

MADEIRA BEACH PARKING FEASIBILITY STUDY

PROPOSAL REQUEST_APRIL 2026

Existing Conditions and Demand Analysis - Citywide

- Review existing parking inventory including public, private, on-street, and off-street parking. – The city will provide all available statistics for review, if the subconsultant requires additional statistical information beyond what is available please include a per hour rate with a NTE estimate
- Evaluate parking utilization and demand – The city will provide all available statistics for review, if the subconsultant requires additional statistical information beyond what is available please include a per hour rate with a NTE estimate
- Prepare a citywide parking demand assessment identifying:
 - Existing parking supply & Current utilization
 - Areas with surplus or deficient parking
 - The below ask for JPV will address parking at the southern end of the city. Provide general information for the north end of the city based on the study results , addressing if parking is needed and if so, the vicinity in which it would be most beneficial

John's Pass Village Parking (JPV) Needs Assessment

- Review of up to 3 locations as identified by the city
- Quantify the amount of additional parking needed

JPV - Feasibility Review of Three Selected Sites

The City will identify up to 3 sites within the John's Pass Village area for further evaluation. For each site, the consultant shall:

- Review the site's ability to accommodate a parking garage
- Evaluate site constructability and development constraints
- Identify underground conflicts and utility issues
- Review land size and dimensional limitations
- Evaluate applicable zoning, land use, and regulatory constraints
- Review site access and operational considerations
- Identify any permitting, right-of-way, or acquisition considerations.
- Provide an estimate of the number of parking spaces that could reasonably be developed at each site.

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- Identify advantages, disadvantages, and major risks associated with each location – This should take into account if any of the above would increase construction costs due to an “issue” that would otherwise be avoidable at another location, i.e. excessive underground utilities

In consideration of the above, the city would request a “Go/No Go” approach such that if a selected site is truly not an option based on a criteria under review, then review of that site should be paused, the city notified and a path forward discussed.

JPV - Cost and Implementation Considerations

- Provide a construction cost estimate for each site.
- Identify anticipated challenges, required improvements, utility relocations, or other extraordinary costs.
- Provide a general implementation roadmap identifying:
 - Most feasible site(s) & next steps for design, engineering, or due diligence

Deliverables

- The consultant shall provide a report summarizing all findings listed above
- Presentation of findings to the BOC

Proposal Considerations

- In the proposal please provide a LS estimate for public engagement meetings to provide an “a la carte” option for the commission
- The sites should also be individually considered, while some BOC want to look at all 3 they may decide to pursue only 2 so the proposal should be such that it can simply be removed as a line item
- It’s understood that cost could fluctuate based on how useful the city data parking is and that additional research may be needed at per hour rate
- The city will continue to update the sharepoint with information which will include information on city owned parking, information on the three selected sites, details on projects that are in permitting and/or proposed that will include publicly available parking opportunities, etc..