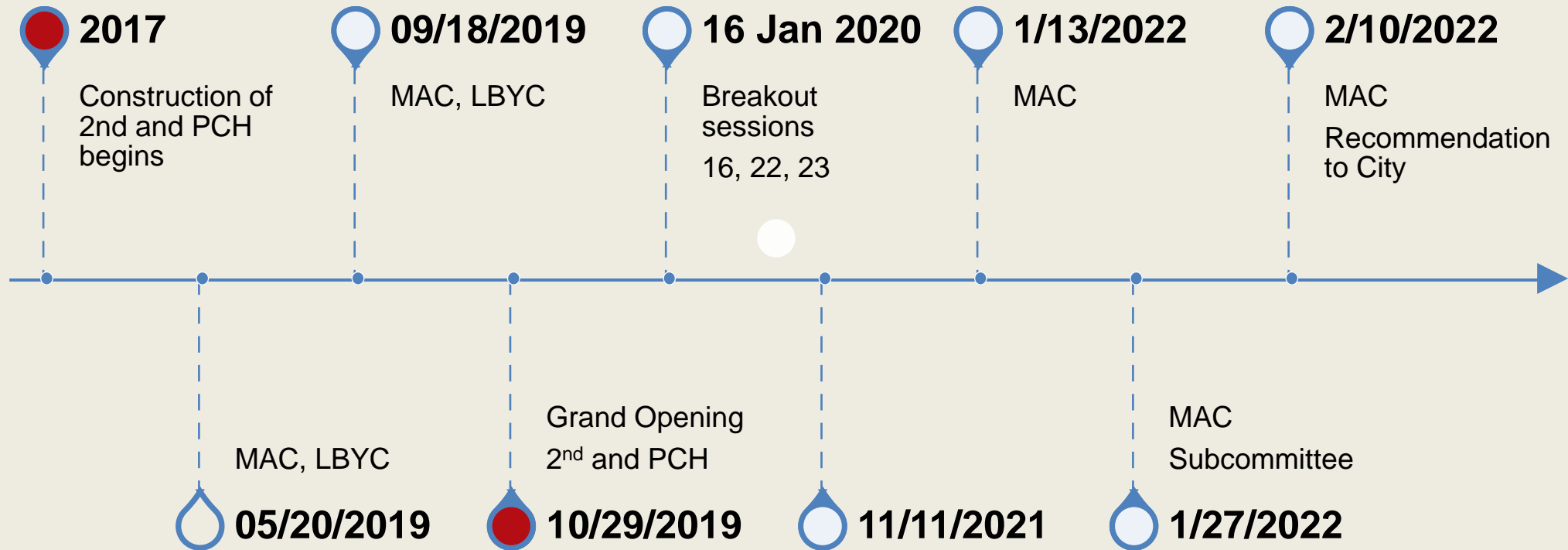




Public Records Request

Timeline



Vendor Selection 10/2/2019

Exception to policy to expedited procurement

- 1. prior experience and success with Coastal Commission, including Santa Monica, Santa Barbara, Los Angeles.**
- 2. “Services to include an expedited parking usage and demand study incorporating data collection, stakeholder meetings, analysis and production of findings(?) report which will support the necessity for paid parking and metering in the Alamitos Bay lots.”**
- 3. “...and report is necessary for justification and production of a comprehensive Alamitos Bay lot parking management plan and submittal of a permit application to California Coastal Commission for metering in the lots.**
- 4. “This expedited study is in effort to mitigate already existing public anger and expected further exasperation of the issue caused from the new development.”**
- 5. “The pending Coastal Development permit must be submitted by mid-November to allow for the lengthy permitting process and ultimate completion of installation of the metering by summer of 2022. Without this expedited on boarding of the Walker team, metered management of the lots in this coming summer peak demand season will not be possible.”**

Walker Proposal 10/2/2019

“ABM is currently experiencing challenges and anticipates further challenges in its ability to provide adequate parking. These challenges will be exacerbated by future development.. In the Marina proper, but also nearby development that **creates spill over parking on marina lots.**”

“Cost to operate parking are increasing, while funding sources are constrained.”

Some of the tasks included in the proposal:

3. Review of Documents, Policies and Comparable Maine Parking Operations
 - 3.2 Survey four comparable West Coast public parking systems serving marinas.
4. Stakeholder meetings 8 2hour meetings with city and stakeholders
Walker will not lead or organize meetings.
- 5: Recommendations for Coastal Commission
 - 5.1 Summarize findings, issues, and analysis to create policy recommendation.
 - 5.2 **Revenue and expense projects are not in scope**
 - 5.3 Respond to one set of written comments and finalize the report.
6. **Traffic circulation plan is listed as a maybe.**

Public Records Request Excerpts

10/11/2019

1. Vendor selection: Exception to Policy, Dated 10/11/2019
 - “requires successful approval of Coastal Commission for paid parking and metering in the area.”
 - “highly sensitive, politically charged,... boat owner, existing business are vocally demanding”
2. Description of Purchase
 - “Expedited parking usage and demand study...supporting necessity for paid parking and metering”
 - “Impacted parking situation...Ballast Point, 2nd & PCH and The Fish Market. Mitigate .. Existing public anger caused by the new development.:



606 South Olive Street, Suite 1100
Los Angeles, CA 90014
213.488.4911
walkerconsultants.com

September 10, 2020

Mr. Brian Polivka
Capital Projects Coordinator, Public Works
City of Long Beach
333 W. Ocean Boulevard
Long Beach, CA 90802

Re: Alamitos Bay Marina Parking Study
Walker Project # 37-8948.00

Dear Mr. Polivka:

Walker Consultants is pleased to submit the following parking study to the City of Long Beach for the Alamitos Bay Marina in Long Beach, CA. This report outlines our findings based on our site visits, meetings, observations, benchmarking, community engagement, and the data provided by the City of Long Beach in the context of our project understanding and scope of services. This report is intended to address Tasks 1.0-5.0 of the Scope of Services.

We appreciate the opportunity to be of service to you on this project. If you have any questions or comments, please do not hesitate to call.

Sincerely,

Sue Thompson
Consultant
Walker Consultants

Tania Schleck
Consultant
Walker Consultants

Jeff Weckstein
Consultant
Walker Consultants

Sept 10, 2020

- **9/10/20 MAC: plan not submitted**
- **Summary of January community breakout sessions.**
- **Benchmarking: Oceanside, Ventura, Santa Barbara, Marina Del Rey.**
3 out of 4 include parking with slip fees.
- **Parking lot inventory and projected demand taken off season, used 2017 and 2018 beach parking to make projections.**
10/16/2019, 11/2, 11/3

09/10/2020

Date: November 9, 2021

To: Thomas D. Modica, City Manager *T.M.*From: Eric Lopez, Director of Public Works *EL*

For: Mayor and Members of the City Council

Subject: **Alamitos Bay Marina Parking Management Plan**

In August 2019, staff retained Walker Parking Consultants (Walker) to conduct a parking study and develop a parking management plan for Alamitos Bay Marina (ABM). Walker has previously performed parking planning for multiple cities throughout the state. The following are the recommendations proposed by Walker.

Background

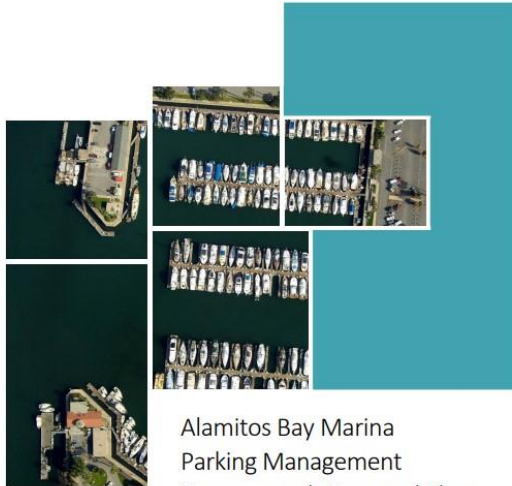
ABM is part of the Long Beach Marina, one of the largest marinas in the Los Angeles Basin, and the largest marina in its premium location near the water. As redevelopment at ABM continues, a parking management strategy is necessary to effectively manage the marina's coastal amenities.

Alamitos Bay Parking Management

The parking management plan (Plan) addresses the ABM stakeholder needs, parking demand and ensures equitable access. Walker worked with staff to solicit community meetings to understand the area and determine peak parking demand. The Plan also engaged in data collection efforts to determine peak parking demand and the number of occupied spaces over time.

The Plan addresses the ABM stakeholder long-term recommendations. The Plan focuses on short-term recommendations.

- Revise, edit, and finalize a restriping plan to replace existing lot markings. Also, increase customer service level by implementing efficiencies of scale and other recommendations below.



Alamitos Bay Marina
Parking Management
Recommendations and Plan

Long Beach, CA

June 14, 2021

Prepared for: City of Long Beach

5-year plan Dated June 14, 2021 MAC informed 11/10/2021

Alamitos Bay Parking Management Recommendations
Project #37-008948.00

Recommendation	Time Frame			Goal - Furthered
	0-1 Years	1-3 Years	3-5 Years	
General Operational Layout Recommendations				
Revise, edit and finalize the restriping plans	X			7
Implement TNC areas		X		5,7
Commercial/Coastal Access Parking Management				
Implement Paid Parking	X			1,2,4,5,6,7
No "Free" Parking in Leases			X	4,7
Establish Short- and Long-Term Commercial Parking Areas	X			6,7
Review and Update Signage and Wayfinding		X		1,2, 3,6,7
Create a Valet Parking Plan	X			7
Create an Event Parking Plan		X		7
Create Transportation Demand Management Programs		X		5,7
Boat Owner Parking Management Recommendations				
Limit Boat Owner Permits	X			3,7
Transition to License Plate as Credential			X	3,7
Designate Short- and Long-Term Boat Owner Parking Areas	X			3,6,7
Partner with Transportation Network Companies		X		5,7
Limit Reciprocal Agreements			X	1,7

6/14/2021 Plan attached to
11/9/2021 Memo to City Manager



CITY OF LONG BEACH
411 W. OCEAN BLVD
LONG BEACH, CA 90802

Purchase Order

Fiscal Year: 2020

Page: 1 of 2

THIS NUMBER MUST APPEAR ON ALL
INVOICES, PACKAGES, SHIPPING DOCUMENTS,
AND CORRESPONDENCE.

Purchase
Order # **22001976**

Delivery must be made within doors of
specified destination.

VENDOR
WALKER PARKING CONSULTANTS/ENGINEERS INC
WALKER CONSULTANTS
151 S ROSE ST, STE. #800
KALAMAZOO, MI 49007
Email: JWICKS@WALKERCONSULTANTS.COM
Fax: 213-488-4983

BILL TO
ENGINEERING BUREAU-CIP
PUBLIC WORKS DEPARTMENT
411 W OCEAN BLVD 5TH FLR
LONG BEACH, CA 90802
Email: PWEN-ACCTSPAY@LONGBEACH.GOV
Phone: 562-570-2855
Fax: 562-570-2861

SHIP TO
ENGINEERING BUREAU-CIP
PUBLIC WORKS DEPARTMENT
411 W OCEAN BLVD 5TH FLR
LONG BEACH, CA 90802
Email: PWEN-ACCTSPAY@LONGBEACH.GOV
Phone: 562-570-2855
Fax: 562-570-2861

Vendor Phone Number	Contract Number	Requisition Number	Department Contact	E-mail
213-488-4911		12001463	Anne Takii	Anne.Takii@longbeach.gov
Date Ordered	Date Required	Vendor Number	Freight Method/Terms	Department/Location
11/05/2019	10/31/2019	4735	SEE TERMS BELOW	PW CAPITAL IMPROVEMENT...

Item#	Description/PartNo	QTY	UOM	Unit Price	Extended Price
1	Walker Parking: Alamitos Bay Parking Use Study The Above Purchase Order Number Must Appear On All Correspondence - Packing Sheets And Bills Of Lading F.O.B Destination MODIFIED: Parking Study Commodity Code: 91884 Parking Consultant Parking Lot Utilization Consulting Services per proposal dated October 2, 2019. Project: Alamitos Bay Improvement Plan Project #: 300208006 Project Manager: Brian Polivka Phone: 562-570-5578 Email: Brian.Polivka@longbeach.gov	1.0	LT	\$99,950.00	\$99,950.00

NOTE: Issued earlier for \$95K

Total Ext. Price \$99,950.00
PO Total \$99,950.00

Ordered 11/05/2019,
to be completed 10/31/2019



CITY OF LONG BEACH
411 W. OCEAN BLVD
LONG BEACH, CA 90802

Purchase Order

Fiscal Year: 2022

Page: 1 of 2

THIS NUMBER MUST APPEAR ON ALL
INVOICES, PACKAGES, SHIPPING DOCUMENTS,
AND CORRESPONDENCE.

Purchase
Order # **22002781**

Delivery must be made within doors of
specified destination.

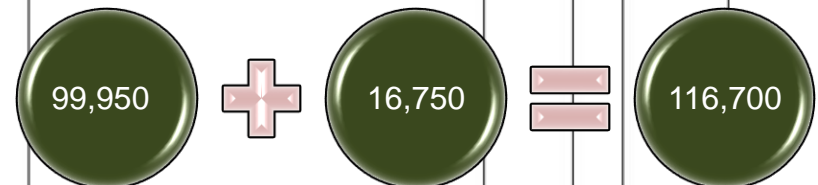
VENDOR
WALKER PARKING CONSULTANTS/ENGINEERS INC
WALKER CONSULTANTS
151 S ROSE ST, STE. #800
KALAMAZOO, MI 49007
Email: JWICKS@WALKERCONSULTANTS.COM
Fax: 213-488-4983

BILL TO
ENGINEERING BUREAU-CIP
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Phone: 562-570-2855
Fax: 562-570-2861

Vendor Phone Number	Contract Number	Requisition Number	Department Contact	E-mail
213-488-4911		12204346	Anne Takii	Anne.Takii@longbeach.gov
Date Ordered	Date Required	Vendor Number	Freight Method/Terms	Department/Location
11/15/2021	11/12/2021	4735	SEE TERMS BELOW	PW CAPITAL IMPROVEMENT...

Item#	Description/PartNo	QTY	UOM	Unit Price	Extended Price
1	Walker Parking: Alamitos Bay Parking Consulting202 The Above Purchase Order Number Must Appear On All Correspondence - Packing Sheets And Bills Of Lading F.O.B Destination Parking consulting services. Commodity Code: 91884 Parking Consultant Parking consulting services related to the Alamitos Bay Improvement Plan Project per proposal dated 9/12/2021. Project #: 300208006 Project Manager: David (DJ) Kelly Email: David.Kelly@Psomas.com Amount per proposal: \$16,750	1.0	LT	\$16,750.00	\$16,750.00



Total Ext. Price \$16,750.00
PO Total \$16,750.00

Ordered 11/15/ 2021,
to be completed 11/12/2021

The Bond

Pledge of Net Revenues: Payable from the Marina System. More than 80% of the Net Revenues are derived from month-to-month slip rentals to the general public.

Security for the Bonds: The general fund is not liable, and the credit or taxing power of the City is not pledge for payment.

\$114 million Bond, The marina has covered all expenses and the debt service, without any assistance from the Tidelands or the taxpayers.

Marina has generated \$4M contribution to Capital fund as required by the bond holders



Winners and Losers



Winners: Tidelands, Consultants, Parking Lot Subcontractors

Losers: EVERYONE ELSE!!





A solution in search of a problem



Meters first... everything else later.

