



MEMORANDUM

TO: Hon. Mayor and Board of Commissioners

THROUGH: Robert Daniels, City Manager

FROM: Jamie Ahrens, Public Works Director

DATE: January 15, 2021

RE: Parking Garage

Background

City Staff had a meeting with a Consultant that specializes in parking garages. The basis of the meeting was to get a better understanding of the construction cost, operating cost, space limitations, programming, etc. Based on the conversation, staff has been able to determine some rough numbers and general rules of thumb within the industry.

It is possible to build a parking garage that would fit in any current City owned lot. However, to maximize efficiency, the suggested minimum footprint of the structure to be 120ft x 250ft. and 300-400 available parking spaces. If the area is reduced, the cost efficiency goes down, and the cost per space increases (construction and operating).

For estimating purposes, Staff assumes the structure is 120ft x 250ft and has 300 spaces. The estimates are for discussion purposes and to get a better understanding of a potential project scale and potential impacts. Prices can fluctuate depending on site location, surrounding development, construction, or material cost. The numbers provided do not necessarily consider the structure being in a coastal environment.

- Construction Cost - \$4,500,000 to \$5,400,000 (\$15,000 - \$18,000/space)
- Design Cost - \$900,000 to \$1,080,000 (20% of Construction Cost)
- Annual Operating Cost - \$90,000 to \$120,000 (\$300 - \$400/space)
- Sales Tax is 7% of total parking revenue
- Consider credit card fees for each transaction
- City employees park for free

Other considerations and suggestions.

- Determine current utilization of parking lots and other parking structures.
- Explore options for a shared use facility or potential partnership to relieve some of the burden of the construction cost.
- Consider the future demand and the impacts of ride sharing services, electric bikes/scooters, potential of autonomous vehicles. All could reduce the demand for additional parking