



Council Communication

Office of the City Manager

Date

June 4, 2007

Agenda Item No. 39
Roll Call No. 07-
Communication No. 07-320
Submitted by: Jeb E. Brewer, P.E.,
City Engineer

AGENDA HEADING:

Approval of Parking System Management Agreement with Ampco System Parking.

SYNOPSIS:

The current agreement with Ampco System Parking (Brian G. Bush, Regional Vice President, Ampco System Parking, 459 Hamilton Avenue, Cleveland, OH 44114), for management of the Municipal Parking Facilities will expire on June 30, 2007. In April of this year, the City solicited new proposals from companies interested in providing management services for the operation of the Municipal Parking Facilities. A selection subcommittee of the Downtown Parking Committee evaluated the three proposals received and unanimously recommended Ampco System Parking as the preferred management company. At its May 29, 2007 meeting, the full Downtown Parking Committee concurred that Ampco be selected. The Agreement for Management Services will be for a two-year period (July 1, 2007 – June 30, 2009), with four one-year renewal options.

FISCAL IMPACT:

Amount: The management agreement provides for a management fee of \$22,000 per month (\$264,000 per year) for fiscal year 2007-08, with annual increases equal to the annual increase in the Consumer Price Index (CPI).

Funding Source: Parking Operations Fund, EN051, ENG100701, Parking Administration, Page 124, 2007-08 Operating Budget.

ADDITIONAL INFORMATION:

On August 7, 2000, by Roll Call No. 00-3394, the City Council approved a contract with Ampco System Parking for management of the Municipal Parking Facilities for a period of two years, with an option to extend the contract for three additional one-year periods. The three options were exercised, and Council authorized an additional two-year extension of the contract, which expires on June 30, 2007.

In April of this year, the City solicited new proposals from companies interested in providing management services for the operation of the Municipal Parking Facilities. Proposals from three companies were received on April 25, 2007. A selection subcommittee of the Downtown Parking Committee (Gary Fox, City Traffic Engineer; Mike Berry, Traffic Facilities Administrator; Matt Anderson, Economic Development Director; Dan Ritter, Budget Officer; Anne Janotta, Downtown Community Alliance; and Harold Capps, EMC Insurance) evaluated the proposals received.

The selection subcommittee unanimously recommended Ampco System Parking as the preferred management company, based on its overall parking experience (both nationally and in the previous seven years managing the City's facilities); the experience of its proposed local General Manager, Sharon Lanies; customer service enhancement plan; revenue enhancement plan; financial responsibility; and experience, knowledge and training on the new equipment and software for the Parking and Revenue Control System in the city garages. Ampco also had the lowest fee proposal, as well as the highest estimate of annual revenues and annual net revenues.

During its seven years of operating the parking system, Ampco System Parking has performed very well and has gained valuable experience in making the operation of each individual garage efficient and effective. This experience has been enhanced because the company has retained the same management team for the entire period, and proposes to continue with this management team. In addition, Ampco has worked with the City and Downtown Community Alliance to initiate a number of customer service programs.

At its May 29, 2007 meeting, the Downtown Parking Committee concurred with the recommendation of the selection subcommittee that Ampco System Parking be selected as the preferred management company to operate the Municipal Parking Facilities.

The Traffic and Transportation Division and the Legal Department have updated the existing agreement for management services, which details the management services to be provided and the standards for operations, maintenance, accounting, etc. On the June 4, 2007 agenda is a Roll Call approving the Parking System Management Agreement with Ampco System Parking and authorizing the Mayor to sign this agreement.

PREVIOUS COUNCIL ACTION(S):

Date: August 7, 2000

Roll Call Number: 00-3394

Action: Agreement with Ampco System Parking (Mark Muglich, V.P. and Regional Manager; San Francisco, CA), to provide management services at City's parking facilities. (Council Communication No. 00-363). Moved by Hensley to adopt. Motion Carried 6-0. Council Member Flagg abstained.

Date: June 6, 2005

Roll Call Number: 05-1450

Action: Two-year Parking System Management Contract with Ampco Parking Systems for operation and management of Municipal Parking Facilities, Fiscal Years 2005-06 and 2006-07. (Council Communication No. 05-325) Moved by Hensley to approve. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): Downtown Parking Committee

Date: May 29, 2007

Roll Call Number: N/A

Action: Concurred with selection subcommittee recommendation to select Ampco System Parking as the preferred management company to operate the Municipal Parking Facilities.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE