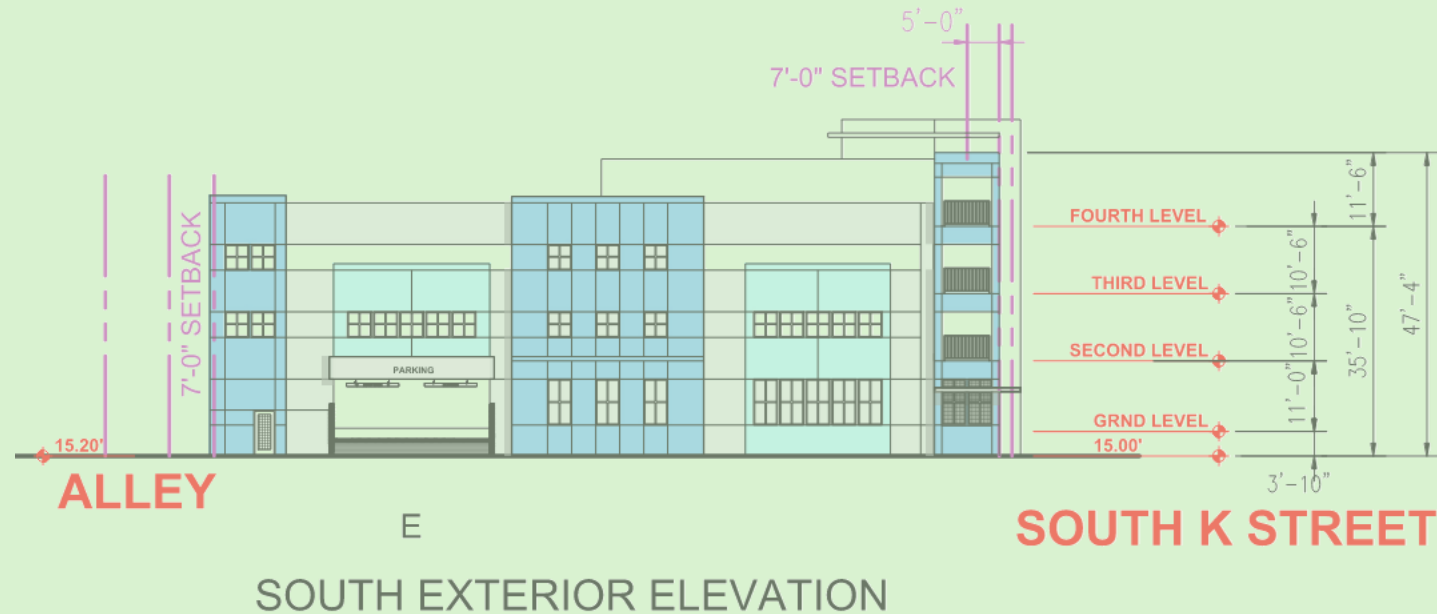


Commission Direction on Preliminary Design



Bruno Phillips - PGAL

August 19,
2025



Brent Whitfield - Chen

Background: Parking Studies & Comprehensive

Summary of Parking Studies (2018 & 2024)

Findings

- Parking is at capacity during peak hours on the weekend
- Demand is increasing with increased occupancy and planned development

Recommendations

- Creating a paid parking program to manage inventory
- Recommend an increase to parking inventory
 - Parking garage at South K Street

Comprehensive Agreement for South K Street Garage



Background: Timeline from the

	Activity	Schedule	Design Fee	
	Comprehensive Agreement	Apr 2025		 Commission Review
	Initial Design Report (Schematic Design)	Jun 2025	\$150,000	 Commission Approve or Provide Direction
	<i>City Review Initial Design</i>	<i>Aug 2025</i>		
	Preliminary Design (Design Development)	Nov 2025	\$250,000	 City Review for Consistency
	<i>City Review Preliminary Design</i>	<i>Dec 2025</i>		 HRPB & Commission Consideration
	<i>City Entitlement Process</i>	<i>Mar 2026</i>		
	Construction Documents	May 2026		 City Regulatory Review for Consistency
	<i>City Permit Process</i>	<i>Jul 2026</i>		
	Design Contingency	Jul 2026	\$75,000	 Commission Review
	Guaranteed Maximum Price (GMP) Proposal	Sep 2026	\$275,000	
	<i>City GMP Approval</i>	<i>Sep 2026</i>		
	Commence Garage Construction	Oct 2026		

Background: Preliminary Design Submittal

July 15th Presentation to City Commission

- Option 1: Four (4) Story Garage with 231 spaces
 - **\$8.3M** with second elevator, no exterior paint
- Option 2: Five (5) Story Garage with 259 spaces
 - **\$9.1M** with second elevator, no exterior paint
- With exterior paint and aluminum framing/cladding
 - **\$8.9M** for four story garage
 - **\$9.7M** for five story garage
- All options included a southern setback for relocated structures



Revised Preliminary Design Options

Revised Option 1: Four Story Garage (Expanded Footprint)

- Increase proposed parking inventory & improve efficiency
- Increase safety elements
 - Reduced ramp slopes
 - Wider end bays for safer turning



Revised Option 2: Five Story Garage (Expanded Footprint)

- Maximize additional parking inventory & improve efficiency

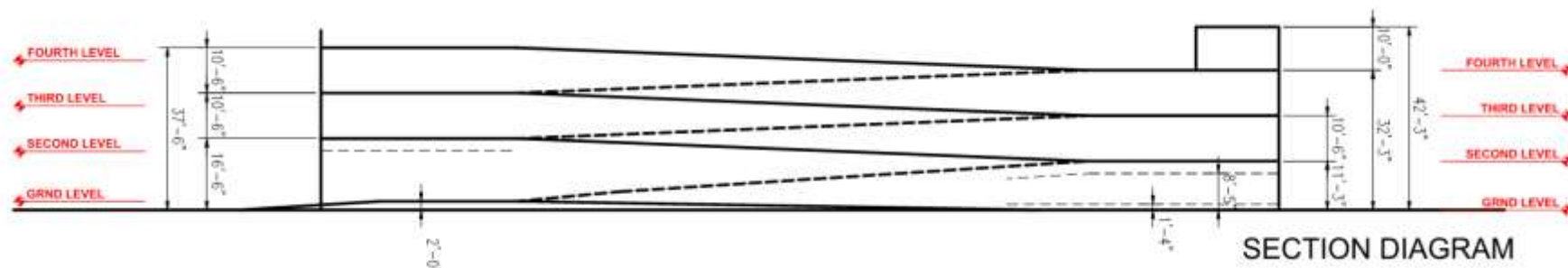


Revised Option 3: Convertible Rooftop Event Space (Expanded Footprint)

Revised Preliminary Design: Option 1

Four Story Garage - 281 Spaces

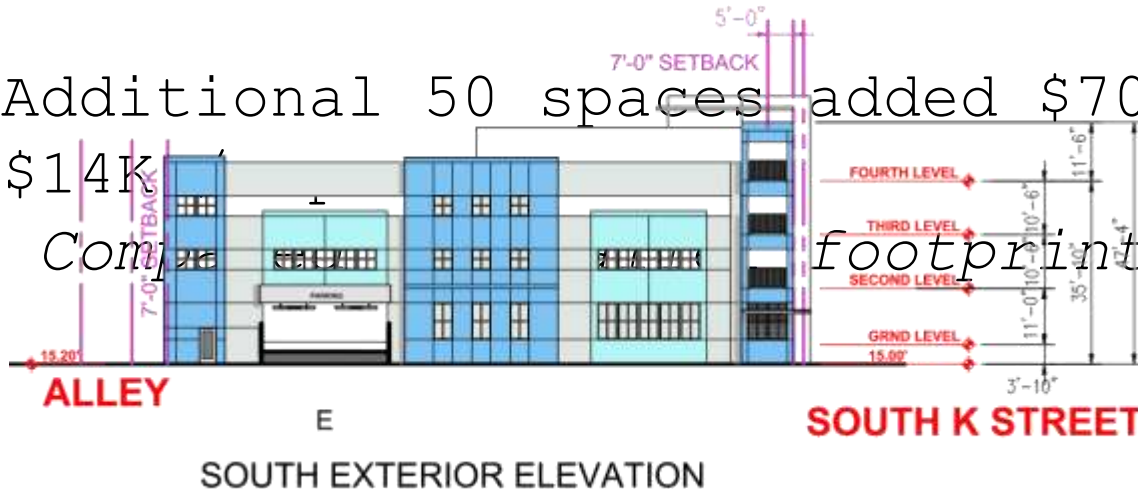
- Extended to 18 feet from southern property line
 - Allows for one car queued within the property.
 - Provides a landscape buffer from 1st Ave South.
 - End bays have been increased 1'-6" to improve safety in vehicular turning movements.
 - The efficiency has been improved from 378 SF per space (Base) to 354 SF per space
 - Both but
-



Revised Preliminary Design: Option 1 Cost

Four Story Garage – 281 Spaces

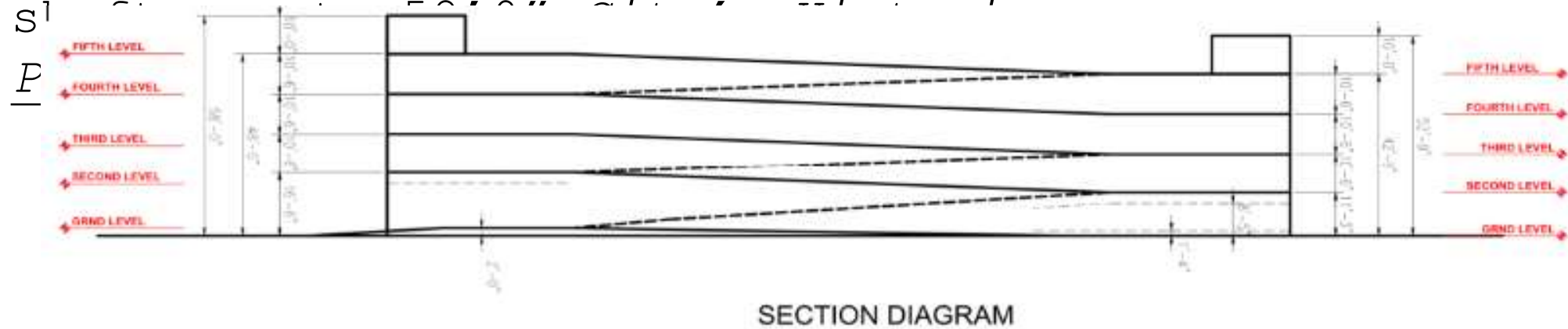
- Estimated Construction Cost
 - Base cost (with two elevators):
\$9.0M
 - With exterior paint and framing:
\$9.7M
- Average construction cost per space:
\$34K
- Additional 50 spaces added \$700K or
\$14K per space



Revised Preliminary Design: Option 2

Five Story Garage – 363 Spaces

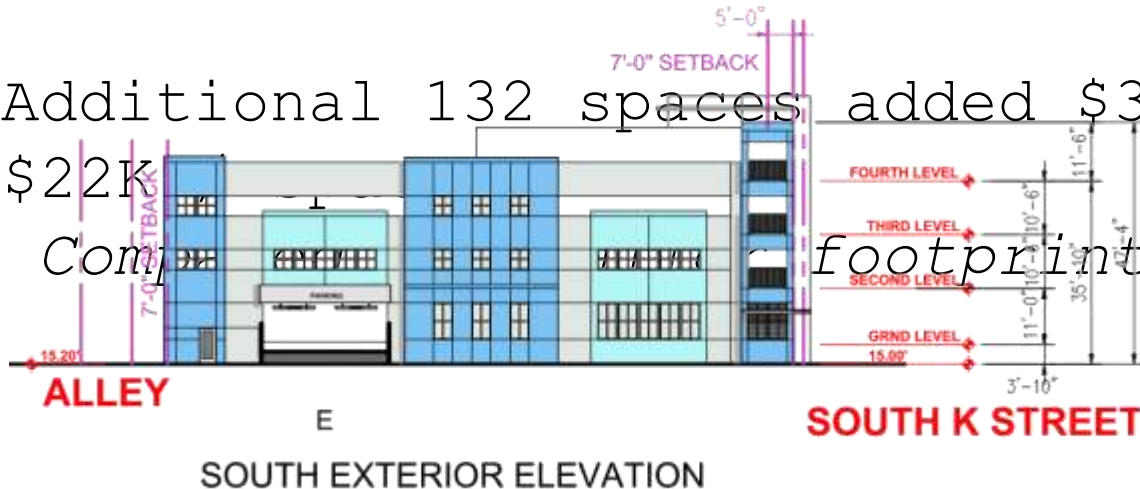
- Same footprint as Revised Option 1
- The efficiency has been improved from 378 SF per space (Base) to 348 SF per space (Option 2).
- Both bays still require sloping ramps, but slope has been reduced for comfort accessibility (4.05%)
- Parapet height of 52'0" with stair/elevator shaft



Revised Preliminary Design: Option 2 Cost

Five Story Garage - 363 Spaces

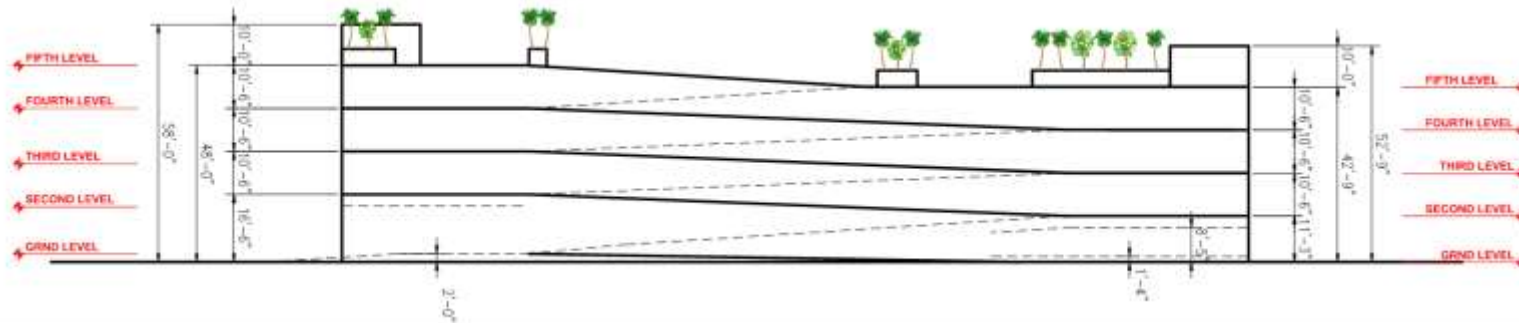
- Estimated Construction Cost
 - Base cost (with two elevators):
\$11.0M
 - With exterior paint and framing:
\$11.9M
 - Average construction cost per space: \$32K
 - Additional 132 spaces added \$3M or \$22K
- Complete footprint option*



Preliminary Design: Option 3 Design

Convertible Rooftop Event Space

- 120' x 45' space at the northern end of rooftop
- Top level ramps are shorter and steeper
- Additional stairwell to accommodate assembly
- Inclusion of planters (with irrigation) on the rooftop
- Additional water and electric services for vendors

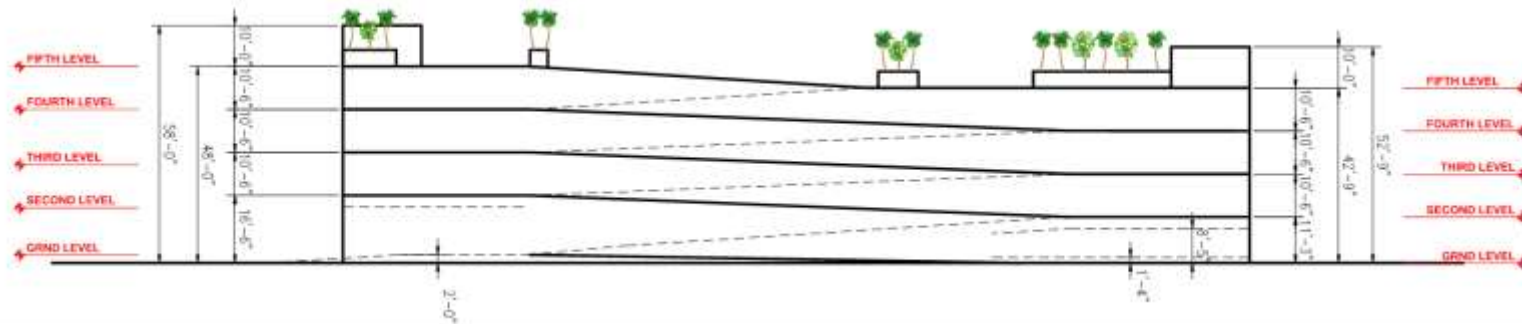


- Occupancy load for terraced area =

Preliminary Design: Option 3 Construction

Convertible Rooftop Event Space

- Additional Cost: **\$1.6M**
- Four level option
 - Average construction cost per space: \$40K
- Five level option
 - Average construction cost per space: \$37K



Summary of Cost Estimates

VERSION	DESCRIPTION	INVENTORY	ESTIMATED COST	COST PER SPACE	ABOVE BUDGET
July	Option 1 - 4 Levels Small Footprint	231	\$ 8,900,000	\$ 38,528.14	\$ 400,000
July	Option 2 - 5 Levels Small Footprint	259	\$ 9,700,000	\$ 37,451.74	\$ 1,200,000
August	Option 1 - 4 Levels Large Footprint	281	\$ 9,710,000	\$ 34,555.16	\$ 1,210,000
August	Option 2 - 5 Levels Large Footprint	363	\$ 11,850,000	\$ 32,644.63	\$ 3,350,000
August	Option 3A - 4 Levels w/ Event Space	281	\$ 11,310,000	\$ 40,249.11	\$ 2,810,000
August	Option 3B - 5 Levels w/ Event Space	363	\$ 13,450,000	\$ 37,052.34	\$ 4,950,000

All estimates assume 2 elevators and painted exterior with aluminum framing

All estimates include construction contingency of 5% on base

Budgetary Considerations

Budget Available for K Street Garage

- Budget committed in Comprehensive Parking Agreement: **\$8.5M**
- Developer contribution for structure relocation: **\$500K**
 - Transferable if the City elects to demolish instead of relocate: **~\$420K**
- Allocated City budget for retrofit of relocated structures: **\$660K**
- Additional budget available to be re-allocated: **\$1.08M**
- Total garage related budget if structure relocation not performed: **\$9.58M**



Additional Consideration

- If the structure relocation and rehabilitation budget is

Additional Design Considerations & Value

Exterior Appearance

- Painted exterior only solid colors or graphic mural
(No aluminum framing)
- Trellis for climbing vines strategically located along the South K Street elevation



Value Engineering

- Relocation of Electric Vehicle (EV) charging stations to potentially reduce fire suppression requirements
 - Utilize City-owned surface lot on east side of South K Street (golf carts, bicycles, other modes)
- Revisit fire protection requirements

Timeline for the South K Street

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8/19 - Commission to provide direction for next design phase



City Review for Consistency



HRPB and Commission consideration



City Regulatory Review for Consistency



Commission Review

A street scene at sunset with palm trees, parked cars, and a sign for 'All Day Happy Hour'. The sky is a mix of orange, pink, and blue. The street is lined with palm trees and various buildings. A sign in the foreground reads 'All Day Happy Hour' and 'Locals Only'. Several cars are parked along the street, and a motorcycle is parked near the sign. The overall atmosphere is relaxed and urban.

Questions & Discussion