

DEPARTMENT OF TRANSPORTATION, GENERAL SERVICES DEPARTMENT
PARKING MANAGEMENT RESTRUCTURING

OBJECTIVES

The Parking Management Restructuring Proposal was submitted as part of the City Administrative Officer's Three Year Plan to Fiscal Sustainability in 2010 (C.F. 09-0600-S159, CAO File No. 0590-00098-3842, Item 33d). This report is an update of that recommendation.

Consider the consolidation and/or alternative administration of parking facilities management, onsite operations, and maintenance and landscaping functions between the General Services Department (GSD) and the Department of Transportation (DOT). Evaluate development opportunities for underutilized parking facilities.

RECOMMENDATION

Evaluate the current management of parking facilities to remain under the responsibility of DOT and GSD and make recommendations in order to increase efficiency in operations, produce cost savings, facilitate alternative uses, and/or increase revenue to the City:

- Use data from the parking system consultant study, completed as part of the proposal for the concession of City parking assets, to examine savings or revenue opportunities for the administration of DOT and GSD parking facility management, operations, and maintenance.
- Explore automation of currently operated City facilities and determine whether savings in labor and/or maintenance can be found.
- Explore development opportunities for the remaining surface parking lots and structures owned by the City.
- Establish a working group with DOT, GSD, the City Administrative Officer (CAO), Chief Legislative Analyst (CLA), and the Mayor's Office to examine options and feasibility over the next 90 days.

BACKGROUND/DISCUSSION

The Department of Transportation (DOT) manages 115 public surface parking lots and structures and leases spaces for public parking in two additional privately owned parking structures. DOT utilizes contracts and MOU agreements to operate and maintain its parking facilities (see Attachment 1).

The General Services Department (GSD) manages and operates five public surface parking lots and structures and four additional employee-only parking structures. GSD also provides facility operating services for parking lots and structures managed by DOT (15), El Pueblo (5), Library (3), and Recreation and Parks (1). See Attachment 2.

Other City departments that manage revenue generating public parking facilities as part of their operations include Airports (LAWA), Harbor, and LADWP. LAWA utilizes separate three- to five-year contracts to operate and maintain its parking facilities, but employs City forces to provide landscape maintenance.

A. Findings/Issues

Consolidation of DOT and GSD Parking Facilities Management

- DOT employs 13 administrative positions for facilities management.
- GSD employs five administrative positions for facilities management.
- Consolidation could eliminate the need for some of these positions.
- Should Management services be consolidated under DOT, GSD would still have to retain staff to manage GSD lot operations for other departments.

Consolidation of DOT and GSD Onsite Operations

- DOT does not provide any personnel for onsite parking facility operations.
- DOT currently contracts with GSD to operate 15 of their facilities and with two private companies to operate seven of their facilities.
- Current DOT operations contracts have expired as of October 2010 and are being extended on a month-to-month basis.
- GSD utilizes 60 City staff for onsite parking facility operations in their six lots.

Alternative Administration of DOT and GSD Onsite Operations

- DOT contracted operators are responsible for lot maintenance, landscaping, and marketing of the facilities.
- The table below shows the 2008-09 approximate post-tax revenues and expenditures of all attendant-operated DOT parking facilities:

Operator	2008-09 Revenue	2008-09 Expenditure	Profit Percentage
GSD	\$ 3,360,000	\$ 2,130,000	36%
Contractor	\$ 10,336,000	\$ 6,115,000	41%

- Some GSD parking facilities need additional security measures because they are controlled access City employee lots and are adjacent to secure areas, such as the Automated Traffic Surveillance and Control (ATSAC) Center in City Hall East.
- Departments that currently utilize GSD lot operations (El Pueblo, Library, RAP) require that lot revenue is placed in their respective funds.
- DOT has 93 non-operated parking facilities that will be the focus of development and alternative use opportunities.

Consolidation of DOT and GSD Landscaping and Maintenance

- DOT currently utilizes Memoranda of Understanding (MOUs) with the Bureau of Street Services and RAP to perform general landscaping and maintenance on its non-privately operated facilities, and utilizes Citywide contracts administered by GSD to request non-recurring maintenance. The department will be issuing a new Request for Proposals (RFP) for the landscape, maintenance, and operations of all of their lots within the next six months.

- GSD employs seven Custodians to perform lot cleaning. GSD parking facilities do not require landscaping maintenance.

Alternative Administration of DOT and GSD Landscaping and Maintenance

- GSD administers contracts for Citywide services such as specialized landscaping and non-recurring maintenance needs.
- DOT issued a RFP for landscaping and maintenance in October 2008. The CAO made a 1022 determination that the proposed contractor could provide service more economically than City forces. BOSS submitted a quote of \$1.7 million in direct costs. The lowest responsible bidder submitted a total cost under \$1.0 million.
- The City could explore alternative service delivery models to minimize the need for the City to maintain separate landscaping and maintenance staff or contracts.

B. Service Impacts

To be determined

C. Program(s)/Positions to be Transferred

To be determined

D. Program(s)/Positions to be Eliminated

To be determined

E. Implementation Plan

Establish a working group consisting of the Mayor's Office, DOT, GSD, CAO, and CLA to evaluate the efficiencies and savings created by consolidation and/or alternative administration and develop a plan to begin implementation of any proposed changes by July 1, 2011. Task the working group with evaluating development and alternative use opportunities for underutilized parking facilities and develop a timeline for implementation.

**DEPARTMENT OF TRANSPORTATION
Parking Facilities Summary**

All DOT Managed Parking Facilities

	Total #	With Landscaping	Type of Facility			Number of Parking Spaces		
			Attendant Operated	Metered/ Paystation	Free	0-50	51-100	101+
Surface Lot	103	71	13	59	31	69	25	9
Structure*	12	5	9	3	0	2	1	9
Total	115	76	22	62	31	71	26	18

* does not include two privately owned parking facilities leased by the City

Attendant Operated DOT Parking Facilities

	Total #	Facility Operator		
		GSD	New South	PCI**
Surface Lot	13	8	0	5
Structure	8	7	1	0
Total	21	15	1	5

** Parking Concepts, Incorporated (private contractor)

General Services Department Parking Operations Summary

No.	Lots	Clients	Lot Type	Address	Spaces	
1	Pico & Figueroa	GSD	Cashier-Flat Rate	1260 S. Figueroa St.	50	
2	Lot 2		Fee Computer	300 E. Temple St.	197	
3	Lot 7		Cashier-Flat Rate	140 N. Judge John Aiso St.	195	
4	City Hall Garage		Employee Only		200 N. Spring St.	400
5	City Hall East/P2-P4				200 N. Main St.	2,100
6	Braude Center				6262 Van Nuys Rd.	183
7	Piper Tech				555 Ramirez St.	665
8	CHE Commercial Parking/LA Mall		Fee Computer		225 N. Los Angeles St.	250
9	Main St		Cashier-Flat Rate		260 S. Main St	44
					4,084	
11	Mangrove Lot 753	DOT	Cashier-Flat Rate	601 E. First Street	273	
12	Broxton Garage Lot 680		Fee Computer	1036 Broxton Ave.	366	
13	Vermont Parking Lot 691		Cashier-Variable Rate	682 Vermont Ave.	65	
14	Larchmont Parking Lot 732		Fee Computer	218 N. Larchmont Blvd.	153	
15	Cathedral Parking Lot 755		Cashier-Flat Rate	257 LA St.	93	
16	San Fernando Valley Lot 752		Fee Computer	6265 Sylmar St.	302	
17	Studio City Lot 690			12223 Ventura Blvd.	397	
18	Dickens St		Cashier-Variable Rate	14591 Dickens St	198	
19	Robertson Lot 601		Fee Computer	14401 Friar St, Van Nuys	237	
20	Robertson Lot 609		Cashier-Variable Rate		14521 Friar St, Van Nuys	76
21	Robertson Lot 610				14532 Gilmore St, Van Nuys	138
22	Robertson Lot 620				14607 Sylvan St, Van Nuys	53
23	Robertson Lot 630				14517 Erwin St, Van Nuys	75
24	Robertson Lot 631				14402 Gilmore St, Van Nuys	68
25	Robertson Lot 703		Fee Computer		123 S. Robertson Blvd, LA	334
					2,828	
26	Parking Lot 1	El Pueblo	Fee Computer	914 N. Main St.	80	
27	Parking Lot 2			615 N. Main St.	250	
28	Parking Lot 3		Cashier-Variable Rate	853 N. Alameda St.	20	
29	Parking Lot 4		Cashier-Flat Rate		426 N. Los Angeles St.	50
30	Parking Lot 5				711 N. Alameda St.	50
30A	Office Sales/Validations		Monthly, Validations,etc.		914 N. Main St.	0
					450	
31	Pio Pico Library	Library	Fee Computer	694 Oxford St.	60	
32	Library Employee Garage		Employee Parking only	406 S. Olive St.	214	
33	Westwood Library		Fee Computer	1246 Glendon Ave.	50	
					324	
34	Pershing Square Garage	R&P	Fee Computer	530 Olive St.	1,750	
33	Total				9,436	