

East Rosemary Redevelopment Proposal



December 9, 2020

CHAPEL HILL

OPEN2.BIZ

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RECOMENDATION:

Council consider giving direction on parking technology.

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Walker Consulting developed Opinion of Probable Costs for Deck (financial)

Walker projection	\$32,313,800
Samet/Grubb	\$31,826,211
Difference	\$ 487,000*

* Several differences include North Street land, solar array and other

Town of Chapel Hill
Rosemary Street Parking Deck
7 Levels, 1137 Spaces

Engineer's Estimate of Probable Construction Costs

Div.	Item	Unit	Quantity	Unit Cost	Cost	Cost/SF
02	Site Work and Utilities	SF	25.00	\$	\$	3.89
03	Demolition	LS	500,000	\$	\$	1.34
	Special Foundations	SF	9.50	\$	\$	1.48
	Foundations and Retaining Walls	SF	8.50	\$	\$	4.67
	Concrete Slab-on-Grade	SF	32.00	\$	\$	1.32
04	Precast Structure	EA	1	\$	\$	1.07
05	CMU Walls	LS	40,000	\$	\$	1.07
	Stair Railings	SF	0.40	\$	\$	1.07
	Misc. Metals	SF	3,000,000	\$	\$	1.07
07	Architectural Screening, Storefront	Space	372,910	\$	\$	1.07
09	Waterproofing	SF	238,645	\$	\$	1.07
10	Striping	SF	35.00	\$	\$	1.07
11	Misc. Painting	EA	1	\$	\$	1.07
	Access Controls	LS	1,137	\$	\$	1.07
	Security Allowance	SF	50,000	\$	\$	1.07
14	Electric Vehicle Charging Stations	SF	150,000	\$	\$	1.07
15	Elevators	SF	5,000	\$	\$	1.07
	Fire Protection	SF	40,000	\$	\$	1.07
	Plumbing and Mech.	SF	140	\$	\$	1.07
16	Garage Lighting	SF	372,910	\$	\$	1.07
	Site Lighting, Misc.	SF	3.00	\$	\$	1.07
	Solar Array and Framing	SF	0.50	\$	\$	1.07
	Estimate Contingency	SF	40.00	\$	\$	1.07
	Construction Contingency	SF	50,000	\$	\$	1.07
	Contractor Fees and General Conditions	SF	150,000	\$	\$	1.07
	Construction Cost Per Space =			\$	\$	65.32
	Construction Cost Per Sq. Ft. =			\$	\$	3.27
	Soft Costs			\$	\$	2.94
	Owner Reserves			\$	\$	8.33
	A/E Fees			\$	\$	
	Geotechnical			\$	\$	
	Special Inspections/Material Testing			\$	\$	
	Sub-Total			\$	\$	79.86
	5.0%			\$	\$	
	3.0%			\$	\$	
	LS			\$	\$	
	8.5%			\$	\$	
	Total Project Cost =			\$	\$	86.65

Ground Floor Sq. Ft. =
Elevated Area Sq. Ft. =
Total Area =

7
1,137
328

Cost
1,450,625 \$
500,000 \$
551,238 \$
1,740,750 \$
493,213 \$
10,076,320 \$
93,228 \$
120,000 \$
149,164 \$
3,000,000 \$
238,645 \$
39,795 \$
78,721 \$
55,937 \$
300,000 \$
150,000 \$
700,000 \$
840,000 \$
539,365 \$
839,048 \$
1,118,730 \$
186,455 \$
1,078,800 \$

TOTAL COST OF WORK = \$ 24,360,032

Total Construction Cost = \$ 29,780,139

Project Cost Per Space = \$ 26,430
Project Cost Per Sq. Ft. = \$ 86.65

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East Rosemary Parking Deck- update



**Completed TIA and
created live modeling**

**Discussed overall
façade design with
recommendations (CDC
& Council)**



Rosemary Street looking East - Bevel Noon

East Rosemary Parking Deck- update



- 1. Walker Consulting completed over-sight review of plans and made recommendations**
- 2. Appraised 108 North Street and made a purchase offer**
- 3. Reviewed comments from Walker oversight review with design Team**
- 4. Endorsement of EDA and began due diligence period**
- 5. Submittal of LOI to UNC and reviewing returned draft**
- 6. Working on final draft Wallace Deck Lease and beginning final review of Management Agreement and Site License Agreement**





Initiated a oversight review of financial projections based on occupancy and demand



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Parcs technologies



- ACCESS CONTROL SYSTEMS
 - PROXIMITY CARD (PROX)
 - AUTOMATIC VEHICLE IDENTIFICATION (AVI)
 - BLUETOOTH[®] TECHNOLOGY
 - LICENSE PLATE RECOGNITION
- REVENUE CONTROL SYSTEMS
 - TRADITIONAL CASHIERING
 - INTEGRATED CREDIT CARDS
 - PAY-ON-FOOT (POF) TECHNOLOGY
 - CREDIT CARD EXIT VERIFIER
 - CREDIT CARD IN/OUT
 - APPLE / GOOGLE PAY
 - QR BARCODE READER
 - PAY BY MOBILE DEVICE
 - RESERVATIONS
 - FREQUENT PARKER PROGRAMS
- VALIDATION SYSTEMS
 - OFFLINE VALIDATIONS
 - CHASER TICKETS
 - ONLINE VALIDATIONS

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Essence of system:

- LPR (license plate recognition) system
- Gated control for tickets if LPR doesn't recognize tag
- Space occupancy system with wayfinding signs

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Parking technology

Utilize the Parkeon technology and simple gate counters _____ \$250,000

The first item is the same kind of parking meters and gate counters we presented to Council when considering the East Rosemary project. There are extreme limitations on what is collected from a data perspective. This option would require hourly monitoring by a parking attendant to determine if there are cars parking that have not paid. This system also has no way to tracking or reserving spaces for monthly parkers.

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Parking technology

Gate and tag readers with pay stations \$750,000

The gate and license tag reader gives easier access to frequent and monthly customers as their information is on file with the tag. A parker can enter the gate, get a ticket and pay at a pay station. If pre-paid when exiting, tag reader opens gate for them for quick exit. If they attempt to exit without paying, they are required to pay at the automated gate with credit card. This option requires limited monitoring of the parking spaces and support can be given remotely by intercom.

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Parking technology

Gate, tag readers, pay stations, single space count and wayfinding system (up to) \$1,300,000

The gate, tag reader, pay station and single space count is the ultimate in user friendliness and background data for monitoring the deck. There are two operational systems: the tag and gate and the single space count system. The data sources would be combined for single source of data to look at from a management perspective. This would give users, once they drive through the gate, a wayfinding system directing them to available spaces as well as a overhead marker system that shows them where the available spaces are located as they drive through the deck. This is extremely convenient and reduces harmful emissions as vehicle do not “circle” looking for spaces.

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Parking technology

- | | |
|--|----------------------------|
| 1. <u>Utilize the Parkeon technology and simple gate counters</u> | <u>\$250,000</u> |
| 2. <u>Gate and tag readers and pay stations</u> | <u>\$750,000</u> |
| 3. <u>Gate, tag readers, pay stations and single space count and wayfinding system</u> | <u>(up to) \$1,300,000</u> |

Staff believes that based on our current budget, we can cover up to \$750,000 out of our existing budget for parking technology and maintain a 5% contingency.

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