

Agenda Report

TO: CITY COUNCIL **DATE:** September 12, 2005

FROM: CITY MANAGER

SUBJECT: CONTRACT AWARD TO MODERN PARKING, INC. FOR PARKING GARAGE MANAGEMENT SERVICES AT PASEO COLORADO AND HOLLY STREET GARAGES

RECOMMENDATION

It is recommended that the City Council:

Authorize the City Manager to enter into a contract with Modern Parking, Inc. for parking garage management services at the Paseo Colorado garages and the Holly Street garage in an amount not to exceed \$4,431,993 for the initial three-year term of the contract. Competitive bidding is not required pursuant to the City Charter Section 1002 (F) professional or unique services.

BACKGROUND

The three parking garages of the Paseo Colorado Development include the Marengo Avenue Garage, the Subterranean Paseo Colorado Garage, and the Los Robles Avenue Garage. These three parking facilities provide transient and monthly parking for patrons, employees, and residents of the Paseo Colorado Pasadena.

The Holly Street Garage provides transient and monthly parking for shoppers, the Pasadena Senior Center, First Baptist Church, local employees, City employees, attendees of City Council meetings, and nearby residential and commercial patrons.

The Holly Street Garage and the Paseo Colorado Garages are currently operated under different contracts, both due to expire on September 30, 2005.

On August 10, 2005, the Department of Transportation released a Request for Proposals (RFP) to solicit proposals for parking garage management services at the Paseo Colorado and Holly Street garages. The initial contract term specified in the RFP is for three years with an option for two additional one-year terms at the sole discretion of the City Manager based upon performance, price and availability of City funds. The new contract is expected to begin on October 1, 2005.

As stated in the City's RFP, the contractor shall provide daily management, operation, and maintenance services in the City's parking facilities. The Contractor shall be responsible for provision and quality of all services, including those provided by subcontractors and vendors. The Contractor shall ensure the duties set forth in the RFP are fulfilled.

Representatives from five companies attended the mandatory Pre-Proposal Conference held on August 16, 2005. On August 25, 2005, the following four companies submitted their proposals: Ampco System Parking, Central Parking Systems, Parking Concepts, Inc., and Modern Parking, Inc. These proposals were then evaluated based on the criteria established in the RFP and summarized on Attachment A.

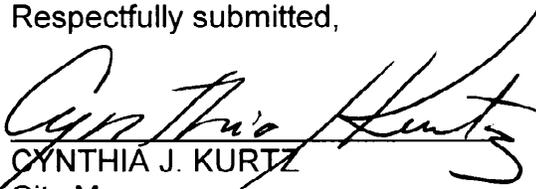
Based on the evaluation,, staff recommends award of the contract to Modern Parking, Inc.

The annual contract amount for the initial three-year term is \$1,477,331.

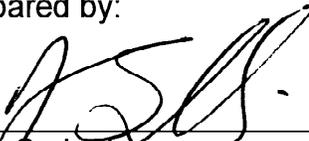
FISCAL IMPACT

There are sufficient funds included in the Fiscal Year 2006 operating budget for Paseo Colorado Parking (8114-409-774600) and Holly Street Garage (8114-102-774210) to cover the operating expenses for the remaining nine months of this fiscal year. There is an annual cost saving of \$95,557 to the City in combining the management operations of the Paseo and Holly Street garages under this new contract. Anticipated garage revenues for Fiscal Year 2006 are projected at \$4,795,630 for the Paseo garages and \$263,000 for the Holly Garage which are sufficient to cover all operating costs.

Respectfully submitted,


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City Manager

Prepared by:


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Parking Manager

Approved by:


Joyce Y. Amerson
Director of Transportation

Attachment A
Parking Garage Management Services

	Modern Parking, Inc.	Central Parking Systems	Ampco System Parking	Parking Concepts, Inc.
Management, Operation & Maintenance Program	24	22	22	20
Price	24	21	20	19
Attributes/References/Experience	21	23	21	21
Interview Results	9	8	7	7
Cash Management, Reporting & Audit Program	9	7	6	8
Local Business Preference	0	0	0	0
Small/Micro Business Preference	0	0	0	0
Total Points	88	81	75	75