


COUNCIL COMMUNICATION

	Number:	22-142	Meeting:	March 21, 2022
	Agenda Item:	38	Roll Call:	22-427
	Submitted by:	Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Approval of Municipal Parking Facilities Management Services Agreement with ABM Parking Services, Inc.

SYNOPSIS:

Recommend approval of the agreement with ABM Parking Services, Inc., for management of the City's off-street parking facilities for an annual amount of \$336,300 for a 3-year and 3-month period starting April 1, 2022, through June 30, 2025, with an option to extend the term for an additional three (3) years by mutual agreement. The parking facilities under this agreement include:

- Fourth and Grand Parking Garage (400 Grand Avenue; built in 1980 and expanded in 1984, 7-level parking structure with 1,061 stalls)
- Fifth and Keo Parking Garage (525 5th Avenue; built in 1985, 8-level parking structure with 600 stalls)
- Ninth and Locust Parking Garage (801 Locust Street; built in 1991, 7-level parking structure with 1,130 stalls)
- Third and Court Parking Garage (210 2nd Avenue; built in 1994, 5-level parking structure with 750 stalls)
- Seventh and Center Street Park and Ride Parking Garage (830 6th Avenue; built in 1999, 5-level parking structure with 1,824 stalls)
- East Second Parking Garage (402 East Second Street; built in 2017, 6-level parking structure with 475 stalls)
- East Fourth and Des Moines Parking Garage (555 East 4th Street; built in 2019, leased ground level of the private parking structure providing 133 stalls)
- Fifth and Walnut Parking Garage (235 5th Avenue; built in 2021, 11 and one-half level parking structure with 625 stalls)

FISCAL IMPACT:

Amount: \$336,300 annually, includes an annual fee of \$62,976 for the Park and Ride System, and an annual fee of \$273,324 for all other garages. The annual fee amount will be prorated over the first three (3) months of the agreement.

Funding Source:

- 2021-22 Operating Budget, Page 55, Engineering Department, T&T - Parking Administration, EG062085, Parking Operations Fund.
- 2021-22 Operating Budget, Page 58, Engineering Department, T&T - Park and Ride Operation, EG062086, Park and Ride Operations Fund.

ADDITIONAL INFORMATION:

- The City operates seven (7) City-owned parking garages and leases a floor for public parking in a facility located at E. 4th Street and Des Moines Street.
- The City sent a Request for Proposal (RFP) #N22-25 Parking Management Services for Municipal Parking Facilities, along with one (1) addendum, to 10 companies inviting them to submit proposals.
- In response to RFP #N22-25, the City received proposals from one (1) company, ABM Parking Services, Inc.
- The Evaluation and Selection Committee reviewed the submittal and selected ABM Parking Services, Inc.
- This recommendation is based on ABM Parking Services, Inc.'s submitted proposal, overall parking experience, financial responsibility, knowledge and history with City garages, proven response to address issues, and ability to adjust to changing times in the parking system.

PREVIOUS COUNCIL ACTION(S):

Date: December 6, 2021

Roll Call Number: [21-1832](#)

Action: [Extension](#) of Municipal Parking Facilities Management Services Agreement with ABM Parking Services, Inc. ([Council Communication No. 21-520](#)) Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Anticipated actions include monthly payments for parking management services.

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