

Metropolitan Transportation Commission Operations Committee

September 13, 2019

Agenda Item 5a

Contract – Parking Operations and Management Services for Commuter Parking Facilities: LAZ Parking, LLC (\$2,500,000)

Subject: Contract for parking operations and management services at the commuter parking lots at I-80/Buchanan St. in Albany, I-880/Fruitvale Ave., and I-880/High St. in Oakland.

Background: In December 2016, the Commission approved \$40 million in funding for MTC to deliver a suite of operational, transit and shared mobility improvements to move more people into fewer cars across the San Francisco-Oakland Bay Bridge, the most congested corridor in the region (Resolution MTC Resolution 3801 Revised and No. 4202 Revised). At the September Operations Committee meeting, staff will provide an update on projects delivered to date and how they help squeeze capacity out of the existing system and advance our person throughput goal.

As part of the Bay Bridge Forward-Commuter Parking Initiative, MTC and the California Department of Transportation (Caltrans) entered into a Master Operation and Maintenance Agreement for commuter parking/transit hub facilities within State highway right of way in November 2017. This agreement authorizes MTC to plan, design, construct, operate and maintain commuter parking facilities. As such, MTC is constructing commuter parking facilities at I-80/Buchanan Avenue in Albany, and at I-880/High Street and I-880/Fruitvale Avenue in Oakland to provide more opportunities for commuters to take transit or share rides in carpools. The three locations combined will have approximately 800 parking spaces and will include new bus stops, loading areas for carpools/shuttles, bicycle storage, and electric vehicle (EV) chargers. AC Transit will also introduce a pilot Transbay Express Y line to serve the High St. and Fruitvale Ave. commuter lots and extend an existing Transbay Express LA line to serve the Buchanan commuter lot. MTC will also engage employers and our outreach and communications consultant will market and reach out to communities to raise awareness and build usage of the commuter lots.

MTC require a third-party contractor to provide on-site staffing, management, and parking operations for the three parking facilities. This work includes providing customer service and maintaining the parking facilities in a clean and presentable condition. The contractor, or its subcontractor, will also install and operate parking occupancy detection equipment that provides real-time parking space availability information.

On February 21, 2019, MTC issued a Request for Proposal (RFP) for parking operations and management services for the commuter parking facilities, for a term of three years plus an option to extend for up to another three years. On March 26, MTC received proposals from two firms: LAZ Parking, LLC (LAZ Parking) and Imperial Parking, LLC (Impark). A panel comprised of staff from MTC, San Francisco Municipal Transportation Agency (SFMTA), and Transportation Mobility Solutions, LLC (who provided technical support to MTC on parking operations) reviewed the proposers and determined more clarification was needed from both proposals. A request for a Best and Final Offer (BAFO)

was issued to LAZ Parking and Impark on May 1, and interviews were held on June 4 and June 7. The panel evaluated the revised proposals based on approach and work plan, qualifications and references, cost, cost effectiveness, and communications. Based upon this evaluation, staff recommends the selection of LAZ Parking. The table below provides the final ranking based upon panel evaluations:

Consultant	Ranking
1) LAZ Parking	1
2) Impark	2

LAZ Parking's proposal was cost effective and outlined an approach that demonstrated a strong understanding of the needs of the project. LAZ Parking has experience working with municipal agencies and operating similar parking facilities in the Bay Area, including the cities of Berkeley and Walnut Creek, the counties of Alameda and Santa Clara, and Santa Clara Valley Transportation Authority. This contract action would fund the initial three-year term of the contract. Attachment A includes a summary of LAZ Parking's and its subcontractor's small business and disadvantaged business enterprise status.

Procurements for other commuter parking facility amenities, including bicycle lockers, EV chargers, and mobile parking payment, are anticipated to be completed by the end of 2019. Full operations are expected to begin Spring 2020.

Issues: None identified.

Recommendation: Staff recommends that the Operations Committee authorize the Executive Director or designee to negotiate and enter into a contract with LAZ Parking, LLC in an amount not to exceed \$2,500,000 for the above-described work.

Attachments: Attachment A: LAZ Parking, LLC's and its Subcontractor's DBE / SBE Status PowerPoint


Therese W. McMillan

		DBE* Firm			SBE** Firm			
	Firm Name	Role on Project	Yes	If Yes, List #	No	Yes	If Yes, List #	No
Prime Contractor	LAZ Parking, LLC	Parking Operations			No			No
Subcontractor	Greenworld Maintenance, Inc.	Janitorial, Maintenance and Landscaping	Yes	43743				No

*Denotes certification by the California Unified Certification Program (CUCP).

**Denotes certification by the State of California.

REQUEST FOR COMMITTEE APPROVAL

Summary of Proposed Contract

Work Item No.:	1237
Consultant:	LAZ Parking, LLC Emeryville, CA
Work Project Title:	Parking Operations and Management Services for Commuter Parking Facilities
Purpose of Project:	Provide parking operations and management services at the three commuter parking facilities at I-80/Buchanan Avenue in Albany, and at I-880/High Street and I-880/Fruitvale Avenue in Oakland.
Brief Scope of Work:	Provide on-site staffing, management, and parking operations at the three parking facilities; this includes customer service, maintenance, and parking occupancy detection equipment.
Project Cost Not to Exceed:	\$2,500,000
Funding Source:	STP, Regional Exchange
Fiscal Impact:	Funding is included in the FY 2019-20 MTC Budget
Motion by Committee:	That the Executive Director or designee is authorized to negotiate and enter into a contract with LAZ Parking, LLC for parking operations and management services for the commuter parking facilities described above and in the Operations Committee Summary Sheet dated September 13, 2019 and that the Chief Financial Officer is authorized to set aside \$2,500,000 for such contract.
Operations Committee:	<hr/> Dave Cortese, Chair
Approved:	September 13, 2019

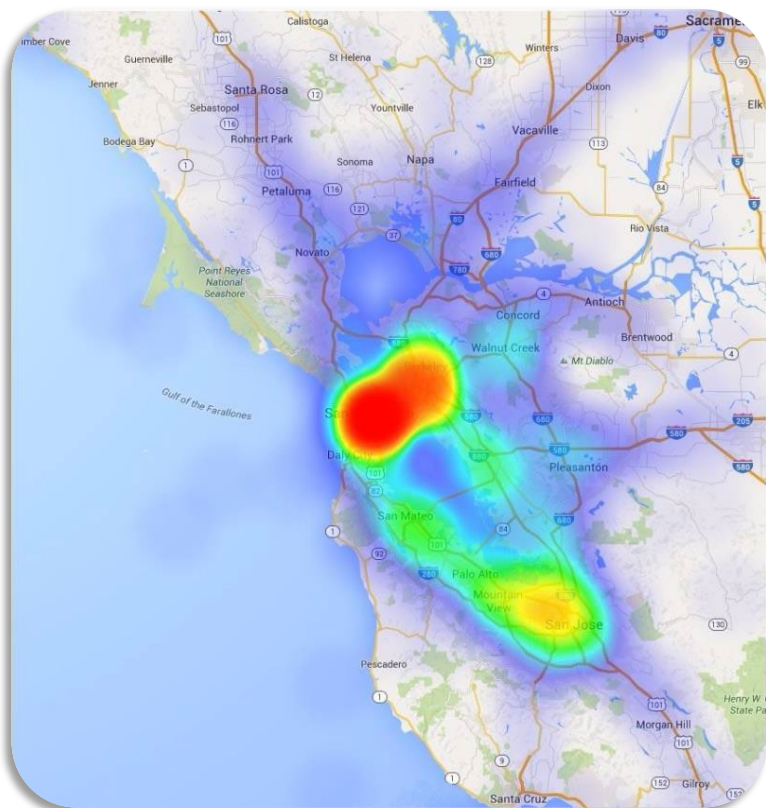


Bay Bridge Forward

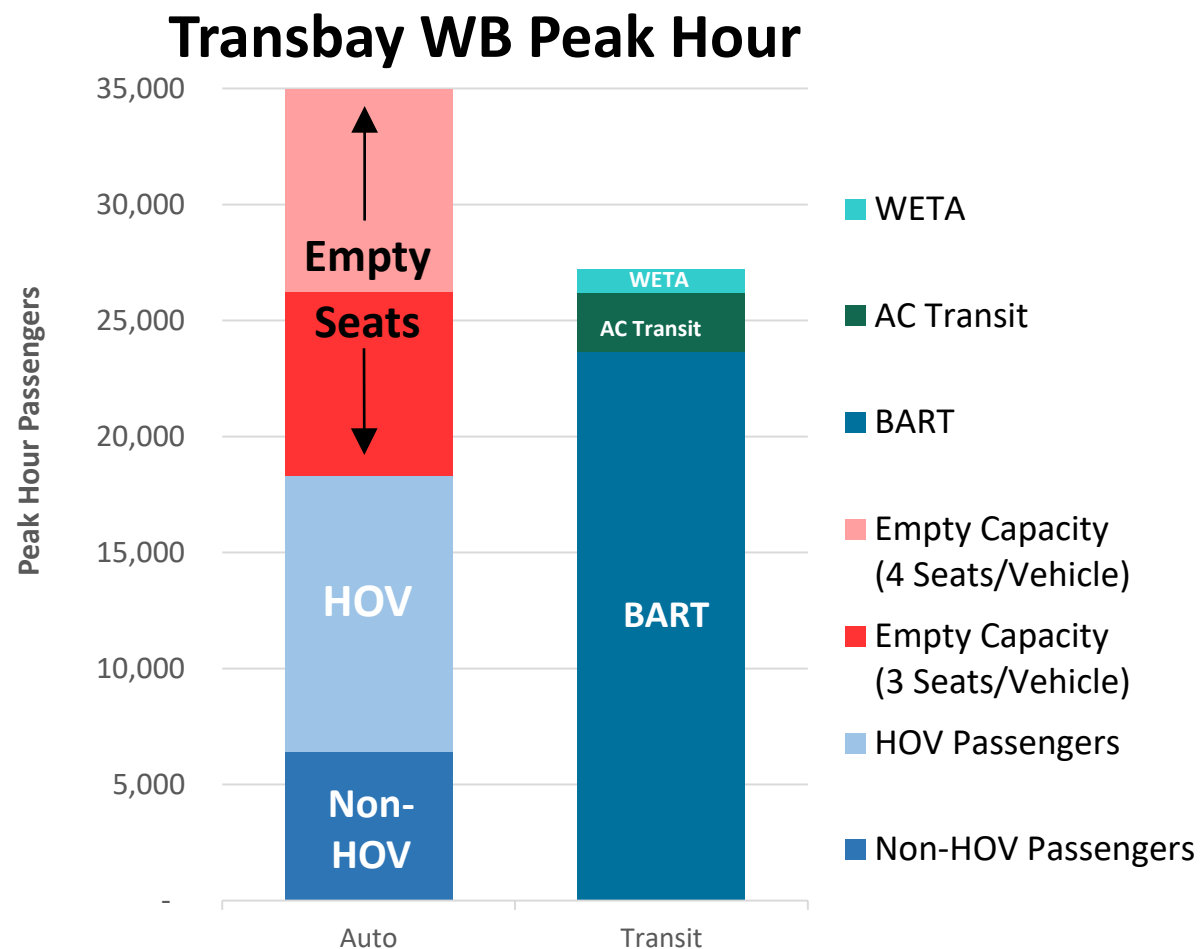
**MTC Operations Committee
September 13, 2019**

Opportunity: Utilize Empty Seats

Where do Bay Area residents experience the most traffic frustration?



Source: Bay Area Council 2016 Poll

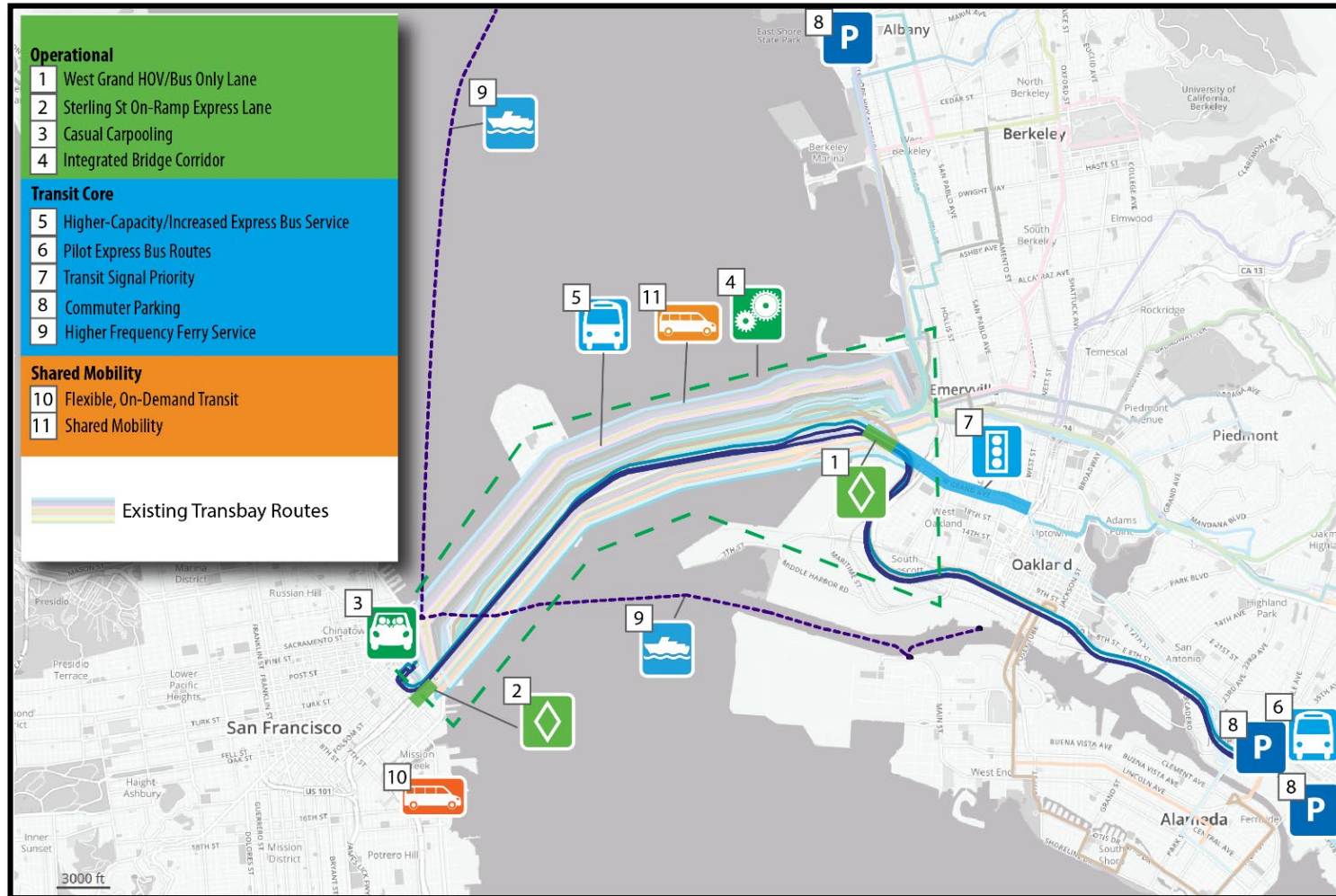


4 seats/vehicle → 48% seats are empty

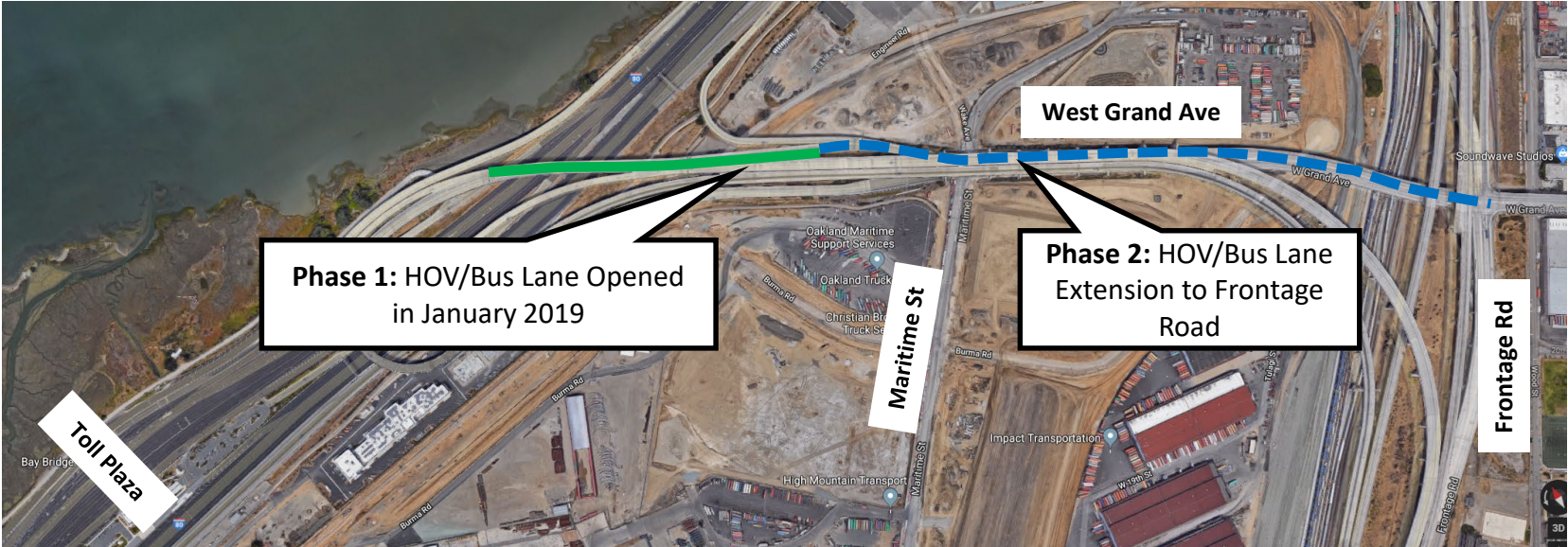
16,000+ empty seats/hour = 70% of BART Tube Capacity

Source: BATA 2015, Caltrans 2014, MTC 2015

Move More People in Fewer Cars with a \$40m Investment



West Grand Ave On-Ramp HOV/Bus Only Lane



21 Minutes Saved



**109% HOV
Volume Increase**

Vehicle Occupancy Detection – Pilot Phase 1



**78% – 88% Overall
System Accuracy Rate**



AC Transit Double Deckers + Increased Service

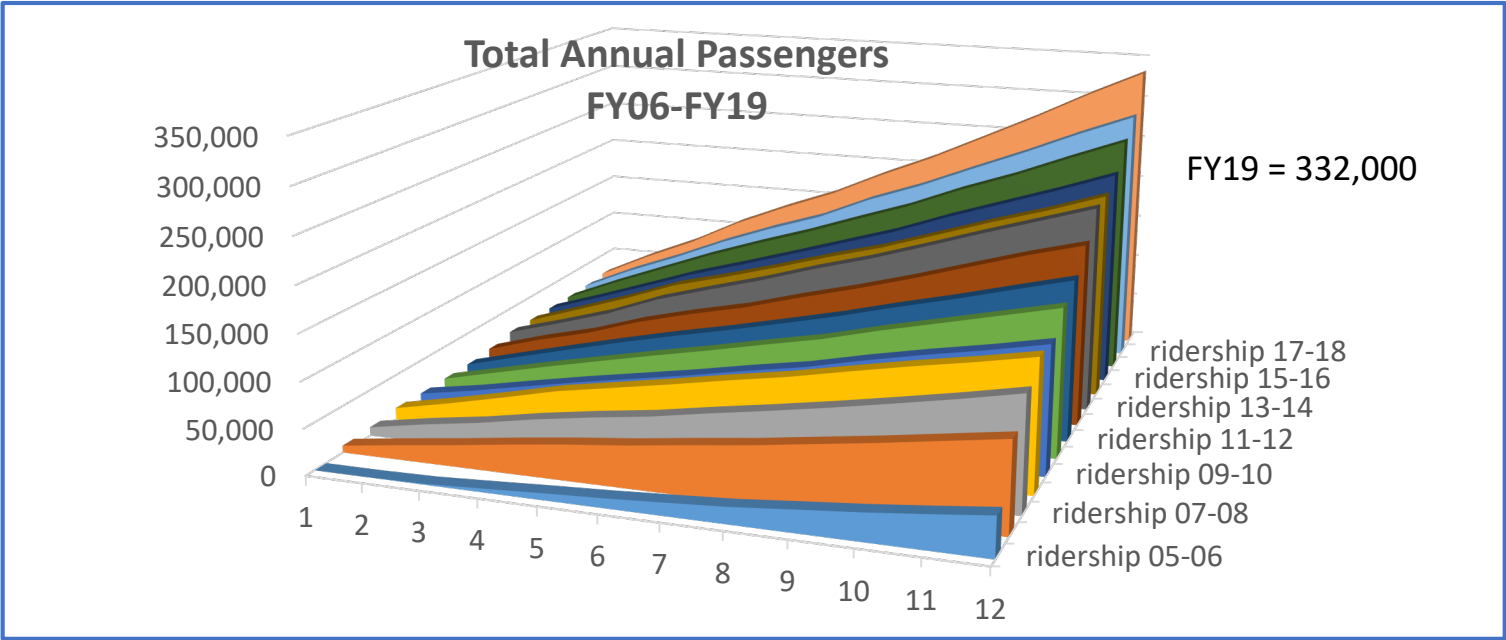


50% reduction in overcrowded trips (2017)

**40% reduction in overcrowded trips
7% increase in ridership (2018)**



WestCat Double Decker Transbay Express



24% increase in daily passengers in June 2019

19% increase in average weekday passengers over 2018

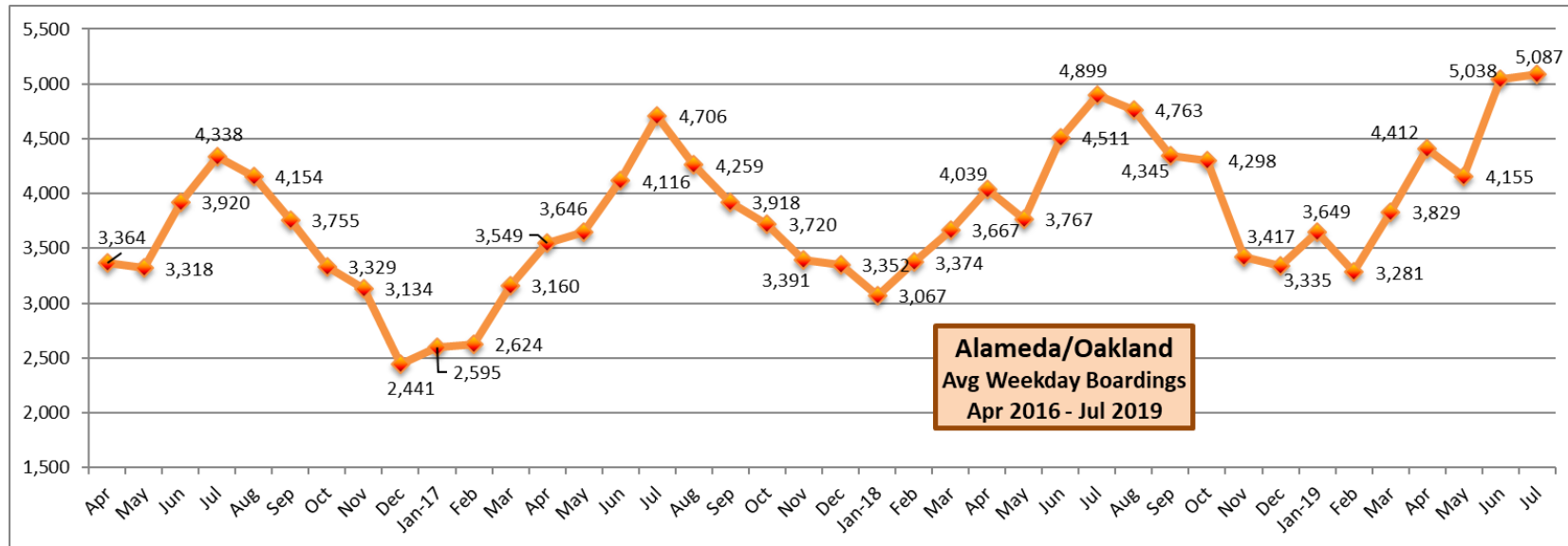
WETA Ferry Service Enhancement



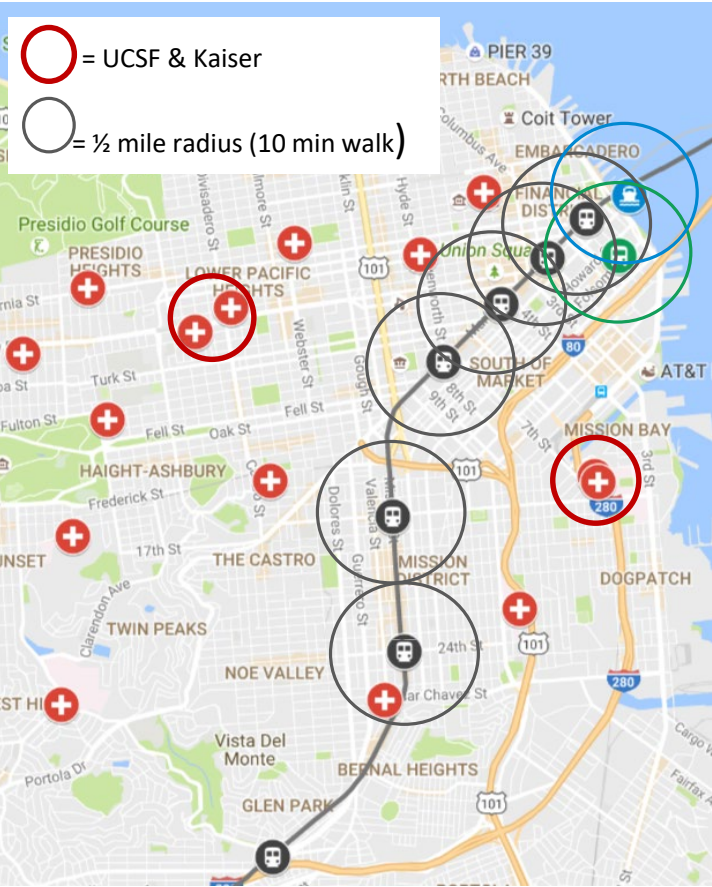
WATER EMERGENCY
TRANSPORTATION AUTHORITY



**28% increase in
Alameda/Oakland weekday
ridership**



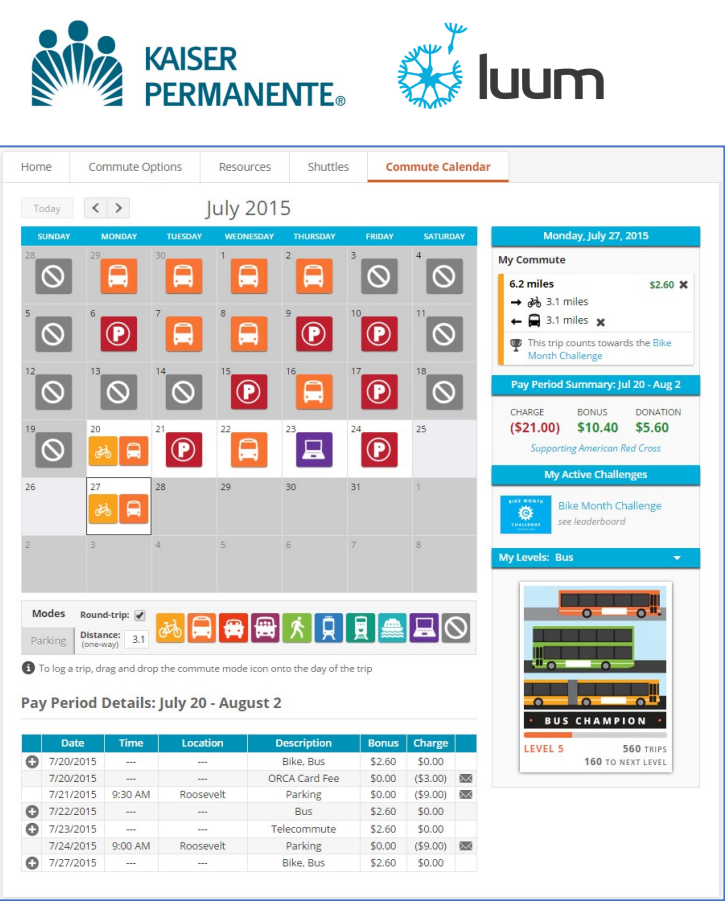
Flexible On-Demand Transit Pilot with UCSF



10,000+ trips served during pilot period

780+ unique users

Commute Management Platform with Kaiser



4900 registered employees



Commuter Parking Initiative



MTC Operations Committee
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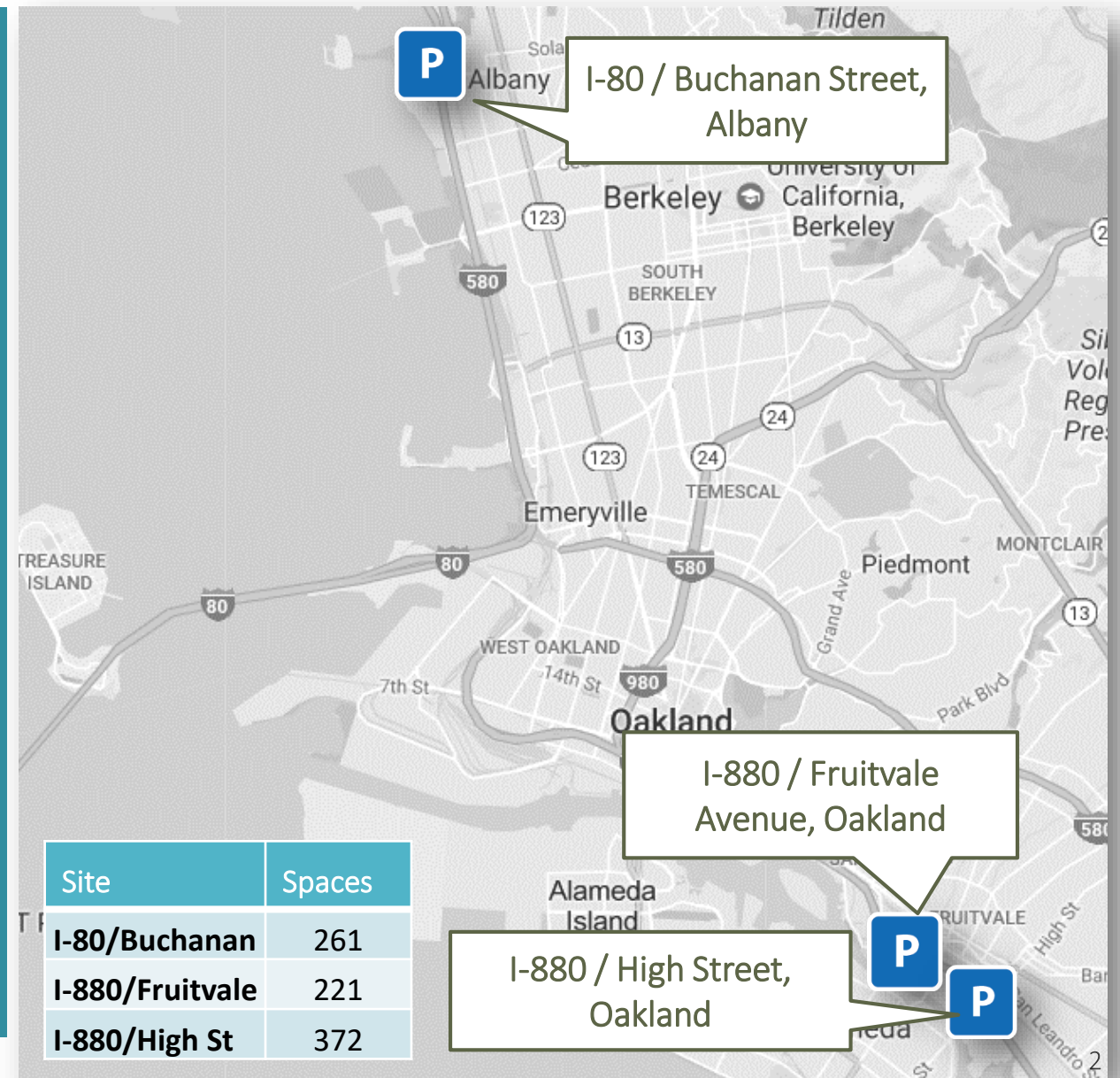
Project Overview

Goals

- Provide opportunities for commuters to park and share rides in transit or carpool
- Move more people in fewer vehicles
- Maximize lot utilization
- Provide a convenient user experience

Design & Operations

- Using underutilized Caltrans airspaces
- 800 spaces across 3 locations
- MTC will operate and maintain lots for three-year pilot; will explore partnerships with cities/transit agencies for ongoing O&M



Construction Progress

- Construction began November 2018
- Anticipated to be completed late November 2019
- Open for service expected Spring 2020

I-80/Buchanan Street, Albany



I-880/Fruitvale Avenue, Oakland



I-880/High Street, Oakland



Provide a Convenient Commuter Experience



Check **real time**
parking availability
information before
leaving



Drive, walk, or bike
to the commuter
parking lot



Pay for parking
using **mobile**
payment



Hop on **transit or**
carpool to
destination



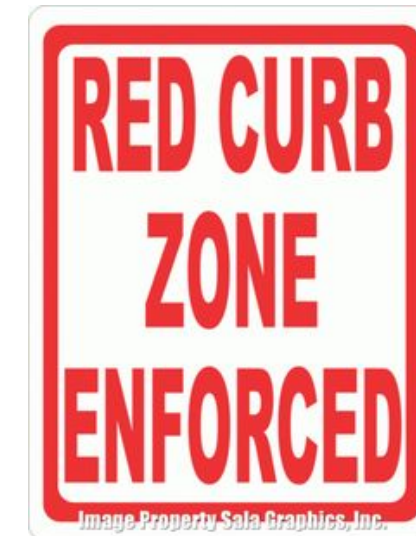
Parking Operations and Management Services (Agenda Item 5a)

- Services will include:
 - On-site customer service
 - Routine operations and maintenance
 - Non-routine maintenance
 - Parking occupancy detection equipment
- Requesting contract approval for LAZ Parking, LLC (\$2,500,000)



Commuter Parking Regulations Resolution (Agenda Item 6a)

- Developed in collaboration with Caltrans and in accordance with California Vehicle Code
- Regulates parking activities at commuter parking facilities:
 - General rules for use
 - Prohibited uses
- Reviewed and approved by Caltrans on July 24, 2019
- Requesting Committee approval of Regulations, MTC Resolution No. 4390



Breaking the Project Delivery Paradigm:

Increasing Person Throughput by Delivering Commuter Parking in 3 Years

Activity	Date
Project Kickoff	November 2016
Caltrans Maintenance Agreement Signed	November 2017
Environmental Clearance (CE)	December 2017
Final Design Completed	May 2018
Operations Committee Construction Contract Approval	October 2018
Construction Start	November 2018
Operations Committee Outreach Contract and Construction Contingency Approval	July 2019
Committee Approval of Parking Operator Contract and Parking Regulations	September 2019
Approval of EV Charger, Bike Locker, Mobile Payment Contracts	Fall 2019
Full Opening	Spring 2020

