
Facilities Condition Assessment Program



Parking Operations

May 2011

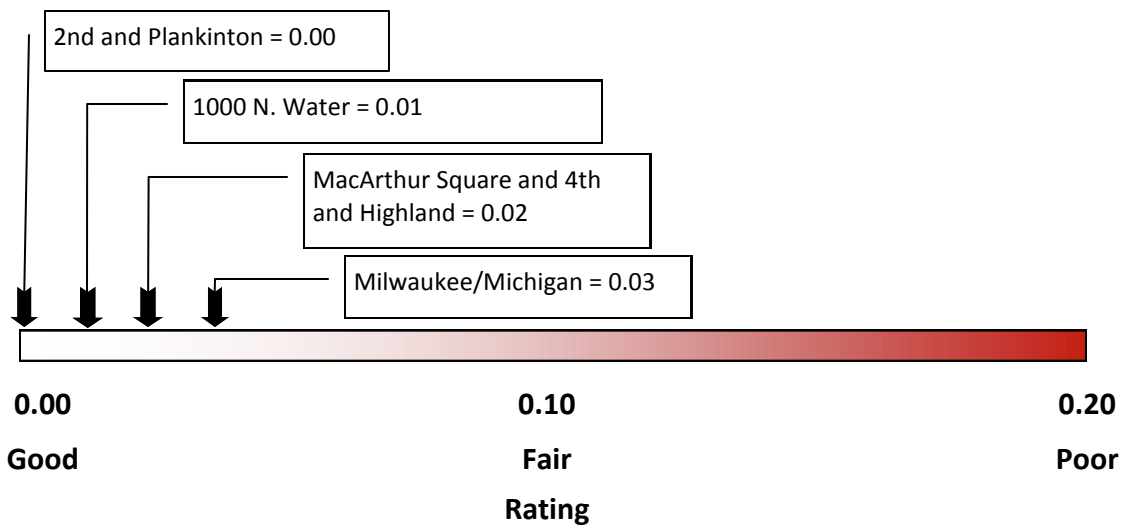


Facilities Condition Assessment Program—Parking Operations Overview

Summary

Facilities Development and Management conducted the Facilities Condition Assessment Program (FCAP) on behalf of the City of Milwaukee owned parking structures controlled by Parking Operations.

The FCAP service concludes that the parking garages are in good overall condition based on the Facility Condition Index (FCI). FCI is a measure of the deferred capital improvement projects, or physical property in disrepair, compared to the Current Replacement Value. This measure is conducted on a facility-by-facility basis. The following summarizes the FCI at each parking garage:



The current good ratings of the parking garages is attributed to a strong capital improvement program wherein projects are identified in advance and administered as planned.

The FCI index is prone to variation. Variation occurs when projects are identified during the current year, and when past projects were identified but not completed. Large one year increases to the FCI occur when a high-cost capital project or multiple capital projects are planned for a facility. The FCI is adjusted downward (towards zero) as projects are completed. Conversely, the FCI adjusts upward (away from zero) when projects are deferred.

Graphs

FCAP includes three overview graphs. The pie chart compares the capital improvement project costs at each parking garage over the 20-year span. The first bar graph depicts the annual capital expenditures at all parking garages. The second bar chart indicates the annual capital expenditures at each parking garage.

Conclusions/Recommendations

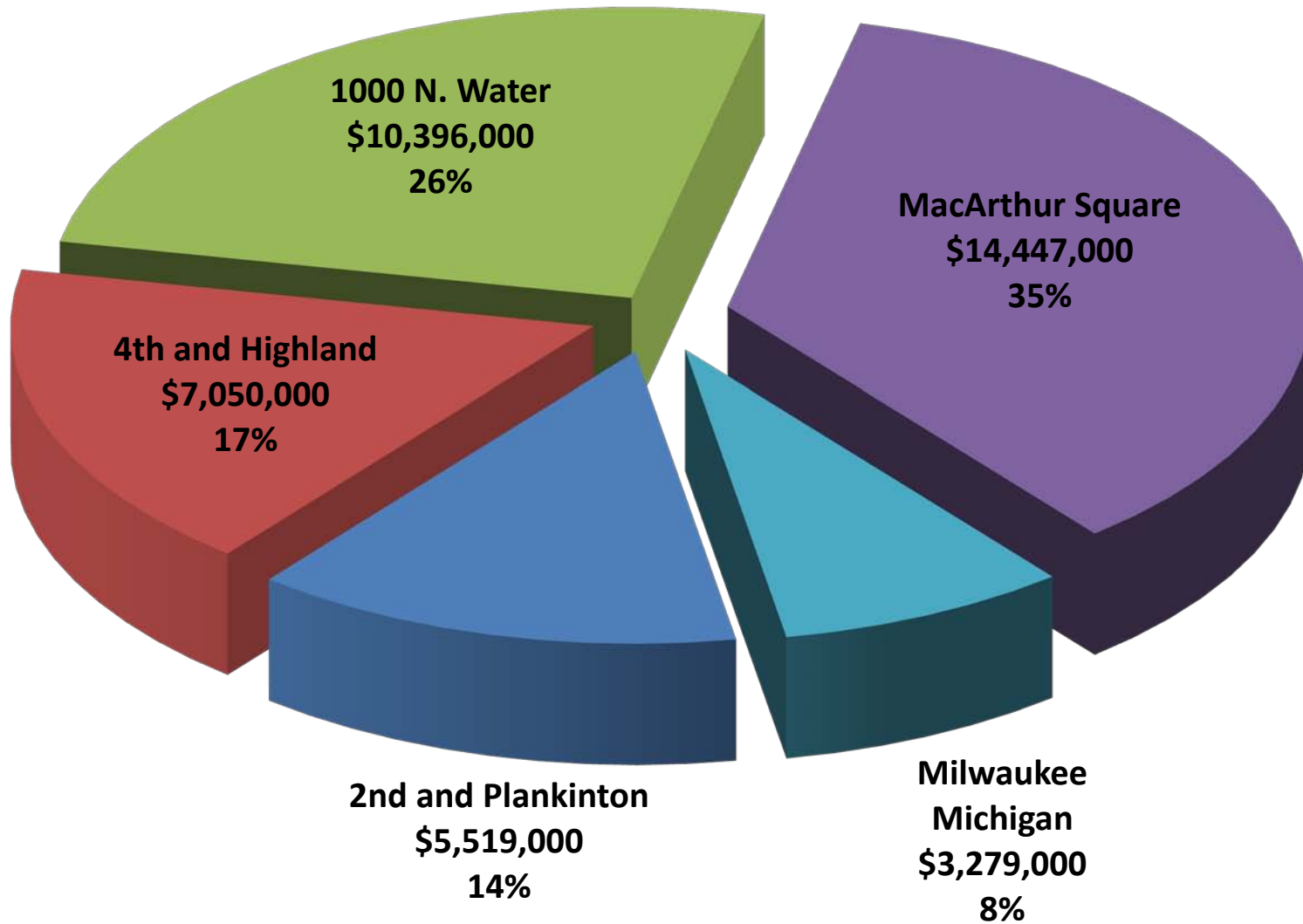
Parking Operations should follow the capital improvement program included with the FCAP report to maintain the parking garages in good condition.



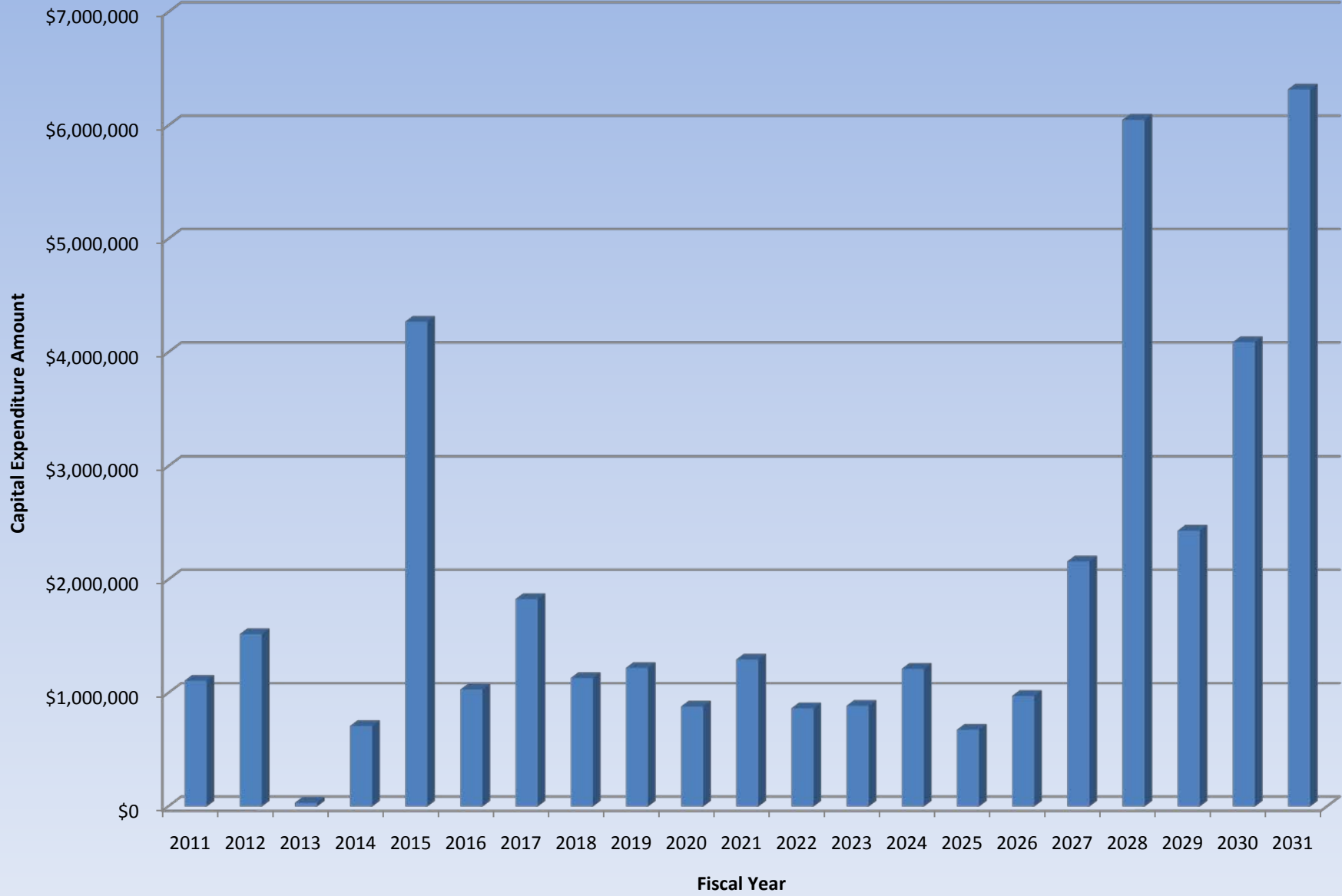
**Parking Operations
FCAP Summary**

	20 Year Total Cost	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Projected Capital improvements Per Yer																						
Parking Garage																						
2nd and Plankinton	\$5,519,000		\$867,000			\$528,000	\$37,000	\$84,000	\$91,000	\$275,000	\$25,000	\$108,000	\$27,000	\$82,000	\$63,000	\$123,000		\$1,225,000	\$50,000	\$52,000	\$861,000	\$1,021,000
4th and Highland	\$7,050,000	\$380,000	\$436,000		\$27,000	\$43,000	\$197,000	\$245,000	\$272,000	\$371,000	\$159,000	\$196,000		\$117,000	\$212,000		\$311,000	\$283,000	\$1,563,000	\$339,000	\$456,000	\$1,443,000
1000 N. Water	\$10,396,000	\$343,000	\$216,000			\$160,000	\$280,000	\$403,000	\$270,000	\$408,000	\$508,000	\$439,000	\$336,000	\$472,000	\$55,000		\$179,000	\$489,000	\$2,135,000	\$554,000	\$65,000	\$3,084,000
MacArthur Square	\$14,447,000	\$186,000		\$32,000	\$682,000	\$2,315,000	\$517,000	\$767,000	\$416,000	\$167,000	\$127,000	\$281,000	\$502,000	\$186,000	\$678,000	\$480,000	\$188,000	\$83,000	\$2,259,000	\$1,486,000	\$2,324,000	\$771,000
Milwaukee/Michigan	\$3,279,000	\$199,000				\$1,224,000		\$329,000	\$83,000		\$62,000	\$271,000		\$30,000	\$205,000	\$73,000	\$296,000	\$80,000	\$44,000		\$383,000	
	\$40,691,000	\$1,108,000	\$1,519,000	\$32,000	\$709,000	\$4,270,000	\$1,031,000	\$1,828,000	\$1,132,000	\$1,221,000	\$881,000	\$1,295,000	\$865,000	\$887,000	\$1,213,000	\$676,000	\$974,000	\$2,160,000	\$6,051,000	\$2,431,000	\$4,089,000	\$6,319,000

Parking Operations 20 Year Projected Capital Needs



Parking Garage Annual Capital Expenditures



Projected Annual Capital Expenditures at Each Parking Garage

