

COUNCIL AGENDA: 12-14-04

ITEM: 3.11

# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Jim McBride  
James R. Helmer  
Katy Allen

**SUBJECT:** NEW CITY HALL PARKING  
GARAGE EQUIPMENT

**DATE:** 11-22-04

Approved

Date

12/1/04

**COUNCIL DISTRICT:** 3

## RECOMMENDATION

Adoption of a resolution:

1. Authorizing the Director of General Services to negotiate and execute an Amendment to the Agreement with Scheidt and Bachmann USA, Inc. (S&B) to increase the scope of services to include the purchase of a Parking Access and Revenue Control System (PARCS) for the New City Hall Parking Garage in an amount not to exceed \$250,000 including delivery, installation, training, tax, and the first year of maintenance and warranty; and
2. Finding under Section 3400 of the Public Contracts Code that there is a need for the New City Hall Off-Site Parking Garage Project to match PARCS equipment currently utilized in other City owned downtown parking facilities, and thereby authorizing the Director of Public Works to include a proprietary specification for Scheidt and Bachmann USA, Inc. PARCS in the specifications for the construction of the New City Hall Off-Site Garage.

## BACKGROUND

On December 16, 2003, after a competitive RFP process, the City Council awarded a contract to Scheidt and Bachmann USA, Inc. (S&B) for a Parking Access and Revenue Control System (PARCS) for three downtown parking garages. This project replaced the outdated equipment at the Convention Center, 3<sup>rd</sup> Street, and Market/San Pedro parking garages with equipment that would match the equipment installed at the 4<sup>th</sup> Street Garage.

The PARCS system supplied by S&B is a fully automated system with the ability to accept various forms of payment (cash, credit card and validation), monitor/count and control vehicle access; calculate, collect and report all parking revenues, produce informational reports relating to parking system activity and provide the flexibility to allow the networking of multiple parking facilities to workstations located at City and Parking Operator offices to more efficiently manage parking facilities in real time.

In March 2004, the Director of General Services, pursuant to San Jose Municipal Code section 4.12.149, approved a memorandum standardizing on S&B's parking revenue control and parking guidance system (PGS) equipment in part because future purchases of this equipment will allow the City to integrate data from all integrated garages and provide up to date parking information to users of all garages where such equipment is installed. Staff has found the S&B equipment to be reliable and customer friendly. Furthermore, the component pricing secured under the competitive RFP process is being extended to this amendment. General Services Purchasing has determined that this equipment is only available directly from the manufacturer and therefore future purchases are made without a competitive procurement under the sole source exception under San Jose Municipal Code Section 4.12.020 D.

### ANALYSIS

The City is currently constructing two new parking facilities that will support the New City Hall and will require parking revenue control equipment. Including the New City Hall On-Site and Off-Site Parking Garages in the PARCS project will achieve the following:

- ❑ Ensure that the management, operations, and customer service of the New City Hall parking facilities are integrated with the existing PARCS system.
- ❑ Reduce training costs and the time to repair and maintain the equipment by having the ability to utilize interchangeable equipment for all integrated facilities.
- ❑ Provide for the networking of multiple parking facilities to workstations located at City offices and Parking Operator offices to more efficiently manage facilities in real time.
- ❑ Allow the City to upgrade these parking facilities in the future to include a Parking Guidance System that will guide customers to available parking spaces or alternative parking facilities.
- ❑ S&B will provide warranty and maintenance services for the New City Hall On-Site and Off-Site Parking Garages in terms of revenue control and parking guidance system equipment, resulting in an improvement to efficiencies in maintenance, repair, system reliability, and lower maintenance costs for all integrated parking facilities.
- ❑ Provide a means to monitor and control vehicle access; calculate, collect and report all revenues, count vehicles entering and exiting the parking garage and produce informational reports relating to parking system activity.
- ❑ Provide an operating system that allows and accepts highly customized validation programs to support the unique business needs of Downtown of San Jose for retail, restaurants and cinemas at all integrated parking facilities.

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**Subject: New City Hall Parking Garage Equipment**

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The underground parking garage at the New City Hall was constructed as part of the New City Hall construction contract. That contract did not include parking access and revenue control equipment because staff was contemplating standardization of the S&B PARCS at the time. Staff is now recommending that the Director of General Services be authorized to enter into an amendment to the existing Agreement with Scheidt & Bachmann to purchase and install the equipment at the New City Hall on-site facility and to integrate it into the City's existing system of S&B networked facilities. The cost of the component parts of the system are already established in the current agreement which was procured through a competitive process in December 2003. Amendment of the City's agreement with S&B will include acquisition and installation of the parking access and revenue control equipment components configured to the City's specifications for the New City Hall, operator training, and one-year maintenance of all system components.

The contract for the construction of the Offsite Garage has to be re-bid. Under Section 3400 of the Public Contracts Code any public works construction contract specification that calls for the installation of a particular brand name must be supported by findings that the proprietary specification is needed to match existing equipment in a particular public improvement. The making of such a finding by the City Council will allow the Director of Public Works to include a proprietary specification for S&B PARCS in the Off-Site Garage construction documents to match existing equipment in the City's other downtown parking facilities. Such a specification would require the Off-Site Garage contractor to purchase and install specified S&B parking control equipment, enabling the City to then include the Off-Site Garage in the City's integrated parking network.

If the City does not standardize the PARCS, potential vendors would need to develop the software and hardware to interface with S&B's parking revenue control software. The effort to develop the interface software by a third party would be time consuming and would most likely increase the City's cost for the project, while also likely increasing the chance of interface problems. If the City selects a third party to integrate the S&B software, training the parking operator staff, inconsistent system reports, customer confusion and warranty/maintenance issues will present unnecessary challenges in managing daily parking operations. Standardizing the PARCS provides seamless integration into the existing system, and also gives the City the ability to hold one contractor accountable for the installation, operation, maintenance of the PARCS, and the associated warranty provisions.

### **COORDINATION**

This memorandum has been coordinated with the City Attorney's Office and City Manager's Budget Office.

**COST IMPLICATIONS**

This item is consistent with the Council approved Budget Strategy recommended under General Principles #7, "We must continue to streamline, innovate, and simplify our operations."

**MANAGED COMPETITION**

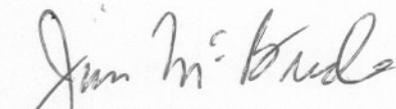
The City does not have the staff or expertise to manufacture or install this equipment.

**BUDGET REFERENCE**

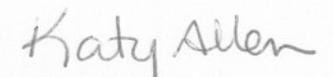
Fund #	Appn #	Appn Name	Total Appn.	Amt. For Contract	Proposed 2004-2005 Capital Budget	Last Budget Action, Date Ord.No.
425	4213	Civic Center Construction Fund	\$18,325,167	\$250,000	Page No. 899	10/12/04 27267

**CEQA**

Not a project

  
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Acting Director of General Services

  
for JAMES R. HELMER  
Director of Transportation

  
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