



# CITY OF LONG BEACH

# R-19

DEPARTMENT OF COMMUNITY DEVELOPMENT

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

January 9, 2007

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Request the City Attorney to prepare and authorize the City Manager to execute an agreement between the City of Long Beach and Central Parking Systems for parking management services in an amount not to exceed \$3,806,275 annually, which includes a contingency of 25 percent (or \$761,254) should the scope of services expand. (Districts 1, 2)

## DISCUSSION

In January 1999, the City entered into a five-year Operating Agreement with ACE Parking Management, Inc., to manage and operate parking services in a City-owned parking structure in the Downtown area. In response to changing demands, the City issued a Request for Proposals for parking, security and maintenance services in May 2006. Responses were received from eight parking vendors. A review panel consisting of three City employees and two downtown stakeholders conducted an extensive review including vendor interviews, site visits and discussions with existing clients. The panel concluded and is recommending that Central Parking Systems (Central) be selected as the City's new provider of parking services.

Central has been in business for over 30 years and has an excellent reputation in the industry. They provide a good compensation package for their employees including medical, retirement and paid leave. Employees working for Central are union represented through USCW Local 324. Staff is recommending a three-year term with two, one-year options to renew (maximum of five years from start date estimated May 2007). The Agreement will provide services on an as needed basis for both City and Redevelopment Agency owned parking lots and structures indicated in Attachment A. The scope of services includes properties currently not serviced by ACE, the City's current parking services contractor. As services needs change, it may be necessary to add or reduce sites under the scope of the proposed contract. Staff is recommending the City Manager be granted authority to utilize Central for parking services at any location, as needed, as long as it is within the annual "not-to-exceed" contract amount.

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It is anticipated that it will take approximately five months to fully staff, train and transition Central into the various lots and structures.

This letter was reviewed by Principal Deputy City Attorney Charles Parkin on December 21, 2006, and Budget Management Officer David Wodynski on December 20, 2006.

TIMING CONSIDERATIONS

City Council action is requested on January 9, 2007 in order to initiate the transition to Central Parking Systems.

FISCAL IMPACT

The new agreement with Central would provide for an all-inclusive billing structure based on hourly rates for various employees. The fee structure is attached as Attachment B. The not-to-exceed limit for the requested Central contract is \$3,806,275 annually, or \$317,190 per month, which includes a contingency amount of 25 percent (or \$761,254 annually) should the scope of services expand. Sufficient funds are currently appropriated in the General Fund (GP) and the Department of Community Development (CD) and are fully offset by parking revenue.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

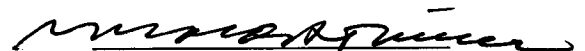


PATRICK H. WEST  
DIRECTOR OF COMMUNITY DEVELOPMENT

PHW:CB:LM:vs

Attachment A – Parking Structures and RDA Lots  
Attachment B – Billing Schedule

APPROVED:



GERALD R. MILLER  
CITY MANAGER

## Attachment A

City of Long Beach  
Existing Parking Structures and Lots Currently Operated by  
Ace Management, Inc.:

### STRUCTURE/LOT

### LOCATION

City Place A	50 E. 6th Street
City Place B	50 E. 5th Street
City Place C	51 E. 3rd Street
Parking Lot	100 E. Pacific Avenue
Civic Center Garage	332 W. Broadway
Aquarium	99 Aquarium Way
State Lot	125 W. 3rd Street
Dolly Varden Lot	
Parking Lot	337 Pacific Avenue
Parking Lot	328 Pacific Avenue
City East	335 E. Broadway
Lincoln Garage	333 W. Broadway
Pierpoint Landing	200 Aquarium Way
Belmont Shore Lot	4000 Olympic Plaza
Marina Green Parking Lot	Shoreline Drive

Attachment B

**Billing Schedule**

<u>Service Level</u>	<u>Billing Rate</u>	<u>Estimated Annual Hours</u>	<u>Estimated Annual Cost</u>
Program Manager	\$40.82	2,112	\$86,212
Site Manager	\$28.29	4,080	\$115,423
Assistant Manager	\$25.58	2,112	\$54,025
Supervisor	\$22.48	7,960	\$178,941
Office Rep	\$17.27	2,292	\$39,583
Office Lead	\$17.05	15,186	\$258,921
Traffic Director	\$15.40	23,292	\$358,697
Cashier	\$15.40	61,635	\$949,179
Maintenance	\$15.40	14,444	\$222,438
	Total	<u>133,113</u>	<u>\$ 2,263,418</u>

**Additional Costs**

Professional Security	\$307,945
Maintenance	\$266,549
Repair	\$106,020
Office Administration	\$48,789
Miscellaneous	<u>\$52,300</u>
	\$781,603
Estimated Total	\$3,045,021
25% Contingency for Additional Sites	\$761,254
<b>Not to Exceed Annual Budget</b>	<b>\$3,806,275</b>