City of Culver City

Staff Report Details (With Text)

File #:	27-20	**Version:**	2	**Name:**	
Type:	Minute Order			**Status:**	Consent Agenda
				In control:	City Council Meeting Agenda
On agenda:	7/27/2026			**Final action:**	
Title:	CC - CONSENT ITEM: (1) Authorization to Release a Request for Proposals for Parking Management Services for the City's Off-Street Parking Facilities; and (2) Approval of an Amendment to the Extend the Existing ABM Parking Services to Manage the City's Parking Facilities from November 1, 2026, through June 30, 2027, in an Amount Not-to-Exceed $1,239,859.				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result

CC - CONSENT ITEM: (1) Authorization to Release a Request for Proposals for Parking Management Services for the City's Off-Street Parking Facilities; and (2) Approval of an Amendment to the Extend the Existing ABM Parking Services to Manage the City's Parking Facilities from November 1, 2026, through June 30, 2027, in an Amount Not-to-Exceed $1,239,859.

Meeting Date: July 27, 2026

Contact Person/Dept: Luis Gonzalez, Economic Development Project Manager

Phone Number: (310) 253-5767

Fiscal Impact: Yes [X] No [] **General Fund:** Yes [] No [X]

Public Hearing: [] **Action Item:** [] **Attachments:** []

Public Notification: GovDelivery (07/22/2026)

Department Approval: Adam Troy, Assistant City Manager (07/16/2026)

RECOMMENDATION

Staff recommends the City Council (1) authorize the release of a Request for Proposals (RFP) for parking management services for the City's off-street parking facilities; and (2) approve an amendment to extend the existing agreement with ABM Parking Services to manage the City's parking facilities from November 1, 2026, through June 30, 2027, in an amount not-to-exceed $1,239,859.

powered by Legistar™

BACKGROUND

The City currently owns and operates 11 parking facilities consisting of approximately 2,200 off-street parking spaces. The facilities include City Hall, Ince Parking Structure, Cardiff Parking Structure, and Watseka Parking Structure, as well as the following:

- 9415 Venice Boulevard
- 3825 Canfield Avenue
- 10401 Virginia Avenue
- 3757 Robertson Boulevard
- 3715 Robertson Boulevard
- Culver Steps Garage (Operated by ABM via parking license agreement)
- Culver Commons Garage (Under construction)

In 2016, ABM was selected via an RFP process to provide parking management and maintenance services for the existing City parking structures and lots for a five-year term. In 2021, the City issued an RFP and approved a three-year agreement with two one-year extension options with ABM to continue to manage the City's parking facilities.

ABM is a national parking company headquartered in Los Angeles. ABM manages approximately 600 locations and has 3,500 employees in Southern California. ABM is a publicly traded company and has been Sarbanes-Oxley Certified since 2007. The Sarbanes-Oxley Certification is a credential awarded for knowledge and implementation of strict financial auditing and accounting principles and practices. The agreement requires ABM to manage, operate, direct, and supervise a first-class public parking operation throughout the term of the agreement.

DISCUSSION

On November 1, 2025, the City Council approved the final one-year extension with ABM for Parking Management Services through November 1, 2026, thereby exhausting all extension options under the original agreement.

Pursuant to City procurement policy, Staff recommends the City Council authorize the release of a new RFP for Parking Management Services. The RFP has been reviewed by the City’s parking consultant Walker Consultants and is similar in scope to the previous RFPs issued. Responses will be evaluated based on criteria including experience, financial stability, proposed management and maintenance plans, staffing, technology solutions, and cost. Staff anticipates releasing the RFP in September 2026, completing the evaluation and selection process by December 2026. This time frame would allow for new vendor transition (if applicable) and budget development for Fiscal Year 2027/2028.

ABM will be eligible to respond to the RFP and compete for the new agreement along with other qualified firms. The competitive procurement process will ensure the City continues to receive high-quality, cost-effective parking management services.

In order to align the future agreement and associated annual maintenance budgets, staff recommends the Council approve an eight-month extension to the current ABM agreement to ensure continued parking management services at the City's facilities while a competitive procurement process is conducted. This extension will also allow ABM to complete a series of approved maintenance projects. in the parking structures and streamline budget planning and administrative management of the contract going forward.

FISCAL ANALYSIS

There is no direct financial impact relative to the release of the RFP.

The agreement extension/amendment with ABM is estimated not-to-exceed $1,239,859, exclusive of previously approved funding for on-going maintenance projects. Sufficient funds have been budgeted in Fund 475 for Fiscal Year 2026/2027.

The City's off-street parking facilities generate revenues and support the ongoing management, operation, and maintenance of those facilities. For Fiscal Year 2024/2025, total actual parking revenues were $2,331,990. For Fiscal Year 2025/2026, revenues are projected at $2,348,652, with current year-to-date actuals of $1,873,952.79.

ATTACHMENTS

None.

MOTIONS

That the City Council:

1. Authorize staff to release a Request for Proposals (RFP) for Parking Management Services for the City's Off-Street Parking Facilities;

2. Approve an amendment to extend the existing agreement with ABM Parking Services for continued management of the City's parking facilities from November 1, 2026, through June 30, 2027, in a not-to-exceed amount of $1,239,859, under the existing terms and conditions of the current agreement;

3. Authorize the City Attorney to review/prepare the necessary documents; and

4. Authorize the City Manager to execute such documents on behalf of the City.

powered by Legistar™