

Meeting #4

3/2/10

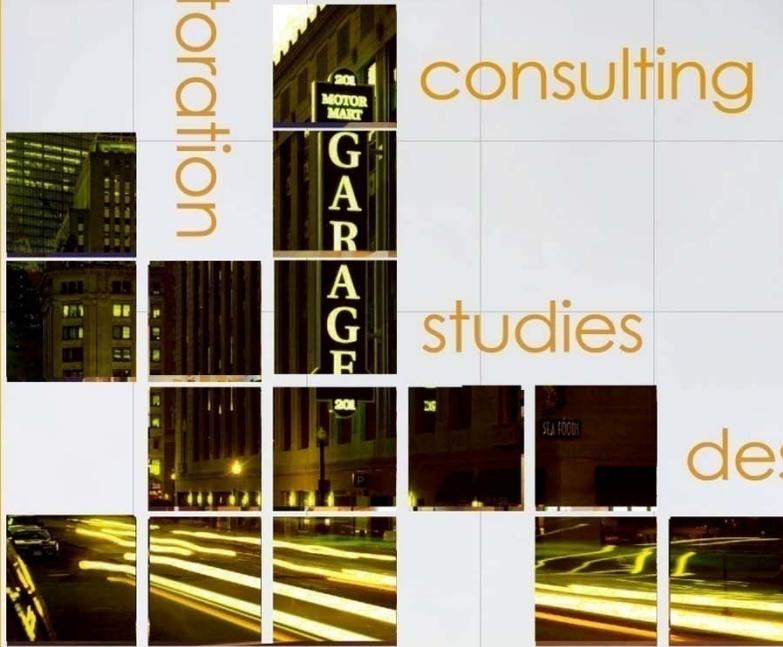
Storrs Center Steering Committee

restoration

consulting

studies

design



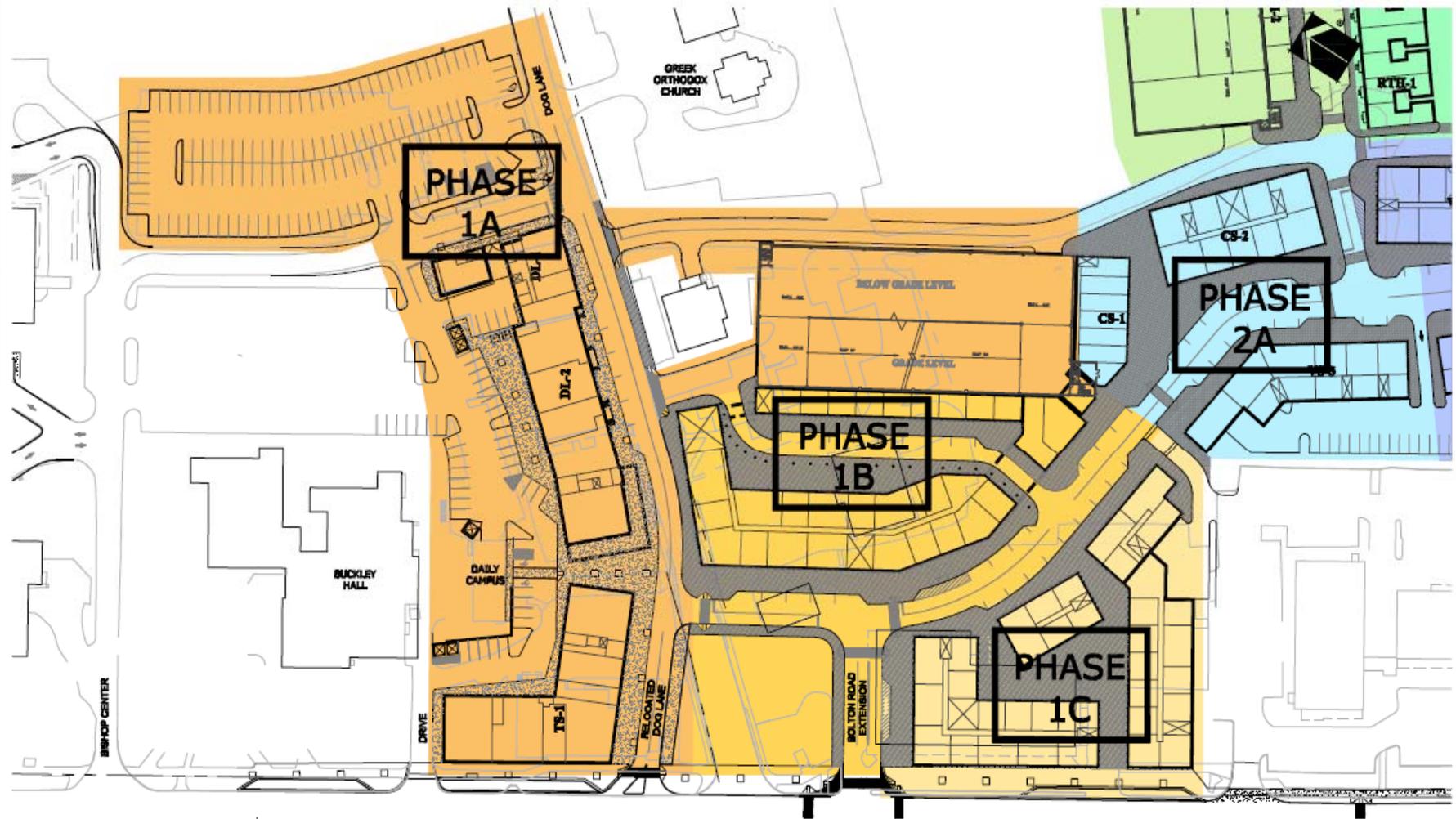
WALKER
PARKING CONSULTANTS

Agenda

- 1) Call to Order
- 2) Approval of Minutes from January 12, 2010 (attachment)
- 3) Remarks from the Chair
- 4) Review of Parking Expenses (garage/intermodal center; on-street; surface)
- 5) Update on Grants
- 6) Topics for next meeting
- 7) Discussion of meeting time
- 8) Public Comment
- 9) Adjourn



Conceptual Phase 1 Parking Plan



STORRS CENTER
STORRS, CONNECTICUT

PHASE 1 PLAN
DATE: 01.07.10
PROJECT # 030807



Preliminary Phase 1 Program

Phase 1A:

122 Residential Units
10,889 SF "Sit Down" Restaurant
5,007 SF "Grab N Go" Restaurant
4,764 SF Office
9,602 SF Community Shopping

Phase 1B:

109 Residential Units
2,027 SF "Grab N Go" Restaurant
20,000 SF Community Shopping

Phase 1C:

120 Residential Units
8,889 SF "Sit Down" Restaurant
5,537 SF "Grab N Go" Restaurant
4,724 SF Office
9,972 SF Community Shopping

PARKING:

Storrs Road Parking (Public)	59 Spaces
Garage (Public)	538 Spaces
Surface Parking (Private)	150 Spaces
Town Square/Dog Lane (Public)	<u>20 Spaces</u>
TOTAL	767 Spaces

PHASING:

- Storrs Road and Garage completed in tandem with Phase 1A
- Commercial spaces in Bishop Lot developed as needed for Phase 1A commercial tenants
- On-Street parking made available as phasing permits
- Bishop Lot extension is completed last



Cost Considerations

- Self-operation vs. Third-party management
- Meters vs. Time Limits
- Type of Equipment
 - Pay-on-exit vs. pay-on-foot
 - Depends on garage layout
 - POF more expensive up front, generally reduces labor.
 - Single-space meters vs. multi-space meters
 - Single-space meters much cheaper than multi-space (\$1,000 vs. \$12,500) but require one per stall (multi-space can support 10 on-street spaces)
 - Less revenue loss with multi-space meters.



Labor Considerations

- Garage:
 - Cashiering
 - Bookkeeping
 - Maintenance
 - Management
- On-Street:
 - Enforcement/Collections
- General:
 - Administration

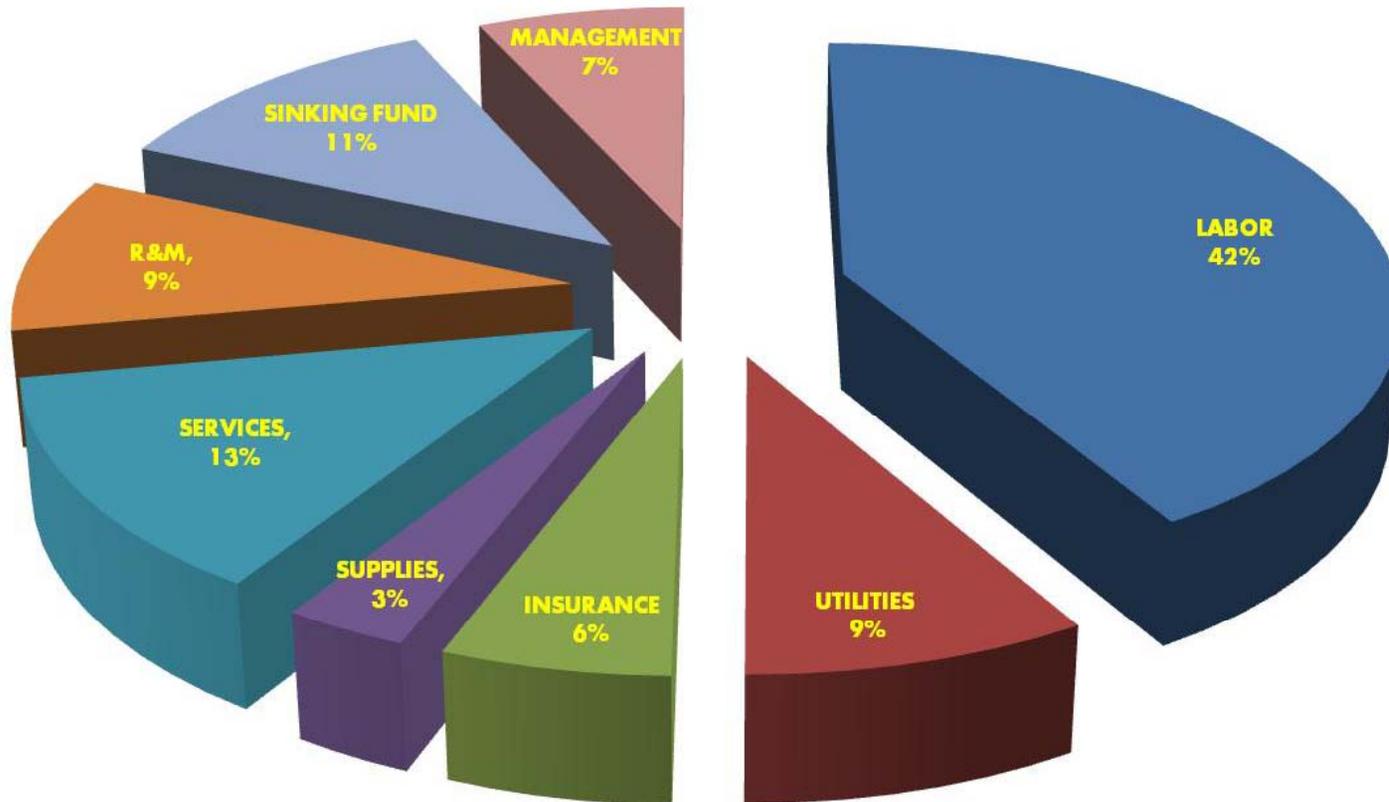


Conceptual Garage Expenses

- Labor: staffing, payroll taxes, benefits, FICA, WC, uniforms
- Utilities: electric, gas, water, sewer, phone
- Insurance: also includes claims/auto damage
- Supplies: tickets, cleaning, sand, salt, light bulbs, paper, etc.
- Services: equipment and elevator contracts, plowing, sweeping, auditing, credit card processing, armored truck, etc.
- Repairs & Maintenance: major janitorial and regular structural
- Sinking Fund: major periodic repair and replacement
- Management Oversight: accounting, payroll management, profit, etc.



Common Distribution of Costs



Conceptual Level Overhead Targets - Garage

<u>Category</u>	<u>Annual</u>	<u>Annual</u> <u>Cost/Space⁽¹⁾</u>	<u>Monthly</u> <u>Cost/Space⁽²⁾</u>	<u>Daily</u> <u>Cost/Space⁽³⁾</u>
LABOR	\$ 144,500	\$ 263	\$ 22	\$ 0.88
UTILITIES	\$ 30,100	\$ 55	\$ 5	\$ 0.18
INSURANCE	\$ 20,000	\$ 36	\$ 3	\$ 0.12
SUPPLIES	\$ 10,900	\$ 20	\$ 2	\$ 0.07
SERVICES	\$ 45,600	\$ 83	\$ 7	\$ 0.28
R&M	\$ 32,900	\$ 60	\$ 5	\$ 0.20
SINKING FUND	\$ 41,200	\$ 75	\$ 6	\$ 0.25
MANAGEMENT	\$ 24,000	\$ 44	\$ 4	\$ 0.15
TOTAL	\$349,200	\$ 636	\$ 53	\$ 2.12

Notes:

1. Annualized costs carried over a standard calendar year.
2. 12 months.
3. Daily calcs based on 25 days/month (5 days per week of significant comm. activity).



Conceptual On-Street Expenses

- Labor: staffing, payroll taxes, benefits, FICA, WC, uniforms
- Supplies: tickets, ink, etc. (multi-space meters)
- Services: equipment contracts, auditing
- Management Oversight: accounting, payroll management, profit, etc.



Conceptual Level Overhead Targets – On-Street

- Assumes pay-by-space meter operation.
- Assumes third-party management.

Category	Annual	<u>Annual</u> Cost/Space⁽¹⁾	<u>Monthly</u> Cost/Space⁽²⁾	<u>Daily</u> Cost/Space⁽³⁾
LABOR	\$ 26,600	\$ 337	\$ 28	\$ 1.12
SUPPLIES	\$ 800	\$ 10	\$ 1	\$ 0.03
SERVICES	\$ 10,800	\$ 137	\$ 11	\$ 0.46
MANAGEMENT	\$ 10,000	\$ 127	\$ 11	\$ 0.42
TOTAL	\$ 48,200	\$ 611	\$ 51	\$ 2.04

Notes:

1. Annualized costs carried over a standard calendar year.
2. 12 months.
3. Daily calcs based on 25 days/month (5 days per week of significant comm. activity).



Conceptual Level Overhead Targets – Garage and On-Street

- Assumes third party management of garage and on-street spaces.
- Parking operator provides deputized (but not sworn) enforcement.

<u>Category</u>	<u>Annual</u>	<u>Annual</u> <u>Cost/Space⁽¹⁾</u>	<u>Monthly</u> <u>Cost/Space⁽²⁾</u>	<u>Daily</u> <u>Cost/Space⁽³⁾</u>
LABOR	\$ 171,100	\$ 272	\$ 23	\$ 0.91
UTILITIES	\$ 30,100	\$ 48	\$ 4	\$ 0.16
INSURANCE	\$ 20,000	\$ 32	\$ 3	\$ 0.11
SUPPLIES	\$ 11,700	\$ 19	\$ 2	\$ 0.06
SERVICES	\$ 56,400	\$ 90	\$ 7	\$ 0.30
R&M	\$ 32,900	\$ 52	\$ 4	\$ 0.17
SINKING FUND	\$ 41,200	\$ 66	\$ 5	\$ 0.22
MANAGEMENT	\$ 34,000	\$ 54	\$ 5	\$ 0.18
TOTAL	\$ 397,400	\$ 633	\$ 53	\$ 2.11

Notes:

1. Annualized costs carried over a standard calendar year.
2. 12 months.
3. Daily calcs based on 25 days/month (5 days per week of significant comm. activity).

