



# Council Communication

Office of the City Manager

<b>Date:</b>	September 23, 2013
<b>Agenda Item No.</b>	30
<b>Roll Call No.</b>	<u>13-1492</u>
<b>Communication No.</b>	<u>13-493</u>
<b>Submitted by:</b>	Jeb E. Brewer, P.E. City Engineer

## AGENDA HEADING:

Accepting proposal for the provision of Municipal Parking Facilities Management Services from ABM Parking Services, Inc. (ABM), and authorizing execution of Agreement for management services with ABM.

## SYNOPSIS:

Recommend acceptance of proposal submitted by ABM for provision of parking management services and approval of Agreement. The current agreement with ABM for management of the municipal parking facilities will expire on September 30, 2013. The ABM proposal was the lowest cost alternative and the new contract is lower than the previous year's contract.

## FISCAL IMPACT:

Amount: The management agreement provides for a base management fee of \$19,083 per month for fiscal year 2013-14. This fee is broken down into a monthly fee of \$14,377 for the Parking System and \$4,706 for the Park and Ride System. Subsequent year fees will be determined by the change in the Consumer Price Index for Urban Consumers (CPI-U) from the base CPI-U for May 2014, as provided in the management agreement.

Funding Source: Parking Operations Fund, EN051, EG062085, Parking Administration, Page 72, 2013-14 Operating Budget.

Park and Ride Operations Fund, EN078, EG062086, Park and Ride Operation, Page 77, 2013-14 Operating Budget.

## ADDITIONAL INFORMATION:

In August of 2013, the City solicited proposals from companies interested in providing management services for the operation of the Municipal Parking Facilities. Proposals from two (2) companies were received and evaluated. A selection committee evaluated the two (2) proposals received. The selection committee unanimously recommended ABM 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 equipment and software for the Parking and Revenue Control System in the City garages. ABM also had the lowest fee proposal. Their new proposal is actually less than their previous agreement with the City. Their proposal was \$106,000/yr. less than the second low proposer. During their previous years of operating the parking system, ABM 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.

The Agreement for Management Services will be for a period of three (3) years and nine (9) months (October 1, 2013 – June 30, 2017), with an option to extend the term for four (4) additional one (1) year extensions. This management agreement does allow for changes to the management fee as certain ramps are taken out of the system, such as when 5<sup>th</sup>/Walnut is demolished and 7<sup>th</sup>/Grand is re-constructed.

#### **PREVIOUS COUNCIL ACTION(S):**

Date: June 10, 2013

Roll Call Number: [13-0910](#)

Action: [Extension](#) to agreement for Management Services of the municipal parking facilities with ABM Parking Services for an additional three months. Moved by Hensley to adopt. Motion Carried 7-0.

Date: May 21, 2012

Roll Call Number: [12-0794](#)

Action: [Extension](#) of Municipal Parking Facilities Management Services Agreement with ABM Parking Services until June 30, 2013. ([Council Communication No. 12-251](#)) Moved by Hensley to adopt. Motion Carried 7-0.

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 (1) year renewal options.

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