2	2	2	2
16	Concept Supports Commerical, Residential or Both	No	Commercial	Commercial	No	Commercial	Commercial
17	Concept Requires Additional Land Acquisition for Development	Yes	Yes	Yes	Yes	Yes	Yes
18	Concept Promotes a "Park" and Surface Lot	No	No	No	No	No	No
19	Approximate height above grade (height to top of parapet)	26'-5" & 29'-5"	30'-1" & 34'-2"	30'-1" & 34'-2"	37'-9" & 41'-10"	41'-5" & 45'-6"	41'-5" & 45'-6"
Traffic Access & Impacts							
20	Entry Lane Street Access	Main St	Main St / 6th St	Main St / 6th St	Main St	Main St	Main St
21	Exit Lane Street Access	Main St / 6th St	Main St / 6th St	Main St / 6th St	Main St / 6th St	Main St / 6th St	Main St
Vertical Circulation							
22	Parking Ramp Slopes	2.86%, 5%, 6.0%, 10%	2.86%, 5.1%, 6.5%, 12.5%, 13.5%	2.86%, 5.1%, 6.5%, 12.5%, 13.5%	2.86%, 5.1%, 6.5%, 12.5%	2.86%, 5.1%, 5.25%, 6.5%, 12.5%	2.86%, 5.1%, 5.25%, 6.5%, 12.5%
23	Percentage of Spaces on Non-Ramping Floors @ Typ. Level	29%	29%	29%	29%	29%	29%
24	Number of Dead Ends	2	2	2	2	2	2
Parking Geometrics & Circulation							
25	Number of Bays	2	2	2	2	2	2
26	Angle of Parking	90 Degree	90 Degree	90 Degree	90 Degree	90 Degree	90 Degree
27	1-Way or 2-Way Traffic Flow, or Both	2-Way	2-Way	2-Way	2-Way	2-Way	2-Way
Opinion of Probable Construction Cost (2021 Dollars)							
28	Base Parking Structure Comparative Unit Cost (\$/SF)	66.00	66.00	66.00	66.00	66.00	66.00
29	Base Parking Structure Cost (Incl Surface Lots)	\$7,418,400	\$7,095,000	\$6,956,400	\$7,461,300	\$7,045,500	\$6,510,900
30	Historic Architectural Façade Treatment Premium Cost at \$65/SF	\$1,057,432	\$1,222,536	\$1,225,575	\$1,504,116	\$1,643,293	\$1,643,293
31	Interior Commercial Area Shell Space Cost at \$120/SF	\$0	\$588,000	\$840,000	\$0	\$756,000	\$1,728,000
32	Land Acquisition Allowance	TBD	TBD	TBD	TBD	TBD	TBD
33	Durable CIP P/T Structural System Premium Cost at \$3/SF	\$337,200	\$337,200	\$337,200	\$339,150	\$339,150	\$339,150
34	Painted Ceilings Premium Cost at \$1.75/SF	\$153,125	\$124,688	\$121,013	\$147,875	\$136,850	\$122,675
35	Conceptual cost premium for basement level (\$30/SF)	\$747,000	\$792,000	\$792,000	\$0	\$0	\$0
36	Garage Fire Protection Sprinklers & Mechanical Ventilation Cost at \$6.00/SF	\$149,400	\$158,400	\$158,400	\$0	\$0	\$0
37	Cost to Build Liner Residential, Commerical Buildings, or Parks	\$0	\$0	\$0	\$0	\$0	\$0
38	SUBTOTAL	\$9,862,557	\$10,317,823	\$10,430,587	\$9,452,441	\$9,920,793	\$10,344,018
39	Concept Design Contingency (10%)	\$986,256	\$1,031,782	\$1,043,059	\$945,244	\$992,079	\$1,034,402
40	Parking Structure Preliminary Construction Cost =	\$10,848,812	\$11,349,606	\$11,473,646	\$10,397,685	\$10,912,872	\$11,378,420
41	Parking Structure Cost per SF =	\$96.52	\$100.98	\$102.08	\$91.97	\$96.53	\$100.65
42	Cost Per Structured Parking Space =	\$37,027	\$49,132	\$50,545	\$34,091	\$37,373	\$44,621
43	Cost Per Net Parking Space =	\$37,027	\$49,132	\$50,545	\$34,091	\$37,373	\$44,621