

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

WGI Project #: 23217408.00  
November 1, 2021

4 LEVEL PARKING STRUCTURE		9TH & MAIN SITE						
		OPTION A	OPTION B	OPTION B.1	OPTION B.2	OPTION C	OPTION D	OPTION E
<b>General Parking Structure Statistics</b>								
1	<b>Number of Spaces</b>	357	468	497	524	514	486	650
2	Existing Parking Spaces Displaced	136	136	136	136	136	136	136
3	<b>Net Gain of Spaces =</b>	<b>221</b>	<b>332</b>	<b>361</b>	<b>388</b>	<b>378</b>	<b>350</b>	<b>514</b>
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)	4	4	4	4	4	4	3
<b>Parking Efficiency &amp; Areas</b>								
7	Total Parking Structure Area (SF)	116,400	162,400	170,200	177,700	169,300	169,800	220,100
8	Interior Commercial Space Area (SF)	0	15,300	14,100	14,100	0	5,400	15,100
9	<b>Total Area (SF) =</b>	116,400	177,700	184,300	191,800	169,300	175,200	235,200
10	Parking Structure Efficiency w/o Commercial Area (Sq. Ft./Space)	<b>326</b>	<b>347</b>	<b>342</b>	<b>339</b>	<b>329</b>	<b>349</b>	<b>339</b>
11	Concept Ranked by Parking Efficiency (For This Site Only)	1	5	4	3	2	6	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)	9,610	26,258	36,642	36,642	23,366	24,899	36,736
<b>General Items</b>								
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)	37'-9" & 39'-9"	41'-5" & 43'-5"	41'-5" & 43'-5"	41'-5" & 43'-5"	37'-9" & 39'-9"	39'-5" & 41'-5"	43'-5" & 41'-5"
<b>Traffic Access &amp; Impacts</b>								
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
<b>Vertical Circulation</b>								
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%, 12%
23	Percentage of Spaces on Non-Ramping Floors @ Typ. Level	18%	22%	20%	20%	19%	22%	
24	Number of Dead Ends	2	2	2	None	None	None	2
<b>Parking Geometrics &amp; Circulation</b>								
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
<b>Options of Probable Construction Cost (2021 Dollars)</b>								
28	Base Parking Structure Comparative Unit Cost (\$/SF)	66.00	66.00	66.00	66.00	66.00	66.00	66.00
29	<b>Base Parking Structure Cost (Incl Surface Lots)</b>	<b>\$7,682,400</b>	<b>\$10,718,400</b>	<b>\$11,296,200</b>	<b>\$11,872,200</b>	<b>\$11,173,800</b>	<b>\$11,206,800</b>	<b>\$14,526,600</b>
30	Historic Architectural Façade Treatment Premium Cost at \$65/SF	\$624,650	\$1,706,769	\$2,381,704	\$2,381,704	\$1,518,806	\$1,618,417	\$2,387,822
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	\$349,200	\$533,100	\$552,900	\$575,400	\$507,900	\$525,600	\$705,600
34	Painted Ceilings Premium Cost at \$1.75/SF	\$154,350	\$234,675	\$234,675	\$234,675	\$224,000	\$232,225	\$310,275
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	<b>SUBTOTAL</b>	<b>\$8,810,600</b>	<b>\$15,028,944</b>	<b>\$16,157,479</b>	<b>\$16,755,979</b>	<b>\$13,424,506</b>	<b>\$14,231,042</b>	<b>\$19,742,297</b>
39	Concept Design Contingency (10%)	\$881,060	\$1,502,894	\$1,615,748	\$1,675,598	\$1,342,451	\$1,423,104	\$1,974,230
40	<b>Parking Structure Preliminary Construction Cost =</b>	<b>\$9,691,660</b>	<b>\$16,531,838</b>	<b>\$17,773,227</b>	<b>\$18,431,577</b>	<b>\$14,766,957</b>	<b>\$15,654,146</b>	<b>\$21,716,526</b>
41	Parking Structure Cost per SF =	\$83.26	\$93.03	\$96.44	\$96.10	\$87.22	\$89.35	\$92.33
42	Cost Per Structured Parking Space =	\$27,148	\$35,324	\$35,761	\$35,175	\$28,729	\$32,210	\$33,410
43	Cost Per Net Parking Space =	\$43,854	\$49,795	\$49,233	\$47,504	\$39,066	\$44,726	\$42,250

4  
L  
E  
V  
E  
L  
S