

THE FIRST PRINCIPLE
OF PARKING
FACILITIES MANAGEMENT:



UPKEEP COSTS

A LOT LESS

THAN DOWNTIME.



WALKER
RESTORATION CONSULTANTS

YOU CAN MAINTAIN PARKING ASSETS DESPITE SHRINKING BUDGETS

Do you, like most owners, wrestle with these questions?

- Do I have a problem?
- How can I fix it?
- How much will it cost?
- What are priority repairs?
- How do I survive construction?

With repair dollars for parking facilities in short supply and service life expectancy rising, structural preservation and safety become top priorities. Don't waste funds on "band-aid approaches." Spend your money wisely and keep your structures viable longer with a Capital Improvement and Protection Program from Walker – the world's largest parking structure consultants.

• YOU NEED ANSWERS TO KEY QUESTIONS.

Some of the critical issues a typical multi-ramp maintenance/repair program must address include:

- What is the current condition of each structure?
- Will the structure's role/use change in the near future?
- How long must each structure remain open?
- What repairs must be performed immediately for public safety?
- For long-term structures, which repairs will maximize service life?
- For short-term structures, which minimal repairs ensure safety?
- Should upgrades (lighting, ventilation, ADA, functional, Parking Access and Revenue Control) be implemented in any structure?
- What structure maintenance should occur, and how frequently?
- What are the 10-year probable costs of each structure's maintenance/repair?
- Which structure(s) need attention and in what order?



• THE WALKER SOLUTION.

Answers to these and other questions will be provided in Walker's 4-Step Capital Improvement and Protection Program.

Our CIPP will:

- Effectively plan for management of your parking assets
- Eliminate costly and unnecessary repairs
- Save capital improvement dollars
- Protect the value of your assets



- **A 4-STEP PROGRAM:
FOCUSED ON COST SAVINGS
AND ASSET PRESERVATION.**

Depending on the age of your structures, the level of effort to evaluate each may vary. Here is a general overview of the process.

Step 1 – Evaluation: If appropriate, Walker will visit each parking structure with you. We'll review its history, investigate its condition in-depth, note any obvious problems, perform materials testing if necessary, establish a baseline and work with you to determine service objectives relative to each structure's current and future use, as well as repair and maintain action.

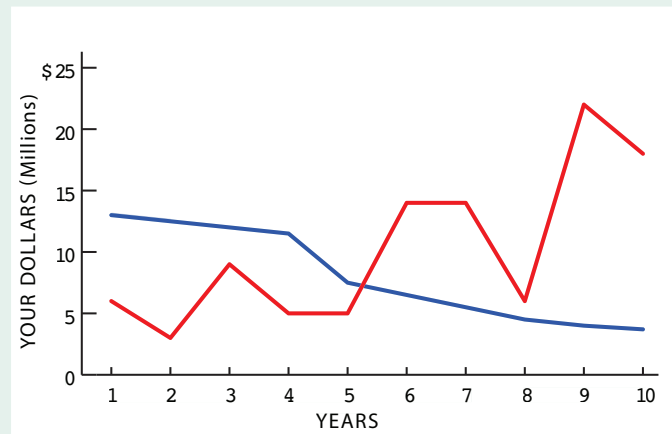
Step 2 – Immediate Response: After evaluation, we'll provide repair recommendations that may be necessary for public safety, and notify you of any immediate actions required.

Step 3 – Programming: We'll discuss budgetary and scheduling constraints, then develop a Master Program to match each structure's intended service life. We'll also provide comprehensive maintenance and repair cost models over multi-year periods, which may include life-cycle cost analysis to determine the best action plan for each structure in order of need.

Finally, we'll design any necessary repair documents and if desired, perform construction administration.

Step 4 – Program Continuity: In our experience, clients can rarely make all necessary repairs every year and, therefore, defer some maintenance to later years. Because this affects older structures more seriously than newer ones, and advanced deterioration may be a factor, periodic update evaluations are prudent. They also serve to help track and monitor the performance of repairs that have been made.

How do you want to spend your money?



— Walker CIPP Method
— Typical Reactive Repair Method

- **THE BOTTOM LINE:
SAFER, LONGER-LASTING,
AND COST-EFFECTIVE
STRUCTURES.**

Walker offers you comprehensive structural, electrical, mechanical and civil engineering expertise. And our computerized Capital Improvement and Protection Program helps assure absolute control over short and long-term costs. Now you can better plan and budget, know when and where to spend available dollars, maximize their impact and extend each structure's service life. You'll also have the means to track your maintenance program in detail and make more informed decisions in the future. All through one source.

- **SATISFIED CUSTOMERS,
COAST TO COAST.**

Hospitals, corporations and multi-structure parking companies nationwide rely on Walker's Capital Improvement and Protection Program. So do cities including Chicago, Minneapolis and Battle Creek; the University of Minnesota, Michigan State University, and hundreds of other clients. No one offers you more economical ways to better manage the upkeep of your parking assets and minimize downtime.

Why not let Walker help you preserve your parking investment? To learn more call us toll-free at 866.972.2640. Or visit: www.walkerrestoration.com



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