



THA CONSULTING

PARKING FACILITY ASSET MANAGEMENT SERVICES

CONDITION APPRAISALS | RESTORATION | MAINTENANCE PROGRAMS | AESTHETIC ENHANCEMENTS

Parking is often the first and last thing people encounter at a destination. Whether at a university, a healthcare campus, a downtown community, a mixed-use structure, or a transit-oriented development, it is important that the parking experience be a positive one.

As part of the established maintenance program, parking structures should routinely have a restoration engineer perform a walkthrough and assess the current condition of the garage. Certain states and municipalities require regular inspections by a professional engineer to assure that necessary maintenance and repairs are addressed. At THA, our park-

ing specialists take great pride in helping our clients successfully maintain their assets.

Our parking restoration specialists at THA educate our clients and assist in the development and implementation of proactive maintenance programs and financial planning for maintenance, such as creating a reserve fund. Ideally this starts when a parking structure is initially placed in service. These programs are customized to each parking structure and designed to minimize long-term maintenance costs and maintain the expected service life of the structure. Most importantly, they will provide a safe environment for parking facility users.



Unique and colorful concrete elements, metal cladding and screening, murals, signage, and digital screens are all attractive additions to parking facilities and help to create a more inviting experience.



PLAZA RESTORATION



CONCRETE BEAM REPAIR



FULL-DEPTH SLAB REPAIR



SUPPLEMENTARY DRAIN INSTALLATION

Every component of the parking structure provides a particular experience for patrons and should be of the highest quality possible. Hence, in addition to developing and implementing maintenance programs, we offer services relating to enhancing portions of the existing structure. These include:

- Entrances
- Stair & Elevator Towers
- Architectural Features
- Structural Capacity
- Lobbies & Public Areas
- Signage & Branding Features
- ADA Upgrades
- Change of Use, e.g., Amenity Roof
- Parking & Payment Technologies
- Mechanical, Electrical, Plumbing, & Fire Protection Systems
- Photovoltaic Panels
- EV Charging Stations



THA CONSULTING

SYSTEMATIC PROCESS

PARKING FACILITY ASSET MANAGEMENT

PHASE 1



MEET WITH OWNER



CONDITION APPRAISAL



REPORT/RECOMMENDATIONS

Evaluate parking facilities, develop a prioritized maintenance and repair plan aligned with Owner's budget and goals, and project future costs for long-term budgeting.

PHASE 2



CONSTRUCTION DOCUMENTS



BIDDING/ EVALUATION/ AWARD RECOMMENDATION



BID EVALUATION

Prepare restoration documents, incorporate plans and specifications to execute the condition appraisal findings, and meet the Owner's requirements and budget. Evaluate bids, unit prices, and contractor qualifications, and provide the Owner with our award recommendation.

PHASE 3



CONSTRUCTION REPAIR WORK



CONSTRUCTION ADMINISTRATION



CONSTRUCTION ADMINISTRATION

Perform construction administration services with the primary goals of assuring the Contractor performs the work properly, completes the project on time and within budget, minimizes operational disruptions, and most importantly, maintains a safe environment for the parking facility users.

PHASE 4



PROJECT COMPLETION



CONTINUATION OF PROACTIVE MAINTENANCE PROGRAM



MAINTENANCE MANUAL

Support Owner in budgeting and implementing proactive maintenance programs tailored to sustain facility condition, extend lifespan, reduce long-term costs, minimize operational disruptions, and ensure safety for parking facility users.



BEFORE



AFTER



BEFORE



AFTER

THA SERVICES

Master Planning • Site Analysis • Supply/Demand Analysis • Feasibility Studies • Shared Parking Analysis • Due Diligence • Parking Consulting • Financial Analysis • Functional Design • Architectural Design • Structural Engineering • Design Build Services • Sustainable Design • Parking Structure Design • Mixed-Use Structure Design • Project Design Management • Condition Appraisal • Life Cycle Cost Analysis • Operational Consulting • Restoration Engineering • Owner Representation • Maintenance Programs • Graphics & Wayfinding

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