

EVALUATED SITES

- 1** AUSTIN & 4TH
- 2** TAMIRO PLAZA
- 3** 6TH & MAIN
- 4** LIBRARY - SOUTH
- 5** 9TH & MAIN

DOWNTOWN GEORGETOWN PARKING SITES EVALUATION

November 1, 2021

AUSTIN & 4TH SITE (3 & 4 Levels + Basement)

A

Residential &
Commercial

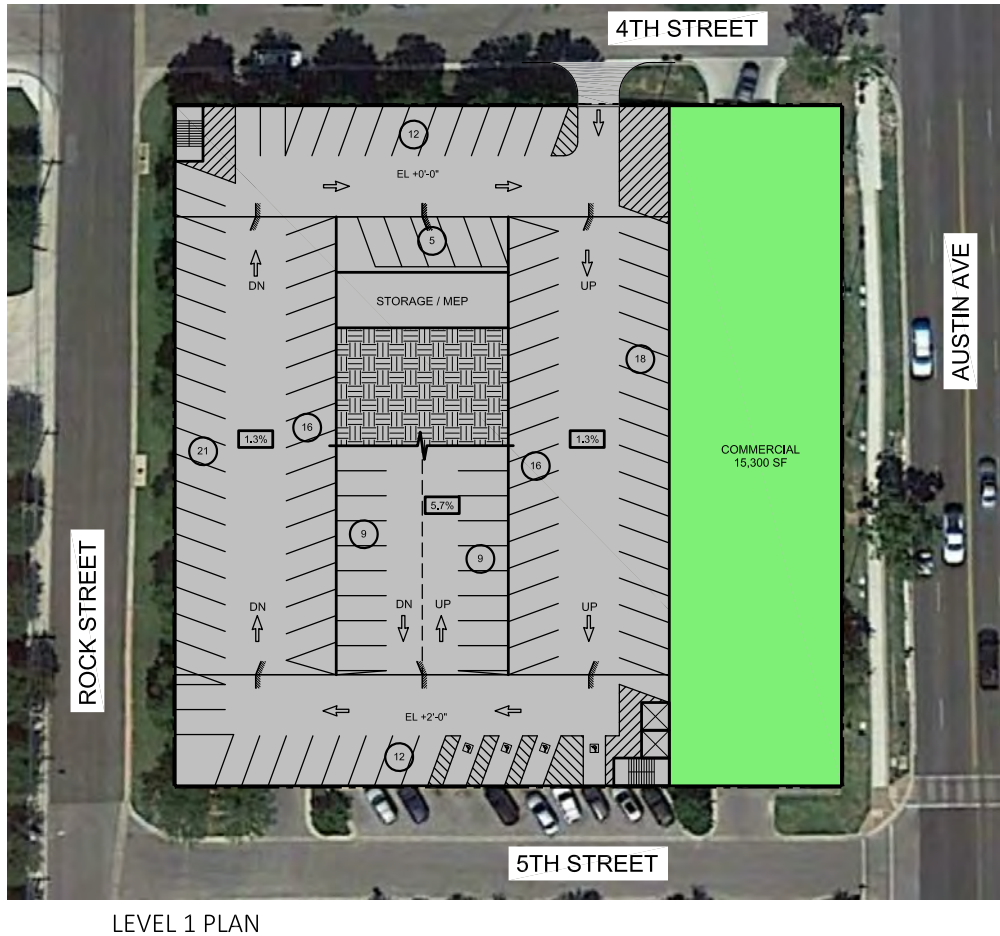
3 levels - 249 Spaces
(126 Net Gain)
4 levels - 344 Spaces
(221 Net Gain)



B

Commercial

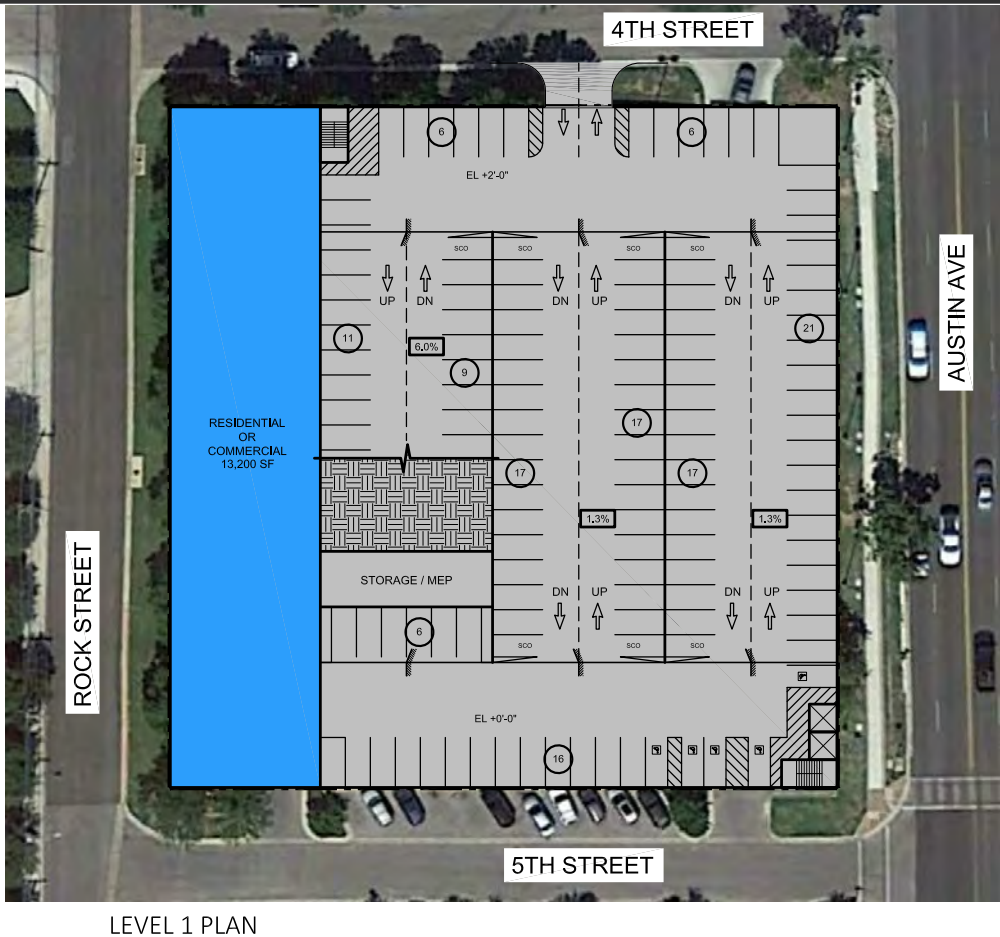
3 levels - 372 Spaces
(249 Net Gain)
4 levels - 507 Spaces
(384 Net Gain)



C

Commercial

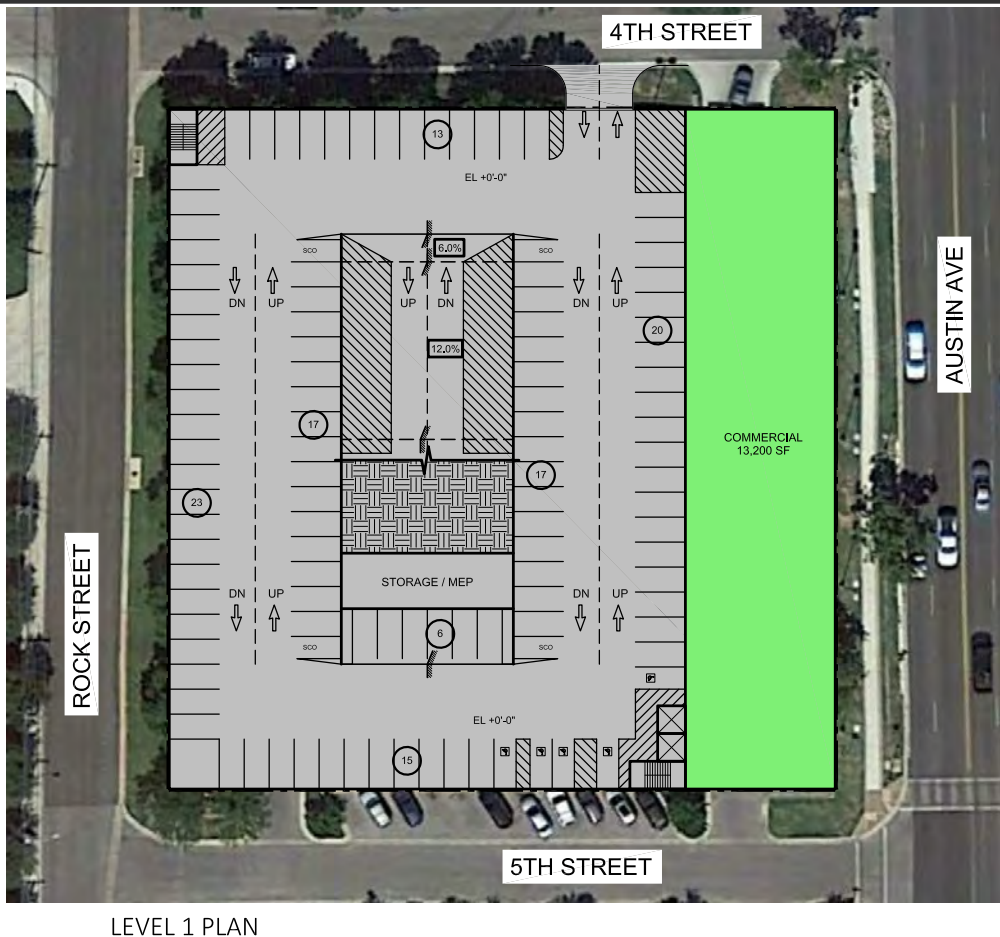
3 levels - 332 Spaces
(209 Net Gain)
4 levels - 474 Spaces
(351 Net Gain)



D

Residential

3 levels - 338 Spaces
(215 Net Gain)
4 levels - 481 Spaces
(358 Net Gain)



AUSTIN & 4TH SITE

		4TH & AUSTIN SITE (3 levels above grade)				4TH & AUSTIN SITE (4 levels above grade)			
		OPTION A	OPTION B	OPTION C	OPTION D	OPTION A	OPTION B	OPTION C	OPTION D
General Parking Structure Statistics									
1	Number of Spaces	249	372	332	338	344	507	474	481
2	Existing Parking Spaces Displaced	123	123	123	123	123	123	123	123
3	Net Gain of Spaces =	126	249	209	215	221	384	351	358
4	Dimensions of Parking Structure	124' x 245'	178' x 245'	186' x 245'	186' x 245'	124' x 245'	178' x 245'	186' x 245'	186' x 245'
Parking Efficiency & Areas									
5	Total Parking Structure Area (SF)	85,400	124,300	116,900	125,900	115,800	167,900	162,500	171,500
6	Interior Commercial Space Area (SF)	0	0	13,900	4,800	0	0	13,900	4,800
7	Total Area (SF) =	85,400	124,300	130,800	130,700	115,800	167,900	176,400	176,300
8	Parking Structure Efficiency w/o Commercial Area (SF/Space)	343	334	352	372	337	331	343	357
9	Concept Ranked by Parking Efficiency (For This Site Only)	2	1	3	4	2	1	3	4
10	Basement Parking Area (SF) Included in Parking Structure Area	30,380	43,610	45,570	45,570	30,380	43,610	45,570	45,570
11	Historic Architectural Façade Treatment Area (SF)	5,394	12,827	15,702	15,702	7,957	19,282	22,675	22,675
Opinion of Probable Construction Cost (2021 Dollars)									
12	Base Parking Structure Comparative Unit Cost (\$/SF)	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00
13	Base Parking Structure Cost (Incl Surface Lots)	\$5,636,400	\$8,203,800	\$7,715,400	\$8,309,400	\$7,642,800	\$11,081,400	\$10,725,000	\$11,319,000
14	Historic Architectural Façade Premium Cost at \$65/SF	\$350,610	\$833,739	\$1,020,658	\$1,020,658	\$517,186	\$1,253,334	\$1,473,859	\$1,473,859
15	Interior Commercial Area Shell Space Cost at \$120/SF	\$0	\$0	\$1,668,000	\$576,000	\$0	\$0	\$1,668,000	\$576,000
16	Land Acquisition Allowance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	Durable CIP P/T Structural System Premium Cost at \$3/SF	\$256,200	\$372,900	\$392,400	\$392,100	\$347,400	\$503,700	\$529,200	\$528,900
18	Painted Ceilings Premium Cost at \$1.75/SF	\$100,275	\$145,775	\$128,450	\$144,200	\$153,475	\$222,075	\$208,250	\$224,000
19	Conceptual cost premium for basement level (\$30/SF)	\$911,400	\$1,308,300	\$1,367,100	\$1,367,100	\$911,400	\$1,308,300	\$1,367,100	\$1,367,100
20	Garage Fire Protection & Mechanical Ventilation (\$6.00/SF)	\$182,280	\$261,660	\$273,420	\$273,420	\$182,280	\$261,660	\$273,420	\$273,420
21	Cost to Build Liner Residential, Commerical Buildings, or Parks	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
22	SUBTOTAL	\$7,437,165	\$11,126,174	\$12,565,428	\$12,082,878	\$9,754,541	\$14,630,469	\$16,244,829	\$15,762,279
23	Concept Design Contingency (10%)	\$743,717	\$1,112,617	\$1,256,543	\$1,208,288	\$975,454	\$1,463,047	\$1,624,483	\$1,576,228
24	Parking Structure Preliminary Construction Cost =	\$8,180,882	\$12,238,791	\$13,821,971	\$13,291,166	\$10,729,995	\$16,093,516	\$17,869,312	\$17,338,507
25	Parking Structure Cost per SF =	\$95.79	\$98.46	\$105.67	\$101.69	\$92.66	\$95.85	\$101.30	\$98.35
26	Cost Per Structured Parking Space =	\$32,855	\$32,900	\$41,632	\$39,323	\$31,192	\$31,743	\$37,699	\$36,047
27	Cost Per Net Parking Space =	\$64,928	\$49,152	\$66,134	\$61,819	\$48,552	\$41,910	\$50,910	\$48,432

POTENTIAL CONSTRUCTION COST RANGE: \$8.2 M TO \$17.9 M

NOT INCLUDING COST FOR COMMERCIAL OR RESIDENTIAL DEVELOPMENT OUTSIDE OF THE GARAGE FOOTPRINT

TAMIRO PLAZA SITE (3 Levels + Basement)

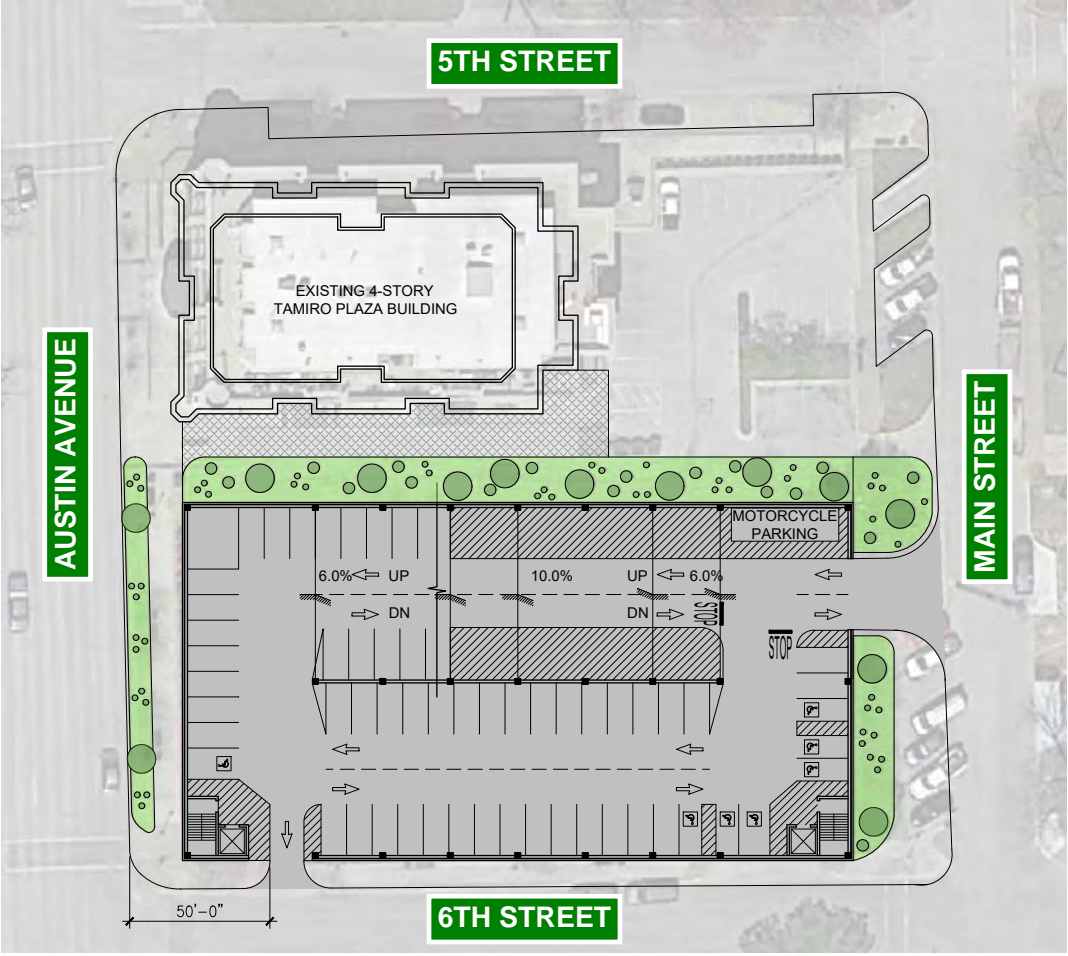
1A

No Retail

3 Levels Above
Grade

Basement Level

290 Spaces



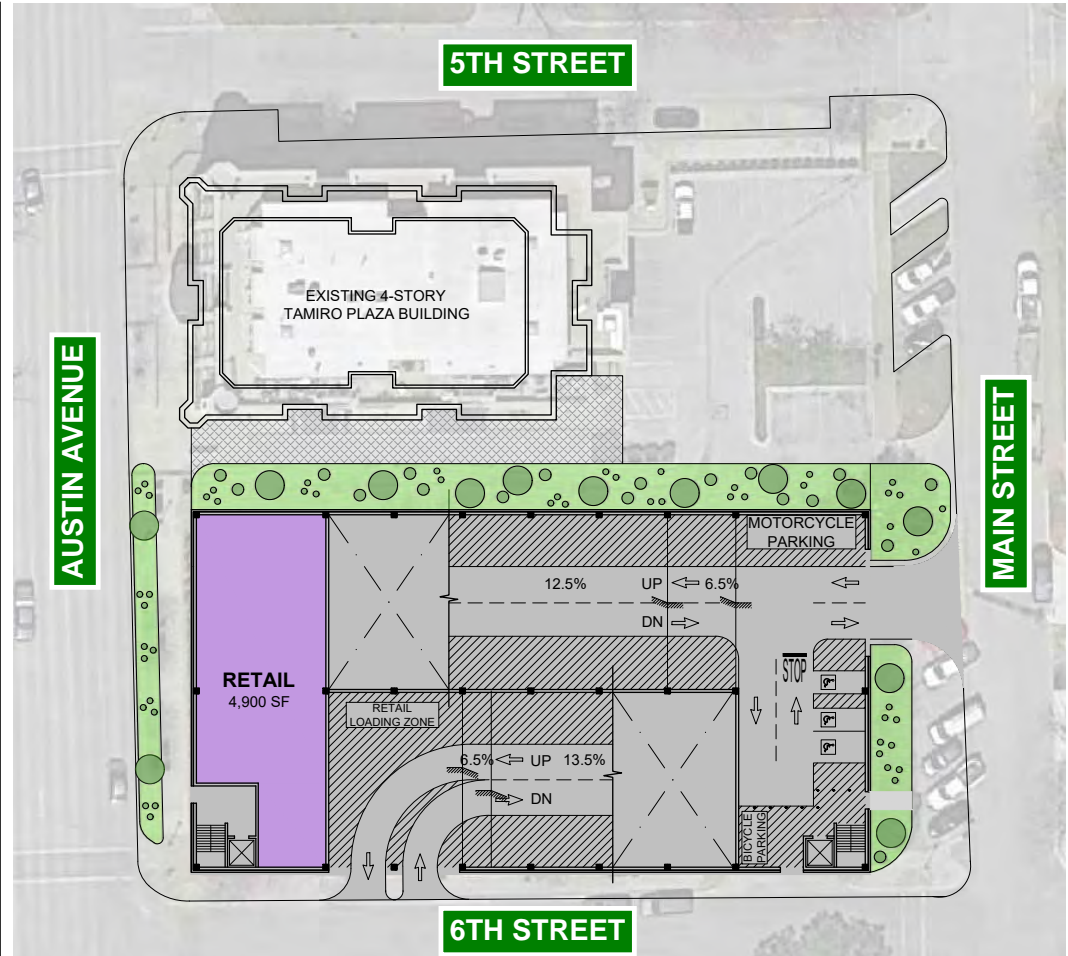
1B

4,900 SF Retail

3 Levels Above
Grade

Basement Level

231 Spaces



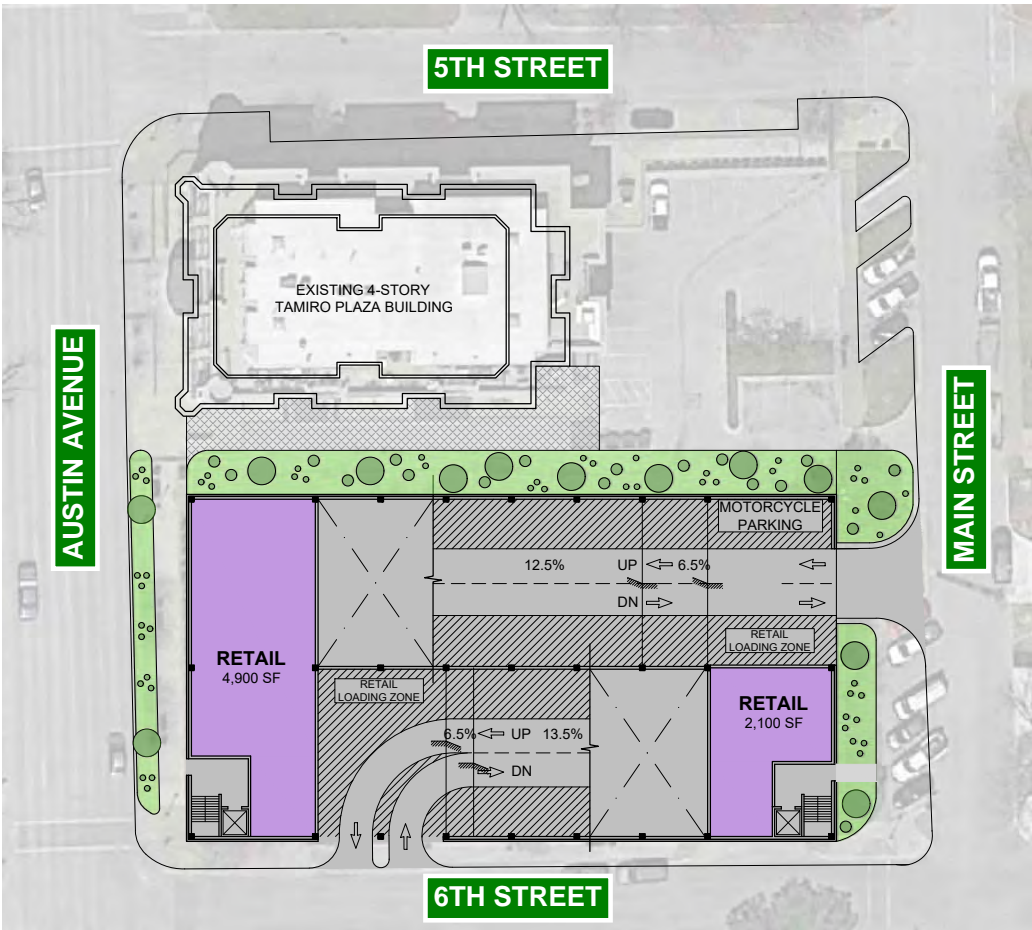
1C

7,000 SF Retail

3 Levels Above
Grade

Basement Level

227 Spaces



TAMIRO PLAZA SITE (4 Levels, No Basement)

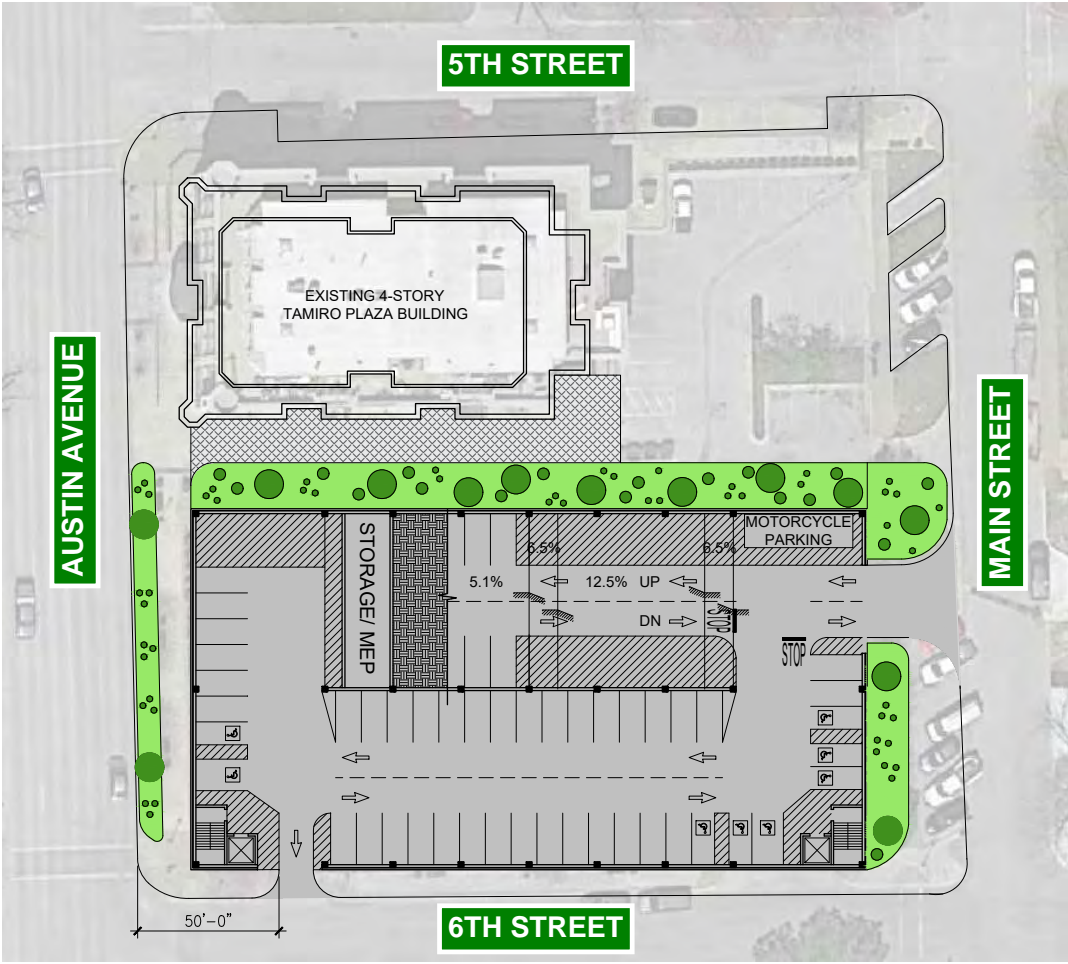
2A

No Retail

4 Levels Above Grade

No Basement

302 Spaces



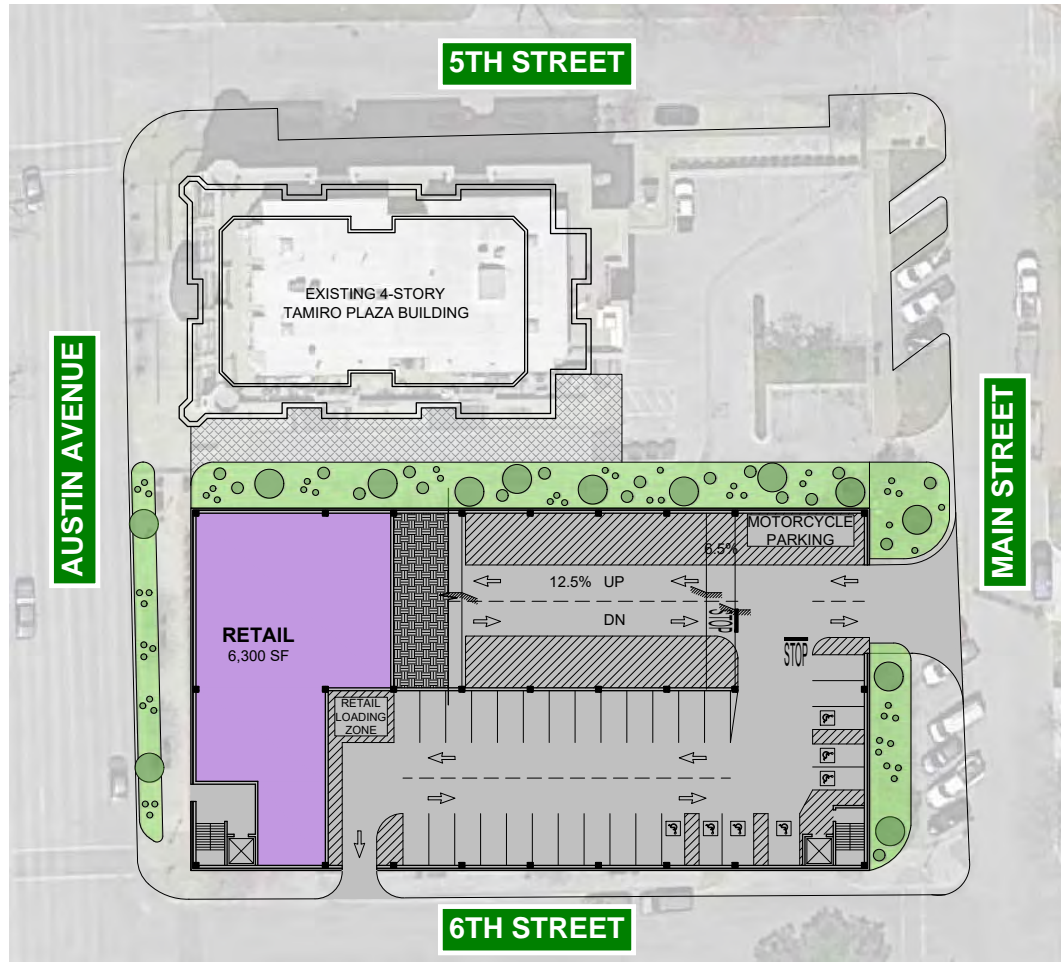
2B

6,300 SF Retail

4 Levels Above Grade

No Basement

292 Spaces



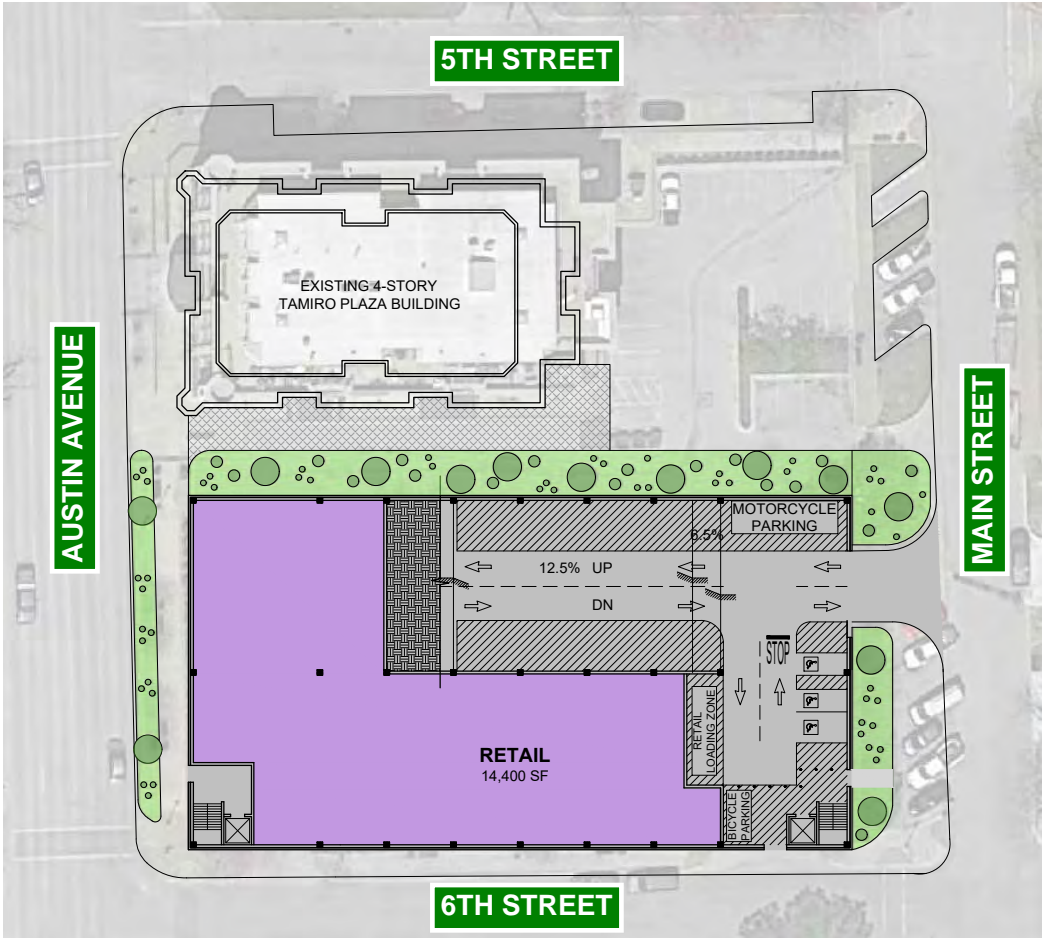
2C

14,400 SF Retail

4 Levels Above Grade

No Basement

255 Spaces



TAMIRO PLAZA SITE



TAMIRO PLAZA SITE

1B



2B



1B



2B



TAMIRO PLAZA SITE

1B



2B



TAMIRO PLAZA SITE

PARKING STRUCTURE		TAMIRO (3 Levels Above Grade+Basement)			TAMIRO (4 Levels Above Grade, No Basement)		
		OPTION 1A	OPTION 1B	OPTION 1C	OPTION 2A	OPTION 2B	OPTION 2C
General Parking Structure Statistics							
1	Number of Spaces	290	231	227	302	292	255
2	Existing Parking Spaces Displaced						
3	Net Gain of Spaces =	290	231	227	302	292	255
4	Dimensions of Parking Structure	126' x 236'	126' x 236'	126' x 236'	126' x 236'	126' x 236'	126' x 236'
Parking Efficiency & Areas							
5	Total Parking Structure Area (SF)	112,400	107,500	105,400	113,050	106,750	98,650
6	Interior Commercial Space Area (SF)	0	4,900	7,000	0	6,300	14,400
7	Total Area (SF) =	112,400	112,400	112,400	113,050	113,050	113,050
8	Parking Structure Efficiency w/o Commercial Area (Sq. Ft./Space)	388	465	464	374	366	387
9	Concept Ranked by Parking Efficiency (For This Site Only)	3	6	5	2	1	4
10	Basement Parking Area (SF) Included in Parking Structure Area	24,900	26,400	26,400	0	0	0
11	Historic Architectural Façade Treatment Area (SF)	16,268	18,808	18,855	23,140	25,281	25,281
Opinion of Probable Construction Cost (2021 Dollars)							
12	Base Parking Structure Comparative Unit Cost (\$/SF)	66.00	66.00	66.00	66.00	66.00	66.00
13	Base Parking Structure Cost (Incl Surface Lots)	\$7,418,400	\$7,095,000	\$6,956,400	\$7,461,300	\$7,045,500	\$6,510,900
14	Historic Architectural Façade Premium Cost (\$65/SF)	\$1,057,432	\$1,222,536	\$1,225,575	\$1,504,116	\$1,643,293	\$1,643,293
15	Interior Commercial Area Shell Space Cost at \$120/SF	\$0	\$588,000	\$840,000	\$0	\$756,000	\$1,728,000
16	Land Acquisition Allowance	TBD	TBD	TBD	TBD	TBD	TBD
17	Durable CIP P/T Structural System Premium Cost at \$3/SF	\$337,200	\$337,200	\$337,200	\$339,150	\$339,150	\$339,150
18	Painted Ceilings Premium Cost at \$1.75/SF	\$153,125	\$124,688	\$121,013	\$147,875	\$136,850	\$122,675
19	Conceptual cost premium for basement level (\$30/SF)	\$747,000	\$792,000	\$792,000	\$0	\$0	\$0
20	Garage Fire Protection & Mechanical Ventilation Cost (\$6.00/SF)	\$149,400	\$158,400	\$158,400	\$0	\$0	\$0
21	Cost to Build Liner Residential, Commerical Buildings, or Parks	\$0	\$0	\$0	\$0	\$0	\$0
22	SUBTOTAL	\$9,862,557	\$10,317,823	\$10,430,587	\$9,452,441	\$9,920,793	\$10,344,018
23	Concept Design Contingency (10%)	\$986,256	\$1,031,782	\$1,043,059	\$945,244	\$992,079	\$1,034,402
24	Parking Structure Preliminary Construction Cost =	\$10,848,812	\$11,349,606	\$11,473,646	\$10,397,685	\$10,912,872	\$11,378,420
25	Parking Structure Cost per SF =	\$96.52	\$100.98	\$102.08	\$91.97	\$96.53	\$100.65
26	Cost Per Structured Parking Space =	\$37,410	\$49,132	\$50,545	\$34,429	\$37,373	\$44,621
27	Cost Per Net Parking Space =	\$37,410	\$49,132	\$50,545	\$34,429	\$37,373	\$44,621

POTENTIAL CONSTRUCTION COST RANGE: \$10.4M TO \$11.5M

6TH & MAIN SITE



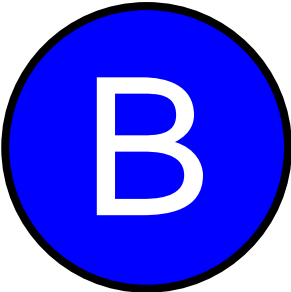
No Retail

3 Levels Above Grade

Full Basement Level

207 Spaces

159 Net Gain



No Retail

4 Levels Above Grade

Partial Basement Level

219 Spaces

171 Net Gain

6TH & MAIN SITE



6TH & MAIN SITE

A



B



A



B



6TH & MAIN SITE

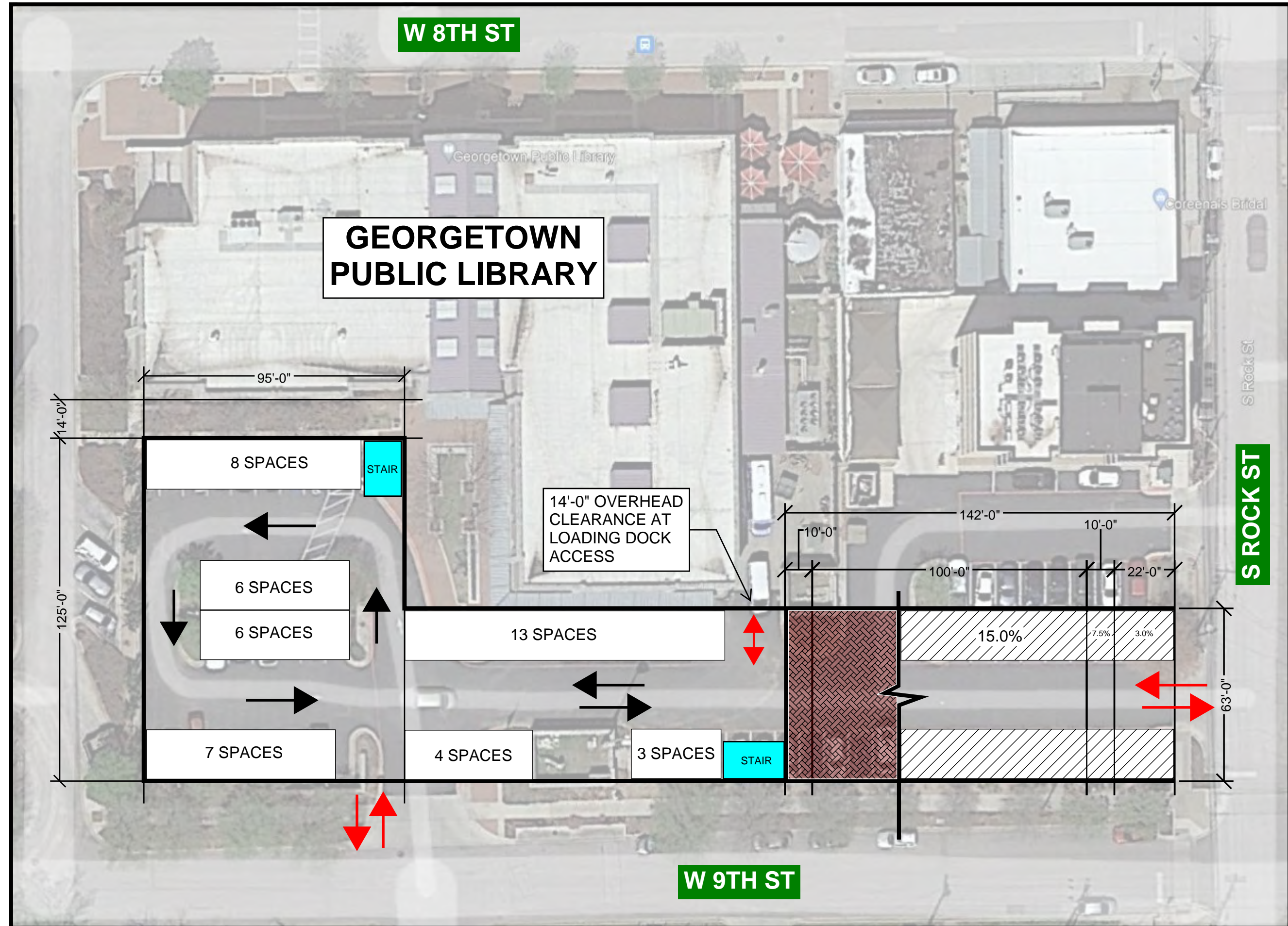


6TH & MAIN SITE

PARKING STRUCTURE		6TH & MAIN	
		3 LEVELS ABOVE GRADE + FULL BASEMENT	4 LEVELS ABOVE GRADE + PARTIAL BASEMENT
General Parking Structure Statistics		OPTION A	OPTION B
1	Number of Spaces	207	219
2	Existing Parking Spaces Displaced	48	48
3	Net Gain of Spaces =	159	171
4	Dimensions of Parking Structure	126' x 170'	126' x 170'
Parking Efficiency & Areas			
5	Total Parking Structure Area (SF)	76,000	84,000
6	Interior Commercial Space Area (SF)	0	0
7	Total Area (SF) =	76,000	84,000
8	Parking Structure Efficiency w/o Commercial Area (Sq. Ft./Space)	367	384
9	Concept Ranked by Parking Efficiency (For This Site Only)	1	2
10	Basement Parking Area (SF) Included in Parking Structure Area	21,000	9,460
11	Historic Architectural Façade Treatment Area (SF)	8,344	10,707
11A	Architectural Split Face Block (SF)	4,700	6,000
Opinion of Probable Construction Cost (2021 Dollars)			
12	Base Parking Structure Comparative Unit Cost (\$/SF)	66.00	66.00
13	Base Parking Structure Cost	\$5,016,000	\$5,544,000
14	Historic Architectural Façade Premium Cost at (\$65/SF)	\$542,355	\$695,923
14A	Split Face Block façade Cost at \$30/SF	\$141,000	\$180,000
15	Interior Commercial Area Shell Space Cost at \$120/SF	\$0	\$0
16	Land Acquisition Allowance	TBD	TBD
17	Durable CIP P/T Structural System Premium Cost at \$3/SF	\$228,000	\$252,000
18	Painted Ceilings Premium Cost at \$1.75/SF	\$96,250	\$108,150
19	Conceptual cost premium for basement level (\$30/SF)	\$630,000	\$283,800
20	Garage Fire Protection & Mechanical Ventilation Cost (\$6.00/SF)	\$126,000	\$56,760
21	Cost to Build Liner Residential, Commerical Buildings, or Parks	\$0	\$0
22	SUBTOTAL	\$6,779,605	\$7,120,633
23	Concept Design Contingency (10%)	\$677,960	\$712,063
24	Parking Structure Preliminary Construction Cost =	\$7,457,565	\$7,832,696
25	Parking Structure Cost per SF =	\$98.13	\$93.25
26	Cost Per Structured Parking Space =	\$36,027	\$35,766
27	Cost Per Net Parking Space =	\$46,903	\$45,805

POTENTIAL CONSTRUCTION COST RANGE: \$7M TO \$8M

LIBRARY LOT SITE (9TH & ROCK)



No Retail

2 Levels
Above Grade

105 Spaces

48 Net Gain

LIBRARY LOT SITE (9TH & ROCK)

PARKING STRUCTURE		LIBRARY LOT (9TH & ROCK)
		2 LEVELS ABOVE GRADE
General Parking Structure Statistics		
1	Number of Spaces	105
2	Existing Parking Spaces Displaced	57
3	Net Gain of Spaces =	48
4	Dimensions of Parking Structure	280' x 63' and 95'-0" x 125'-0"
Parking Efficiency & Areas		
5	Total Parking Structure Area (SF)	50,084
6	Interior Commercial Space Area (SF)	0
7	Total Area (SF) =	50,084
8	Parking Structure Efficiency w/o Commercial Area (Sq. Ft./Space)	477
9	Concept Ranked by Parking Efficiency (For This Site Only)	N/A
10	Basement Parking Area (SF) Included in Parking Structure Area	0
11	Historic Architectural Façade Treatment Area (SF)	7,429
11A	Architectural Split Face Block (SF)	0
Opinion of Probable Construction Cost (2021 Dollars)		
12	Base Parking Structure Comparative Unit Cost (\$/SF)	66.00
13	Base Parking Structure Cost	\$3,305,544
14	Historic Architectural Façade Premium Cost (\$65/SF)	\$482,853
14A	Split Face Block façade Cost at \$30/SF	\$0
15	Interior Commercial Area Shell Space Cost at \$120/SF	\$0
16	Land Acquisition Allowance	TBD
17	Durable CIP P/T Structural System Premium Cost at \$3/SF	\$150,252
18	Painted Ceilings Premium Cost at \$1.75/SF	\$87,647
19	Conceptual cost premium for basement level (\$30/SF)	\$0
20	Garage Fire Protection & Mechanical Ventilation Cost (\$6.00/SF)	\$0
21	Cost to Build Liner Residential, Commerical Buildings, or Parks	\$0
22	SUBTOTAL	\$4,026,296
23	Concept Design Contingency (10%)	\$402,630
24	Parking Structure Preliminary Construction Cost =	\$4,428,925
25	Parking Structure Cost per SF =	\$88.43
26	Cost Per Structured Parking Space =	\$42,180
27	Cost Per Net Parking Space =	\$92,269

POTENTIAL CONSTRUCTION COST: \$3.5M TO \$4.5M

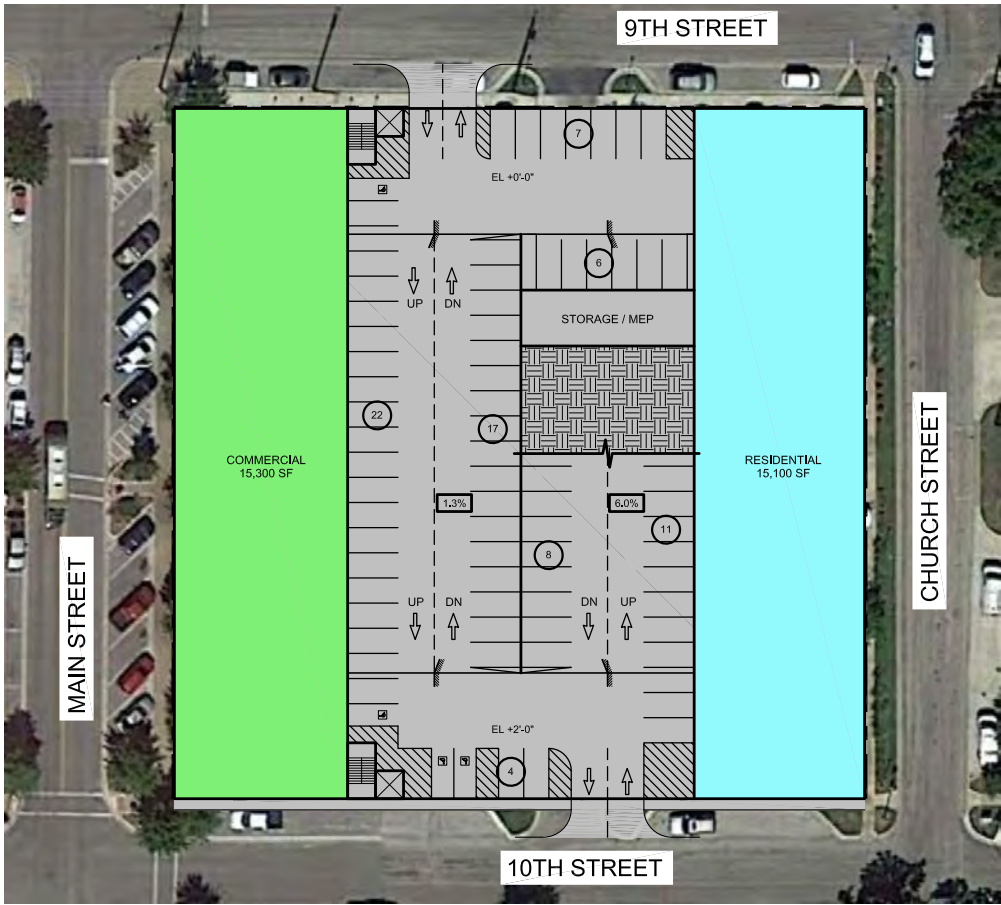
9TH & MAIN SITE (3 & 4 Levels, No Basement)

A

Residential & Commercial

3 Levels - 259 Spaces
(123 Net Gain)

4 Levels - 357 Spaces
(221 Net Gain)

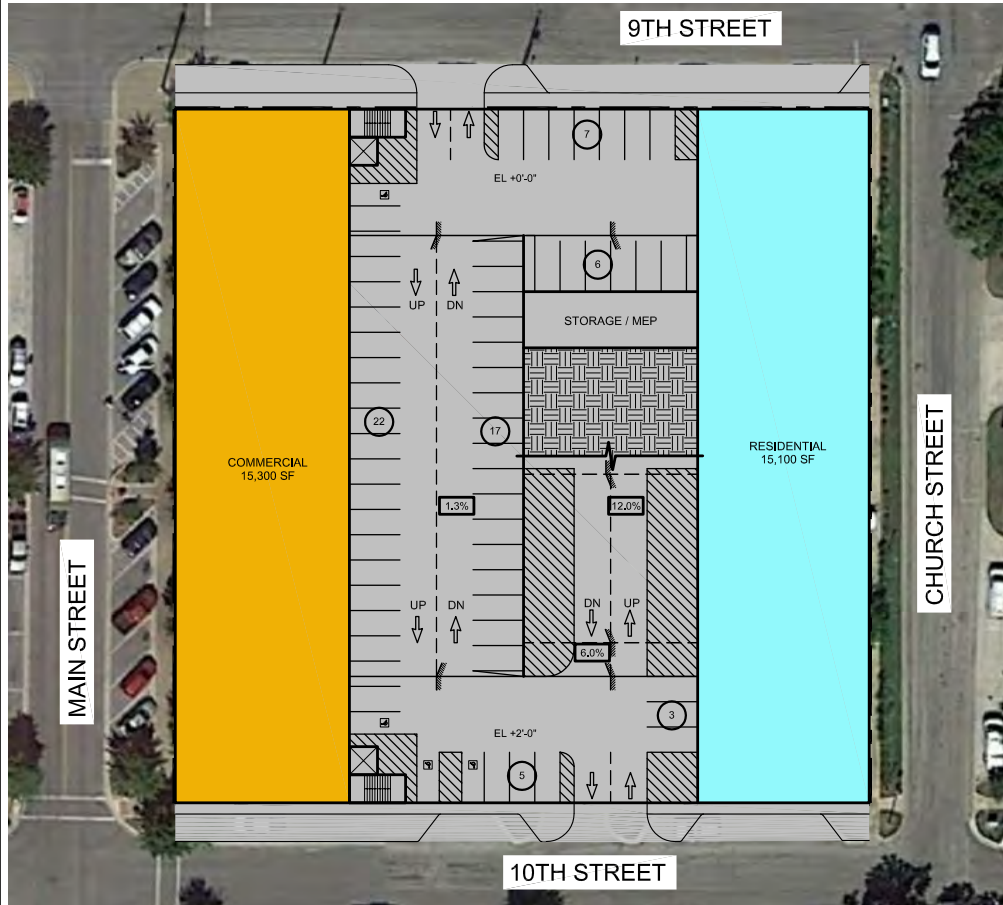


B

Residential & Commercial

3 Levels - 328 Spaces
(192 Net Gain)

4 Levels - 468 Spaces
(332 Net Gain)

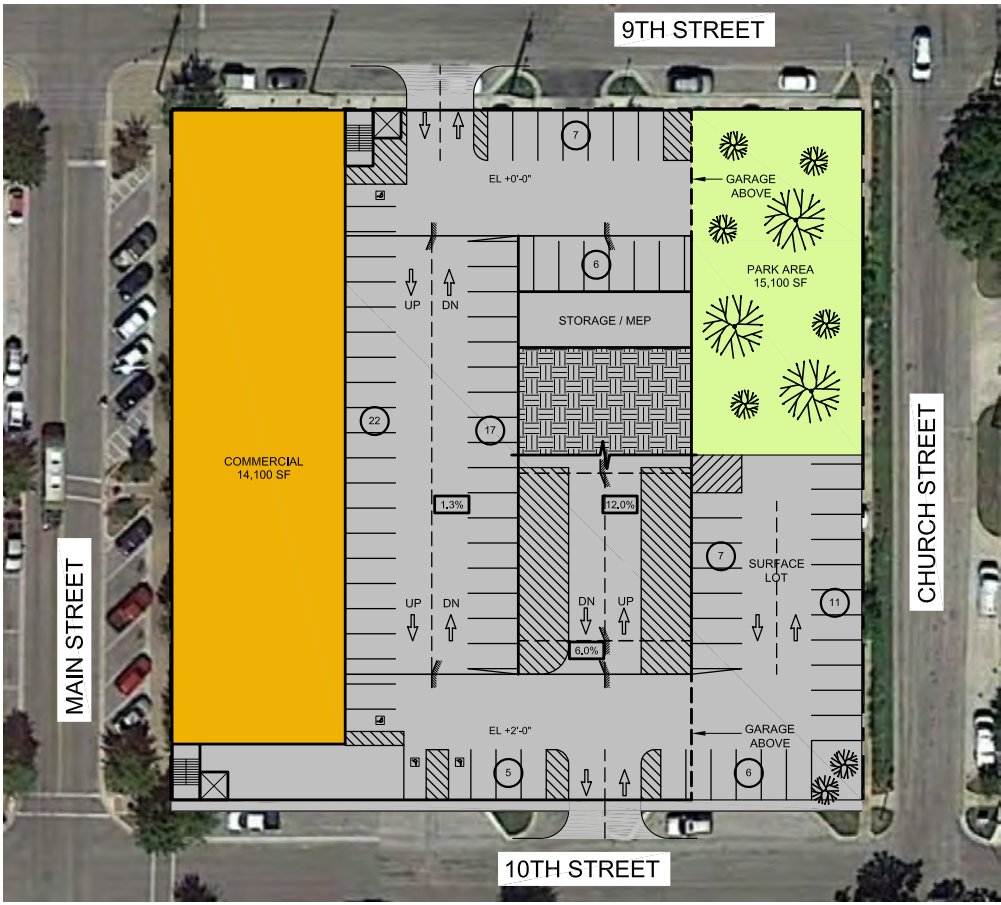


B.1

Commercial & Park

3 Levels - 354 Spaces
(218 Net Gain)

4 Levels - 497 Spaces
(361 Net Gain)

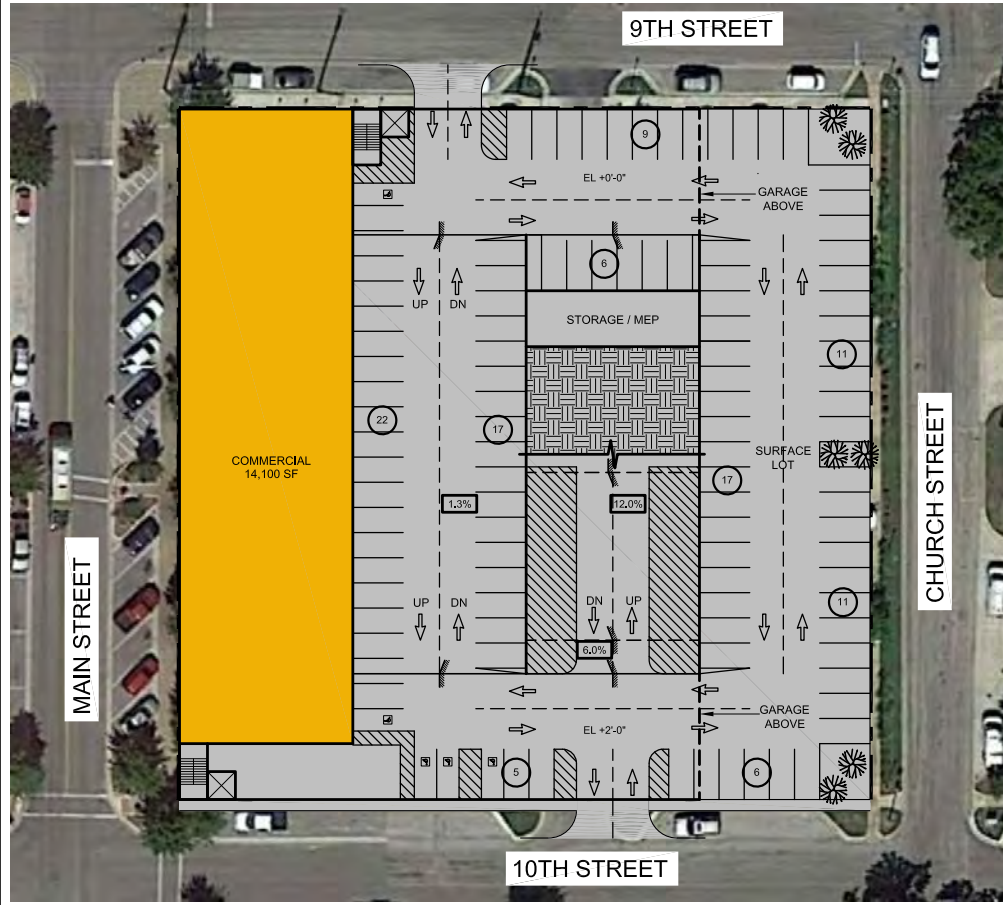


B.2

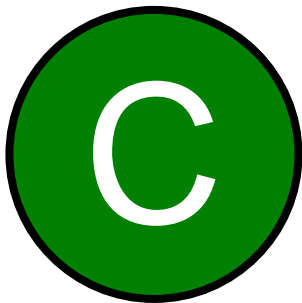
Commercial

3 Levels - 381 Spaces
(245 Net Gain)

4 Levels - 524 Spaces
(388 Net Gain)



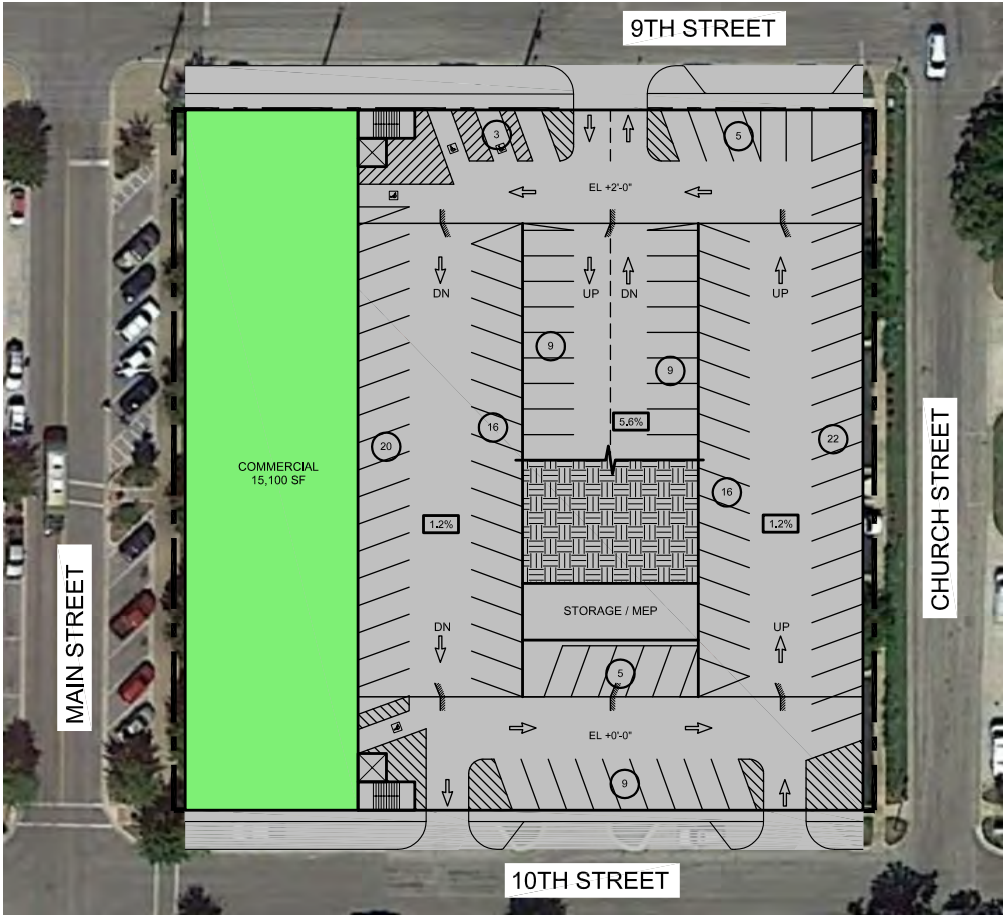
9TH & MAIN SITE (3 & 4 Levels, No Basement)



Commercial

3 Levels - 377 Spaces
(241 Net Gain)

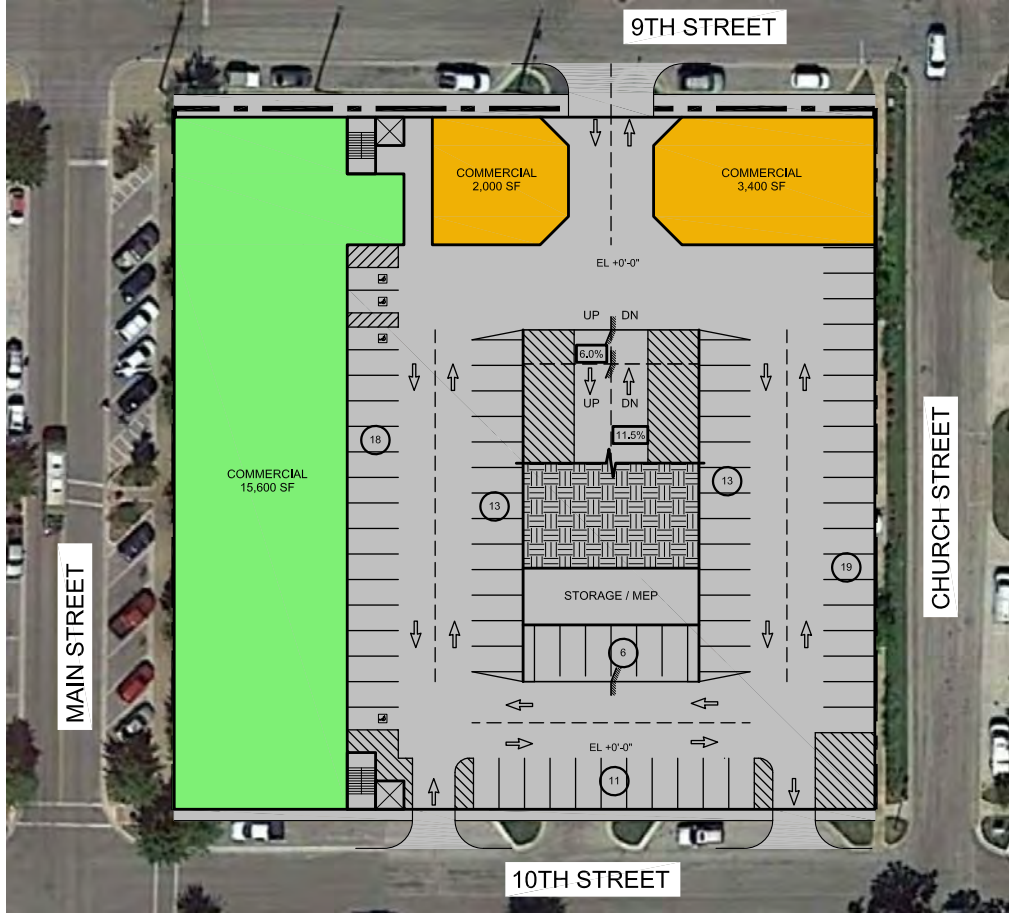
4 Levels - 514 Spaces
(378 Net Gain)



Commercial

3 Levels - 341 Spaces
(205 Net Gain)

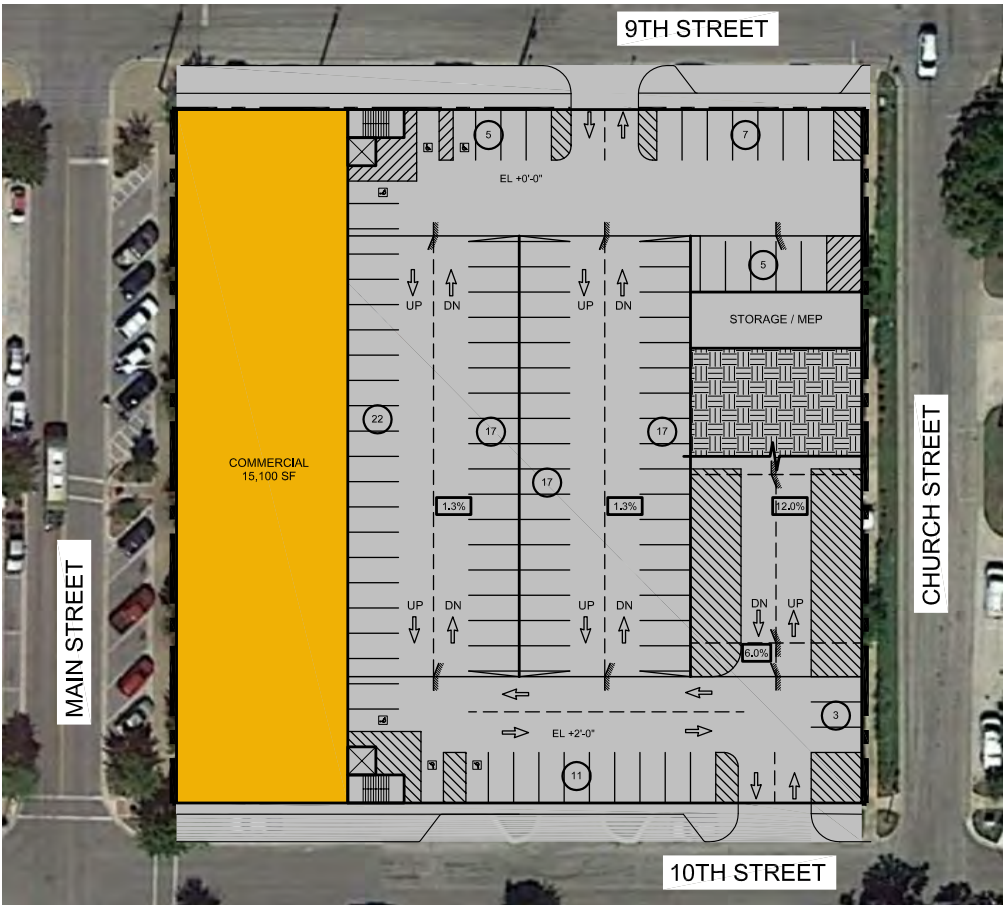
4 Levels - 486 Spaces
(350 Net Gain)



Commercial

3 Levels - 464 Spaces
(328 Net Gain)

4 Levels - 650 Spaces
(514 Net Gain)



9TH & MAIN SITE (3 & 4 Levels, No Basement)

PARKING STRUCTURE		9TH & MAIN SITE (3 Levels Above Grade, No Basement)							9TH & MAIN SITE (4 Levels Above Grade, No Basement)						
		OPTION A	OPTION B	OPTION B.1	OPTION B.2	OPTION C	OPTION D	OPTION E	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	357	468	497	524	514	486	650
2	Existing Parking Spaces Displaced	136	136	136	136	136	136	136	136	136	136	136	136	136	136
3	Net Gain of Spaces =	123	192	218	245	241	205	328	221	332	361	388	378	350	514
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	124' x 247'	186' x 247'	186' x 247'	186' x 247'	178' x 247'	186' x 244'	244' x 247
Parking Efficiency & Areas															
5	Total Parking Structure Area (SF)	85,800	116,500	124,300	131,800	125,300	124,400	159,800	116,400	162,400	170,200	177,700	169,300	169,800	220,100
6	Interior Commercial Space Area (SF)	0	15,300	14,100	14,100	0	5,400	15,100	0	15,300	14,100	14,100	0	5,400	15,100
7	Total Area (SF) =	85,800	131,800	138,400	145,900	125,300	129,800	174,900	116,400	177,700	184,300	191,800	169,300	175,200	235,200
8	Parking Structure Efficiency w/o Commercial Area (SF/Space)	331	355	351	346	332	365	344	326	347	342	339	329	349	339
9	Concept Ranked by Parking Efficiency (For This Site Only)	1	6	5	4	2	7	3	1	5	4	3	2	6	3
10	Basement Parking Area (SF) Included in Parking Structure Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Historic Architectural Façade Treatment Area (SF)	6,800	19,240	26,916	26,916	16,532	17,914	30,524	9,610	26,258	36,642	36,642	23,366	24,899	36,736
Opinion of Probable Construction Cost (2021 Dollars)															
12	Base Parking Structure Comparative Unit Cost (\$/SF)	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00
13	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	\$7,682,400	\$10,718,400	\$11,296,200	\$11,872,200	\$11,173,800	\$11,206,800	\$14,526,600
14	Historic Architectural Façade Premium Cost (\$65/SF)	\$442,010	\$1,250,625	\$1,749,566	\$1,749,566	\$1,074,609	\$1,164,411	\$1,984,028	\$624,650	\$1,706,769	\$2,381,704	\$2,381,704	\$1,518,806	\$1,618,417	\$2,387,822
15	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	\$0	\$1,836,000	\$1,692,000	\$1,692,000	\$0	\$648,000	\$1,812,000
16	Land Acquisition Allowance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	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	\$349,200	\$533,100	\$552,900	\$575,400	\$507,900	\$525,600	\$705,600
18	Painted Ceilings Premium Cost at \$1.75/SF	\$99,750	\$154,350	\$154,350	\$154,350	\$147,000	\$152,775	\$204,750	\$154,350	\$234,675	\$234,675	\$234,675	\$224,000	\$232,225	\$310,275
19	Conceptual cost premium for basement level (\$30/SF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	Garage Fire Protection & Mechanical Ventilation Cost (\$6.00/SF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	Cost to Build Liner Residential, Commerical Buildings, or Parks	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
22	SUBTOTAL	\$6,461,960	\$11,325,375	\$12,277,916	\$12,876,416	\$9,867,309	\$10,564,986	\$15,072,278	\$8,810,600	\$15,028,944	\$16,157,479	\$16,755,979	\$13,424,506	\$14,231,042	\$19,742,297
23	Concept Design Contingency (10%)	\$646,196	\$1,132,537	\$1,227,792	\$1,287,642	\$986,731	\$1,056,499	\$1,507,228	\$881,060	\$1,502,894	\$1,615,748	\$1,675,598	\$1,342,451	\$1,423,104	\$1,974,230
24	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	\$9,691,660	\$16,531,838	\$17,773,227	\$18,431,577	\$14,766,957	\$15,654,146	\$21,716,526
25	Parking Structure Cost per SF =	\$82.85	\$94.52	\$97.58	\$97.08	\$86.62	\$89.53	\$94.79	\$83.26	\$93.03	\$96.44	\$96.10	\$87.22	\$89.35	\$92.33
26	Cost Per Structured Parking Space =	\$27,445	\$37,981	\$38,152	\$37,176	\$28,791	\$34,081	\$35,732	\$27,148	\$35,324	\$35,761	\$35,175	\$28,729	\$32,210	\$33,410
27	Cost Per Net Parking Space =	\$57,790	\$64,885	\$61,953	\$57,812	\$45,038	\$56,690	\$50,547	\$43,854	\$49,795	\$49,233	\$47,504	\$39,066	\$44,726	\$42,250

POTENTIAL CONSTRUCTION COST RANGE: \$7.1 M TO \$21.7 M

NOT INCLUDING COST FOR COMMERCIAL OR RESIDENTIAL DEVELOPMENT OUTSIDE OF THE GARAGE FOOTPRINT