

# Georgetown Parking Structure - Concepts Comparison Matrix - 6th & Main

WGI Project #: 23217408.00  
November 1, 2021

PARKING STRUCTURE		6TH & MAIN	
		3 LEVELS ABOVE GRADE + FULL BASEMENT	4 LEVELS ABOVE GRADE + PARTIAL BASEMENT
<b>General Parking Structure Statistics</b>		<b>OPTION A</b>	<b>OPTION B</b>
1	Number of Spaces	207	219
2	Existing Parking Spaces Displaced		
3	Net Gain of Spaces =	207	219
4	Dimensions of Parking Structure	126' x 170'	126' x 170'
5	Ramping System	Single Helix	Single Helix
6	Total Number of Levels (grade level and above)	3	3
<b>Parking Efficiency &amp; Areas</b>			
7	Total Parking Structure Area (SF)	76,000	84,000
8	Interior Commercial Space Area (SF)	0	0
9	Total Area (SF) =	76,000	84,000
10	Parking Structure Efficiency w/o Commercial Area (Sq. Ft./Space)	367	384
11	Concept Ranked by Parking Efficiency (For This Site Only)	1	2
12	Basement Parking Area (SF) Included in Parking Structure Area	21,000	9,460
13	Historic Architectural Façade Treatment Area (SF)	8,344	10,707
13A	Architectural Split Face Block (SF)	4,700	6,000
<b>General Items</b>			
14	User Comfort Factor	B	B
15	Location Ranked Relative to the Town Square (1 = closest) ; 3 = farthest)	1	1
16	Concept Supports Commerical, Residential or Both	No	No
17	Concept Requires Additional Land Acquisition for Development	No	No
18	Concept Promotes a "Park" and Surface Lot	No	No
19	Approximate height above grade (height to top of parapet)	26'-5" & 32'-1"	37'-9" & 32'-1" & 43'-5"
<b>Traffic Access &amp; Impacts</b>			
20	Entry Lane Street Access	6th St	6th St
21	Exit Lane Street Access	6th St	6th St
<b>Vertical Circulation</b>			
22	Parking Ramp Slopes	6.2%	6.2%
23	Percentage of Spaces on Non-Ramping Floors @ Typ. Level	19%	19%
24	Number of Dead Ends	2	2
<b>Parking Geometrics &amp; Circulation</b>			
25	Number of Bays	2	2
26	Angle of Parking	90 Degree	90 Degree
27	1-Way or 2-Way Traffic Flow, or Both	2-Way	2-Way
<b>Opinion of Probable Construction Cost (2021 Dollars)</b>			
28	Base Parking Structure Comparative Unit Cost (\$/SF)	66.00	66.00
29	Base Parking Structure Cost	\$5,016,000	\$5,544,000
30	Historic Architectural Façade Treatment Premium Cost at \$65/SF	\$542,355	\$695,923
30A	Split Face Block façade Cost at \$30/SF	\$141,000	\$180,000
31	Interior Commercial Area Shell Space Cost at \$120/SF	\$0	\$0
32	Land Acquisition Allowance	TBD	TBD
33	Durable CIP P/T Structural System Premium Cost at \$3/SF	\$228,000	\$252,000
34	Painted Ceilings Premium Cost at \$1.75/SF	\$96,250	\$108,150
35	Conceptual cost premium for basement level (\$30/SF)	\$630,000	\$283,800
36	Garage Fire Protection Sprinklers & Mechanical Ventilation Cost at \$6.00/SF	\$126,000	\$56,760
37	Cost to Build Liner Residential, Commerical Buildings, or Parks	\$0	\$0
38	SUBTOTAL	\$6,779,605	\$7,120,633
39	Concept Design Contingency (10%)	\$677,960	\$712,063
40	<b>Parking Structure Preliminary Construction Cost =</b>	<b>\$7,457,565</b>	<b>\$7,832,696</b>
41	Parking Structure Cost per SF =	\$98.13	\$93.25
42	Cost Per Structured Parking Space =	\$36,027	\$35,766
43	Cost Per Net Parking Space =	\$36,027	\$35,766