

Downtown Parking Structure

June 2, 2026

Agenda

1. Background
2. Concept presentation (Fishbeck)
3. Financial Considerations
4. Council Feedback

History of Parking Structure Considerations

Previous City-Owned Redevelopment Process Recap



History of Parking Structure Considerations

Previous City-Owned Redevelopment Process Recap

What 3 public elements or features are MOST IMPORTANT to you?
(1/2)

0 5 8

Attractive architecture and building designs



Enhanced pedestrian features like art, seating, lighting, trash cans



Attractive landscaping



Buildings that decrease in height as they approach residential areas



Wide sidewalks that create pedestrian linkages



What 3 public elements or features are MOST IMPORTANT to you?
(2/2)

0 5 8

Minimizing potential traffic impacts



Ensuring that adequate parking is provided



Ensuring that the ground floor of buildings have storefronts



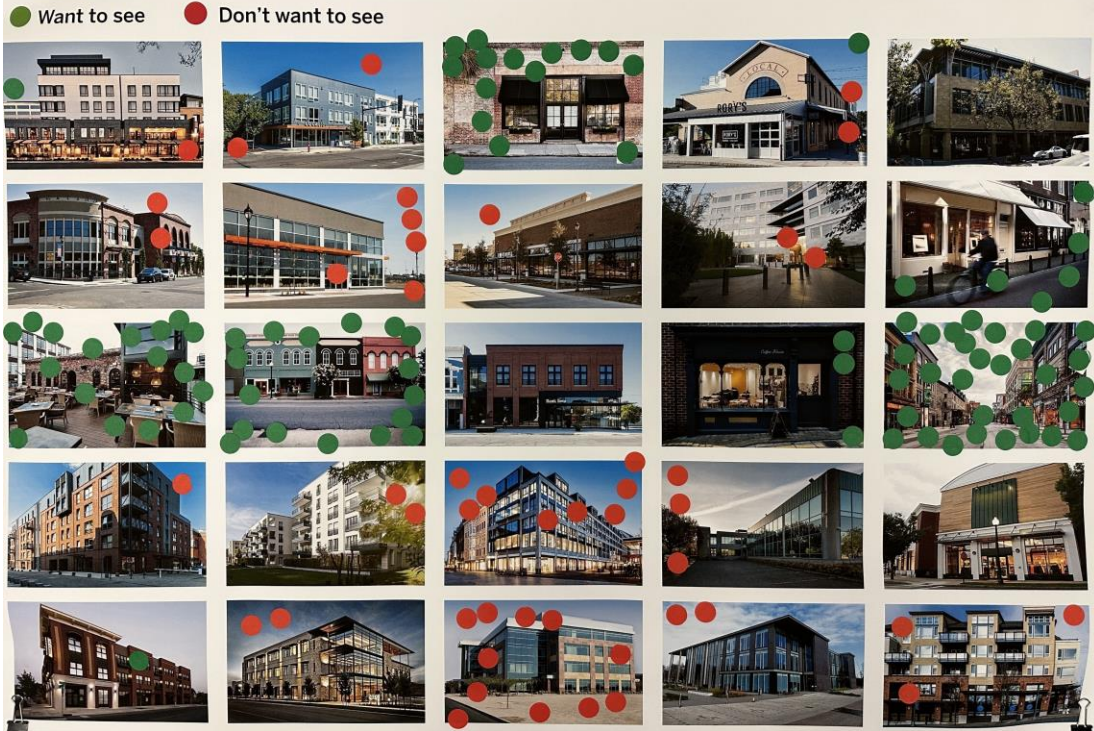
Preserving and enhancing the character of historic downtown McKinney



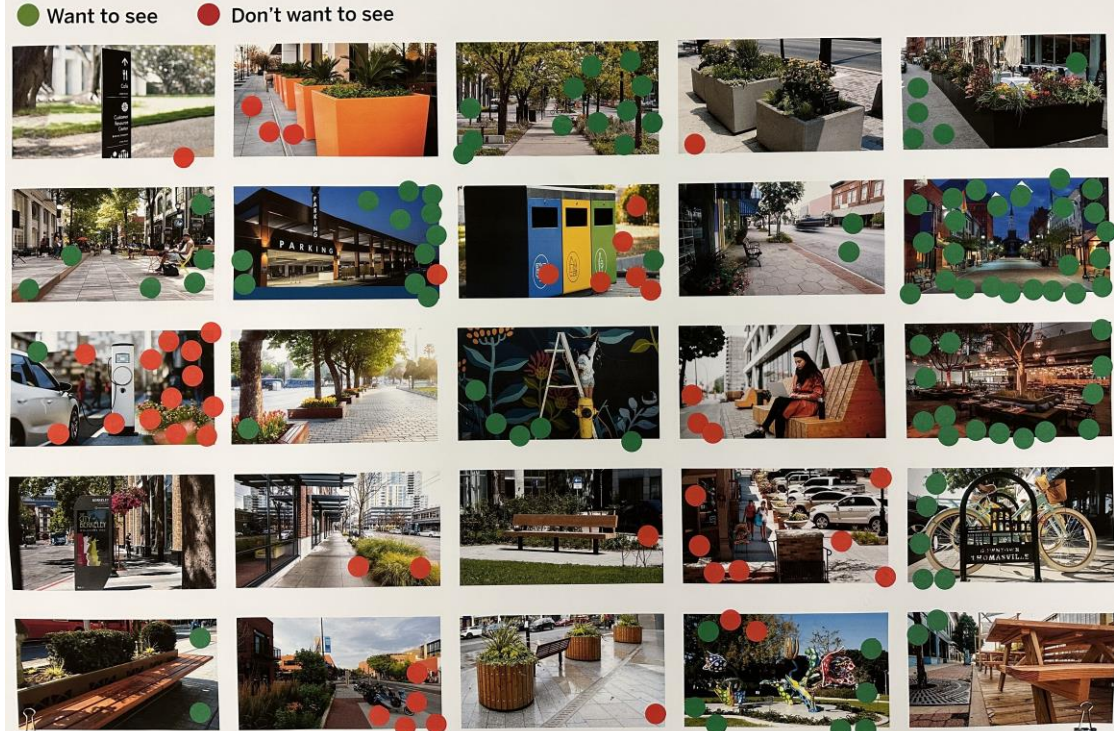
History of Parking Structure Considerations

Previous City-Owned Redevelopment Process Recap

What Do You Want to See: Building Designs and Architecture



What Do You Want To See: Streetscape and Public Features



Why are we here?

1. Address current parking demand in the downtown area
2. Position public parking to support future redevelopment opportunities on adjacent sites
3. Advance schematic design direction provided by City Council on March 3, 2026



PARKING STRUCTURE CONCEPT # 1





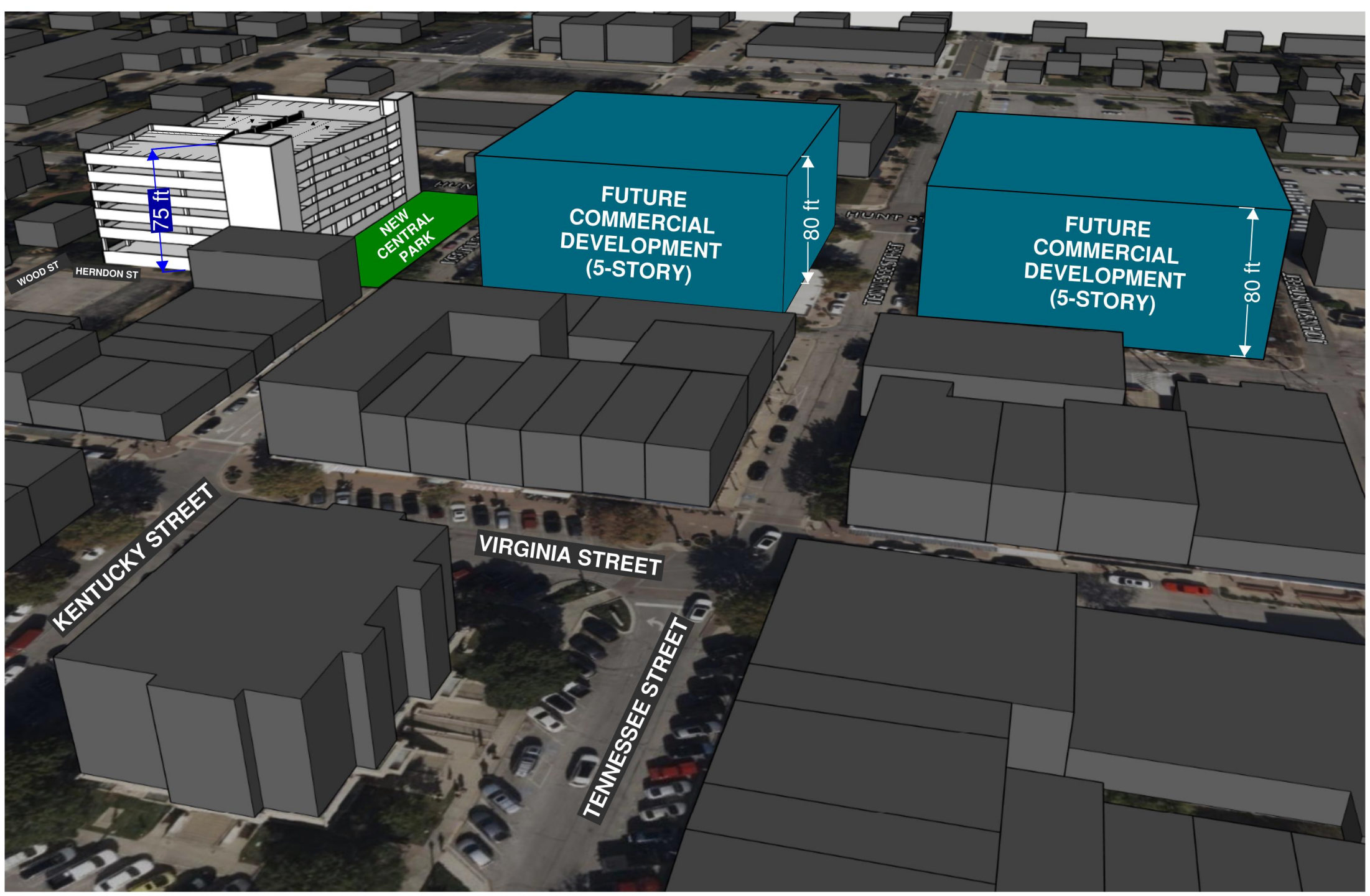
PARKING STRUCTURE CONCEPT # 2





PARKING STRUCTURE CONCEPT # 3





75 ft

80 ft

80 ft

FUTURE COMMERCIAL DEVELOPMENT (5-STORY)

FUTURE COMMERCIAL DEVELOPMENT (5-STORY)

NEW CENTRAL PARK

WOOD ST

HERNDON ST

HUNT ST

TENNESSEE STREET

TENNESSEE STREET

KENTUCKY STREET

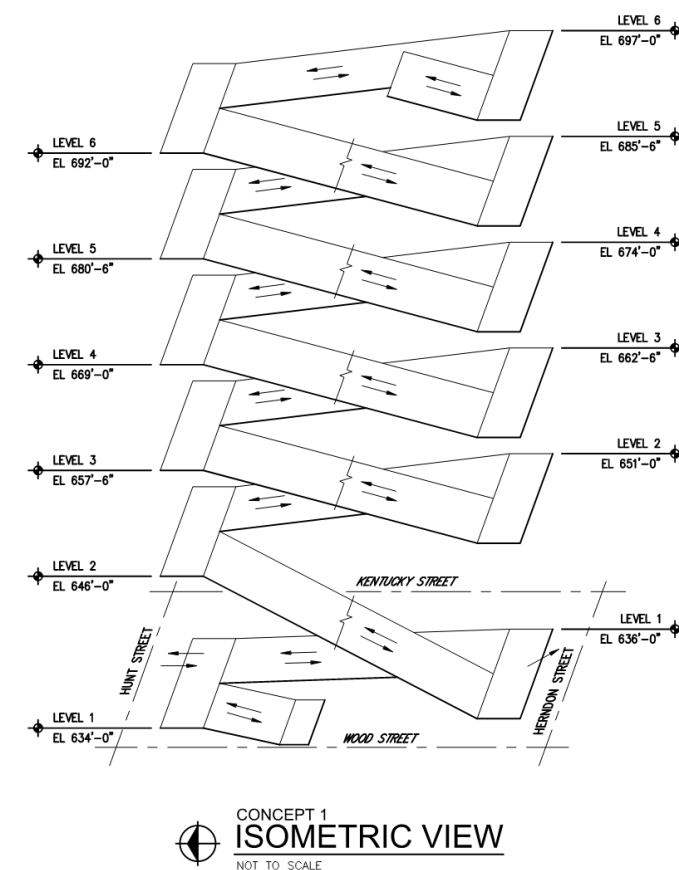
VIRGINIA STREET

TENNESSEE STREET

CONCEPT #1



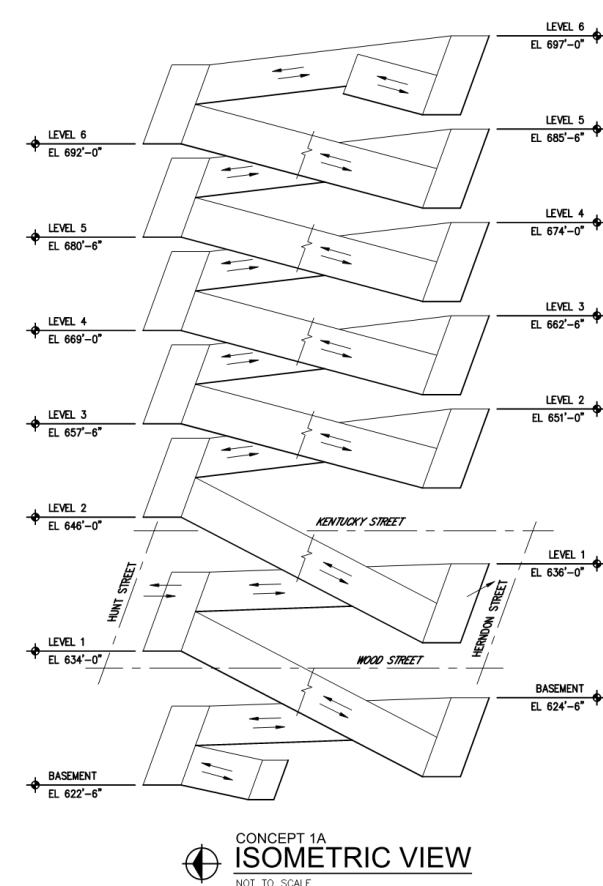
CONCEPT 1
SITE PLAN



CONCEPT 1
ISOMETRIC VIEW
NOT TO SCALE

CONCEPT 1:

- 418 PARKING SPACES
- 360 SF/SPACE EFFICIENCY
- ALL ABOVE GRADE
- EXPRESS RAMP
- NO RETAIL SPACE



CONCEPT 1A:

- 479 PARKING SPACES
- 367 SF/SPACE EFFICIENCY
- (1) BELOW GRADE LEVEL
- EXPRESS RAMP
- NO RETAIL SPACE



**FUTURE
COMMERCIAL
DEVELOPMENT
(5-STORY)**

**FUTURE
COMMERCIAL
DEVELOPMENT
(5-STORY)**

WOOD ST
USE (TBD)
HERNDON ST

KENTUCKY STREET

VIRGINIA STREET

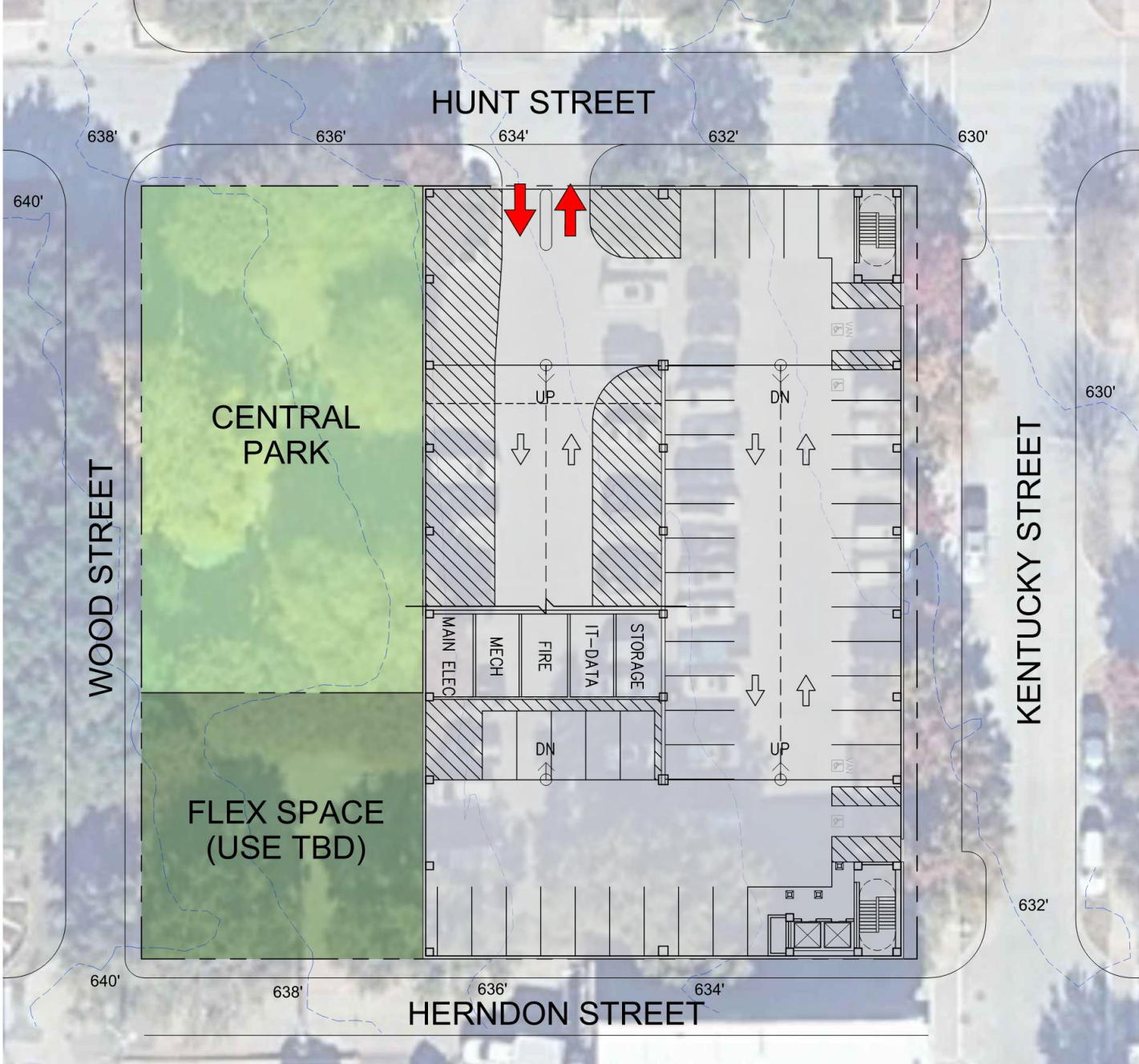
TENNESSEE STREET

HUNT ST

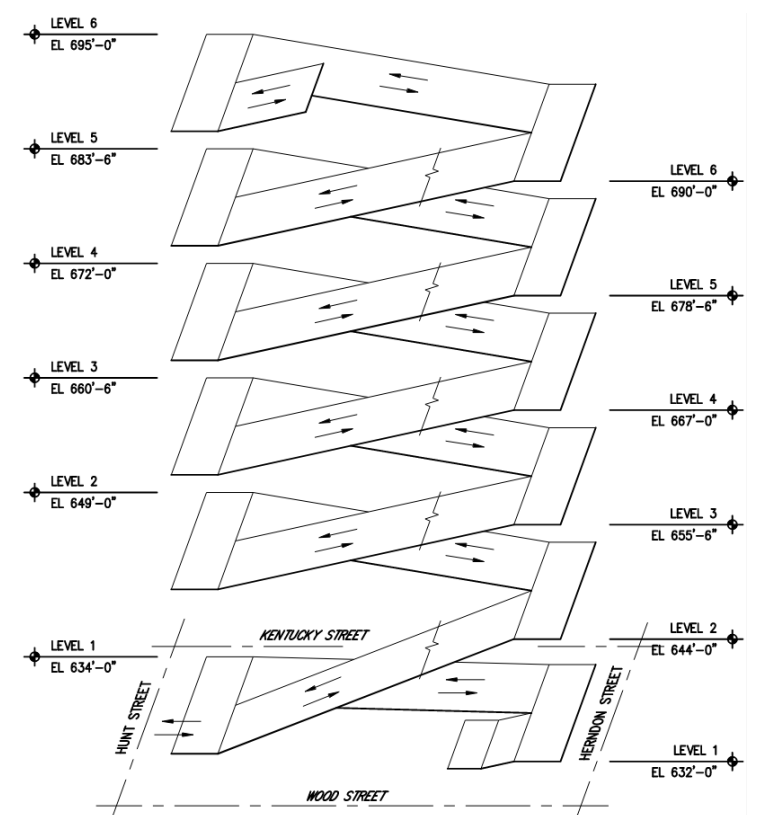
TENNESSEE STREET

TENNESSEE STREET

CONCEPT #2



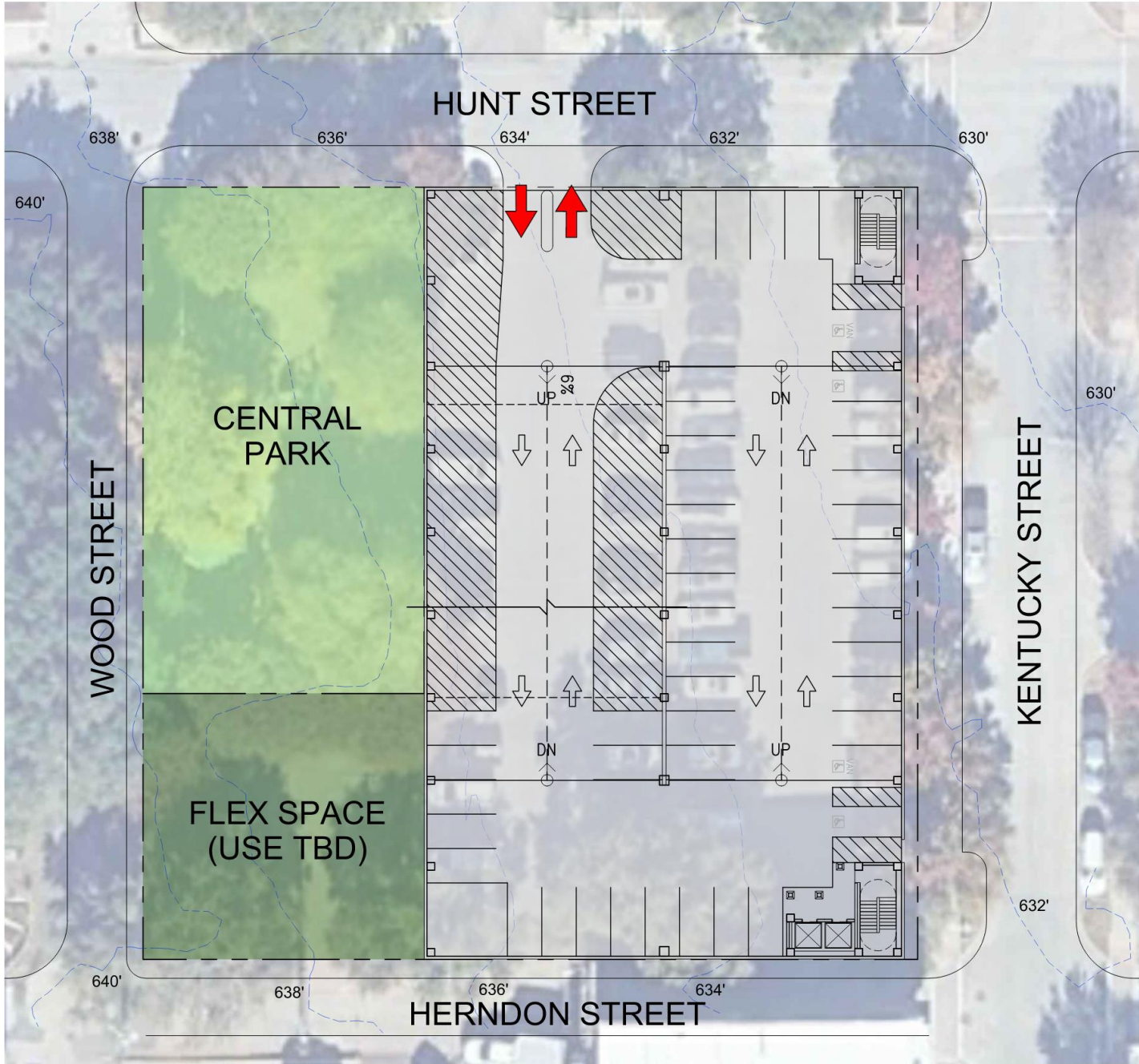
CONCEPT 2
SITE PLAN



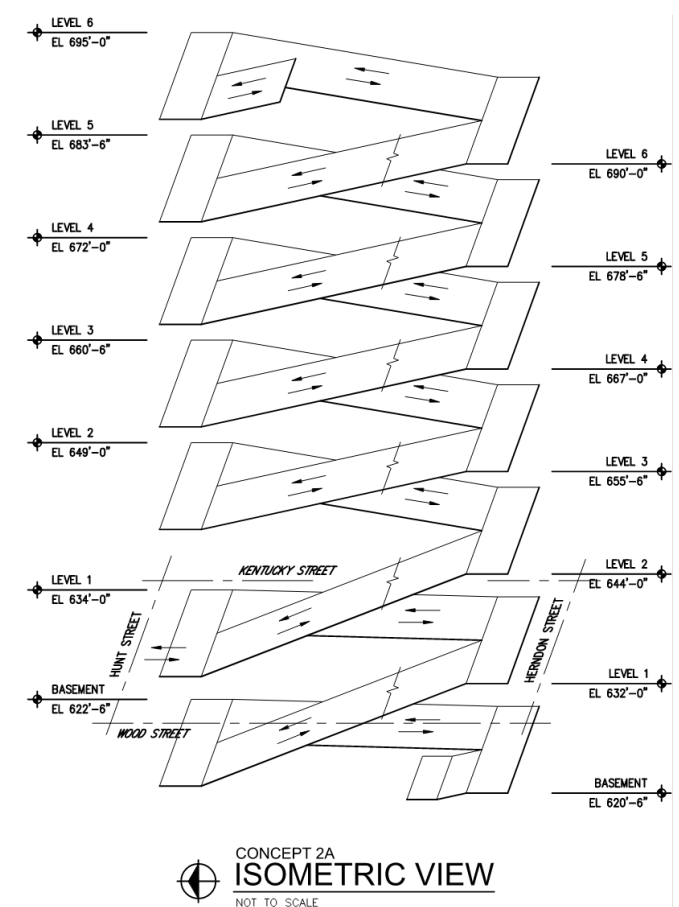
CONCEPT 2
ISOMETRIC VIEW
NOT TO SCALE

CONCEPT 2:

- 407 PARKING SPACES
- 366 SF/SPACE EFFICIENCY
- ALL ABOVE GRADE
- EXPRESS RAMP
- NO RETAIL SPACE



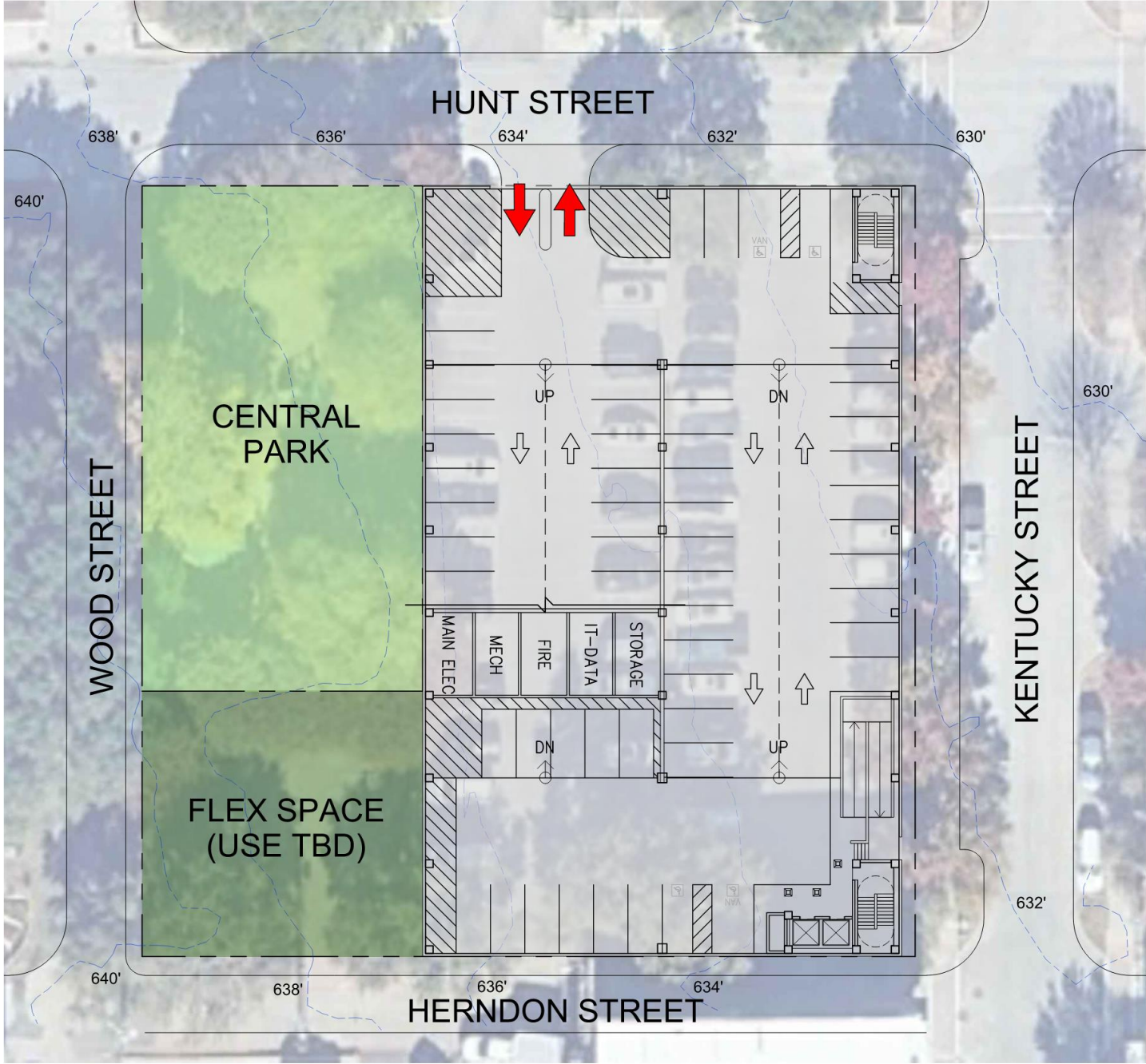
CONCEPT 2A
SITE PLAN



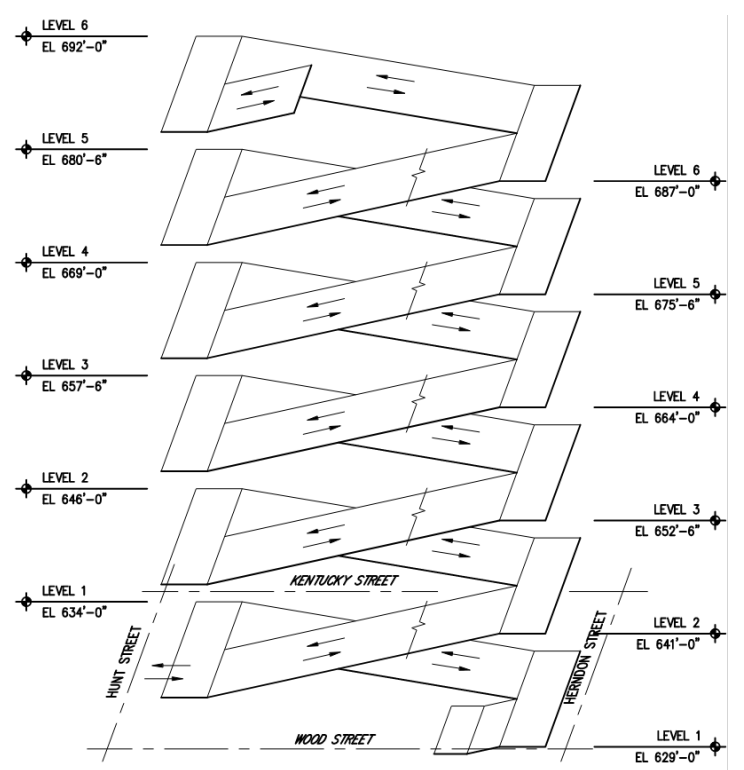
CONCEPT 2A
ISOMETRIC VIEW
NOT TO SCALE

CONCEPT 2A:

- 463 PARKING SPACES
- 377 SF/SPACE EFFICIENCY
- (1) LEVEL BELOW GRADE
- EXPRESS RAMP
- NO RETAIL SPACE



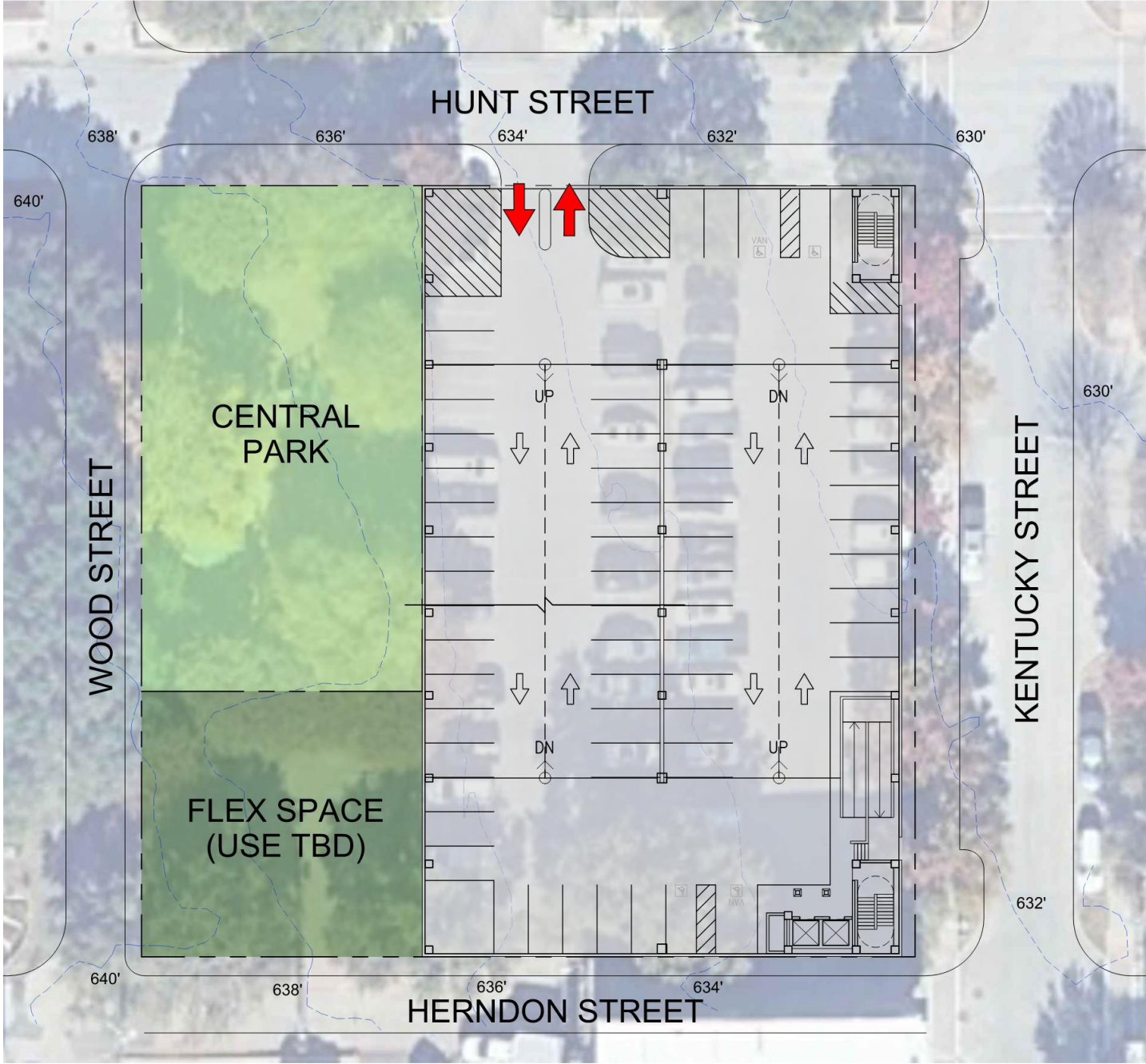
CONCEPT 2B
SITE PLAN



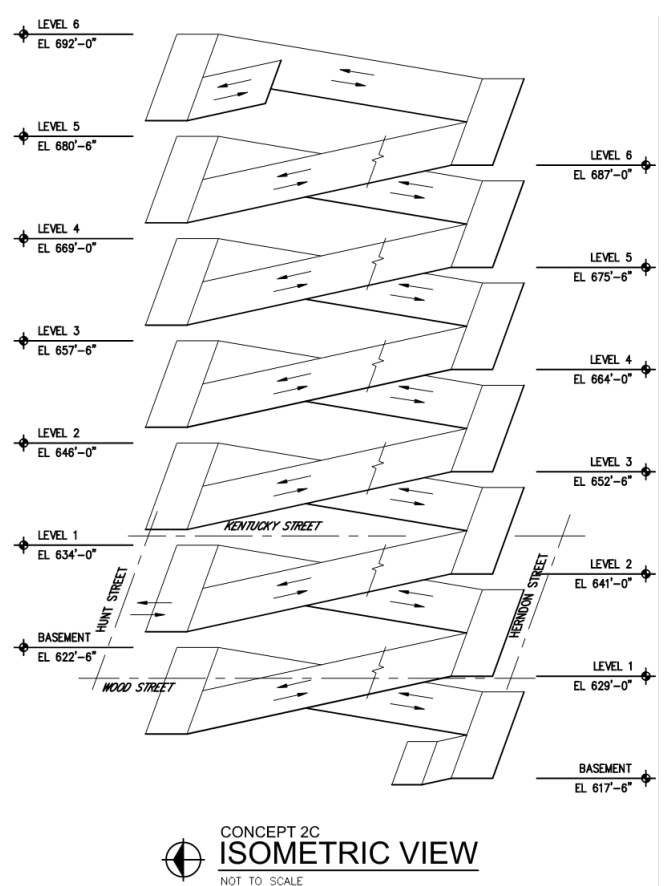
CONCEPT 2B
ISOMETRIC VIEW
NOT TO SCALE

CONCEPT 2B:

- 420 PARKING SPACES
- 355 SF/SPACE EFFICIENCY
- ALL ABOVE GRADE
- NO EXPRESS RAMP
- NO RETAIL SPACE

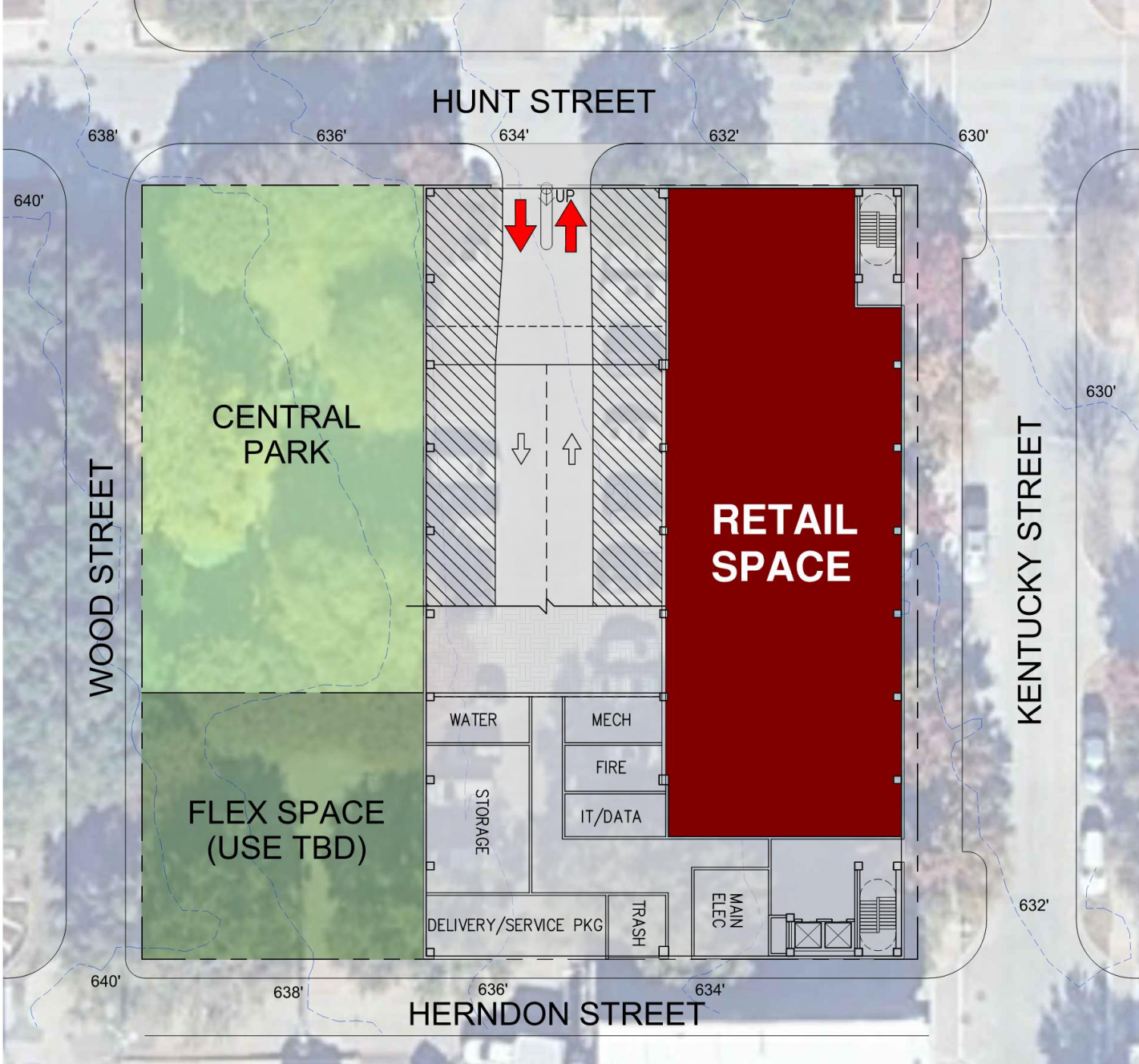


CONCEPT 2C
SITE PLAN

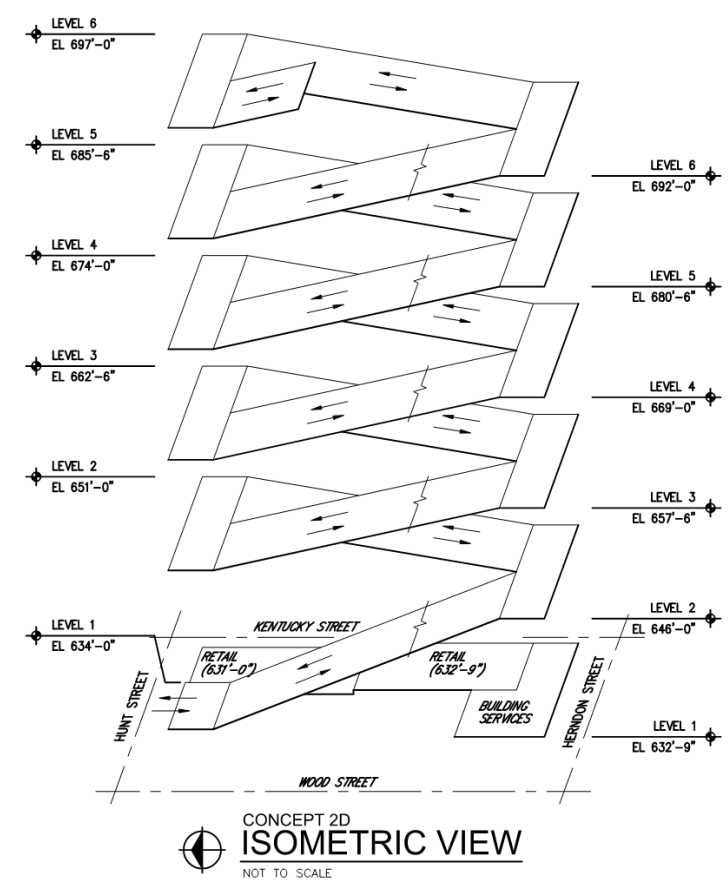


CONCEPT 2C:

- 488 PARKING SPACES
- 357 SF/SPACE EFFICIENCY
- (1) LEVEL BELOW GRADE
- NO EXPRESS RAMP
- NO RETAIL SPACE

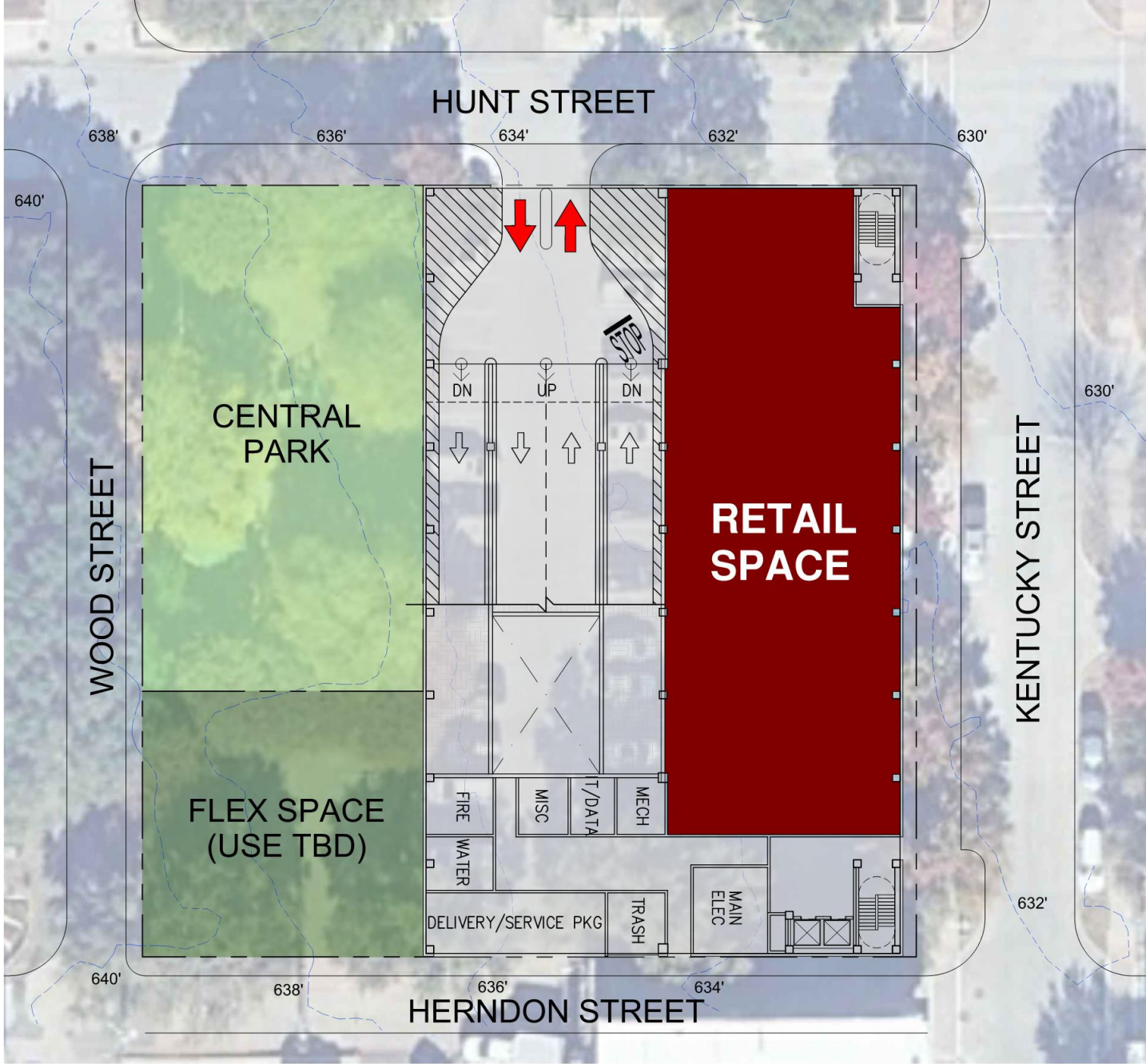


CONCEPT 2D
SITE PLAN

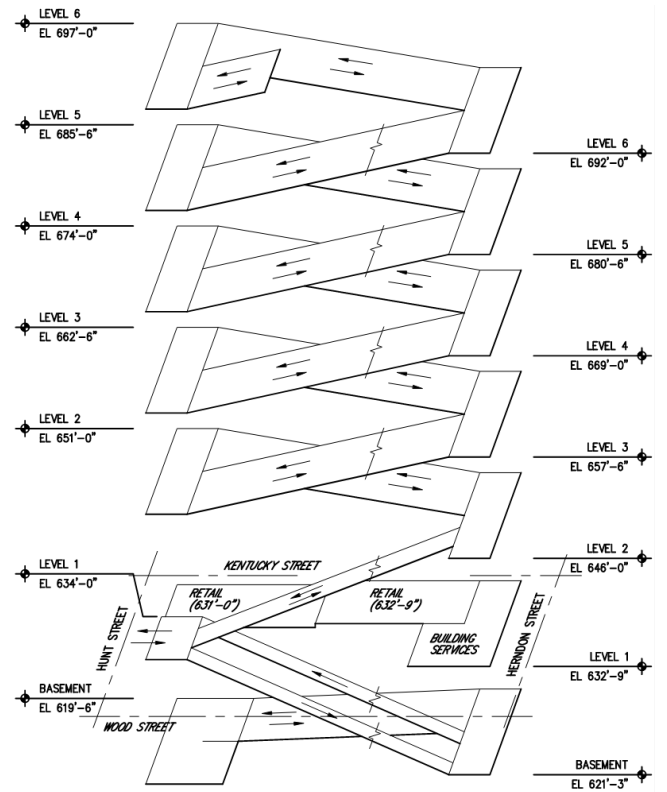


CONCEPT 2D:

- 368 PARKING SPACES
- 362 SF/SPACE EFFICIENCY
- ALL ABOVE GRADE
- EXPRESS RAMP
- 10,000 SF RETAIL SPACE



CONCEPT 2E
SITE PLAN



CONCEPT 2E
ISOMETRIC VIEW
NOT TO SCALE

CONCEPT 2E:

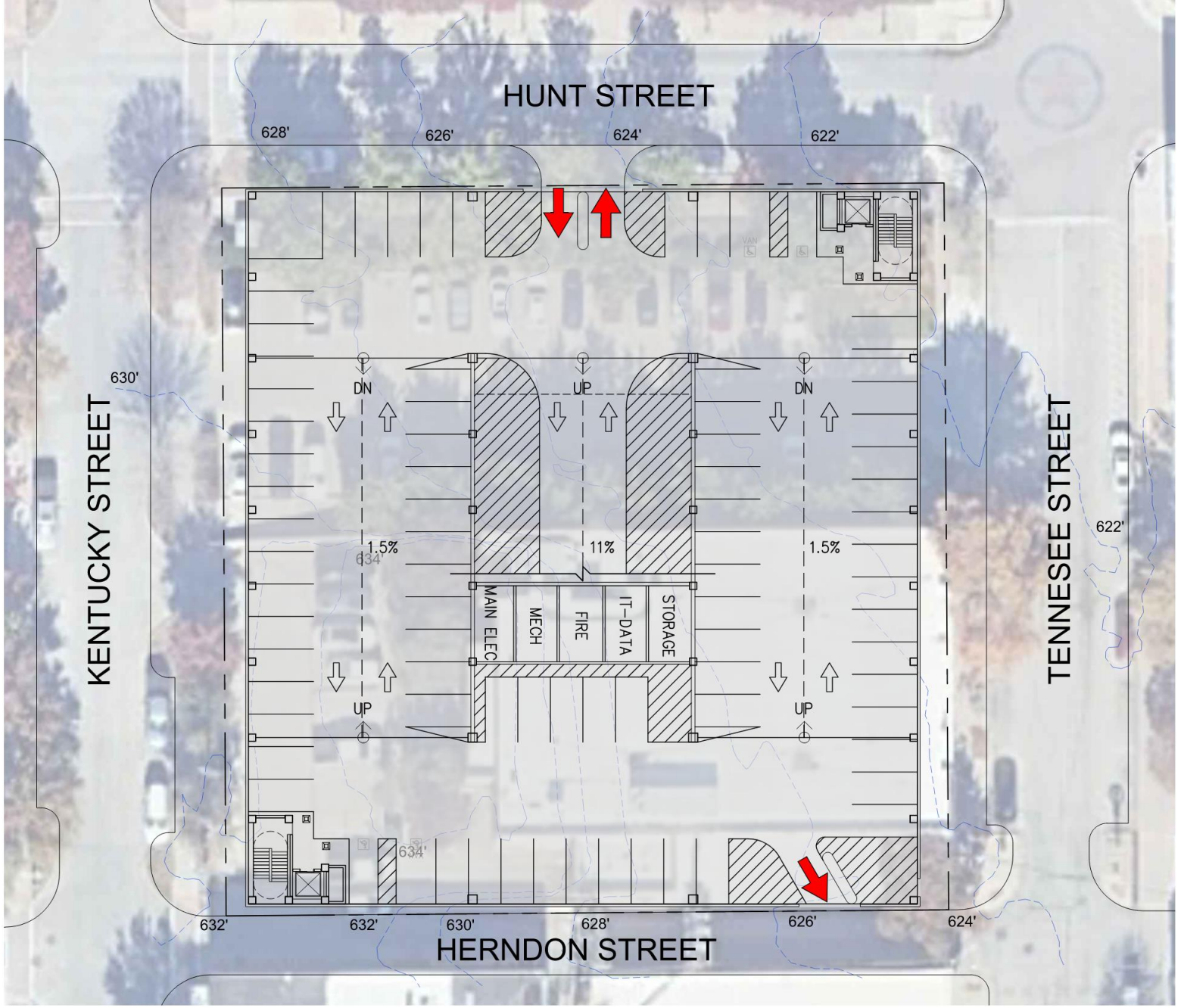
- 412 PARKING SPACES
- 375 SF/SPACE EFFICIENCY
- (1) BELOW GRADE LEVEL
- EXPRESS RAMP
- 10,000 SF RETAIL SPACE



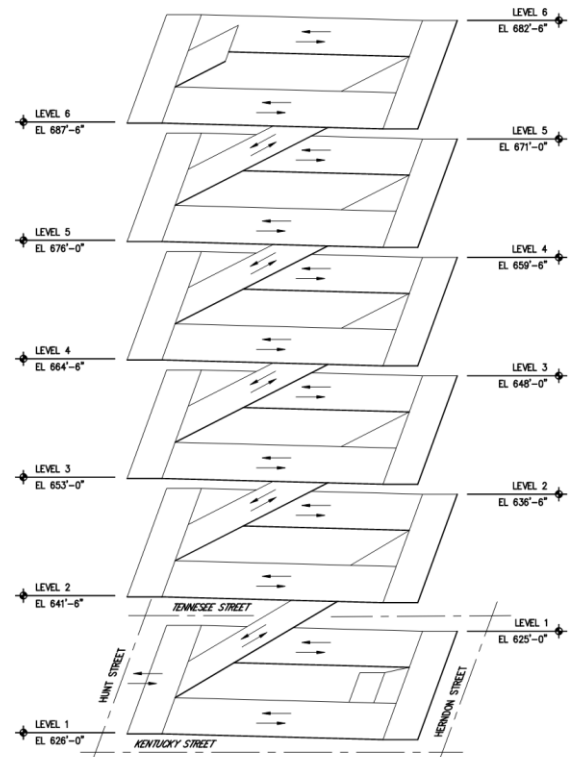
FUTURE COMMERCIAL DEVELOPMENT (5-STORY)

FUTURE COMMERCIAL DEVELOPMENT (5-STORY)

CONCEPT #3



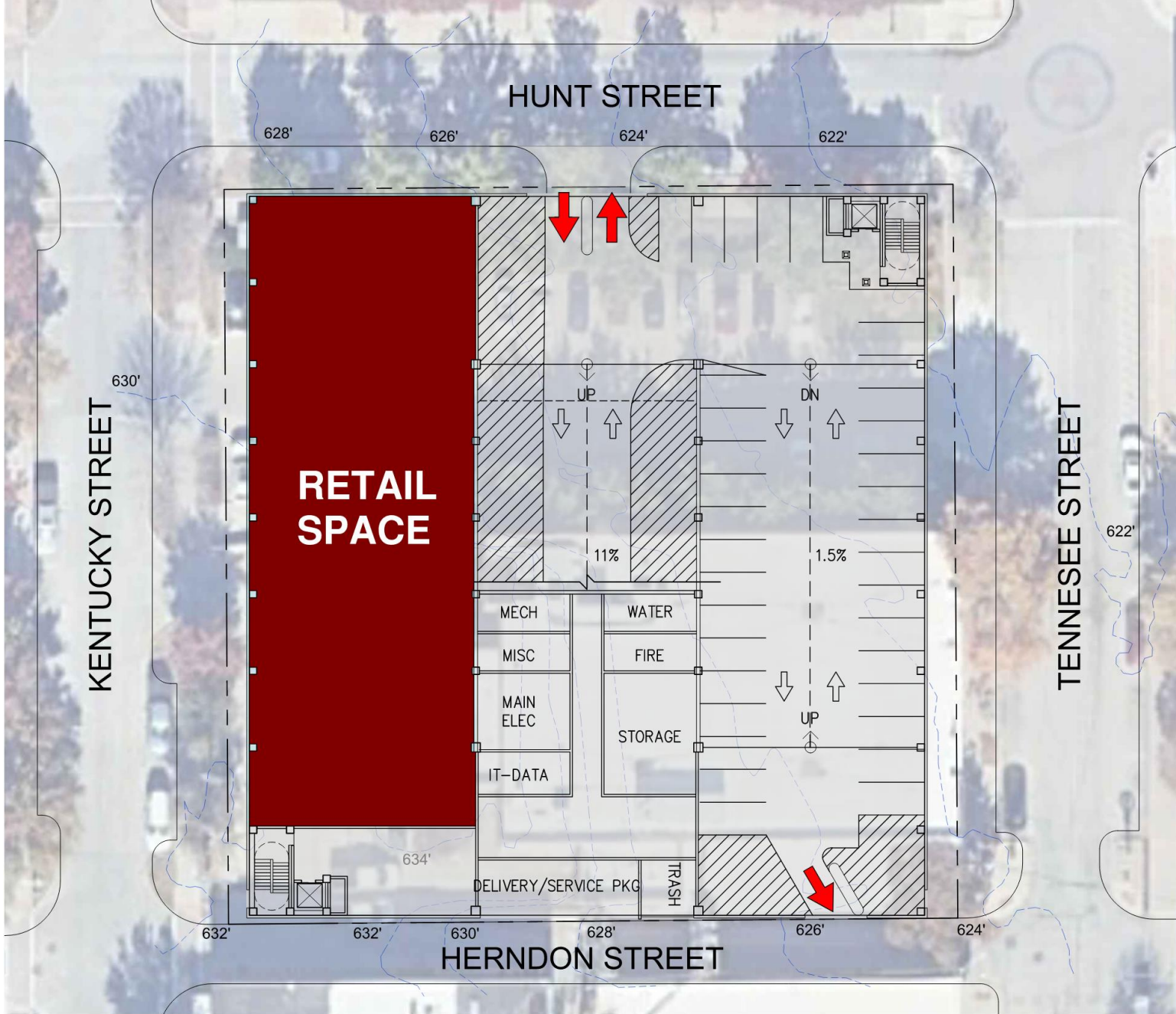
CONCEPT 3
SITE PLAN



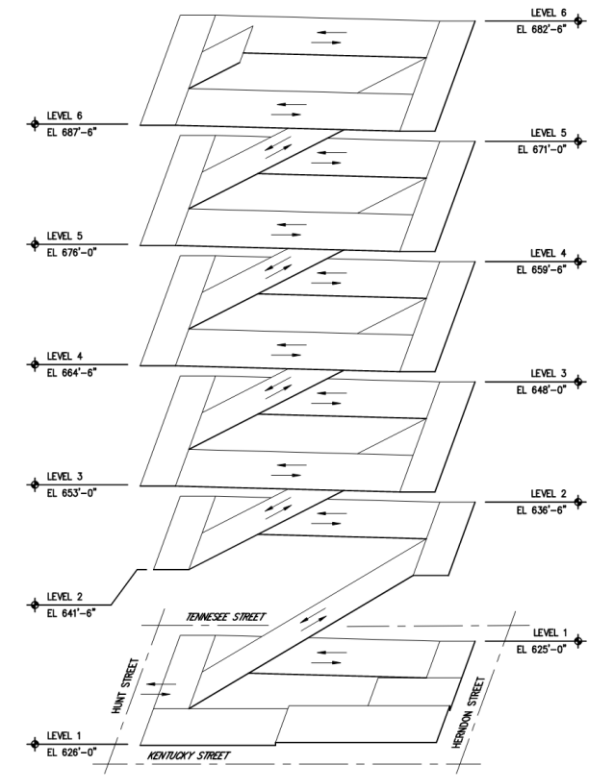
CONCEPT 3
ISOMETRIC VIEW
NOT TO SCALE

CONCEPT 3:

- 613 PARKING SPACES
- 356 SF/SPACE EFFICIENCY
- ALL ABOVE GRADE
- EXPRESS RAMP
- NO RETAIL SPACE



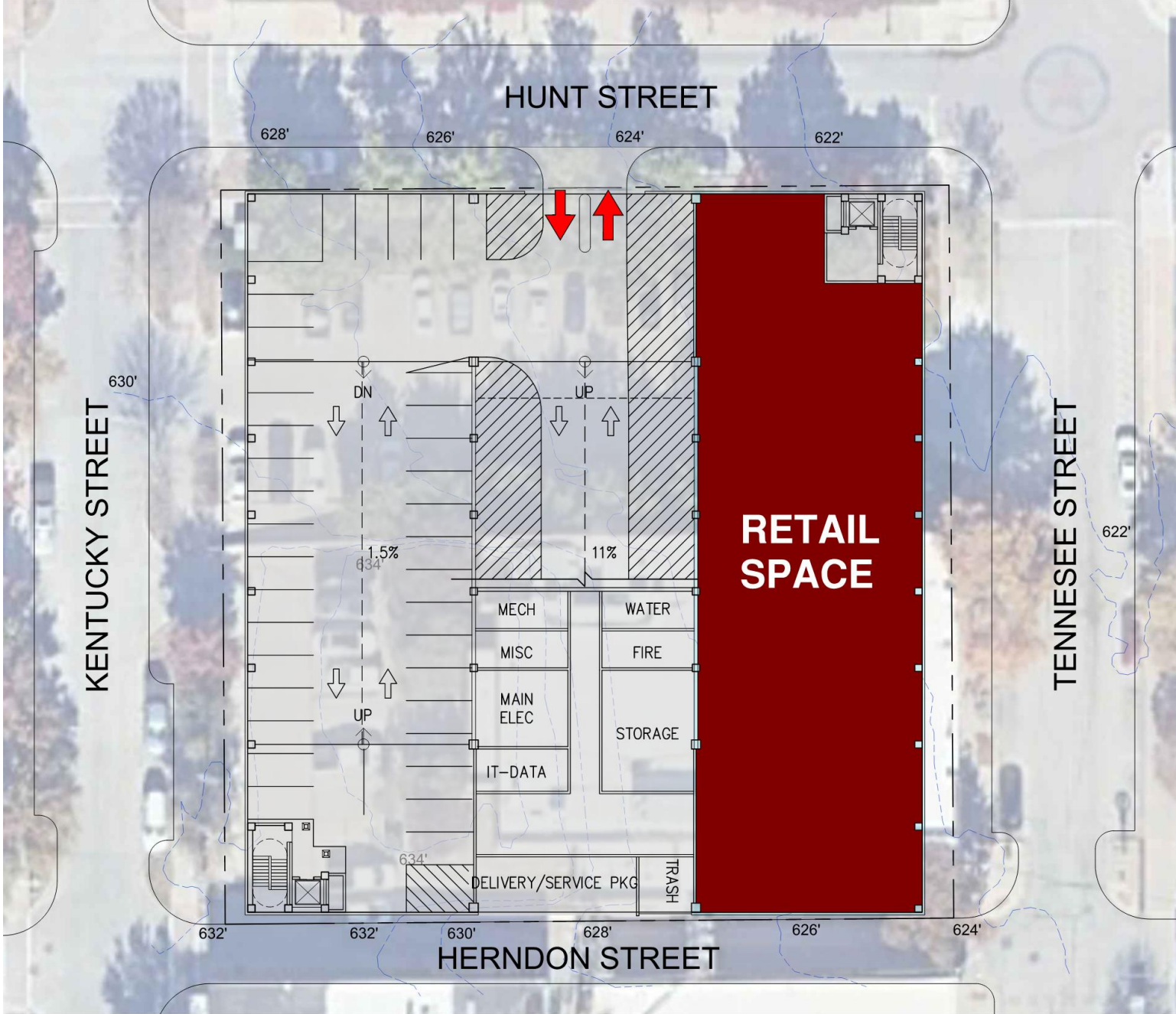
CONCEPT 3A
SITE PLAN



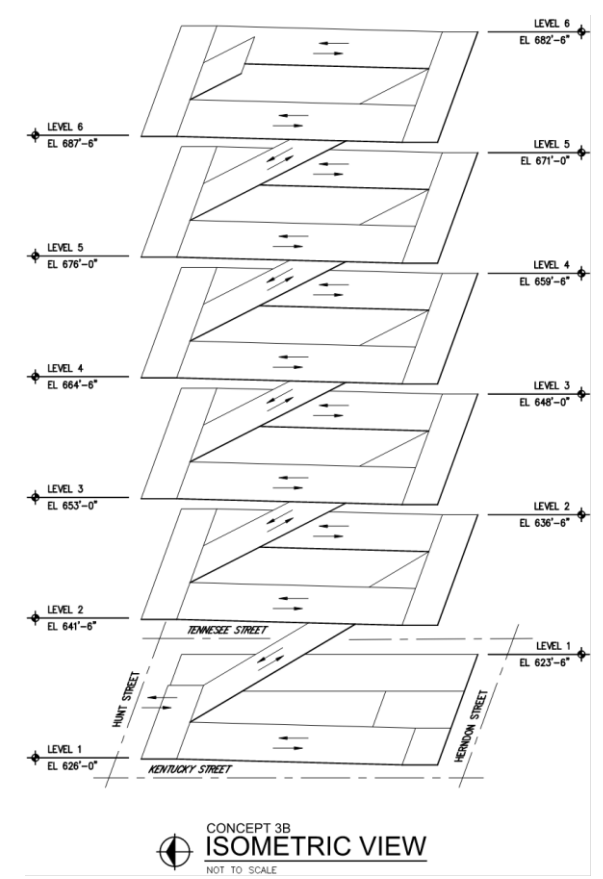
CONCEPT 3A
ISOMETRIC VIEW
NOT TO SCALE

CONCEPT 3A:

- 531 PARKING SPACES
- 360 SF/SPACE EFFICIENCY
- ALL ABOVE GRADE
- EXPRESS RAMP
- 10,800 SF RETAIL SPACE



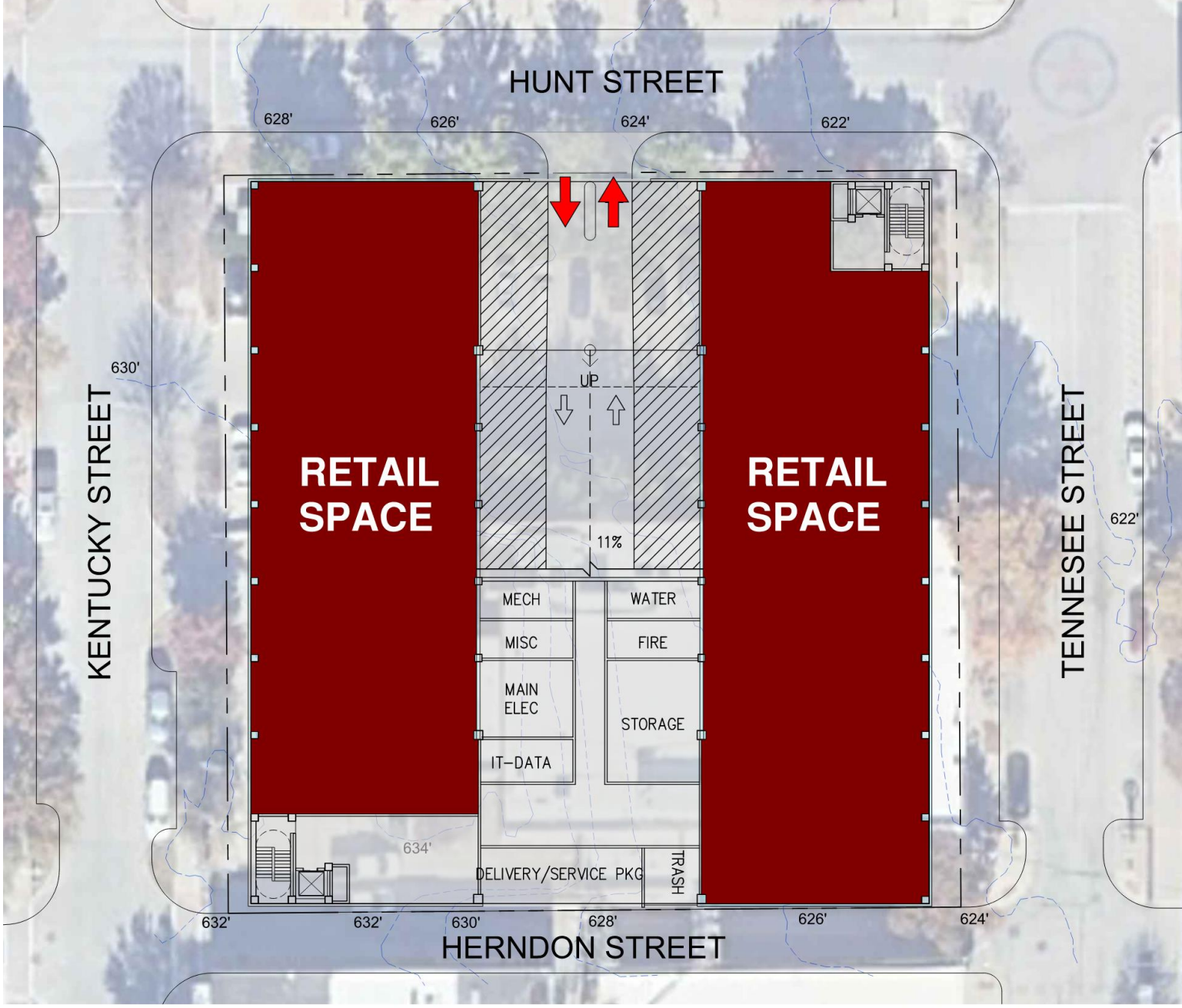
CONCEPT 3B
SITE PLAN



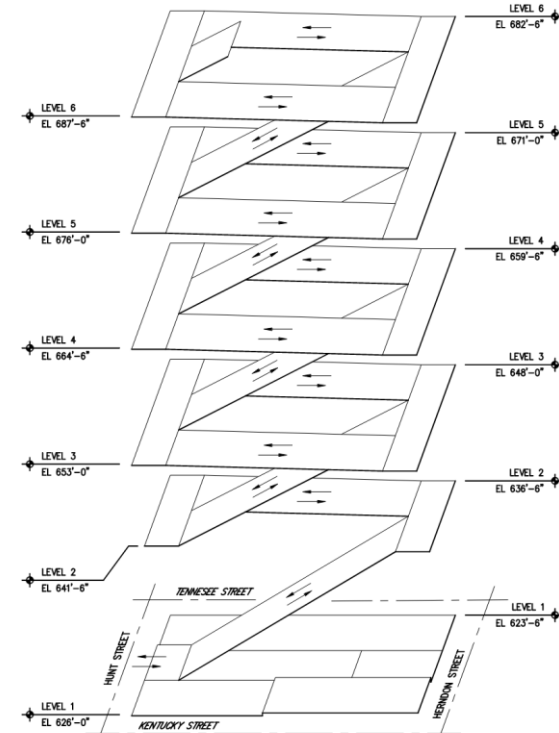
CONCEPT 3B
ISOMETRIC VIEW
NOT TO SCALE

CONCEPT 3B:

- 568 PARKING SPACES
- 356 SF/SPACE EFFICIENCY
- ALL ABOVE GRADE
- EXPRESS RAMP
- 12,000 SF RETAIL SPACE



CONCEPT 3C
SITE PLAN

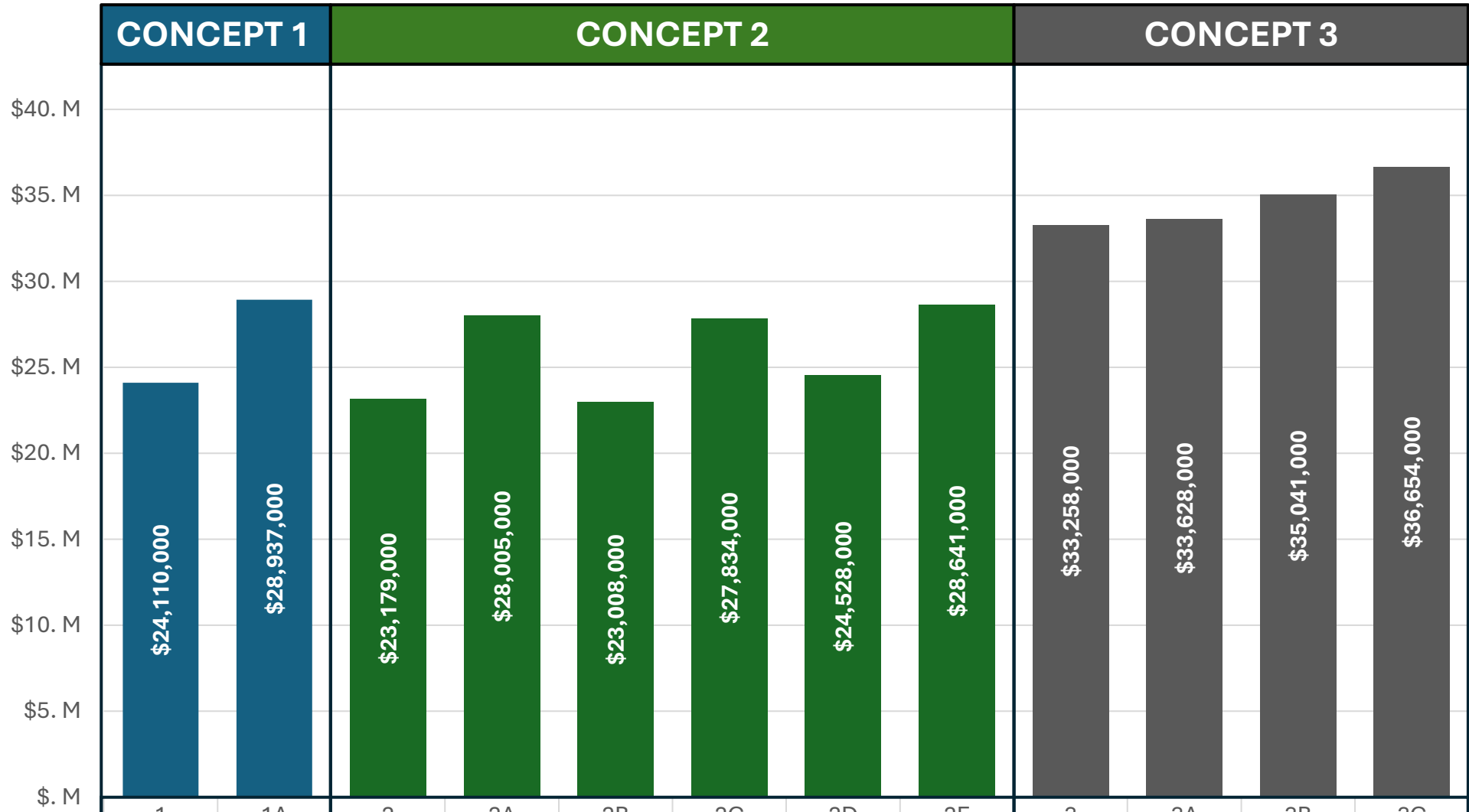


CONCEPT 3C
ISOMETRIC VIEW
NOT TO SCALE

CONCEPT 3C:

- 496 PARKING SPACES
- 386 SF/SPACE EFFICIENCY
- ALL ABOVE GRADE
- EXPRESS RAMP
- 22,800 SF RETAIL SPACE

CONCEPTUAL PROJECT BUDGET



	1	1A	2	2A	2B	2C	2D	2E	3	3A	3B	3C
CONCEPT BUDGET	\$24.11 M	\$28.94 M	\$23.18 M	\$28.01 M	\$23.01 M	\$27.83 M	\$24.53 M	\$28.64 M	\$33.26 M	\$33.63 M	\$35.04 M	\$36.65 M
NUMBER OF SPACES	418	479	407	463	420	488	368	412	613	531	568	496
TOTAL COST/SPACE	\$57,679	\$60,409	\$56,948	\$60,485	\$54,780	\$57,036	\$66,650	\$69,515	\$54,254	\$63,329	\$61,690	\$73,899

Financial Considerations

Identified Funding Sources

TIRZ 1	\$17M
--------	-------

TIRZ Expenses

Parking Structure	\$23.0M to \$36.7M
Fire Sprinkler Upgrades	\$5M
Venu	\$3M / Year
Downtown Parking Management	\$150k (Pilot)
Other Initiatives	\$400k / Year

Council Feedback / Discussion

PARKING STRUCTURE		CONCEPT DESIGNATION											
		1	1A	2	2A	2B	2C	2D	2E	3	3A	3B	3C
GENERAL													
1	Number of Spaces	418	479	407	463	420	488	368	412	613	531	568	496
2	Parking Efficiency (SF/Parking Space)	360	367	366	377	355	357	362	375	356	360	356	386
3	Number of Levels Above Grade	6	6	6	6	6	6	6	6	6	6	6	6
4	Number of Levels Below Grade	0	1	0	1	0	1	0	1	0	0	0	0
5	Express Ramp Access?	Express Ramp	Express Ramp	Express Ramp	Express Ramp	No Express Ramp	No Express Ramp	Express Ramp	Express Ramp	Express Ramp	Express Ramp	Express Ramp	Express Ramp
6	Commercial (Retail) Space?	No Retail Space	No Retail Space	No Retail Space	No Retail Space	No Retail Space	No Retail Space	Retail Space	Retail Space	No Retail Space	Retail on Kentucky	Retail on Tennessee	Kentucky & Tennessee
OPINION OF PROBABLE CONSTRUCTION COST													
7	Basic Building Cost Total	\$ 14,724,600	\$ 18,291,900	\$ 14,608,200	\$ 18,175,500	\$ 14,608,200	\$ 18,175,500	\$ 15,602,700	\$ 18,643,800	\$ 21,310,900	\$ 21,642,200	\$ 22,678,900	\$ 23,910,100
8	Building Enhancements and Other Costs Total	\$ 3,348,264	\$ 3,398,864	\$ 2,766,315	\$ 2,816,915	\$ 2,638,407	\$ 2,689,007	\$ 2,783,077	\$ 2,825,277	\$ 3,619,408	\$ 3,565,408	\$ 3,587,608	\$ 3,566,008
9	CONSTRUCTION SUBTOTAL	\$ 18,072,864	\$ 21,690,764	\$ 17,374,515	\$ 20,992,415	\$ 17,246,607	\$ 20,864,507	\$ 18,385,777	\$ 21,469,077	\$ 24,930,308	\$ 25,207,608	\$ 26,266,508	\$ 27,476,108
10	CONCEPT DESIGN/ESTIMATING CONTINGENCY (10%)	\$ 1,807,286	\$ 2,169,076	\$ 1,737,451	\$ 2,099,241	\$ 1,724,661	\$ 2,086,451	\$ 1,838,578	\$ 2,146,908	\$ 2,493,031	\$ 2,520,761	\$ 2,626,651	\$ 2,747,611
11	ESCALATION - 2027 Construction (5%)	\$ 994,008	\$ 1,192,992	\$ 955,598	\$ 1,154,583	\$ 948,563	\$ 1,147,548	\$ 1,011,218	\$ 1,180,799	\$ 1,371,167	\$ 1,386,418	\$ 1,444,658	\$ 1,511,186
12	CONSTRUCTION CONTINGENCY (5%)	\$ 1,043,708	\$ 1,252,642	\$ 1,003,378	\$ 1,212,312	\$ 995,992	\$ 1,204,925	\$ 1,061,779	\$ 1,239,839	\$ 1,439,725	\$ 1,455,739	\$ 1,516,891	\$ 1,586,745
13	PROBABLE CONSTRUCTION COST	\$ 21,917,866	\$ 26,305,474	\$ 21,070,943	\$ 25,458,551	\$ 20,915,822	\$ 25,303,430	\$ 22,297,351	\$ 26,036,623	\$ 30,234,231	\$ 30,570,526	\$ 31,854,707	\$ 33,321,650
14	SOFT COSTS (10%)	\$ 2,191,787	\$ 2,630,547	\$ 2,107,094	\$ 2,545,855	\$ 2,091,582	\$ 2,530,343	\$ 2,229,735	\$ 2,603,662	\$ 3,023,423	\$ 3,057,053	\$ 3,185,471	\$ 3,332,165
15	CONCEPTUAL PROJECT BUDGET	\$ 24,109,652	\$ 28,936,022	\$ 23,178,037	\$ 28,004,406	\$ 23,007,404	\$ 27,833,773	\$ 24,527,086	\$ 28,640,285	\$ 33,257,654	\$ 33,627,579	\$ 35,040,178	\$ 36,653,815
16	Total Parking Structure Cost (\$/SF)	\$ 150.59	\$ 156.33	\$ 153.90	\$ 159.21	\$ 152.77	\$ 158.24	\$ 164.50	\$ 168.27	\$ 151.38	\$ 160.44	\$ 159.49	\$ 166.84
17	Cost Per Parking Space (\$/Parking Space) - Based on Probable Construction Cost	\$ 52,435	\$ 54,917	\$ 51,771	\$ 54,986	\$ 49,800	\$ 51,851	\$ 60,591	\$ 63,196	\$ 49,322	\$ 57,572	\$ 56,082	\$ 67,181
18	Cost Per Parking Space (\$/Parking Space) - Based on Project Budget	\$ 57,679	\$ 60,409	\$ 56,948	\$ 60,485	\$ 54,780	\$ 57,036	\$ 66,650	\$ 69,515	\$ 54,254	\$ 63,329	\$ 61,690	\$ 73,899

PARKING STRUCTURE		CONCEPT DESIGNATION			
		1	1A		
GENERAL					
1	Number of Spaces	418	479		
2	Number of Levels Above Grade	6	6		
3	Number of Levels Below Grade	0	1		
4	Express Ramp Access?	Express Ramp	Express Ramp		
5	Commercial (Retail) Space?	No Retail Space	No Retail Space		
BUILDING AREAS & PARKING EFFICIENCY					
6	Parking Area Above Grade (SF)	150,300	151,800		
7	Parking Area Below Grade (SF)	0	23,800		
8	Total Parking Area (SF)	150,300	175,600		
9	Building Service Area - MEP, Storage, etc. (SF)	1,500	1,500		
10	Total Building Area Without Commercial Space (SF)	151,800	177,100		
11	Commercial/Retail Space Area (SF)	0	0		
12	Parking Efficiency (SF/Parking Space)	360	367		
13	Primary Building Elevations Area - Along Kentucky St, Hunt St or Tennessee St (SF)	8,027	8,027		
14	Other Building Elevations Area - Along Herndon St, new Park or Wood St (SF)	34,826	34,826		
OPINION OF PROBABLE CONSTRUCTION COST					
		Units	Unit Cost	Probable Cost	
15	Basic Above Grade Parking Structure Cost	SF	\$ 85.00	\$ 12,903,000	\$ 12,903,000
16	CIP P/T Concrete Structural System Cost Premium	SF	\$ 6.00	\$ 910,800	\$ 1,062,600
17	Above Grade Levels Fire Protection	SF	\$ 6.00	\$ 910,800	\$ 910,800
18	Basic Above Grade Parking Structure Cost Subtotal			\$ 14,724,600	\$ 14,876,400
19	Basic Below Grade Parking Structure Unit Cost	SF	\$ 135.00	\$ -	\$ 3,415,500
20	Commercial/Retail White Box (Shell Space) Additional Cost	SF	\$ 120.00	\$ -	\$ -
21	Basic Building Cost Total			\$ 14,724,600	\$ 18,291,900
22	Primary Building Elevations (70% Coverage) - Historic Theme Façade	VSF	\$ 100.00	\$ 561,855	\$ 561,855
23	Other Building Elevations (65% Coverage) - Façade Treatment	VSF	\$ 65.00	\$ 1,471,409	\$ 1,471,409
24	White Stained Ceilings	SF	\$ 2.00	\$ 250,000	\$ 300,600
25	Parking Guidance System	ALL	\$ 30,000	\$ 30,000	\$ 30,000
26	EV Charging Stations (5 dual stations)	ALL	\$ 35,000	\$ 35,000	\$ 35,000
27	New Central Park (within same parcel)	ALL	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
28	Utility Relocation	ALL	TBD	TBD	TBD
29	Building Enhancements and Other Costs Total			\$ 3,348,264	\$ 3,398,864
30	CONSTRUCTION SUBTOTAL			\$ 18,072,864	\$ 21,690,764
31	CONCEPT DESIGN/ESTIMATING CONTINGENCY (10%)			\$ 1,807,286	\$ 2,169,076
32	ESCALATION - 2027 Construction (5%)			\$ 994,008	\$ 1,192,992
33	CONSTRUCTION CONTINGENCY (5%)			\$ 1,043,708	\$ 1,252,642
34	PROBABLE CONSTRUCTION COST			\$ 21,917,866	\$ 26,305,474
35	SOFT COSTS (10%)			\$ 2,191,787	\$ 2,630,547
36	CONCEPTUAL PROJECT BUDGET			\$ 24,109,652	\$ 28,936,022
37	Total Parking Structure Cost (\$/SF)			\$ 150.59	\$ 156.33
38	Cost Per Parking Space (\$/Parking Space) - Based on Probable Construction Cost			\$ 52,435	\$ 54,917
39	Cost Per Parking Space (\$/Parking Space) - Based on Project Budget			\$ 57,679	\$ 60,409

Definition of Terms	
Design and Estimating Contingency	Used to resolve unforeseen issues during the design period. The design contingency is used when the original budget didn't address project requirements, potential changes in market prices, and inaccurate project information available when the budget was developed. This contingency typically reduces with each successive design phase as the project scope is further defined.
Construction Contingency	A part of a project's budget put aside to cover any unforeseen costs, risks, events, or changes in scope that may affect the project's cost over the course of its life. This money is on reserve and is not allocated to any specific area of work.
Commercial/Retail White Box	White box does not contain any build-out; the space is essentially an empty shell. Further defined as exterior walls, windows, and doors; roofing; standard lighting and electrical; basic heating, ventilation, and air conditioning (HVAC); concrete floor; restrooms; hot water; and code fire protection. Partitioned spaces with separate climate controls, finishes, fixtures, furniture, and equipment are excluded.

PARKING STRUCTURE				CONCEPT DESIGNATION						
				2	2A	2B	2C	2D	2E	
GENERAL										
1	Number of Spaces			407	463	420	488	368	412	
2	Number of Levels Above Grade			6	6	6	6	6	6	
3	Number of Levels Below Grade			0	1	0	1	0	1	
4	Express Ramp Access?			Express Ramp	Express Ramp	No Express Ramp	No Express Ramp	Express Ramp	Express Ramp	
5	Commercial (Retail) Space?			No Retail Space	No Retail Space	No Retail Space	No Retail Space	Retail Space	Retail Space	
BUILDING AREAS & PARKING EFFICIENCY										
6	Parking Area Above Grade (SF)			149,100	150,600	149,100	150,600	133,300	131,800	
7	Parking Area Below Grade (SF)			0	23,800	0	23,800	0	22,600	
8	Total Parking Area (SF)			149,100	174,400	149,100	174,400	133,300	154,400	
9	Building Service Area - MEP, Storage, etc. (SF)			1,500	1,500	1,500	1,500	5,800	5,800	
10	Total Building Area Without Commercial Space (SF)			150,600	175,900	150,600	175,900	139,100	160,200	
11	Commercial/Retail Space Area (SF)			0	0	0	0	10,000	10,000	
12	Parking Efficiency (SF/Parking Space)			366	377	355	357	362	375	
13	Primary Building Elevations Area - Along Kentucky St and Hunt St (SF)			22,398	22,398	21,088	21,088	22,725	22,725	
14	Other Building Elevations Area - Along Herndon St and Central Park (SF)			20,911	20,911	20,054	20,054	21,239	21,239	
OPINION OF PROBABLE CONSTRUCTION COST										
		Units	Unit Cost	Probable Cost						
15	Basic Above Grade Parking Structure Cost	SF	\$ 85.00	\$ 12,801,000	\$ 12,801,000	\$ 12,801,000	\$ 12,801,000	\$ 12,673,500	\$ 12,546,000	
16	CIP P/T Concrete Structural System Cost	SF	\$ 6.00	\$ 903,600	\$ 1,055,400	\$ 903,600	\$ 1,055,400	\$ 894,600	\$ 1,021,200	
17	Above Grade Levels Fire Protection	SF	\$ 6.00	\$ 903,600	\$ 903,600	\$ 903,600	\$ 903,600	\$ 834,600	\$ 825,600	
18	Basic Above Grade Parking Structure Cost Subtotal			\$ 14,608,200	\$ 14,760,000	\$ 14,608,200	\$ 14,760,000	\$ 14,402,700	\$ 14,392,800	
19	Basic Below Grade Parking Structure Unit Cost	SF	\$ 135.00	\$ -	\$ 3,415,500	\$ -	\$ 3,415,500	\$ -	\$ 3,051,000	
20	Commercial/Retail White Box (Shell Space) Additional Cost	SF	\$ 120.00	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 1,200,000	
21	Basic Building Cost Total			\$ 14,608,200	\$ 18,175,500	\$ 14,608,200	\$ 18,175,500	\$ 15,602,700	\$ 18,643,800	
22	Primary Building Elevations (70% Coverage) - Historic Theme Façade	VSF	\$ 100.00	\$ 1,567,825	\$ 1,567,825	\$ 1,476,125	\$ 1,476,125	\$ 1,590,750	\$ 1,590,750	
23	Other Building Elevations (65% Coverage) - Façade Treatment	VSF	\$ 65.00	\$ 883,490	\$ 883,490	\$ 847,282	\$ 847,282	\$ 897,327	\$ 897,327	
24	White Stained Ceilings	SF	\$ 2.00	\$ 250,000	\$ 300,600	\$ 250,000	\$ 300,600	\$ 230,000	\$ 272,200	
25	Parking Guidance System	ALL	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	
26	EV Charging Stations (5 dual stations)	ALL	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	
27	New Central Park (within same parcel)	ALL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
28	Utility Relocation	ALL	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
29	Building Enhancements and Other Costs Total			\$ 2,766,315	\$ 2,816,915	\$ 2,638,407	\$ 2,689,007	\$ 2,783,077	\$ 2,825,277	
30	CONSTRUCTION SUBTOTAL			\$ 17,374,515	\$ 20,992,415	\$ 17,246,607	\$ 20,864,507	\$ 18,385,777	\$ 21,469,077	
31	CONCEPT DESIGN/ESTIMATING CONTINGENCY (10%)			\$ 1,737,451	\$ 2,099,241	\$ 1,724,661	\$ 2,086,451	\$ 1,838,578	\$ 2,146,908	
32	ESCALATION - 2027 Construction (5%)			\$ 955,598	\$ 1,154,583	\$ 948,563	\$ 1,147,548	\$ 1,011,218	\$ 1,180,799	
33	CONSTRUCTION CONTINGENCY (5%)			\$ 1,003,378	\$ 1,212,312	\$ 995,992	\$ 1,204,925	\$ 1,061,779	\$ 1,239,839	
34	PROBABLE CONSTRUCTION COST			\$ 21,070,943	\$ 25,458,551	\$ 20,915,822	\$ 25,303,430	\$ 22,297,351	\$ 26,036,623	
35	SOFT COSTS (10%)			\$ 2,107,094	\$ 2,545,855	\$ 2,091,582	\$ 2,530,343	\$ 2,229,735	\$ 2,603,662	
36	CONCEPTUAL PROJECT BUDGET			\$ 23,178,037	\$ 28,004,406	\$ 23,007,404	\$ 27,833,773	\$ 24,527,086	\$ 28,640,285	
37	Total Parking Structure Cost (\$/SF)			\$ 153.90	\$ 159.21	\$ 152.77	\$ 158.24	\$ 164.50	\$ 168.27	
38	Cost Per Parking Space (\$/Parking Space) - Based on Probable Construction Cost			\$ 51,771	\$ 54,986	\$ 49,800	\$ 51,851	\$ 60,591	\$ 63,196	
39	Cost Per Parking Space (\$/Parking Space) - Based on Project Budget			\$ 56,948	\$ 60,485	\$ 54,780	\$ 57,036	\$ 66,650	\$ 69,515	

ALL = ALLOWANCE; EA = EACH; N/A = NOT APPLICABLE; SF = SQUARE FEET; TBD = TO BE DETERMINED; VSF = VERTICAL SURFACE SQUARE FEET

PARKING STRUCTURE		CONCEPT DESIGNATION					
		3	3A	3B	3C		
GENERAL							
1	Number of Spaces	613	531	568	496		
2	Number of Levels Above Grade	6	6	6	6		
3	Number of Levels Below Grade	0	0	0	0		
4	Express Ramp Access?	Express Ramp	Express Ramp	Express Ramp	Express Ramp		
5	Commercial (Retail) Space?	No Retail Space	Retail along Kentucky	Retail along Tennessee	Kentucky & Tennessee		
BUILDING AREAS & PARKING EFFICIENCY							
6	Parking Area Above Grade (SF)	218,200	191,200	202,300	191,500		
7	Parking Area Below Grade (SF)	0	0	0	0		
8	Total Parking Area (SF)	218,200	191,200	202,300	191,500		
9	Building Service Area - MEP, Storage, etc. (SF)	1,500	6,900	5,400	5,400		
10	Total Building Area Without Commercial Space (SF)	219,700	198,100	207,700	196,900		
11	Commercial/Retail Space Area (SF)	0	11,500	12,000	22,800		
12	Parking Efficiency (SF/Parking Space)	356	360	356	386		
13	Primary Building Elevations Area - Along Kentucky St, Hunt St or Tennessee St (SF)	38,893	38,893	38,893	38,893		
14	Other Building Elevations Area - Along Herndon St, new Park or Wood St (SF)	11,004	11,004	11,004	11,004		
OPINION OF PROBABLE CONSTRUCTION COST							
		Units	Unit Cost				
15	Basic Above Grade Parking Structure Cost	SF	\$ 85.00	\$ 18,674,500	\$ 17,816,000	\$ 18,674,500	\$ 18,674,500
16	CIP P/T Concrete Structural System Cost Premium	SF	\$ 6.00	\$ 1,318,200	\$ 1,257,600	\$ 1,318,200	\$ 1,318,200
17	Above Grade Levels Fire Protection	SF	\$ 6.00	\$ 1,318,200	\$ 1,188,600	\$ 1,246,200	\$ 1,181,400
18	Basic Above Grade Parking Structure Cost Subtotal			\$ 21,310,900	\$ 20,262,200	\$ 21,238,900	\$ 21,174,100
19	Basic Below Grade Parking Structure Unit Cost	SF	\$ 135.00	\$ -	\$ -	\$ -	\$ -
20	Commercial/Retail White Box (Shell Space) Additional Cost	SF	\$ 120.00	\$ -	\$ 1,380,000	\$ 1,440,000	\$ 2,736,000
21	Basic Building Cost Total			\$ 21,310,900	\$ 21,642,200	\$ 22,678,900	\$ 23,910,100
22	Primary Building Elevations (70% Coverage) - Historic Theme Façade	VSF	\$ 100.00	\$ 2,722,510	\$ 2,722,510	\$ 2,722,510	\$ 2,722,510
23	Other Building Elevations (65% Coverage) - Façade Treatment	VSF	\$ 65.00	\$ 464,898	\$ 464,898	\$ 464,898	\$ 464,898
24	White Stained Ceilings	SF	\$ 2.00	\$ 367,000	\$ 313,000	\$ 335,200	\$ 313,600
25	Parking Guidance System	ALL	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
26	EV Charging Stations (5 dual stations)	ALL	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
27	New Central Park (within same parcel)	ALL	N/A	N/A	N/A	N/A	N/A
28	Utility Relocation	ALL	TBD	TBD	TBD	TBD	TBD
29	Building Enhancements and Other Costs Total			\$ 3,619,408	\$ 3,565,408	\$ 3,587,608	\$ 3,566,008
30	CONSTRUCTION SUBTOTAL			\$ 24,930,308	\$ 25,207,608	\$ 26,266,508	\$ 27,476,108
31	CONCEPT DESIGN/ESTIMATING CONTINGENCY (10%)			\$ 2,493,031	\$ 2,520,761	\$ 2,626,651	\$ 2,747,611
32	ESCALATION - 2027 Construction (5%)			\$ 1,371,167	\$ 1,386,418	\$ 1,444,658	\$ 1,511,186
33	CONSTRUCTION CONTINGENCY (5%)			\$ 1,439,725	\$ 1,455,739	\$ 1,516,891	\$ 1,586,745
34	PROBABLE CONSTRUCTION COST			\$ 30,234,231	\$ 30,570,526	\$ 31,854,707	\$ 33,321,650
35	SOFT COSTS (10%)			\$ 3,023,423	\$ 3,057,053	\$ 3,185,471	\$ 3,332,165
36	CONCEPTUAL PROJECT BUDGET			\$ 33,257,654	\$ 33,627,579	\$ 35,040,178	\$ 36,653,815
37	Total Parking Structure Cost (\$/SF)			\$ 151.38	\$ 160.44	\$ 159.49	\$ 166.84
38	Cost Per Parking Space (\$/Parking Space) - Based on Probable Construction Cost			\$ 49,322	\$ 57,572	\$ 56,082	\$ 67,181
39	Cost Per Parking Space (\$/Parking Space) - Based on Project Budget			\$ 54,254	\$ 63,329	\$ 61,690	\$ 73,899