


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number: 24-027	Meeting: January 22, 2024
	Agenda Item: 35	Roll Call: 24-0121
	Submitted by: Steven L. Naber, P.E., City Engineer	

AGENDA HEADING:

Approve an Amendment of the Municipal Parking Facilities Management Service Agreement with ABM Parking Services, Inc. (ABM).

SYNOPSIS:

Recommend approval of an amendment to the Municipal Parking Facilities Management Services agreement with ABM to include management services for two (2) newly acquired surface parking lots that were included with the City's acquisition of the former Nationwide Mutual Insurance Company office building at 1200 Locust Street. The parking lots are located at 1300 Locust Street and 1290 Walnut Street.

FISCAL IMPACT:

Amount: \$94 per month for 1300 Locust Surface Lot and \$181 per month for 1290 Walnut Surface Lot for a total increase of \$275 per month or \$3,300 annually to the management fee amount under the present agreement with ABM.

Funding Source: 2023-2024 Operating Budget, Page 62, Parking Administration, EG062085, Parking Operations Fund

ADDITIONAL INFORMATION:

- On March 21, 2022, under Roll Call No. 22-0427, the City Council approved a Municipal Parking Facilities Management Services Agreement with ABM. The Agreement for Management Services was for a period of three (3) years and three (3) months (April 1, 2022 to June 30, 2025), with an option to extend the term for one (1) additional three (3)-year extension.
- On September 12, 2022, the City Council approved a purchase agreement for an office building and parking garage located at 1200 Locust Street and 1200 Mulberry Street, respectively, plus the assignment of a parking lot lease at 13th Street and Walnut Street (1290 Walnut Street). The City Council approved the Second Amendment to this purchase agreement on August 7, 2023, which added the purchase of the parking lot at 1300 Locust Street and set the closing date on the surface parking lots and the office building to on or before December 28, 2023.
- The closing date for the above property interests was December 20, 2023.

- The spaces in the lot at 1300 Locust Street will be available to the public for hourly parking and the spaces in the lot at 1290 Walnut Street will be available to the public for reserved monthly parking until such time as either or both lots are needed for construction/renovation activities related to the 1200 Locust Street office building.

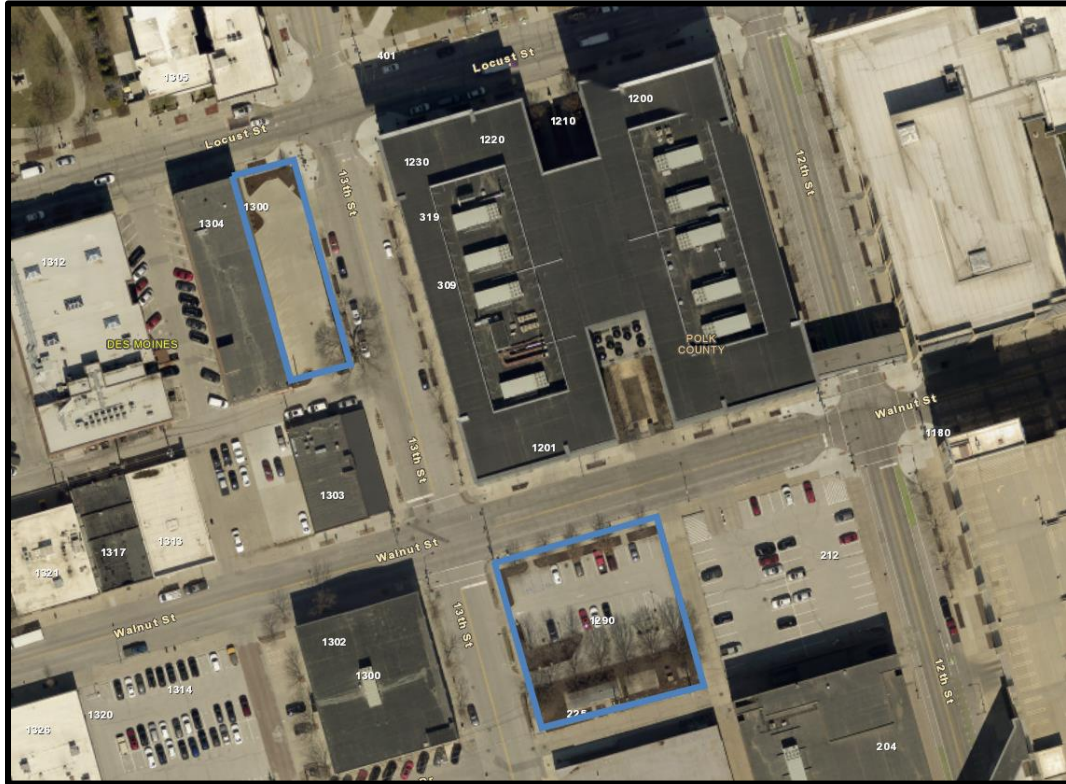


Exhibit: Parking lots located at 1300 Locust Street and 1290 Walnut Street

PREVIOUS COUNCIL ACTION(S):

Date: August 7, 2023

Roll Call Number: [23-1094](#)

Action: [Second](#) Amendment to Purchase and Sale Contract with Nationwide Mutual Insurance Company dated September 12, 2022. ([Council Communication No. 23-379](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 6-1. Absent: Sheumaker.

Date: March 21, 2022

Roll Call Number: [22-0427](#)

Action: [Proposal](#) for the provisions of Municipal Parking Facilities Management Services from ABM Industry Groups, Inc. and authorizing execution of agreement for management services with ABM Industry Groups, Inc. ([Council Communication No. 22-142](#)) Moved by Boesen to adopt. Second by Gatto. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.