

# **Downtown Austin Ave Parking Structure Professional Architectural/Engineering Services**

APRIL 26, 2022

# Parking Structure Background

- 12/9/2014 Contract with Carl Walker, Inc (now known as WGI) for Downtown Parking Study
- 8/25/2015 Parking Study Presentation to City Council
- 10/28/2018 Contract with Wantman Group, Inc (WGI) for feasibility study at 6<sup>th</sup> and Main
- 1/22/2019 Feasibility Study Presentation to City Council
- 2/11/2020 Council Requested Updated 2015 Parking Study
- 3/24/2020 Contract with WGI for study update and begin Public Engagement
- 3/22/2022 Council agrees to move forward with Design Services at the S. Austin Ave & 6<sup>th</sup> St Site



- Specialists in parking solutions since 1983
- More than 2,000 successful parking structure design projects
- National company with Texas location
- Firm goal to design structure that balance the needs of the owner and community with a balance between aesthetics, durability and costs





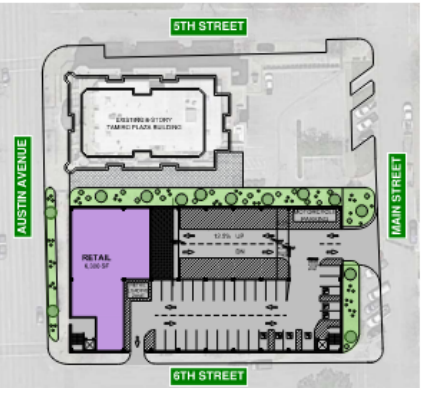
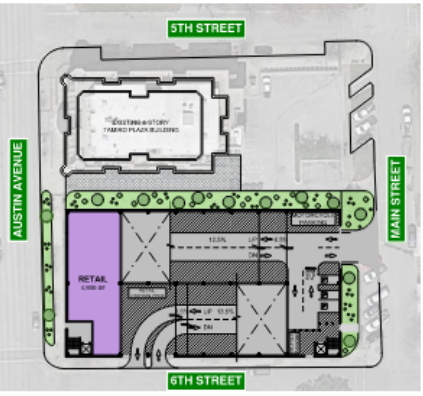
1B

4,900 SF Retail  
3 Levels Above Grade  
Basement Level  
231 Spaces

2B

6,300 SF Retail  
4 Levels Above Grade  
No Basement  
292 Spaces

- Initial City of Georgetown Downtown Parking Study began 12/9/2014
- History of providing outstanding service for the City of Georgetown



# Scope

- Design
  - Schematic Design – Provide 4 Options for Consideration with Preliminary Opinions of Probable Cost
    - a. Four (4) Above Ground Levels with Retail
    - b. Four (4) Above Ground Levels without Retail
    - c. Four (4) Above + One (1) Below Ground Levels with Retail
    - d. Four (4) Above + One (1) Below Ground Levels without Retail
  - Presentation to Council for Review
- Design Development – Refine Functionality of Selected Design
  - Opinion of Probable Construction Cost
- Construction Documents
  - WPAP
  - HARC & Plan Review
  - Updated Opinion of Probable Construction Cost
- Bidding & Construction

# Cost

- Design Fees \$825,000
- Estimated Construction Cost Range \$11M -\$14M
  - Without vs With Basement

# Project Cost

## Soft Costs

- Design Fees
- Surveying, Platting, Testing
- Utility Relocation
- Existing building Demolition
- Land Closing Costs

\$ 1.1M

## Hard Costs

- Construction

\$11M -\$14M

# Funding

## FY 2022 Funding:

- \$150,000 from previously issued Certificate of Obligation
- \$950,000 from ARPA funds

## Soft Costs

- Design Fees
- Surveying, Platting, Testing
- Utility Relocation
- Existing building Demolition
- Land Closing Costs

\$ 1.1M

## FY 2023 Funding

- Certificate of Obligation

## Hard Costs

- Construction

\$11M -\$14M





# Next Steps

- Schematic Design 6 Weeks
- Design Development 8 Weeks
- Construction Documents 10 Weeks
- Plan Review 10 Weeks
  - WPAP 45 days (minimum)
  - HARC Certificate of Appropriateness (60 -70 days)
  - Plan Review 45 days (minimum)
- Bidding and Contract Negotiation 8 Weeks
- Construction 12 – 14 Months

**Completion:**

**Spring 2024**