

CITY OF LOS ANGELES

CALIFORNIA



JUNE LAGMAY
City Clerk

HOLLY L. WOLCOTT
Executive Officer

Office of the
CITY CLERK

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ANTONIO R. VILLARAIGOSA
MAYOR

August 24, 2010

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council file
No. 10-0139-S1, at its meeting held August 18, 2010.



City Clerk
srb

MOTION

I HEREBY MOVE that Council APPROVE the following recommendations of the City Administrative Officer and Chief Legislative Analyst (Item #41, Council file 10-0139-S1) relative to issuing a Request for Proposals and Concession Agreement for a proposed public-private partnership with respect to the City's parking structures:

1. AUTHORIZE the City Administrative Officer to issue a Request for Proposals and Draft Concession Agreement to qualified bidders for a proposed public-private partnership with respect to the City's parking structures.
2. FIND that pursuant to Charter section 371(e)(10) the use of competitive bidding to enter into a long-term concession and lease agreement would be undesirable and impractical due to market practices, and that it would be in the best financial interest of the City to utilize a Request for Proposals process to engage in negotiations with proposers to achieve a concession and lease agreement that satisfies the goals and interests of the City and select a concessionaire.
3. DETERMINE this action, as a continuing administrative activity authorizing the release of an RFP for the lease of existing City facilities, is exempt from the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2(f) of the Los Angeles City CEQA Guidelines.
4. AUTHORIZE the City Administrative Officer to make technical adjustments as necessary to implement the intent of the Mayor and Council actions.

PRESENTED BY _____
ERIC GARCETTI
Councilmember, 13th District

SECONDED BY _____
JAN PERRY
Councilmember, 9th District

August 18, 2010
CF 10-0139-S1

ADOPTED
** as amended*
AUG 18 2010
See attached motions
LOS ANGELES CITY COUNCIL

FORTHWITH

VERBAL MOTION

I HEREBY MOVE that Council AMEND the recommendations of the City Administrative Officer and Chief Legislative Analyst (Item #41, Council file 10-0139-S1), relative to issuing a Request for Proposals and Concession Agreement for a proposed public-private partnership with respect to the City's parking structures, to REQUIRE that the Request for Proposals and Concession Agreement include the following provisions with regard to Pershing Square:

1. ACCOMMODATE 1,200 commercial/transient parkers at all times.
2. REQUEST bids that allow for multiple price options based upon:
 - a. The proposed Parking Rate Schedule as contained within the Concession Agreement.
 - b. Allowing all parking rates to increase no more than the increase in the Consumer Price Index in any one year, starting from a baseline year 1 using the current rates.
3. PROVIDE parking in a manner consistent with the ongoing efforts to provide retail, dining, and entertainment uses in the area.

PRESENTED BY _____
JAN PERRY
Councilmember, 9th District

SECONDED BY _____
ERIC GARCETTI
Councilmember, 13th District

August 18, 2010
CF 10-0139-S1b

ADOPTED

AUG 18 2010

LOS ANGELES CITY COUNCIL

FORTHWITH

VERBAL MOTION

I HEREBY MOVE that Council AMEND the recommendations of the City Administrative Officer and Chief Legislative Analyst (Item #41, Council file 10-0139-S1), relative to issuing a Request for Proposals and Concession Agreement for a proposed public-private partnership with respect to the City's parking structures, to REQUIRE that any Request for Proposals for a proposed Public-Private Partnership concession agreement for the lease of parking assets include the requirement that 1,200 transient/commercial parkers be accommodated at all times at the Pershing Square Garage.

PRESENTED BY _____
JOSE HUIZAR
Councilmember, 14th District

SECONDED BY _____
ERIC GARCETTI
Councilmember, 13th District

August 18, 2010
CF 10-0139-S1a

ADOPTED

AUG 18 2010

LOS ANGELES CITY COUNCIL

FORTHWITH

| | |
|---------------------------------|--|
| <p>August 18 ADJUSTED</p> | <p>RELEASE OF CONCESSION AGREEMENT DOCUMENTS AND VIRTUAL DATA ROOM</p> <p>RFP, Draft Concession Agreement with exhibits (including draft Operations and Maintenance Manual) are released to the Proposers and access to virtual data room is provided.</p> |
| <p>September 13 – October 8</p> | <p>DUE DILIGENCE MEETINGS</p> <p>The Proposers will be invited to conduct a more detailed investigation of the Parking Garage System through the following process:</p> <ol style="list-style-type: none"> 1. Information about the Parking Garage System and the proposal process will be presented to each Proposer during an individual meeting by the City and the Transaction Advisors. 2. Proposers will be provided with the opportunity to tour the parking garages. 3. City's feasibility/operations team will meet individually with each Proposer to discuss issues related to the parking structures, operations, and revenue projections. Three (3) business days prior to the meeting, the Proposer shall provide to the City its markup of the Operations and Maintenance Manual and a prioritized list of questions. The purpose of the meeting will be to facilitate the Proposer's understanding of the operations and condition of the Parking Garage System and ensure that the City understands the nature of the Proposer's concerns with respect to the Draft Operations and Maintenance Manual. 4. Representatives of the City's legal team and Transaction Advisors will meet individually with each Proposer to discuss any issues that the Proposer may have with the draft Concession Agreement. Three (3) business days prior to the meeting, the Proposer shall provide a prioritized list of legal and business concerns. The purpose of the meeting is to ensure that the City's team understands the nature of the Proposer's concerns. 5. Within three (3) business days after the meeting described in paragraph 4, above, to discuss proposer's issues, the Proposer shall submit to the City proposed markups of the draft Concession Agreement. 6. To ensure a fair and equitable process, answers to questions raised by a Proposer prior to the Proposal Deadline date may be posted in the virtual data room without reference to who asked the questions, providing all Proposers access to relevant information. Proposers should not disclose any confidential information to the City during the due diligence process unless essential to the process, in which case the Proposer must comply with all of the requirements of Section 7.0 as to the confidential information. |

RECEIVED

AUG 18 2010

PF

CONCESSION AGREEMENT REPLACEMENT

ITEM # 41

SCHEDULE 6

MAXIMUM PARKING RATES

| | Current** Rates | Maximum Parking Rates Year 1 | Maximum Parking Rates Year 2 | Maximum Parking Rates Year 3 | Maximum Parking Rates Year 4 | Maximum Parking Rates Year 5 |
|----------------------------------|--------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| Pershing Square | | | | | | |
| Monthly/Annual | \$190.00 | \$228.00 | \$228.00 | \$228.00 | \$228.00 | \$264.00 |
| Transient (Regular) | \$7.72 | \$9.60 | \$9.60 | \$10.80 | \$10.80 | \$12.00 |
| Transient (Early Bird) | \$9.35 | \$12.00 | \$12.00 | \$14.40 | \$14.40 | \$18.00 |
| After 5 PM | \$6.60 | \$7.20 | \$7.20 | \$9.60 | \$9.60 | \$12.00 |
| Cinerama Dome* | | | | | | |
| Monthly | \$100.00 | \$120.00 | \$120.00 | \$120.00 | \$120.00 | \$144.00 |
| Transient | \$4.00 | \$6.00 | \$7.20 | \$8.40 | \$9.60 | \$10.80 |
| Event | \$10.00 | \$12.00 | \$14.40 | \$16.80 | \$19.20 | \$24.00 |
| Friar Street | | | | | | |
| Monthly | \$49.50 | \$72.00 | \$72.00 | \$84.00 | \$84.00 | \$96.00 |
| Transient | \$1.10 | \$1.80 | \$1.80 | \$2.40 | \$2.40 | \$2.40 |
| Dickens Street | | | | | | |
| Monthly | \$38.50 | \$60.00 | \$60.00 | \$60.00 | \$60.00 | \$60.00 |
| Transient | \$1.50 | \$1.80 | \$1.80 | \$1.80 | \$1.80 | \$1.80 |
| Cherokee | | | | | | |
| Monthly | \$100.00 | \$120.00 | \$120.00 | \$144.00 | \$144.00 | \$144.00 |
| Transient | \$4.00 | \$7.20 | \$7.20 | \$9.60 | \$9.60 | \$12.00 |
| Event | \$8.00 | \$12.00 | \$12.00 | \$14.40 | \$14.40 | \$18.00 |
| Broxton | | | | | | |
| Monthly | \$125.00 | \$150.00 | \$168.00 | \$168.00 | \$168.00 | \$192.00 |
| Transient - Paying Customer | \$4.50 | \$3.60 | \$3.60 | \$4.80 | \$4.80 | \$4.80 |
| Transient - Parking for Free | \$0.00 | \$0.00 | \$0.00 | \$3.60 | \$3.60 | \$4.80 |
| Event | \$3.00 | \$6.00 | \$6.00 | \$6.00 | \$9.60 | \$9.60 |
| Ventura Boulevard | | | | | | |
| Monthly | \$38.50 | \$47.40 | \$49.20 | \$50.40 | \$51.60 | \$52.80 |
| Transient | \$0.50 | \$0.60 | \$0.60 | \$0.66 | \$0.66 | \$0.66 |
| Robertson | | | | | | |
| Monthly | \$125.00 | \$150.00 | \$150.00 | \$168.00 | \$168.00 | \$168.00 |
| Transient | \$2.00 | \$2.40 | \$2.40 | \$3.60 | \$3.60 | \$4.80 |
| Larchmont | | | | | | |
| Monthly | \$60.00 | \$72.00 | \$72.00 | \$72.00 | \$72.00 | \$84.00 |
| Transient | \$1.50 | \$1.80 | \$1.80 | \$1.80 | \$1.80 | \$2.10 |
| Hollywood & Highland* | | | | | | |
| Monthly | \$95.00 | \$120.00 | \$120.00 | \$144.00 | \$144.00 | \$156.00 |
| Transient | \$3.00 | \$4.80 | \$4.80 | \$7.20 | \$7.20 | \$9.60 |
| Event | \$10.00 | \$18.00 | \$18.00 | \$24.00 | \$24.00 | \$30.00 |

* Rate adjustments are subject to the Reciprocal Easement Agreement

** Source: Desman Associates Financial Analysis and Condition Appraisal Report