



# City of Palo Alto

## City Council Staff Report

(ID # 11680)

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**Report Type: Consent Calendar**

**Meeting Date: 8/9/2021**

**Summary Title: Downtown Automated Parking Guidance System Design-Build Contract**

**Title: Approval of a Design-Build Contract With INDECT USA CORPORATION in the Amount of \$2,241,310; and Authorization for the City Manager to Negotiate and Execute Change Orders up to a Not-to-Exceed Amount of \$224,131 for the Downtown Automated Parking Guidance System Design-Build Project, Capital Improvement Program Project PL-15002**

**From: City Manager**

**Lead Department: Public Works**

### **Recommendation**

Staff recommends that the City Council:

1. Approve and authorize the City Manager or their designee to execute the design-build contract with INDECT USA CORPORATION (INDECT) ([Contract No. C21180632](#)) in the not-to-exceed amount of \$2,241,310 for Downtown Automated Parking Guidance System Design-Build Project (PL-15002); and
2. Authorize the City Manager or their designee to negotiate and execute one or more change orders to the contract with INDECT for related additional, but unforeseen work that may develop during the project, the total value of which shall not exceed \$224,131.

### **Background**

The Downtown Automated Parking Guidance Systems, Access Controls & Revenue Collection Equipment, Capital Improvement Program (CIP) project (PL-15002) provides funding to address infrastructure and capital improvements for City-owned parking facilities. This includes design and installation of a new downtown parking guidance system.

In June 2014, City Council adopted the 2014 Council Infrastructure Plan that prioritized and provided a funding plan for projects including the Public Safety Building and the California Avenue Parking Garage. Council approved adding the Downtown Automated Parking Guidance System, Access Controls & Revenue Collection Equipment project (PL-15002) to the 2014 Council Infrastructure Plan as part of the Fiscal Year 2020 Capital Budget. Staff reached out to

subject matter experts (Watry Design Inc. and Dixon Resources Unlimited) on the parking guidance system technologies, and it was recommended that the City should pursue the same camera-based technology -installed at the new California Avenue Parking Garage (PE-18000).

The new California Avenue Parking Garage, located at 350 Sherman, includes a parking guidance system and electronic wayfinding signage to provide drivers with an enhanced parking experience. The parking garage is four levels above ground, two levels below ground, and provides approximately 636 parking spaces. The INDECT parking guidance system specified for the garage features ceiling mounted multi-function camera sensors. Each sensor can capture, monitor, and show the status of up to six parking spaces (three per each side of the parking aisle). Integrated LED indicators in the sensor casing display space availability and the type of parking permitted. The sensors can provide detailed parking reports, audits, and performance analysis to help the Office of Transportation continually enhance parking efficiency. The system also provides custom signage and a customizable mobile application. The parking guidance system includes license plate recognition capabilities that can be enabled later. INDECT can also provide remote monitoring and maintenance services.

Staff visited two parking garages at the City of Walnut Creek and the City of Berkeley for a system assessment and demo on the capabilities of INDECT's system. The visited facilities are primarily concerned with infrastructure and operating practices for a multi-level parking structure. The INDECT parking guidance system in use appeared to be functioning at a high level and met the City's standards and desired functions. Based on recommendations from subject matter experts and staff's research, the INDECT parking guidance system has all the capabilities that the City of Palo Alto's Office of Transportation requires to modernize the City's Parking Program.

In July 2020, the City Manager approved a standardization exemption from competitive solicitation requirements under PAMC Section 2.30.360(e) (for standardization of equipment per PAMC 2.30.900) for the INDECT parking guidance system to have a standard system for use across City-owned parking garages.

### **Discussion**

Staff developed a scope of services for a design-build project with assistance from the Office of Transportation and Dixon Resources Unlimited, a consulting firm with expertise in this area. By involving a single design-build entity, the goal is to reduce change order and schedule risk as the design-build team and construction contractor work together to provide a design-build outcome within the City's constructability and budget parameters. The Design-Build delivery method is recommended instead of the traditional Design-Bid-Build method for this project, as the design and construction processes in the Design-Build approach offer greater integration across these phases. In Design-Bid-Build, each phase of design, bid and construction is implemented separately, whereas in Design-Build, the phases can overlap to help ensure quick delivery. The scope of the recommended Design-Build project consists of design, procurement, fabrication, installation, testing, and implementation, including furnishing all material,

equipment, labor, and supervision for a new fully operational parking guidance system. The scope also includes digital wayfinding signage.

Under this proposed Design-Build contract, the contractor will design and install automated parking guidance systems at downtown area parking garages. The scope includes preliminary design submittals, construction documents, permitting through the Utilities Department for electrical and fiber connections, and purchase and installation of all supplies, materials and equipment to provide a turn-key system. Additionally, staff intends to enter into a separate contract with INDECT for ongoing service, maintenance, and online hosting of the parking guidance system software for the three garages included in this design-build contract, and for the California Avenue Parking Garage. Staff will return to Council for approval of the ongoing services contract.

Summary of Solicitation Process

In November 2020, the City released a design-build request for proposal (RFP 180632) through PlanetBids for six parking garages and received one proposal from INDECT.

<i>Proposed Length of Project</i>	12 months
<i>Number of Consultants Contacted</i>	34
<i>Number of Builder Exchanges</i>	8
<i>Number of Websites</i>	1 (PlanetBids)
<i>Number of Days to Respond</i>	35 days
<i>Number of Proposals Received</i>	1
<i>Responding Companies</i>	INDECT USA
<i>Proposed Fee Range</i>	\$2,696,910

The design-build contract includes the following downtown area parking garages:

- Garage S/L (Bryant/Lytton) – 445 Bryant Street
- Garage CW (Cowper Webster) – 520 Webster Street
- Garage R (Alma/High) – 528 High Street

Due to financial constraints in the project budget, these three garages are prioritized because of their size and use of hourly and permit parking. The intention is for the remaining garage, Civic Center garage, to be completed in a future phase.

**Timeline**

Once the design-build contract with INDECT is approved, the Notice to Proceed will be issued. Staff anticipates the design-build process to take approximately six (6) months.

**Resource Impact**

Funding for this design-build contract is available in the Fiscal Year 2021 Capital Improvement Program Downtown Automated Parking Guidance Systems project (PL-15002). Not included in this design-build contract is the ongoing annual cost for INDECT's service, maintenance, and online hosting of the parking guidance system software, the amount of which is anticipated to be approximately \$175,000 annually (excluding City of Palo Alto Utilities fiber fees). Staff will return to Council for approval of the ongoing services contract. Staff expects that the ongoing services contract will be paid for by the respective parking funds.

**Policy Implications**

In September 2020, City Council approved the surveillance policy and use of a parking guidance system for future installations at other City-owned parking garages ([SR #11359](#)).

This project is in conformance with the City of Palo Alto's Comprehensive Plan and does not represent any changes to existing policies.

**Stakeholder Engagement**

As part of the outreach for the California Avenue Parking Garage project, parking guidance systems were discussed as being part of the scope for garage projects.

**Environmental Review**

This project is categorically exempt under CEQA Section 15301 for minor alteration of existing public structures.