

CITY OF OAKLAND

AGENDA REPORT

TO: Office of the City Administrator
ATTN: Dan Lindheim
FROM: FMA - Parking Operations Division
DATE: April 20, 2010

RE: Report And Resolution Authorizing The City Administrator To Extend the Contract on a Month-to-Month Basis With Bay Area Parking Company, Inc. (Doing Business As Douglas Parking, LLC) for the Operation and Management of Six City-Owned Parking Facilities Until a New Parking Facility Operator is Selected Through a Competitive Process

SUMMARY

The Bay Area Parking Company, Inc. (doing business as Douglas Parking, LLC) currently provides parking facility management services at the following locations:

1. Franklin Parking Plaza
2. Telegraph Parking Plaza
3. Hall of Justice Lot
4. 1200 Harrison
5. Dalziel Building
6. Clay Street

City staff is completing a process to select a vendor to automate City-owned garages. Following the selection of a vendor, a Request for Proposals (RFP) for parking facility management services for all City-owned facilities will be issued (expected in June 2010). Until the RFP is released and proposals are received and evaluated, and a contract is negotiated and executed for Citywide parking facility management services, staff would like to maintain the current parking facility management services being provided by the Bay Area Parking Company, Inc. for the six facilities listed above.

In order to maintain the current parking facility management services and pay the contractor for those services, staff is recommending that a month-to-month contract amendment be executed until the parking facility management RFP process has been completed. Staff anticipates that a new parking facility operator (or multiples operators) would be selected early in 2011.

The Resolution attached to this report would authorize the City Administrator to extend the contract with Bay Area Parking Company, Inc. as follows:

1. Establish a month-to-month basis for managing the parking facilities located at Franklin Parking Plaza, Telegraph Parking Plaza, Hall of Justice Lot, 1200 Harrison, Dalziel Building and Clay Street until the City negotiates and executes a parking facility

Item: _____
City Council
April 20, 2010

management agreement for all City-owned parking facilities under a proposed Request for Proposal.

2. Authorize the addition or deletion of locations to the parking facility management contract as needed by the City until a new term contract is executed in order to maintain parking facility management services and negotiate changes to the monthly management fee based on those additions or deletions.
3. Confirm and approve the current management fee paid to the Bay Area Parking Company, Inc. for the management of the six City-owned parking facilities the company currently manages.

FISCAL IMPACT

The Bay Area Parking Company, Inc. currently receives monthly parking facility management fees for the six City-owned facilities as follows:

Location	Monthly Management Fee
Franklin Parking Plaza	\$3,847
Telegraph Parking Plaza	\$3,847
Hall of Justice Lot	\$3,847
1200 Harrison	\$3,847
Dalziel Building	\$3,847
Clay Street	\$2,291
Total	\$21,526

Funds for the agreement are available in the adopted FY 2009-2011 budget in the Parking Revenue Fund (1750), Parking Citation Assistance Center (08931), Miscellaneous Services Account 54919, Project IP60.

BACKGROUND

The City initially executed a contract for parking facility management services with the Bay Area Parking Company, Inc. on July 1, 1993. The contract expired in 1999.

In May 2004, staff issued a Request for Proposals (RFP) for management and capital improvements for the City's off-street parking facilities. In January 2005, staff's recommendation to begin negotiation with Central Parking, Inc., the top-ranked firm, was rejected by the City Council. In July 2006, Resolution No. 80042 C.M.S., passed by the City Council, formally rejected the proposals previously submitted and directed staff to issue a new RFP for off-street parking facilities using selection criteria that gave greater weight to local (Oakland) business participation and employment.

Item: _____
 City Council
 April 20, 2010

In October 2006, staff issued a new RFP and received response from six parking management contractors. Douglas Parking was selected as the first ranked contractor. On March 27, 2007, the Council directed staff to negotiate an agreement with Douglas Parking.

After a protracted period of negotiation on contractual language, planned improvements to the City's parking facilities and financing, the impact of economic recession made a new management and improvement contract unviable, and a new agreement was not brought forward to the Council. At the same time, two of the parking facilities were taken offline for development projects, and a third (Telegraph Plaza) was sold to the Redevelopment Agency to provide cash to the City. Lastly, early in 2007 staff amended the original (1993) agreement with Bay Area Parking Company, Inc. (dba Douglas Parking), to add management of the Clay Street Garage. This further drained the off-street parking fund of revenue necessary for garage management.

SUSTAINABLE OPPORTUNITIES

There are no direct economic, environmental, or social equity opportunities resulting from this action.

DISABILITY AND SENIOR CITIZEN ACCESS

All City-owned parking facilities maintain the required number of disabled parking stalls under the American Disabilities Act to provide parking access for disabled citizens.

RECOMMENDATION(S) AND RATIONALE

Staff recommends that Council adopt the proposed Resolution authorizing The City Administrator to extend the contract with the Bay Area Parking Company, Inc. (doing business as Douglas Parking, LLC) to continue to provide parking facility management services for six City-owned facilities until a new term contract is executed; add or delete locations to the contract as needed by the City in order to maintain parking facility management services and negotiate changes to the monthly management fee based on those additions or deletions; and, confirm and approve the current management fee paid to the Bay Area Parking Company, Inc. for the management of the six City-owned parking facilities the company currently manages.

Authorization to execute the contract amendments will allow the City to continue receiving parking facility management services until a parking facility management RFP process to select a contractor to manage all City-owned parking facilities is completed.

Item: _____
City Council
April 20, 2010

ACTION REQUESTED OF THE CITY COUNCIL

Staff requests that City Council approve the Resolution.

Respectfully submitted,



Noel Pinto
Parking Operations Manager

Prepared by:
Thomas DiSanto, Administrative Services Manager II
Parking Administration

APPROVED AND FORWARDED TO THE
CITY COUNCIL:


Office of the City Administrator

Item: _____
City Council
April 20, 2010

FILED
OFFICE OF THE CITY CLERK
OAKLAND

OAKLAND CITY COUNCIL

City Attorney

2010 APR 15 PM 4:00 RESOLUTION No. _____ C.M.S.

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXTEND THE CONTRACT ON A MONTH-TO-MONTH BASIS WITH THE BAY AREA PARKING COMPANY, INC. (DOING BUSINESS AS DOUGLAS PARKING, LLC) FOR THE OPERATION AND MANAGEMENT OF SIX (6) CITY-OWNED PARKING FACILITIES UNTIL A NEW PARKING FACILITY OPERATOR IS SELECTED THROUGH A COMPETITIVE PROCESS

WHEREAS, the Bay Area Parking Company, Inc. (doing business as Douglas Parking, LLC) currently provides parking facility management services to the City of Oakland for six City-owned parking facilities; and

WHEREAS, the City desires to maintain parking facility management services for the six City-owned parking facilities currently managed by the Bay Area Parking Company, Inc.; and

WHEREAS, a competitive Request for Proposal is currently being developed to solicit proposals for the management of all City-owned parking facilities; and

WHEREAS, the Bay Area Parking Company, Inc. is qualified and able to provide parking facility management services for the City of Oakland within the requirements set forth by the City; and

WHEREAS, the City Council finds that the service is professional in nature; and

WHEREAS, the City Council finds that the agreement shall not result in the loss of salary or employment by any person having permanent status in the competitive service; and

WHEREAS, funds for the agreement are available in the adopted FY 2009-2011 budget in the Parking Revenue Fund (1750), Parking Citation Assistance Center (08931); now, therefore, be it

RESOLVED: That the City Administrator is hereby authorized to extend the contract with the Bay Area Parking Company, Inc. to provide parking facility management services on a month-to-month basis for the garages located at Franklin Parking Plaza, Telegraph Parking Plaza, Hall of Justice Lot, 1200 Harrison, Dalziel Building and Clay Street until the City negotiates and executes a new parking facility operation and management agreement for all City-owned parking facilities with a vendor to be selected through a Request for Proposal process; and be it

FURTHER RESOLVED: That the City Administrator is authorized to execute amendments to contract between the City of Oakland and the Bay Area Parking Company, Inc. to add or delete parking facility locations as needed by the City to maintain parking facility management services and negotiate changes to the monthly management fee based on those additions or deletions; and be it

FURTHER RESOLVED: That the Bay Area Parking Company, Inc. shall be paid a monthly management fee of \$21,526 for the management of the six City-owned parking facilities described above and currently being managed by the Bay Area Parking Company, Inc.

FURTHER RESOLVED: That the agreement authorized hereunder is subject to City Attorney approval for form and legality and shall be placed on file in the Office of the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2010

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, and PRESIDENT BRUNNER

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____

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