

MEMORANDUM

JANUARY 17, 2013

**TO:** ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION  
AND PETER MEADE, DIRECTOR

**FROM:** LAWRENCE MAMMOLI, DIRECTOR OF ENGINEERING AND  
FACILITIES MANAGEMENT  
JAMES SORRENTINO, DEPUTY DIRECTOR OF OPERATIONS  
MICHAEL WELCH, PARKING AND SECURITY MANAGER

**SUBJECT:** CONTRACT AUTHORIZATION FOR PARKING MANAGEMENT  
SERVICES AT THE BOSTON MARINE INDUSTRIAL PARK, BOSTON  
MA, EDIC JOB #9520

---

**SUMMARY:** This Memorandum requests that the Director be authorized to execute a Parking Management Services Contract with VPNE Parking Solutions for Parking Facility Management Services in connection with the EDIC Parking Facility at 12 Drydock Avenue in the Boston Marine Industrial Park. Total cost for basic services for one year shall be for an amount not to exceed Three Hundred Twenty-Nine Thousand, One Hundred Fourteen Dollars (\$329,114). Additionally, a rate of \$20 per hour per staff person for additional special event requirements.

---

**BACKGROUND**

Due to the pending expiration of the current Contract for Parking Facility Management Services for the parking facility at 12 Drydock Avenue in the Boston Marine Industrial Park, a new RFP was advertised for a one- year term with three one-year options at the BRA/EDIC's discretion.

Responses were received from four (4) proponents on November 8, 2012 prior to the advertised deadline. The proponents were: Standard Parking, VPNE Parking Solutions, Laz Parking Limited, LLC and AMPCO System Parking.

A committee comprised of members from Administration & Finance, Robert Luisi; Operations Department, James Sorrentino; Engineering Department, Paul Osborn; the Parking and Security Manager, Mike Welch; Director of Engineering and Facilities Management, Lawrence Mammoli and the Deputy Director for Financial Services, Frank Tocci was established to review all proposals and to interview the finalists after a lengthy review process.

After insuring compliance with all aspects required in the RFP, a full review of submitted financials and a complete interview process, the Committee unanimously recommended VPNE Parking Solutions be awarded a contract for the management services for the parking facility located at 12 Drydock Avenue and also recommended proceeding with the appropriate board vote.

In consideration of the above, staff recommends that the Board authorize the Director to enter into a Services Contract with VPNE Parking Solutions at a cost not to exceed Three Hundred Twenty-Nine Thousand, One Hundred Fourteen Dollars (\$329,114) for the first year for basic services with an additional total hourly rate of \$20 per hour per person for special events.

### **BUDGET/FISCAL IMPACT**

Funding will be from EDIC Garage Revenues.

An appropriate vote follows:

**VOTED:** That the Director be, and hereby is, authorized to enter into a Parking Management Services Contract for a total contract amount not to exceed Three Hundred Twenty-Nine Thousand, One Hundred Fourteen Dollars (\$329,114) with VPNE Parking Solutions, for the provision of providing Parking Management Services at EDIC's Parking Facility at 12 Drydock Avenue for one (1) year, three one-year options with the caveat, that an additional hourly rate of \$20 per hour per person will be charged EDIC for special events, when needed.