


COUNCIL COMMUNICATION

	Number:	25-210	Meeting:	May 19, 2025
	Agenda Item:	42	Roll Call:	25-0768
	Submitted by:	Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Approval of the renewal of Municipal Parking Facilities Management Services Agreement with ABM Parking Services, Inc. (ABM).

SYNOPSIS:

Recommend approval of the renewal of the current agreement between the City and ABM for management of the City's parking facilities, with a contract period of July 1, 2025, through December 31, 2028.

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)
- Thirteenth and Mulberry Parking Garage (1200 Mulberry; built in 2008, 7-level parking structure with approximately 1,600 stalls)
- Thirteenth and Locust Parking Lot (1300 Locust Street, built in 2014, paved surface parking lot with approximately 18 stalls for public hourly parking)
- Thirteenth and Walnut Parking Lot (1290 Walnut Street, built in 2012, leased paved surface parking lot with approximately 29 spaces for public reserved monthly parking)

FISCAL IMPACT:

Amount: \$368,028.16 annually, including \$68,299.50 for the Seventh and Center Street Park and Ride Parking Garage and \$299,728.66 for all other City operated parking garages

Funding Source: Fiscal Year (FY) 2025-2026 Operating Budget, Page 52, Parking Administration, EG062085; FY 2025-2026 Operating Budget, Page 55, Park and Ride Operation, EG062086

ADDITIONAL INFORMATION:

- In 2022, the City issued a Request for Proposal (RFP) No. 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 No. N22-25, the City received proposals from one (1) company, ABM.
- On March 21, 2022, under Roll Call No. 22-0427, the City Council approved a Municipal Parking Facilities Management Services Agreement with ABM. The Agreement for Management Services was for a period of three (3) years and three (3) months (April 1, 2022, to June 30, 2025), with an option to extend the term for one (1) additional three (3)-year period.
- On January 22, 2024, under Roll Call No. 24-0121, the City Council approved an amendment to this Agreement to add the management of two (2) surface lots at 1290 Walnut Street (Thirteenth Street and Walnut Street) and at 1300 Locust Street, which were included with the City's acquisition of the former Nationwide Mutual Insurance Company office building at 1200 Locust Street.
- On December 23, 2024, under Roll Call No. 24-1736, the City Council approved an amendment to this Agreement to add the management of a parking garage located at 1200 Mulberry Street, which was also included with the City's acquisition of the former Nationwide Mutual Insurance Company office building at 1200 Locust Street.
- This recommendation is based on ABM's overall parking experience, financial responsibility, knowledge and history of City-owned garages, proven response to address issues, and ability to adjust to the changing environment in the parking industry. Extending this contract will also provide the City with consistency in the management of the garages as experience is gained with the operation and management of recent system-wide upgrades to the City's parking revenue software and gate equipment at all the garages. The terms of the extension are based on the amended agreement.

PREVIOUS COUNCIL ACTION(S):

Date: December 23, 2024

Roll Call Number: [24-1736](#)

Action: [Second](#) Amendment to Agreement for Management Services for Municipal Parking Facilities with ABM. ([Council Communication No. 24-520](#)) Moved by Coleman to adopt. Second by Gatto. Motion Carried 6-0. Absent: Voss.

Date: January 22, 2024

Roll Call Number: [24-0121](#)

Action: [Amendment](#) of the Municipal Parking Facilities Management Service Agreement with ABM. ([Council Communication No. 24-027](#)) Moved by Gatto to adopt. Second by Coleman. Motion Carried 6-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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