

ORDINANCE No. 187532

Extend contract with Central Parking System of Washington, Inc. through March 31, 2017 with an administrative option to extend one additional year through March 31, 2018 to manage and maintain six SmartPark Parking Garages (Ordinance; amend Contract No. 30001972)

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 Portland Bureau of Transportation (PBOT) is responsible for managing and maintaining all official business, operations and records for the City's six SmartPark Parking Garages. PBOT is charged with managing and maintaining the City of Portland's SmartPark parking garages in a manner that is financially sound while supporting the economic vitality of the City, maximizing revenues, 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 almost 3,800 spaces within the SmartPark parking portfolio.
4. This contract's Parking Garage Management Services include garage operations, merchant validation program, janitorial services, equipment maintenance services and PCI Compliance responsibilities.
5. This contract is funded by receipts from the six SmartPark parking garages. Net operational revenue for FY 2015-2016 is budgeted to be \$12.1 million, which is an increase of approximately 10% over actual revenues recognized in the first fiscal year of this contract (FY 11-12). Operational expenses for FY 2015-2016 are budgeted to be \$2.66 million with an anticipated net revenue to the City of \$9.44 million.
6. This contract provides for a monthly management fee of \$811.82 per garage in FY 2015-2016. The management fee increases 2% annually on each anniversary date of the agreement. This contract also provides for an incentive fee, which is equal to 3.5% of the monthly operating surplus in excess of the operating surplus for fiscal year 2009-2010. The anticipated incentive fee to be paid in FY 2015-2016 is \$64,071.
7. On January 12, 2011, City Council authorized Ordinance No. 184360 awarding a Contract to Central Parking System of Washington, Inc. for Parking Garage Management Services for the SmartPark Garages.
8. Section 2 of Contract No. 30001972, Effective Date and Duration, set the initial term of the Contract for three years, effective April 1, 2011 and expiring on March 31, 2014. The

Contract provided for an extension, by mutual consent, for an additional two year period for a total contractual period of not more than five (5) years.

9. The Contract was amended (Amendment No. 2) by mutual consent of the Parties on March 5, 2014 extending the term of the Contract for an additional two (2) years beginning April 1, 2014 through and including March 31, 2016.
10. Section 2 of Contract No. 30001972, Effective Date and Duration, provides that, following Council approval, the Contract may be extended an additional five (5) years, taken individually or in multiple years, however, the total term of the Contract shall not exceed ten (10) years.

NOW, THEREFORE, the Council directs:

- a. The Chief Procurement Officer of the City of Portland is hereby authorized to execute an amendment to Contract 30001972, in a form similar to the contract amendment attached as Exhibit A, with Central Parking of Washington, Inc. to extend the term of the contract through March 31, 2017 and with an option for an additional one year period, with mutual consent of the Parties, for a total contractual period of not more than seven (7) years.

Passed by the Council, DEC 30 2015

Commissioner Steve Novick
Prepared by: Michael Jacobs:slg
Date Prepared: October 26, 2015

Mary Hull Caballero

Auditor of the City of Portland

By

Gayla Jennings

Deputy

1326 → 1357 -

Agenda No. **187532**
ORDINANCE NO.
 Title

Extend

Amend contract with Central Parking System of Washington, Inc. to extend contract term through March 31, 2017 with an administrative option to extend one additional year through March 31, 2018, (Ordinance; amend Contract No. 30001972) to manage and maintain six SmartPark Parking Garages

<p>INTRODUCED BY Commissioner/Auditor: COMMISSIONER STEVE NOVICK</p> <p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick <i>CWS</i></p> <p>BUREAU APPROVAL</p> <p>Bureau: Transportation</p> <p>Parking Services Group Manager: Dave Benson <i>[Signature]</i></p> <p>Director: Leah Treat <i>[Signature]</i></p> <p>Prepared by: Michael Jacobs:slg <i>[Signature]</i></p> <p>Date Prepared: October 26, 2015</p> <p>Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>City Auditor Office Approval: required for Code Ordinances</p> <p>City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter <i>CF</i></p> <p>Council Meeting Date December 16, 2015</p>	<p>CLERK USE: DATE FILED <u>DEC 08 2015</u></p> <p style="text-align: center;">Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <u><i>[Signature]</i></u> Deputy</p> <p>ACTION TAKEN: DEC 16 2015 PASSED TO SECOND READING DEC 30 2015 9:30 A.M.</p>
--	---

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

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