

1.0 BACKGROUND INFORMATION

1.1 The Administrative Office of the Courts (AOC), through this Request For Proposals (RFP) is soliciting proposals for the operation, maintenance and revenue collection (where applicable) of the parking facilities located at:

Multiple locations throughout Los Angeles County and, at the AOC's discretion, other locations in California. Please refer to Attachment 2, List of Parking Facilities.

1.2 Facility Specifications as of July 1, 2011:

- Total number of parking spaces: approximately **9,913 stalls**
- Number of spaces for paid parking: **7,122 stalls**
- Estimated current Monthly Revenue: approximately **\$350,000 gross** (before expenses are deducted)
- Hours of operation: Varies at location. Please refer to Attachment 3, Parking Facility Specification List.

- Special note: While the AOC is soliciting proposals for parking located primarily in Los Angeles County, the AOC may require contractor to provide management services for any and all other parking locations throughout California. The actual locations, number of locations, spaces, and other specifications may change over the term of the contract.

1.3 The term of the Agreement will be for three (3) years with two (2) one-year renewal options. This RFP establishes a general scope and terms of services that should form the basis for each proposal, and the AOC will tentatively select a successful contractor on the basis of the submitted proposals. However, the AOC hereby notifies all prospective contractors that it reserves the right to enter into discussions with the selected contractor to negotiate appropriate tailoring of the selected proposal and create a finalized set of terms and conditions for the Agreement.

2.0 DESCRIPTION OF SERVICES AND DELIVERABLES

The AOC seeks the services of a person or entity with expertise in *Parking Facilities Management*.

2.1 The Office of Court Construction and Management, is seeking proposals from qualified companies to operate, maintain and manage the collection and accounting of revenue for the Parking Facility Operations as premier, first-class commercial public automobile parking facilities, and to diligently and continually satisfy the parking demands generated by tenants, visitors, invitees, the public and customers served by the facilities. Additionally the contractor will provide parking related consultation services to include parking rate studies, paid versus open parking analysis, analysis of various forms of