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OAKLAND
2013 OCT 31 PM 3:46

OAKLAND CITY COUNCIL

Approved as to Form and Legality


City Attorney

RESOLUTION NO. 84807 C.M.S.

Introduced by Councilmember _____

RESOLUTION DIRECTING THE CITY ADMINISTRATOR (1) TO NEGOTIATE A MULTI-YEAR CONTRACT FOR THE OPERATION AND MANAGEMENT OF EIGHT (8) CITY-OWNED PARKING GARAGES WITH STANDARD PARKING CORPORATION AND ITS PARTNERS UNDER THE NAME CITY OF OAKLAND PARKING PARTNERS, THE HIGHEST SCORING RESPONDENT TO A COMPETITIVE REQUEST FOR PROPOSAL AND (2) TO RETURN TO THE CITY COUNCIL UPON CONCLUSION OF NEGOTIATIONS FOR FINAL APPROVAL OF SAID CONTRACT AND OTHER PARKING-RELATED MATTERS

WHEREAS, the City of Oakland oversees the management and operations of off-street parking facilities in locations throughout the City generating approximately Nine Million Dollars (\$9M) in gross annual revenue, and

WHEREAS, the City has historically relied on the services of professional contractors to operate and manage many of these facilities, and

WHEREAS, the existing contracts for services at eight of these facilities including City Center West garage, Clay Street garage, Dalziel garage, Franklin Plaza garage, Franklin 88 garage, Harrison Street garage, Telegraph Plaza garage and UCOP garage have expired and are currently enforced on a month-to-month basis, and

WHEREAS, the combined cost of operating these garages in the most recent fiscal year was over \$2 million, and

WHEREAS, Oakland Municipal Code Section 2 04 050 requires formal advertising and competitive solicitation of proposals/qualifications for professional services contracts involving expenditures of more than \$50,000,

WHEREAS, a competitive Request for Proposals for the Operation and Management of Parking Facilities was issued on June 18, 2013 and four companies or joint ventures met all pre-proposal requirements and submitted proposals responsive to the City's request, and

WHEREAS, an Independent Panel consisting of two parking experts from other municipalities and one staff member from the City of Oakland was convened and tasked with carrying out the RFP's evaluation process, and

WHEREAS, that evaluation process consisted of (1) the scoring of the respondents' written proposals and (2) the scoring of respondents' oral presentations/interviews, and

WHEREAS, the Independent Panel ranked the team led by Standard Parking Corporation highest among the four respondents,

WHEREAS, Standard Parking Corporation proposes to form a joint venture with CMA Asset Managers and Wellington Property Company for the specific purpose of this contract, and

WHEREAS, the City finds that such a joint venture would be deemed highly qualified to perform the services required under the contract, and

WHEREAS, the City finds that other parking-related issues including but not limited to adequate staffing, start up and transition costs, budget adjustments, status of Oakland Redevelopment Successor Agency (ORSA) properties, capital improvement plans and consideration of other off-street parking facilities that would benefit from the input of and coordination with Standard Parking Corporation and its partners, and

WHEREAS, all parties hereto wish to enter into negotiations so as to finalize the terms of the contract and jointly develop plans that would support the successful execution of the proposed joint venture and said contract, now, therefore, be it

RESOLVED, That the City Administrator is hereby directed to commence negotiations on a multi-year contract with City of Oakland Parking Partners for the operation and management of eight parking garages including City Center West, Clay Street, Dalziel, Franklin 88, Franklin Plaza, Harrison Street, Telegraph Plaza and UCOP, and be it

FURTHER RESOLVED, That the City Administrator or Designee is hereby directed to make plans and prepare recommendations in support of said contract and off-street parking in general including plans and recommendations for staff resources, start up and transition costs, accounting and budget provisions, Oakland Redevelopment Successor Agency (ORSA) properties, capital improvement plans, and be it

FURTHER RESOLVED, That the City Administrator or Designee is directed to return to Council upon conclusion of negotiations for further review and approval of said new contract and related matters

IN COUNCIL, OAKLAND, CALIFORNIA, JAN 21 2014

PASSED BY THE FOLLOWING VOTE

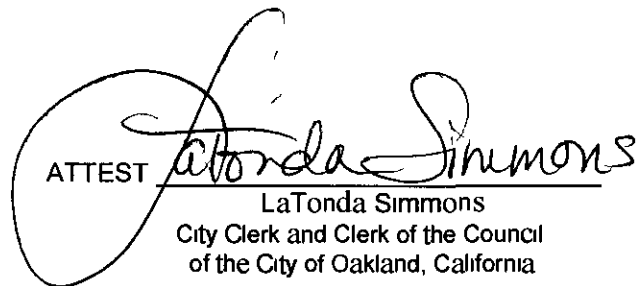
AYES - BROOKS, GALLO, GIBSON-MCELHANEY, KALB, KAPLAN, REID, SCHAAF and PRESIDENT KERNIGHAN - 8

NOES - 0

ABSENT - 0

ABSTENTION - 0

ATTEST


LaTonda Simmons
City Clerk and Clerk of the Council
of the City of Oakland, California