Parking Infrastructure Review
July 19th, 2021
Agenda

I. Budget Overview (Pandemic Impact)
II. Recent Changes
III. Proposed Budget
IV. Garage Assessments
V. Funding Options for Repairs
VI. Future Improvements
For April and May 2020, the Parking Department made the decision to forego revenue for 2 months, resulting in $500,940 in lost revenue.

Revenue continued to decline for the rest of 2020 before beginning to recover post December.
Current Forecast

- Total Decline in Revenue since Mar 2020:
  - $1,229,623 (roughly 80% of decline is in Garage Revenue)

- Drop in revenue results in declining balance of parking reserve fund
  - Current forecast includes expenditures of $880k for Townsite capital repairs in 2021
  - Current revenues cover day to day operations but are not sufficient to cover all needed capital outlays
Recent Changes

• Completed implementation of Passport Mobile Pay in November 2020
  • Allows App Based Payment via Smartphone for Meters
    • Able to extend time without being physically at the meter
    • Prevents unnecessary payment
  • Online Permit Management
  • License Plate Reading Technology
    • No Hangtags Required
  • Increased Reporting Capability
  • Future Flexibility to Create paid zones without physical meters if we choose
Passport App Utilization

• Currently, payment by app represents 19.75% of all meter collections
• Rollout was supplemented by press releases and sign installation in April 2021
• Most widely adopted by 10 hour meter zones
2022 Proposed Budget

Total Revenue*  $2,583,222
Garage  $1,981,089
Lot  $63,060
On Street  $539,073
   Fees  $300,015
   Fines  $165,918
   Hooding  $73,140
Total Expenses  $3,951,543
Operating Expenses  $2,026,094
Debt Service  $605,827
Capital Outlay  $1,319,622
   Garage  $1,171,000
   On Street  $148,622
Net Surplus/(Deficit)  ($1,368,321)
Net without Cap  ($48,699)
EOY Fund Balance  $212,654

*Revenue does not reflect full return to pre pandemic levels
Garages Condition Assessment

- Walter P Moore provided opinions of probable cost/priority list for 4 garages (Coronado, Center City, Park N Shop, and Townsite) under 8 categories:
  - Structural
  - Waterproofing
  - Façade
  - Mechanical
  - Plumbing
  - Electrical
  - Miscellaneous
  - Fire Protection

- Not all categories were applicable for each garage.
Garage Condition Assessment

- In total the garages generate $1,981,089 in annual revenue and have Capital Improvement need of an average of $1,066,050 annually

<table>
<thead>
<tr>
<th>Garage</th>
<th>Spaces</th>
<th>Sq Ft</th>
<th>Year Built</th>
<th>2013 Replacement</th>
<th>10 Year Maintenance</th>
<th>Annual Rev (Pre-Covid)</th>
<th>2022 Budget Revenue</th>
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<tbody>
<tr>
<td>Centre City</td>
<td>258</td>
<td>84,909</td>
<td>2002</td>
<td>$5,286,900</td>
<td>$749,500</td>
<td>$273,604</td>
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<tr>
<td>Coronado</td>
<td>253</td>
<td>122,400</td>
<td>1963</td>
<td>$6,705,900</td>
<td>$1,780,000</td>
<td>$149,359</td>
<td>$119,902</td>
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<tr>
<td>Park N Shop</td>
<td>390</td>
<td>128,000</td>
<td>1986</td>
<td>$7,332,100</td>
<td>$721,269</td>
<td>$249,134</td>
<td>$249,480</td>
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<tr>
<td>Townsite</td>
<td>817</td>
<td>251,490</td>
<td>1972</td>
<td>$16,486,800</td>
<td>$4,125,573</td>
<td>$675,137</td>
<td>$622,614</td>
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<tr>
<td>Ninth St *</td>
<td>760</td>
<td>251,897</td>
<td>1986</td>
<td>$15,377,400</td>
<td>$1,420,899</td>
<td>$465,801</td>
<td>$302,498</td>
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<tr>
<td>Crosby Place*</td>
<td>283</td>
<td>106,764</td>
<td>2007</td>
<td>$6,536,100</td>
<td>$1,019,370</td>
<td>$208,334</td>
<td>$140,975</td>
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<tr>
<td>512 Jackson*</td>
<td>473</td>
<td>150,000</td>
<td>1989</td>
<td>$9,304,500</td>
<td>$843,884</td>
<td>$251,259</td>
<td>$223,672</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>3,234</td>
<td>1,095,460</td>
<td></td>
<td><strong>$67,029,700</strong></td>
<td><strong>$10,660,495</strong></td>
<td><strong>$2,272,628</strong></td>
<td><strong>$1,973,089</strong></td>
</tr>
</tbody>
</table>

*Comprehensive study not performed, 10 year maintenance based on comparisons based on age/square footage/construction

** 3 year average annual revenue from 2017-2019

*** Total budget revenue also includes $8,400 annually from Uptowner lease
Garage Condition Assessment (Townsite)
Garage Condition Assessment (Misc)
• Previous presentations have highlighted the fact that current revenues/operating expenses and needed capital improvements have made the parking fund unsustainable, the pandemic has not changed that
• **Recommended Repairs** were heavily focused on the first 4 years
  • Approximately $2M/year in years 1 through 4
  • Approximately $450k/year in years 5 through 11
Garage Needs

- Early priorities focus on needed electrical work
- Continued waterproofing becomes a larger share of cost moving forward
Garage Needs

• Coronado and Townsite generate a larger share of expense than revenue based on proposed repairs
### Townsite Detail

- Detailed examples of recommended repairs can be found available on request
  - Above example is Townsite Structural and Waterproofing estimates

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Task Description</th>
<th>Priority</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
<th>2029</th>
<th>2030</th>
<th>2031</th>
<th>Total Cost</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Overhead slab repair</td>
<td>A</td>
<td>$75,000</td>
<td>$5,000</td>
<td>$5,000</td>
<td>$5,000</td>
<td>$5,000</td>
<td>$5,000</td>
<td>$5,000</td>
<td>$5,000</td>
<td>$5,000</td>
<td>$5,000</td>
<td>$5,000</td>
<td>$85,000</td>
<td>Structure not owned by the city of Topeka</td>
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<tr>
<td>2</td>
<td>Severely deteriorated overhead concrete at elevator infill</td>
<td>A</td>
<td>$10,000</td>
<td>$10,000</td>
<td>$10,000</td>
<td>$10,000</td>
<td>$10,000</td>
<td>$10,000</td>
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<td>$10,000</td>
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<td>$10,000</td>
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<tr>
<td>3</td>
<td>Severely deteriorated column repair</td>
<td>A</td>
<td>$20,000</td>
<td>$20,000</td>
<td>$20,000</td>
<td>$20,000</td>
<td>$20,000</td>
<td>$20,000</td>
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<td>$20,000</td>
<td>$20,000</td>
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<tr>
<td>4</td>
<td>Concrete floor repairs</td>
<td>B</td>
<td>$30,000</td>
<td>$30,000</td>
<td>$30,000</td>
<td>$30,000</td>
<td>$30,000</td>
<td>$30,000</td>
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</tr>
<tr>
<td>5</td>
<td>Concrete curb repair</td>
<td>C</td>
<td>$20,000</td>
<td>$20,000</td>
<td>$20,000</td>
<td>$20,000</td>
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<td>$20,000</td>
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<tr>
<td>6</td>
<td>Post-tensioned beam repair</td>
<td>A</td>
<td>$20,000</td>
<td>$20,000</td>
<td>$20,000</td>
<td>$20,000</td>
<td>$20,000</td>
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<tr>
<td>7</td>
<td>Column repair</td>
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<td>$10,000</td>
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<tr>
<td>8</td>
<td>Concrete wall repair</td>
<td>B</td>
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<tr>
<td>9</td>
<td>Concrete floor repairs allowance associated with traffic coating replacement</td>
<td>A</td>
<td>$30,000</td>
<td>$30,000</td>
<td>$30,000</td>
<td>$30,000</td>
<td>$30,000</td>
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**Waterproofing**

<table>
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<th>Task Description</th>
<th>Priority</th>
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<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
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<th>2027</th>
<th>2028</th>
<th>2029</th>
<th>2030</th>
<th>2031</th>
<th>Total Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>Traffic coating replacement</td>
<td>A</td>
<td>$175,000</td>
<td>$175,000</td>
<td>$175,000</td>
<td>$175,000</td>
<td>$100,000</td>
<td>$100,000</td>
<td>$100,000</td>
<td>$100,000</td>
<td>$100,000</td>
<td>$100,000</td>
<td>$1,200,000</td>
<td>One bay per year to finish the traffic coating replacement on the upper level</td>
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<tr>
<td>11</td>
<td>Expansion joint replacement</td>
<td>A</td>
<td>$50,000</td>
<td>$50,000</td>
<td>$50,000</td>
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<td>$50,000</td>
<td>$50,000</td>
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<td>$280,000</td>
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**Miscellaneous**

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<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
<th>2029</th>
<th>2030</th>
<th>2031</th>
<th>Total Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>Replace deteriorated wheelstop</td>
<td>C</td>
<td>$1,000</td>
<td>$1,000</td>
<td>$1,000</td>
<td>$1,000</td>
<td>$1,000</td>
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<td>$1,000</td>
<td>$1,000</td>
<td>$1,000</td>
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<tr>
<td>13</td>
<td>Replace trench drain system (south-west entrance)</td>
<td>B</td>
<td>$10,000</td>
<td>$10,000</td>
<td>$10,000</td>
<td>$10,000</td>
<td>$10,000</td>
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<td>$10,000</td>
</tr>
<tr>
<td>14</td>
<td>Seal pipe penetrations</td>
<td>B</td>
<td>$5,000</td>
<td>$5,000</td>
<td>$5,000</td>
<td>$5,000</td>
<td>$5,000</td>
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</tr>
</tbody>
</table>

**Yearly Summary of Probable Cost - Townsite Garage**

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>$105,000</td>
</tr>
<tr>
<td>2022</td>
<td>$455,000</td>
</tr>
<tr>
<td>2023</td>
<td>$771,000</td>
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<td>2024</td>
<td>$175,000</td>
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<td>2025</td>
<td>$175,000</td>
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<td>2027</td>
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<td>2029</td>
<td>$100,000</td>
</tr>
<tr>
<td>2030</td>
<td>$147,000</td>
</tr>
<tr>
<td>2031</td>
<td>$250,000</td>
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<tr>
<td></td>
<td>$1,918,000</td>
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</tbody>
</table>
Repair Funding Options

1. Reduce Expense
   - Continue to delay maintenance improvements
     - Facilities would continue to degrade
     - Costs would likely continue to accelerate
   - Lower Operating Expense
     - Less than 25% of current operating expense is for Employees/Office

2022 Proposed Budget

- Employees, 23.9%
- Debt, 23.0%
- Maintenance, 21.1%
- Utilities, 10.0%
- Insurance, 8.3%
- Pilots, 7.5%
- Internal Services, 5.9%
Repair Funding Options

2. Sell Asset

- Sell Garage or Lot to fund repairs in remaining assets
  - Impact to entire parking system would have to be considered
    - Columbia study considered 4 risks
      - Liability
      - Contingent Cost
      - Competition
      - Operating
    - Liability and Contingent Cost would decrease through a sale
    - Competition Cost and Operating Cost would increase with a sale
  - Long term economic development could be negatively impacted
  - Any recent discussions have been far apart on price
3. Adjust Garage Levers
   - Oversell Threshold
     - Target of 85% physical occupancy
     - Improved hourly occupancy measurements allow us to refine as needed
   - Rate Model Adjustment
     - Demand Based Pricing Model
     - Improved Metrics for physical occupancy allow for dynamic pricing to respond to demand
Repair Funding Options

3. Adjust Garage Levers
   - Based on current utilization, adjusting the rate model and/or oversell thresholds are not likely to result in increased revenue
Repair Funding Options

4. On Street Parking Rates

- Meter Revenue from 2015 to 2019 declined by $400k annually
- Last rate adjustment occurred 1/1/2010
  - Rate was $0.90/hr, now $1.00/hr
- Kansas Avenue
  - Currently allows free 2 hour parking
  - Ideal high-turnover zone supporting access to downtown businesses
- 100 blocks East and West of Kansas Avenue
  - Yellow Hooded Meters
  - Intended as a temporary incentive to support Downtown during the high construction period
- Hooded meters are charged at $6.00 per day or $15 on KS Ave
  - Originally intended for construction now used for various reasons
Repair Funding Options

4. On Street Parking Rates (cont.)

• Current system of parking zones and metering is convoluted and confusing
  • City operates 1 hr/2 hr/10 hr meters
  • ½ hour, 1 hour, 2 hour, 3 hour, 4 hour, 6 hour zones
• Future state would require simplification
  • Visitors should easily understand rules without reliance on signage
  • Meter lengths of 2 or 10 hours would be preferred
  • 2 hour or 4 hour time zones remain and others eliminated
    • 2 hours for high turnover areas
    • 4 hours in lower traffic areas can provide free option for shift workers or visitors willing to walk a greater distance
5. Parking Violation Fines

- Fines are intended to encourage adherence not function as revenue mechanism
  - To accomplish this, the amount has to be relative to the cost of parking
  - Citations currently make up less than 7% of revenue
- Current rate is $8.00 for first violation, $15.00 for second violation
  - Other local municipalities:
    - Lawrence $10.00
    - Manhattan $15.00
    - Wichita $15.00
    - Des Moines $15.00
  - Passport parking survey of their customers averaged $35.00 for expired meter fine nationwide
  - (No fine ordinance changes have occurred since 2005)
6. Bond Funding

- Current operating revenue would not support additional debt but current debt of $6.9M will mature in 2036
- Example Revenue bond schedule for $8m

<table>
<thead>
<tr>
<th>Date (Jan 1)</th>
<th>Principal Maturity</th>
<th>Annual Interest Payment</th>
<th>Total Annual Payment</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>454,308.20</td>
<td>180,000.00</td>
<td>634,308.20</td>
</tr>
<tr>
<td>2022</td>
<td>464,530.13</td>
<td>169,778.07</td>
<td>634,308.20</td>
</tr>
<tr>
<td>2023</td>
<td>474,982.06</td>
<td>159,326.14</td>
<td>634,308.20</td>
</tr>
<tr>
<td>2024</td>
<td>485,669.16</td>
<td></td>
<td>634,308.20</td>
</tr>
<tr>
<td>2025</td>
<td>496,500.70</td>
<td></td>
<td>634,308.20</td>
</tr>
</tbody>
</table>
Upcoming Improvements

• Improved Public Information
Upcoming Improvements

• Reporting Upgrades

<table>
<thead>
<tr>
<th>Select all</th>
<th>5TH &amp; JACKSON</th>
<th>CENTRE CITY</th>
<th>CROSBY PLACE</th>
<th>NINTH STREET</th>
<th>OTHER</th>
<th>PARK N SHOP</th>
<th>UPTOWNER</th>
</tr>
</thead>
<tbody>
<tr>
<td>512 JACKSON</td>
<td>8TH &amp; MADISON</td>
<td>CORONADO</td>
<td>MONROE PARKING LOT</td>
<td>ON STREET PARKING</td>
<td>OTHER PARKING LOTS</td>
<td>TOWNSITE</td>
<td>WATER TOWER</td>
</tr>
</tbody>
</table>

2020 and 2021 Revenue by Month

- 2020:
  - January: 0.1M
  - February: 0.2M
  - March: 0.3M
  - April: 0.4M
  - May: 0.5M
  - June: 0.6M
  - July: 0.7M
  - August: 0.8M
  - September: 0.9M
  - October: 1.0M
  - November: 1.1M
  - December: 1.2M

- 2021:
  - January: 0.4M
  - February: 0.5M
  - March: 0.6M
  - April: 0.7M
  - May: 0.8M
  - June: 0.9M
  - July: 1.0M
  - August: 1.1M
  - September: 1.2M
  - October: 1.3M
  - November: 1.4M
  - December: 1.5M

Month Revenue

- 2021: 202.76K
- 2020: 213.64K

YTD Revenue

- 2021: 1.14M
- 2020: 1.02M

- 2020: 0.0M
- 2021: 0.3M

- 2020: 0.1M
- 2021: 0.2M

- 2020: 0.3M
- 2021: 0.4M

- 2020: 0.5M
- 2021: 0.6M

- 2020: 0.7M
- 2021: 0.8M

- 2020: 0.9M
- 2021: 1.0M

- 2020: 1.1M
- 2021: 1.2M

- 2020: 1.3M
- 2021: 1.4M

- 2020: 1.5M
- 2021: 1.6M

Spaces Leased

- 2021: 25.83%
- 2020: 74.17%

Passport Meter Revenue

- 2021: 10.59%
- 2020: 68.68%

% Occupied Hourly

- 2021: 17.26%
- 2020: 82.74%

% Occupied Monthly

- 2021: 23.48%
- 2020: 76.52%
# Upcoming Improvements

- Reporting Upgrades

<table>
<thead>
<tr>
<th>Select all</th>
<th>CENTRE CITY</th>
<th>NINTH STREET</th>
<th>PARK N SHOP</th>
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</thead>
<tbody>
<tr>
<td>512 JACKSON</td>
<td>CORONADO</td>
<td>ON STREET PARKING</td>
<td>TOWNSITE</td>
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<tr>
<td>5TH &amp; JACKSON</td>
<td>CROSBY PLACE</td>
<td>OTHER</td>
<td>UPTOWNER</td>
</tr>
<tr>
<td>8TH &amp; MADISON</td>
<td>MONROE PARKING LOT</td>
<td>OTHER PARKING LOTS</td>
<td>WATER TOWER</td>
</tr>
</tbody>
</table>

**Spaces Leased**
- January: 36.37%
- February: 63.63%
- March: 58.29%
- April: 65.34%
- May: 65.01%
- June: 68.86%

**% Leased by Month**

**% Occupied Monthly**
- January: 83.64%
- February: 83.06%
- March: 82.93%
- April: 81.22%
- May: 78.59%
- June: 76.52%

**% Occupied by Month**

- Monthly Parked
- Monthly Unoccupied
Upcoming Improvements

• Reporting Upgrades