FILE NO. 221094 RESOLUTION NO. 474-22

[Management Agreement - IMCO Parking, LLC - Garage Management Services - Not to Exceed $180,000,000]

Resolution approving an agreement with IMCO Parking, LLC, for the management of 11 parking garages and one lot operated by the San Francisco Municipal Transportation Agency (SFMTA), for an amount not to exceed $180,000,000 and a term of five years, with two two-year options to extend, and with said options the SFMTA may exercise without further approval by the Board of Supervisors, effective upon approval of this Resolution.

WHEREAS, Proposition D in 1987 created the Department of Parking and Traffic (DPT), and gave DPT authority over parking garages not owned by the Airport or the Port; the SFMTA succeeded to that authority when DPT merged with the SFMTA on July 1, 2002, (Charter §§ 8A.112(a), 8A.113(a); Admin. Code §§ 17.7, 17.8, 17.17); and, the SFMTA manages public parking garages the Recreation and Park Department owns (Charter § 4.113.2; and

WHEREAS, The SFMTA, Streets Division, like its predecessor agency the Department of Parking and Traffic, has always contracted with garage management companies to operate and maintain access-controlled off-street parking garages under its jurisdiction; and

WHEREAS, The SFMTA manages 21 access-controlled off-street parking facilities: 11½ parking garages and one lot the SFMTA owns, four parking garages the San Francisco Parking Authority owns, and 3½ garages and one lot the Recreation and Park Department owns (collectively "the Parking Facilities"); and

WHEREAS, The terms of the current contracts to manage the Parking Facilities commenced in 2012, the terms of those contracts have been extended three times, and those contracts will finally expire on January 31, 2023; and

WHEREAS, On January 27, 2022, the SFMTA issued a Request for Proposals to solicit proposals from qualified parking management firms to operate the Parking Facilities; and

WHEREAS, The Parking Facilities are divided into two groups of roughly equal parking spaces and revenues: Garage Group A, consisting of the Ellis O'Farrell Garage, Fifth & Mission Garage, Kezar Lot, Mission Bartlett Garage, Moscone Center Garage, 7th & Harrison Lot, General Hospital Garage, 16th & Hoff Garage, Union Square Garage; and,
Garage Group B, consisting of Japan Center Garages, Civic Center Garage, Golden Gateway Garage, Lombard Garage, North Beach Garage, Performing Arts Garage, Pierce Lot, Polk Bush Garage, Portsmouth Square Garage, St. Mary's Square Garage, Sutter Stockton Garage, and Vallejo Garage; and

WHEREAS, The Agency received four proposals, which the SFMTA evaluated using best value criteria of each proposer's experience, expertise, proposed operating budget, and proposed management, operations, marketing and security plans for the Parking Facilities; and

WHEREAS, IMCO Parking's proposal received the second highest score; and

WHEREAS, Under the proposed contract, the SFMTA will pay IMCO a $10,000 monthly management fee, and the SFMTA will reimburse IMCO its costs to operate the Group B Parking Facilities, in accordance with SFMTA-approved annual operating budgets, which practice accords with accepted parking industry best practices; and

WHEREAS, The not-to-exceed value of the proposed contract is $180,000,000, which includes the $10,000 monthly management fees and the reimbursed garage operating costs, totaling approximately $20 million per year over the nine-year term of the contract (an initial term of five years, plus two two-year options to extend); and

WHEREAS, The SFMTA's Contract Compliance Division has set a Local Business Enterprise participation goal for Garage Group B to be 12 percent of contract value; and

WHEREAS, On August 10, 2022, the SFMTA, under authority delegated by the Planning Department, determined that awarding contract #SFMTA-2021-64/2 is not a "project" under the California Environmental Quality Act (CEQA) pursuant Title 14 of the California Code of Regulations, Sections 15060(c) and 15378(b); said determination is on file with the Clerk of the Board of Supervisors in File No. 221094 and is incorporated herein by reference; the Board affirms this determination; now, therefore, be it

RESOLVED, That the Board of Supervisors authorizes the Municipal Transportation Agency to execute contract #SFMTA-2021-64/2 for operation and management of the Group B parking facilities (consisting of the Japan Center Garages, Civic Center Garage, Golden Gateway Garage, Lombard Garage, North Beach Garage, Performing Arts Garage, Pierce Garage, Polk Bush Garage, Portsmouth Square Garage, St. Mary's Square Garage, Sutter Stockton Garage, and Vallejo Garage) with IMCO Parking, LLC for a total amount not to exceed $180,000,000, and a term not to exceed nine years (an initial term of five years plus two options to extend the term for two-years each option), which options the SFMTA may exercise without further approval by the Board of Supervisors, and, be it

FURTHER RESOLVED, That within thirty (30) days of the agreement being fully executed by all parties, the Municipal Transportation Agency shall provide the final agreement to the Clerk of the Board for inclusion into the official file.

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City and County of San Francisco
Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 221094 **Date Passed:** November 08, 2022

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November 02, 2022 Budget and Finance Committee - RECOMMENDED

November 08, 2022 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 221094

I hereby certify that the foregoing Resolution was ADOPTED on 11/8/2022 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

11/17/22
Date Approved