



Contracts SFMTA-2021-64/1 and SFMTA-2021-64/2 for Group A and Group B Parking Facilities Operation and Management

The San Francisco Municipal Transportation Agency (SFMTA) seeks authorization for the Director of Transportation to award contracts SFMTA-2021-64/1 and SFMTA-2021-64/2 for the operation and management of the Group A and Group B parking facilities to LAZ Parking California, LLC, and IMCO Parking, LLC, respectively. Each contract would be for an amount not to exceed \$180 million and a term not to exceed nine years (the initial term of five years, plus two additional, two-year options to extend), and requests the Board of Supervisors to approve the two contracts.

The SFMTA manages twenty-one access-controlled off-street parking facilities. The SFMTA has always contracted for the management of its parking garages. The current garage management contracts expire on January 31, 2023.

On January 27, 2022, the SFMTA issued a Request for Proposals soliciting proposals from qualified parking management firms to operate the 18 parking garages the SFMTA owns and/or manages, plus three parking lots, divided into two groups of roughly equal parking spaces and revenues. The Agency received four proposals, of which LAZ Parking and IMCO Parking's proposals received the highest scores.

The not-to-exceed value of each contract is \$180 million, including operating costs for each group of garages and \$10,000 in monthly management fees, which total approximately \$20 million per year for each contract. The net SFMTA revenues from the garages are estimated at \$298 million over that period.

Award of the two contracts requires Board of Supervisors' approval because the value of each contract would exceed \$10 million.

Not a "project" under CEQA pursuant to CEQA Guidelines Sections 15060(c) and 15378(b) because the action would not result in a direct or a reasonably foreseeable indirect physical change to the environment.

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Date