



ADDENDUM NO. 1 | Issued June 7, 2021

To the RFQ: Parking Operator 2021

1. **CLARIFICATION**

Section 4.2 Submittal Format

RFQ Section 4.2 I. "Financial Ability to Perform" and RFQ Section 4.2 J "Safety, Security & Emergency Procedures" where supplementary documents are requested, those documents will not count toward page limit.

2.	<u>List of Documents Added by this Addendum No.1</u>	<u>No. of Pages</u>
	Pre-Submittal Conference Agenda	1
	Parking Operator Presentation	15
	Questions / Answers	2

END OF ADDENDUM NO. 1



AGENDA
RFQ: PARKING OPERATOR 2021
PRE-SUBMITTAL CONFERENCE

JUNE 2, 2021, 2:00 PM – VIA ZOOM

1. Welcome and Introductions
2. Background – CCDC ParkBOI Public Parking Garages
3. RFQ Process Steps and Key Dates

a. Submittal Requirements

Notice of Intent to Submit Proposal – DUE by June 11, 2021 5:00 PM
Section 4.1 – Required Submission Materials
Cover Sheet – with your submittal
Waiver and Release – with your submittal

b. Calendar

Required Registration	June 11 by 5:00 pm
Last day for questions:	June 11, 2021 by 3:00 pm
Addenda:	June 16, 2021
Submission Due:	June 22, 2021 by 3:00 pm

4. QUESTIONS?
5. Adjourn

ParkBOI Parking Operator RFQ: Pre-Proposal Meeting

June 2, 2021



ParkBOI Parking Operator RFQ Pre-Proposal Meeting Agenda

- Welcome & Introductions
- Background – CCDC ParkBOI Public Parking Garages
- Submission Materials
- RFQ Process Steps and Key Dates
- Questions
 - Email to kwanner@ccdcboise.com



Background

Past

- CCDC: Boise's Urban Renewal Agency
- Transition to TIF
- Garages as Economic Development

Present

- Increased demand from downtown growth
- Downtown Boise Parking Strategic Plan

Future

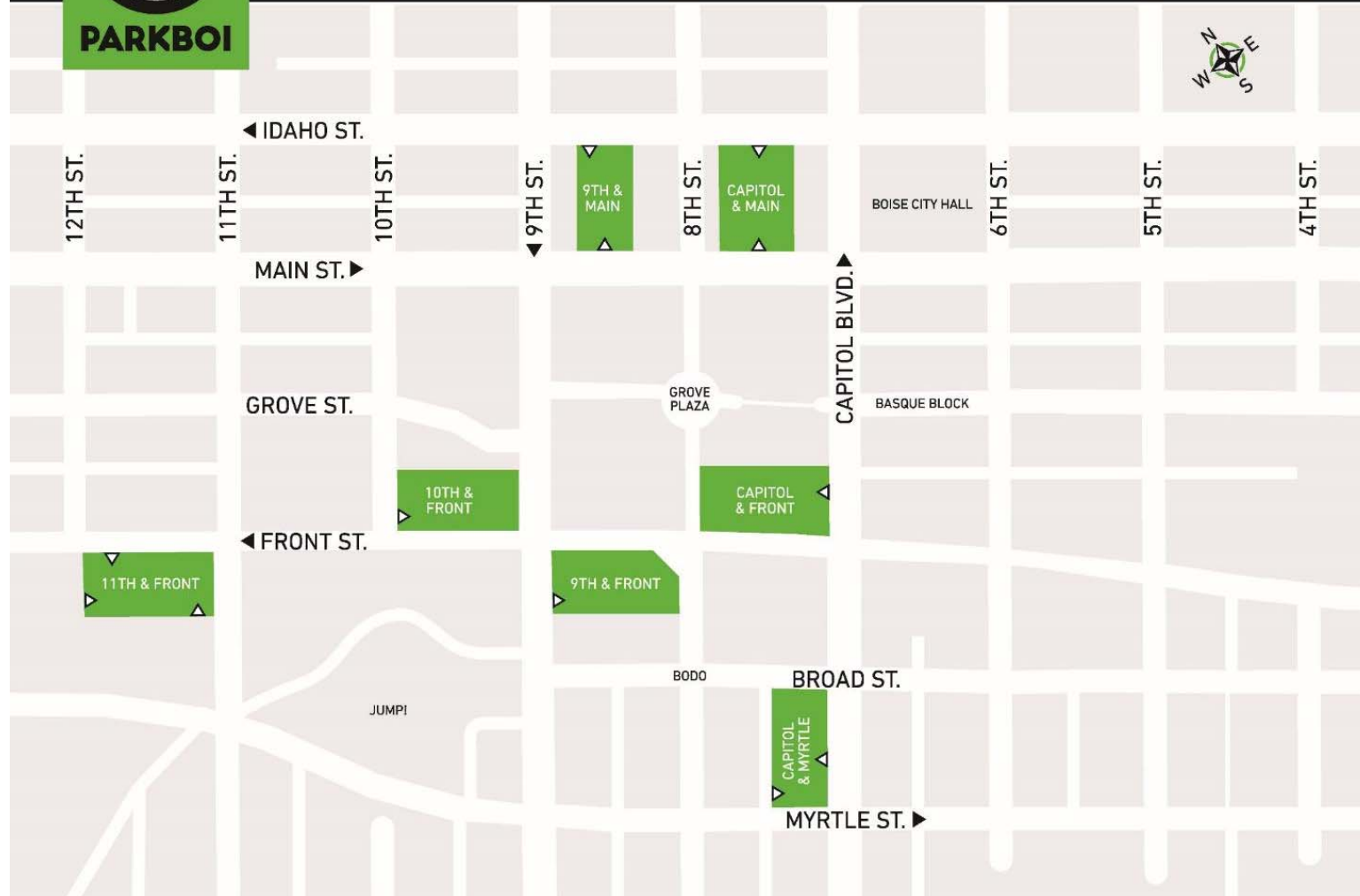
- Mobility management
- Parking as TDM
- Support infill development





PARKBOI

PUBLIC PARKING GARAGES



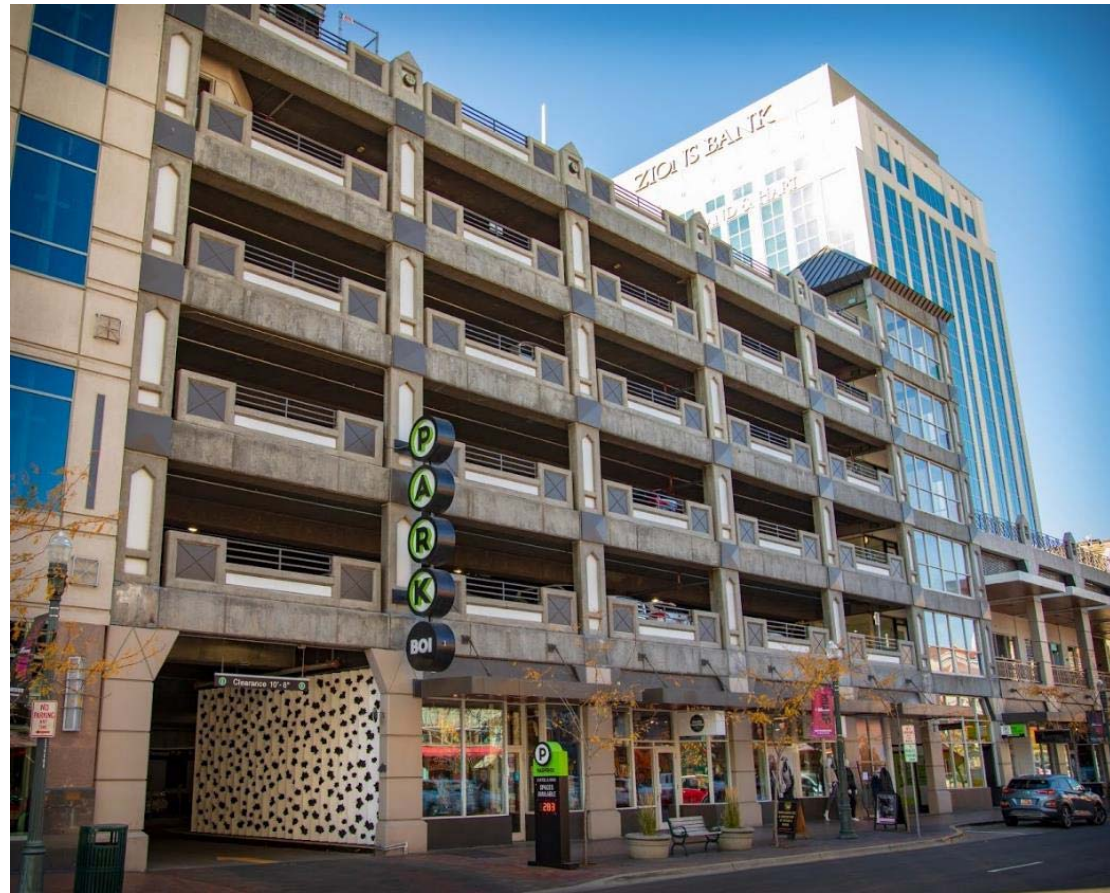
10th & Front Garage (234 S. 10th Street)

Year Built	1978
Spaces	543
Gates	1 entry (10 th St) 2 exits (both Grove St)
Pay Stations	1 (9 th St side)
Elevators	2 on 9 th St (east) side
Stair Towers	2 (9 th St, 10 th St)
Other Entries	Hotel 43 (ground level)
Adjacent Uses	Hotel 43 Chandlers Restaurant



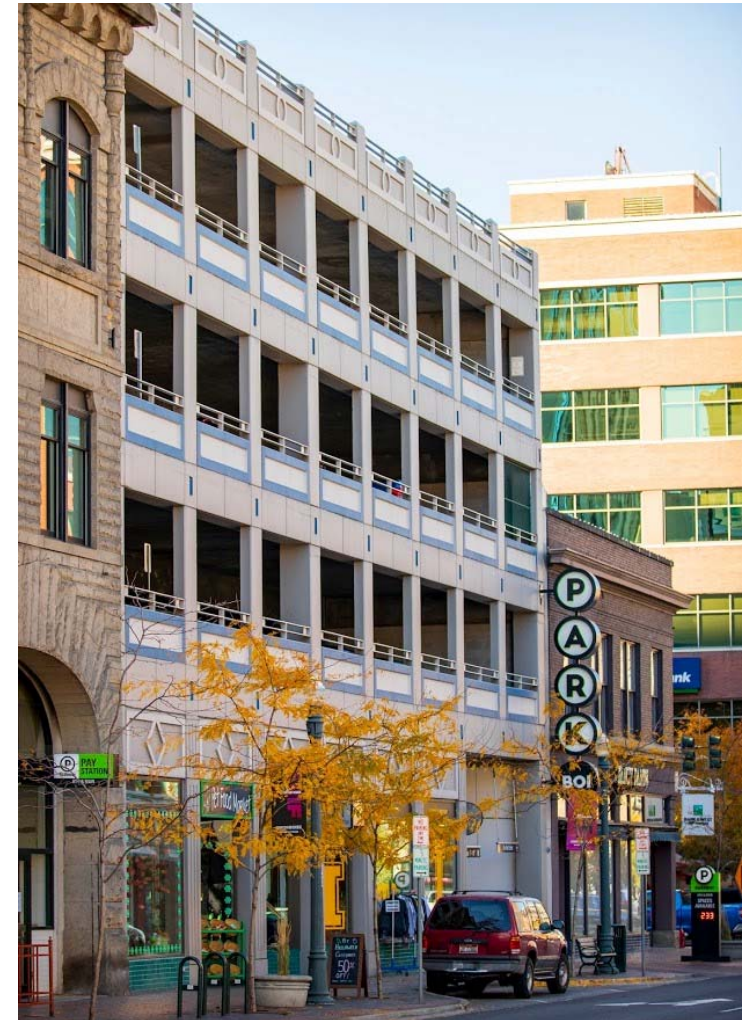
Capitol & Main Garage (770 W. Main Street)

Year Built	1988
Spaces	495
Other Parking	3 EV charging spaces
Gates	1 entry (from Main, Idaho) 2 exit (both to Capitol Blvd)
Pay Stations	3 (Main St, Idaho St, Main+Marketplace)
Elevators	2 (1 each Idaho St, Main St)
Stair Towers	2 (Idaho St, Main St)
Other Entries	Main+Marketplace (level 2) Chase Tower (levels 4 & 5)
Adjacent Uses	Chase Tower, Egyptian Theatre, Main+Marketplace



9th & Main Garage (866 W. Main Street)

Year Built	1990
Spaces	386
Other Parking	8 th & Main nested (levels 3-5) BikeBOI (level 1)
Gates	1 entry (from Main, Idaho) 2 exit (to 9 th , Idaho)
Pay Stations	3 (Main St, Idaho St, 8 th & Main level 2)
Elevators	2 (1 each Idaho St, Main St)
Stair Towers	2 (Idaho St, Main St)
Other Entries	8 th & Main Building (levels 2 -5)
Adjacent Uses	8 th & Main Building 805 Idaho



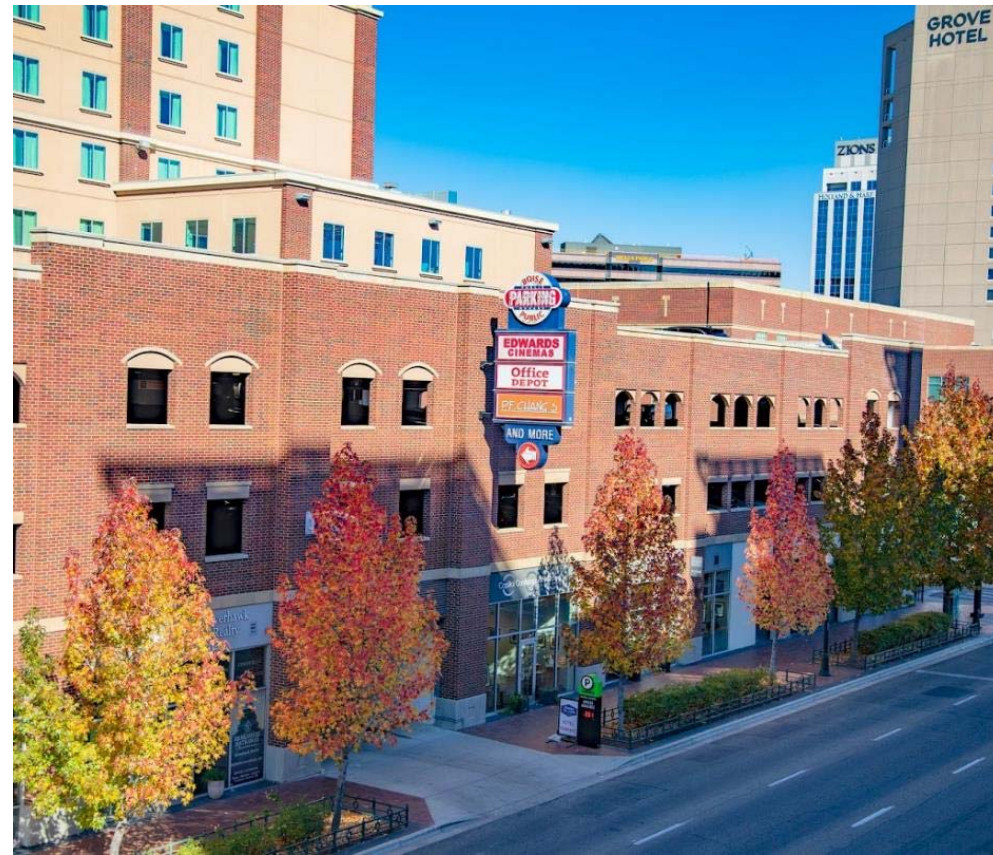
9th & Front Garage (312 S. 9th Street)

Year Built	1998
Spaces	584
Other Parking	Aspen Lofts nested (levels 3-4) 3 EV charging spaces
Gates	1 entry (from 9 th St) 2 exit (1 each to 9 th St, Front St)
Pay Stations	4 (3 x 8 th St side, 1 x 9 th St side)
Elevators	3 (2 on 8 th St , 1 on 9 th St side)
Stair Towers	2 (8 th St, 9 th St)
Other Entries	Aspen Lofts
Adjacent Uses	Aspen Lofts, BoDo retail



Capitol & Myrtle Garage (445 S. Capitol Blvd)

Year Built	2006
Spaces	343
Gates	2 entry (Capitol Blvd, alley off Myrtle St) 2 exit (both to alley off Broad St)
Pay Stations	1 on Broad St side
Elevators	2(1 Broad St side, 1 in Hampton Inn)
Stair Towers	2 (Broad St, Myrtle St)
Other Entries	
Adjacent Uses	Hampton Inn, BoDo retail



11th & Front Garage (1101 W. Front St)

Year Built	2018
Spaces	828
Gates	4 entry (2 off Front St, 1 off 12 th St, 1 off 11 th St) 2 exit (12 th St, aisle off 11 th St)
Pay Stations	2 (11 th St, 12 th St)
Elevators	1 on 12 th St side
Stair Towers	2 (11 th St, 12 th St)
Adjacent Uses	Boise Chamber offices, Hilton Garden Inn Pioneer Crossing Bldg
Misc	Joint ownership with BVA



PARCS & Technology Systems

Vendor	Scheidt & Bachman (5 garages) Amano-McGann (11 th & Front)
Year Installed	S&B: 2014 Amano-McGann: 2018
Gates	24 Scheidt & Bachman (5 garages) 6 Amano-McGann (11 th & Front)
Pay Stations	17 Scheidt & Bachman (5 garages) 2 Amano-McGann (11 th & Front)
Intercom System	Umojo
QR Readers	35: 17 pay stations, 18 gates (all Scheidt & Bachmann) None at 11 th & Front with Amano



Parking Rates & Customers

Contract	Monthly General Monthly Reserved (~5% of system) Garage-specific rates
Hourly	First Hour Free \$3/hour thereafter \$15 weekday daily max \$6 weekend daily max
Valet/Hotel	Self-Park
Special Event	9 th & Front
Parking Agreements	Boise Centre, nested parking



Required Submission Materials

- Section 4.1
 - Submittal Cover Sheet (Exhibit B)
 - Waiver & Release (Exhibit C)
 - One signed proposal
 - 60 pages maximum, not including:
 - Section 4.2.I Financial Statements
 - Section 4.2.J Safety, Security & Emergency Procedures



RFQ Process Steps and Key Dates

Parking Operator 2021

Required Registration	June 11 by 5:00 pm
Last day for questions	June 11 by 3:00 pm
Last day for addenda	June 16, 2021
Submission Due	June 22, 2021 by 3:00 pm bids@ccdcboise.com
Evaluations References	June 23 – July 12, 2021
Interviews (if elected) via Zoom	July 19 - 22
CCDC Board Meeting	August 9, 2021
New Contract begins	October 1, 2021



Questions?

Email to:

kwanner@ccdcbiose.com



QUESTIONS / ANSWERS RECEIVED AS OF JUNE 7, 2021

Who is currently under contract as the operator?

Answer: The Car Park (TCP)

Who is the vendor or brand of LPR deployed for enforcement?

Answer: The Car Park owns their own LPR vehicle. It is equipped with AutoVu SharpX CITY dual cameras. The software is provided by Genetec.

Who currently monitors the LPR cameras?

Answer: TCP parking enforcement officers operate the vehicle and violations are issued via TCP's proprietary software, SideKick.

Who is the vendor for enforcement or does the City enforce?

Answer: The Car Park

Can the operator outsource a security company?

Answer: The Car Park outsources to Securitas for the interior (6) and Albatross security for 11th & Front Garage (this garage is jointly owned by BVA and CCDC)

Is security for just overnight or 24/7 for all of the garages?

Answer: Security is for overnight. 7pm to 4am. 7 days per week, 365 days per year.

Is a vehicle required by the City for the operation and management of the garages? Is this a reimbursable expense?

Answer: A vehicle is not required by the city. All of The Car Park's expenses are reimbursable. Currently, CCDC pays for 25% of the operating/start-up costs of the LPR vehicle, approximately \$275 per month per garage. The Car Park assumes the cost of the remaining 75% of operating costs for other private lots TCP operates.

When were the gates purchased for each of the garages?

Answer: The Scheidt & Bachmann equipment was installed in 2014, and the Amano-McGann equipment was installed with the completion of the 11th & Front Garage in early 2018.

How many ingress and egress lanes for each of the garages? How many pedestrians' entrances and skyway access points, if any, are in each garage? How many elevator banks are *in each garage*?

Answer: Please see Parking Operator Pre-Proposal Presentation for details on each garage.

Are all garages operational 24/7/365?

Answer: Yes

Will CCDC consider allowing the operator to recommend/decide on the number of designated monthly spaces and those for transient use?

Answer: CCDC currently allows the operator to propose monthly/transient allotments, as well as oversell percentages for each garage.

Is it possible to get the Capitol and Front data? I missed the slide in the meeting.

Answer: The Capitol and Front garage data was not included in the presentation. It is currently under contract to be sold this summer, and as such we do not expect it to be part of the next operator contract.

Can the CCDC describe the service requirements currently in use for security?

Answer: The operational security of the ParkBOI system is the responsibility of the operator and the selected operator will be required to develop the scope of work for the security company. Please note that the City of Boise Code requires licensing for private security services ([Title 3, Chapter 12](#)).

Some of the security requirements required by the current operator are: uniformed attendants, background checks, mobile phone access for emergencies, site supervisor, minimum staffing requirements of one roving officer Sunday – Wednesday, two on Thursday, and three on Friday and Saturday; background checks; requirements that meet and/or exceed City of Boise Code for private security; and bicycle safety certification.