

Georgetown Parking Structure - Concepts Comparison Matrix - 9th & Main Site

WGI Project #: 23217408.00
November 1, 2021

3 LEVEL PARKING STRUCTURE		9TH & MAIN SITE						
		OPTION A	OPTION B	OPTION B.1	OPTION B.2	OPTION C	OPTION D	OPTION E
General Parking Structure Statistics								
1	Number of Spaces	259	328	354	381	377	341	464
2	Existing Parking Spaces Displaced	136	136	136	136	136	136	136
3	Net Gain of Spaces =	123	192	218	245	241	205	328
4	Dimensions of Parking Structure	124' x 247'	186' x 247'	186' x 247'	186' x 247'	178' x 247'	186' x 244'	244' x 247'
5	Ramping System	Single Helix	Single Helix	Single Helix	Single Helix	Single Helix	Single Helix	Single Helix
6	Total Number of Levels (grade level and above)	3	3	3	3	3	3	3
Parking Efficiency & Areas								
7	Total Parking Structure Area (SF)	85,800	116,500	124,300	131,800	125,300	124,400	159,800
8	Interior Commercial Space Area (SF)	0	15,300	14,100	14,100	0	5,400	15,100
9	Total Area (SF) =	85,800	131,800	138,400	145,900	125,300	129,800	174,900
10	Parking Structure Efficiency w/o Commercial Area (Sq. Ft./Space)	331	355	351	346	332	365	344
11	Concept Ranked by Parking Efficiency (For This Site Only)	1	6	5	4	2	7	3
12	Basement Parking Area (SF) Included in Parking Structure Area	0	0	0	0	0	0	0
13	Historic Architectural Façade Treatment Area (SF)	6,800	19,240	26,916	26,916	16,532	17,914	30,524
General Items								
14	User Comfort Factor	B	B	B	B	B	B	B
15	Location Ranked Relative to the Town Square (1=closest; 3=farthest)	2	2	2	2	2	2	2
16	Concept Supports Commerical, Residential or Both	Both	Both	Commercial	Both	Both	Both	Commercial
17	Concept Requires Additional Land Acquisition for Development	No	No	No	No	No	No	No
18	Concept Promotes a "Park" and Surface Lot	No	No	Yes	Yes	No	No	No
19	Approximate height above grade (height to top of parapet)	26'-5" & 28'-5"	30'-1" & 32'-1"	30'-1" & 32'-1"	30'-1" & 32'-1"	26'-5" & 28'-5"	28'-1" & 30'-1"	30'-1" & 32'-1"
Traffic Access & Impacts								
20	Entry Lane Street Access	9th St / 10th St	9th St / 10th St	9th St / 10th St	9th St / 10th St	9th St / 10th St	9th St / 10th St	9th St / 10th St
21	Exit Lane Street Access	9th St / 10th St	9th St / 10th St	9th St / 10th St	9th St / 10th St	9th St / 10th St	9th St / 10th St	9th St / 10th St
Vertical Circulation								
22	Parking Ramp Slopes	1.3%, 6.0%	1.3%, 6.0%, 12%	1.3%, 6.0%, 12%	1.3%, 6.0%, 12%	1.2%, 5.6%	1.3%, 6.1%, 11.5%	1.3%, 6.0%
23	Percentage of Spaces on Non-Ramping Floors @ Typ. Level	18%	26%	20%	20%	19%	22%	26%
24	Number of Dead Ends	2	2	2	None	None	None	2
Parking Geometrics & Circulation								
25	Number of Bays	2	3	3	3	3	3	4
26	Angle of Parking	90 Degree	90 Degree	90 Degree	90 Degree	70 & 90 Degrees	90 Degree	90 Degree
27	1-Way or 2-Way Traffic Flow, or Both	2-Way	2-Way	2-Way	2-Way	Both	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	66.00
29	Base Parking Structure Cost (Incl Surface Lots)	\$5,662,800	\$7,689,000	\$8,266,800	\$8,842,800	\$8,269,800	\$8,210,400	\$10,546,800
30	Historic Architectural Façade Treatment Premium Cost at \$65/SF	\$442,010	\$1,250,625	\$1,749,566	\$1,749,566	\$1,074,609	\$1,164,411	\$1,984,028
31	Interior Commercial Area Shell Space Cost at \$120/SF	\$0	\$1,836,000	\$1,692,000	\$1,692,000	\$0	\$648,000	\$1,812,000
32	Land Acquisition Allowance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
33	Durable CIP P/T Structural System Premium Cost at \$3/SF	\$257,400	\$395,400	\$415,200	\$437,700	\$375,900	\$389,400	\$524,700
34	Painted Ceilings Premium Cost at \$1.75/SF	\$99,750	\$154,350	\$154,350	\$154,350	\$147,000	\$152,775	\$204,750
35	Conceptual cost premium for basement level (\$30/SF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
36	Garage Fire Protection Sprinklers & Mechanical Ventilation Cost at \$6.00/SF	\$0	\$0	\$0	\$0	\$0	\$0	\$0
37	Cost to Build Liner Residential, Commerical Buildings, or Parks	TBD	TBD	TBD	TBD	TBD	TBD	TBD
38	SUBTOTAL	\$6,461,960	\$11,325,375	\$12,277,916	\$12,876,416	\$9,867,309	\$10,564,986	\$15,072,278
39	Concept Design Contingency (10%)	\$646,196	\$1,132,537	\$1,227,792	\$1,287,642	\$986,731	\$1,056,499	\$1,507,228
40	Parking Structure Preliminary Construction Cost =	\$7,108,156	\$12,457,912	\$13,505,707	\$14,164,057	\$10,854,040	\$11,621,484	\$16,579,506
41	Parking Structure Cost per SF =	\$82.85	\$94.52	\$97.58	\$97.08	\$86.62	\$89.53	\$94.79
42	Cost Per Structured Parking Space =	\$27,445	\$37,981	\$38,152	\$37,176	\$28,791	\$34,081	\$35,732
43	Cost Per Net Parking Space =	\$57,790	\$64,885	\$61,953	\$57,812	\$45,038	\$56,690	\$50,547

3 LEVELS