

CITY OF OAKLAND

AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2010 JUN 17 PM 4:28

TO: Office of the City Administrator
ATTN: Dan Lindheim
FROM: FMA - Parking Operations Division
DATE: June 22, 2010

RE: Adopt A Resolution Authorizing An Extension Of The Contract Between The City And The Montclair Business Association On A Month To Month Basis Not to Exceed June 30, 2011

SUMMARY

The Montclair Business Association currently provides parking facility management services at the Montclair Garage, which includes a surface parking area.

City staff is completing a Request for Proposals (RFP) for parking facility management services for all City-owned facilities. This RFP will be issued after the Garage Automation Contract has been approved by the City Council (anticipated in July, 2010). Until the RFP is released and proposals are received and evaluated, and a contract or multiple contracts is/are negotiated and executed for Citywide parking facility management services, staff would like to maintain the current parking facility management services being provided by the Montclair Business Association for the facility named 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 in 2011.

The Resolution attached to this report would authorize the City Administrator to extend the contract with Montclair Business Association as follows:

1. Establish a month-to-month basis for managing the Montclair Parking Garage until the City negotiates and executes a parking facility management agreement for all City-owned parking facilities under a proposed Request for Proposal.
2. Confirm and approve the current management fee paid to the Montclair Business Association for the management of the Montclair Parking Garage.

FISCAL IMPACT

The Montclair Business Association currently receives a monthly parking facility management fee of \$900.00 for managing the Montclair Parking Garage. 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, and Project IP60.

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BACKGROUND

The City initially executed a contract for parking facility management services with the Montclair Business Association on April 1, 1990. The contract expired on March 31, 1993. Both the City and the Montclair Business Association have been operating under the terms of the original contract without a formal extension. The Resolution would authorize staff to negotiate and execute an extension of the terms of the current contract on a month to month basis.

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.

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. However, 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. The City has recently extended the Douglas Parking contract on a month to month basis to manage selected facilities.

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 amended current contract with the Montclair Business Association to continue to provide parking facility management services for the Montclair Parking Garage on a month to month basis until the selection of a new the garage management company, but not later than June 30, 2011.

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.

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F&M Comte.

June 22, 2010

ACTION REQUESTED OF THE CITY COUNCIL

Staff requests that City Council approve the Resolution.

Respectfully submitted,

Noel Pinto

Noel Pinto
Parking Operations Manager

Prepared by:
Joe C. Litten, Administrative Services Manager II
Parking Administration

FORWARDED TO THE FINANCE AND
MANAGEMENT COMMITTEE



Office of the City Administrator

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F&M Comte.
June 22, 2010

FILED
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OAKLAND CITY COUNCIL

DRAFT

City Attorney

2010 JUN 17 PM 4:28 **RESOLUTION No.** _____ **C.M.S.**

Resolution Authorizing An Extension Of The Contract Between The City And The Montclair Business Association On A Month To Month Basis Not to Exceed June 30, 2011

WHEREAS, the Montclair Business Association currently provides parking facility management services to the City of Oakland for the Montclair Parking Garage; and

WHEREAS, the City desires to maintain parking facility management services for the Montclair Parking Garage; 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 Montclair Business Association 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); now, therefore, be it

RESOLVED: That the City Administrator is hereby authorized to extend the contract with the Montclair Business Association on a month to month basis not to exceed June 30, 2011, to provide parking facility management services for the Montclair Parking Garage 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

DRAFT

FURTHER RESOLVED: That the Montclair Business Association shall be paid a monthly management fee of \$900 for the management of the Montclair Parking Garage

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