

Memorandum



DATE July 29, 2016

TO Members of the Economic Development Committee:
Rickey D. Callahan (Chair), Casey Thomas, II (Vice Chair), Lee M. Kleinman,
Adam Medrano, Carolyn King Arnold, B. Adam McGough

SUBJECT **Parking Development at Dallas Love Field - Updates**

On Monday, August 1, 2016, the Economic Development Committee will be briefed on the Parking Development at Dallas Love Field. Briefing material is attached.

Should you have any questions, please contact me at (214) 670-3296.



Ryan S. Evans
First Assistant City Manager

C: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Christopher D. Bowers, Interim City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor &
Council

PARKING DEVELOPMENT AT DALLAS LOVE FIELD -UPDATES

ECONOMIC DEVELOPMENT COMMITTEE BRIEFING

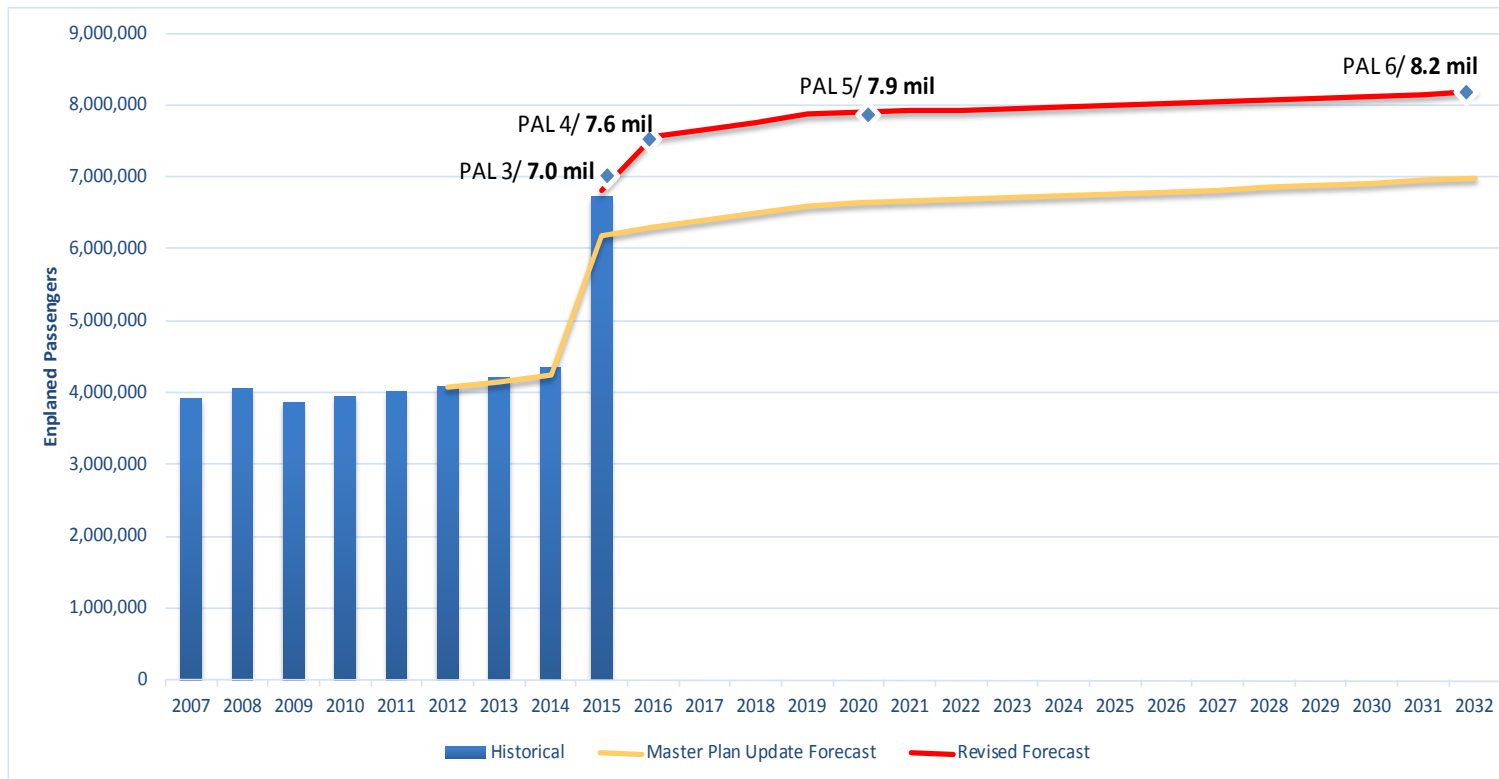


August 1, 2016

BACKGROUND

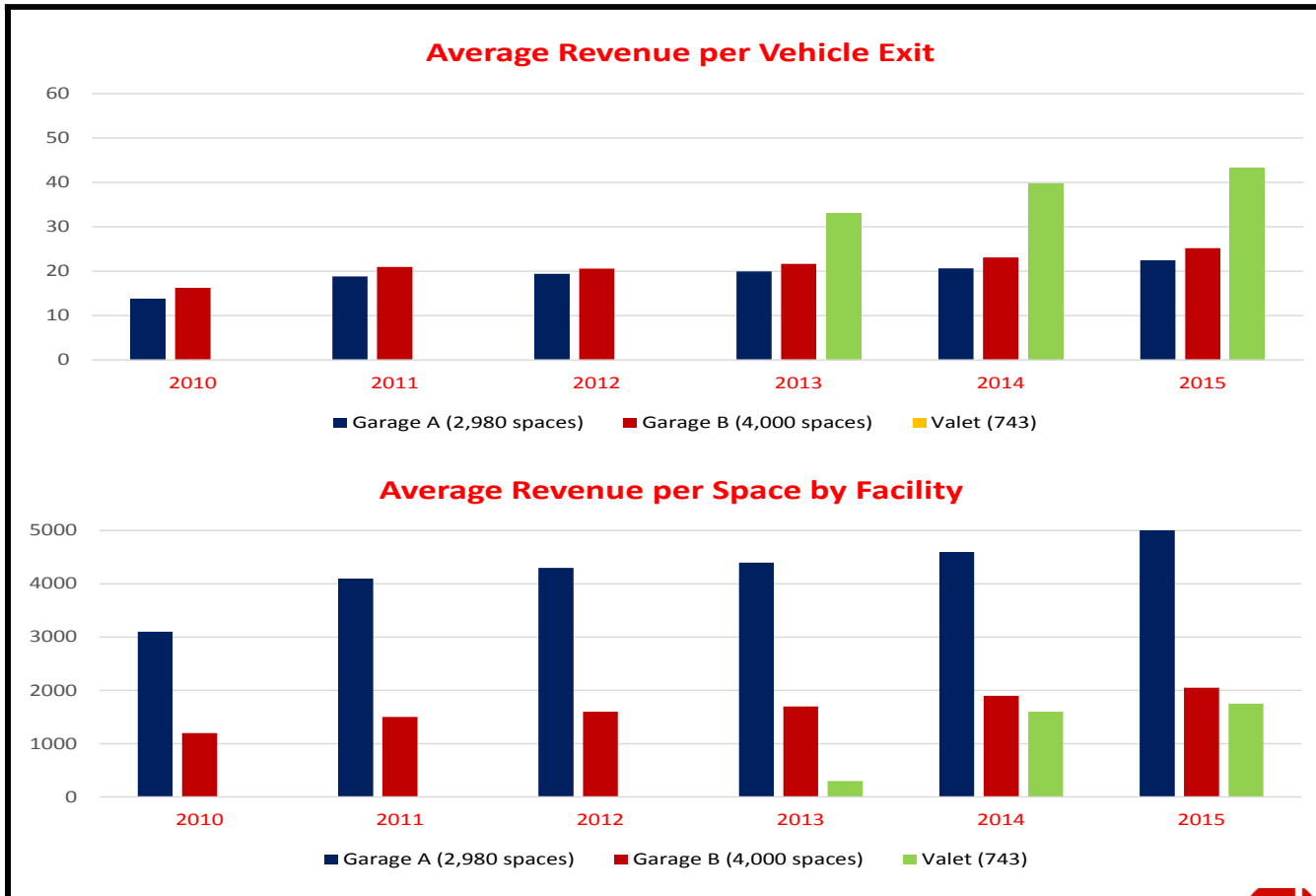
- **Briefed Council June 2015 that parking demands increased due to faster than anticipated growth in passenger activity post Wright Amendment**
- **In August 2015 parking requirements increased further due to additional routes added by airlines**
- **Existing 6,980 public parking spaces no longer adequate**

REVISED PASSENGER ENPLANEMENT FORECAST



AVERAGE PARKING REVENUE

Facility	2010	2011	2012	2013	2014	2015
Garage A (2,980 spaces)	\$13.86	\$18.81	\$19.44	\$19.95	\$20.63	\$22.49
Garage B (4,000 spaces)	\$16.24	\$20.97	\$20.57	\$21.64	\$23.09	\$25.17
Valet (743)				\$33.08	\$39.73	\$43.31
Average of All Facilities	\$14.58	\$19.45	\$19.78	\$20.56	\$21.93	\$23.90



PARKING GARAGE C CONCEPTUAL DRAWINGS

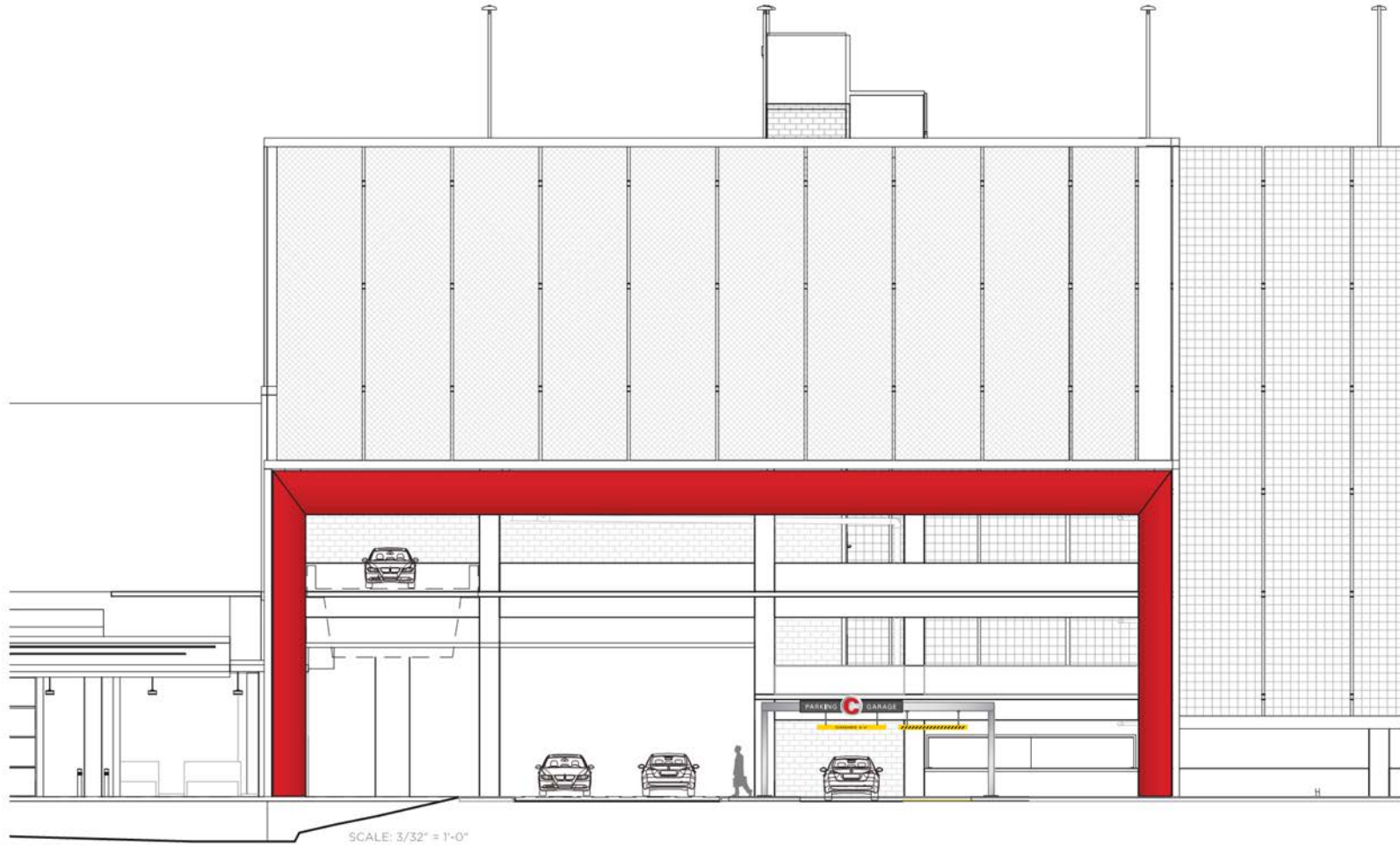








PARKING GARAGE C ENTRY



focus^{EGD}

01.28.2016 | 15010.001 DALLAS LOVE FIELD GARAGE C | DESIGN DEVELOPMENT

SIGNAGE SYSTEM | 2

PARKING GARAGE C INTERIOR WALKWAYS



PARKING GARAGE C BRIDGE ENTRANCE FROM HERB KELLEHER TO AVIATION PLACE



PARKING GUIDANCE SYSTEM UPDATE



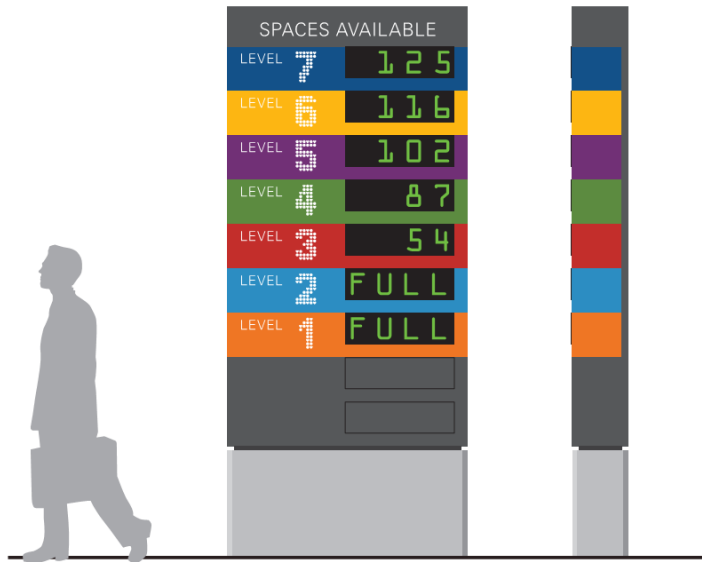
- **Garage A:** Currently configured to depict total spaces available based on entry/exit detection
- **Garage B:** Currently configured to depict spaces available level by level based on sensor detection at each level entry/exit
- **Garage C:** Will be configured to depict individual parking spaces using sensor detection within garage for approx. 4,986 spaces

PARKING ACCESS AND REVENUE CONTROL SYSTEM (PARCS)

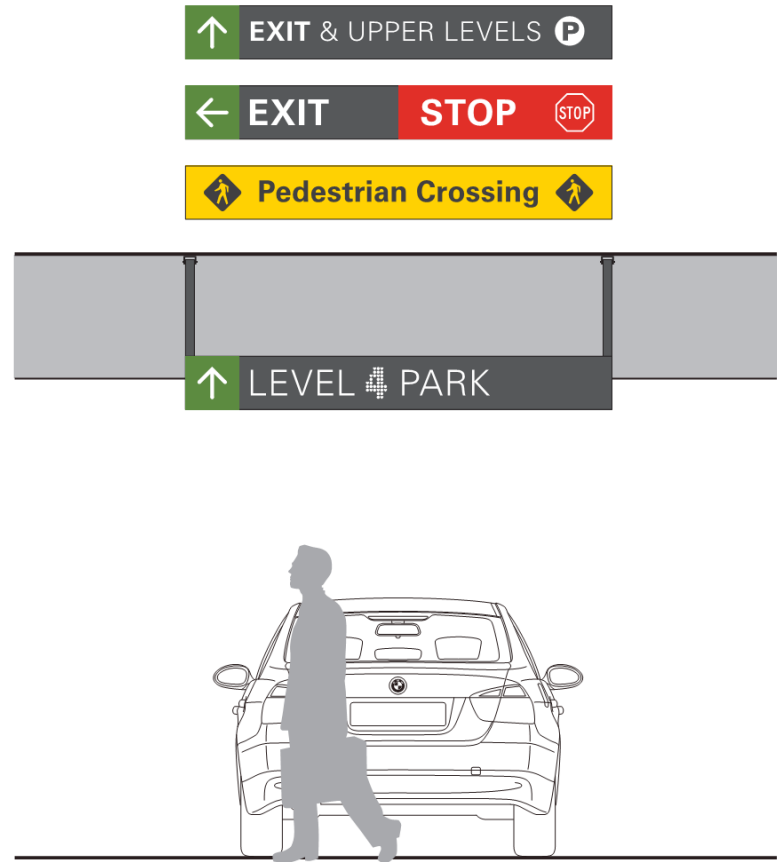


- **Garage A /B:** Pay on foot stations will be installed at pedestrian bridge crosswalk near garage A to terminal
- Replacement of existing PARCS equipment with SKIDATA equipment that has new technology
- **Garage C:** Will have Pay on Foot Stations, and integrated billing capability

PARKING GARAGE SIGNAGE



Sign Type 7
Entry Digital Parking Counter
SCALE: 1/2" = 1'-0"



Sign Type 4
Overhead Directionals
SCALE: 1/2" = 1'-0"

WAY FINDER



Sign Type 5
Painted Level Identity
SCALE: 1/2" = 1'-0"

Sign Type 10
Elevator Egress + Level Directory
SCALE: 1/2" = 1'-0"



Sign Type 16
Cut Letters
SCALE: 1/2" = 1'-0"

AERIAL PROGRESS PHOTO



GARAGE C CONSTRUCTION PHASING



- **January 2016** - Tenant Parking Relocated
New Cell Phone Lot
- **February 2016** - Excavation Started
- **April 2016** - Tower Crane #1
- **October 2017** - Occupy Levels B2, B1 (approx. 1203 Spaces)
- **October 2018** - Occupy Levels 1-7 (approx. 3783 spaces)

PARKING GARAGE PRICING EVOLVES

- **June 2015: Initial Estimate = \$181.8M**
 - Rough Order of Magnitude Estimate briefed
- **July 2015: Series 2015 Issued = \$100M**
- **March 2016 : Final Guarantee Max Price (FGMP) = \$208.7M**
 - Developed schematics, pre-construction design documents and construction drawings through a series of design workshops

PROJECT COST INCREASES

- **Engineering - \$9.0 million**
 - The drilled pier count grew from 181 to 376, foundation shear walls were added, and thicker floor slabs were required
 - Contaminated soil was encountered during excavation that required special handling and mitigation
- **Utility Relocations - \$2.6 million**
 - A box culvert was added to accommodate a 100 year flood as well as a waste water pressure line to Herb Kelleher due to inadequate capacity in the existing lines
 - Several underground utilities were discovered that required relocation to accommodate the new garage structure
- **Local Market Conditions - \$3.6 million**
 - After the initial estimate was prepared and prior to buyout, the cost of concrete experienced an extraordinary increase from \$100 per cubic yard to \$145 per cubic yard

PROJECT SCOPE ADDITIONS

During design development, several requirements were determined to be necessary after the initial estimate was prepared. They are summarized below:

- The cost of design due to the City's Green Building initiative as well as additional design and program management costs related to the new scope associated with the Law Enforcement Building - \$4.6 million
 - Second floor needed to be added and built out to accommodate additional functions including Explosive Ordinance Disposal
 - A third unfinished floor will be added to accommodate expected future growth
- Final cost for relocations of Security, Badging, Airport Communications Center, CIS, and the Program Management Team - \$2.6 million
- Build out of the second floor of Building A to create space in terminal tower for lease - \$2 million
- Passenger flow study related to the new garage indicated that the existing ticket hall should be expanded including weather protected vertical circulation from the parking garage connector and at grade entry vestibule - \$2.6 million.
- Relocation of Spirit of Flight fountain increase - \$0.6 million
- In-airport pet relief area - \$0.2 million

PROJECT COST BREAKOUT

- **Of the \$208.8 million project total, the direct garage construction cost is \$116.5 million**
- **The remaining project costs include:**
 - \$23.1 million design and program management
 - \$13.4 million utility and office relocations
 - \$11.2 million Building A
 - \$1.4 million East Satellite abatement and demolition
 - \$5.4 million Ticket Hall expansion
 - \$12.5 million vehicular bridge and roadway improvements
 - \$4.6 million Garages A & B revenue control
 - \$1.7 million fountain relocation
 - \$7.9 million Law Enforcement Building
 - \$11.1 million Owner's contingency

PROJECT COST BREAKOUT

- **\$116.5 million budget results in an average construction cost per space of \$23,373**
 - According to RS Means, the 2016 median parking structure cost per space in the Dallas area for a standard garage is \$16,257
- **Unique conditions and requirements account for total of \$37.2 million**
- **Deducting this amount from the \$116.5 million direct construction cost of the garage**
 - Includes construction general conditions and \$3.8 million of uncommitted construction contingency
- **Total net cost of \$79.3 million or \$15,902 cost per space (4,986 spaces); 98% of the RS Means median cost for the Dallas area**

REVISED GARAGE C COST ESTIMATE

Project Component	Planning	Enabling	Garage	Roads/Bridges	Other Projects	Total	FGMP
Design Services	\$ -	\$ 1,396,711	\$ 7,875,748	\$ 912,633	\$ 1,241,673	\$ 11,426,765	\$ 12,810,701
Utility Relocations		\$ 1,987,293				\$ 1,987,293	\$ 4,569,207
Temporary Office Relocations		\$ 872,548				\$ 872,548	\$ 3,472,599
MER-2 Relocation		\$ 4,170,267				\$ 4,170,267	\$ 4,945,624
Building A		\$ 8,853,797				\$ 8,853,797	\$ 10,894,800
ESB Abatement and Demolition		\$ 1,924,739				\$ 1,924,739	\$ 1,325,000
Garage Construction	\$ 199,159		\$ 100,219,918			\$ 100,419,077	\$ 112,894,933
Ticket Hall Expansion					\$ 2,627,692	\$ 2,627,692	\$ 5,259,547
Vehicle Bridge				\$ 6,864,202		\$ 6,864,202	\$ 3,462,054
Aviation Place Roadway Reconstruction				\$ 2,379,459		\$ 2,379,459	\$ 2,074,016
Roadway Improvements				\$ 2,392,796		\$ 2,392,796	\$ 2,227,256
Valet Parking Drop Off/Pick-up					\$ 4,270,000	\$ 4,270,000	\$ 4,205,294
Garages A&B Revenue Control and PARCS					\$ 4,664,154	\$ 4,664,154	\$ 4,409,777
Fountain Relocation					\$ 985,385	\$ 985,385	\$ 1,614,763
Law Enforcement Building					\$ 3,284,615	\$ 3,284,615	\$ 7,667,185
Service Dog Relief Area Allowance					\$ -	\$ -	\$ 212,977
Total Construction	\$ 199,159	\$ 17,808,643	\$ 100,219,918	\$ 11,636,457	\$ 15,831,846	\$ 145,696,023	\$ 169,235,031
CMR Contingency		\$ 667,953.45	\$ 3,758,974.79	\$ 436,451.65	\$ 593,809.21	\$ 5,464,659	\$ 5,464,659
Total Construction Incl. Contingency	\$ 199,159	\$ 18,476,596	\$ 103,978,893	\$ 12,072,909	\$ 16,425,655	\$ 151,160,682	\$ 174,699,690
Program Management	\$ 12,248	\$ 1,136,246	\$ 6,394,339	\$ 742,442	\$ 1,010,121	\$ 9,295,855	\$ 10,086,885
Owner's Contingency Allowance	\$ 13,175	\$ 1,222,315	\$ 6,878,700	\$ 798,680	\$ 1,086,635	\$ 10,000,000	\$ 11,170,515
Totals	\$ 224,582	\$ 22,231,868	\$ 125,127,680	\$ 14,526,664	\$ 19,764,084	\$ 181,883,302	\$ 208,767,791

BOND SOURCES AND USES

Sources:	Series 2016	Series 2015	Total
Bond Proceeds:			
Par Amount	122,880,000.00	109,235,000.00	232,115,000.00
Premium	9,773,631.10	13,636,921.25	23,410,552.35
	<u>132,653,631.10</u>	<u>122,871,921.25</u>	<u>255,525,552.35</u>
Uses:			
Project Fund Deposits:			
Project Fund	108,767,791.00	100,000,000.00	208,767,791.00
Other Fund Deposits:			
Capitalized Interest Fund	11,776,000.00	12,031,021.53	23,807,021.53
Debt Service Reserve Fund	10,512,750.00	9,346,750.00	19,859,500.00
	<u>22,288,750.00</u>	<u>21,377,771.53</u>	<u>43,666,521.53</u>
Delivery Date Expenses:			
Cost of Issuance	880,000.00	866,297.41	1,746,297.41
Underwriter's Discount	716,413.75	627,852.31	1,344,266.06
	<u>1,596,413.75</u>	<u>1,494,149.72</u>	<u>3,090,563.47</u>
Other Uses of Funds:			
Additional Proceeds	676.35		676.35
	<u>132,653,631.10</u>	<u>122,871,921.25</u>	<u>255,525,552.35</u>

NEXT STEPS

- **Council approval of Final Guarantee Maximum Price (FGMP)**
- **Issue Series 2016 Bond**
- **Continue Garage C construction with goal to open all levels by October 2018**