

PARKING AUTHORITY COMMISSION
OF THE CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION No. 211207-143

WHEREAS, The Parking Authority of the City and County of San Francisco (Parking Authority) is an agency authorized and governed by State law (Streets and Highway Code section 32500 et seq.); and

WHEREAS, The Parking Authority owns four parking garages in San Francisco: Lombard Street Garage; North Beach Garage; Polk-Bush Garage; and, San Francisco General Hospital Garage and associated parking lots; and

WHEREAS, The Board of Directors of the San Francisco Municipal Transportation Agency (SFMTA) sits ex officio as the Parking Authority Commission, as provided in Streets and Highway Code section 32656(c) and San Francisco Charter section 8A.112.A; and

WHEREAS, In October 2007, the Parking Authority contracted with and delegated to the San Francisco Municipal Transportation Agency to manage all Parking Authority facilities, applying the same policies, procedures and requirements as the SFMTA applies to the 16 parking garages under its jurisdiction, but the Commission retained its authority over Parking Authority contracts (Parking Auth. Comm. Res. 07-113, Nov. 3, 2007); and

WHEREAS, The SFMTA Streets Division, like its predecessor agency, the Department of Parking and Traffic, has contracted with garage management companies to operate and maintain parking garages under its jurisdiction for more than 20 years; and

WHEREAS, The terms of the current three garage management contracts commenced in 2012. The terms of those contracts have been extended three times, and pending Board of Supervisor's approval of a further extension will expire on January 31, 2023; and

WHEREAS, In accordance with applicable municipal law and SFMTA policies, the contracts for the management, operation and maintenance of Parking Commission garages should be procured through a competitive selection process that evaluates and ranks the proposers' experience and expertise and the value of the proposers' bids for operating costs; and

WHEREAS, The proposed Request for Proposals divides the parking garages into two groups, and will select a separate garage manager for each group. The selection criteria are weighted to 82.5 percent expertise and experience, and 17.5 percent cost; and

WHEREAS, Under the proposed contracts, the SFMTA will pay garage managers a \$10,000 monthly management fee, and the SFMTA will reimburse the management firms their operating costs in accordance with SFMTA-approved annual operating budgets, which accord with accepted parking industry best practices; and

WHEREAS, The not-to-exceed value of each contract is \$180 million, which includes

\$10,000 monthly management fees and operating costs for each group of garages totaling approximately \$20 million per year over the nine-year term, and net revenues to the SFMTA from operation of the garages are estimated to total \$298 million over that period; and

WHEREAS, The SFMTA's Contract Compliance Division has set Local Business Enterprise participation goals for the garage groups of 16 and 12 percent; now, therefore, be it

RESOLVED, That the Commission for the Parking Authority of the City and County of San Francisco authorizes the SFMTA Director of Transportation to issue a Request for Proposals #SFMTA-2021-64 to solicit proposals from parking management companies for two contracts for the operation and management of the Lombard Street Garage, North Beach Garage, Polk-Bush Garage, and the San Francisco General Hospital Garage and associated parking lots, as part of a Request for Proposals for SFMTA managed parking facilities, each contract having a term of five years with options to extend up to an additional four years, and an amount not to exceed \$180,000 million for each contract.

I certify that the foregoing resolution was adopted by the Commission of the Parking Authority of the City and County of San Francisco at its meeting of December 7, 2021.



Secretary to the Commission
Parking Authority of the City and County of San Francisco