

AGENDA



Thursday, June 18, 2009

**Purchasing Office
RECOMMENDATION FOR COUNCIL ACTION****Item No. 37**

Subject: Authorize award and execution of a 36-month requirements service contract with CENTRAL PARKING SYSTEM OF TEXAS, INC., Austin, TX for parking lot management and operation services in an estimated amount not to exceed \$234,780, with three 12-month extension options in an estimated amount not to exceed \$78,260 per extension option, for a total estimated contract amount not to exceed \$469,560.

Amount and Source of Funding: Funding in the amount of \$26,087 is available in the Fiscal Year 2008-2009 Operating Budget of the IH-35 Fund. Funding for the remaining 32 months of the original contract period and extension options is contingent upon available funding in future budgets.

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

For More Information: Malinda Horitski, Buyer II 974-2651

Purchasing Language: Best evaluated bid of four bids received.

MBE/WBE: This contract will be awarded in compliance with Chapter 2-9C of the City Code (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.

This service contract is for the continuing operation and management of two City-managed parking lots, located under IH-35 between 6th and 8th Streets. These public lots are currently operated on a for-fee basis on Wednesday through Saturday evenings and for special events such as Old Pecan Street Festival. The contractor will operate and manage the parking lots during specified hours as directed by the City. The current rate of \$5 per in/out is under review and may be increased based on market conditions. The lot operator will provide for towing services for the IH-35 lots and other City parking facilities as requested by the Transportation Department. Towing fees will be paid directly by vehicle owners rather than the City.

Net revenue from lot operations will be spent on lot operations and maintenance as well as future debt service payments related to upcoming lot improvements. The IH-35 lots are expected to undergo a major renovation in the next 12 months. The makeover is expected to include both functional and aesthetic elements such as lot reconstruction, the addition of landscaping, irrigation, trees, ADA improvements, sidewalks, and new lighting. Portions of the lots will be closed during renovations. There will be a reduction of an estimated 40 parking spaces in each lot, from a total of 288 to approximately 208 spaces once the makeover is complete.

Once the renovation is complete, the City of Austin's Transportation Department plans to install automated paystations, similar to parking meters, that will allow the City to collect for parking when parking attendants are not present. This may allow the lot operator to reduce the number of on-site attendants and cost savings will be passed on to the City.

The contractor has proposed an approved methodology for accounting and depositing funds on behalf of the City, with daily, weekly, monthly, and annual reports provided to the City.

An evaluation panel, consisting of personnel from Building Services with financial, as well as operational expertise, evaluated the bids based on project concept and solutions, demonstrated applicable experience, and total evaluated cost.

The City, contractor, and the IH-35 Makeover Coalition, comprised of citizens, businesses, and neighborhood leaders, will continue to explore operational and revenue enhancement options for these lots. The Makeover Coalition is in agreement with the recommended award.

MBE/WBE solicited: 6/16

MBE/WBE bid: 0/0

PRICE ANALYSIS

- a. Adequate competition
- b. Two hundred thirty-five notifications were sent, including six MBEs and 16 WBEs. Four bids were received, with no response from the MBE/WBEs.
- c. The pricing offered represents a 10% increase to the last contract award in August 2005.

APPROVAL JUSTIFICATION

- a. Best evaluated bid received. Central Parking System of Texas, Inc. is the current provider of this service.
- b. The Purchasing Office concurs with the Financial and Administrative Services Department, Building Services Division's recommended award.
- c. Advertised in the Austin American-Statesman and on the Internet.