

# Agenda Report

TO: CITY COUNCIL  
THROUGH: Finance Committee

Date: July 23, 2001

FROM: City Manager

SUBJECT: Financing for the Lighting Upgrades and the Parking Access and Revenue Control System for the Paseo Colorado Parking Facilities.

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize the Director of Finance to borrow up to \$1.5 million to finance the costs of painting the ceiling area between the beams and columns in Los Robles and Marengo Garages, reconfiguring the existing light fixtures in all three parking facilities with more energy efficient ballasts and lamps, and procuring and installing the parking access and revenue control system (actual loan documents will be brought back to the City Council for formal approval);
2. Authorize the City Manager to issue payment to TrizecHahn in the amount of \$1,054,848 for reimbursement of the cost of purchase of a parking access and revenue control system and find that to the extent the purchase of this equipment could be considered a City procurement, it is exempt from Competitive Bidding pursuant to City Charter Section 1002[F], contracts for professional or unique services and exempt from the Competitive Selection process of the Affirmative Action in Contracting Ordinance pursuant to Section 4.09.060 [C] contracts for which the City's best interests are served; and
3. Approve a journal voucher amending the Fiscal Year 2002 Operating Budget for the Paseo Colorado Parking Fund (409) and appropriate \$1,054,848 to account number 8676-409-763231.

## **BACKGROUND:**

In October 1999, the City Council approved the Paseo Colorado Development, inclusive of all related agreements that outlined the extent of the improvements to the project site, including the three parking facilities: Marengo Garage at 155 East Green Street (northwest corner of Marengo and Green), Subterranean Garage at 300 East Colorado Boulevard (between Marengo and Los Robles), and the Los Robles Garage at 400 East Green Street (southwest corner of Los Robles and Green).

On July 9, 2001, City Council approved an agenda report authorizing the City Manager to enter into

two contracts for lighting and painting upgrades at the Paseo Colorado Parking Facilities. The first contract was with Southern Pacific Coatings for painting of the ceiling area between the columns and beams on all levels of the Los Robles and Marengo Garages in the amount of \$115,546.00. The second contract was with Progressive Energy Management (PEM) in the amount of \$227,897.45 for the cost to reconfigure the existing light fixtures in all three parking facilities with more energy efficient ballasts and lamps. City Council also approved an appropriation to the operating budget to reflect the \$343,443.45 cost increase. At that time, staff indicated that they would return to City Council within one month with a financing plan for these upgrades, and the procurement and installation of the parking access and revenue control system for the facilities.

The Developer, TrizecHahn, will procure and install the parking access and revenue control system for the three parking facilities. Through concurrence by City staff, the SkiData parking access and revenue control system was selected, and two companies, Big Enterprises, Inc. and Sentry Control Systems, have been chosen to provide the system.

Big Enterprises, Inc. will be providing the seven cashier booths, while Sentry Control Systems will be providing the remainder of the equipment plus the labor to install. The SkiData system is a state of the art parking access and revenue control system offering patrons the ability to pay for parking at six pay-on-foot locations, similar to ATM machines, with cash, credit card, or debit card. This feature alone provides a cost savings by eliminating personnel costs associated with needing additional cashier booths. It also allows monthly parking patrons the convenience of paying their monthly parking at these stations as well, without having to interface with a cashier. The estimated cost of this entire system, including installation, is \$1,054,848. This system is roughly \$320,000 less than the competing system, while providing many more advanced features as noted above.

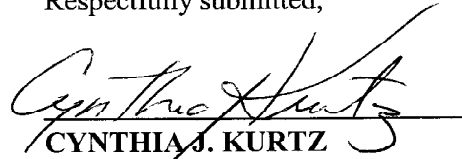
The software associated with the SkiData system is a significant part of the overall project, and unique to the system. SkiData manufactures both the hardware and software for this system. Most hardware problems can be more readily serviced using the software, creating less down time. It provides a larger, more stable network database, with the ability to process large volumes of data, which is crucial and necessary to handling the anticipated parking volume for this development. The software can also be serviced remotely without interfering with customer operations, or disabling the operator and the City from using it. Other systems don't afford this, and as such, have a greater impact on operations. It also includes version upgrades, and the ability to add features, as the need arises based on changes in parking operations. Given the proprietary nature of the software for this system, the advantages it offers, and the necessity of having these features and flexibility, an exemption from competitive bidding is requested based upon the unique service this system provides. Further, timing is also crucial in preventing any delays in getting the parking facilities operational by the opening of the project.

The total cost of financing the lighting and painting upgrades and the parking access and revenue control system is estimated to cost no more than \$1.5 million. This amount will be financed through a short-term bank loan and will be repaid with operating revenues generated from the three Paseo Colorado parking facilities.

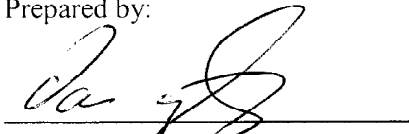
**FISCAL IMPACT:**

The above recommendation to borrow up to \$1.5 million will provide sufficient funding for the cost of these painting and lighting upgrades and the parking equipment. This amount will be appropriated to account number 8676-409-763231. The operating budget was previously amended to include the costs of the painting and lighting upgrades.

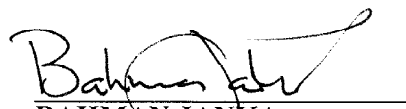
Respectfully submitted,

  
CYNTHIA J. KURTZ  
City Manager

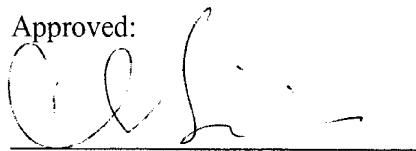
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