

Los Angeles
World Airports

April 9, 2014

The Honorable City Council
of the City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

LAX
LA/Ontario
Van Nuys
City of Los Angeles

Subject: **APPROVAL OF AGREEMENT WITH ABM PARKING SERVICES, INC. TO OPERATE TRANSPORTATION SYSTEMS AND MANAGE EMPLOYEE PARKING LOTS AT LOS ANGELES INTERNATIONAL AIRPORT.**

Eric Garcetti
Mayor
Board of Airport Commissioners

In accordance with Section 606 of the City Charter, the Board of Airport Commissioners transmits for your approval the Agreement with ABM Parking Services, Inc. to operate transportation systems and manage parking management services at Los Angeles International Airport.

Sean O. Burton
President

RECOMMENDATION FOR CITY COUNCIL

Valeria C. Velasco
Vice President

1. APPROVE the Agreement with ABM Parking Services, Inc.
2. CONCUR in the Board's action authorizing the Executive Director to execute the Agreement with ABM Parking Services, Inc.
3. FIND that this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Article III Class 1(18)(c) of the Los Angeles City CEQA Guidelines.

Gabriel L. Eshaghian
Jackie Goldberg
Beatrice C. Hsu
Matthew M. Johnson
Dr. Cynthia A. Telles

Gina Marie Lindsey
Executive Director

The Board of Airport Commissioners, at their meeting held on March 18, 2014 by Resolution No. 25370, approved the Agreement with ABM Parking Services, Inc. subject to the approval of your Honorable Body is attached.

MAYOR'S TRANSMITTAL

Enclosed is the approval by the Mayor and the Office of the City Administrative Officer.

There is no fiscal impact to the City's General Fund as a result of this action.



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CONCLUSION

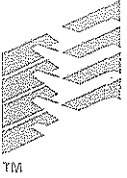
Please return the attached Agreement with ABM Parking Services, Inc. to the Department of Airports' Board Office after City Council approval and Certification of that approval.

Very truly yours,



Sandra J. Miller – Commission Executive Assistant II
BOARD OF AIRPORT COMMISSIONERS

cc: Trade, Commerce and Tourism Committee
 Councilmember LaBonge, E-file
 Councilmember Bonin, E-file
 Councilmember Buscaino, E-file
 CAO (Airport Analyst), E-file
 CLA (Airport Analyst), E-file
 City Clerk's Office, Enc. (one original)



RESOLUTION NO. 25370

LAX
LA/Ontario
Van Nuys
City of Los Angeles

Eric Garcetti
Mayor

**Board of Airport
Commissioners**

Sean O. Burton
President

Valeria C. Velasco
Vice President

Gabriel L. Eshaghian
Jackie Goldberg
Beatrice C. Hsu
Matthew M. Johnson
Dr. Cynthia A. Telles

Gina Marie Lindsey
Executive Director

BE IT RESOLVED that the Board of Airport Commissioners approved Award of a five (5)-year Agreement to ABM Parking Services, Inc. to operate transportation systems and manage employee parking lots at Los Angeles International Airport (LAX) that will (1) provide transportation and parking management services for the employee parking lots located at LAX, (2) design, install and maintain a new turn-key parking Access Control System at LAX's remote employee parking lots, and (3) provide transportation between Metro's Green Line Station and the Central Terminal Area, as referenced on the board report attached herein and made part hereof; and

BE IT FURTHER RESOLVED that the Board of Airport Commissioners authorized the Executive Director to execute said Agreement upon approval as to form by the City Attorney and upon approval by the City Council; and

BE IT FURTHER RESOLVED that the issuance of permits, leases, agreements, and renewals, amendments or extensions thereof, or other entitlements granting use of an existing airport facility involving negligible or no expansion of use and/or alteration or modification of the facilities or its operations beyond that previously existing or permitted is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article III Class 1(18)(c) of the Los Angeles City CEQA Guidelines; and

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I hereby certify that this Resolution No. 25370 is true and correct, as adopted by the Board of Airport Commissioners at its Special Meeting held on Tuesday, March 18, 2014.

Sandra J. Miller – Secretary
BOARD OF AIRPORT COMMISSIONERS





Los Angeles World Airports

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REPORT TO THE BOARD OF AIRPORT COMMISSIONERS

<p><i>[Signature]</i> Approved by: Marisa Katnich, Director, Landside Business Management</p>	<p>Meeting Date: 3/18/2014</p>																				
<p><i>[Signature]</i> Reviewed by: Debbie L. Bowers, Deputy Executive Director</p>	<p>CAO Review: <input type="checkbox"/> Completed <input checked="" type="checkbox"/> Pending <input type="checkbox"/> N/A</p>																				
<p><i>[Signature]</i> RT City Attorney</p> <p><i>[Signature]</i> Girja Marie Lindsey - Executive Director</p>	<table border="1"> <thead> <tr> <th>Reviewed for</th> <th>Date</th> <th>Approval Status</th> <th>By</th> </tr> </thead> <tbody> <tr> <td>Capital Budget</td> <td>02/13/14</td> <td><input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA</td> <td>DS</td> </tr> <tr> <td>Operating Budget</td> <td>02/21/14</td> <td><input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA</td> <td>RW</td> </tr> <tr> <td>CEQA</td> <td></td> <td><input checked="" type="checkbox"/> Y <input type="checkbox"/> N</td> <td>MV</td> </tr> <tr> <td>Procurement</td> <td>02/20/14</td> <td><input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Cond</td> <td>MT</td> </tr> </tbody> </table>	Reviewed for	Date	Approval Status	By	Capital Budget	02/13/14	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	DS	Operating Budget	02/21/14	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	RW	CEQA		<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	MV	Procurement	02/20/14	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Cond	MT
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SUBJECT: Award of an Agreement to provide Transportation Services and Operation of Airport Employee Parking Lots

Award of an Agreement to ABM Parking Services, Inc. (1) to provide transportation services between the Central Terminal Area and airport employee parking lots and Metro's Green Line Station and (2) to operate airport employee parking lots at Los Angeles International Airport for a term of five years with a potential for two one-year extensions for an amount not to exceed \$53,500,000 over the seven-year term.

RECOMMENDATIONS:

Management RECOMMENDS that the Board of Airport Commissioners:

1. ADOPT the Staff Report.
2. DETERMINE that this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Class 1(18)(c) of the Los Angeles City CEQA Guidelines.
3. FIND that the work can be performed more economically or feasibly by an independent contractor than by City employees.
4. FIND that ABM Parking Services, Inc. is responsive and responsible, that entering into this agreement is to the advantage of the City, and waive any informality in the proposals.

5. APPROVE the award of an agreement to ABM Parking Services, Inc. for transportation services between the Central Terminal Area and airport employee parking lots and Metro's Green Line Station and operation of airport employee parking lots at Los Angeles International Airport for a term of five years with a potential for two one-year extensions for an amount not-to-exceed \$53,500,000 over the seven-year term.
6. AUTHORIZE the Executive Director to execute an agreement with ABM Parking Services, Inc. upon approval as to form by the City Attorney and approval of the City Council.

DISCUSSION:

1. Purpose

Provide transportation services to airport employees and users of Metro's Green Line Station and provide employee parking lot management at Los Angeles International Airport (LAX).

2. Prior Related Actions

None.

3. Current Action

Approval of this action will award ABM Parking Services (ABM) an agreement (Agreement) to operate transportation systems and manage employee parking lots at LAX for a five-year term with a potential for two, one-year extensions. Under the Agreement ABM will (1) provide transportation and parking management services for the employee parking lots located at LAX; (2) design, install and maintain a new turn-key parking Access Control System (ACS) at LAX's remote employee parking lots; and (3) provide transportation between Metro's Green Line Station and the Central Terminal Area (CTA).

Currently Los Angeles World Airports (LAWA) staff uses two separate contracts to provide parking management and transportation services to support the employee parking facilities at LAX and to provide transportation for Metro's Green Line passengers. Through this action, the two contracts will be consolidated into one agreement to improve service accountability and manage costs.

The first year's estimated cost of \$7 million represents no change from the total of the existing operating contracts. However, following installation of the ACS, operating costs reduce by an estimated 2% from year one to year two. Of the total annual Agreement costs, approximately 75% is attributable to transportation services and the remaining is composed of costs for parking management and the new ACS.

Additionally, the Agreement includes new services which are expected to improve customer service levels, such as online and automated billing options for employee parking pass purchases, real time parking lot monitoring technology, and new bus dispatching and tracking systems which will allow for more consistent transportation service and more efficient use of the bus fleet.

Procurement Process

On November 12, 2013, four proposers submitted proposals to LAWA in response to an Request for Proposals (RFP) issued on May 8, 2013. The five-member evaluation committee consisted of the following:

- Chief Operating Officer, LAWA
- Deputy Executive Director, Commercial Development Group, LAWA
- Executive Assistant Airport, LAWA
- Senior Engineer, LAWA
- Senior System Analyst, LAWA

The specific evaluation criteria published in the RFP and employed to rank the proposals received are listed below.

Evaluation Criteria	Criteria Weight
Qualifications and Experience	15
Financial Capability	10
Management and Operations Plan	15
Access Control System and Implementation Plan	15
Customer Service Plan	10
Financial Proposal	
a) Flat Monthly Management Fee	10
b) Monthly Operational Budget	20
c) Repair Expense Pass-thru Mark-up	5
Total Points:	100

To allow proposers the opportunity to clarify and expand upon aspects of their proposal, interviews were conducted on January 22, 2014. Following the interviews, the evaluation panel ranked the proposals based upon the criteria listed above. The final rankings are as follows:

Proposer	Rank
ABM Parking Services, Inc.	1
Standard Parking Corporation	2
Servisair, LLC	3
Keolis Transit Services, LLC	4

Action Requested

Staff requests the Board approve the Agreement with ABM for an amount not to exceed \$53,500,000 over the seven-year term, and authorize the Executive Director to execute the Agreement upon approval as to form by the City Attorney and approval of the City Council.

Fiscal Impact

The first year's estimated costs of \$7,000,000 under the Agreement represents no increase over the sum of the existing agreement's annual costs.

4. Alternatives Considered

• ***Continue Past Practices***

Staff considered keeping employee parking services and transportation services for employees and Metro's Green Line passenger in separate contracts, as had been the historical practice. However, this approach reduces accountability for customer service and creates redundant overhead costs for contractors and for staff managing these contracts. The historical contracting practice also bundled transportation and parking services for the travelling public with those provided to employees, leaving both customer groups receiving non-optimal services.

• ***Replace Contract Services with City Employees***

LAWA is planning to initiate major changes to where passengers and employees park and how passenger and employees access the CTA with the planned development of an Automated People Mover (APM) system and other transportation facilities. During the course of these developments, LAWA expects multiple changes will occur in how employee parking and free bus services will be provided. Staff finds that continuing to use contractors for these services will minimize long-term costs and maximize flexibility while the transportation development plans evolve.

APPROPRIATIONS:

Staff requests contract authority not to exceed \$53,500,000 for a five year contract term with option for two one year extensions. Funds for this contract are available in the FY2013-14 Los Angeles World Airports Operating Budget in LAX Cost Center 1240005 – Landside Business Management, Commitment Item 520 – Contractual Services. Funding for subsequent years will be requested as part of the annual budget process. No appropriation is requested from the Capital Budget as approval of this action will have no fiscal impact on LAWA's Capital Budget.

STANDARD PROVISIONS:

1. The issuance of permits, leases, agreements, and renewals, amendments or extensions thereof, or other entitlements granting use of an existing airport facility involving negligible or no expansion of use and/or alteration or modification of the facilities or its operations beyond that previously existing or permitted is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article III, Class 1(18)(c) of the Los Angeles City CEQA Guidelines.
2. This contract is subject to approval as to form by the City Attorney
3. Actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 373.

4. ABM Parking Services will comply with the provisions of the Living Wage/Service Contractor Worker Retention Ordinances.
5. Procurement Services reviewed this action (File No. 6225) and established a goal of 10% Airport Concessions Disadvantaged Business Enterprise (ACDBE). ABM Parking Services proposed 11.38% ACDBE participation. The proposed ACDBE subcontractor is not yet certified as an ACDBE but has submitted its ACDBE application; therefore, its participation will count from the time of certification. Under this circumstance ABM is therefore required to demonstrate a formal Good Faith Effort to be deemed a responsive proposer. Procurement Services confirms that based on documents submitted ABM Parking Services has made a good faith effort to outreach to ACDBE subcontractors.
6. ABM Parking Services will comply with the provisions of the Affirmative Action Program.
7. ABM Parking Services has been assigned Business Tax Registration Certificate No. 0000439891-0001-8.
8. ABM Parking Services will comply with the provisions of the Child Support Obligations Ordinance.
9. ABM Parking Services will have approved insurance documents, in the terms and amounts required, on file with the Los Angeles World Airports prior to issuance of a Notice to Proceed.
10. Pursuant to Charter Section 1022, staff determined the work specified on the proposed contract can be performed more feasibly or economically by an Independent Contractor than by City employees.
11. ABM Parking Services has submitted the Contractor Responsibility Program Questionnaire and Pledge of Compliance and will comply with the provisions of the Contractor Responsibility Program.
12. ABM Parking Services has been determined by Public Works, Office of Contract Compliance, to be in compliance with the provisions of the Equal Benefits Ordinance.
13. ABM Parking Services will be required to comply with the provisions of the First Source Hiring Program for all non-trade Airport jobs.
14. ABM Parking Services has submitted the Bidder Contributions CEC Form 55 and will comply with its provisions.