

AGENDA REPORT

Resolution: Authorize the Executive Director to Extend the Term of the Truck Parking Management Agreement for Truck Parking Services on Port Property with ABM Industry Groups, LLC, doing business as ABM Parking Services (formerly known as AMPCO System Parking Inc.) from August 21, 2017 through July 31, 2018 for an Amount Not to Exceed \$4.0 Million. **(Maritime)**

MEETING DATE: 11/30/2017

AMOUNT: \$4.0 million (Annual Average)
Operating Expense

PARTIES INVOLVED: ABM Industry Groups, LLC, doing business as ABM Parking Services (formally known as AMPCO System Parking, Inc.)
Louis Vela, Project Manager

SUBMITTED BY: John C. Driscoll, Director of Maritime

APPROVED BY: J. Christopher Lytle, Executive Director

ACTION TYPE: Resolution

EXECUTIVE SUMMARY

ABM Industry Groups, LLC, doing business as ABM Parking Services (formerly known as AMPCO System Parking Inc.) has been managing the Port's truck parking operations since August 1, 2007. The management agreement expired on August 20, 2017, and staff is requesting the Board's authorization to extend the agreement under the same terms (\$6,500 monthly management fee and reimbursement of expenses) for approximately one year, through July 31, 2018. This will allow staff time to issue a Request for Proposals for a new parking management agreement.

BACKGROUND

The Port entered into a parking management agreement with AMPCO Systems Parking (AMPCO) on August 1, 2007, for approximately 15 acres of truck parking at the former Oakland Army Base (OAB). Staff relocated the truck parking to the Roundhouse property in January 2013 in order to lease out the 800 series buildings on the former OAB. Over the next 18 months, the operation at the Roundhouse increased to 30 acres.

On December 8, 2016, AMPCO changed its name to ABM Industry Groups, LLC, doing business as ABM Parking Services (ABM), but the operations and management of the Port's truck parking were otherwise unchanged.

In September 2014, due to continued increase in demand, the Port directed ABM to open a second truck parking operation on 10 acres at Howard Terminal. This operation quickly expanded to approximately 25 acres. Following the closure of the Berths 20-24 Marine Terminal in early 2016, the truck parking operation at the Roundhouse was relocated to the former terminal, where it remains today.

ABM is currently managing both operations at Howard Terminal and the Berths 20-24 location, a total of approximately 55 acres. The current management agreement expired on August 20, 2017 without any provisions for extension.

ANALYSIS

ABM has been managing the Port's truck parking operation for over 10 years and is very familiar with the needs of both truckers and the Port. Staff believes that an interruption in the provision of truck parking would have a negative impact on Seaport operations and trucking-related issues outside the Seaport, and therefore seeks an approximate 1-year extension to the agreement with ABM, through July 31, 2018. This extension will allow Port staff the time to issue a Request for Proposals (RFP) for a new truck parking management agreement. Staff plans to issue this RFP in the first quarter of 2018.

BUDGET & STAFFING

The proposed action does not have any budget or staffing impact.

MARITIME AVIATION PROJECT LABOR AGREEMENT (MAPLA)

The matters included in this Agenda Report do not fall within the scope of the Port of Oakland Maritime and Aviation Project Labor Agreement (MAPLA) and the provisions of the MAPLA do not apply.

STRATEGIC PLAN

The action described herein would help the Port achieve the following goals and objectives in the Port's Strategic Plan (<http://www.portofoakland.com/pdf/about/strategicPlan2011-2015.pdf>)

Goal A: Create Sustainable Economic Growth for the Port and Beyond

- Goal A: Objective 1: Maximize the use of existing assets.

Goal B: Maintain and Aggressively Grow Core Businesses

- Goal B: Objective 1: Retain existing customers and tenants.

LIVING WAGE

Living wage requirements, in accordance with the Port's Rules and Regulations for the Implementation and Enforcement of the Port of Oakland Living Wage Requirements (the "Living Wage Regulations"), do not apply to this agreement as the service provider does not employ 21 or more employees working on Port-related work. However, the service provider will be required to certify that should living wage obligations become applicable, the service provider shall comply with the Living Wage Regulations.

ENVIRONMENTAL

CEQA Determination: This action has been determined to be categorically exempt from requirements of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Existing Facilities, which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. No changes to the premises or use are proposed, as this is an extension of an existing management agreement.

ABM is responsible for managing truck parking areas at the Seaport in accordance with applicable environmental regulations, including those related to the collection and proper disposal of hazardous materials abandoned by truckers. These materials typically include oil, antifreeze, diesel exhaust fluid containers, and waste tires.

GENERAL PLAN

This action does not change the use of any existing facility, make alterations to an existing facility, or create a new facility; therefore, a General Plan conformity determination pursuant to Section 727 of the City of Oakland Charter is not required.

OWNER-CONTROLLED INSURANCE PROGRAM (OCIP)

Professional service agreements are not subject to the Port's Owner Controlled Insurance Program (OCIP) as professional services are not construction activities.

OPTIONS

Staff has identified the following options for the Board's consideration:

- Authorize the Executive Director to extend the management agreement with ABM through July 31, 2018 as described in this Agenda Report. This is the recommended action.
- Do not authorize an extension to the management agreement with ABM. This action would require staff to immediately suspend truck parking operations while an RFP process is conducted to find a new operator.

RECOMMENDATION

Staff recommends that the Board approve a Resolution authorizing the Executive Director to extend the term of the management agreement with ABM Industry Groups, LLC, doing business as ABM Parking Services, for truck parking services through July 31, 2018 for an amount not to exceed \$4.0 million.