

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: DEPARTMENT OF AVIATION

AGENDA DATE: JANUARY 31, 2012

CONTACT PERSONS & PHONE: Monica Lombraña, Director of Aviation, 780-4724
Bruce D. Collins, Purchasing Manager, 541-4313

DISTRICT (S) AFFECTED: ALL

SUBJECT:

Award Contract 2012-071R, Airport Parking Facility Management, to Standard Parking Corporation for five (5) years in the amount of \$454,887.00, as the responder who submitted the highest ranked proposal to meet the needs of the City. The Department of Aviation requests that the City Attorney's Office be authorized to review and the City Manager execute the related contract documents.

BACKGROUND / DISCUSSION:

An Evaluation Committee composed of Department of Aviation employees evaluated the two responses to solicitation 2012-071R and recommends that the contract be awarded to Standard Parking of Cleveland, Ohio as the highest rated proposer meeting specifications. Standard Parking is the current manager of the parking lot and has provided very satisfactory service since January 14, 2007. They have an El Paso office and 30 local employees.

Reimbursable expenses in accord with the terms of the Parking Facility Management Contract are approved by City Council each fiscal year as part of the Airport's Annual Operating Budget.

The duties of this contractor are to operate and manage the Parking Facility (short and long term lots which with overflow parking contain 5,738 spaces). Duties include: collection of parking fees; provide bookkeeping and accounting services; assist with any design implementation and upgrades of the facility and its revenue collection equipment; nightly license plate inventory of all vehicles parked in the facility; operate and maintain all equipment; direct traffic as needed; keep the facility clean and free of litter; provide customers with battery jump-starts or any reasonable emergency vehicle assistance; and provide an excellent experience to each customer of the Airport's parking lot.

SELECTION SUMMARY:

The Solicitation was advertised on 11/08/11 and 11/15/11. The postcards were mailed out on 11/09/11. The solicitation was posted on City website on 11/08/11. The email (Purmail) notification was sent out on 11/08/11. Total of twenty-two bidders with five local vendors were solicited and two responses were received.

PRIOR COUNCIL ACTION:

- Contract 2007-002, Airport Parking Facility Management, was awarded to Standard Parking Corporation on December 19, 2006.
- The First Amendment to the Parking Facility Management Contract was approved December 13, 2011.

AMOUNT AND SOURCE OF FUNDING:

The estimated 5 year total is \$454,887.00 for Management Fees.

62620006/502207/40101 (Ground Transportation /Management Services Contracts/ Airport Operating Fund).

This has been budgeted and does not require a Budget Transfer

BOARD / COMMISSION ACTION:

N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD: _____

**Monica Lombraña, A.A.E.
Director of Aviation**

**COUNCIL PROJECT FORM
(RFP)**

*******POSTING LANGUAGE BELOW*******

Please place the following item on the **CONSENT** agenda (under **RFP's**) for the Council Meeting of **JANUARY 31, 2012**.

The award of Solicitation No. 2012-071R (Airport Parking Facility Management) to Standard Parking Corporation for a total estimated award of \$454,887.00 for management fees.

Department:	Aviation
Award to:	Standard Parking Corporation Cleveland, OH
Item(s):	All
Initial Term:	5 years
Option:	None
Annual Estimated Amount:	Year 1 - \$85,680.00 Year 2 - \$88,250.00 Year 3 - \$90,898.00 Year 4 - \$93,625.00 Year 5 - \$96,434.00
Total Estimated Award:	\$454,887.00 (5 years for management fees)
Account No.:	62620006 – 502207 – 40101
Funding Source:	Airport Operating Fund – Management Services Contracts
District(s):	All

This is a RFP, services contract.

Additionally, it is requested that the City Attorney's Office review and that the City Manager be authorized to execute any related contract documents and agreements necessary to effectuate this award.

The Financial Services - Purchasing Division and Department of Aviation recommend award as indicated to Standard Parking Corporation, the highest ranked proposer based on evaluation factors established for this procurement.

COMMITTEE SCORE SHEET

SOLICITATION TITLE: AIRPORT PARKING FACILITY MANAGEMENT

SOLICITATION NO: 2012-071R

		CENTRAL PARKING SYSTEM OF TEXAS, INC. HOUSTON, TX	STANDARD PARKING CORPORATION CLEVELAND, OH
Proposal Cost/Management Fee		\$374,995.00	\$454,887.00
(20 Points (as applicable))	20	20.00	16.49
Experience and Qualifications			
(20 Points (as applicable))	20	20.00	20.00
A. Demonstrated experience and past performance with parking facilities of similar size and operation. (10 Points)	10	10.00	10.00
B. Experience in the implementation and operating of sophisticated revenue control systems. (10 Points)	10	10.00	10.00
Technical Approach			
(25 Points (as applicable))	25	23.33	25.00
Customer Service Programs & Employee Management & Training Plans			
(25 Points (as applicable))	25	24.00	25.00
A. Customer service programs and employee management and training plans. (10 Points)	10	10.00	10.00
B. Other compensation and benefits programs provided. (5 Points)	5	4.00	5.00
C. Wages paid to hourly employees (The FLSA requires employers of covered employees who are not otherwise exempt to pay these employees a minimum wage of not less than \$7.25 per hour effective July 24, 2009). (5 Points)	5	5.00	5.00
D. Offeror provides to its employees Health Insurance Benefits where the Offeror/Employer pays 60% or more of the cost. (5 Points)	5	5.00	5.00
Response of References			
(10 Points (as applicable))	10	6.66	9.99
GRAND TOTAL	100	93.99	96.48
(Maximum 100 points)			



CITY OF EL PASO REQUEST FOR PROPOSAL TABULATION FORM



Bid Opening Date: December 14, 2011
Project Name: Airport Parking Facility Management

Solicitation #: 2012-071R
Department: Aviation

CENTRAL PARKING SYSTEM OF TEXAS, INC.	NASHVILLE, TN
STANDARD PARKING CORPORATION	CLEVELAND, OH
RFPs SOLICITED: 22	RFPs RECEIVED: 2
RFPs LOCAL: 5	NO RFPs: 0

NOTE: The information contained in this rfp tabulation is for information only and does not constitute actual award/execution of contract.

APPROVED: *Mary Jane Lopez*

DATE: 12-14-11

AMPCO SYSTEM PARKING
ATTN: MIKE LOMBARDO
815 WALKER STREET SUITE 340
HOUSTON, TX 77002

ACE PARKING
ATTN: STEVE BURTON
645 ASH STREET
SAN DIEGO, CA 92101

STANDARD PARKING
ATTN: RICHARD WILSON
1301 E. 9TH STREET SUITE 1050
CLEVELAND, OH 44114

PARKING CONCEPTS, INC.
ATTN: GILL BARNETT
12 MAUCHLY BUILDING 1
IRVINE, CA 92618

REPUBLIC PARKING SYSTEM
ATTN: BOB LIENHART
REPUBLIC CENTRE SUITE 2000
CHATTANOOGA, TN 37450

AMERICAN PARKING
ATTN: GEORGE SCHAFER
410 SOUTH MAIN STREET SUITE A
TULSA, OK 74103

CHURCHILL AND BANKS
ATTN: WILLIAM HERENDEEN
10 GREENE STREET
PROVIDENCE, RI 02903

CENTRAL PARKING SYSTEM
AIRPORT DIVISION
ATTN: STEPHEN W. MCCORMICK
P. O. BOX 60751
HOUSTON, TX 77205

DAJA INCORPORATED
ATTN: LARISSA TROCHE
353 SACRAMENTO STREET, SUITE 1740
SAN FRANCISCO, CA 94111

*BN
NAAA
UTR*

PARKING SYSTEMS OF AMERICA, LP
ATTN: ERIK WARD
4011 COMMERCE STREET
DALLAS, TX 75226-1712

DEVELOPMENT-CA ONE SERVICES
ATTN: DIRECTOR OF BUSINESS
13122 RYAN EAGLES DRIVE
HOUSTON, TX 77044

U. S. PARKING SYSTEMS
ATTN: KERRY K. GALAN
747 E. SAN ANTONIO STE # 102
EL PASO, TEXAS 79901

*BN
A-NK
UTR*

BELLAMIE INC.
7235 N. LOOP
EL PASO, TEXAS 79915

U S PARKING SYSTEMS
201 E. MAIN DR., STE 120
EL PASO, TX 79901-1333

*BN
NAAA
UTR*

U S PARKING SYSTEM EL PASO LLC
710 TEXAS AVENUE
EL PASO, TX 79901

SHELTER VALLEY PARKING
6440 AIRPORT ROAD
EL PASO, TX 79925

AMPCO SYSTEM PARKING
806 RUSK ST.
HOUSTON, TX 77002

CENTRAL PARKING CORPORATE OFFICE
2401 21ST AVENUE SOUTH
NASHVILLE, TN 37212

NATIONAL PARKING SOLUTIONS, LLC
3290 NORTHSIDE PARKWAY, SUITE 925
ATLANTA, GA 30327

STANDARD PARKING CORPORATION
1675 BROADWAY, SUITE 2160
DENVER, CO 80202

REPUBLIC PARKING SYSTEM
1905 SHERMAN ST. SUITE 1040
DENVER, CO 80203

MAPSCO AUTO PARKS, LTD.
ATTN: JAMES KEENAN
488 WHITE SPRUCE BOULEVARD
ROCHESTER, NY 14623