SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY
BOARD OF DIRECTORS

RESOLUTION No. 220920-084

WHEREAS, The SFMTA manages 21 access-controlled off-street parking facilities: 11 ½ parking garages and one lot it owns, four parking garages the San Francisco Parking Authority owns, and 3 ½ garages and one lot the Recreation and Parks Department owns; 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 the parking garages under its jurisdiction; and

WHEREAS, The terms of the current three garage management contracts 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, In accordance with applicable municipal law and SFMTA policies, the contracts for the management, operation and maintenance of the parking garages should be procured through a competitive selection process that evaluates and ranks the proposers' experience and expertise and the value of the proposers' bids for operating costs; and

WHEREAS, On January 27, 2022, the SFMTA issued a Request for Proposals to solicit proposals from qualified parking management firms to operate the 18 parking garages the SFMTA owns and/or manages, plus three parking lots, which were divided into two groups of roughly equal number of 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 Garage, Polk Bush Garage, Portsmouth Square Garage, St. Mary's Square Garage, Sutter Stockton Garage, and Vallejo Garage; and

WHEREAS, The Agency received four proposals, of which LAZ Parking and IMCO Parking's proposals received the highest scores; and

WHEREAS, Under each of the proposed contracts, the SFMTA will pay the garage managers a $10,000 monthly management fee, and the SFMTA will reimburse the management firms their operating costs in accordance with SFMTA-approved annual operating budgets, which process accords with accepted parking industry best practices; and

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

WHEREAS, The contracts will each require Board of Supervisors' approval under Charter Section 9.118(b) because the contracts are expenditure contracts over $10 million; and

WHEREAS, The Contract Compliance Division has set Local Business Enterprise participation goals for Garage Group A to be 16 percent of contract value, and 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 contracts #SFMTA-2021-64/1 and #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); and,

WHEREAS, A copy of the CEQA determination is on file with the Secretary to the SFMTA Board of Directors, and is incorporated herein by reference; and now, therefore, be it

RESOLVED, That the SFMTA Board of Directors awards contract #SFMTA-2021-64/1 for operation and management of the Group A parking facilities (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, and Union Square Garage) to LAZ Parking California, LLC for a total amount not to exceed $180 million 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); and be it

FURTHER RESOLVED, That the SFMTA Board of Directors awards 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) to IMCO Parking, LLC for a total amount not to exceed $180 million 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); and be it

FURTHER RESOLVED, That the SFMTA Board of Directors requests the Board of Supervisors to approve the award of #SFMTA-2021-64/1 and #SFMTA-2021-64/2, as provided herein.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of September 20, 2022.

Secretary to the Board of Directors
San Francisco Municipal Transportation Agency

PARKING AUTHORITY COMMISSION
OF THE CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION No. 220920-085

WHEREAS, The Parking Authority of the City and County of San Francisco (Parking Authority) is an agency authorized and governed by State law (Streets and Highway Code section 32500 et seq.); and

WHEREAS, The Parking Authority owns four parking garages in San Francisco: Lombard Street Garage; North Beach Garage; Polk-Bush Garage; and, San Francisco General Hospital Garage; and

WHEREAS, The Board of Directors of the San Francisco Municipal Transportation Agency (SFMTA) sits ex officio as the Parking Authority Commission, as provided in Streets and Highway Code section 32656(c) and San Francisco Charter section 8A.112.A; and

WHEREAS, In October 2007, the Parking Authority contracted with and delegated to the San Francisco Municipal Transportation Agency to manage all Parking Authority facilities, applying the same policies, procedures and requirements as the SFMTA applies to the 16 parking garages under its jurisdiction, but the Commission retained its authority over Parking Authority contracts (Parking Auth. Comm. Res. 07-113, Nov. 3, 2007); and

WHEREAS, The SFMTA Streets Division, like its predecessor agency, the Department of Parking and Traffic, and the Parking Authority, have always contracted with garage management companies to operate and maintain parking garages under their jurisdiction; and

WHEREAS, The terms of the current three garage management contracts commenced in 2012. The terms of those contracts have been extended three times, and will finally expire on January 31, 2023; and

WHEREAS, The parking facilities are divided into two groups: 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 Garage, Polk Bush Garage, Portsmouth Square Garage, St. Mary's Square Garage, Sutter Stockton Garage, and Vallejo Garage; and

WHEREAS, Under each of the proposed contracts, the SFMTA will pay the garage managers a $10,000 monthly management fee, and the SFMTA will reimburse the management firms their operating costs in accordance with SFMTA-approved annual operating budgets, which accord with accepted parking industry best practices; and

WHEREAS, The not-to-exceed value of each proposed contract is $180 million, which includes $10,000 monthly management fees and operating costs for each Garage Group totaling approximately $20 million per year over the nine-year term of the contracts; and

WHEREAS, The SFMTA's Contract Compliance Division has set Local Business Enterprise participation goals for Garage Group A to be 16 percent of contract value, and 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 contracts #SFMTA-2021-64/1 and #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); and,

WHEREAS, A copy of the CEQA determination is on file with the Secretary to the Parking Authority Commission, and is incorporated herein by reference; now, therefore, be it

RESOLVED, That the Parking Authority Commission approves the SFMTA's award of contract #SFMTA-2021-64/1 for operation and management of the Group A parking facilities (which includes the Parking Authority's General Hospital Garage) to LAZ Parking California, LLC for a total amount not to exceed $180 million and a term not to exceed nine years (an initial term of five years plus two, two-year options to extend); and be it

FURTHER RESOLVED, That the Parking Authority Commission approves the SFMTA's award of contract #SFMTA-2021-64/2 for operation and management of the Group B parking facilities (which includes the Parking Authority's Lombard Garage, North Beach Garage, and Polk Bush Garage) to IMCO Parking, LLC for a total amount not to exceed $180 million and a term not to exceed nine years (an initial term of five years plus two, two-year options to extend.

I certify that the foregoing resolution was adopted by the Commission of the Parking Authority of the City and County of San Francisco at its meeting of September 20, 2022.

Secretary to the Commission
Parking Authority of the City and County of San Francisco