



TO: Board of Contracts and Awards
FROM: Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer / *KDK*
 Chris E. Larson, P.E., Engineering Division Manager
COPY: City Council, City Manager, City Clerk, SBE Coordinator, LEAP Coordinator, Charles Blankenship, Finance/Purchasing, and Dana Brown, Asst. Engineering Division Manager
SUBJECT: Integrated Management/Operator Services for Off-Street and On-Street Parking Facilities Specification No. PW14-0113F – August 26, 2014
DATE: August 21, 2014

SUMMARY:

The Public Works Department recommends a contract be awarded to Republic Parking Northwest, Inc., Tacoma, WA, in the amount of \$4,949,293, plus applicable taxes, for professional parking services, for an initial contract term of 18 months plus two additional two-year renewal options, for a projected contract amount of \$10,994,748, plus applicable taxes.

STRATEGIC POLICY PRIORITY:

- Foster neighborhood, community, and economic development vitality and sustainability.
- Plan for and improve public infrastructure that meets the transportation needs of all Tacoma residents and visitors.

The City’s public parking facilities are integral to the City’s transportation system and an essential component of the public infrastructure in the downtown area by supporting jobs, economic development, community activities, and general commerce. It is vital they be operated and maintained with fiscal and sustainable approaches.

BACKGROUND:

For the last five years the City had two separate parking vendors to manage its on- and off-street parking facilities. This contract will consolidate parking services to one vendor to integrate operations and to reduce expenses. The private vendor will provide ongoing professional parking services including maintenance, deferred maintenance, daily operations and enhanced customer support for the users and clients of the City’s parking system. Public Works staff provided an update on the parking system initiatives to the Infrastructure, Planning, and Sustainability Committee on May 14, 2014. The table on Attachment “A” identifies the anticipated operational expenses per contract year, and initiatives and deferred maintenance through 2016. The proposed deferred maintenance is contingent upon future revenue streams. Initiatives and deferred maintenance beyond 2016 will be presented for Council consideration at the appropriate time.

ISSUE: Consolidating the management and operation of the City’s parking facilities to be performed by a single private vendor reduces annual parking system expenses. This contract provides a single vendor with no reduced service levels.

ALTERNATIVES: The City needs professional parking services to operate and maintain its garages and on-street parking system. The City currently does not have the workforce to perform this function.

COMPETITIVE SOLICITATION: Solicitation for external contract services, Specification No. PW14-0113F, Integrated Management/Operator Services for Off-Street and On-Street Parking Facilities was opened April 8, 2014. Six companies were invited to bid in addition to normal advertising of the



project. Three submittals were received. Republic Parking Northwest, Inc. achieved the highest total score.

<u>Respondent</u>	<u>Location</u> (city and state)	<u>Rank</u>
Republic Parking Northwest, Inc.	Tacoma, WA	1
LAZ Parking California, LLC	Seattle, WA	2
Diamond Parking Services, LLC	Tacoma, WA	3

CONTRACT HISTORY: New Contract.

SUSTAINABILITY: Each firm was asked to provide answers in their proposal regarding their sustainability practices. The City’s scoring criteria included points for sustainable practices.

SBE/LEAP COMPLIANCE: Not Applicable.

RECOMMENDATION:

The Public Works Department recommends a contract be awarded to Republic Parking Northwest, Inc., Tacoma, WA, in the amount of \$4,949,293, plus applicable taxes, for professional parking services, for an initial contract term of 18 months plus two additional two-year renewal options, for a projected contract amount of \$10,994,748, plus applicable taxes.

FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Parking Enterprise Fund 4140	5330100		\$10,994,748
TOTAL			\$10,994,748

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Parking Enterprise Fund 4140	5330100		\$10,994,748
TOTAL			\$10,994,748

POTENTIAL POSITION IMPACT: N/A

POSITION TITLE	PERMANENT/ PROJECT TEMPORARY POSITION	FTE IMPACT	POSITION END DATE
TOTAL			

This section should only be completed if a subsequent request will be made to increase or decrease the current position count.



FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$1,094,093

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED.

N/A



ATTACHMENT “A”

Anticipated operational expenses per contract terms, and initiatives and deferred maintenance through 2016.

Term	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Totals
On-street Pay Stations	\$ 316,776.00	\$ 324,632.04	\$ 332,747.85	\$ 340,767.07	\$ 348,877.33	\$ 357,145.72	\$ 2,020,946.01
Off-street Parking Facilities	\$ 1,071,410.00	\$ 1,097,980.97	\$ 1,125,430.49	\$ 1,152,553.37	\$ 1,179,984.14	\$ 1,207,949.76	\$ 6,835,308.73
Deferred Maintenance	\$ 1,076,494.00	\$ 612,000.00	\$ -	\$ -	\$ -	\$ -	\$ 1,688,494.00
Parking Branding Initiative	\$ -	\$ 450,000.00	\$ -	\$ -	\$ -	\$ -	\$ 450,000.00
Totals	\$ 2,464,680.00	\$ 2,484,613.01	\$ 1,458,178.34	\$ 1,493,320.44	\$ 1,528,861.47	\$ 1,565,095.48	\$ 10,994,748.74
	year 1	year 2	year 3	year 4	year 5	year 6	
Initiatives							
Branding--phase 1							
License Plate Recognition							
Residential Parking Program							
Branding--phase 2		\$ 450,000					
totals	\$ -	\$ 450,000	\$ -	\$ -	\$ -	\$ -	
Deferred maintenance							
Lighting Retrofit	\$ 400,000						
Convention Center Traffic Membrane	\$ 676,494						
PPN drainage system		\$ 300,000					
TMB lot electrical/asphalt paving/wall repair		\$ 312,000					
PPN skybridge repair							
TPG steel bracket replacement							
PPN elevator restoration							
TMB garage restoration							
PPN super structure rehab							
totals	\$ 1,076,494	\$ 1,062,000	\$ -	\$ -	\$ -	\$ -	