

PARKING MANAGEMENT PROPOSAL (ABM)

1. **LOCATION**

This Agreement pertains to the parking ramp facilities located at 25 Gaslight Drive; 226 Main Street; 300 Lake Avenue; 501 Lake Street; 120 7th Street, and the following public surface parking lot facilities:

Site Name	Site Address
8th & Lake	8th Street Right of Way Extended East of Lake Avenue
Uptown #2	1423 Ann Street
2nd Street	224-226 State Street
Marquette Street	919 Marquette Street
Dekoven & Kearney	2225 Dekoven Avenue
Memorial Hall	72 Seventh Street
Flatiron #1	1113 High Street
7th & Park	700 Park Avenue
West Racine #4	1215 Hayes Avenue
West Racine #1	1216 Hayes Avenue
State Street	1001 State Street
Park & Villa	720 Park Avenue
West Racine #3	1131 Hayes Avenue
Library	3 Sixth Street
Lakefront #5	2 Sixth Street
Uptown #5 Upper	1300 Washington Avenue
Park & Water	418 Water Street
Uptown #1	1422 Ann Street
Uptown #4	1529 Maiden Lane
Lakefron #4	2 Fifth Street
Uptown #5 Lower	1300 Washington Avenue

It also includes three metered parking districts for these facilities are all in the City of Racine, Wisconsin, hereinafter called the "Premises".

2. **TERM**

THE MANAGEMENT CONTRACT WILL BE FOR A PERIOD OF ONE (1) YEAR FROM JANUARY 1, 2026 THROUGH DECEMBER 31, 2026. THE AGREEMENT MAY BE EXTENDED FOR UP TO FOUR (4) ADDITIONAL ONE-YEAR TERMS TO ADDRESS INCREASES IN SERVICE COSTS. OPERATOR MUST SUBMIT EXTENSION REQUESTS, INCLUDING PROPOSED REVISED COMPENSATION, NO LATER THAN AUGUST 1ST OF EACH YEAR FOR THE SUBSEQUENT CALENDAR YEAR.

3. **USE**

The Premises shall be used for the parking of licensed motor vehicles and related purposes.

4. SERVICES

The following general services shall be provided for the Owner in compliance with all laws and ordinances applicable thereto:

A. Manage and operate parking services including:

Meter Services

- Provide vehicles and personnel to collect coin from approximately 1650 meters across three parking meter districts and provide monthly deposits and reporting to City officials
- Provide basic maintenance services for meters and replace batteries as needed
- Replace old/obsolete meters with PASSPORT signage
- Deposit and account for all coin collected
- Report Revenues to the City through Monthly Reporting

Total Fee = \$24,320.19/month on a month-to-month basis (\$291,842.28/year)

This fee to be reduced by Amendment no later than September 1, 2026 for meter removal.

B. Janitorial Services – Ramps (Shoop, Gaslight, Lake Avenue, and Civic Centre)

- Pick up litter
- Clean glass doors
- Empty trash
- Dusting at ramps and in stairwells
- Sweeping loose garbage
- Power sweeping

Janitorial Services – Surface Lots

- Pick up litter
- Empty trash
- Sweep loose garbage

Total Fee = \$10,318/month on a month-month basis (\$123,816.00/year)

C. Window Washing Services (Shoop, Gaslight, Lake Avenue, and Civic Centre)

- Provide window washing services at each of the four ramps once per year inside and out. Include the display cases at the Civic Centre Ramp.

Total Fee = \$5,486.40/year

D. Power Washing Services (Shoop, Gaslight, Lake Avenue, and Civic Centre)

- Provide power washing services for stairwells and parking floors for each of the four ramps once per year.

Total Fee = \$26,200.80/year

E. Operate and maintain all parking equipment at all of the Premises

- F. Manage all short and long-term parking rental agreements. Collect revenue and disburse to the City.
- G. Receive and evaluate all written requests for free or reduced parking. Provide a determination of lost revenue in terms of parking fees and citations. If the determination is that ABM will approve the request, ABM will reimburse the City for the lost revenue. The decision by ABM to grant or deny any request for free parking shall be final and not subject to appeal or review by the City, Common Council, or any other third party.
- H. Collect parking receipts, if any, and make disbursements as hereinafter provided;
- I. Account for parking receipts, if any, and disbursements as hereinafter provided;
- J. Consult with Owner on parking matters related to the Premises.

Management Fee

A base fee for management services in Sections E, F, G, H, I, and J under the “Services” Section. of eleven thousand two hundred fifty nine dollars and sixty seven cents (\$11,259.67) per month or one hundred thirty five thousand one hundred and sixteen dollars and four cents (\$135,116.04) per year.

A base fee for management services in Section A under the “Services” Section of two hundred ninety one thousand eight hundred and forty two dollars and twenty eight cents (\$291,842.28) per year to be reduced via amendment by September 1, 2026.

A fee for janitorial services of one hundred twenty three thousand eight hundred and sixteen dollars and zero cents (\$123,816.00) per year.

A fee for window washing services of five thousand four hundred eighty six dollars and forty cents (\$5,486.40) per year.

A fee for ramp power washing services of twenty six thousand, two hundred dollars and eighty cents (\$26,200.80) per year.