

GOLDEN GATE BRIDGE, HIGHWAY AND TRANSPORTATION DISTRICT

RESOLUTION NO. 2011-077

**AUTHORIZE EXECUTION OF A SUBLEASE RELATIVE TO
CONTRACT NO. 2012-BT-3, SUBLEASE OF LOT LOCATED AT
THIRD, FOURTH, PERRY AND STILLMAN STREETS IN SAN FRANCISCO, CA,
WITH IMPERIAL PARKING (US), INC., DBA IMPARK**

September 23, 2011

WHEREAS, the Board of Directors (Board) of the Golden Gate Bridge, Highway and Transportation District (District), by Resolution 2009-108 at its meeting of December 18, 2009, authorized execution of an Agreement between the District and the California Department of Transportation (Caltrans) for a lease of real property located between Third, Fourth, Perry and Stillman Streets in San Francisco, CA, for principal use by the District as a midday storage facility for Golden Gate Transit buses and associated uses, for a twenty-five year term, with two five-year options exercisable by the District; and,

WHEREAS, the lease with Caltrans contemplated that the District would offer the lot for sublease by a competitive public bid process with sublease rent over the District's monthly contract rent of \$41,922.00 per month, to be split on a 50/50 basis between Caltrans and the District; and,

WHEREAS, the lease for the current San Francisco midday bus lot at 8th and Harrison Streets expires on December 31, 2012; and,

WHEREAS, on August 16, 2011, the District issued a Notice Inviting Bids for Contract No. 2012-BT-3, *Sublease of Lot Located at Third, Fourth, Perry and Stillman Streets in San Francisco, CA (Caltrans Lease Area No. 04- SF-BT-05)*, for operation of a paid public parking lot, and a minimum bid required of \$42,000.00 per month; and,

WHEREAS, two bids were received by the deadline of August 30, 2011, one from Delta Parking Management, LLC, HPM of America, LLC, and Turquoise Parking, LLC, A Joint Venture, San Francisco, CA, which was subsequently withdrawn by the bidder; and, the remaining bid, from Imperial Parking (US), dba Impark, San Francisco, CA; and,

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WHEREAS, following review, staff has determined that Imperial Parking (US), Inc., dba Impark, is qualified, responsive and responsible; and,

WHEREAS, a favorable net adjustment of approximately \$2,500.00 per month will accrue to the District as a result of said sublease and the District's Agreement with Caltrans regarding the sublease rent; and,

WHEREAS, the Building and Operating Committee/Committee of the Whole, at its meeting of September 22, 2011, has so recommended; now, therefore, be it

RESOLVED that the Board of Directors of the Golden Gate Bridge, Highway and Transportation District (District) hereby authorizes the General Manager to execute a sublease relative to Contract No. 2010-BT-3, *Sublease of Lot located at Third, Fourth, Perry and Stillman Streets in San Francisco, CA*, with Imperial Parking (US), Inc., dba Impark, San Francisco, CA, for \$47,008.00 per month, for a period of one year, effective October 1, 2011, or upon completion of paving improvements currently underway, with two six-month renewal options, for use as a paid public parking lot.

ADOPTED this 23rd day of September 2011, by the following vote of the Board of Directors:

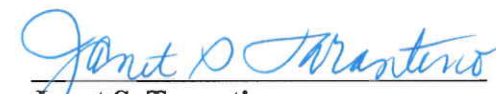
AYES (16): Directors Arnold, Boro, Campos, Chu, Cochran, Elsbernd, Mar, Moylan, Pahre, Rabbitt, Snyder, Sobel, Stroeh and Theriault; First Vice President Eddie; President Reilly

NOES (0): None

ABSENT (3): Directors Brown and Renée; Second Vice President Grosboll



Janet Reilly
President, Board of Directors

ATTEST: 
Janet S. Tarantino
Secretary of the District