

Agenda Report

TO: CITY COUNCIL

Date: September 10, 2001

FROM: City Manager

SUBJECT: Contract Award to Ampco System Parking for Management, Operation, and Maintenance of the Paseo Colorado Garages

RECOMMENDATION:

It is recommended that the City Council authorize the City Manager to enter into a contract with Ampco System Parking to manage, operate, and maintain the Paseo Colorado Garages for the City in an amount not to exceed \$4,543,716 for the initial three-year term of the contract. Competitive bidding is not required pursuant to City Charter Section 1002 (F) professional or unique services.

BACKGROUND:

In October 1999, the City Council approved the Paseo Colorado Development, inclusive of all related agreements that outlined the extent of the parking operations for 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). Since that time, demolition and construction commenced, and Paseo Colorado Pasadena is due to open on September 28, 2001.

The Public Works and Transportation Department has been operating the Marengo and Los Robles Garages since May 2000 through a contract with Modern Parking Inc. The City will begin operation of all three parking garages on the project opening date above. On August 15, 2001, staff issued a Request For Proposals (RFP) to provide for the management, operation, and maintenance of the three parking garages for an initial period of three years, beginning on September 28, 2001.

A pre-proposal meeting was held on August 21, 2001 to field any questions prospective Proposers had on the RFP. Follow-up written questions and inquiries were received. In response to these inquiries, two addenda to the RFP were issued on August 25th and August 27th to clarify and assuage any concerns raised. On August 28, 2001, two proposals were received, and were subsequently screened and evaluated by an Evaluation Committee consisting of staff, and representatives of the Developer, TrizecHahn. Part of this process included interviews with each Proposer on August 30, 2001. Based on the evaluation criteria in Exhibit A, the average score for each Proposer is as follows: 1) Ampco System Parking – 90.0 points and 2) Modern Parking Inc. – 76.4 points. The scoring summary sheet from the Committee with the results under each of the nine evaluation criteria categories is included as part of Exhibit A.

MEETING OF 9/10/2001

AGENDA ITEM NO. 4.A.11.

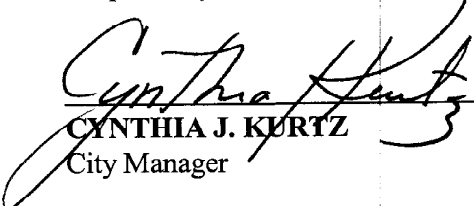
FISCAL IMPACT:

There are sufficient funds in the FY 2002 Operating Budget for Paseo Colorado Parking (409), in Contract Services account number (8114) to pay for the operating expenses over the last nine months of the fiscal year totaling \$1,185,000 as follows:

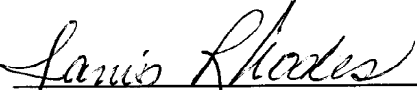
- Marengo: 8114-409-763229 - \$210,000;
- Los Robles: 8114-409-763230 - \$141,000;
- Subterranean: 8114-409-763231 - \$569,000; and
- Valet Parking: 8114-409-763235 - \$265,000.

Revenues from the parking users are projected to be sufficient to cover all operating costs.

Respectfully submitted,


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City Manager

Prepared by:



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Approved:



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