

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL  
FROM: KIM NADEAU, PARKING MANAGER, FINANCE DEPARTMENT  
BRANDALYN TRAMEL, PURCHASING AGENT,  
FINANCE DEPARTMENT  
SUBJECT: APPROVAL OF DESIGN-BUILD METHOD OF PROCUREMENT  
FOR PARKING ACCESS AND REVENUE CONTROL SYSTEM

AGENDA ACTION: RESOLUTION

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RECOMMENDATION

It is recommended by the Finance Department that the Council, by resolution, pursuant to Section 3-60.130 of the Santa Rosa City Code, approve the use of a design-build procurement for the removal and replacement of the Parking Access and Revenue Control System in the City's five public parking garages as in the best interests of the City.

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EXECUTIVE SUMMARY

This project will replace the aging Parking Access and Revenue Control System (PARCS) that is currently installed in the City's five public parking garages, and is at the end of its useful life.

BACKGROUND

The City purchased and installed its existing PARCS, through a competitive formal request for proposals (RFP) solicitation process in 2001. The City's gated parking garages are managed by the PARCS that control ingress and egress to the garages with tickets issued to parking patrons and access cards for monthly permit holders. The PARCS technology also accounts for fees collected upon exit, records the length of time a vehicle is parked within a parking facility, calculates the appropriate parking fee based upon the duration of stay and then provides a mechanism for the patron to pay their parking fee. The expected life span of parking equipment is seven to ten years. The current system is well beyond its useful life and needs replacement.

PRIOR CITY COUNCIL REVIEW

Not applicable.

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## ANALYSIS

The purpose of this project is to remove and replace the existing PARCS to meet current and future parking needs, and to utilize the most current technology and design to improve the parking experience.

This project involves the removal of the existing PARCS, design, construction and installation of a new parking access and revenue control system. The design portion of the project will require the vendor to complete the design work for installation of the system, to produce the necessary final plans, and to obtain the necessary permits prior to construction. The construction portion of the project will require the vendor to remove the old equipment, construct all the necessary improvements and install the new equipment.

Section 3-60.130 of the Santa Rosa City Code provides that prior to issuing a design-build request for proposals for a major contract, the City Council must approve the use of the design-build method of procurement.

The proposed design-build procurement method will follow Section 3-60 of the City of Santa Rosa Municipal Code. This method allows for selection of a vendor based on performance criteria which may include, but is not limited to, items such as proposed design approach, initial and/or life cycle costs, project features, quality, capacity, durability, schedule, and operational and functional performance of the equipment and its technology. This method is preferred as it minimizes disputes between the product and technology systems designer and construction contractor, expedites project delivery by overlapping design and construction phases of the project, ensures proper product installation and reduces overall project costs.

A Selection Committee will review and rank the technical proposals based on the evaluation criteria outlined in Section 3-60.120 of the City Code. The Selection Committee will also evaluate presentations from the vendors who submitted the highest ranked technical proposals. The Selection Committee will make a recommendation to the City Council to award an agreement to the vendor whose proposal is judged as providing the best value, meeting the interest of the City, and meeting the objectives of the project. If none of the proposals are determined to meet the objectives or to provide cost savings to the Parking Fund, then an agreement award would not be brought forward to Council.

## FISCAL IMPACT

The Parking Fund budget has an appropriation of \$1.8 million for the removal of the existing PARCS, and purchase and installation of the new PARCS. The source of funds is the Parking Fund, which is generated from parking user fees. The approval of this action does not have a fiscal impact on the General Fund.

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ENVIRONMENTAL IMPACT

This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ATTACHMENTS

- Resolution

CONTACT

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