City of Winter Park
Structured Parking

Presented by Bill Finfrock
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Parking Garage 101

What are important considerations when planning a parking garage?

• Who is the user
• How will you finance
• Convenience of location
• Vehicular accessibility from street
• Traffic impacts to surrounding area
• Aesthetic impacts to surrounding area
• How many spaces are needed?
What are main cost drivers?

• Parking garage costs are commonly communicated as “cost per space”
  • The number one driver of cost – what is the footprint available
  • Architectural considerations
  • Number of spaces constructed
  • “Open-air” ventilation vs. Mechanical ventilation
  • Number of elevators and stairs
  • Foundation systems

• A myriad of other factors:
  • Electric charging stations, access control equipment, solar arrays, retention areas in garage, speed ramps vs. park-on ramps, retail space/other uses in/on garage, painted interiors, basement levels
So, if footprint is the biggest driver of cost, what is the right size?

It depends – but there are some minimums that are a very good idea to follow

- About 123’ of buildable width is generally a minimum size necessary to build “two-bays” of parking and allow for a park-on ramp. Don’t forget about setbacks to property lines when evaluating sites
- Length – preferred to be at least 290’ of buildable length. This dimension can be reduced, but cost per space and ramping systems are impacted
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Is bigger better?

• Yes! The larger the area of the footprint to be constructed, the lower the cost per space will be.
• Example: Rollins College Garage
Morse & Penn

266 ft.

125 ft.

AdventHealth
Winter Park

186 ft.

273 ft.
Westminster Winter Park Towers

290 ft.

127 ft.
How many spaces might each site yield

- It Depends!
- There are exceptions – if configurations are not ideal, the space yield can decrease dramatically in some cases
- We can work with staff if desired to determine what sites might be appropriate and economical
So, how much do parking garages cost?

- This is a very difficult question to answer succinctly
  - The approximate average cost for FINFROCK to design and build a parking space in 2019 was: $16,000 per space
  - FINFROCK priced garages anywhere from $13,000 per space, to **over $50,000** per space. Most of the higher priced garages prove unaffordable, and are ultimately not constructed – it is not easy to keep a garage economical
  - The price range of the garages we constructed was $14,500 to $24,000 per space
  - Be careful about cost per “net added” space
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So, how much do parking garages cost?

- FINFROCK’s cost is not the total cost to The City of Winter Park
  - There are other costs that are typically owner costs that must be added to establish a total budget
    - Permitting and impact fees
    - Financing costs
    - Contingency funds for unforeseen conditions
    - Sitework if extensive
So, what is the best way to procure a parking garage?

- FINFROCK is a Design-Build specialist in parking
  - We have successfully completed garages for numerous Florida Cities
  - Many of those Cities previously tried and failed to achieve economical results with non-design-build RFPs
So, what is the best way to procure a parking garage?

- Establish your list of priorities
- Establish your budget
- FINFROCK would be happy to advise if you are on the right track
Alta Rialto
Boca Raton Regional Hospital
City of Cocoa Beach
Lakeside Crossing
Nemours Hospital
City of Ocala
City of Winter Garden
Thank You

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