## McKinney Downtown Parking Structure - Concepts Comparison Matrix City of McKinney Project #: FC1203 Carl Walker, Inc. Project #: N1-2015-143 May 4, 2015

**McKINNEY** Unique by nature.



MOODY•NOLAN TEXAS architecture | interior design

iviay +,	2010	unique by nonture.							
		5 LEVELS ABOVE GRADE				6 LEVELS ABOVE GRADE			
		Concept 1A	Concept 1B	Concept 2A	Concept 2B	Concept 1A	Concept 1B	Concept 2A	Concept 2B
General	Parking Structure Statistics								
1	Number of Spaces	337	413	397	476	413	489	476	555
2	Existing Parking Spaces Displaced	75	75	75	75	75	75	75	75
3	Net Gain of Spaces =	262	338	322	401	338	414	401	480
	Dimensions of Parking Structure	125' x 200'	125' x 200'	155' x 200'	155' x 200'	125' x 200'	125' x 200'	155' x 200'	155' x 200'
	Ramping System	Single Helix	Single Helix	Side x Side S. Helix	Side x Side S. Helix	Single Helix	Single Helix	Side x Side S. Helix	Side x Side S. Helix
	Number of Levels (grade level and above)	5	5	5	5	6	6	6	6
	Number of Levels Below Grade	0	1	0	1	0	1	0	1
	Total Number of Levels	5	6	5	6	6	7	6	7
	Efficiency								
	Total Parking Structure Area (SF)	118,700	143,100	151,000	182,600	143,100	167,500	182,000	213,600
	Parking Structure Efficiency (Sq. Ft./Space)	352	346	380	384	346	343	382	385
	Concept Ranked by Parking Efficiency	2	1	3	4	2	1	3	4
General		LIOT 0	1105.0	1105.0	1105.0	1105.0	1105.0	1105.0	1105.0
12	User Comfort and Convenience of Circulation & Ramping System	UCF-3	UCF-3	UCF-3	UCF-3	UCF-3	UCF-3	UCF-3	UCF-3
	10 feet setback from east property line	√ No.	√ No.	√ Voo	√ Von	√ No.	√ No	√ Voc	√ Von
	Flat or relatively flat floors at perimeter  Width of Church Street sidewalk widthout modifying width of street	No 3 ft to 3.5 ft width	No 3 ft to 3.5 ft width	Yes N/A	Yes N/A	No 3 ft to 3.5 ft width	No 3 ft to 3.5 ft width	Yes N/A	Yes N/A
	Modified width of Church Street to provide 5 ft sidewalk	3 π to 3.5 π width 24 ft	3 π to 3.5 π width	N/A Requires closing Church St	N/A Requires closing Church St	3 ft to 3.5 ft width 24 ft	3 π to 3.5 π width	N/A Requires closing Church St	N/A Requires closing Church St
	Approximate height above grade (height to top of parapet)	24 II 51 ft	24 II 51 ft	49 ft	49 ft	62 ft	24 II 62 ft	60 ft	60 ft
	Approximate neight above grade (neight to top of paraper)	51 lt	3110	49 10	49 It	02 It	02 It	00 It	60 It
	Entry Lane Street Access	Louisiana/Virginia	Louisiana/Virginia	Louisiana/Virginia	Louisiana/Virginia	Louisiana/Virginia	Louisiana/Virginia	Louisiana/Virginia	Louisiana/Virginia
	Exit Lane Street Access	Church	Church	Louisiana/Virginia	Louisiana/Virginia	Church	Church	Louisiana/Virginia	Louisiana/Virginia
	Does Church Street remain open?	Yes. two-way	Yes. two-way	No	No	Yes. two-way	Yes. two-way	No	No
	Circulation	. se, and may	i ee, tiie naj			. se, the may	. ce, are may		
_	Parking Ramp Slopes	3.7%, 4.7%	3.7%, 4.7%, 5.9%	<2%	<2%	3.7%, 4.7%	3.7%, 4.7%, 5.9%	<2%	<2%
	Percentage of Spaces on Non-Ramping Floors @ Typ. Level	36%	36%	100%	100%	36%	36%	100%	100%
	Number of Dead Ends	1	2	None	None	1	2	None	None
Parking	Geometrics & Circulation								
24	Number of Bays	2	2	3	3	2	2	3	3
25	Angle of Parking	90 Degree	90 Degree	70 & 90 Degrees	70 & 90 Degrees	90 Degree	90 Degree	70 & 90 Degrees	70 & 90 Degrees
26	1-Way or 2-Way Traffic Flow, or Both	2-Way	2-Way	Both	Both	2-Way	2-Way	Both	Both
	tual Parking Structure Comparative Construction Cost								
	Base Parking Structure Comparative Unit Cost (\$/SF)	43.25	43.25	43.25	43.25	43.25	43.25	43.25	43.25
	Base Parking Structure Cost	\$5,133,775	\$6,189,075	\$6,530,750	\$7,897,450	\$6,189,075	\$7,244,375	\$7,871,500	\$9,238,200
	Historic Architectural Treatment Premium Cost at \$40/SF of Façade	\$1,326,000	\$1,326,000	\$1,391,600	\$1,391,600	\$1,612,000	\$1,612,000	\$1,704,000	\$1,704,000
	Durable CIP P/T Structural System Premium Cost at \$2/SF	\$237,400	\$286,200	\$302,000	\$365,200	\$286,200	\$335,000	\$364,000	\$427,200
31	Lighting Upgrades Premiun Cost at \$1/SF	\$118,700	\$143,100	\$151,000	\$182,600	\$143,100	\$167,500	\$182,000	\$213,600
	Painted Ceilings Premium Cost at \$1.5/SF	\$178,050	\$214,650	\$226,500	\$273,900	\$214,650	\$251,250	\$273,000	\$320,400
33	Conceptual cost premium for basement level (\$22/SF)	N/A	\$550,000	N/A	\$682,000	N/A	\$550,000 \$440,750	N/A	\$682,000
34	Garage Fire Protection Cost at \$2.50/SF	\$296,750	\$357,750	\$377,500	\$456,500	\$357,750	\$418,750	\$455,000	\$534,000
35	Garage Fire Pump	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
36	Cost to Rebuild Church St (pavement, sidewalk, lighting, etc.)	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
37 38	Utility Relocation Cost (Preliminary)  SUBTOTAL	\$200,000 <b>\$7,590,675</b>	\$200,000	\$200,000 <b>\$9,279,350</b>	\$200,000 \$44,540,350	\$200,000 \$0,403,775	\$200,000 \$40,979,975	\$200,000 \$44,440,500	\$200,000
38	Concept Design Contingency (10%)	\$7,590,675 \$759,068	<b>\$9,366,775</b> \$936,678	\$9,279,350 \$927,935	<b>\$11,549,250</b> \$1,154,925	<b>\$9,102,775</b> \$910,278	<b>\$10,878,875</b> \$1,087,888	<b>\$11,149,500</b> \$1,114,950	<b>\$13,419,400</b> \$1,341,940
40	Parking Structure Preliminary Construction Cost =	\$759,068 \$8,349,743	\$930,678 \$10,303,453	\$927,935 \$10,207,285	\$1,154,925 \$12,704,175	\$910,278 \$10,013,053	\$1,087,888 \$11,966,763	\$1,114,950 \$12,264,450	\$1,341,940 \$14,761,340
41	Project Soft Costs (A/E fees, materials testing, inspections, etc.)	 ТВD	\$10,303,453 TBD	\$10,207,265 TBD	\$12,704,175 TBD	\$10,013,053 TBD	\$11,966,763 TBD	\$12,264,450 TBD	\$14,761,340 TBD
42	Parking Structure Cost per SF =	\$70.34	\$72.00	\$67.60	\$69.57	\$69.97	\$71.44	\$67.39	\$69.11
43	Cost Per Structured Parking Space =	\$24,777	\$24,948	\$25,711	\$26,689	\$24,245	\$24,472	\$25,766	\$26,597
44	Cost Per Net Parking Space =	\$31,869	\$30,484	\$31,700	\$31,681	\$29,624	\$28,905	\$30,585	\$30,753
45	COMMENTS								