

ORDINANCE No. 184360

*Award a five year contract with Central Parking System for Parking Garage Management Services with anticipated gross revenues to the City of over \$66,000,000 for the five year contract period (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. In ORS 223.835, the Portland City Council has the legislative authority to set parking rates and regulate the uses of the Garage system.
2. The Bureau of Transportation (PBOT) is responsible for managing and maintaining all official business, operations and records for the City's six parking garages. PBOT is charged with overseeing the operations and management of the garage system in a manner that is financially sound while providing economical short-term parking, maximizing revenues through various marketing activities, and prudently managing cost.
3. PBOT is responsible for maintaining Parking Garage Management Services for the City's six (6) owned parking garages which total 3,825 spaces within the Smart Park[®] parking portfolio.
4. Request for Proposal (RFP) No. 112050 was issued on September 24, 2010 for the City's Parking Garage Management and three proposals were received. The proposals were reviewed, evaluated and scored in accordance with Portland City Code 5.33. Central Parking System was identified as the most qualified respondent and received the highest evaluation score from an independent evaluation committee. The City issued a Notice of Intent to Negotiate and Award a Contract to Central Parking, Inc. on November 29, 2010.
5. This contract will be funded by receipts from the six parking garages. Net revenue to the City will be based upon actual revenue minus operating expenses and management fees which will fluctuate based upon the usage of the garages. For the five year period, the City's portfolio of garages gross revenues are anticipated to be in excess of \$66,000,000 for the five year period, operational expenses are budgeted to be \$9,700,000, management fee costs are budgeted to be \$970,000, with anticipated net revenues to the City to be approximately \$55,000,000.
6. The agreement will have a minimum monthly fee of \$750.00 per parking garage managed by the contractor plus an incentive fee which will be equal to 3.5% of the monthly operating surplus in excess of the operating surplus for fiscal year 2009-2010. During the term of this agreement, the base fee shall be increased annually on each anniversary date of this agreement by two percent (2%).

7. Central Parking System has a current City of Portland business license and is in compliance with the Equal Benefits Program and their EEO Certification is current through May 31, 2012. The company is headquartered in Nashville, TN and is not a State Certified M/W/ESB contractor; however they have entered into a sub-contractor arrangement with Benetti Partners who is an Oregon certified MWESB contractor. For purposes of this agreement, Central Parking has entered into a joint venture equity partnership with the Independent Development Enterprise Alliance, a wholly owned minority business enterprise.

NOW, THEREFORE, the Council directs:

- a. The Chief Procurement Officer (CPO) is authorized to execute a new contract with Central Parking System.
- b. The CPO is authorized to execute amendments to this contract on behalf of the City.
- c. The Mayor and Auditor are hereby authorized to draw and deliver checks payable to the contractor and chargeable to the existing appropriation in the PBOT budget for the five year period with the option to renew for an additional five year period and will include gross revenues in excess of \$66,000,000 with operational expenses estimated at \$9,700,000 and management fees of approximately \$970,000 to be paid out and anticipated net revenue to the City is approximately \$55,000,000.

Section 2. The Council declares that an emergency exists because a delay would interrupt the project timeline and allow for a smooth and timely transition to the new contractor; therefore, this Ordinance shall be in full force and effect from and after its passage by Council.

Passed by the Council: JAN 12 2011

LaVonne Griffin-Valade
Auditor of the City of Portland

By

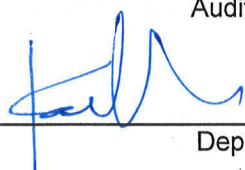



Deputy

Mayor Sam Adams
Prepared by: Christine Moody - BG
Date Prepared: December 27 2010

Agenda No. **ORDINANCE NO. 184360**
Title

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INTRODUCED BY Commissioner/Auditor: Mayor Sam Adams	CLERK USE: DATE FILED <u>JAN 07 2011</u>
COMMISSIONER APPROVAL Mayor—Finance and Administration - Adams	LaVonne Griffin-Valade Auditor of the City of Portland
Position 1/Utilities - Fritz	
Position 2/Works - Fish	By:  Deputy
Position 3/Affairs - Saltzman	
Position 4/Safety - Leonard	ACTION TAKEN:
BUREAU APPROVAL Bureau: Internal Business Services Bureau Head: Jeff Baer	
Prepared by: Christine Moody/bg Date Prepared: 12/29/2010	
Financial Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/> Not Required <input type="checkbox"/>	
Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Council Meeting Date 1/12/2011	
City Attorney Approval 	

AGENDA
TIME CERTAIN <input type="checkbox"/> Start time: _____ Total amount of time needed: _____ (for presentation, testimony and discussion)
CONSENT <input type="checkbox"/>
REGULAR <input checked="" type="checkbox"/> Total amount of time needed: 10 (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	1. Fritz ✓	
2. Fish	2. Fish ✓	
3. Saltzman	3. Saltzman ✓	
4. Leonard	4. Leonard ✓	
Adams	Adams ✓	