

CITY OF TAMPA PARKING SYSTEM ASSESSMENT

TAMPA BAY, FLORIDA



WALKER HELPS ADD OVER \$1M ANNUALLY TO CITY'S BOTTOM LINE

The City of Tampa, Florida owns and operates ten parking garages and nine surface lots totaling almost 12,000 spaces. The system, however, has been operating in the red for three of the past five years, while the City was reluctant to raise parking rates. During this same period, labor and benefit costs rose 44% and 88% respectively. Net losses, in the millions of dollars, resulted in a deferment of structural maintenance in the garages and forced a postponement of a long overdue revenue equipment upgrade. The system was self destructing and privatization – selling off the City's parking assets – seemed to be best, or only, recourse.

To the City's credit, officials recognized and acted to put an end to this downward spiral that was beginning to affect the physical assets as well as the fiscal health of the system.

ENTER WALKER . . .

The Parking Division, an enterprise division of the Department of Public Works, turned to Walker's Consulting Group for help. Walker had in the past provided design and restoration engineering services for several of the City's parking garages.

Walker's consultants met with representatives of multiple city departments - parking, public works, finance and administration – to fully understand the issues and worked together in establishing the city's goals in developing a customized program of improvements. Current protocols and procedures were analyzed; management and staff were interviewed; job descriptions and tasks were reviewed; and revenue and accounting activities scrutinized by Walker's in-house operations specialists. The physical condition of all the facilities and functionality of the existing revenue control equipment was also analyzed by Walker's restoration engineers and parking access revenue control system specialists.

Walker presented the City with a comprehensive and qualified operational and financial path that allowed the parking system to quickly return to profitability, improve service and provide needed maintenance to its facilities.

THE RESULTS . . .

THE CITY DIDN'T HAVE TO SELL ITS ASSETS

NEW PARKING ACCESS REVENUE CONTROL SYSTEM SAVES \$120,000 ANNUALLY

IMPROVED VEHICLE ACCESS AND CIRCULATION

THE OWNER SAYS . . .

"We use the report as a roadmap. Staff has been reduced from 188 to 122. Antiquated equipment has been converted to full automation with tremendous advantage – the pay back from our report was less than six weeks and the pay back for equipment was under one year."

Jim Corbett, Parking Manager

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