

For the open deck garage structure construction costs range from a low of \$1,700 per car space to a high of \$3,582 per car space with an average of \$2,270 per car space. Here again a great variation can exist in the price range per car space. This can be attributed to architectural treatment of the structure, the amount of sophisticated electronic equipment for control purposes and quality of installations for customer convenience. The most costly form of construction is the underground parking garage. There is a saving grace, however, in that without exception such facilities are constructed in public land, usually a park, and there is no cost of land attributed to the facility. Upon completion of the parking facility the park on the surface is restored and in most cases to a higher degree than existed before the construction.

Examples of this type of construction are found in the larger cities such as: Pittsburgh, Chicago, San Francisco, Los Angeles, Detroit, Kansas City, Philadelphia, and many others. Construction costs for this type of parking facility range from a low of \$3,100 per car space to a high of \$6,500 per car space with an average of \$4,250 per car space. There will not be a great deal of difference in these construction costs for different size facilities as the size of a parking facility is based on the parking demand that is forecast for the area. Of necessity there must be a minimum size of a facility otherwise the ramp and aisle areas would make it uneconomic. The usual limiting factor for this type of facility, other than parking demand, is the street or highway capacity to serve it properly.

Annual maintenance costs of the surface parking lot vary greatly dependent upon whether it is an attendant facility, metered facility, or operated by means of automatic parking gates that are actuated by the insertion of a coin or card. The geographical location of the facility also has a great bearing on such costs. In our northern cities snow removal is a large item that does not occur in the warmer climes. In one of the major cities their maintenance costs for attendant parking lots were \$9.10 per car space, for metered lots \$30.75 per car space and for gate-operated facilities they averaged \$11.20 per car space. It should be noted, however, that their operating costs were in a direct inverse ratio. Reported maintenance costs for surface parking lots were from a low of \$3.14 per car space to a high of \$51.76 per car space. The \$3.14 cost came from a southern city where they have no snowfall and the \$51.76 cost came from a northern city that experiences heavy snowfall. Excluding these highs and lows the average maintenance cost for surface parking lots averaged \$21.18 per car space. For the open deck parking garage maintenance costs per car space go from a low of \$5.73 per car space to a high of \$22.04 per car space for an average cost of \$10.03 per car space. Variations in reported data in this item occur because some cities include certain items as operating expense while others call it a maintenance item. The cost of maintenance per car space for underground garages ranges from \$6.19 per car space to \$15 per car space.

Annual operating costs for parking facilities are subject to widespread differences. As an example a metered facility has a low labor cost, a self-park facility has moderate labor costs while an attendant park facility has high labor costs. Also the size of the facility has a very great bearing on the operating cost per unit. Operation costs