



City of San Antonio

Agenda Memorandum

File Number:19-3987

Agenda Item Number: 51.

Agenda Date: 6/13/2019

In Control: City Council A Session

DEPARTMENT: Finance

DEPARTMENT HEAD: Troy Elliott

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

City Tower Garage

SUMMARY:

A. This ordinance authorizes the parking price model for the City Tower Garage (formerly Frost Parking Garage) which will follow the already City Council approved Houston Street Garage pricing model. The pricing model will be put into effect August 1, 2019 when the City assumes operation of the garage.

B. This ordinance authorizes the execution of a change order to the contract with HUB Parking Technology USA, Inc., formerly CTR Systems, Inc. for the design and installation of a parking revenue control system increasing the original contract in the amount of \$162,198.85. Funding for this contract will be appropriated and expensed from the City Administrative Building Fund.

BACKGROUND INFORMATION:

A. Beginning August 1, 2019, the City of San Antonio will take ownership of the Frost Bank building and associated parking garage. It is anticipated the newly named City Tower Garage be fully operational soon thereafter.

A fee structure must be approved by City Council prior to beginning operation of the City Tower Garage. Initially, it is not expected for the garage to be at capacity since the City Tower will be undergoing construction/renovation and a portion of the garage will be used as construction staging.

The pricing model for the City Tower Garage will be identical to the Houston Street Garage previously approved by City Council. The rate structure is as follows:

Parking Type	Charge
0 to ½ hour	\$2.00
½ to 1 hour	\$3.00
1 to 1 ½ hours	\$5.00
1 ½ to 2 hours	\$7.00
2 to 2 ½ hours	\$8.00
2 ½ to 3 hours	\$9.00
Flat Rate	\$10.00
Event Rate	\$15.00
Monthly Rate:	
Regular	\$120.00
Reserved	\$150.00
Lost Ticket	\$18.00

Any price increase to the rates must be approved by City Council and will follow the normal budgetary process for parking rates increases/adjustments.

B. In preparation for the use of the City Tower Garage, equipment and signage will need to be purchased and installed. City Tower Garage will feature similar parking technology when compared to other City parking garage facilities. Staff is recommending approval of a change order to the current parking revenue control system contract in order to outfit this facility with the necessary parking equipment.

On June 17, 2010, City Council passed Ordinance 2010-06-17-0533, which approved the contract award to CTR Systems, Inc. for a parking revenue control system to upgrade the City's five downtown parking lots and four multi-level parking garages. The new system has worked to maximize traffic flow and significantly improved accounting controls and fiscal procedures through direct integration with the City's financial system.

On May 31, 2012, City Council passed Ordinance 2012-05-31-0392, which approved the execution of nine change orders which reduced the scope of services by removing the Institute of Texan Cultures from the project, finalizing several design enhancements to the original system as well as adding credit card functionality and security. These change orders resulted in a reduction of project costs in the amount of \$80,818.00.

On June 18, 2015, City Council passed Ordinance 2015-06-18-0528, which approved the execution of four change orders which supported the addition of pay-by-foot and pay-in lane pay stations to be installed at various locations. These change orders resulted in an increase to the contract in the amount of \$242,767.00.

The currently proposed change order in the amount of \$162,198.85 will include lane entry and exit stations, pay-by-foot and pay-in lane stations, gate arms and signage. There are currently 732 parking spaces in the Frost Parking Garage. Staff from the Center City Development Office (CCDO) and the Information Technology Services Department met with traffic and engineering design firms to assist with traffic flow design in the City Tower Garage and to assist in identifying potential parking egress and ingress process based on the number of potential parkers.

It is anticipated that the traffic flow study and redesign will allow for the creation of 60-100 new spaces. CCDO is currently forecasting that approximately 75 spaces will be available for the general public during the City workday.

The following table illustrates the cumulative impact of all change orders since implementation of this project:

Item	Amount
Original Contract Value	\$2,573,186.41
Previously Authorized Change Orders	\$161,949.00
Proposed Change Orders	\$162,198.85
Revised Contract Value	\$2,897,334.26

ISSUE:

Staff is requesting approval of the rate structure and change order for the City Tower Garage. The purchase of additional equipment and signage necessary to outfit the City Tower Garage will be processed through a change order in the amount of \$162,198.85 to the parking revenue control system contract with HUB Parking Technology USA, Inc., formerly CTR Systems, Inc., for a net increase of the total contract value by \$324,147.85 since inception of the contract.

ALTERNATIVES:

City Council may elect not to authorize the new rate structure or change order to the parking revenue control system contract with HUB Parking Technology USA, Inc. If rate structure and change order are not approved, this could lead to further delays in the operation of the City Tower Garage.

FISCAL IMPACT:

A. This ordinance authorizes the parking price model for the City Tower Garage (formerly Frost Parking Garage) which will follow the already City Council approved Houston Street Garage pricing model. The pricing model will be put into effect August 1, 2019 when the City assumes operation of the garage.

B. This ordinance authorizes the execution of a change order to the contract with HUB Parking Technology USA, Inc., formerly CTR Systems, Inc. for the design and installation of a parking revenue control system increasing the original contract in the amount of \$162,198.85. Funding for this contract will be appropriated and expensed from the City Administrative Building Fund.

Approval of the change order in the amount of \$162,198.85 will result in a net increase of \$324,147.85 to the total contract value.

RECOMMENDATION:

Staff recommends approval of the parking rate structure and a change order to the parking revenue control system contract with HUB Parking Technology USA, Inc., in the cumulative amount of \$162,198.85.