



City of Culver City

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Staff Report

File #: 22-1058, **Version:** 1

Item #: C-3.

CC:PA - CONSENT ITEM: Approval of an Amendment to an Existing Agreement with ABM Industries for Unanticipated Parking Facility Expenses in City Parking Garages for an Amount Not-to-Exceed \$161,187.

Meeting Date: June 27, 2022

Contact Person/Dept: Todd Tipton CDD/Economic Development

Phone Number: (310) 253-5783

Fiscal Impact: Yes No **General Fund:** Yes No

Attachments: Yes No

Commission Action Required: Yes No

Commission Name:

Public Notification: (E-Mail) Meetings and Agendas - City Council (06/22/2022)

Department Approval: Sol Blumenfeld, Community Development Director (06/07/2022)

RECOMMENDATION

Staff recommends the City Council and Parking Authority Board approve an amendment to an existing agreement with ABM Industries (ABM) for unanticipated parking facility expenses in an amount not-to-exceed \$161,187.

BACKGROUND/DISCUSSION

In January 2022, the City of Culver City (City) entered into a three-year agreement (with two optional one-year extensions) with ABM to operate the City's off-street parking facilities (Facilities). The Agreement includes ABM's annual operating expenses (approximately \$1.25 million) which are comprised of salaries and wages, payroll expenses, operating expenses, management fees and incentive fees among other things. The \$1.25 million does not include unanticipated Facility expenses such as repairs and improvements.

Unanticipated Facility expenses include:

Cardiff	\$7,580	Repair parking occupancy sign located outside the garage that was damaged by an unknown motorist
Cardiff	\$1,300	Install bollards to protect the parking occupancy sign located outside the garage
Cardiff	\$1,840	Install traffic delineators and signs to improve vehicle circulation
Cardiff	\$5,475	Reconfigure vehicle parking spaces to create motorcycle and bicycle parking
Cardiff	\$4,258	Repair rolling gate damaged by a motorist
Cardiff	\$30,000	Replace elevator door due to age
Watseka	\$1,300	Install traffic delineators to improve vehicle circulation
Watseka	\$1,300	Install bollards to protect on-street parking occupancy sign
Ince	\$9,320	Repaint exterior iron fencing
Ince	\$2,600	Install bollards to protect the parking occupancy sign located outside the garage
Ince, Cardiff, Watseka	\$63,618	Install security cameras above customer pay stations to enhance customer security, and prevent vandalism and theft
City Hall	\$11,572	Update parking validation kiosks no longer supported by parking equipment vendor
Subtotal	\$140,163	
Contingency (15%)*	\$ 21,024	
TOTAL	\$161,187	

*Contingency will be used in the event cost estimates provided by vendors increase.

FISCAL ANALYSIS

The amendment to ABM's agreement for one-time unanticipated Facility expenses is \$161,187. Sufficient funds have been included in the Proposed Budget for Fiscal Year 2022/2023 in Parking Authority Account 47555310.600100 (Cardiff Parking Structure - R&M Building), 47555580.600100 (Watseka Parking Structure - R&M building), 47555380.600100 (Ince Parking Structure - R&M Building) and 47555100.600100 (Parking Administration - R&M Building) for the unanticipated expenses.

ATTACHMENTS

None.

MOTIONS

That the City Council and Parking Authority Board:

1. Approve an amendment to an existing agreement with ABM Industries for unanticipated parking facility expenses in an amount not-to-exceed \$161,187;
2. Authorize the City Attorney/Parking Authority General Counsel to review/prepare the necessary documents; and
3. Authorize the City Manager/Executive Director to execute such documents on behalf of the City.