



We Are Columbia

Office of the City Manager
1737 Main Street, Columbia, SC 29201 • Phone: 803-545-3026

TO: Honorable Steve Benjamin, Mayor & Columbia City Council

FROM: Teresa Wilson, City Manager 

DATE: April 30, 2015

RE: FY 2015-2016 Parking Capital Improvement Program

Please find attached the FY 2015-2016 Proposed Parking Capital Improvement Program. These projects are based on a review and engineering assessment of our garages performed by Kimley & Horn. The capital repairs are needed to expand the life of the garages, improve energy efficiency and the overall appearances of our garages. The total FY 15/16 proposed CIP is \$2,002,771 and includes work at 5 city garages. We are recommending using Parking Fund balance for the FY 15/16 Proposed Parking CIP. The garages included in the assessment and associated costs in FY 15/16 are as follows:

<u>Garage</u>	<u>Description</u>	<u>FY 2015-2016</u>
Arsenal Hill	Structural repairs, replace waterproof coating, pipe protection, handrails, lighting	\$264,350
Sumter	Structural repairs, replace expansion joints, sidewalk repairs and handrails, install supplemental drainage	\$259,706
Lady	Structural repairs, add fall hazard protection, central emergency lighting, elevator room HVAC; control valves for fire standpipes	\$66,420
Taylor	Structural repairs, replace expansion joints, add fall hazard protection; replace handrails, install central emergency lighting; replace HVAC in elevator lobbies & machine room	\$571,409
Washington	Structural repairs, replace expansion joints; add fall hazard protection; replace handrails; install central emergency lighting; insulate water risers; provide manual dry standpipes	\$840,885
TOTALS		\$2,002,771

We have not reflected capital work for Lincoln Street, Park Street nor Cannon Garages at this time as these garages are newer and capital repairs are not required in the coming fiscal year.

Parking System Master Plan

In January, a presentation on the Parking System Master Plan Recommendations was provided by our consultant, Peter Flotz, P.E., AICP with the Lansing Melbourne Group, LLC. The Master Plan was based upon the following Guiding Principles:



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The parking system should be customer-oriented, not violator or revenue oriented. If customers see the system as fair and friendly, increased revenues will result. The parking system should seek to provide customers with “an experience worth having.” All aspects of parking should reflect an understanding of what the customer desires in terms of a positive and memorable Columbia experience whether that is a work trip or a pleasure trip. The parking system should be managed by a single entity capable of addressing both operations and capital improvements, including enforcement. The parking system should be seen as an essential and integral part of the community’s economic development strategies and programs.

Operational recommendations included nighttime and weekend enforcement, staffing flexibility-pilot program, improved cleaning and maintenance of the garages, more efficient event management, management of private lots and a business liaison position to focus on the business community. The FY 15/16 Proposed Parking Operating budget includes funding for many of the initiatives proposed in the Master Plan. The Parking Master Plan will be finalized over the next few months and be presented to City Council at the first meeting in August.

In the next few years as the downtown core and Vista continues to grow and expand, the need for parking will be even more in demand. Most of our garages are currently at or near capacity. As we prepare for this growth, we will need to prepare for the construction of new garages and ensure adequate financing will be in place. Parking is a vital economic development driver for our downtown and we need to position the Parking System for this increase in demand. As we bring back the final Parking System Master Plan, it will include recommendations for updating our rate structure to ensure the future resources are available to address the expected capital and maintenance needs of the Parking System.

Over the past year, we have initiated a number of projects aimed at improving customer service and efficiency in operations such as the ability for customers to pay parking citations online that is scheduled for start-up in May, 2015; the roll-out of pay by cell parking payments before the end of the current fiscal year; new internal signage in several garages; and new control equipment in the Sumter and Lady street garages.

We are excited about the continued growth in the parking districts and look forward to working with City Council to continue to improve the parking services we provide to citizens, businesses and visitors that utilize our garages.

Let us know if you have any additional questions.



**PARKING
CAPITAL IMPROVEMENT PROJECTS
REQUESTED FY 15/16-FY 17/18**

Garage	Description	FY 2015-2016
Arsenal Hill	Structural repairs, replace waterproof coating, pipe protection, handrails, lighting	\$264,350
Sumter	Structural repairs, replace expansion joints, sidewalk repairs and handrails, install supplemental drainage	\$259,706
Lady	Structural repairs, add fall hazard protection, central emergency lighting, elevator room HVAC; control valves for fire standpipes	\$66,420
Taylor	Structural repairs, replace expansion joints, add fall hazard protection; replace handrails, install central emergency lighting; replace HVAC in elevator lobbies & machine room	\$571,409
Washington	Structural repairs, replace expansion joints; add fall hazard protection; replace handrails; install central emergency lighting; insulate water risers; provide manual dry standpipes	\$840,885
TOTALS		\$2,002,771

City of Columbia FY 2015/2016 City Manager's Proposed Budget



PLANNING FOR OUR FUTURE



We Are Columbia



Run. Grow. Transform.

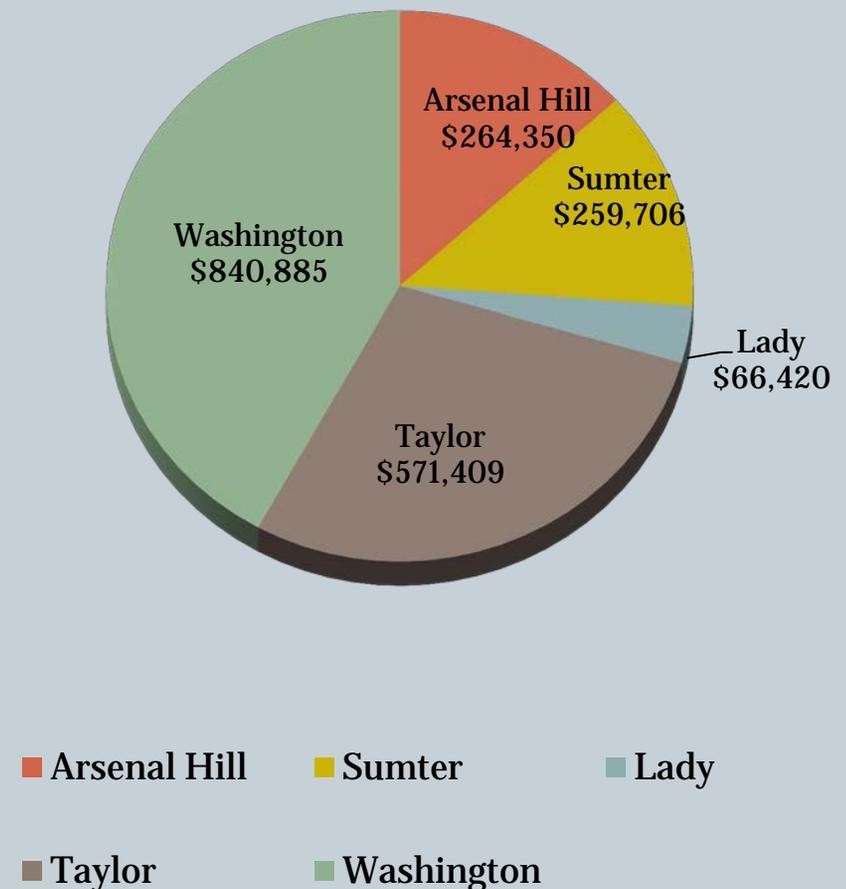
CITY COUNCIL WORK SESSION #3
MAY 4, 2015

FY 2015/2016 Parking Capital Improvement Projects

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- Capital projects at 5 of the City garages totaling \$2,002,771.
- Improvements will cover a variety of areas including scheduled structural repairs such as waterproof coatings & replacing expansion joints, HVAC, control valves, safety improvements such as hand rails, emergency lighting and fall protection.
- Parking improvements funded through year end fund balance.
- There are 3 other garages in the system, however they are newer construction and do not require any schedule capital improvements at this time.

Parking CIP



FY 15/16 Parking Capital Improvements

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<u>Garage</u>	<u>Description</u>	<u>Amount</u>
Arsenal Hill	Structural repairs to include replace waterproof coating, pipe protection, handrails, lighting	\$264,350
Sumter	Structural repairs to include replace expansion joints, sidewalk repairs and handrails, install supplemental drainage	\$259,706
Lady	Structural repairs to include reinforcements and floor spalls, add fall hazard protection, central emergency lighting, elevator room HVAC; control valves for fire standpipes	\$66,420
Taylor	Structural repairs to include replace expansion joints, add fall hazard protection; replace handrails, install central emergency lighting; replace HVAC in elevator lobbies & machine room	\$571,409
Washington	Structural repairs to include replace expansion joints; add fall hazard protection; replace handrails; install central emergency lighting; insulate water risers; provide manual dry standpipes	\$840,885
TOTALS		\$2,002,771

Budget Schedule

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- **Public Hearing** **May 19**
- **First Reading** **June 2**
- **Second Reading/Final Adoption** **June 16**