

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: May 21, 2012
	Agenda Item No. 33 Roll Call No. <u>12-0794</u> Communication No. <u>12-251</u> Submitted by: Jeb E. Brewer, P.E. City Engineer

AGENDA HEADING:

Approval of extension of Municipal Parking Facilities Management Services Agreement with ABM Parking Services.

SYNOPSIS:

Recommend approval of the final one-year option period with ABM Parking Services (formerly known as Ampco System Parking, as a division of ABM Industries, Inc., their parent company) for management services for the City’s municipal parking facilities, in the amount of \$279,683.16 for the period from July 1, 2012 to June 30, 2013. On June 18, 2007, by Roll Call No. 07-1238, the City Council approved an agreement with ABM Parking Services for management services for the Municipal Parking Facilities for a period of two years, with an option to extend the contract for four additional one-year periods. The third option year of the agreement will expire on June 30, 2012, and it is in the City’s best interest to extend the agreement with ABM Parking Services for the fourth one-year option period.

FISCAL IMPACT:

Amount: The management agreement provides for a base management fee of \$22,000 per month for fiscal year 2007-08, with a monthly fee of \$15,210 for the Parking System and \$6,790 for the Park and Ride System, with subsequent year fees determined by the change in the Consumer Price Index for Urban Consumers (CPI-U) from the base CPI-U for May 2007. The May 2012 CPI is not scheduled to be released until mid June, so an estimate from the March 2012 data has been used to calculate the estimated fees for FY 2012-13. Based on the estimated CPI-U for May 2012, the monthly fee for the Parking System will be \$16,809.26 and \$6,497.67 for the Park & Ride System, for a total of \$23,306.93 per month (\$279,683.16 per year). The final fees will be based on the May CPI-U when it is released, as provided in the management agreement.

Funding Source: Parking Operations Fund, EN051, ENG100701, Parking Administration, Page 70, 2012-13 Operating Budget.

Funding Source: Park and Ride Operations Fund, EN078, ENG100707, Park and Ride Operation, Page 77, 2012-13 Operating Budget.

ADDITIONAL INFORMATION:

In April of 2007, the City solicited proposals from companies interested in providing management services for the operation of the Municipal Parking Facilities. Proposals from three companies were received and evaluated. The selection subcommittee unanimously recommended ABM Parking Services,

as the preferred management company based on their overall parking experience; the experience of their 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 annual revenues and annual net revenues.

On June 18, 2007, by Roll Call No. 07-1238, the City Council approved an agreement with ABM Parking Services for management services for the Municipal Parking Facilities for a period of two years, with an option to extend the contract for four additional one-year periods. During their previous years of operating the parking system, ABM Parking Services 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 they have retained the same management team.

PREVIOUS COUNCIL ACTION(S):

Date: June 13, 2011

Roll Call Number: [11-1003](#)

Action: [Extension](#) of Municipal Parking Facilities Management Services Agreement with Ampco System Parking through June 30, 2012. ([Council Communication No. 11-357](#)). Moved by Moore to adopt. Motion Carried 7-0.

Date: June 14, 2010

Roll Call Number: [10-991](#)

Action: [Extension](#) of Municipal Parking Facilities Management Services Agreement with ABM Parking Services. ([Council Communication No. 10-335](#)). Moved by Hensley to adopt. Motion Carried 6-1.
Nays: Meyer.

Date: June 8, 2009

Roll Call Number: [09-1006](#)

Action: [Extension](#) of Municipal Parking Facilities Management Services Agreement with ABM Parking Services. ([Council Communication No. 09-377](#)). Moved by Vlassis to adopt. Motion Carried 7-0.

Date: February 23, 2009

Roll Call Number: [09-349](#)

Action: [Amendment](#) to Municipal Parking Facilities Agreement for Management Services with ABM Parking Services. ([Council Communication No. 09-129](#)). Moved by Hensley to adopt. Motion carried 7-0.

Date: June 18, 2007

Roll Call Number: [07-1238](#)

Action: [Proposal](#) for provision of Parking System Management Services from ABM Parking Services and authorizing agreement for a period from July 1, 2007, through June 30, 2009 with four one-year renewal options. ([Council Communication No. 07-357](#)). Moved by Hensley to adopt. Motion carried 6-1.

Date: August 7, 2000

Roll Call Number: 00-3394

Action: Agreement with ABM Parking Services (Mark Muglich, V.P. and Regional Manager; San Francisco, California), 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.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Approval of additional one-year renewal options.

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