

CITY OF EL PASO, TEXAS  
REQUEST FOR COUNCIL ACTION (RCA)

CITY CLERK DEPT.

DEPARTMENT: Financial Services Department-Purchasing Division

AGENDA DATE: December 19, 2006

06 DEC 13 PM 2:41

CONTACT PERSON/PHONE: Enrique Acosta, C.P.M.- Procurement Analyst, 541-4321

DISTRICT(S) AFFECTED: 3 Terrence Freiburg, 541-4313

**SUBJECT:**

Award Bid 2007-002 "Airport Parking Facility Management" at the El Paso International Airport, to Standard Parking Corporation. The Financial Services Department – Purchasing Divisions received five (5) bids. One bid was deemed non-responsive. The bids were evaluated by a committee of five (5) members. Standard Parking Corporation received the highest rating. The Departments of Financial Services-Purchasing Division and Aviation concur with the results.

This is a five (5) year contract to commence January 14, 2007. The total management fee for five (5) years is ~~\$401,780.00.00.~~ \$401,780.16 *EB*

**BACKGROUND / DISCUSSION:**

Bid Tabulation and Committee Evaluation Sheet are included in the agenda backup.

In general, Standard Parking Corporation's duties will be to operate and manage the Parking Facility at El Paso International Airport which includes: collection of Parking Facility fees and charges and provide bookkeeping and accounting services, assist with any design, implementation or upgrades of automated revenue control systems, perform nightly license plate inventory of all vehicles parked in the Facility, operate and maintain all Parking Facility equipment, direct traffic as needed, maintain the Parking Facility clean and free of litter, provide Parking Facility customers with battery jump-starts or any reasonable emergency vehicle assistance.

**PRIOR COUNCIL ACTION:**

N/A.

**AMOUNT AND SOURCE OF FUNDING:**

~~\$401,780.00~~ 62620006-502207-40101 – Airport Operating Fund  
\$401,780.16 *EB*

**BOARD / COMMISSION ACTION:**

N/A

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) \_\_\_\_\_

**FINANCE:** (if required) \_\_\_\_\_

**DEPARTMENT HEAD:** \_\_\_\_\_

(Example: Enrique Acosta if RCA is initiated by Purchasing, client department should sign also)  
*Information copy to appropriate Deputy City Manager*

**APPROVED FOR AGENDA:** \_\_\_\_\_

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

CITY CLERK DEPT.

06 DEC 14 AM 8:38

DATE: December 11, 2006  
TO: Municipal Clerk  
FROM: Terrence Freiburg  
Purchasing Manager, ext. 4313  
THRU: Aurora Wells  
Purchasing Clerk, ext. 4038

Please place the following item on the **CONSENT** agenda (under **BEST VALUE PROCUREMENT**) for the Council Meeting of **DECEMBER 19, 2006**.

The award of Solicitation No. 2007-002, Airport Parking Facility Management to Standard Parking Corporation for a total award of \$401,780.16.

Department: Aviation  
Award to: Standard Parking Corporation  
Chicago, IL  
Account No.: 62620006-502207-40101  
Funding Source: Airport Operating Fund  
Total Award: \$401,780.16  
District(s): 3

This is a five (5) year Contract.

It is requested that staff be authorized to negotiate, the City Attorney's Office to review and the City Manager execute any additional documents and agreements as necessary.

The Departments of Financial Services and Aviation recommend award to the bidder offering the best value bid.

Contact person: Terrence Freiburg, Purchasing Manager at 541-4313.

PROJECT FORM

DATE: December 8, 2006

PROJECT: Airport Parking Facility Management
BID NO: 2007-002 DEPARTMENT: Department of Aviation
BUDGET NO: 62620006-502207-40101
FUNDING SOURCE: Airport Operating Fund
REPRESENTATIVE DISTRICT(S): 3

RECOMMENDATION: VENDOR: Standard Parking Corporation
Chicago, IL
AMOUNT: \$401,780.16 (management fee)

Award Best Value Procurement for Solicitation 2007-002 "Airport Parking Facility Management", as indicated. The Review Committee has reviewed the bids and recommends award as indicated. The recommended vendor is the Lowest Responsive Bid and is the Highest Ranked Bid.

This is a five (5) year Contract.

It is requested that staff be authorized to negotiate, the City Attorney's Office to review and the City Manager execute any additional documents and agreements as necessary.

BIDS SOLICITED- 13 [2 local]
BIDS RECEIVED- 05
"NO BID" RECEIVED - 00

CURRENT TAXES PAID-
OUT-OF-TOWN-- X

TOTAL RECOMMENDED AWARD: \$401,780.16

COUNCIL APPROVED [X] REJECTED [ ] MUNICIPAL CLERK \_\_\_\_\_

APPROVED: COUNCIL:
MEETING DATE-December 19, 2006

Handwritten signature of Terrence Freiburg
Terrence Freiburg
Purchasing Manager

## MEMORANDUM

TO: Terrence Freiburg  
Purchasing Manager

FROM: Patrick T. Abeln, A.A.E. *Patrick Abeln*

DATE: December 11, 2006

SUBJECT: Solicitation No. 2007-002 – Airport Parking Facility Management for El Paso International Airport

---

The Department of Aviation concurs with the recommendation of the Evaluation Committee to award the above-referenced solicitation to Standard Parking Corporation. They received the highest score from the Evaluation Committee.

Five companies submitted bids: Parking Company of America, Parking Concepts, Inc., Republic Parking System, Inc., Standard Parking Corporation, and AMPCO Parking System.

The Committee reviewed the bids in accordance with the defined best value evaluation factors, listed below, which were clearly defined in the Invitation to Bid and at the pre-bid conference.

- Management Fee
- Experience and Qualifications
- Technical Approach
- Customer Service Programs and Employee Management and Training Plans

The Committee consisted of the following five members:

- Jeff Belles, Director, General Services Department
- Emilio Martinez, III, Director, UTEP Parking & Transportation Services
- Yvonne Moore, Land and Contract Administrator, Department of Aviation
- Terry Sharpe, Airport Operations Superintendent, Department of Aviation
- Monica Vera, Airport Program Coordinator, Department of Aviation

In addition, a representative from American Airlines participated in the process as a non-voting member and concurs with the recommendation.

With a possible total of 500 points, the Committee's cumulative scores were:

Standard Parking Corporation	458 Points (91.6% of total possible points)
Republic Parking System Inc.	406 Points (81.2% of total possible points)
AMPCO Parking System	403 Points (80.6% of total possible points)
Parking Concepts, Inc.	269 Points (53.8% of total possible points)

The Department of Aviation recommends award of this contract to Standard Parking Corporation.

If you should have any questions, please do not hesitate to contact me at 780-4736. Thank you.

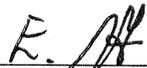
## Bid Number 2007-002 - Parking Facility Management for El Paso International Airport

	Parking Concepts Inc	Republic Parking System, Inc.	Standard Parking Corporation	AMPCO System Parking
<b>Management Fees</b> <b>125 Points</b> based on percentage of lowest price for 5 years \$401,780.00	\$801,444.00	\$433,536.00	\$401,780.16	\$520,368.00
	63	116	125	97
<b>Experience and Qualifications</b> <b>125 Points</b>				
	11	95	123	81
<b>Technical Approach</b> <b>125 points</b>				
	95	80	110	105
<b>Customer Service Programs and Employee Management and Training Plans</b> <b>125 Points Total</b>				
	100	115	100	120
Total (Max 500 Points)	269	406	458	403

# CITY OF EL PASO BID TABULATION

BID ITEM: AIRPORT PARKING FACILITY MANAGEMENT		BID # 2007-002			
BID DATE: OCTOBER 18, 2006		DEPARTMENT: AVIATION			
		AMPCO SYSTEM PARKING HOUSTON, TX	PARKING COMPANY OF AMERICA- DALLAS, INC. (DBA PARKING SYSTEMS OF AMERICA, L.P.) DALLAS, TX	PARKING CONCEPTS, INC. IRVINE, CA	REPUBLIC PARKING SYSTEM, INC. CHATTANOOGA, TN
AS FURNISHED A:			<b>NON-RESPONSIVE</b>		
OR A:	CASHIER'S CHECK	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	BID BOND	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
1ST YEAR:		\$8,250.00	\$3,701.59	\$12,644.00	\$6,805.00
		\$99,000.00	\$44,419.04	\$151,728.00	\$81,660.00
2ND YEAR:		\$8,456.00	\$2,435.57	\$12,917.00	\$7,009.00
		\$101,472.00	\$29,226.81	\$155,004.00	\$84,108.00
3RD YEAR:		\$8,668.00	\$2,686.21	\$13,317.00	\$7,219.00
		\$104,016.00	\$32,234.57	\$159,804.00	\$86,628.00
4TH YEAR:		\$8,884.00	\$2,886.73	\$13,736.00	\$7,436.00
		\$106,608.00	\$34,640.77	\$164,832.00	\$89,232.00
5TH YEAR:		\$9,106.00	\$2,354.17	\$14,173.00	\$7,659.00
		\$109,272.00	\$28,250.09	\$170,076.00	\$91,908.00
<b>Grand Total Years 1-5</b>		<b>\$520,368.00</b>	<b>\$168,771.28</b>	<b>\$801,444.00</b>	<b>\$433,536.00</b>

NOTE: THIS IS A BEST VALUE PROCUREMENT. OTHER FACTORS BESIDES PRICE WILL BE CONSIDERED.

APPROVED BY: 

DATE: 10/18/06

# CITY OF EL PASO BID TABULATION

BID ITEM: AIRPORT PARKING FACILITY MANAGEMENT BID DATE: OCTOBER 18, 2006		BID # 2007-002 DEPARTMENT: AVIATION		
AS FURNISHED A:		STANDARD PARKING CORPORATION CHICAGO, IL		
OR A:		<input type="checkbox"/> CASHIER'S CHECK		
<input checked="" type="checkbox"/> BID BOND		<input checked="" type="checkbox"/>		
1ST YEAR:		\$6,206.00		
		-----		
		\$74,472.00		
2ND YEAR:		\$6,457.75		
		-----		
		\$77,493.00		
3RD YEAR:		\$6,794.59		
		-----		
		\$81,535.08		
4TH YEAR:		\$6,883.17		
		-----		
		\$82,598.04		
5TH YEAR:		\$7,140.17		
		-----		
		\$85,682.04		
Grand Total Years 1-5		\$401,780.16		
BIDS SOLICITED: 13		BIDS RECEIVED: 5		BIDS LOCAL: 2
				NO BIDS: 0

NOTE: THIS IS A BEST VALUE PROCUREMENT. OTHER FACTORS BESIDES PRICE WILL BE CONSIDERED.

APPROVED BY: 

DATE: 10/20/06

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 *No Bid*

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

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

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

AMERICAN PARKING  
ATTN: GEORGE SCHAFFER  
410 SO. 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 ST., SUITE 1740  
SAN FRANCISCO CA 94111

PARKING COMPANY OF AMERICA  
ATTN: ERIK WARD  
4011 COMMERCE  
DALLAS TX 75226-1712

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

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

**BELLAMIE INC.**  
**7235 N. LOOP**  
**EL PASO, TX 79915**